

Insights on the state
of the South Australian
real estate market from
the Real Estate Insti-
tute of South Australia



PANORAMA

MARCH QUARTER - 2026 edition Volume 1

March Quarter 2026

Prices rose across metro, regional and suburban markets as supply constraints continue to shape conditions. South Australia's residential property market recorded a strong start to 2026, with median house prices rising across metropolitan, regional and suburban markets during Q1 2026, despite a seasonal moderation in sales volumes following the elevated activity of late 2025.

New data covering January to March 2026 shows that price growth remains resilient and increasingly broad-based, driven by sustained buyer demand and limited housing supply rather than transaction volumes alone.

Across the state, 5,893 house sales were recorded in Q1 2026. While this represented a decline on the December quarter, the statewide median house price rose 2.97% over the quarter to \$875,250, and is now sitting at 14.41% higher than a year ago.

Regional South Australia continued to record strong price performance in Q1 2026, with median values rising across most major towns, again even as sales volumes moderated from late-2025 highs.

Across Major Towns, 631 house sales were recorded during the quarter, with the median house price increasing 6.83% to \$555,500, representing annual growth of more than 20%.

As South Australia moves further into 2026, the data suggests the key constraint on the housing market remains supply rather than demand.

Until listings increase in a meaningful way, competition is likely to persist and place upward pressure on prices across a wide range of locations.

SOUTH AUSTRALIAN SUMMARY – QUARTER 1 – 2026

SUBURB		1Q 2025		4Q 2025		1Q 2026		Media 1Q 2026	Median change
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	5758	765000	6796	850000	5893	875250	2.97%	14.41%
METRO ADELAIDE	Houses	3960	847000	4773	930000	4093	975000	4.84%	15.11%
CENTRAL METRO	Houses	1718	985000	2174	1101000	1847	1179050	7.09%	19.70%
INNER METRO	Houses	301	1500000	346	1602500	315	1709000	6.65%	13.93%
OUTER METRO	Houses	1932	725000	2213	800000	1900	826000	3.25%	13.93%
METRO ADELAIDE	Home Units	1491	614500	1944	680000	1510	725250	6.65%	18.02%
MAJOR TOWNS	Houses	658	460000	709	520000	631	555500	6.83%	20.76%
Selected LGAS	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
ADELAIDE	Houses	15	1960000	17	1678000	18	1755000	4.59%	-10.46%
ADELAIDE HILLS	Houses	89	1047500	106	1151000	112	1155000	0.35%	10.26%
BURNSIDE	Houses	106	1800000	134	1912500	122	2020000	5.62%	12.22%
CAMPBELLTOWN	Houses	149	1036000	172	1181000	149	1220000	3.30%	17.76%
CHARLES STURT	Houses	307	1030000	399	1192500	344	1297000	8.76%	25.92%
GAWLER	Houses	119	665000	143	720000	109	761000	5.69%	14.44%
HOLDFAST BAY	Houses	85	1417500	103	1600000	109	1612500	0.78%	13.76%
MARION	Houses	248	960000	321	1050000	240	1100000	4.76%	14.58%
MITCHAM	Houses	191	1165000	217	1283056	177	1380000	7.56%	18.45%
MOUNT BARKER	Houses	173	766000	212	850000	171	877000	3.18%	14.49%
NORWOOD, PAYNHAM & ST. PETERS	Houses	82	1406000	102	1550000	82	1750050	12.91%	24.47%
ONKAPARINGA	Houses	661	770000	708	847000	655	860000	1.53%	11.69%
PLAYFORD	Houses	502	640000	600	700000	531	717000	2.43%	12.03%
PORT ADELAIDE ENFIELD	Houses	344	840000	489	937000	400	950000	1.39%	13.10%
PROSPECT	Houses	44	1330000	40	1427500	46	1590500	11.42%	19.59%
SALISBURY	Houses	440	711000	536	801500	420	850000	6.05%	19.55%
TEA TREE GULLY	Houses	348	800000	425	902000	321	930000	3.10%	16.25%
UNLEY	Houses	93	1780000	88	1927500	69	1961250	1.75%	10.18%
WALKERVILLE	Houses	18	1937500	21	1947500	24	1802500	-7.45%	-6.97%
WEST TORRENS	Houses	120	1143000	152	1205000	165	1305003	8.30%	14.17%

