

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 September 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	29.65%	24.59%	2.63%	\$509,783
Adelaide	19.52%	7.53%	3.24%	\$700,000
Albert Park	4.25%	7.24%	3.52%	\$545,502
Alberton	14.24%	7.60%	3.05%	\$500,070
Aldinga Beach	17.14%	17.10%	3.09%	\$416,870
Allenby Gardens	15.32%	14.56%	2.58%	\$624,083
Andrews Farm	10.29%	15.80%	2.28%	\$289,417
Angle Park	17.15%	10.43%	2.27%	\$467,463
Ascot Park	15.67%	12.46%	2.77%	\$530,225
Ashford	32.87%	16.32%	3.11%	\$726,367
Athelstone	13.03%	7.49%	2.76%	\$604,090
Athol Park	16.16%	7.63%	2.69%	\$467,111
Auldana	28.31%	21.88%	2.73%	\$875,917
Banksia Park	15.39%	17.90%	3.93%	\$473,851
Beaumont	0.00%	49.51%	4.01%	\$1,216,612
Bedford Park	5.16%	5.10%	1.74%	\$537,226
Belair	17.37%	16.02%	4.24%	\$743,412
Bellevue Heights	8.92%	12.59%	3.62%	\$630,357
Beulah Park	30.90%	25.77%	2.86%	\$956,029
Beverley	16.23%	13.94%	2.94%	\$616,151
Birkenhead	5.48%	3.80%	3.47%	\$531,976
Black Forest	43.46%	23.33%	3.15%	\$815,157
Blackwood	16.07%	17.62%	3.92%	\$690,052
Blair Athol	12.40%	13.54%	2.60%	\$488,438
Blakeview	9.99%	6.84%	2.05%	\$327,448
Bowden	17.37%	14.24%	2.22%	\$669,778
Brahma Lodge	10.70%	16.41%	3.09%	\$350,871
Brighton	13.41%	12.06%	2.53%	\$653,867
Broadview	18.20%	15.24%	2.18%	\$621,759
Brompton	12.10%	7.96%	1.80%	\$590,333
Brooklyn Park	18.28%	21.16%	2.50%	\$628,974
Burnside	38.39%	38.07%	2.76%	\$1,126,825

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Burton	14.27%	15.62%	2.32%	\$346,572
Camden Park	17.85%	7.76%	2.25%	\$654,003
Campbelltown	20.80%	8.11%	2.45%	\$582,819
Cavan	5.22%	7.88%	1.27%	\$448,512
Chandlers Hill	25.62%	21.36%	3.46%	\$580,800
Cheltenham	6.33%	7.92%	3.01%	\$523,949
Christie Downs	26.82%	21.89%	2.49%	\$348,155
Christies Beach	19.06%	18.60%	2.65%	\$381,998
Clapham	14.85%	13.67%	4.45%	\$819,257
Clarence Gardens	45.34%	25.36%	2.74%	\$749,614
Clarence Park	26.16%	21.36%	4.11%	\$942,407
Clearview	11.48%	11.43%	2.23%	\$487,712
Clovelly Park	15.12%	16.41%	2.59%	\$529,641
College Park	14.22%	10.85%	3.00%	\$1,098,352
Collinswood	19.52%	15.27%	4.01%	\$900,000
Colonel Light Gardens	21.71%	14.13%	4.95%	\$774,594
Coromandel Valley	10.94%	14.60%	3.35%	\$672,413
Cowandilla	22.22%	19.52%	2.26%	\$620,036
Craigburn Farm	10.56%	12.24%	3.38%	\$672,750
Craigmore	19.62%	15.69%	2.76%	\$298,575
Croydon	18.29%	21.19%	2.19%	\$624,361
Croydon Park	28.06%	18.49%	2.43%	\$570,000
Cumberland Park	18.58%	16.51%	3.96%	\$844,104
Darlington	16.73%	13.18%	2.30%	\$537,357
