

Suburb Statistics Report

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Area Profile

The size of Oakden is approximately 1.9 square kilometres.

It has 8 parks covering nearly 5.1% of total area.

The population of Oakden in 2011 was 3,665 people.

By 2016 the population was 3,659 showing a population decline of 0.2% in the area during that time.

The predominant age group in Oakden is 40-49 years.

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

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

In 2011, 63.3% of the homes in Oakden were owner-occupied compared with 65.8% in 2016.

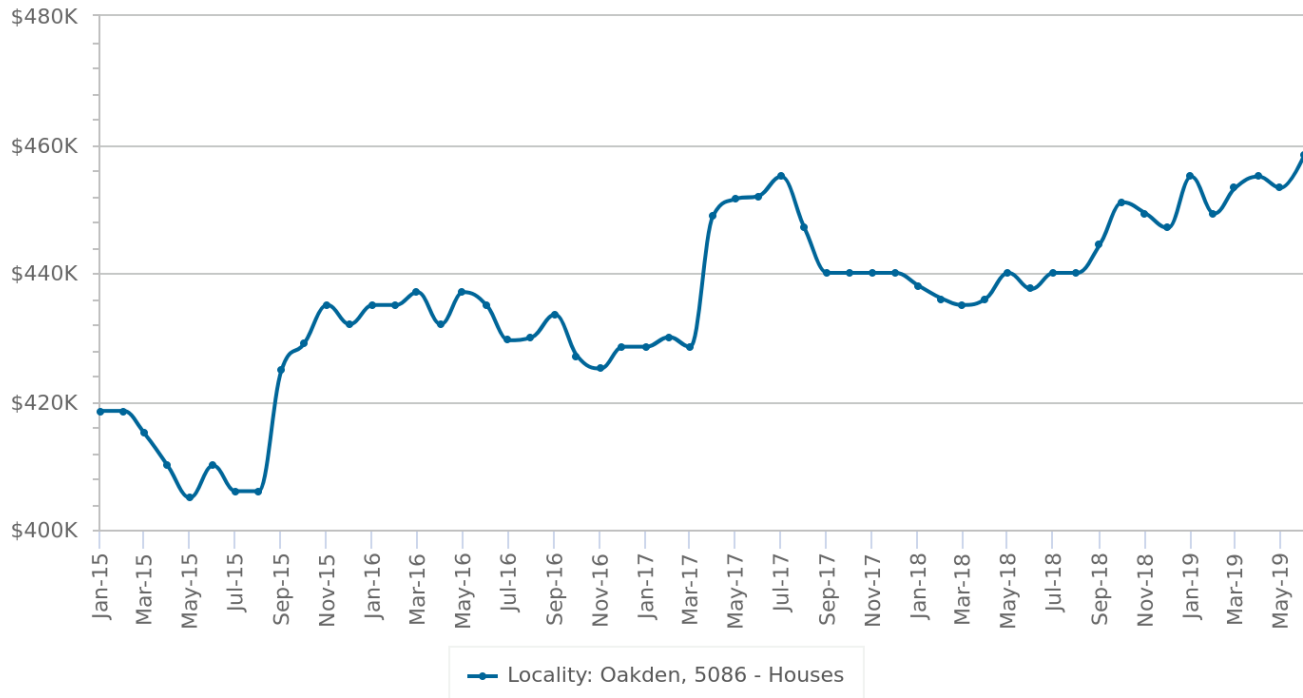
Currently the median sales price of houses in the area is \$458,250.

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	\$418,500	\$435,000	\$428,500	\$438,000	\$455,000
February	\$418,500	\$435,000	\$430,000	\$436,000	\$449,250
March	\$415,000	\$437,000	\$428,500	\$435,000	\$453,250
April	\$410,000	\$432,000	\$449,000	\$436,000	\$455,000
May	\$405,000	\$437,000	\$451,500	\$440,000	\$453,250
June	\$410,000	\$435,000	\$452,000	\$437,500	\$458,250
July	\$406,000	\$429,500	\$455,000	\$440,000	n/a
August	\$406,000	\$430,000	\$447,000	\$440,000	n/a
September	\$425,000	\$433,500	\$440,000	\$444,500	n/a
October	\$429,000	\$427,000	\$440,000	\$451,000	n/a
November	\$435,000	\$425,100	\$440,000	\$449,250	n/a
December	\$432,000	\$428,500	\$440,000	\$447,000	n/a

