

Suburb Statistics Report

Christine Holowiecki
Mob: 0422 399 943
Ph: (08) 8351 2776
Email: christine@keepingitrealty.com.au



Area Profile

The size of Daw Park is approximately 1 square kilometres.

It has 1 park covering nearly 0.5% of total area.

The population of Daw Park in 2011 was 2,440 people.

By 2016 the population was 2,689 showing a population growth of 10.2% in the area during that time.

The predominant age group in Daw Park is 40-49 years.

Households in Daw Park are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.

In general, people in Daw Park work in a professional occupation.

In 2011, 65.5% of the homes in Daw Park were owner-occupied compared with 64.2% in 2016.

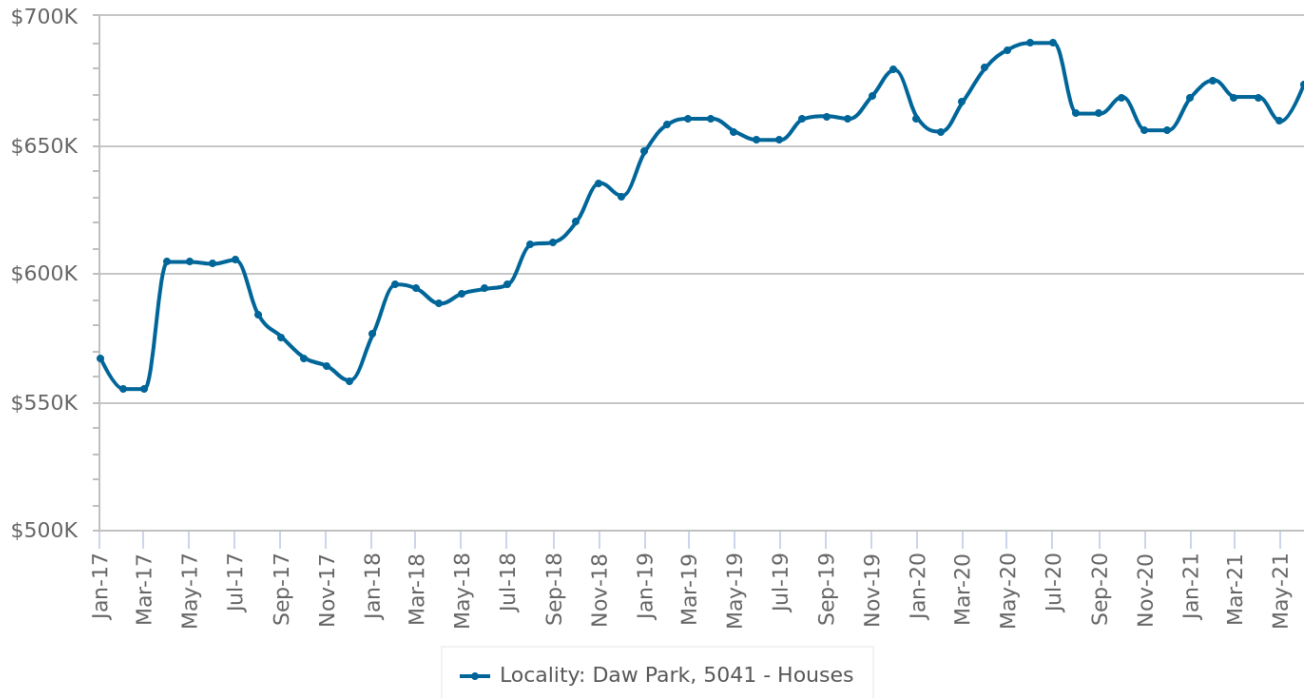
Currently the median sales price of houses in the area is \$673,500.

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	\$567,000	\$576,106	\$647,500	\$660,000	\$668,500
February	\$554,750	\$595,500	\$658,000	\$655,000	\$675,000
March	\$554,750	\$593,750	\$660,000	\$666,500	\$668,500
April	\$604,250	\$588,000	\$660,000	\$680,000	\$668,500
May	\$604,250	\$592,000	\$655,000	\$687,000	\$659,000
June	\$603,500	\$593,750	\$651,750	\$689,500	\$673,500
July	\$605,000	\$595,500	\$651,750	\$689,500	n/a
August	\$583,500	\$611,000	\$660,000	\$662,000	n/a
September	\$575,000	\$612,000	\$661,000	\$662,000	n/a
October	\$567,000	\$620,000	\$660,000	\$668,500	n/a
November	\$563,606	\$635,000	\$669,000	\$655,500	n/a
December	\$558,106	\$630,000	\$679,000	\$655,500	n/a

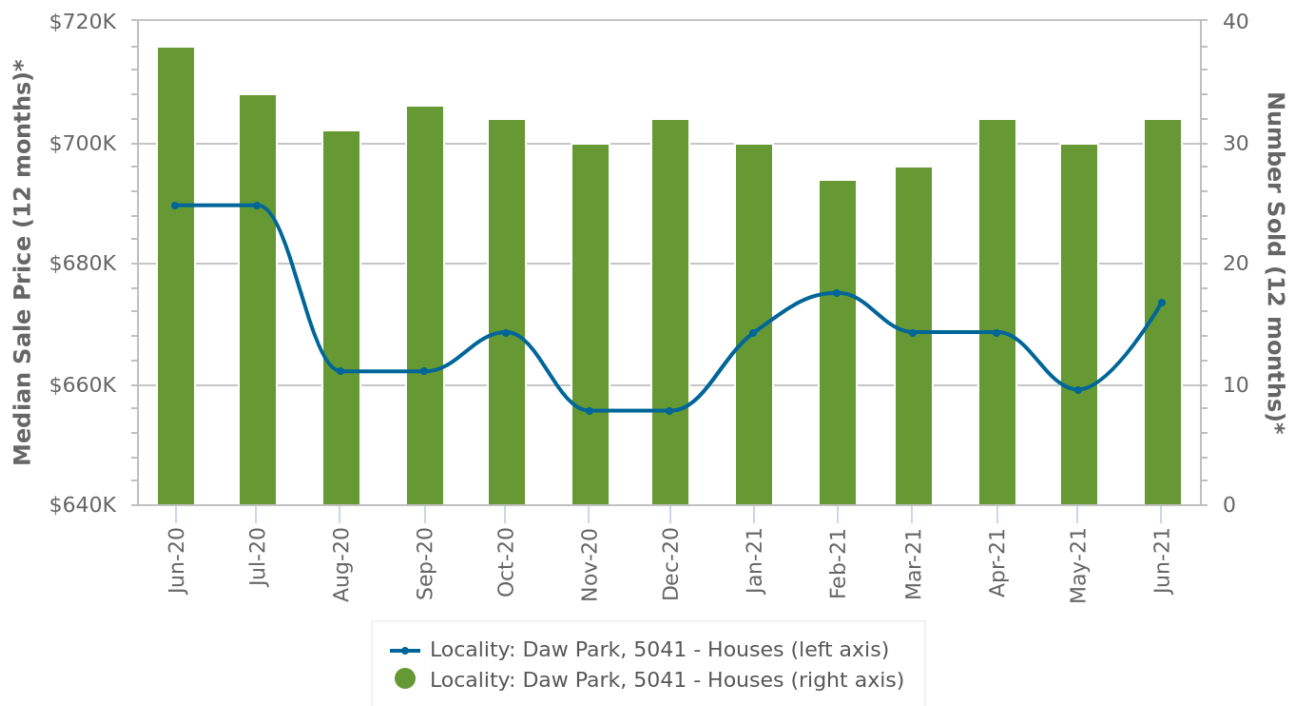
Statistics are calculated over a rolling 12 month period

