



REISA

MARKET UPDATE

March Quarter
2021 Edition

March Quarter 2021

MOVING FORWARD TOGETHER



The results of the first quarter of 2021 continue their record-breaking streak and showcase the resilience, strength and confidence of South Australia's real estate market. The median price has reached a record high of \$516,000 across metropolitan Adelaide.

While some areas have decreased year on year, this may be more a reflection of stock availability than sales results according to some of our members who are advising us that – on the whole – vendors and purchasers are entering the marketplace in massive numbers.

This demonstrates significant confidence in the market and a willingness to pay for properties that not only reflect the desirable nature of South Australian liveability but are realistically and transparently priced and marketed.

We commend the continuing professionalism and commitment to service that REISA members display in responding to an ever optimistic market without compromising their integrity and expertise.

We welcome the market's ability to not only meet the challenges that impacted on it last year but to surge forward and prosper.

SOUTH AUSTRALIAN SUMMARY – QUARTER 1 2021

Index	Category	QUARTER 1 - 2020		QUARTER 4 - 2020		QUARTER 1 - 2021		MEDIAN CHANGE	
		Sales	Median	Sales	Median	Sales	Median	% Quarter	% 12 month
South Australia	Houses	5,461	430,000	6,745	442,000	6,586	450,000	1.81%	4.65%
Metro Adelaide	Houses	3,872	479,000	4,578	510,300	4,373	518,000	1.51%	8.14%
Central Metro	Houses	1,874	558,500	2,251	587,000	2,104	600,000	2.21%	7.43%
Inner Metro	Houses	298	882,000	357	871,000	384	922,000	5.86%	4.54%
Metro Adelaide	Home Units	1,300	365,000	1,400	385,000	1,534	385,500	0.13%	5.62%
Major Towns	Houses	539	270,000	734	272,000	760	280,000	2.94%	3.70%
Selected LGAS									
Adelaide	Houses	22	1,300,000	10	1,255,000	21	1,087,500	-13.35%	-16.35%
Adelaide Hills	Houses	112	589,000	150	602,000	147	655,000	8.80%	11.21%
Burnside	Houses	115	1,035,000	138	1,050,000	117	1,190,187	13.35%	14.99%
Campbelltown	Houses	158	579,500	222	600,000	186	640,000	6.67%	10.44%
Charles Sturt	Houses	308	595,250	379	620,000	354	634,000	2.26%	6.51%
Gawler	Houses	91	324,750	116	350,000	121	362,250	3.50%	11.55%
Holdfast Bay	Houses	92	735,000	85	910,000	84	865,000	-4.95%	17.69%
Marion	Houses	311	525,000	320	538,500	324	565,000	4.92%	7.62%
Mitcham	Houses	206	742,500	244	728,500	238	777,500	6.73%	4.71%
Norwood, Paynham & St Peters	Houses	84	800,000	91	874,000	95	900,000	2.97%	12.50%
Onkaparinga	Houses	649	370,000	731	417,500	668	426,000	2.04%	15.14%
Playford	Houses	330	265,000	403	283,000	385	295,000	4.24%	11.32%
Port Adelaide Enfield	Houses	382	465,000	478	497,000	457	500,000	0.60%	7.53%
Prospect	Houses	61	821,000	51	825,000	66	750,000	-9.09%	-8.65%
Salisbury	Houses	413	345,500	500	380,000	458	380,000	0.00%	9.99%
Tea Tree Gully	Houses	332	431,000	385	455,000	371	480,000	5.49%	11.37%
Unley	Houses	67	942,000	96	1,095,000	107	1,101,250	0.57%	16.91%
Walkerville	Houses	23	950,001	23	807,500	33	1,050,000	30.03%	10.53%
West Torrens	Houses	152	612,750	197	635,000	177	640,000	0.79%	4.45%
Mount Barker	Houses	138	426,500	172	450,000	154	465,000	3.33%	9.03%



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REGIONAL SOUTH AUSTRALIA – QUARTER 1 2021

SUBURB		QUARTER 1 - 2020		QUARTER 4 - 2020		QUARTER 1 - 2021		MEDIAN CHANGE	
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Quarter	% 12 month
Major Towns	Houses	535	280,000	602	272,000	730	272,000	0.00%	-2.86%
Component Towns									
Millicent	Houses	28	188,000	36	190,000	39	195,000	2.63%	3.72%
Mount Gambier	Houses	110	255,000	157	291,000	177	295,000	1.37%	15.69%
Murray Bridge	Houses	61	267,500	103	250,000	81	271,500	8.60%	1.50%
Port Augusta	Houses	28	249,750	43	188,750	51	212,500	12.58%	-14.91%
Port Lincoln	Houses	55	300,000	66	345,000	80	315,000	-8.70%	5.00%
Port Pirie	Houses	49	175,000	66	195,500	70	187,500	-4.09%	7.14%
Victor Harbor	Houses	104	395,000	114	400,000	108	472,500	18.13%	19.62%
Whyalla	Houses	38	237,750	56	262,000	57	265,000	1.15%	11.46%
Other Towns									
Barmera	Houses	8	227,500	12	225,500	11	180,000	-20.18%	-20.88%
Berri	Houses	10	184,000	16	233,500	29	218,000	-6.64%	18.48%
Naracoorte	Houses	23	245,000	43	225,000	40	239,000	6.22%	-2.45%
Renmark	Houses	26	260,000	27	261,000	23	247,000	-5.36%	-5.00%

UNITS AND APARTMENTS – QUARTER 1 2021

		QUARTER 1 - 2020		QUARTER 4 - 2020		QUARTER 1 - 2021		MEDIAN CHANGE	
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Quarter	% 12 month
Metro Adelaide	Units & Apartments	1,319	365,000	1,423	382,500	1,565	385,000	0.65%	5.48%
Adelaide	Units & Apartments	186	473,500	128	535,000	184	523,000	-2.24%	10.45%

