

Market Update: Sales Results

June Quarter 2017 Edition



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Sales Results - Adelaide Metro

Sales have significantly rebounded across metropolitan Adelaide and the whole of South Australia in the second quarter of 2017.

Following the release of the Valuer-General's median house price data for the 2017 June quarter, REISA CEO Mr Greg Troughton said that sales were up across the entire State with metropolitan Adelaide recording a solid 6.9% increase in sales over the last three months.

"It is fantastic that sales have soared in the June quarter and this just goes to show that the underlying strength of the real estate market continues to be sustainable and sound. While the median price dipped slightly from last quarter's record of \$460,000, it still remains at a historically high level of \$452,000 which is 1.12% up from the same quarter last year" Mr Troughton said.

In the June quarter, 4,458 houses settled across the Adelaide metropolitan area which is significantly up from the previous quarter and almost exactly the same as the same quarter last year. Sales across the entire State were significantly up from the previous quarter and only slightly down for the same quarter last year.

"What is so fantastic about these sales figures is that they are even up from the last quarter of 2016 – traditionally the quarter which shows the highest volume of sales each year. This is great news for first home buyers who wish to enter the market or those wishing to invest in a rental property" Mr Troughton said.

Suburbs which have seen the largest growth over a 12 month period were Gulfview Heights, Kensington Gardens and Sellicks Beach. Other big movers included Clarence Park, Glenunga and Daw Park.

Top selling suburbs in terms of recorded sales over the March quarter were the perennial Number 1 Morphett Vale, Aldinga Beach and Paralowie. Other top performing suburbs included Mawson Lakes, Hallett Cove and Woodcroft.

"The top performers in sales this quarter illustrate the two key fundamentals of a purchaser's decision – affordability and location. Affordability is the principal driver of a purchaser's motivation to buy a property and the perennial Top 3 in sales - Morphett Vale, Aldinga Beach and Paralowie – illustrate the consistency among purchasers in selecting suburbs that are affordable yet still have everything a purchaser could want. It is no surprise that they are always in the top echelon of sales"

"There is always wide fluctuation in the top performers in growth but the trend is always the same – with the beach, lifestyle and terrific infrastructure always key features among the suburbs that make it to the top of this list" Mr Troughton said.

More broadly, the June quarter statistics showed that South Australia was 0.73% up from the previous quarter and a fantastic 2.72% up from the same quarter last year.

The unit and apartment market showed an astonishing 5.82% increase in the median price compared to the previous quarter and a fantastic 3.45% increase from the same quarter last year. Sales were also up 24.1% from the previous quarter

"These are absolutely brilliant results and show that the unit and apartment market in Adelaide is on a roll. These figures are nothing short of spectacular and it will be interesting to see if the trend continues throughout the rest of the year"

"I am thrilled with the results of this quarter and 2017 looks like it will end up being a sterling year"

Sales Results - Adelaide Metro

Sales Statistics 2 nd Quarter 2017									
		2Q 2016		1Q 2017		2Q 2017		Quarter % change	12 month % change
Index	Category	Sales	Median	Sales	Median	Sales	Median		
South Australia	Houses	5,976	405,000	5,696	413,000	5,889	416,000	0.73%	2.72%
Metro Adelaide	Houses	4,470	447,000	4,169	460,000	4,458	452,000	-1.74%	1.12%
Central Metro	Houses	2,171	515,000	1,967	537,250	2,227	530,000	-1.35%	2.91%
Inner Metro	Houses	409	785,000	383	800,000	354	783,500	-2.06%	-0.19%
Metro Adelaide	Home Units	1,652	348,000	1,090	340,000	1,354	356,750	4.93%	2.51%

Suburb	Sales JUN16	Median JUN16	Sales JUN17	Median JUN17	Median Change %
Morphett Vale	102	299,000	102	312,500	4.52%
Aldinga Beach	57	336,000	66	358,500	6.70%
Paralowie	49	285,000	61	312,750	9.74%
Mawson Lakes	56	480,000	56	454,500	-5.31%
Hallett Cove	56	406,000	48	490,000	20.69%
Woodcroft	47	369,000	48	425,000	15.18%
Prospect	38	640,000	44	759,000	18.59%
Happy Valley	41	381,500	44	396,000	3.80%
Flagstaff Hill	43	467,250	42	505,000	8.08%
Salisbury East	32	295,500	42	310,000	4.91%
Adelaide Metro	1,652	348,000	1,090	340,000	1,354

Median House Prices – June Quarter 2017

Top 10 growth Suburbs with 10 or more sales in current quarter

Sales Results - Regional

Following the release of the Valuer-General's median house prices for the June 2017 quarter, the regional housing market recorded a median house value of \$264, 500. This represents a slight decrease of 0.75% from the previous quarter but up from the same quarter last year.

