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Suburb Statistics Report

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Area Profile

The size of Coromandel Valley is approximately 4.3 square kilometres.

It has 18 parks covering nearly 7.4% of total area.

The population of Coromandel Valley in 2011 was 4,281 people.

By 2016 the population was 4,196 showing a population decline of 2.0% in the area during that time.

The predominant age group in Coromandel Valley is 40-49 years.

Households in Coromandel Valley are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments.

In general, people in Coromandel Valley work in a professional occupation.

In 2011, 91.4% of the homes in Coromandel Valley were owner-occupied compared with 90.5% in 2016.

Currently the median sales price of houses in the area is $530,000.

Median Sales Price

	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018
Period	**Median Price**	**Median Price**	**Median Price**	**Median Price**	**Median Price**
January	$450,000	$501,250	$480,000	$510,000	$530,000
February	$450,000	$498,750	$485,000	$506,500	$530,000
March	$451,000	$497,500	$485,000	$518,000	$530,000
April	$460,000	$497,500	$485,000	$513,500	$530,000
May	$462,600	$497,500	$485,000	$525,000	n/a
June	$465,000	$475,000	$487,500	$525,000	n/a
July	$465,000	$485,000	$487,500	$530,000	n/a
August	$477,500	$472,500	$490,000	$530,000	n/a
September	$485,000	$470,000	$500,000	$530,000	n/a
October	$492,000	$470,000	$490,000	$537,500	n/a
November	$496,000	$470,000	$490,000	$536,000	n/a
December	$502,500	$470,000	$490,000	$533,000	n/a

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Median Sales Price

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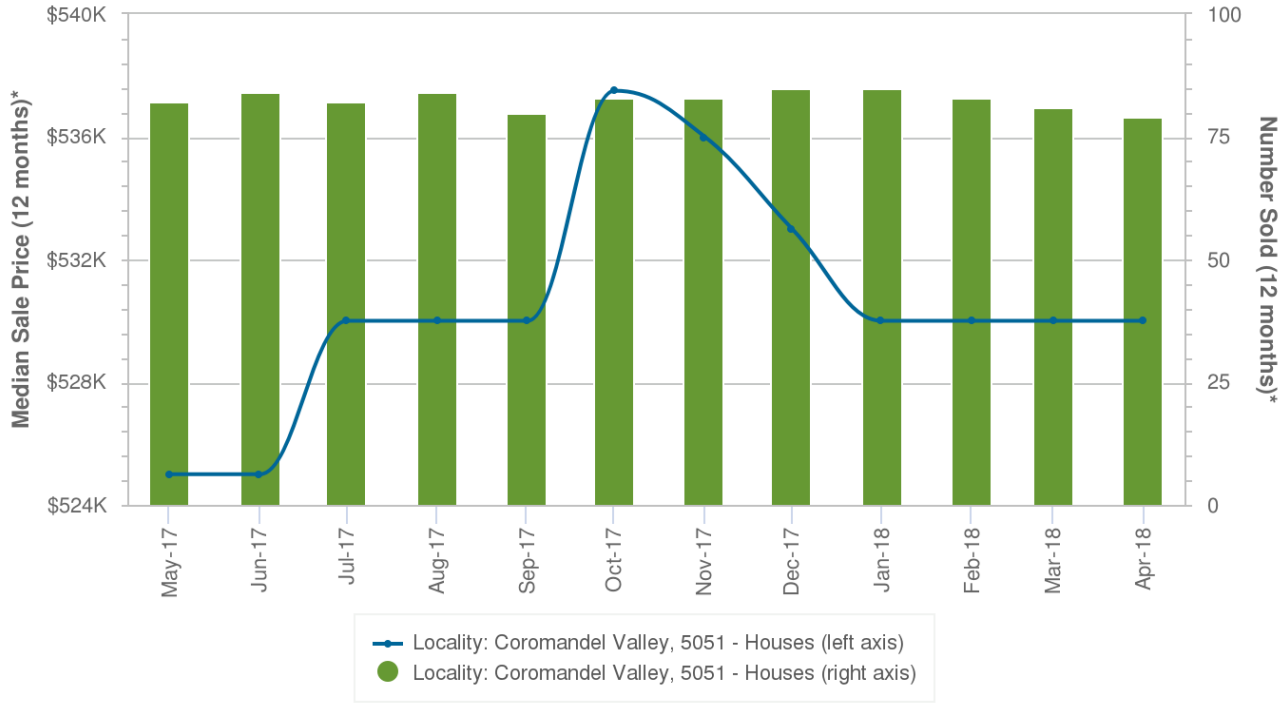
Median Sales Price vs Number Sold