Davoren Park	27.13%	28.53%	2.56%	\$247,026
Daw Park	26.35%	17.58%	4.05%	\$711,792
Dernancourt	6.62%	5.22%	2.76%	\$529,583
Devon Park	20.06%	11.26%	2.41%	\$647,442
Direk	38.92%	16.08%	3.01%	\$305,000
Dover Gardens	12.17%	11.25%	1.85%	\$549,955
Dudley Park	11.06%	8.20%	1.16%	\$295,104
Dulwich	40.16%	46.50%	4.34%	\$1,269,500
Eastwood	21.53%	26.50%	2.98%	\$1,057,914
Eden Hills	9.15%	7.71%	3.88%	\$669,856
Edwardstown	25.23%	17.12%	2.70%	\$581,506
Elizabeth	10.12%	7.88%	1.37%	\$113,294
Elizabeth Downs	17.64%	16.56%	2.91%	\$238,628
Elizabeth East	27.94%	19.33%	3.14%	\$256,203
Elizabeth Grove	36.93%	21.00%	3.15%	\$256,778
Elizabeth North	17.98%	17.65%	2.20%	\$213,459
Elizabeth Park	24.93%	21.22%	3.36%	\$239,435
Elizabeth South	32.53%	19.05%	2.67%	\$223,721
Elizabeth Vale	17.27%	16.41%	1.87%	\$300,187

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Enfield	12.95%	12.58%	2.38%	\$497,155
Erindale	32.41%	37.55%	2.76%	\$1,124,400
Ethelton	21.21%	11.23%	3.05%	\$567,386
Evandale	15.30%	22.70%	2.63%	\$920,375
Evanston	6.08%	11.90%	2.22%	\$334,999
Evanston Gardens	2.38%	11.61%	1.50%	\$335,503
Evanston Park	7.27%	14.75%	1.96%	\$342,340
Evanston South	-0.93%	8.44%	0.87%	\$172,900
Everard Park	34.57%	21.38%	2.72%	\$766,500
Exeter	7.41%	1.67%	3.13%	\$556,950
Eyre	49.36%	41.97%	5.68%	\$249,976
Fairview Park	21.84%	23.90%	3.07%	\$469,235
Felixstow	18.48%	11.99%	2.20%	\$639,188
Ferryden Park	18.79%	13.67%	2.82%	\$492,094
Findon	13.08%	9.06%	3.48%	\$593,314
Firle	14.16%	16.16%	3.63%	\$764,958
Fitzroy	16.56%	9.02%	3.66%	\$918,840
Flagstaff Hill	19.75%	14.99%	3.49%	\$582,050
Flinders Park	15.14%	13.60%	2.70%	\$629,063
Forestville	26.88%	20.79%	3.64%	\$877,393
Frewville	0.00%	50.34%	3.45%	\$1,139,706
Fulham	3.23%	4.01%	5.11%	\$864,011
Fulham Gardens	7.92%	5.89%	4.29%	\$794,861
Fullarton	14.44%	26.55%	3.37%	\$1,148,677
Gawler	8.91%	13.29%	2.90%	\$354,528
Gawler East	28.21%	24.61%	3.38%	\$390,988
Gawler South	7.48%	15.41%	2.66%	\$341,925
Gawler West	9.83%	13.26%	1.92%	\$331,149
Gilberton	16.19%	19.37%	3.01%	\$1,083,056
Gilles Plains	15.53%	12.42%	2.20%	\$477,537
Glandore	38.76%	24.40%	2.53%	\$689,477
Glanville	11.31%	4.92%	2.57%	\$552,700
Glen Osmond	49.21%	35.18%	3.02%	\$1,162,483
Glenalta	36.95%	25.35%	3.43%	\$670,177
Glenelg	8.67%	7.57%	5.01%	\$891,875
Glenelg East	11.89%	6.77%	3.51%	\$756,825
Glenelg North	13.31%	11.05%	4.59%	\$809,013
Glenelg South	12.39%	11.63%	5.01%	\$990,313
Glengowrie	13.99%	13.73%	2.81%	\$685,044
Glenside	17.58%	46.22%	4.52%	\$1,212,146
