

Suburb Statistics Report

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Area Profile

The size of Elizabeth Downs is approximately 3.2 square kilometres.

It has 19 parks covering nearly 24.2% of total area.

The population of Elizabeth Downs in 2011 was 5,142 people.

By 2016 the population was 5,068 showing a population decline of 1.4% in the area during that time.

The predominant age group in Elizabeth Downs is 0-9 years.

Households in Elizabeth Downs are primarily single parents and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.

In general, people in Elizabeth Downs work in a labourer occupation.

In 2011, 55% of the homes in Elizabeth Downs were owner-occupied compared with 54% in 2016.

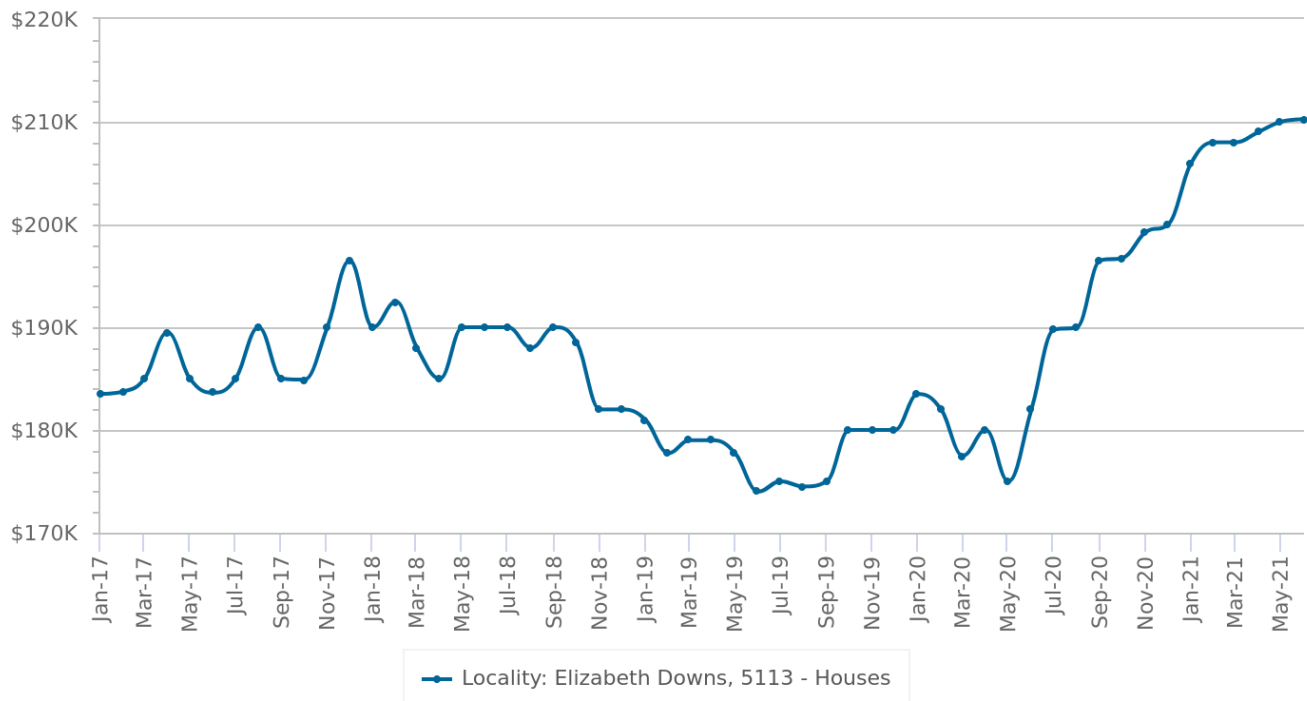
Currently the median sales price of houses in the area is \$210,250.

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	\$183,500	\$190,000	\$181,000	\$183,500	\$206,000
February	\$183,750	\$192,500	\$177,750	\$182,000	\$208,000
March	\$185,000	\$188,000	\$179,000	\$177,500	\$208,000
April	\$189,500	\$185,000	\$179,000	\$180,000	\$209,000
May	\$185,000	\$190,000	\$177,750	\$175,000	\$210,000
June	\$183,625	\$190,000	\$174,000	\$182,000	\$210,250
July	\$185,000	\$190,000	\$175,000	\$189,750	n/a
August	\$190,000	\$188,000	\$174,500	\$190,000	n/a
September	\$185,000	\$190,000	\$175,000	\$196,500	n/a
October	\$184,900	\$188,500	\$180,000	\$196,750	n/a
November	\$190,000	\$182,000	\$180,000	\$199,250	n/a
December	\$196,500	\$182,000	\$180,000	\$200,000	n/a

