



REISA

# PANORAMA

Insights on the state of the South Australian real estate market  
from the Real Estate Institute of South Australia

December Quarter  
2023 Edition Volume 4

The South Australian property market has once again demonstrated its extraordinary strength and resilience by posting new record median prices of \$665,000 and \$740,000 across South Australia and Metropolitan Adelaide respectively and significantly increasing its volume of sales from the previous quarter.

The results showed that South Australia posted a 4.72% median house price increase from the previous quarter and a 11.78% increase from the same quarter last year. Metropolitan Adelaide experienced a 4.08% median house price growth from the previous quarter and a 19.46% increase from the same quarter last year.

The volume of sales across South Australia and metropolitan Adelaide showed significant gains with increases of 14.23% and 15.17% respectively from the previous quarter.

South Australia's real estate market continues to do extraordinarily well despite the low supply of housing stock. We will not let these results, remarkable as they are, deter us from continuing to advocate for policies and strategies that address the issues of housing supply and property taxation and ensure that home ownership is a realistic dream for all South Australians.

## SOUTH AUSTRALIAN SUMMARY – QUARTER 4 – 2023

Index	Category	4Q 2022		3Q 2023		4Q 2023		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	6,029	595,000	5,588	635,000	6,363	665,000	4.72%	11.76%
METRO ADELAIDE	Houses	4,200	670,000	3,831	711,000	4,412	740,000	4.08%	10.45%
OUTER METRO	Houses	2,016	538,000	1,886	590,000	2,091	605,000	2.54%	12.45%
CENTRAL METRO	Houses	1,899	795,000	1,689	840,100	1,997	860,000	2.37%	8.18%
INNER METRO	Houses	285	1,277,500	256	1,307,500	324	1,400,000	7.07%	9.59%
METRO ADELAIDE	Home Units	1,625	465,000	1,418	500,000	1,633	520,000	4.00%	11.83%
MAJOR TOWNS	Houses	651	350,000	616	385,000	696	395,000	2.60%	12.86%
<b>SELECTED LGAS</b>									
ADELAIDE	Houses	12	1,362,500	6	1,250,000	18	1,400,000	12.00%	2.75%
ADELAIDE HILLS	Houses	102	875,000	74	967,500	106	895,000	-7.49%	2.29%
BURNSIDE	Houses	103	1,520,000	115	1,560,000	142	1,601,000	2.63%	5.33%
CAMPBELLTOWN	Houses	169	798,000	170	876,025	152	875,000	-0.12%	9.65%
CHARLES STURT	Houses	329	851,000	295	892,000	331	900,000	0.90%	5.76%
GAWLER	Houses	121	465,000	96	510,000	124	540,000	5.88%	16.13%
HOLDFAST BAY	Houses	79	1,242,500	79	1,378,500	95	1,312,500	-4.79%	5.63%
MARION	Houses	262	741,500	220	801,000	294	815,000	1.75%	9.91%
MITCHAM	Houses	217	950,000	151	970,000	224	1,000,000	3.09%	5.26%
NORWOOD, PAYNHAM & ST PETERS	Houses	76	1,202,000	72	1,180,000	87	1,355,000	14.83%	12.73%
ONKAPARINGA	Houses	706	585,500	627	636,750	683	655,000	2.87%	11.87%
PLAYFORD	Houses	464	410,000	463	485,000	555	500,000	3.09%	21.95%
PORT ADELAIDE ENFIELD	Houses	395	690,000	389	722,000	461	745,000	3.19%	7.97%
PROSPECT	Houses	53	1,105,000	38	1,210,500	45	1,120,000	-7.48%	1.36%
SALISBURY	Houses	499	520,000	471	575,750	484	600,000	4.21%	15.38%
TEA TREE GULLY	Houses	387	630,000	356	675,000	358	699,000	3.56%	10.95%
UNLEY	Houses	77	1,620,000	69	1,501,250	90	1,600,000	6.58%	-1.23%
WALKERVILLE	Houses	22	1,112,500	26	1,650,000	22	1,395,000	-15.45%	25.39%
WEST TORRENS	Houses	150	870,000	129	900,000	163	935,000	3.89%	7.47%
MOUNT BARKER	Houses	168	625,000	169	638,500	200	665,000	4.15%	6.40%

