

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



PANORAMA

DECEMBER QUARTER - 2025 edition Volume 4

December Quarter 2025

Adelaide homeowners are benefiting from a steadily strengthening market, with Q4 2025 data showing broad-based equity gains across metro and regional areas.

Valuer-General figures for the December 2025 quarter put SA's median house price at **\$850,000**, with metropolitan Adelaide at **\$925,000**. Regional SA rose to **\$520,000**, up 14.54% year-on-year, backed by consistent demand for well-priced homes. The results are drawn from verified sales and valuation data, grouped into more than **2,300** market sub-categories for like-for-like comparisons.

216 Adelaide suburbs now have median house prices above \$1 million, with another 50 between **\$900,000-**

\$999,999, showing value growth is widespread.

Several suburbs shifted into higher brackets during 2025, including Woodville, Woodville Gardens, Balhannah, Payneham, Brooklyn Park, Hampstead Gardens, and Port Willunga.

Lifestyle markets remain a key support, particularly in the Adelaide Hills and along the coast where supply is limited. Sales volumes point to tight stock rather than overheating, with 99 suburbs recording no sales in the quarter- supporting prices and lifting competition when quality homes appear. REISA says the market is showing long-term maturity, and for sellers, conditions remain favourable with demand active and listings constrained.

SOUTH AUSTRALIAN SUMMARY – QUARTER 4 – 2025

SUBURB		4Q 2024		3Q 2025		4Q 2025		Media 4Q 2025	Median change
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	6580	770000	6307	800000	6767	850000	6.25%	10.39%
METRO ADELAIDE	Houses	4649	850000	4451	875000	4751	925000	5.71%	8.82%
CENTRAL METRO	Houses	2073	975000	1986	1050000	2164	1100000	4.76%	12.82%
INNER METRO	Houses	351	1535000	352	1568000	342	1600000	2.04%	4.23%
OUTER METRO	Houses	2205	710750	2082	750000	2205	800000	6.67%	12.56%
METRO ADELAIDE	Home Units	1837	602000	1913	664778	1938	679995	2.29%	12.96%
MAJOR TOWNS	Houses	703	454000	677	485250	709	520000	7.16%	14.54%
Selected LGAS	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
ADELAIDE	Houses	19	1792500	12	1840000	16	1670000	-9.24%	-6.83%
ADELAIDE HILLS	Houses	119	991007	99	1000000	106	1155000	15.50%	16.55%
BURNSIDE	Houses	122	1835000	123	1762500	134	1917500	8.79%	4.50%
CAMPBELLTOWN	Houses	180	1027000	174	1100000	172	1180000	7.27%	14.90%
CHARLES STURT	Houses	351	1010000	328	1087500	396	1190000	9.43%	17.82%
GAWLER	Houses	149	650000	126	690000	142	720000	4.35%	10.77%
HOLDFAST BAY	Houses	82	1352500	95	1650000	100	1600000	-3.03%	18.30%
MARION	Houses	314	925000	273	1000000	321	1050000	5.00%	13.51%
MITCHAM	Houses	231	1255000	174	1230000	216	1290000	4.88%	2.79%
MOUNT BARKER	Houses	226	740000	185	773750	212	850000	9.85%	14.86%
NORWOOD, PAYNHAM & ST. PETERS	Houses	97	1495000	111	1492500	103	1550000	3.85%	3.68%
ONKAPARINGA	Houses	711	775000	700	790000	706	847000	7.22%	9.29%
PLAYFORD	Houses	597	628000	584	666000	597	700000	5.11%	11.46%
PORT ADELAIDE ENFIELD	Houses	417	866500	412	898000	487	935000	4.12%	7.91%
PROSPECT	Houses	58	1515000	62	1560007	40	1427500	-8.49%	-5.78%
SALISBURY	Houses	542	700000	528	750000	535	800000	6.67%	14.29%
TEA TREE GULLY	Houses	389	800000	363	845000	423	901000	6.63%	12.63%
UNLEY	Houses	76	1650000	84	1805000	87	1930000	6.93%	16.97%
WALKERVILLE	Houses	23	1650000	20	2625000	21	1947500	-25.81%	18.03%
WEST TORRENS	Houses	172	1050000	183	1200000	149	1210000	0.83%	15.24%

