

Suburb Statistics Report

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Area Profile

The size of Klemzig is approximately 2.5 square kilometres.

It has 13 parks covering nearly 10.9% of total area.

The population of Klemzig in 2011 was 5,605 people.

By 2016 the population was 6,097 showing a population growth of 8.8% in the area during that time.

The predominant age group in Klemzig is 30-39 years.

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

In general, people in Klemzig work in a professional occupation.

In 2011, 57.7% of the homes in Klemzig were owner-occupied compared with 57.1% in 2016.

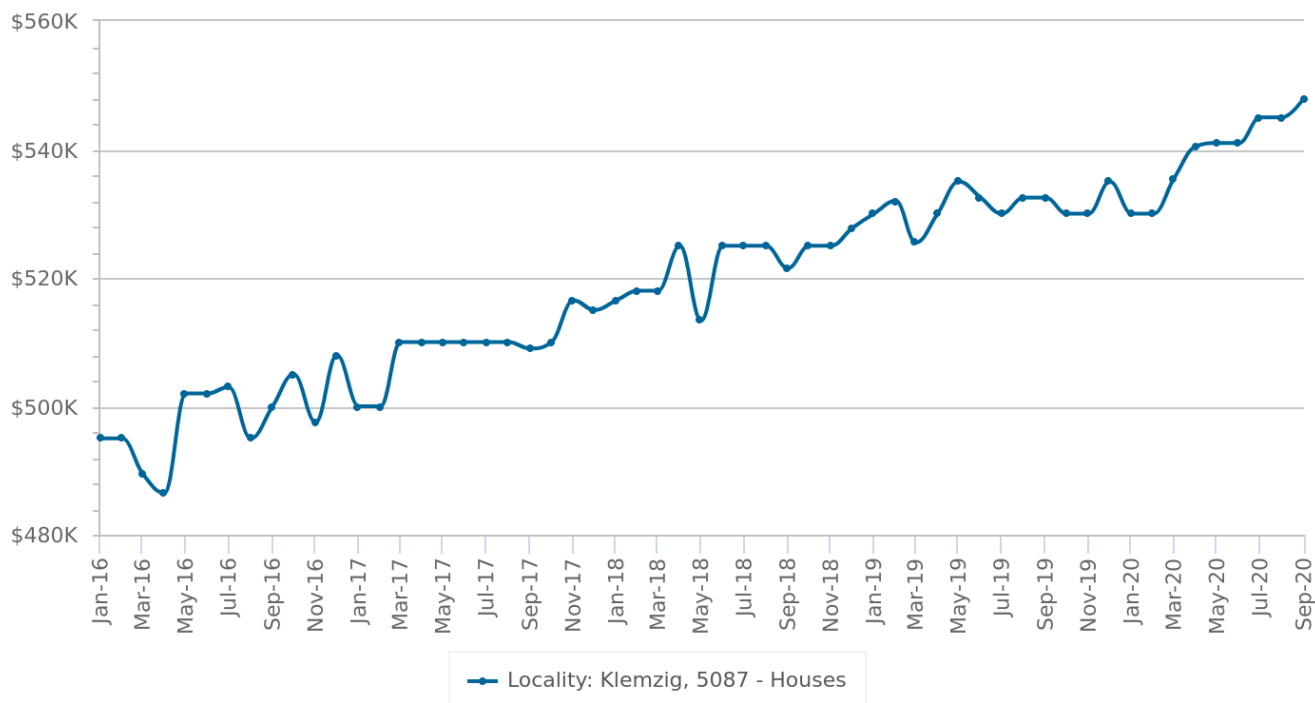
Currently the median sales price of houses in the area is \$548,000.

Median Sales Price

	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$495,000	\$500,000	\$516,500	\$530,000	\$530,000
February	\$495,000	\$500,000	\$518,000	\$532,000	\$530,000
March	\$489,500	\$510,000	\$518,000	\$525,500	\$535,500
April	\$486,500	\$510,000	\$525,000	\$530,000	\$540,500
May	\$502,000	\$510,000	\$513,350	\$535,000	\$541,000
June	\$502,000	\$510,000	\$525,000	\$532,500	\$541,000
July	\$503,000	\$510,000	\$525,000	\$530,000	\$545,000
August	\$495,000	\$510,000	\$525,000	\$532,500	\$545,000
September	\$500,000	\$509,000	\$521,500	\$532,500	\$548,000
October	\$505,000	\$510,000	\$525,000	\$530,000	n/a
November	\$497,500	\$516,500	\$525,000	\$530,000	n/a
December	\$508,000	\$515,000	\$527,750	\$535,000	n/a

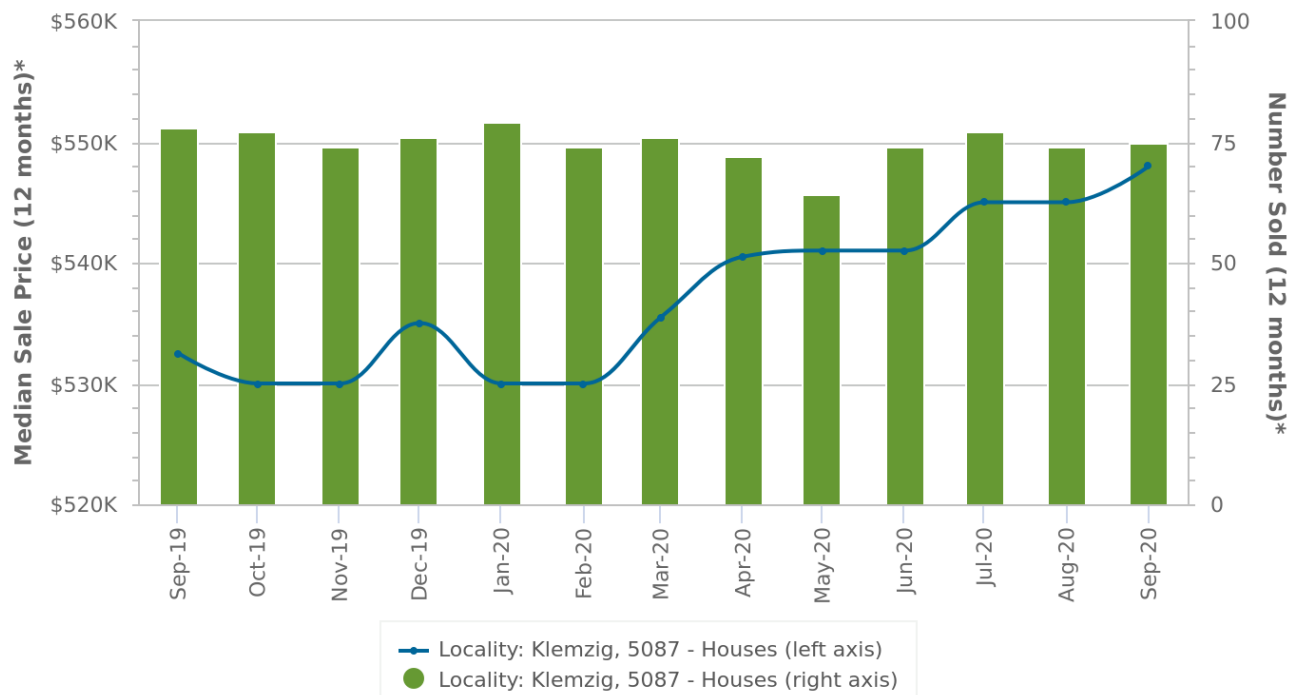
Statistics are calculated over a rolling 12 month period

