

Suburb Statistics Report

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Area Profile

The size of Northfield is approximately 2.2 square kilometres.

It has 11 parks covering nearly 9.7% of total area.

The population of Northfield in 2011 was 3,860 people.

By 2016 the population was 4,642 showing a population growth of 20.3% in the area during that time.

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

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

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

In 2011, 51.2% of the homes in Northfield were owner-occupied compared with 52.7% in 2016.

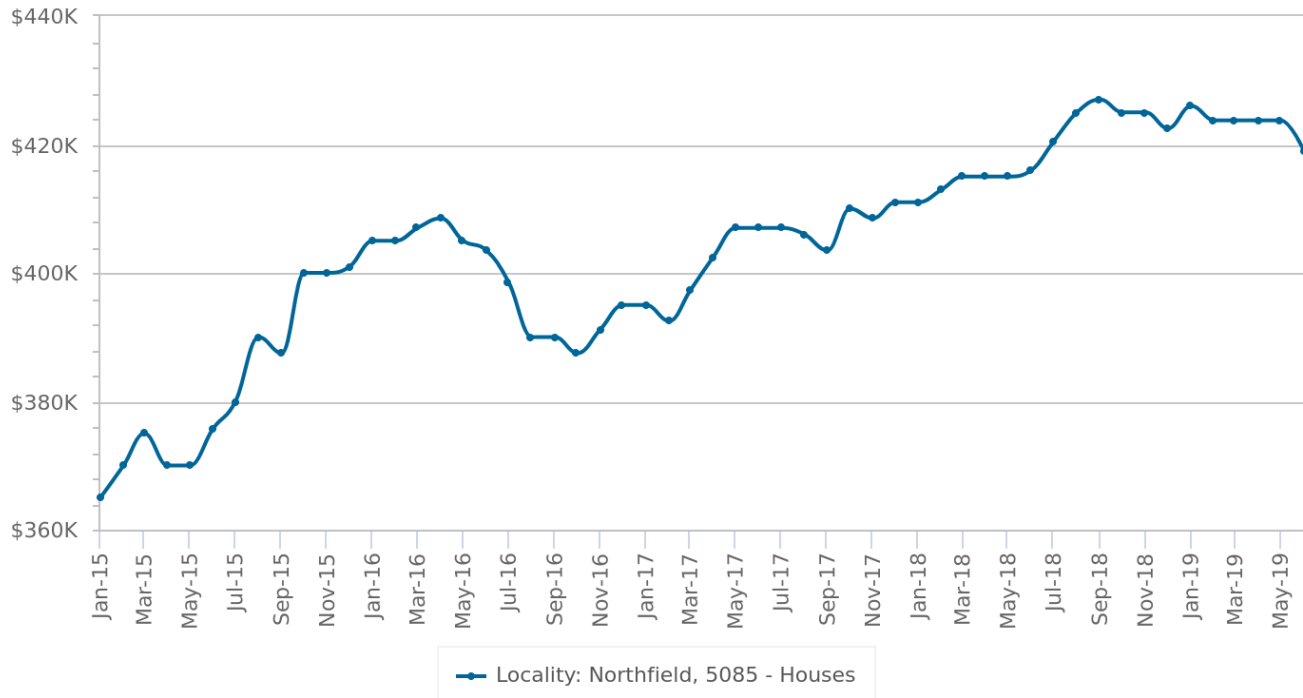
Currently the median sales price of houses in the area is \$419,000.

Median Sales Price

	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$365,000	\$405,000	\$395,000	\$411,000	\$426,000
February	\$370,000	\$405,000	\$392,500	\$413,000	\$423,750
March	\$375,000	\$407,000	\$397,250	\$415,000	\$423,750
April	\$370,000	\$408,500	\$402,500	\$415,000	\$423,750
May	\$370,000	\$405,000	\$407,000	\$415,000	\$423,750
June	\$375,750	\$403,500	\$407,000	\$416,000	\$419,000
July	\$380,000	\$398,500	\$407,000	\$420,500	n/a
August	\$390,000	\$390,000	\$406,000	\$425,000	n/a
September	\$387,500	\$390,000	\$403,500	\$427,000	n/a
October	\$400,000	\$387,500	\$410,000	\$425,000	n/a
November	\$400,000	\$391,250	\$408,500	\$425,000	n/a
December	\$401,000	\$395,000	\$411,000	\$422,500	n/a

