

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



PANORAMA

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September Quarter 2025

The South Australian property market has reached new highs, with the median house price rising to \$800,000 in September 2025, and metropolitan Adelaide hitting a record \$877,000. REISA CEO Andrea Heading attributes this growth to the market's resilience, with buyers focused on quality homes and long-term value despite broader economic pressures.

The number of million-dollar suburbs has grown to 190, up from 157 last year, indicating increased demand for high-value properties. Key suburbs such as Semaphore, Port Adelaide, and Rosewater have seen notable price increases.

Semaphore's median is now \$1.43 million (up 4.82%), Port Adelaide has risen 10.42% to \$725,000, and Rosewater's median has climbed 12.3% to \$822,000.

Regional South Australia also recorded growth, with the median now at \$485,000, a 4.3% increase from the previous quarter. Despite limited supply, there is strong demand for reasonably priced properties in these areas.

Overall, South Australia's property market continues to outperform expectations, with steady, sustainable growth driven by demand for long-term value rather than short-term speculation.

SOUTH AUSTRALIAN SUMMARY – QUARTER 3 – 2025

SUBURB		3Q 2024		2Q 2025		3Q 2025		Media 3Q 2025	Median change
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	6135	725000	6730	790000	6293	800000	1.27%	10.34%
METRO ADELAIDE	Houses	4267	805000	4793	865000	4450	877000	1.39%	8.94%
CENTRAL METRO	Houses	1867	960000	2110	1005000	1994	1045000	3.98%	8.85%
INNER METRO	Houses	250	1450000	374	1495000	352	1575000	5.35%	8.62%
OUTER METRO	Houses	2118	683000	2270	740000	2072	750000	1.35%	9.81%
METRO ADELAIDE	Home Units	1661	590000	1803	630000	1880	665000	5.56%	12.71%
MAJOR TOWNS	Houses	682	430000	709	465000	676	485000	4.30%	12.79%
Selected LGAS	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
ADELAIDE	Houses	16	1988500	9	1185000	12	1680000	41.77%	-15.51%
ADELAIDE HILLS	Houses	103	920000	133	1007000	99	1000000	-0.70%	8.70%
BURNSIDE	Houses	131	1750000	116	1800000	123	1744944	-3.06%	-0.29%
CAMPBELLTOWN	Houses	158	1007500	170	1100000	173	1100000	0.00%	9.18%
CHARLES STURT	Houses	304	1000000	401	1100000	342	1080000	-1.82%	8.00%
GAWLER	Houses	129	595000	123	670000	123	695500	3.81%	16.89%
HOLDFAST BAY	Houses	96	1500000	84	1515000	95	1650000	8.91%	10.00%
MARION	Houses	243	930000	312	973500	274	1000000	2.72%	7.53%
MITCHAM	Houses	179	1175000	209	1200000	172	1230000	2.50%	4.68%
MOUNT BARKER	Houses	180	720000	193	777000	186	772500	-0.58%	7.29%
NORWOOD, PAYNHAM & ST. PETERS	Houses	71	1350000	88	1410000	110	1492500	5.85%	10.56%
ONKAPARINGA	Houses	687	725000	747	790000	698	790000	0.00%	8.97%
PLAYFORD	Houses	635	600000	612	640000	581	663250	3.63%	10.54%
PORT ADELAIDE ENFIELD	Houses	431	827000	450	850000	409	895000	5.29%	8.22%
PROSPECT	Houses	25	1250000	69	1425000	62	1560007	9.47%	24.80%
SALISBURY	Houses	478	695000	543	728000	527	750000	3.02%	7.91%
TEA TREE GULLY	Houses	357	766000	398	814000	362	844500	3.75%	10.25%
UNLEY	Houses	62	1755000	101	1750000	84	1810000	3.43%	3.13%
WALKERVILLE	Houses	19	1468000	31	1850000	20	2625000	41.89%	78.81%
WEST TORRENS	Houses	143	1071000	197	1177500	184	1200000	1.91%	12.04%

