

ADELAIDE

PROPERTY MARKET INSIGHTS

AUGUST 2025



SNAPSHOT

Dwelling Value Change

+0.9% **+2.1%** **+6.5%**
Month Quarter Annual

\$851,125
Median Dwelling Value

25,479
Annual Dwelling Sales

32 Days
Median Days on Market

Source: Cotality



- As at August, Adelaide's property market continued its upward trajectory, with both houses and units reaching new price peaks. House values rose 0.9% over the month, 2.1% over the quarter and 6.4% annually, bringing the median house value to \$906,620. Over the past five years, house prices have surged 78.9%, underscoring the city's strong long-term growth. Units also performed robustly, with values increasing 1.1% in August, 2.0% over the quarter and 7.7% year-on-year, pushing the median unit value to \$620,421. Unit prices have climbed 64.6% over five years, reflecting sustained demand and affordability relative to houses.
- Sales volumes have shown signs of moderation. House sales remained flat over the year (0.0%), sitting -1.3% below the previous five-year average. Unit sales declined by -4.3% annually and are now -5.2% below the five-year average, suggesting softer demand or constrained supply in the unit segment. These figures reflect a market where price momentum continues, but buyer activity is easing relative to historical norms.
- Total listing volumes in Adelaide show a mixed trend across property types. House listings edged up slightly by 0.1% year-on-year, suggesting a relatively stable supply environment in the detached housing market. In contrast, unit listings fell sharply by -20.1% over the year, pointing to a significant tightening in available stock.
- Domain's decade-worth of data highlights a seasonal lift in market activity in Adelaide during spring compared to winter. Listings typically rise by 7.5%, reflecting increased vendor confidence and a greater willingness to sell as conditions improve. However, sales volumes dip slightly by 0.7%, suggesting that while more properties are available, buyer activity doesn't always keep pace. Auction volumes surge by 33.3%, indicating a preference for competitive selling methods in the spring market. Additionally, median prices increase by 2.3%, pointing to stronger price growth during this season, likely driven by heightened competition and improved presentation of homes.
- Over the past year, Adelaide rents have continued to rise, albeit at a slower pace than recorded over previous years. House rents rose 5.5% annually and unit rents rose 6.7% annually.

Valuer on the Ground



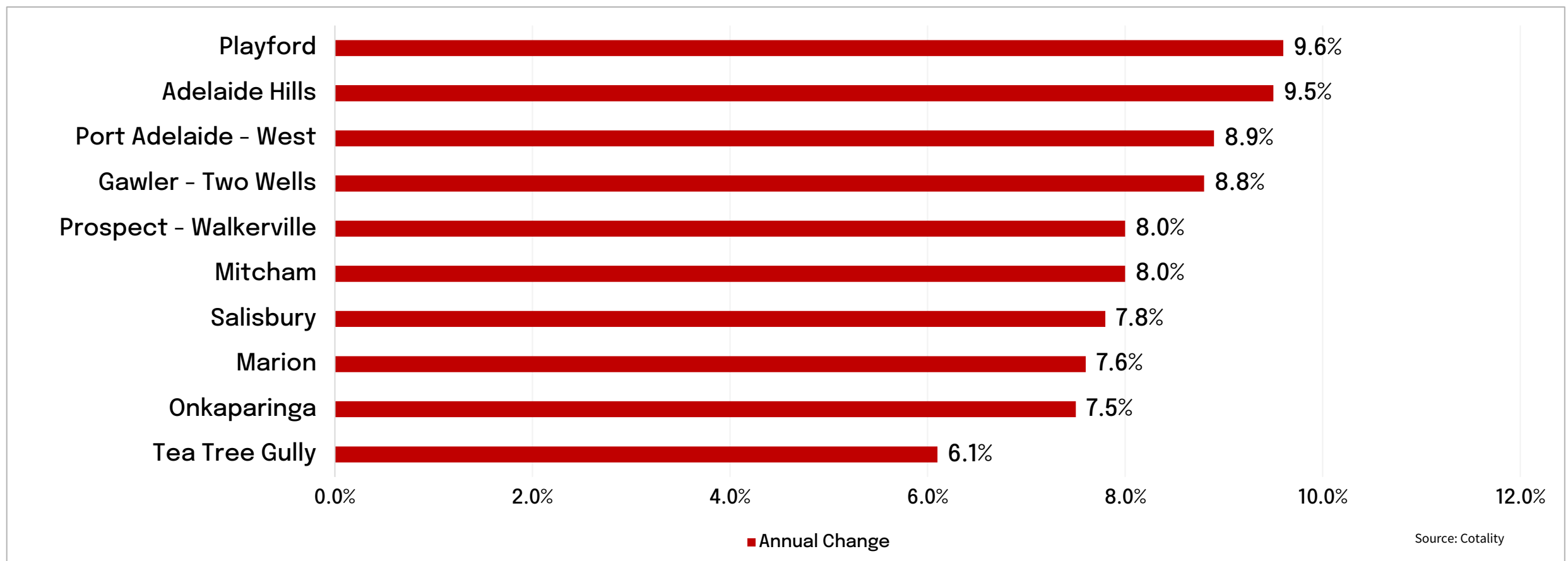
Demand for well-maintained properties is often outstripping supply.