Valuer-General figures: December Quarter 2023



## REGIONAL SOUTH AUSTRALIA – QUARTER 4 – 2023

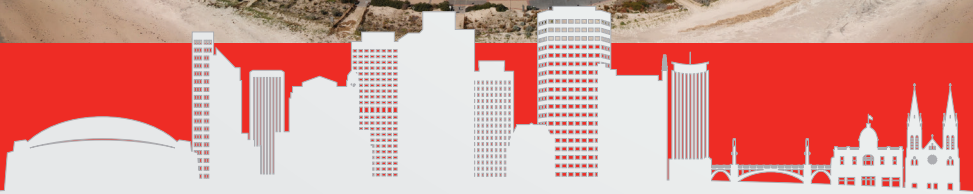
Index	Category	4Q 2022		3Q 2023		4Q 2023		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
<b>MAJOR TOWNS</b>		651	350,000	616	385,000	696	395,000	2.60%	12.86%
<b>COMPONENT TOWNS</b>									
MILLICENT	Houses	22	297,500	18	345,000	13	302,000	-12.46%	1.51%
MOUNT GAMBIER	Houses	89	382,500	85	430,000	112	450,000	4.65%	17.65%
MURRAY BRIDGE	Houses	77	365,000	77	395,000	72	429,500	8.73%	17.67%
PORT AUGUSTA	Houses	49	210,000	45	230,000	49	230,000	0.00%	9.52%
PORT LINCOLN	Houses	52	392,500	44	470,000	45	460,000	-2.13%	17.20%
PORT PIRIE	Houses	65	240,000	70	267,000	60	257,500	-3.56%	7.29%
VICTOR HARBOR	Houses	75	560,000	74	654,750	87	640,000	-2.25%	14.29%
WHYALLA	Houses	64	307,500	66	326,000	74	305,000	-6.44%	-0.81%
<b>OTHER TOWNS</b>									
BARMERA	Houses	9	315,000	4	287,500	7	296,000	2.96%	-6.03%
BERRI	Houses	11	299,000	18	305,000	19	345,000	13.11%	15.38%
NARACOORTE	Houses	25	320,000	25	365,000	26	350,000	-4.11%	9.38%
RENMARK	Houses	19	305,000	14	310,000	22	347,900	12.23%	14.07%

Valuer-General figures: December Quarter 2023

## UNITS AND APARTMENTS – QUARTER 4 – 2023

Index	Category	4Q 2022		3Q 2023		4Q 2023		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
<b>METRO ADELAIDE</b>	Units & Apartments	1,594	465,000	1,405	495,000	1,623	515,000	4.04%	10.75%
<b>SUBURB</b>									
ADELAIDE	Units & Apartments	145	465,000	142	461,000	177	455,000	-1.30%	-2.15%

Valuer-General figures: December Quarter 2023



## TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	4Q 2022		4Q 2023		Median Change
	Sales	Median	Sales	Median	
MUNNO PARA	26	360,000	31	512,500	42.36%
MILE END	11	755,000	14	1,070,000	41.72%
DAVOREN PARK	32	335,000	43	455,000	35.82%
SMITHFIELD	11	400,000	19	540,000	35.00%
GAWLER SOUTH	12	480,000	12	647,500	34.90%
HIGHBURY	26	691,000	16	927,500	34.23%
CRAIGMORE	42	410,000	43	540,000	31.71%
GLENELG SOUTH	14	877,500	22	1,130,000	28.77%
SMITHFIELD PLAINS	11	325,500	23	414,500	27.34%
ROYAL PARK	15	570,000	14	721,500	26.58%

Valuer-General figures: December Quarter 2023  
 Top 10 growth suburbs with 10 or more sales in both quarters

## TOP 10 VOLUME OF SALES – METRO

Suburb	4Q 2022		4Q 2023		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	87	625,000	119	650,000	4.00%
MORPHETT VALE	123	515,000	78	593,500	15.24%
BLAKEVIEW	50	458,500	67	510,000	11.23%
ALDINGA BEACH	66	591,000	61	685,000	15.91%
PARALOWIE	55	475,500	57	560,900	17.96%
MUNNO PARA WEST	49	435,000	57	511,000	17.47%
PARAFIELD GARDENS	48	557,000	53	605,000	8.62%
ANGLE VALE	27	685,000	50	655,000	-4.38%
ANDREWS FARM	52	420,000	49	520,000	23.81%
HALLETT COVE	50	715,000	45	772,500	8.04%

Valuer-General figures: December Quarter 2023



## AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
1 October	81%
8 October	79%
15 October	78%
22 October	80%
29 October	78%
5 November	77%
12 November	82%
19 November	79%
26 November	78%
3 December	75%
10 December	75%
17 December	77%

Note: The auction clearance rate is calculated from the number of residential properties auctioned during the period and the number that were sold before, at or immediately after the auction.

