

# Suburb Statistics Report

Prepared on 18 Oct 2017

Christos Raptis  
Mob: 0407 836 954  
Ph: 08 8373 5358  
Email: [christos@raptisrealestate.com.au](mailto:christos@raptisrealestate.com.au)

## Area Profile

The size of Stirling is approximately 7 square kilometres.

It has 8 parks covering nearly 12% of total area.

The population of Stirling in 2006 was 2,615 people.

By 2011 the population was 2,950 showing a population growth of 12.8% in the area during that time.

The predominant age group in Stirling is 0-14 years.

Households in Stirling are primarily couples with children and are likely to be repaying \$3000 - \$4000 per month on mortgage repayments.

In general, people in Stirling work in a professional occupation.

In 2006, 84.4% of the homes in Stirling were owner-occupied compared with 84.2% in 2011.

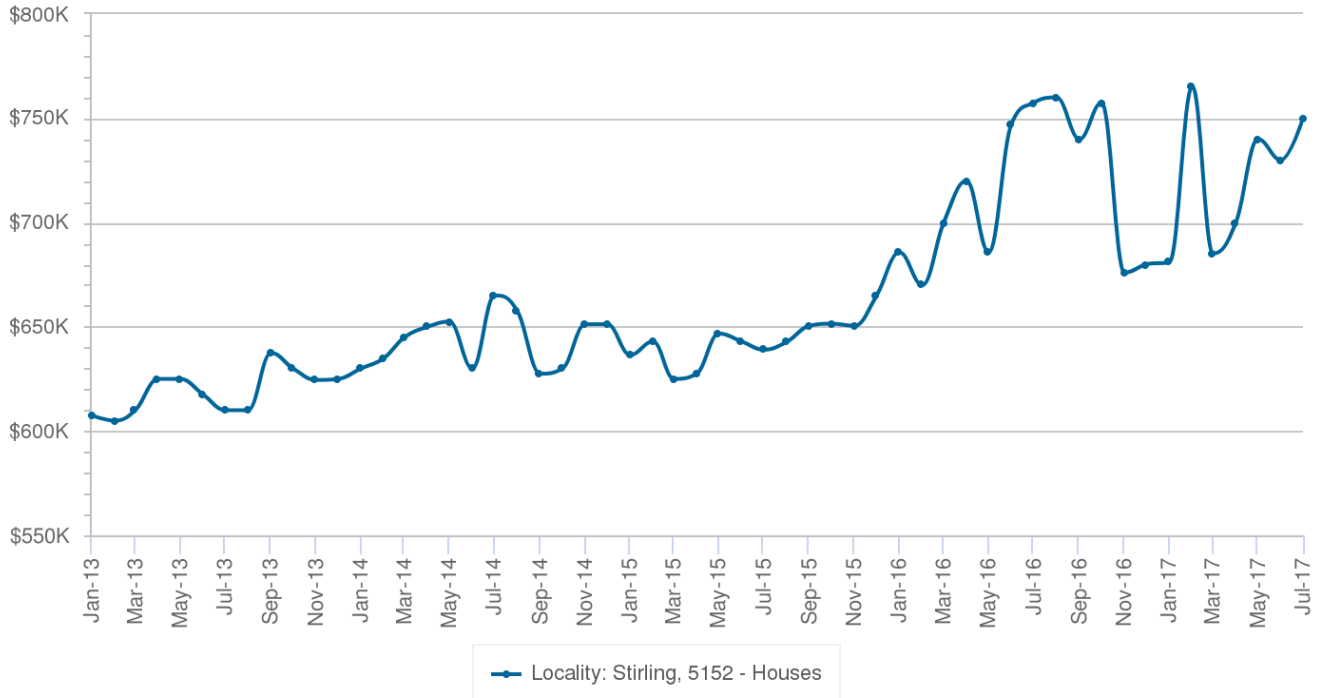
Currently the median sales price of houses in the area is \$750,000.

### Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$607,500	\$630,000	\$636,500	\$685,687	\$681,000
February	\$605,000	\$635,000	\$643,000	\$670,000	\$765,250
March	\$610,000	\$645,000	\$625,000	\$700,000	\$685,200
April	\$625,000	\$650,000	\$627,500	\$720,000	\$700,000
May	\$625,000	\$652,500	\$646,742	\$685,687	\$740,000
June	\$617,500	\$630,000	\$643,000	\$747,500	\$730,000
July	\$610,000	\$665,000	\$639,000	\$757,500	\$750,000
August	\$610,000	\$657,500	\$642,742	\$760,000	n/a
September	\$637,500	\$627,500	\$650,485	\$740,000	n/a
October	\$630,000	\$630,000	\$651,492	\$757,500	n/a
November	\$624,500	\$651,250	\$650,485	\$676,000	n/a
December	\$625,000	\$651,250	\$665,000	\$680,000	n/a

