

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 December 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	17.1%	22.5%	3.4%	\$526,000
Adelaide	15.8%	16.8%	3.6%	\$726,625
Albert Park	18.0%	10.5%	4.2%	\$564,625
Alberton	22.8%	19.3%	3.7%	\$527,691
Aldinga Beach	20.7%	19.8%	4.1%	\$439,289
Allenby Gardens	32.2%	24.8%	3.1%	\$659,458
Andrews Farm	15.9%	12.6%	3.0%	\$299,792
Angle Park	27.7%	24.6%	2.8%	\$501,875
Ascot Park	19.3%	14.3%	3.1%	\$553,095
Ashford	15.2%	18.9%	3.8%	\$749,176
Athelstone	17.2%	13.1%	3.2%	\$630,044
Athol Park	24.2%	22.0%	3.2%	\$496,500
Auldana	15.8%	20.8%	2.4%	\$902,542
Banksia Park	5.0%	8.7%	4.3%	\$480,907
Beaumont	24.2%	40.8%	5.9%	\$1,303,185
Bedford Park	14.5%	11.6%	1.9%	\$556,057
Belair	12.8%	15.7%	5.2%	\$768,078
Bellevue Heights	16.1%	15.3%	4.1%	\$670,792
Beulah Park	27.7%	25.7%	3.4%	\$998,508
Beverley	20.3%	18.4%	3.5%	\$652,282
Birkenhead	11.2%	7.6%	4.1%	\$546,977
Black Forest	24.6%	27.1%	3.7%	\$861,672
Blackwood	22.2%	18.8%	4.6%	\$721,661
Blair Athol	11.7%	14.3%	2.8%	\$500,268
Blakeview	16.2%	13.5%	2.7%	\$338,107
Bowden	23.8%	20.8%	3.0%	\$710,024
Brahma Lodge	14.7%	12.9%	3.6%	\$363,393
Brighton	23.5%	15.5%	3.0%	\$688,485
Broadview	24.7%	23.3%	2.6%	\$656,093
Brompton	19.4%	16.2%	2.3%	\$619,246
Brooklyn Park	25.9%	20.7%	3.1%	\$674,213
Burton	25.9%	20.3%	2.8%	\$366,557

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Camden Park	11.6%	13.1%	2.8%	\$672,656
Campbelltown	20.0%	20.2%	3.0%	\$606,083
Cavan	14.9%	10.5%	1.5%	\$465,008
Chandlers Hill	14.8%	18.6%	4.3%	\$589,500
Cheltenham	25.0%	15.4%	3.7%	\$551,086
Christie Downs	20.9%	25.3%	3.3%	\$365,124
Christies Beach	18.1%	20.5%	3.2%	\$403,950
Clapham	29.9%	21.7%	5.5%	\$875,198
Clarence Gardens	20.8%	29.9%	3.3%	\$794,324
Clarence Park	15.6%	15.1%	4.9%	\$962,692
Clearview	16.2%	12.4%	2.4%	\$504,170
Clovelly Park	19.1%	15.3%	3.0%	\$550,393
College Park	21.7%	18.7%	4.0%	\$1,169,731
Collinswood	22.7%	17.0%	4.4%	\$946,483
Colonel Light Gardens	24.4%	22.3%	5.2%	\$816,806
Coromandel Valley	25.2%	18.7%	4.3%	\$713,779
Cowandilla	26.3%	22.7%	2.9%	\$656,290
Craigburn Farm	24.2%	17.4%	4.1%	\$712,882
Craigmore	18.9%	17.5%	3.4%	\$311,664
Croydon	24.1%	23.8%	3.0%	\$666,214
Croydon Park	13.2%	18.2%	3.2%	\$592,900
Cumberland Park	12.5%	12.6%	4.5%	\$867,057
Darlington	12.1%	12.9%	2.7%	\$553,000
