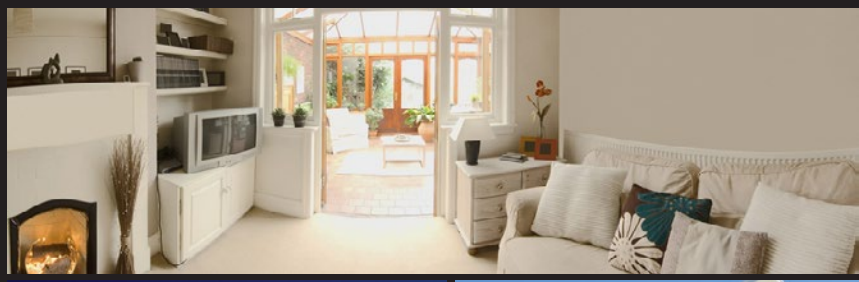
SA Median House Prices

December Quarter 2012



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October – December 2012

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
ABERFOYLE PARK	44	382500	45	401000	4.84%
ADELAIDE	7	690000	3	520000	-24.64%
ALBERT PARK	6	377500	5	403500	6.89%
ALBERTON	2	305000	8	364000	19.34%
ALDGATE	13	612500	9	560000	-8.57%
ALDINGA	1	317000	4	317500	0.16%
ALDINGA BEACH	53	291125	52	315000	8.20%
ALLENBY GARDENS	7	450000	6	506500	12.56%
ANDREWS FARM	23	276000	33	281000	1.81%
ANGLE PARK	9	351000	1	385000	9.69%
ANGLE VALE	7	415000	7	440000	6.02%
ASCOT PARK	10	385000	8	394750	2.53%
ASHFORD	2	383500	3	443399	15.62%
ATHELSTONE	20	410000	22	461000	12.44%
ATHOL PARK	11	347000	4	420000	21.04%
AULDANA	3	1005000	3	1059400	5.41%
BALHANNAH	7	383250	4	427000	11.42%
BANKSIA PARK	14	335000	19	352250	5.15%
BEAUMONT	11	750000	6	742500	-1.00%
BEDFORD PARK	3	370000	3	340000	-8.11%
BELAIR	18	520000	12	497500	-4.33%
BELLEVUE HEIGHTS	10	502500	6	550000	9.45%
BEULAH PARK	11	610000	6	592500	-2.87%
BEVERLEY	4	365000	3	400000	9.59%
BIRDWOOD	3	315500	6	333750	5.78%
BIRKENHEAD	10	355500	6	300000	-15.61%
BLACK FOREST	3	434000	4	806000	85.71%
BLACKWOOD	15	456250	11	435000	-4.66%
BLAIR ATHOL	18	351000	20	329250	-6.20%
BLAKEVIEW	33	347000	33	319000	-8.07%
BRAHMA LODGE	8	230000	12	255000	10.87%
BRIDGEWATER	16	440000	19	395000	-10.23%
BRIGHTON	8	691000	6	570000	-17.51%
BROADVIEW	8	417500	7	430000	2.99%
BROMPTON	10	485000	8	453500	-6.49%
BROOKLYN PARK	9	440000	17	417000	-5.23%
BURNSIDE	4	775000	15	678000	-12.52%
BURTON	26	295000	17	290000	-1.69%
CALLINGTON	4	279750	1	149000	-46.74%
CAMDEN PARK	8	520000	4	494000	-5.00%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
CAMPBELLTOWN	27	420000	15	385500	-8.21%
CAREY GULLY	1	560000	1	464000	-17.14%
CHANDLERS HILL	2	698750	2	722500	3.40%
CHELTENHAM	7	425000	4	362500	-14.71%
CHRISTIE DOWNS	21	250500	14	248250	-0.90%
CHRISTIES BEACH	15	298000	21	324000	8.72%
CLAPHAM	4	466750	4	645000	38.19%
CLARENCE GARDENS	8	507750	11	466000	-8.22%
CLARENCE PARK	5	565000	13	583000	3.19%
CLEARVIEW	18	369000	17	345000	-6.50%
CLOVELLY PARK	11	394000	17	355000	-9.90%
COLLEGE PARK	1	955000	3	860000	-9.95%
COLLINSWOOD	3	538000	1	628000	16.73%
COLONEL LIGHT GARDENS	11	532500	6	645000	21.13%
COROMANDEL VALLEY	22	473500	17	410995	-13.20%
COWANDILLA	5	395000	5	425000	7.59%
CRAFERS	4	588750	10	605000	2.76%
CRAFERS WEST	5	510000	6	498500	-2.25%
CRAIGBURN FARM	4	583750	11	605000	3.64%
CRAIGMORE	39	289500	36	289500	0.00%
CROYDON	1	360000	3	430000	19.44%
CROYDON PARK	10	365000	6	415000	13.70%
CUMBERLAND PARK	14	514500	5	540750	5.10%
DARLINGTON	4	392750	3	431000	9.74%
DAVOREN PARK	22	200000	16	199000	-0.50%
DAW PARK	4	500000	11	455000	-9.00%
