

**Banking for life**

**Trend Indices by Suburb**

The table below shows annualised 6-month trends and current median sale price by suburb from our property research platform Valeri. The figures shown are the annualised figures, representing the percentage value change if this trend were to continue for 12 months.

This table shows data from October 2021 and covers all Metropolitan Adelaide and the Adelaide Hills. Suburbs with insufficient data to produce outputs have been excluded from this table.

Suburb	Annualised 6-months growth	Median sale price
Aberfoyle Park	24.59%	\$509,783
Adelaide	7.53%	\$700,000
Albert Park	7.24%	\$545,502
Alberton	7.60%	\$500,070
Aldinga Beach	17.10%	\$416,870
Allenby Gardens	14.56%	\$624,083
Andrews Farm	15.80%	\$289,417
Angle Park	10.43%	\$467,463
Ascot Park	12.46%	\$530,225
Ashford	16.32%	\$726,367
Athelstone	7.49%	\$604,090
Athol Park	7.63%	\$467,111
Auldana	21.88%	\$875,917
Banksia Park	17.90%	\$473,851
Beaumont	49.51%	\$1,216,612
Bedford Park	5.10%	\$537,226
Belair	16.02%	\$743,412
Bellevue Heights	12.59%	\$630,357
Beulah Park	25.77%	\$956,029
Beverley	13.94%	\$616,151
Birkenhead	3.80%	\$531,976
Black Forest	23.33%	\$815,157
Blackwood	17.62%	\$690,052
Blair Athol	13.54%	\$488,438
Blakeview	6.84%	\$327,448
Bowden	14.24%	\$669,778
Brahma Lodge	16.41%	\$350,871
Brighton	12.06%	\$653,867
Broadview	15.24%	\$621,759
Brompton	7.96%	\$590,333

Suburb	Annualised 6-months growth	Median sale price
Brooklyn Park	21.16%	\$628,974
Burnside	38.07%	\$1,126,825
Burton	15.62%	\$346,572
Camden Park	7.76%	\$654,003
Campbelltown	8.11%	\$582,819
Cavan	7.88%	\$448,512
Chandlers Hill	21.36%	\$580,800
Cheltenham	7.92%	\$523,949
Christie Downs	21.89%	\$348,155
Christies Beach	18.60%	\$381,998
Clapham	13.67%	\$819,257
Clarence Gardens	25.36%	\$749,614
Clarence Park	21.36%	\$942,407
Clearview	11.43%	\$487,712
Clovelly Park	16.41%	\$529,641
College Park	10.85%	\$1,098,352
Collinswood	15.27%	\$900,000
Colonel Light Gardens	14.13%	\$774,594
Coromandel Valley	14.60%	\$672,413
Cowandilla	19.52%	\$620,036
Craigburn Farm	12.24%	\$672,750
Craigmore	15.69%	\$298,575
Croydon	21.19%	\$624,361
Croydon Park	18.49%	\$570,000
Cumberland Park	16.51%	\$844,104
Darlington	13.18%	\$537,357
Davoren Park	28.53%	\$247,026
Daw Park	17.58%	\$711,792
Dernancourt	5.22%	\$529,583
Devon Park	11.26%	\$647,442
Direk	16.08%	\$305,000
Dover Gardens	11.25%	\$549,955
Dudley Park	8.20%	\$295,104
Dulwich	46.50%	\$1,269,500
Eastwood	26.50%	\$1,057,914
Eden Hills	7.71%	\$669,856
Edwardstown	17.12%	\$581,506
Elizabeth	7.88%	\$113,294
Elizabeth Downs	16.56%	\$238,628
Elizabeth East	19.33%	\$256,203
Elizabeth Grove	21.00%	\$256,778
Elizabeth North	17.65%	\$213,459