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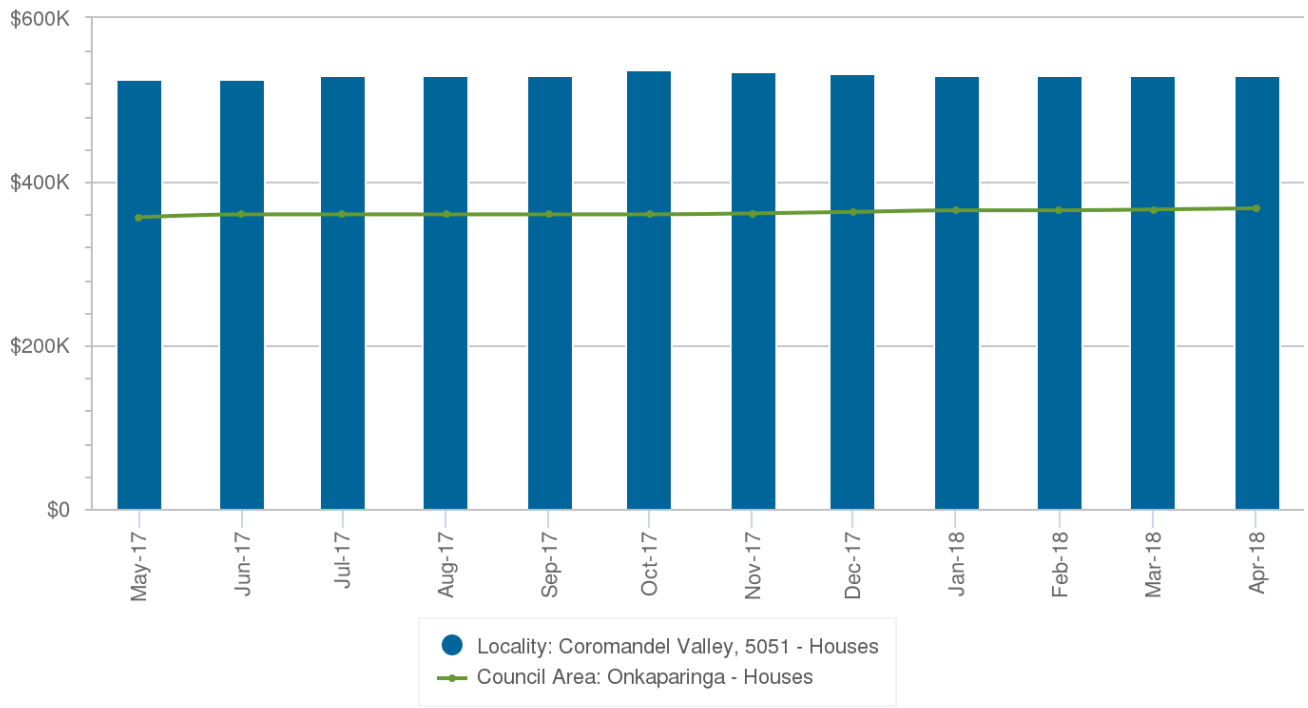
Recent Median Sale Prices

Recent Median Sale Prices (House)

	Coromandel Valley	Onkaparinga
Period	**Median Price**	**Median Price**
April 2018	$530,000	$367,500
March 2018	$530,000	$366,000
February 2018	$530,000	$365,000
January 2018	$530,000	$365,000
December 2017	$533,000	$363,000
November 2017	$536,000	$361,250
October 2017	$537,500	$360,000
September 2017	$530,000	$360,000
August 2017	$530,000	$360,000
July 2017	$530,000	$360,000
June 2017	$525,000	$360,000
May 2017	$525,000	$356,500

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



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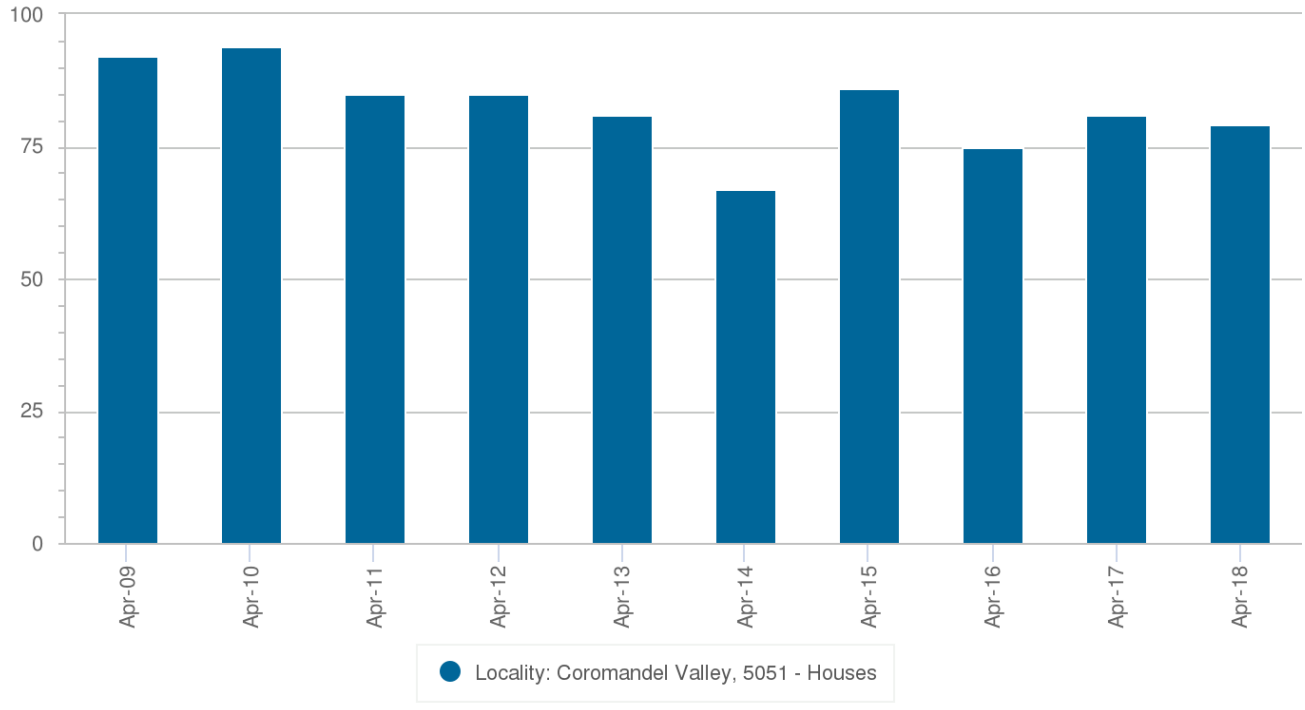
Sales Per Annum

Sales Per Annum (House)

	Coromandel Valley
Period Ending	**Number**
Apr 2018	79
Apr 2017	81
Apr 2016	75
Apr 2015	86
Apr 2014	67
Apr 2013	81
Apr 2012	85
Apr 2011	85
Apr 2010	94
Apr 2009	92