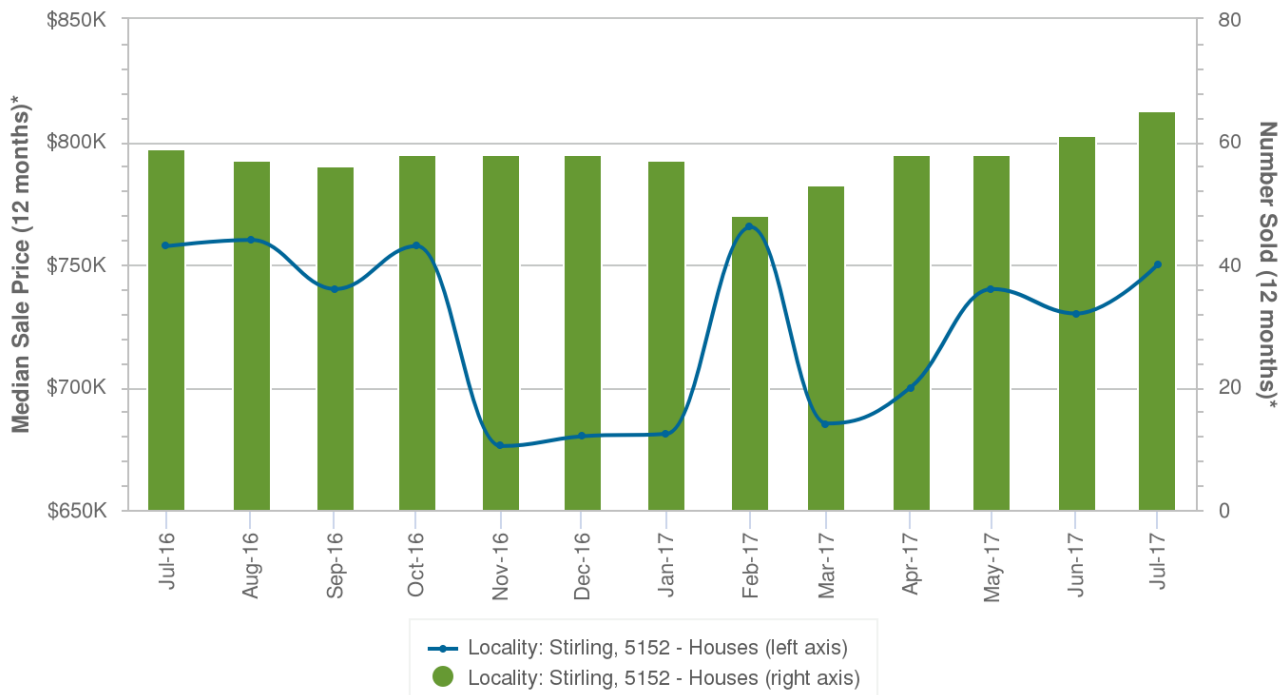
Statistics are calculated over a rolling 12 month period

### Median Sales Price



Statistics are calculated over a rolling 12 month period

### Median Sales Price vs Number Sold



\*Statistics are calculated over a rolling 12 month period

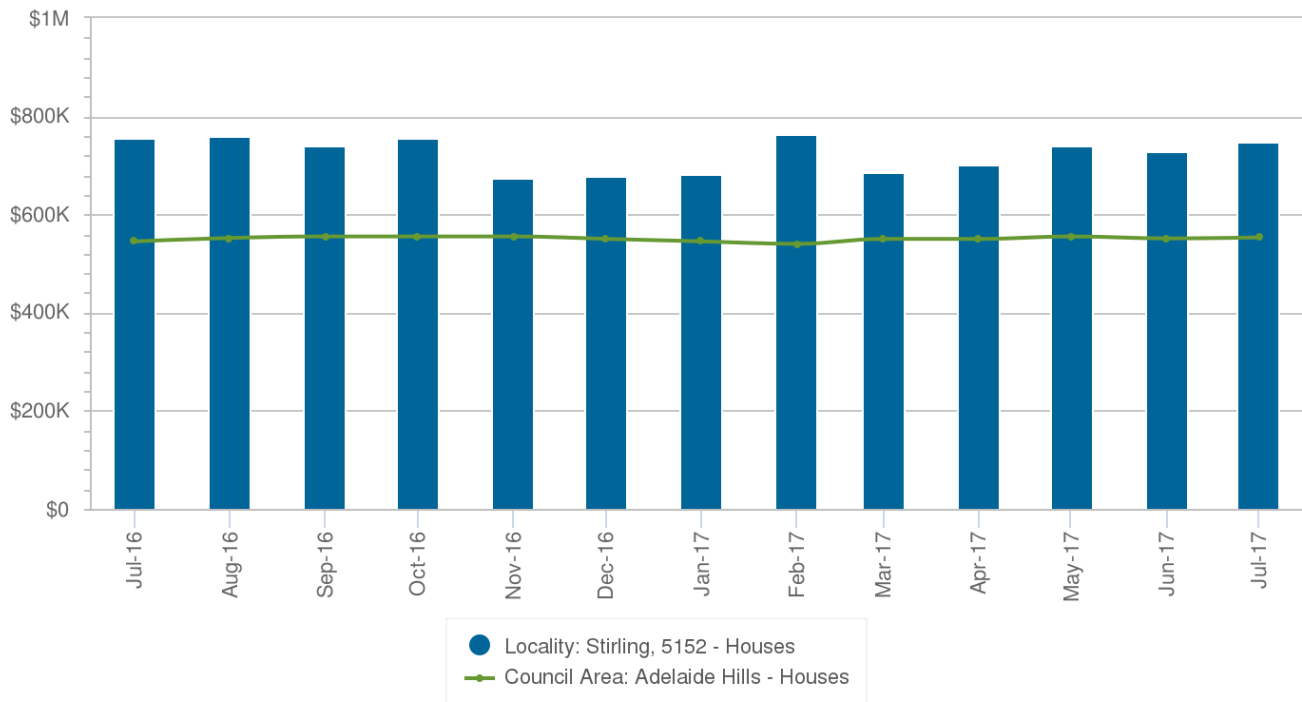
# Recent Median Sale Prices

## Recent Median Sale Prices (House)

Period	Stirling Median Price	Adelaide Hills Median Price
July 2017	\$750,000	\$553,000
June 2017	\$730,000	\$551,000
May 2017	\$740,000	\$555,000
April 2017	\$700,000	\$550,000
March 2017	\$685,200	\$550,000
February 2017	\$765,250	\$540,000
January 2017	\$681,000	\$545,000
December 2016	\$680,000	\$550,000
November 2016	\$676,000	\$555,000
October 2016	\$757,500	\$555,000
September 2016	\$740,000	\$555,000
August 2016	\$760,000	\$552,000

