

Suburb Profile Report



Pasadena SA 5042

Prepared on: 09 August 2019

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PASADENA



8.6km
Distance from GPO

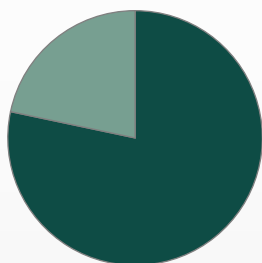


3.0k
Population
↑ **4.1%**
5 year population change



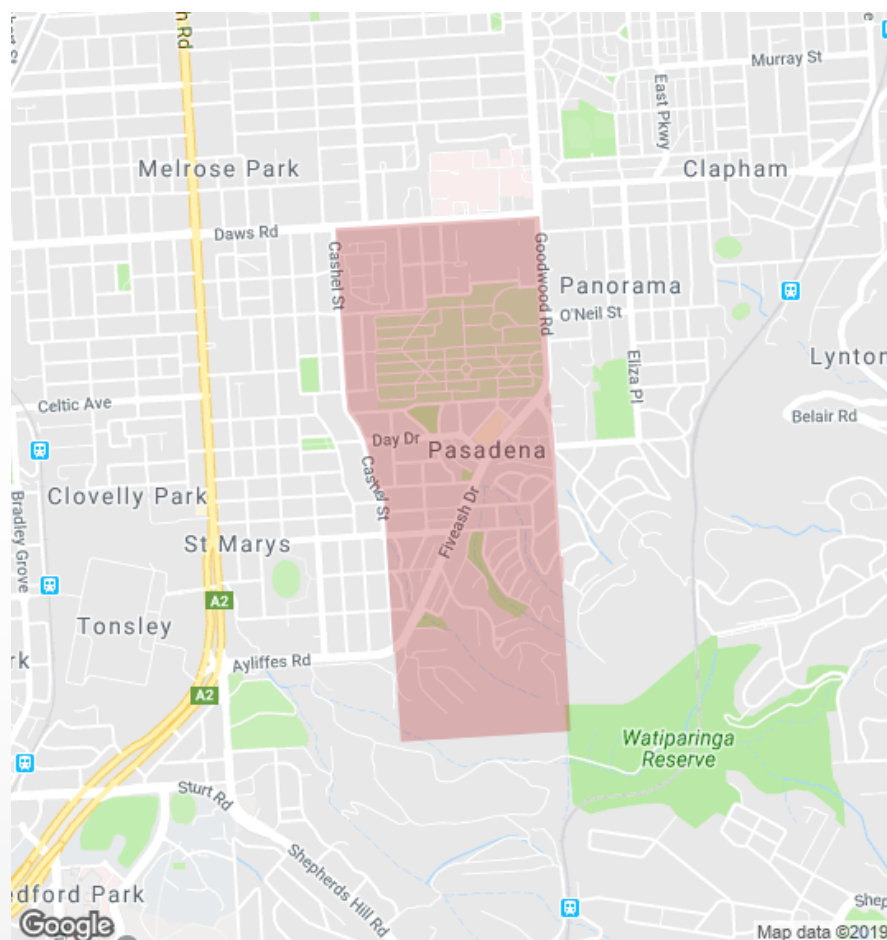
13 years
Average length of ownership

22%



78%

■ Owner Occupiers ■ Renters



The size of Pasadena is approximately 2.2 square kilometres. It has 11 parks covering nearly 12.4% of total area. The population of Pasadena in 2011 was 2,893 people. By 2016 the population was 3,013 showing a population growth of 4.1% in the area during that time. The predominant age group in Pasadena is 70-79 years. Households in Pasadena are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Pasadena work in a professional occupation. In 2011, 67.2% of the homes in Pasadena were owner-occupied compared with 66.2% in 2016. Currently the median sales price of houses in the area is \$566,250.



