

REGIONAL SA PROPERTY MARKET INSIGHTS Q2 2025

more
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money



SNAPSHOT

Dwelling Value Change

+0.9% **+3.3%** **+11.6%**
Month Quarter Annual

\$489,690
Median Dwelling Value

8,094
Annual Dwelling Sales

45 Days
Median Days on Market

Source: Cotality



- Regional SA property prices continued to rise, with double-digit growth continuing from 2024. House values rose by +3.5% for the quarter and +11.8% for the financial year 2024/2025, bringing the median value to \$503,052. Unit values eased on a quarterly basis (-0.8%), however annual growth was still positive (+7.8%) and brought the median value to \$332,429.
- Dwelling sales volumes have eased slightly overall, with a -0.1% reduction in activity from the same time last year and a -2.7% drop from the previous five-year average. House sales were stable over the year (0.0%) but down -2.2% over the long-term average and unit sales volumes dropped by -2.5% over the year and a larger -10.6% over the five-year trend.
- Total listing volumes were also down, with listings of houses down -2.6% for the year and unit volumes down significantly by -24.4%.
- Internal migration continues to support regional SA's property prices, with the state capturing 3% of all capital city net outflows into the regions in the March quarter – the most recent data available. In addition, Victor Harbour was among the top 5 LGAs that gained population from other regions, with annual growth in net migration growing by 147.6%. This ongoing population shift post-COVID is underpinning demand and price stability across key regional markets in South Australia.
- Regional SA rental values noted strong growth across the market, with a +6.8% increase in dwelling rents recorded over the financial year. Regional SA recorded a gross rental yield of 4.6%, higher than both the national average of 3.7% and the combined regionals average of 4.4%.

“Valuer on the Ground

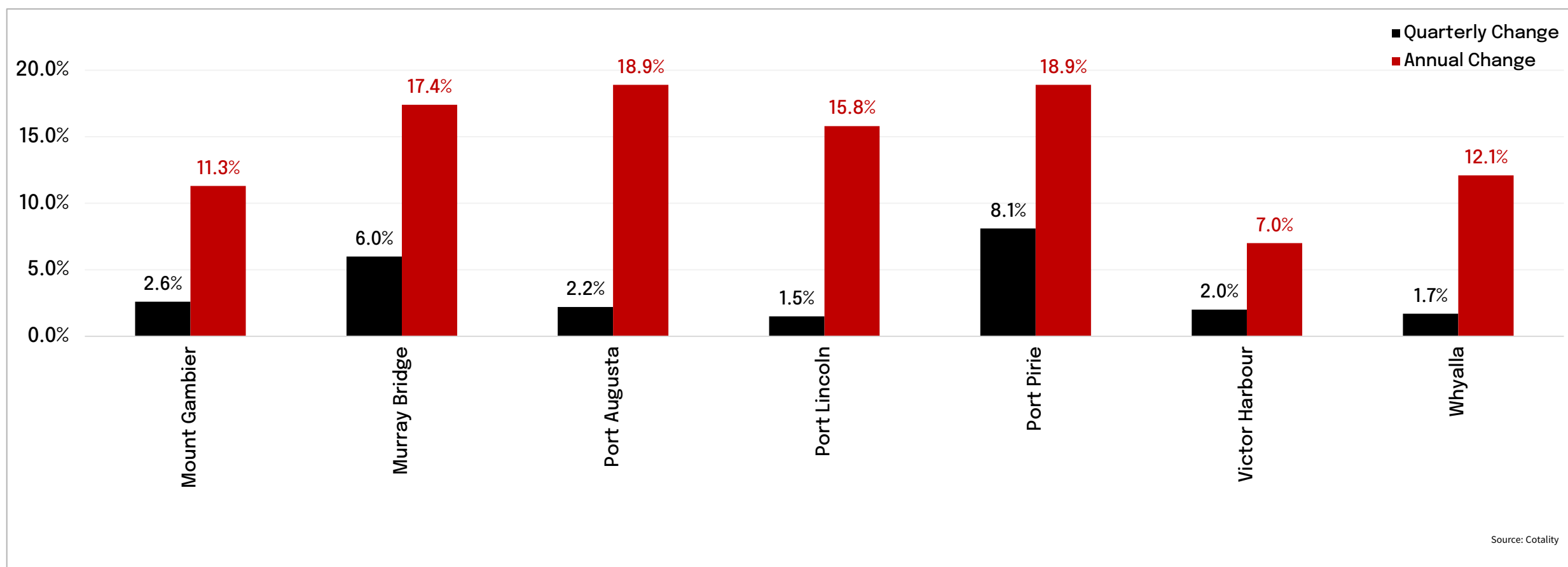
The Regional SA market has shown signs of stabilisation, leading to more balanced and predictable market conditions.