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

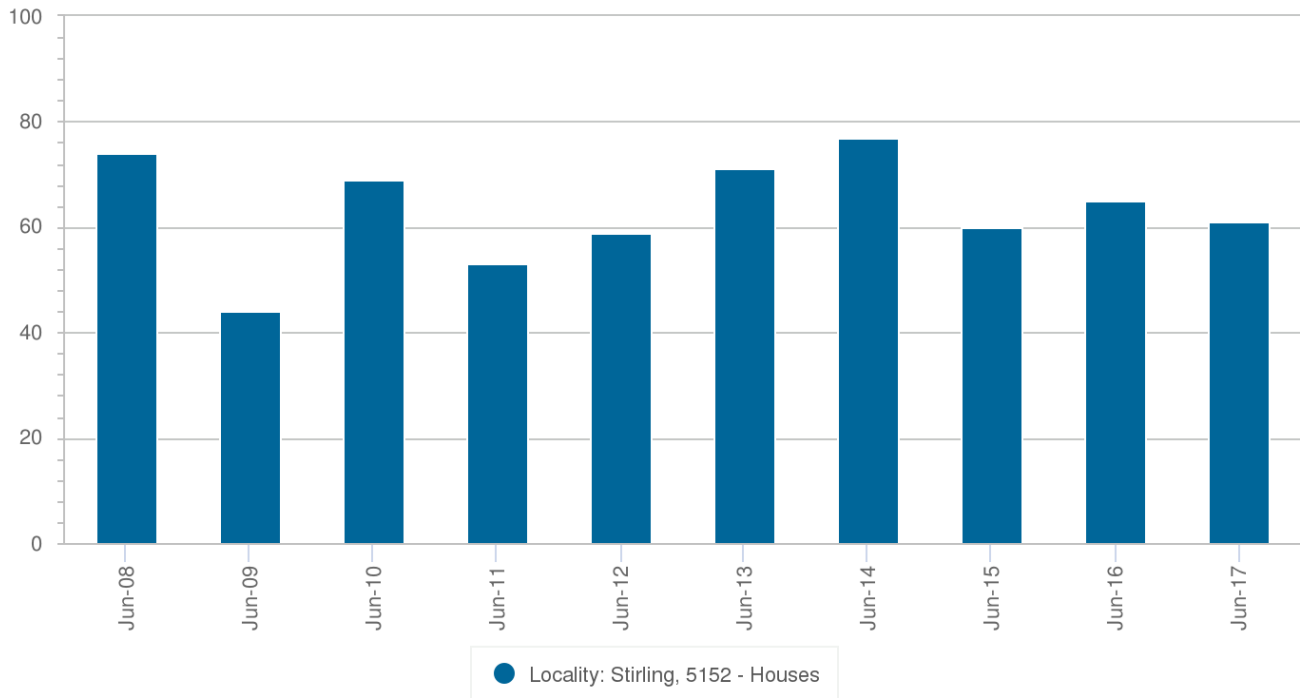
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Stirling Number
Jun 2017	61
Jun 2016	65
Jun 2015	60
Jun 2014	77
Jun 2013	71
Jun 2012	59
Jun 2011	53
Jun 2010	69
Jun 2009	44
Jun 2008	74

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



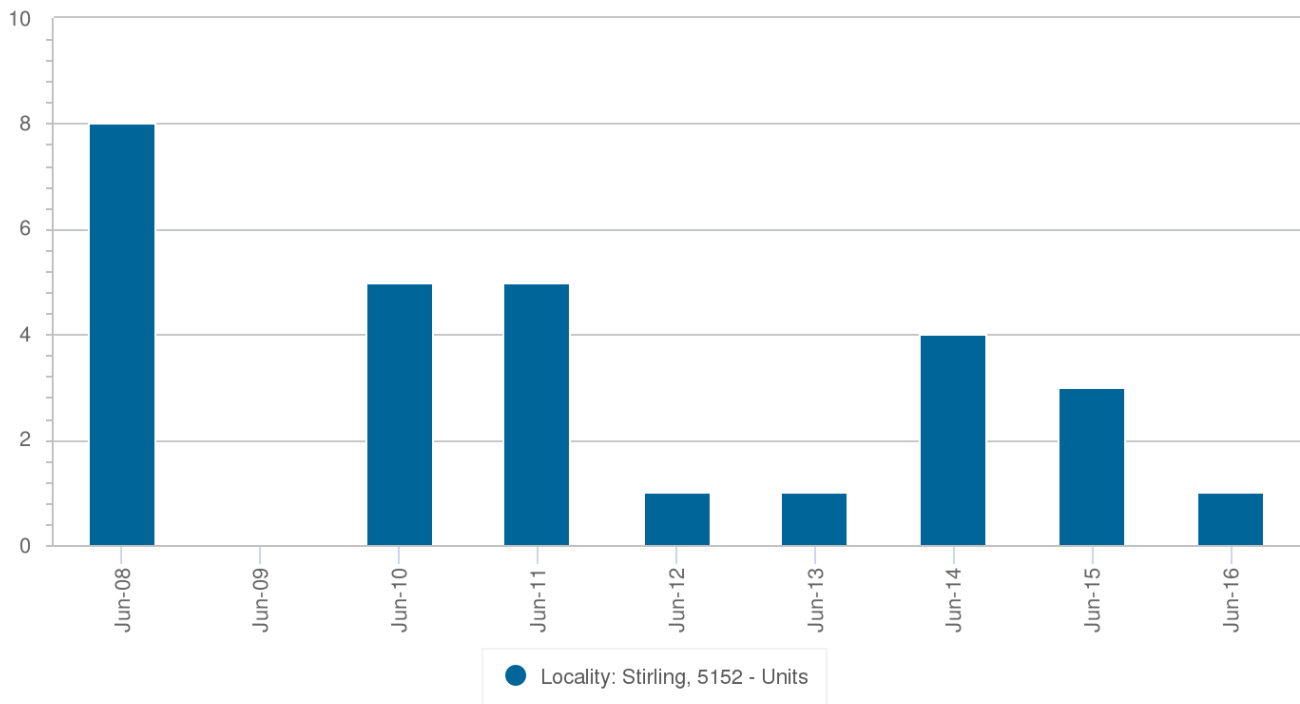
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Stirling Number
Jun 2016	1
Jun 2015	3
Jun 2014	4
Jun 2013	1
Jun 2012	1
Jun 2011	5
Jun 2010	5
Jun 2009	0
Jun 2008	8
Jun 2007	n/a

