

# Suburb Statistics Report

Prepared on 18 Oct 2017

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## Area Profile

The size of Upper Sturt is approximately 7 square kilometres.

It has 2 parks covering nearly 8% of total area.

The population of Upper Sturt in 2006 was 517 people.

By 2011 the population was 1,005 showing a population growth of 94.4% in the area during that time.

The predominant age group in Upper Sturt is 0-14 years.

Households in Upper Sturt are primarily couples with children and are likely to be repaying \$1400 - \$1800 per month on mortgage repayments.

In general, people in Upper Sturt work in a professional occupation.

In 2006, 87.3% of the homes in Upper Sturt were owner-occupied compared with 90.4% in 2011.

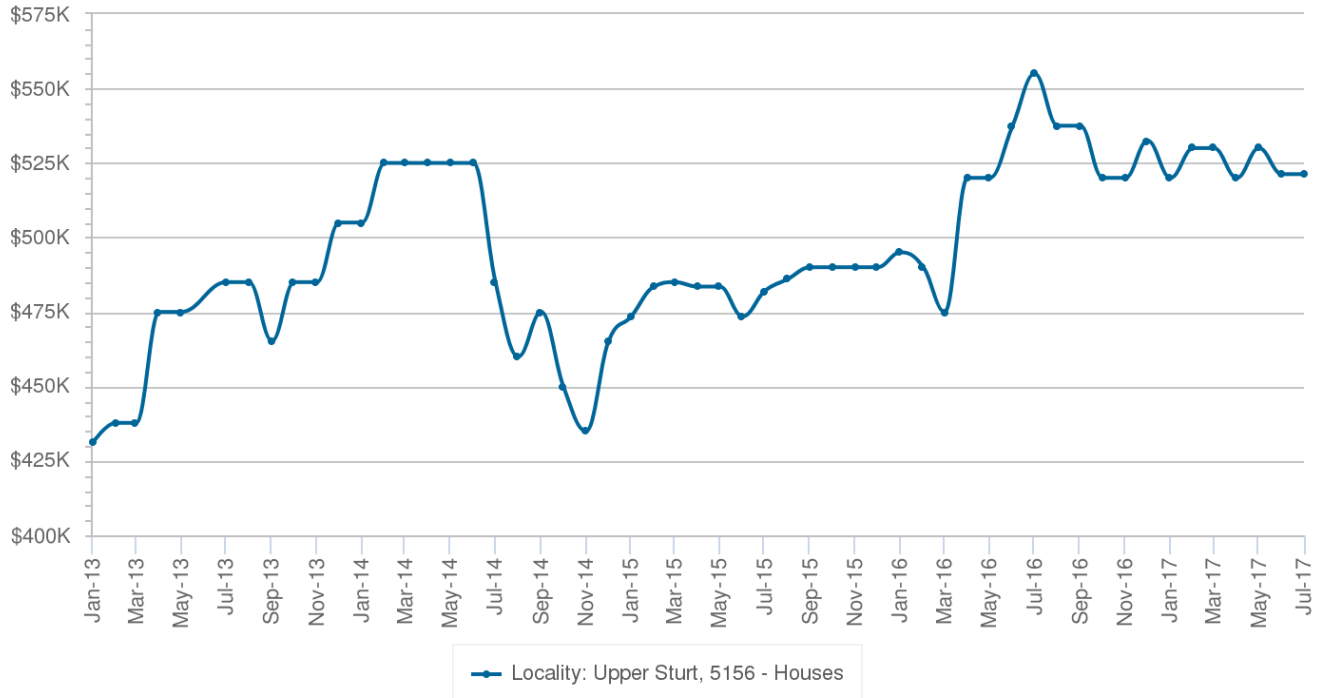
Currently the median sales price of houses in the area is \$521,250.

### 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	\$431,100	\$505,000	\$473,500	\$495,000	\$520,000
February	\$437,750	\$525,000	\$483,500	\$490,000	\$530,000
March	\$437,750	\$525,000	\$485,000	\$475,000	\$530,000
April	\$475,000	\$525,000	\$483,500	\$520,000	\$520,000
May	\$475,000	\$525,000	\$483,500	\$520,000	\$530,000
June	\$0	\$525,000	\$473,500	\$537,500	\$521,250
July	\$485,000	\$485,000	\$482,000	\$555,000	\$521,250
August	\$485,000	\$460,000	\$486,000	\$537,500	n/a
September	\$465,250	\$475,000	\$490,000	\$537,500	n/a
October	\$485,000	\$450,000	\$490,000	\$520,000	n/a
November	\$485,000	\$435,000	\$490,000	\$520,000	n/a
December	\$505,000	\$465,000	\$490,000	\$532,500	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