Sales were down from the previous quarter and from the same quarter last year.

REISA CEO, Mr Greg Troughton said "I would obviously have liked to see more sales but I am pleased that that the median price has held up nicely. It will be interesting to see if the sales figures pick up throughout the rest of the year"

Suburbs which have seen the largest growth over a 12 month period are Renmark, Millicent and Port Augusta with fantastic increases of 41.53%, 24.11% and 11.11% respectively.

Top selling suburbs in terms of recorded sales over the March quarter were the perennial Top 3 – Victor Harbor, Mount Gambier and Murray Bridge.

Sales Statistics 2 nd Quarter 2017									
Index	Category	2Q 2016		1Q 2017		2Q 2017		Quarter %	12 month %
		Sales	Median	Sales	Median	Sales	Median	Change	Change
Major Towns	Houses	503	262,500	517	266,500	466	264,500	-0.75%	0.76%
Component Towns									
Millicent	Houses	10	126,250	19	141,000	10	175,000	24.11%	38.61%
Mount Gambier	Houses	130	250,000	107	256,000	97	264,000	3.13%	5.60%
Murray Bridge	Houses	78	240,000	79	240,000	65	241,500	0.63%	0.63%
Port Augusta	Houses	28	185,000	30	202,500	31	225,000	11.11%	21.62%
Port Lincoln	Houses	47	300,000	40	340,000	46	300,000	-11.76%	0.00%
Port Pirie	Houses	31	188,000	49	185,000	40	190,000	2.70%	1.06%
Victor Harbor	Houses	109	356,500	114	376,500	97	350,000	-7.04%	-1.82%
Whyalla	Houses	18	259,000	20	195,000	15	200,000	2.56%	-22.78%
Other Towns									
Barmera	Houses	6	202,000	5	187,000	7	142,000	-24.06%	-29.70%
Berri	Houses	11	189,800	9	199,950	11	162,000	-18.98%	-14.65%
Naracoorte	Houses	27	229,000	19	226,000	25	218,000	-3.54%	-4.80%
Renmark	Houses	15	175,000	26	189,000	13	267,500	41.53%	52.86%

Median House Prices – June Quarter 2017 - SA's main regional centres

*Please note that low turnover towns are more vulnerable to statistical variation

Auction Results

Week Ending	Clearance Rates
2 April	75%
9 April	69%
16 April	58%
23 April	62%
30 April	69%
7 May	65%
14 May	68%
21 May	68%
28 May	60%
4 June	60%
11 June	80%
18 June	70%
25 June	66%

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.

Auction Clearance Rates – June 2017

Based on residential properties auctioned in South Australia during the specified period

Top 10 Residential Auction Sales		
1 Whistler Av Unley Park	Phil Harris / Suellen Salt Harris Real Estate	\$1,905,000
3 Godfrey Tce Leabrook	Tim Thredgold / Megan Thredgold Toop&Toop Real Estate	\$1,600,000
31 River St St Peters	Kosta Zaharogiannis / Eric Jem Belle Property Adelaide City	\$1,600,000
2 Jenkins Av Myrtle Bank	Peter McMillan / Eloise McMillan Toop&Toop Real Estate	\$1,540,000
115 Ashbrook Av Trinity Gardens	Steve Alexander Klemich Real Estate	\$1,470,000
8 Penarth Av Beaumont	Alexi Broikos / Victor Velgush Refined Real Estate	\$1,460,000
6 Garnet St Gilberton	Kris Casey / Alyssa Denicola Harris Real Estate	\$1,450,000
210 Esplanade Aldinga Beach	Holly Freeland Harcourts Wine	\$1,450,000
76a Seaview Rd West Beach	Frank Azzollini L J Hooker West Lakes	\$1,410,000
7 Mackinnon Pde North Adelaide	Andrew Fox Fox North Adelaide	\$1,370,000