Davoren Park	21.2%	25.8%	3.4%	\$256,972
Daw Park	24.7%	26.4%	4.1%	\$757,600
Dernancourt	6.0%	7.5%	3.0%	\$547,573
Devon Park	15.6%	16.7%	2.9%	\$664,681
Direk	31.2%	31.9%	1.8%	\$326,786
Dover Gardens	19.3%	12.9%	2.2%	\$575,795
Dudley Park	6.9%	7.2%	1.4%	\$304,360
Dulwich	2.6%	20.7%	5.9%	\$1,300,000
Eastwood	23.2%	45.4%	4.3%	\$1,136,979
Eden Hills	20.0%	16.0%	4.3%	\$708,010
Edwardstown	24.3%	22.4%	2.7%	\$608,993
Elizabeth	12.8%	12.1%	1.8%	\$120,000
Elizabeth Downs	26.7%	21.8%	3.5%	\$251,022
Elizabeth East	28.9%	28.5%	4.0%	\$275,768
Elizabeth Grove	30.1%	30.8%	4.1%	\$276,200
Elizabeth North	28.7%	24.0%	3.1%	\$227,938
Elizabeth Park	26.0%	23.6%	4.2%	\$250,167
Elizabeth South	27.6%	28.4%	3.5%	\$238,667
Elizabeth Vale	22.1%	22.9%	2.5%	\$320,000
Enfield	20.0%	15.2%	2.6%	\$513,192

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Erindale	33.0%	43.4%	3.6%	\$1,223,875
Ethelton	15.2%	17.4%	3.4%	\$583,594
Evandale	15.6%	16.4%	3.2%	\$961,720
Evanston	4.6%	6.7%	2.5%	\$340,690
Evanston Gardens	3.1%	5.9%	2.0%	\$339,969
Evanston Park	5.6%	7.1%	2.7%	\$347,650
Evanston South	1.1%	0.4%	1.0%	\$174,417
Everard Park	31.6%	23.2%	3.3%	\$804,264
Exeter	11.6%	8.7%	3.7%	\$576,056
Eyre	9.2%	22.0%	5.5%	\$255,688
Fairview Park	4.0%	13.4%	3.5%	\$476,639
Felixstow	8.9%	11.9%	1.9%	\$648,507
Ferryden Park	21.4%	20.7%	3.5%	\$521,804
Findon	12.4%	13.1%	3.8%	\$612,772
Firle	10.0%	13.0%	2.2%	\$767,414
Fitzroy	39.7%	27.8%	4.4%	\$1,002,697
Flagstaff Hill	19.5%	17.7%	4.0%	\$603,357
Flinders Park	24.6%	19.0%	2.9%	\$671,990
Forestville	30.7%	23.3%	4.6%	\$939,163
Frewville	22.6%	49.6%	4.9%	\$1,202,249
Fulham	25.5%	14.2%	5.3%	\$925,917
Fulham Gardens	22.7%	13.5%	4.6%	\$811,200
Fullarton	22.6%	19.5%	4.6%	\$1,212,107
Gawler	14.8%	12.3%	3.0%	\$370,000
Gawler East	20.6%	19.6%	3.4%	\$406,872
Gawler South	11.1%	8.6%	2.6%	\$350,082
Gawler West	9.1%	9.2%	2.1%	\$340,426
Gilberton	20.1%	19.6%	4.3%	\$1,149,722
Gilles Plains	22.5%	18.4%	2.7%	\$500,010
Glandore	22.6%	25.1%	3.1%	\$721,494
Glanville	19.6%	14.5%	2.9%	\$574,425
Glen Osmond	41.7%	47.9%	4.9%	\$1,279,857
Glenalta	26.8%	26.1%	4.5%	\$711,308
Glenelg	23.4%	13.1%	5.7%	\$1,011,917
Glenelg East	16.5%	14.6%	3.5%	\$798,488
Glenelg North	13.4%	13.2%	5.2%	\$857,500
Glenelg South	11.7%	10.6%	5.3%	\$1,032,344
Glengowrie	12.0%	13.4%	3.2%	\$704,706
Glenside	5.0%	30.6%	6.2%	\$1,235,748
