

RayWhite.

Suburb
flyover report

PORT ADELAIDE (HOUSE)
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PORT ADELAIDE - Suburb Map



Prepared on 30/10/2019 by Peter Kikianis, +61 417 834 648 at Ray White Semaphore. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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PORT ADELAIDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	28	\$ 156,000	0.0 %	\$ 60,000	\$ 310,000
2002	18	\$ 231,750	48.6 %	\$ 43,500	\$ 425,000
2003	21	\$ 290,000	25.1 %	\$ 50,000	\$ 530,000
2004	17	\$ 245,000	-15.5 %	\$ 110,000	\$ 462,000
2005	24	\$ 330,806	35.0 %	\$ 147,500	\$ 580,000
2006	17	\$ 345,000	4.3 %	\$ 182,000	\$ 910,000
2007	19	\$ 245,000	-29.0 %	\$ 77,000	\$ 535,000
2008	15	\$ 441,000	80.0 %	\$ 49,500	\$ 695,000
2009	5	\$ 340,000	-22.9 %	\$ 158,000	\$ 650,000
2010	15	\$ 287,500	-15.4 %	\$ 190,000	\$ 477,000
2011	10	\$ 355,000	23.5 %	\$ 225,000	\$ 645,000
2012	11	\$ 410,000	15.5 %	\$ 250,000	\$ 580,000
2013	10	\$ 391,500	-4.5 %	\$ 125,000	\$ 550,000
2014	16	\$ 403,000	2.9 %	\$ 230,000	\$ 690,000
2015	12	\$ 452,500	12.3 %	\$ 190,000	\$ 682,500
2016	13	\$ 350,000	-22.7 %	\$ 120,000	\$ 725,000
2017	10	\$ 438,500	25.3 %	\$ 157,000	\$ 570,000
2018	11	\$ 350,000	-20.2 %	\$ 242,000	\$ 700,000
2019	13	\$ 475,000	35.7 %	\$ 321,000	\$ 900,000

Median Sale Price

\$510k

Based on 14 recorded House sales within the last 12 months (Oct '18 - Sep '19)

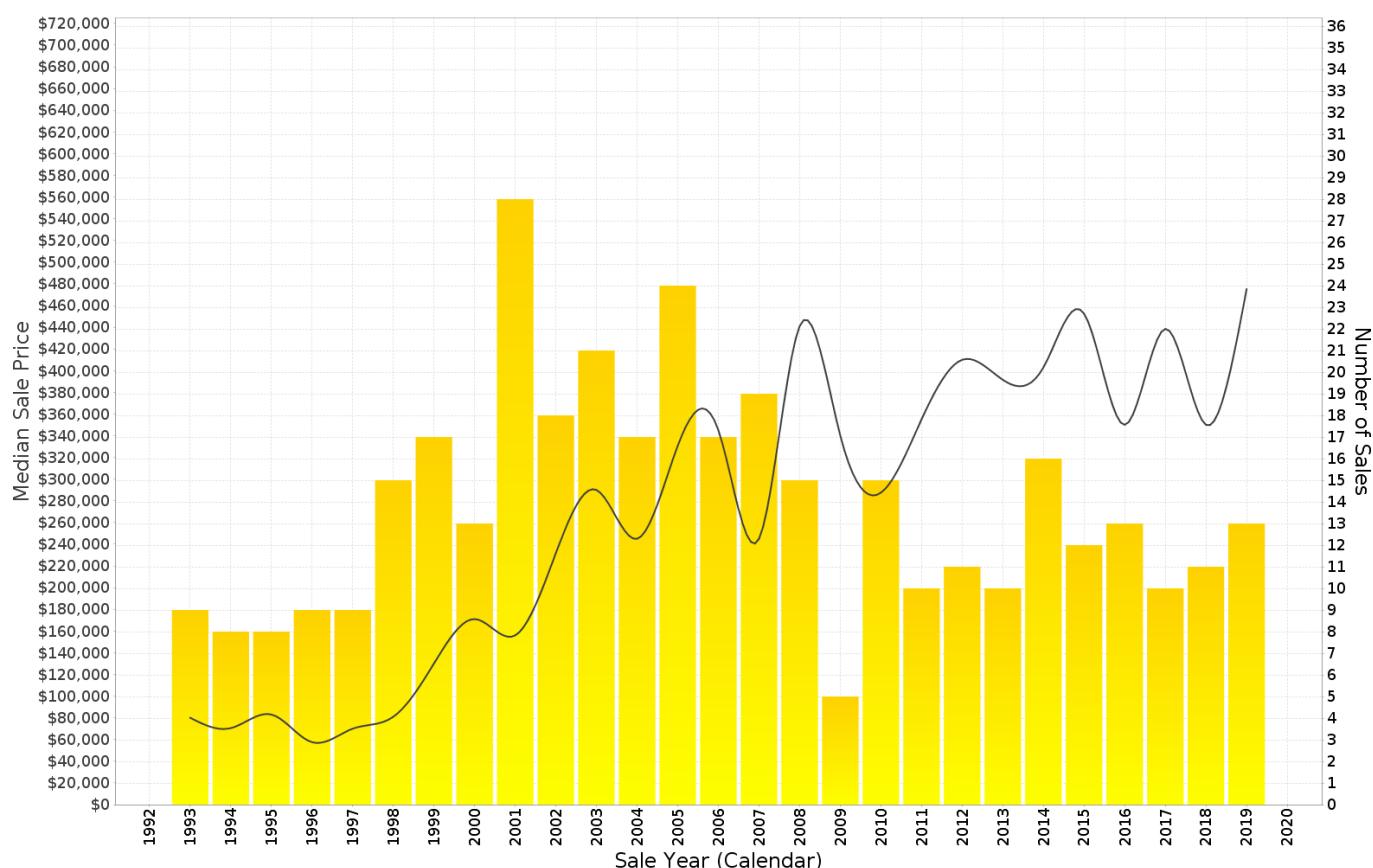
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

