

Suburb Statistics Report

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Area Profile

The size of Black Forest is approximately 1 square kilometres. It has 1 park covering nearly 2% of total area.

The population of Black Forest in 2006 was 1,847 people. By 2011 the population was 1,996 showing a population growth of 8% in the area during that time.

The predominant age group in Black Forest is 0-14 years.

Households in Black Forest are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Black Forest work in a Professional occupation.

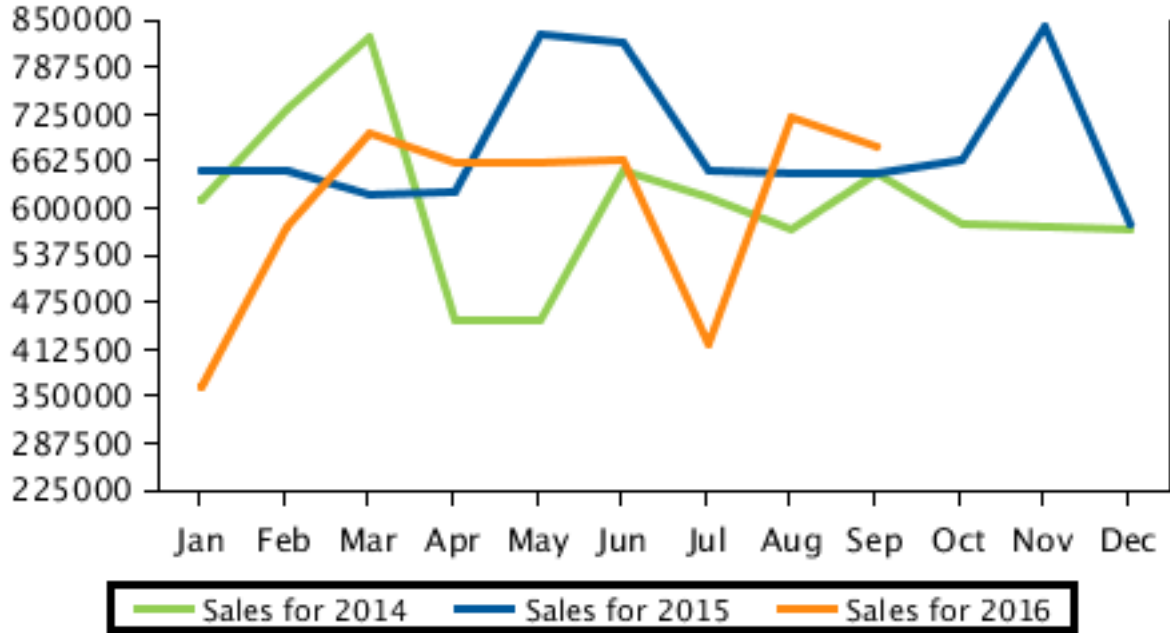
In 2006, 62.1% of the homes in Black Forest were owner-occupied compared with 61.0% in 2011.

Currently the median sales price of houses in the area is 681,000.

Median Sale Price

Period	Year 2014	Year 2015	Year 2016
	Median Price	Median Price	Median Price
January	\$610,000	\$649,000	\$362,400
February	\$732,500	\$649,000	\$575,000
March	\$826,000	\$618,250	\$700,000
April	\$450,000	\$622,500	\$660,100
May	\$450,000	\$830,000	\$660,100
June	\$650,000	\$820,000	\$665,000
July	\$615,000	\$650,000	\$420,000
August	\$571,000	\$645,800	\$720,000
September	\$646,050	\$645,800	\$681,000
October	\$580,000	\$663,500	\$0
November	\$575,000	\$840,000	\$0
December	\$570,500	\$578,500	\$0

Median Sale Price

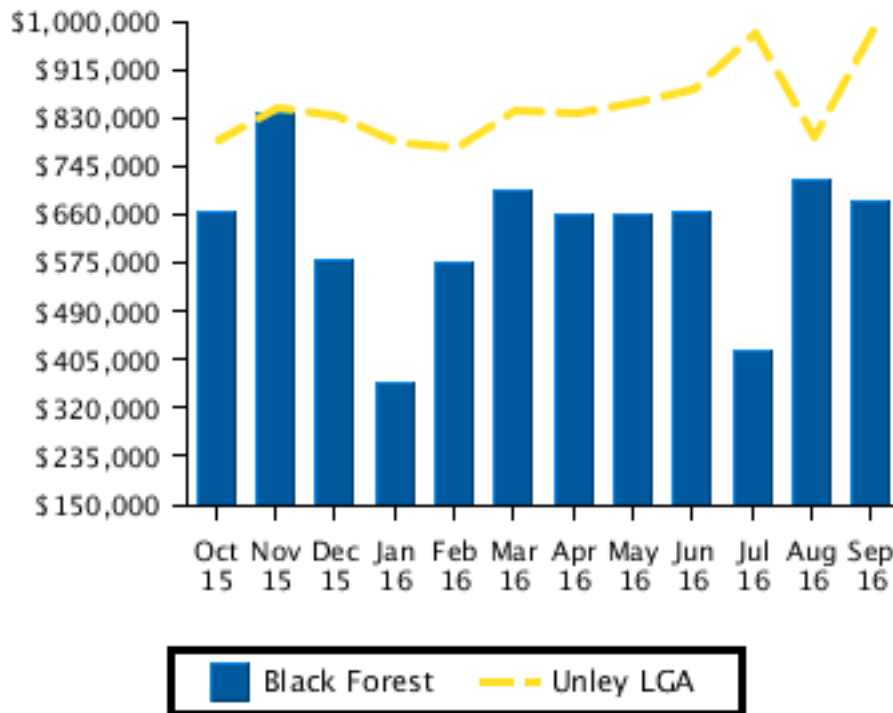


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Black Forest Median Price	Unley LGA Median Price
September 2016	\$681,000	\$985,000
August 2016	\$720,000	\$794,250
July 2016	\$420,000	\$980,000
June 2016	\$665,000	\$878,000
May 2016	\$660,100	\$856,000
April 2016	\$660,100	\$840,000
March 2016	\$700,000	\$844,000
February 2016	\$575,000	\$778,500
January 2016	\$362,400	\$785,000
December 2015	\$578,500	\$835,000
November 2015	\$840,000	\$845,300
October 2015	\$663,500	\$793,000

