

09 — CAPITAL CITY INDEX • TOP 10 POSTCODES

ADELAIDE

MORTGAGE STRESS • SOUTH AUSTRALIA

Adelaide was the steadiest of the big markets. Its top 10 postcodes hold 41,539 stressed households, about 1,400 more than in June: up 3.5% for the quarter and 19.0% for the year. Even so, nine of the ten rose.

Gawler East (5118, Gawler) led, up 23% from 3,373 to 4,154. Mount Barker (5251), in the hills, rose 17% from 3,208 to 3,760.

Paralowie (5108) is the largest hotspot with 7,475 stressed households, up 4% on the quarter. South Plympton (5038) has grown most over 12 months, up 68%.

Yattalunga (Playford) went the other way, falling sharply after a big rise last quarter.

SA'S BIGGEST RISER
POSTCODE 5118 • GAWLER EAST

+23%

QUARTERLY INCREASE

3 MOS AGO

3,373



NOW

4,154

TOP 10 SA POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H' HOLDS	BWR	STRESSED	3 MOS AGO	12 MOS AGO	%3 MOS	%12 MOS	SUBURB	LGA
01	5118	8,044	4,154	4,154	3,373	2,961	▲ +23.2%	▲ +40.3%	Gawler East	Gawler
02	5251	7,924	4,102	3,760	3,208	3,501	▲ +17.2%	▲ +7.4%	Mount Barker	Mount Barker
03	5085	9,697	4,707	4,586	3,975	3,187	▲ +15.4%	▲ +43.9%	Clearview	Port Adelaide Enfield
04	5162	15,332	7,946	4,552	4,035	3,766	▲ +12.8%	▲ +20.9%	Morphett Vale	Onkaparinga
05	5169	8,230	4,516	3,682	3,360	3,229	▲ +9.6%	▲ +14.0%	Seaford Rise	Onkaparinga
06	5043	9,445	3,414	3,414	3,181	2,535	▲ +7.3%	▲ +34.7%	Marion	Marion
07	5125	8,222	4,514	3,771	3,597	3,091	▲ +4.8%	▲ +22.0%	Golden Grove	Tea Tree Gully
08	5108	16,626	7,777	7,475	7,173	6,204	▲ +4.2%	▲ +20.5%	Paralowie	Salisbury
09	5038	7,971	3,088	3,088	3,008	1,834	▲ +2.7%	▲ +68.4%	South Plympton	Marion
10	5114	13,699	7,642	3,057	5,211	4,613	▼ -41.3%	▼ -33.7%	Yattalunga	Playford