Total dwellings



Total new listings*



Median Value



Total number currently listed



907

41

\$566,363

11



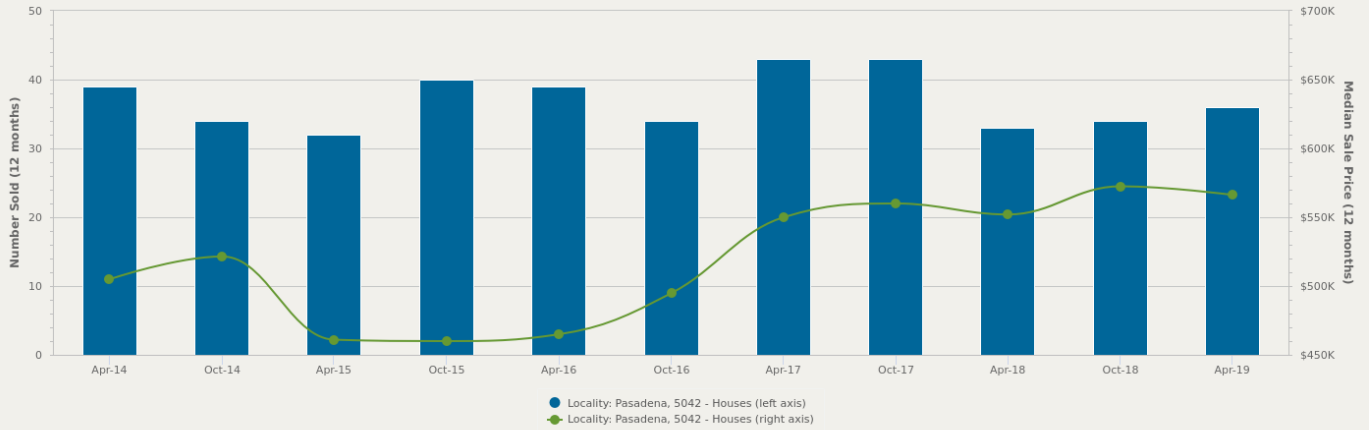
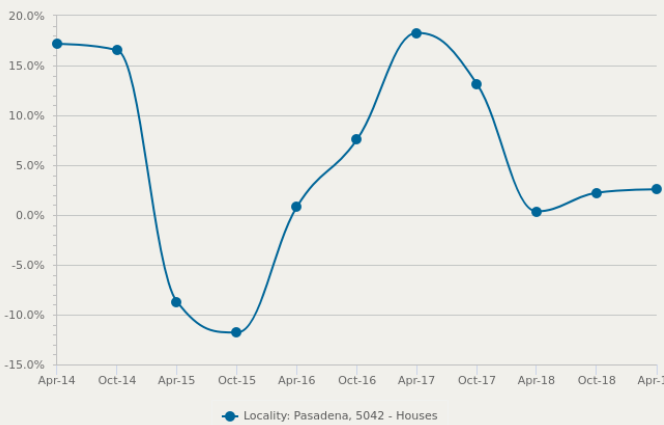
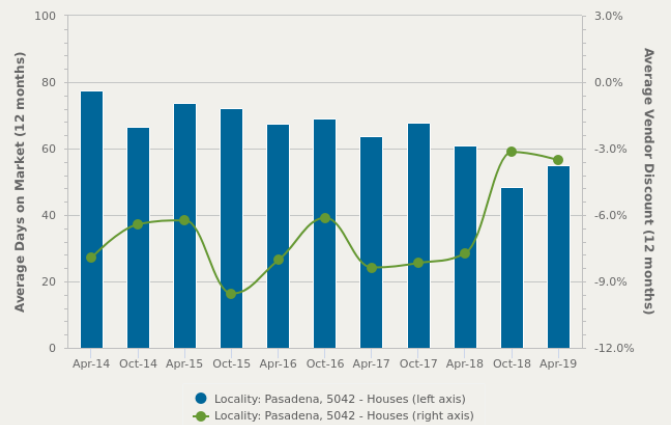
141

11

\$298,777

7

*Total number of unique properties listed for sale over the past 12 months.


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$717,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$566,250

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$





Lower Quartile Price*

\$471,750

















The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


















HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **1**
 **2**
BEDROOMS
 **0**

