

Trend Indices by Suburb

The table below shows annualised 3- and 6-month trends and current median sale price by suburb from our property research platform Valeri. The figures shown are the annualised figures, representing the percentage value change if this trend were to continue for 12 months.

This table shows data from February 2021 and covers all Metropolitan Adelaide and the Adelaide Hills. Suburbs with insufficient data to produce outputs have been excluded from this table.

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Aberfoyle Park	20.89%	9.53%	1.83%	\$ 462,917
Adelaide	-2.30%	-7.80%	2.87%	\$ 686,500
Albert Park	15.44%	8.51%	2.88%	\$ 524,847
Alberton	20.53%	16.20%	2.92%	\$ 484,771
Aldgate	17.92%	11.16%	4.11%	\$ 731,126
Aldinga Beach	15.69%	11.24%	2.10%	\$ 394,675
Allenby Gardens	3.34%	5.11%	2.89%	\$ 610,518
Andrews Farm	6.12%	3.20%	1.45%	\$ 269,550
Angle Park	0.77%	3.29%	2.22%	\$ 440,005
Ascot Park	4.58%	6.49%	2.64%	\$ 505,349
Ashford	26.11%	15.98%	2.49%	\$ 669,974
Athelstone	9.02%	9.70%	2.30%	\$ 582,723
Athol Park	1.25%	6.56%	2.54%	\$ 444,917
Auldana	-1.75%	2.32%	1.88%	\$ 779,714
Banksia Park	5.21%	7.70%	2.96%	\$ 434,970
Beaumont	24.70%	11.60%	2.67%	\$ 1,009,405
Bedford Park	9.73%	7.53%	1.92%	\$ 517,994
Belair	7.37%	6.66%	3.58%	\$ 690,518
Bellevue Heights	15.37%	15.71%	2.91%	\$ 604,750
Beulah Park	4.43%	-1.75%	3.23%	\$ 862,232
Beverley	7.31%	7.37%	2.92%	\$ 595,948
Birkenhead	21.80%	15.40%	2.96%	\$ 529,877
Black Forest	20.21%	12.82%	2.94%	\$ 746,655
Blackwood	25.39%	12.53%	3.13%	\$ 634,702
Blair Athol	2.02%	1.19%	2.78%	\$ 458,981
Blakeview	14.46%	7.52%	1.78%	\$ 315,947
Bowden	-7.44%	-4.70%	2.48%	\$ 634,050
Brahma Lodge	12.29%	8.11%	2.20%	\$ 327,295
Bridgewater	13.12%	13.44%	3.42%	\$ 674,083
Brighton	4.45%	4.10%	1.62%	\$ 610,438
Broadview	5.53%	4.92%	2.23%	\$ 580,889
Brompton	6.49%	6.92%	2.03%	\$ 577,084
Brooklyn Park	14.67%	5.42%	2.58%	\$ 600,278
Burnside	6.31%	5.47%	2.14%	\$ 962,542
Burton	6.71%	4.58%	2.04%	\$ 327,331
Camden Park	4.79%	5.47%	2.27%	\$ 629,141
Campbelltown	3.84%	3.84%	2.02%	\$ 549,714
Chandlers Hill	8.44%	10.28%	1.99%	\$ 505,450

Cheltenham	18.87%	17.52%	2.56%	\$ 500,823
Christie Downs	10.92%	7.78%	1.78%	\$ 318,515
Christies Beach	6.96%	3.16%	2.13%	\$ 353,357
Clapham	-7.15%	-4.95%	4.68%	\$ 768,169
Clarence Gardens	10.27%	10.54%	2.80%	\$ 662,573
Clarence Park	20.02%	24.08%	3.29%	\$ 859,453