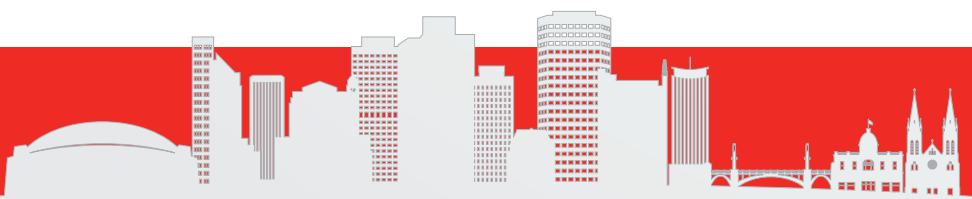
CoreLogic figures: December Quarter 2023

## TOP 10 RESIDENTIAL AUCTION SALES

Congratulations to all agencies in the Top 10. A fantastic effort on behalf of your vendors!!

PROPERTY	AGENT/AGENCY	\$ SOLD
44 Park Street Hyde Park	TOOP + TOOP REAL ESTATE – Jessica Crane & Bronte Manuel	\$4,750,000
5 Baliol Street College Park	TOOP + TOOP REAL ESTATE – Sally Cameron	\$4,600,000
1A Westminster Street St Peters	BELLE PROPERTY – NORWOOD – Kosti Kaptis & Kosta Zaharogiannis	\$3,475,000
385 Esplanade Semaphore Park	HARCOURTS SMITH – Kate Smith & Gypsy Black	\$3,290,000
13 Esplanade Port Willunga	HARCOURTS WINE COAST	\$3,155,000
16 Elizabeth Street Eastwood	TOOP + TOOP REAL ESTATE – Sally Cameron	\$3,000,000
112 Swaine Avenue Toorak Gardens	HARRIS REAL ESTATE – Todd Penrose & Georgie Todd	\$2,960,000
18 Balfour Street Springfield	WILLIAMS REAL ESTATE – Jonathon Kiritsis & Stephanie Williams	\$2,900,000
1 Ayr Street Rosslyn Park	KLEMICH REAL ESTATE – Matt Smith	\$2,755,000
47 Palmerston Road Unley	WILLIAMS REAL ESTATE – Stephanie Williams & Orlanda Paglia	\$2,725,000

CoreLogic figures: December Quarter 2023



## GROWTH OF SUBURBS

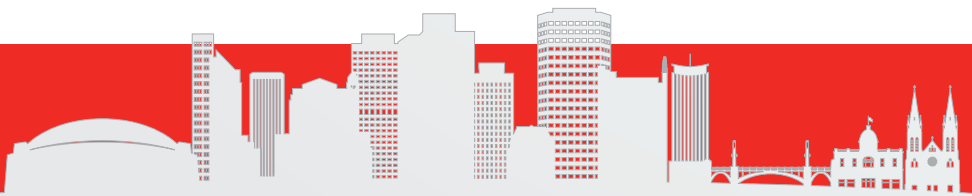
SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
ABERFOYLE PARK	42	672,000	37	705,000	4.91%
ADELAIDE	6	1,400,000	7	1,525,000	8.93%
ALBERT PARK	5	736,000	8	824,750	12.06%
ALBERTON	4	698,500	5	805,000	15.25%
ALDGATE	14	1,170,000	6	1,297,500	10.90%
ALDINGA BEACH	66	591,000	61	685,000	15.91%
ALLENBY GARDENS	6	851,000	6	997,500	17.22%
ANDREWS FARM	52	420,000	49	520,000	23.81%
ANGLE VALE	27	685,000	50	655,000	-4.38%
ASCOT PARK	5	750,000	7	780,000	4.00%
ASHTON	2	900,000	1	749,000	-16.78%
ATHELSTONE	28	766,500	31	785,000	2.41%
ATHOL PARK	8	640,000	3	815,000	27.34%
BALHANNAH	6	775,300	6	877,500	13.18%
BANKSIA PARK	11	648,000	20	665,000	2.62%
BEAUMONT	7	1,670,000	11	1,804,000	8.02%
BEDFORD PARK	5	725,000	9	768,500	6.00%
BELAIR	16	963,000	14	1,057,750	9.84%
BELLEVUE HEIGHTS	6	842,500	11	1,000,000	18.69%
BEULAH PARK	5	1,090,000	6	1,500,000	37.61%
BEVERLEY	5	668,000	7	880,000	31.74%
BIRDWOOD	1	493,000	3	570,000	15.62%
BIRKENHEAD	6	740,000	5	817,000	10.41%
BLACK FOREST	3	1,120,000	6	1,207,500	7.81%
BLACKWOOD	17	900,000	21	870,000	-3.33%
BLAIR ATHOL	20	743,500	20	800,000	7.60%
BLAKEVIEW	50	458,500	67	510,000	11.23%
BOWDEN	2	1,105,000	1	805,000	-27.15%
BRAHMA LODGE	18	462,500	19	565,000	22.16%
BRIDGEWATER	12	725,050	13	904,000	24.68%
BRIGHTON	4	1,370,000	12	1,223,500	-10.69%
BROADVIEW	10	805,000	8	1,043,200	29.59%
BROMPTON	4	819,000	7	993,000	21.25%
BROOKLYN PARK	11	755,000	9	880,000	16.56%
BURNSIDE	7	1,450,000	10	1,250,000	-13.79%
BURTON	9	455,000	23	560,000	23.08%
CALLINGTON	3	330,000	1	495,000	50.00%
CAMDEN PARK	9	834,000	11	868,000	4.08%
CAMPBELLTOWN	30	772,500	26	846,250	9.55%
CHANDLERS HILL	3	727,000	1	822,000	13.07%
CHELTENHAM	5	900,000	8	901,000	0.11%
CHRISTIE DOWNS	18	481,500	22	530,000	10.07%
CHRISTIES BEACH	29	552,500	34	620,000	12.22%
CLAPHAM	8	880,000	6	942,500	7.10%
CLARENCE GARDENS	9	950,000	10	922,140	-2.93%
CLARENCE PARK	7	1,310,000	6	1,108,000	-15.42%
CLEARVIEW	17	643,000	20	701,000	9.02%
CLOVELLY PARK	5	715,000	10	815,000	13.99%
COLLINSWOOD	2	1,265,000	1	1,190,000	-5.93%
COLONEL LIGHT GARDENS	7	1,142,600	8	1,335,000	16.84%
COROMANDEL VALLEY	16	825,000	12	905,000	9.70%