	6 Babbage Lane Pasadena SA 5042 Listed on 02 Aug 2019 \$480,000 - \$520,000	 3  1  609m ²	There are no recently sold 2 bedroom Houses in this suburb
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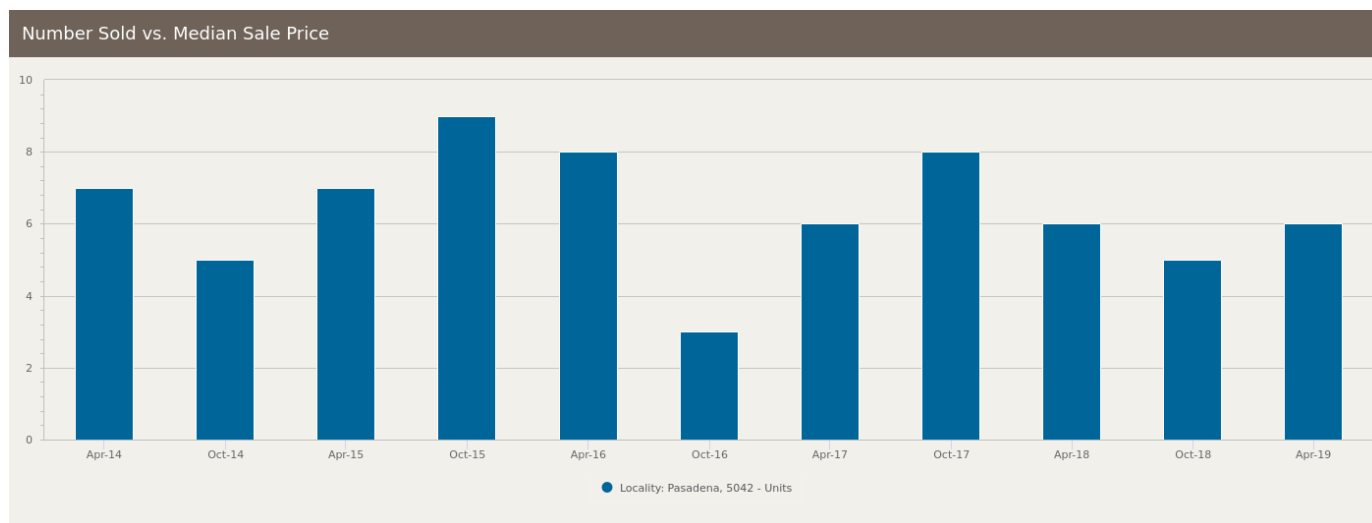
 **5**
 **3**
BEDROOMS
 **11**

	8 Dobson Avenue Pasadena SA 5042 Listed on 07 Aug 2019 \$550,000 - \$579,000	 2  1  851m ²		39 Magdalene Terrace Pasadena SA 5042 Sold on 12 Jul 2019 Not Disclosed	 1  2  374m ²
	24 Manse Terrace Pasadena SA 5042 Listed on 06 Aug 2019 \$380,000 - \$415,000	 4  1  723m ²		11 Dobson Avenue Pasadena SA 5042 Sold on 06 Jun 2019 \$430,000	 2  1  476m ²

 **4**
 **4**
BEDROOMS
 **3**

	15 Spiers Avenue Pasadena SA 5042 Listed on 05 Aug 2019 \$569,000	 2  2  699m ²		2 Sierra Nevada Boulevard Pasadena SA 5042 Sold on 12 Jun 2019 \$640,000	 1  3  801m ²
	17 McIntosh Avenue Pasadena SA 5042 Listed on 02 Aug 2019 \$530k	 2  2  740m ²		3 Diannella Court Pasadena SA 5042 Sold on 18 Apr 2019 \$739,000	 2  1  812m ²

 = number of houses currently On the Market or Sold within the last 6 months


UNITS: FOR SALE

\$\$\$

Upper Quartile Price*

\$263,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$244,100

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$231,125

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
RECENTLY SOLD
 **0**
 **1**
BEDROOMS
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **7**
 **2**
BEDROOMS
 **4**