December Quarter 2025

REGIONAL SOUTH AUSTRALIA – QUARTER 4 – 2025

Index	Category	3Q 2024		2Q 2025		3Q 2025		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
MAJOR TOWNS	Houses	703	454000	677	485250	709	520000	7.16%	14.54%
COMPONENT TOWNS									
MILLICENT	Houses	16	347500	19	370000	27	372500	0.68%	7.19%
MOUNT GAMBIER	Houses	127	499000	126	540000	135	555000	2.78%	11.22%
MURRAY BRIDGE	Houses	86	509300	82	570000	67	587500	3.07%	15.35%
PORT AUGUSTA	Houses	72	260000	44	305000	61	350000	14.75%	34.62%
PORT LINCOLN	Houses	56	490000	49	575000	54	572500	-0.43%	16.84%
PORT PIRIE	Houses	63	325000	79	365000	76	344250	-5.68%	5.92%
VICTOR HARBOR	Houses	96	681000	89	735000	99	752500	2.38%	10.50%
WHYALLA	Houses	76	385750	86	348000	83	400000	14.94%	3.69%
OTHER TOWNS									
BARMERA	Houses	7	384000	8	360000	4	374500	4.03%	-2.47%
BERRI	Houses	21	385000	17	360000	11	353500	-1.81%	-8.18%
NARACOORTE	Houses	30	322000	22	380000	33	455000	19.74%	41.30%
RENMARK	Houses	19	482500	18	542500	25	480500	-11.43%	-0.41%

Valuer-General figures: December Quarter 2025

UNITS AND APARTMENTS – QUARTER 4 – 2025

Index	Category	3Q 2024		2Q 2025		3Q 2025		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,856	600,000	1,935	660,000	1,963	675,000	2.27%	12.50%
SUBURB									
ADELAIDE	Units & Apartments	186	515,000	170	535,000	410	564,000	5.42%	9.51%

Valuer-General figures: December Quarter 2025

Port Lincoln, South Australia

December Quarter 2025

TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	4Q 2024		4Q 2025		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	141	711,400	139	837,500	17.73%
MORPHETT VALE	97	680,500	110	793,000	16.53%
PARALOWIE	67	664,000	72	765,000	15.21%
ALDINGA BEACH	78	788,000	66	800,000	1.52%
PARAFIELD GARDENS	53	741,500	62	845,000	13.96%
BLAKEVIEW	43	632,190	57	720,000	13.89%
GOLDEN GROVE	30	900,000	55	940,000	4.44%
MUNNO PARA WEST	64	637,750	54	703,000	10.23%
INGLE FARM	53	740,000	52	835,000	12.84%
ANDREWS FARM	52	600,050	47	707,500	17.91%

TOP 10 VOLUME OF SALES – METRO

Suburb	4Q 2024		4Q 2025		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	141	711,400	139	837,500	17.73%
MORPHETT VALE	97	680,500	110	793,000	16.53%
PARALOWIE	67	664,000	72	765,000	15.21%
ALDINGA BEACH	78	788,000	66	800,000	1.52%
PARAFIELD GARDENS	53	741,500	62	845,000	13.96%
BLAKEVIEW	43	632,190	57	720,000	13.89%
GOLDEN GROVE	30	900,000	55	940,000	4.44%
MUNNO PARA WEST	64	637,750	54	703,000	10.23%
INGLE FARM	53	740,000	52	835,000	12.84%
ANDREWS FARM	52	600,050	47	707,500	17.91%

