

REGIONAL SA PROPERTY MARKET INSIGHTS Q3 2025

SNAPSHOT

Dwelling Value Change

+1.9% +10.4%
Quarter Annual

\$495,290
Median Dwelling Value

7,820
Annual Dwelling Sales

46 Days
Median Days on Market

Source: Cotality



- Regional SA property values continue to be on the rise, with both houses and units reaching their highest prices on record. House values lifted 1.7% over the quarter and 10.3% year-on-year, bringing the median price to \$507,232. Units saw even stronger growth, jumping 5.4% quarterly and 10.8% annually, with the median unit value now at \$371,852. The standout performer was Robe in the South East, which led the state with a 9.0% quarterly increase and 16.8% annual growth.
- Despite strong value growth across Regional South Australia, sales volumes have tightened, shaping current market dynamics. House sales remain -5.0% lower than a year ago and sit -7.0% below the previous five-year average, while unit sales are down -1.0% annually and -8.7% below their five-year benchmark. These figures reflect a period of lower transaction activity rather than weakening demand. In fact, supply constraints are likely playing a key role – house listings have dropped -8.7% year-on-year and unit listings have fallen sharply by -29.9%, limiting buyer options and contributing to upward pressure on prices in most areas.
- Internal migration continues to support property values across Regional South Australia. While national relocation rates have eased, more people are still moving from capital cities to regions than the reverse. In the June 2025 quarter, capital-to-regional moves made up 11.2% of all internal migration, compared to 8.9% moving back to capitals. This net inflow, though smaller than in eastern states, adds to buyer demand and helps sustain price growth – particularly in high-performing areas like Robe.
- Rising property values and competitive returns continue to support a resilient rental market in Regional South Australia. House values have climbed 8.3% over the past year, while unit values rose 3.4% annually, reflecting steady demand across both segments. The region's gross rental yield of 4.7% stands well above the national average of 3.7% and the combined regional average of 4.4%, reinforcing its appeal to investors seeking strong income performance.

Valuer on the Ground

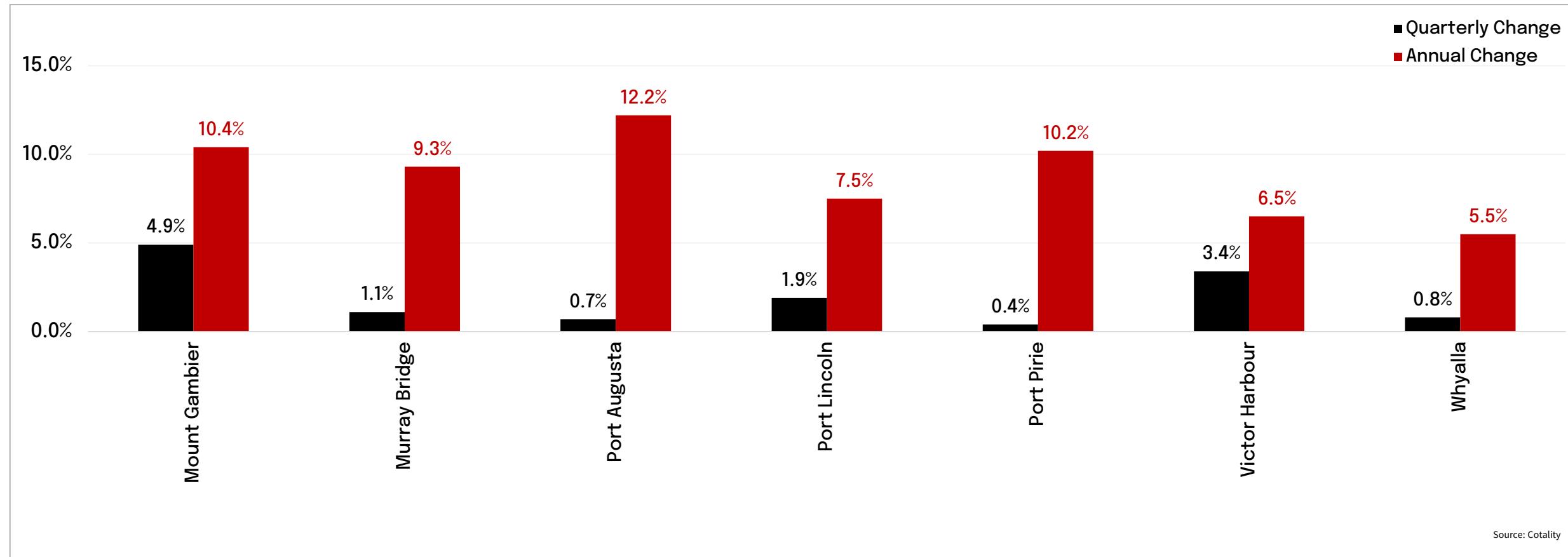
Affordable entry points and strong yields are driving demand, with lifestyle appeal adding further support.