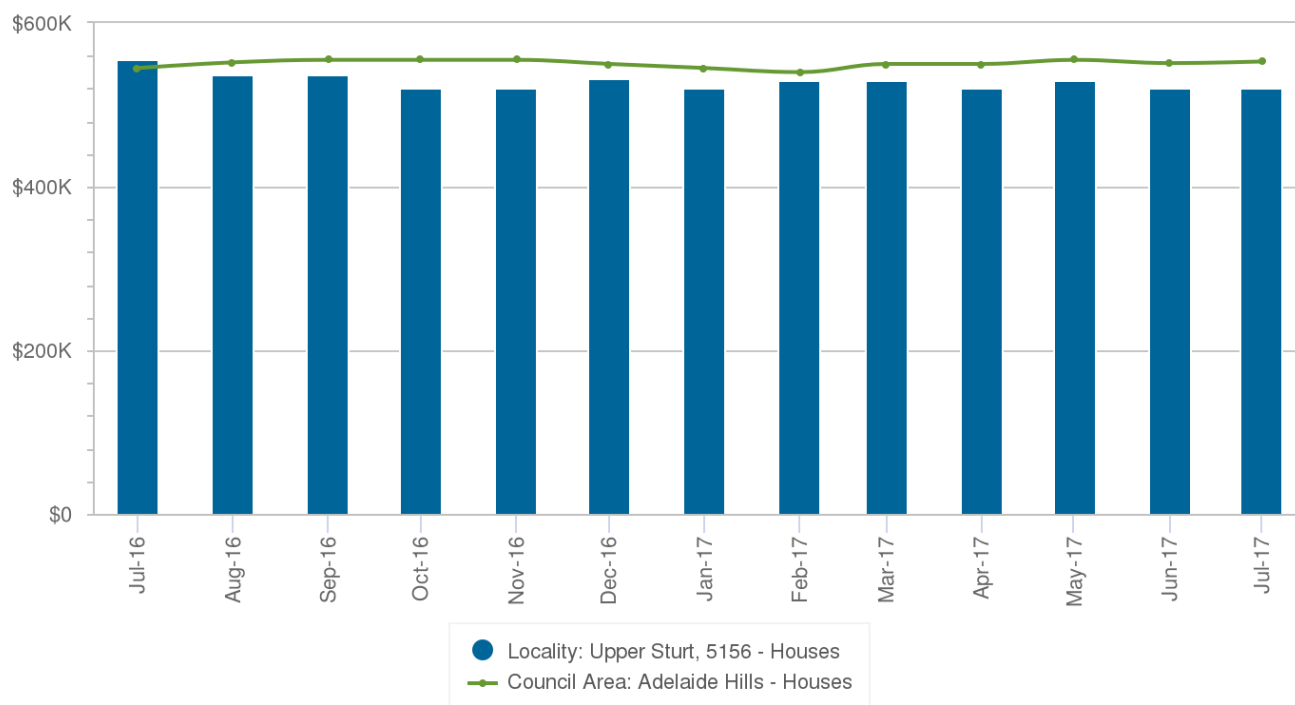
## Recent Median Sale Prices

### Recent Median Sale Prices (House)

Period	Upper Sturt Median Price	Adelaide Hills Median Price
July 2017	\$521,250	\$553,000
June 2017	\$521,250	\$551,000
May 2017	\$530,000	\$555,000
April 2017	\$520,000	\$550,000
March 2017	\$530,000	\$550,000
February 2017	\$530,000	\$540,000
January 2017	\$520,000	\$545,000
December 2016	\$532,500	\$550,000
November 2016	\$520,000	\$555,000
October 2016	\$520,000	\$555,000
September 2016	\$537,500	\$555,000
August 2016	\$537,500	\$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