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



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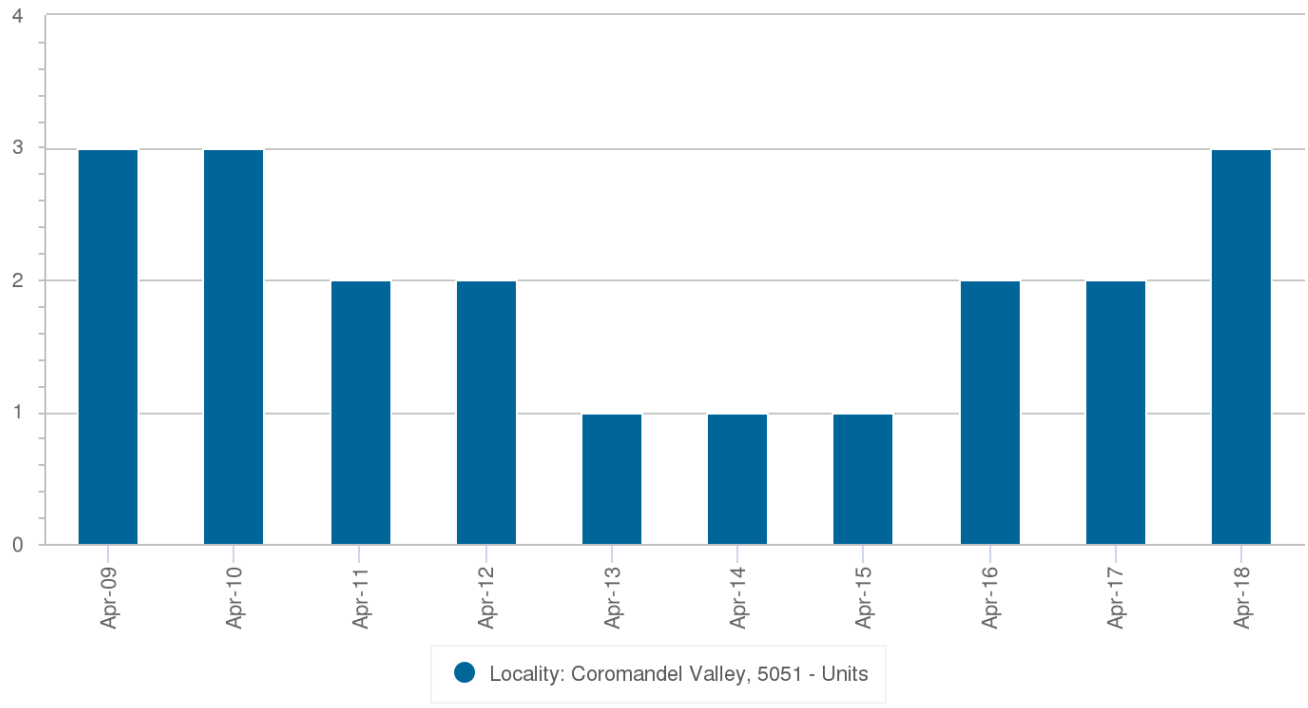
Sales Per Annum (Unit)

	Coromandel Valley
Period Ending	**Number**
Apr 2018	3
Apr 2017	2
Apr 2016	2
Apr 2015	1
Apr 2014	1
Apr 2013	1
Apr 2012	2
Apr 2011	2
Apr 2010	3
Apr 2009	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



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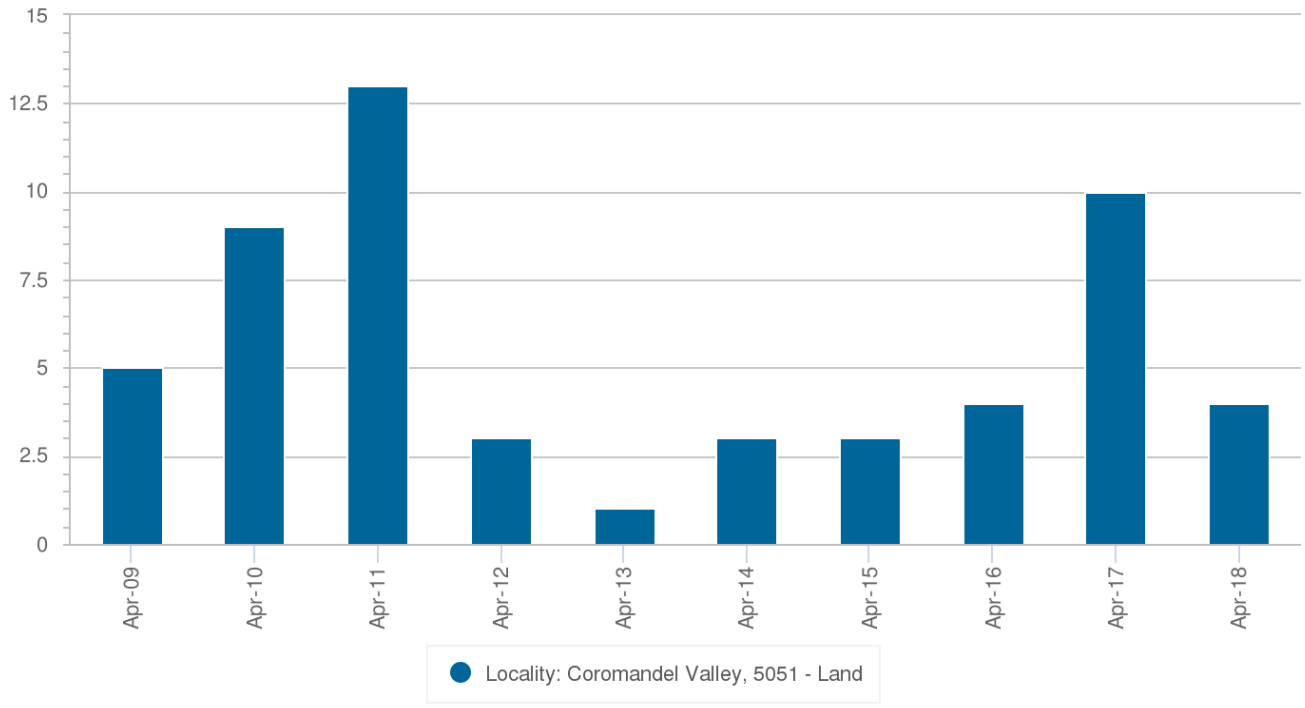
Sales Per Annum (Land)