Clearview	6.18%	2.53%	1.95%	\$ 460,120
Clovelly Park	6.29%	5.73%	2.26%	\$ 496,959
College Park	15.63%	8.12%	2.55%	\$ 1,020,750
Collinswood	10.43%	2.73%	3.54%	\$ 857,613
Coromandel Valley	20.79%	9.56%	2.67%	\$ 629,375
Cowandilla	10.16%	4.43%	2.38%	\$ 576,122
Crafers	7.46%	3.99%	3.22%	\$ 810,000
Crafers West	11.76%	7.00%	4.30%	\$ 830,688
Craigburn Farm	26.02%	14.50%	2.72%	\$ 639,786
Craigmore	7.45%	3.38%	1.78%	\$ 278,542
Croydon	7.24%	7.14%	2.05%	\$ 581,104
Croydon Park	3.39%	4.29%	1.93%	\$ 524,667
Cumberland Park	5.37%	10.93%	3.31%	\$ 780,571
Darlington	16.69%	12.23%	2.00%	\$ 506,359
Davoren Park	6.32%	4.53%	1.69%	\$ 214,471
Daw Park	1.60%	4.55%	4.33%	\$ 661,357
Dernancourt	4.40%	10.39%	2.18%	\$ 515,125
Devon Park	5.79%	16.78%	3.65%	\$ 612,938
Direk	1.42%	8.83%	0.19%	\$ 280,000
Dover Gardens	5.63%	3.51%	1.79%	\$ 521,091
Dudley Park	3.59%	2.12%	0.84%	\$ 271,563
Dulwich	7.67%	8.32%	3.21%	\$ 1,047,060
Eden Hills	14.76%	13.60%	3.47%	\$ 647,587
Edwardstown	5.75%	5.39%	2.59%	\$ 545,770
Elizabeth	2.23%	1.13%	0.79%	\$ 100,659
Elizabeth Downs	11.33%	5.50%	1.52%	\$ 220,427
Elizabeth East	14.21%	9.95%	1.75%	\$ 232,877
Elizabeth Grove	10.69%	6.34%	1.16%	\$ 230,819
Elizabeth North	11.89%	4.18%	1.66%	\$ 196,759
Elizabeth Park	9.94%	6.40%	1.51%	\$ 215,471
Elizabeth South	-2.56%	-3.68%	0.94%	\$ 202,559
Elizabeth Vale	16.89%	10.02%	1.43%	\$ 277,717
Enfield	6.72%	3.78%	2.34%	\$ 477,394
Erindale	1.72%	-0.14%	2.61%	\$ 950,547
Ethelton	5.48%	8.61%	2.77%	\$ 543,225
Evandale	10.66%	0.83%	2.39%	\$ 824,000
Evanston	1.85%	3.71%	0.99%	\$ 320,231
Evanston Gardens	2.86%	3.73%	0.88%	\$ 320,083
Evanston Park	2.39%	2.80%	0.90%	\$ 321,161
Evanston South	3.42%	2.73%	0.33%	\$ 162,521
Everard Park	23.87%	12.48%	2.43%	\$ 700,063
Exeter	45.18%	21.72%	3.15%	\$ 563,792
Eyre	29.99%	12.54%	2.41%	\$ 209,700
Fairview Park	0.10%	1.27%	2.48%	\$ 421,482
Felixstow	3.76%	1.96%	2.54%	\$ 612,821
Ferryden Park	8.10%	7.54%	2.46%	\$ 462,031
Findon	6.43%	6.80%	3.14%	\$ 577,679
Flinders Park	4.13%	3.24%	2.67%	\$ 610,366

Fulham	-0.01%	12.98%	4.18%	\$ 847,375
Fulham Gardens	8.36%	5.91%	3.01%	\$ 752,891
Fullarton	35.61%	14.52%	2.69%	\$ 1,020,417
Gawler	13.82%	10.75%	2.13%	\$ 337,771
Gawler East	14.16%	6.71%	1.47%	\$ 358,057
Gawler South	5.76%	4.25%	1.72%	\$ 324,304
Gawler West	10.51%	11.15%	1.53%	\$ 318,107
Gilberton	6.37%	8.72%	2.54%	\$ 1,000,670
Gilles Plains	12.08%	4.56%	1.69%	\$ 444,920