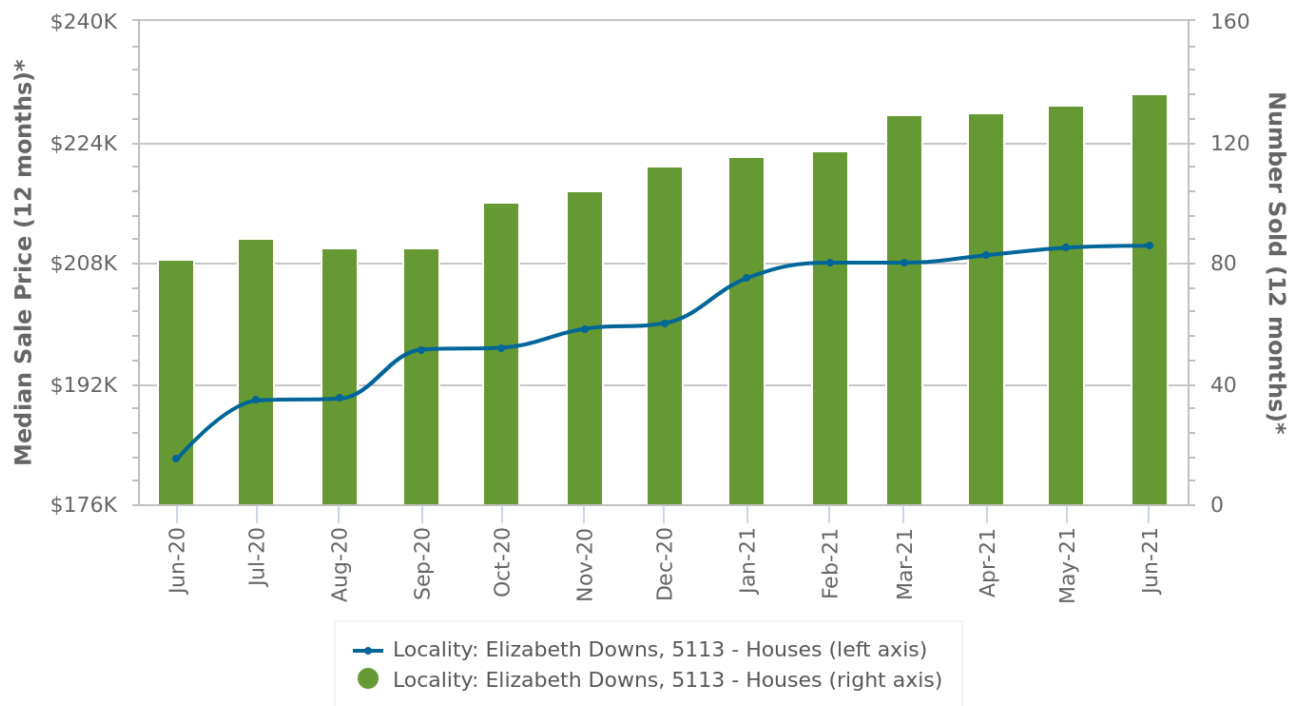
Statistics are calculated over a rolling 12 month period

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

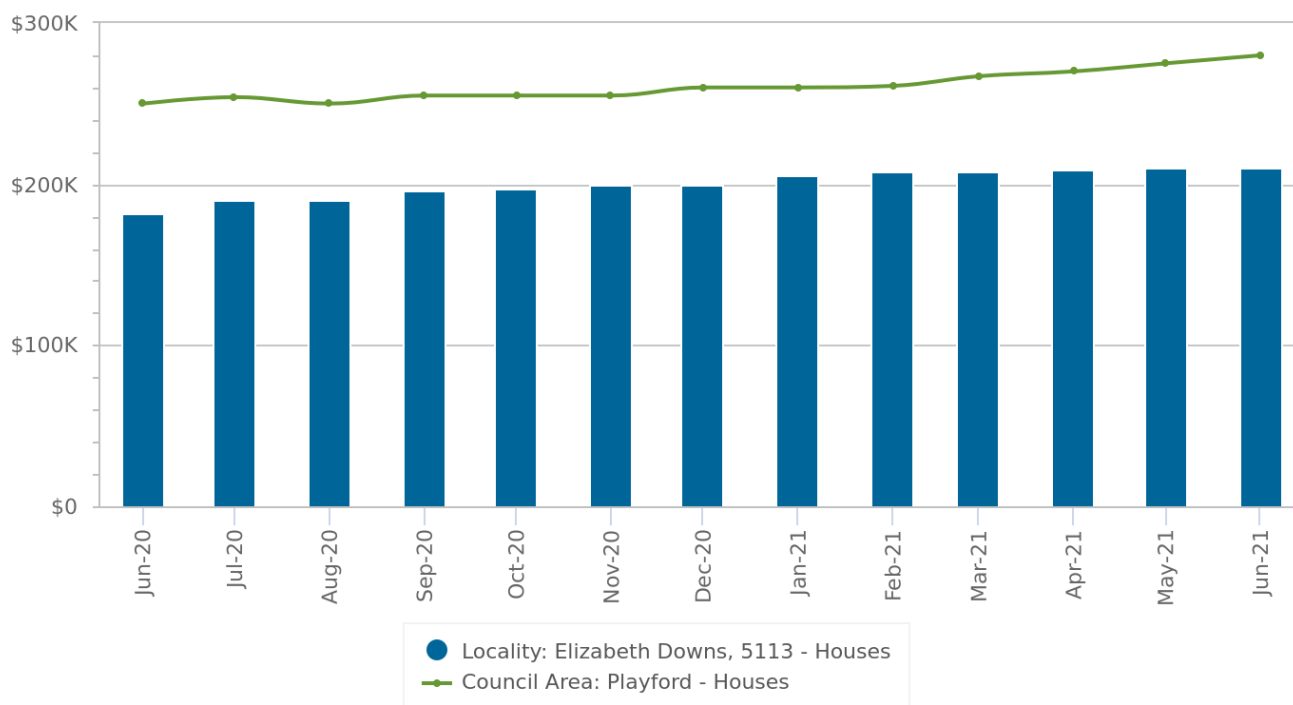
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Elizabeth Downs	Playford
	Median Price	Median Price
June 2021	\$210,250	\$280,000
May 2021	\$210,000	\$275,000
April 2021	\$209,000	\$270,000
March 2021	\$208,000	\$267,000
February 2021	\$208,000	\$261,000
January 2021	\$206,000	\$260,000
December 2020	\$200,000	\$260,000
November 2020	\$199,250	\$255,000
October 2020	\$196,750	\$255,000
September 2020	\$196,500	\$255,000
August 2020	\$190,000	\$250,000
July 2020	\$189,750	\$254,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