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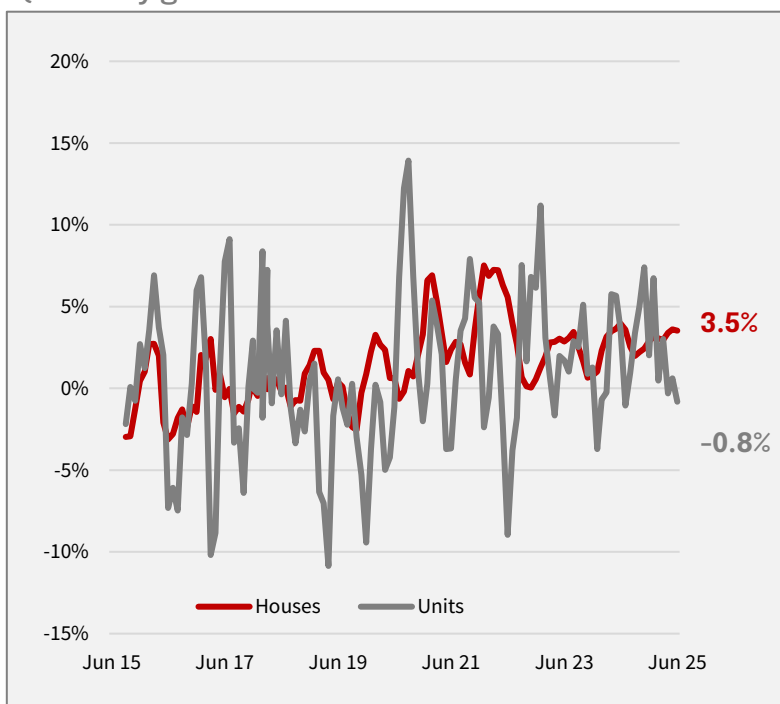