September Quarter 2025

REGIONAL SOUTH AUSTRALIA – QUARTER 3 – 2025

Index	Category	3Q 2024		2Q 2025		3Q 2025		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
MAJOR TOWNS	Houses	682	430000	709	465000	676	485000	4.30%	12.79%
COMPONENT TOWNS									
MILLICENT	Houses	19	329500	20	370000	19	370000	0.00%	12.29%
MOUNT GAMBIER	Houses	122	490000	121	520000	126	538250	3.51%	9.85%
MURRAY BRIDGE	Houses	79	484500	65	530000	82	570000	7.55%	17.65%
PORT AUGUSTA	Houses	65	242500	64	285000	44	305000	7.02%	25.77%
PORT LINCOLN	Houses	52	458500	52	561000	49	575000	2.50%	25.41%
PORT PIRIE	Houses	91	230000	100	342000	79	365000	6.73%	58.70%
VICTOR HARBOR	Houses	91	657500	93	724500	89	735000	1.45%	11.79%
WHYALLA	Houses	78	360000	84	387500	86	348000	-10.19%	-3.33%
OTHER TOWNS									
BARMERA	Houses	10	475000	6	350000	9	345000	-1.43%	-27.37%
BERRI	Houses	11	298000	19	390000	18	354500	-9.10%	18.96%
NARACOORTE	Houses	26	354500	33	402500	22	380000	-5.59%	7.19%
RENMARK	Houses	9	350000	23	470000	20	487500	3.72%	39.29%

Valuer-General figures: September Quarter 2025

UNITS AND APARTMENTS – QUARTER 2 – 2025

Index	Category	3Q 2024		2Q 2025		3Q 2025		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,683	585,000	1,834	625,000	1,902	664,555	6.33%	13.60%
SUBURB									
ADELAIDE	Units & Apartments	216	550,000	188	535,000	160	510,500	-4.58%	-7.18%

Valuer-General figures: September Quarter 2025

Port Lincoln, South Australia



September Quarter 2025

TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	3Q 2024		3Q 2025		Median Change
	Sales	Median	Sales	Median	
PROSPECT	15	1,132,500	39	1,150,000	32.89%
MAGILL	35	1,155,000	26	1,385,000	19.91%
ROSTREVOR	27	1,156,000	27	1,280,000	10.73%
FLAGSTAFF HILL	25	922,000	41	987,500	7.10%
ATHELSTONE	31	932,500	37	985,000	5.63%
SEATON	28	972,500	32	982,000	0.98%
GREENWITH	27	730,000	30	965,500	32.26%
MODBURY NORTH	17	755,000	17	903,550	19.68%
HALLETT COVE	39	886,000	39	900,000	1.58%
GOLDEN GROVE	38	920,000	32	874,000	-5.00%

Valuer-General figures: September Quarter 2025

Top 10 growth suburbs with 10 or more sales in both quarters

TOP 10 VOLUME OF SALES – METRO

Suburb	3Q 2024		3Q 2025		Median Change
	Sales	Median	Sales	Median	
MORPHETT VALE	110	680,000	111	750,000	10.29%
PARALOWIE	61	665,500	69	708,200	6.42%
BLAKEVIEW	65	600,000	51	678,500	13.08%
MAWSON LAKES	39	910,000	50	865,500	-4.89%
INGLE FARM	57	712,250	50	769,500	8.04%
PARAFIELD GARDENS	52	692,978	49	812,500	17.25%
CHRISTIES BEACH	24	765,000	43	785,000	2.61%
CRAIGMORE	41	665,000	43	676,500	1.73%
FLAGSTAFF HILL	25	922,000	41	987,500	7.10%
PROSPECT	15	1,135,000	39	1,505,000	32.89%

Valuer-General figures: September Quarter 2025



September Quarter 2025

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
6 JULY	67%
13 JULY	67%
20 JULY	72%
27 JULY	68%
3 AUGUST	65%
10 AUGUST	73%
17 AUGUST	67%
24 AUGUST	66%
31 AUGUST	76%
7 SEPTEMBER	77%
14 SEPTEMBER	66%
21 SEPTEMBER	80%
28 SEPTEMBER	70%

Cotality figures: September Quarter 2025

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.