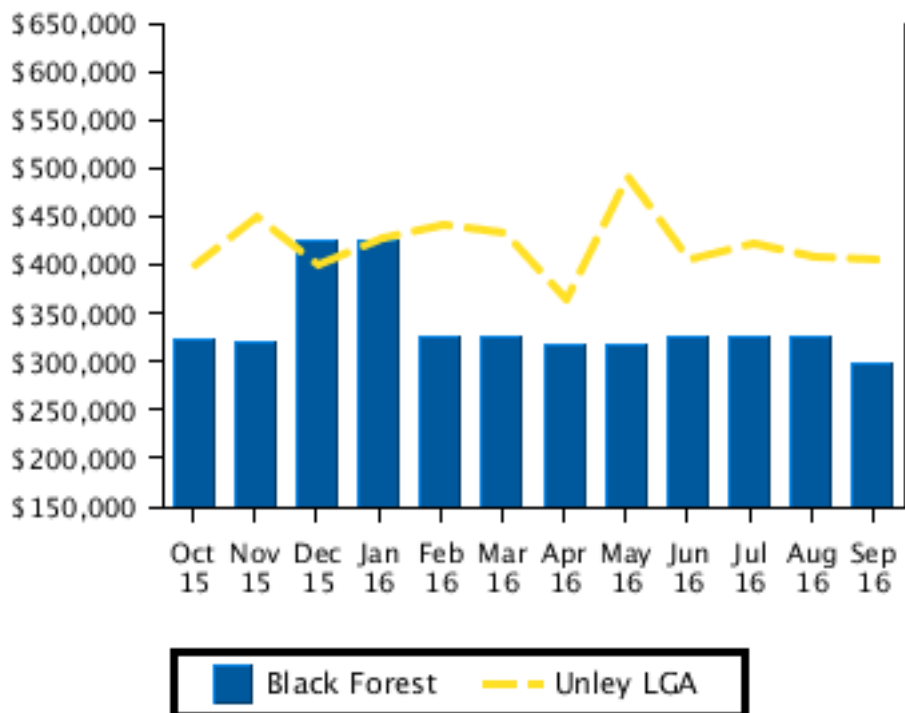
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Black Forest Median Price	Unley LGA Median Price
September 2016	\$297,500	\$405,000
August 2016	\$325,000	\$407,500
July 2016	\$325,000	\$421,000
June 2016	\$325,000	\$405,500
May 2016	\$317,500	\$490,000
April 2016	\$317,500	\$365,000
March 2016	\$325,000	\$432,500
February 2016	\$325,500	\$442,000
January 2016	\$425,000	\$427,000
December 2015	\$425,000	\$400,000
November 2015	\$320,000	\$450,000
October 2015	\$322,400	\$400,000

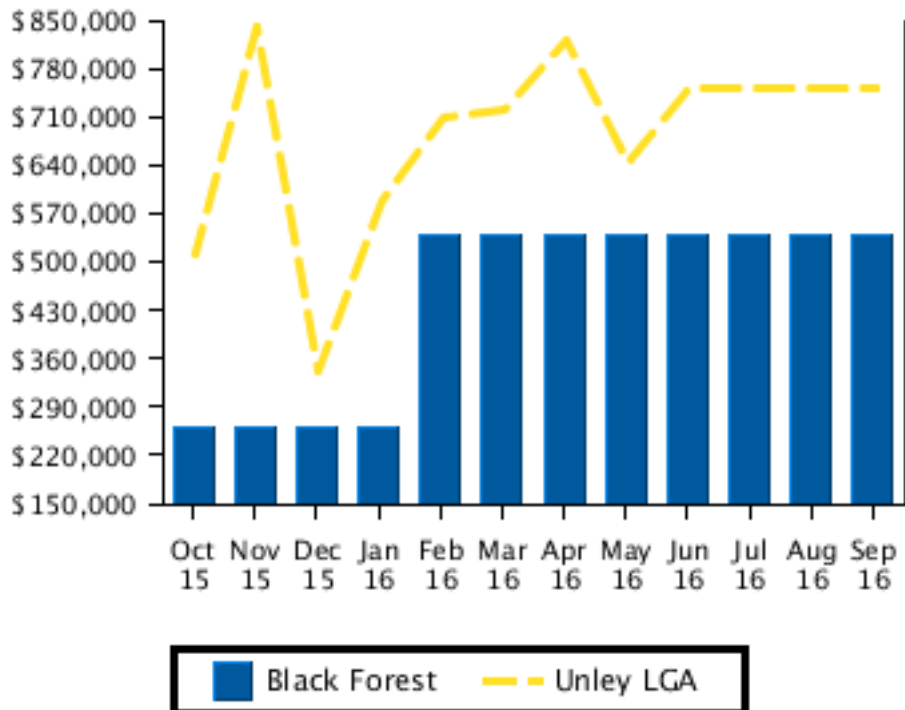
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Black Forest Median Price	Unley LGA Median Price
September 2016	\$538,000	\$751,000
August 2016	\$538,000	\$751,000
July 2016	\$538,000	\$751,000
June 2016	\$538,000	\$751,000
May 2016	\$538,000	\$645,000
April 2016	\$538,000	\$820,000
March 2016	\$538,000	\$719,000
February 2016	\$538,000	\$709,000
January 2016	\$260,000	\$588,000
December 2015	\$260,000	\$340,000
November 2015	\$260,000	\$840,000
October 2015	\$260,000	\$512,500