	Coromandel Valley
Period Ending	**Number**
Apr 2018	4
Apr 2017	10
Apr 2016	4
Apr 2015	3
Apr 2014	3
Apr 2013	1
Apr 2012	3
Apr 2011	13
Apr 2010	9
Apr 2009	5

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



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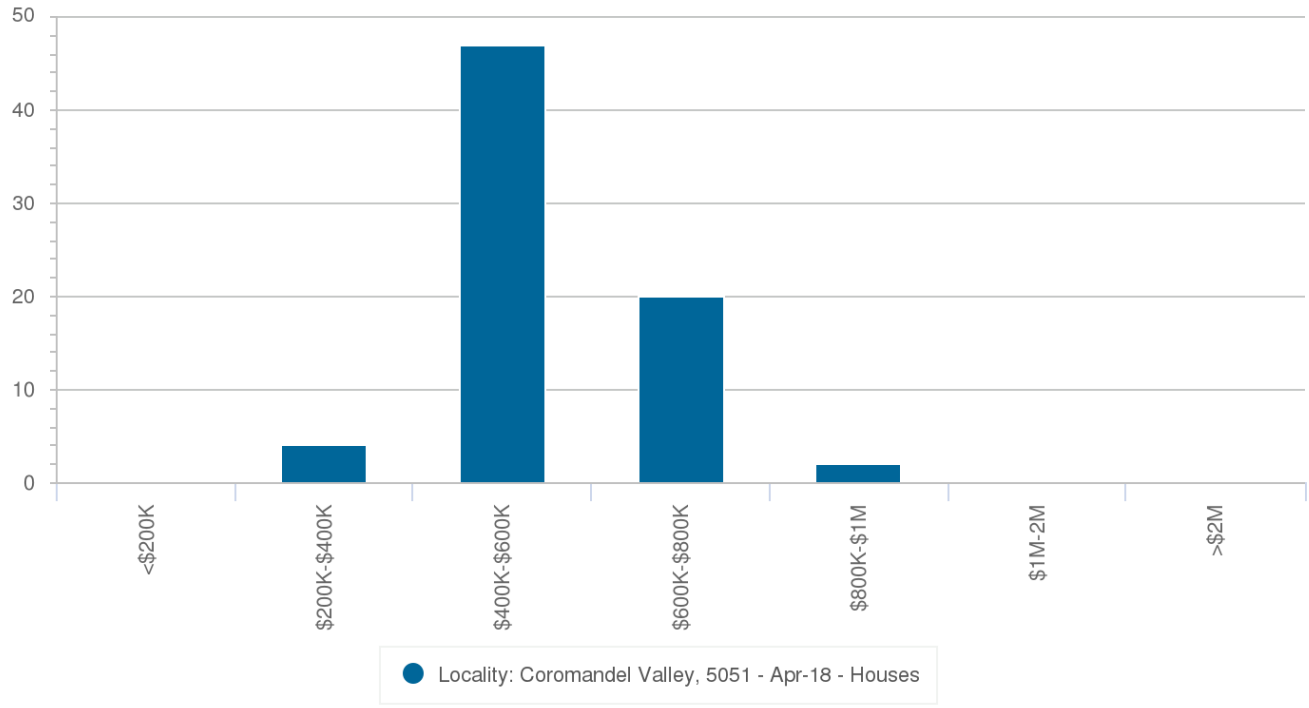
Sales By Price

Sales By Price - 12 months (House)

	Coromandel Valley
Price	**Number**
<$200K	0
$200K-$400K	4
$400K-$600K	47
$600K-$800K	20
$800K-$1M	2
$1M-$2M	0
>$2M	0

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



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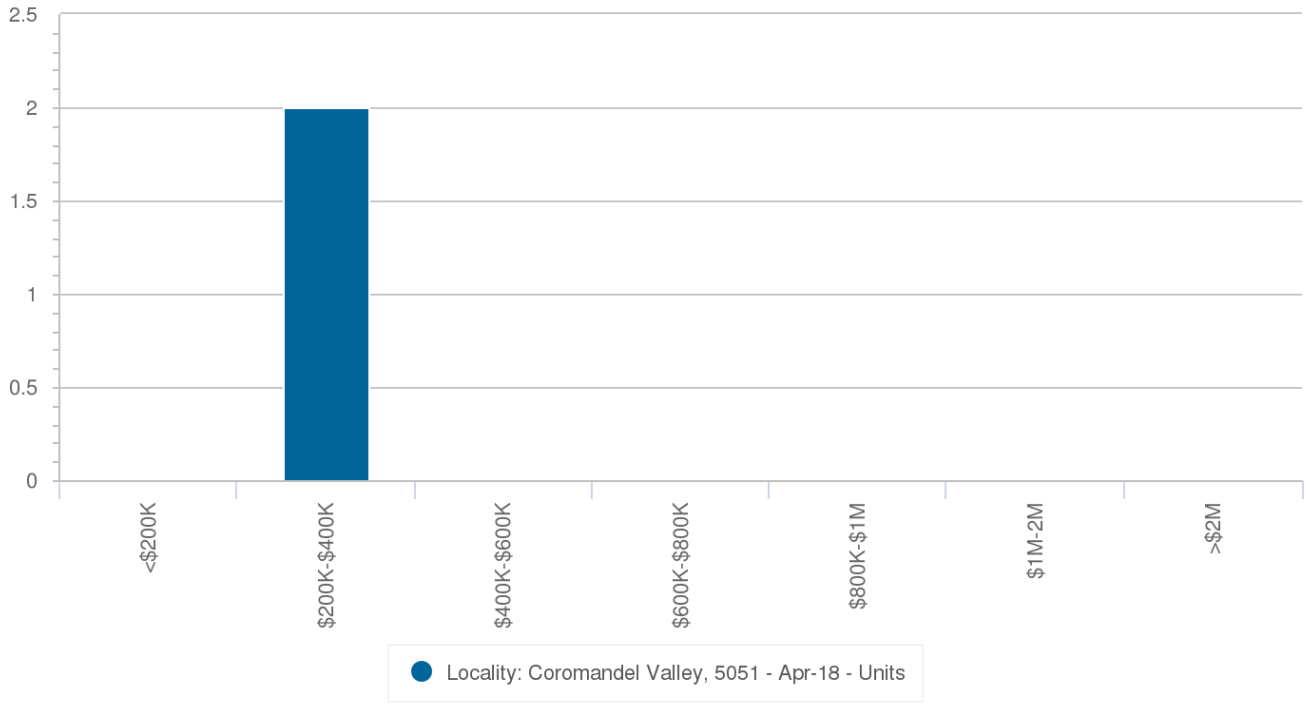
Sales By Price - 12 months (Unit)