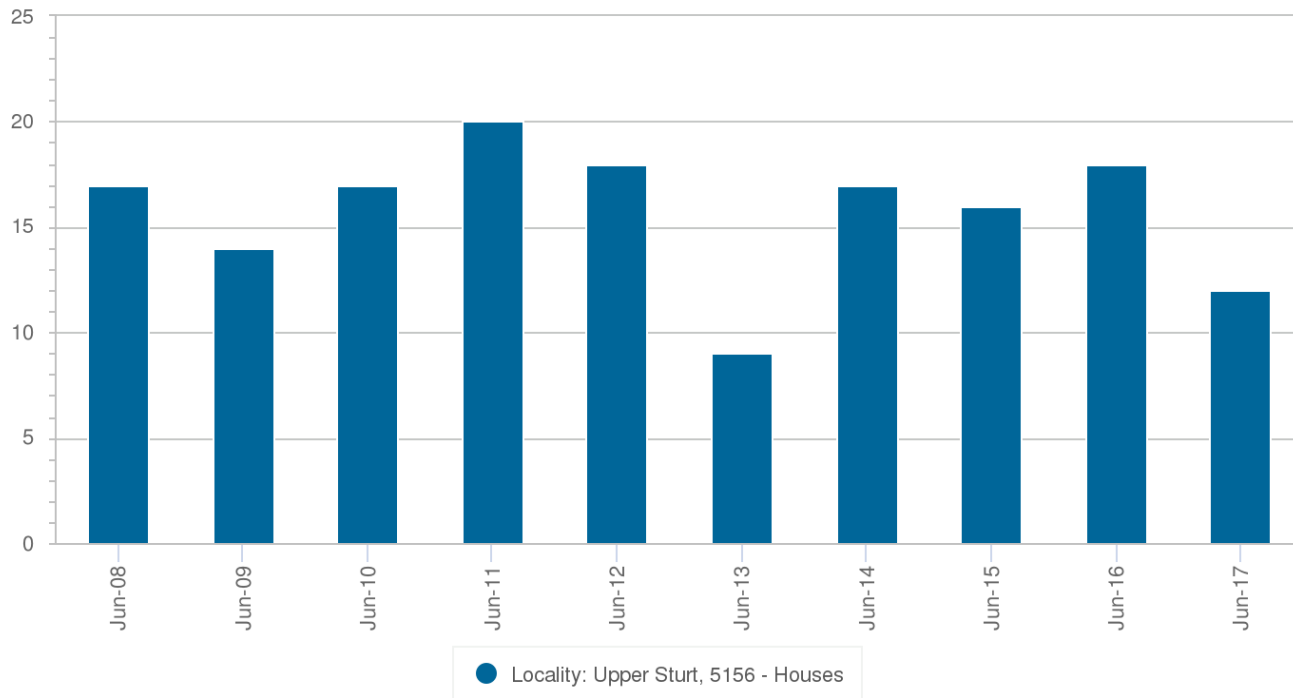
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Upper Sturt Number
Jun 2017	12
Jun 2016	18
Jun 2015	16
Jun 2014	17
Jun 2013	9
Jun 2012	18
Jun 2011	20
Jun 2010	17
Jun 2009	14
Jun 2008	17

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



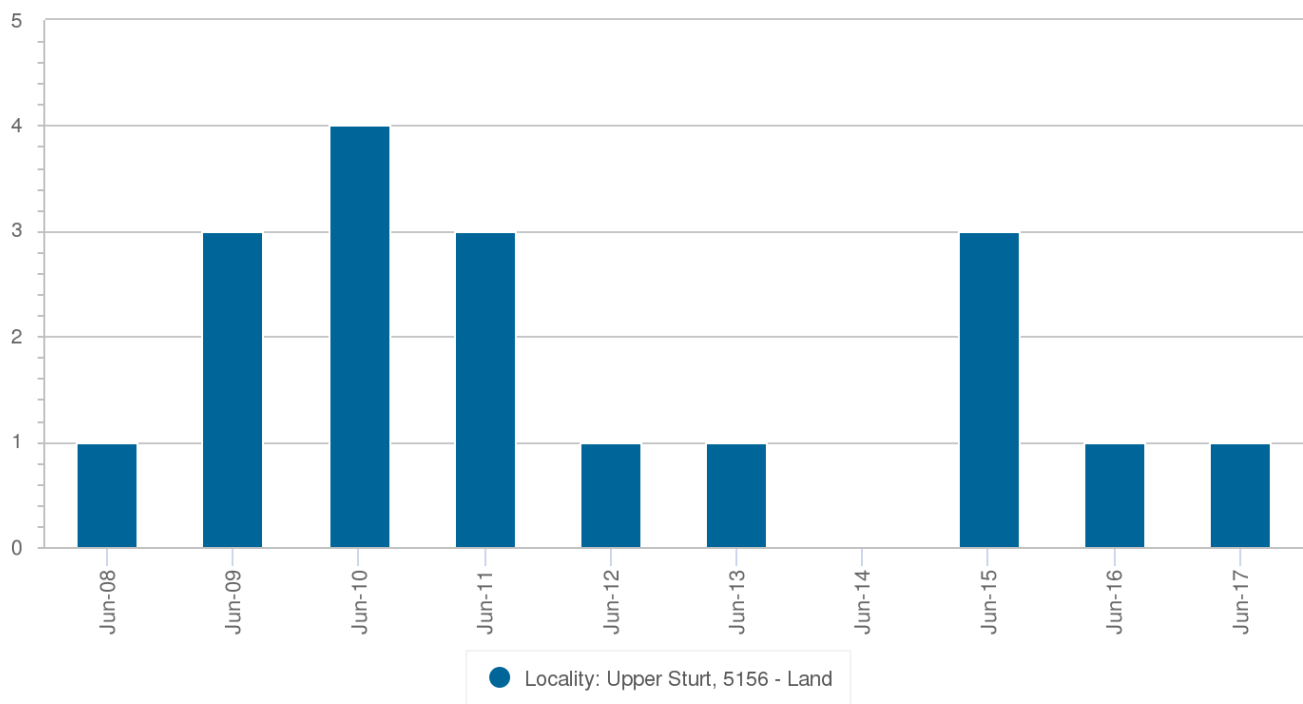
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Upper Sturt Number
Jun 2017	1
Jun 2016	1
Jun 2015	3
Jun 2014	0
Jun 2013	1
Jun 2012	1
Jun 2011	3
Jun 2010	4
Jun 2009	3
Jun 2008	1