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

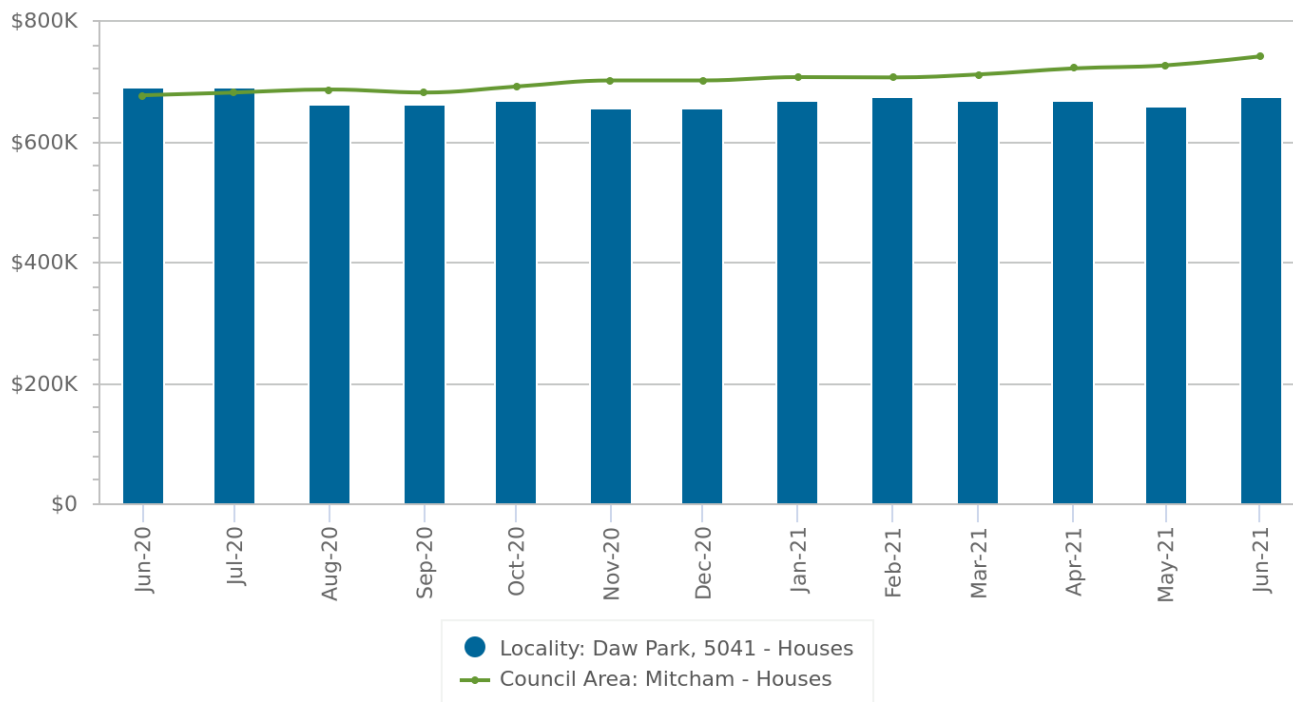
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Daw Park Median Price	Mitcham Median Price
June 2021	\$673,500	\$740,000
May 2021	\$659,000	\$725,000
April 2021	\$668,500	\$720,000
March 2021	\$668,500	\$710,000
February 2021	\$675,000	\$705,000
January 2021	\$668,500	\$705,500
December 2020	\$655,500	\$700,000
November 2020	\$655,500	\$700,000
October 2020	\$668,500	\$690,000
September 2020	\$662,000	\$680,000
August 2020	\$662,000	\$685,000
July 2020	\$689,500	\$680,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