# December Quarter 2023



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
COWANDILLA	3	770,000	2	770,000	0.00%
CRAFERS	8	950,000	5	1,280,450	34.78%
CRAFERS WEST	4	887,625	7	877,500	-1.14%
CRAIGBURN FARM	10	1,157,500	9	1,142,500	-1.30%
CRAIGMORE	42	410,000	43	540,000	31.71%
CROYDON PARK	12	750,000	16	817,500	9.00%
CUMBERLAND PARK	7	940,000	7	1,180,000	25.53%
DARLINGTON	2	764,750	3	750,000	-1.93%
DAVOREN PARK	32	335,000	43	455,000	35.82%
DAW PARK	9	821,500	6	937,500	14.12%
DERNANCOURT	15	655,000	19	735,000	12.21%
DEVON PARK	1	675,000	2	892,500	32.22%
DIREK	6	490,000	4	629,000	28.37%
DOVER GARDENS	12	735,000	7	955,000	29.93%
DULWICH	4	1,915,000	1	2,250,000	17.49%
ECHUNGA	4	706,500	3	652,500	-7.64%
EDEN HILLS	8	740,000	13	888,500	20.07%
EDWARDSTOWN	12	735,000	6	881,000	19.86%
ELIZABETH	5	426,000	5	460,000	7.98%
ELIZABETH DOWNS	31	350,000	34	435,250	24.36%
ELIZABETH EAST	16	387,000	16	468,000	20.93%
ELIZABETH GROVE	12	363,500	4	383,250	5.43%
ELIZABETH NORTH	18	350,000	14	422,500	20.71%
ELIZABETH PARK	22	355,000	21	440,000	23.94%
ELIZABETH SOUTH	10	370,000	9	491,000	32.70%
ELIZABETH VALE	13	424,000	15	498,000	17.45%
ENFIELD	18	674,000	29	720,000	6.82%
ERINDALE	5	1,915,000	3	2,615,000	36.55%
ETHELTON	5	595,000	1	898,000	50.92%
EVANDALE	7	1,170,000	2	1,150,000	-1.71%
EVANSTON	13	415,000	7	505,000	21.69%
EVANSTON GARDENS	14	440,000	23	500,000	13.64%
EVANSTON PARK	24	464,295	20	566,000	21.91%
EVANSTON SOUTH	4	500,000	5	532,500	6.50%
EXETER	3	715,000	4	646,250	-9.62%
EYRE	6	525,000	10	537,250	2.33%
FAIRVIEW PARK	20	631,667	14	622,500	-1.45%
FELIXSTOW	6	1,105,000	11	1,171,500	6.02%
FERRYDEN PARK	4	700,000	8	712,500	1.79%
FINDON	19	750,000	15	872,000	16.27%
FIRLE	5	999,000	4	1,015,000	1.60%
FITZROY	2	1,960,000	1	2,400,000	22.45%
FLAGSTAFF HILL	35	785,000	30	915,000	16.56%
FLINDERS PARK	17	862,000	19	858,750	-0.38%
FORESTVILLE	3	1,260,000	1	935,000	-25.79%
FULHAM	8	1,211,500	16	1,226,000	1.20%
FULHAM GARDENS	26	1,000,000	12	1,031,500	3.15%
FULLARTON	4	1,598,400	4	1,244,000	-22.17%
GAWLER EAST	28	545,000	23	600,000	10.09%
GAWLER SOUTH	12	480,000	12	647,500	34.90%
GAWLER WEST	4	368,750	6	418,000	13.36%