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

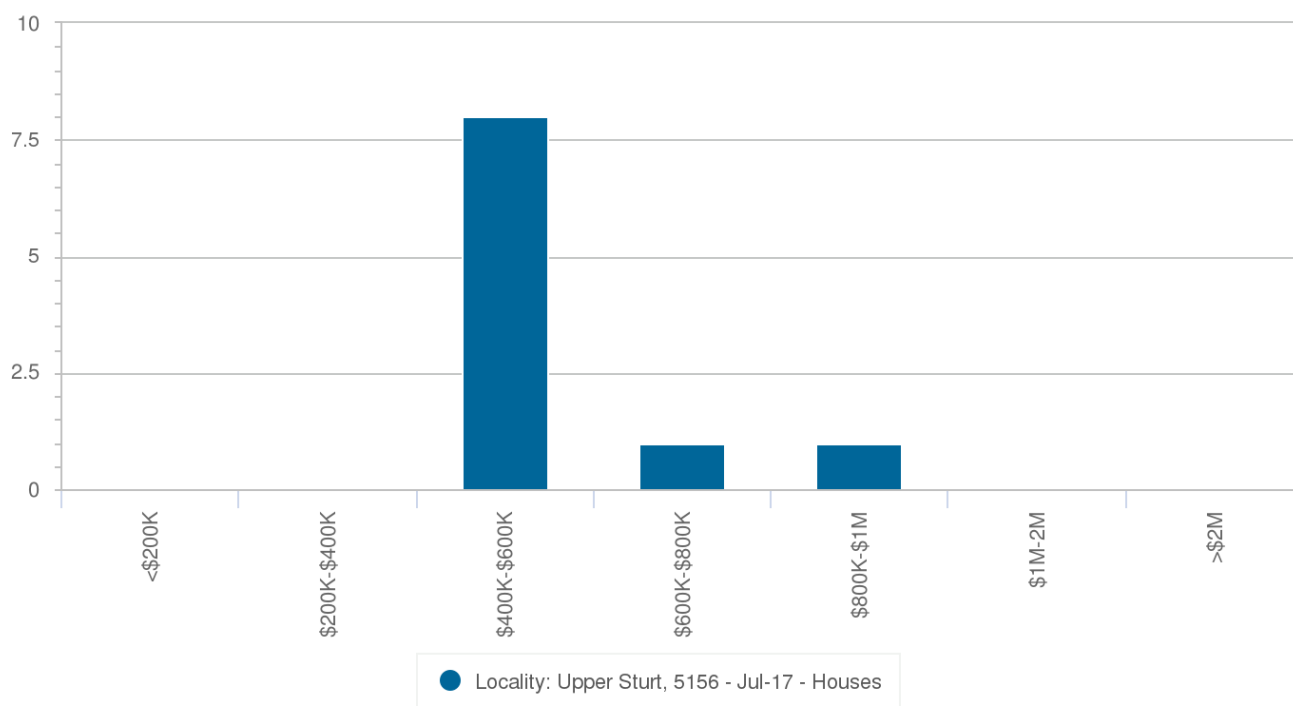
## Sales By Price

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

Price	Upper Sturt
	Number
<\$200K	0
\$200K-\$400K	0
\$400K-\$600K	8
\$600K-\$800K	1
\$800K-\$1M	1
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