Glenunga	26.4%	45.7%	5.4%	\$1,238,393
Glynde	12.0%	14.9%	2.6%	\$711,702
Golden Grove	12.1%	11.6%	2.9%	\$518,594
Goodwood	29.2%	28.9%	6.3%	\$1,249,619

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Grange	14.1%	13.9%	4.3%	\$830,886
Green Fields	25.9%	19.8%	1.8%	\$444,031
Greenacres	20.2%	17.3%	1.8%	\$555,025
Greenwith	14.2%	9.4%	3.2%	\$533,563
Gulfview Heights	18.2%	18.6%	3.4%	\$426,736
Hackham	23.5%	20.9%	2.9%	\$354,708
Hackham West	30.2%	27.3%	2.7%	\$352,365
Hackney	18.4%	18.5%	5.2%	\$1,149,583
Hallett Cove	15.5%	16.1%	3.5%	\$554,032
Hampstead Gardens	21.7%	21.0%	1.7%	\$583,335
Happy Valley	15.7%	18.3%	3.5%	\$481,450
Hawthorn	10.5%	12.2%	5.3%	\$1,115,813
Hawthorndene	20.2%	21.3%	4.8%	\$694,018
Hazelwood Park	33.9%	34.5%	5.9%	\$1,299,900
Heathpool	14.4%	17.5%	4.2%	\$1,312,500
Hectorville	25.0%	24.1%	3.3%	\$648,909
Hendon	19.5%	11.8%	4.7%	\$560,640
Henley Beach	16.7%	18.7%	5.3%	\$956,633
Henley Beach South	32.0%	17.7%	5.3%	\$973,154
Highbury	7.6%	10.1%	3.3%	\$580,248
Highgate	22.5%	11.2%	5.0%	\$1,270,157
Hillbank	23.0%	21.7%	3.9%	\$313,027
Hillcrest	17.6%	14.4%	2.0%	\$534,040
Hillier	3.8%	1.8%	0.7%	\$165,469
Hilton	25.9%	17.7%	3.0%	\$649,453
Hindmarsh	35.6%	30.1%	3.2%	\$702,659
Holden Hill	14.0%	9.4%	3.1%	\$500,271
Hope Valley	18.5%	20.1%	2.8%	\$501,588
Hove	31.1%	20.5%	2.4%	\$683,763
Huntfield Heights	28.7%	26.5%	3.2%	\$370,563
Hyde Park	19.1%	15.1%	5.6%	\$1,345,834
Ingle Farm	23.4%	20.8%	3.2%	\$431,836
Joslin	17.3%	20.5%	3.2%	\$1,105,701
Kensington	35.1%	31.7%	3.4%	\$1,227,100
Kensington Gardens	33.2%	23.3%	2.6%	\$995,167
Kensington Park	31.9%	27.5%	2.9%	\$1,010,275
Kent Town	35.4%	31.4%	4.8%	\$1,197,500
Keswick	22.1%	24.3%	2.9%	\$738,425
Kidman Park	21.9%	18.5%	2.5%	\$714,081
Kilburn	9.3%	8.8%	2.8%	\$512,377
Kilkenny	17.3%	19.8%	3.0%	\$624,105
Kings Park	11.2%	15.5%	6.8%	\$1,193,337
Kingston Park	19.1%	20.0%	3.0%	\$768,750

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Kingswood	14.2%	13.7%	3.6%	\$1,169,722
Klemzig	13.8%	18.5%	2.3%	\$617,755
Kurralta Park	16.7%	18.7%	3.1%	\$679,828
Largs Bay	13.4%	10.7%	4.1%	\$581,285
Largs North	20.0%	9.0%	3.0%	\$503,873
Leabrook	20.7%	34.4%	4.6%	\$1,276,406
Lightsview	16.1%	12.9%	2.2%	\$533,954
Linden Park	18.6%	28.2%	6.4%	\$1,300,000
Lockleys	19.2%	16.6%	3.3%	\$778,817
Lower Mitcham	25.8%	23.7%	5.0%	\$930,042
Lynton	26.4%	19.6%	5.4%	\$807,446
