



SUBURB REPORT

Modbury SA 5092

September quarter 2026 figures · October 2026

01 Modbury by the numbers

\$900,000

median house price

+14.6%

vs September quarter 2025

16

house sales in the quarter

\$975,000

metro Adelaide median, June
quarter 2026

Modbury's median house price was \$900,000 for the September quarter 2026, and it has moved +14.6% on the same quarter a year earlier.

With 16 sales in the quarter, treat the movement with care. In the Valuer-General's own words, "short-term movements should be viewed with caution."

Office of the Valuer-General SA, Metropolitan Median House Sales Q3 2026 (data.sa.gov.au, CC BY 4.0). Metro median: Valuer-General SA, June quarter 2026.

02 Adelaide right now

\$928,560

Adelaide median dwelling

-1.3%

change in the month

+6.5%

change on a year

39 days

to sell, capital cities

Cotality (CoreLogic) Home Value Index, September 2026 (released 1 Oct 2026) + SQM Research rental and listings data (September 2026). A year ago homes in the capitals took 23 days to sell.

The suburb figure covers a past period; the city figure is this month. Read them together: the suburb figure tells you where Modbury has been, the month tells you which way the city is heading now.

03 What your home is worth

A median is the whole suburb. Your home is one house: its block, its condition, its street and the buyers looking right now. The only way to know what it would sell for is to look at it against the sales that actually compare.

That is what a free appraisal is for. A real number, the evidence behind it, and no obligation to sell.

Book a free appraisal

or text me on 0437 044 433

04 **\$500 when you refer someone**



If you know someone thinking of selling, introduce us. If I end up selling for them, I pay you **\$500** once it settles. No cap — refer as many people as you like.

Refer someone in 30 seconds

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ANY QUESTIONS

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