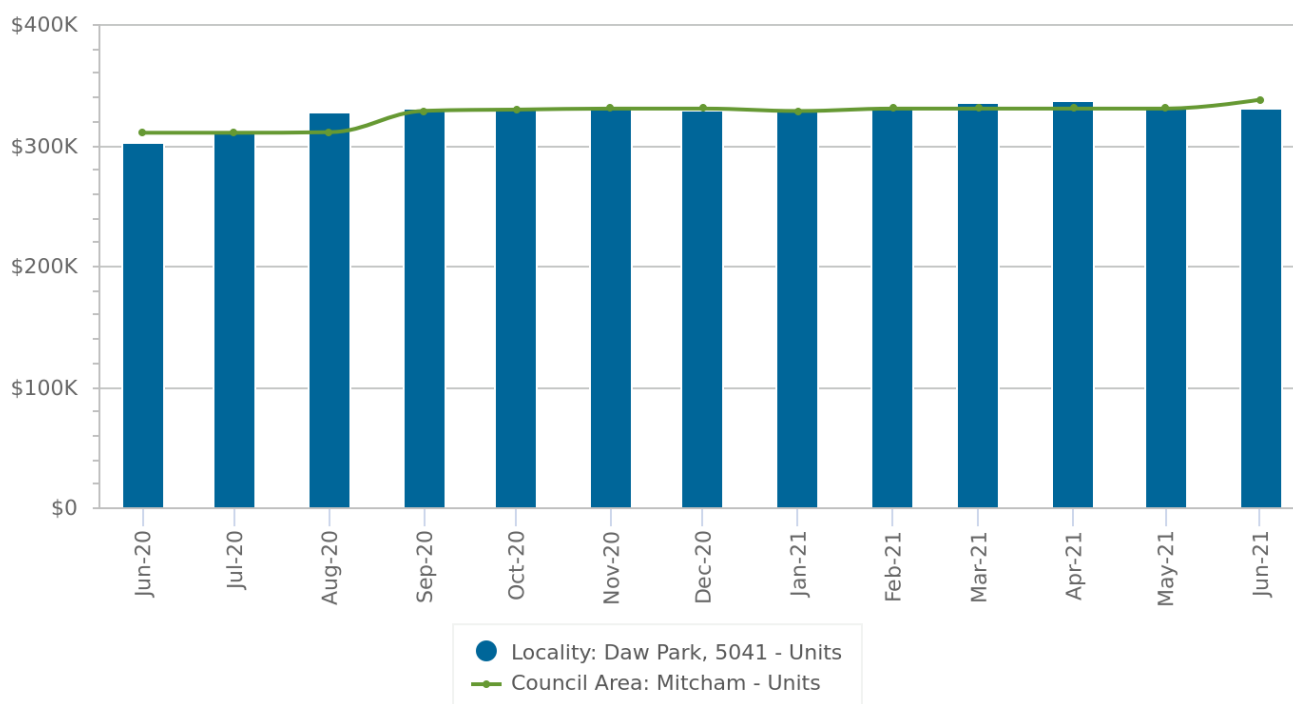
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Daw Park Median Price	Mitcham Median Price
June 2021	\$330,000	\$337,500
May 2021	\$332,500	\$330,000
April 2021	\$336,250	\$330,000
March 2021	\$335,000	\$330,000
February 2021	\$332,500	\$330,000
January 2021	\$329,000	\$328,000
December 2020	\$329,000	\$330,000
November 2020	\$330,000	\$330,000
October 2020	\$330,000	\$329,162
September 2020	\$330,000	\$328,162
August 2020	\$328,000	\$310,500
July 2020	\$310,000	\$310,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

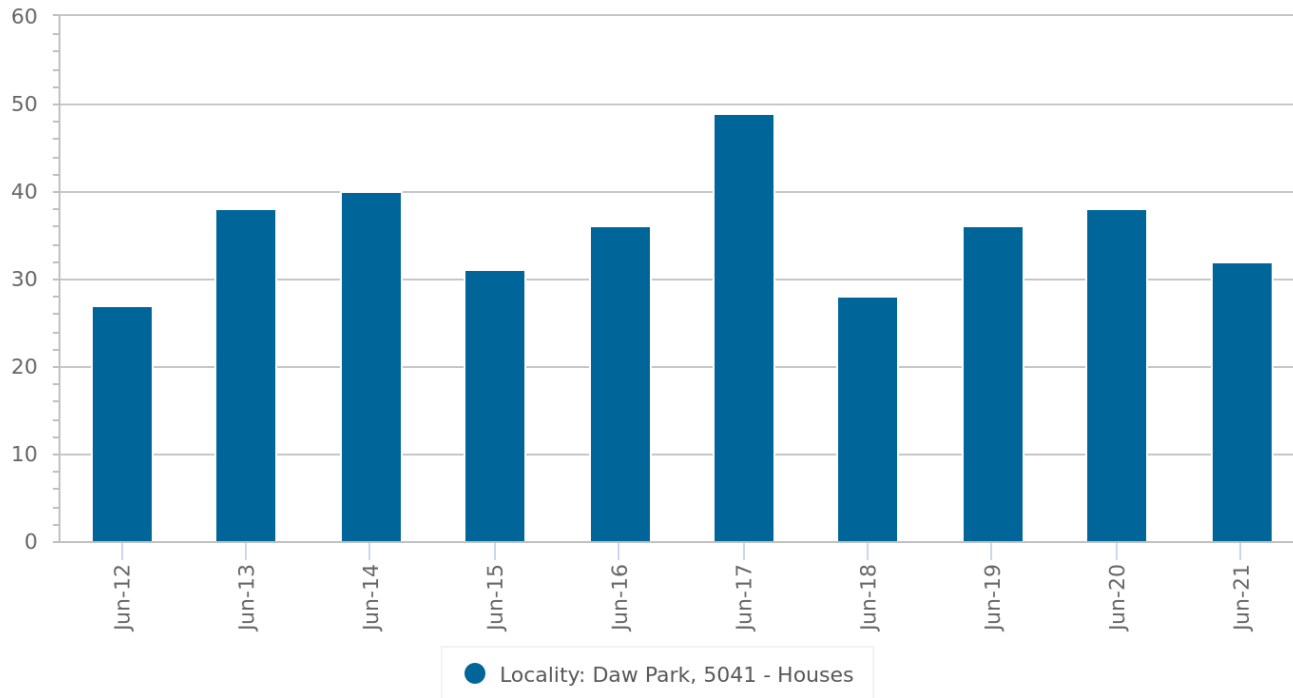
Sales Per Annum

Sales Per Annum (House)

Period Ending	Daw Park Number
Jun 2021	32
Jun 2020	38
Jun 2019	36
Jun 2018	28
Jun 2017	49
Jun 2016	36
Jun 2015	31
Jun 2014	40
Jun 2013	38
Jun 2012	27

