

Suburb Statistics Report

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Christine Holowiecki
Mob: 0422399943
Ph: (08) 8351 2776
Email: christine@keepingitrealty.com.au



Area Profile

The size of Pasadena is approximately 2.2 square kilometres.

It has 11 parks covering nearly 12.4% of total area.

The population of Pasadena in 2011 was 2,893 people.

By 2016 the population was 3,013 showing a population growth of 4.1% in the area during that time.

The predominant age group in Pasadena is 70-79 years.

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

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

In 2011, 67.2% of the homes in Pasadena were owner-occupied compared with 66.2% in 2016.

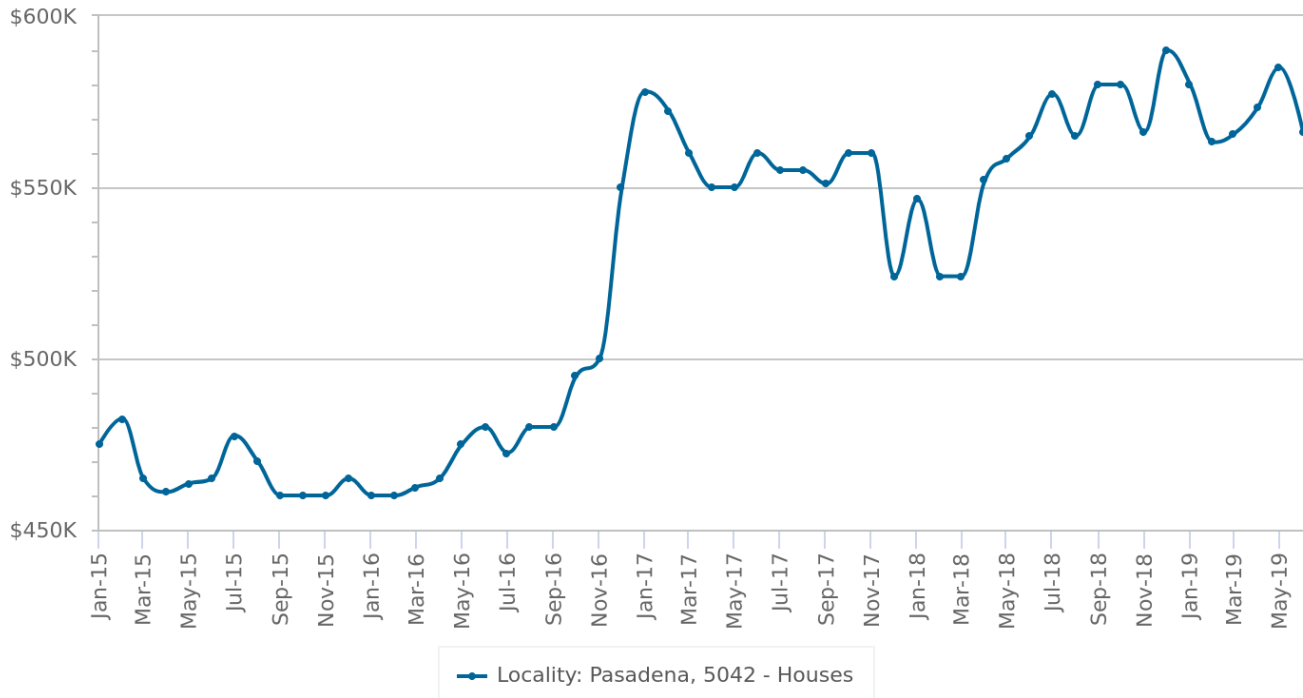
Currently the median sales price of houses in the area is \$566,250.

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	\$475,000	\$460,000	\$578,000	\$546,500	\$580,000
February	\$482,500	\$460,000	\$572,500	\$524,000	\$563,125
March	\$465,000	\$462,500	\$560,000	\$524,000	\$565,625
April	\$461,000	\$465,000	\$550,000	\$552,000	\$573,125
May	\$463,500	\$475,000	\$550,000	\$558,500	\$585,000
June	\$465,000	\$480,000	\$560,000	\$565,000	\$566,250
July	\$477,500	\$472,500	\$555,000	\$577,250	n/a
August	\$470,000	\$480,000	\$555,000	\$565,000	n/a
September	\$460,000	\$480,000	\$551,000	\$580,000	n/a
October	\$460,000	\$495,000	\$560,000	\$580,000	n/a
November	\$460,000	\$500,000	\$560,000	\$566,250	n/a
December	\$465,000	\$550,000	\$524,000	\$590,000	n/a