Suburb	Annualised 6-months growth	Median sale price
Elizabeth Park	21.22%	\$239,435
Elizabeth South	19.05%	\$223,721
Elizabeth Vale	16.41%	\$300,187
Enfield	12.58%	\$497,155
Erindale	37.55%	\$1,124,400
Ethelton	11.23%	\$567,386
Evandale	22.70%	\$920,375
Evanston	11.90%	\$334,999
Evanston Gardens	11.61%	\$335,503
Evanston Park	14.75%	\$342,340
Evanston South	8.44%	\$172,900
Everard Park	21.38%	\$766,500
Exeter	1.67%	\$556,950
Eyre	41.97%	\$249,976
Fairview Park	23.90%	\$469,235
Felixstow	11.99%	\$639,188
Ferryden Park	13.67%	\$492,094
Findon	9.06%	\$593,314
Firle	16.16%	\$764,958
Fitzroy	9.02%	\$918,840
Flagstaff Hill	14.99%	\$582,050
Flinders Park	13.60%	\$629,063
Forestville	20.79%	\$877,393
Frewville	50.34%	\$1,139,706
Fulham	4.01%	\$864,011
Fulham Gardens	5.89%	\$794,861
Fullarton	26.55%	\$1,148,677
Gawler	13.29%	\$354,528
Gawler East	24.61%	\$390,988
Gawler South	15.41%	\$341,925
Gawler West	13.26%	\$331,149
Gilberton	19.37%	\$1,083,056
Gilles Plains	12.42%	\$477,537
Glandore	24.40%	\$689,477
Glanville	4.92%	\$552,700
Glen Osmond	35.18%	\$1,162,483
Glenalta	25.35%	\$670,177
Glenelg	7.57%	\$891,875
Glenelg East	6.77%	\$756,825
Glenelg North	11.05%	\$809,013
Glenelg South	11.63%	\$990,313
Glengowrie	13.73%	\$685,044

Suburb	Annualised 6-months growth	Median sale price
Glenside	46.22%	\$1,212,146
Glynde	14.14%	\$693,903
Golden Grove	18.17%	\$499,463
Goodwood	31.50%	\$1,152,715
Gould Creek	1.51%	\$258,800
Grange	18.07%	\$786,911
Green Fields	9.72%	\$419,021
Greenacres	13.07%	\$531,579
Greenwith	6.76%	\$516,000
Gulfview Heights	11.16%	\$408,230
Hackham	25.63%	\$337,678
Hackham West	24.37%	\$329,991
Hackney	8.77%	\$1,100,000
Hallett Cove	18.95%	\$530,712
Hampstead Gardens	14.93%	\$557,717
Happy Valley	25.33%	\$451,149
Hawthorn	17.38%	\$1,079,914
Hawthorndene	20.66%	\$655,722
Hazelwood Park	45.94%	\$1,202,711
Heathpool	29.68%	\$1,260,000
Hectorville	10.19%	\$622,784
Hendon	7.35%	\$536,444
Henley Beach	13.46%	\$923,833
Henley Beach South	3.89%	\$901,767
Highbury	16.90%	\$560,690
Highgate	2.44%	\$1,201,875
Hillbank	13.44%	\$290,000
Hillcrest	8.66%	\$514,369
Hillier	4.14%	\$162,209
Hilton	12.83%	\$615,259
Hindmarsh	16.01%	\$653,091
Holden Hill	7.17%	\$481,069
Hope Valley	21.31%	\$481,802
Hove	13.03%	\$652,714
Huntfield Heights	27.54%	\$343,375
Hyde Park	20.47%	\$1,276,897
Ingle Farm	19.35%	\$410,623
Joslin	21.23%	\$1,027,667
Kensington	29.51%	\$1,109,167
Kensington Gardens	24.73%	\$936,438
Kensington Park	23.29%	\$945,032
Kent Town	19.30%	\$1,101,167