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



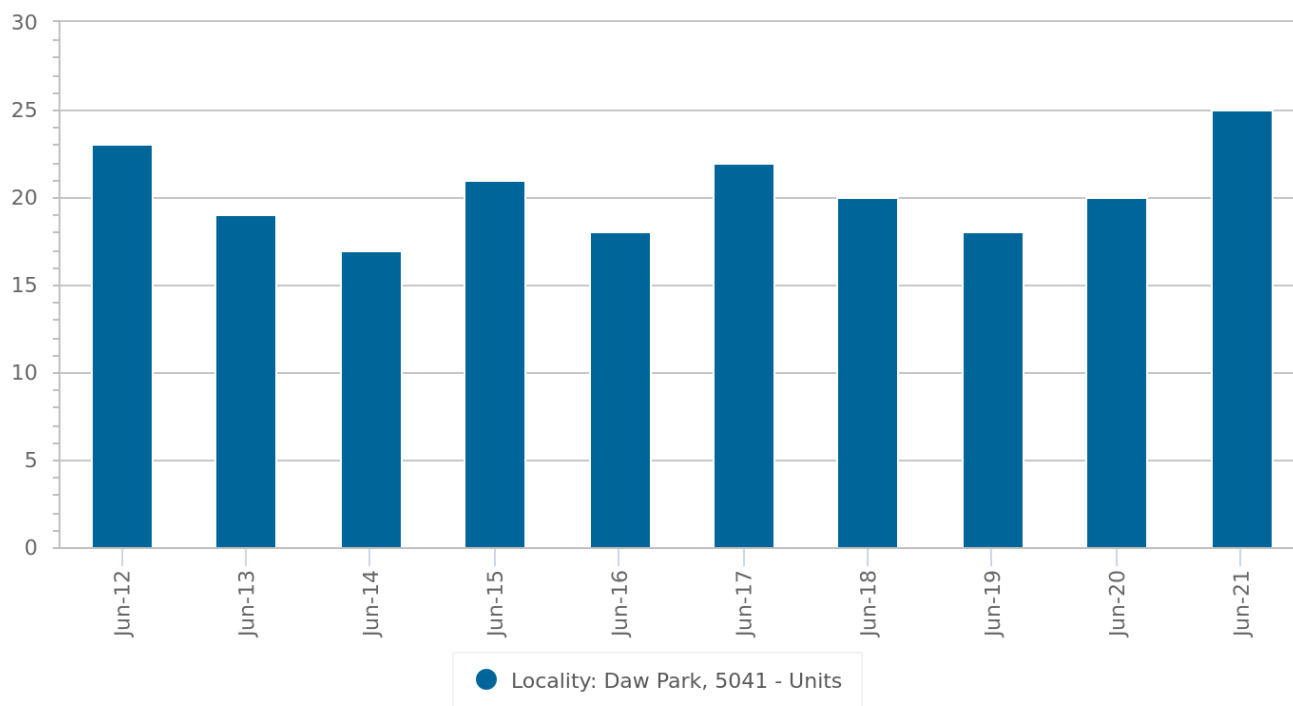
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Daw Park Number
Jun 2021	25
Jun 2020	20
Jun 2019	18
Jun 2018	20
Jun 2017	22
Jun 2016	18
Jun 2015	21
Jun 2014	17
Jun 2013	19
Jun 2012	23

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



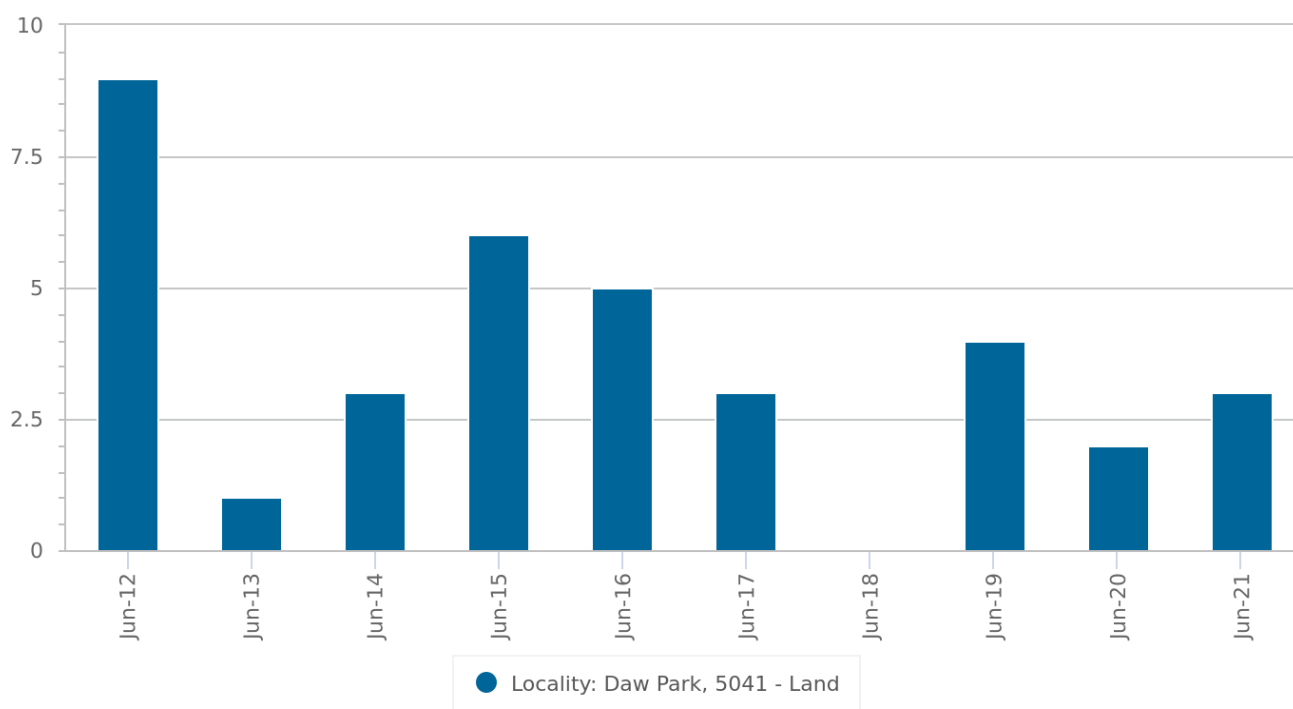
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Daw Park Number
Jun 2021	3
Jun 2020	2
Jun 2019	4
Jun 2018	0
Jun 2017	3
Jun 2016	5
Jun 2015	6
Jun 2014	3
Jun 2013	1
Jun 2012	9