North Haven, South Australia

GROWTH OF SUBURBS

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
ABERFOYLE PARK	31	825,000	29	865,000	4.85%
ADELAIDE	3	1,250,000	3	935,000	-25.20%
ALBERT PARK	6	881,500	9	836,000	-5.16%
ALBERTON	3	1,475,000	8	860,000	-41.69%
ALDGATE	12	1,260,000	6	1,610,000	27.78%
ALDINGA	3	815,000	1	725,000	-11.04%
ALDINGA BEACH	51	722,500	35	870,000	20.42%
ALLENBY GARDENS	4	1,067,500	4	1,055,000	-1.17%
ANDREWS FARM	65	600,525	51	660,000	9.90%
ANGLE PARK	4	751,000	3	890,000	18.51%
ANGLE VALE	42	773,500	41	819,000	5.88%
ASCOT PARK	9	853,500	8	918,000	7.56%
ATHELSTONE	31	932,500	37	985,000	5.63%
ATHOL PARK	2	832,500	4	1,022,500	22.82%
BALHANNAH	8	800,000	4	837,500	4.69%
BANKSIA PARK	14	772,000	13	835,000	8.16%
BEAUMONT	9	1,578,000	16	1,810,000	14.70%
BEDFORD PARK	3	725,000	6	950,625	31.12%
BELAIR	11	1,200,000	14	1,165,000	-2.92%
BELLEVUE HEIGHTS	4	983,000	11	1,090,000	10.89%
BEULAH PARK	4	1,334,500	5	1,580,000	18.40%
BEVERLEY	2	735,000	6	1,100,000	49.66%
BIRDWOOD	3	652,500	8	725,000	11.11%
BIRKENHEAD	4	745,500	9	740,000	-0.74%
BLACK FOREST	1	2,100,000	2	1,510,500	-28.07%
BLACKWOOD	15	980,000	15	860,000	-12.24%
BLAIR ATHOL	34	789,750	33	870,000	10.16%
BLAKEVIEW	65	600,000	51	678,500	13.08%
BRAHMA LODGE	12	680,000	11	700,000	2.94%
BRIDGEWATER	16	902,125	11	955,000	5.86%
BRIGHTON	9	1,380,000	13	1,550,000	12.32%
BROADVIEW	12	1,000,000	6	918,500	-8.15%
BROMPTON	11	951,000	8	903,000	-5.05%
BROOKLYN PARK	12	917,500	8	948,143	3.34%
BURNSIDE	11	1,601,500	11	1,775,000	10.83%
BURTON	17	679,777	26	698,500	2.75%
CAMDEN PARK	13	1,027,500	7	977,500	-4.87%
CAMPBELLTOWN	31	917,000	31	1,020,000	11.23%
CHARLESTON	2	1,046,000	1	750,000	-28.30%
CHELtenham	3	1,165,000	5	960,000	-17.60%
CHRISTIE DOWNS	25	633,500	25	705,000	11.29%
CHRISTIES BEACH	24	765,000	43	785,000	2.61%
CLAPHAM	6	1,112,500	5	1,225,000	10.11%
CLARENCE GARDENS	7	1,190,000	6	1,600,000	34.45%
CLARENCE PARK	4	1,320,000	7	1,225,000	-7.20%
CLEARVIEW	21	831,250	21	850,000	2.26%
CLOVELLY PARK	4	877,500	9	927,500	5.70%
COLLEGE PARK	3	3,175,000	1	1,230,000	-61.26%
COLLINSWOOD	2	1,816,250	5	2,400,000	32.14%
COLONEL LIGHT GARDENS	6	1,610,000	8	1,800,000	11.80%
COROMANDEL VALLEY	17	950,000	11	1,008,500	6.16%
COWANDILLA	4	1,005,000	3	860,000	-14.43%
CRAFERS	4	1,050,000	2	2,132,500	103.10%
CRAFERS WEST	3	1,163,500	4	1,225,000	5.29%
CRAIGBURN FARM	5	1,100,000	8	1,282,500	16.59%
CRAIGMORE	41	665,000	43	676,500	1.73%
CROYDON	4	1,650,000	4	1,440,000	-12.73%
CROYDON PARK	8	901,000	16	1,100,000	22.09%
CUMBERLAND PARK	6	1,420,000	6	1,492,500	5.11%
DARLINGTON	2	1,040,000	7	1,037,500	-0.24%

