

ADELAIDE

PROPERTY MARKET INSIGHTS

MAY 2025

more
than
money



SNAPSHOT

Dwelling Value Change

+0.4% **+1.3%** **+8.6%**
Month Quarter Annual

\$829,695
Median Dwelling Value

26,856
Annual Dwelling Sales

30 Days
Median Days on Market

Source: Cotality



- Adelaide house values rose +0.3% over the month of May, +1.3% over the quarter and +8.3% year-on-year, bringing the median value to \$882,157. Units outperformed houses in monthly and annual growth, increasing by +0.8% in May, +1.2% over the quarter and +10.7% over the year. The median unit value now sits at \$600,071.
- Sales activity across Adelaide's property market rose +6.6% over the year and was +3.8% above the five-year average. House sales drove this growth, increasing +8.2% year-on-year and sitting +5.1% above the five-year average. In contrast, unit sales saw a more subdued performance, up just +1.4% annually and slightly below the five-year average by -0.3%.
- The divergence continued with listing levels, with total house listings increasing by +5.1% from last year but unit listings dropping by -9.8% over the same period.
- Improving buyer sentiment has placed upward pressure on Adelaide property values following the May official interest rate cut – building on the effect of February's reduction – with expectations of further easing continuing to buoy market confidence.
- Over the past year, Adelaide rents have continued to rise, albeit at a slower pace than recorded over previous years. House rents recorded a +4.3% annual rise, and units noted a stronger +7.3% rise.

Valuer on the Ground



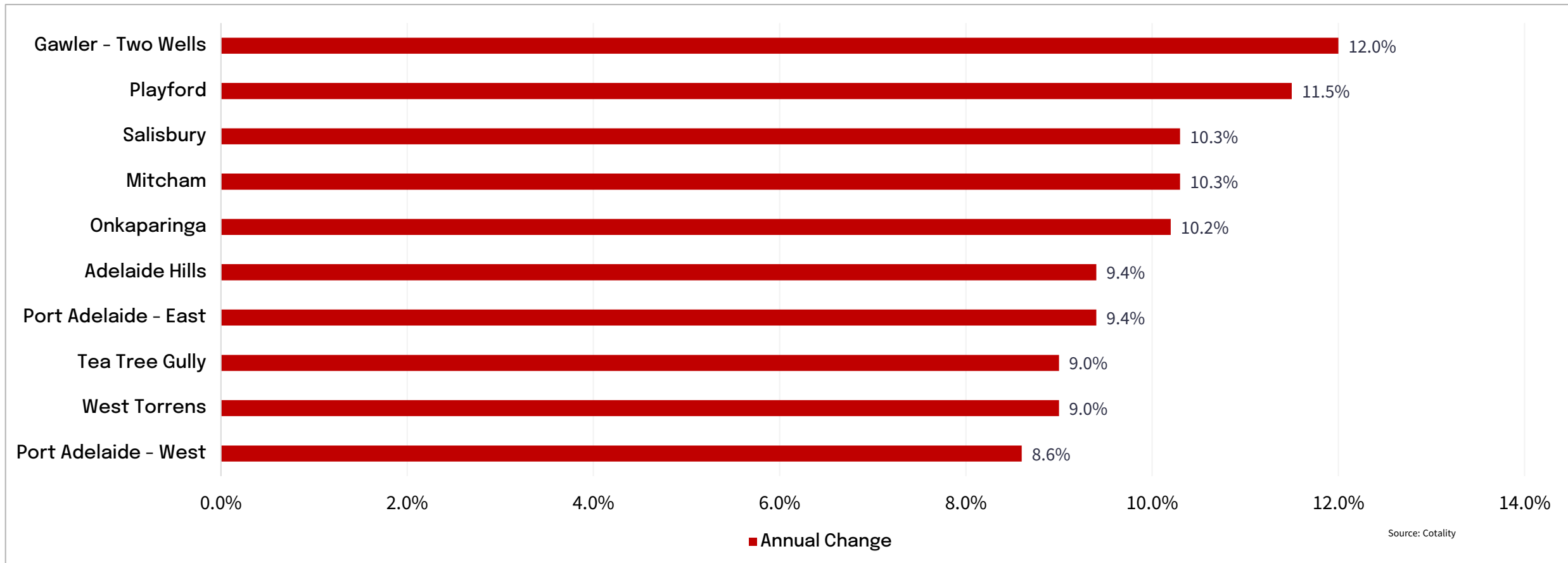
Interest rate reductions, combined with the increased scope of first home buyer schemes, has resulted in stronger than average growth in the low-mid markets.



