

Suburb Statistics Report

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Area Profile

The size of Aldinga Beach is approximately 14.6 square kilometres.

It has 14 parks covering nearly 26% of total area.

The population of Aldinga Beach in 2011 was 9,696 people.

By 2016 the population was 10,576 showing a population growth of 9.1% in the area during that time.

The predominant age group in Aldinga Beach is 0-9 years.

Households in Aldinga Beach are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Aldinga Beach work in a trades occupation.

In 2011, 66.9% of the homes in Aldinga Beach were owner-occupied compared with 64.5% in 2016.

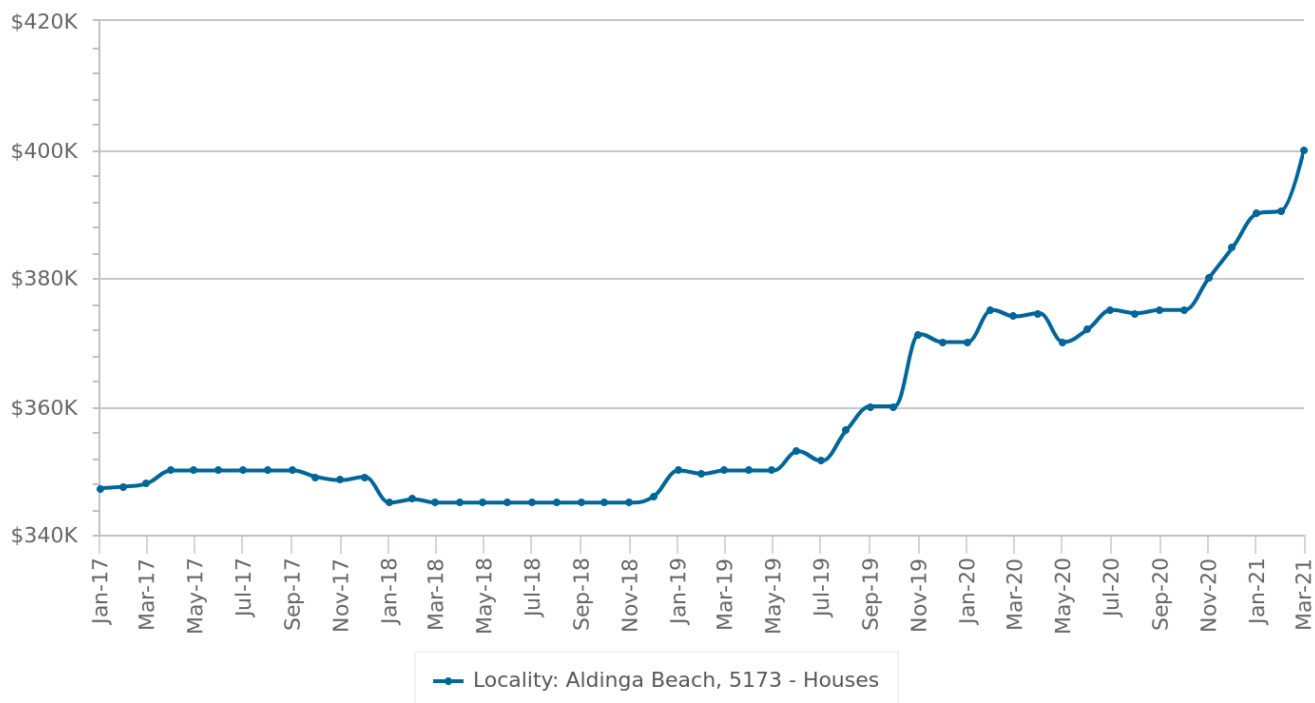
Currently the median sales price of houses in the area is \$400,000.

Median Sales Price

	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$347,250	\$345,000	\$350,000	\$370,000	\$390,000
February	\$347,500	\$345,500	\$349,500	\$375,000	\$390,500
March	\$348,000	\$345,000	\$350,000	\$374,000	\$400,000
April	\$350,000	\$345,000	\$350,000	\$374,500	n/a
May	\$350,000	\$345,000	\$350,000	\$370,000	n/a
June	\$350,000	\$345,000	\$353,000	\$372,000	n/a
July	\$350,000	\$345,000	\$351,500	\$375,000	n/a
August	\$350,000	\$345,000	\$356,250	\$374,500	n/a
September	\$350,000	\$345,000	\$360,000	\$375,000	n/a
October	\$349,000	\$345,000	\$360,000	\$375,000	n/a
November	\$348,500	\$345,000	\$371,250	\$380,000	n/a
December	\$349,000	\$346,000	\$370,000	\$384,750	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

