

Understanding 2026-2027 Property Values

Office of the
Valuer-General

Property values as at the Date of Valuation, 1 January 2026, are determined by how the property market performed in the 2025 calendar year.

Those values are used to determine rates and taxes for the 2026-2027 financial year by rating and taxing authorities.

This fact sheet provides insight of the 2025 property market, FAQ's associated with 2026-2027 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](#).

What has influenced my property value for the 2026-2027 financial year?

Your 2026-2027 financial year value(s) reflect how the property market performed in the 2025 calendar year and the circumstances as at the Date of Valuation, 1 January 2026.

For more information see "Spotlight on the 2025 South Australian Property Market" on page 2.

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

The valuation that has been declared for your property for the 2026-2027 financial year is outlined on each of your rates and taxes notice(s).

The Valuer-General is responsible for determining property values, but she does not set your rates or taxes.

Rating and taxing authorities may use these valuations, along with other considerations, to calculate the rates and taxes payable for the financial year.

To find out how rating and taxing authorities determine their rating position see: (See page 4 for full web address)

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

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

www.valuergeneral.sa.gov.au
OVGenquiries@sa.gov.au

General Enquiries: 8423 5000
Valuation Objections: 1300 653 346

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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 2025 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 2026-2027 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 and in-depth data in our [2025 Year in Review](#)

Spotlight on the 2025 South Australian Property Market

The South Australian property market continued to strengthen in the majority of asset classes throughout 2025. We saw impacts of an interest rate cut which divided the opinion of market commentators, a focus on cost-of-living pressures and drought conditions persisting across most agricultural regions.

Metropolitan

By mid-2025, residential sales volumes in Adelaide had moderated, while total property listings were lower than at the same time in 2024. Despite this, median house prices continued to rise quarter by quarter, supporting ongoing value growth.

Regional

Across 2025, South Australia's regional market showed continued growth. Helped by steady demand, the residential market outperformed all other classifications. This was assisted by a rising preference for lifestyle-oriented properties as well as some buyers seeking extra purchasing power by moving beyond the metropolitan area into more affordable locations.

Supply issues and higher individual property values has seen moderate increases in the rental and investment markets with the high levels of growth seen in the recent past cooling slightly.

On average, property value changes across all sectors from 1 January 2025 to 1 January 2026 were:

- Statewide Site Value increase of 13.74%
- Statewide Capital Value increase of 9.34%

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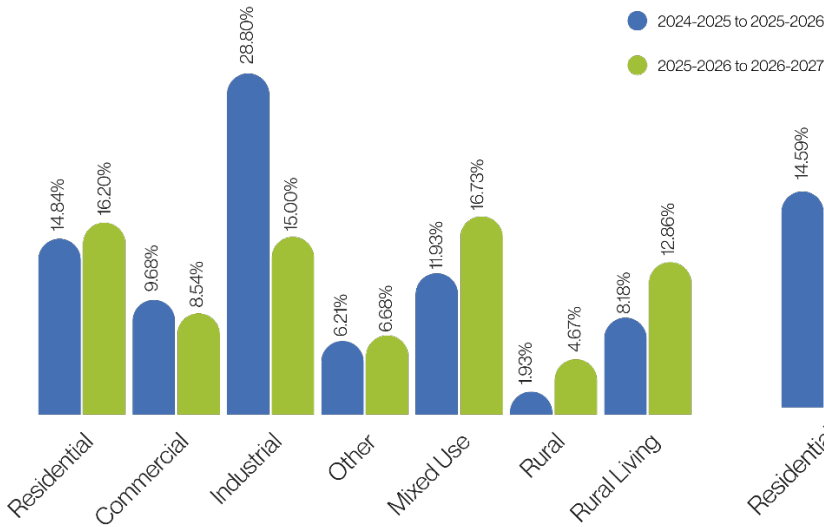


