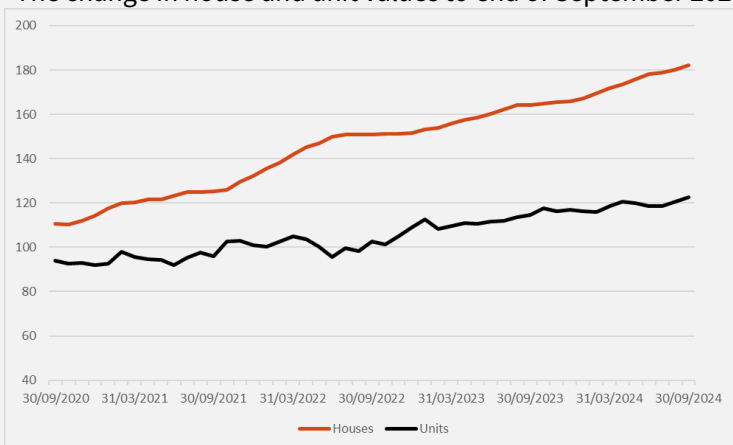




## REGIONAL SOUTH AUSTRALIA SNAPSHOT

### Home Value Index September 2024

The change in house and unit values to end of September 2024 is recorded at:



HOUSES



UNITS

Quarter **2.2%** **3.2%**

Annual **10.8%** **7.1%**

### Annual Dwelling Sales September 2024

**8,610**

+12.8% higher than one year ago.  
+2.7% above the five-year average.



**+12.9%**  
HOUSE SALES



**-46.1%**  
UNIT SALES

Source: CoreLogic

**The regional SA property market posted a +2.3% increase in dwelling values over the September quarter.**

House values rose by +2.2% over the September quarter whilst unit values performed slightly better, gaining 3.2% over the same period. On an annual basis, regional SA remains one of the strongest performing regional markets, with dwelling values up +10.6%, slightly behind regional QLD at +11.9%. Regional SA sits +66.0% higher than at the commencement of COVID-19 and currently at peak.

National dwelling values rose +1.0% over the September quarter, with the current upswing in housing values heralding the twentieth consecutive month of growth.

Nationally, regional markets are now broadly in line with the combined capital cities, with a quarterly rise of 1.0% and capital dwelling growth rate of +1.1% over the September quarter. Annually, combined capital dwelling values and combined regional market both are up +6.7%.

The rate of growth across regional housing markets has eased, with the quarterly trend in the combined regionals index reducing from +1.7% in the June quarter to +1.0% over the September quarter. Like the capital city trends, growth across the regional parts of WA (+3.6% Sep quarter), SA (+2.3%) and Queensland (+2.0%) are leading the regional housing trends.

Regional SA recorded lower quarterly dwelling value gains at +2.3% compared to Adelaide's +4.0% result. Similarly, annual dwelling growth at +10.6% for Regional SA and +14.8% for Adelaide.

The regional SA market continues its steady growth phase indicating an improving outlook for housing values aided primarily by low (but improving) stock levels. The timing of interest rate cuts remains a key factor influencing the regional SA market with further demand-side pressure expected until the demand vs. supply equation rebalances.



