



# SA Property Market Overview

November 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.

November 2020 saw a total of 3,175 residential property transfers registered across metropolitan and regional South Australia. This compares with 2,976 residential property transfers in November 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 November 2020 totaled 2,693 compared with 2,434 in November 2019.

The City of Holdfast hosted the highest registered market sale settlement for November 2020 at \$4,797,769 in the suburb of Glenelg. The median sale price for the suburb of Glenelg over the 12 months to November 2020 was \$734,470.

Subdivisions were strong in November 2020, with a total of 1,278 new parcels of residential land created while in November 2019, 1,303 parcels were created through subdivision.



# Suburbs Sales by Value

**Glenelg**  
\$4,797,769

**Medindie**  
\$3,200,000

**Somerton Park**  
\$2,850,000

## TOP 3 SUBURBS

The highest value market sales for November 2020 were recorded in the suburbs of Glenelg, Medindie, and Somerton Park.

Total residential sales (those sales registered with a value recorded against the transfer) numbered 2,693 in November 2020 compared with 2,434 in November 2019.

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[www.sailis.sa.gov.au](http://www.sailis.sa.gov.au)

# Most active sale suburbs

**Adelaide**  
72

**Mount Gambier**  
57

**Onkaparinga**  
51

The highest number of residential sales registered in November 2020 were in Adelaide (72), Mount Gambier (57), and Onkaparinga (51).

## HIGHEST NUMBER OF SUBURB SALES RECORDED



# Residential Subdivisions

**Andrews Farm**  
69

**Two Wells**  
60

**Angle Vale**  
59

## TOP 3 SUBURBS

In November 2020, 1,278 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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