Regional Cities – Quarterly and Annual Growth



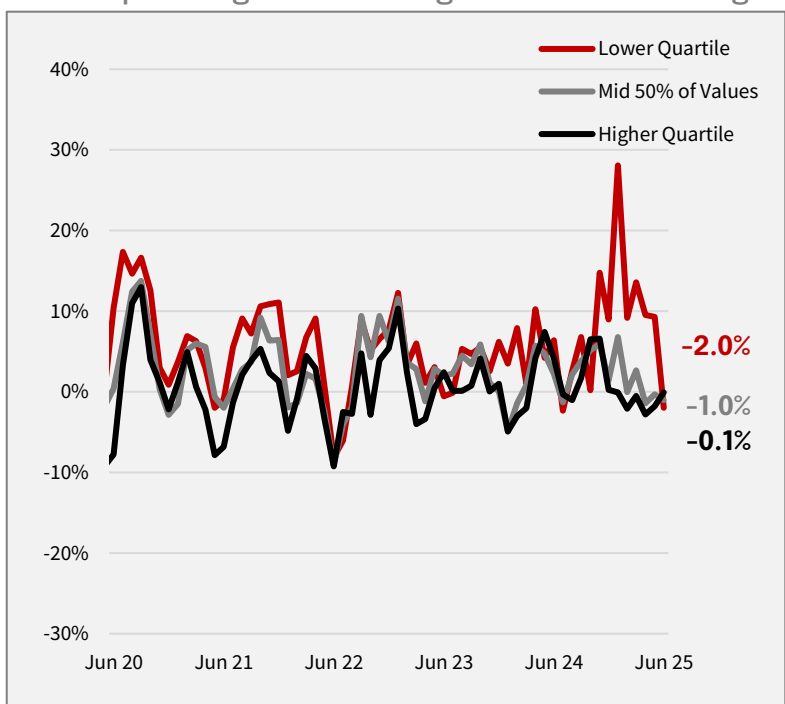
Quarterly House Value Change

Quarterly growth has stabilised for houses



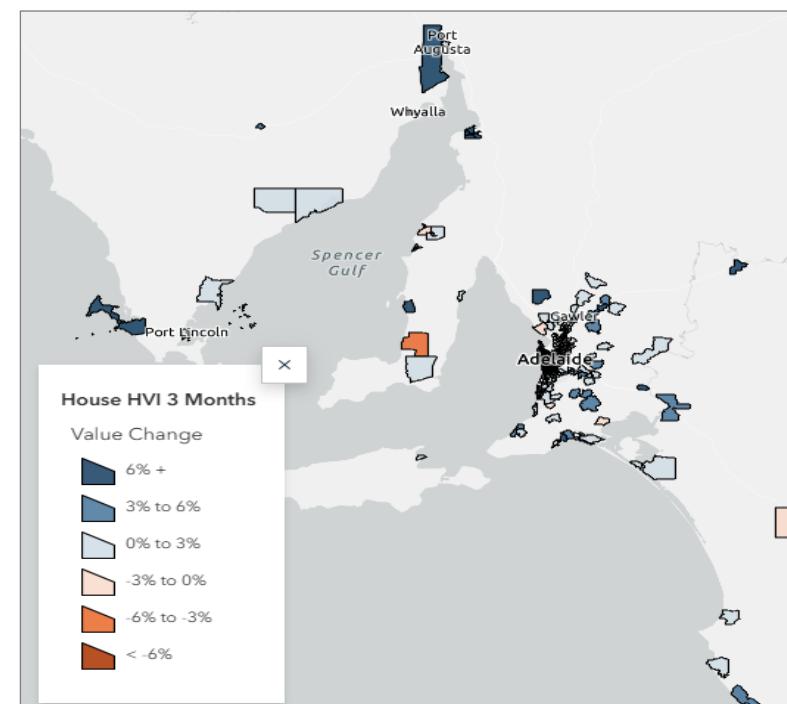
Quarterly Value Change by Price Quartile

