

ADELAIDE

PROPERTY MARKET INSIGHTS

OCTOBER 2025



SNAPSHOT

Dwelling Value Change

+1.4% **+3.2%** **+6.7%**
Month Quarter Annual

\$867,681
Median Dwelling Value

26,407
Annual Dwelling Sales

32 Days
Median Days on Market

Source: Cotality



- Adelaide's property market accelerated in October, recording its strongest monthly growth in dwelling values since July 2024. House values rose by 1.4% over the month, contributing to a 3.2% quarterly lift and a 6.7% annual increase, with the median house value now sitting at \$924,126. Units also performed strongly, up 1.3% month-on-month, 3.2% over the quarter and 7.1% annually, reaching a median value of \$633,959. Both segments are now at record highs, reinforcing Adelaide's position as one of the most resilient and consistently growing capital city markets.
- Sales activity across Adelaide remained mixed in October, with houses continuing to outperform units. House sales rose 2.1% year-on-year and sat 1.5% above the previous five-year average, reflecting steady buyer demand. In contrast, unit sales declined -1.0% annually and were -1.3% below the five-year benchmark, suggesting a more subdued pace in the attached dwelling segment. Listing volumes tightened further, with house listings down -13.4% and unit listings plunging -27.7% compared to last year – highlighting ongoing supply constraints that may continue to support upward pressure on prices.
- Growth was strongest at the more affordable end of Adelaide's market in October, with lower and middle quartile values outperforming the broader dwelling segment. Lower quartile prices rose 1.5% over the month, ahead of the 1.4% lift in the middle quartile and 1.1% growth in the upper quartile. This trend reflects increased demand for entry-level housing, boosted by the expanded Home Guarantee Scheme, which commenced on 1st October and provides greater access to finance for first-home buyers and eligible participants. The policy shift is driving momentum in lower-priced segments, reinforcing affordability as a key market driver.
- Adelaide continues to offer compelling rental returns; with October data showing rising rents and yields above the combined capital city average. House rents climbed 3.7%, while unit rents increased 3.1%, reflecting strong tenant demand and tight rental supply. The city's gross rental yield held steady at 3.6%, matching the national average and outperforming the combined capitals' yield of 3.4%. These conditions continue to support investor interest, particularly in a market where affordability and consistent growth remain key drawcards.

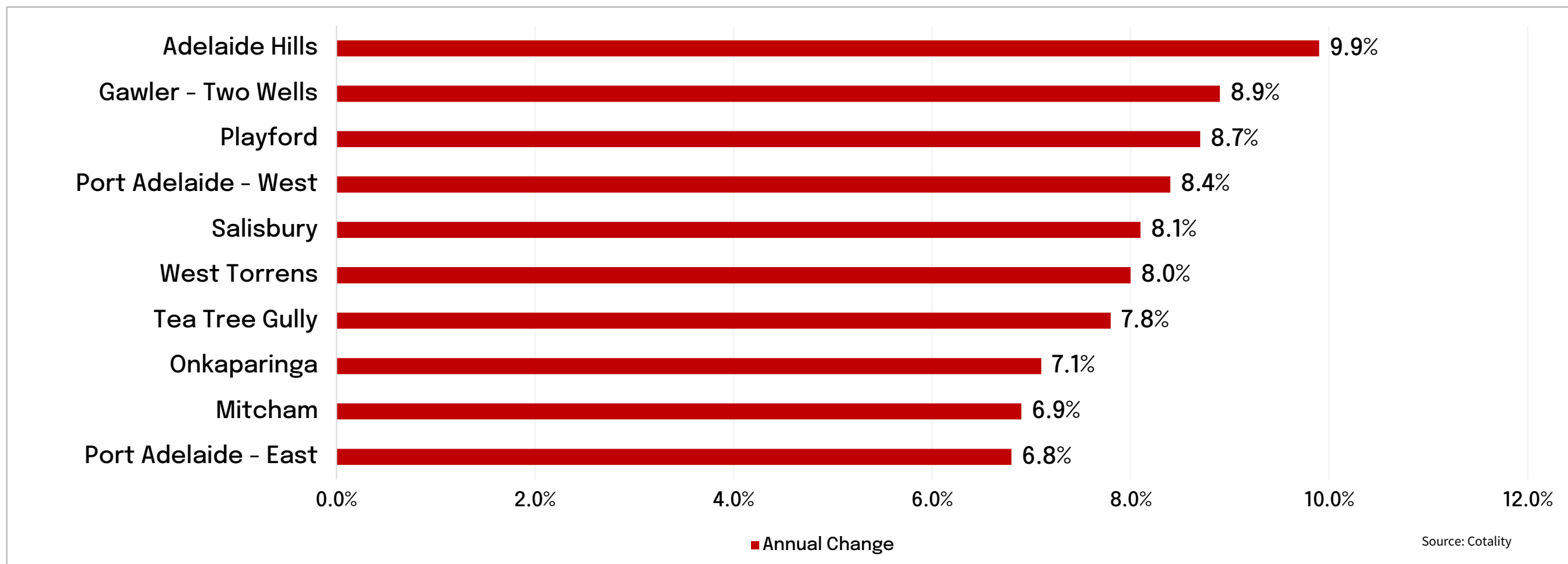
Valuer on the Ground

“ Investor interest is picking up and the lack of stock is keeping competition strong. ”