Suburb	Annualised 6-months growth	Median sale price
Keswick	14.30%	\$700,000
Kidman Park	14.88%	\$678,351
Kilburn	9.20%	\$500,724
Kilkenny	17.02%	\$589,516
Kings Park	17.56%	\$1,151,804
Kingston Park	4.96%	\$732,482
Kingswood	12.47%	\$1,120,594
Klemzig	13.81%	\$597,630
Kurralta Park	20.38%	\$658,067
Largs Bay	5.34%	\$566,625
Largs North	7.30%	\$482,938
Leabrook	39.41%	\$1,204,068
Lightsview	10.09%	\$515,313
Linden Park	46.65%	\$1,234,092
Lockleys	18.67%	\$743,236
Lower Mitcham	11.30%	\$899,602
Lynton	10.96%	\$762,775
Magill	17.58%	\$757,806
Malvern	9.73%	\$1,230,297
Manningham	17.96%	\$606,000
Mansfield Park	11.48%	\$450,824
Marden	15.83%	\$731,644
Marino	6.83%	\$743,958
Marion	10.41%	\$521,148
Marleston	15.86%	\$630,518
Marryatville	30.27%	\$1,234,614
Maslin Beach	17.24%	\$458,485
Mawson Lakes	6.74%	\$475,774
Maylands	27.87%	\$930,500
Medindie	21.26%	\$1,007,125
Medindie Gardens	30.28%	\$1,049,750
Melrose Park	16.95%	\$639,650
Mile End	9.26%	\$637,209
Millswood	23.26%	\$1,053,003
Mitcham	20.33%	\$985,114
Mitchell Park	11.57%	\$522,588
Moana	17.93%	\$455,083
Modbury	13.61%	\$437,573
Modbury Heights	13.51%	\$458,750
Modbury North	14.08%	\$438,414
Morphett Vale	19.62%	\$360,000
Morphettville	12.59%	\$589,636

Suburb	Annualised 6-months growth	Median sale price
Munno Para	15.00%	\$290,000
Munno Para West	15.66%	\$300,683
Myrtle Bank	29.95%	\$1,133,750
Nailsworth	17.12%	\$872,395
Netherby	25.58%	\$1,100,333
Netley	13.42%	\$614,125
New Port	2.61%	\$268,563
Newton	5.38%	\$580,292
Noarlunga Centre	20.94%	\$350,000
Noarlunga Downs	21.23%	\$364,629
North Adelaide	16.67%	\$1,104,536
North Brighton	20.20%	\$778,061
North Haven	14.91%	\$483,750
North Plympton	10.16%	\$633,748
Northfield	9.76%	\$493,286
Northgate	6.98%	\$500,167
Norwood	20.50%	\$1,075,979
Novar Gardens	10.83%	\$675,429
Oakden	5.63%	\$505,341
Oaklands Park	10.47%	\$537,952
O'Halloran Hill	19.57%	\$428,813
Old Noarlunga	28.99%	\$429,053
Old Reynella	25.01%	\$423,775
Onkaparinga Hills	14.41%	\$354,803
Osborne	11.07%	\$444,550
O'Sullivan Beach	23.95%	\$360,000
Ottoway	14.47%	\$408,112
Ovingham	7.11%	\$742,077
Panorama	14.90%	\$716,417
Para Hills	13.54%	\$390,644
Para Hills West	11.53%	\$376,229
Para Vista	21.41%	\$419,972
Paradise	8.74%	\$557,655
Parafield Gardens	10.45%	\$385,287
Paralowie	14.09%	\$350,000
Park Holme	10.93%	\$549,400
Parkside	18.51%	\$996,607
Pasadena	13.45%	\$625,042
Payneham	13.26%	\$739,060
Payneham South	22.89%	\$828,991
Pennington	10.00%	\$461,705
Plympton	13.04%	\$638,042