Glenunga	0.00%	0.00%	3.70%	\$1,156,250
Glynde	19.97%	14.14%	2.30%	\$693,903
Golden Grove	13.17%	18.17%	2.43%	\$499,463

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Goodwood	23.53%	31.50%	4.92%	\$1,152,715
Gould Creek	3.98%	1.51%	1.44%	\$258,800
Grange	17.80%	18.07%	3.34%	\$786,911
Green Fields	11.53%	9.72%	1.38%	\$419,021
Greenacres	14.25%	13.07%	1.40%	\$531,579
Greenwith	11.38%	6.76%	2.82%	\$516,000
Gulfview Heights	17.23%	11.16%	3.03%	\$408,230
Hackham	22.38%	25.63%	2.00%	\$337,678
Hackham West	26.69%	24.37%	3.71%	\$329,991
Hackney	20.05%	8.77%	3.96%	\$1,100,000
Hallett Cove	10.71%	18.95%	3.07%	\$530,712
Hampstead Gardens	21.43%	14.93%	1.34%	\$557,717
Happy Valley	18.84%	25.33%	2.62%	\$451,149
Hawthorn	15.82%	17.38%	4.08%	\$1,079,914
Hawthorndene	28.37%	20.66%	4.07%	\$655,722
Hazelwood Park	41.75%	45.94%	4.00%	\$1,202,711
Heathpool	14.86%	29.68%	5.68%	\$1,260,000
Hectorville	25.47%	10.19%	2.17%	\$622,784
Hendon	3.93%	7.35%	4.13%	\$536,444
Henley Beach	15.10%	13.46%	4.45%	\$923,833
Henley Beach South	7.38%	3.89%	5.06%	\$901,767
Highbury	13.55%	16.90%	2.66%	\$560,690
Highgate	0.03%	2.44%	4.22%	\$1,201,875
Hillbank	15.31%	13.44%	3.49%	\$290,000
Hillcrest	13.91%	8.66%	1.85%	\$514,369
Hillier	0.92%	4.14%	0.53%	\$162,209
Hilton	16.03%	12.83%	2.40%	\$615,259
Hindmarsh	27.56%	16.01%	2.45%	\$653,091
Holden Hill	6.44%	7.17%	2.50%	\$481,069
Hope Valley	23.89%	21.31%	2.15%	\$481,802
Hove	17.11%	13.03%	2.03%	\$652,714
Huntfield Heights	26.68%	27.54%	2.18%	\$343,375
Hyde Park	27.27%	20.47%	4.16%	\$1,276,897
Ingle Farm	21.00%	19.35%	2.41%	\$410,623
Joslin	16.55%	21.23%	3.86%	\$1,027,667
Kensington	30.07%	29.51%	5.25%	\$1,109,167
Kensington Gardens	27.19%	24.73%	2.21%	\$936,438
Kensington Park	29.94%	23.29%	2.68%	\$945,032
Kent Town	32.61%	19.30%	3.24%	\$1,101,167
Keswick	33.48%	14.30%	2.26%	\$700,000
Kidman Park	15.91%	14.88%	2.11%	\$678,351
Kilburn	7.08%	9.20%	2.63%	\$500,724
Kilkenny	25.05%	17.02%	2.21%	\$589,516

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Kings Park	12.98%	17.56%	5.28%	\$1,151,804
Kingston Park	13.90%	4.96%	2.52%	\$732,482
Kingswood	10.73%	12.47%	3.54%	\$1,120,594
Klemzig	24.40%	13.81%	2.17%	\$597,630
Kurralta Park	28.81%	20.38%	2.61%	\$658,067
Largs Bay	9.66%	5.34%	3.84%	\$566,625
Largs North	10.15%	7.30%	2.77%	\$482,938
Leabrook	28.03%	39.41%	3.04%	\$1,204,068
Lightsview	12.61%	10.09%	2.00%	\$515,313
Linden Park	30.43%	46.65%	4.64%	\$1,234,092
Lockleys	17.64%	18.67%	2.84%	\$743,236
Lower Mitcham	23.56%	11.30%	4.34%	\$899,602