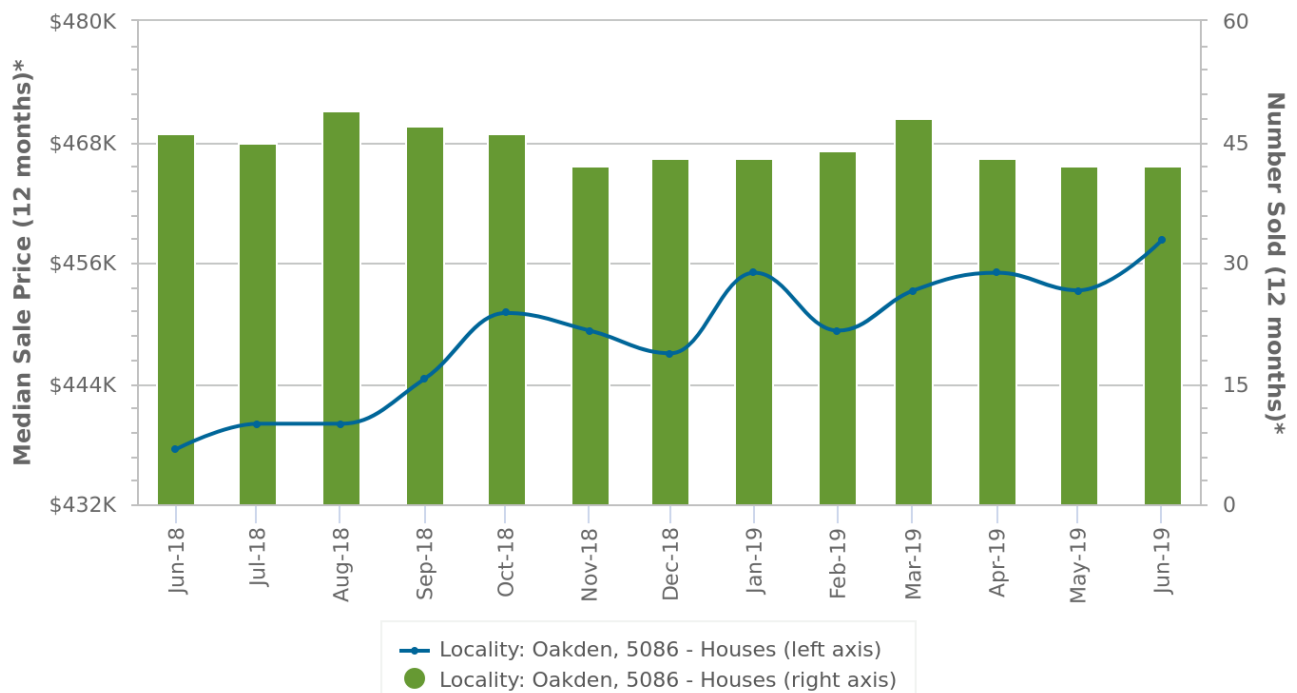
Statistics are calculated over a rolling 12 month period

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

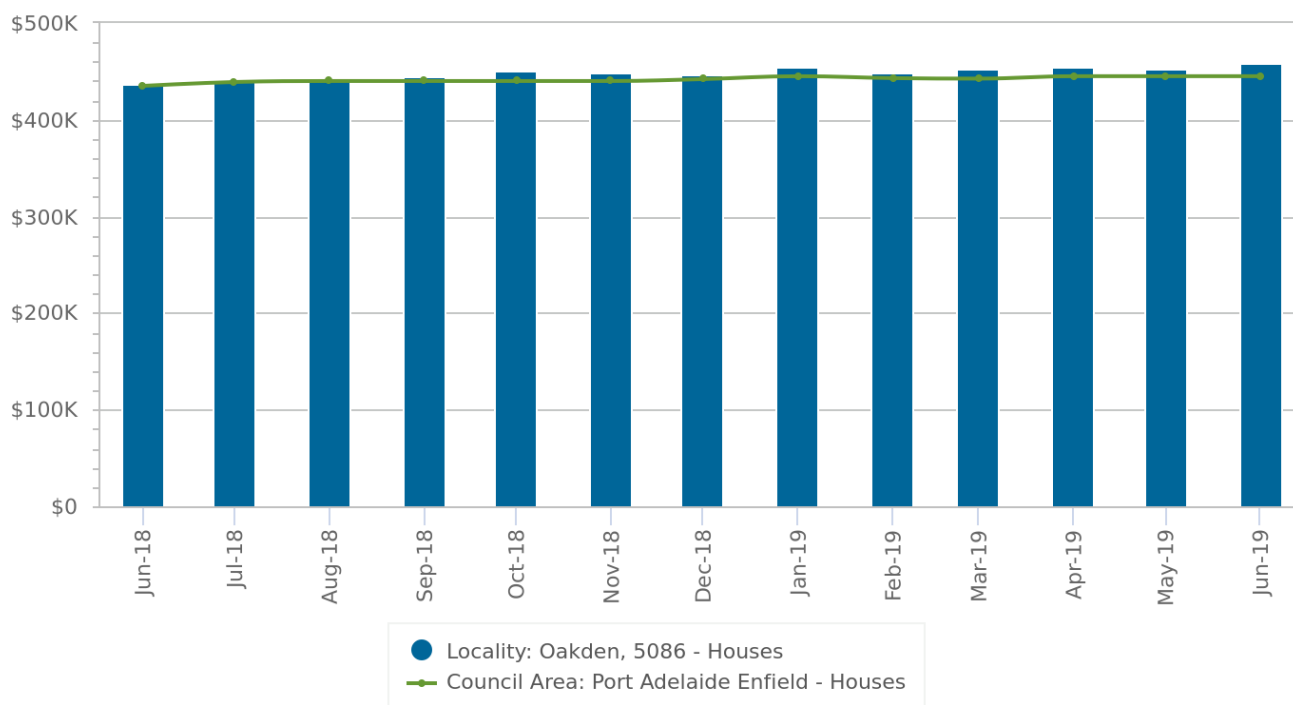
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Oakden Median Price	Port Adelaide Enfield Median Price
June 2019	\$458,250	\$445,000
May 2019	\$453,250	\$445,000
April 2019	\$455,000	\$445,000
March 2019	\$453,250	\$442,500
February 2019	\$449,250	\$443,000
January 2019	\$455,000	\$445,000
December 2018	\$447,000	\$442,000
November 2018	\$449,250	\$440,000
October 2018	\$451,000	\$440,000
September 2018	\$444,500	\$440,000
August 2018	\$440,000	\$440,000
July 2018	\$440,000	\$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

