ADELAIDE
PROPERTY MARKET INSIGHTS
SEPTEMBER 2025

SNAPSHOT

Dwelling Value Change

+0.9%	+2.5%	+6.2%
Month	Quarter	Annual

$855,998
Median Dwelling Value

25,299
Annual Dwelling Sales

32 Days
Median Days on Market

Source: Cotality

- Adelaide's housing market maintained its upward momentum through September, with dwelling values continuing to rise and reaching new cyclical highs. House values increased by 0.9% over the month, lifting quarterly growth to 2.6% and annual gains to 6.1%, bringing the median house value to $912,084. Unit values also recorded a solid rise, up 0.7% month-on-month, 1.7% over the quarter and 6.4% annually, with the median unit value now sitting at $624,657. Both segments of the market are now at peak price levels, reflecting sustained buyer demand and tight supply conditions across the city.
- Sales volumes across Adelaide remained relatively steady in September, although underlying trends point to a softening in transaction activity. House sales edged up by 0.1% year-on-year, but remain -1.8% below the five-year average, while unit sales declined by -6.0% annually and sit -7.1% below the five-year benchmark. At the same time, listing volumes have tightened considerably, with the number of advertised house listings down -11.5% compared to the same week last year, and unit listings falling by a sharper -26.4%. The constrained supply environment is placing upward pressure on prices, particularly in high-demand suburbs, as buyers face limited choice and increased competition.
- Strong rental growth and competitive yields are keeping Adelaide on the radar for property investors. House rents rose by 3.9% over the past year, while unit rents increased by 4.1%, reflecting sustained demand amid limited rental supply. Gross rental yields across the city sit at 3.6%, offering attractive returns compared to other capital cities. The combination of steady rental increases and tight vacancy rates suggests further upward pressure on rents is likely, especially as affordability constraints in the purchase market push more households into long-term renting.
- The expanded Home Deposit Guarantee, which came into effect on October 1, is expected to add further upward pressure to Adelaide's already strong housing market. The scheme now allows eligible first-home buyers to purchase with as little as a 5% deposit, without paying Lenders Mortgage Insurance, and removes previous income caps and place limits. In Adelaide, the price cap has been lifted from $600,000 to $900,000, significantly broadening the pool of eligible properties. This expansion is likely to stimulate demand in the lower price bracket, particularly among younger buyers who were previously priced out. The influx of new demand could intensify competition and accelerate price growth. Analysts suggest the scheme could contribute to a 3.5% to 6.6% uplift in property values over the next year.

Valuer on the Ground

> "Real estate agents are already reporting a surge in buyer interest for properties priced up to $900,000."

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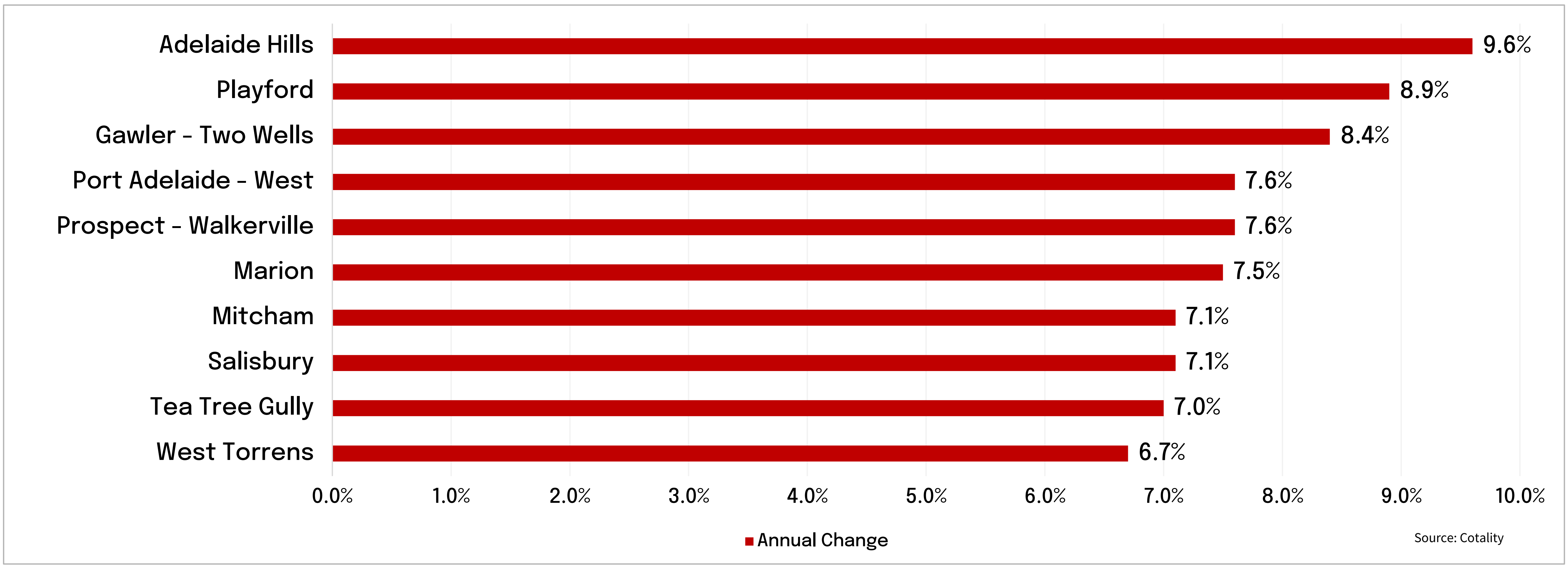
more than money