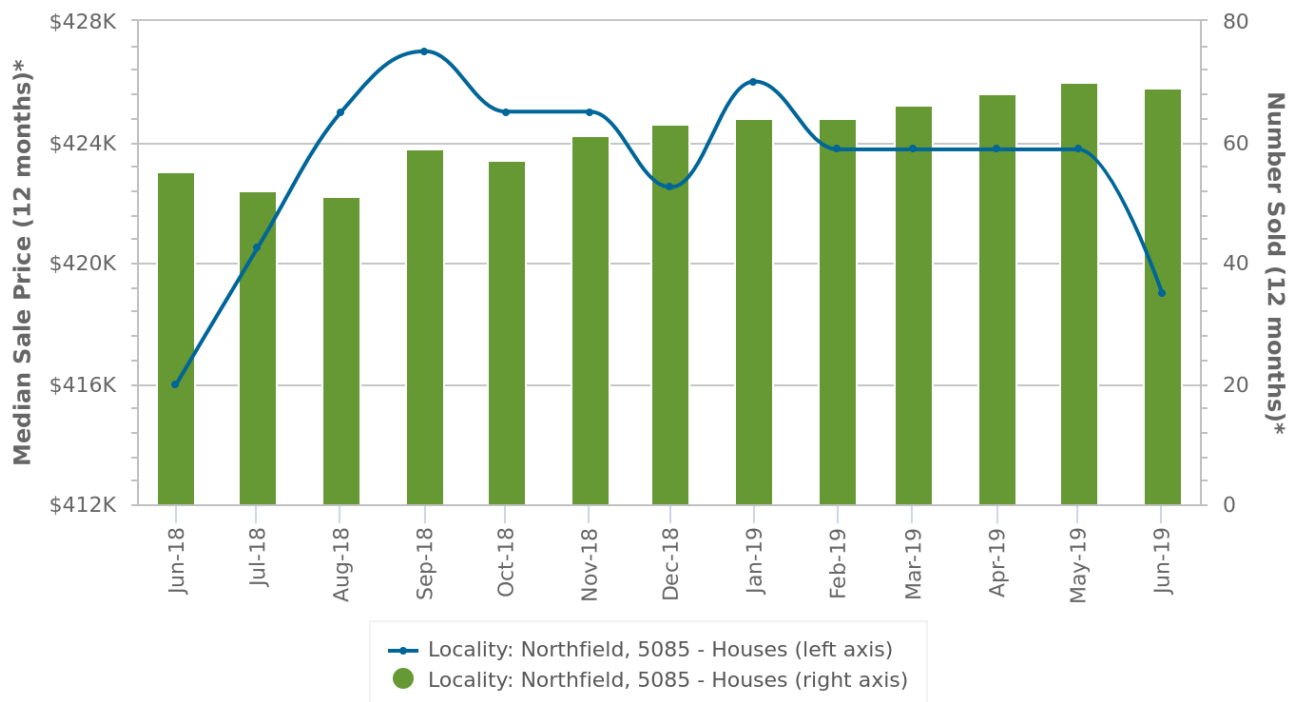
Statistics are calculated over a rolling 12 month period

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

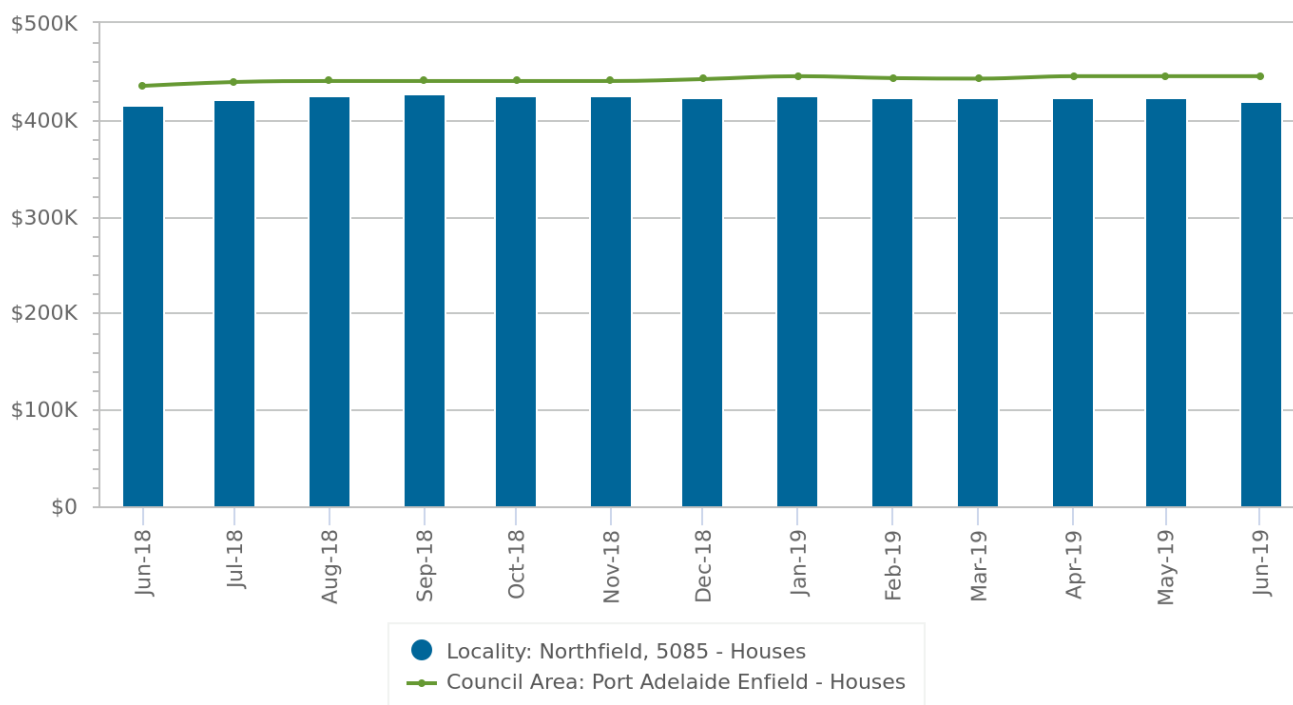
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Northfield Median Price	Port Adelaide Enfield Median Price
June 2019	\$419,000	\$445,000
May 2019	\$423,750	\$445,000
April 2019	\$423,750	\$445,000
March 2019	\$423,750	\$442,500
February 2019	\$423,750	\$443,000
January 2019	\$426,000	\$445,000
December 2018	\$422,500	\$442,000
November 2018	\$425,000	\$440,000
October 2018	\$425,000	\$440,000
September 2018	\$427,000	\$440,000
August 2018	\$425,000	\$440,000
July 2018	\$420,500	\$439,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