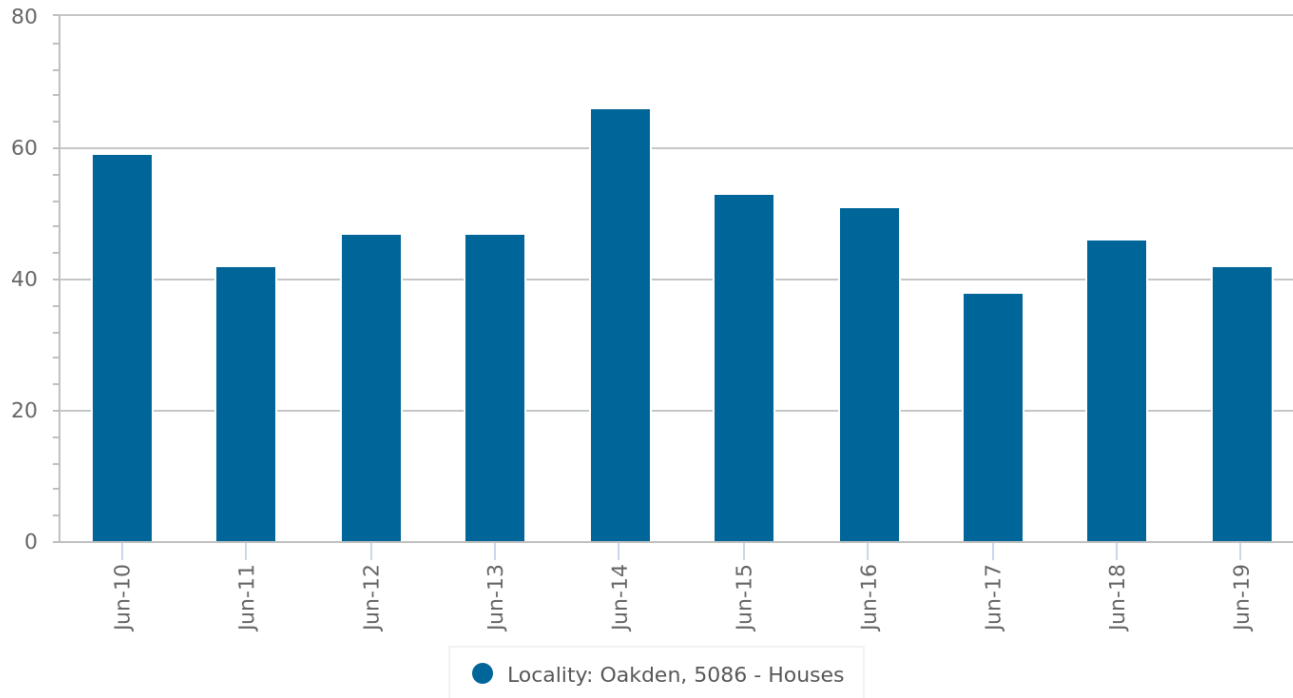
Sales Per Annum

Sales Per Annum (House)

Period Ending	Oakden Number
Jun 2019	42
Jun 2018	46
Jun 2017	38
Jun 2016	51
Jun 2015	53
Jun 2014	66
Jun 2013	47
Jun 2012	47
Jun 2011	42
Jun 2010	59

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



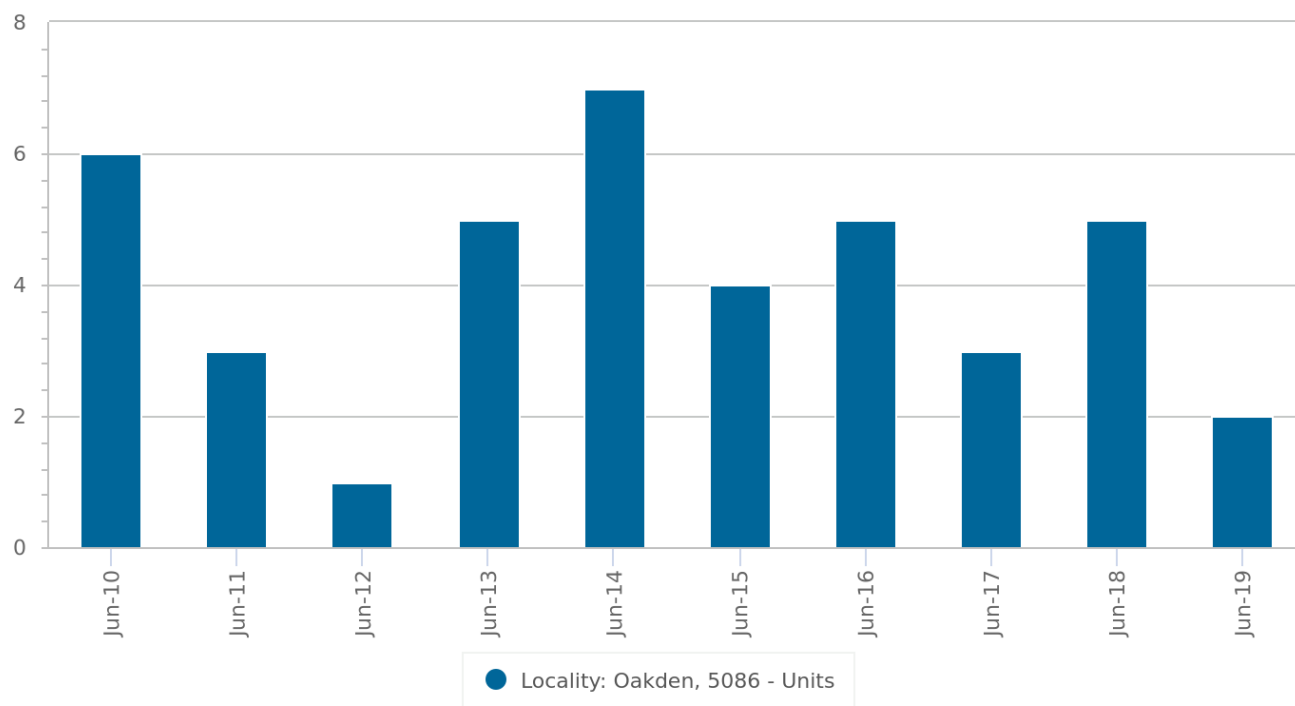
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Oakden Number
Jun 2019	2
Jun 2018	5
Jun 2017	3
Jun 2016	5
Jun 2015	4
Jun 2014	7
Jun 2013	5
Jun 2012	1
Jun 2011	3
Jun 2010	6