Magill	19.9%	21.9%	2.6%	\$802,626
Malvern	14.6%	12.7%	4.6%	\$1,307,700
Manningham	18.7%	21.6%	1.9%	\$638,156
Mansfield Park	26.1%	24.0%	3.0%	\$477,049
Marden	12.5%	17.1%	4.0%	\$769,642
Marino	19.1%	11.4%	3.1%	\$784,000
Marion	14.6%	13.7%	2.4%	\$539,752
Marleston	19.7%	22.5%	3.3%	\$657,000
Marryatville	21.5%	31.2%	4.2%	\$1,310,536
Maslin Beach	5.5%	10.3%	4.2%	\$469,732
Mawson Lakes	5.1%	3.7%	1.6%	\$477,625
Maylands	25.1%	23.5%	3.8%	\$979,138
Medindie	42.5%	36.6%	4.4%	\$1,136,071
Medindie Gardens	24.7%	30.3%	4.3%	\$1,127,875
Melrose Park	18.0%	20.4%	3.2%	\$656,250
Mile End	27.0%	18.2%	3.4%	\$676,703
Millswood	18.0%	19.3%	6.1%	\$1,106,470
Mitcham	21.4%	23.9%	4.4%	\$1,016,000
Mitchell Park	17.5%	13.4%	2.4%	\$543,575
Moana	13.1%	14.8%	2.5%	\$480,250
Modbury	27.2%	20.3%	3.2%	\$466,060
Modbury Heights	17.5%	17.0%	3.5%	\$478,500
Modbury North	21.1%	17.0%	3.5%	\$459,625
Morphett Vale	26.9%	21.7%	2.7%	\$380,087
Morphettville	18.0%	18.9%	2.9%	\$608,063
Munno Para	16.2%	13.5%	3.1%	\$304,819
Munno Para West	10.7%	16.6%	2.5%	\$310,000
Myrtle Bank	22.4%	28.2%	4.8%	\$1,214,750
Nailsworth	20.8%	17.1%	3.9%	\$905,219
Netherby	18.0%	19.7%	3.8%	\$1,150,000
Netley	16.9%	19.8%	4.0%	\$644,857
New Port	5.1%	5.5%	1.4%	\$275,000

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Newton	29.5%	22.7%	3.3%	\$610,171
Noarlunga Centre	22.5%	25.2%	3.2%	\$371,427
Noarlunga Downs	18.1%	23.1%	3.1%	\$387,714
North Adelaide	10.4%	19.8%	5.2%	\$1,161,190
North Brighton	18.9%	15.8%	4.3%	\$808,457
North Haven	23.7%	19.2%	2.5%	\$519,500
North Plympton	11.8%	15.2%	3.3%	\$650,478
Northfield	16.9%	10.2%	2.1%	\$510,973
Northgate	19.9%	12.2%	1.8%	\$522,931
Norwood	36.0%	33.3%	4.7%	\$1,188,469
Novar Gardens	10.5%	14.0%	2.9%	\$701,800
Oakden	21.8%	16.0%	1.8%	\$530,275
Oaklands Park	15.4%	13.2%	2.3%	\$559,095
O'Halloran Hill	19.7%	20.7%	3.2%	\$453,750
Old Noarlunga	6.8%	17.8%	2.6%	\$436,104
Old Reynella	24.6%	25.6%	2.8%	\$455,981
Onkaparinga Hills	11.9%	11.6%	3.0%	\$362,143
Osborne	26.3%	12.1%	2.4%	\$475,000
O'Sullivan Beach	22.2%	25.7%	3.5%	\$378,792
Ottoway	30.5%	24.0%	2.8%	\$437,657
Ovingham	22.0%	18.5%	3.5%	\$778,902
Panorama	24.4%	21.2%	4.5%	\$760,875
Para Hills	22.6%	22.3%	3.3%	\$413,716
Para Hills West	20.2%	16.8%	3.8%	\$392,590
Para Vista	14.5%	17.1%	3.1%	\$436,924
Paradise	11.1%	11.2%	2.4%	\$578,453