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

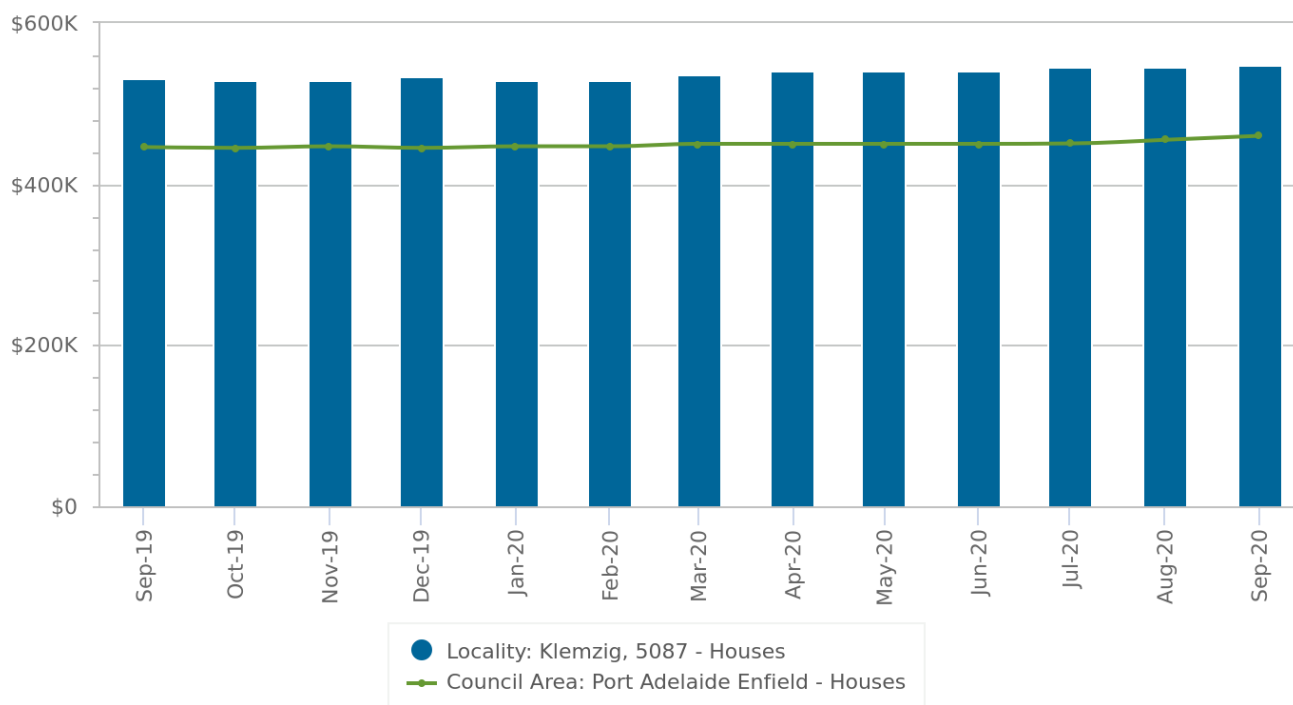
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Klemzig Median Price	Port Adelaide Enfield Median Price
September 2020	\$548,000	\$460,000
August 2020	\$545,000	\$455,000
July 2020	\$545,000	\$450,500
June 2020	\$541,000	\$450,000
May 2020	\$541,000	\$450,000
April 2020	\$540,500	\$450,000
March 2020	\$535,500	\$450,000
February 2020	\$530,000	\$447,000
January 2020	\$530,000	\$447,000
December 2019	\$535,000	\$445,000
November 2019	\$530,000	\$447,000
October 2019	\$530,000	\$445,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



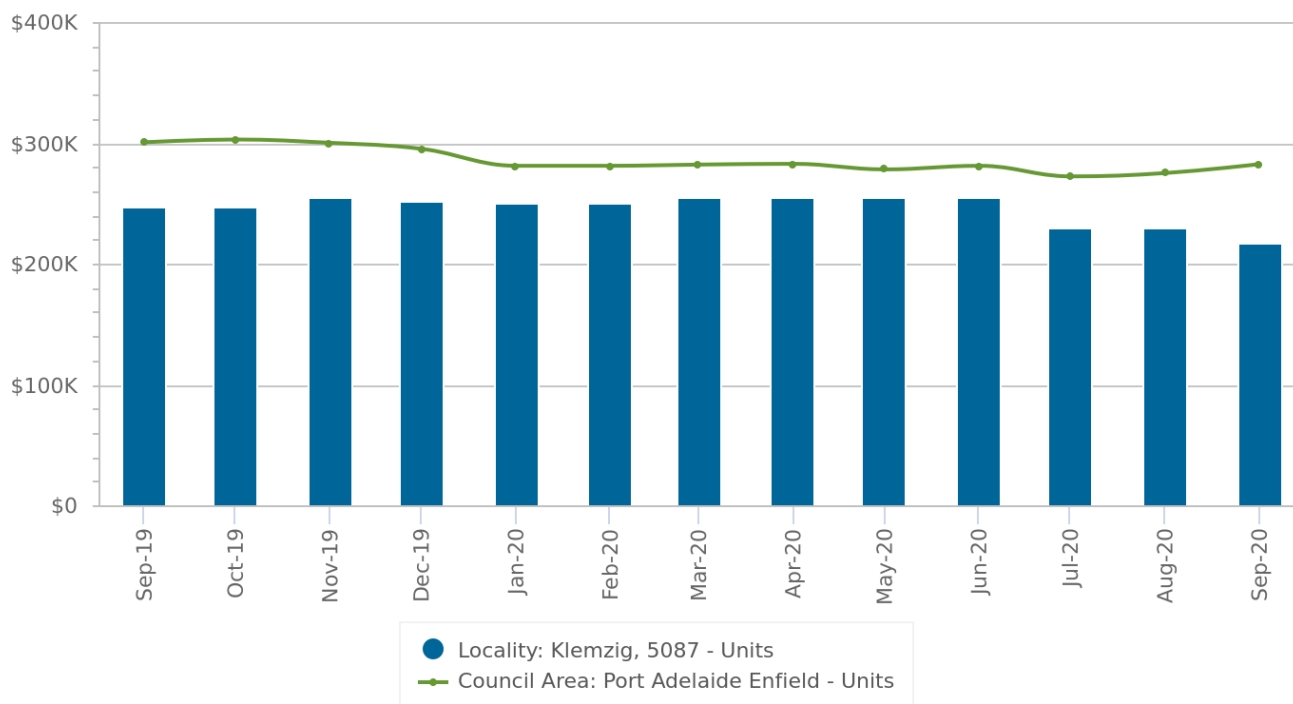
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Klemzig Median Price	Port Adelaide Enfield Median Price
September 2020	\$218,000	\$282,375
August 2020	\$230,000	\$275,000
July 2020	\$230,000	\$272,250
June 2020	\$255,000	\$281,000
May 2020	\$255,000	\$278,000
April 2020	\$255,000	\$282,625
March 2020	\$255,000	\$282,000
February 2020	\$250,000	\$281,000
January 2020	\$250,000	\$281,000
December 2019	\$252,500	\$295,000
November 2019	\$255,000	\$300,000
October 2019	\$246,500	\$302,750