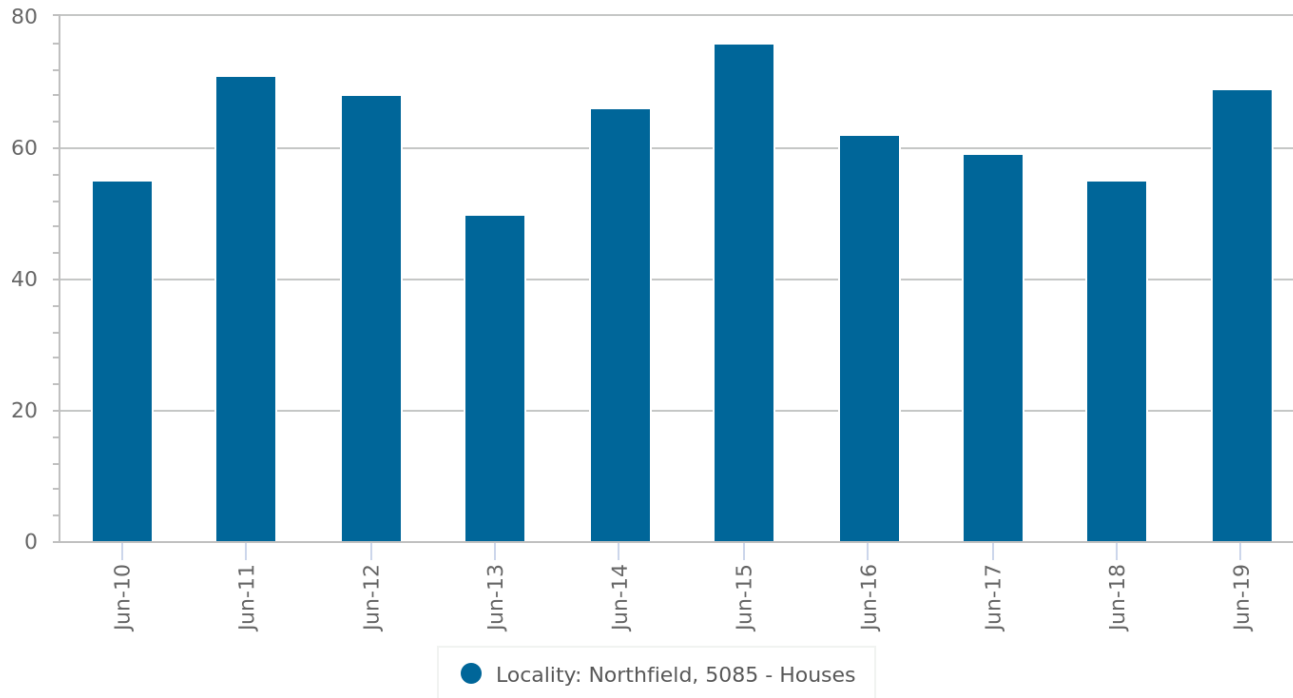
Sales Per Annum

Sales Per Annum (House)

Period Ending	Northfield	
	Number	
Jun 2019	69	
Jun 2018	55	
Jun 2017	59	
Jun 2016	62	
Jun 2015	76	
Jun 2014	66	
Jun 2013	50	
Jun 2012	68	
Jun 2011	71	
Jun 2010	55	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



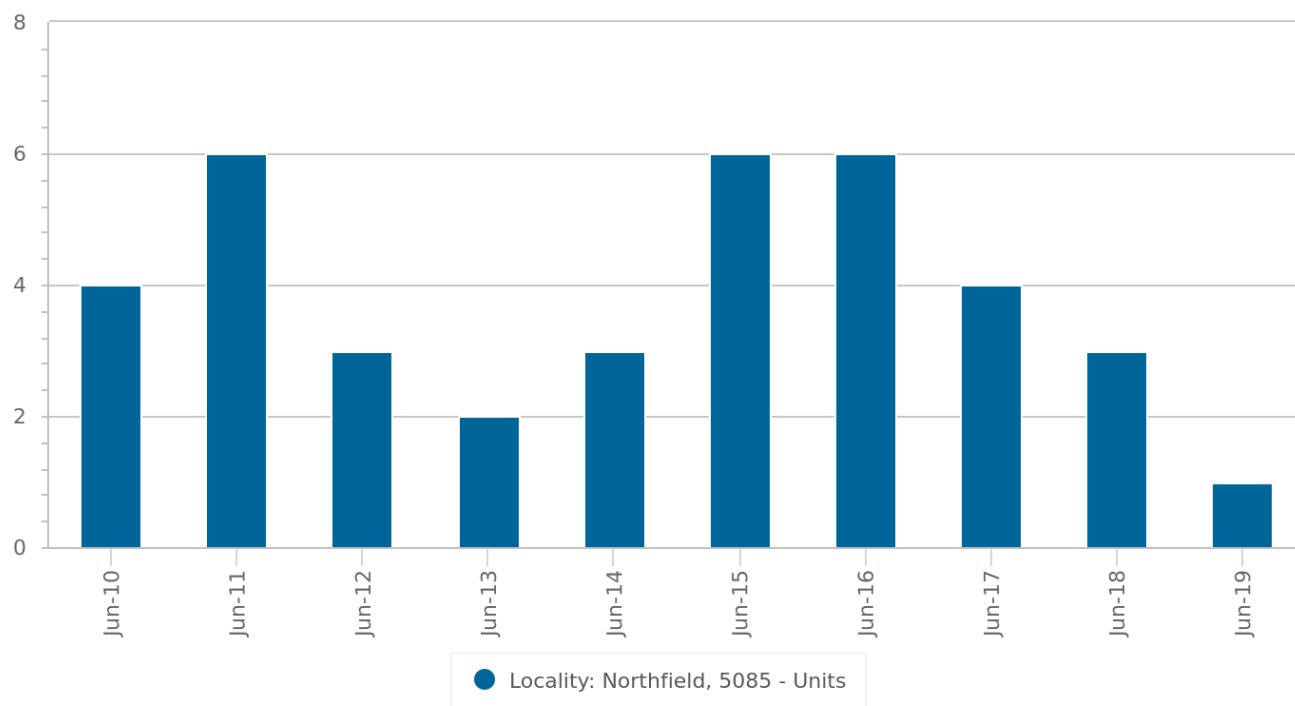
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Northfield Number
Jun 2019	1
Jun 2018	3
Jun 2017	4
Jun 2016	6
Jun 2015	6
Jun 2014	3
Jun 2013	2
Jun 2012	3
Jun 2011	6
Jun 2010	4