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
DAVOREN PARK	68	530,000	36	610,000	15.09%
DAW PARK	5	1,091,500	6	1,235,000	13.15%
DERNANCOURT	11	800,000	19	940,000	17.50%
DEVON PARK	4	800,000	8	1,165,000	45.63%
DIREK	6	653,500	3	725,000	10.94%
DOVER GARDENS	9	927,000	14	977,500	5.45%
DRY CREEK	1	585,000	1	710,000	21.37%
DUDLEY PARK	3	720,000	1	867,500	20.49%
DULWICH	3	2,030,000	2	2,750,000	35.47%
EASTWOOD	1	997,500	1	1,106,000	10.88%
ECHUNGA	1	930,000	4	766,000	-17.63%
EDEN HILLS	6	1,162,500	10	999,444	-14.03%
EDWARDSTOWN	7	880,500	15	1,002,500	13.86%
ELIZABETH	3	530,000	3	675,000	27.36%
ELIZABETH DOWNS	23	535,000	38	602,500	12.62%
ELIZABETH EAST	34	550,000	17	634,000	15.27%
ELIZABETH GROVE	7	545,500	5	625,000	14.57%
ELIZABETH NORTH	18	525,000	13	595,250	13.38%
ELIZABETH PARK	29	540,500	31	630,000	16.56%
ELIZABETH SOUTH	6	588,000	10	600,000	2.04%
ELIZABETH VALE	18	641,000	11	701,000	9.36%
ENFIELD	23	817,500	24	932,000	14.01%
ERINDALE	3	2,105,000	5	1,952,750	-7.23%
ETHELTON	2	722,500	5	786,500	8.86%
EVANDALE	2	1,103,750	9	1,837,500	66.48%
EVANSTON	20	550,000	15	625,000	13.64%
EVANSTON GARDENS	21	557,500	19	670,000	20.18%
EVANSTON PARK	23	590,000	10	750,500	27.20%
EVANSTON SOUTH	8	657,500	7	794,750	20.87%
EXETER	4	915,000	3	850,000	-7.10%
EYRE	11	565,500	10	626,000	10.70%
FAIRVIEW PARK	18	765,000	12	785,000	2.61%
FELIXSTOW	6	1,073,650	16	1,160,250	8.07%
FERRYDEN PARK	10	756,000	11	918,888	21.55%
FINDON	31	919,000	22	900,000	-2.07%
FIRLE	7	1,101,000	8	1,156,000	5.00%
FITZROY	1	2,275,000	2	2,637,500	15.93%
FLAGSTAFF HILL	25	922,000	41	987,500	7.10%
FLINDERS PARK	15	1,132,000	22	1,186,000	4.77%
FORESTVILLE	3	1,650,000	1	1,020,000	-38.18%
FREWVILLE	2	1,836,500	3	1,640,000	-10.70%
FULHAM	10	1,337,500	19	1,680,000	25.61%
FULHAM GARDENS	18	1,275,000	21	1,365,000	7.06%
FULLARTON	6	1,388,550	6	1,845,000	32.87%
GAWLER	2	930,000	8	628,000	-32.47%
GAWLER EAST	26	642,000	29	751,000	16.98%
GAWLER SOUTH	13	602,500	12	775,000	28.63%
GAWLER WEST	1	540,000	1	600,000	11.11%
GEPPS CROSS	3	646,500	1	872,000	34.88%
GILBERTON	3	1,505,000	4	10,250,000	581.06%
GILLES PLAINS	16	792,500	24	860,000	8.52%
GLANDORE	6	1,046,500	9	1,382,500	32.11%
GLANVILLE	5	801,000	2	700,000	-12.61%
GLEN OSMOND	6	1,557,500	3	1,478,500	-5.07%
GLENALTA	2	864,000	9	1,015,000	17.48%
GLENELG	2	2,095,000	3	2,000,000	-4.53%
GLENELG EAST	8	1,700,000	7	2,225,000	30.88%
GLENELG NORTH	18	1,345,000	16	1,410,000	4.83%
GLENELG SOUTH	5	1,650,000	3	1,950,000	18.18%
GLENGOWRIE	10	1,317,500	16	1,325,000	0.57%
GLENSIDE	9	1,720,000	4	1,827,500	6.25%