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



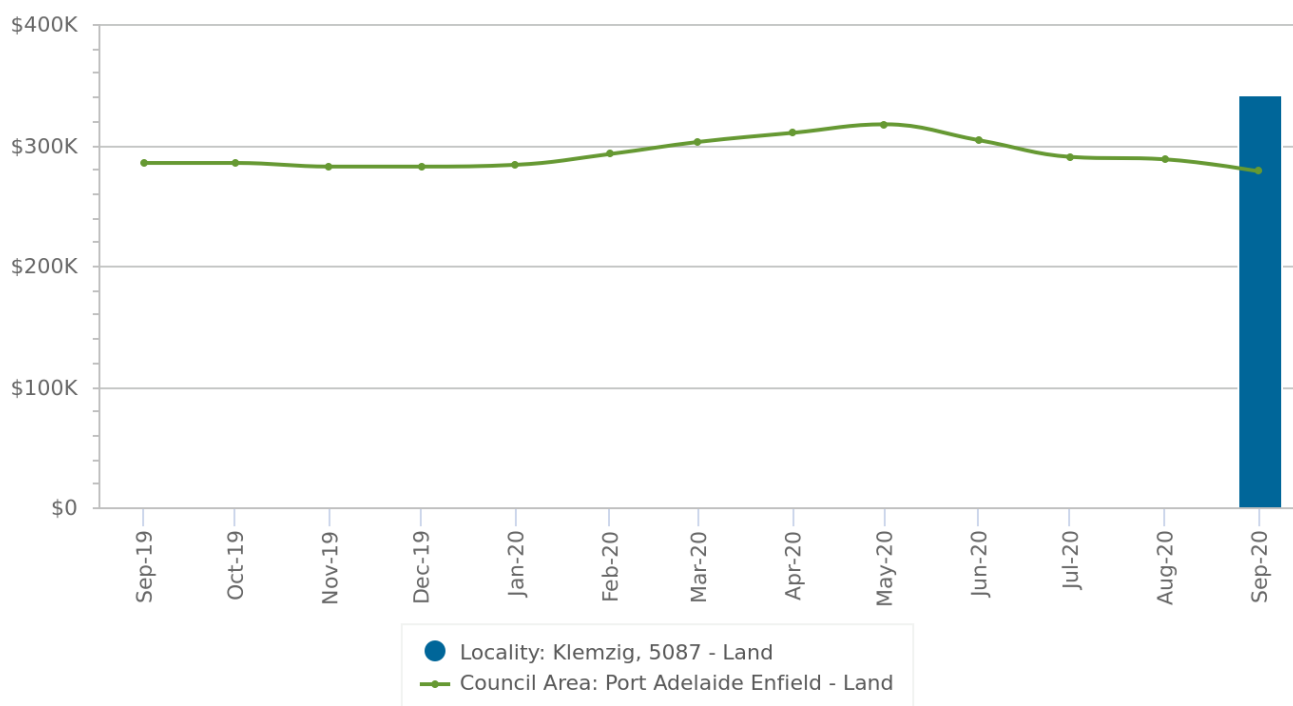
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Klemzig Median Price	Port Adelaide Enfield Median Price
September 2020	\$342,500	\$278,000
August 2020	n/a	\$288,000
July 2020	n/a	\$290,000
June 2020	n/a	\$303,750
May 2020	n/a	\$317,000
April 2020	n/a	\$310,000
March 2020	n/a	\$302,500
February 2020	n/a	\$292,500
January 2020	n/a	\$283,500
December 2019	n/a	\$282,000
November 2019	n/a	\$282,000
October 2019	n/a	\$285,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

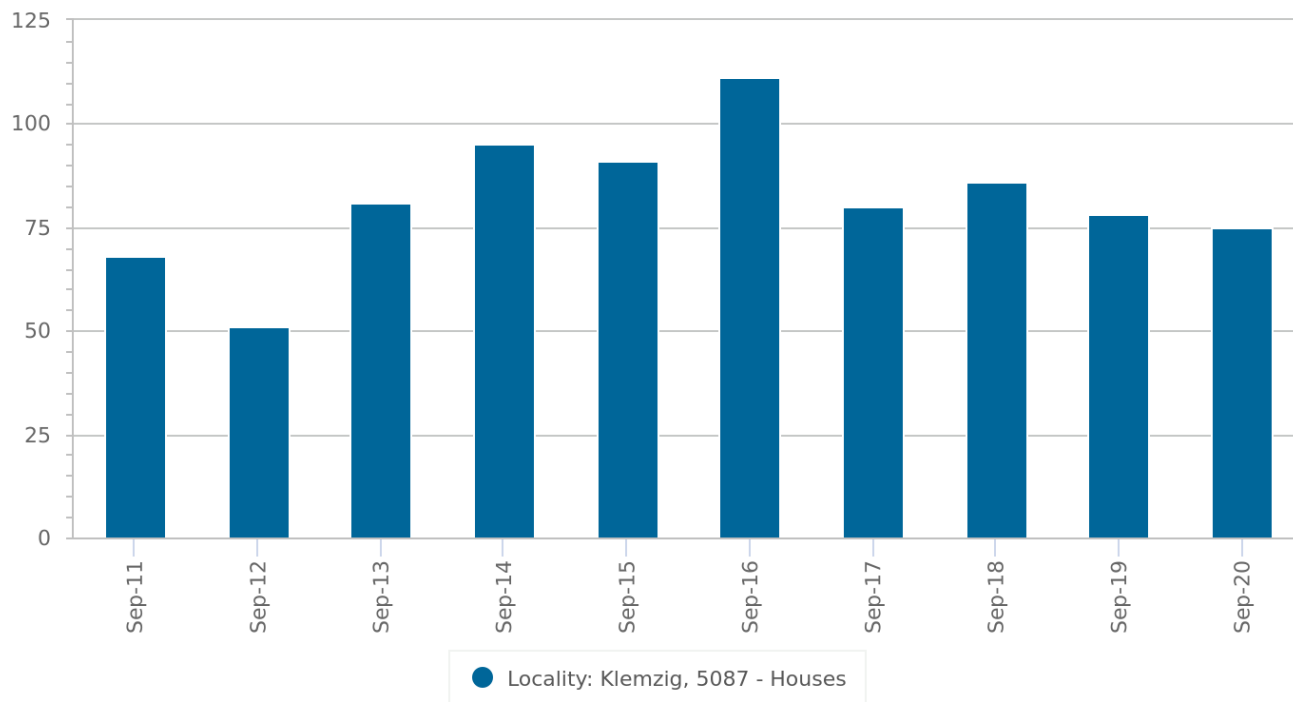
Sales Per Annum

Sales Per Annum (House)