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



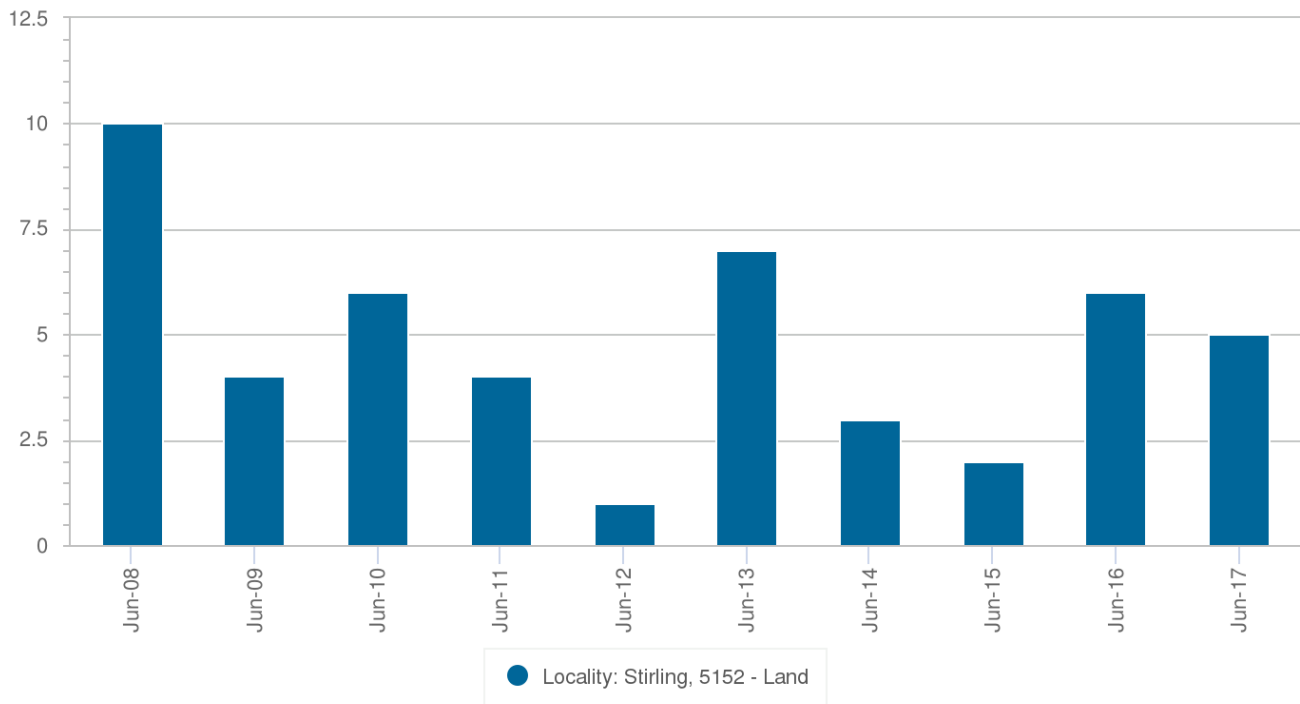
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Stirling Number
Jun 2017	5
Jun 2016	6
Jun 2015	2
Jun 2014	3
Jun 2013	7
Jun 2012	1
Jun 2011	4
Jun 2010	6
Jun 2009	4
Jun 2008	10

