

Market Update: Sales Results

December Quarter 2013 Edition



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Sales Results - Adelaide Metro

The South Australian property market ended 2013 on a positive note with good indications that the upswing will continue into 2014, according to the Real Estate Institute of South Australia.

Commenting on the release of the Valuer General's median house price data for the December quarter, REISA President, Mr Ted Piteo, said that the median house price for Adelaide had shown an encouraging rise of 3.29% from \$395,500 to \$408,000 over the 12 month comparison.

"This is the first time in almost three years that the median price has crossed the \$400,000 threshold. This is a great result, particularly when coupled with the increase in volume of sales over the last three months"

In the December quarter, 4,314 houses settled across the Adelaide metropolitan area, while 12 months ago, the same quarter saw 3,786 houses settled. Across the entire State, 714 more properties were sold compared to the same period last year.

Over the entire year, there were almost 2,000 more settled sales in South Australia than in 2012.

"These figures clearly show that more buyers are entering the market and that vendors are being more realistic in their pricing. This is a good sign because pricing needs to be more accurate and transparent than ever given that prospective purchasers now have more access to sales data and internet research tools".

"What is particularly pleasing about the sales figures for 2013 is the fact that these sales volume figures are complemented by a 15 day decrease in time spent on the market along with almost a 1% less vendor discount on the advertised price".

"After a few years of declining sales volumes and ebbing consumer confidence, the market has really bounced back this year" Mr Piteo said.

Suburbs which have seen the largest growth over a 12 month period were Glenelg North, Fullarton and Noarlunga Downs. These topped the list at 48.63%, 27.27% and 27.14% respectively. Other big movers included Port Noarlunga and Brighton.

Top selling suburbs in terms of recorded sales over the December quarter were Morphett Vale, Mawson Lakes and Aldinga Beach.

"It is not surprising that increased growth and sales are being seen in beachside suburbs. South Australia is renowned for its beautiful beaches and homes that allow easy access to the waves will always be in demand" Mr Piteo said.

More broadly, the quarterly statistics showed that South Australia recorded growth of 2.74%, compared to the same quarter last year.

The unit and apartment market remained relatively stable with a modest increase in the median price moving up from \$305,000, to \$309,000 representing an increase of 1.31%.

"2013 has provided the real estate industry with a good dose of optimism moving forward. All the key indicators are pointing to the upswing continuing into 2014. The new sales legislation will make the real estate process even more transparent than ever and this is great for consumers who are looking to invest in the biggest asset they will ever own" Mr Piteo said.

Sales Results - Adelaide Metro

Suburb	Sales Dec12	Median Dec12	Sales Dec13	Median Dec13	Median Change %
Glenelg North	30	\$445,000	16	\$652,500	46.63%
Fullarton	10	\$660,000	12	\$840,000	27.27%
Noarlunga Downs	16	\$280,000	14	\$356,000	27.14%
Gulfview Heights	2	\$344,250	16	\$430,000	24.91%
Windsor Gardens	19	\$348,925	25	\$435,500	24.81%
Littlehampton	9	\$410,500	12	\$510,000	24.24%
Port Noarlunga	13	\$338,250	16	\$415,000	22.69%
Oakden	10	\$362,500	11	\$440,000	21.38%
Brighton	7	\$570,000	16	\$688,000	20.70%
Pasadena	10	\$397,000	17	\$465,583	17.28%
Adelaide Metro	3,786	\$395,000	4,314	\$408,000	3.29%

Median House Prices – December Quarter 2013

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

Sales Results - Regional

The regional housing market recorded an impressive 6.4% increase in the median house price in the 2013 December quarter when compared to the same period last year.

Commenting on the release of the Valuer General's median house price data for the December 2013 quarter, REISA Vice President, Mr Ted Piteo, said that the solid increase in the median price coupled with a higher sales volume signified a strong end to 2013.

"Even more pleasing is the year end result which showed that 150 more sales occurred in 2013. This is an impressive 9.7% increase on 2012 and is a good sign that regional markets have bounced back after a particularly tough few years" said Mr Piteo.