Period Ending	Klemzig Number
Sep 2020	75
Sep 2019	78
Sep 2018	86
Sep 2017	80
Sep 2016	111
Sep 2015	91
Sep 2014	95
Sep 2013	81
Sep 2012	51
Sep 2011	68

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



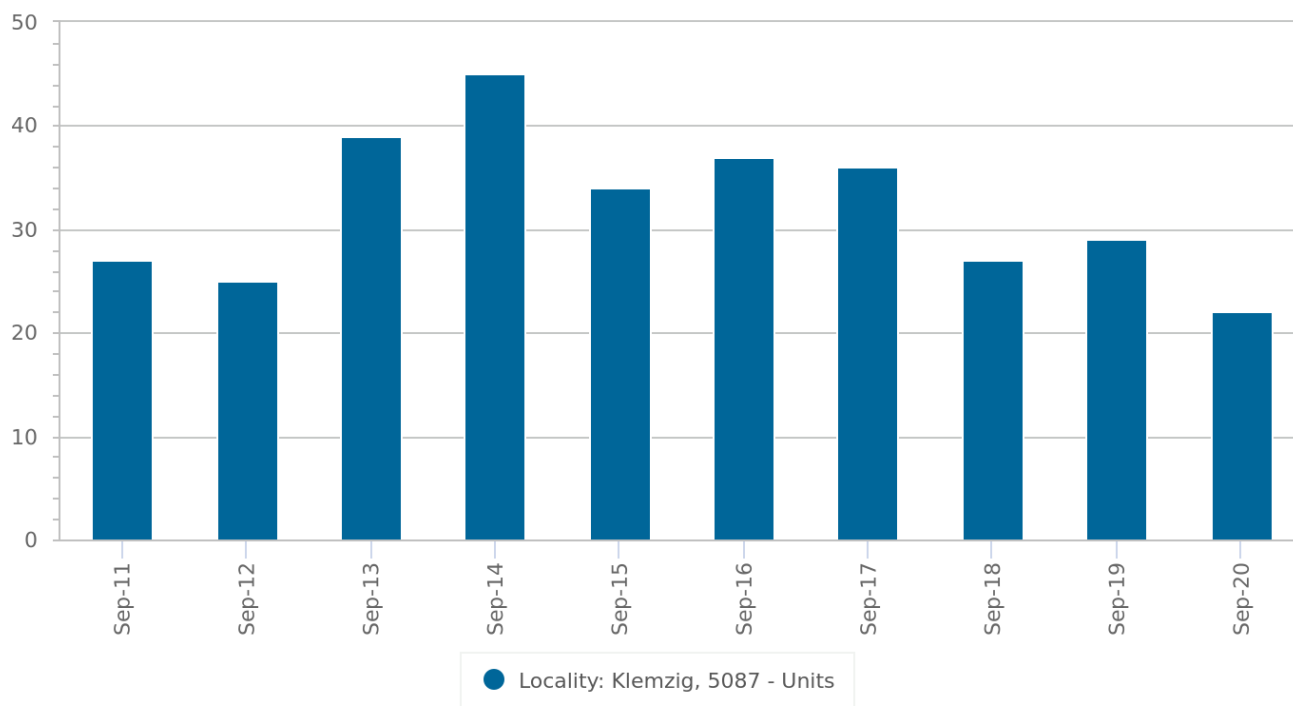
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Klemzig Number
Sep 2020	22
Sep 2019	29
Sep 2018	27
Sep 2017	36
Sep 2016	37
Sep 2015	34
Sep 2014	45
Sep 2013	39
Sep 2012	25
Sep 2011	27

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



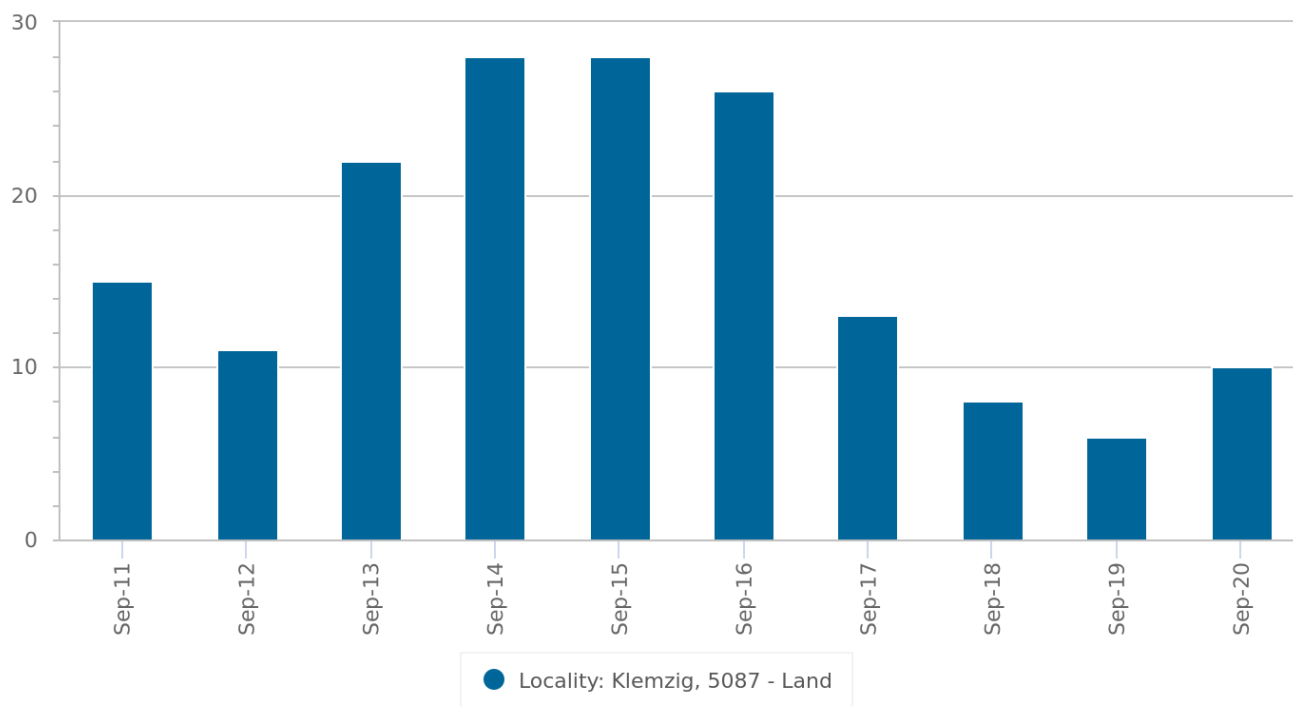
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Klemzig Number
Sep 2020	10
Sep 2019	6
Sep 2018	8
Sep 2017	13
Sep 2016	26
Sep 2015	28
Sep 2014	28
Sep 2013	22
Sep 2012	11
Sep 2011	15