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



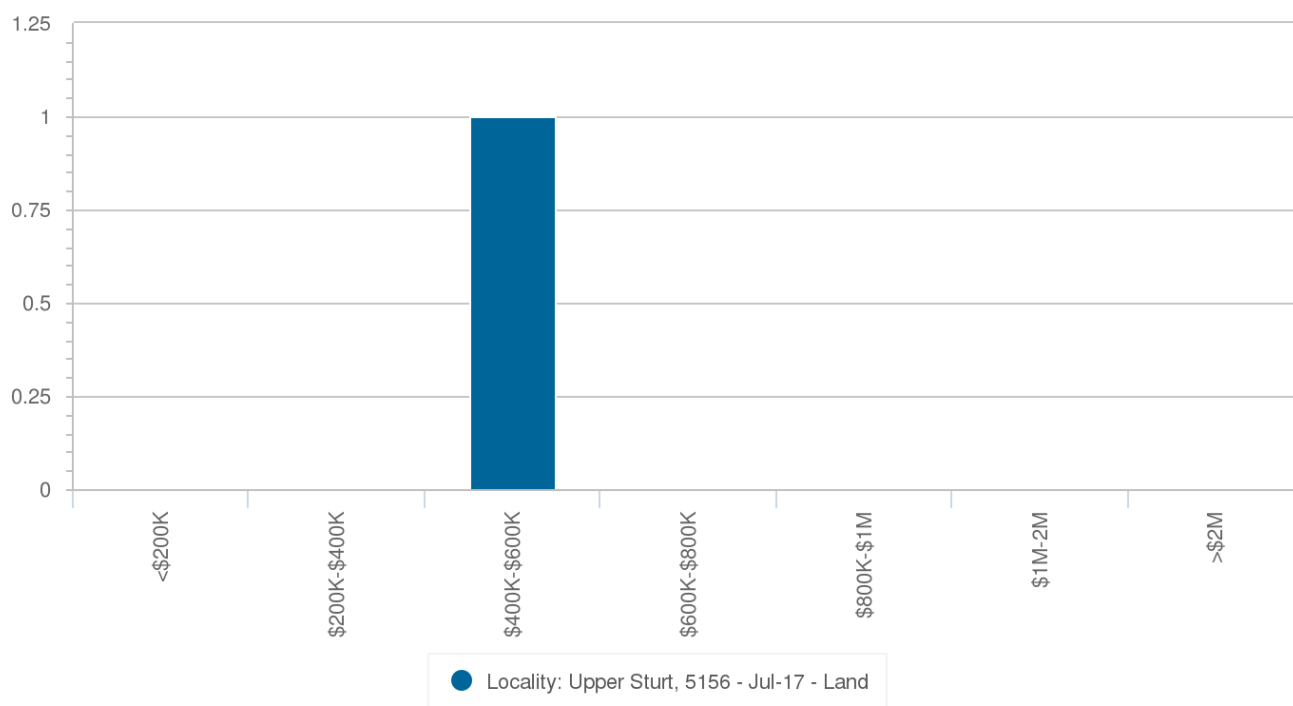
Statistics are calculated over a rolling 12 month period

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

Price	Upper Sturt
	Number
<\$200K	0
\$200K-\$400K	0
\$400K-\$600K	1
\$600K-\$800K	0
\$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