Glandore	15.24%	12.17%	2.21%	\$ 625,848
Glanville	14.17%	12.97%	2.64%	\$ 542,406
Glen Osmond	31.07%	13.34%	2.59%	\$ 1,008,197
Glenalta	10.94%	6.53%	2.72%	\$ 596,667
Glenelg	8.79%	20.12%	4.45%	\$ 901,714
Glenelg East	-0.15%	-5.36%	3.49%	\$ 728,433
Glenelg North	-6.82%	-2.43%	4.77%	\$ 759,600
Glengowrie	2.65%	2.45%	2.55%	\$ 640,810
Glenside	2.52%	11.52%	3.28%	\$ 1,027,500
Glenunga	7.46%	2.57%	3.24%	\$ 964,018
Glynde	5.61%	3.39%	1.90%	\$ 648,993
Golden Grove	10.15%	3.78%	2.04%	\$ 472,431
Goodwood	21.12%	21.04%	2.93%	\$ 980,813
Grange	2.31%	8.02%	2.35%	\$ 725,834
Greenacres	14.88%	8.90%	1.25%	\$ 504,931
Greenhill	1.30%	-3.42%	1.70%	\$ 880,877
Greenwith	-2.86%	-11.98%	3.08%	\$ 502,270
Gulfview Heights	4.69%	5.43%	2.78%	\$ 384,014
Hackham	15.81%	7.44%	1.09%	\$ 309,272
Hackham West	18.70%	10.70%	1.19%	\$ 299,984
Hackney	8.28%	12.62%	2.50%	\$ 1,024,800
Hallett Cove	8.46%	5.29%	2.39%	\$ 491,417
Hampstead Gardens	8.03%	7.54%	1.42%	\$ 525,567
Happy Valley	11.09%	6.59%	1.89%	\$ 410,882
Hawthorn	18.30%	29.90%	3.19%	\$ 1,056,222
Hawthorndene	16.17%	7.49%	3.30%	\$ 599,132
Hazelwood Park	8.27%	-0.40%	2.88%	\$ 1,011,146
Hectorville	2.87%	0.97%	1.55%	\$ 587,882
Hendon	0.00%	1.49%	3.33%	\$ 503,698
Henley Beach	-1.79%	4.37%	3.45%	\$ 849,111
Henley Beach South	3.23%	8.17%	4.44%	\$ 896,688
Hewett	17.46%	21.97%	3.12%	\$ 431,750
Highbury	9.80%	6.90%	1.98%	\$ 529,929
Highgate	4.07%	15.60%	2.75%	\$ 1,164,084
Hillbank	19.38%	9.71%	2.33%	\$ 270,952
Hillcrest	11.81%	7.22%	1.67%	\$ 492,414
Hilton	9.39%	4.20%	2.43%	\$ 582,115
Holden Hill	14.37%	7.24%	1.75%	\$ 454,006
Hope Valley	6.06%	8.32%	1.68%	\$ 437,389
Hove	2.13%	1.88%	1.53%	\$ 608,929
Huntfield Heights	13.65%	7.35%	1.40%	\$ 312,271
Hyde Park	15.26%	15.23%	2.61%	\$ 1,178,600
Ingle Farm	9.15%	4.76%	1.88%	\$ 379,700
Joslin	10.83%	5.11%	2.65%	\$ 931,938
Kensington	-5.49%	0.48%	2.98%	\$ 995,050

Kensington Gardens	-1.30%	-4.12%	3.03%	\$ 841,969
Kensington Park	-1.83%	-5.26%	3.55%	\$ 863,567
Kidman Park	8.21%	5.35%	1.66%	\$ 643,625
Kilburn	8.96%	4.21%	2.58%	\$ 479,639
Kilkenny	11.77%	7.76%	1.93%	\$ 554,219
Kingston Park	14.06%	13.70%	1.96%	\$ 696,222
Kingswood	5.12%	17.06%	2.83%	\$ 1,053,929
Klemzig	3.40%	4.48%	2.34%	\$ 554,917
Kurralta Park	17.16%	10.33%	2.45%	\$ 608,167
Largs Bay	27.82%	18.62%	3.60%	\$ 565,000
Largs North	-0.35%	2.80%	2.78%	\$ 469,347
Leabrook	8.16%	1.82%	2.38%	\$ 1,014,021
Lightsview	12.55%	7.54%	1.69%	\$ 492,660