Recent Median Land Sale Prices

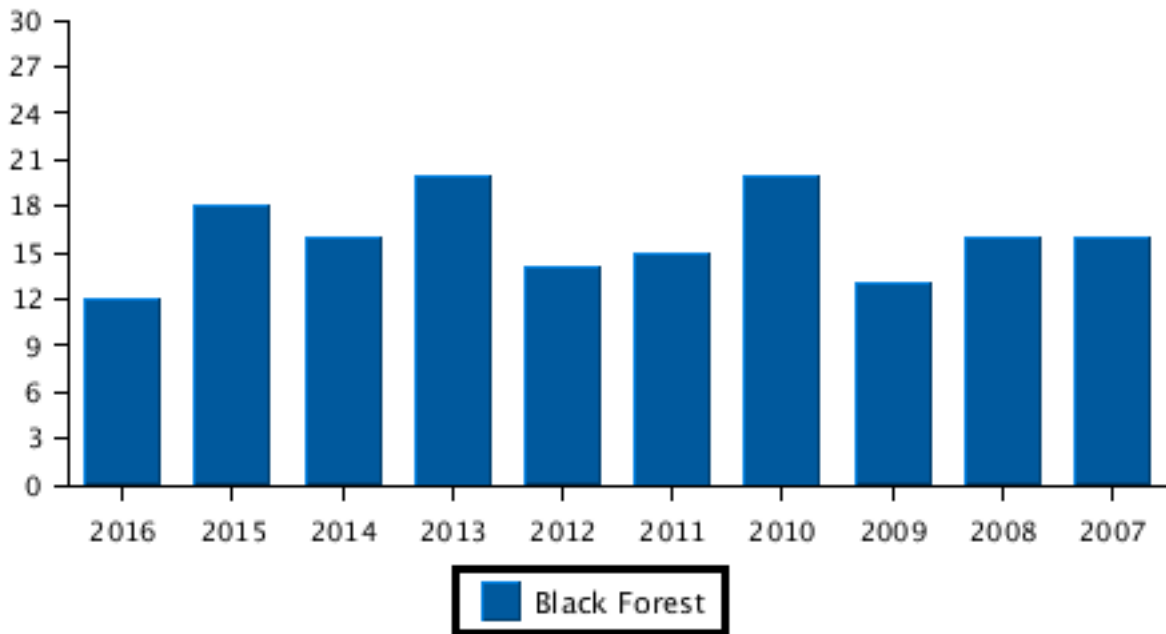


Sales Per Annum

House Sales Per Annum

Period	Black Forest Number
2016	12
2015	18
2014	16
2013	20
2012	14
2011	15
2010	20
2009	13
2008	16
2007	16

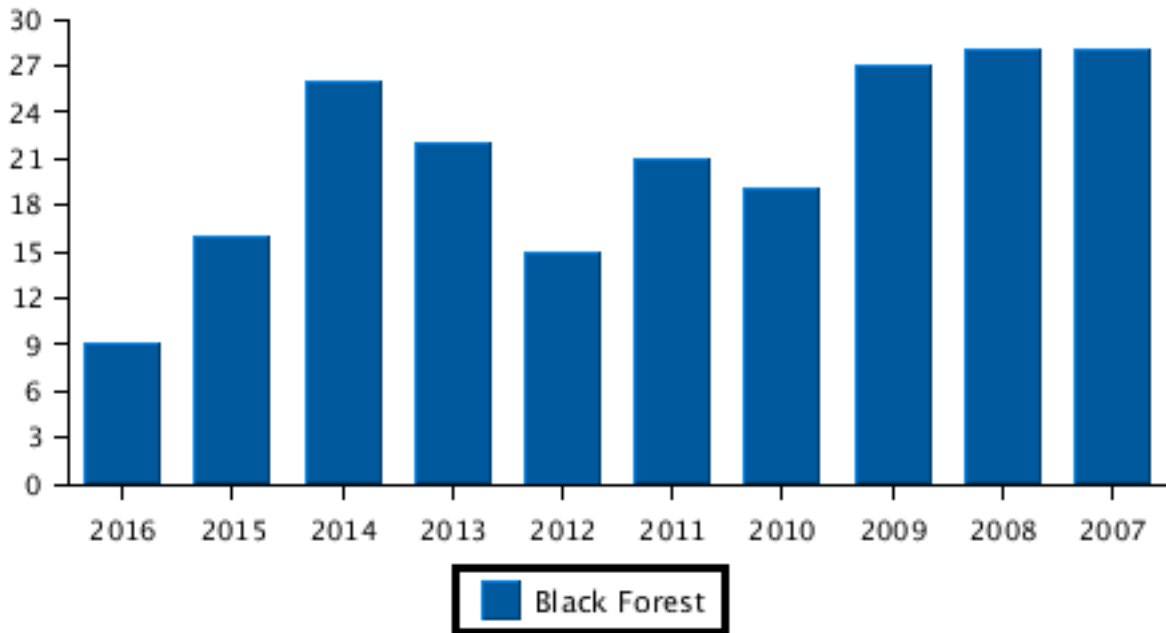
House Sales Per Annum



Unit Sales Per Annum

Period	Black Forest
	Number
2016	9
2015	16
2014	26
2013	22
2012	15
2011	21
2010	19
2009	27
2008	28
2007	28