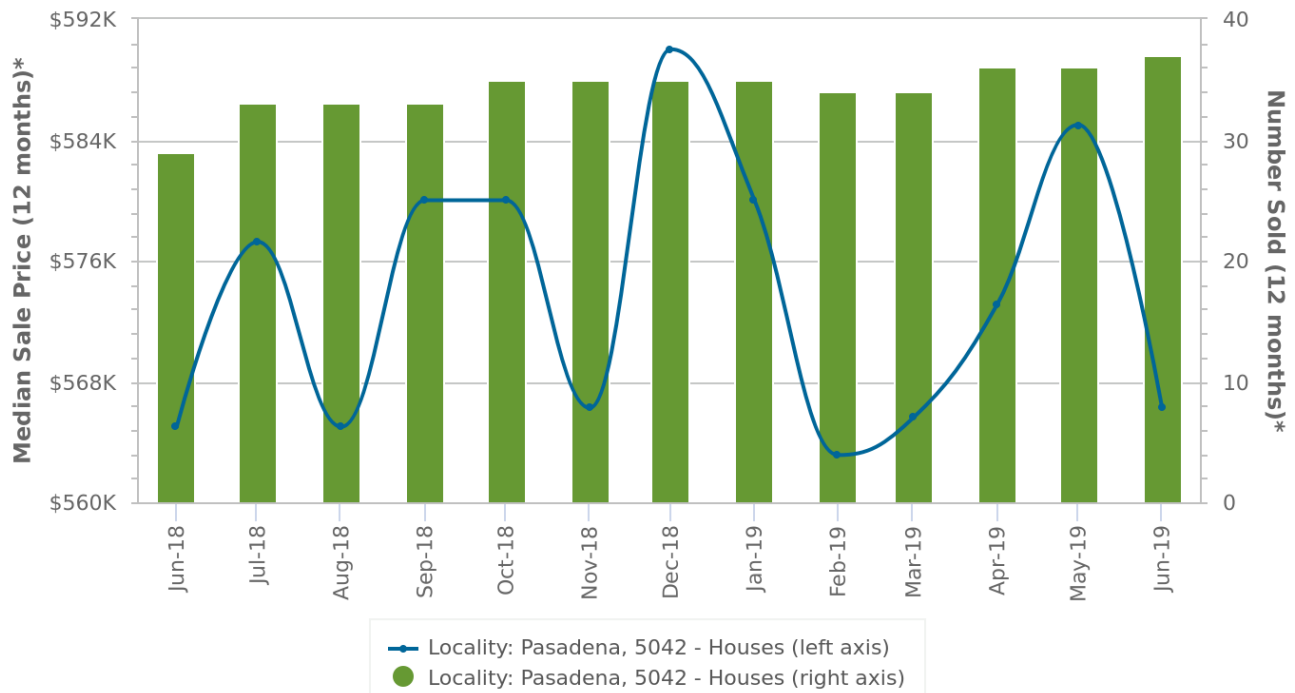
Statistics are calculated over a rolling 12 month period

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

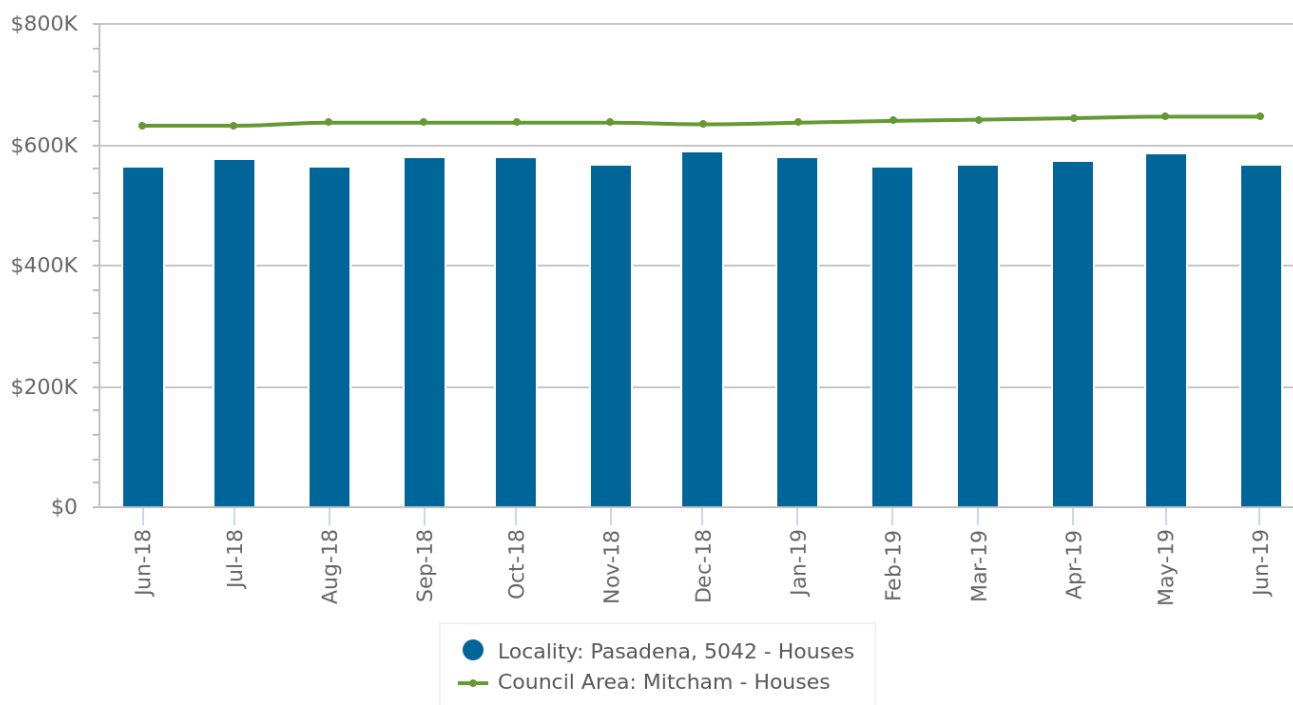
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Pasadena Median Price	Mitcham Median Price
June 2019	\$566,250	\$645,000
May 2019	\$585,000	\$645,000
April 2019	\$573,125	\$642,500
March 2019	\$565,625	\$640,000
February 2019	\$563,125	\$638,000
January 2019	\$580,000	\$635,000
December 2018	\$590,000	\$632,200
November 2018	\$566,250	\$635,000
October 2018	\$580,000	\$635,000
September 2018	\$580,000	\$635,000
August 2018	\$565,000	\$635,000
July 2018	\$577,250	\$630,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