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

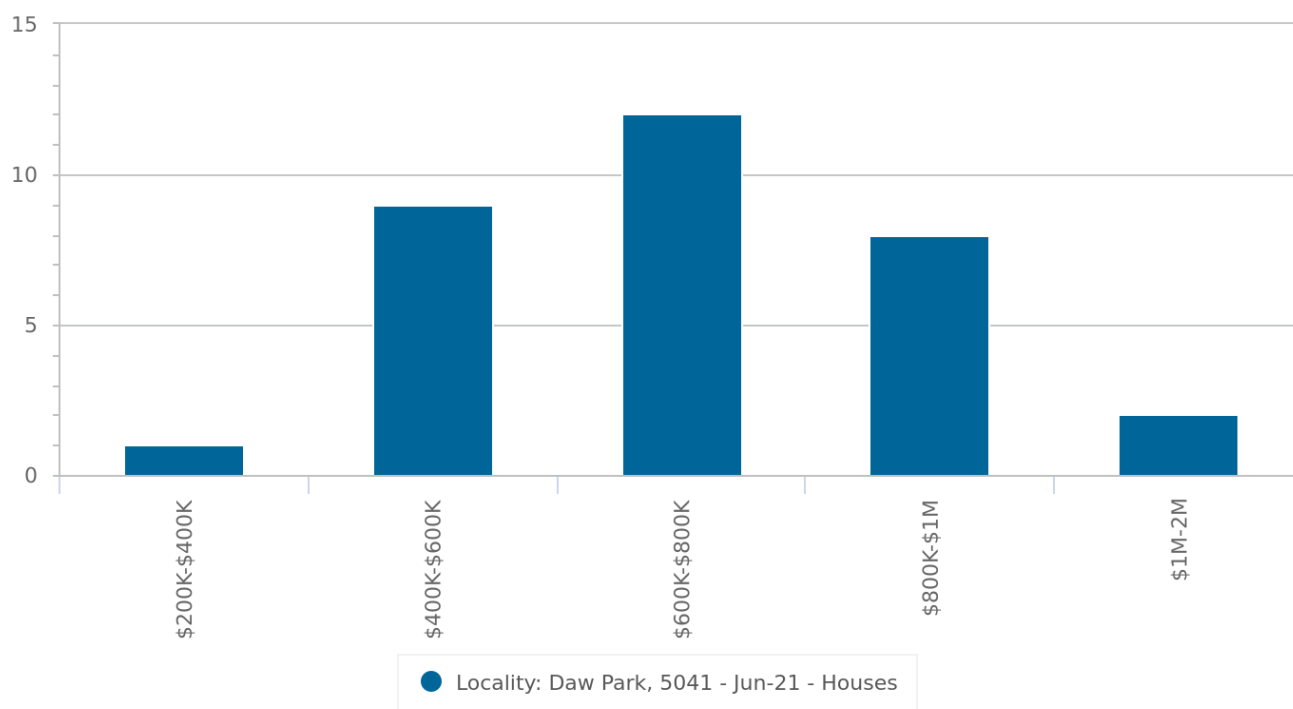
Sales By Price

Sales By Price - 12 months (House)

Price	Daw Park	
	Number	
\$200K-\$400K	1	
\$400K-\$600K	9	
\$600K-\$800K	12	
\$800K-\$1M	8	
\$1M-\$2M	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



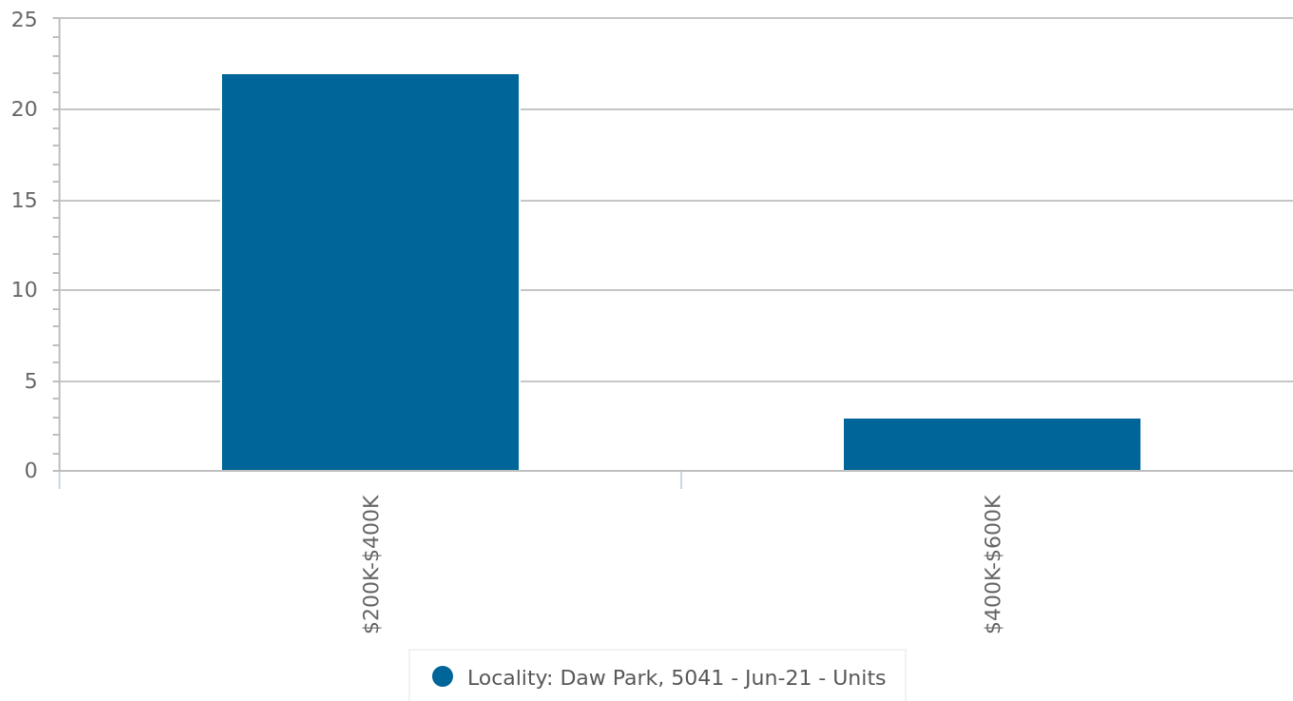
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Daw Park	
	Number	
\$200K-\$400K	22	
\$400K-\$600K	3	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