Valuer-General figures: December Quarter 2025

GROWTH OF SUBURBS

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
ABERFOYLE PARK	36	845,000	32	880,000	4.14%
ADELAIDE	5	1,180,000	6	1,130,000	-4.24%
ALBERT PARK	4	963,500	17	980,000	1.71%
ALBERTON	5	721,750	6	976,900	35.35%
ALDGATE	10	1,539,000	7	1,420,000	-7.73%
ALDINGA BEACH	78	788,000	66	800,000	1.52%
ALLENBY GARDENS	6	1,200,000	5	1,200,000	0.00%
ANDREWS FARM	52	600,050	47	707,500	17.91%
ANGLE PARK	2	752,500	3	900,000	19.60%
ANGLE VALE	47	790,000	45	787,500	-0.32%
ASCOT PARK	11	850,000	7	1,121,000	31.88%
ATHELSTONE	33	947,500	31	1,085,000	14.51%
AULDANA	2	2,425,000	1	2,118,000	-12.66%
BALHANNAH	3	845,500	4	1,550,000	83.32%
BANKSIA PARK	16	740,000	21	880,000	18.92%
BEAUMONT	10	1,850,000	13	1,975,750	6.80%
BEDFORD PARK	4	856,600	5	1,120,000	30.75%
BELAIR	11	1,350,000	15	1,203,250	-10.87%
BELLEVUE HEIGHTS	13	1,250,000	11	1,115,000	-10.80%
BEULAH PARK	5	1,650,000	4	1,617,500	-1.97%
BEVERLEY	7	830,000	7	895,000	7.83%
BIRDWOOD	6	609,000	5	685,000	12.48%
BIRKENHEAD	9	900,000	5	950,000	5.56%
BLACK FOREST	2	2,000,000	3	1,800,000	-10.00%
BLACKWOOD	16	992,500	13	1,100,000	10.83%
BLAIR ATHOL	26	902,000	38	875,500	-2.94%
BLAKEVIEW	43	632,190	57	720,000	13.89%
BOWDEN	5	990,000	6	957,500	-3.28%
BRAHMA LODGE	22	649,000	20	735,000	13.25%
BRIDGEWATER	20	876,000	13	1,060,000	21.00%
BRIGHTON	7	1,350,000	14	1,399,000	3.63%
BROADVIEW	11	1,065,000	14	1,180,000	10.80%
BROMPTON	7	925,000	8	1,126,500	21.78%
BROOKLYN PARK	16	950,000	9	1,300,000	36.84%
BRUKUNGA	2	509,000	1	520,000	2.16%
BURNSIDE	9	1,700,500	5	1,911,500	12.41%
BURTON	19	705,000	20	736,000	4.40%
CALLINGTON	1	480,000	3	520,000	8.33%
CAMDEN PARK	10	1,013,100	9	1,180,000	16.47%
CAMPBELLTOWN	27	990,000	25	1,165,000	17.68%
CHELTENHAM	5	1,110,000	7	1,027,500	-7.43%
CHRISTIE DOWNS	23	630,000	17	716,000	13.65%
CHRISTIES BEACH	31	801,750	27	920,000	14.75%
CLAPHAM	3	1,110,000	4	1,022,000	-7.93%
CLARENCE GARDENS	10	1,235,000	7	1,290,000	4.45%
CLARENCE PARK	10	1,076,062	3	1,226,000	13.93%
CLEARVIEW	8	902,500	20	942,500	4.43%
CLOVELLY PARK	7	881,500	14	978,000	10.95%
COLLEGE PARK	1	7,000,000	1	3,300,000	-52.86%
COLONEL LIGHT GARDENS	12	1,452,500	8	1,662,000	14.42%
COROMANDEL VALLEY	11	950,000	21	1,150,000	21.05%
COWANDILLA	4	922,500	1	1,000,000	8.40%
CRAFERS	7	1,425,000	7	1,362,000	-4.42%
CRAFERS WEST	5	1,420,000	3	1,276,000	-10.14%
CRAIGBURN FARM	15	1,300,000	11	1,526,000	17.38%
CRAIGMORE	57	638,750	39	727,000	13.82%
CROYDON	2	1,140,000	4	1,545,500	35.57%
CROYDON PARK	12	900,000	18	1,050,000	16.67%
CUMBERLAND PARK	8	1,387,500	9	1,601,000	15.39%
DARLINGTON	6	830,000	4	980,000	18.07%