Unit Sales Per Annum

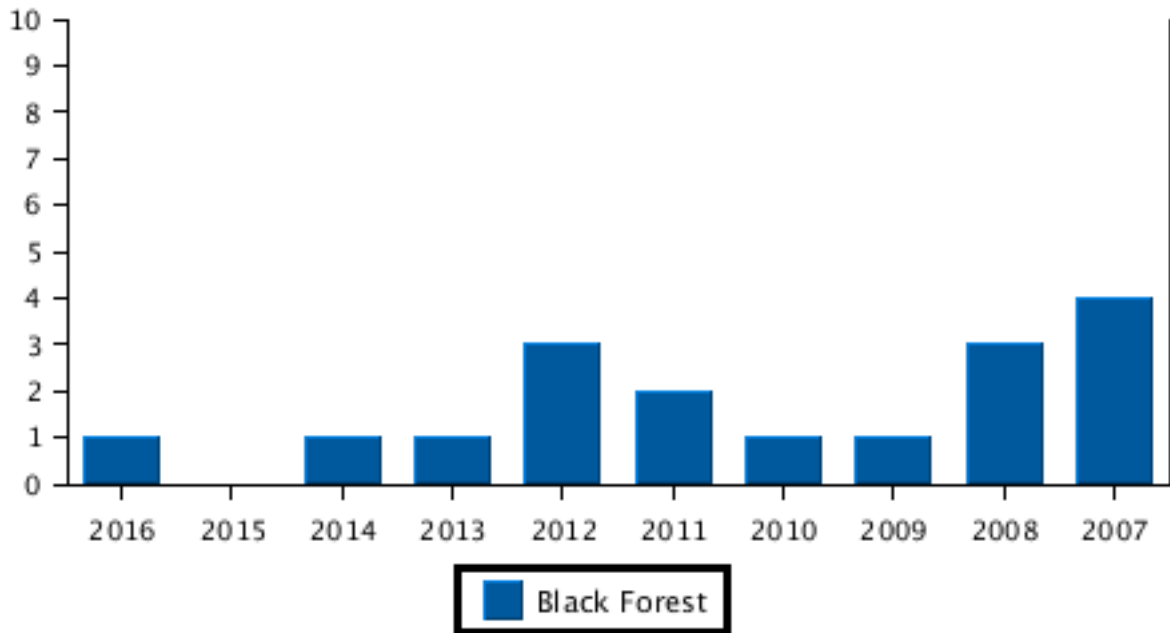




Land Sales Per Annum

Period	Black Forest Number
2016	1
2015	0
2014	1
2013	1
2012	3
2011	2
2010	1
2009	1
2008	3
2007	4

Land Sales Per Annum



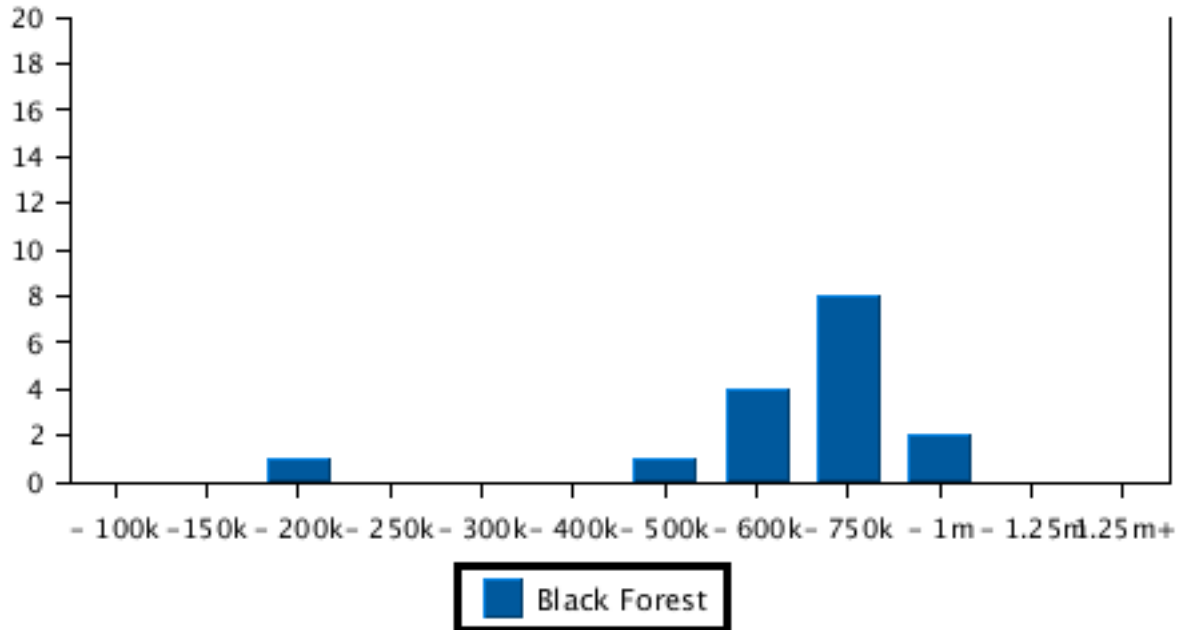


Sales By Price

House Sale by Price (12 months)

Price	Black Forest	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	1	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	1	
501 - 600k	4	
601 - 750k	8	
751 - 1m	2	
> 1m - 1.25m	0	
1.25m+	0	

House Sales By Price (12 months)