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



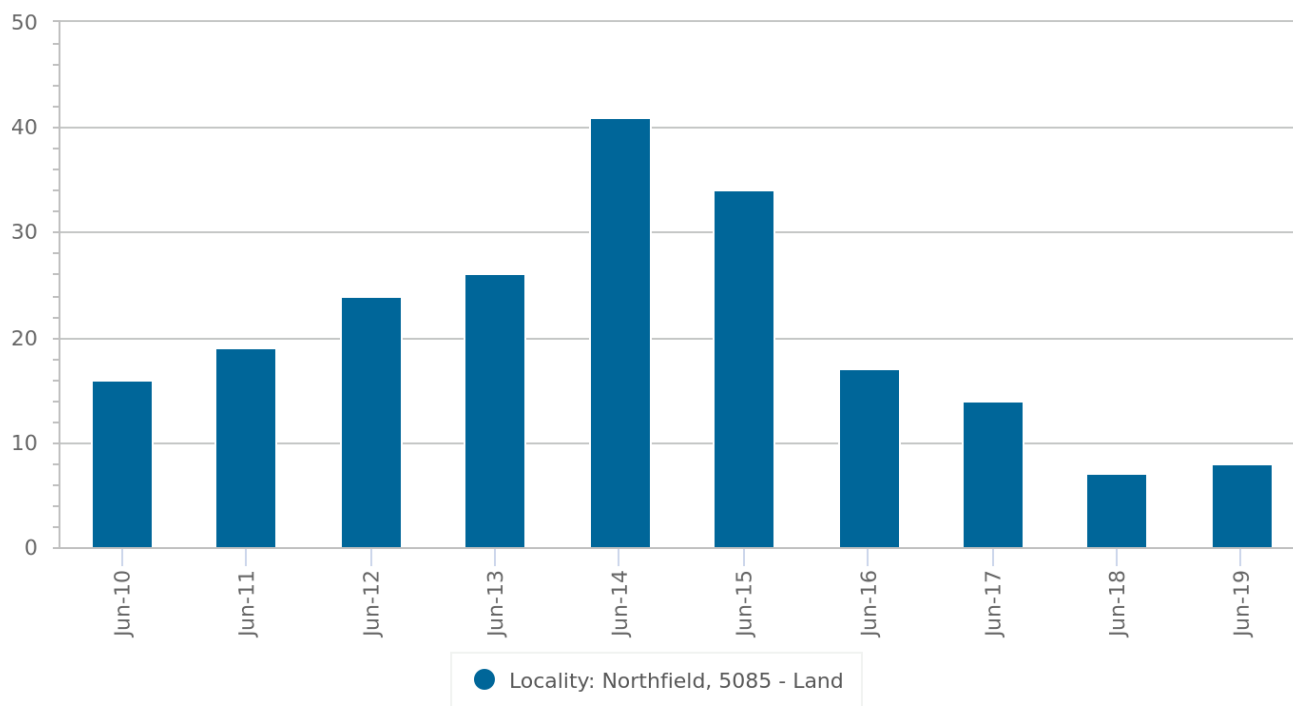
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Northfield Number
Jun 2019	8
Jun 2018	7
Jun 2017	14
Jun 2016	17
Jun 2015	34
Jun 2014	41
Jun 2013	26
Jun 2012	24
Jun 2011	19
Jun 2010	16

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

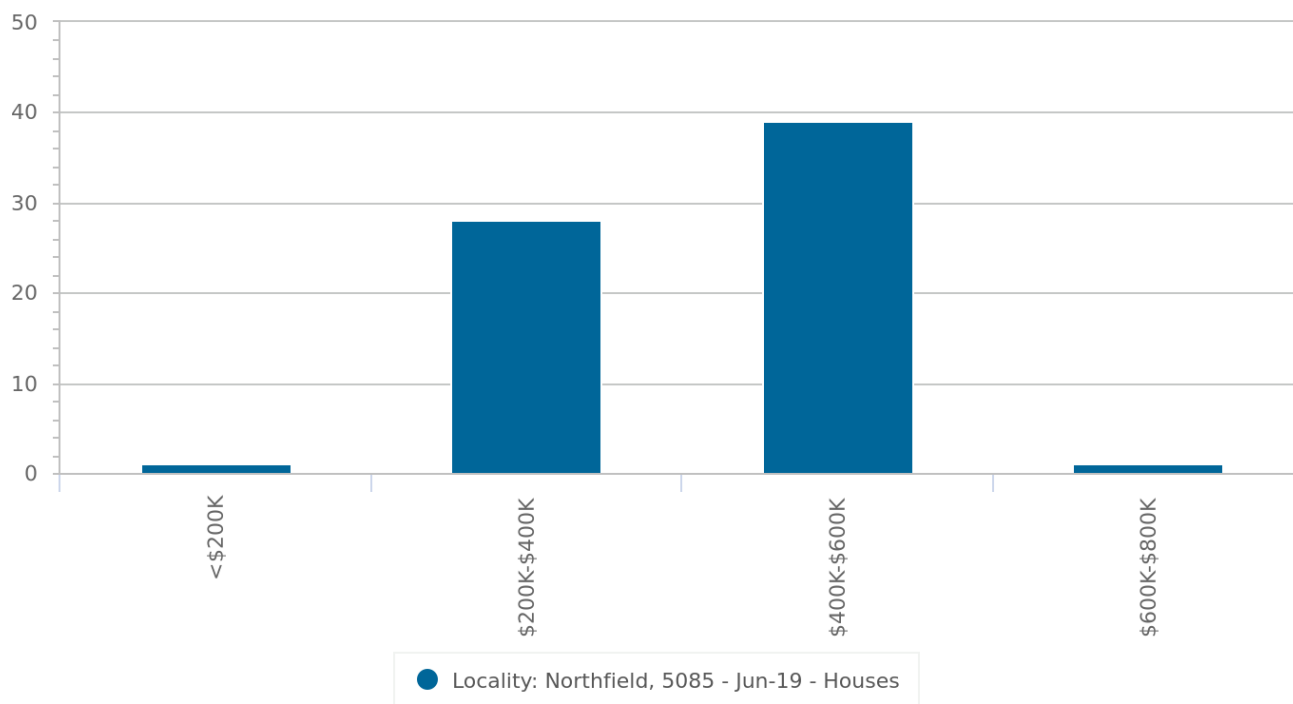
Sales By Price

Sales By Price - 12 months (House)