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



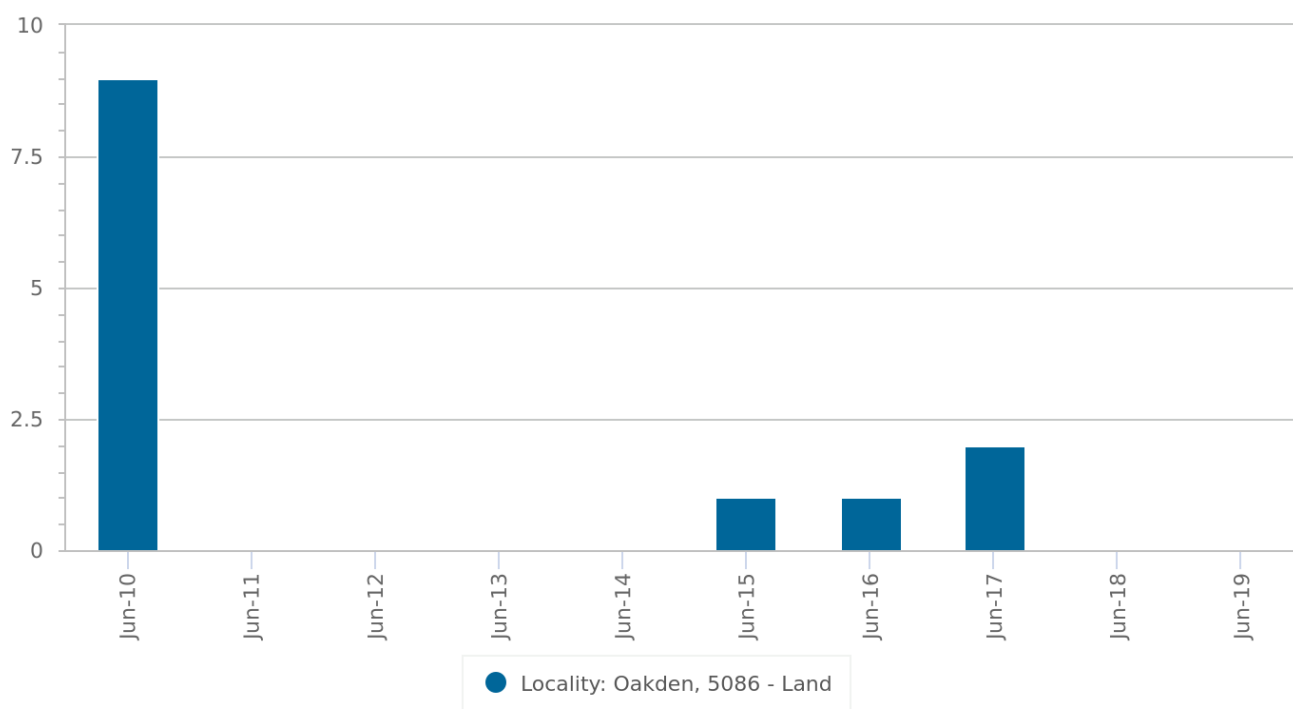
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Oakden Number
Jun 2019	0
Jun 2018	0
Jun 2017	2
Jun 2016	1
Jun 2015	1
Jun 2014	0
Jun 2013	0
Jun 2012	0
Jun 2011	0
Jun 2010	9

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

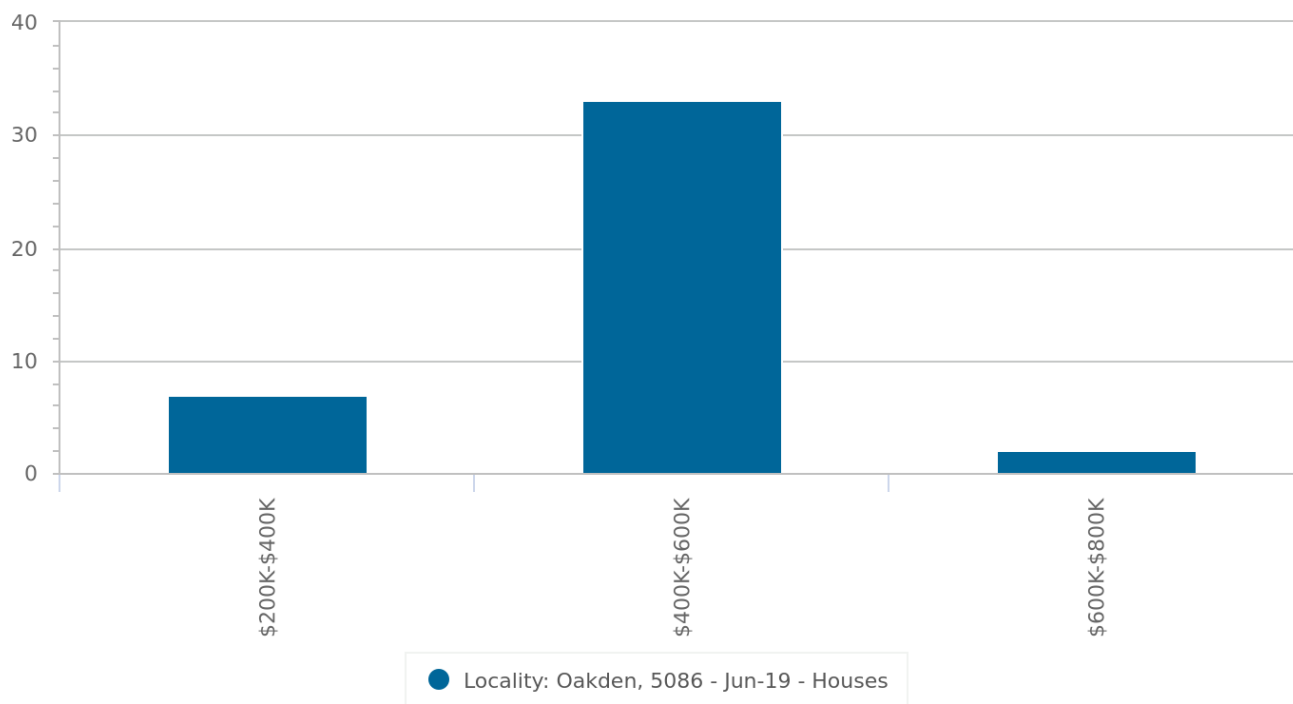
Sales By Price

Sales By Price - 12 months (House)