	Coromandel Valley
Price	**Number**
<$200K	0
$200K-$400K	2
$400K-$600K	0
$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 (Unit)



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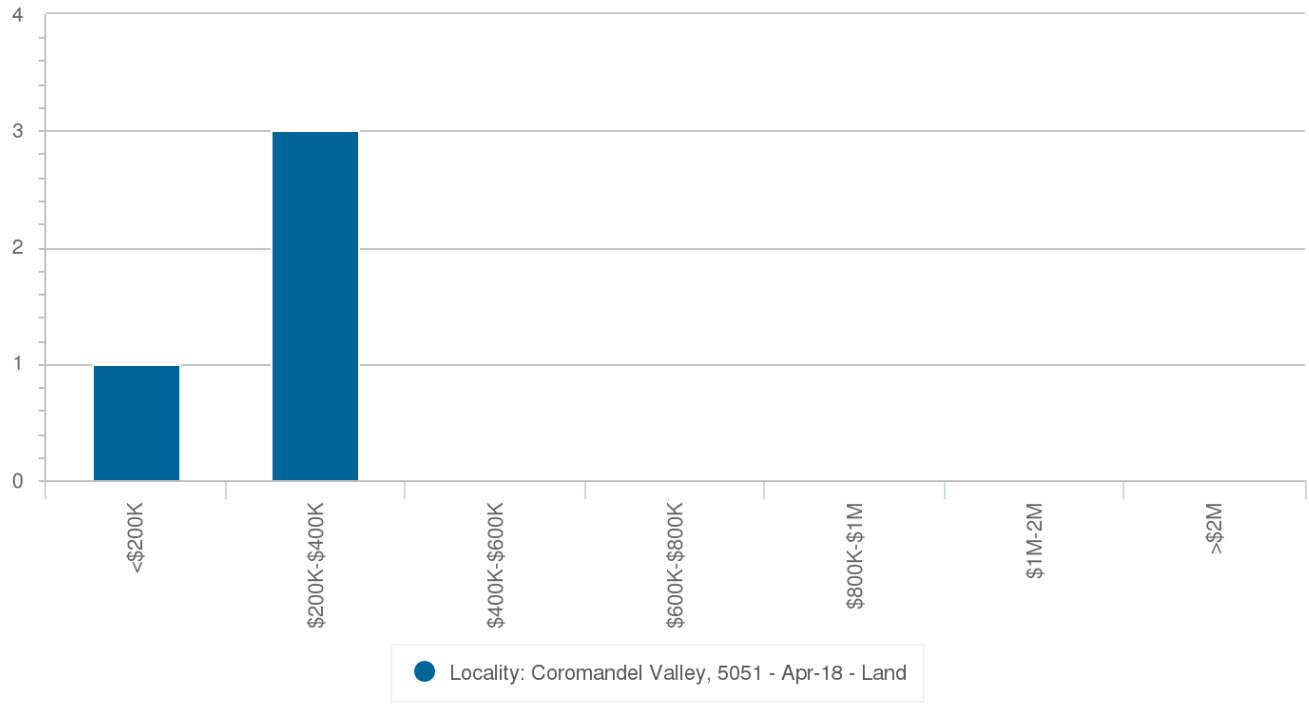
Sales By Price - 12 months (Land)

	Coromandel Valley
Price	**Number**
<$200K	1
$200K-$400K	3
$400K-$600K	0
$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)



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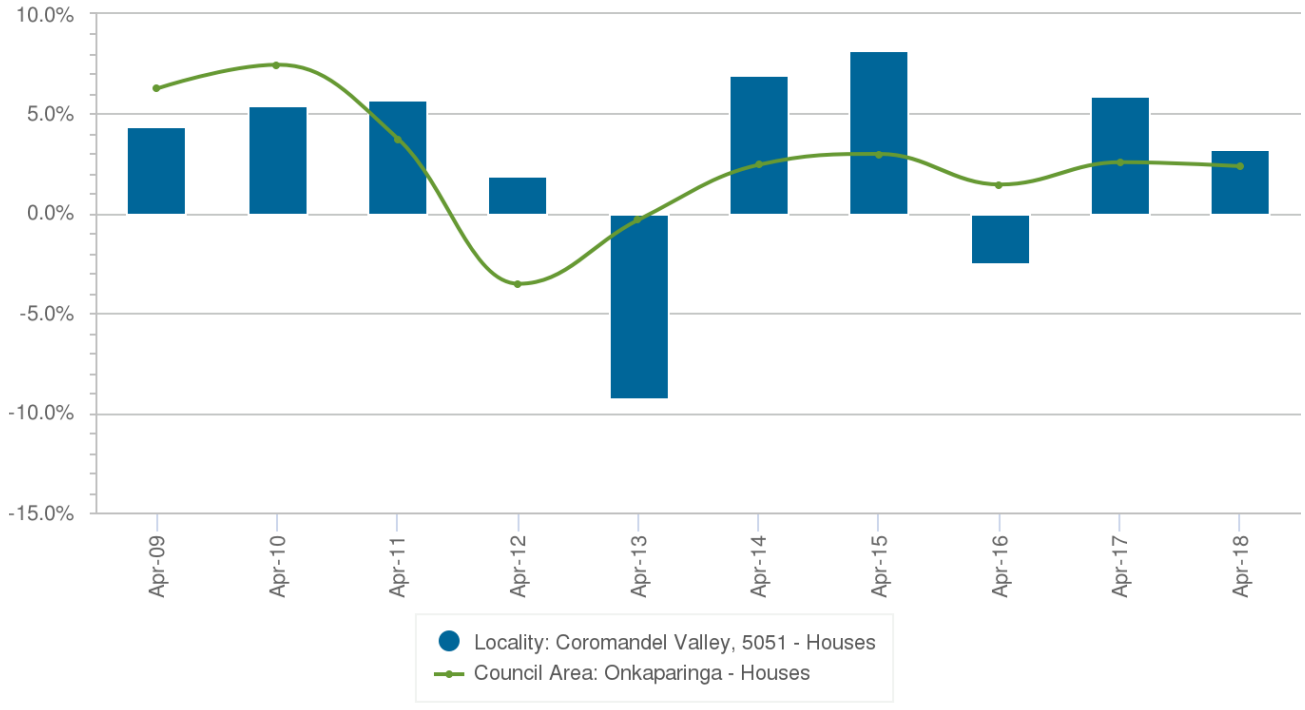
Change in Median Price