Linden Park	5.89%	2.51%	3.18%	\$ 1,029,542
Littlehampton	8.77%	12.68%	3.00%	\$ 577,000
Lockleys	13.58%	7.31%	2.40%	\$ 680,639
Lower Mitcham	-6.03%	-2.34%	4.24%	\$ 828,729
Magill	5.88%	4.49%	1.91%	\$ 690,714
Malvern	12.08%	20.32%	3.03%	\$ 1,181,254
Manningham	1.94%	3.17%	1.66%	\$ 553,673
Mansfield Park	-0.49%	2.50%	2.20%	\$ 425,014
Marden	0.00%	-0.29%	1.88%	\$ 687,187
Marino	14.76%	13.18%	2.17%	\$ 713,667
Marion	7.77%	7.39%	1.88%	\$ 495,781
Marleston	9.59%	5.75%	2.67%	\$ 583,864
Maslin Beach	25.49%	25.19%	2.13%	\$ 425,104
Mawson Lakes	8.94%	17.15%	1.14%	\$ 471,436
Maylands	11.42%	3.71%	2.35%	\$ 844,458
Medindie	2.56%	0.86%	3.10%	\$ 966,250
Medindie Gardens	4.48%	-7.50%	3.62%	\$ 926,550
Melrose Park	5.63%	7.53%	3.37%	\$ 589,625
Mile End	2.59%	-0.87%	2.71%	\$ 611,504
Millswood	22.96%	24.88%	3.56%	\$ 945,674
Mitcham	-0.82%	3.39%	2.94%	\$ 893,125
Mitchell Park	11.00%	9.90%	1.97%	\$ 498,125
Moana	12.26%	15.30%	1.73%	\$ 426,953
Modbury	7.11%	4.24%	2.38%	\$ 413,506
Modbury Heights	8.58%	8.15%	2.57%	\$ 434,821
Modbury North	6.51%	6.73%	2.61%	\$ 415,104
Morphett Vale	17.15%	11.99%	1.37%	\$ 337,938
Morphettville	3.74%	5.39%	1.93%	\$ 554,896
Mount Barker	5.39%	2.78%	1.68%	\$ 415,261
Munno Para	9.92%	10.86%	1.34%	\$ 267,718
Munno Para West	12.56%	7.01%	1.14%	\$ 280,782
Myrtle Bank	27.18%	10.34%	2.36%	\$ 980,042
Nailsworth	8.84%	0.02%	4.33%	\$ 809,522
Nairne	10.40%	5.85%	1.86%	\$ 408,687
Netherby	9.05%	11.73%	1.68%	\$ 965,571
Netley	5.19%	6.57%	3.30%	\$ 577,433
Newton	9.82%	10.78%	2.46%	\$ 557,396
Noarlunga Downs	7.63%	6.01%	1.86%	\$ 332,250
North Adelaide	1.30%	10.12%	3.23%	\$ 1,000,833
North Brighton	-0.13%	6.28%	3.18%	\$ 696,680
North Haven	-4.33%	0.04%	1.46%	\$ 453,000

North Plympton	15.18%	12.36%	2.64%	\$ 605,946
Northfield	5.13%	2.53%	1.51%	\$ 461,347
Northgate	18.15%	8.65%	1.16%	\$ 485,238
Norwood	8.83%	6.62%	3.11%	\$ 966,417
Novar Gardens	5.12%	4.03%	2.69%	\$ 633,411
Oakden	16.19%	9.05%	1.36%	\$ 484,592
Oaklands Park	0.27%	0.07%	2.12%	\$ 515,756
Old Noarlunga	8.83%	8.58%	0.93%	\$ 382,719
Old Reynella	20.20%	11.42%	1.15%	\$ 384,554
Onkaparinga Hills	12.52%	5.37%	1.49%	\$ 324,375
Osborne	-10.23%	-2.27%	2.36%	\$ 428,150
O'sullivan Beach	0.00%	0.00%	2.53%	\$ 323,583
Ottoway	-6.52%	-2.06%	2.46%	\$ 384,182
Panorama	3.60%	4.11%	4.16%	\$ 662,505
Para Hills	9.80%	6.35%	2.38%	\$ 369,146
Para Hills West	10.02%	12.44%	2.70%	\$ 360,959