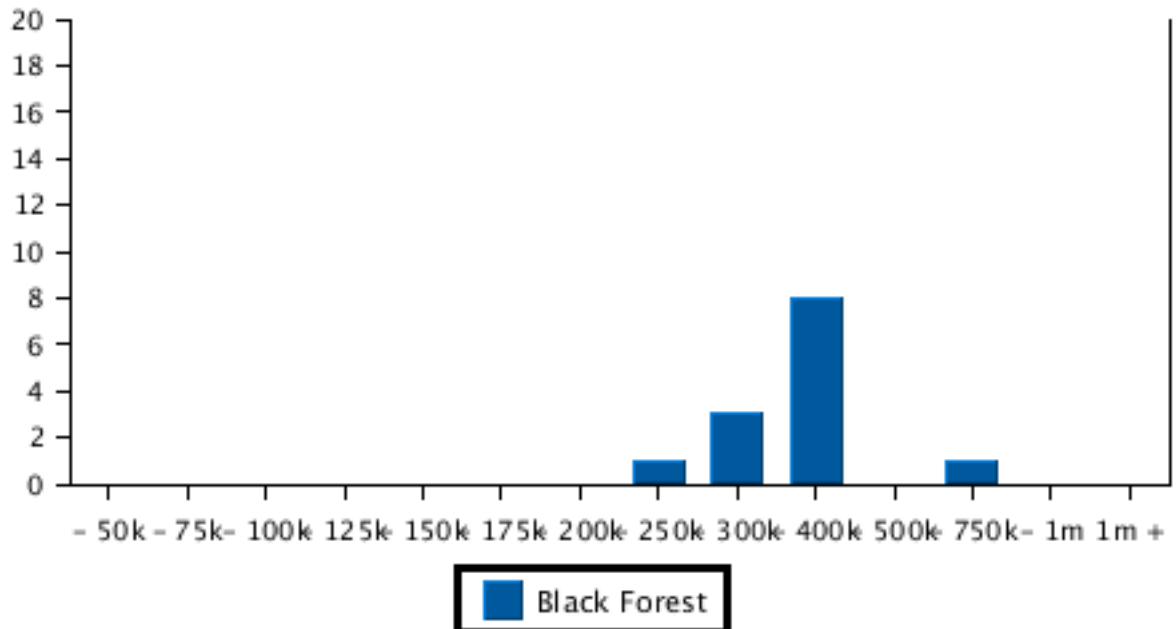




Unit Sale by Price (12 months)

Price	Black Forest	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	1	
251 - 300k	3	
301 - 400k	8	
401 - 500k	0	
501 - 750k	1	
751 - 1m	0	
1m +	0	

Unit Sales By Price (12 months)



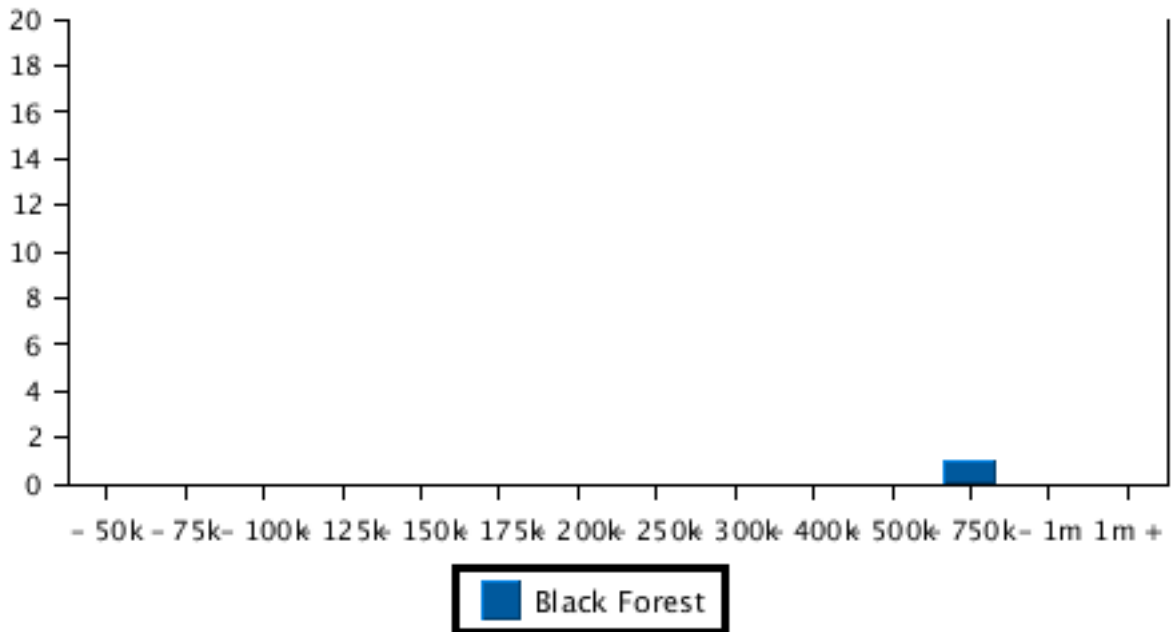


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Email: christos@raptisrealestate.com.au

Land Sale by Price (12 months)

Price	Black Forest	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 750k	1	
751 - 1m	0	
1m +	0	

Land Sales By Price (12 months)