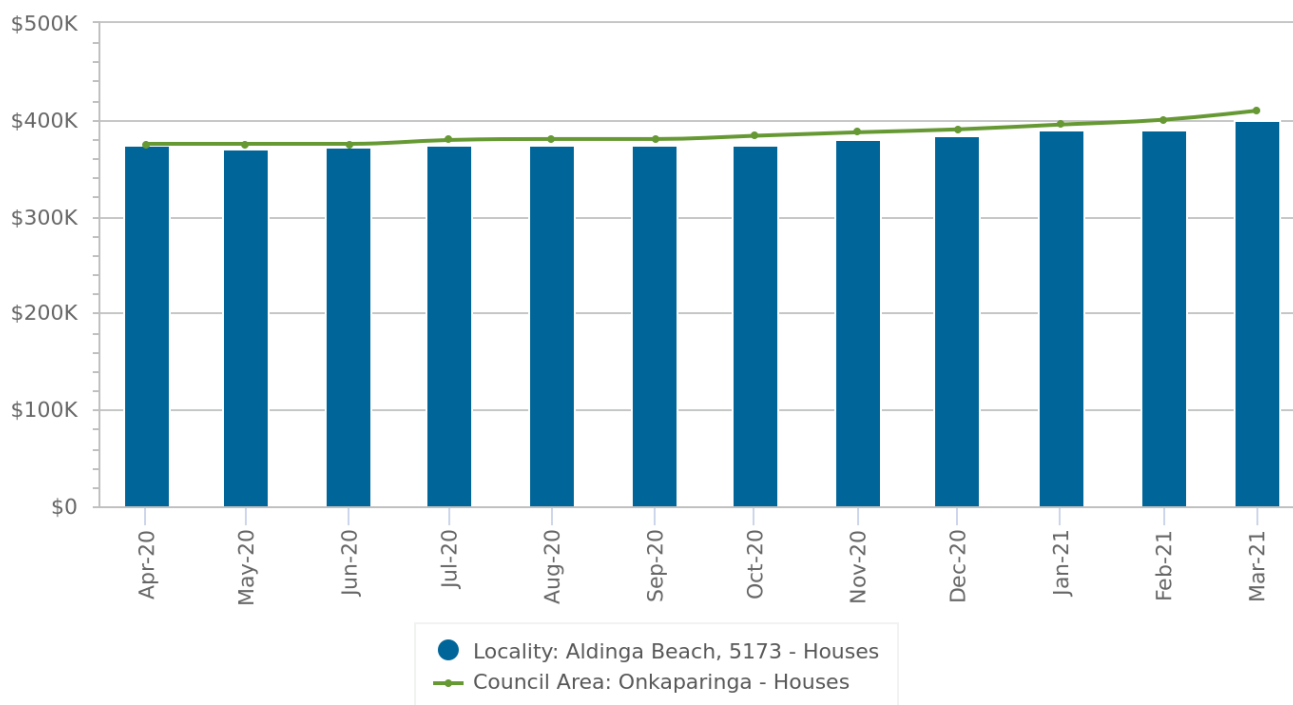
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Aldinga Beach Median Price	Onkaparinga Median Price
March 2021	\$400,000	\$409,375
February 2021	\$390,500	\$400,000
January 2021	\$390,000	\$395,000
December 2020	\$384,750	\$390,000
November 2020	\$380,000	\$387,000
October 2020	\$375,000	\$383,400
September 2020	\$375,000	\$380,000
August 2020	\$374,500	\$380,000
July 2020	\$375,000	\$379,000
June 2020	\$372,000	\$375,000
May 2020	\$370,000	\$375,000
April 2020	\$374,500	\$375,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Aldinga Beach Median Price	Onkaparinga Median Price
March 2021	n/a	\$290,000
February 2021	\$280,000	\$290,000
January 2021	\$265,000	\$285,000
December 2020	\$280,000	\$280,000
November 2020	\$263,500	\$279,000
October 2020	\$263,500	\$280,000
September 2020	\$263,500	\$282,000
August 2020	\$246,000	\$285,000
July 2020	\$254,000	\$282,900
June 2020	\$242,250	\$280,000
May 2020	\$237,500	\$280,000
April 2020	\$237,500	\$280,750

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Aldinga Beach Median Price	Onkaparinga Median Price
March 2021	\$195,000	\$215,000
February 2021	\$195,000	\$215,000
January 2021	\$190,000	\$212,000
December 2020	\$190,000	\$210,000
November 2020	\$189,950	\$210,000
October 2020	\$190,000	\$210,000
September 2020	\$191,450	\$207,250
August 2020	\$189,950	\$205,950
July 2020	\$181,250	\$205,000
June 2020	\$188,700	\$206,000
May 2020	\$189,950	\$205,000
April 2020	\$187,500	\$205,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

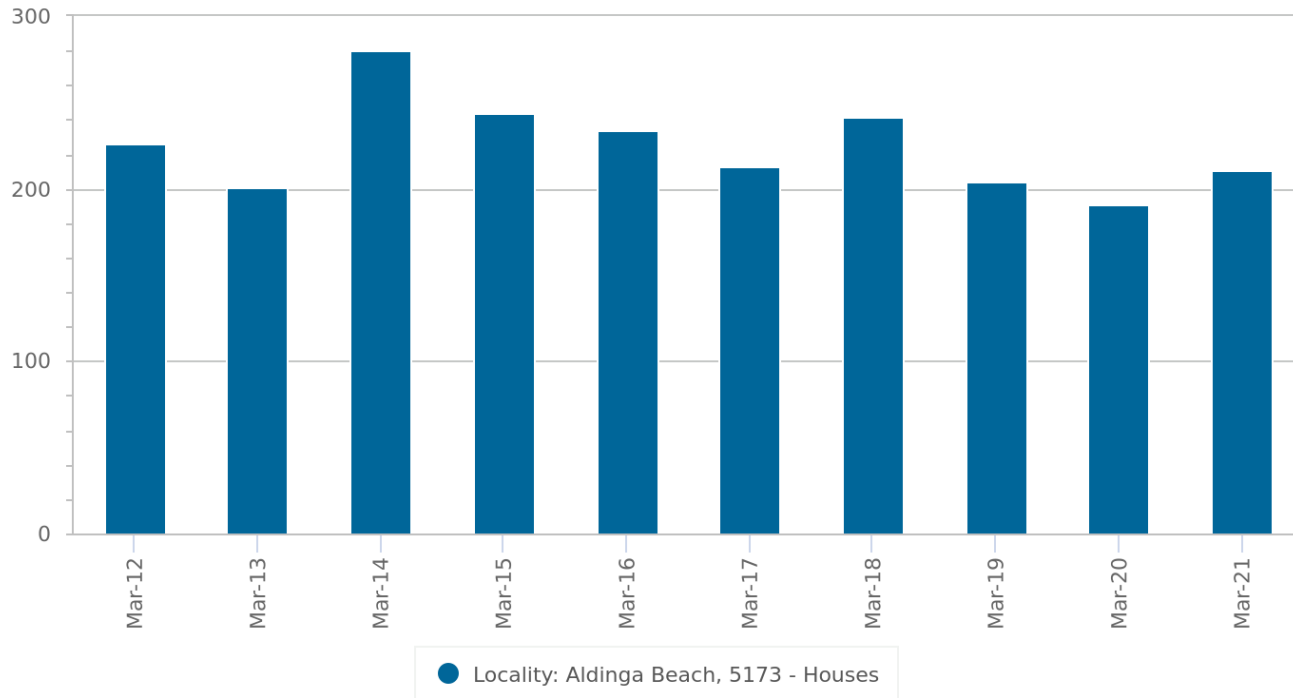
Sales Per Annum

Sales Per Annum (House)

Period Ending	Aldinga Beach	
	Number	
Mar 2021	211	
Mar 2020	191	
Mar 2019	204	
Mar 2018	242	
Mar 2017	213	
Mar 2016	234	
Mar 2015	244	
Mar 2014	280	
Mar 2013	201	
Mar 2012	226	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