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
GLENUNGA	7	1,855,000	6	1,802,500	-2.83%
GLYNDE	3	1,215,000	5	1,250,000	2.88%
GOLDEN GROVE	38	920,000	32	874,000	-5.00%
GOODWOOD	7	1,320,000	5	1,500,000	13.64%
GRANGE	17	1,475,000	15	1,420,000	-3.73%
GREENACRES	13	830,500	11	910,000	9.57%
GREENWITH	27	730,000	30	965,500	32.26%
GULFVIEW HEIGHTS	9	950,000	11	1,315,000	38.42%
GUMERACHA	1	685,000	3	820,000	19.71%
HACKHAM	16	648,000	15	720,000	11.11%
HACKHAM WEST	19	615,000	17	692,000	12.52%
HAHANDORF	10	853,000	9	1,200,000	40.68%
HALLETT COVE	39	886,000	39	900,000	1.58%
HAMPSTEAD GARDENS	5	1,070,000	4	859,000	-19.72%
HAPPY VALLEY	54	795,000	30	795,000	0.00%
HAWTHORN	6	1,645,000	4	1,587,500	-3.50%
HAWTHORNDENE	12	860,000	2	1,060,000	23.26%
HAZELWOOD PARK	7	1,820,000	5	2,460,000	35.16%
HECTORVILLE	6	952,000	11	966,000	1.47%
HENDON	8	911,000	5	947,500	4.01%
HENLEY BEACH	12	1,645,000	16	1,865,000	13.37%
HENLEY BEACH SOUTH	8	1,842,500	9	1,827,500	-0.81%
HEWETT	12	740,000	11	870,500	17.64%
HIGHBURY	24	888,500	19	897,500	1.01%
HIGHGATE	3	1,850,000	4	1,380,000	-25.41%
HILLBANK	24	725,000	21	748,750	3.28%
HILLCREST	12	835,000	15	1,000,000	19.76%
HILLIER	1	605,000	1	750,000	23.97%
HILTON	1	1,071,000	2	1,020,500	-4.72%
HOLDEN HILL	14	762,500	22	838,000	9.90%
HOPE VALLEY	26	834,000	19	824,000	-1.20%
HOUGHTON	2	1,800,000	2	1,083,750	-39.79%
HOVE	9	1,140,000	9	1,340,000	17.54%
HUNTFIELD HEIGHTS	16	620,600	16	702,500	13.20%
HYDE PARK	1	3,900,000	3	2,615,000	-32.95%
INGLE FARM	57	712,250	50	769,500	8.04%
JOSLIN	4	2,297,500	2	2,350,000	2.29%
KANMANTOO	2	575,000	2	680,000	18.26%
KENSINGTON	2	1,640,000	3	1,406,250	-14.25%
KENSINGTON GARDENS	12	2,135,000	6	2,075,000	-2.81%
KENSINGTON PARK	6	2,404,500	3	1,470,000	-38.86%
KERSBROOK	2	1,030,000	1	676,000	-34.37%
KIDMAN PARK	7	972,000	9	1,320,000	35.80%
KILBURN	5	1,010,000	8	1,000,000	-0.99%
KILKENNY	1	880,000	5	910,000	3.41%
KINGS PARK	1	2,650,000	2	1,060,000	-60.00%
KINGSTON PARK	2	2,100,000	2	1,547,500	-26.31%
KINGSWOOD	6	1,932,500	8	1,594,000	-17.52%
KLEMZIG	25	875,000	20	935,000	6.86%
KURRALTA PARK	5	1,265,000	10	1,072,500	-15.22%
LARGS BAY	14	1,038,000	8	1,501,000	44.61%
LARGS NORTH	19	820,000	16	942,500	14.94%
LEABROOK	3	3,600,000	2	4,237,500	17.71%
LIGHTSVIEW	35	741,113	24	820,000	10.64%
LINDEN PARK	3	1,378,888	4	1,610,000	16.76%
LITTLEHAMPTON	16	900,000	14	942,500	4.72%
LOBETHAL	7	785,000	11	695,000	-11.46%
LOCKLEYS	16	1,245,000	14	1,500,000	20.48%
LOWER MITCHAM	1	1,555,000	6	1,685,000	8.36%
MACCLESFIELD	6	832,500	5	949,150	14.01%
MAGILL	35	1,155,000	26	1,385,000	19.91%