DERNANCOURT	12	380000	9	376000	-1.05%
DIREK	1	280000	4	308750	10.27%
DOVER GARDENS	11	387250	4	387500	0.06%
DUDLEY PARK	2	403525	1	391000	-3.10%
DULWICH	8	886500	4	870000	-1.86%
EASTWOOD	1	629000	2	533750	-15.14%
EDEN HILLS	8	432500	10	460000	6.36%
EDWARDSTOWN	12	422500	10	427000	1.07%
ELIZABETH	2	228888	4	199000	-13.06%
ELIZABETH DOWNS	15	195000	15	185000	-5.13%
ELIZABETH EAST	14	215000	14	215000	0.00%
ELIZABETH GROVE	5	210000	4	207500	-1.19%
ELIZABETH NORTH	12	187000	8	186625	-0.20%
ELIZABETH PARK	14	220000	10	206500	-6.14%
ELIZABETH SOUTH	6	188500	6	190500	1.06%
ELIZABETH VALE	13	223000	7	190000	-14.80%
ENFIELD	20	371250	17	360000	-3.03%
ERINDALE	5	830000	2	765000	-7.83%
ETHELTON	9	385000	7	410000	6.49%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
EVANDALE	4	563500	7	510000	-9.49%
EVANSTON	10	287500	4	306500	6.61%
EVANSTON GARDENS	11	325000	7	238750	-26.54%
EVANSTON PARK	18	320000	22	305350	-4.58%
EXETER	4	326000	3	390000	19.63%
FAIRVIEW PARK	16	335000	7	325000	-2.99%
FELIXSTOW	3	512000	7	398500	-22.17%
FERRYDEN PARK	4	432000	6	419750	-2.84%
FINDON	21	430000	15	419000	-2.56%
FIRLE	3	547500	2	511100	-6.65%
FITZROY	2	1340000	2	1350000	0.75%
FLAGSTAFF HILL	52	450000	36	423500	-5.89%
FLINDERS PARK	18	487500	16	453000	-7.08%
FORESTVILLE	1	630000	4	385000	-38.89%
FREWVILLE	3	575000	1	445000	-22.61%
FULHAM	7	565000	8	541250	-4.20%
FULHAM GARDENS	11	528000	14	477500	-9.56%
FULLARTON	6	782500	10	660000	-15.65%
GAWLER	2	409950	1	141000	-65.61%
GAWLER EAST	18	315000	25	300000	-4.76%
GAWLER SOUTH	9	315000	11	322500	2.38%
GAWLER WEST	4	217500	1	333000	53.10%
GILBERTON	5	829250	3	751000	-9.44%
GILLES PLAINS	11	296250	9	310000	4.64%
GLANDORE	8	495000	5	470000	-5.05%
GLANVILLE	3	372500	2	405500	8.86%
GLEN OSMOND	10	803350	7	812000	1.08%
GLENALTA	7	412500	7	440000	6.67%
GLENELG	2	757500	4	1035000	36.63%
GLENELG EAST	10	574000	7	655000	14.11%
GLENELG NORTH	18	490000	30	445000	-9.18%
GLENELG SOUTH	2	1002000	4	871250	-13.05%
GLENGOWRIE	12	490000	20	550000	12.24%
GLENSIDE	3	625500	1	640000	2.32%
GLENUNGA	10	752500	10	733000	-2.59%
GLYNDE	4	472500	7	483888	2.41%
GOLDEN GROVE	32	415000	33	415000	0.00%
GOODWOOD	7	647500	8	626000	-3.32%
GRANGE	13	595000	12	607000	2.02%
GREENACRES	9	390000	6	360000	-7.69%
GREENHILL	1	657500	1	638000	-2.97%
GREENWITH	28	398000	47	378000	-5.03%
GULFVIEW HEIGHTS	13	430000	2	344250	-19.94%
GUMERACHA	1	380000	3	390000	2.63%
HACKHAM	21	256000	9	274000	7.03%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
HACKHAM WEST	10	247500	11	233500	-5.66%
HACKNEY	1	900000	1	750000	-16.67%
HAHNDORF	6	453500	8	492500	8.60%
HALLETT COVE	31	407500	49	392500	-3.68%
HAMPSTEAD GARDENS	2	374000	4	345000	-7.75%
HAPPY VALLEY	34	343500	44	345000	0.44%
HAWTHORN	4	669500	8	775000	15.76%
HAWTHORNDENE	6	420000	9	460000	9.52%