1/8 Cash Grove Pasadena SA 5042

 Listed on 07 Aug 2019
 \$245,000 to \$260,000

2/746 Goodwood Road Pasadena SA 5042

 Sold on 15 Jul 2019
 \$202,500

2/83 Cashel Street Pasadena SA 5042

 Listed on 07 Aug 2019
 \$289k - \$299k

1/36 Cash Grove Pasadena SA 5042

 Sold on 06 May 2019
 \$166,500

 **0**
 **3**
BEDROOMS
 **0**

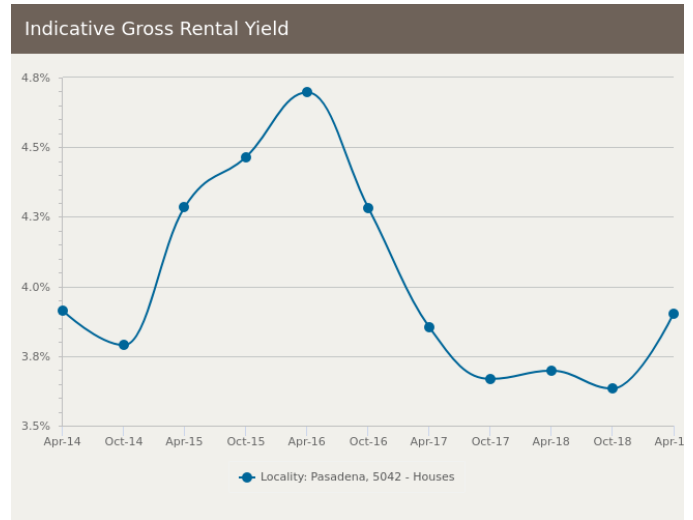
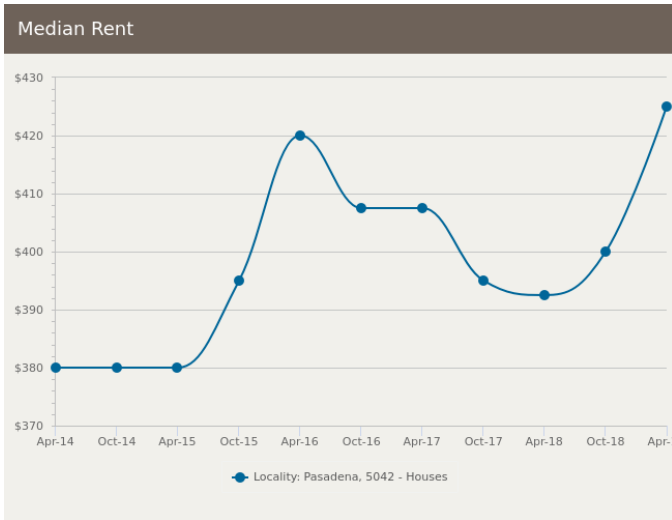
There are no 3 bedroom Units on the market in this suburb

There are no recently sold 3 bedroom Units in this suburb



= number of units currently On the Market or Sold within the last 6 months

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3
BEDROOMS

3A Land Crescent Pasadena SA 5042
Listed on 07 Aug 2019
\$565/W

- 3
- 2
- 398m²

11 Colyer Street Pasadena SA 5042
Listed on 21 Jul 2019
\$410/W

- 4
- 1
- 635m²

1

4
BEDROOMS

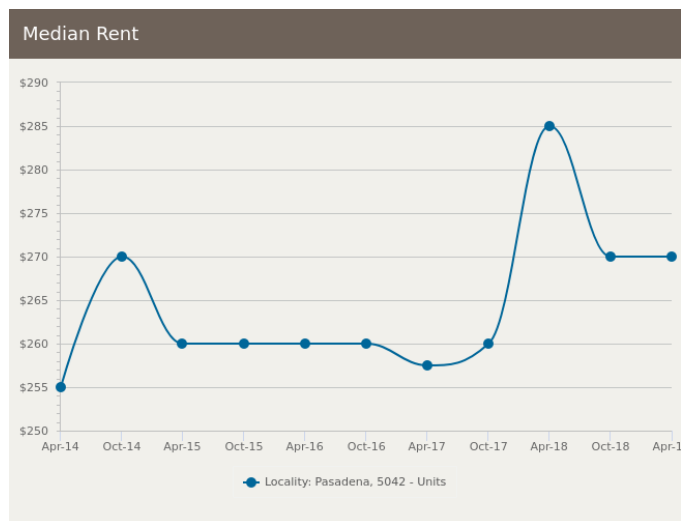
23 Tacoma Boulevard Pasadena SA 5042
Listed on 01 Aug 2019
\$530/W

- 2
- 3
- 857m²

= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT









 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 3

 2
BEDROOMS

 <p>4/21 McDiarmid Avenue Pasadena SA 5042</p> <p>Listed on 02 Aug 2019 \$270/W</p> <p> 1  1  169m²</p>	 <p>3/4 Cawthorne Avenue Pasadena SA 5042</p> <p>Listed on 26 Jul 2019 \$300/W</p> <p> 1  1  116m²</p>
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 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

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