Lynton	13.32%	10.96%	4.75%	\$762,775
Magill	24.70%	17.58%	1.91%	\$757,806
Malvern	14.23%	9.73%	3.88%	\$1,230,297
Manningham	24.25%	17.96%	1.73%	\$606,000
Mansfield Park	17.09%	11.48%	2.41%	\$450,824
Marden	24.34%	15.83%	2.84%	\$731,644
Marino	9.12%	6.83%	2.53%	\$743,958
Marion	11.39%	10.41%	1.99%	\$521,148
Marleston	20.55%	15.86%	2.65%	\$630,518
Marryatville	35.04%	30.27%	6.22%	\$1,234,614
Maslin Beach	10.51%	17.24%	3.25%	\$458,485
Mawson Lakes	1.99%	6.74%	1.37%	\$475,774
Maylands	22.75%	27.87%	2.98%	\$930,500
Medindie	25.01%	21.26%	3.37%	\$1,007,125
Medindie Gardens	42.07%	30.28%	3.74%	\$1,049,750
Melrose Park	20.44%	16.95%	3.21%	\$639,650
Mile End	14.53%	9.26%	2.70%	\$637,209
Millswood	19.10%	23.26%	5.00%	\$1,053,003
Mitcham	26.27%	20.33%	3.76%	\$985,114
Mitchell Park	9.23%	11.57%	1.97%	\$522,588
Moana	15.96%	17.93%	1.99%	\$455,083
Modbury	18.33%	13.61%	2.67%	\$437,573
Modbury Heights	18.31%	13.51%	3.05%	\$458,750
Modbury North	18.88%	14.08%	3.15%	\$438,414
Morphett Vale	17.61%	19.62%	2.11%	\$360,000
Morphettville	18.86%	12.59%	2.31%	\$589,636
Munno Para	10.71%	15.00%	2.05%	\$290,000
Munno Para West	15.28%	15.66%	2.96%	\$300,683
Myrtle Bank	25.60%	29.95%	3.48%	\$1,133,750
Nailsworth	18.72%	17.12%	4.02%	\$872,395
Netherby	15.66%	25.58%	2.84%	\$1,100,333

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Netley	23.90%	13.42%	3.41%	\$614,125
New Port	5.01%	2.61%	1.25%	\$268,563
Newton	15.02%	5.38%	2.27%	\$580,292
Noarlunga Centre	25.18%	20.94%	2.44%	\$350,000
Noarlunga Downs	25.61%	21.23%	2.36%	\$364,629
North Adelaide	26.33%	16.67%	3.91%	\$1,104,536
North Brighton	17.13%	20.20%	4.12%	\$778,061
North Haven	16.90%	14.91%	1.92%	\$483,750
North Plympton	15.73%	10.16%	2.69%	\$633,748
Northfield	7.10%	9.76%	1.94%	\$493,286
Northgate	8.44%	6.98%	1.51%	\$500,167
Norwood	31.25%	20.50%	3.17%	\$1,075,979
Novar Gardens	21.02%	10.83%	2.18%	\$675,429
Oakden	12.42%	5.63%	1.44%	\$505,341
Oaklands Park	12.35%	10.47%	1.92%	\$537,952
O'Halloran Hill	14.31%	19.57%	2.46%	\$428,813
Old Noarlunga	32.93%	28.99%	1.75%	\$429,053
Old Reynella	27.66%	25.01%	2.15%	\$423,775
Onkaparinga Hills	13.22%	14.41%	2.58%	\$354,803
Osborne	6.76%	11.07%	2.12%	\$444,550
O'Sullivan Beach	29.62%	23.95%	2.84%	\$360,000
Ottoway	15.91%	14.47%	2.48%	\$408,112
Ovingham	14.94%	7.11%	3.15%	\$742,077
Panorama	13.13%	14.90%	4.33%	\$716,417
Para Hills	18.46%	13.54%	2.73%	\$390,644
Para Hills West	11.56%	11.53%	3.22%	\$376,229
Para Vista	21.27%	21.41%	2.47%	\$419,972
Paradise	12.17%	8.74%	2.25%	\$557,655