# December Quarter 2023



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
GILLES PLAINS	14	620,000	23	670,000	8.06%
GLANDORE	7	985,000	5	986,000	0.10%
GLANVILLE	2	668,000	1	820,000	22.75%
GLEN OSMOND	3	1,700,000	5	1,501,000	-11.71%
GLENALTA	9	877,500	7	870,000	-0.85%
GLENELG	3	1,810,000	2	1,210,000	-33.15%
GLENELG EAST	9	1,700,000	8	1,480,000	-12.94%
GLENELG NORTH	14	877,500	22	1,130,000	28.77%
GLENELG SOUTH	4	1,875,000	6	2,815,000	50.13%
GLENGOWRIE	14	1,079,500	15	1,019,000	-5.60%
GLENSIDE	2	1,388,000	8	1,377,500	-0.76%
GLENUNGA	8	2,000,000	3	1,570,000	-21.50%
GLYNDE	3	884,000	6	1,025,000	15.95%
GOLDEN GROVE	29	652,000	26	720,500	10.51%
GOODWOOD	8	1,429,500	14	1,525,000	6.68%
GRANGE	18	995,000	32	1,145,000	15.08%
GREENACRES	7	727,500	14	751,000	3.23%
GREENHILL	1	851,000	3	920,000	8.11%
GREENWITH	48	650,000	34	735,000	13.08%
GULFVIEW HEIGHTS	8	668,000	7	741,500	11.00%
GUMERACHA	1	689,000	2	668,750	-2.94%
HACKHAM	15	455,000	24	540,000	18.68%
HACKHAM WEST	11	468,250	10	508,320	8.56%
HAHNDORF	7	980,000	8	1,165,000	18.88%
HALLETT COVE	50	715,000	45	772,500	8.04%
HAMPSTEAD GARDENS	3	820,000	6	740,000	-9.76%
HAPPY VALLEY	45	655,500	38	695,000	6.03%
HAWTHORN	7	1,362,500	3	2,200,000	61.47%
HAWTHORNDENE	12	829,000	18	855,000	3.14%
HAZELWOOD PARK	5	1,392,500	10	1,790,000	28.55%
HEATHFIELD	2	1,001,250	2	1,551,100	54.92%
HECTORVILLE	23	575,000	8	841,500	46.35%
HENDON	5	643,500	6	731,000	13.60%
HENLEY BEACH	11	1,720,000	14	1,401,386	-18.52%
HENLEY BEACH SOUTH	11	1,175,000	10	1,480,000	25.96%
HEWETT	8	727,000	14	707,500	-2.68%
HIGHBURY	26	691,000	16	927,500	34.23%
HIGHGATE	6	1,390,000	7	1,800,000	29.50%
HILLBANK	22	532,500	24	625,000	17.37%
HILLCREST	10	619,500	11	767,500	23.89%
HILTON	2	999,888	3	1,015,000	1.51%
HOLDEN HILL	14	567,500	16	715,000	25.99%
HOPE VALLEY	28	625,000	22	711,250	13.80%
HOVE	5	1,680,000	8	1,682,500	0.15%
HUNTFIELD HEIGHTS	13	496,000	19	575,000	15.93%
HYDE PARK	4	2,340,000	4	2,987,500	27.67%
INGLE FARM	40	550,000	40	632,500	15.00%
INGLEWOOD	1	1,050,000	1	735,000	-30.00%
JOSLIN	4	1,376,500	3	1,650,000	19.87%
KANMANTOO	2	471,500	8	610,000	29.37%
KENSINGTON	1	765,000	3	1,450,000	89.54%