Price	Oakden	
	Number	
\$200K-\$400K	7	
\$400K-\$600K	33	
\$600K-\$800K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



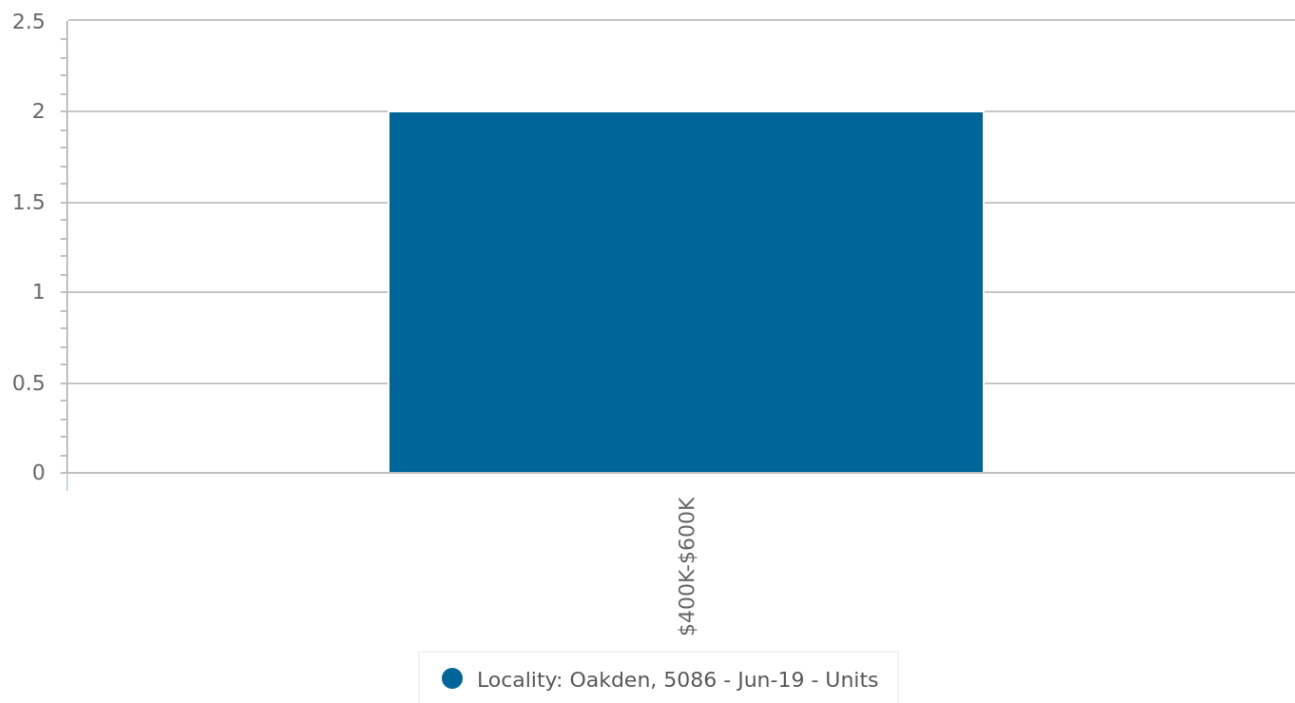
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Oakden	
	Number	
\$400K-\$600K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



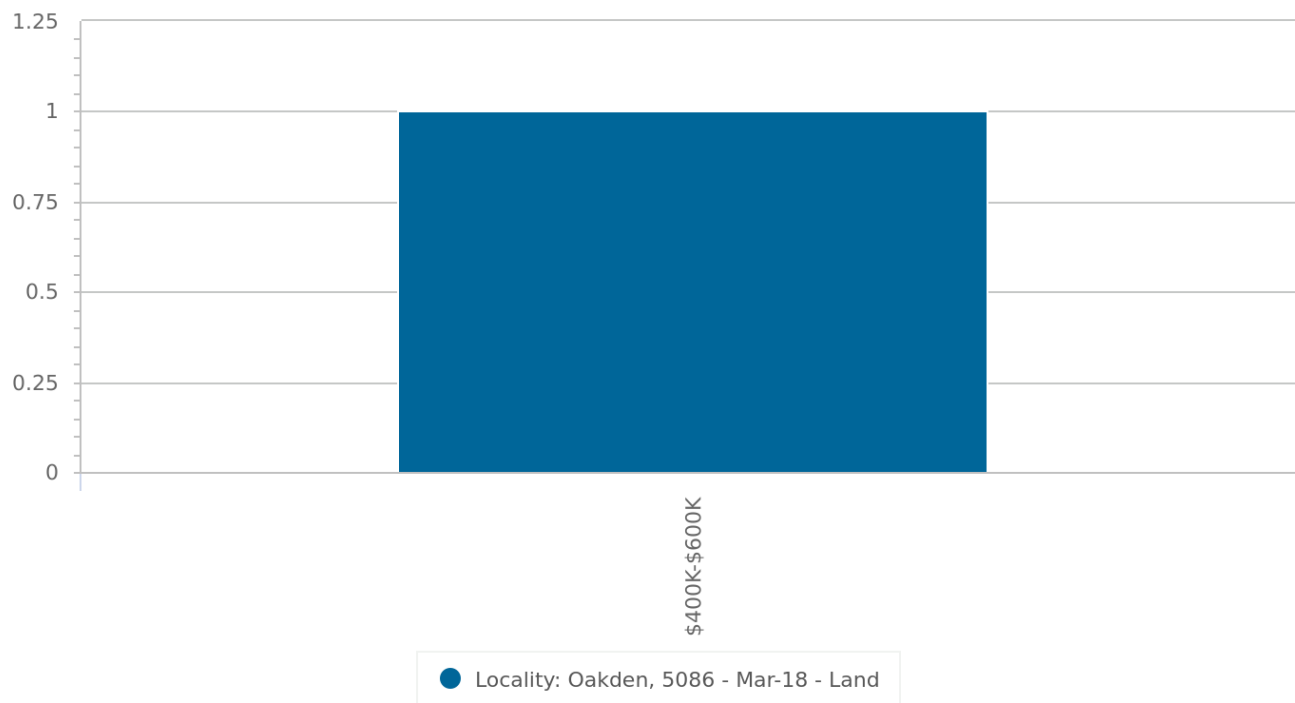
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Oakden
	Number
\$400K-\$600K	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