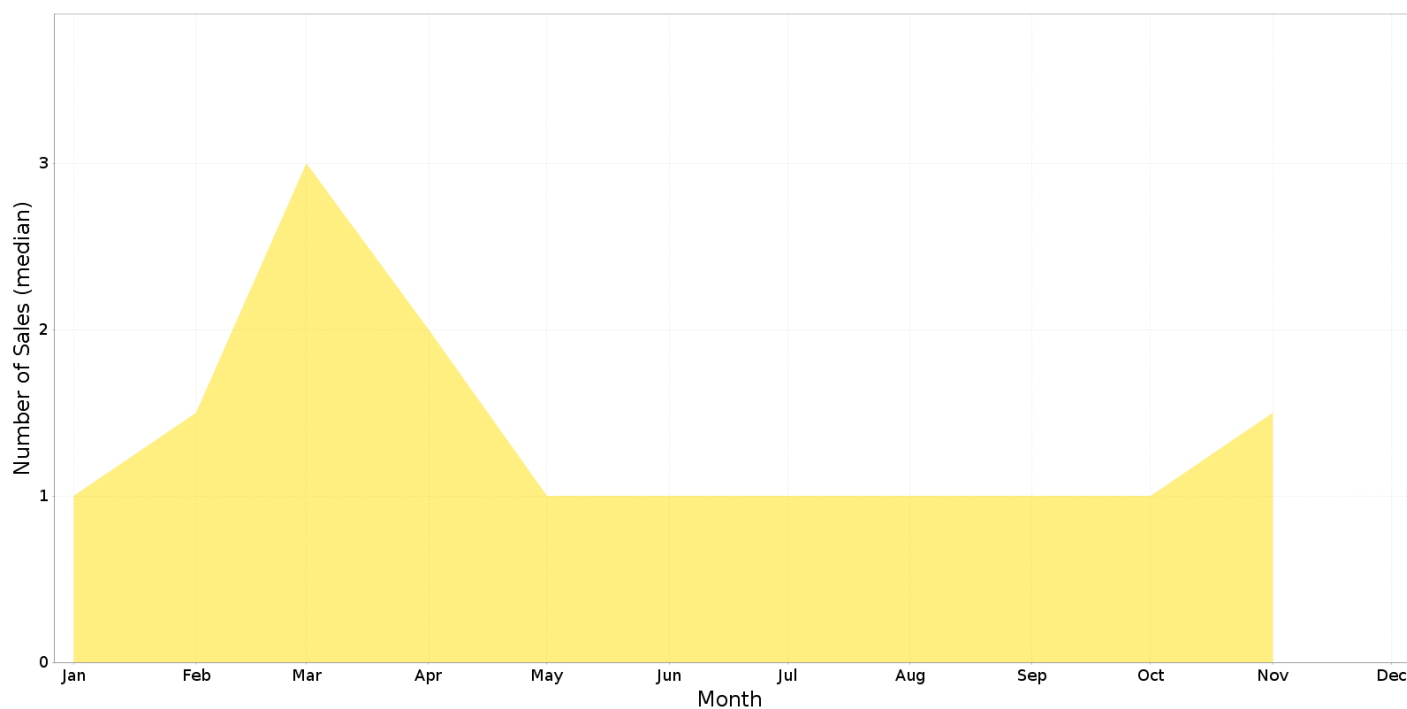
+45.7%

Current Median Price: \$510,000
Previous Median Price: \$350,000