## MARKET CONDITIONS



### HOUSE



### UNITS

LISTINGS – ANNUAL INCREASE

6.5%

-6.8%

DAYS ON MARKET

47 days

105 days

VENDOR DISCOUNT

-3.8%

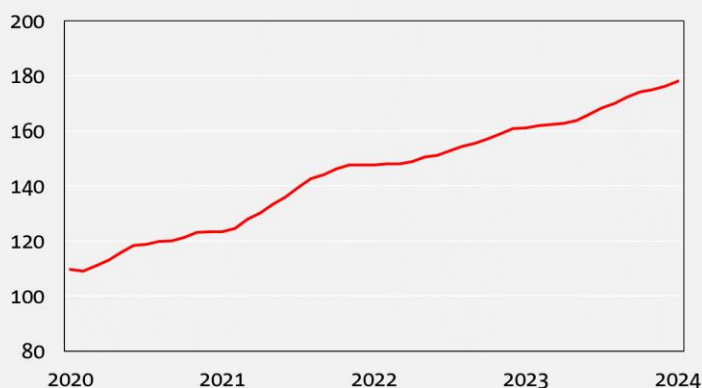
-5.0%

MEDIAN VALUE

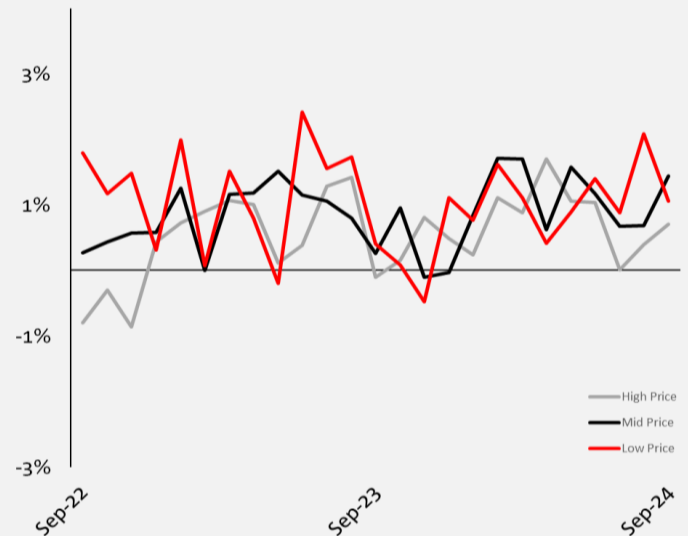
\$446,337

\$298,151

HEDONIC HOME VALUE INDEX –  
REGIONAL SA – DWELLINGS



MONTHLY % VALUE MOVEMENT CHANGE BY PRICE  
QUARTILE REG SA DWELLINGS – SINCE SEPTEMBER 2022



Source: CoreLogic

Market movements remain robust across all quartiles in the regional SA market, led predominantly by a large +4.0% rise in dwelling value within the lower-price quartile for the quarter, followed +2.8% in the middle quartile and +1.1% for the higher quartile over the same period.

The main drivers for dwelling values in the regional SA property market remain primarily the well-publicised housing undersupply, the future timing of interest rates cuts, inflation levels and concerns surrounding affordability. Positive tailwinds for the regional SA market include steady interstate migration,

rental market growth through a rise in median rents and rental yields and record low vacancy levels. The housing market will continue to display resilience supported primarily by the low (but improving) levels of supply, but the rate of growth is expected to moderate as a result.

Support for the regional SA market includes cost-of-living relief measures in the form of energy bill rebates and Stage 3 tax cuts which came into effect on 1<sup>st</sup> July as well as interest rate cuts expected by early next year.