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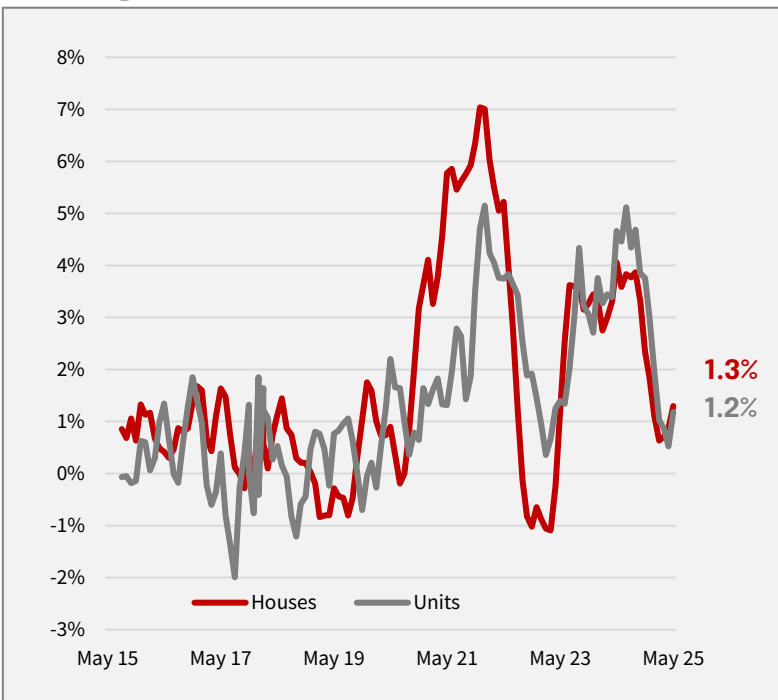


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

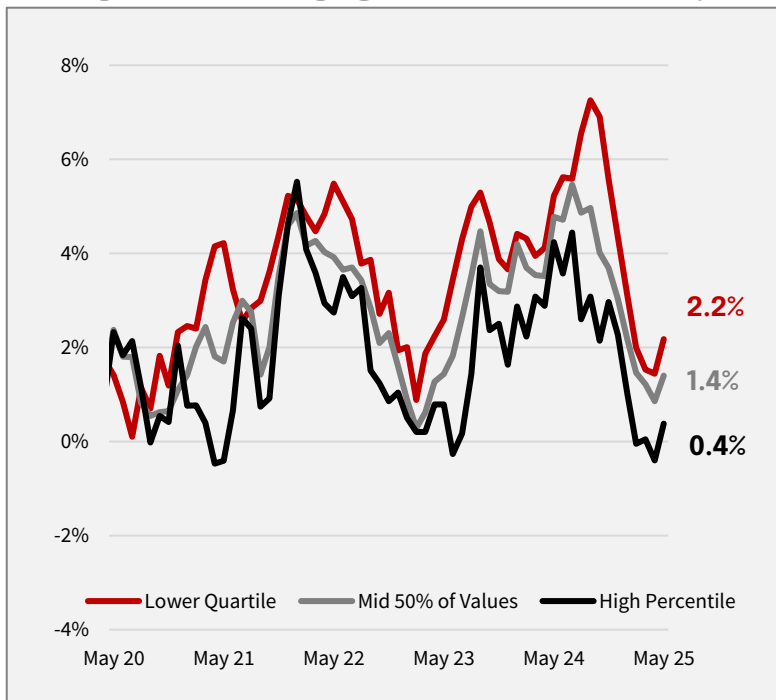
Similar growth recorded between houses and units