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

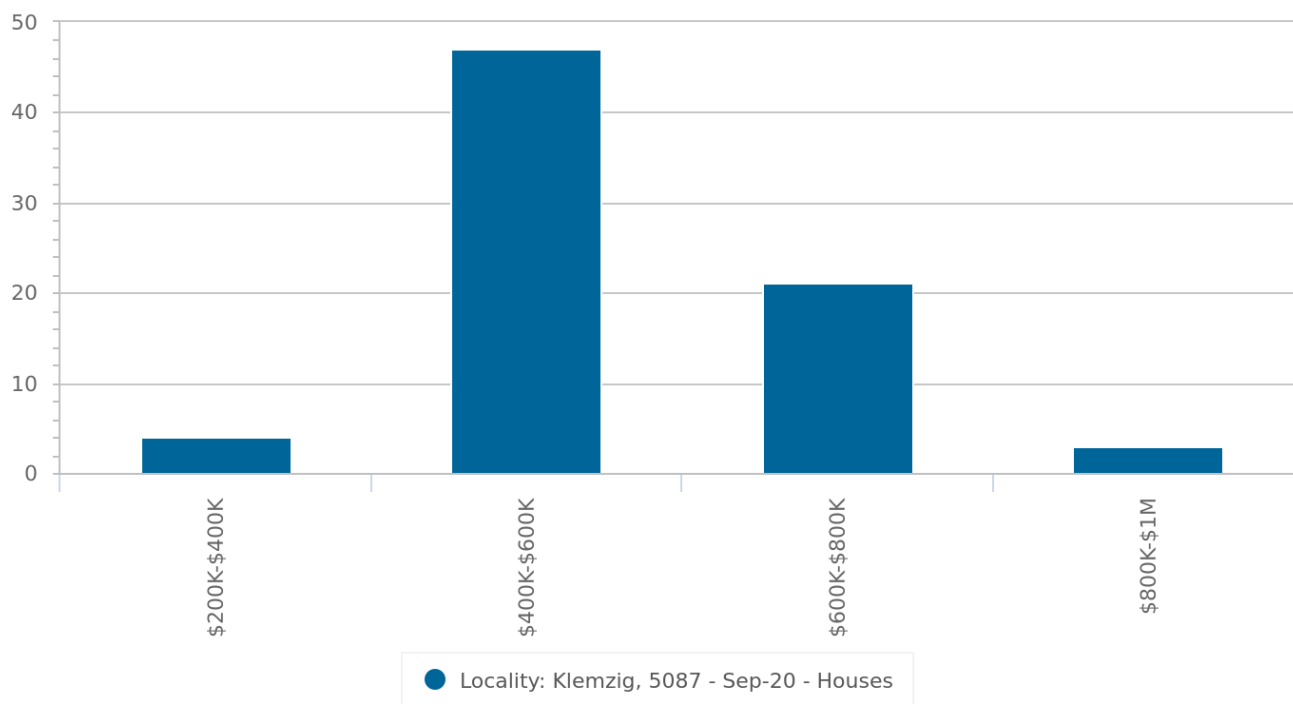
Sales By Price

Sales By Price - 12 months (House)

Price	Klemzig
	Number
\$200K-\$400K	4
\$400K-\$600K	47
\$600K-\$800K	21
\$800K-\$1M	3

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



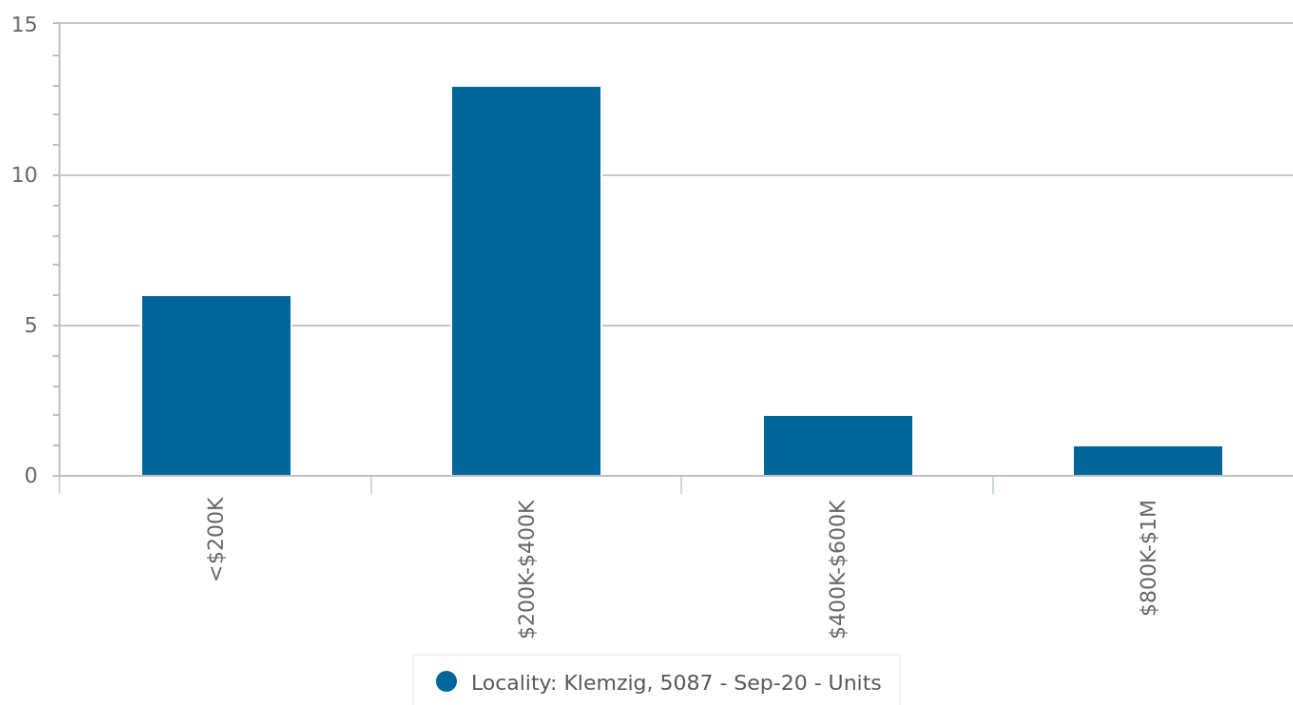
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Klemzig Number
<\$200K	6
\$200K-\$400K	13
\$400K-\$600K	2
\$800K-\$1M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