Change in Median Price (House)

	Coromandel Valley	Onkaparinga
Period	**% Change**	**% Change**
Apr 2018	3.21%	2.37%
Apr 2017	5.88%	2.57%
Apr 2016	-2.51%	1.45%
Apr 2015	8.15%	2.99%
Apr 2014	6.98%	2.45%
Apr 2013	-9.28%	-0.3%
Apr 2012	1.94%	-3.53%
Apr 2011	5.68%	3.74%
Apr 2010	5.39%	7.46%
Apr 2009	4.37%	6.27%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



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Change in Median Price (Unit)

	Coromandel Valley	Onkaparinga
Period	**% Change**	**% Change**
Apr 2017	0%	2.19%
Apr 2016	0%	4.8%
Apr 2015	0%	2.04%
Apr 2014	0%	-0.41%
Apr 2013	0%	-1.6%
Apr 2012	0%	-1.96%
Apr 2011	0%	0.39%
Apr 2010	0%	12.02%
Apr 2009	0%	7.98%
Apr 2008	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

	Coromandel Valley	Onkaparinga
Period	**% Change**	**% Change**
Dec 2010	-12.08%	9.09%
Dec 2009	0%	12.24%
Dec 2008	0%	0%
Dec 2007	0%	0%
Dec 2006	0%	0%
Dec 2005	0%	0%
Dec 2004	0%	0%
Dec 2003	0%	0%
Dec 2002	0%	0%
Dec 2001	0%	0%

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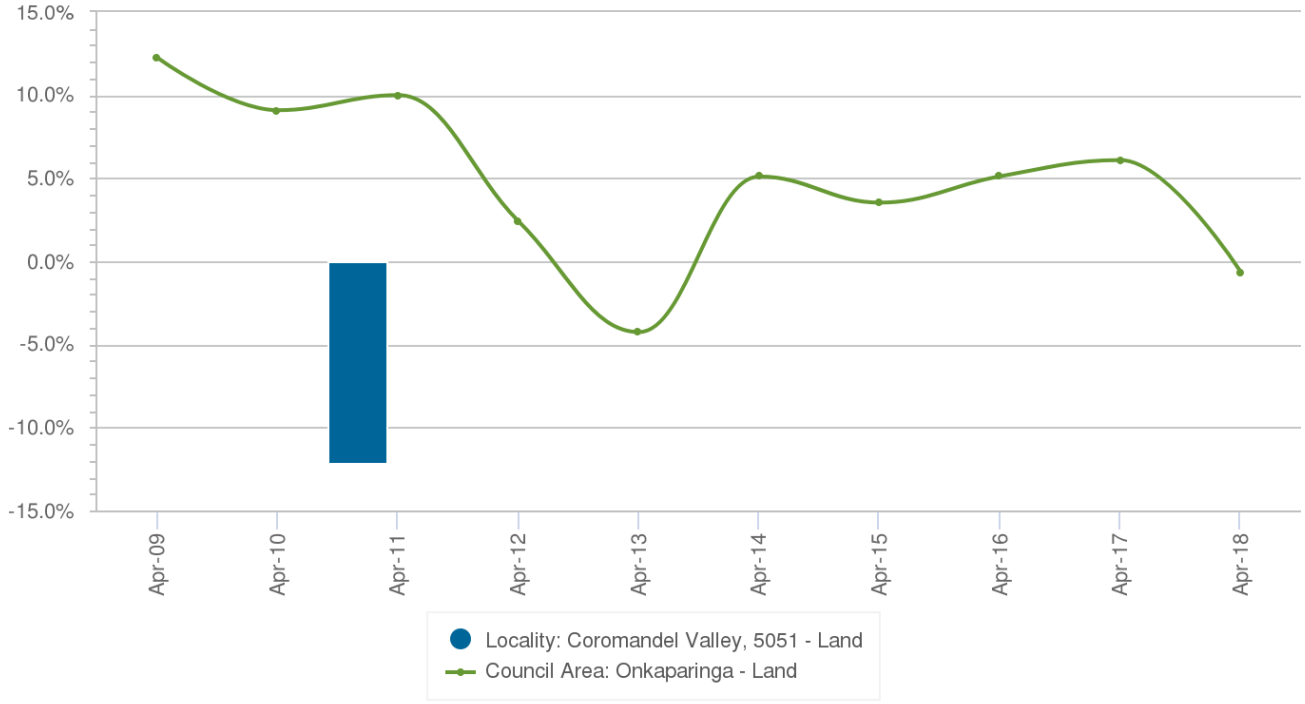
Change in Median Price (Land)