Source: Cotality

Quarterly Value Change by Price Quartile

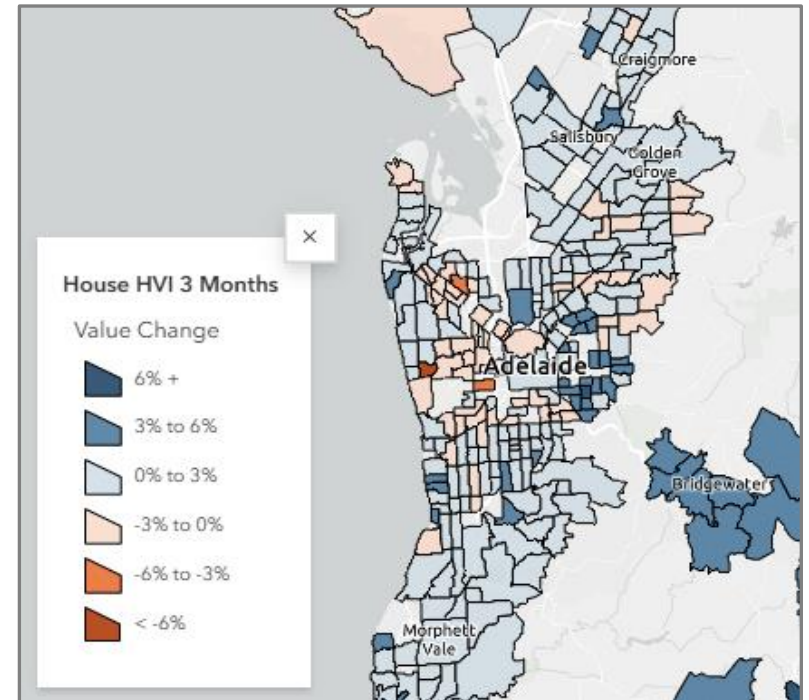
Stronger than average growth noted in lower quartile



Source: Cotality

Mapping the Market - 3 months to May

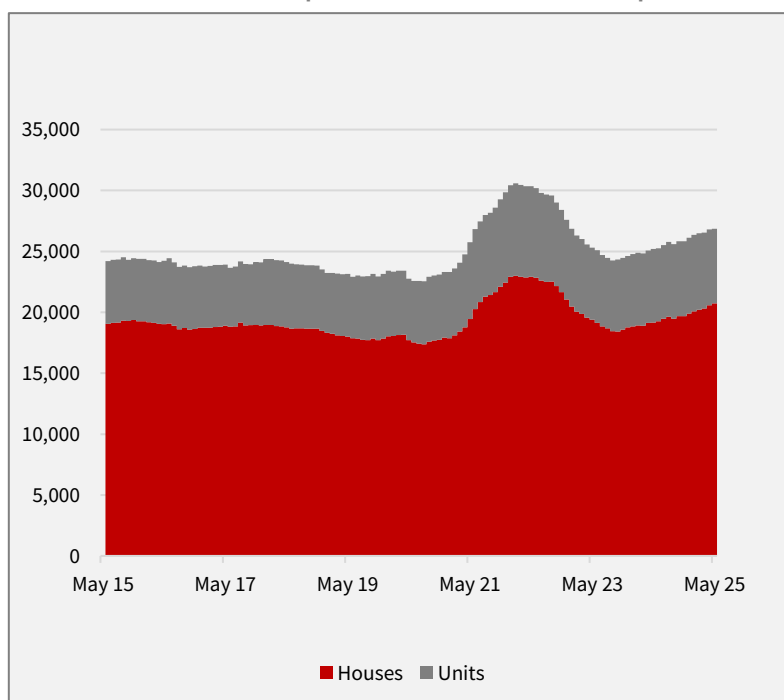
Growth is starting to moderate across Adelaide