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



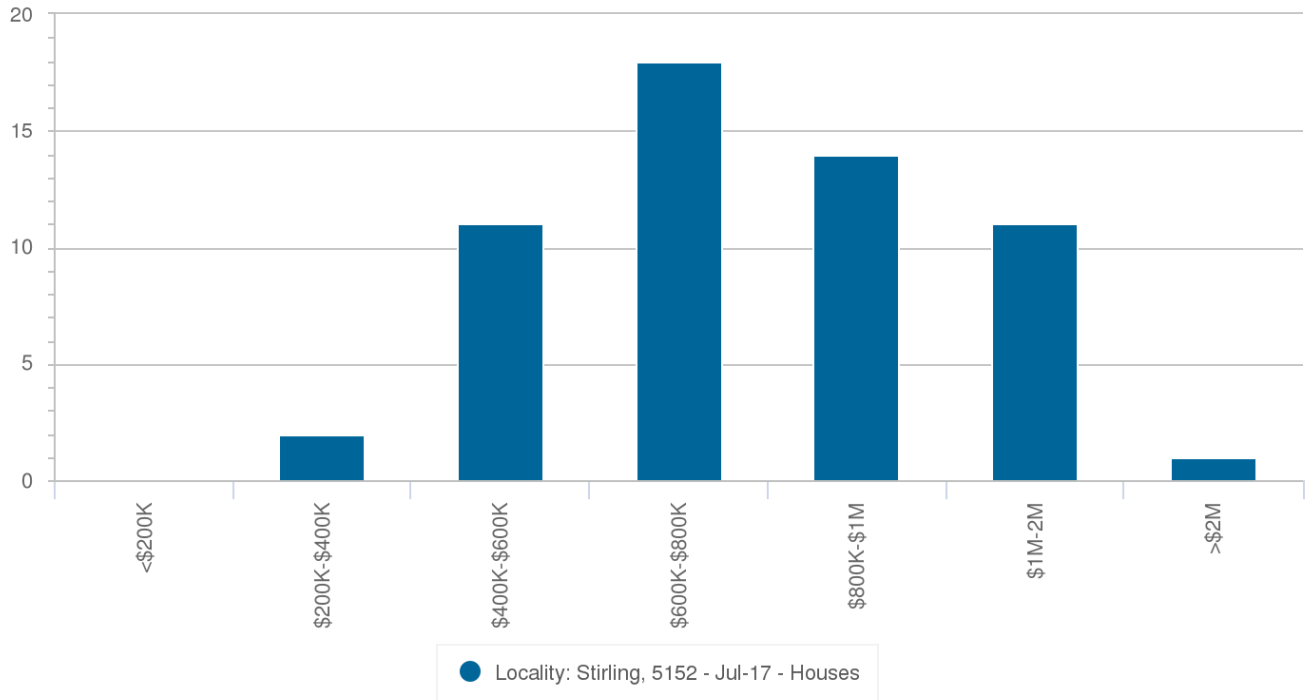
# Sales By Price

## Sales By Price - 12 months (House)

Price	Stirling Number
<\$200K	0
\$200K-\$400K	2
\$400K-\$600K	11
\$600K-\$800K	18
\$800K-\$1M	14
\$1M-\$2M	11
>\$2M	1

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period



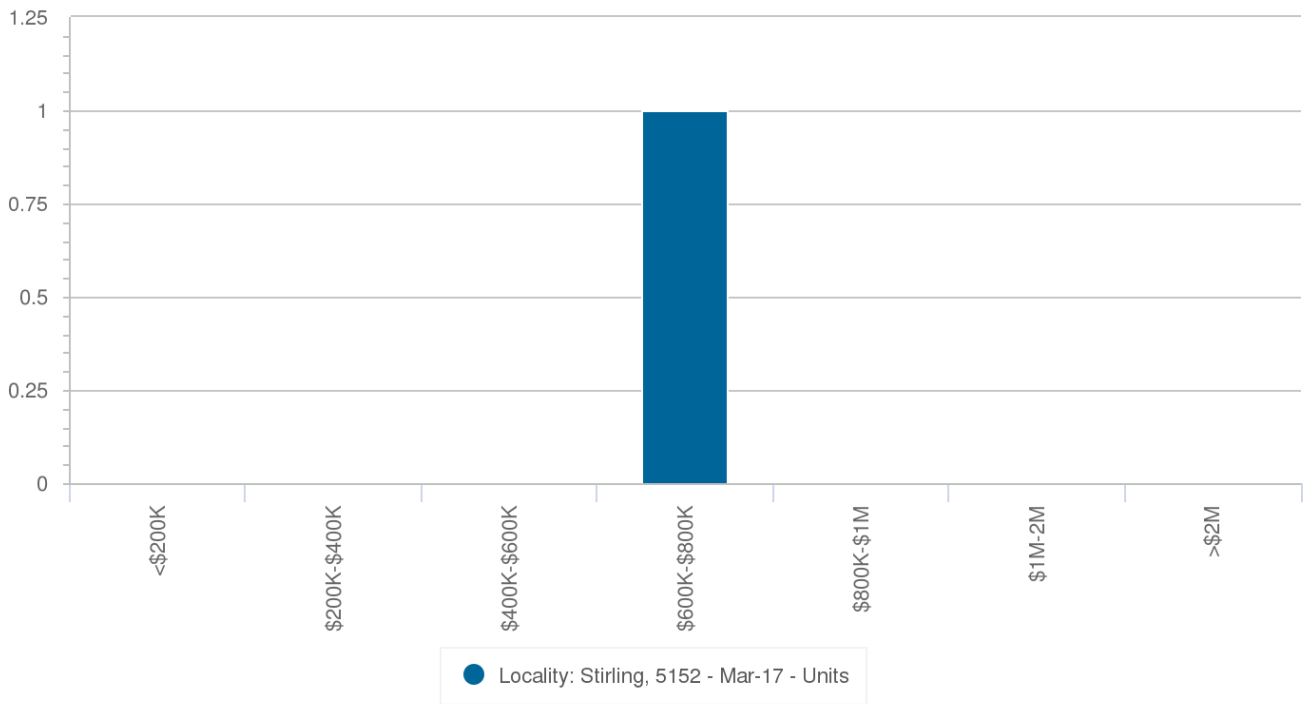


### Sales By Price - 12 months (Unit)

Price	Stirling Number
<\$200K	0
\$200K-\$400K	0
\$400K-\$600K	0
\$600K-\$800K	1
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