Price	Northfield	
	Number	
<\$200K	1	
\$200K-\$400K	28	
\$400K-\$600K	39	
\$600K-\$800K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



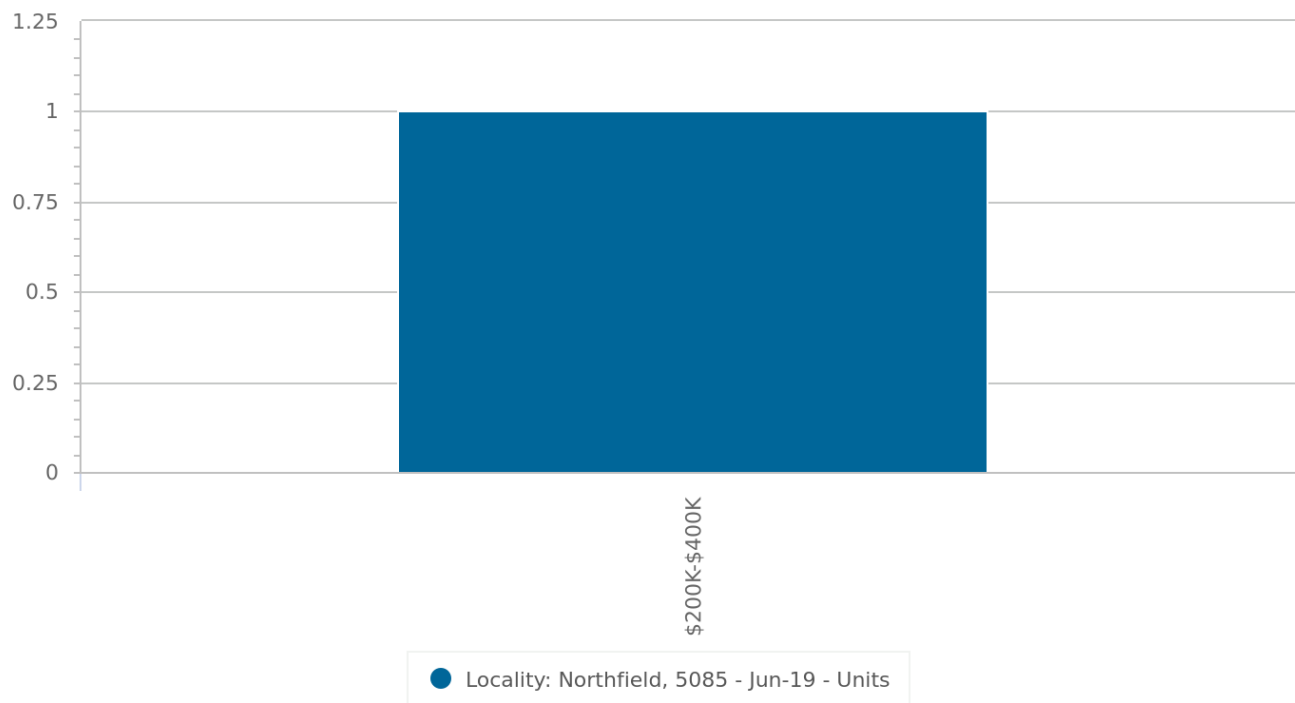
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Northfield	
	Number	
\$200K-\$400K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



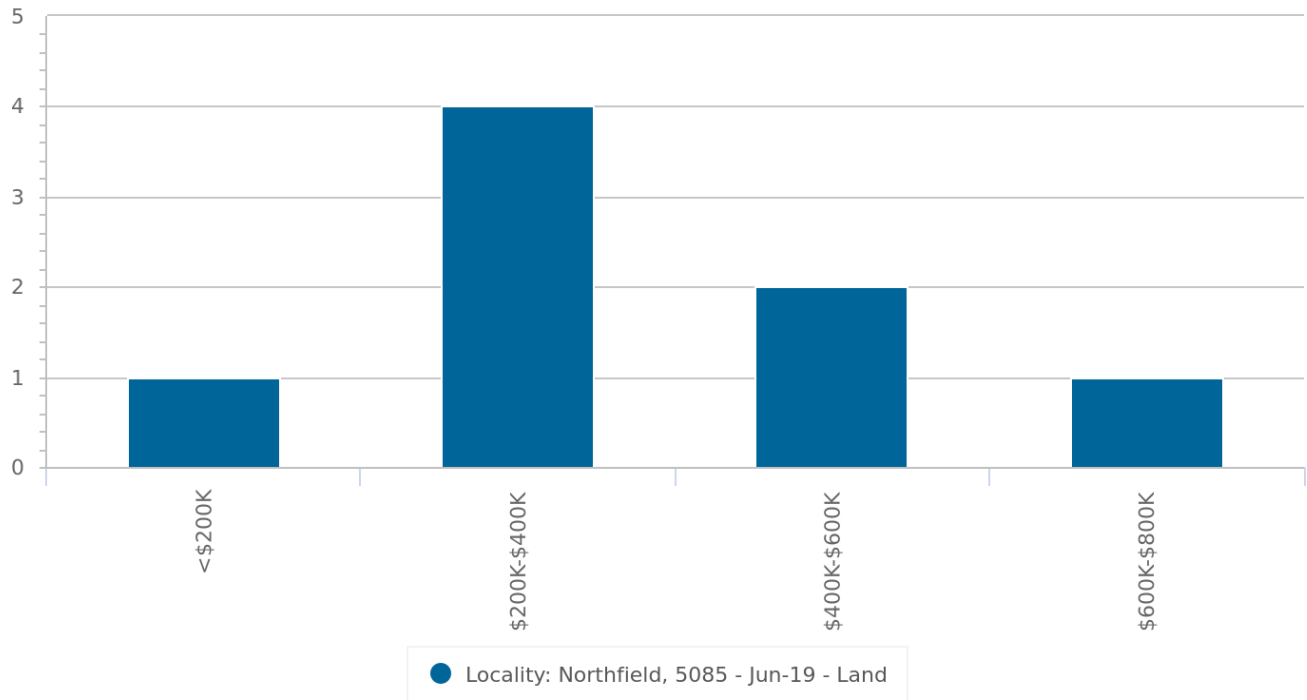
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Northfield	
	Number	
<\$200K	1	
\$200K-\$400K	4	
\$400K-\$600K	2	
\$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