HAZELWOOD PARK	9	600000	10	685000	14.17%
HEATHPOOL	3	704250	2	1005375	42.76%
HECTORVILLE	10	427500	6	450000	5.26%
HENDON	3	340000	4	345000	1.47%
HENLEY BEACH	13	615000	17	595000	-3.25%
HENLEY BEACH SOUTH	4	732500	8	646000	-11.81%
HIGHBURY	23	456250	17	365000	-20.00%
HIGHGATE	5	775000	2	802500	3.55%
HILLBANK	19	323750	14	300000	-7.34%
HILLCREST	11	398000	13	381000	-4.27%
HILTON	6	410000	5	530000	29.27%
HOLDEN HILL	11	310000	7	305000	-1.61%
HOPE VALLEY	22	358000	20	345000	-3.63%
HOVE	8	712500	6	484000	-32.07%
HUNTFIELD HEIGHTS	18	260000	14	237500	-8.65%
HYDE PARK	2	865000	7	755000	-12.72%
INGLE FARM	37	295000	21	274500	-6.95%
JOSLIN	2	960004	1	500000	-47.92%
KENSINGTON	2	678500	3	835000	23.07%
KENSINGTON GARDENS	5	537000	9	680000	26.63%
KENSINGTON PARK	6	743500	8	805000	8.27%
KERSBROOK	1	305000	2	349500	14.59%
KESWICK	3	431000	1	497000	15.31%
KIDMAN PARK	6	550000	7	435000	-20.91%
KILBURN	6	340000	8	322500	-5.15%
KILKENNY	7	396500	4	362500	-8.58%
KINGSTON PARK	3	925000	4	679000	-26.59%
KINGSWOOD	6	855000	6	802250	-6.17%
KLEMZIG	16	437000	21	437000	0.00%
KURRALTA PARK	4	350000	9	455000	30.00%
LARGS BAY	12	488000	11	560000	14.75%
LARGS NORTH	8	358750	8	365000	1.74%
LEABROOK	2	1050500	10	1025000	-2.43%
LINDEN PARK	10	678000	6	583000	-14.01%
LITTLEHAMPTON	12	385000	9	410500	6.62%
LOBETHAL	8	332500	14	343500	3.31%
LOCKLEYS	13	507500	16	487000	-4.04%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
LOWER MITCHAM	5	550000	5	702500	27.73%
LYNTON	1	1000000	3	625000	-37.50%
MACCLESFIELD	2	337500	2	281250	-16.67%
MAGILL	20	512500	27	516000	0.68%
MALVERN	4	1360000	7	1090000	-19.85%
MANNINGHAM	4	408750	5	515000	25.99%
MANSFIELD PARK	6	375000	11	325000	-13.33%
MARDEN	4	513750	5	500000	-2.68%
MARINO	9	505000	9	530000	4.95%
MARION	10	388750	10	415500	6.88%
MARLESTON	2	424000	4	400000	-5.66%
MARRYATVILLE	1	641000	1	697500	8.81%
MASLIN BEACH	3	308000	7	270500	-12.18%
MAWSON LAKES	45	423000	59	410500	-2.96%
MAYLANDS	5	602500	2	721000	19.67%
MCLAREN VALE	11	345000	16	374500	8.55%
MEADOWS	8	308750	7	280000	-9.31%
MELROSE PARK	7	442500	3	450000	1.69%
MILE END	9	455000	16	560000	23.08%
MILLSWOOD	3	710000	4	680000	-4.23%
MITCHAM	4	648000	2	670500	3.47%
MITCHELL PARK	12	400000	21	404500	1.13%
MOANA	12	412500	9	385000	-6.67%
MODBURY	15	321000	21	300000	-6.54%
MODBURY HEIGHTS	20	344250	22	370000	7.48%
MODBURY NORTH	16	322500	17	323000	0.16%
MORPHETT VALE	85	280000	83	270250	-3.48%
MORPHETTVILLE	11	460000	7	442000	-3.91%
MOUNT BARKER	44	387750	61	378750	-2.32%
MUNNO PARA	38	222500	20	310000	39.33%
MUNNO PARA WEST	20	320000	17	281000	-12.19%
MYLOR	1	380000	2	351000	-7.63%
MYRTLE BANK	6	870000	5	824000	-5.29%
NAILSWORTH	4	630500	6	477500	-24.27%
NAIRNE	20	323000	28	345000	6.81%
NETHERBY	4	2066084	4	761250	-63.15%
NETLEY	4	430000	6	400000	-6.98%