March Quarter 2026

REGIONAL SOUTH AUSTRALIA – QUARTER 1 – 2026

Index	Category	1Q 2025		4Q 2025		1Q 2025		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
MAJOR TOWNS	Houses	658	460000	709	520000	631	555500	6.83%	20.76%
COMPONENT TOWNS									
MILLICENT	Houses	20	381250	27	372500	25	407500	9.40%	6.89%
MOUNT GAMBIER	Houses	113	500000	135	555250	101	586000	5.54%	17.20%
MURRAY BRIDGE	Houses	61	518500	67	587500	63	625500	6.47%	20.64%
PORT AUGUSTA	Houses	60	312500	61	350000	61	345500	-1.29%	10.56%
PORT LINCOLN	Houses	59	500000	54	560000	47	650000	16.07%	30.00%
PORT PIRIE	Houses	78	336000	76	339500	51	382500	12.67%	13.84%
VICTOR HARBOR	Houses	98	707375	99	752500	99	787500	4.65%	11.33%
WHYALLA	Houses	62	367500	83	400000	80	420500	5.13%	14.42%
OTHER TOWNS									
BARMERA	Houses	7	410000	4	374500	5	520000	38.85%	26.83%
BERRI	Houses	19	388875	11	353500	11	450000	27.30%	15.72%
NARACOORTE	Houses	32	367500	33	455000	28	410000	-9.89%	11.56%
RENMARK	Houses	17	475000	25	480500	28	450000	-6.35%	-5.26%

Valuer-General figures: March Quarter 2026

UNITS AND APARTMENTS – QUARTER 1 – 2026

Index	Category	1Q 2025		4Q 2025		1Q 2025		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
METRO ADELAIDE	Units & Apartments	1515	611000	1971	675000	1527	725000	7.41%	18.66%
SUBURB									
ADELAIDE	Units & Apartments	167	456000	413	562000	169	657500	16.99%	44.19%

Valuer-General figures: March Quarter 2026

Port Lincoln, South Australia

December Quarter 2026

TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	1Q 2025		1Q 2026		Median Change
	Sales	Median	Sales	Median	
HIGHBURY	18	850,000	15	1,185,000	39.41%
PLYMPTON	12	1,025,000	10	1,415,000	38.05%
COROMANDEL VALLEY	15	920,000	10	1,226,500	33.32%
KLEMZIG	24	918,500	19	1,215,000	32.28%
HENLEY BEACH	15	1,370,000	14	1,790,000	30.66%
GOLDEN GROVE	23	892,750	28	1,160,000	29.94%
BELAIR	16	1,042,500	15	1,330,000	27.58%
PLYMPTON PARK	15	980,000	13	1,250,000	27.55%
SALISBURY HEIGHTS	11	745,000	10	947,500	27.18%
SHEIDOW PARK	14	800,000	18	1,011,500	26.44%

Valuer-General figures: March Quarter 2026

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

TOP 10 VOLUME OF SALES – METRO

Suburb	1Q 2025		1Q 2026		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	109	762,500	124	873,500	14.56%
MORPHETT VALE	89	703,500	91	785,100	11.60%
ALDINGA BEACH	62	785,000	65	840,000	7.01%
ANDREWS FARM	46	650,000	63	730,000	12.31%
MUNNO PARA WEST	62	615,000	61	720,000	17.07%
INGLE FARM	49	745,000	45	862,500	15.77%
PARAFIELD GARDENS	50	700,000	43	875,500	25.07%
MUNNO PARA	39	610,000	42	700,000	14.75%
CRAIGMORE	35	622,500	41	741,500	19.12%
ANGLE VALE	50	800,000	39	853,500	6.69%

Valuer-General figures: March Quarter 2026

Valuer-General figures: December Quarter 2025



December Quarter 2025

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
Jan-11	74%
Jan-18	82%
Jan-25	52%
Feb-01	80%
Feb-08	82%
Feb-15	77%
Feb-22	86%
Mar-01	73%
Mar-08	62%
Mar-15	82%
Mar-22	69%
Mar-29	69%

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.