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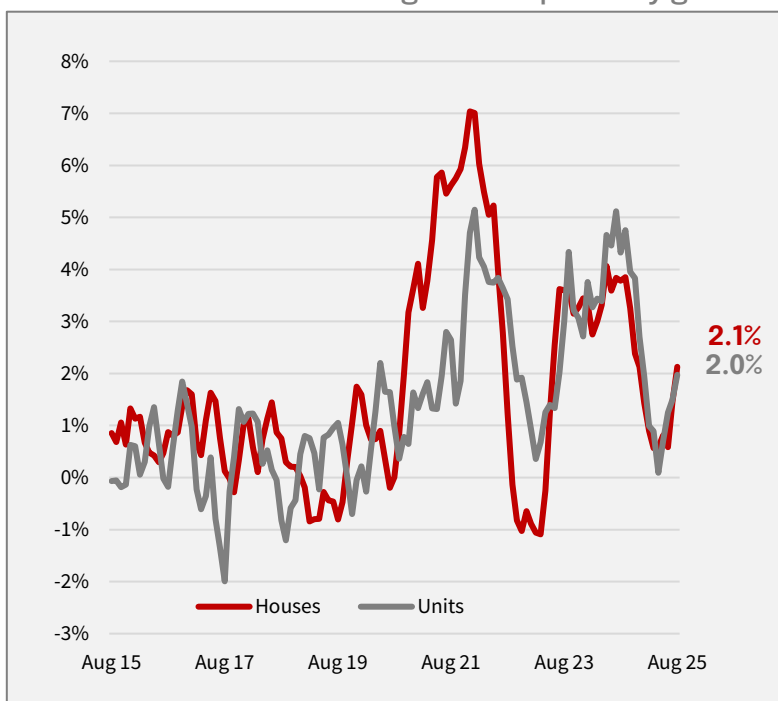


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

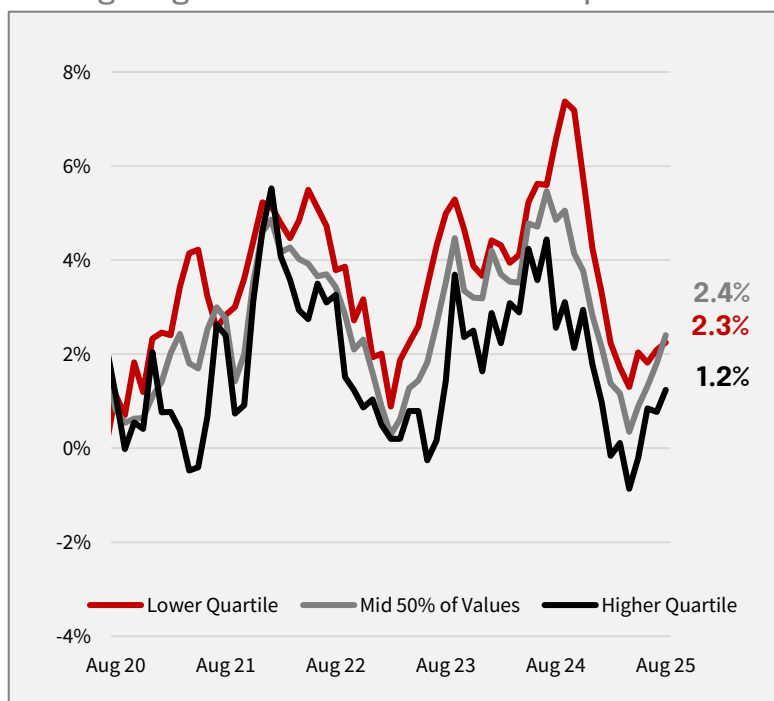
Houses and units recording similar quarterly growth