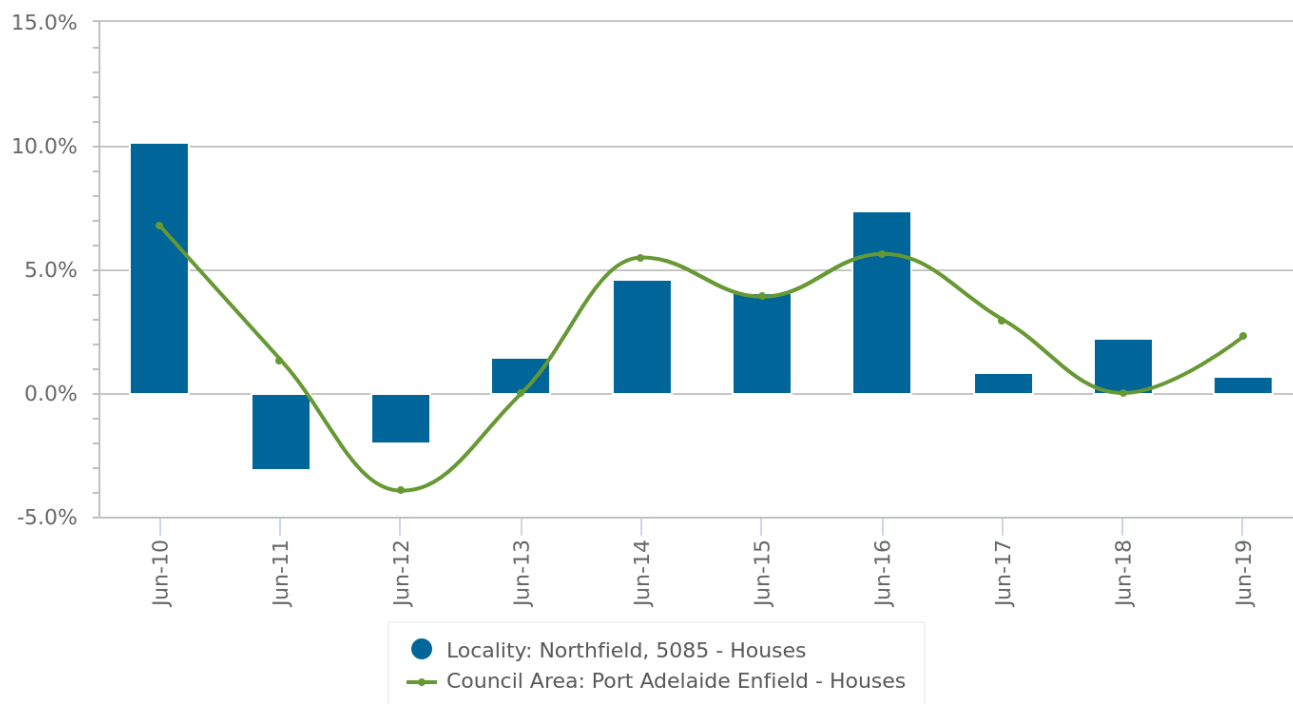
Change in Median Price

Change in Median Price (House)

Period	Northfield % Change	Port Adelaide Enfield % Change
Jun 2019	0.72%	2.3%
Jun 2018	2.21%	0%
Jun 2017	0.87%	2.96%
Jun 2016	7.39%	5.62%
Jun 2015	4.09%	3.9%
Jun 2014	4.64%	5.48%
Jun 2013	1.47%	0%
Jun 2012	-2.02%	-3.95%
Jun 2011	-3.07%	1.33%
Jun 2010	10.15%	6.73%

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	Northfield % Change	Port Adelaide Enfield % Change
Jun 2018	0%	-5.35%
Jun 2017	0%	-4.42%
Jun 2016	0%	10.55%
Jun 2015	0%	3.77%
Jun 2014	0%	-1.85%
Jun 2013	0%	-1.82%
Jun 2012	0%	-1.79%
Jun 2011	0%	0%
Jun 2010	0%	-4.11%
Jun 2009	0%	0%