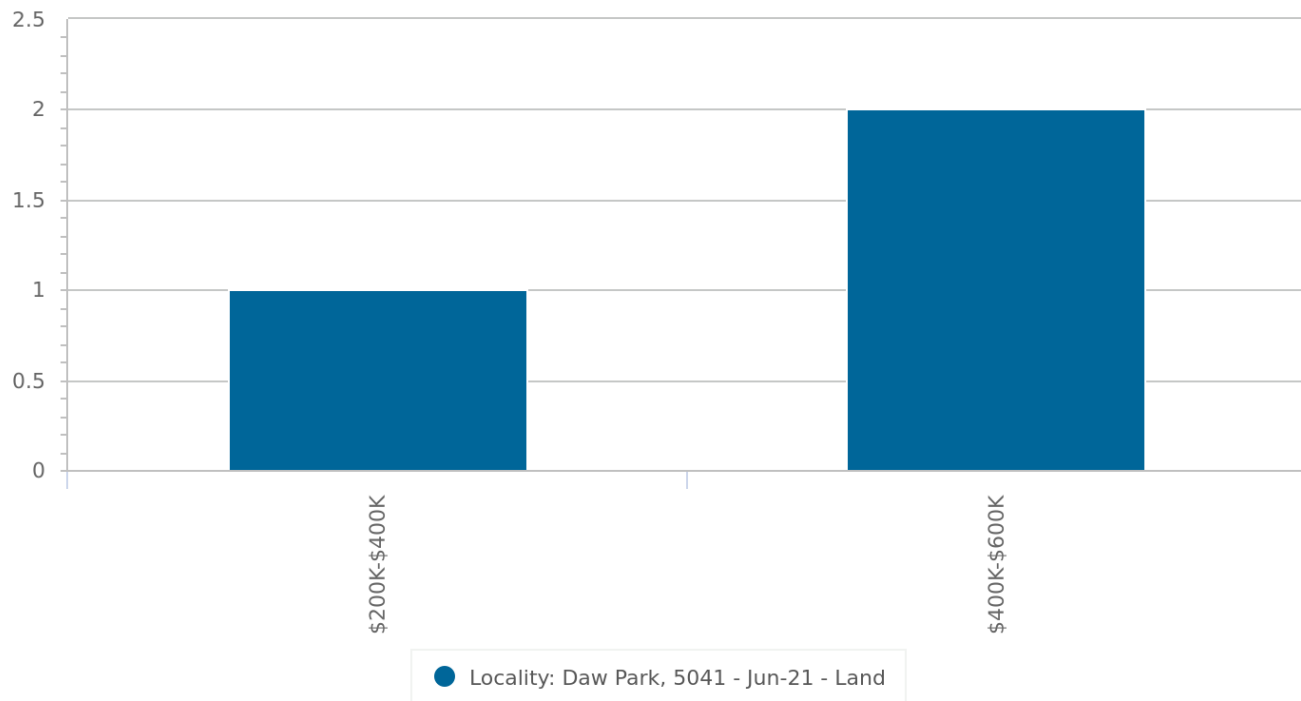
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Daw Park	
	Number	
\$200K-\$400K	1	
\$400K-\$600K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

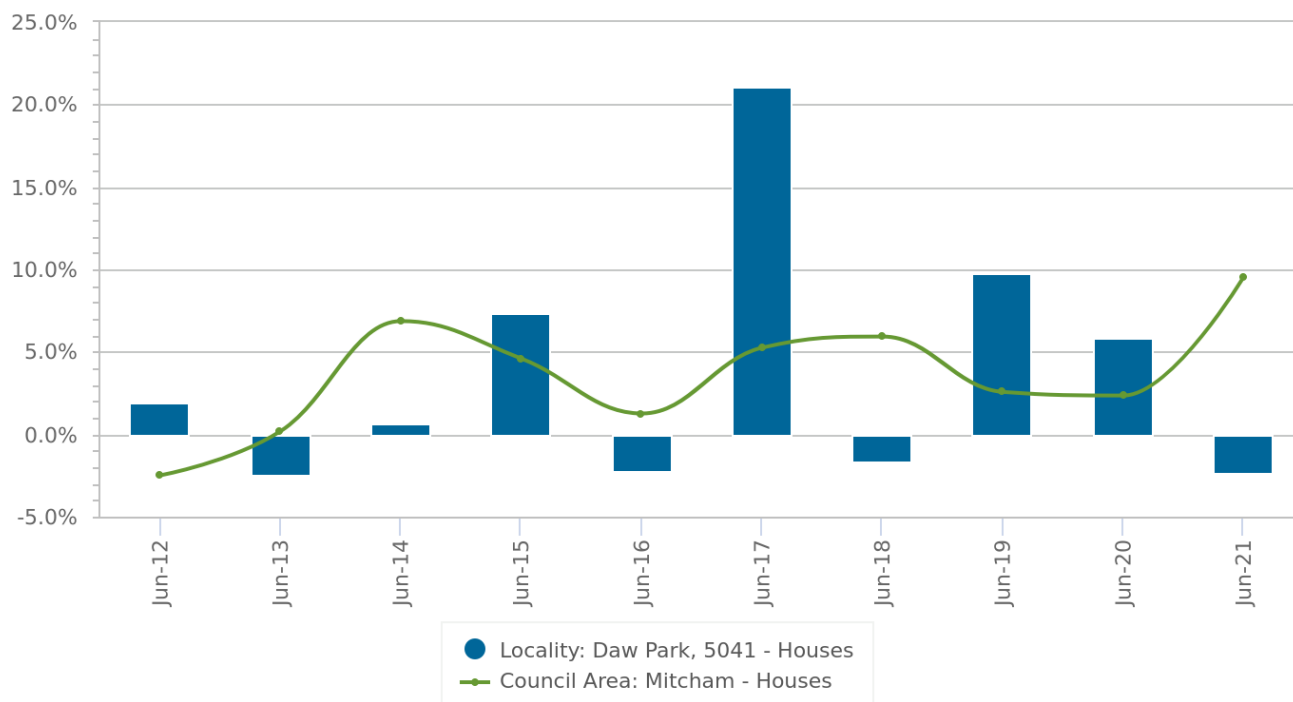
Change in Median Price

Change in Median Price (House)

Period	Daw Park % Change	Mitcham % Change
Jun 2021	-2.32%	9.55%
Jun 2020	5.79%	2.35%
Jun 2019	9.77%	2.56%
Jun 2018	-1.62%	5.93%
Jun 2017	21.04%	5.25%
Jun 2016	-2.24%	1.26%
Jun 2015	7.37%	4.59%
Jun 2014	0.61%	6.86%
Jun 2013	-2.46%	0.2%
Jun 2012	1.89%	-2.49%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