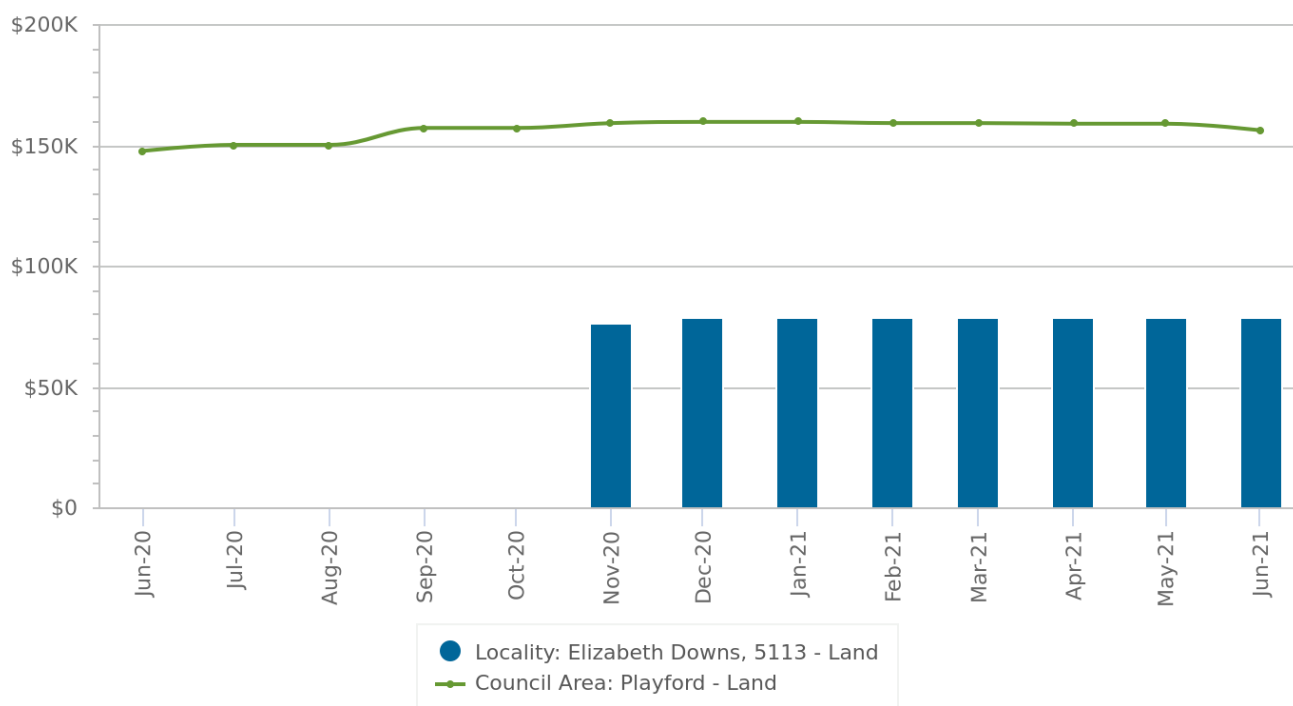
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Elizabeth Downs Median Price	Playford Median Price
June 2021	\$79,000	\$156,000
May 2021	\$79,000	\$158,750
April 2021	\$79,000	\$158,750
March 2021	\$79,000	\$159,000
February 2021	\$79,000	\$159,000
January 2021	\$79,000	\$159,500
December 2020	\$79,000	\$159,500
November 2020	\$76,500	\$159,000
October 2020	n/a	\$157,000
September 2020	n/a	\$157,000
August 2020	n/a	\$150,000
July 2020	n/a	\$150,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

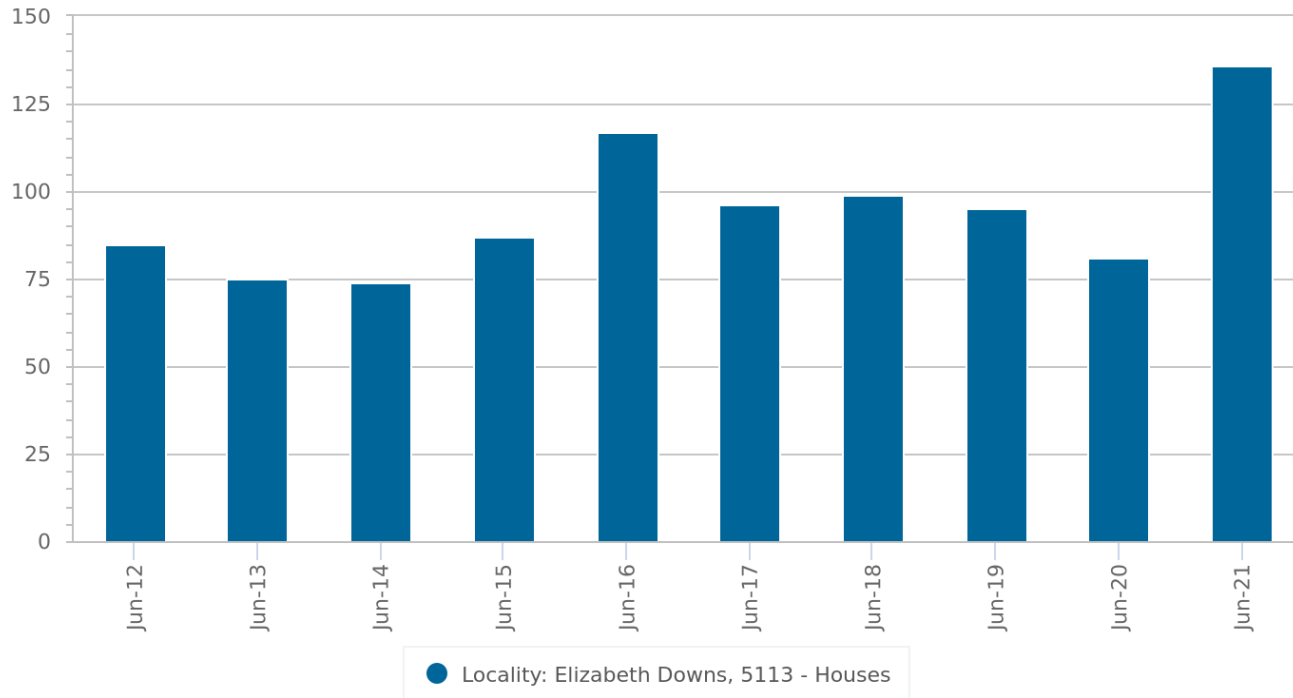
Sales Per Annum

Sales Per Annum (House)