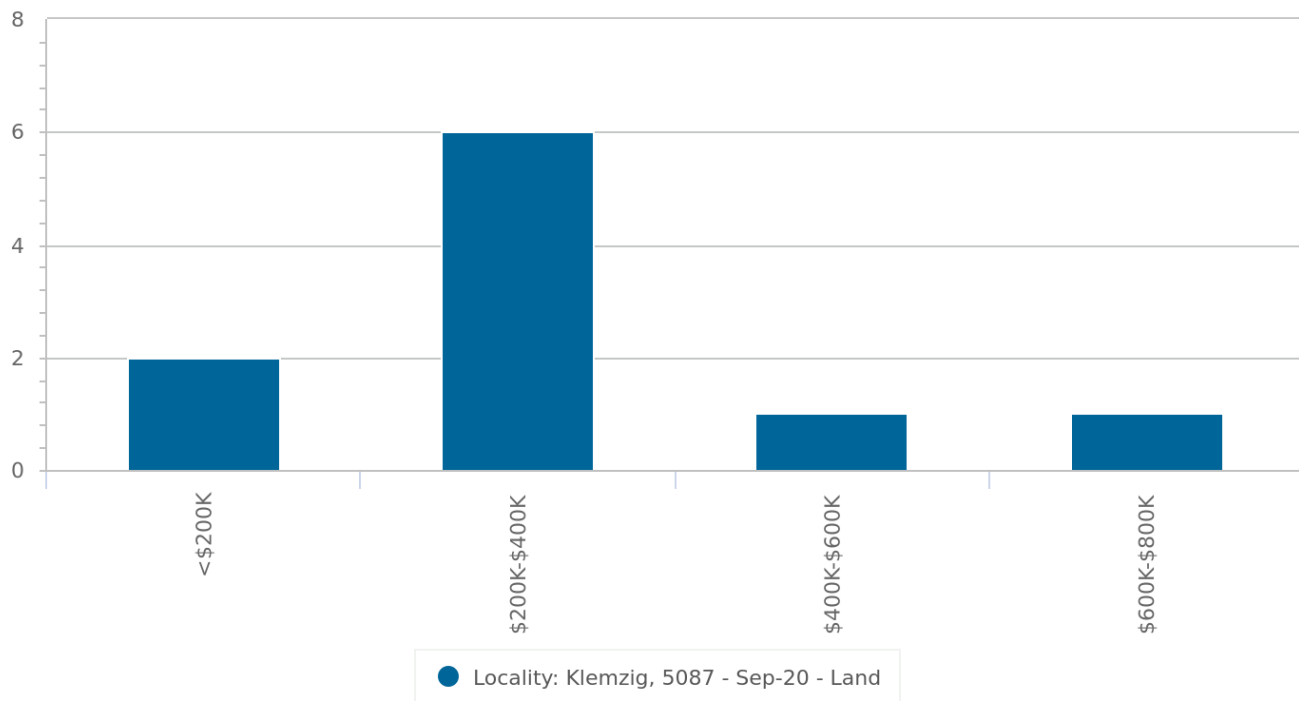
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Klemzig Number
<\$200K	2
\$200K-\$400K	6
\$400K-\$600K	1
\$600K-\$800K	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

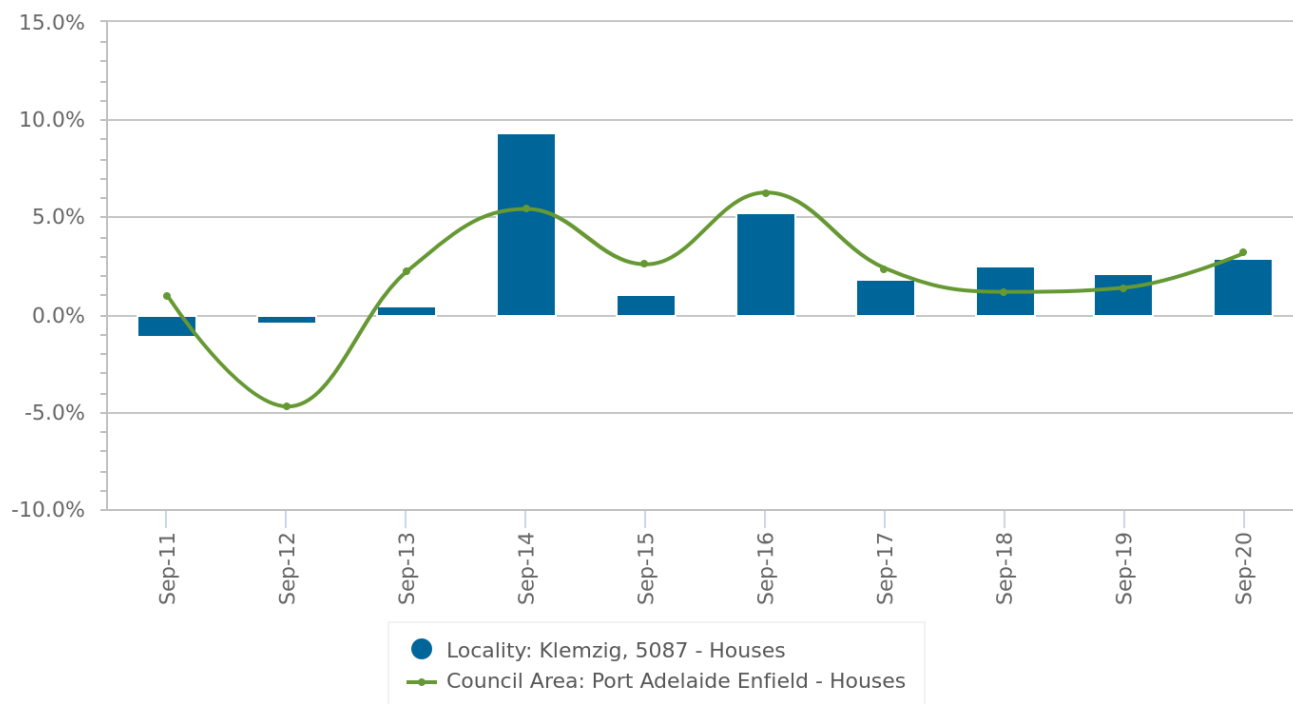
Change in Median Price

Change in Median Price (House)

Period	Klemzig	Port Adelaide Enfield
	% Change	% Change
Sep 2020	2.91%	3.14%
Sep 2019	2.11%	1.36%
Sep 2018	2.46%	1.15%
Sep 2017	1.8%	2.35%
Sep 2016	5.26%	6.25%
Sep 2015	1.06%	2.56%
Sep 2014	9.3%	5.41%
Sep 2013	0.47%	2.21%
Sep 2012	-0.47%	-4.74%
Sep 2011	-1.15%	0.93%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



