

ADELAIDE PROPERTY MARKET INSIGHTS 2025 REVIEW

SNAPSHOT

Dwelling Value Change
+1.9% +5.1% +8.8%
Month Quarter Annual

\$902,24
Median Dwelling Value

26,661
Annual Dwelling Sales

31 Days
Median Days on Market

Source: CoreLogic



- Adelaide's residential property market recorded another year of robust growth in 2025 with median dwelling values surpassing the \$900,000 mark for the first time. The market grew +8.8% in 2025 following +13.1% growth in 2024. Strength was evident across all market segments and the city remained insulated from the softer national result observed in December, with prices holding at peak levels throughout the year. House values rose 1.9% over the month, 5.1% over the quarter and 8.7% over the year to reach a median of \$960,501. Unit values grew by 2.0% over the month, 5.4% over the quarter and 9.5% annually lifting the median to \$660,644. These results underline Adelaide's position as one of the nation's most consistent and resilient housing markets in 2025.
- Sales activity in Adelaide remained steady through 2025 with house transactions rising 4.7% over the year and sitting 3.2% above the previous five-year average. Unit sales softened by comparison, falling -3.7% annually and sitting -3.8% below their five-year benchmark. The lift in house sales occurred against a backdrop of tightening supply with house listings down -8.8% year on year and unit listings declining a significant -30.0%. These constrained listing conditions contributed to sustained upward pressure on values, particularly in the detached housing market where buyer demand continued to outpace available stock.
- The expansion of the Home Guarantee Scheme in October, which lifted Adelaide's price cap from \$600,000 to \$900,000, provided meaningful support for eligible first home buyers and broadened access to a wider range of dwellings. Market activity indicates that the policy shift contributed to stronger price outcomes at the lower end of the market with dwellings priced below the new cap rising 5.6% over the December quarter compared with a 4.8% rise for dwellings above the cap. While both segments recorded solid gains, the relatively stronger uplift below the threshold suggests the scheme played a role in reinforcing demand in more affordable price brackets during the final months of the year.
- Adelaide's rental market remained tight in 2025 with modest but steady growth in rental values. House rents increased 3.7% over the year and unit rents rose 2.4%, the latter marking the lowest annual rate of unit rental growth among the capital cities. Gross rental yields for dwellings softened slightly to 3.5%, down from 3.6% a year earlier, reflecting the strong gains in asset values over the period. Market conditions remained constrained with the city's vacancy rate holding at 1.1% at year end, unchanged from the same time last year and indicative of ongoing pressure in the rental sector.



Valuer on the Ground

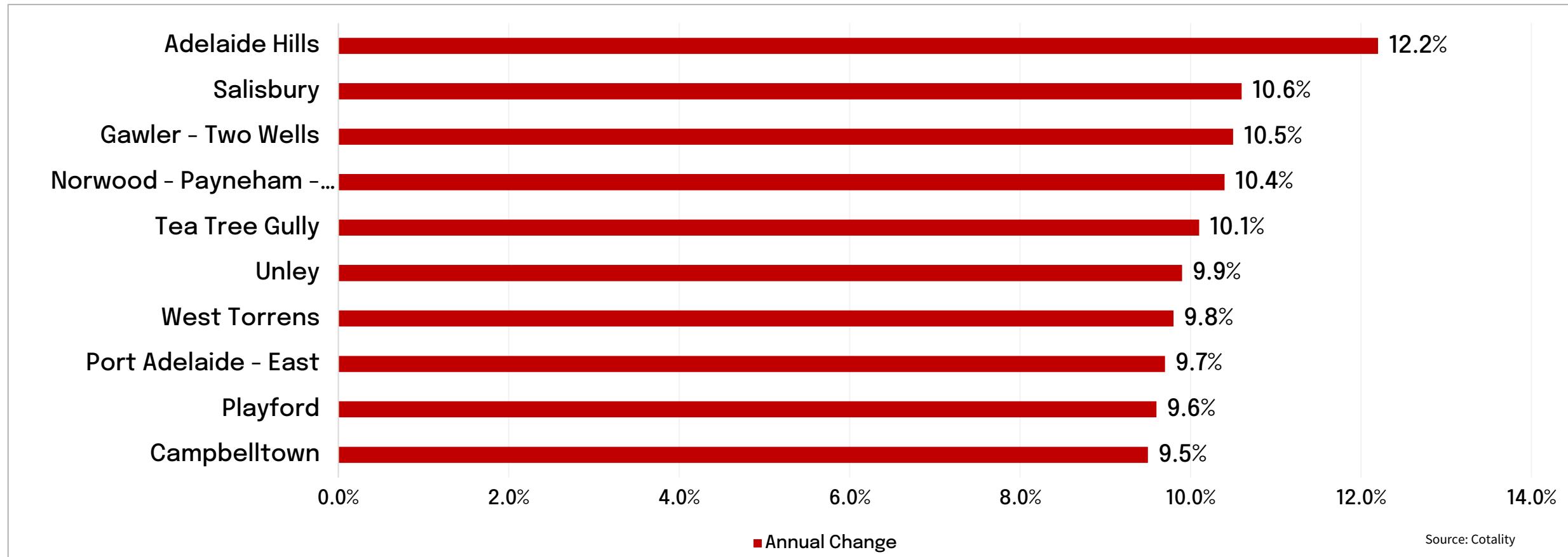
Persistently low vacancy rates and limited supply kept pressure on prices.



