

Suburb Statistics Report

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Area Profile

The size of Northgate is approximately 1 square kilometres.

It has 5 parks covering nearly 5.8% of total area.

The population of Northgate in 2011 was 3,578 people.

By 2016 the population was 6,207 showing a population growth of 73.5% in the area during that time.

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

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

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

In 2011, 75.5% of the homes in Northgate were owner-occupied compared with 68.5% in 2016.

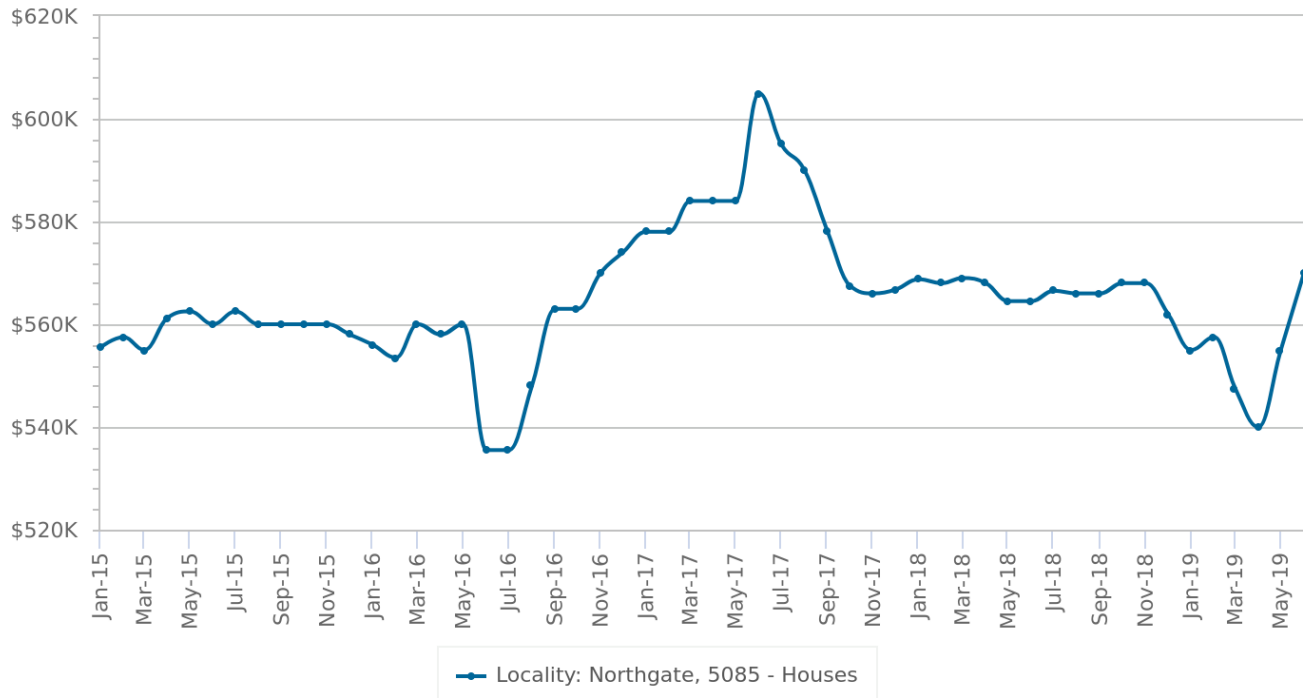
Currently the median sales price of houses in the area is \$570,000.

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	\$555,500	\$556,000	\$578,000	\$568,750	\$555,000
February	\$557,500	\$553,500	\$578,000	\$568,000	\$557,500
March	\$555,000	\$560,000	\$584,000	\$569,000	\$547,500
April	\$561,250	\$558,000	\$584,000	\$568,000	\$540,000
May	\$562,500	\$560,000	\$584,000	\$564,500	\$555,000
June	\$560,000	\$535,500	\$605,000	\$564,500	\$570,000
July	\$562,500	\$535,500	\$595,005	\$566,500	n/a
August	\$560,000	\$548,000	\$590,000	\$566,000	n/a
September	\$560,000	\$563,000	\$578,000	\$566,000	n/a
October	\$560,000	\$563,000	\$567,500	\$568,000	n/a
November	\$560,000	\$570,000	\$566,000	\$568,000	n/a
December	\$558,000	\$574,000	\$566,750	\$562,000	n/a

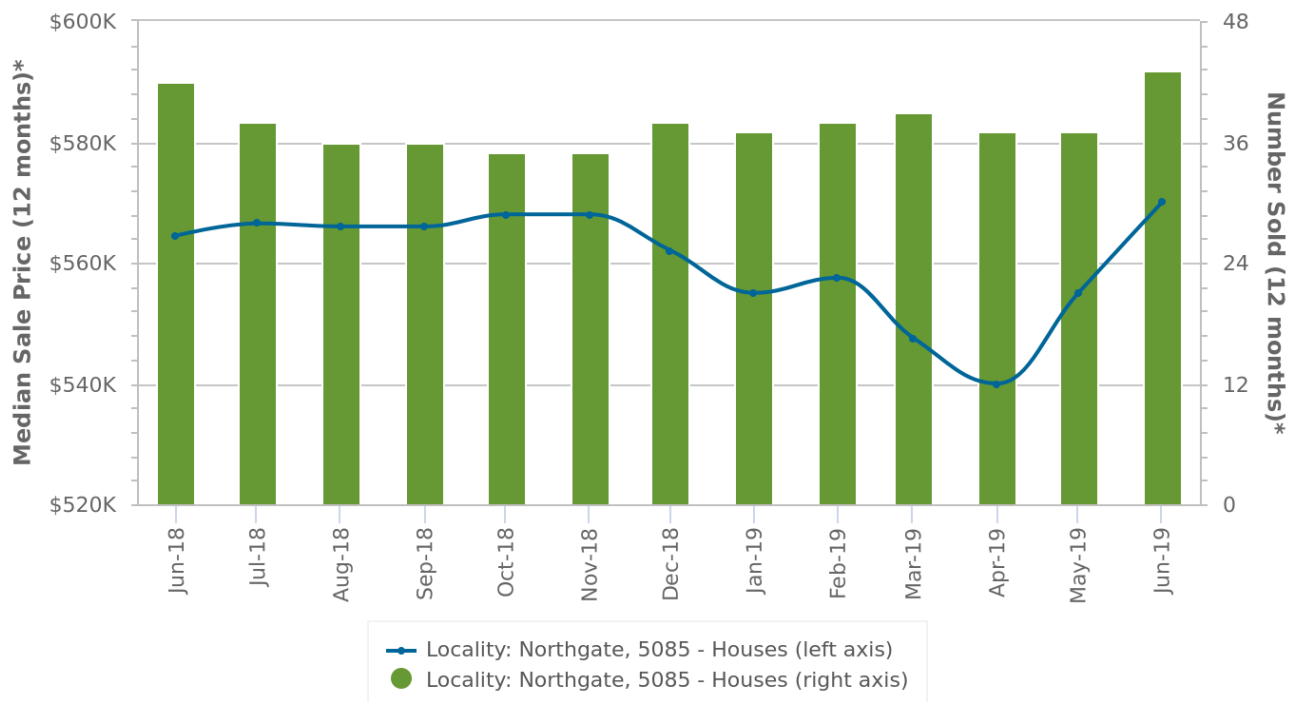
Statistics are calculated over a rolling 12 month period