Suburbs which have seen the largest growth over a 12 month period were Berri, Whyalla and Barmera with increases of 40.72%, 13.99% and 13.21% respectively.

Top selling suburbs in terms of recorded sales over the December quarter were Victor Harbor, Mount Gambier and Murray Bridge with Victor Harbor posting a massive increase in sales.

"It's great to see several regional markets really showing signs of strength. The regional real estate market often follows its metropolitan counterpart and this is certainly happening here. All key indicators are showing that buyers are returning to the regional market with optimism and a willingness to invest".

"2014 is shaping up to be a good year for the real estate industry. New legislation making the sales process the most transparent in history will also give purchasers greater confidence than ever before in purchasing real estate and I am confident that these positive signs will continue in the New Year" said Mr Piteo.

Sales Statistics 4th Quarter 2013									
Index	Category	4Q 2012		3Q 2013		4Q 2013		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
Rural Growth Areas	Houses	390	\$250,000	399	\$260,000	427	\$266,000	2.31%	6.40%
Component Towns									
Millicent	Houses	19	\$169,000	21	\$157,000	15	\$139,000	-11.46%	-17.75%
Mount Gambier	Houses	82	\$230,000	80	\$239,500	87	\$247,000	3.13%	7.39%
Murray Bridge	Houses	67	\$218,500	57	\$230,000	63	\$225,000	-2.17%	2.97%
Port Augusta	Houses	22	\$230,000	27	\$235,000	45	\$214,000	-8.94%	-6.96%
Port Lincoln	Houses	45	\$320,000	56	\$321,500	49	\$340,000	5.75%	6.25%
Port Pirie	Houses	36	\$199,500	38	\$181,500	39	\$199,000	9.64%	-0.25%
Victor Harbor	Houses	68	\$310,000	82	\$320,000	94	\$340,000	6.25%	9.68%
Whyalla	Houses	51	\$280,725	38	\$300,000	35	\$320,000	6.67%	13.99%
Other Towns									
Barmera	Houses	10	\$159,000	7	\$155,000	7	\$180,000	16.13%	13.21%
Berri	Houses	16	\$167,000	10	\$220,000	14	\$235,000	6.82%	40.72%
Naracoorte	Houses	24	\$209,000	18	\$205,000	21	\$224,000	9.27%	7.18%
Renmark	Houses	16	\$176,500	14	\$147,500	26	\$197,250	33.73%	11.76%

Median House Prices – December 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
6 October	64%
13 October	51%
20 October	62%
27 October	64%
3 November	70%
10 November	59%
17 November	55%
24 November	60%
1 December	63%
8 December	61%
15 December	58%

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 – December Quarter 2013

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

Top 10 Residential Auction Sales

16 Wootoona Tce, St Georges	Tim Thredgold and Megan Thredgold Toop & Toop Norwood	\$3,005,000
113 Cross Rd, Hawthorn	Paul Mcwilliam and Stephanie Williams Harcourts Brock Williams	\$1,795,000
1 Eighth Av, St Peters	Luke Holden Belle Property Unley	\$1,675,000
8 Milton Av, Beaumont	Vanessa Grant and Oren Klemich Klemich Real Estate Kent Town	\$1,660,000
23 Bickford Tce, Somerton Park	Simon Tait and Mike Wignall Gary J Smith Real Estate Glenelg	\$1,410,000
18 Ifould Dr, Burnside	Debra Bratton Toop & Toop	\$1,400,000
103 Wattle St, Fullarton	Bernie Altschwager Cocks Auld Real Estate	\$1,390,000
28 Delamere Av, Springfield	Stephanie Williams and John Williams Harcourts Brock Williams Luxury Property Selection	\$1,350,000
4 Maud St, Unley	John Mcrostie Smallacombe Real Estate	\$1,325,000
20 Seventh Av, St Peters	Laura Priest and Kris Casey Harris Real Estate	\$1,314,500