Source: Cotality

Quarterly Value Change by Price Quartile

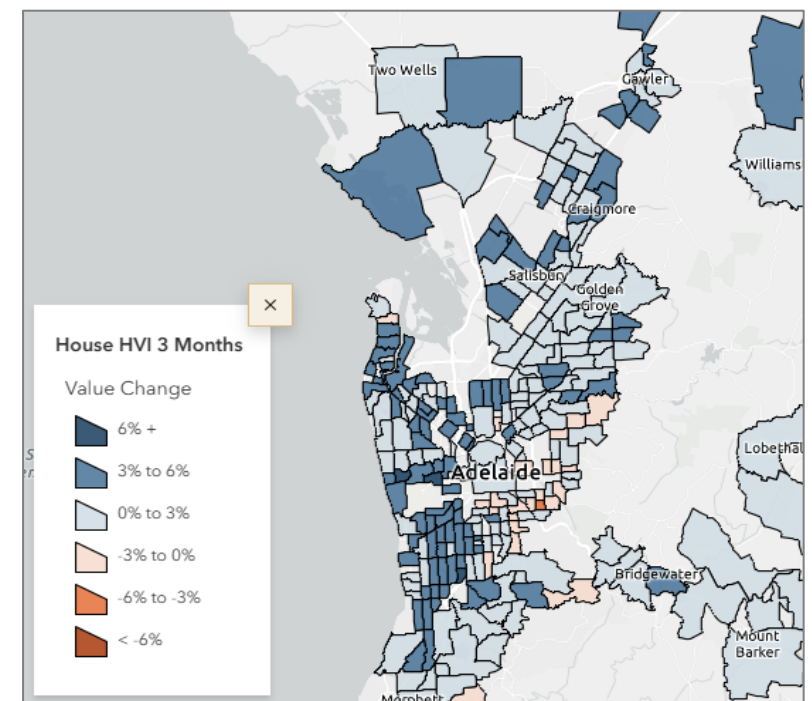
Strongest growth in middle and lower quartiles



Source: Cotality

Mapping the Market - 3 months to August

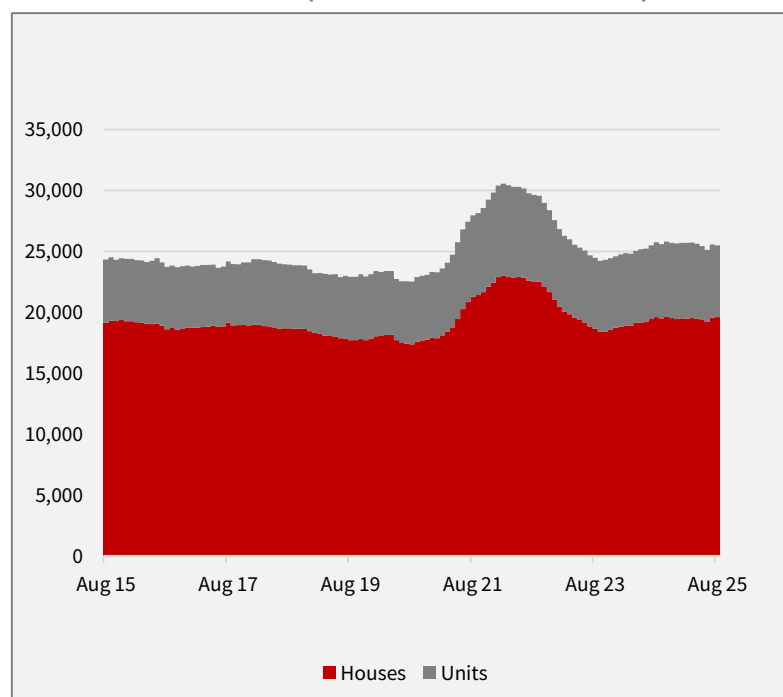
Growth is starting to moderate across Adelaide



Source: Cotality

Annual Volume of Sales by Property Type

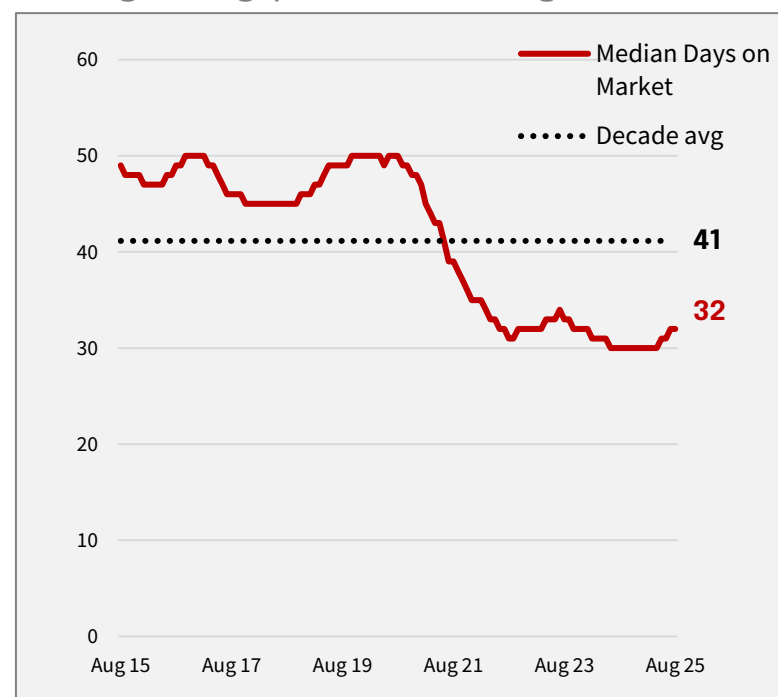
House sales made up 77% and units made up 23%