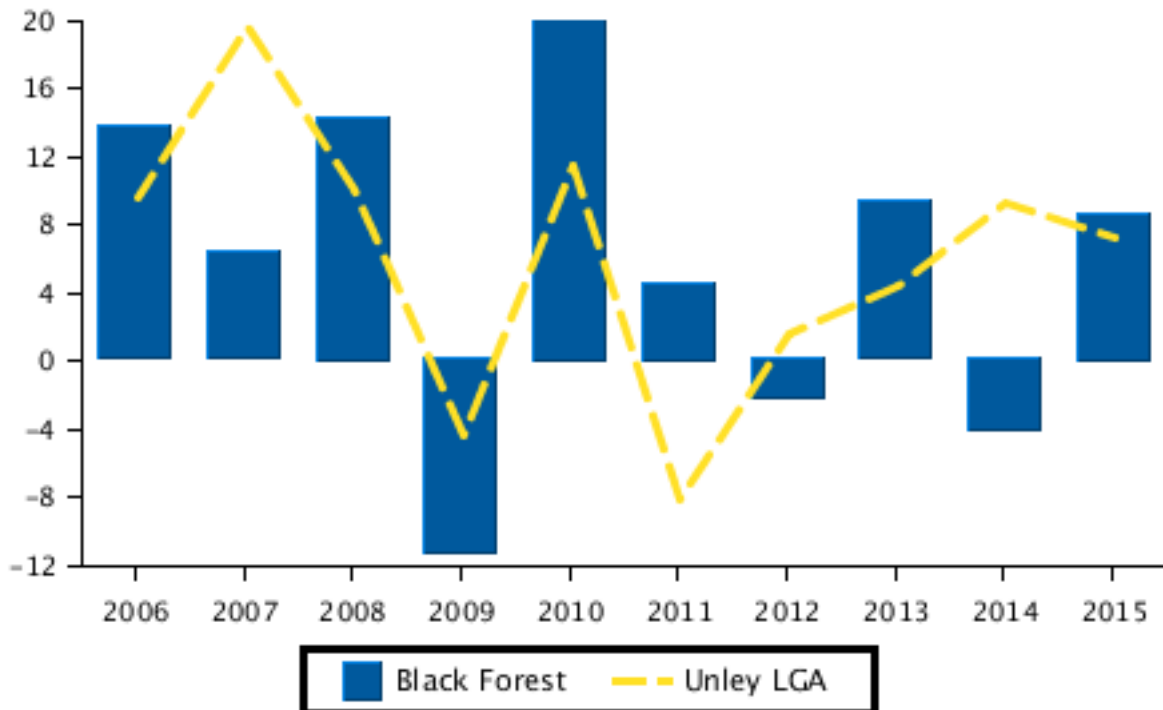


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Black Forest	Unley LGA
	% Change	% Change
2015	8.7%	7.2%
2014	-4.3%	9.2%
2013	9.4%	4.4%
2012	-2.5%	1.5%
2011	4.6%	-8.2%
2010	23.3%	11.5%
2009	-11.6%	-4.4%
2008	14.3%	10.1%
2007	6.4%	19.6%
2006	13.8%	9.5%

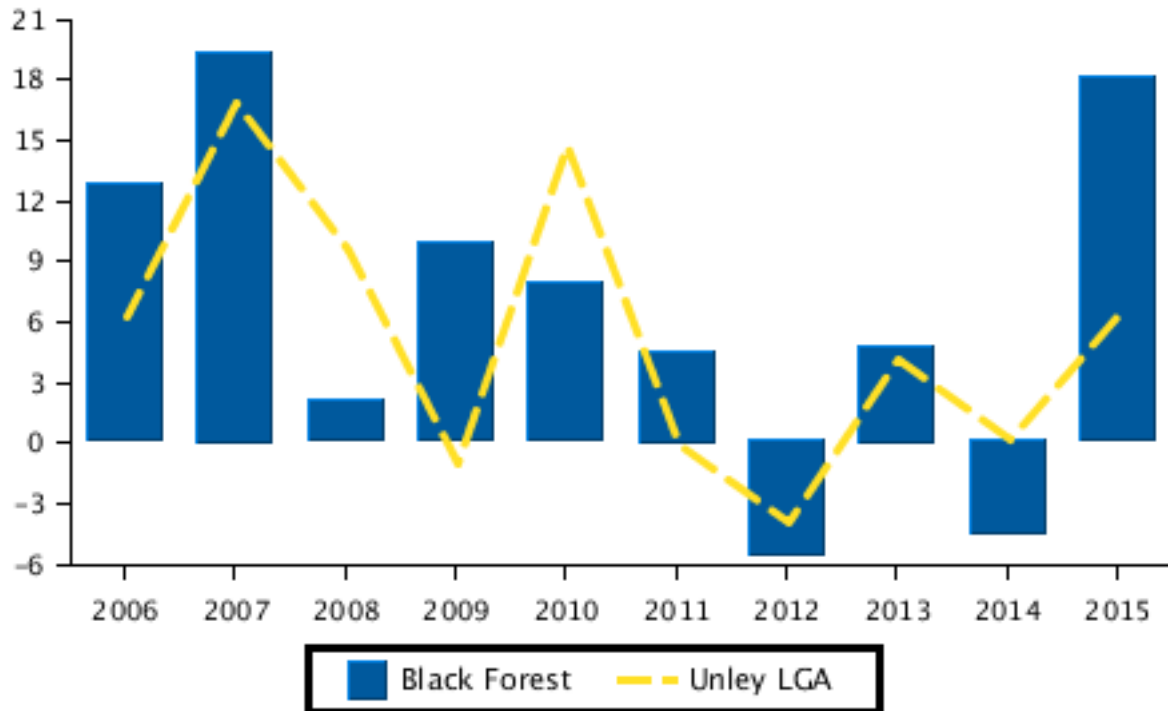
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Black Forest % Change	Unley LGA % Change
2015	18.1%	6.4%
2014	-4.7%	0.1%
2013	4.8%	4.1%
2012	-5.7%	-3.9%
2011	4.5%	-0.1%
2010	7.9%	14.7%
2009	9.9%	-1%
2008	2.1%	9.5%
2007	19.4%	16.8%
2006	12.8%	6.2%