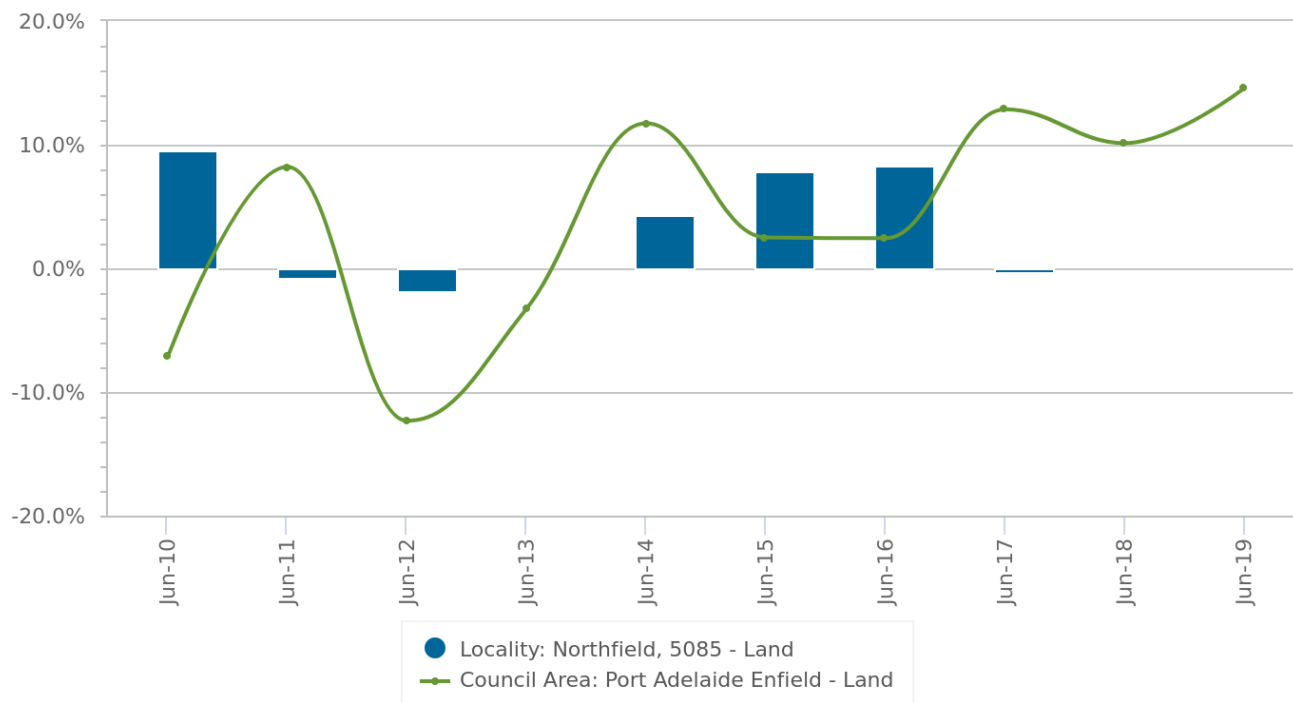
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Northfield % Change	Port Adelaide Enfield % Change
Aug 2017	-0.31%	12.86%
Aug 2016	8.33%	2.44%
Aug 2015	7.91%	2.5%
Aug 2014	4.25%	11.73%
Aug 2013	0%	-3.24%
Aug 2012	-1.92%	-12.32%
Aug 2011	-0.78%	8.21%
Aug 2010	9.6%	-7.14%
Aug 2009	0%	0%
Aug 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

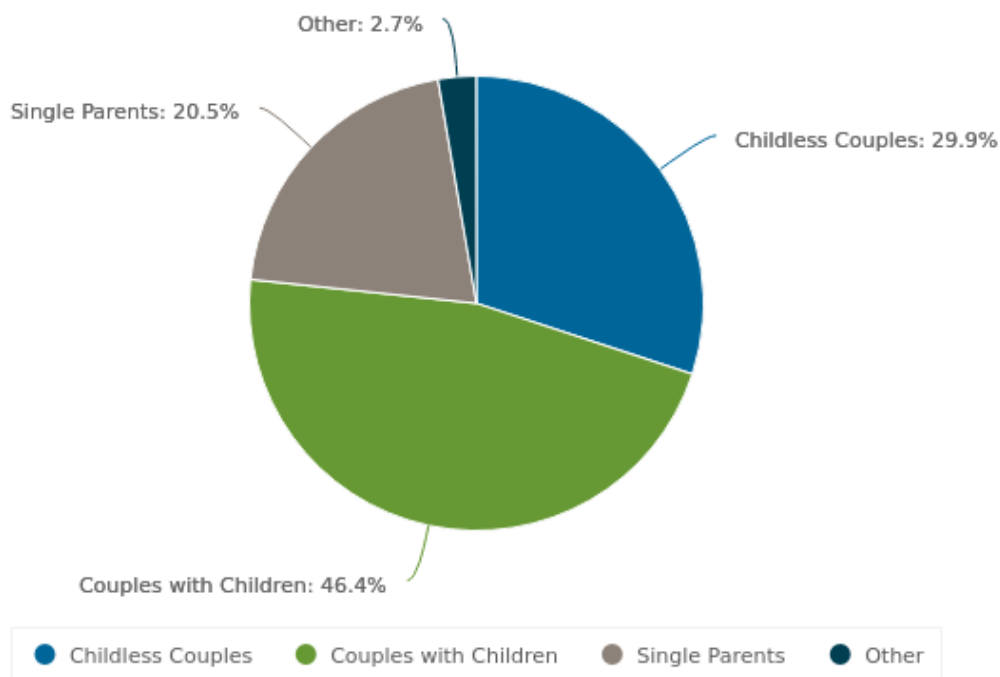
Household

Household Structure

Type	Percent
Couples with Children	46.4
Childless Couples	29.9
Single Parents	20.5
Other	2.7