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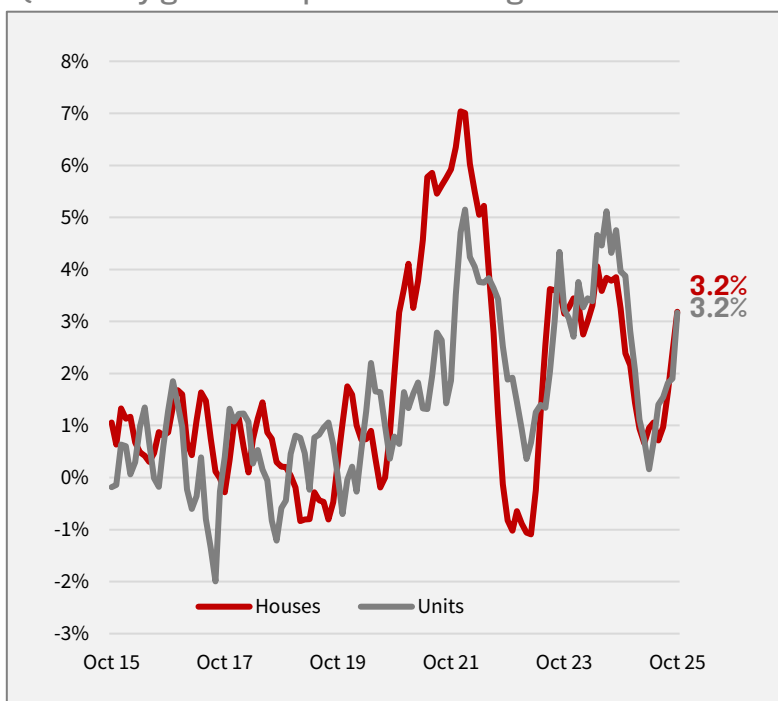