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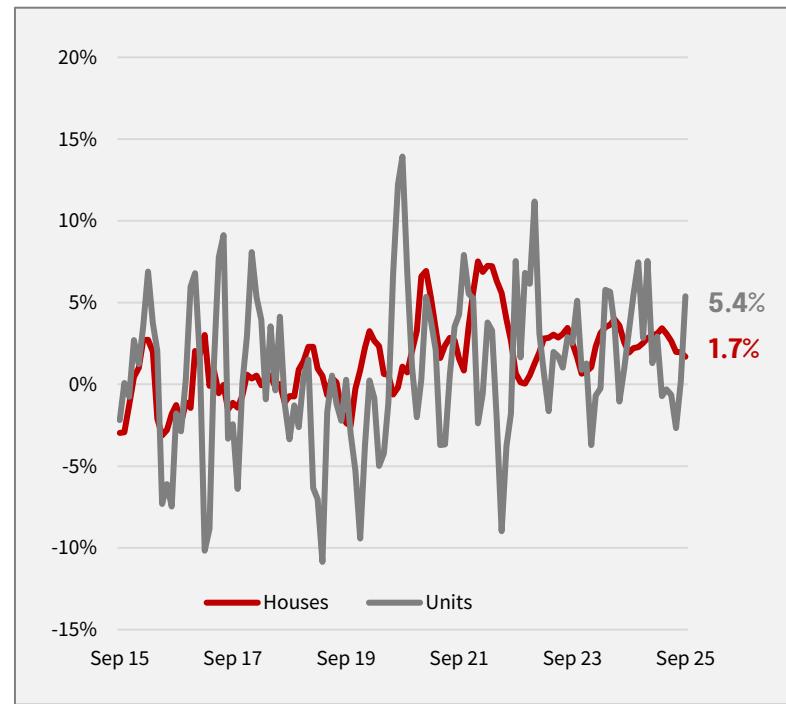
Q3 2025

Regional Cities - Quarterly and Annual Growth



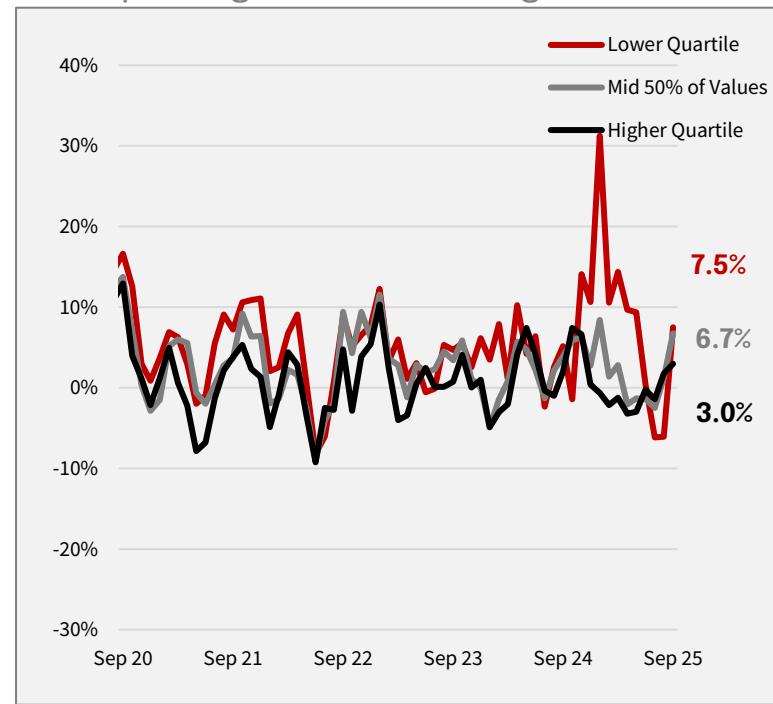
Quarterly House Value Change

Quarterly growth has stabilised for houses



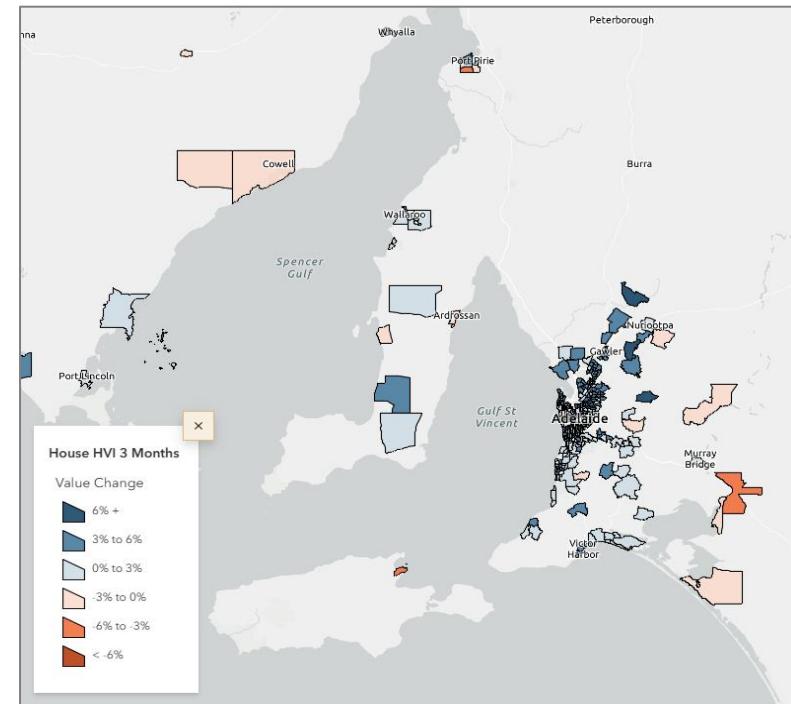
Quarterly Value Change by Price Quartile