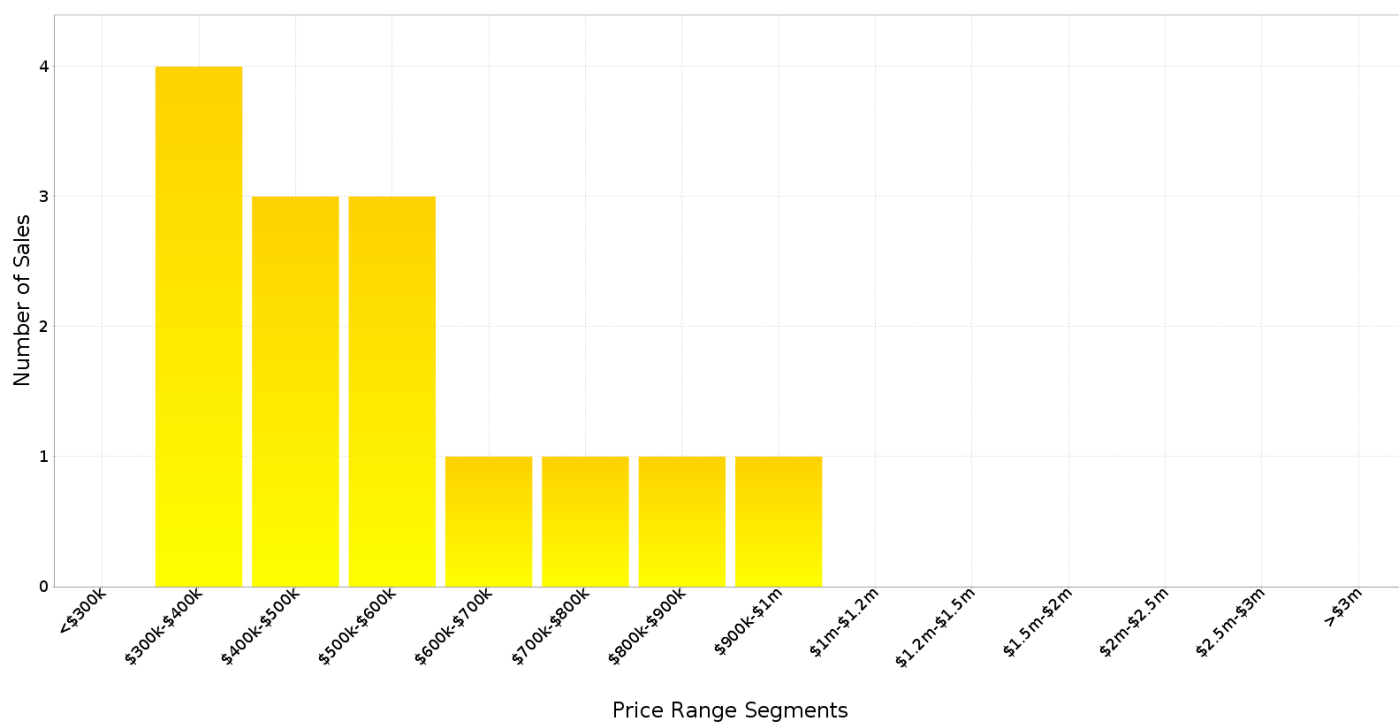
Based on 24 recorded House sales compared over the last two rolling 12 month periods