Period Ending	Elizabeth Downs
	Number
Jun 2021	136
Jun 2020	81
Jun 2019	95
Jun 2018	99
Jun 2017	96
Jun 2016	117
Jun 2015	87
Jun 2014	74
Jun 2013	75
Jun 2012	85

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



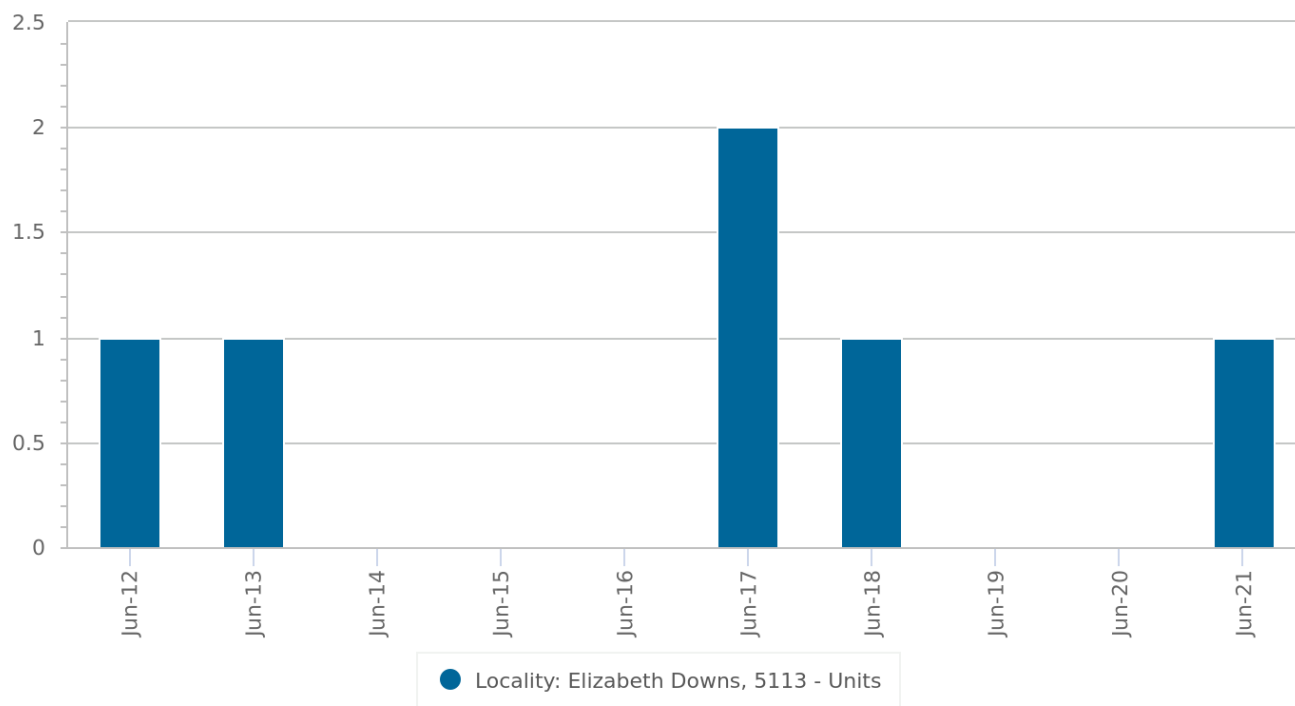
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Elizabeth Downs
	Number
Jun 2021	1
Jun 2020	0
Jun 2019	0
Jun 2018	1
Jun 2017	2
Jun 2016	0
Jun 2015	0
Jun 2014	0
Jun 2013	1
Jun 2012	1

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



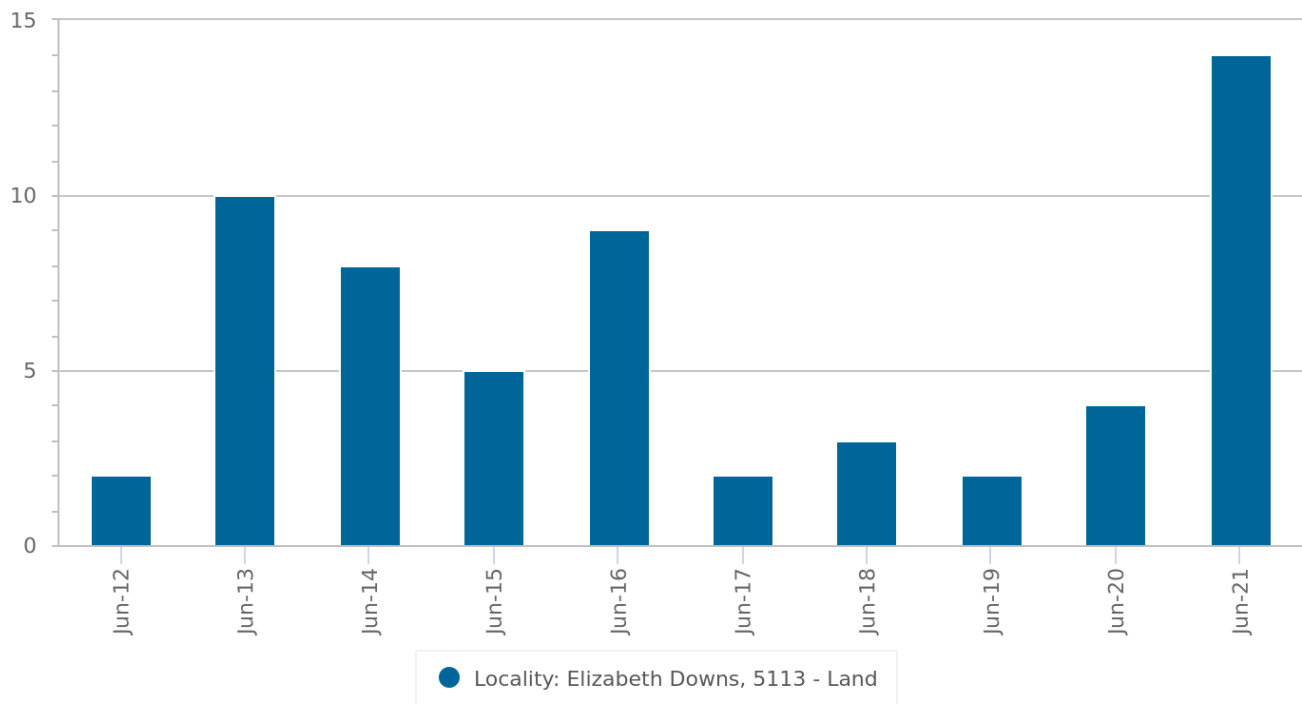
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Elizabeth Downs
	Number
Jun 2021	14
Jun 2020	4
Jun 2019	2
Jun 2018	3
Jun 2017	2
Jun 2016	9
Jun 2015	5
Jun 2014	8
Jun 2013	10
Jun 2012	2