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

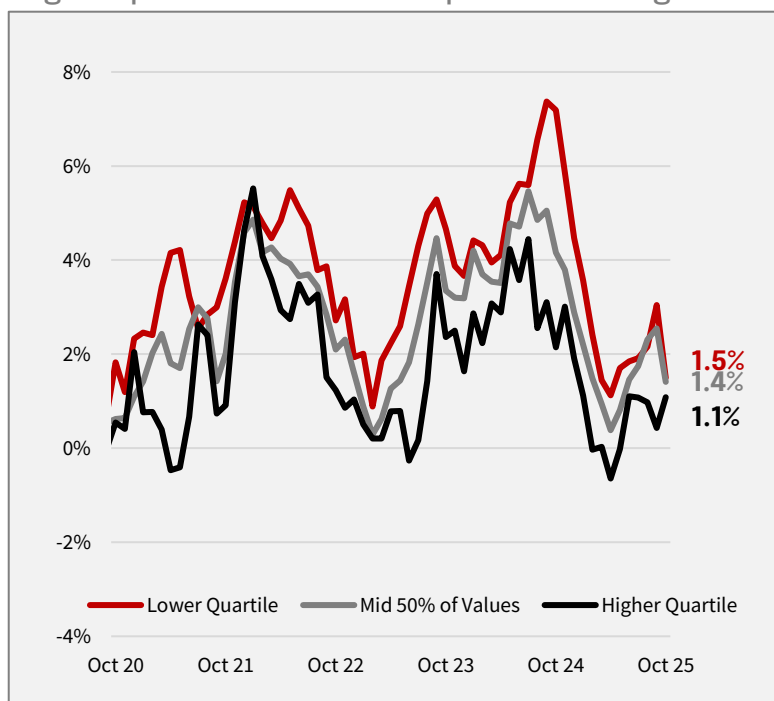
Quarterly growth equal in both segments



Source: Cotality

Quarterly Value Change by Price Quartile

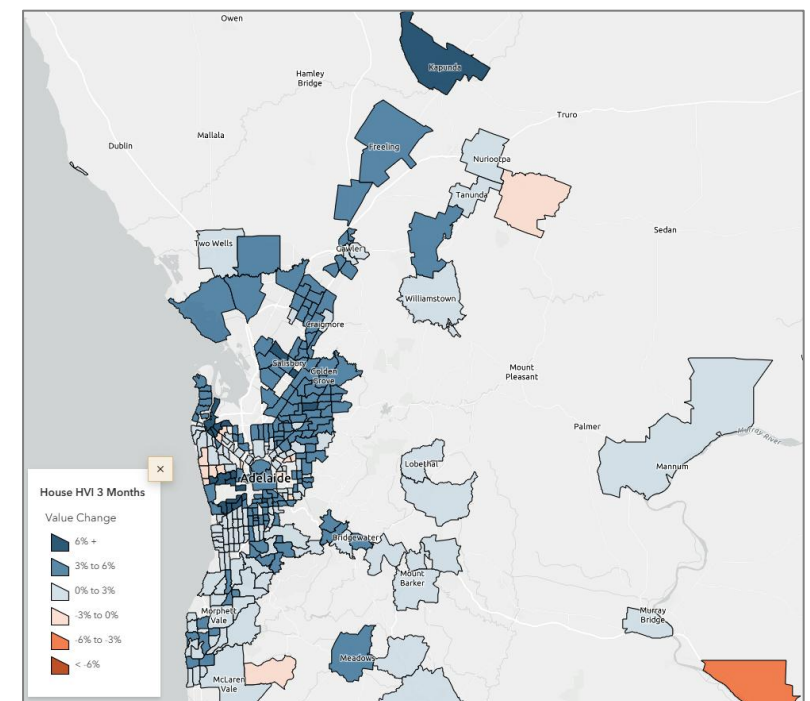
Higher quartile has recorded price softening



Source: Cotality

Mapping the Market - 3 months to Oct

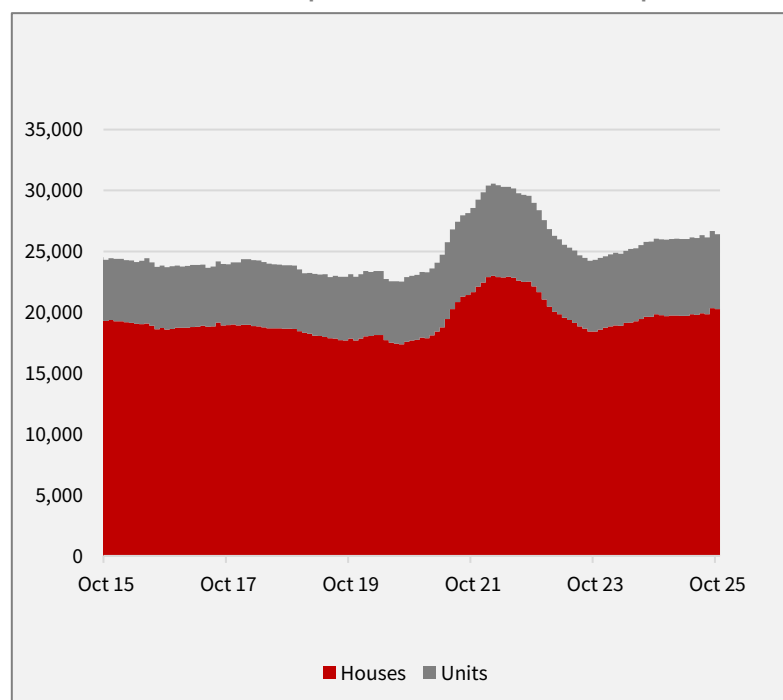
Growth is once again reaccelerating



Source: Cotality

Annual Volume of Sales by Property Type

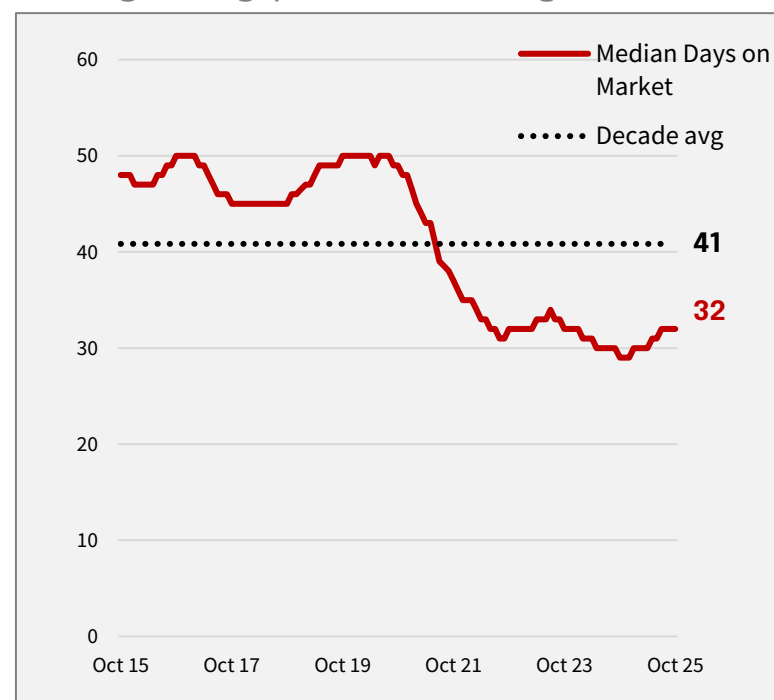
House sales made up 77% and units made up 23%