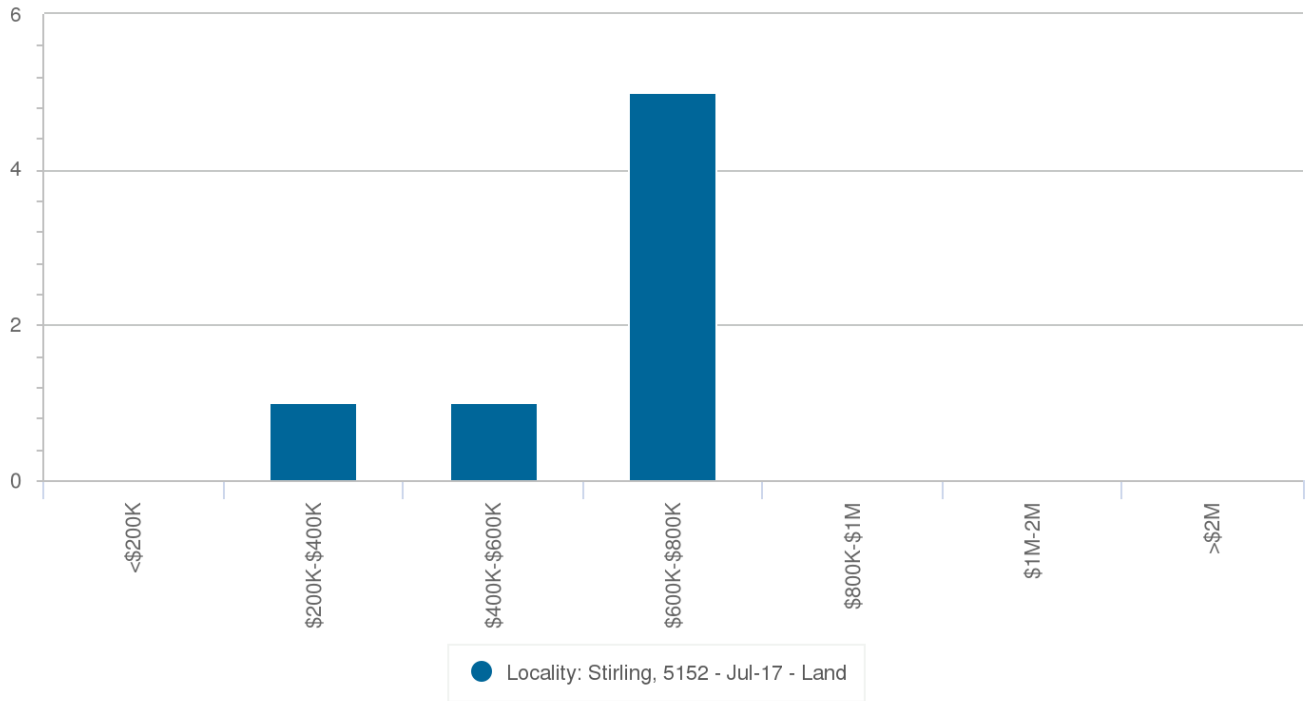


### Sales By Price - 12 months (Land)

Price	Stirling Number
<\$200K	0
\$200K-\$400K	1
\$400K-\$600K	1
\$600K-\$800K	5
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

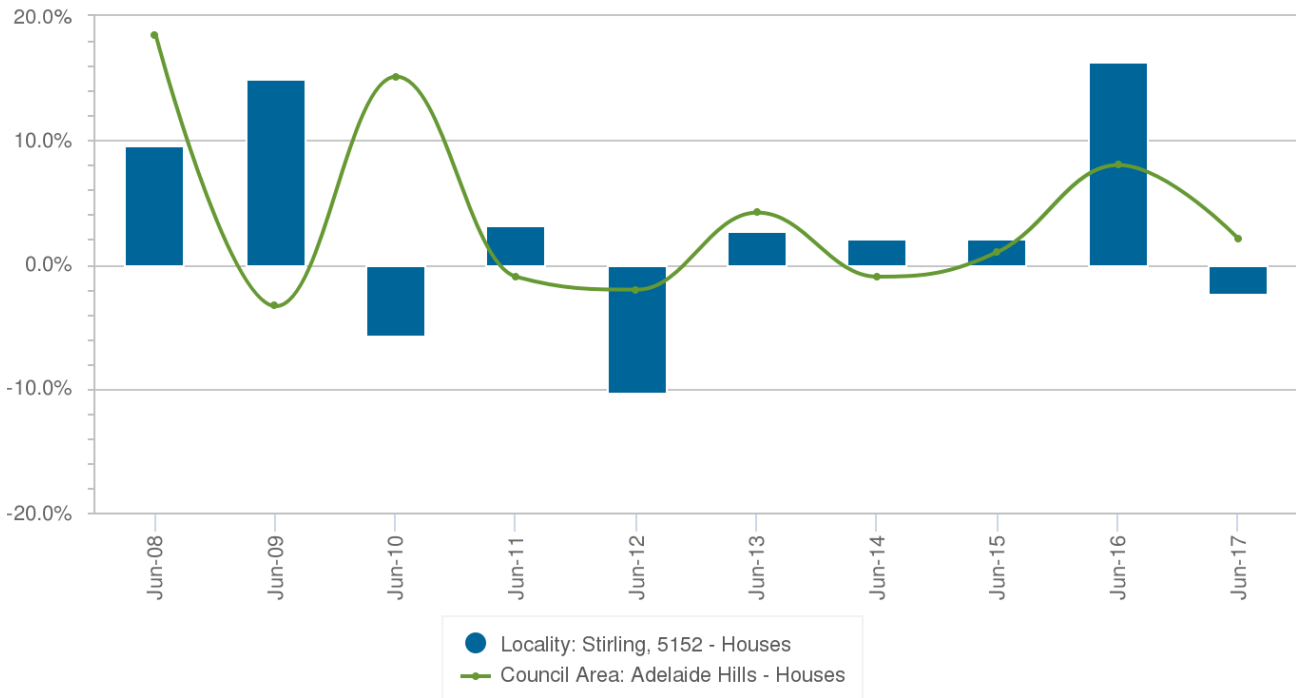
# Change in Median Price

## Change in Median Price (House)

Period	Stirling	Adelaide Hills
	% Change	% Change
Jun 2017	-2.34%	2.04%
Jun 2016	16.25%	8%
Jun 2015	2.06%	1.01%
Jun 2014	2.02%	-1%
Jun 2013	2.66%	4.17%
Jun 2012	-10.29%	-2.04%
Jun 2011	3.15%	-1.01%
Jun 2010	-5.8%	15.12%
Jun 2009	15%	-3.37%
Jun 2008	9.59%	18.51%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Stirling	Adelaide Hills
	% Change	% Change
Jun 2016	0%	3.91%
Jun 2015	0%	8.84%
Jun 2014	0%	-4.23%
Jun 2013	0%	4.07%
Jun 2012	0%	-6.65%
Jun 2011	0%	2.76%
Jun 2010	0%	8.27%
Jun 2009	0%	3.27%
Jun 2008	0%	12.24%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Stirling	Adelaide Hills
	% Change	% Change
Jun 2008	28.61%	-2.48%
Jun 2007	0%	0%
Jun 2006	0%	0%
Jun 2005	0%	0%
Jun 2004	0%	0%
Jun 2003	0%	0%
Jun 2002	0%	0%
Jun 2001	0%	0%
Jun 2000	0%	0%
Jun 1999	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