Cotality figures: March Quarter 2026



GROWTH OF SUBURBS

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
ABERFOYLE PARK	35	780,000	37	941,688	20.73%
ADELAIDE	6	1,450,000	8	1,585,000	9.31%
ALBERT PARK	5	875,000	2	1,240,000	41.71%
ALBERTON	6	740,000	1	1,615,000	118.24%
ALDGATE	5	1,600,000	7	1,625,000	1.56%
ALDINGA	1	1,055,000	4	879,800	-16.61%
ALDINGA BEACH	62	785,000	65	840,000	7.01%
ALLENBY GARDENS	2	1,095,000	9	1,196,500	9.27%
ANDREWS FARM	46	650,000	63	730,000	12.31%
ANGLE PARK	3	770,000	5	1,041,000	35.19%
ANGLE VALE	50	800,000	39	853,500	6.69%
ASCOT PARK	3	1,025,000	4	1,050,833	2.52%
ATHELSTONE	34	948,000	28	1,092,500	15.24%
ATHOL PARK	3	807,500	3	862,000	6.75%
AULDANA	3	1,920,000	1	2,025,000	5.47%
BALHANNAH	4	776,000	2	978,500	26.10%
BANKSIA PARK	13	770,000	11	845,000	9.74%
BEAUMONT	7	1,715,000	7	1,620,000	-5.54%
BEDFORD PARK	3	880,000	4	987,500	12.22%
BELAIR	16	1,042,500	15	1,330,000	27.58%
BELLEVUE HEIGHTS	8	915,000	11	1,178,000	28.74%
BEULAH PARK	4	1,650,000	4	1,450,000	-12.12%
BIRDWOOD	1	700,000	9	777,000	11.00%
BIRKENHEAD	10	871,250	11	840,000	-3.59%
BLACK FOREST	3	1,090,000	2	1,485,500	36.28%
BLACKWOOD	16	1,050,000	7	1,290,000	22.86%
BLAIR ATHOL	14	900,000	29	970,000	7.78%
BLAKEVIEW	44	653,000	35	677,500	3.75%
BOWDEN	13	418,100	4	1,455,000	248.00%
BRAHMA LODGE	9	630,000	13	780,000	23.81%
BRIDGEWATER	19	989,500	20	1,072,500	8.39%
BRIGHTON	9	1,308,500	10	1,428,000	9.13%
BROADVIEW	5	1,325,000	11	1,173,000	-11.47%
BROMPTON	8	1,060,000	9	1,160,000	9.43%
BROOKLYN PARK	8	995,000	11	1,165,000	17.09%
BURNSIDE	12	1,710,000	12	1,825,000	6.73%
BURTON	15	710,000	16	735,000	3.52%
CAMDEN PARK	7	830,000	3	1,225,000	47.59%
CAMPBELLTOWN	20	965,000	15	1,187,500	23.06%
CHELtenham	3	760,000	12	1,125,000	48.03%
CHRISTIE DOWNS	14	656,100	19	771,000	17.51%
CHRISTIES BEACH	33	793,000	39	923,500	16.46%
CLAPHAM	4	1,015,000	9	1,319,000	29.95%
CLARENCE GARDENS	10	1,097,500	6	1,486,327	35.43%
CLARENCE PARK	14	1,260,000	6	1,561,000	23.89%
CLARENDON	1	1,650,000	1	880,000	-46.67%
CLEARVIEW	17	836,500	21	907,500	8.49%
CLOVELLY PARK	3	883,000	5	1,050,000	18.91%
COLLEGE PARK	2	2,367,500	3	3,000,000	26.72%
COLLINSWOOD	5	2,116,250	3	1,850,000	-12.58%
COLONEL LIGHT GARDENS	8	1,500,000	12	1,760,000	17.33%
COROMANDEL VALLEY	15	920,000	10	1,226,500	33.32%
COWANDILLA	4	902,500	6	965,000	6.93%
CRAFERS	7	1,435,000	11	1,368,778	-4.61%
CRAFERS WEST	5	1,655,000	2	1,155,253	-30.20%
CRAIGBURN FARM	17	1,335,000	6	1,452,500	8.80%
CRAIGMORE	35	622,500	41	741,500	19.12%
CROYDON	2	1,387,500	5	1,560,000	12.43%
CROYDON PARK	11	885,000	12	1,108,500	25.25%
CUMBERLAND PARK	6	1,262,500	4	1,773,750	40.50%