# December Quarter 2023



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
KENSINGTON GARDENS	4	1,400,000	11	1,567,126	11.94%
KENSINGTON PARK	7	1,820,000	5	1,320,000	-27.47%
KESWICK	2	1,218,400	1	820,000	-32.70%
KIDMAN PARK	10	830,000	9	955,000	15.06%
KILBURN	18	667,000	9	735,000	10.19%
KILKENNY	3	870,000	4	800,000	-8.05%
KINGSWOOD	9	2,300,000	8	1,370,000	-40.43%
KLEMZIG	21	762,500	27	918,000	20.39%
KURRALTA PARK	2	1,169,500	6	867,500	-25.82%
LARGS BAY	20	796,500	13	840,000	5.46%
LARGS NORTH	24	675,000	21	727,500	7.78%
LEABROOK	2	1,913,125	1	3,230,000	68.83%
LIGHTSVIEW	30	650,000	41	647,500	-0.38%
LINDEN PARK	2	1,636,500	7	1,436,500	-12.22%
LITTLEHAMPTON	15	780,000	10	743,500	-4.68%
LOBETHAL	8	557,500	5	535,000	-4.04%
LOCKLEYS	22	1,030,000	18	1,157,500	12.38%
LOWER MITCHAM	7	1,330,000	6	1,375,000	3.38%
MACCLESFIELD	2	611,000	4	787,000	28.81%
MAGILL	28	990,000	25	1,115,000	12.63%
MALVERN	7	2,450,000	7	2,850,000	16.33%
MANNINGHAM	3	659,000	4	995,000	50.99%
MANSFIELD PARK	9	632,500	10	677,000	7.04%
MARDEN	4	1,512,500	9	975,000	-35.54%
MARINO	8	1,130,000	10	1,212,500	7.30%
MARION	10	747,747	19	810,000	8.33%
MARLESTON	4	697,500	7	887,550	27.25%
MASLIN BEACH	8	665,000	3	860,000	29.32%
MAWSON LAKES	47	713,000	44	773,000	8.42%
MAYLANDS	4	1,650,000	1	1,321,000	-19.94%
MCLAREN FLAT	3	663,000	5	1,000,000	50.83%
MCLAREN VALE	12	767,500	11	704,000	-8.27%
MEADOWS	8	645,000	5	710,000	10.08%
MEDINDIE	4	1,625,000	2	3,950,000	143.08%
MELROSE PARK	8	850,000	6	910,000	7.06%
MILE END	11	755,000	14	1,070,000	41.72%
MILLSWOOD	5	1,750,000	5	1,828,000	4.46%
MITCHAM	4	1,355,000	4	1,720,000	26.94%
MITCHELL PARK	19	693,000	20	776,000	11.98%
MOANA	12	665,000	15	780,000	17.29%
MODBURY	22	600,000	33	646,500	7.75%
MODBURY HEIGHTS	21	665,000	26	702,500	5.64%
MODBURY NORTH	28	606,650	16	715,000	17.86%
MORPHETT VALE	123	515,000	78	593,500	15.24%
MORPHETTVILLE	8	604,800	8	832,500	37.65%
MOUNT BARKER	87	625,000	119	650,000	4.00%
MOUNT OSMOND	1	1,200,500	2	1,943,000	61.85%
MOUNT TORRENS	1	376,000	1	740,000	96.81%
MUNNO PARA	26	360,000	31	512,500	42.36%
MUNNO PARA WEST	49	435,000	57	511,000	17.47%
MYLOR	1	710,000	5	1,030,000	45.07%



