

# Understanding 2025-2026 Property Values

Office of the  
**Valuer-General**

**Property values at the Date of Valuation, 1 January 2025, are determined by how the property market performed in the 2024 calendar year.**

**Those values are used to determine rates and taxes for the 2025-2026 Financial Year by rating and taxing authorities.**

This fact sheet provides insight of the 2024 property market, FAQ's associated with 2025-2026 valuations and their effect on rating and taxing notices.

## **What is the Valuer-General's role in determining a value for each property in South Australia?**

The Valuer-General's role is to provide valuations for properties in South Australia – in accordance with the *Valuation of Land Act 1971*. By safeguarding the integrity of the valuations set, the Valuer-General ensures that they are fair and equitable for all South Australians.

## **How is my property value determined?**

Throughout the course of the year, our Service Provider, Land Services SA, collects data, undertakes research and analyses with the aid of sales evidence and market reports on behalf of the Valuer-General.

Properties that are similar in nature, due to locality, land size, property type, vintage, size of equivalent main area or area, and use, are grouped into sub-markets.

The research and analyses obtained indicates how the market has performed relative to each of those sub-market groups. The result is the adoption of an index which is applied to every property in that sub-market group.

The valuations then undergo extensive quality assurance and audit checks by the Office of the Valuer-General before coming into effect on 1 July each year.

To assist in understanding this process, an informative video is available on our website by clicking [here](#).

## **What has influenced my property value for the 2025-2026 financial year?**

Your 2025-2026 financial year value(s) reflect how the property market performed in the 2024 calendar year and the circumstances as at the Date of Valuation, 1 January 2025.

For more information see "Spotlight on the 2024 South Australian Property Market" overleaf.

## **What does the value of my property mean for my rates notice(s)?**

The valuation that has been declared for your property for the 2025-2026 financial year is outlined on each of your rates notice(s).

Whilst the Valuer-General determines property values, she does not determine your rates and taxes. However, rating and taxing authorities may utilise these valuations, combined with other factors, to determine your rates and taxes for the financial year.

**For more information, please contact the Office of the Valuer-General**

[www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au)  
[OVGenquiries@sa.gov.au](mailto:OVGenquiries@sa.gov.au)

General Enquiries: 8423 5000  
Valuation Objections: 1300 653 346

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To find out how rating and taxing authorities determine their rating position see: (See overleaf for full web address)

- [Council](#)
- [RevenueSA Emergency Services Levy](#)
- [RevenueSA Land Tax](#)
- [SA Water](#)

## What should I do if I am concerned with the total amount payable on my rates notice?

You must contact the relevant rating and/or taxing authority. The Valuer-General is unable to assist with these enquiries as she has no involvement with the calculation / determination of your rates and taxes.

## What should I do if I am concerned with the value of my property?

The value of your property is determined by the Valuer-General. The first step before objecting, is to understand your valuation and the local property market throughout the 2024 calendar year.

Should you not agree with your valuation, it is a legislative requirement that an objection must be lodged in writing within 60-days of receiving your first rates and taxes notice from any rating authority for the 2025-2026 financial year.

Further information on how to lodge an objection is available at [Objecting to a Valuation](#)

More information can be found at [www.valuergeneral.sa.gov.au](http://www.valuergeneral.sa.gov.au) and in-depth data in our 2024 Year in Review

## Spotlight on the 2024 South Australian Property Market

South Australia's residential property market remained resilient throughout 2024, navigating global economic challenges and changing interest rate conditions with confidence. Strong buyer demand continued to exceed available supply, supporting consistent growth in property values.

In metropolitan areas, properties are taking a little longer to sell, yet prices have remained steady. Despite cost-of-living pressures and elevated interest rates, the market has shown solid and sustained growth.

As for the regional housing market, it showed continued growth, with numerous locations reporting price rises in the double digits.

The median house sales continued to rise quarter by quarter and the upward trajectory has continued into 2025.

On average, property value changes across all sectors from 1 January 2024 to 1 January 2025 are:

- **Statewide Site Value – increase of 12.18%**
- **Statewide Capital Value – increase of 11.70%**

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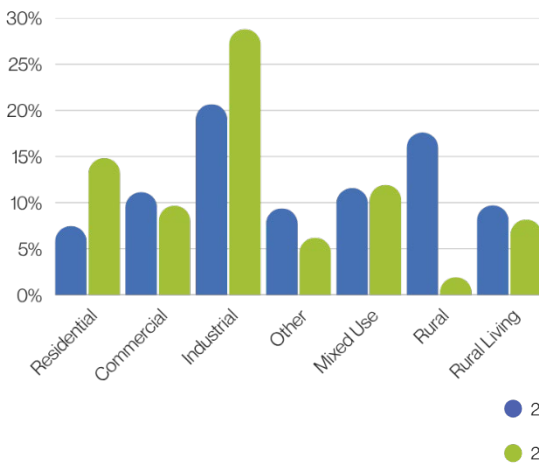