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

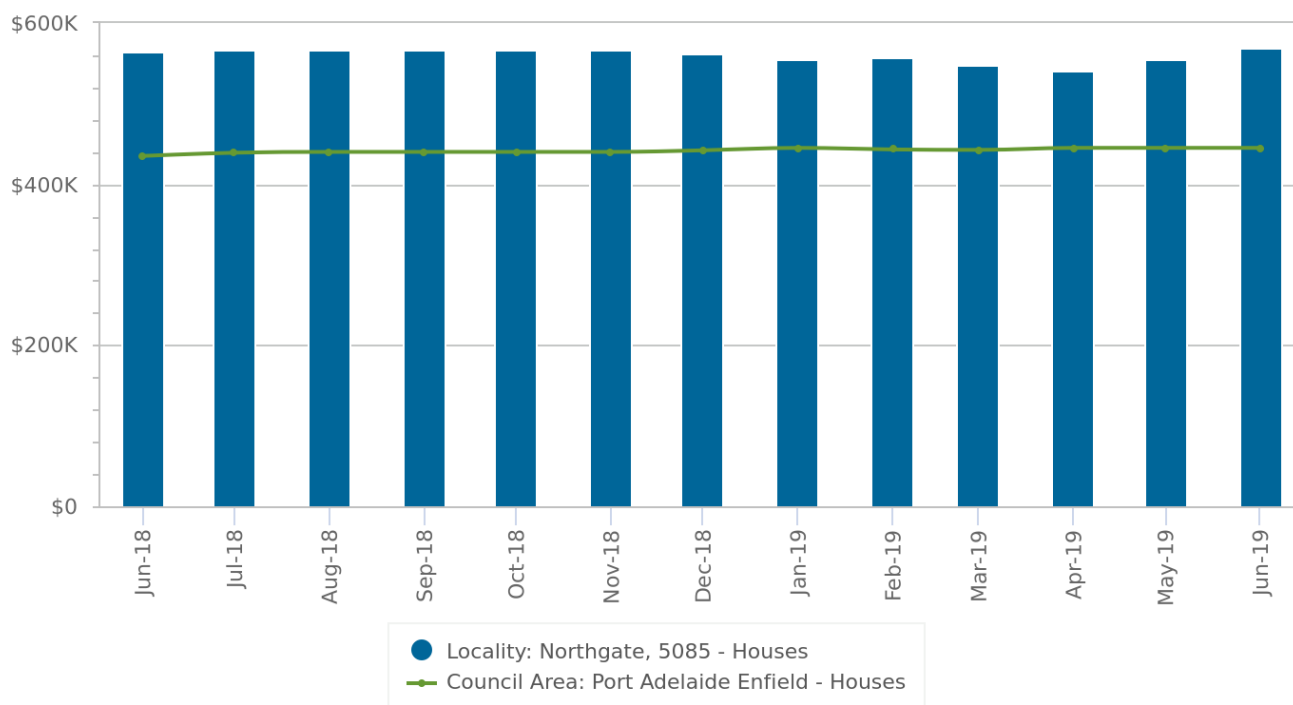
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Northgate Median Price	Port Adelaide Enfield Median Price
June 2019	\$570,000	\$445,000
May 2019	\$555,000	\$445,000
April 2019	\$540,000	\$445,000
March 2019	\$547,500	\$442,500
February 2019	\$557,500	\$443,000
January 2019	\$555,000	\$445,000
December 2018	\$562,000	\$442,000
November 2018	\$568,000	\$440,000
October 2018	\$568,000	\$440,000
September 2018	\$566,000	\$440,000
August 2018	\$566,000	\$440,000
July 2018	\$566,500	\$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

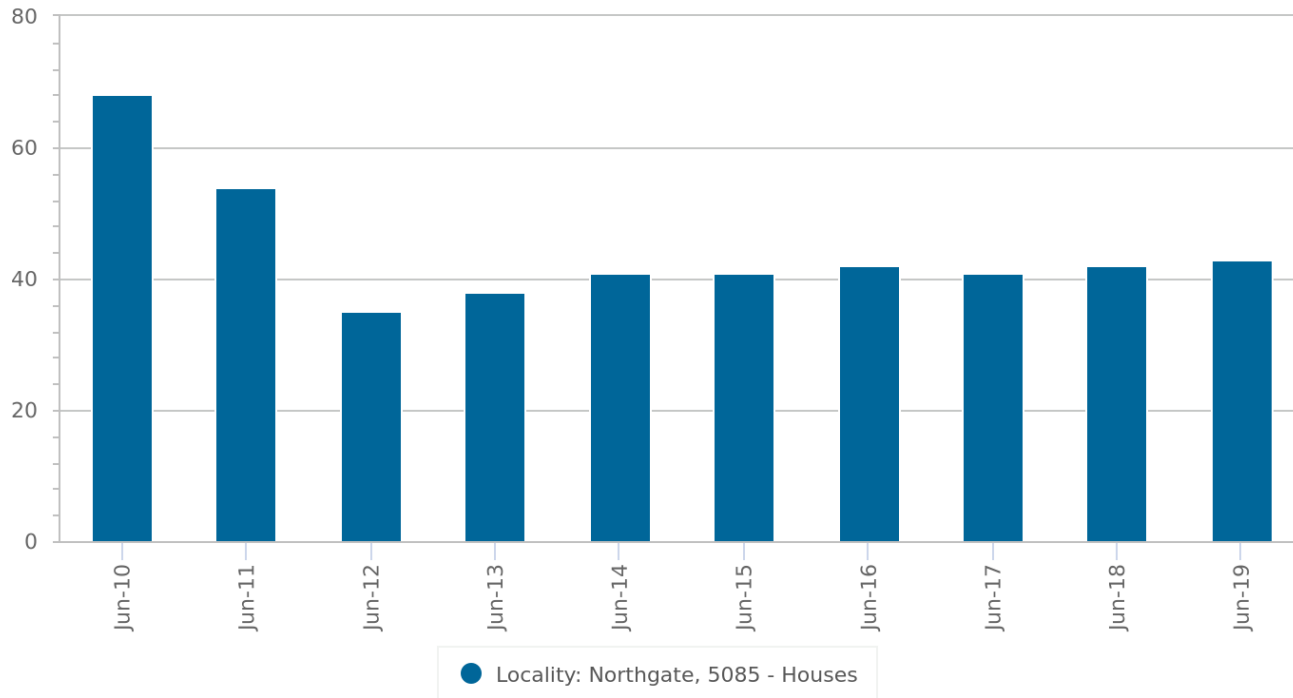
Sales Per Annum

Sales Per Annum (House)