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

Household Structure



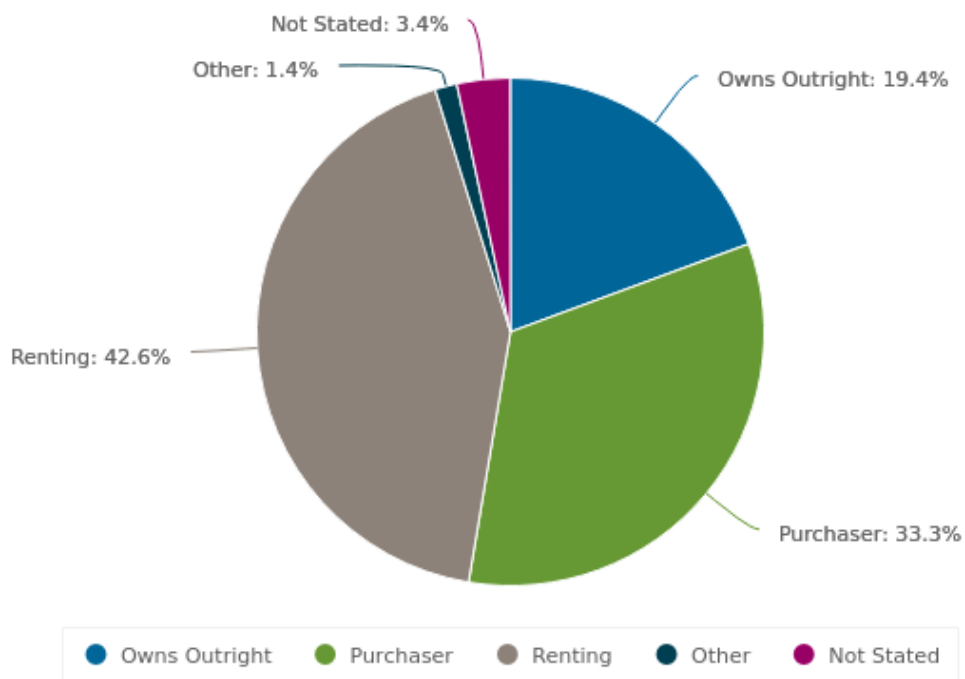
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	42.6
Purchaser	33.3
Owns Outright	19.4
Not Stated	3.4
Other	1.4

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

Household Occupancy



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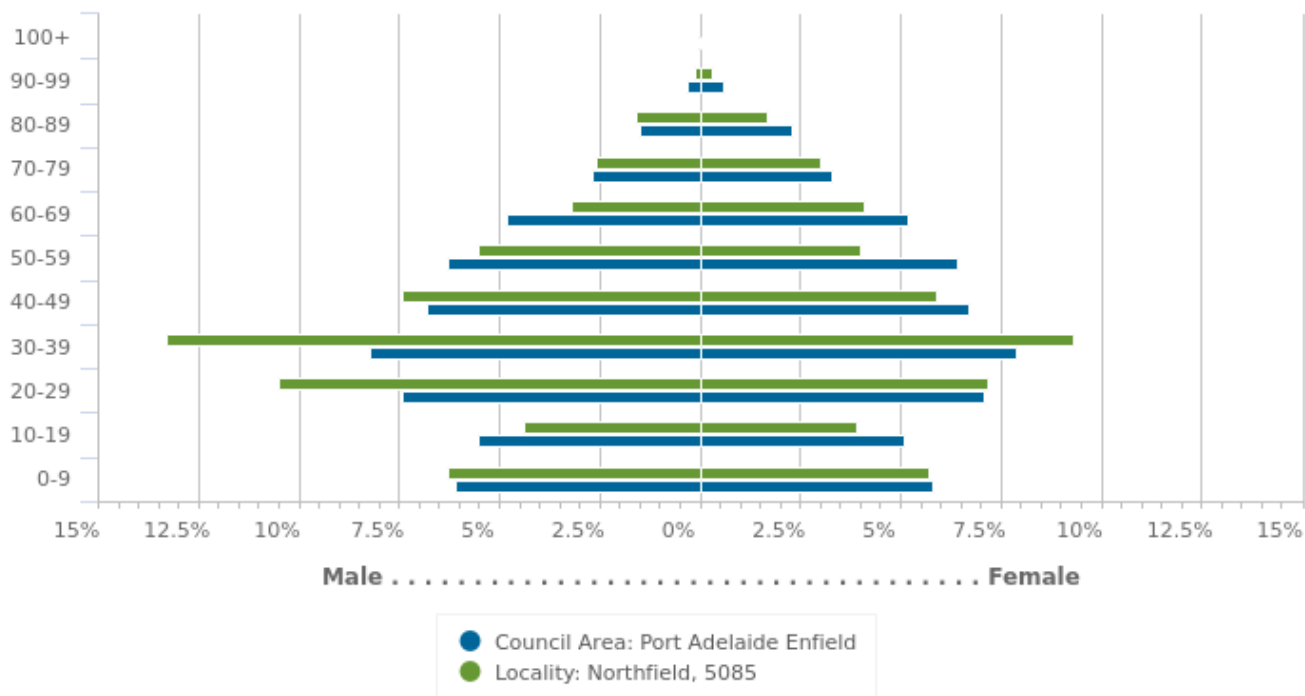
Age Sex Ratio

Age Sex Ratio

Age Group	Northfield		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	6.3	5.7	6.1	5.8
10-19	4.4	3.9	5.5	5.1
20-29	10.5	7.2	7.4	7.1
30-39	13.3	9.3	8.2	7.9
40-49	7.4	5.9	6.8	6.7
50-59	5.5	4.0	6.3	6.4
60-69	3.2	4.1	4.8	5.2
70-79	2.6	3.0	2.7	3.3
80-89	1.6	1.7	1.5	2.3
90-99	0.1	0.3	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	Northfield %	Port Adelaide Enfield %
0-15.6K	6.5	5.7
15.6-33.8K	21.6	18.6
33.8-52K	17.2	16.2
52-78K	18.2	16.7
78-130K	21.1	20.7
130-182K	5.6	8.7
182K+	2.1	4.5

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Household Income



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