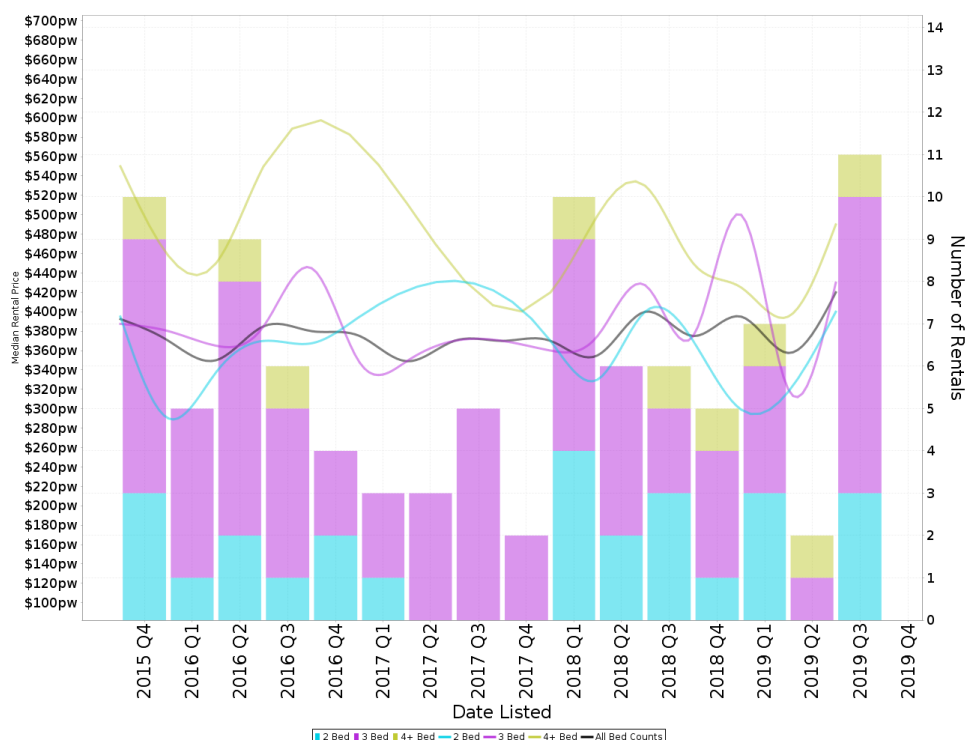
PORT ADELAIDE - Peak Selling Periods



PORT ADELAIDE - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+45.7%

Current Median Price: \$510,000
Previous Median Price: \$350,000

Based on 24 registered House sales compared over the last two rolling 12 month periods.

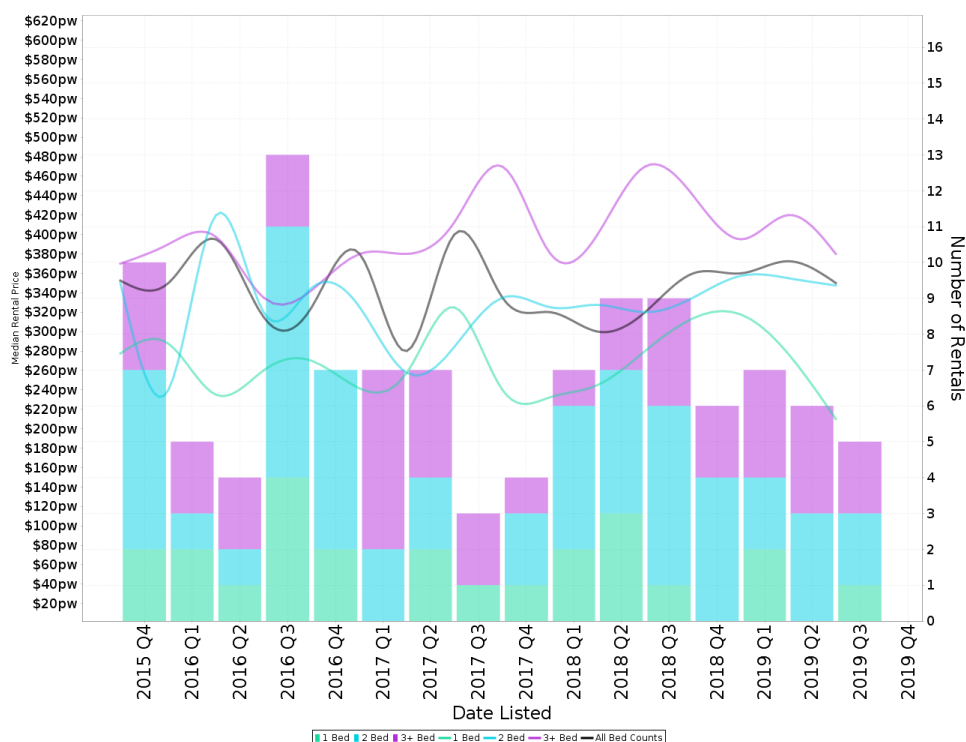
Suburb Rental Yield

+3.9%

Current Median Price: \$510,000
Current Median Rent: \$383

Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+58.5%

Current Median Price: \$650,000
Previous Median Price: \$410,000

Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$650,000
Current Median Rent: \$330

Based on 32 registered Unit rentals compared over the last 12 months.

PORT ADELAIDE - Recently Sold Properties

Median Sale Price

\$510k

Based on 14 recorded House sales within the last 12 months (Oct '18 - Sep '19)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+45.7%

Current Median Price: \$510,000
Previous Median Price: \$350,000

Based on 24 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

14

Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

Based on a rolling 12 month period and may differ from calendar year statistics

75 WEBB ST



\$360,000

Sold Oct 2019
138 Days

279 m² 3 1 1

80 LANGHAM PL




\$321,000

Sold Sep 2019
170 Days

202 m² 2 1 -

17 GLOBE PL



\$540,000

Sold Aug 2019
91 Days

388 m² 3 2 2

7 FORMBY CRES



\$475,000

Sold Jul 2019
44 Days

302 m² 3 1 3

PORT ADELAIDE - Properties For Rent

Median Rental Price

\$383 /w

Based on 30 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.9%

Current Median Price: \$510,000
Current Median Rent: \$383

Based on 14 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

Based on a rolling 12 month period and may differ from calendar year statistics

