



# SA Property Market Overview

October 2020

# Residential Sales and Development Monthly Statistics

The SA Property Market Overview provides a monthly snapshot of residential sales and land division activity. This report is issued monthly by Land Services SA.

The information contained within this report is based on the official data of Land Services SA, the exclusive Service Provider to the South Australian Government for a range of transactional land and property valuation services.

October 2020 saw a total of 3,245 residential property transfers registered across metropolitan and regional South Australia. This compares with 2,966 residential property transfers in October 2019. Property transfers include all dealings recorded which includes sales where no consideration has been recorded (e.g. related parties, beneficiaries under a Will), while market sales represents cases where a sale with a value has occurred and has been registered with Land Services SA.

Residential Market sales registered for October 2020 totaled 2,761 compared with 2,555 in October 2019.

Mitcham hosted the highest registered market sale settlement for October 2020 at \$4,350,000 in the suburb of Springfield. The median sale price for the suburb of Springfield over the 12 months to October 2020 was \$1,200,000.

Subdivisions were strong in October 2020, with a total of 821 new parcels of residential land created while in October 2019, 651 parcels were created through subdivision.



# Suburbs Sales by Value



## TOP 3 SUBURBS

The highest value market sales for October 2020 were recorded in the suburbs of Springfield, Hyde Park, and Burnside.

Total residential sales (those sales registered with a value recorded against the transfer) numbered 2,761 in October 2020 compared with 2,555 in October 2019.

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# Most active sale suburbs



The highest number of residential sales registered in October 2020 were in Mount Gambier (67), Mount Barker (57), and Morphett Vale (54).

## HIGHEST NUMBER OF SUBURB SALES RECORDED



# Residential Subdivisions

**Mount Barker**  
68

**Kangarilla**  
39

**Encounter Bay**  
39

## TOP 3 SUBURBS

In October 2020, 821 new parcels of residential land were created.

**Want to learn more about our data?**  
Contact us at [dataaccess@landservices.com.au](mailto:dataaccess@landservices.com.au)

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