Lower quartile growth slowing after recent strength



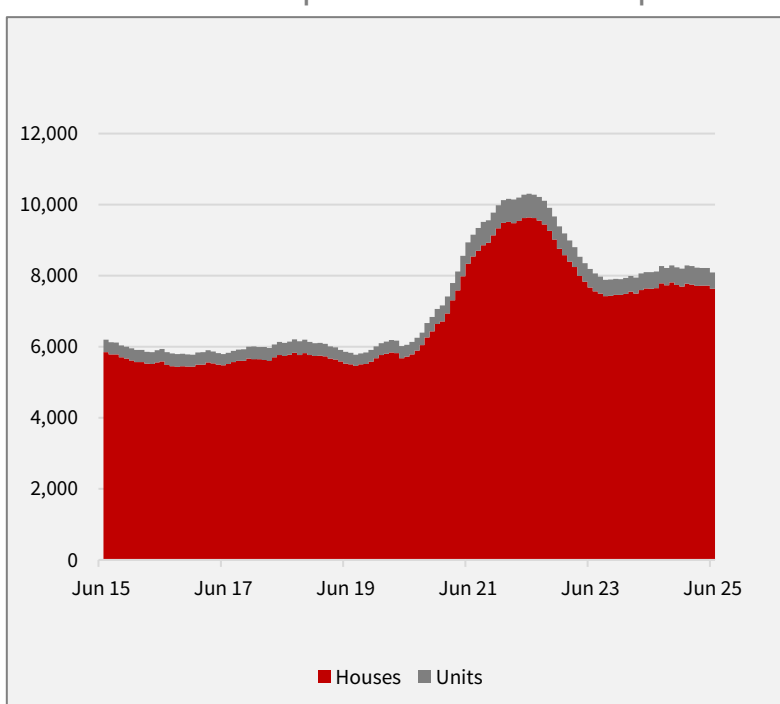
Mapping the Market – 3 months to June

Positive quarterly growth across most of the state



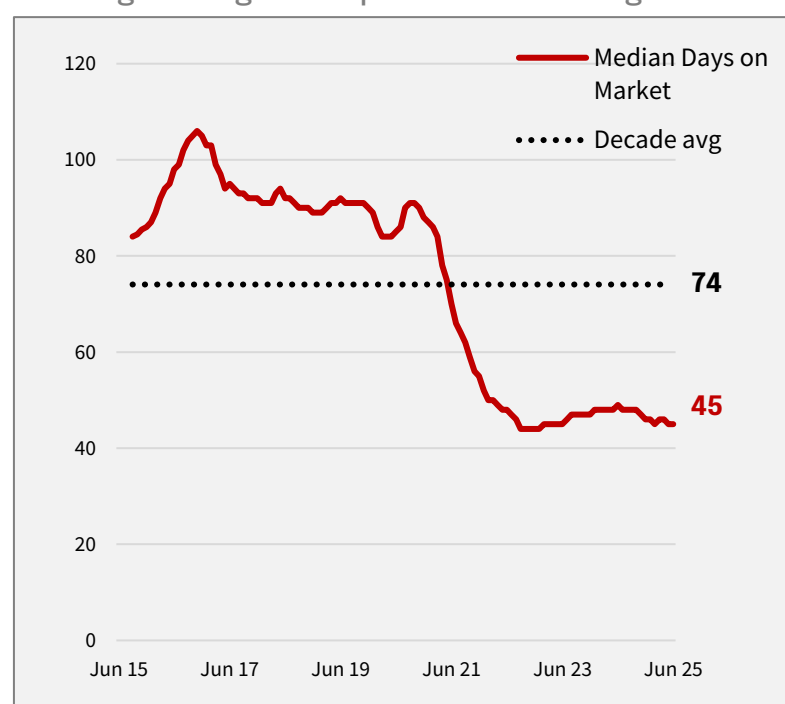
Annual Volume of Sales by Property Type

House sales made up 94% and units made up 6%



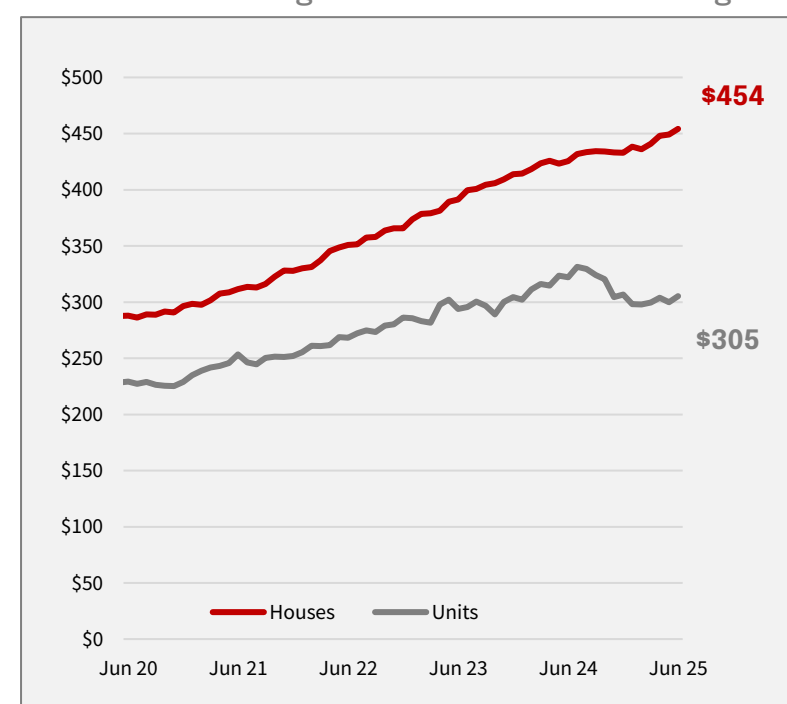
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

Unit market rental growth stable after softening



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RECENT SALES ACTIVITY

23 Morgan Court, Port Pirie



\$315,000



3



1



1



403 m²



94 m²

Sold: 30/06/2025

Days on Market: 56

6 Gladstone Street, Murray Bridge



\$570,000



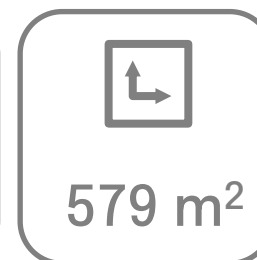
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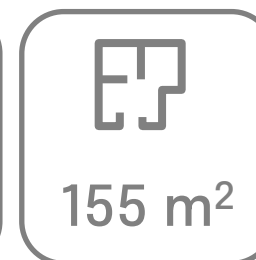
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1



579 m²



155 m²

Sold: 28/06/2025

Days on Market: 13

204 Murray Street, Tanunda



\$1,337,500



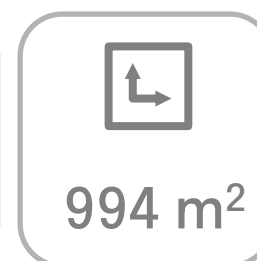
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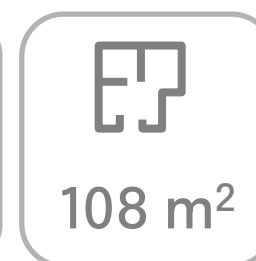
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3



994 m²



108 m²

Sold: 06/06/2025

Days on Market: 14

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