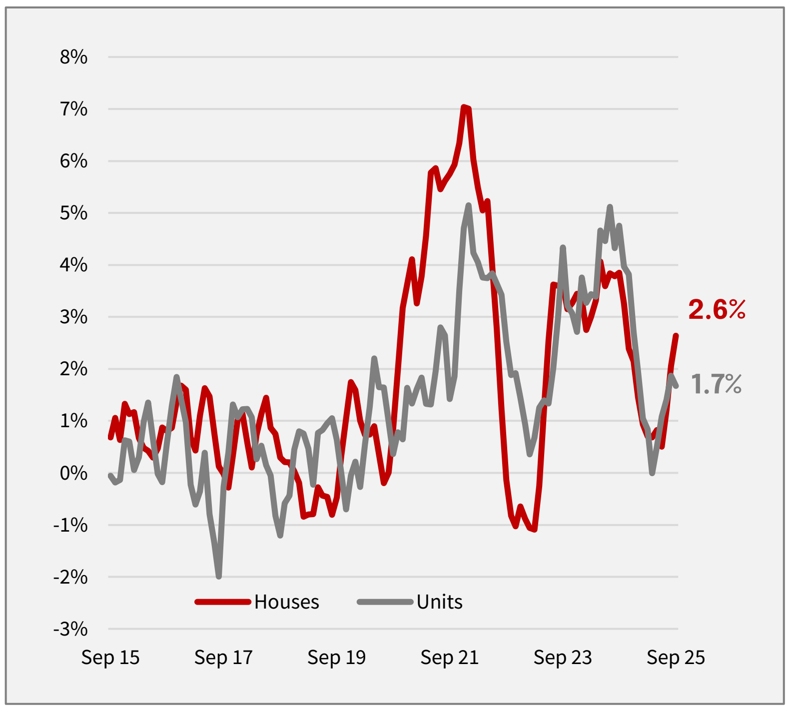
Top Suburbs Annual Change - Dwellings



Source: Cotality

Quarterly Value Change by Property Type

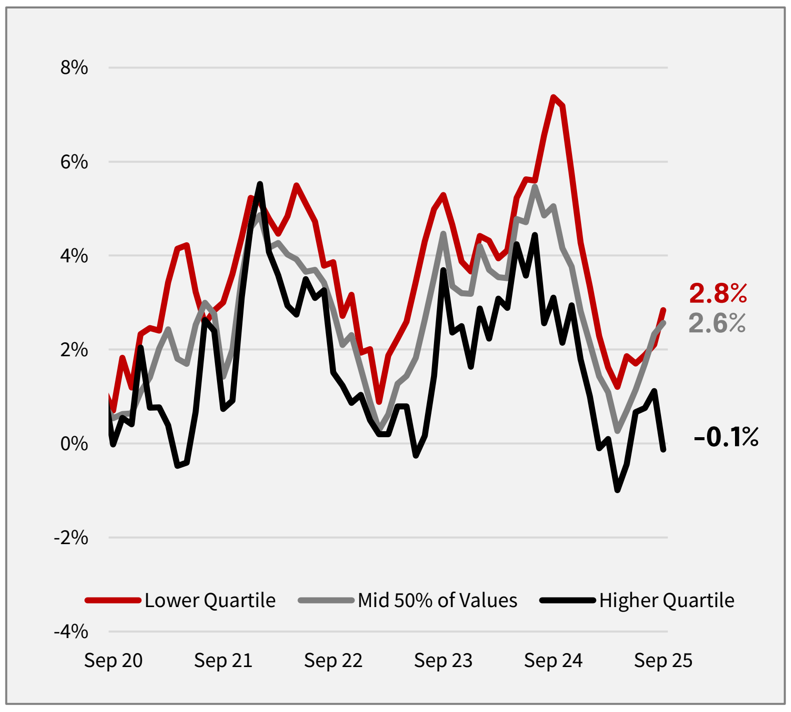
Houses outperforming units for quarterly growtb