Para Vista	8.21%	3.51%	2.11%	\$ 386,521
Paradise	5.75%	8.66%	2.07%	\$ 533,875
Parafield Gardens	12.29%	11.93%	2.35%	\$ 360,000
Paralowie	6.07%	6.73%	2.81%	\$ 337,300
Park Holme	5.86%	5.58%	2.85%	\$ 527,056
Parkside	0.18%	4.67%	3.27%	\$ 925,000
Pasadena	5.71%	7.01%	3.95%	\$ 587,219
Payneham	6.67%	4.58%	2.44%	\$ 701,012
Payneham South	7.07%	4.98%	3.05%	\$ 752,659
Pennington	2.27%	7.25%	2.41%	\$ 443,458
Peterhead	15.20%	11.50%	2.94%	\$ 533,019
Plympton	17.63%	11.85%	2.46%	\$ 600,094
Plympton Park	8.52%	5.20%	1.90%	\$ 562,071
Pooraka	4.17%	4.20%	1.77%	\$ 394,164
Port Adelaide	7.43%	15.41%	3.06%	\$ 490,542
Port Noarlunga	10.04%	9.36%	1.62%	\$ 378,584
Port Willunga	20.88%	17.87%	1.86%	\$ 387,844
Prospect	-1.30%	3.81%	3.78%	\$ 678,375
Queenstown	6.63%	15.95%	2.90%	\$ 496,250
Redwood Park	10.71%	9.09%	2.88%	\$ 432,130
Reid	15.11%	8.82%	1.87%	\$ 325,250
Renown Park	5.51%	7.29%	1.87%	\$ 576,042
Reynella	21.88%	12.08%	1.28%	\$ 377,622
Reynella East	10.76%	6.55%	1.90%	\$ 404,685
Richmond	7.36%	3.60%	2.74%	\$ 574,867
Ridgehaven	9.38%	10.96%	2.86%	\$ 435,026
Ridleyton	6.78%	7.75%	2.13%	\$ 568,436
Rose Park	20.50%	15.14%	3.30%	\$ 1,149,286
Rosewater	8.24%	12.01%	2.98%	\$ 445,000
Roslyn Park	-2.51%	-5.18%	2.91%	\$ 861,654
Rostrevor	4.34%	2.88%	1.53%	\$ 600,000
Royal Park	3.81%	4.16%	3.30%	\$ 519,819
Royston Park	2.09%	1.06%	1.82%	\$ 875,667
Salisbury	13.97%	7.97%	2.19%	\$ 313,333
Salisbury Downs	21.58%	16.35%	2.26%	\$ 339,708
Salisbury East	12.58%	12.95%	2.06%	\$ 346,000
Salisbury Heights	8.87%	8.23%	2.00%	\$ 358,031
Salisbury North	5.74%	5.05%	1.69%	\$ 279,643

Salisbury Park	12.89%	8.71%	1.50%	\$ 319,833
Salisbury Plain	12.14%	8.10%	2.20%	\$ 324,417
Seacliff	18.98%	9.92%	2.91%	\$ 670,475
Seacliff Park	23.03%	7.81%	1.90%	\$ 578,292
Seacombe Gardens	4.99%	4.39%	1.79%	\$ 507,881
Seacombe Heights	23.98%	8.50%	2.15%	\$ 512,400
Seaford	11.28%	11.28%	1.12%	\$ 401,930
Seaford Meadows	9.70%	10.20%	1.10%	\$ 400,220
Seaford Rise	12.24%	11.47%	1.35%	\$ 410,875
Seaton	1.17%	5.98%	3.20%	\$ 580,000
Seaview Downs	13.21%	6.27%	2.59%	\$ 527,538
Sefton Park	11.58%	7.06%	3.16%	\$ 597,826
Sellicks Beach	28.76%	28.26%	5.38%	\$ 424,219
Semaphore	10.51%	15.60%	3.70%	\$ 580,000
Semaphore Park	1.63%	8.71%	2.35%	\$ 589,181
Semaphore South	3.55%	13.10%	3.20%	\$ 577,572
Sheidow Park	2.58%	2.36%	2.60%	\$ 456,571
Skye	-3.26%	4.96%	0.87%	\$ 790,938
Smithfield	25.13%	9.76%	2.00%	\$ 249,990