Period Ending	Northgate	
	Number	
Jun 2019	43	
Jun 2018	42	
Jun 2017	41	
Jun 2016	42	
Jun 2015	41	
Jun 2014	41	
Jun 2013	38	
Jun 2012	35	
Jun 2011	54	
Jun 2010	68	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



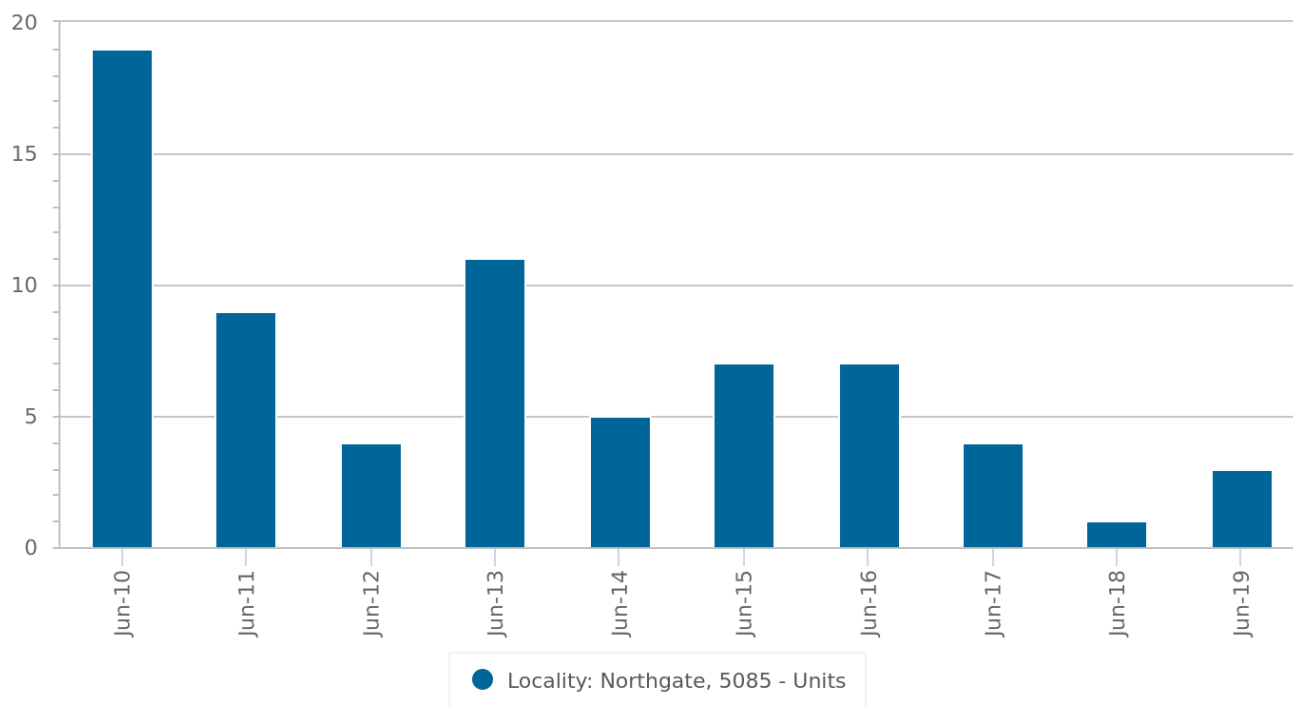
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Northgate Number
Jun 2019	3
Jun 2018	1
Jun 2017	4
Jun 2016	7
Jun 2015	7
Jun 2014	5
Jun 2013	11
Jun 2012	4
Jun 2011	9
Jun 2010	19

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



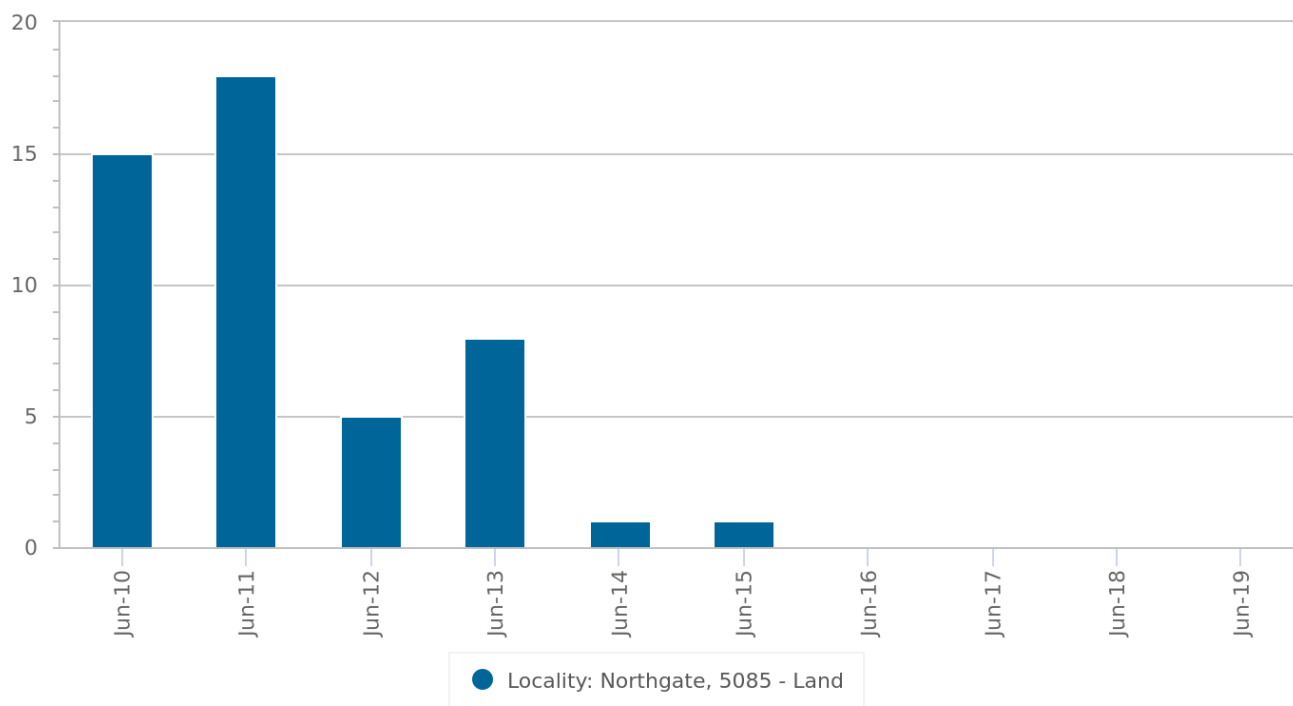
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Northgate Number
Jun 2019	0
Jun 2018	0
Jun 2017	0
Jun 2016	0
Jun 2015	1
Jun 2014	1
Jun 2013	8
Jun 2012	5
Jun 2011	18
Jun 2010	15