Source: Cotality

Quarterly Value Change by Price Quartile

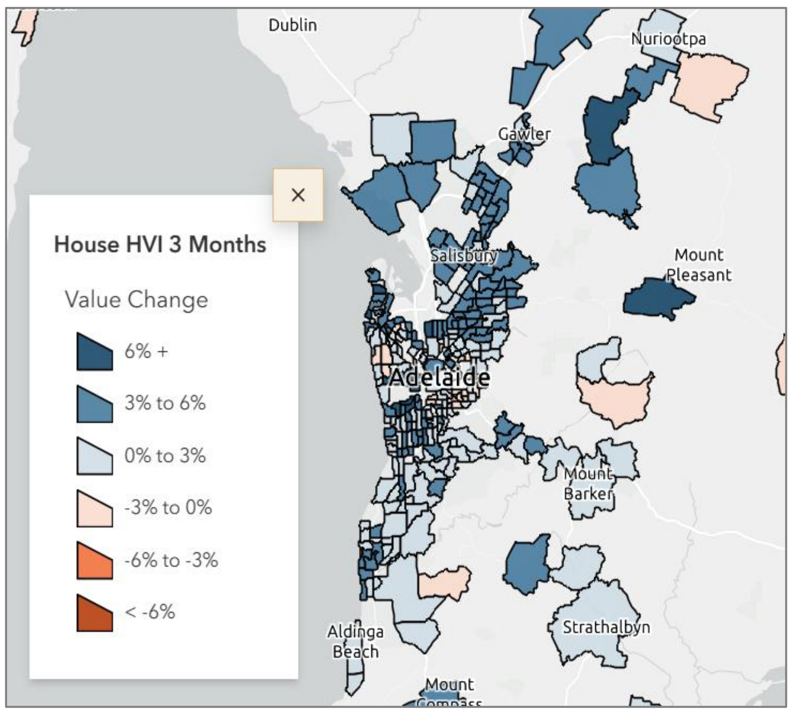
Higher quartile has recorded price softening



Source: Cotality

Mapping the Market – 3 months to Sep

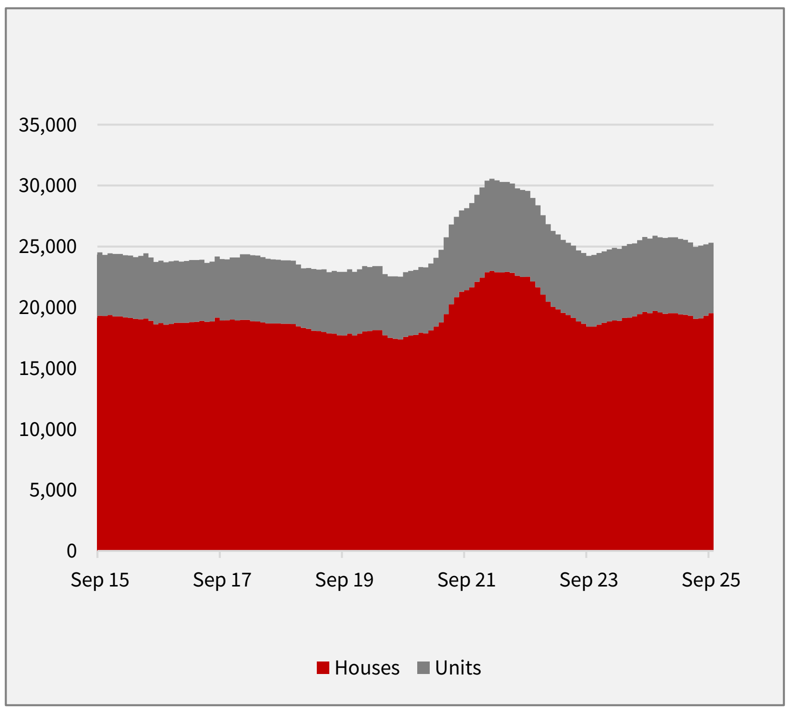
Growth is starting to moderate across Adelaide