Smithfield Plains	7.74%	8.97%	1.32%	\$ 265,967
Somerton Park	7.33%	18.62%	4.11%	\$ 812,497
South Brighton	11.37%	6.58%	1.45%	\$ 559,030
South Plympton	9.75%	8.08%	2.24%	\$ 554,500
Springfield	-4.40%	5.21%	2.91%	\$ 869,861
St Agnes	6.67%	11.82%	2.16%	\$ 439,481
St Clair	22.68%	23.63%	2.70%	\$ 515,940
St Georges	17.37%	6.49%	3.12%	\$ 1,004,524
St Marys	6.03%	10.13%	2.58%	\$ 521,568
St Peters	15.62%	5.91%	3.15%	\$ 1,026,329
Stepney	21.98%	11.60%	3.65%	\$ 947,875
Stirling	13.32%	7.11%	3.53%	\$ 809,427
Stonyfell	3.81%	-1.69%	2.32%	\$ 921,590
Sturt	10.15%	6.94%	1.83%	\$ 500,420
Surrey Downs	14.44%	8.19%	2.30%	\$ 427,447
Taperoo	-6.69%	1.16%	2.64%	\$ 438,458
Tea Tree Gully	4.99%	6.19%	2.94%	\$ 439,583
Thebarton	4.71%	-0.80%	2.97%	\$ 621,250
Thorngate	2.92%	0.89%	3.92%	\$ 945,833
Toorak Gardens	12.17%	7.77%	3.05%	\$ 1,072,469
Torrens Park	-7.34%	-3.59%	4.46%	\$ 816,324
Torrensville	6.68%	0.28%	2.64%	\$ 617,183
Tranmere	8.61%	5.12%	2.17%	\$ 681,108
Trinity Gardens	4.84%	7.26%	2.50%	\$ 799,062
Trott Park	6.41%	3.74%	2.29%	\$ 415,265
Underdale	7.84%	2.35%	2.77%	\$ 629,300
Unley	19.45%	8.78%	2.72%	\$ 980,000
Unley Park	20.32%	32.48%	3.45%	\$ 1,182,350
Upper Sturt	32.61%	8.81%	3.50%	\$ 831,875
Urrbrae	21.70%	3.33%	2.50%	\$ 941,521
Vale Park	-1.11%	-1.69%	2.04%	\$ 665,000
Valley View	6.65%	2.93%	1.95%	\$ 409,658
Vista	7.40%	3.67%	1.39%	\$ 446,114
Walkerville	4.46%	-0.64%	1.96%	\$ 863,150
Walkley Heights	8.47%	5.75%	1.31%	\$ 411,393

Warradale	1.69%	2.33%	2.04%	\$ 579,847
Wattle Park	-3.16%	-3.01%	2.40%	\$ 880,054
Wayville	19.15%	21.25%	2.92%	\$ 900,071
Welland	4.21%	-0.71%	2.71%	\$ 588,715
West Beach	6.23%	18.24%	3.64%	\$ 900,000
West Croydon	4.69%	8.61%	1.87%	\$ 555,520
West Hindmarsh	5.49%	6.21%	2.51%	\$ 611,294
West Lakes	-0.18%	8.71%	2.74%	\$ 651,152
West Lakes Shore	-4.37%	5.45%	2.71%	\$ 675,594
West Richmond	4.08%	1.30%	3.53%	\$ 554,488
Westbourne Park	6.63%	20.85%	3.52%	\$ 939,388
Willaston	7.89%	14.81%	2.77%	\$ 362,875
Windsor Gardens	4.30%	9.14%	2.18%	\$ 512,235
Wingfield	-6.26%	1.76%	1.93%	\$ 400,000
Woodcroft	15.76%	8.39%	1.77%	\$ 412,392
Woodforde	4.51%	1.88%	1.66%	\$ 630,900
Woodville	11.61%	12.32%	2.55%	\$ 533,818
Woodville North	23.66%	16.88%	2.17%	\$ 494,125
Woodville Park	6.86%	7.85%	2.32%	\$ 562,762
Woodville South	4.98%	8.85%	3.00%	\$ 564,831
Woodville West	8.01%	10.75%	3.21%	\$ 549,950
Wynn Vale	13.59%	8.83%	2.54%	\$ 447,469