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
MALVERN	7	2,131,500	11	2,858,000	34.08%
MANNINGHAM	6	1,192,500	7	1,230,000	3.14%
MANSFIELD PARK	10	750,000	8	822,500	9.67%
MARDEN	1	1,000,000	10	1,357,500	35.75%
MARINO	7	1,355,500	4	1,410,000	4.02%
MARION	16	970,000	19	1,013,750	4.51%
MARLESTON	1	880,000	7	870,000	-1.14%
MASLIN BEACH	4	760,000	4	805,000	5.92%
MAWSON LAKES	39	910,000	50	865,500	-4.89%
MAYLANDS	2	1,426,000	3	1,375,000	-3.58%
MCLAREN FLAT	6	818,250	3	672,500	-17.81%
MCLAREN VALE	13	855,000	11	963,000	12.63%
MEADOWS	9	695,000	7	797,000	14.68%
MEDINDIE	4	3,665,000	5	3,400,000	-7.23%
MEDINDIE GARDENS	1	2,351,521	1	2,000,000	-14.95%
MELROSE PARK	5	990,000	6	1,080,000	9.09%
MILE END	8	1,212,500	15	1,188,000	-2.02%
MILLSWOOD	6	1,923,000	8	1,850,500	-3.77%
MITCHELL PARK	20	940,000	23	966,250	2.79%
MOANA	18	875,000	20	940,000	7.43%
MODBURY	19	770,000	21	785,000	1.95%
MODBURY HEIGHTS	32	759,000	20	812,500	7.05%
MODBURY NORTH	17	755,000	17	903,550	19.68%
MORPHETT VALE	110	680,000	111	750,000	10.29%
MORPHETTVILLE	13	848,500	10	1,040,000	22.57%
MOUNT BARKER	114	700,000	117	760,750	8.68%
MOUNT OSMOND	1	1,050,000	3	1,562,500	48.81%
MOUNT TORRENS	2	782,500	2	925,000	18.21%
MUNNO PARA	45	600,000	57	653,500	8.92%
MUNNO PARA DOWNS	5	699,000	7	729,990	4.43%
MUNNO PARA WEST	62	620,000	48	675,000	8.87%
MYLOR	2	755,000	2	1,328,000	75.89%
MYRTLE BANK	8	1,525,000	5	1,711,989	12.26%
NAILSWORTH	2	1,023,000	6	1,408,500	37.68%
NAIRNE	22	690,000	24	743,500	7.75%
NETHERBY	2	2,415,000	5	2,301,000	-4.72%
NETLEY	3	862,500	3	1,046,000	21.28%
NEWTON	10	1,095,000	12	986,000	-9.95%
NOARLUNGA DOWNS	21	750,000	7	692,500	-7.67%
NORTH ADELAIDE	13	2,200,000	9	2,000,000	-9.09%
NORTH BRIGHTON	9	1,305,500	4	1,710,000	30.98%
NORTH HAVEN	10	805,000	7	925,000	14.91%
NORTH PLYMPTON	11	1,010,000	13	1,111,113	10.01%
NORTHFIELD	18	762,500	19	897,500	17.70%
NORTHGATE	3	961,000	8	1,091,500	13.58%
NORWOOD	8	2,100,000	12	1,780,000	-15.24%
NOVAR GARDENS	5	1,275,888	12	1,195,500	-6.30%
OAKDEN	7	900,000	8	857,500	-4.72%
OAKLANDS PARK	7	913,500	10	1,039,000	13.74%
O'HALLORAN HILL	8	826,000	6	776,000	-6.05%
OLD NOARLUNGA	9	697,500	8	980,000	40.50%
OLD REYNELLA	14	735,000	13	790,000	7.48%
ONKAPARINGA HEIGHTS	3	805,000	3	920,000	14.29%
ONKAPARINGA HILLS	5	832,000	1	1,195,231	43.66%
OSBORNE	4	830,000	5	617,000	-25.66%
O'SULLIVAN BEACH	6	661,000	9	776,750	17.51%
OTTOWAY	6	740,000	7	781,000	5.54%
OVINGHAM	2	1,092,500	2	1,675,000	53.32%
PANORAMA	8	995,000	6	1,030,000	3.52%
PARA HILLS	41	715,000	36	740,000	3.50%
PARA HILLS WEST	11	700,000	12	717,500	2.50%