Parafield Gardens	29.1%	22.6%	3.6%	\$404,250
Paralowie	23.5%	18.9%	3.5%	\$370,000
Park Holme	22.7%	15.9%	3.4%	\$578,887
Parkside	20.6%	28.0%	4.4%	\$1,117,975
Pasadena	12.6%	13.9%	4.0%	\$646,049
Payneham	23.3%	18.0%	4.3%	\$781,857
Payneham South	23.8%	17.8%	2.1%	\$884,512
Pennington	27.8%	24.9%	3.1%	\$498,230
Peterhead	6.5%	8.6%	4.2%	\$548,667
Plympton	13.6%	18.4%	3.0%	\$658,949
Plympton Park	17.9%	20.0%	2.1%	\$608,424
Pooraka	21.1%	15.0%	2.7%	\$439,991
Port Adelaide	13.3%	15.6%	3.9%	\$525,017
Port Noarlunga	22.5%	20.7%	2.5%	\$427,500
Port Noarlunga South	16.0%	13.8%	2.6%	\$468,248
Port Willunga	16.3%	14.4%	4.6%	\$434,611
Prospect	18.9%	12.4%	3.3%	\$718,893

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Queenstown	20.6%	17.0%	3.8%	\$537,423
Redwood Park	9.7%	16.3%	4.2%	\$479,281
Reid	10.1%	7.7%	2.6%	\$346,875
Renown Park	17.2%	16.5%	2.8%	\$630,341
Reynella	23.0%	23.8%	2.9%	\$449,888
Reynella East	19.6%	20.5%	3.3%	\$459,615
Richmond	24.5%	24.1%	3.4%	\$653,618
Ridgehaven	11.9%	15.5%	4.4%	\$483,559
Ridleyton	24.1%	19.2%	2.8%	\$645,036
Rose Park	3.0%	11.6%	4.7%	\$1,322,396
Rosewater	19.0%	20.1%	3.1%	\$480,000
Rosslyn Park	45.4%	19.5%	3.4%	\$1,052,202
Rostrevor	32.4%	24.1%	2.2%	\$671,806
Royal Park	16.0%	10.4%	5.0%	\$563,420
Royston Park	18.7%	27.9%	3.6%	\$1,060,417
Salisbury	22.5%	20.0%	3.3%	\$355,646
Salisbury Downs	24.3%	16.3%	4.0%	\$379,875
Salisbury East	16.0%	14.4%	3.5%	\$384,375
Salisbury Heights	12.7%	12.8%	3.4%	\$407,417
Salisbury North	44.3%	27.8%	2.2%	\$321,281
Salisbury Park	20.5%	18.6%	2.7%	\$360,000
Salisbury Plain	15.6%	16.5%	3.3%	\$359,700
Seacliff	21.4%	17.1%	4.1%	\$738,000
Seacliff Park	33.0%	23.0%	3.1%	\$655,141
Seacombe Gardens	13.3%	13.4%	2.2%	\$551,957
Seacombe Heights	13.5%	17.5%	3.0%	\$570,273
Seaford	14.7%	15.0%	2.7%	\$458,351
Seaford Meadows	15.5%	13.6%	2.6%	\$450,000
Seaford Rise	10.9%	14.9%	2.5%	\$460,462
Seaton	10.9%	9.4%	4.2%	\$610,333
Seaview Downs	33.5%	25.7%	3.3%	\$594,029
Sefton Park	19.6%	20.5%	3.5%	\$658,908
Sellicks Beach	57.8%	44.9%	3.6%	\$511,667
Semaphore	14.0%	10.4%	3.9%	\$598,500
Semaphore Park	28.1%	19.2%	3.7%	\$650,000
Semaphore South	25.4%	20.9%	3.7%	\$628,875
Sheidow Park	18.5%	17.7%	3.9%	\$512,175
Smithfield	25.4%	18.6%	3.4%	\$277,713
Smithfield Plains	16.8%	15.4%	3.0%	\$296,995
Somerton Park	21.0%	12.9%	4.7%	\$886,000