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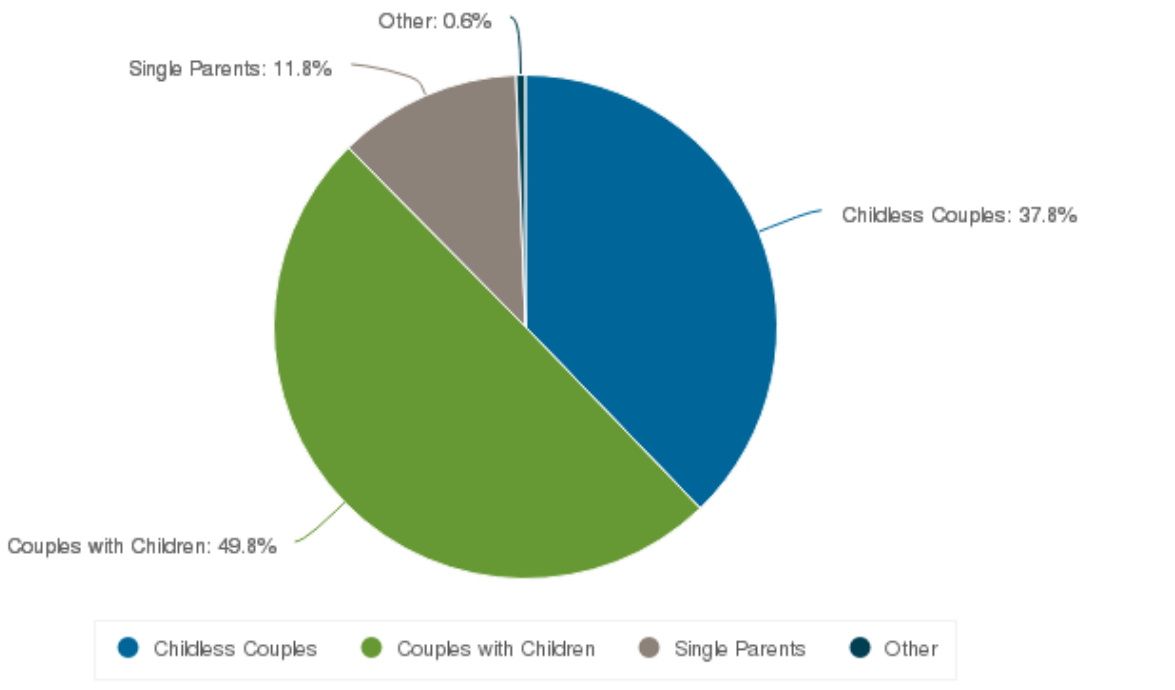
Household

Household Structure

Type	Percent
Couples with Children	49.8
Childless Couples	37.8
Single Parents	11.8
Other	0.6

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

Household Structure



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Household Occupancy

Type	Percent
Purchaser	55.7
Owns Outright	34.8
Renting	8.3
Not Stated	1.2

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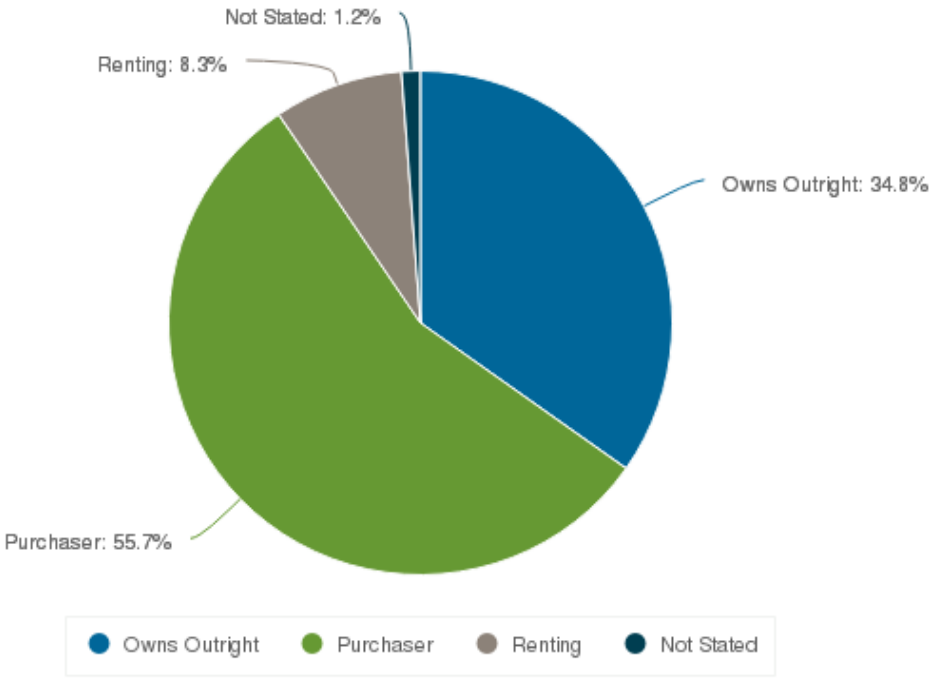
Household Occupancy



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Age Sex Ratio

Age Sex Ratio

	Coromandel Valley		Onkaparinga	
Age Group	**Male %**	**Female %**	**Male %**	**Female %**
0-9	7.8	6.0	6.5	6.1
10-19	7.6	6.5	6.3	6.0
20-29	4.8	4.4	6.0	5.9
30-39	5.8	6.5	6.2	6.6
40-49	7.5	7.7	6.6	6.8
50-59	7.1	7.7	6.4	6.9
60-69	5.7	6.6	5.9	6.5
70-79	3.7	3.1	3.4	3.7
80-89	0.8	0.4	1.4	1.9
90-99	0.1	0.2	0.2	0.5
100+	n/a	n/a	0.0	0.0