NEWTON	15	396000	15	375000	-5.30%
NOARLUNGA DOWNS	10	394500	15	280000	-29.02%
NORTH ADELAIDE	10	1126000	7	905000	-19.63%
NORTH BRIGHTON	7	640000	13	595000	-7.03%
NORTH HAVEN	5	430000	9	407750	-5.17%
NORTH PLYMPTON	13	430000	12	402000	-6.51%
NORTHFIELD	15	370000	13	350000	-5.41%
NORTHGATE	12	501750	18	491000	-2.14%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
NORWOOD	14	770000	11	680000	-11.69%
NOVAR GARDENS	6	490000	8	515000	5.10%
OAKBANK	2	311500	1	511000	64.04%
OAKDEN	9	392650	10	362500	-7.68%
OAKLANDS PARK	9	498000	9	410000	-17.67%
O'HALLORAN HILL	7	380000	12	355000	-6.58%
OLD NOARLUNGA	5	315000	7	341000	8.25%
OLD REYNELLA	9	317000	9	330000	4.10%
ONKAPARINGA HILLS	3	430000	3	400000	-6.98%
OSBORNE	7	355000	3	305000	-14.08%
O'SULLIVAN BEACH	6	275000	2	370000	34.55%
OTTOWAY	9	285277	9	239000	-16.22%
PANORAMA	5	562000	10	510000	-9.25%
PARA HILLS	22	285000	31	257500	-9.65%
PARA HILLS WEST	4	274500	10	287000	4.55%
PARA VISTA	6	314500	7	277000	-11.92%
PARADISE	18	397500	16	417000	4.91%
PARAFIELD GARDENS	37	323500	40	275000	-14.99%
PARALOWIE	47	277500	49	285000	2.70%
PARK HOLME	3	410000	6	400000	-2.44%
PARKSIDE	11	615000	15	610000	-0.81%
PASADENA	5	510000	11	394750	-22.60%
PAYNEHAM	1	484500	3	631500	30.34%
PAYNEHAM SOUTH	5	631250	3	710000	12.48%
PENNINGTON	8	354000	7	335000	-5.37%
PETERHEAD	3	297500	4	337500	13.45%
PLYMPTON	15	427500	13	430000	0.58%
PLYMPTON PARK	5	459000	12	428000	-6.75%
POORAKA	13	321000	12	333250	3.82%
PORT ADELAIDE	2	510000	3	410000	-19.61%
PORT NOARLUNGA	14	374750	12	327500	-12.61%
PORT NOARLUNGA SOUTH	15	340000	9	336000	-1.18%
PORT WILLUNGA	11	400000	5	240000	-40.00%
PROSPECT	36	586000	39	542500	-7.42%
QUEENSTOWN	8	348750	4	351250	0.72%
REDWOOD PARK	18	345000	21	357000	3.48%
RENOWN PARK	7	433000	3	380000	-12.24%
REYNELLA	17	270000	27	296000	9.63%
REYNELLA EAST	5	304000	6	295000	-2.96%
RICHMOND	15	396000	11	415000	4.80%
RIDGEHAVEN	14	292500	11	315000	7.69%
RIDLEYTON	2	375000	3	400000	6.67%
ROSE PARK	4	1725000	5	895000	-48.12%
ROSEWATER	10	322000	6	342500	6.37%
ROSSLYN PARK	5	975000	3	701200	-28.08%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
ROSTREVOR	27	476000	27	465000	-2.31%
ROYAL PARK	15	388200	14	375000	-3.40%
ROYSTON PARK	5	750500	3	705000	-6.06%
SALISBURY	13	281000	18	262500	-6.58%
SALISBURY DOWNS	11	278000	8	296000	6.47%
SALISBURY EAST	28	275000	21	278105	1.13%
SALISBURY HEIGHTS	17	391250	16	392500	0.32%
SALISBURY NORTH	28	250500	17	240000	-4.19%
SALISBURY PARK	9	282500	9	276000	-2.30%
SALISBURY PLAIN	4	282500	2	295500	4.60%
SEACLIFF	7	520000	5	472500	-9.13%
SEACLIFF PARK	8	510000	13	493750	-3.19%
SEACOMBE GARDENS	13	380000	13	370000	-2.63%
SEACOMBE HEIGHTS	3	435000	4	371500	-14.60%
SEAFORD	17	333750	17	318500	-4.57%
SEAFORD MEADOWS	10	336000	15	355000	5.65%