South Brighton	23.6%	19.8%	2.4%	\$620,544
South Plympton	17.6%	20.3%	2.3%	\$624,702
Springfield	21.6%	19.0%	4.2%	\$972,583

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
St Agnes	12.5%	18.1%	3.5%	\$489,360
St Clair	11.9%	12.6%	3.6%	\$552,179
St Georges	26.2%	50.2%	5.5%	\$1,259,152
St Marys	19.6%	17.8%	3.1%	\$587,083
St Morris	28.7%	17.1%	2.7%	\$872,449
St Peters	15.5%	13.2%	4.1%	\$1,180,512
Stepney	25.7%	26.6%	3.7%	\$1,111,701
Sturt	11.9%	14.8%	2.3%	\$549,955
Surrey Downs	8.0%	15.8%	3.4%	\$480,000
Taperoo	17.3%	7.0%	2.7%	\$474,600
Tea Tree Gully	6.1%	10.8%	4.5%	\$485,250
Tennyson	26.7%	19.0%	4.7%	\$941,608
Thebarton	31.4%	26.2%	3.4%	\$704,944
Tonsley	19.3%	15.2%	2.4%	\$567,008
Toorak Gardens	13.6%	28.4%	5.6%	\$1,300,000
Torrens Park	17.6%	23.9%	5.6%	\$914,792
Torrensville	33.4%	24.2%	2.9%	\$699,464
Tranmere	11.3%	15.0%	2.4%	\$761,859
Trinity Gardens	28.3%	31.7%	2.8%	\$938,964
Trott Park	17.8%	14.6%	3.7%	\$468,882
Tusmore	13.6%	16.7%	6.6%	\$1,300,000
Underdale	32.1%	26.5%	2.8%	\$709,402
Unley	32.5%	30.8%	4.9%	\$1,265,900
Unley Park	14.6%	12.4%	5.4%	\$1,349,900
Upper Hermitage	4.1%	5.7%	4.5%	\$486,287
Urrbrae	35.2%	49.2%	4.2%	\$1,238,407
Vale Park	27.1%	17.6%	1.7%	\$729,929
Valley View	24.1%	20.0%	2.9%	\$462,708
Vista	21.6%	28.5%	3.1%	\$530,700
Walkerville	24.1%	18.7%	3.3%	\$1,018,299
Walkley Heights	25.2%	19.3%	2.3%	\$457,778
Warradale	20.5%	18.1%	2.6%	\$658,979
Wayville	32.2%	24.0%	5.2%	\$1,124,401
Welland	36.2%	27.2%	3.1%	\$681,563
West Beach	34.2%	21.9%	5.3%	\$998,464
West Croydon	19.4%	21.4%	3.0%	\$642,736
West Hindmarsh	31.1%	26.3%	3.3%	\$686,854
West Lakes	17.7%	9.9%	4.7%	\$740,071
West Lakes Shore	24.4%	14.0%	3.5%	\$800,389
West Richmond	26.1%	25.3%	4.1%	\$629,902
Westbourne Park	12.4%	11.9%	5.0%	\$998,075
Willaston	10.6%	5.8%	3.0%	\$372,583
Windsor Gardens	11.4%	11.3%	2.7%	\$541,644

Suburb	Annualised 3-months growth	Annualised 6-months growth	Annualised 5-year growth	Median sale price
Wingfield	17.1%	22.1%	2.6%	\$436,250
Woodcroft	27.0%	26.5%	3.1%	\$476,255
Woodville	21.3%	17.9%	3.6%	\$587,830
Woodville Gardens	19.4%	18.9%	3.5%	\$528,417
Woodville North	16.5%	15.0%	3.6%	\$531,500
Woodville Park	22.1%	17.6%	3.2%	\$619,849
Woodville South	15.9%	13.4%	3.9%	\$604,461
Woodville West	10.9%	7.4%	4.3%	\$583,671
Wynn Vale	15.1%	15.8%	3.1%	\$497,906
Yatala Vale	5.7%	15.0%	3.3%	\$475,554