



# SA Property Market Overview

January 2021

# 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.

January 2021 saw a total of 3,062 residential property transfers registered across metropolitan and regional South Australia. This compares with 3,097 residential property transfers in January 2020. 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 January 2021 totaled 2,814 compared with 2,731 in January 2020.

City of Adelaide hosted the highest registered market sale settlement for January 2021 at \$4,500,000 in the suburb of North Adelaide. The median sale price for the suburb of North Adelaide over the 12 months to January 2021 was \$725,000.

Subdivisions were strong in January 2021, with a total of 885 new parcels of residential land created while in January 2020, 513 parcels were created through subdivision.



# Suburbs Sales by Value



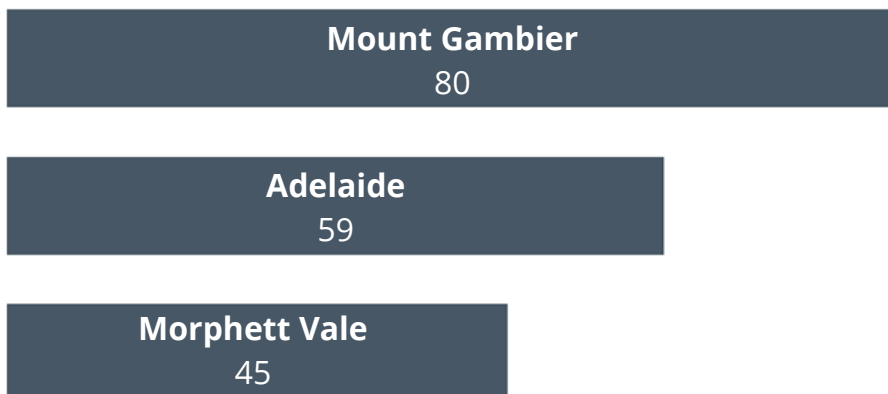
TOP 3 SUBURBS

The highest value market sales for January 2021 were recorded in the suburbs of North Adelaide, Henley Beach, and Burnside.

Total residential sales (those sales registered with a value recorded against the transfer) numbered 3,062 in January 2021 compared with 3,097 in January 2020.

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

## Most active sale suburbs



The highest number of residential sales registered in January 2021 were in Mount Gambier (80), Adelaide (59), and Morphett Vale (45).

HIGHEST NUMBER OF SUBURB SALES RECORDED



# Residential Subdivisions

**Normanville**  
71

**Two Wells**  
59

**Mount Barker**  
38

## TOP 3 SUBURBS

In January 2021, 885 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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