# December Quarter 2023



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
MYRTLE BANK	4	1,530,000	7	1,634,000	6.80%
NAILSWORTH	4	1,247,500	3	1,260,000	1.00%
NAIRNE	21	550,000	30	660,125	20.02%
NETHERBY	10	1,411,000	2	2,662,500	88.70%
NETLEY	5	780,000	4	860,250	10.29%
NEWTON	13	820,000	14	827,500	0.91%
NOARLUNGA DOWNS	15	500,000	17	585,000	17.00%
NORTH ADELAIDE	6	1,325,000	11	1,230,000	-7.17%
NORTH BRIGHTON	3	1,260,555	7	1,362,600	8.10%
NORTH HAVEN	14	737,500	15	767,500	4.07%
NORTH PLYMPTON	8	830,000	15	892,500	7.53%
NORTHFIELD	8	679,500	18	755,000	11.11%
NORTHGATE	8	895,000	9	876,000	-2.12%
NORWOOD	17	1,250,000	9	1,400,000	12.00%
NOVAR GARDENS	6	953,500	5	983,000	3.09%
O'HALLORAN HILL	13	622,500	12	671,500	7.87%
O'SULLIVAN BEACH	9	500,500	3	591,000	18.08%
OAKDEN	8	633,000	11	685,500	8.29%
OAKLANDS PARK	8	660,000	12	805,000	21.97%
OLD NOARLUNGA	5	618,750	8	670,000	8.28%
OLD REYNELLA	10	540,000	7	643,000	19.07%
ONKAPARINGA HEIGHTS	5	540,000	1	694,000	28.52%
ONKAPARINGA HILLS	2	656,000	3	985,000	50.15%
OSBORNE	10	628,100	3	800,000	27.37%
OTTOWAY	4	465,000	4	600,000	29.03%
PANORAMA	7	875,000	10	970,000	10.86%
PARA HILLS	35	510,500	32	605,000	18.51%
PARA HILLS WEST	19	472,000	7	621,000	31.57%
PARA VISTA	12	592,000	13	665,500	12.42%
PARADISE	21	710,000	19	820,000	15.49%
PARAFIELD GARDENS	48	557,000	53	605,000	8.62%
PARALOWIE	55	475,500	57	560,900	17.96%
PARK HOLME	8	700,000	3	737,500	5.36%
PARKSIDE	12	1,600,000	13	1,280,000	-20.00%
PASADENA	5	855,000	6	925,500	8.25%
PAYNEHAM	6	1,045,000	4	1,335,000	27.75%
PAYNEHAM SOUTH	4	1,031,000	4	1,250,000	21.24%
PENNINGTON	8	690,234	11	693,000	0.40%
PETERHEAD	8	645,000	5	650,000	0.78%
PLYMPTON	10	875,000	9	917,500	4.86%
PLYMPTON PARK	9	770,000	19	886,000	15.06%
POORAKA	25	580,500	17	631,500	8.79%
PORT ADELAIDE	3	616,000	2	912,500	48.13%
PORT NOARLUNGA	4	826,000	17	745,000	-9.81%
PORT NOARLUNGA SOUTH	12	720,000	11	762,000	5.83%
PORT WILLUNGA	6	790,000	9	645,000	-18.35%
PROSPECT	43	960,000	34	1,101,000	14.69%
QUEENSTOWN	7	670,000	5	627,500	-6.34%
REDWOOD PARK	19	590,000	24	715,000	21.19%
REID	1	510,000	4	653,000	28.04%



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
RENOWN PARK	2	650,050	5	795,000	22.30%
REYNELLA	23	535,000	30	620,000	15.89%
REYNELLA EAST	1	505,000	15	680,000	34.65%
RICHMOND	6	1,197,500	10	924,000	-22.84%
RIDGEHAVEN	11	635,000	19	670,500	5.59%
RIDLEYTON	4	636,750	1	820,000	28.78%
RIVERLEA PARK	1	553,000	11	717,500	29.75%
ROSE PARK	2	2,350,000	6	2,455,000	4.47%
ROSEWATER	12	531,000	12	605,000	13.94%
ROSSLYN PARK	3	1,480,000	5	1,870,000	26.35%
ROSTREVOR	27	861,000	31	937,000	8.83%
ROYAL PARK	15	570,000	14	721,500	26.58%
ROYSTON PARK	3	1,580,000	2	1,731,500	9.59%
SALISBURY	24	528,125	28	570,000	7.93%
SALISBURY DOWNS	19	480,000	14	605,000	26.04%
SALISBURY EAST	44	497,500	38	591,000	18.79%
SALISBURY HEIGHTS	15	555,250	21	679,000	22.29%
SALISBURY NORTH	39	427,500	37	480,000	12.28%
SALISBURY PARK	10	522,500	5	545,000	4.31%
SALISBURY PLAIN	6	506,500	5	651,000	28.53%
SEACLIFF	3	1,085,000	4	1,145,000	5.53%
SEACLIFF PARK	12	835,000	10	978,000	17.13%
SEACOMBE GARDENS	9	672,500	17	725,000	7.81%
SEACOMBE HEIGHTS	5	761,500	5	840,000	10.31%
SEAFORD	24	628,250	15	685,000	9.03%
SEAFORD HEIGHTS	12	709,485	14	553,500	-21.99%
SEAFORD MEADOWS	30	555,000	33	617,500	11.26%
SEAFORD RISE	25	650,000	25	700,750	7.81%
SEATON	41	747,000	32	793,000	6.16%
SEAVIEW DOWNS	4	918,625	10	845,000	-8.01%
SEFTON PARK	3	820,000	3	930,000	13.41%
SELICKS BEACH	16	566,444	16	707,500	24.90%
SEMAPHORE	9	1,041,000	8	843,500	-18.97%
SEMAPHORE PARK	14	762,500	11	905,500	18.75%
SEMAPHORE SOUTH	2	895,000	1	1,250,000	39.66%
SHEIDOW PARK	19	742,000	32	718,500	-3.17%
SMITHFIELD	11	400,000	19	540,000	35.00%
SMITHFIELD PLAINS	11	325,500	23	414,500	27.34%
SOMERTON PARK	22	1,112,500	10	1,400,000	25.84%
SOUTH BRIGHTON	9	1,110,000	12	1,112,500	0.23%
SOUTH PLYMPTON	14	820,000	11	886,000	8.05%
ST AGNES	12	590,000	9	615,000	4.24%
ST CLAIR	4	765,500	6	757,500	-1.05%
ST GEORGES	4	1,685,000	3	2,570,000	52.52%
ST MARYS	11	745,000	11	816,000	9.53%
ST MORRIS	4	1,056,000	3	1,428,750	35.30%
ST PETERS	4	1,817,000	11	1,865,000	2.64%
STEPNEY	1	1,100,000	3	1,325,500	20.50%
STIRLING	10	1,415,000	12	1,230,000	-13.07%
STONYFELL	6	1,300,000	2	1,760,000	35.38%