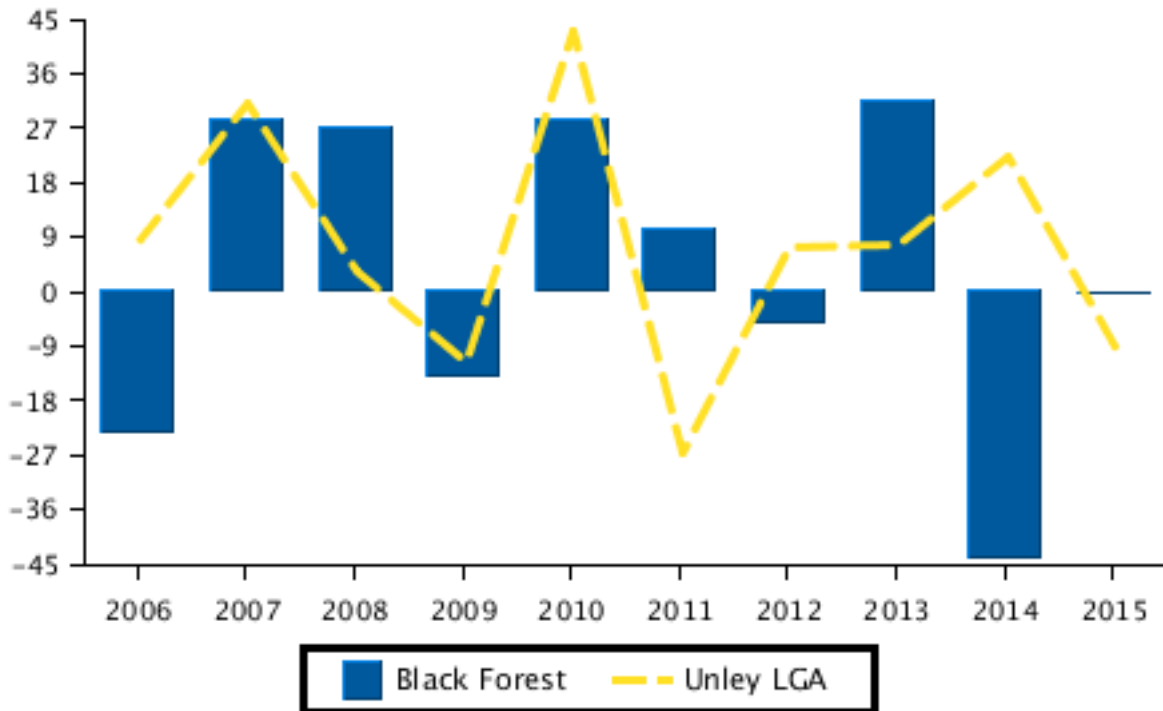
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Black Forest % Change	Unley LGA % Change
2015	0%	-8.9%
2014	-44.4%	22.4%
2013	31.7%	7.7%
2012	-5.3%	7.3%
2011	10.3%	-26.8%
2010	28.3%	42.9%
2009	-14.5%	-11.8%
2008	27.2%	3.1%
2007	28.3%	31.3%
2006	-23.8%	8.6%

Capital Growth in Median Prices (Land)

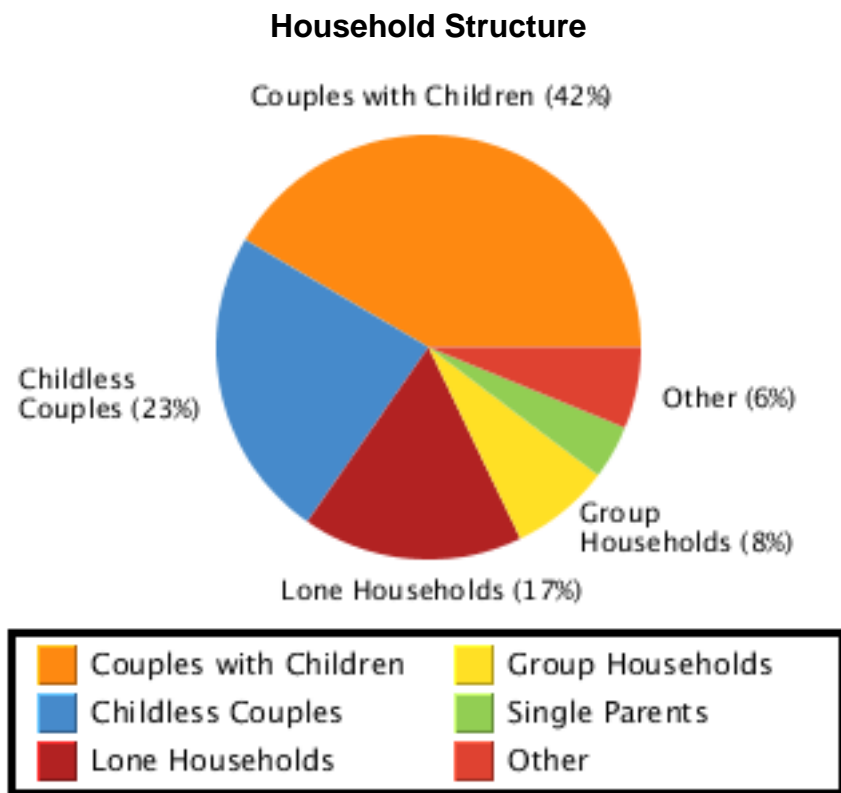




Household

Household Structure

Type	Percent
Couples with Children	41.6
Childless Couples	23.8
Lone Households	16.8
Group Households	7.6
Other	6.2
Single Parents	4.1