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

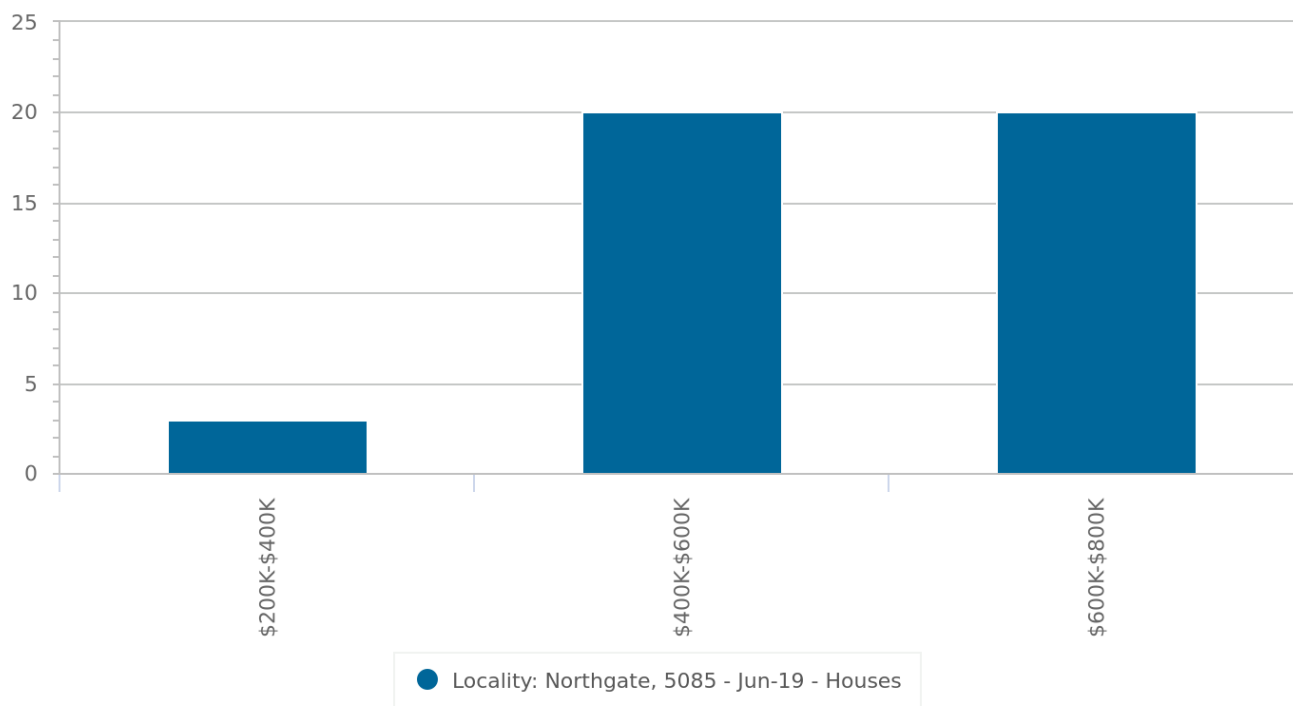
Sales By Price

Sales By Price - 12 months (House)

Price	Northgate	
	Number	
\$200K-\$400K	3	
\$400K-\$600K	20	
\$600K-\$800K	20	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



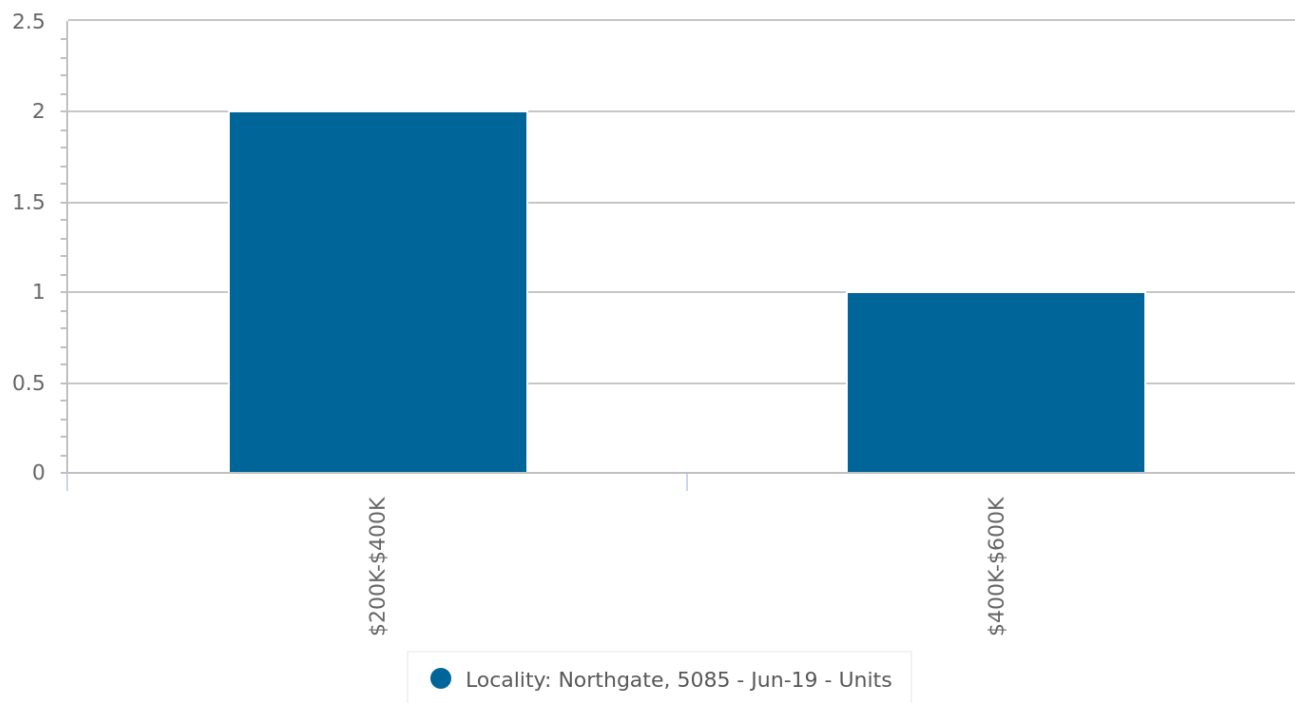
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Northgate	
	Number	
\$200K-\$400K	2	
\$400K-\$600K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