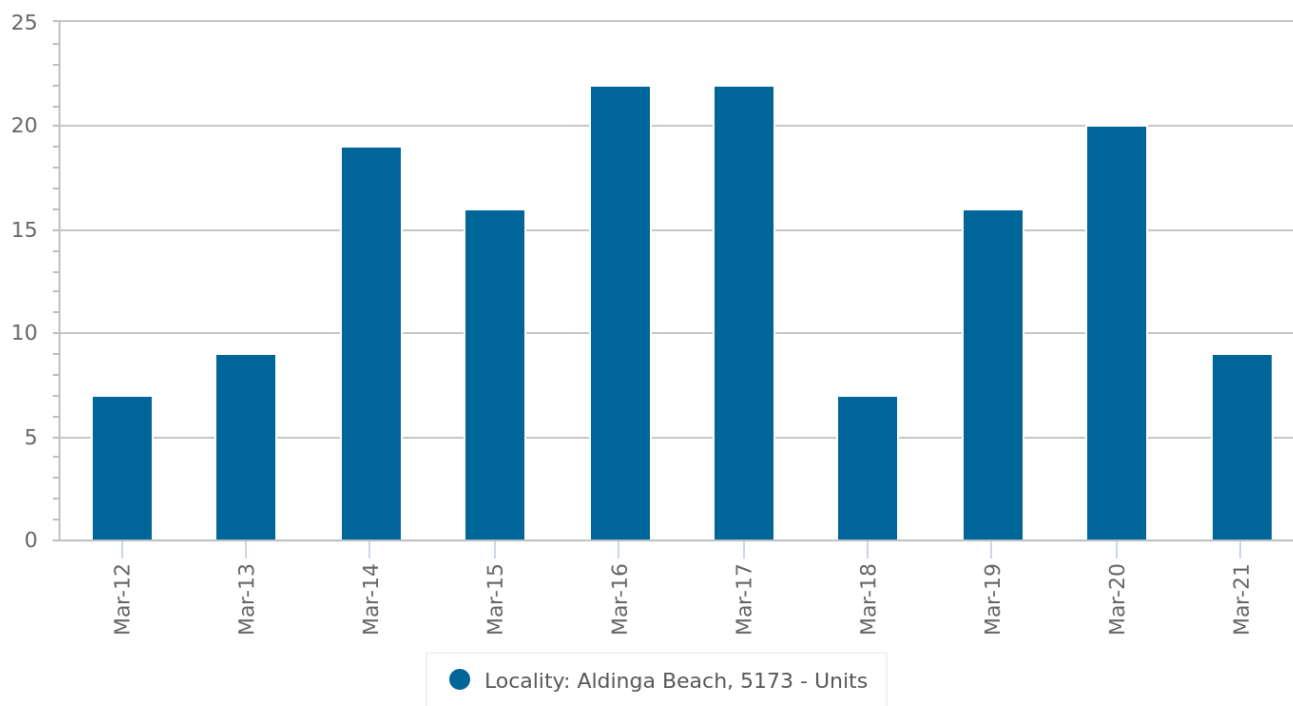
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Aldinga Beach Number
Mar 2021	9
Mar 2020	20
Mar 2019	16
Mar 2018	7
Mar 2017	22
Mar 2016	22
Mar 2015	16
Mar 2014	19
Mar 2013	9
Mar 2012	7

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



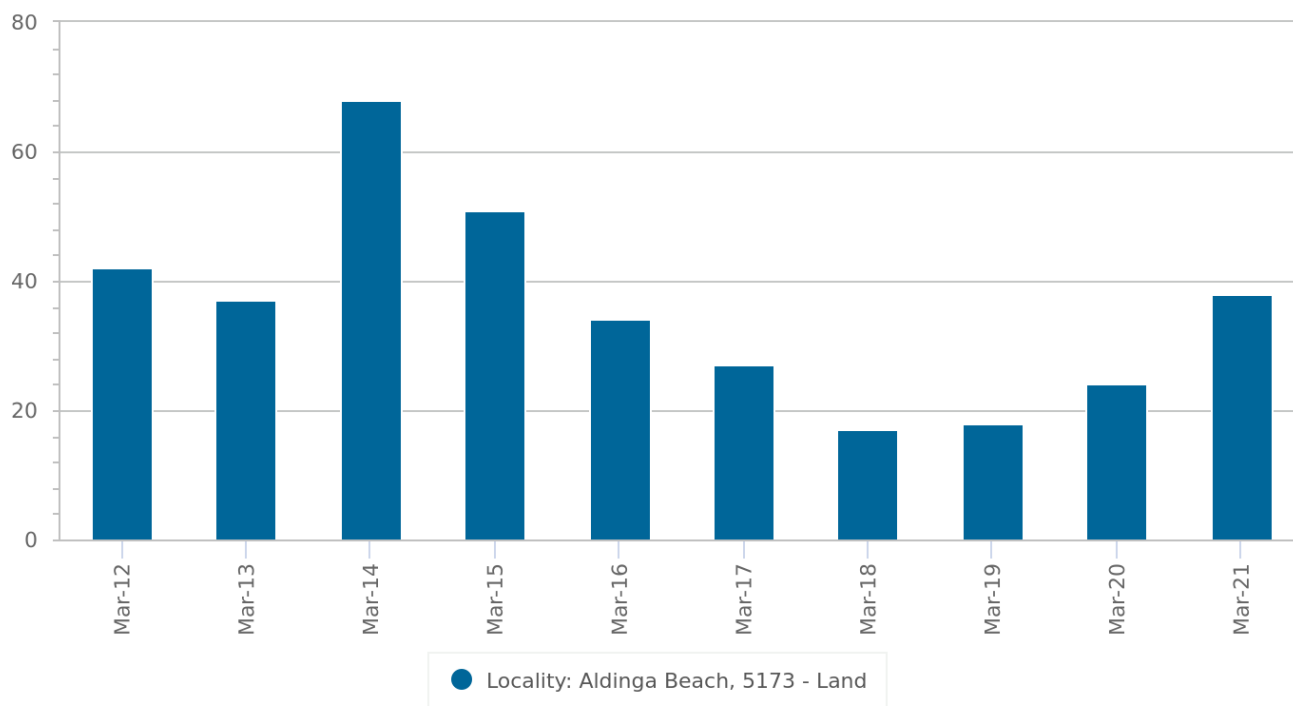
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Aldinga Beach Number
Mar 2021	38
Mar 2020	24
Mar 2019	18
Mar 2018	17
Mar 2017	27
Mar 2016	34
Mar 2015	51
Mar 2014	68
Mar 2013	37
Mar 2012	42