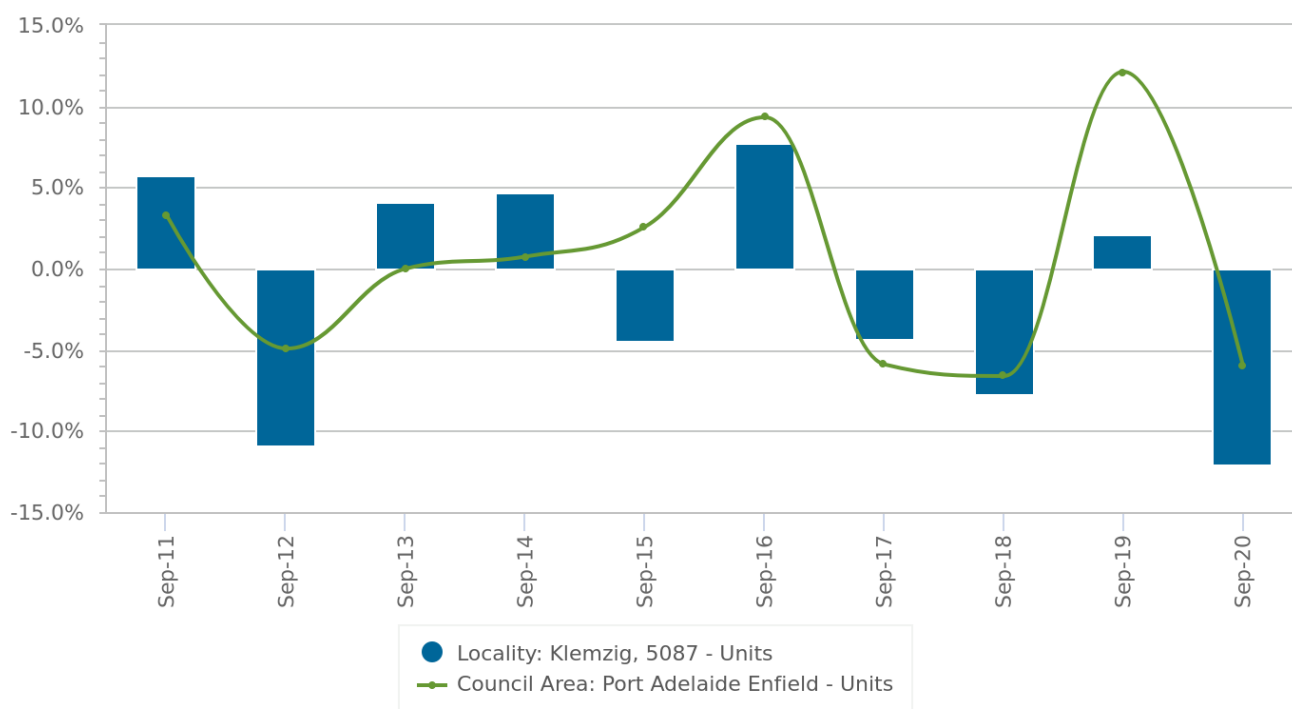
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Klemzig % Change	Port Adelaide Enfield % Change
Sep 2020	-12.1%	-6.03%
Sep 2019	2.16%	12.13%
Sep 2018	-7.7%	-6.62%
Sep 2017	-4.36%	-5.9%
Sep 2016	7.74%	9.32%
Sep 2015	-4.4%	2.57%
Sep 2014	4.71%	0.74%
Sep 2013	4.08%	0%
Sep 2012	-10.91%	-4.93%
Sep 2011	5.77%	3.27%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



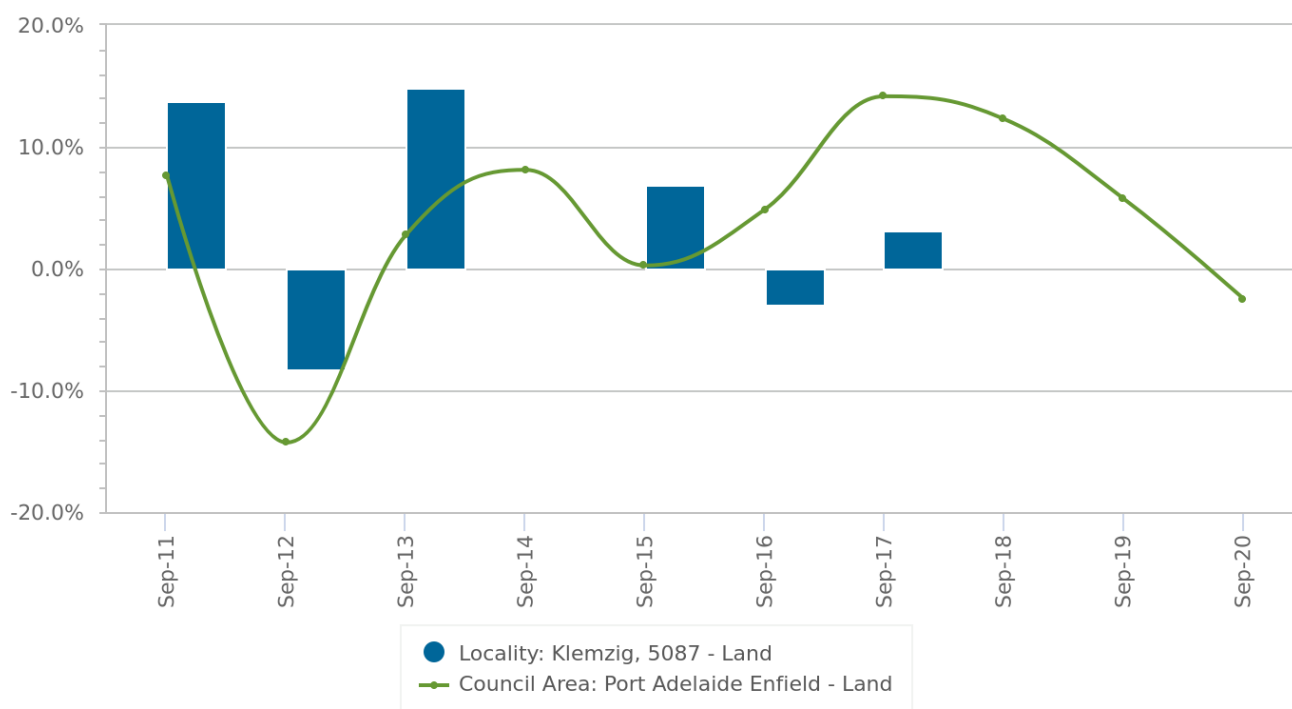
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Klemzig % Change	Port Adelaide Enfield % Change
Dec 2017	3.05%	14.15%
Dec 2016	-2.96%	4.86%
Dec 2015	6.93%	0.25%
Dec 2014	0%	8.11%
Dec 2013	14.77%	2.78%
Dec 2012	-8.33%	-14.29%
Dec 2011	13.74%	7.69%
Dec 2010	0%	0%
Dec 2009	0%	0%
Dec 2008	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

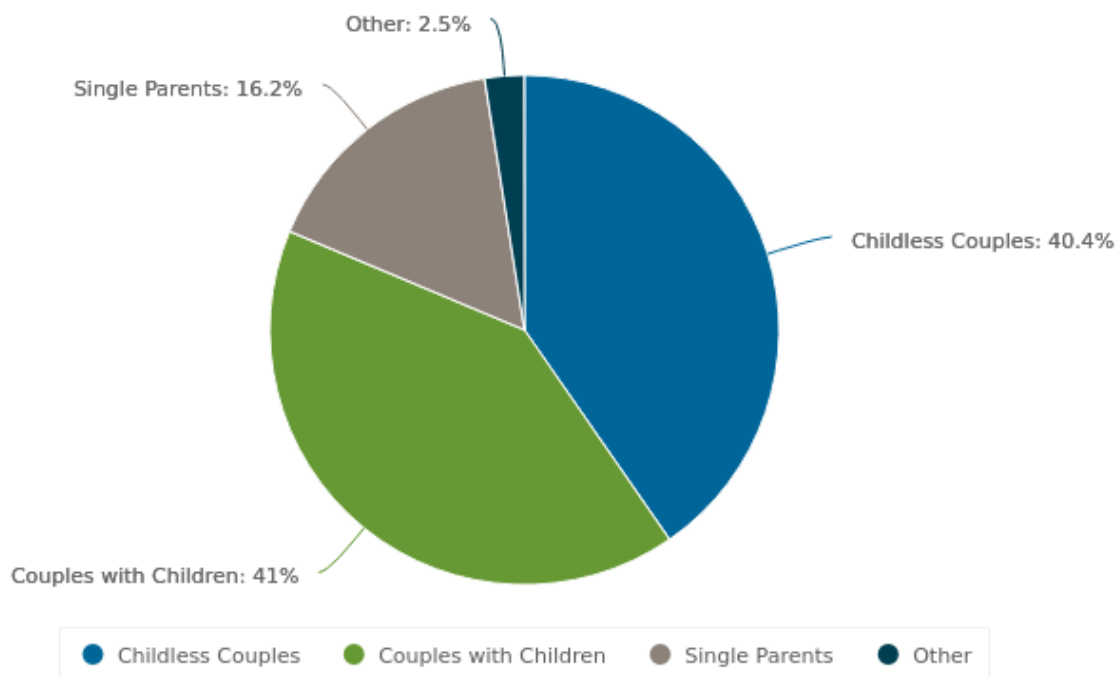
Household

Household Structure

Type	Percent
Couples with Children	41.0
Childless Couples	40.4
Single Parents	16.2
Other	2.5