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
DAVOREN PARK	50	567,500	32	638,750	12.56%
DAW PARK	7	1,062,500	7	1,870,000	76.00%
DERNANCOURT	14	886,000	25	990,000	11.74%
DEVON PARK	4	965,000	7	1,073,500	11.24%
DIREK	4	618,500	2	775,000	25.30%
DOVER GARDENS	16	920,000	8	1,040,000	13.04%
DUDLEY PARK	1	830,000	2	820,000	-1.20%
DULWICH	5	2,001,250	5	2,150,000	7.43%
EASTWOOD	1	1,330,000	2	1,390,000	4.51%
ECHUNGA	5	777,000	2	790,000	1.67%
EDEN HILLS	8	980,000	15	1,177,500	20.15%
EDWARDSTOWN	10	915,000	15	1,161,250	26.91%
ELIZABETH	2	570,000	3	667,000	17.02%
ELIZABETH DOWNS	23	550,000	35	635,000	15.45%
ELIZABETH EAST	16	600,000	29	681,000	13.50%
ELIZABETH GROVE	6	650,500	5	615,000	-5.46%
ELIZABETH NORTH	17	565,000	13	625,000	10.62%
ELIZABETH PARK	16	552,000	17	637,000	15.40%
ELIZABETH SOUTH	10	580,000	7	620,000	6.90%
ELIZABETH VALE	16	640,000	14	685,000	7.03%
ENFIELD	24	810,000	22	993,000	22.59%
ERINDALE	1	1,860,000	6	2,000,000	7.53%
ETHELTON	5	814,750	6	930,000	14.15%
EVANDALE	1	775,000	2	1,232,500	59.03%
EVANSTON	21	603,750	14	700,000	15.94%
EVANSTON GARDENS	17	623,000	17	667,500	7.14%
EVANSTON PARK	14	670,000	18	767,500	14.55%
EVANSTON SOUTH	5	673,000	2	751,250	11.63%
EXETER	2	932,500	3	1,200,000	28.69%
EYRE	18	511,500	16	749,000	46.43%
FAIRVIEW PARK	14	780,000	11	890,000	14.10%
FELIXSTOW	12	1,117,500	8	1,476,250	32.10%
FERRYDEN PARK	8	850,000	9	902,500	6.18%
FINDON	26	917,500	30	1,085,000	18.26%
FIRLE	2	1,682,500	4	1,184,000	-29.63%
FLAGSTAFF HILL	43	928,500	29	1,015,500	9.37%
FLINDERS PARK	17	1,021,500	21	1,323,000	29.52%
FORESTVILLE	3	2,210,000	2	1,503,850	-31.95%
FREWVILLE	3	1,550,000	4	2,312,500	49.19%
FULHAM	7	1,360,000	9	1,581,000	16.25%
FULHAM GARDENS	19	1,246,500	24	1,330,000	6.70%
FULLARTON	6	1,675,000	8	1,756,500	4.87%
GAWLER	4	724,500	1	635,000	-12.35%
GAWLER EAST	35	735,000	41	760,000	3.40%
GAWLER SOUTH	22	800,000	15	707,500	-11.56%
GAWLER WEST	3	595,000	8	648,000	8.91%
GILBERTON	7	1,790,000	3	4,037,900	125.58%
GILLES PLAINS	16	782,500	16	875,000	11.82%
GLANDORE	9	1,260,000	4	1,386,500	10.04%
GLANVILLE	4	745,000	4	1,035,000	38.93%
GLEN OSMOND	8	1,800,000	7	1,605,500	-10.81%
GLENALTA	14	910,000	10	1,020,000	12.09%
GLENELG	3	1,470,000	3	2,475,000	68.37%
GLENELG EAST	6	1,455,000	5	1,665,500	14.47%
GLENELG NORTH	19	1,135,000	16	1,422,500	25.33%
GLENELG SOUTH	1	2,150,000	5	2,100,000	-2.33%
GLENGOWRIE	26	1,350,000	22	1,415,000	4.81%
GLENSIDE	2	2,240,000	7	1,855,000	-17.19%
GLENUNGA	2	1,878,500	5	1,739,500	-7.40%
GLYNDE	5	1,227,500	5	1,120,000	-8.76%
GOLDEN GROVE	30	900,000	55	940,000	4.44%