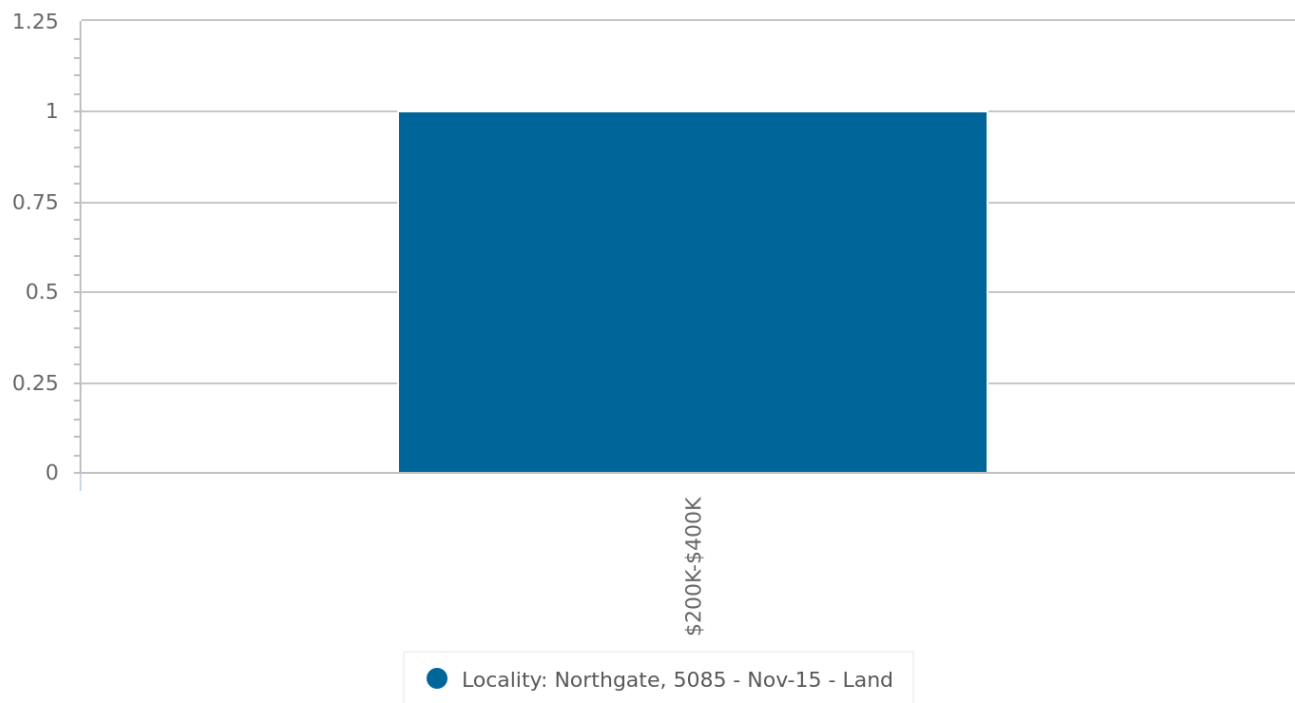
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Northgate	
	Number	
\$200K-\$400K	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

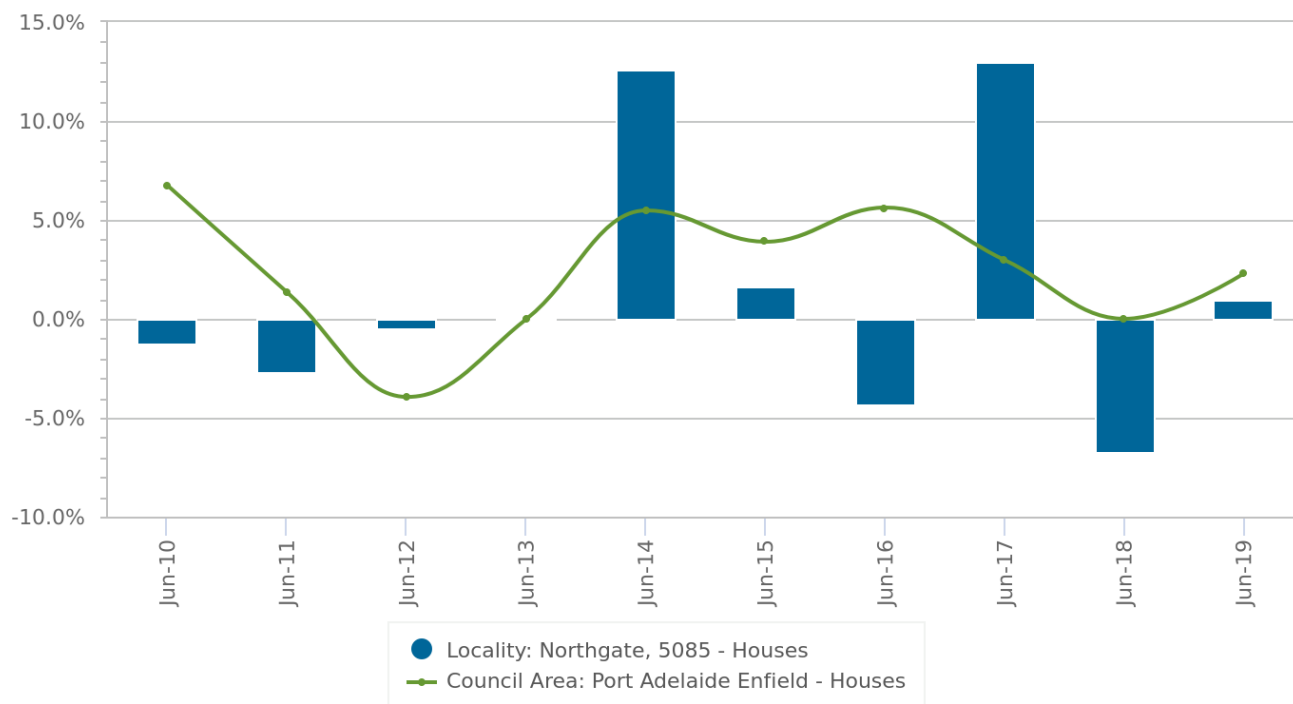
Change in Median Price

Change in Median Price (House)