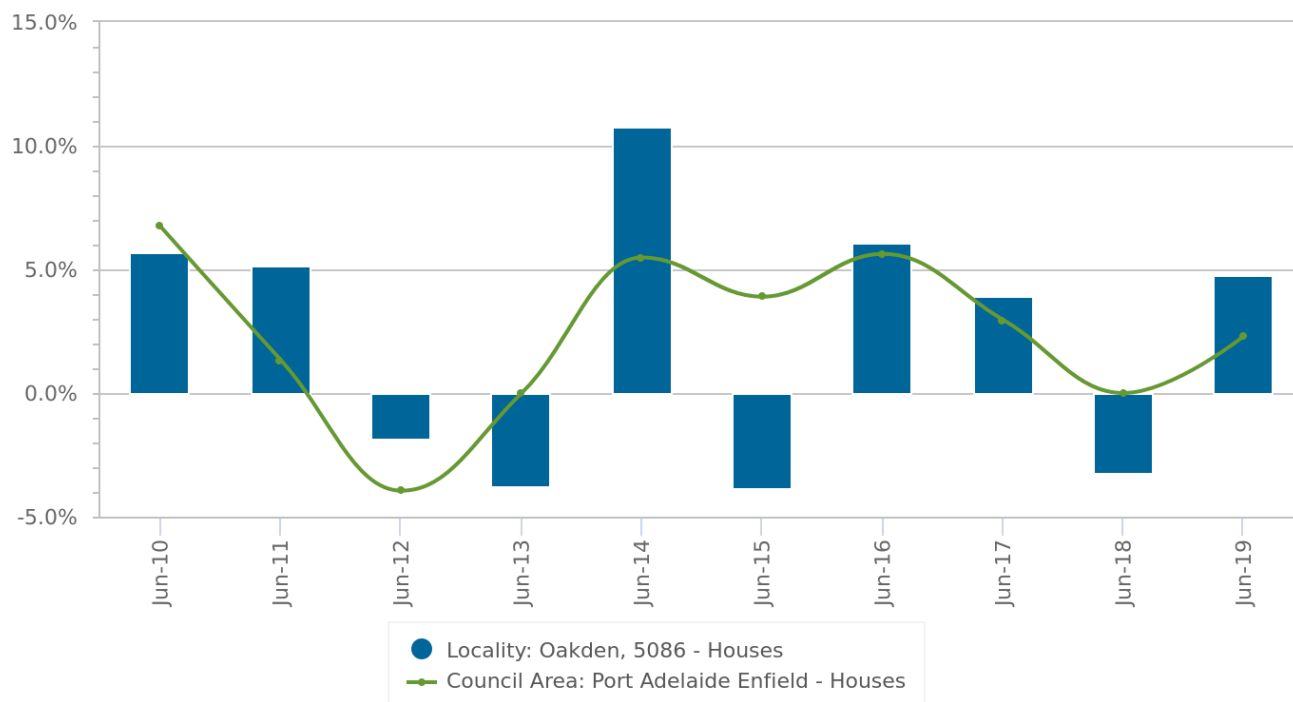
Change in Median Price

Change in Median Price (House)

Period	Oakden	Port Adelaide Enfield
	% Change	% Change
Jun 2019	4.74%	2.3%
Jun 2018	-3.21%	0%
Jun 2017	3.91%	2.96%
Jun 2016	6.1%	5.62%
Jun 2015	-3.87%	3.9%
Jun 2014	10.78%	5.48%
Jun 2013	-3.75%	0%
Jun 2012	-1.84%	-3.95%
Jun 2011	5.16%	1.33%
Jun 2010	5.73%	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	Oakden	Port Adelaide Enfield
	% Change	% 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	Oakden	Port Adelaide Enfield
	% Change	% Change
Jun 2018	0%	10.13%
Jun 2017	0%	12.86%
Jun 2016	0%	2.44%
Jun 2015	0%	2.5%
Jun 2014	0%	11.73%
Jun 2013	0%	-3.24%
Jun 2012	0%	-12.32%
Jun 2011	0%	8.21%
Jun 2010	0%	-7.14%
Jun 2009	0%	0%