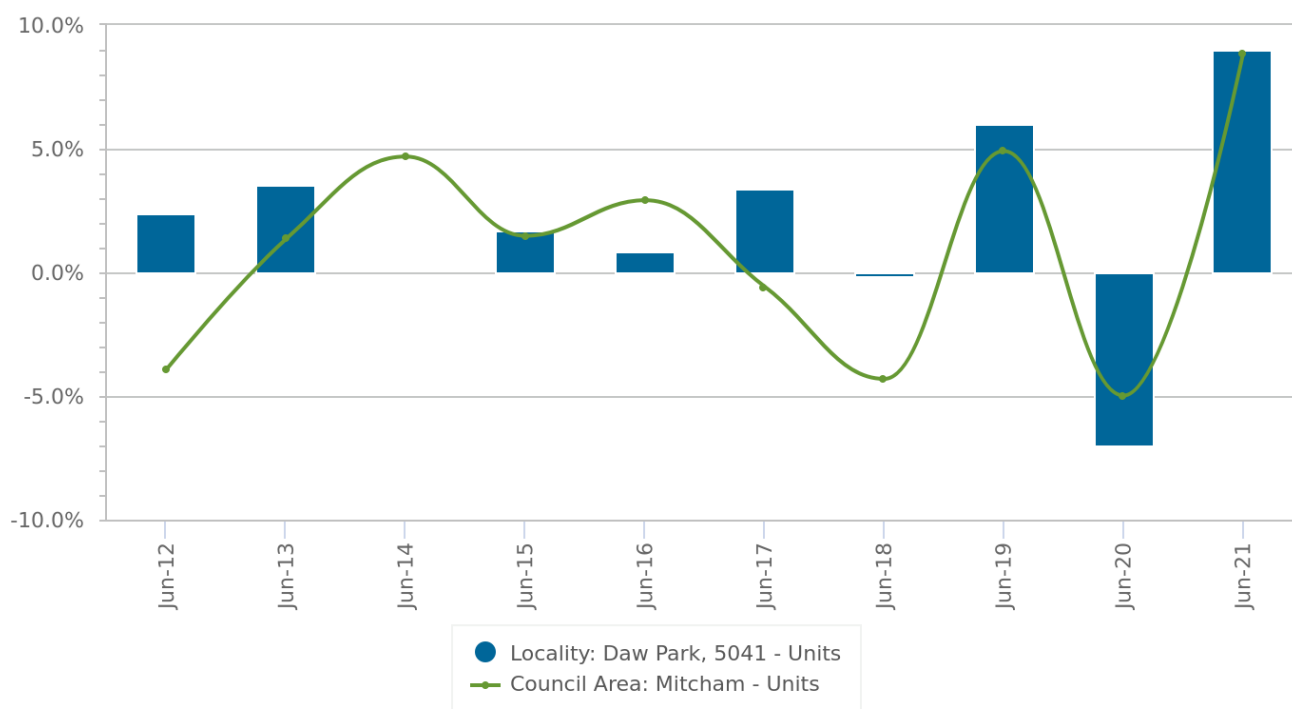
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Daw Park % Change	Mitcham % Change
Jun 2021	9%	8.87%
Jun 2020	-6.99%	-4.98%
Jun 2019	6.03%	4.9%
Jun 2018	-0.16%	-4.31%
Jun 2017	3.36%	-0.58%
Jun 2016	0.85%	2.92%
Jun 2015	1.72%	1.48%
Jun 2014	0%	4.68%
Jun 2013	3.57%	1.36%
Jun 2012	2.38%	-3.91%

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	Daw Park % Change	Mitcham % Change
Jun 2020	0%	1.54%
Jun 2019	0%	4.84%
Jun 2018	0%	-4.91%
Jun 2017	0%	5.84%
Jun 2016	0%	-6.67%
Jun 2015	0%	3.12%
Jun 2014	0%	-6.16%
Jun 2013	0%	5.9%
Jun 2012	0%	-2.13%
Jun 2011	0%	0%

Statistics are calculated over a rolling 12 month period

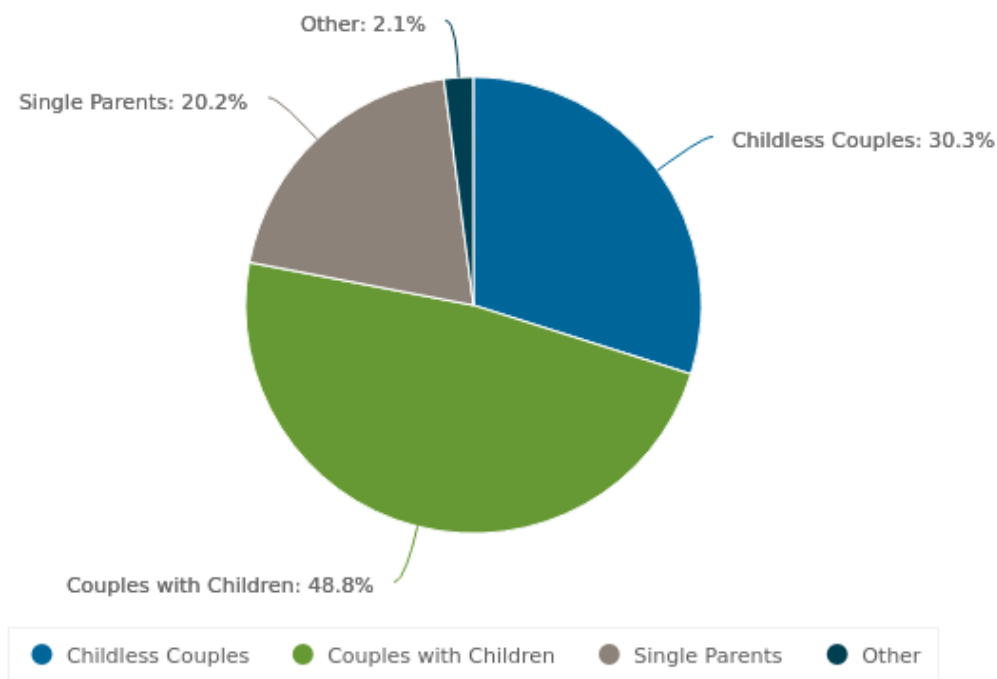
Household

Household Structure

Type	Percent
Couples with Children	48.8
Childless Couples	30.3
Single Parents	20.2
Other	2.1