Parafield Gardens	13.09%	10.45%	3.10%	\$385,287
Paralowie	12.79%	14.09%	3.01%	\$350,000
Park Holme	14.61%	10.93%	3.09%	\$549,400
Parkside	26.18%	18.51%	3.56%	\$996,607
Pasadena	14.28%	13.45%	4.09%	\$625,042
Payneham	17.29%	13.26%	3.40%	\$739,060
Payneham South	16.37%	22.89%	3.96%	\$828,991
Pennington	14.96%	10.00%	2.46%	\$461,705
Peterhead	4.88%	0.00%	3.68%	\$538,542
Plympton	23.22%	13.04%	2.53%	\$638,042
Plympton Park	24.09%	12.65%	1.79%	\$584,750
Pooraka	13.62%	15.03%	2.12%	\$412,138
Port Adelaide	13.92%	8.46%	3.29%	\$505,181
Port Noarlunga	14.64%	18.77%	1.87%	\$411,692
Port Noarlunga South	14.70%	14.70%	2.02%	\$446,471

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Port Willunga	14.47%	19.84%	3.40%	\$414,000
Prospect	9.46%	5.84%	3.27%	\$692,920
Queenstown	13.54%	6.59%	3.24%	\$513,333
Redwood Park	22.08%	16.44%	3.76%	\$468,644
Reid	5.79%	11.67%	2.38%	\$337,292
Renown Park	21.18%	12.63%	2.25%	\$612,695
Reynella	27.67%	26.97%	1.92%	\$421,852
Reynella East	23.87%	20.30%	2.47%	\$438,371
Richmond	20.34%	14.97%	2.70%	\$608,846
Ridgehaven	21.40%	15.72%	3.87%	\$472,102
Ridleyton	16.80%	18.88%	2.24%	\$609,118
Rose Park	22.00%	31.38%	5.13%	\$1,302,155
Rosewater	10.30%	10.06%	2.76%	\$451,911
Rosslyn Park	13.66%	25.12%	2.87%	\$973,854
Rostrevor	16.23%	8.07%	1.49%	\$628,172
Royal Park	8.80%	9.91%	4.09%	\$544,286
Royston Park	16.90%	26.39%	3.32%	\$930,893
Salisbury	20.40%	20.28%	2.88%	\$335,142
Salisbury Downs	7.87%	14.24%	3.34%	\$359,779
Salisbury East	12.70%	11.68%	2.97%	\$365,750
Salisbury Heights	11.44%	13.00%	2.53%	\$392,469
Salisbury North	16.47%	12.83%	1.58%	\$292,042
Salisbury Park	18.87%	16.20%	2.01%	\$342,030
Salisbury Plain	18.01%	15.26%	2.93%	\$345,000
Seacliff	13.01%	5.13%	3.56%	\$695,897
Seacliff Park	17.47%	7.44%	2.70%	\$602,519
Seacombe Gardens	17.79%	11.75%	1.79%	\$534,933
Seacombe Heights	24.70%	13.11%	2.47%	\$549,028
Seaford	19.05%	22.06%	1.96%	\$443,090
Seaford Meadows	13.62%	19.54%	1.89%	\$434,492
Seaford Rise	16.77%	19.58%	1.92%	\$448,854
Seaton	6.06%	7.17%	3.58%	\$582,156
Seaview Downs	29.11%	11.24%	2.84%	\$553,349
Sefton Park	6.49%	6.81%	3.33%	\$623,278
Semaphore	7.78%	3.88%	3.59%	\$579,771
Semaphore Park	12.81%	14.92%	3.10%	\$616,490
Semaphore South	17.54%	10.88%	3.38%	\$598,840
Sheidow Park	10.38%	15.36%	3.23%	\$478,793
Smithfield	15.09%	12.73%	2.54%	\$262,181
Smithfield Plains	13.44%	15.82%	2.23%	\$286,253
Somerton Park	11.01%	12.27%	4.68%	\$876,042
South Brighton	18.13%	9.34%	1.82%	\$581,691
South Plympton	27.00%	14.96%	2.12%	\$586,875