Source: Cotality

Annual Volume of Sales by Property Type

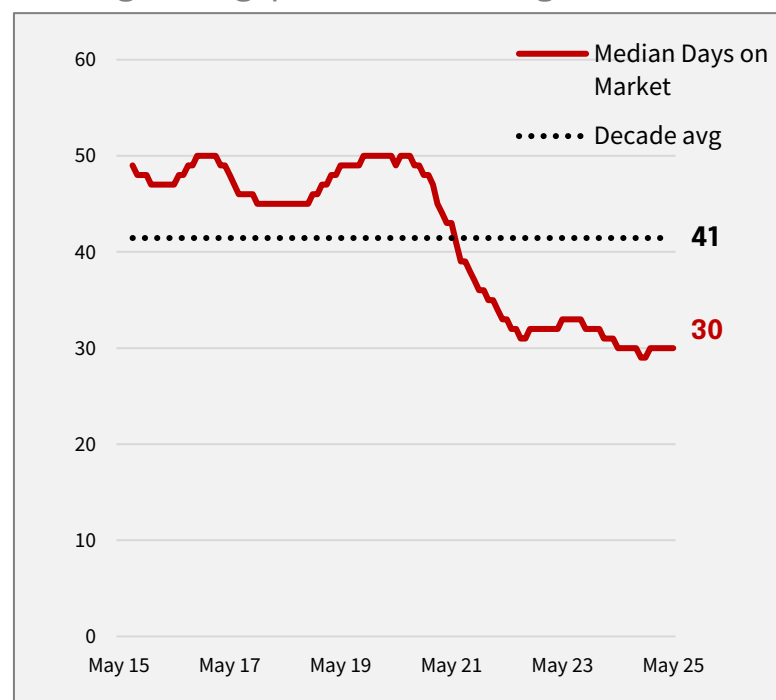
House sales made up 77% and units made up 23%



Source: Cotality

Median Days on Market vs Decade Average

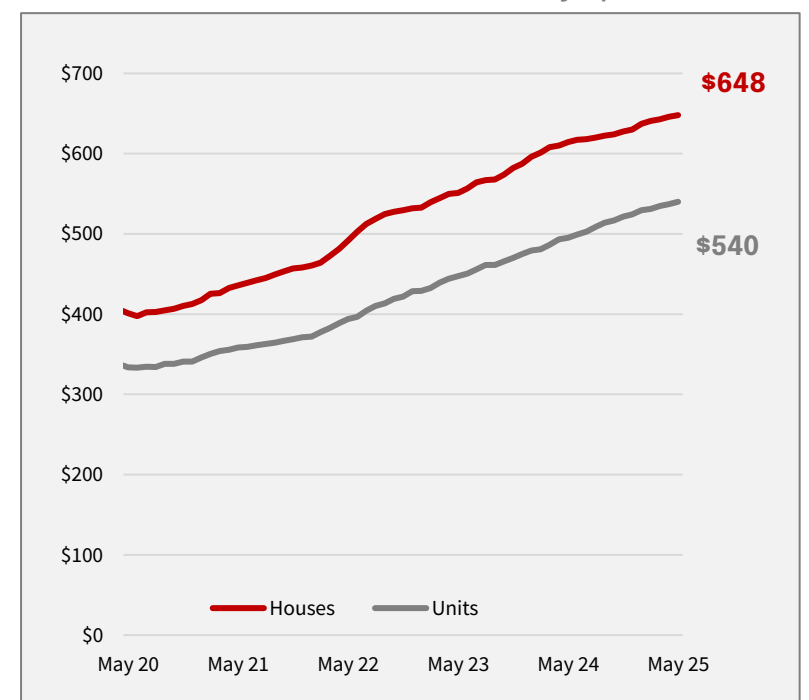
Dwellings selling quicker than average



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

70 Kenihans Road, Happy Valley



\$736,000



3



2



1



422 m²



152 m²

Sold: 28/05/2025

Days on Market: 80

3 Zonta Place, Modbury North



\$1,190,000



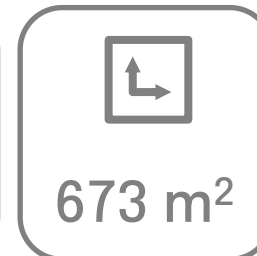
4



2



4



673 m²



208 m²

Sold: 24/05/2025

Days on Market: 21

59 Allinga Avenue, Glenside



\$3,200,000



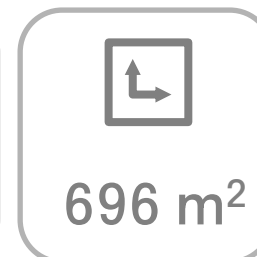
5



3



2



696 m²



309 m²

Sold: 19/05/2025

Days on Market: 6

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