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

Household Structure



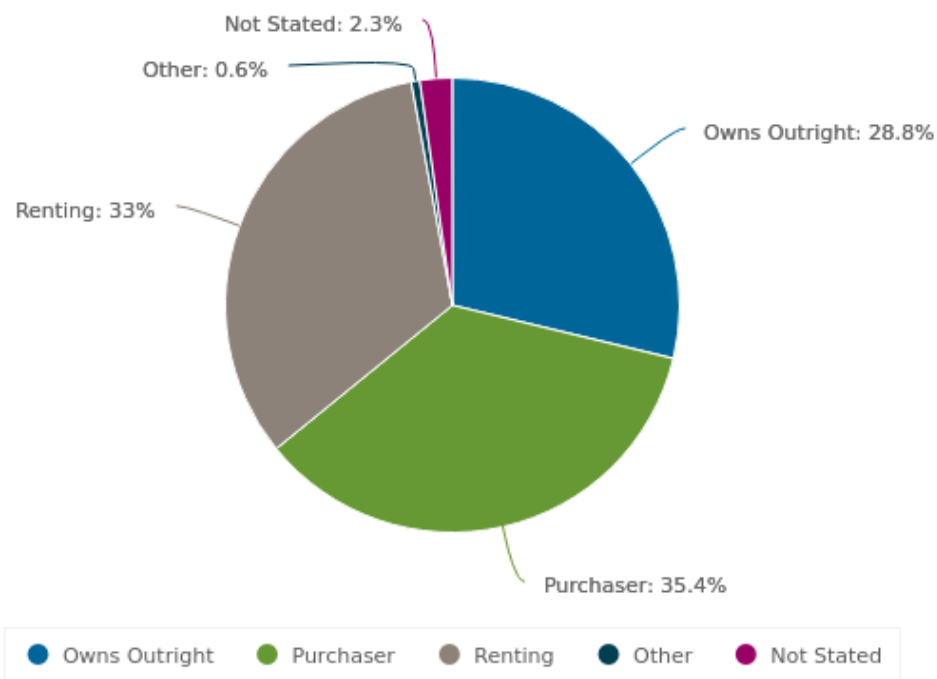
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	35.4
Renting	33.0
Owns Outright	28.8
Not Stated	2.3
Other	0.6

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	Daw Park		Mitcham	
	Male %	Female %	Male %	Female %
0-9	7.4	5.6	5.9	5.6
10-19	5.5	5.6	6.4	6.3
20-29	6.0	7.6	5.7	5.8
30-39	5.9	7.3	5.6	6.0
40-49	7.4	8.4	6.7	7.3
50-59	5.7	5.8	6.4	6.9
60-69	3.6	4.6	5.4	6.1
70-79	2.5	2.8	3.8	4.1
80-89	1.7	3.9	1.9	2.6
90-99	0.6	2.7	0.4	1.0
100+	n/a	0.1	0.0	0.0

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

Age Sex Ratio



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

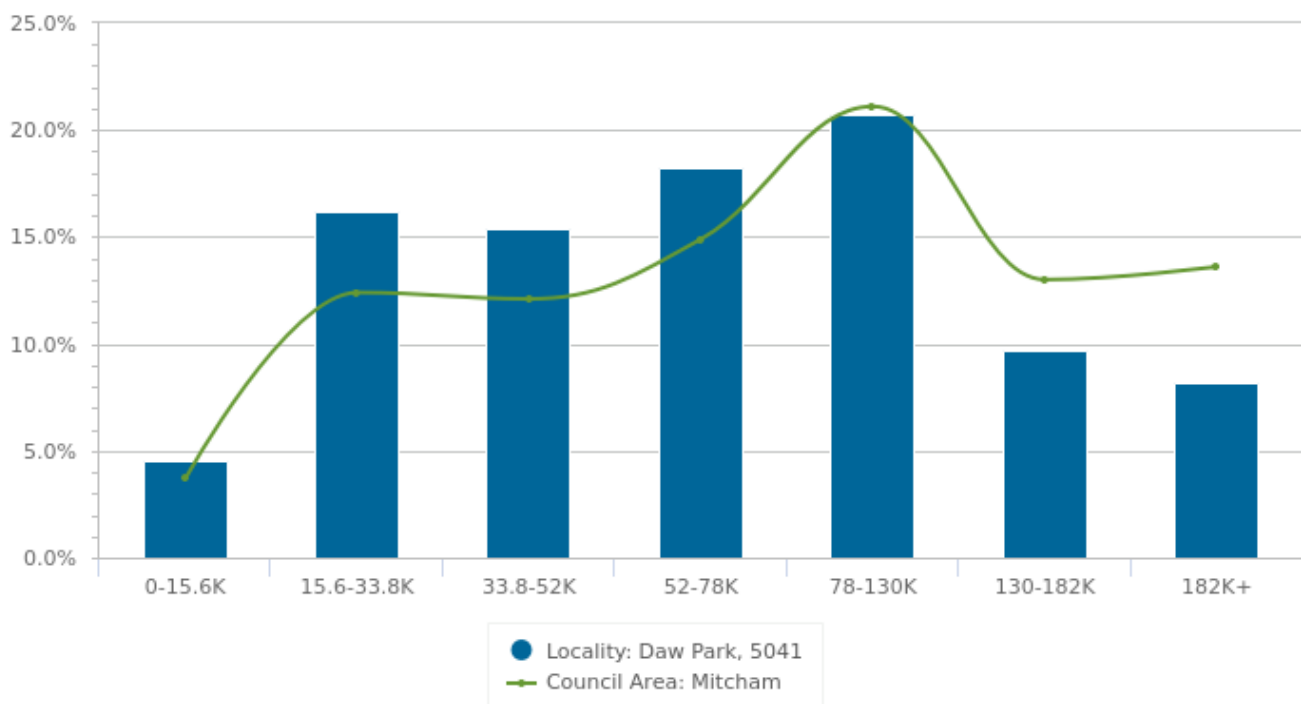
Household Income

Household Income

Income Range	Daw Park %	Mitcham %
0-15.6K	4.5	3.7
15.6-33.8K	16.2	12.4
33.8-52K	15.4	12.1
52-78K	18.2	14.9
78-130K	20.7	21.1
130-182K	9.7	13.0
182K+	8.2	13.6

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.

© 2021 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.