Period	Northgate % Change	Port Adelaide Enfield % Change
Jun 2019	0.97%	2.3%
Jun 2018	-6.69%	0%
Jun 2017	12.98%	2.96%
Jun 2016	-4.37%	5.62%
Jun 2015	1.63%	3.9%
Jun 2014	12.56%	5.48%
Jun 2013	-0.1%	0%
Jun 2012	-0.51%	-3.95%
Jun 2011	-2.67%	1.33%
Jun 2010	-1.27%	6.73%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



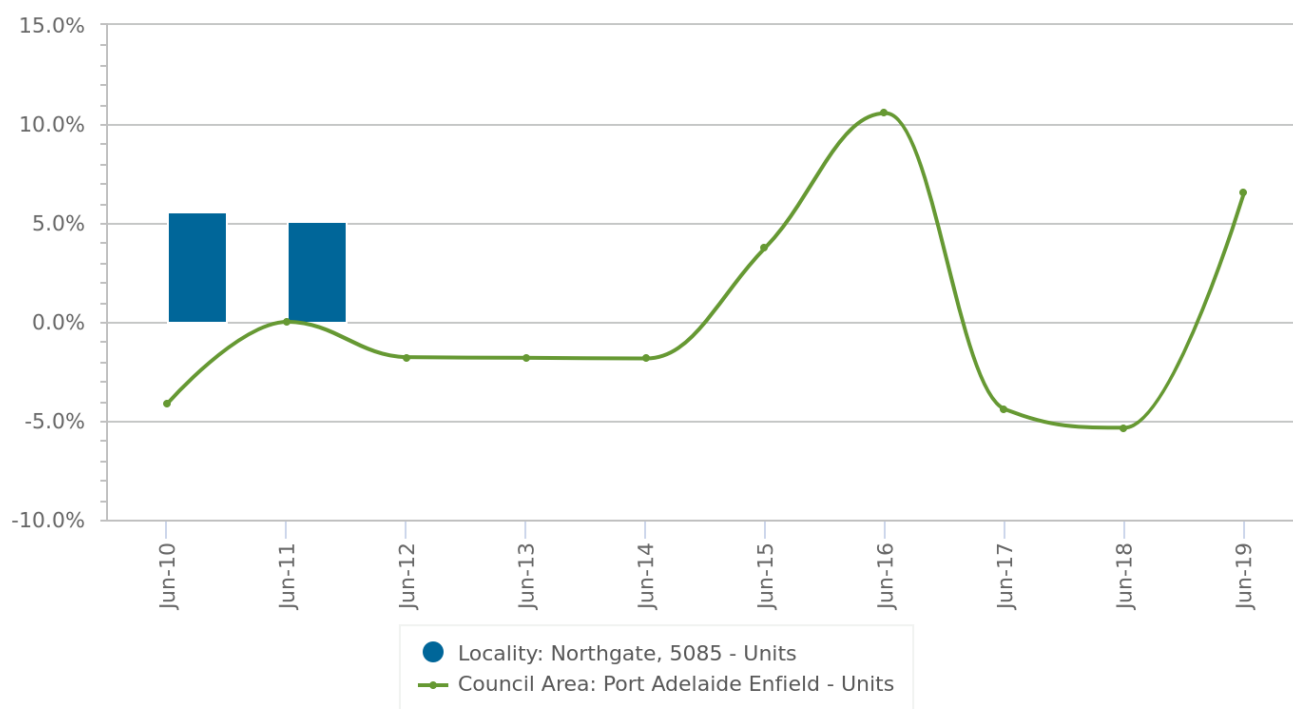
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Northgate % Change	Port Adelaide Enfield % Change
Sep 2011	5.13%	0%
Sep 2010	5.56%	-4.11%
Sep 2009	0%	0%
Sep 2008	0%	0%
Sep 2007	0%	0%
Sep 2006	0%	0%
Sep 2005	0%	0%
Sep 2004	0%	0%
Sep 2003	0%	0%
Sep 2002	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



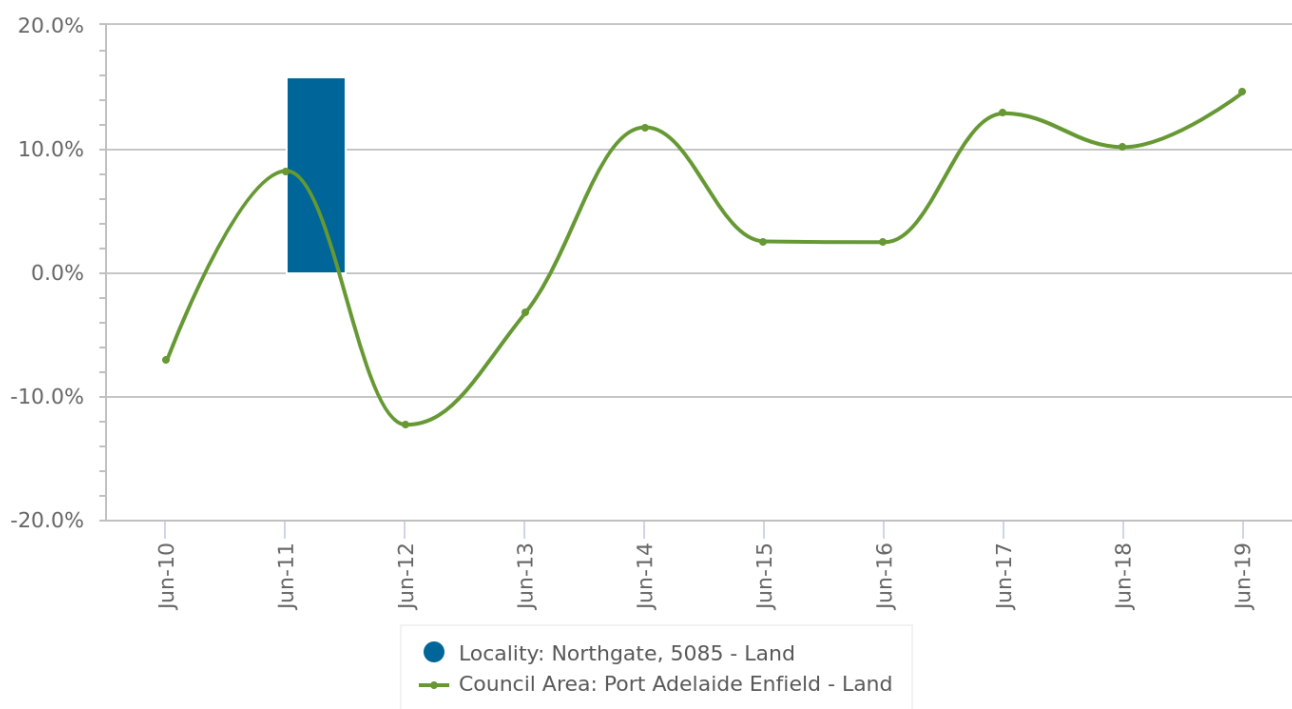
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Northgate % Change	Port Adelaide Enfield % Change
Sep 2011	15.91%	8.21%
Sep 2010	0%	-7.14%
Sep 2009	0%	0%
Sep 2008	0%	0%
Sep 2007	0%	0%
Sep 2006	0%	0%
Sep 2005	0%	0%
Sep 2004	0%	0%
Sep 2003	0%	0%
Sep 2002	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