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
DARLINGTON	3	922,000	5	870,000	-5.64%
DAVOREN PARK	29	590,000	38	676,000	14.58%
DAW PARK	7	1,263,000	6	1,415,000	12.03%
DERNANCOURT	13	873,500	20	1,080,000	23.64%
DEVON PARK	3	840,000	5	1,090,000	29.76%
DIREK	5	627,500	1	785,000	25.10%
DOVER GARDENS	8	940,000	13	1,050,000	11.70%
ECHUNGA	2	880,000	1	735,000	-16.48%
EDEN HILLS	11	971,500	8	1,298,750	33.69%
EDWARDSTOWN	9	1,012,500	14	1,125,000	11.11%
ELIZABETH	1	655,000	2	817,500	24.81%
ELIZABETH DOWNS	24	573,444	27	640,000	11.61%
ELIZABETH EAST	10	621,000	20	700,000	12.72%
ELIZABETH GROVE	5	637,000	7	690,000	8.32%
ELIZABETH NORTH	6	545,000	14	667,500	22.48%
ELIZABETH PARK	18	597,500	24	671,000	12.30%
ELIZABETH SOUTH	12	543,500	11	680,000	25.11%
ELIZABETH VALE	12	660,000	17	698,000	5.76%
ENFIELD	15	914,250	24	990,000	8.29%
ERINDALE	4	2,197,500	3	3,075,000	39.93%
ETHELTON	2	875,500	6	815,000	-6.91%
EVANSTON	11	575,000	15	705,000	22.61%
EVANSTON GARDENS	17	665,000	12	710,000	6.77%
EVANSTON PARK	16	688,250	20	727,500	5.70%
EVANSTON SOUTH	4	645,000	5	774,000	20.00%
EVERARD PARK	1	1,000,000	2	1,821,250	82.13%
EYRE	17	583,500	6	720,000	23.39%
FAIRVIEW PARK	12	784,000	19	905,000	15.43%
FELIXSTOW	8	1,201,500	5	1,612,000	34.17%
FERRYDEN PARK	8	805,000	9	920,500	14.35%
FINDON	19	985,000	20	1,010,000	2.54%
FIRLE	1	1,960,000	4	1,634,000	-16.63%
FITZROY	1	2,610,000	3	2,160,000	-17.24%
FLAGSTAFF HILL	28	905,000	31	1,086,250	20.03%
FLINDERS PARK	19	1,127,500	22	1,263,500	12.06%
FULHAM	7	1,375,000	14	1,620,000	17.82%
FULHAM GARDENS	21	1,197,500	18	1,440,000	20.25%
FULLARTON	3	1,735,000	4	1,951,500	12.48%
GAWLER	3	734,250	3	791,000	7.73%
GAWLER EAST	25	740,000	26	860,000	16.22%
GAWLER SOUTH	15	675,500	8	982,500	45.45%
GAWLER WEST	2	633,000	6	625,000	-1.26%
GILLES PLAINS	12	788,500	6	915,000	16.04%
GLANDORE	6	990,000	7	1,417,000	43.13%
GLANVILLE	2	786,500	5	870,000	10.62%
GLEN OSMOND	2	1,790,300	6	2,034,000	13.61%
GLENALTA	3	1,065,000	8	1,100,000	3.29%
GLENELG	2	1,405,000	1	1,949,000	38.72%
GLENELG EAST	4	1,763,000	12	1,827,000	3.63%
GLENELG NORTH	16	1,260,000	24	1,400,000	11.11%
GLENELG SOUTH	5	2,200,000	4	2,681,200	21.87%
GLENGOWRIE	16	1,425,000	11	1,500,000	5.26%
GLENUNGA	6	1,322,500	6	2,447,500	85.07%
GLYNDE	9	1,155,000	6	1,425,000	23.38%
GOLDEN GROVE	23	892,750	28	1,160,000	29.94%
GOODWOOD	11	1,900,000	8	2,110,000	11.05%
GREENACRES	6	878,500	10	1,050,500	19.58%
GREENHILL	2	1,737,500	2	1,191,500	-31.42%
GREENWITH	37	915,000	24	905,000	-1.09%
GULFVIEW HEIGHTS	16	950,000	11	982,500	3.42%
HACKHAM	16	660,000	14	770,500	16.74%