SEAFORD RISE	17	387500	26	367625	-5.13%
SEATON	26	435000	29	420000	-3.45%
SEAVIEW DOWNS	9	473750	1	390000	-17.68%
SEFTON PARK	3	527500	3	500000	-5.21%
SELLICKS BEACH	12	248820	19	275000	10.52%
SEMAPHORE	13	530000	8	501500	-5.38%
SEMAPHORE PARK	13	440000	10	470000	6.82%
SEMAPHORE SOUTH	3	640000	4	615000	-3.91%
SHEIDOW PARK	32	381250	30	405000	6.23%
SKYE	1	880000	1	650000	-26.14%
SMITHFIELD	10	220000	3	330000	50.00%
SMITHFIELD PLAINS	6	185000	10	179975	-2.72%
SOMERTON PARK	11	730000	10	705000	-3.42%
SOUTH BRIGHTON	6	719000	12	482500	-32.89%
SOUTH PLYMPTON	17	403750	12	450000	11.46%
SPRINGFIELD	1	1880000	1	1325000	-29.52%
ST.AGNES	8	340000	14	380000	11.76%
ST.CLAIR	2	857500	5	460000	-46.36%
ST.GEORGES	7	1090000	3	705000	-35.32%
ST.MARYS	10	325000	7	387000	19.08%
ST.MORRIS	2	540000	7	530000	-1.85%
ST.PETERS	10	972500	15	1132500	16.45%
STEPNEY	2	488000	3	518000	6.15%
STIRLING	12	550000	10	610000	10.91%
STONYFELL	6	822500	1	1100000	33.74%
STURT	9	351000	13	368000	4.84%
SURREY DOWNS	13	330000	12	315000	-4.55%
TAPEROO	12	301000	10	327500	8.80%
TEA TREE GULLY	11	340500	12	353500	3.82%

SUBURB	SALES 4Q 2011	MEDIAN 4Q 2011	SALES 4Q 2012	MEDIAN 4Q 2012	MEDIAN CHANGE
TENNYSON	5	1375000	6	1700000	23.64%
TERINGIE	1	780000	1	530000	-32.05%
TOORAK GARDENS	9	920000	8	880000	-4.35%
TORRENS PARK	7	640000	8	900000	40.63%
TORRENSVILLE	5	480000	14	490000	2.08%
TRANMERE	18	450000	10	552500	22.78%
TRINITY GARDENS	1	611000	1	575000	-5.89%
TROTT PARK	12	305000	12	327500	7.38%
TUSMORE	3	950000	3	1126000	18.53%
UNDERDALE	6	450000	4	615000	36.67%
UNLEY	8	770000	10	680500	-11.62%
UNLEY PARK	5	1200000	5	900000	-25.00%
URRBRAE	2	720000	5	725000	0.69%
VALE PARK	4	505500	8	537500	6.33%
VALLEY VIEW	22	325000	19	315000	-3.08%
VIRGINIA	3	485000	2	262000	-45.98%
VISTA	1	285000	3	415000	45.61%
WALKERVILLE	9	767500	13	1000000	30.29%
WALKLEY HEIGHTS	18	480000	13	440000	-8.33%
WARRADALE	11	479500	21	483000	0.73%
WATTLE PARK	2	915000	5	690000	-24.59%
WAYVILLE	3	520500	5	670000	28.72%
WELLAND	2	417500	2	583750	39.82%
WEST BEACH	12	535000	19	606000	13.27%
WEST CROYDON	13	442500	15	415000	-6.21%
WEST HINDMARSH	5	412000	6	422000	2.43%
WEST LAKES	11	785750	15	610000	-22.37%
WEST LAKES SHORE	9	515000	9	542000	5.24%
WESTBOURNE PARK	1	917000	8	685000	-25.30%
WILLASTON	17	295000	16	283250	-3.98%
WILLUNGA	12	454000	6	485000	6.83%
WINDSOR GARDENS	12	335000	18	337850	0.85%
WOODCROFT	29	352500	36	365000	3.55%
WOODFORDE	4	540500	4	750000	38.76%
WOODSIDE	9	445000	5	370000	-16.85%
WOODVILLE	6	541000	5	470000	-13.12%
WOODVILLE GARDENS	1	330000	5	366000	10.91%
WOODVILLE NORTH	3	285000	4	381250	33.77%
WOODVILLE PARK	4	460000	1	550000	19.57%
WOODVILLE SOUTH	14	425000	6	395000	-7.06%
WOODVILLE WEST	5	482000	10	410000	-14.94%
WYNN VALE	31	412500	24	350000	-15.15%