



SA Property Market Overview

April 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.

April 2020 saw a total of 2,622 residential property transfers registered across metropolitan and regional South Australia. This compares with 2861 residential property transfers in April 2019. Property transfers include all dealings recorded which include 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 April 2020 totaled 2,321 compared with 2,497 in April 2019.

The City of Walkerville hosted the highest registered market sale for April 2020 at \$4,710,888 in the suburb of Medindie. The median sale price for Medindie over the 12 months to April 2020 was \$1.36m.

Subdivisions were lower than normal in April 2020, with a total of 618 new parcels of land created. While in April 2019, 855 parcels were created through subdivision.



Suburbs Sales by Value

Medindie
\$4,710,888

Hyde Park
\$3,300,000

Somerton Park
\$2,600,000

TOP 3 SUBURBS

The highest value market sales for April 2020 were recorded in the suburbs of Medindie, Hyde Park, and Somerton Park. Total residential sales (those sales registered with a value recorded against the transfer) numbered 2,321 in April 2020 compared with 2,497 in April 2019.

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Most active sale suburbs

Mount Gambier
44

Adelaide
37

Morphett Vale
30

HIGHEST NUMBER OF SUBURB SALES RECORDED

The highest number of residential sales registered in April 2020 were in Mount Gambier (44), Adelaide (37), and Morphett Vale (30).

Residential Subdivisions

Worrolong
71

Mount Barker
57

Munno Para West
49

TOP 3 SUBURBS

In April 2020, 618 new parcels of residential land were created, with Mount Gambier suburb of Worrolong figuring prominently.

Want to learn more about our data?
Contact us at dataaccess@landservices.com.au

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