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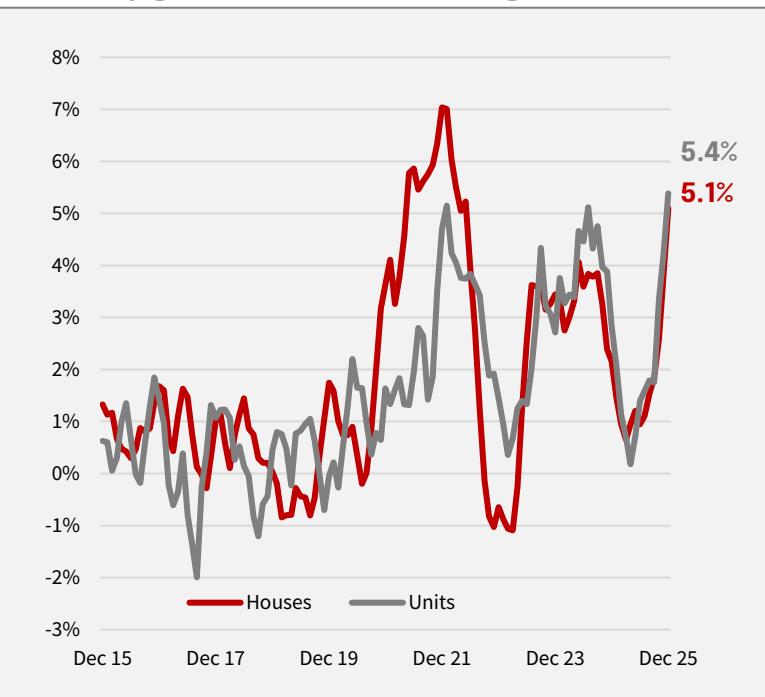
2025 REVIEW