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

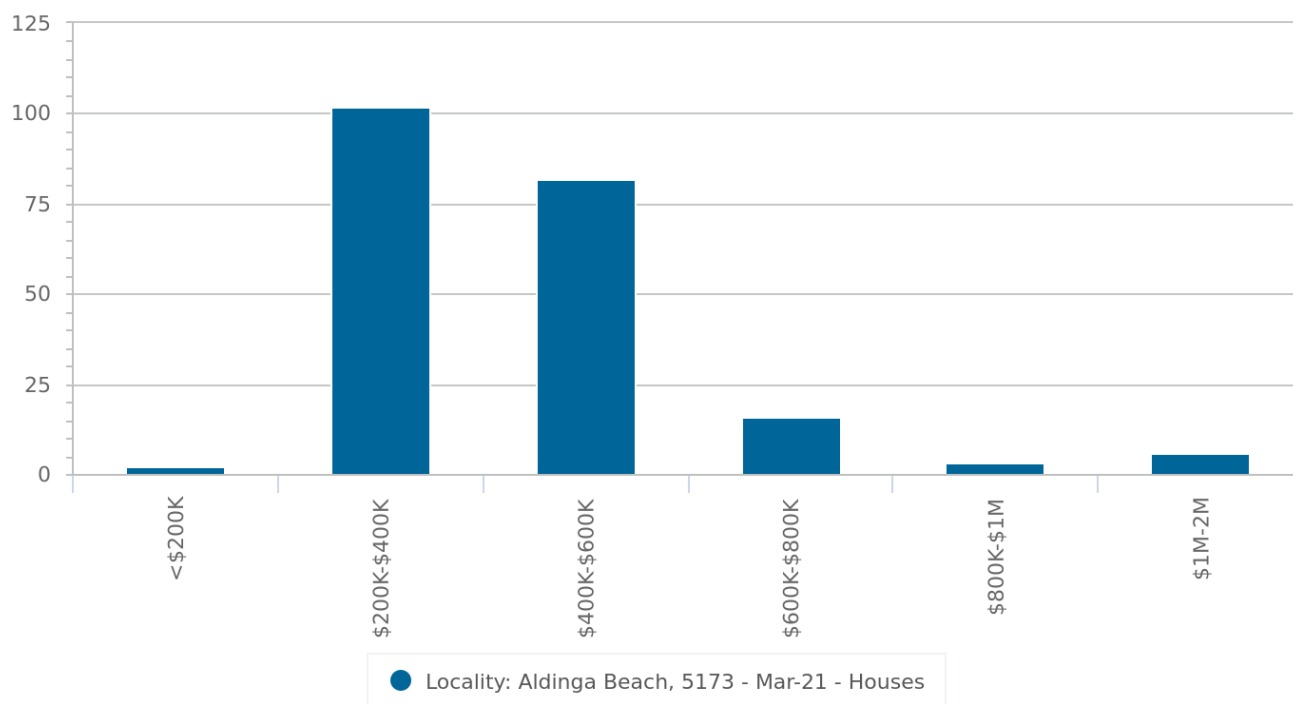
Sales By Price

Sales By Price - 12 months (House)

Price	Aldinga Beach	
	Number	
<\$200K	2	
\$200K-\$400K	102	
\$400K-\$600K	82	
\$600K-\$800K	16	
\$800K-\$1M	3	
\$1M-\$2M	6	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



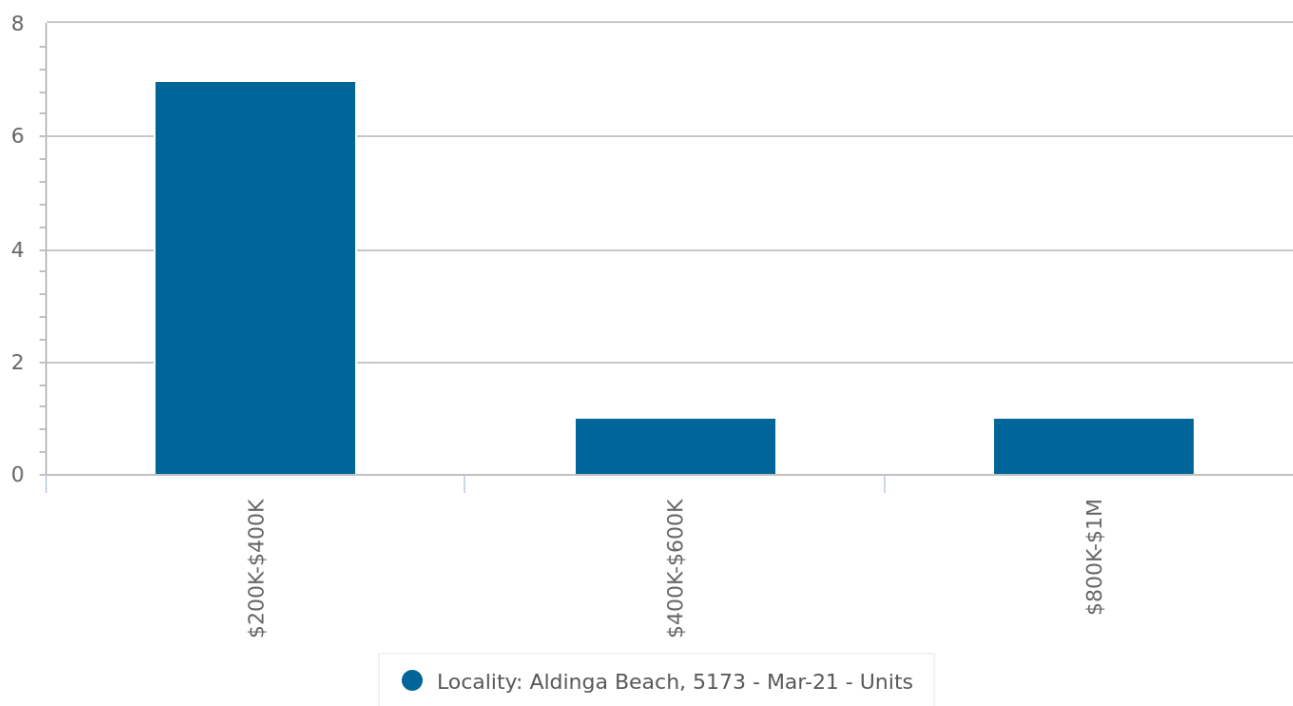
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Aldinga Beach	
	Number	
\$200K-\$400K	7	
\$400K-\$600K	1	
\$800K-\$1M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