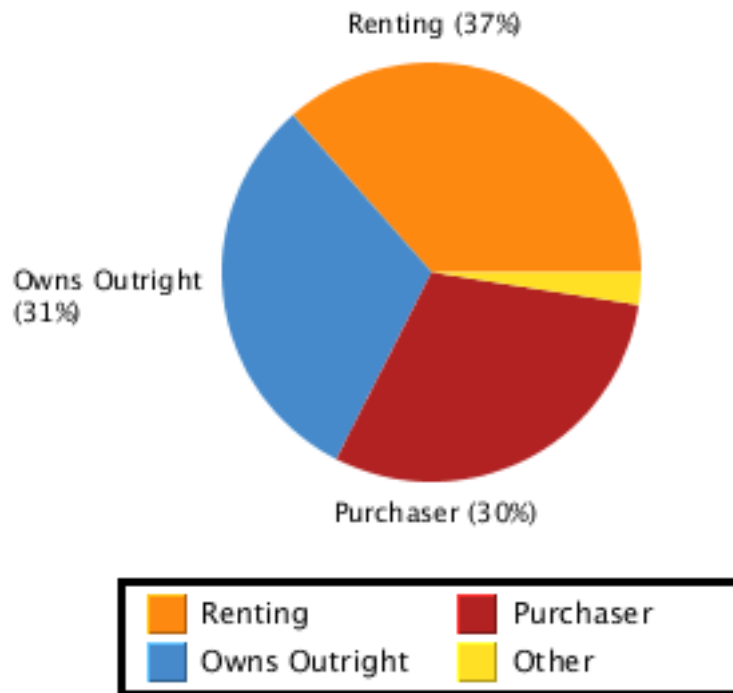




Household Occupancy

Type	Percent
Renting	36.5
Owns Outright	31.0
Purchaser	30.0
Other	2.5

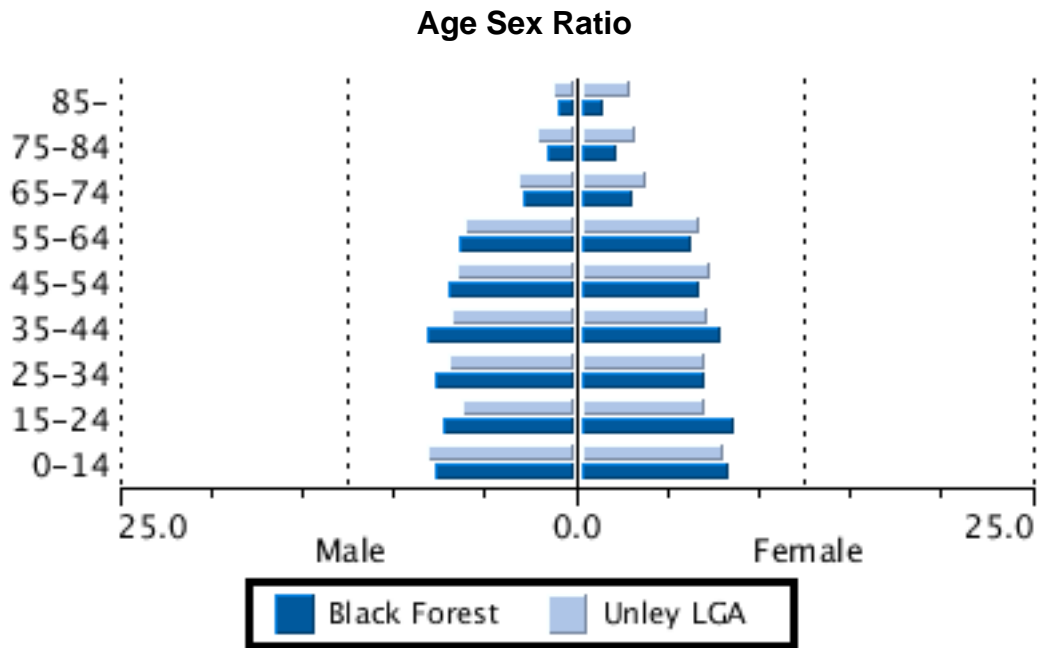
Household Occupancy





Age Sex Ratio

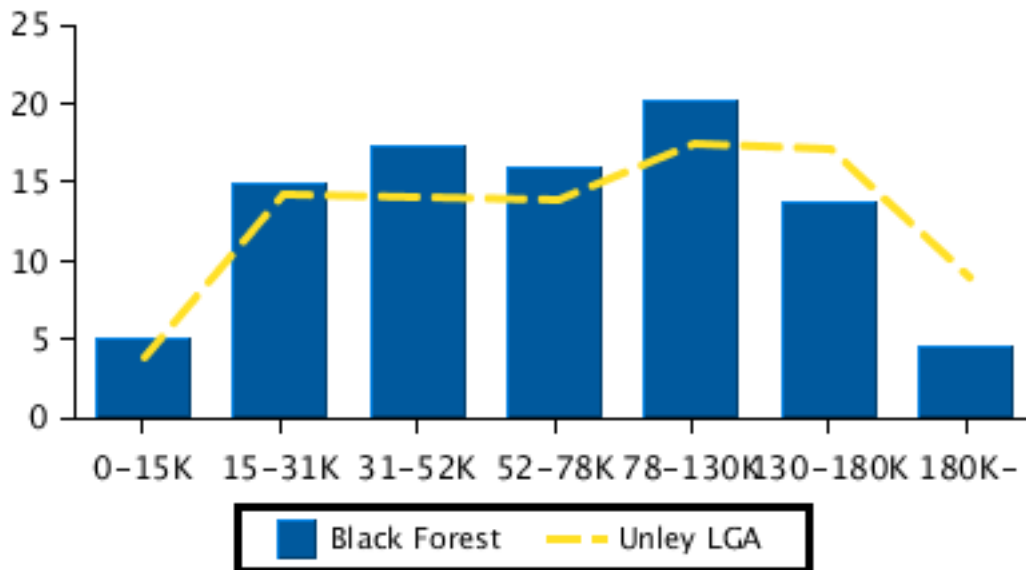
Age Group	Black Forest		Unley LGA	
	Male %	Female %	Male %	Female %
0-14	7.7	8.3	8.1	8.0
15-24	7.3	8.5	6.2	6.9
25-34	7.7	7.0	6.9	7.0
35-44	8.1	7.8	6.8	7.1
45-54	7.0	6.6	6.5	7.3
55-64	6.4	6.2	6.0	6.7
65-74	2.9	3.0	3.2	3.8
75-84	1.6	2.1	2.1	3.1
85-	0.9	1.4	1.2	2.9



Household Income

Income Range	Black Forest %	Unley LGA %
0-15K	5.1	3.9
15-31K	14.8	14.2
31-52K	17.3	14.0
52-78K	15.9	13.9
78-130K	20.1	17.4
130-180K	13.7	17.1
180K-	4.5	9.0

Household Income



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