Statistics are calculated over a rolling 12 month period

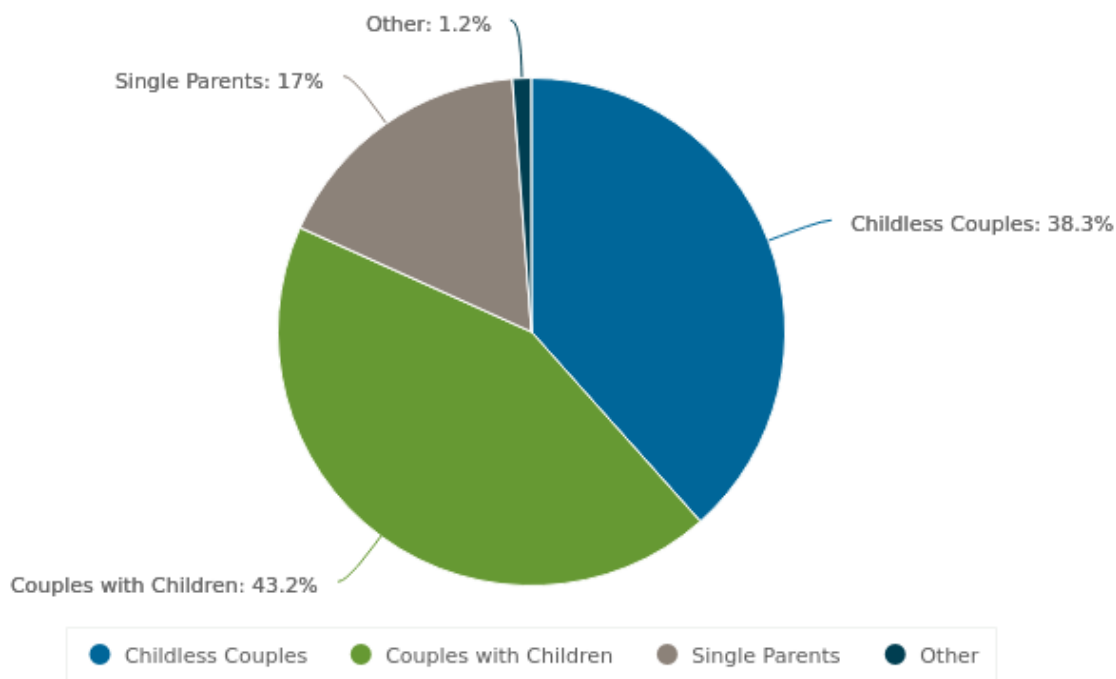
Household

Household Structure

Type	Percent
Couples with Children	43.2
Childless Couples	38.3
Single Parents	17.0
Other	1.2

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

Household Structure



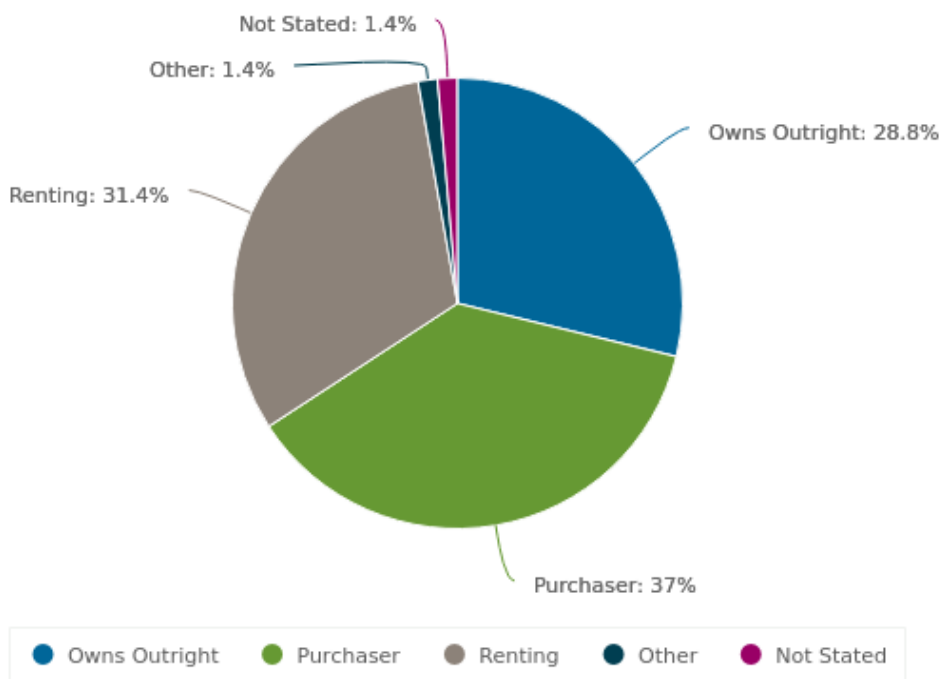
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	37.0
Renting	31.4
Owns Outright	28.8
Other	1.4
Not Stated	1.4