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
HACKHAM WEST	11	640,000	20	755,500	18.05%
HAHNDORF	4	1,025,500	9	1,100,000	7.26%
HALLETT COVE	40	940,000	32	985,000	4.79%
HAMPSTEAD GARDENS	1	970,000	5	1,200,000	23.71%
HAPPY VALLEY	33	797,750	33	909,750	14.04%
HAWTHORN	4	1,997,500	1	2,050,000	2.63%
HAWTHORNDENE	10	911,500	7	1,111,000	21.89%
HAZELWOOD PARK	10	1,976,500	7	1,616,700	-18.20%
HEATHFIELD	2	1,367,500	5	1,495,000	9.32%
HEATHPOOL	1	1,960,000	2	2,514,000	28.27%
HECTORVILLE	7	1,036,000	11	1,335,000	28.86%
HENDON	4	835,000	3	950,000	13.77%
HENLEY BEACH	15	1,370,000	14	1,790,000	30.66%
HENLEY BEACH SOUTH	5	1,828,000	10	2,111,250	15.50%
HEWETT	11	840,250	7	1,060,000	26.15%
HIGHBURY	18	850,000	15	1,185,000	39.41%
HIGHGATE	6	1,657,500	3	2,600,000	56.86%
HILLBANK	27	712,000	23	815,000	14.47%
HILLCREST	5	806,300	12	973,750	20.77%
HILTON	4	1,200,500	3	1,200,000	-0.04%
HOLDEN HILL	18	770,000	15	942,750	22.44%
HOPE VALLEY	24	800,000	23	940,000	17.50%
HOVE	4	1,138,000	6	1,550,000	36.20%
HUNTFIELD HEIGHTS	17	702,500	15	770,000	9.61%
HYDE PARK	4	2,747,500	3	2,100,000	-23.57%
INGLE FARM	49	745,000	45	862,500	15.77%
IRONBANK	2	920,500	1	865,000	-6.03%
JOSLIN	1	2,010,000	2	2,600,000	29.35%
KANGARILLA	3	1,066,800	2	1,075,775	0.84%
KENSINGTON	3	1,170,000	3	1,290,000	10.26%
KENSINGTON GARDENS	7	1,955,000	12	2,337,500	19.57%
KENSINGTON PARK	4	2,795,000	8	2,518,000	-9.91%
KENT TOWN	1	1,650,000	1	3,100,000	87.88%
KIDMAN PARK	9	1,030,000	11	1,217,500	18.20%
KILBURN	5	932,600	11	1,093,556	17.26%
KILKENNY	3	805,000	4	900,000	11.80%
KINGSTON PARK	1	1,300,000	2	1,425,000	9.62%
KINGSWOOD	6	1,705,000	2	2,200,000	29.03%
KLEMZIG	24	918,500	19	1,215,000	32.28%
KURRALTA PARK	1	1,170,000	3	1,246,500	6.54%
LARGS BAY	8	850,250	8	1,070,000	25.85%
LARGS NORTH	17	842,500	18	946,000	12.28%
LEABROOK	1	1,800,000	3	2,100,000	16.67%
LENSWOOD	1	1,117,000	1	536,000	-52.01%
LIGHTSVIEW	29	750,000	34	858,000	14.40%
LINDEN PARK	7	1,600,000	4	1,802,500	12.66%
LITTLEHAMPTON	18	823,750	8	981,444	19.14%
LOBETHAL	6	710,000	8	755,000	6.34%
LOCKLEYS	12	1,400,000	19	1,420,000	1.43%
LOWER MITCHAM	6	1,435,000	5	1,472,750	2.63%
MACCLESFIELD	3	995,000	1	429,000	-56.88%
MAGILL	29	1,300,000	34	1,490,000	14.62%
MALVERN	8	3,115,000	9	2,650,750	-14.90%
MANNINGHAM	3	1,050,000	3	1,150,000	9.52%
MANSFIELD PARK	6	782,500	7	813,750	3.99%
MARDEN	5	1,450,000	4	1,676,338	15.61%
MARINO	6	1,525,000	5	1,343,000	-11.93%
MARION	8	1,161,500	9	1,080,000	-7.02%
MARLESTON	1	1,010,000	2	982,000	-2.77%
MARRYATVILLE	1	1,696,000	2	1,880,000	10.85%
MASLIN BEACH	4	820,000	5	900,000	9.76%