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
PARA VISTA	16	724,000	12	757,500	4.63%
PARADISE	15	941,000	17	1,010,000	7.33%
PARAFIELD GARDENS	52	692,978	49	812,500	17.25%
PARALOWIE	61	665,500	69	708,200	6.42%
PARK HOLME	11	908,500	5	1,180,000	29.88%
PARKSIDE	7	1,952,000	13	1,950,000	-0.10%
PASADENA	10	1,072,500	7	990,000	-7.69%
PAYNEHAM	5	1,150,000	3	1,455,000	26.52%
PAYNEHAM SOUTH	6	1,413,750	7	1,660,000	17.42%
PENNINGTON	4	862,500	5	820,000	-4.93%
PETERHEAD	2	692,500	1	900,000	29.96%
PLYMPTON	9	1,026,000	16	1,266,000	23.39%
PLYMPTON PARK	8	968,000	8	1,280,000	32.23%
POORAKA	20	691,500	28	800,000	15.69%
PORT ADELAIDE	9	656,555	5	725,000	10.42%
PORT NOARLUNGA	8	826,121	10	840,000	1.68%
PORT NOARLUNGA SOUTH	23	789,000	28	675,000	-14.45%
PORT WILLUNGA	5	795,000	8	802,500	0.94%
PROSPECT	15	1,132,500	39	1,505,000	32.89%
QUEENSTOWN	6	925,000	6	848,000	-8.32%
REDWOOD PARK	19	725,000	26	790,000	8.97%
REID	1	730,000	3	721,000	-1.23%
RENOWN PARK	3	930,000	2	910,000	-2.15%
REYNELLA	25	678,500	33	768,000	13.19%
REYNELLA EAST	9	716,000	14	798,000	11.45%
RICHMOND	3	970,000	13	1,060,000	9.28%
RIDGEHAVEN	19	725,000	23	777,500	7.24%
RIVERLEA PARK	17	827,500	31	845,000	2.11%
ROSE PARK	1	3,370,000	4	3,100,000	-8.01%
ROSEWATER	15	732,000	7	822,000	12.30%
ROSSLYN PARK	4	1,562,500	3	1,848,000	18.27%
ROSTREVOR	27	1,156,000	27	1,280,000	10.73%
ROYAL PARK	12	950,000	9	909,000	-4.32%
ROYSTON PARK	2	1,610,000	4	2,549,000	58.32%
SALISBURY	26	655,000	16	720,000	9.92%
SALISBURY DOWNS	15	666,500	20	740,000	11.03%
SALISBURY EAST	31	687,000	38	741,000	7.86%
SALISBURY HEIGHTS	13	865,000	16	770,000	-10.98%
SALISBURY NORTH	29	620,000	38	659,500	6.37%
SALISBURY PARK	5	650,000	6	720,000	10.77%
SALISBURY PLAIN	5	625,000	5	695,000	11.20%
SEACLIFF	5	1,900,500	5	1,720,000	-9.50%
SEACLIFF PARK	8	1,175,000	9	1,225,000	4.26%
SEACOMBE GARDENS	8	752,500	12	898,000	19.34%
SEACOMBE HEIGHTS	6	990,000	5	1,035,000	4.55%
SEAFORD	23	720,000	23	807,500	12.15%
SEAFORD HEIGHTS	8	833,500	17	873,500	4.80%
SEAFORD MEADOWS	22	696,000	27	794,000	14.08%
SEAFORD RISE	30	767,000	25	812,000	5.87%
SEATON	28	972,500	32	982,000	0.98%
SEAVIEW DOWNS	10	985,000	4	1,066,750	8.30%
SEFTON PARK	2	1,159,500	3	1,441,000	24.28%
SELLICKS BEACH	12	797,000	15	810,000	1.63%
SEMAPHORE	4	995,000	4	1,043,000	4.82%
SEMAPHORE PARK	18	927,500	11	1,016,250	9.57%
SEMAPHORE SOUTH	1	925,000	4	1,070,000	15.68%
SHEIDOW PARK	12	825,000	18	850,000	3.03%
SMITHFIELD	14	536,000	15	630,000	17.54%
SMITHFIELD PLAINS	25	520,500	16	601,000	15.47%
SOMERTON PARK	19	1,692,500	17	2,370,000	40.03%
SOUTH BRIGHTON	10	1,550,000	14	1,525,000	-1.61%