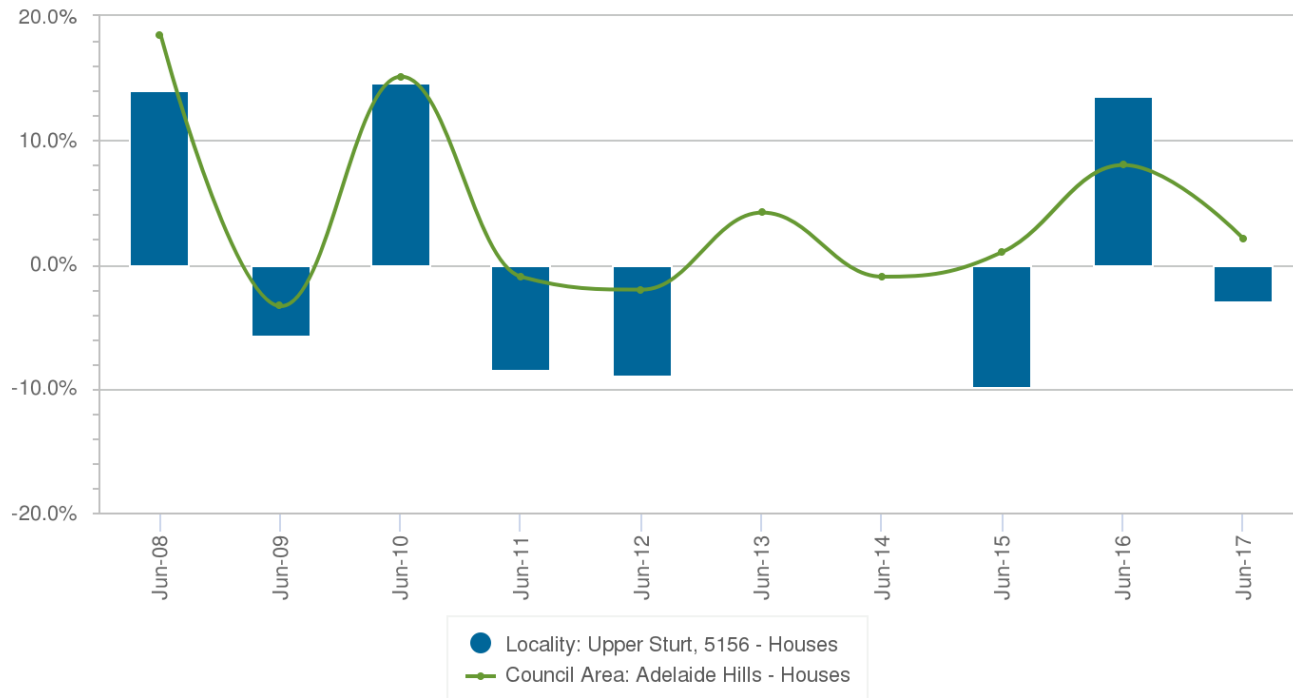
# Change in Median Price

## Change in Median Price (House)

Period	Upper Sturt % Change	Adelaide Hills % Change
Jun 2017	-3.02%	2.04%
Jun 2016	13.52%	8%
Jun 2015	-9.81%	1.01%
Jun 2014	0%	-1%
Jun 2013	0%	4.17%
Jun 2012	-8.99%	-2.04%
Jun 2011	-8.53%	-1.01%
Jun 2010	14.63%	15.12%
Jun 2009	-5.69%	-3.37%
Jun 2008	14.07%	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	Upper Sturt % Change	Adelaide Hills % 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	Upper Sturt % Change	Adelaide Hills % Change
Jun 2016	0%	-7.69%
Jun 2015	0%	17.51%
Jun 2014	0%	4%
Jun 2013	0%	-0.12%
Jun 2012	0%	-4.27%
Jun 2011	0%	-6.32%
Jun 2010	0%	25.33%
Jun 2009	0%	13.47%
Jun 2008	0%	-2.48%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period

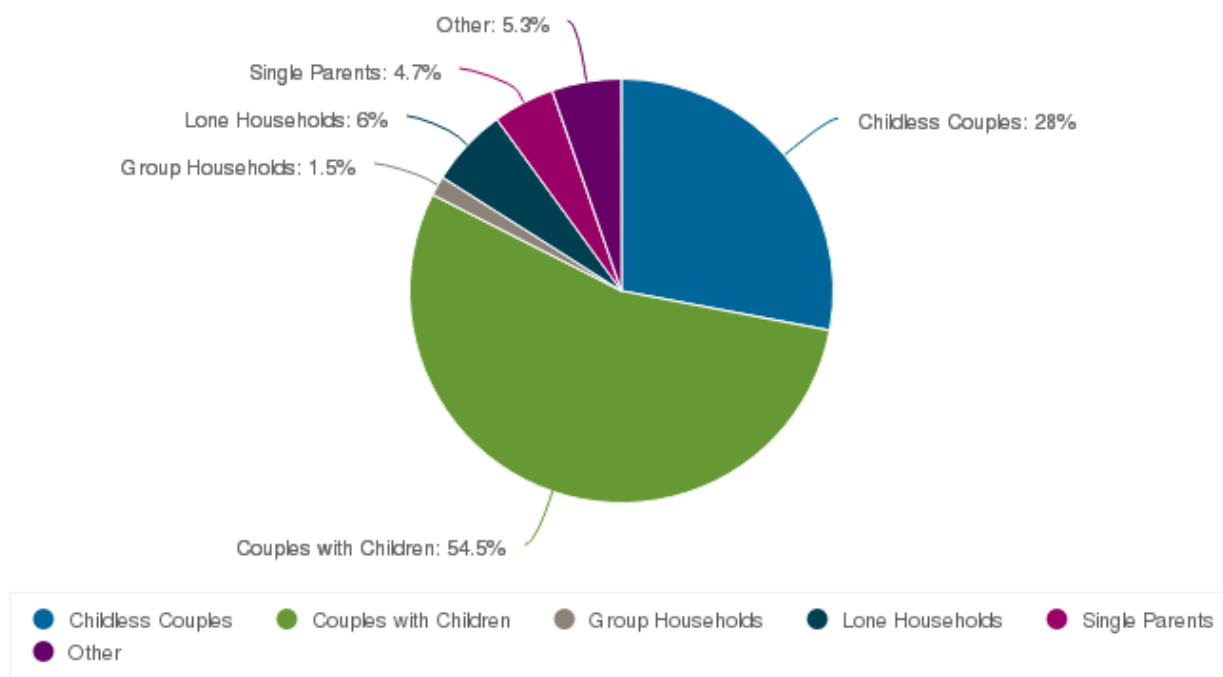
# Household

## Household Structure

Type	Percent
Couples with Children	54.5
Childless Couples	28.0
Lone Households	6.0
Other	5.3
Single Parents	4.7
Group Households	1.5