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
MAWSON LAKES	36	921,250	29	1,040,000	12.89%
MAYLANDS	7	1,145,000	4	1,530,000	33.62%
MCLAREN FLAT	7	1,000,000	7	1,112,000	11.20%
MCLAREN VALE	9	785,000	13	950,000	21.02%
MEADOWS	5	800,000	10	895,000	11.88%
MEDINDIE	6	3,855,000	3	2,005,000	-47.99%
MELROSE PARK	5	1,140,000	6	1,157,500	1.54%
MILE END	9	1,372,500	27	1,055,000	-23.13%
MILLSWOOD	5	2,100,000	6	1,940,000	-7.62%
MITCHAM	4	2,697,500	11	1,570,000	-41.80%
MITCHELL PARK	21	948,350	13	1,170,500	23.42%
MOANA	16	907,000	9	1,126,000	24.15%
MODBURY	32	767,500	26	900,000	17.26%
MODBURY HEIGHTS	25	840,000	27	912,500	8.63%
MODBURY NORTH	18	731,000	25	886,500	21.27%
MORPHETT VALE	89	703,500	91	785,100	11.60%
MORPHETTVILLE	7	890,000	9	1,061,000	19.21%
MOUNT BARKER	109	762,500	124	873,500	14.56%
MOUNT OSMOND	1	1,357,000	2	2,100,000	54.75%
MUNNO PARA	39	610,000	42	700,000	14.75%
MUNNO PARA WEST	62	615,000	61	720,000	17.07%
MYLOR	2	1,323,000	1	1,736,000	31.22%
MYRTLE BANK	6	1,700,000	5	1,560,000	-8.24%
NAILSWORTH	3	1,316,250	7	1,575,000	19.66%
NAIRNE	28	762,000	16	830,000	8.92%
NETHERBY	4	2,500,000	6	2,700,000	8.00%
NETLEY	4	935,000	3	1,270,000	35.83%
NEWTON	10	1,078,500	9	1,107,500	2.69%
NOARLUNGA DOWNS	9	799,000	14	770,000	-3.63%
NORTH ADELAIDE	9	2,282,500	10	2,480,000	8.65%
NORTH BRIGHTON	7	1,445,000	9	1,900,000	31.49%
NORTH HAVEN	16	920,000	24	997,500	8.42%
NORTH PLYMPTON	9	1,150,000	9	1,177,560	2.40%
NORTHFIELD	9	830,000	9	885,000	6.63%
NORTHGATE	4	1,030,000	4	1,286,000	24.85%
NORWOOD	15	2,080,000	9	1,700,000	-18.27%
NOVAR GARDENS	11	1,230,000	6	1,505,000	22.36%
O'HALLORAN HILL	7	750,000	6	863,300	15.11%
O'SULLIVAN BEACH	8	711,000	12	780,000	9.70%
OAKBANK	1	1,045,000	1	1,200,000	14.83%
OAKDEN	5	797,700	10	1,025,000	28.49%
OAKLANDS PARK	10	950,000	6	1,092,500	15.00%
OLD NOARLUNGA	3	665,000	6	830,500	24.89%
OLD REYNELLA	19	825,800	3	745,000	-9.78%
ONKAPARINGA HEIGHTS	7	780,000	8	800,000	2.56%
ONKAPARINGA HILLS	12	805,000	6	996,750	23.82%
OSBORNE	7	762,500	10	880,000	15.41%
OTTOWAY	7	818,500	6	860,000	5.07%
OVINGHAM	3	900,000	3	1,255,000	39.44%
PANORAMA	4	1,177,500	6	1,112,500	-5.52%
PARA HILLS	31	740,000	33	828,000	11.89%
PARA HILLS WEST	7	672,050	6	880,000	30.94%
PARA VISTA	14	724,000	9	870,000	20.17%
PARADISE	22	1,027,000	23	1,076,500	4.82%
PARAFIELD GARDENS	50	700,000	43	875,500	25.07%
PARALOWIE	50	680,000	36	780,000	14.71%
PARK HOLME	9	920,000	5	1,050,000	14.13%
PARKSIDE	16	1,590,000	9	1,776,500	11.73%
PASADENA	10	1,145,000	7	1,620,000	41.48%
PAYNEHAM	4	1,510,000	6	1,620,000	7.28%
PAYNEHAM SOUTH	1	1,755,000	4	1,330,000	-24.22%