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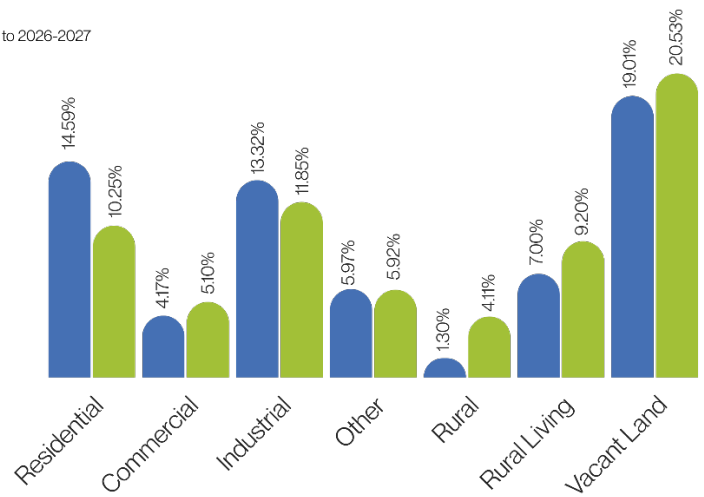
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The following graphs provide a comparison of value movement by Site Value and Capital Value classification from 2024-2025 to 2025-2026 and 2025-2026 to 2026-2027

Statewide Average Movement by Classification
Site Value



Statewide Average Movement by Classification
Capital Value



RESIDENTIAL

The Adelaide residential market remained one of Australia’s strongest performers entering 2025, characterised by low supply, firm buyer demand, and rising prices. By late 2025, dwelling values had increased 7.3% annually, with a median value of \$906,620 whilst unit values increased 11.69% to \$620,421.

Supply constraints remained a central theme, with listings well below the five-year average, continuing to place upward pressure on prices across both houses and units. Market activity began to moderate slightly, with median days on market rising to just over 30 days and transaction volumes stabilising after previous highs.

Rental conditions remained tight, with Adelaide’s median advertised rent up between 5-10%

annually, among the strongest increases nationwide. Tenants now typically pay \$600+ per week for houses and \$500+ per week for units. Vacancy rates remain extremely low at 0.8%.

Overall, Adelaide’s residential market in 2025 was defined by persistently tight supply, strong rental growth, and sustained price appreciation. Though affordability pressures and interest-rate sensitivity may temper future acceleration.

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

Average Statewide increase:

- Site Value: 16.20%
- Capital Value: 10.25%

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COMMERCIAL

Adelaide's commercial office market strengthened further through 2025, supported by improving demand, falling vacancies, and consistent rental growth.

Demand was concentrated in prime buildings, with A-Grade net absorption significantly outperforming secondary stock, which recorded mild contraction.

Adelaide's 2025 commercial office property market showed solid leasing activity, declining vacancies, stabilising yields, and continued tenant preference for high-quality space, despite economic uncertainty and rising operating costs.

Average Statewide increase:

- Site Value: 8.54%
- Capital Value: 5.10%

INDUSTRIAL

Adelaide's industrial market maintained strong momentum in 2025, supported by very low vacancies, solid tenant demand, and continued growth in land values. Vacancies remained among the lowest nationally, leasing activity stayed well above long-term norms, and yields softened slightly but remained broadly stable.

Rental growth continued, especially among prime and super-prime facilities.

Industrial land values again surged, driven by limited supply and strong owner-occupier demand. Established Inner West and Northern Adelaide precincts remained the state's core industrial engines, with the northern submarkets capturing most major leasing activity, particularly from transport, logistics, manufacturing, and defence-aligned occupiers.

Average Statewide increase:

- Site Value: 15.00%
- Capital Value: 11.85%

PRIMARY PRODUCTION

In 2025 South Australia's primary production property market continued to face significant climatic challenges, with widespread drought conditions persisting across most agricultural regions. The period from mid-2024 to mid-2025 saw record-low rainfall across multiple districts, including the Mid North, Eyre Peninsula, and southern cropping belts.

The ongoing drought has reduced soil moisture, delayed seeding, and lowered yields, with some marginal cropping areas experiencing failures that were redirected to grazing. Severe frosts in September 2024 further exacerbated yield declines, contributing to one of the lowest total harvests since 2008-2009.

Despite this, farmland values continued their long-term upward trajectory nationally, though South Australia's rate of growth slowed due to drought pressures.

Average Statewide increase:

- Site Value: 4.67%
- Capital Value: 4.11%

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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