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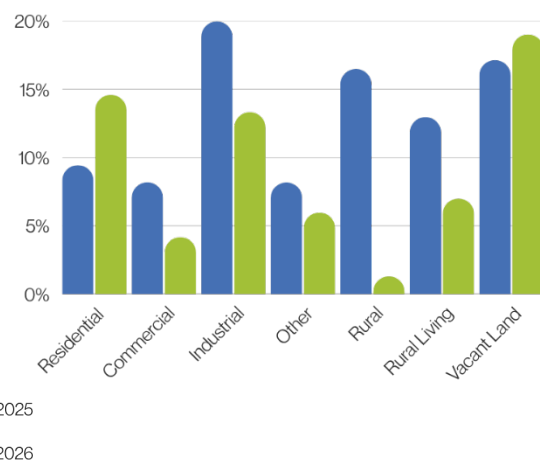
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The following graphs provide a comparison of value movement by Site Value and Capital Value classification from 2023-2024 to 2024-2025 and 2024-2025 to 2025-2026.

**Statewide Average Movement by Classification - Site Value**



**Statewide Average Movement by Classification - Capital Value**



## RESIDENTIAL

Adelaide’s metropolitan residential property market in 2024 remained steady and resilient, even against broader economic pressures. The combination of low listing volumes and consistent interest from buyers contributed to continued growth in home values.

Compared to other capital cities, Adelaide maintained its reputation for relative affordability, attracting a diverse mix of residents and supporting ongoing activity across the market.

By the latter part of the year, signs of moderation began to appear. Properties were taking slightly longer to be leased or purchased, reflecting a softening in urgency. At the same time, the rental market remained active, with growing demand and tightening vacancy rates pushing rent levels upward, particularly for units. The market overall

demonstrated a sense of balance, adapting to changing economic conditions while still offering opportunities for both long-term residents and newcomers.

The regional housing market continued its upward trend with many areas - particularly those offering detached homes - recording strong price growth. This surge was fuelled by a combination of economic strength, major infrastructure developments, and growing demand for lifestyle-focused living, which collectively drove increased interest and competition across regional South Australia.

Median house prices published by the [Valuer-General](#) also provide evidence of the strong market performance.

**Average Statewide increase:**

- Site Value – 14.84%
- Capital Value – 15.00%

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## COMMERCIAL

Adelaide's commercial property market performed well in 2024, especially in the CBD. More businesses started using office space again, which helped bring vacancy rates down. Even areas just outside the CBD became more popular as a result of affordable rents and appealing facilities.

Investor confidence remained high, with solid interest from Australian and overseas investors. Adelaide stayed attractive because it's more affordable than bigger cities and has a steady market. There were still some challenges, like rising building costs and delays with materials, but overall, the market stayed strong and is expected to keep growing.

### Average Statewide increase:

- Site Value – 9.68%
- Capital Value – 3.61%

## PRIMARY PRODUCTION

The South Australian primary production property market in 2024 was significantly impacted by challenging weather conditions and shifting industry dynamics. Severe drought across cropping regions - among the driest on record - led to reduced soil moisture and lower yields, particularly in marginal areas where crops were abandoned or redirected for grazing. These pressures were compounded by lingering effects from the dry end to 2023, creating a tough environment for many producers.

Despite these hurdles, demand for quality agricultural land remained steady. Investors maintained long-term confidence in the sector, seeing farmland as a resilient asset class. However, cautious sentiment emerged, with buyers placing

greater emphasis on factors like water access, soil health, and risk diversification. At the same time, rising costs and labour shortages added complexity for producers, shaping expansion plans and acquisition decisions. While the sector showed underlying strength, ongoing climate and economic conditions will continue to influence its direction.

### Average Statewide increase:

- Site Value – 1.93%
- Capital Value – 5.43%

## INDUSTRIAL

Adelaide's industrial property market saw significant growth and change in 2024, driven by several key factors. One of the standout trends was a sharp rise in rental values, with the Adelaide CBD recording the highest industrial rental growth among Australia's capital cities - particularly for prime assets. This surge was attributed to heightened demand for industrial warehousing and limited supply, pushing tenants to occupy lower quality spaces, thereby narrowing the gap between prime and secondary rents.

Despite strong demand, the market faced ongoing challenges from limited supply and elevated construction costs. Developers increasingly pursued pre-commitments before launching new projects, resulting in a steady pipeline of warehouse space. Additional supply is expected to come online over the next three years.

### Average Statewide increase:

- Site Value – 28.80%
- Capital Value – 14.07%

#### Links:

Council <https://www.localcouncils.sa.gov.au/how-councils-work/council-rates>

Emergency Services Levy <https://www.revenuesa.sa.gov.au/esl/how-is-the-emergency-services-levy-calculated>

Land Tax <https://www.youtube.com/watch?v=lgNSwsuJULc>

SA Water <https://www.sawater.com.au/my-account/water-and-sewerage-prices/sewerage-prices>

Objecting to a Valuation

<http://www.valuergeneral.sa.gov.au/valuation/objecting-to-a-valuation>

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