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
PENNINGTON	6	812,500	5	858,500	5.66%
PETERHEAD	4	840,000	5	798,000	-5.00%
PLYMPTON	12	1,025,000	10	1,415,000	38.05%
PLYMPTON PARK	15	980,000	13	1,250,000	27.55%
POORAKA	22	761,000	28	900,000	18.27%
PORT ADELAIDE	5	760,000	3	720,000	-5.26%
PORT NOARLUNGA	10	802,000	9	898,000	11.97%
PORT NOARLUNGA SOUTH	21	844,000	19	940,000	11.37%
PORT WILLUNGA	12	780,000	5	1,175,000	50.64%
PROSPECT	30	1,292,500	27	1,600,000	23.79%
QUEENSTOWN	1	1,060,000	3	779,500	-26.46%
REDWOOD PARK	20	754,000	13	850,000	12.73%
RENOWN PARK	1	850,000	3	1,185,000	39.41%
REYNELLA	18	730,000	22	831,050	13.84%
REYNELLA EAST	9	750,000	3	857,000	14.27%
RICHMOND	4	1,140,000	8	1,325,000	16.23%
RIDGEHAVEN	19	820,000	9	901,400	9.93%
RIDLEYTON	3	950,000	3	900,000	-5.26%
RIVERLEA PARK	11	797,500	14	924,750	15.96%
ROSE PARK	3	2,700,000	2	3,115,000	15.37%
ROSEWATER	12	780,000	12	897,500	15.06%
ROSSLYN PARK	4	2,012,500	2	2,305,000	14.53%
ROSTREVOR	19	1,099,000	31	1,304,000	18.65%
ROYAL PARK	9	790,000	11	1,017,500	28.80%
ROYSTON PARK	1	2,210,000	6	1,660,500	-24.86%
SALISBURY	20	661,000	29	810,500	22.62%
SALISBURY DOWNS	18	660,500	13	845,000	27.93%
SALISBURY EAST	23	670,000	33	814,500	21.57%
SALISBURY HEIGHTS	11	745,000	10	947,500	27.18%
SALISBURY NORTH	35	625,000	28	753,000	20.48%
SALISBURY PARK	4	694,500	9	809,000	16.49%
SALISBURY PLAIN	5	687,500	3	730,000	6.18%
SEACLIFF	6	1,330,500	11	1,681,500	26.38%
SEACLIFF PARK	15	1,185,500	10	1,040,000	-12.27%
SEACOMBE GARDENS	3	794,750	12	976,944	22.92%
SEACOMBE HEIGHTS	5	942,000	4	1,230,000	30.57%
SEAFORD	17	720,000	14	870,000	20.83%
SEAFORD HEIGHTS	15	842,000	18	660,000	-21.62%
SEAFORD MEADOWS	16	753,250	20	841,000	11.65%
SEAFORD RISE	33	752,500	20	870,000	15.61%
SEATON	39	948,750	31	1,077,000	13.52%
SEAVIEW DOWNS	5	930,000	10	1,148,000	23.44%
SELLICKS BEACH	15	810,000	12	970,000	19.75%
SEMAPHORE	9	1,185,000	7	1,472,500	24.26%
SEMAPHORE PARK	11	985,000	10	1,115,000	13.20%
SEMAPHORE SOUTH	4	1,254,500	4	1,336,500	6.54%
SHEIDOW PARK	14	800,000	18	1,011,500	26.44%
SMITHFIELD	10	577,500	5	645,000	11.69%
SMITHFIELD PLAINS	21	575,000	14	686,000	19.30%
SOMERTON PARK	20	2,150,000	20	2,470,000	14.88%
SOUTH BRIGHTON	6	1,226,000	8	1,250,000	1.96%
SOUTH PLYMPTON	14	1,020,000	13	1,235,000	21.08%
SPRINGFIELD	2	2,450,000	2	6,572,500	168.27%
ST AGNES	18	767,500	7	845,000	10.10%
ST CLAIR	4	1,106,500	9	1,092,500	-1.27%
ST GEORGES	6	1,549,444	1	2,850,000	83.94%
ST MARYS	11	915,000	4	1,115,500	21.91%
ST PETERS	5	2,000,000	11	2,400,000	20.00%
STEPNEY	7	859,900	3	1,650,000	91.88%
STIRLING	7	1,051,000	12	1,592,500	51.52%
STONYFELL	5	1,586,000	3	1,508,000	-4.92%