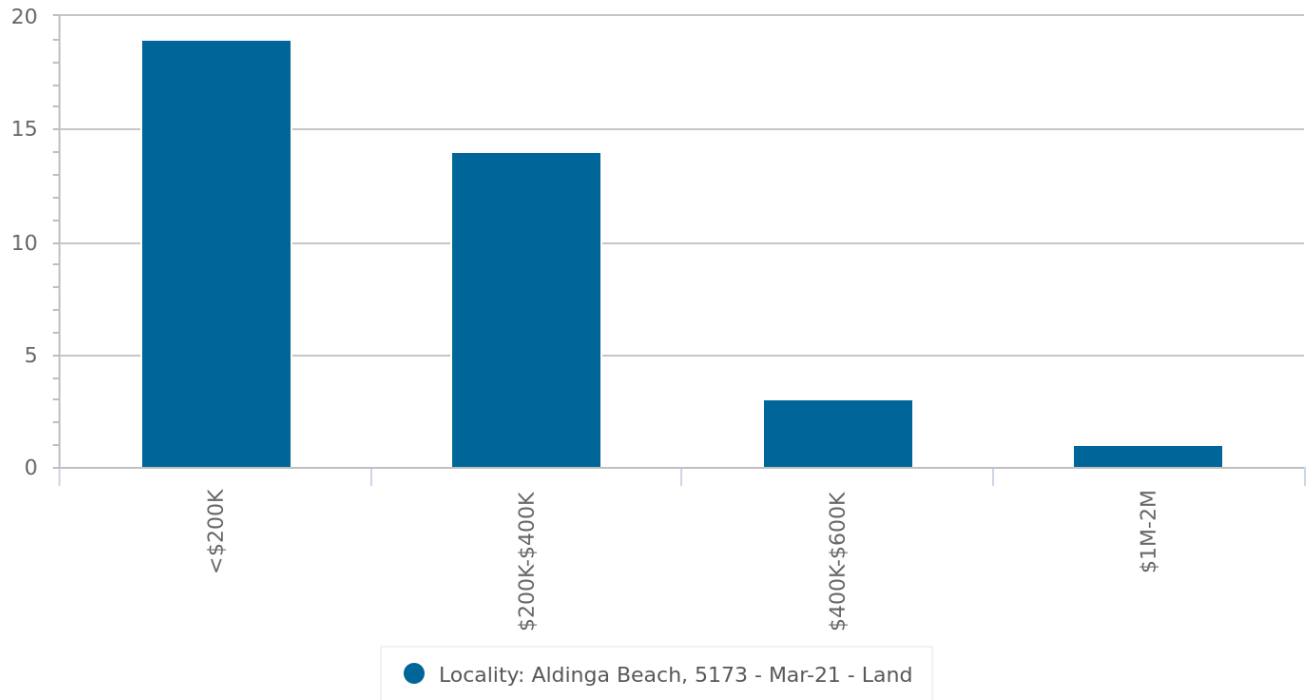
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Aldinga Beach	
	Number	
<\$200K	19	
\$200K-\$400K	14	
\$400K-\$600K	3	
\$1M-\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

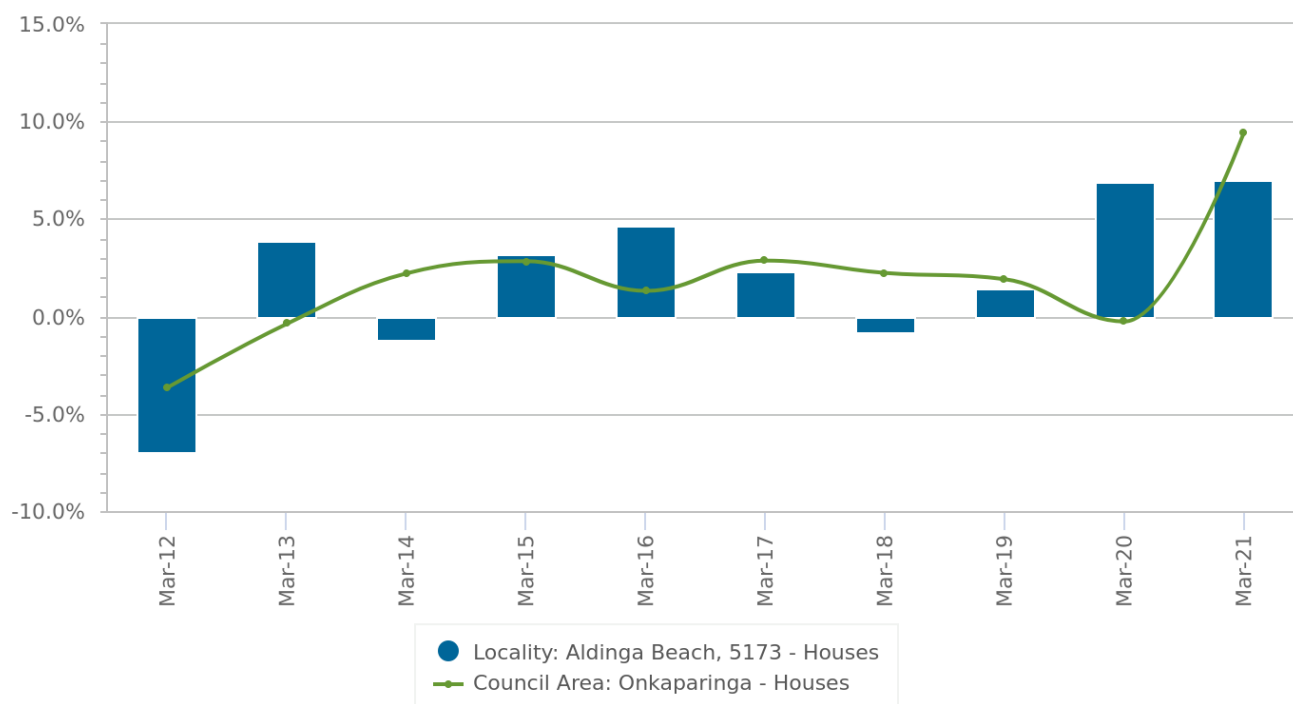
Change in Median Price

Change in Median Price (House)