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Springfield	25.99%	19.93%	3.51%	\$949,000
St Agnes	20.99%	15.84%	2.94%	\$474,202
St Clair	11.63%	4.82%	2.99%	\$530,365
St Georges	0.00%	47.41%	3.61%	\$1,191,042
St Marys	22.10%	15.56%	3.01%	\$562,824
St Morris	14.60%	17.17%	3.21%	\$817,805
St Peters	7.99%	15.79%	4.49%	\$1,114,480
Stepney	20.15%	18.05%	2.56%	\$1,027,366
Stonyfell	39.11%	32.42%	2.62%	\$1,079,467
Sturt	18.25%	12.32%	1.85%	\$529,958
Surrey Downs	23.56%	22.26%	2.82%	\$469,521
Taperoo	5.66%	10.06%	2.49%	\$450,000
Tea Tree Gully	15.33%	14.36%	4.06%	\$477,452
Tennyson	4.03%	10.68%	3.37%	\$861,450
Thebarton	18.13%	14.70%	2.66%	\$656,824
Thorngate	12.47%	12.96%	3.98%	\$985,357
Tonsley	9.45%	11.98%	2.03%	\$544,264
Toorak Gardens	43.76%	48.70%	4.02%	\$1,271,329
Torrens Park	28.24%	15.44%	4.82%	\$884,795
Torrensville	20.99%	12.67%	2.37%	\$648,072
Tranmere	22.06%	18.09%	1.85%	\$753,459
Trinity Gardens	23.54%	20.07%	4.25%	\$863,958
Trott Park	16.39%	18.67%	3.05%	\$447,819
Tusmore	24.90%	37.29%	4.90%	\$1,250,000
Underdale	25.74%	17.78%	2.40%	\$666,333
Unley	27.75%	40.54%	4.21%	\$1,163,336
Unley Park	22.33%	15.41%	3.92%	\$1,300,000
Upper Hermitage	8.65%	10.29%	3.76%	\$480,042
Urrbrae	42.48%	43.03%	4.33%	\$1,113,684
Vale Park	26.51%	16.30%	1.84%	\$695,952
Valley View	16.24%	14.63%	2.29%	\$436,000
Vista	32.32%	27.62%	2.14%	\$501,373
Walkerville	19.42%	16.05%	2.81%	\$936,736
Walkley Heights	11.11%	10.77%	1.74%	\$440,000
Warradale	17.12%	14.03%	2.33%	\$629,750
Wattle Park	24.10%	28.22%	2.39%	\$1,009,448
Wayville	20.08%	24.90%	3.98%	\$1,005,417
Welland	17.72%	19.92%	2.45%	\$629,500
West Beach	10.16%	4.38%	4.59%	\$929,234
West Croydon	30.52%	23.15%	2.27%	\$610,000
West Hindmarsh	19.27%	14.01%	2.62%	\$647,083
West Lakes	8.21%	12.47%	3.90%	\$704,764
West Lakes Shore	7.37%	17.15%	3.60%	\$727,429

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
West Richmond	24.53%	16.96%	3.46%	\$593,907
Westbourne Park	15.13%	11.59%	4.18%	\$948,841
Willaston	7.10%	6.56%	2.75%	\$364,458
Windsor Gardens	12.04%	5.58%	2.34%	\$530,954
Wingfield	17.12%	16.00%	2.31%	\$416,400
Woodcroft	26.15%	23.78%	2.14%	\$443,051
Woodville	11.46%	7.87%	2.86%	\$552,841
Woodville Gardens	19.05%	11.25%	2.85%	\$501,778
Woodville North	11.42%	9.41%	2.89%	\$514,278
Woodville Park	8.94%	10.09%	2.53%	\$574,803
Woodville South	5.56%	4.91%	3.44%	\$575,217
Woodville West	3.54%	7.51%	3.70%	\$565,857
Wynn Vale	18.09%	14.26%	2.70%	\$473,500
Yatala Vale	22.70%	23.27%	2.89%	\$467,805