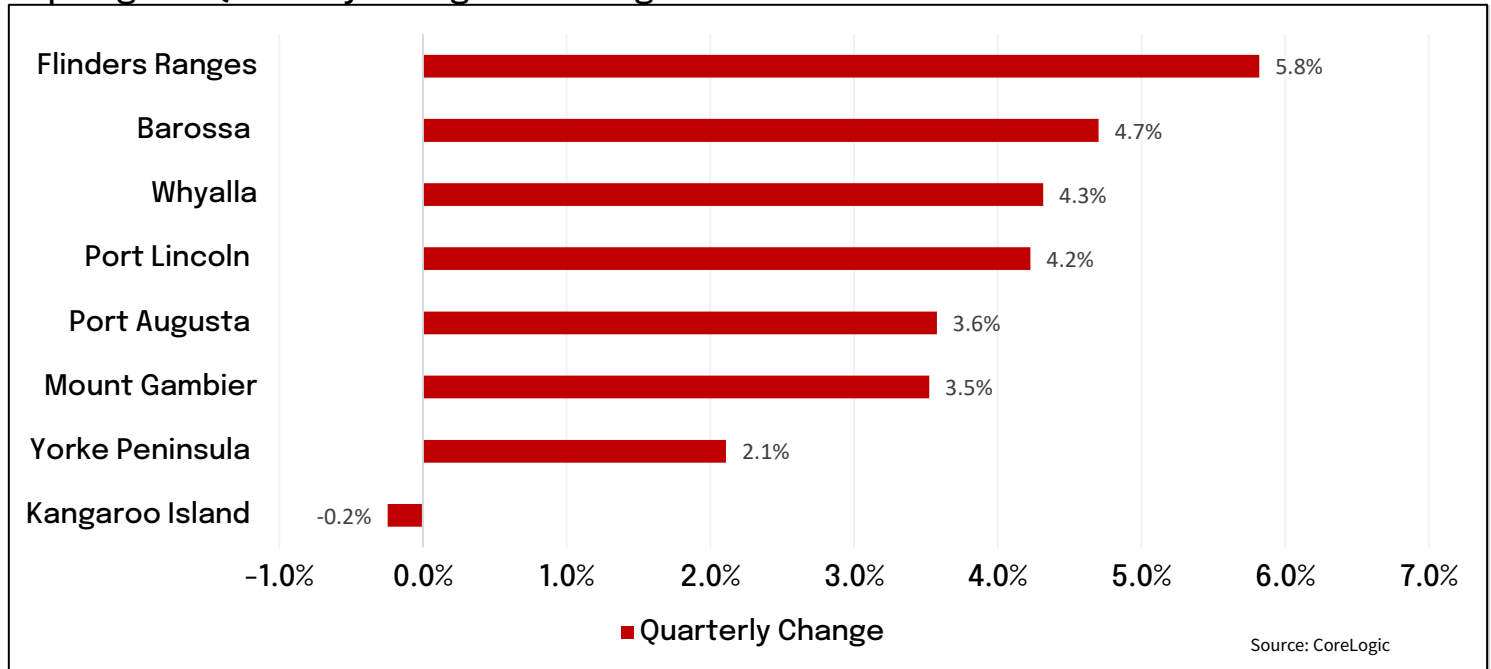


# PROPERTY MARKET UPDATE REGIONAL SOUTH AUSTRALIA SEPTEMBER 2024

more  
than  
money



## Top Regions Quarterly Change - Dwellings



## Key highlights and trends surrounding each of the Housing, Unit and Rental Markets being seen include:

- The continued steady improvement seen in September saw regional SA house values increase by +2.2% for the quarter. On an annual basis, house values surged up +10.8% higher, one of five regions together with regional New South Wales, regional Queensland, regional Western Australia and regional Tasmania to record gains. The median house value remains just under the \$450,000 benchmark at \$446,337.
- In comparison, the unit market has reflected a similar trend recording a similar gain of +3.2% in September quarter, however, was slightly outperformed by the housing market on an annual basis. The unit market benefits from greater affordability, incentives for first home buyers, as well the uptick in local and international migration. Despite making up a smaller portion of sales activity overall, the median unit value in regional SA is just short of the \$300,000 benchmark at \$298,151 and recording +7.1% gain on an annual basis.
- Median house rents in regional SA have increased by +7.4% annually (median rental of \$435/per week), however unit rents have decreased -9.6% over the same period (median rental of \$226/per week). With regional SA recording a gross annual rental yield of 4.8% and rents for regional SA (all dwellings) overall having increased by +7.8% over the last twelve months, the outlook for investors remains a positive one.





## RECENT SALES ACTIVITY

### Barossa Region

#### 1 Bernkastel Court, Tanunda



The sale property comprises a partially renovated, average condition, four-bedroom, one-bathroom, circa 1978, single level brick dwelling of 138 sqm on a large 902 sqm parcel. Ancillary improvements include established landscaping, patio, verandah, alfresco, carport and double garage. The property was recently offered for sale via Ray White Barossa Valley with an no disclosed listing price. After a marketing campaign and 27 days on the market the property was sold for \$583,200 on 27<sup>th</sup> September.

### Mount Gambier Region

#### 5 Pearce Crescent, Mount Gambier



The sale property comprises a partially updated, average condition, three-bedroom, one-bathroom single level, circa 1960's semi-detached fibro cement dwelling of 105 sqm on a 701 sqm parcel. Ancillary improvements include basic landscaping, pergola, shed/mancave and double garage. The property was recently offered for sale via Key 2 Sale with a listing price range of \$279,000 - \$299,000. After a marketing campaign and 24 days on the market the property was sold for \$305,000 on 30<sup>th</sup> September.

### Port Lincoln Region

#### 178 Greenslopes Street, Edge Hill



The sale property comprises an original, good condition, three-bedroom, one bathroom, circa 2003 single level brick dwelling of 168 sqm on a 474 sqm parcel. Ancillary improvements include basic landscaping, timber deck, porch and double garage. The property was recently offered for sale via Robin Hood Real Estate with a \$530,000 price guide. After a marketing campaign and 19 days on the market the property was sold for \$540,000 on 24<sup>th</sup> September.

**Disclaimer** – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of September 2024 and is intended to be of general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.