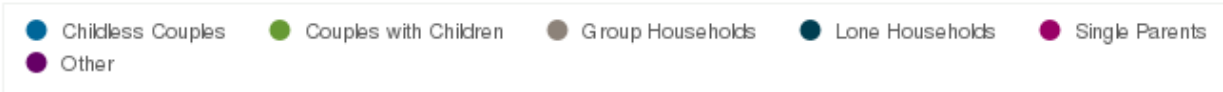
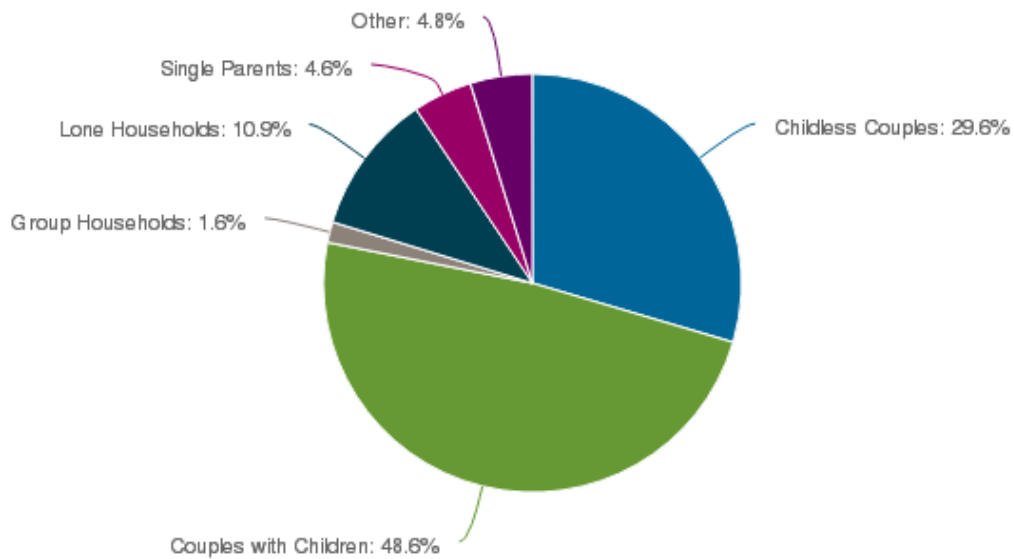
# Household

## Household Structure

Type	Percent
Couples with Children	48.6
Childless Couples	29.6
Lone Households	10.9
Other	4.8
Single Parents	4.6
Group Households	1.6

Statistics are provided by the Australian Bureau of Statistics (ABS)

### Household Structure



Statistics are provided by the Australian Bureau of Statistics (ABS)

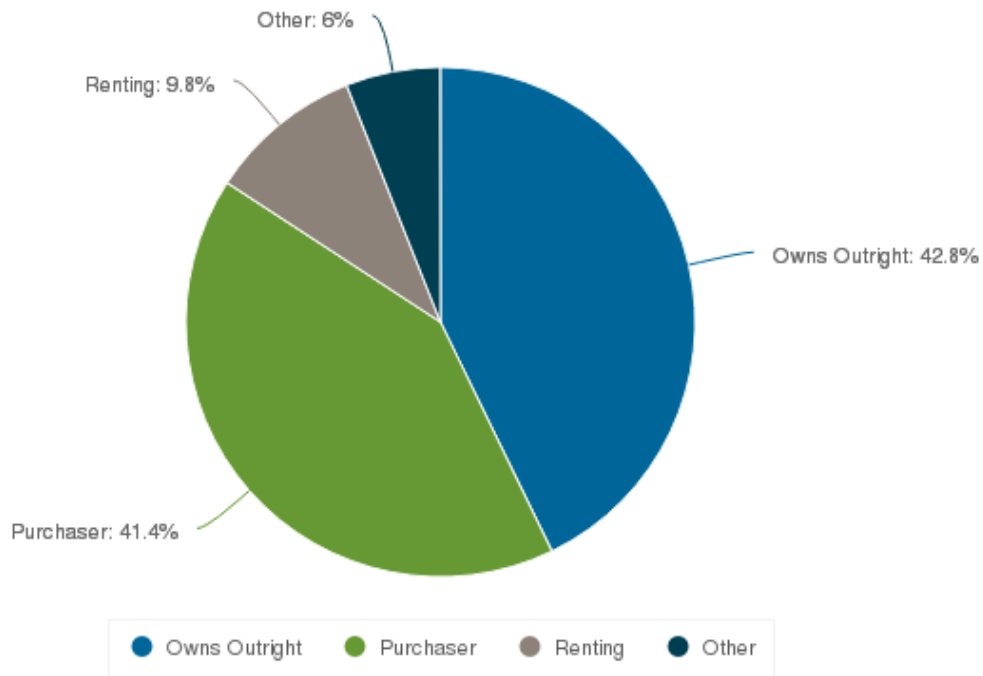


## Household Occupancy

Type	Percent
Owns Outright	42.8
Purchaser	41.4
Renting	9.8
Other	6.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

### Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)