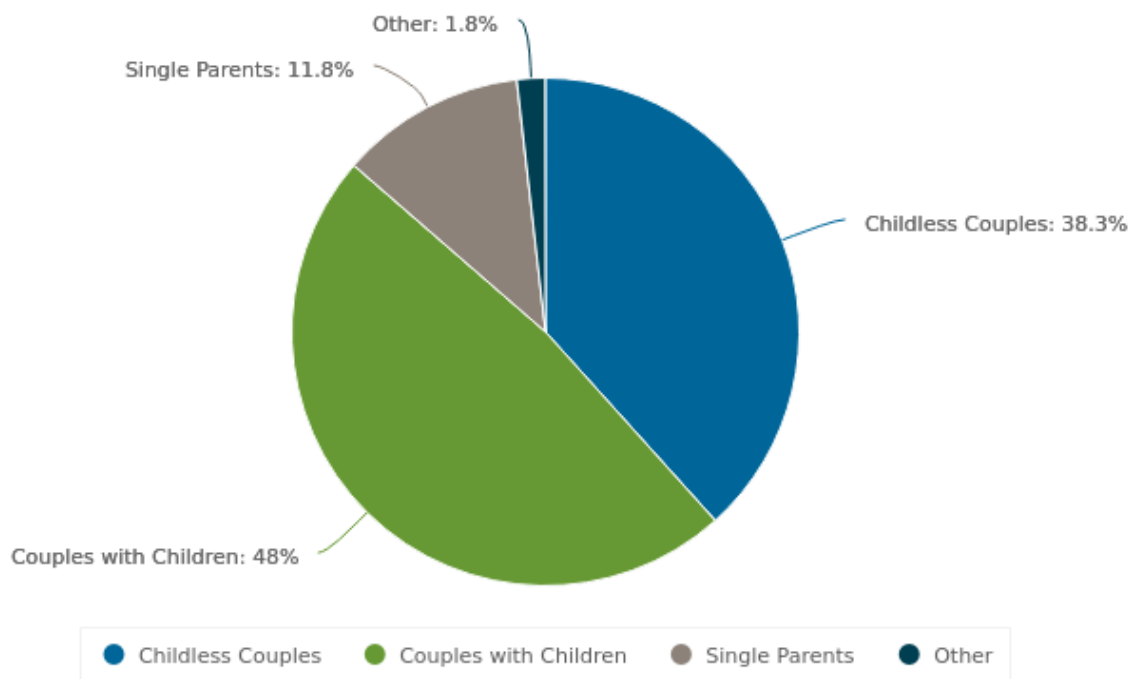
Household

Household Structure

Type	Percent
Couples with Children	48.0
Childless Couples	38.3
Single Parents	11.8
Other	1.8

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

Household Structure



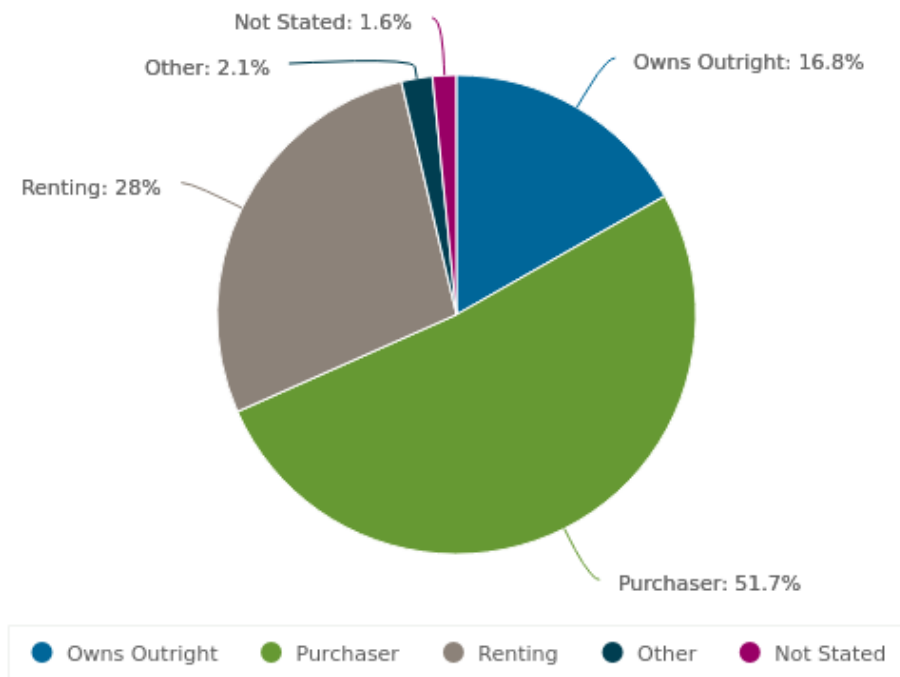
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	51.7
Renting	28.0
Owns Outright	16.8
Other	2.1
Not Stated	1.6