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

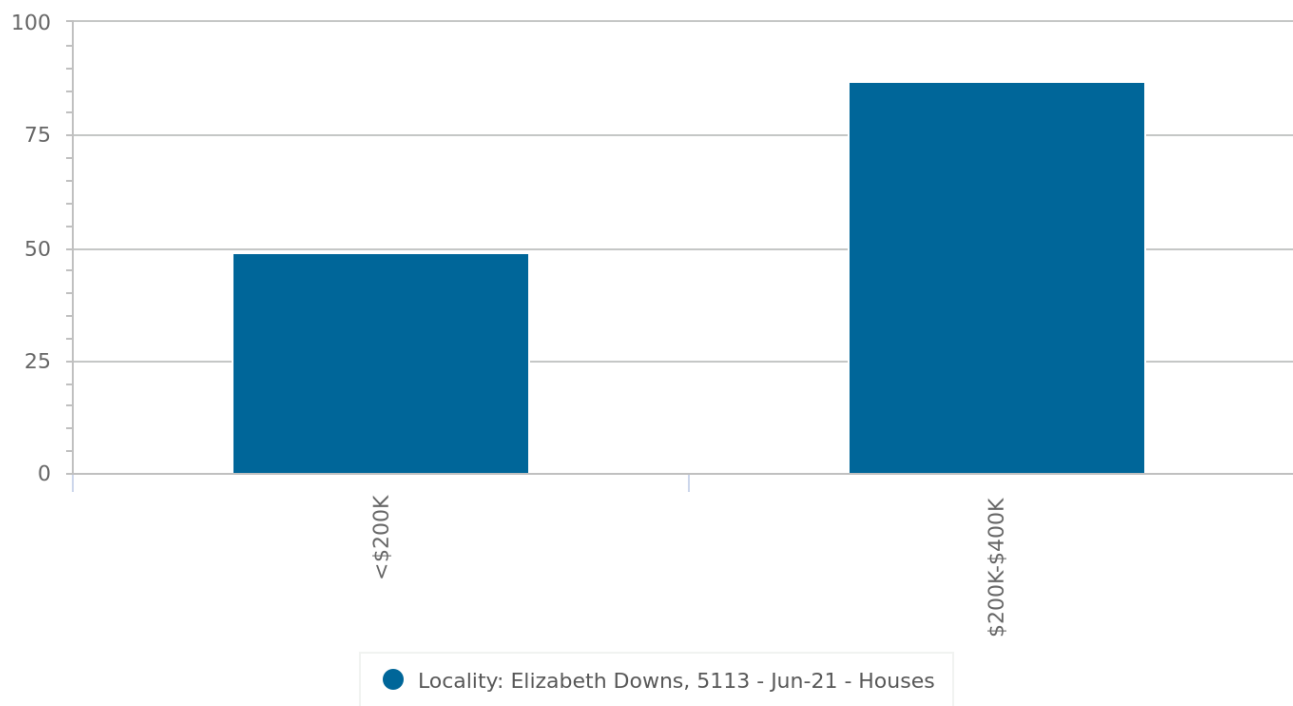
Sales By Price

Sales By Price - 12 months (House)

Price	Elizabeth Downs	
	Number	
<\$200K	49	
\$200K-\$400K	87	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



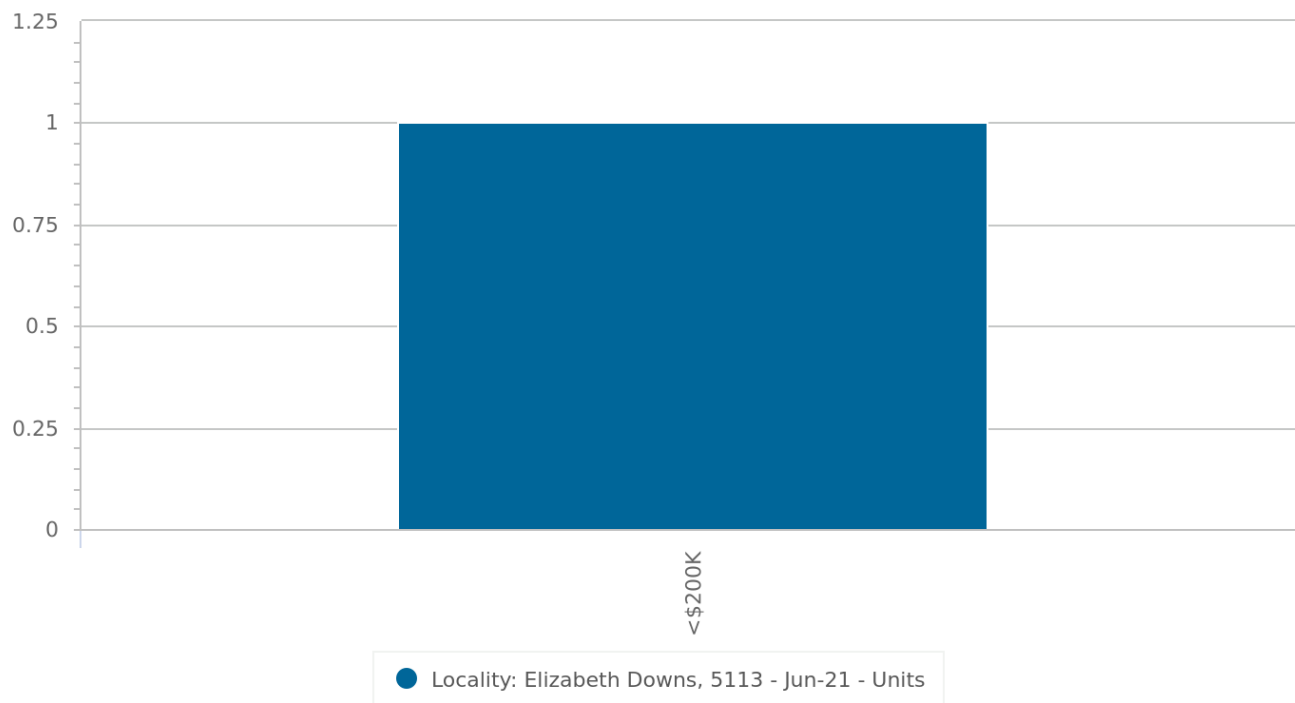
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Elizabeth Downs	
	Number	
<\$200K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