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

Household Occupancy



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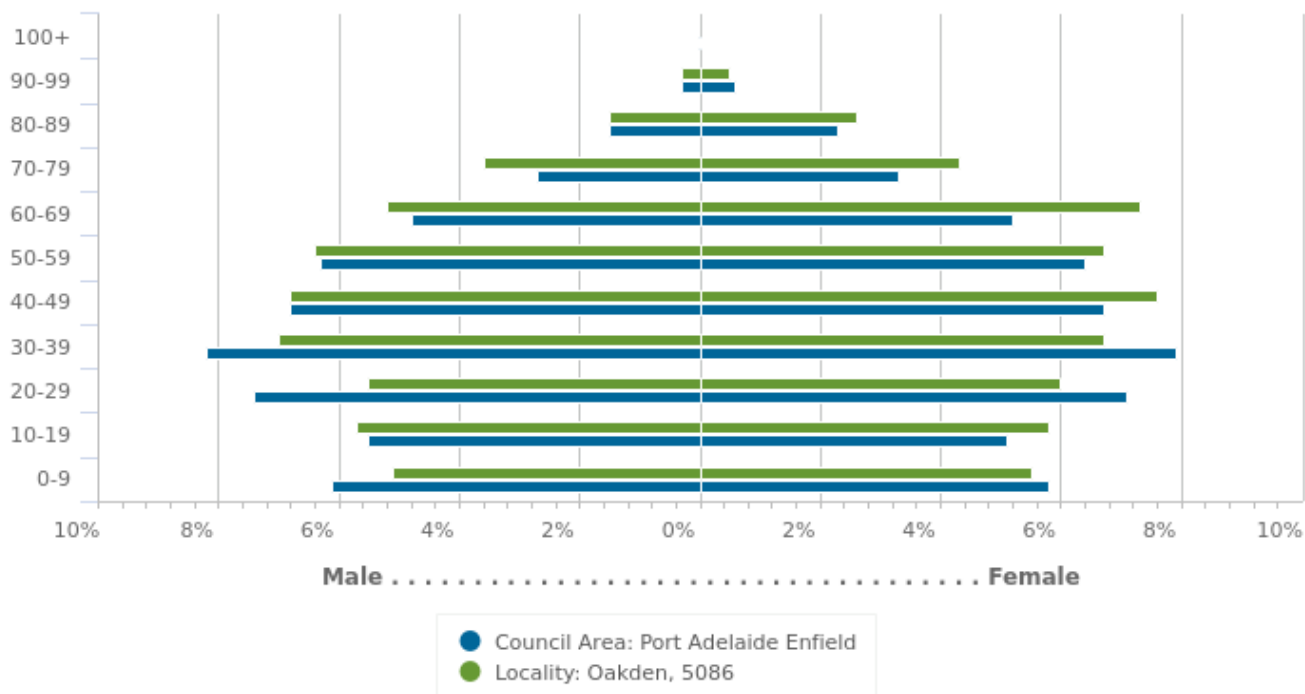
Age Sex Ratio

Age Sex Ratio

Age Group	Oakden		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	5.1	5.5	6.1	5.8
10-19	5.7	5.8	5.5	5.1
20-29	5.5	6.0	7.4	7.1
30-39	7.0	6.7	8.2	7.9
40-49	6.8	7.6	6.8	6.7
50-59	6.4	6.7	6.3	6.4
60-69	5.2	7.3	4.8	5.2
70-79	3.6	4.3	2.7	3.3
80-89	1.5	2.6	1.5	2.3
90-99	0.3	0.5	0.3	0.6
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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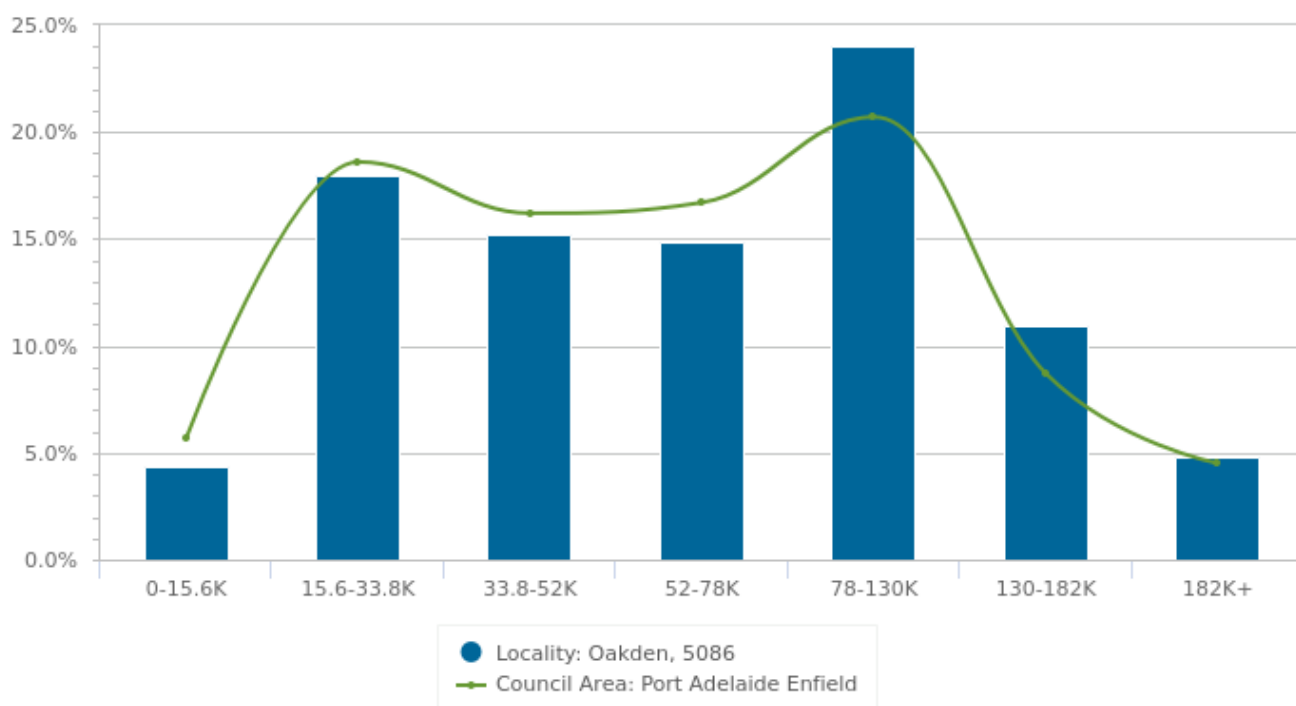
Household Income

Household Income

Income Range	Oakden %	Port Adelaide Enfield %
0-15.6K	4.4	5.7
15.6-33.8K	18.0	18.6
33.8-52K	15.2	16.2
52-78K	14.9	16.7
78-130K	24.0	20.7
130-182K	10.9	8.7
182K+	4.8	4.5

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Household Income



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