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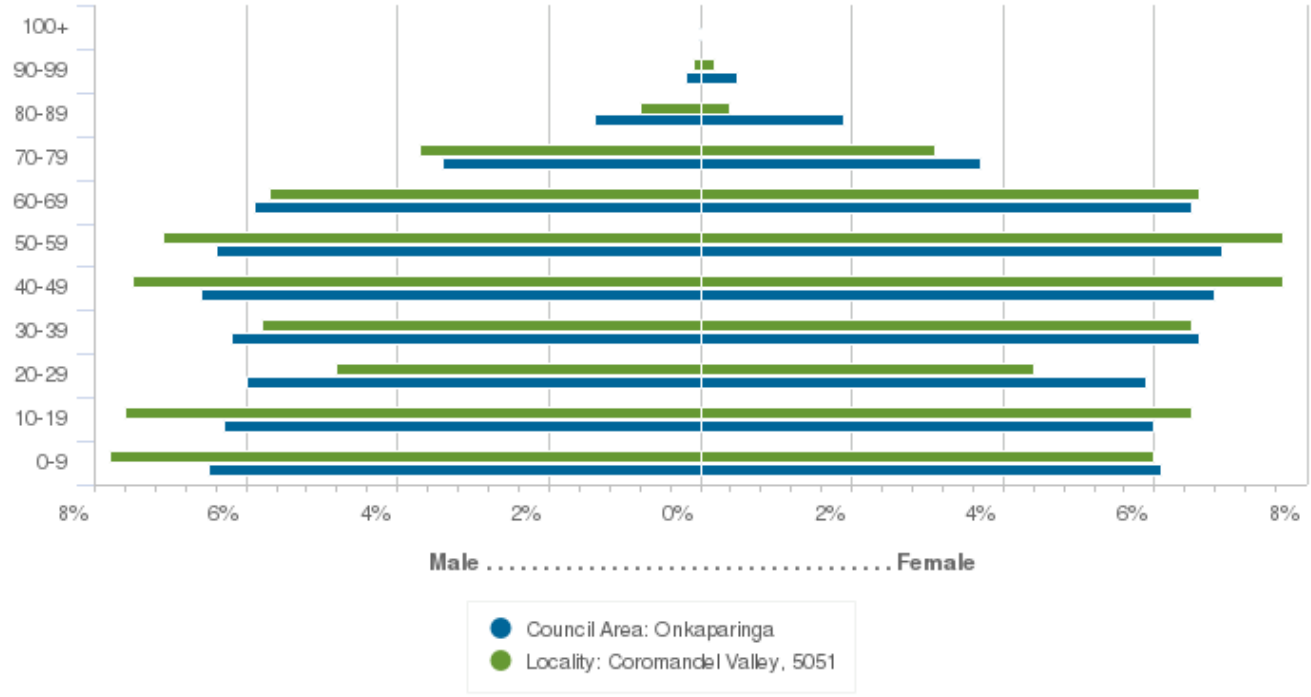
Age Sex Ratio



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Household Income

Household Income

Income Range	Coromandel Valley %	Onkaparinga %
0-15.6K	1.7	3.7
15.6-33.8K	6.4	16.5
33.8-52K	9.7	17.7
52-78K	15.6	18.2
78-130K	26.4	22.4
130-182K	17.6	8.7
182K+	12.4	3.9

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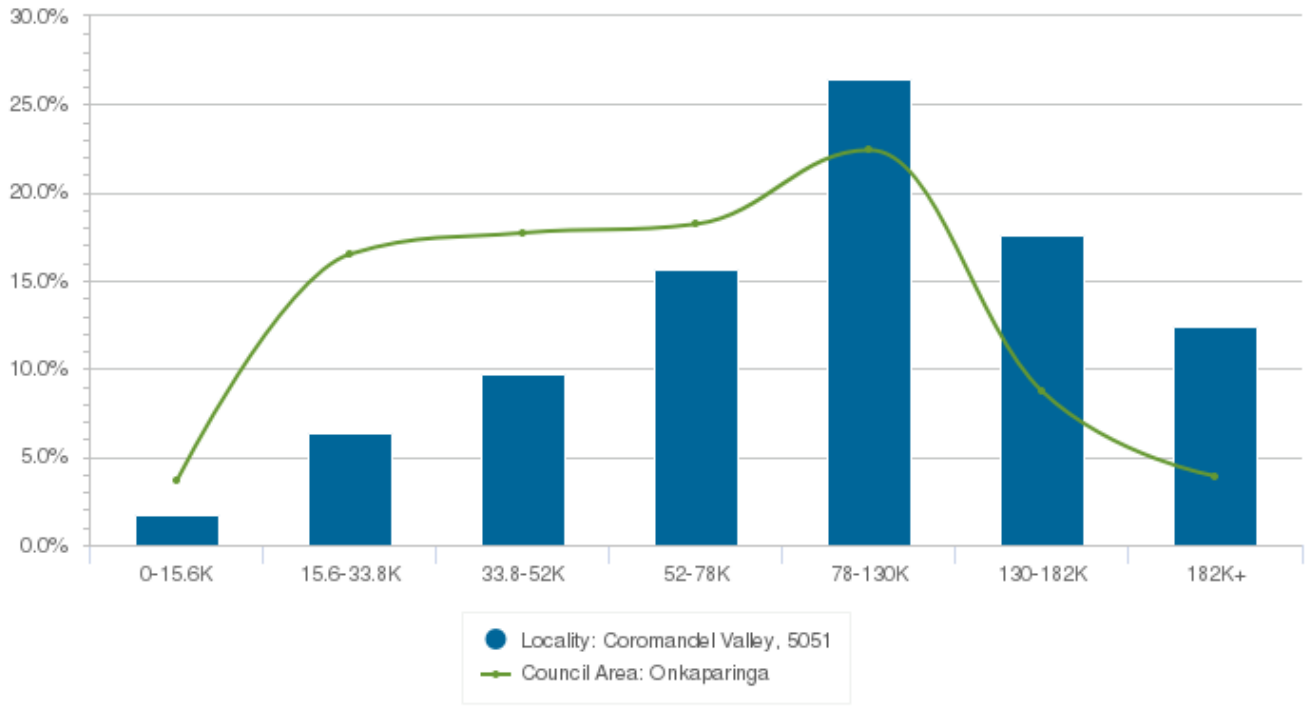
Household Income



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