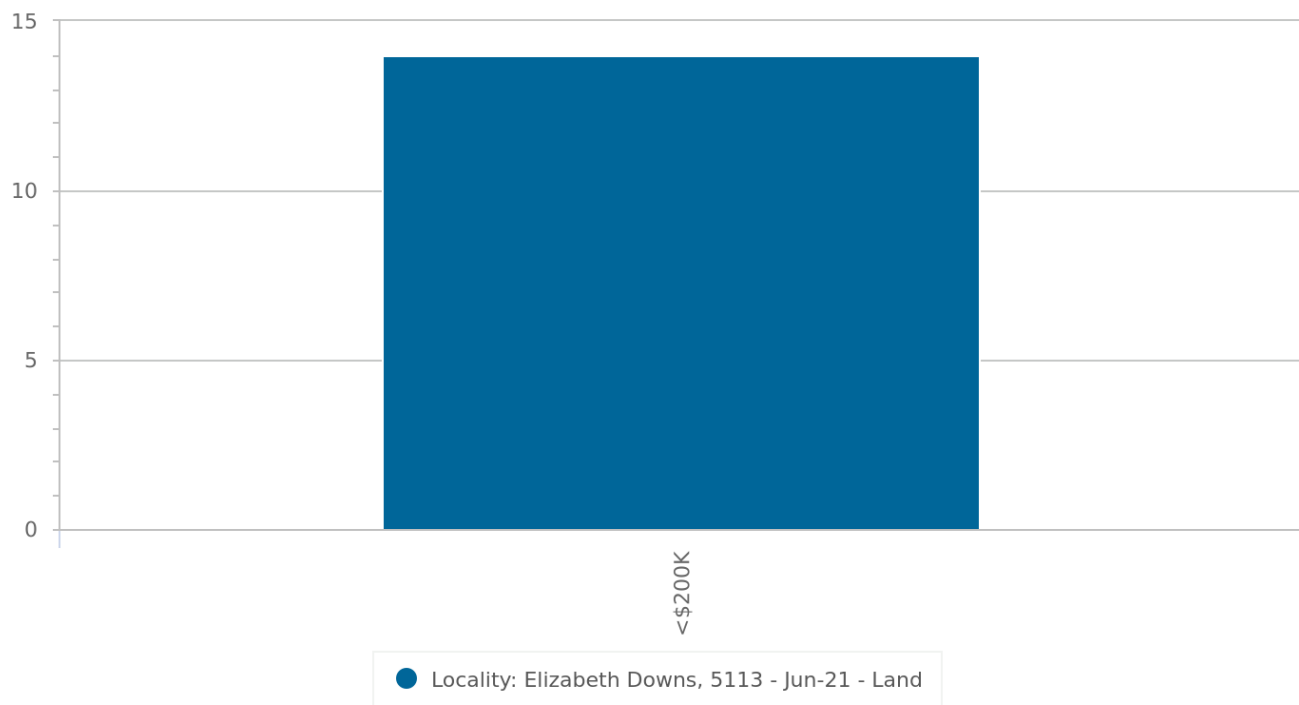
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Elizabeth Downs	
Price	Number
<\$200K	14