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
GOODWOOD	6	1,430,000	5	2,220,000	55.24%
GRANGE	16	1,450,000	16	1,505,000	3.79%
GREENACRES	21	900,000	13	898,500	-0.17%
GREENHILL	2	1,326,000	1	1,350,000	1.81%
GREENWITH	38	794,500	26	1,100,000	38.45%
GULFVIEW HEIGHTS	11	1,030,000	12	991,500	-3.74%
GUMERACHA	2	882,500	1	740,000	-16.15%
HACKHAM	18	626,500	24	750,000	19.71%
HACKHAM WEST	17	620,000	14	755,000	21.77%
HAHNDORF	9	1,250,000	11	1,200,000	-4.00%
HALLETT COVE	39	919,500	44	1,020,000	10.93%
HAMPSTEAD GARDENS	10	940,000	7	1,255,000	33.51%
HAPPY VALLEY	54	810,000	38	863,000	6.54%
HAWTHORN	7	2,600,000	4	1,672,500	-35.67%
HAWTHORNDENE	10	1,051,000	13	1,211,740	15.29%
HAZELWOOD PARK	1	1,660,000	4	1,828,000	10.12%
HEATHFIELD	2	1,057,158	1	875,000	-17.23%
HECTORVILLE	20	1,092,500	15	1,210,000	10.76%
HENDON	7	815,000	3	880,000	7.98%
HENLEY BEACH	19	1,500,000	22	1,590,000	6.00%
HENLEY BEACH SOUTH	8	1,130,000	5	1,750,000	54.87%
HEWETT	18	800,000	7	975,000	21.88%
HIGHBURY	25	859,000	27	1,051,500	22.41%
HIGHGATE	2	1,539,000	4	2,432,500	58.06%
HILLBANK	26	670,000	30	780,000	16.42%
HILLCREST	12	811,000	24	921,250	13.59%
HILLIER	2	645,000	2	772,500	19.77%
HILTON	3	1,015,000	1	1,222,000	20.39%
HOLDEN HILL	13	765,000	20	882,000	15.29%
HOPE VALLEY	35	850,000	23	892,600	5.01%
HOVE	4	1,565,000	10	1,875,000	19.81%
HUNTFIELD HEIGHTS	15	645,000	16	735,275	14.00%
HYDE PARK	5	3,570,000	10	2,366,000	-33.73%
INGLE FARM	53	740,000	52	835,000	12.84%
JOSLIN	2	1,950,000	5	2,000,000	2.56%
KANMANTOO	3	600,000	4	862,500	43.75%
KENSINGTON	4	1,835,000	5	1,505,000	-17.98%
KENSINGTON GARDENS	1	1,375,000	2	2,351,500	71.02%
KENSINGTON PARK	11	1,835,000	14	2,010,000	9.54%
KIDMAN PARK	12	1,174,500	18	1,175,000	0.04%
KILBURN	6	830,000	12	973,000	17.23%
KILKENNY	3	870,000	4	986,500	13.39%
KINGSTON PARK	6	1,440,000	1	1,600,000	11.11%
KINGSWOOD	11	1,625,000	3	1,470,000	-9.54%
KLEMZIG	20	935,000	20	1,063,000	13.69%
KURRALTA PARK	8	1,045,000	9	1,220,000	16.75%
LARGS BAY	10	1,030,750	8	1,315,000	27.58%
LARGS NORTH	13	880,000	11	895,000	1.70%
LEABROOK	7	2,530,000	1	3,600,000	42.29%
LIGHTSVIEW	24	763,000	38	850,000	11.40%
LINDEN PARK	5	1,850,000	6	1,660,000	-10.27%
LITTLEHAMPTON	16	845,000	10	919,000	8.76%
LOBETHAL	6	720,000	12	820,000	13.89%
LOCKLEYS	21	1,200,000	11	1,400,000	16.67%
LOWER MITCHAM	9	1,563,000	5	2,225,000	42.35%
LYNTON	7	1,201,000	1	1,160,000	-3.41%
MACCLESFIELD	4	910,250	4	967,500	6.29%
MAGILL	31	1,201,000	32	1,332,250	10.93%
MALVERN	9	1,860,000	8	1,875,000	0.81%
MANNINGHAM	5	1,000,000	5	1,875,000	87.50%
MANSFIELD PARK	5	800,000	7	875,000	9.38%