Top Suburbs Annual Change - Dwellings



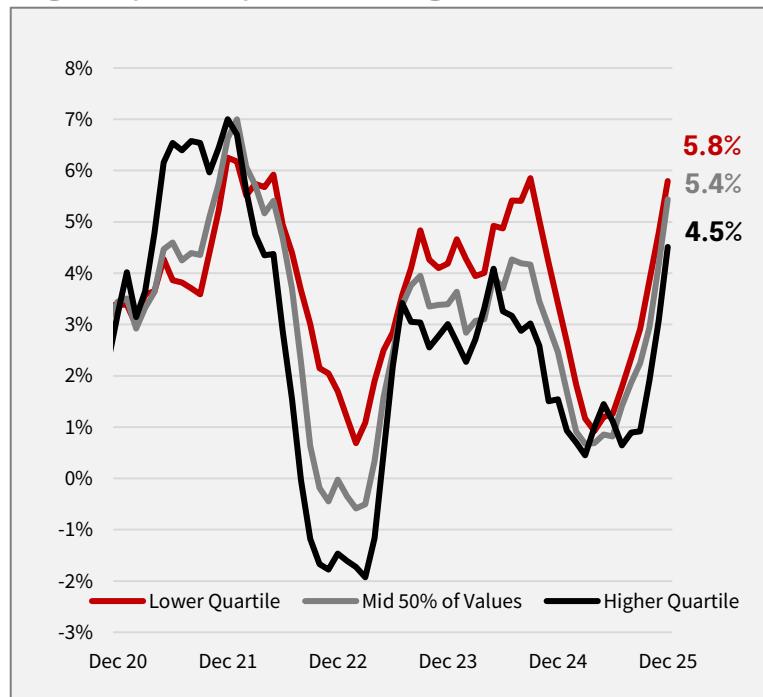
Quarterly Value Change by Property Type

Quarterly growth similar in both segments



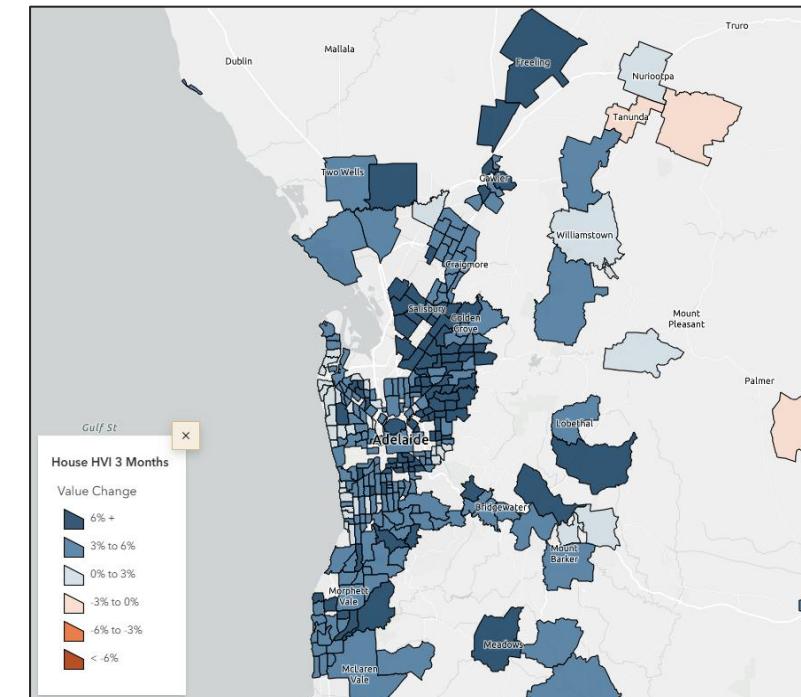
Quarterly Value Change by Price Quartile