Period	Aldinga Beach % Change	Onkaparinga % Change
Mar 2021	6.95%	9.46%
Mar 2020	6.86%	-0.27%
Mar 2019	1.45%	1.9%
Mar 2018	-0.86%	2.22%
Mar 2017	2.35%	2.86%
Mar 2016	4.62%	1.3%
Mar 2015	3.17%	2.83%
Mar 2014	-1.25%	2.21%
Mar 2013	3.91%	-0.38%
Mar 2012	-6.97%	-3.65%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



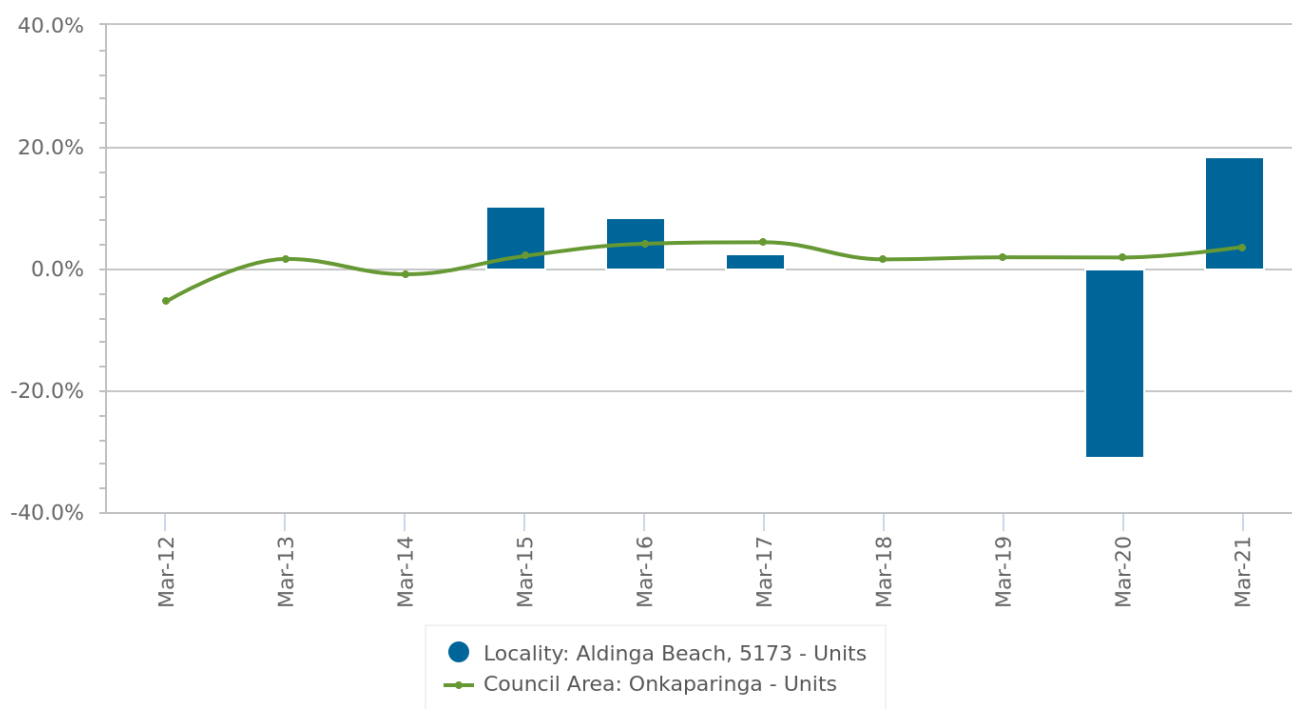
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Aldinga Beach % Change	Onkaparinga % Change
Feb 2021	18.52%	3.57%
Feb 2020	-31.02%	1.82%
Feb 2019	0%	1.85%
Feb 2018	0%	1.5%
Feb 2017	2.39%	4.31%
Feb 2016	8.3%	4.08%
Feb 2015	10.3%	2.08%
Feb 2014	0%	-0.94%
Feb 2013	0%	1.58%
Feb 2012	0%	-5.36%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



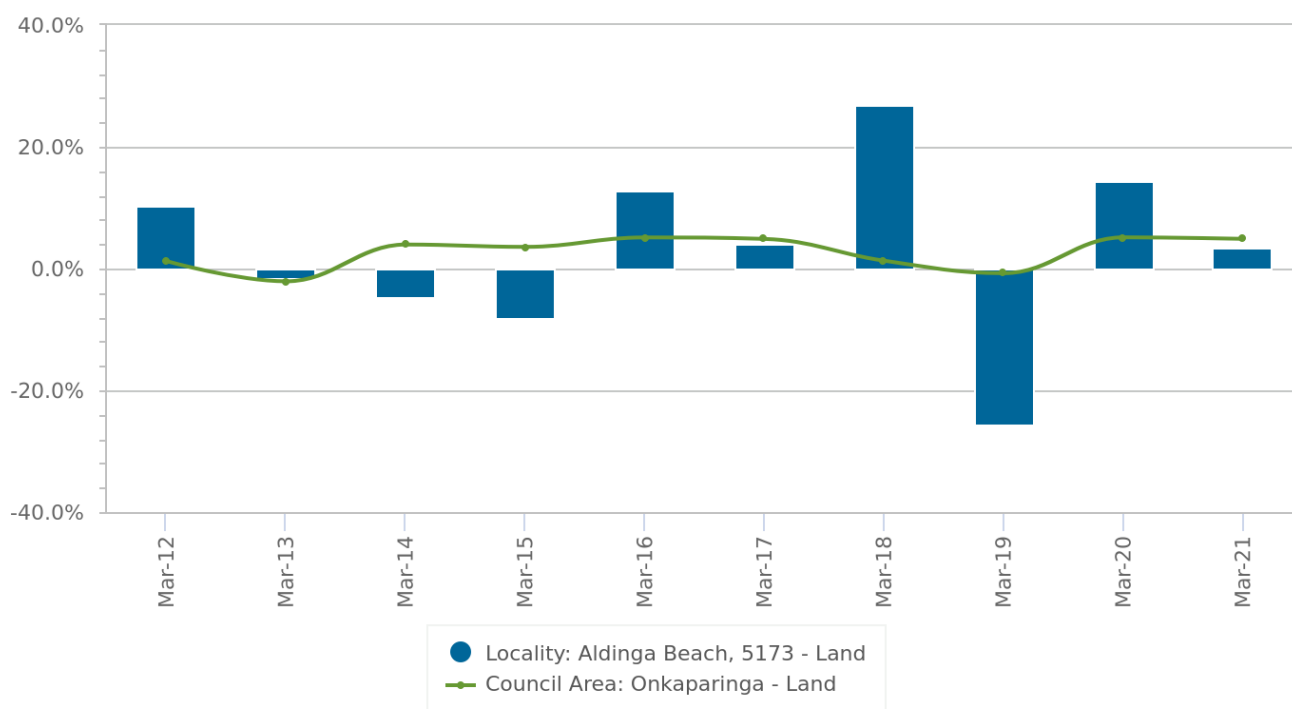
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Aldinga Beach % Change	Onkaparinga % Change
Mar 2021	3.34%	4.88%
Mar 2020	14.36%	5.13%
Mar 2019	-25.68%	-0.76%
Mar 2018	26.93%	1.29%
Mar 2017	3.98%	4.86%
Mar 2016	12.89%	5.11%
Mar 2015	-8.02%	3.56%
Mar 2014	-4.71%	3.94%
Mar 2013	-1.45%	-2.1%
Mar 2012	10.22%	1.21%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