Suburb	Sales 1Q 2025	Median 1Q 2025	Sales 1Q 2026	Median 1Q 2026	Median Change
STURT	8	855,500	7	1,020,000	19.23%
SUMMERTOWN	3	1,135,000	3	1,400,000	23.35%
SURREY DOWNS	16	695,000	13	867,500	24.82%
TAPEROO	17	756,750	9	857,000	13.25%
TEA TREE GULLY	9	845,000	11	900,000	6.51%
TENNYSON	3	2,900,000	8	3,720,000	28.28%
THEBARTON	1	840,000	4	1,495,000	77.98%
TONSLEY	6	663,750	5	800,000	20.53%
TOORAK GARDENS	2	2,100,000	6	2,910,000	38.57%
TORRENS PARK	5	2,250,000	10	2,340,000	4.00%
TORRENSVILLE	7	1,176,000	6	1,559,000	32.57%
TRANMERE	13	1,314,000	12	1,511,500	15.03%
TRINITY GARDENS	3	1,650,000	6	1,606,300	-2.65%
TROTT PARK	7	790,000	5	1,045,000	32.28%
TUSMORE	6	2,387,500	4	1,975,000	-17.28%
UNDERDALE	5	1,100,000	4	1,551,000	41.00%
UNLEY	6	2,300,000	3	1,671,000	-27.35%
UNLEY PARK	6	4,150,000	5	3,037,500	-26.81%
UPPER STURT	4	1,077,500	2	1,357,000	25.94%
URADLA	1	1,085,000	3	1,170,000	7.83%
URRBRAE	1	1,602,000	5	1,350,000	-15.73%
VALE PARK	7	1,230,000	13	1,478,000	20.16%
VALLEY VIEW	26	803,000	30	920,000	14.57%
VIRGINIA	23	752,500	18	883,000	17.34%
VISTA	2	812,000	7	965,000	18.84%
WALKERVILLE	5	2,250,000	8	2,207,500	-1.89%
WALKLEY HEIGHTS	6	936,500	7	1,260,000	34.54%
WARRADALE	17	1,150,000	19	1,355,000	17.83%
WATTLE PARK	7	1,650,000	4	1,851,000	12.18%
WAYVILLE	1	3,090,000	2	1,430,000	-53.72%
WELLAND	3	950,000	4	1,332,500	40.26%
WEST BEACH	12	1,435,500	19	1,530,000	6.58%
WEST CROYDON	10	1,108,000	10	1,290,000	16.43%
WEST LAKES	18	1,377,500	16	1,667,500	21.05%
WEST LAKES SHORE	7	1,280,000	14	1,360,000	6.25%
WEST RICHMOND	1	817,500	5	1,100,000	34.56%
WESTBOURNE PARK	5	1,720,000	2	2,490,500	44.80%
WILLASTON	26	632,500	13	760,000	20.16%
WILLUNGA	8	933,000	14	1,115,750	19.59%
WINDSOR GARDENS	21	899,000	12	982,500	9.29%
WOODCROFT	34	780,000	26	921,750	18.17%
WOODFORDE	3	1,480,888	1	1,590,000	7.37%
WOODSIDE	4	863,250	15	965,000	11.79%
WOODVILLE	3	1,065,000	5	1,230,000	15.49%
WOODVILLE GARDENS	3	695,000	4	825,000	18.71%
WOODVILLE NORTH	7	800,000	3	1,130,000	41.25%
WOODVILLE PARK	3	975,000	3	1,320,000	35.38%
WOODVILLE SOUTH	11	905,500	8	1,125,000	24.24%
WOODVILLE WEST	8	990,000	11	1,160,000	17.17%
WYNN VALE	23	826,000	19	1,000,000	21.07%

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.