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
MARDEN	4	1,180,500	10	1,370,000	16.05%
MARINO	11	1,365,000	8	1,255,000	-8.06%
MARION	10	988,000	11	1,075,000	8.81%
MARLESTON	6	770,000	4	1,132,500	47.08%
MARRYATVILLE	2	2,425,000	1	1,100,000	-54.64%
MASLIN BEACH	3	863,000	4	952,200	10.34%
MAWSON LAKES	48	830,000	44	852,000	2.65%
MAYLANDS	3	1,550,000	3	1,600,000	3.23%
MCLAREN FLAT	5	975,000	5	900,000	-7.69%
MCLAREN VALE	12	888,750	10	1,015,000	14.21%
MEADOWS	11	764,000	6	905,000	18.46%
MEDINDIE	1	1,821,000	2	3,825,000	110.05%
MELROSE PARK	8	959,000	11	1,128,000	17.62%
MILE END	15	1,185,000	12	1,161,000	-2.03%
MILLSWOOD	3	1,680,000	8	2,150,000	27.98%
MITCHAM	9	1,835,000	9	1,725,000	-5.99%
MITCHELL PARK	14	890,000	20	991,800	11.44%
MOANA	15	880,000	21	1,101,000	25.11%
MODBURY	27	780,000	18	894,500	14.68%
MODBURY HEIGHTS	35	839,250	27	885,050	5.46%
MODBURY NORTH	24	766,000	31	886,000	15.67%
MORPHETT VALE	97	680,500	110	793,000	16.53%
MORPHETTVILLE	24	905,000	12	1,076,250	18.92%
MOUNT BARKER	141	711,400	139	837,500	17.73%
MOUNT TORRENS	2	940,007	4	895,000	-4.79%
MUNNO PARA	47	615,500	34	695,000	12.92%
MUNNO PARA DOWNS	2	649,500	10	737,500	13.55%
MUNNO PARA WEST	64	637,750	54	703,000	10.23%
MYRTLE BANK	2	2,187,500	7	2,150,000	-1.71%
NAILSWORTH	6	1,390,000	6	1,409,444	1.40%
NAIRNE	34	725,000	31	845,000	16.55%
NETHERBY	6	2,250,000	5	2,200,000	-2.22%
NETLEY	11	1,010,000	3	1,110,000	9.90%
NEW PORT	3	729,362	1	825,000	13.11%
NEWTON	10	910,000	15	1,100,000	20.88%
NOARLUNGA DOWNS	14	728,000	9	770,000	5.77%
NORTH ADELAIDE	14	2,500,000	10	1,674,000	-33.04%
NORTH BRIGHTON	8	1,330,028	9	1,570,000	18.04%
NORTH HAVEN	10	945,000	15	1,090,000	15.34%
NORTH PLYMPTON	6	971,000	10	1,118,000	15.14%
NORTHFIELD	14	850,500	22	911,000	7.11%
NORTHGATE	10	1,000,000	2	1,115,500	11.55%
NORTON SUMMIT	3	1,417,500	1	1,500,000	5.82%
NORWOOD	19	1,620,000	13	1,725,000	6.48%
NOVAR GARDENS	8	1,050,000	7	1,422,000	35.43%
OAKBANK	2	925,000	2	1,116,685	20.72%
OAKDEN	11	875,500	12	1,006,500	14.96%
OAKLANDS PARK	18	834,000	9	983,000	17.87%
O'HALLORAN HILL	5	805,000	8	875,500	8.76%
OLD NOARLUNGA	3	967,500	6	855,500	-11.58%
OLD REYNELLA	10	765,000	11	810,000	5.88%
ONKAPARINGA HEIGHTS	7	780,000	3	850,000	8.97%
ONKAPARINGA HILLS	6	850,944	4	1,075,000	26.33%
OSBORNE	3	815,000	14	794,000	-2.58%
O'SULLIVAN BEACH	12	645,000	11	787,500	22.09%
OTTOWAY	8	800,000	6	751,000	-6.13%
OVINGHAM	2	1,400,000	2	1,375,000	-1.79%
PANORAMA	5	1,120,000	14	1,292,500	15.40%
PARA HILLS	38	700,000	32	811,000	15.86%
PARA HILLS WEST	17	724,000	10	716,250	-1.07%
PARA VISTA	6	954,000	10	890,250	-6.68%