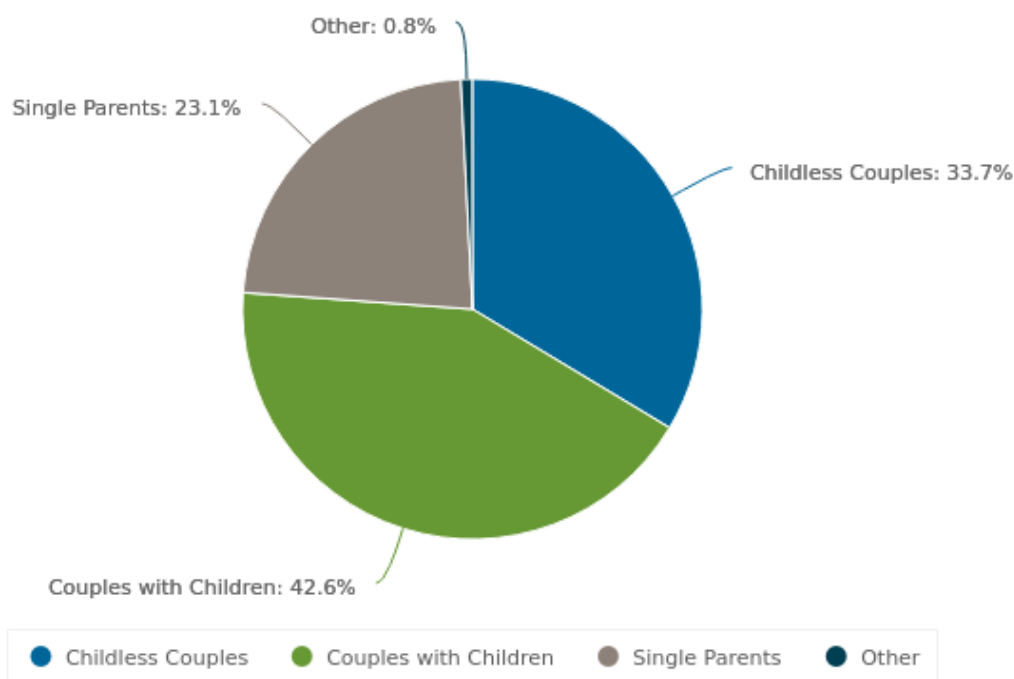
Household

Household Structure

Type	Percent
Couples with Children	42.6
Childless Couples	33.7
Single Parents	23.1
Other	0.8

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

Household Structure



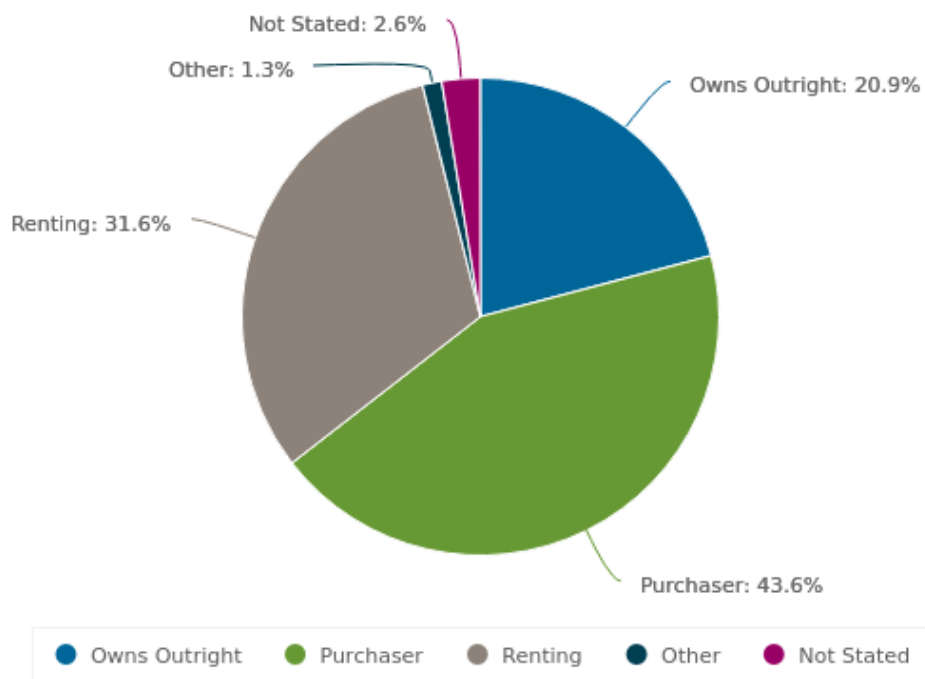
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	43.6
Renting	31.6
Owns Outright	20.9
Not Stated	2.6
Other	1.3