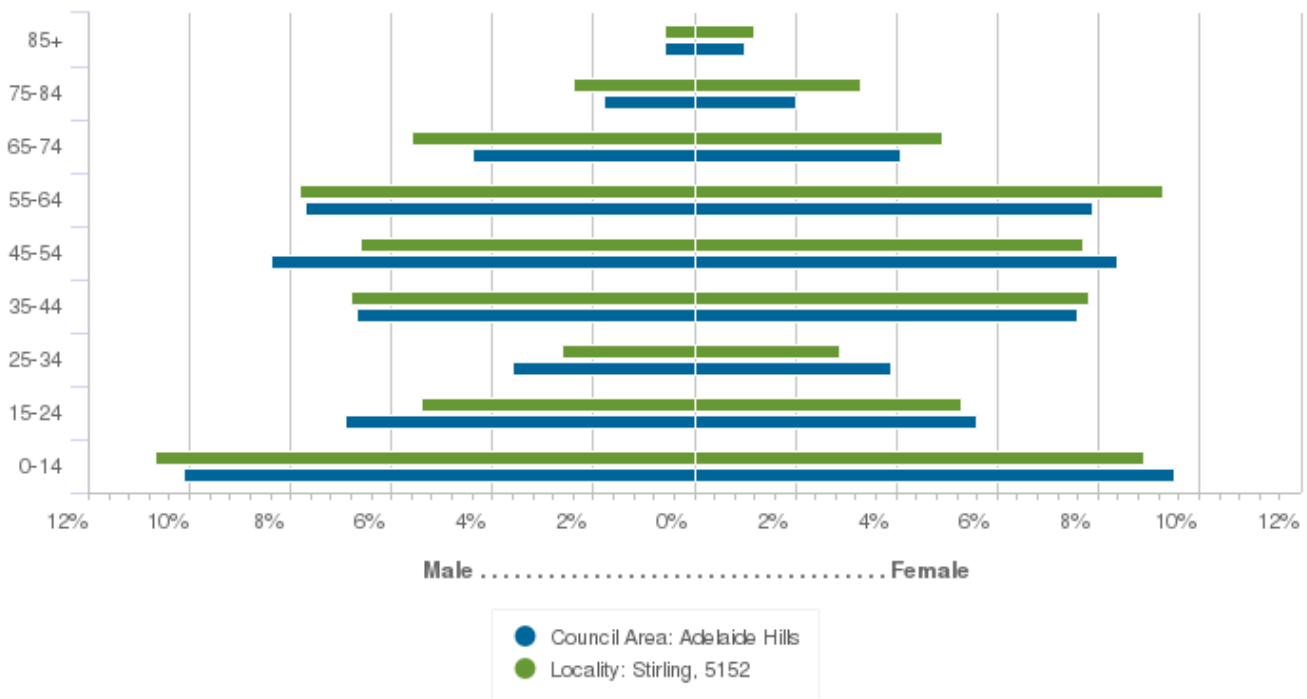
# Age Sex Ratio

## Age Sex Ratio

Age Group	Stirling		Adelaide Hills	
	Male %	Female %	Male %	Female %
0-14	10.7	8.9	10.1	9.5
15-24	5.4	5.3	6.9	5.6
25-34	2.6	2.9	3.6	3.9
35-44	6.8	7.8	6.7	7.6
45-54	6.6	7.7	8.4	8.4
55-64	7.8	9.3	7.7	7.9
65-74	5.6	4.9	4.4	4.1
75-84	2.4	3.3	1.8	2.0
85+	0.6	1.2	0.6	1.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)



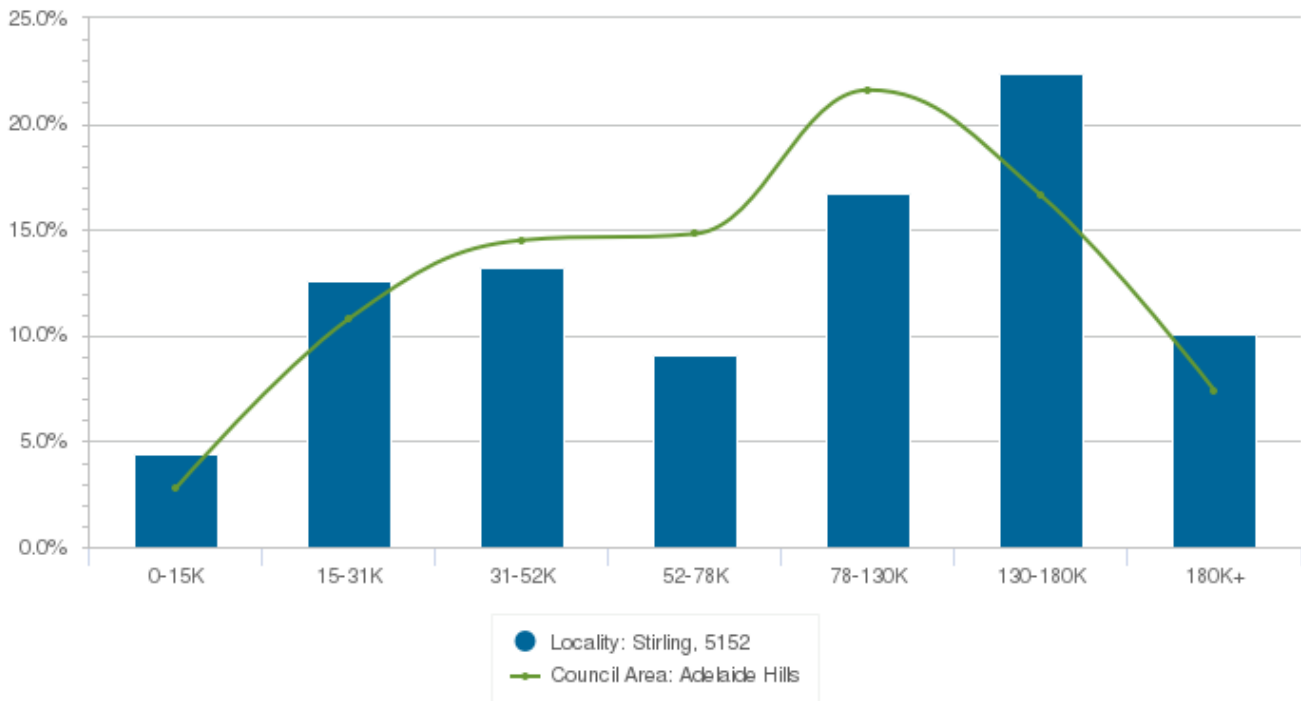
# Household Income

## Household Income

Income Range	Stirling %	Adelaide Hills %
0-15K	4.4	2.8
15-31K	12.6	10.8
31-52K	13.2	14.5
52-78K	9.1	14.8
78-130K	16.7	21.6
130-180K	22.4	16.6
180K+	10.1	7.4

Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Income



Statistics are provided by the Australian Bureau of Statistics (ABS)

---

## Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2017 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.