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
PARADISE	15	932,500	25	1,050,000	12.60%
PARAFIELD GARDENS	53	741,500	62	845,000	13.96%
PARALOWIE	67	664,000	72	765,000	15.21%
PARK HOLME	7	999,450	6	1,096,400	9.70%
PARKSIDE	11	1,550,000	11	1,780,000	14.84%
PASADENA	4	820,000	8	975,000	18.90%
PAYNEHAM	5	987,000	14	1,440,000	45.90%
PAYNEHAM SOUTH	6	1,327,250	4	1,450,000	9.25%
PENNINGTON	12	800,000	13	920,000	15.00%
PETERHEAD	8	811,250	5	831,500	2.50%
PLYMPTON	14	1,007,500	15	1,247,500	23.82%
PLYMPTON PARK	11	955,000	21	1,160,000	21.47%
POORAKA	22	735,000	32	877,500	19.39%
PORT ADELAIDE	8	656,000	5	717,500	9.38%
PORT NOARLUNGA	15	892,000	13	861,856	-3.38%
PORT NOARLUNGA SOUTH	18	850,000	13	1,058,500	24.53%
PORT WILLUNGA	7	755,000	6	1,100,000	45.70%
PROSPECT	36	1,325,000	28	1,462,500	10.38%
QUEENSTOWN	3	910,000	14	920,000	1.10%
REDWOOD PARK	27	778,000	31	855,000	9.90%
REGENCY PARK	2	680,000	2	784,500	15.37%
REID	4	795,000	1	835,000	5.03%
RENOWN PARK	5	932,500	1	967,000	3.70%
REYNELLA	18	708,500	24	837,500	18.21%
REYNELLA EAST	6	787,500	10	857,000	8.83%
RICHMOND	9	970,000	9	1,085,000	11.86%
RIDGEHAVEN	11	749,500	19	912,350	21.73%
RIVERLEA PARK	27	845,000	32	875,000	3.55%
ROSE PARK	5	3,060,000	2	2,700,000	-11.76%
ROSEWATER	13	770,000	17	830,500	7.86%
ROSSLYN PARK	7	1,750,000	3	2,050,000	17.14%
ROSTREVOR	41	1,101,000	28	1,305,000	18.53%
ROYAL PARK	17	840,000	11	930,000	10.71%
ROYSTON PARK	9	1,910,000	7	1,765,000	-7.59%
SALISBURY	23	700,000	25	796,250	13.75%
SALISBURY DOWNS	23	651,000	25	760,000	16.74%
SALISBURY EAST	42	672,000	27	790,000	17.56%
SALISBURY HEIGHTS	19	780,000	23	882,500	13.14%
SALISBURY NORTH	43	601,000	29	703,000	16.97%
SALISBURY PARK	6	595,000	10	737,750	23.99%
SALISBURY PLAIN	3	660,000	6	680,000	3.03%
SEACLIFF	3	3,900,000	7	1,525,000	-60.90%
SEACLIFF PARK	10	1,094,000	10	1,367,708	25.02%
SEACOMBE GARDENS	9	814,800	2	951,750	16.81%
SEACOMBE HEIGHTS	4	1,090,625	6	985,275	-9.66%
SEAFORD	18	800,000	17	923,720	15.47%
SEAFORD HEIGHTS	15	790,000	20	950,000	20.25%
SEAFORD MEADOWS	16	725,000	27	830,500	14.55%
SEAFORD RISE	15	870,000	19	862,500	-0.86%
SEATON	34	881,944	35	1,100,000	24.72%
SEAVIEW DOWNS	18	987,000	16	1,133,000	14.79%
SEFTON PARK	5	1,220,000	2	1,010,500	-17.17%
SELLICKS BEACH	16	720,000	12	872,000	21.11%
SEMAPHORE	7	1,300,000	10	1,300,000	0.00%
SEMAPHORE PARK	9	1,095,000	8	1,510,000	37.90%
SEMAPHORE SOUTH	5	1,354,000	1	1,050,000	-22.45%
SHEIDOW PARK	19	835,000	21	942,500	12.87%
SMITHFIELD	13	550,000	16	680,000	23.64%
SMITHFIELD PLAINS	21	551,250	28	535,000	-2.95%
SOMERTON PARK	17	1,755,000	19	2,035,000	15.95%
SOUTH BRIGHTON	4	1,106,000	5	1,597,500	44.44%