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

Household Structure



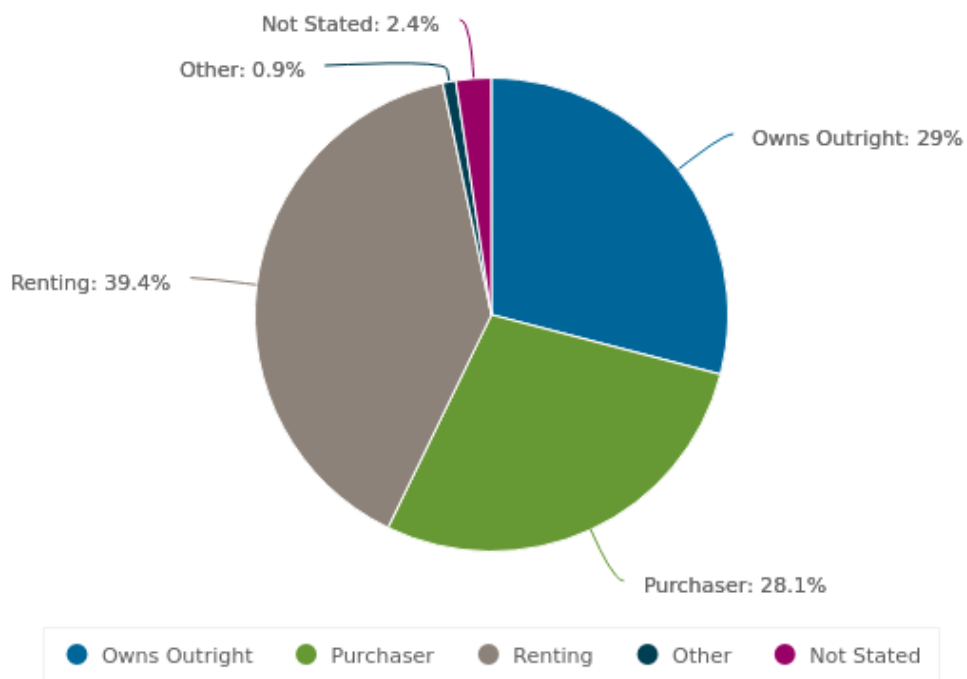
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	39.4
Owns Outright	29.0
Purchaser	28.1
Not Stated	2.4
Other	0.9

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Household Occupancy



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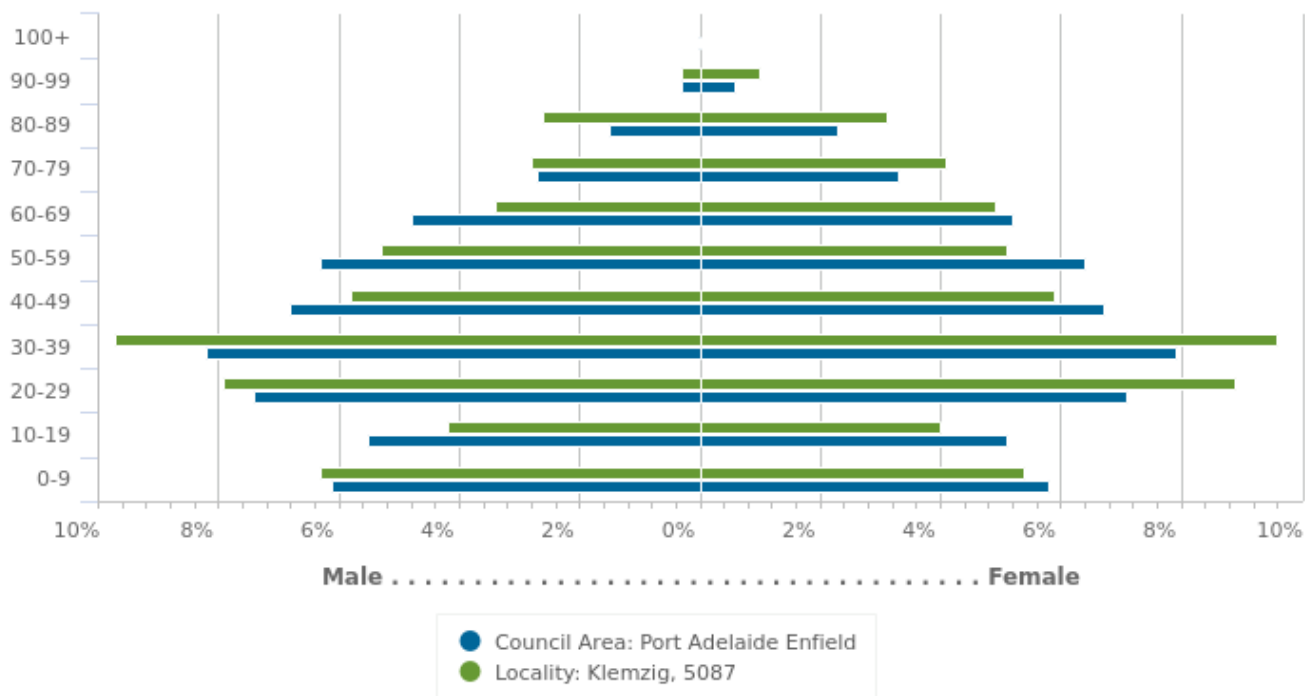
Age Sex Ratio

Age Sex Ratio

Age Group	Klemzig		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	6.3	5.4	6.1	5.8
10-19	4.2	4.0	5.5	5.1
20-29	7.9	8.9	7.4	7.1
30-39	9.7	9.6	8.2	7.9
40-49	5.8	5.9	6.8	6.7
50-59	5.3	5.1	6.3	6.4
60-69	3.4	4.9	4.8	5.2
70-79	2.8	4.1	2.7	3.3
80-89	2.6	3.1	1.5	2.3
90-99	0.3	1.0	0.3	0.6
100+	n/a	n/a	0.0	0.0

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

Age Sex Ratio



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Household Income

Household Income

Income Range	Klemzig %	Port Adelaide Enfield %
0-15.6K	5.9	5.7
15.6-33.8K	18.3	18.6
33.8-52K	16.1	16.2
52-78K	17.8	16.7
78-130K	20.9	20.7
130-182K	8.4	8.7
182K+	4.6	4.5

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Household Income



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