Higher quartile prices trailing rest of market



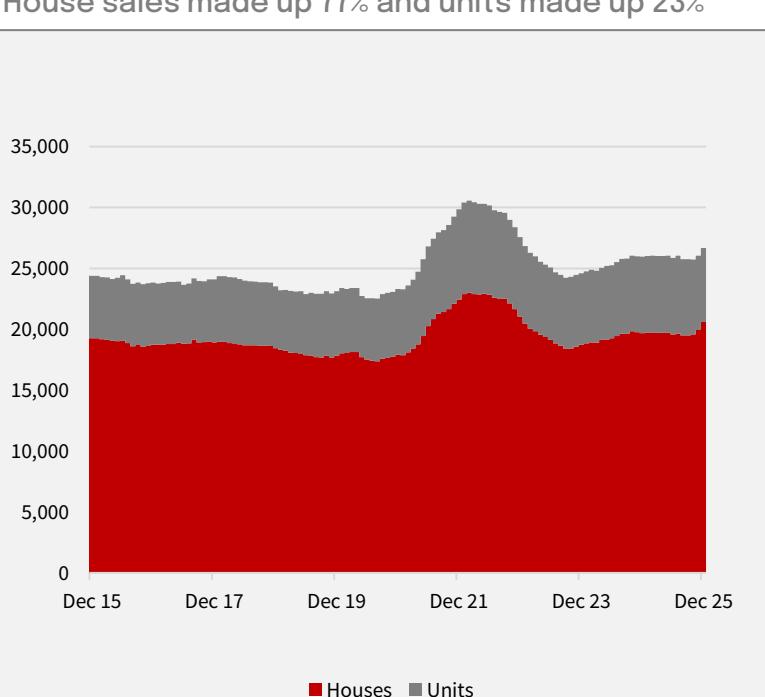
Mapping the Market - 3 months to Dec

Growth is once again reaccelerating



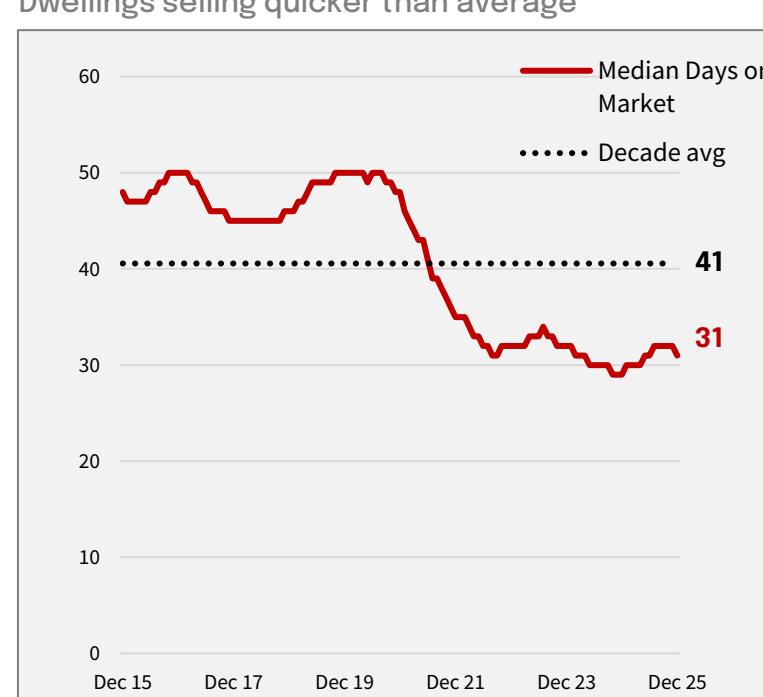
Annual Volume of Sales by Property Type

House sales made up 77% and units made up 23%



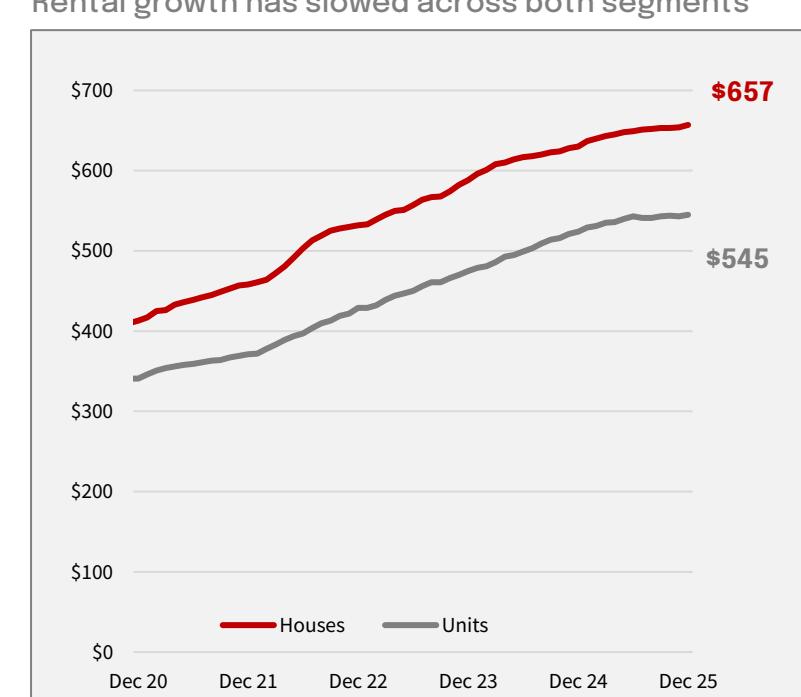
Median Days on Market vs Decade Average

Dwellings selling quicker than average



Median Rental Value by Property Type

Rental growth has slowed across both segments



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RECENT SALES ACTIVITY

5 Ashmore Road, Salisbury North



\$525,000



Sold: 08/12/2025

Days on Market: 29

34 Geoffrey Avenue, Valley View



\$920,000



Sold: 24/12/2025

Days on Market: 56

67 Gulf Point Drive, North Haven



\$2,860,00



Sold: 12/12/2025

Days on Market: 40

Source: Cottality