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

Household Occupancy



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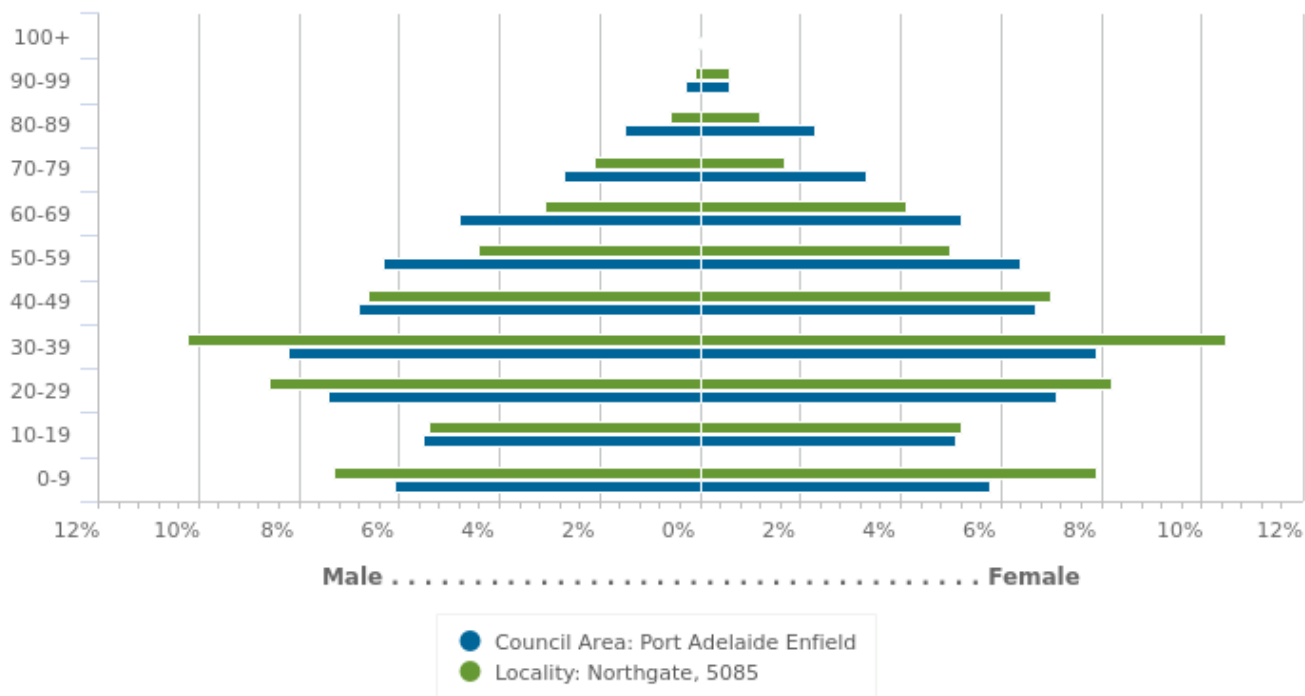
Age Sex Ratio

Age Sex Ratio

Age Group	Northgate		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	7.3	7.9	6.1	5.8
10-19	5.4	5.2	5.5	5.1
20-29	8.6	8.2	7.4	7.1
30-39	10.2	10.5	8.2	7.9
40-49	6.6	7.0	6.8	6.7
50-59	4.4	5.0	6.3	6.4
60-69	3.1	4.1	4.8	5.2
70-79	2.1	1.7	2.7	3.3
80-89	0.6	1.2	1.5	2.3
90-99	0.1	0.6	0.3	0.6
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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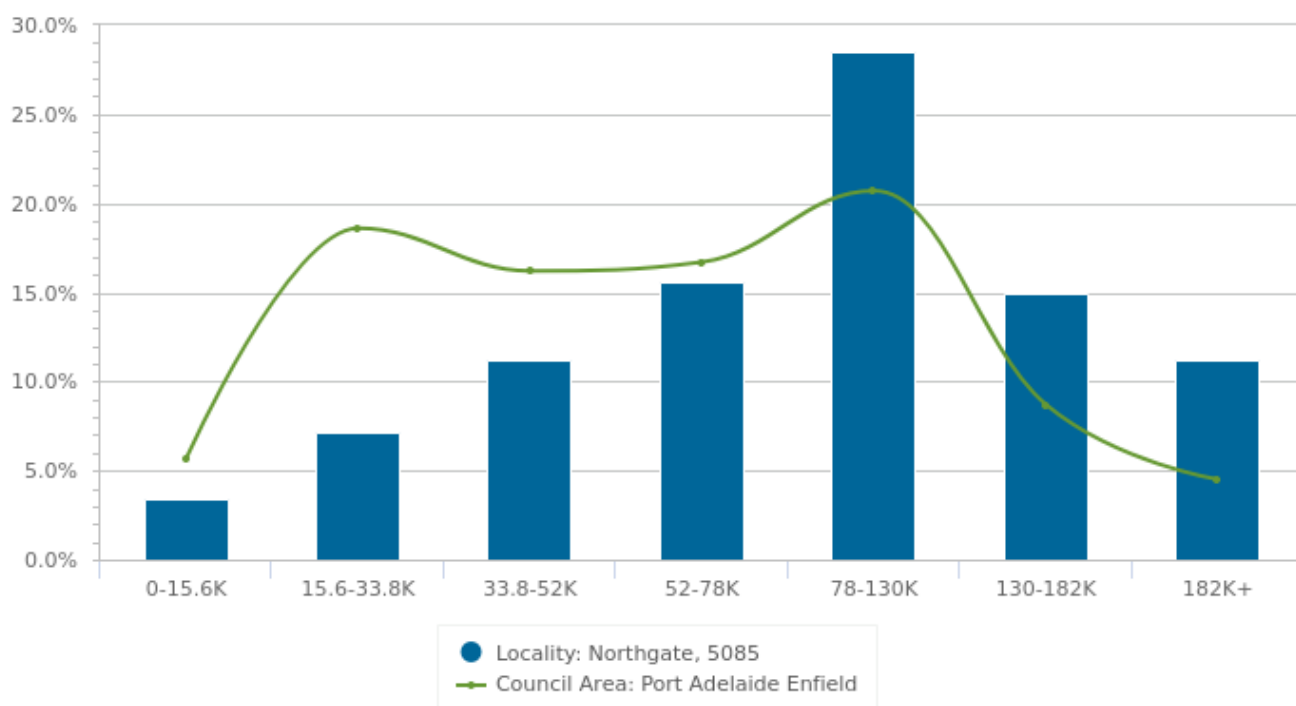
Household Income

Household Income

Income Range	Northgate %	Port Adelaide Enfield %
0-15.6K	3.4	5.7
15.6-33.8K	7.1	18.6
33.8-52K	11.2	16.2
52-78K	15.6	16.7
78-130K	28.5	20.7
130-182K	14.9	8.7
182K+	11.2	4.5

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Household Income



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