Suburb	Annualised 6-months growth	Median sale price
Plympton Park	12.65%	\$584,750
Pooraka	15.03%	\$412,138
Port Adelaide	8.46%	\$505,181
Port Noarlunga	18.77%	\$411,692
Port Noarlunga South	14.70%	\$446,471
Port Willunga	19.84%	\$414,000
Prospect	5.84%	\$692,920
Queenstown	6.59%	\$513,333
Redwood Park	16.44%	\$468,644
Reid	11.67%	\$337,292
Renown Park	12.63%	\$612,695
Reynella	26.97%	\$421,852
Reynella East	20.30%	\$438,371
Richmond	14.97%	\$608,846
Ridgehaven	15.72%	\$472,102
Ridleyton	18.88%	\$609,118
Rose Park	31.38%	\$1,302,155
Rosewater	10.06%	\$451,911
Rosslyn Park	25.12%	\$973,854
Rostrevor	8.07%	\$628,172
Royal Park	9.91%	\$544,286
Royston Park	26.39%	\$930,893
Salisbury	20.28%	\$335,142
Salisbury Downs	14.24%	\$359,779
Salisbury East	11.68%	\$365,750
Salisbury Heights	13.00%	\$392,469
Salisbury North	12.83%	\$292,042
Salisbury Park	16.20%	\$342,030
Salisbury Plain	15.26%	\$345,000
Seacliff	5.13%	\$695,897
Seacliff Park	7.44%	\$602,519
Seacombe Gardens	11.75%	\$534,933
Seacombe Heights	13.11%	\$549,028
Seaford	22.06%	\$443,090
Seaford Meadows	19.54%	\$434,492
Seaford Rise	19.58%	\$448,854
Seaton	7.17%	\$582,156
Seaview Downs	11.24%	\$553,349
Sefton Park	6.81%	\$623,278
Semaphore	3.88%	\$579,771
Semaphore Park	14.92%	\$616,490
Semaphore South	10.88%	\$598,840

Suburb	Annualised 6-months growth	Median sale price
Sheidow Park	15.36%	\$478,793
Smithfield	12.73%	\$262,181
Smithfield Plains	15.82%	\$286,253
Somerton Park	12.27%	\$876,042
South Brighton	9.34%	\$581,691
South Plympton	14.96%	\$586,875
Springfield	19.93%	\$949,000
St Agnes	15.84%	\$474,202
St Clair	4.82%	\$530,365
St Georges	47.41%	\$1,191,042
St Marys	15.56%	\$562,824
St Morris	17.17%	\$817,805
St Peters	15.79%	\$1,114,480
Stepney	18.05%	\$1,027,366
Stonyfell	32.42%	\$1,079,467
Sturt	12.32%	\$529,958
Surrey Downs	22.26%	\$469,521
Taperoo	10.06%	\$450,000
Tea Tree Gully	14.36%	\$477,452
Tennyson	10.68%	\$861,450
Thebarton	14.70%	\$656,824
Thorngate	12.96%	\$985,357
Tonsley	11.98%	\$544,264
Toorak Gardens	48.70%	\$1,271,329
Torrens Park	15.44%	\$884,795
Torrensville	12.67%	\$648,072
Tranmere	18.09%	\$753,459
Trinity Gardens	20.07%	\$863,958
Trott Park	18.67%	\$447,819
Tusmore	37.29%	\$1,250,000
Underdale	17.78%	\$666,333
Unley	40.54%	\$1,163,336
Unley Park	15.41%	\$1,300,000
Upper Hermitage	10.29%	\$480,042
Urrbrae	43.03%	\$1,113,684
Vale Park	16.30%	\$695,952
Valley View	14.63%	\$436,000
Vista	27.62%	\$501,373
Walkerville	16.05%	\$936,736
Walkley Heights	10.77%	\$440,000
Warradale	14.03%	\$629,750
Wattle Park	28.22%	\$1,009,448



Suburb	Annualised 6-months growth	Median sale price
Wayville	24.90%	\$1,005,417
Welland	19.92%	\$629,500
West Beach	4.38%	\$929,234
West Croydon	23.15%	\$610,000
West Hindmarsh	14.01%	\$647,083
West Lakes	12.47%	\$704,764
West Lakes Shore	17.15%	\$727,429
West Richmond	16.96%	\$593,907
Westbourne Park	11.59%	\$948,841
Willaston	6.56%	\$364,458
Windsor Gardens	5.58%	\$530,954
Wingfield	16.00%	\$416,400
Woodcroft	23.78%	\$443,051
Woodville	7.87%	\$552,841
Woodville Gardens	11.25%	\$501,778
Woodville North	9.41%	\$514,278
Woodville Park	10.09%	\$574,803
Woodville South	4.91%	\$575,217
Woodville West	7.51%	\$565,857
Wynn Vale	14.26%	\$473,500
Yatala Vale	23.27%	\$467,805

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