

# Market Update: Sales Results

June Quarter 2013 Edition



## Contents

Sales Results - Adelaide Metro	2
Sales Results - Regional	3
Auction Results	4

# Sales Results - Adelaide Metro

Commenting on the release of the official State Government June quarter statistics, the Real Estate Institute of South Australia (REISA) said that despite a strong quarterly figure SA's housing market remains relatively sedate throughout the second quarter of 2013.

"Although the volumes are down on the higher years, the fact that this amount of houses are still selling each quarter completely dispels the myth that the market will crash," REISA Chief Executive Officer, Greg Troughton said.

"Of course the industry would like to bring more buyers and sellers together, but what the figures show is that there is still a solid volume of properties turning over which is important to know if you're in the market at the moment."

Commenting on suburbs which performed well in the June quarter, Marino (54%), Clapham (37%) and Glen Osmond (27%) topped the list. There were not any clear patterns of suburbs which performed more strongly than others.

"It will be a slow recovery as the general economy is weak, but people are starting to think property again, for both investment and a different lifestyle," he said.

The median house price for Adelaide metropolitan areas also rose over the past quarter to \$400,000 further signaling good signs for a stronger property market in the last half of 2013.

Suburb	Sales Jun12	Median Jun12	Sales Jun13	Median Jun13	Median Change %
Marino	13	\$457,000	11	\$705,000	54.27%
Clapham	2	\$356,250	13	\$487,500	36.84%
Glen Osmond	11	\$629,000	13	\$800,000	27.19%
Wynn Vale	27	\$350,000	30	\$430,000	22.86%
Belair	16	\$480,000	20	\$585,500	21.98%
Old Reynella	15	\$325,500	11	\$385,000	18.28%
Moana	8	\$323,250	17	\$382,000	18.17%
Reynella East	5	\$285,000	10	\$333,500	17.02%
Newton	9	\$413,500	19	\$480,000	16.08%
Elizabeth Vale	7	\$195,000	15	\$226,200	16.00%
<b>Adelaide Metro</b>	<b>819</b>	<b>\$300,000</b>	<b>1,059</b>	<b>\$312,500</b>	<b>4.17%</b>

Median House Prices – June Quarter 2013

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

Adelaide Key Statistics June 2013			
Change in dwelling values	Three months		1.2%
	12 Months		0.2%
Median House Prices	House		\$400,000
	Unit		\$334,750
Selling Time and Vendor Discounting	Time on market	June 2013	55 days
		June 2012	69 days
	Vendor Discount	June 2013	-6.2%
		June 2012	-7.4%

# Sales Results - Regional

Sales Statistics									
2nd Quarter 2013									
Index	Category	2Q 2012		1Q 2013		2Q 2013		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
Rural Growth Areas	Houses	387	260,000	385	260,000	434	<b>250,000</b>	-3.85%	-3.85%
<b>Component Towns</b>									
Millicent	Houses	7	185,000	20	178,500	16	<b>172,250</b>	-3.50%	-6.89%
Mount Gambier	Houses	95	241,000	68	222,500	83	<b>226,000</b>	1.57%	-6.22%
Murray Bridge	Houses	58	250,000	67	235,000	74	<b>235,000</b>	0.00%	-6.00%
Port Augusta	Houses	35	246,750	22	250,000	40	<b>205,000</b>	-18.00%	-16.92%
Port Lincoln	Houses	53	283,000	43	330,000	60	<b>320,000</b>	-3.03%	13.07%
Port Pirie	Houses	40	193,750	37	160,000	40	<b>187,000</b>	16.88%	-3.48%
Victor Harbor	Houses	54	346,500	74	340,000	71	<b>345,500</b>	1.62%	-0.29%
Whyalla	Houses	45	280,000	54	267,500	50	<b>285,000</b>	6.54%	1.79%
<b>Other Towns</b>									
Barmera	Houses	3	174,000	6	202,500	8	<b>198,250</b>	-2.10%	13.94%
Berri	Houses	8	158,000	16	143,750	13	<b>225,000</b>	56.52%	42.41%
Naracoorte	Houses	21	205,000	20	228,750	23	<b>215,000</b>	-6.01%	4.88%
Renmark	Houses	7	180,000	10	152,750	16	<b>198,995</b>	30.27%	10.55%

Median House Prices – June Quarter 2013

SA's main regional centres

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

# Auction Results

Week Ending	Clearance Rates
07 April	53%
14 April	40%
21 April	43%
28 April	49%
05 May	52%
12 May	62%
19 May	59%
26 May	64%
02 June	58%
09 June	65%
16 June	42%
23 June	46%
30 June	57%

**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 Quarter 2013  
Based on residential properties auctioned in South Australia during the specified period

## Top 10 Residential Auction Sales

383 The Esplanade, Henley Beach	<b>Bianca Denham</b> (Ray White Henley Beach)	\$2,385,000
15 Hazelwood Av, Hazelwood Park	<b>Peter McMillan &amp; Eloise McMillan</b> (Toop & Toop Real Estate)	\$1,580,000
1 Roseberry Av, Fullarton	<b>Lew Toop</b> (Toop & Toop Real Estate)	\$1,500,000
1 Austral Tce, Malvern	<b>Michele Alexandrou</b> (Toop & Toop Norwood)	\$1,470,000
13 Fifth Av, Glenelg East	<b>Karen Dorman</b> (Harris Real Estate Rose Park)	\$1,370,000
167 Esplanade, Brighton	<b>Kris Casey &amp; Georgie Todd</b> (Harris Real Estate Rose Park)	\$1,361,500
10 Tennyson St, Medindie	<b>Peter McMillan &amp; Eloise McMillan</b> (Toop & Toop Real Estate Norwood)	\$1,355,000
22 Chatsworth Gr, Toorak Gardens	<b>Mark Goldsworthy</b> (Jock Gilbert Real Estate Rose Park)	\$1,350,000
44 Hughes St, Unley	<b>John Mcrostitie</b> (Smallacombe Real Estate Mitcham)	\$1,330,000
23 Campbell Rd, Parkside	<b>John Mcrostitie</b> (Smallacombe Mitcham)	\$1,275,000