Source: Cotality

Median Days on Market vs Decade Average

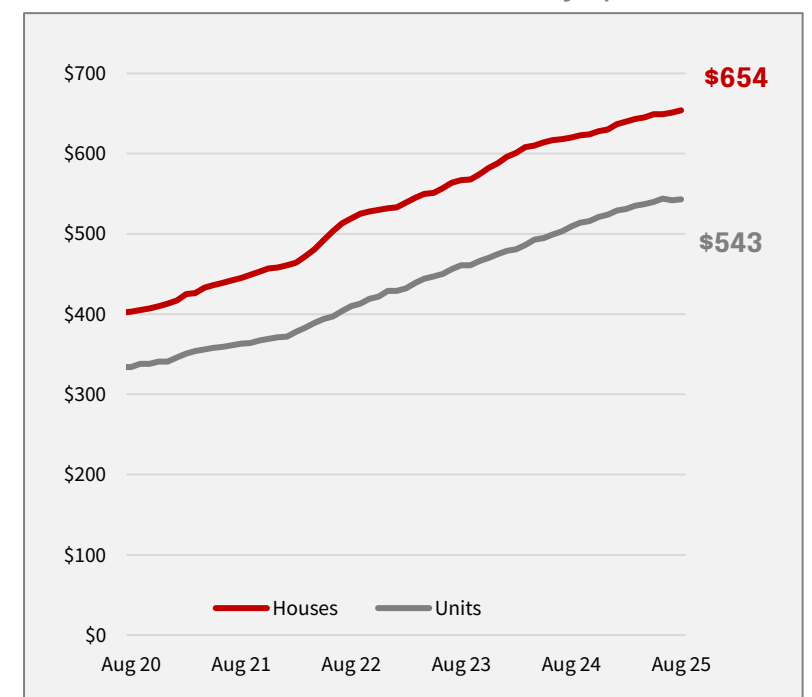
Dwellings selling quicker than average



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

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more
than
money



RECENT SALES ACTIVITY

2 Blumel Road, Birdwood



\$665,500



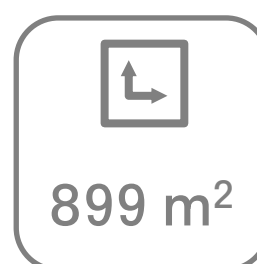
3



1



4



899 m²



102 m²

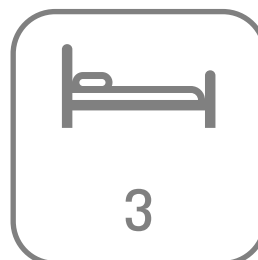
Sold: 01/08/2025

Days on Market: 43

24 Curtis Street, North Adelaide



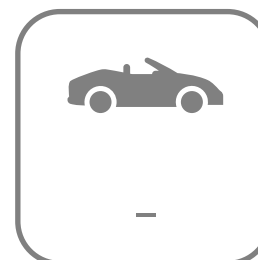
\$1,321,000



3



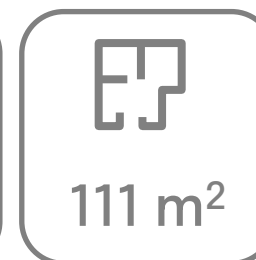
2



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180 m²



111 m²

Sold: 23/08/2025

Days on Market: 18

39 Norton Summit Road, Woodforde



\$2,900,000



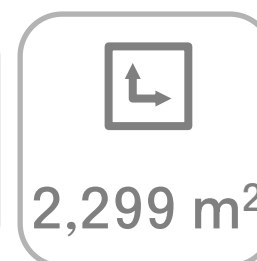
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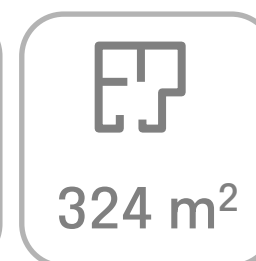
2



2



2,299 m²



324 m²

Sold: 20/08/2025

Days on Market: 25

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