Suburb	Sales 4Q 2024	Median 4Q 2024	Sales 4Q 2025	Median 4Q 2025	Median Change
SOUTH PLYMPTON	15	992,000	15	1,205,000	21.47%
ST AGNES	17	825,800	11	891,500	7.96%
ST CLAIR	4	1,023,000	6	1,142,000	11.63%
ST GEORGES	7	2,300,000	2	2,280,000	-0.87%
ST MARYS	11	881,000	6	990,000	12.37%
ST MORRIS	3	1,475,000	3	1,550,000	5.08%
ST PETERS	10	2,355,500	10	2,530,000	7.41%
STEPNEY	3	1,342,500	2	1,432,500	6.70%
STIRLING	9	1,400,000	13	1,830,000	30.71%
STONYFELL	5	1,650,000	4	1,675,000	1.52%
STURT	3	802,000	15	920,000	14.71%
SUMMERTOWN	2	1,315,000	4	1,371,250	4.28%
SURREY DOWNS	15	735,000	18	838,500	14.08%
TAPEROO	7	675,000	8	797,750	18.19%
TEA TREE GULLY	15	750,000	13	950,500	26.73%
TENNYSON	2	2,207,500	2	1,637,000	-25.84%
TERINGIE	2	1,867,500	1	1,380,000	-26.10%
TONSLEY	2	797,500	16	820,000	2.82%
TOORAK GARDENS	7	2,488,991	5	2,850,000	14.50%
TORRENS PARK	10	1,450,000	4	1,387,500	-4.31%
TORRENSVILLE	13	1,172,500	15	1,045,000	-10.87%
TRANMERE	14	1,387,500	12	1,345,067	-3.06%
TRINITY GARDENS	4	2,004,000	2	1,380,000	-31.14%
TROTT PARK	12	783,000	8	921,500	17.69%
TUSMORE	6	1,850,000	8	2,685,000	45.14%
UNDERDALE	6	1,172,750	5	1,100,000	-6.20%
UNLEY	11	1,835,000	10	2,100,000	14.44%
UNLEY PARK	5	2,975,000	5	2,950,000	-0.84%
URAILLA	3	1,124,000	1	865,000	-23.04%
URRBRAE	3	1,169,000	6	1,455,000	24.47%
VALE PARK	7	1,357,000	9	1,562,500	15.14%
VALLEY VIEW	23	771,500	33	900,000	16.66%
VIRGINIA	22	838,000	34	848,000	1.19%
VISTA	4	832,000	5	895,000	7.57%
WALKERVILLE	8	2,600,000	7	2,975,000	14.42%
WALKLEY HEIGHTS	13	877,500	5	1,115,000	27.07%
WARRADALE	17	1,115,000	20	1,235,000	10.76%
WATTLE PARK	4	1,413,500	8	1,998,750	41.40%
WELLAND	2	1,525,000	2	1,750,500	14.79%
WEST BEACH	6	1,325,000	13	1,626,000	22.72%
WEST CROYDON	15	1,160,000	12	1,236,000	6.55%
WEST HINDMARSH	4	1,292,500	6	1,195,000	-7.54%
WEST LAKES	27	1,325,000	29	1,350,000	1.89%
WEST LAKES SHORE	5	1,320,000	7	1,355,000	2.65%
WEST RICHMOND	3	795,000	5	886,000	11.45%
WESTBOURNE PARK	6	1,532,500	4	2,567,500	67.54%
WILLASTON	22	600,000	23	720,000	20.00%
WILLUNGA	9	997,100	16	961,500	-3.57%
WINDSOR GARDENS	21	900,000	28	994,500	10.50%
WOODCROFT	37	807,800	44	905,000	12.03%
WOODFORDE	7	1,100,000	2	1,179,000	7.18%
WOODSIDE	12	730,000	13	800,000	9.59%
WOODVILLE	3	757,000	4	1,665,500	120.01%
WOODVILLE GARDENS	11	600,000	4	1,011,000	68.50%
WOODVILLE NORTH	5	865,000	5	900,000	4.05%
WOODVILLE PARK	8	1,140,000	5	1,050,000	-7.89%
WOODVILLE SOUTH	9	1,049,150	16	1,055,000	0.56%
WOODVILLE WEST	23	879,250	18	1,073,000	22.04%
WYNN VALE	19	787,000	25	897,000	13.98%

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.