Suburb	Sales 3Q 2024	Median 3Q 2024	Sales 3Q 2025	Median 3Q 2025	Median Change
SOUTH PLYMPTON	7	1,121,000	9	1,207,500	7.72%
SPRINGFIELD	3	2,550,000	3	1,800,000	-29.41%
ST AGNES	14	805,000	18	805,500	0.06%
ST CLAIR	7	740,000	5	1,200,000	62.16%
ST GEORGES	6	1,850,000	6	1,800,500	-2.68%
ST KILDA	1	500,000	1	785,000	57.00%
ST MARYS	8	858,500	7	1,160,000	35.12%
ST MORRIS	9	1,308,800	6	1,530,000	16.90%
ST PETERS	5	2,010,000	8	2,430,000	20.90%
STEPNEY	3	1,427,000	3	1,520,000	6.52%
STIRLING	4	1,520,000	13	1,628,000	7.11%
STONYFELL	4	1,556,000	6	1,800,000	15.68%
STURT	7	862,500	3	850,000	-1.45%
SURREY DOWNS	13	667,500	12	762,000	14.16%
TAPEROO	9	800,000	5	780,000	-2.50%
TEA TREE GULLY	11	813,556	16	915,000	12.47%
TENNYSON	2	2,200,000	2	3,625,000	64.77%
TERINGIE	2	1,135,000	4	1,341,000	18.15%
TONSLEY	5	705,000	4	809,750	14.86%
TOORAK GARDENS	4	2,265,000	6	2,504,500	10.57%
TORRENS PARK	14	1,430,500	3	1,665,000	16.39%
TORRENSVILLE	19	1,159,000	14	1,017,000	-12.25%
TRANMERE	9	1,075,000	22	1,368,000	27.26%
TRINITY GARDENS	2	1,475,000	3	2,200,000	49.15%
TROTT PARK	6	783,300	10	835,750	6.70%
TUSMORE	3	1,667,500	1	1,435,000	-13.94%
UNDERDALE	5	1,102,500	7	1,130,000	2.49%
UNLEY	2	1,895,000	8	2,063,900	8.91%
UNLEY PARK	3	2,675,000	5	3,200,000	19.63%
UPPER STURT	2	790,000	5	1,040,000	31.65%
URRBRAE	5	1,710,000	5	1,487,500	-13.01%
VALE PARK	7	1,203,000	5	1,340,000	11.39%
VALLEY VIEW	33	766,000	32	824,000	7.57%
VIRGINIA	13	786,250	26	784,500	-0.22%
VISTA	4	785,000	1	960,000	22.29%
WALKERVILLE	5	1,820,000	6	2,282,500	25.41%
WALKLEY HEIGHTS	5	990,000	13	1,019,999	3.03%
WARRADALE	12	1,035,000	18	1,260,000	21.74%
WATTLE PARK	11	1,600,000	7	1,705,000	6.56%
WAYVILLE	2	1,640,000	2	1,590,000	-3.05%
WELLAND	1	1,510,000	4	941,250	-37.67%
WEST BEACH	11	1,557,500	8	1,445,500	-7.19%
WEST CROYDON	6	1,095,000	12	1,112,500	1.60%
WEST HINDMARSH	4	1,110,000	5	1,066,000	-3.96%
WEST LAKES	13	1,180,000	22	1,125,500	-4.62%
WEST LAKES SHORE	6	1,215,000	11	1,210,000	-0.41%
WEST RICHMOND	2	752,750	4	1,049,500	39.42%
WESTBOURNE PARK	7	1,837,500	3	1,581,000	-13.96%
WILLASTON	13	594,500	18	635,000	6.81%
WILLUNGA	5	861,500	5	877,500	1.86%
WINDSOR GARDENS	24	830,000	23	898,750	8.28%
WOODCROFT	24	787,500	28	840,000	6.67%
WOODFORDE	6	1,075,000	3	1,600,000	48.84%
WOODSIDE	16	825,000	11	896,500	8.67%
WOODVILLE	8	739,000	1	1,605,000	117.19%
WOODVILLE GARDENS	1	985,000	8	890,000	-9.64%
WOODVILLE NORTH	6	850,000	8	847,500	-0.29%
WOODVILLE PARK	1	1,300,000	5	1,123,000	-13.62%
WOODVILLE SOUTH	12	893,750	10	1,005,000	12.45%
WOODVILLE WEST	13	909,000	25	977,000	7.48%
WYNN VALE	21	755,000	25	837,250	10.89%

Summary

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

Please contact REISA at reisa@reisa.com.au or on 8366 4300 if you would like to know more.