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

## Household Structure



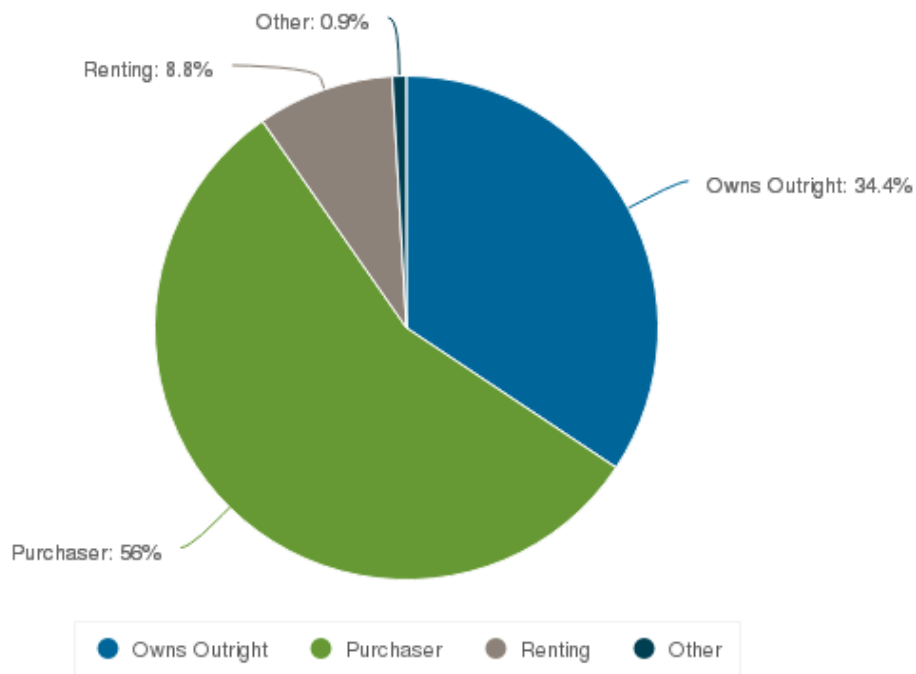
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## Household Occupancy

Type	Percent
Purchaser	56.0
Owns Outright	34.4
Renting	8.8
Other	0.9

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## Household Occupancy



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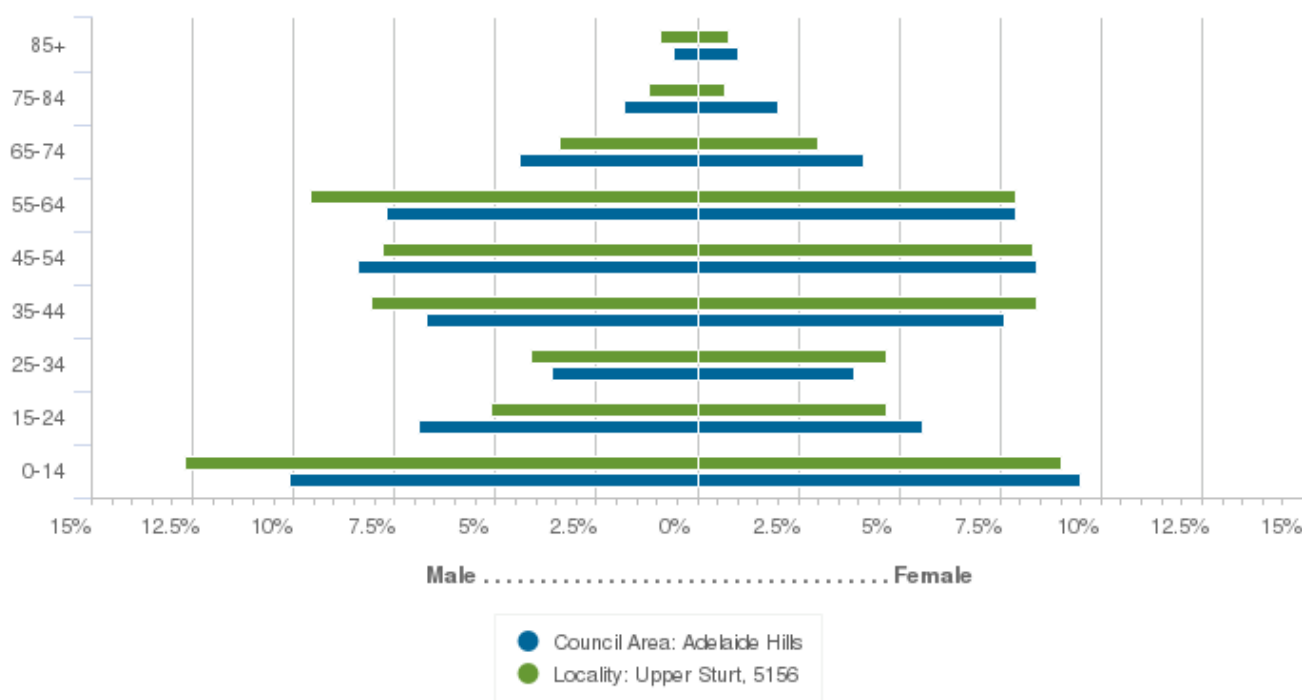
# Age Sex Ratio