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

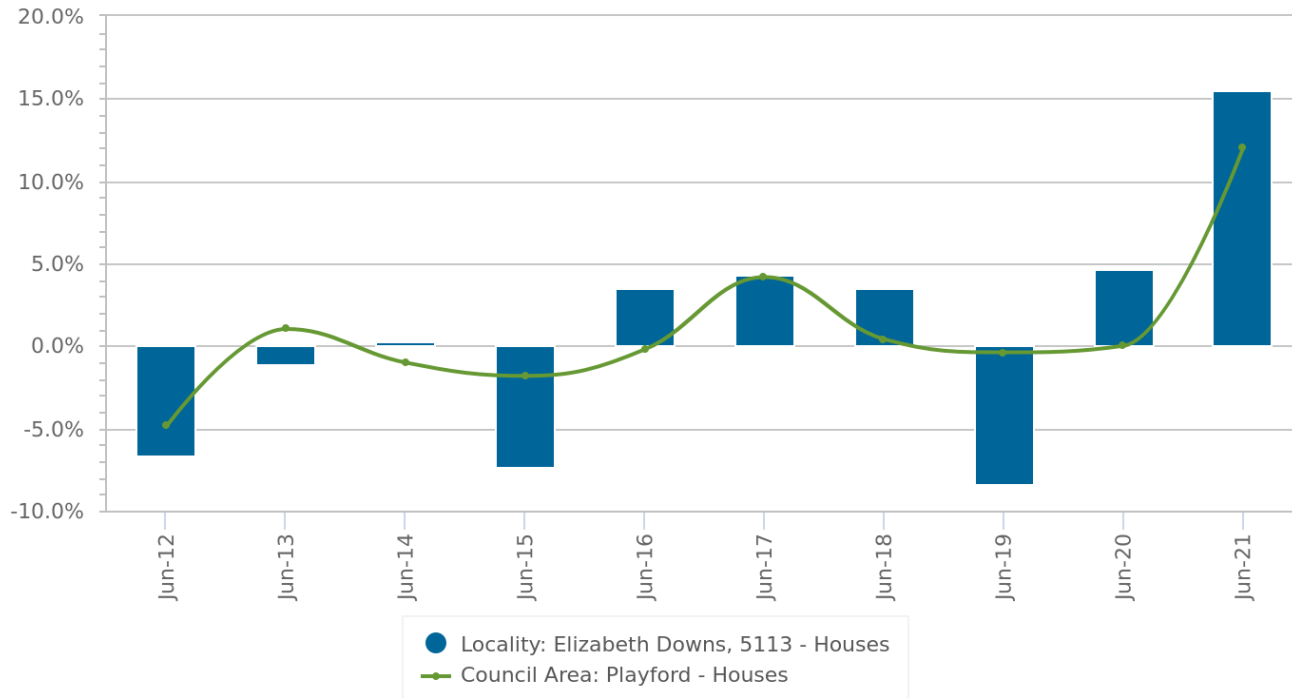
Change in Median Price

Change in Median Price (House)

Period	Elizabeth Downs	Playford
	% Change	% Change
Jun 2021	15.52%	12%
Jun 2020	4.6%	0%
Jun 2019	-8.42%	-0.4%
Jun 2018	3.47%	0.4%
Jun 2017	4.33%	4.17%
Jun 2016	3.53%	-0.21%
Jun 2015	-7.36%	-1.83%
Jun 2014	0.27%	-1.02%
Jun 2013	-1.08%	1.02%
Jun 2012	-6.68%	-4.85%

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	Elizabeth Downs	Playford
	% Change	% Change
Jun 2020	0%	-8.78%
Jun 2019	0%	16.81%
Jun 2018	0%	-10%
Jun 2017	0%	-12.36%
Jun 2016	0%	8.54%
Jun 2015	0%	10.53%
Jun 2014	0%	-7.26%
Jun 2013	0%	1.01%
Jun 2012	0%	13.47%
Jun 2011	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Elizabeth Downs	Playford
	% Change	% Change
Jun 2020	0%	1.72%
Jun 2019	0%	3.79%
Jun 2018	0%	4.25%
Jun 2017	0%	-1.83%
Jun 2016	0%	0.61%
Jun 2015	0%	2.01%
Jun 2014	0%	9.92%
Jun 2013	0%	-1.43%
Jun 2012	0%	2.29%
Jun 2011	0%	0%

Statistics are calculated over a rolling 12 month period

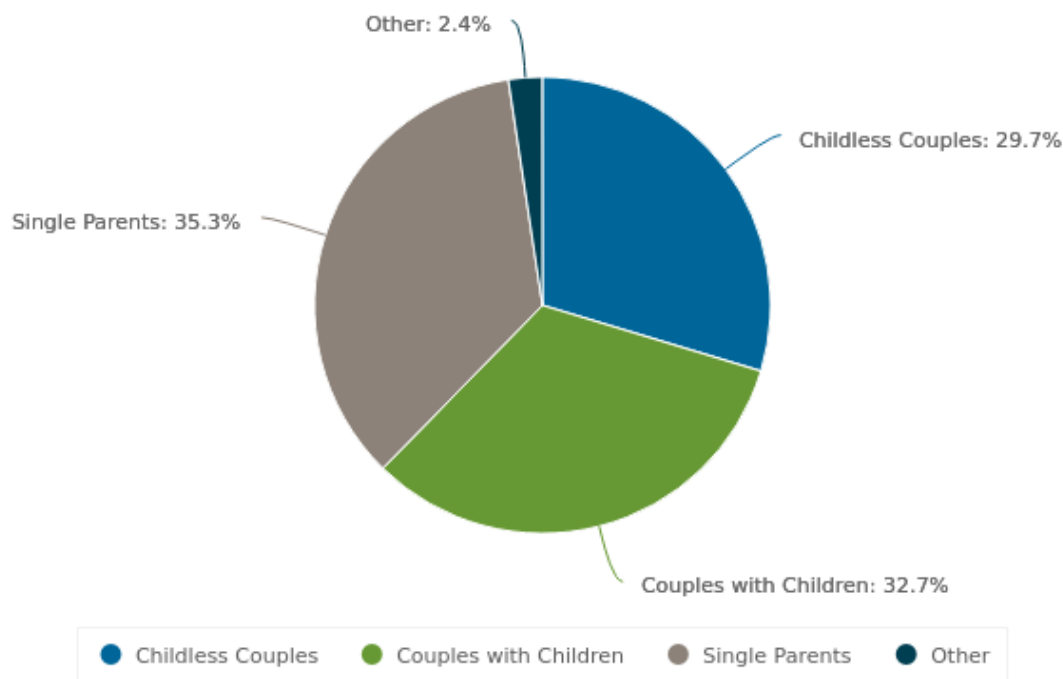
Household

Household Structure

Type	Percent
Single Parents	35.3
Couples with Children	32.7
Childless Couples	29.7
Other	2.4