Source: Cotality

Median Days on Market vs Decade Average

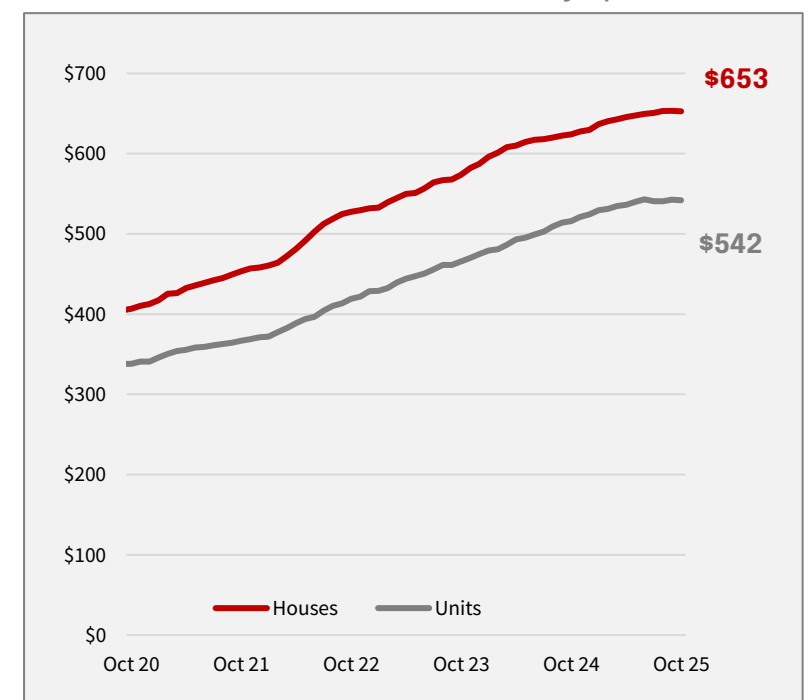
Dwellings selling quicker than average



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

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OCTOBER 2025

more
than
money



RECENT SALES ACTIVITY

66 International Avenue, Salisbury North



\$502,500



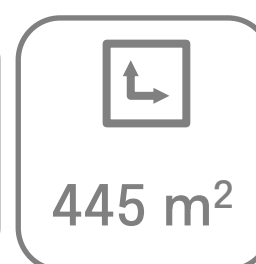
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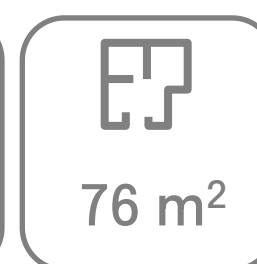
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1



445 m²



76 m²

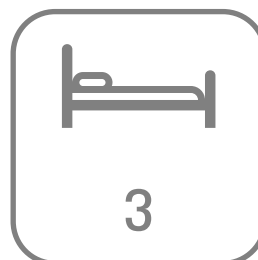
Sold: 27/10/2025

Days on Market: 28

14 Adela Crescent, Athelstone



\$950,000



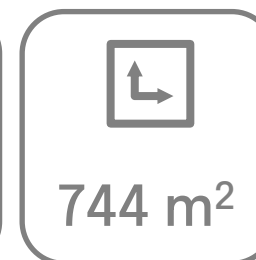
3



2



1



744 m²



139 m²

Sold: 13/10/2025

Days on Market: 24

65 Gould Road, Stirling



\$4,000,000



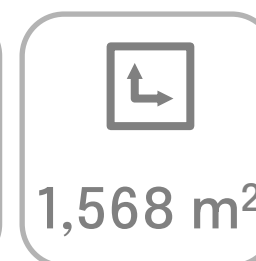
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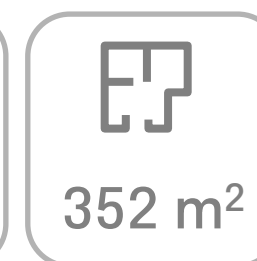
2



2



1,568 m²



352 m²

Sold: 20/10/2025

Days on Market: 13

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