## Age Sex Ratio

Age Group	Upper Sturt		Adelaide Hills	
	Male %	Female %	Male %	Female %
0-14	12.7	9.0	10.1	9.5
15-24	5.1	4.7	6.9	5.6
25-34	4.1	4.7	3.6	3.9
35-44	8.1	8.4	6.7	7.6
45-54	7.8	8.3	8.4	8.4
55-64	9.6	7.9	7.7	7.9
65-74	3.4	3.0	4.4	4.1
75-84	1.2	0.7	1.8	2.0
85+	0.9	0.8	0.6	1.0

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## Age Sex Ratio



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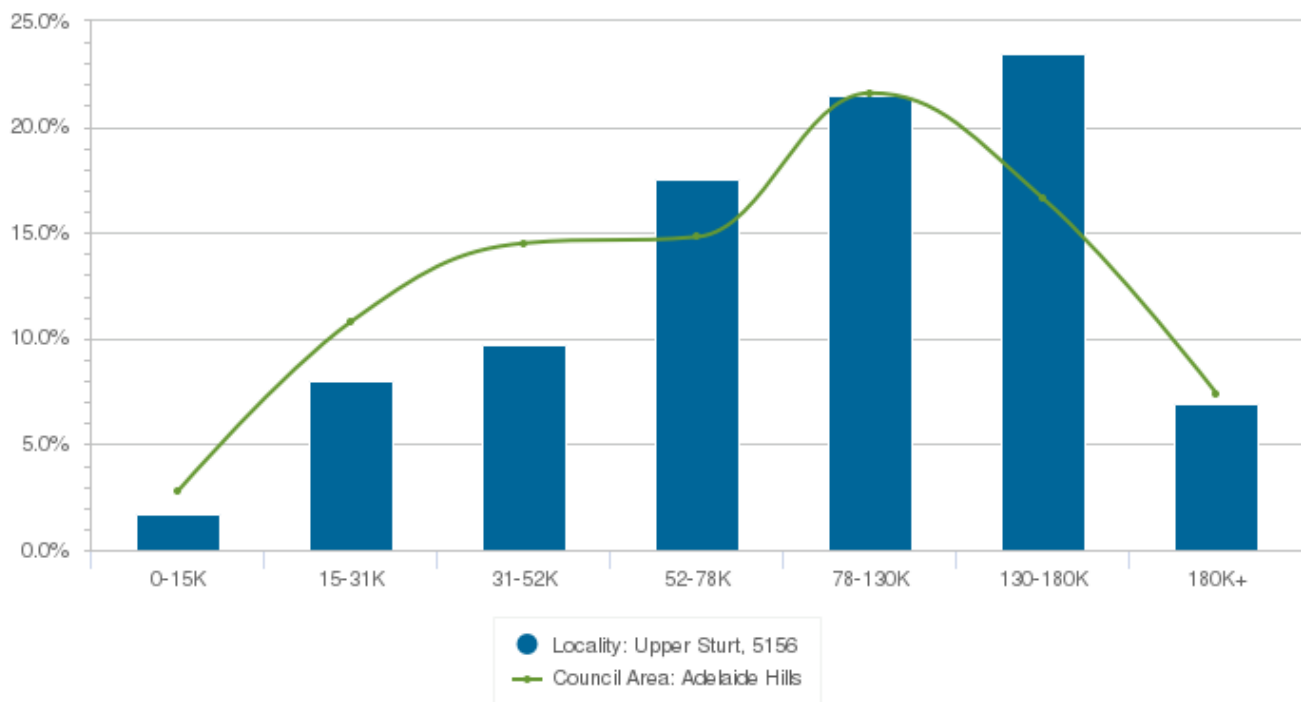
# Household Income

## Household Income

Income Range	Upper Sturt %	Adelaide Hills %
0-15K	1.7	2.8
15-31K	8.0	10.8
31-52K	9.7	14.5
52-78K	17.5	14.8
78-130K	21.5	21.6
130-180K	23.5	16.6
180K+	6.9	7.4

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## Household Income



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