Lower quartile growth has seen large fluctuation



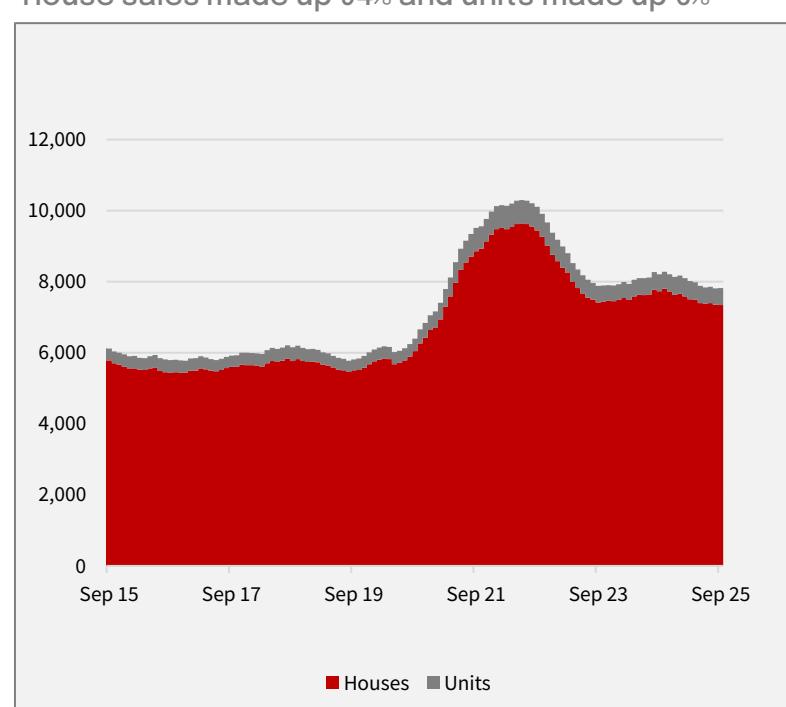
Mapping the Market - 3 months to Sep

Positive quarterly growth across most of the state



Annual Volume of Sales by Property Type

House sales made up 94% and units made up 6%



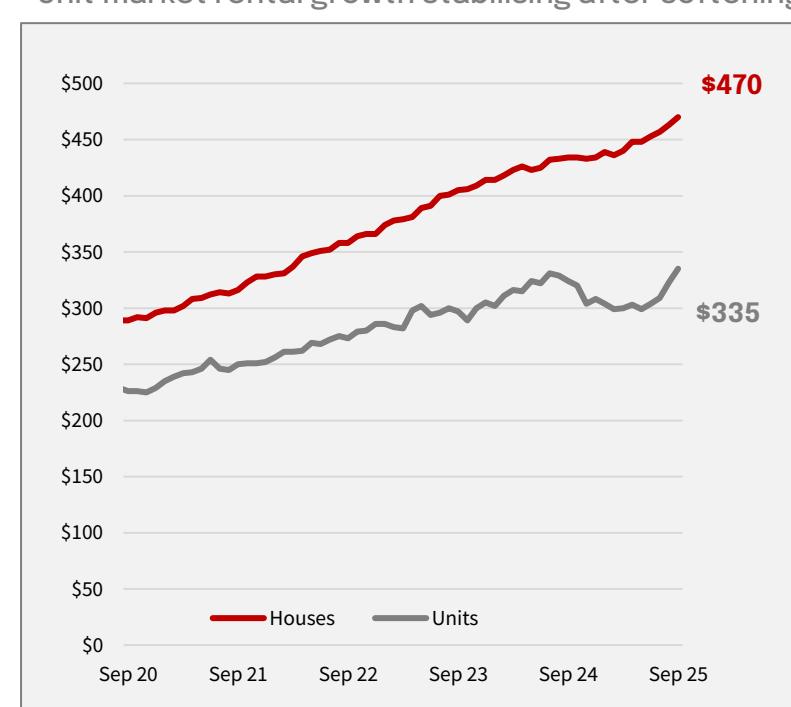
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

Unit market rental growth stabilising after softening



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RECENT SALES ACTIVITY

40 Canavan Road, Mount Gambier



\$505,000



Sold: 10/09/2025

Days on Market: 28

58 Roper Road, Murray Bridge



\$725,000



Sold: 26/09/2025

Days on Market: 33

79 Stock Road Lower, Inman Valley



\$1,309,000



Sold: 05/09/2025

Days on Market: 56

Source: Cotality

Disclaimer: The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of September 2025 and is intended to be of a 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.