# December Quarter 2023



SUBURB NAME	SALES 4Q 2022	MEDIAN 4Q 2022	SALES 4Q 2023	MEDIAN 4Q 2023	MEDIAN CHANGE
STURT	8	714,000	5	675,000	-5.46%
SUMMERTOWN	3	1,351,000	2	980,000	-27.46%
SURREY DOWNS	20	576,000	18	590,000	2.43%
TAPEROO	6	510,500	20	703,000	37.71%
TEA TREE GULLY	18	690,000	14	665,000	-3.62%
TENNYSON	6	2,200,000	3	1,850,000	-15.91%
TERINGIE	3	1,067,000	2	920,000	-13.78%
THEBARTON	2	808,004	3	740,000	-8.42%
TONSLEY	4	636,000	3	746,500	17.37%
TOORAK GARDENS	3	1,775,000	9	2,050,000	15.49%
TORRENS PARK	8	1,193,000	10	1,464,378	22.75%
TORRENSVILLE	10	1,070,000	9	958,000	-10.47%
TRANMERE	12	1,067,500	8	1,300,000	21.78%
TRINITY GARDENS	3	1,700,000	3	2,367,500	39.26%
TROTT PARK	6	610,000	7	639,000	4.75%
TUSMORE	3	1,657,500	7	2,350,000	41.78%
UNDERDALE	4	907,500	7	900,000	-0.83%
UNLEY	7	1,965,000	9	1,970,000	0.25%
UNLEY PARK	2	2,425,000	5	2,760,000	13.81%
UPPER STURT	1	730,000	4	900,000	23.29%
URRBRAE	2	1,565,000	7	1,562,500	-0.16%
VALE PARK	12	925,000	11	1,125,000	21.62%
VALLEY VIEW	25	619,500	22	722,500	16.63%
VIRGINIA	9	635,000	8	670,000	5.51%
VISTA	2	637,500	2	632,000	-0.86%
WALKERVILLE	3	1,855,000	9	1,875,000	1.08%
WALKLEY HEIGHTS	11	868,000	15	795,000	-8.41%
WARRADALE	14	885,000	15	852,500	-3.67%
WATTLE PARK	6	1,190,000	11	1,200,000	0.84%
WAYVILLE	1	973,000	2	1,530,250	57.27%
WELLAND	2	1,740,000	1	895,000	-48.56%
WEST BEACH	15	1,192,500	9	1,340,000	12.37%
WEST CROYDON	8	915,000	15	880,000	-3.83%
WEST HINDMARSH	7	792,000	4	1,125,000	42.05%
WEST LAKES	17	1,020,000	22	1,190,000	16.67%
WEST LAKES SHORE	8	873,750	7	980,000	12.16%
WEST RICHMOND	6	733,000	4	747,500	1.98%
WESTBOURNE PARK	7	1,358,000	6	1,555,000	14.51%
WILLASTON	18	442,500	23	527,000	19.10%
WILLUNGA	12	825,000	15	890,150	7.90%
WINDSOR GARDENS	13	700,000	23	781,000	11.57%
WINGFIELD	3	433,000	4	618,000	42.73%
WOODCROFT	38	685,000	34	660,000	-3.65%
WOODFORDE	4	999,750	2	793,500	-20.63%
WOODSIDE	8	566,000	8	757,500	33.83%
WOODVILLE	4	1,040,000	5	800,000	-23.08%
WOODVILLE PARK	6	787,500	3	920,000	16.83%
WOODVILLE SOUTH	12	815,000	9	983,000	20.61%
WOODVILLE WEST	6	810,000	11	888,500	9.69%
WYNN VALE	31	689,500	20	778,000	12.84%



## Summary

We hope that you have enjoyed reading Panorama – our Quarterly Market Update.

Please contact REISA at [reisa@reisa.com.au](mailto:reisa@reisa.com.au) or on **8366 4300** if you would like to know more.