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Household Occupancy



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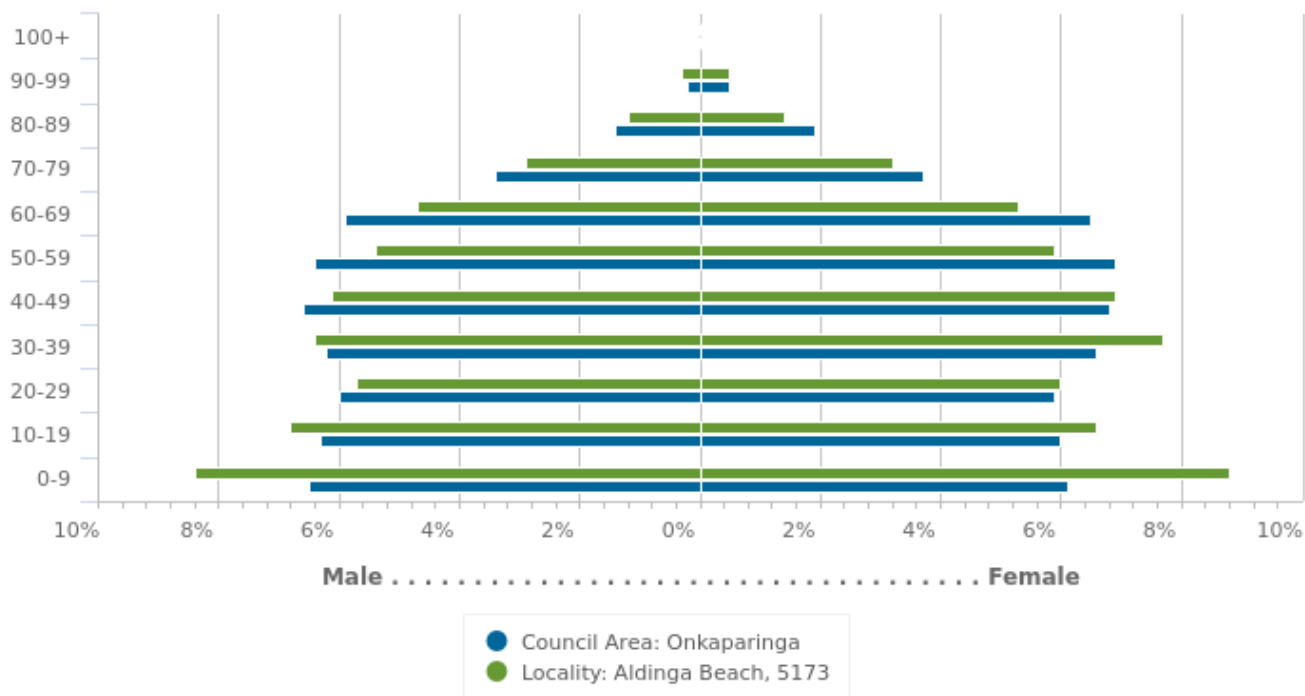
Age Sex Ratio

Age Sex Ratio

Age Group	Aldinga Beach		Onkaparinga	
	Male %	Female %	Male %	Female %
0-9	8.4	8.8	6.5	6.1
10-19	6.8	6.6	6.3	6.0
20-29	5.7	6.0	6.0	5.9
30-39	6.4	7.7	6.2	6.6
40-49	6.1	6.9	6.6	6.8
50-59	5.4	5.9	6.4	6.9
60-69	4.7	5.3	5.9	6.5
70-79	2.9	3.2	3.4	3.7
80-89	1.2	1.4	1.4	1.9
90-99	0.3	0.5	0.2	0.5
100+	n/a	0.0	0.0	0.0

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Age Sex Ratio



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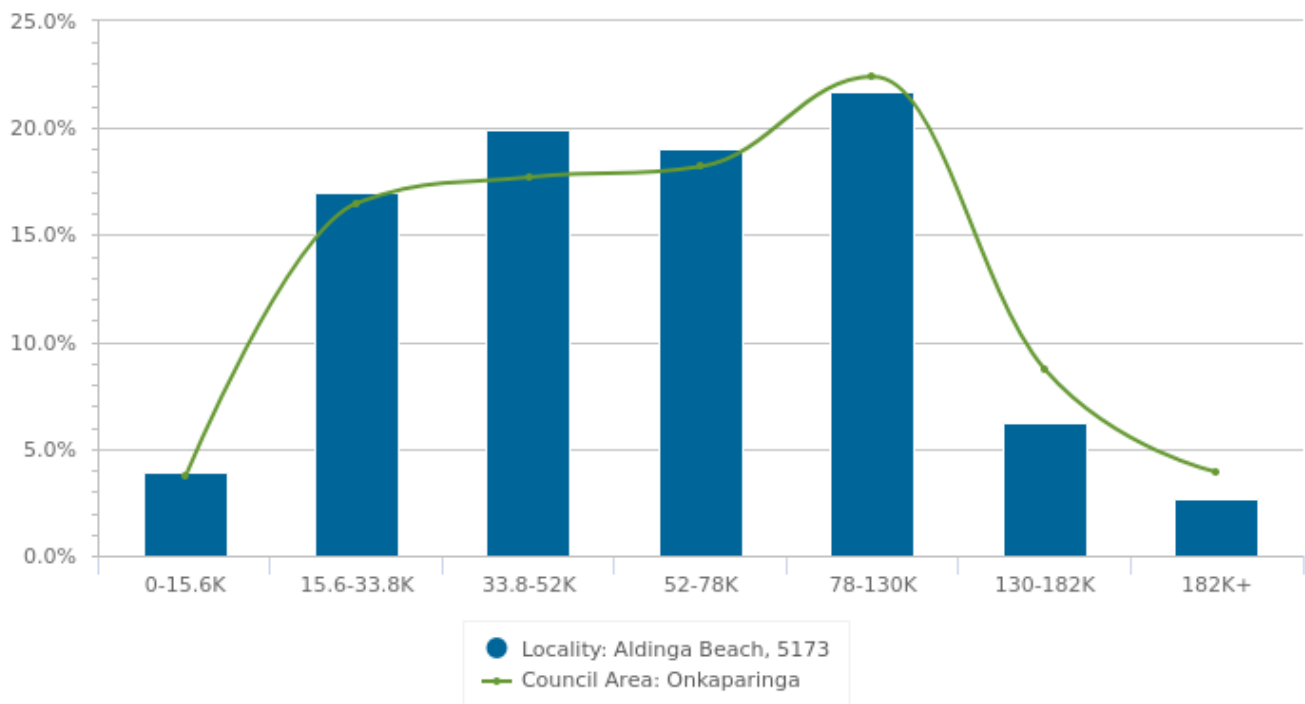
Household Income

Household Income

Income Range	Aldinga Beach %	Onkaparinga %
0-15.6K	3.9	3.7
15.6-33.8K	17.0	16.5
33.8-52K	19.9	17.7
52-78K	19.0	18.2
78-130K	21.7	22.4
130-182K	6.2	8.7
182K+	2.7	3.9

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Household Income



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