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

Household Structure



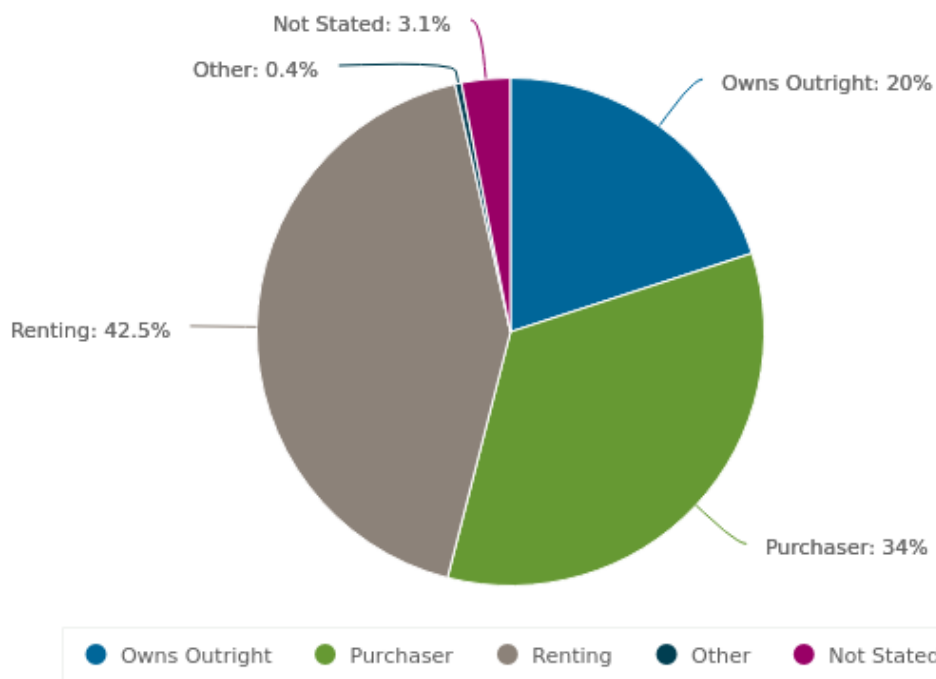
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	42.5
Purchaser	34.0
Owns Outright	20.0
Not Stated	3.1
Other	0.4

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	Elizabeth Downs		Playford	
	Male %	Female %	Male %	Female %
0-9	8.7	7.5	8.4	8.0
10-19	6.6	6.6	6.8	6.4
20-29	7.4	7.3	7.6	8.1
30-39	6.6	6.2	6.7	6.8
40-49	6.4	5.6	6.1	6.0
50-59	6.3	5.9	6.2	6.1
60-69	4.3	4.7	4.1	4.3
70-79	2.7	2.9	2.4	2.8
80-89	1.5	2.2	1.2	1.6
90-99	0.1	0.4	0.2	0.3
100+	n/a	n/a	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)

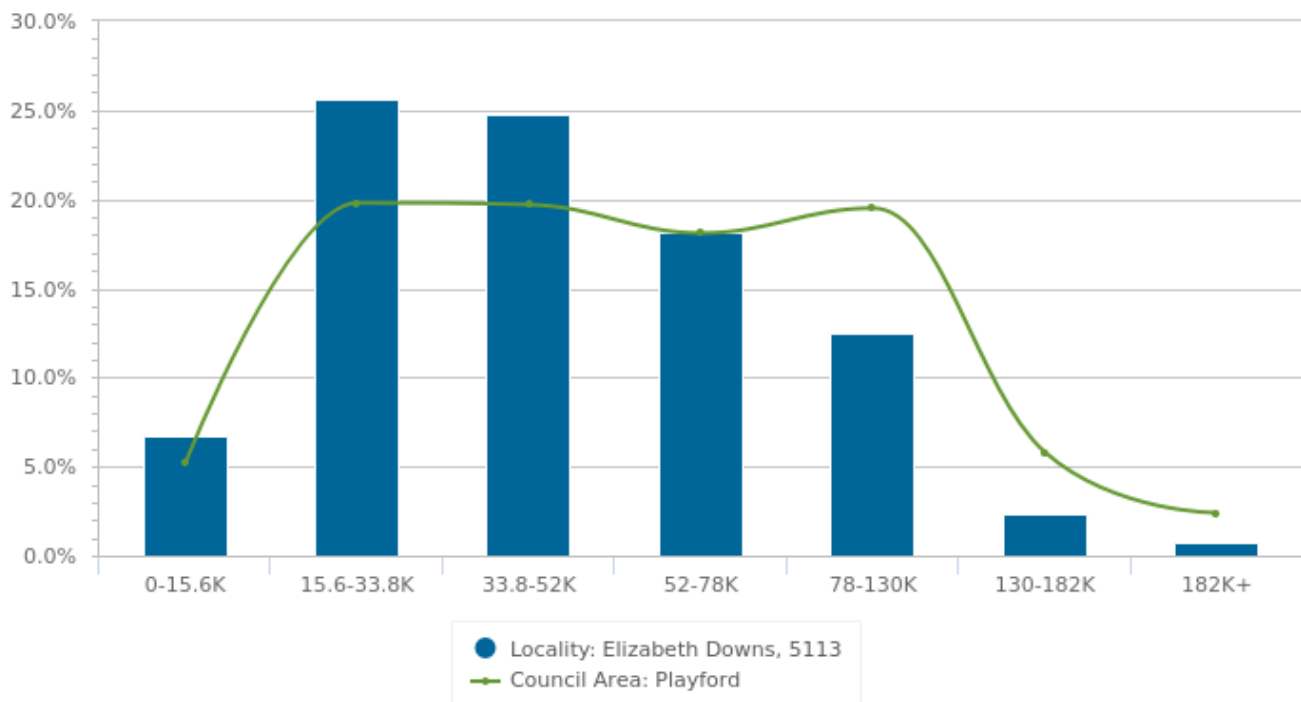
Household Income

Household Income

Income Range	Elizabeth Downs %	Playford %
0-15.6K	6.7	5.2
15.6-33.8K	25.6	19.8
33.8-52K	24.8	19.7
52-78K	18.2	18.1
78-130K	12.5	19.5
130-182K	2.3	5.8
182K+	0.8	2.4

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Household Income



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