Source: Cotality

Annual Volume of Sales by Property Type

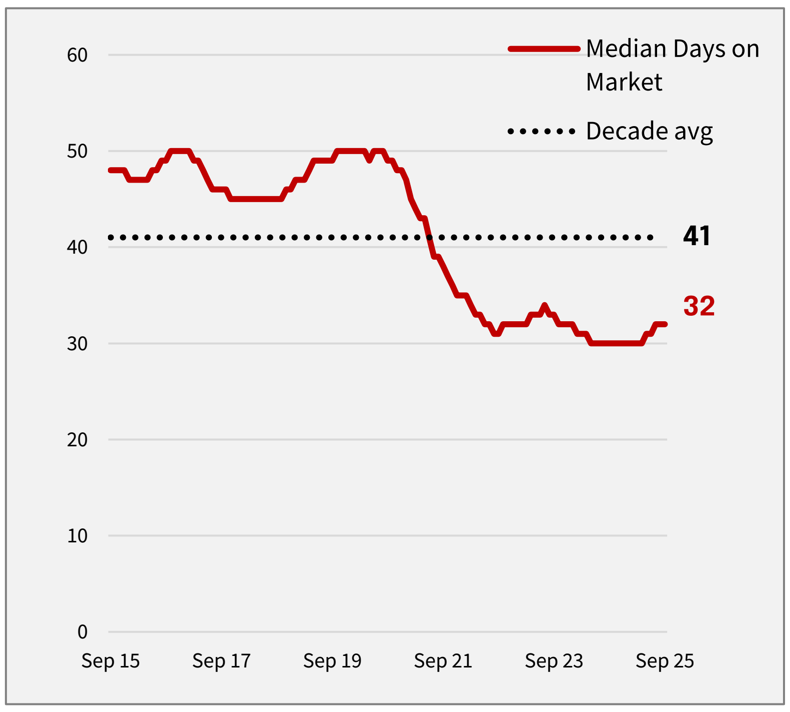
House sales made up 77% and units made up 23%



Source: Cotality

Median Days on Market vs Decade Average

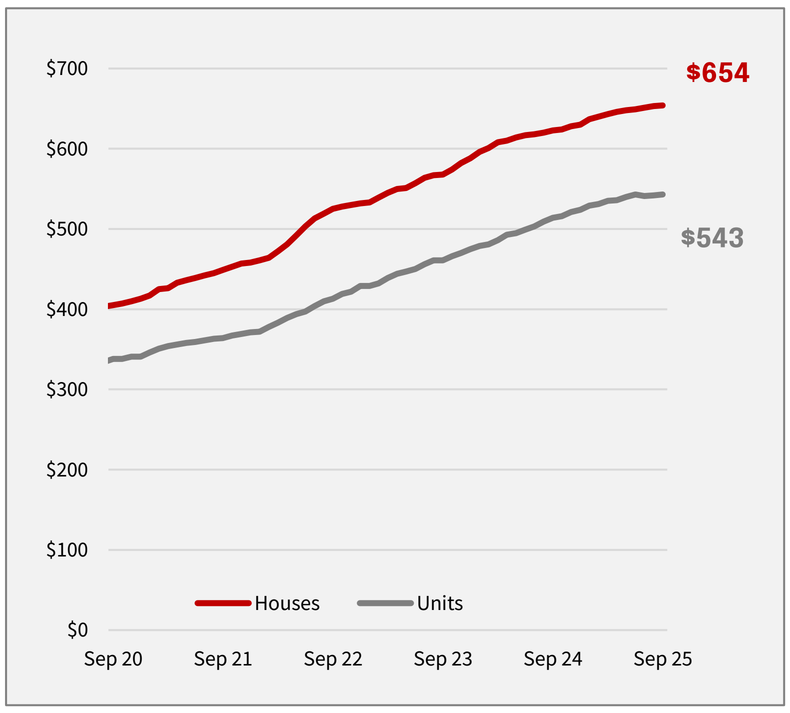
Dwellings selling quicker than average



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

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RECENT SALES ACTIVITY

37 Crittenden Road, Smithfield Plains

$505,000

🛏	🛁	🚗	⛶	⊞
3	1	2	670 m^2	113 m^2

Sold: 05/09/2025
Days on Market: 41

24 Thornton Road, Greenacres

$1,255,000

🛏	🛁	🚗	⛶	⊞
3	1	2	808 m^2	93 m^2

Sold: 20/09/2025
Days on Market: 22

33A Whyte Street, Somerton Park

$2,725,000

🛏	🛁	🚗	⛶	⊞
5	3	3	481 m^2	280 m^2

Sold: 21/09/2025
Days on Market: 5