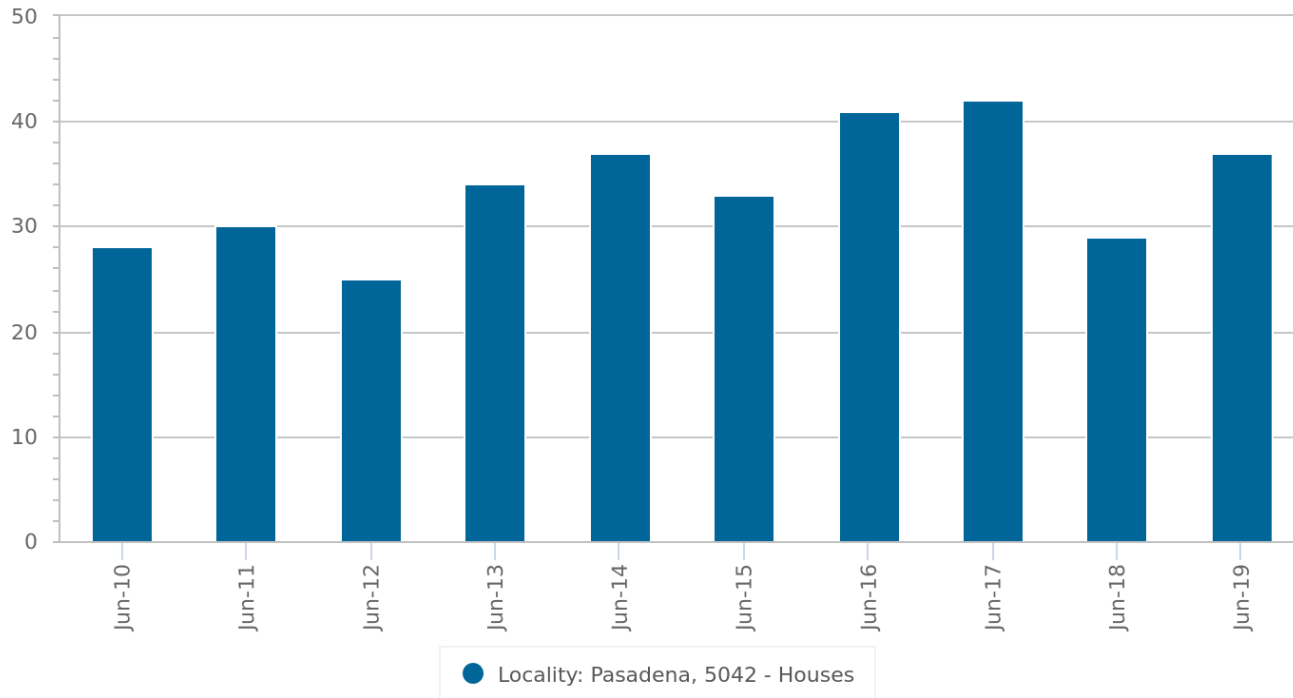
Sales Per Annum

Sales Per Annum (House)

Period Ending	Pasadena
	Number
Jun 2019	37
Jun 2018	29
Jun 2017	42
Jun 2016	41
Jun 2015	33
Jun 2014	37
Jun 2013	34
Jun 2012	25
Jun 2011	30
Jun 2010	28

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



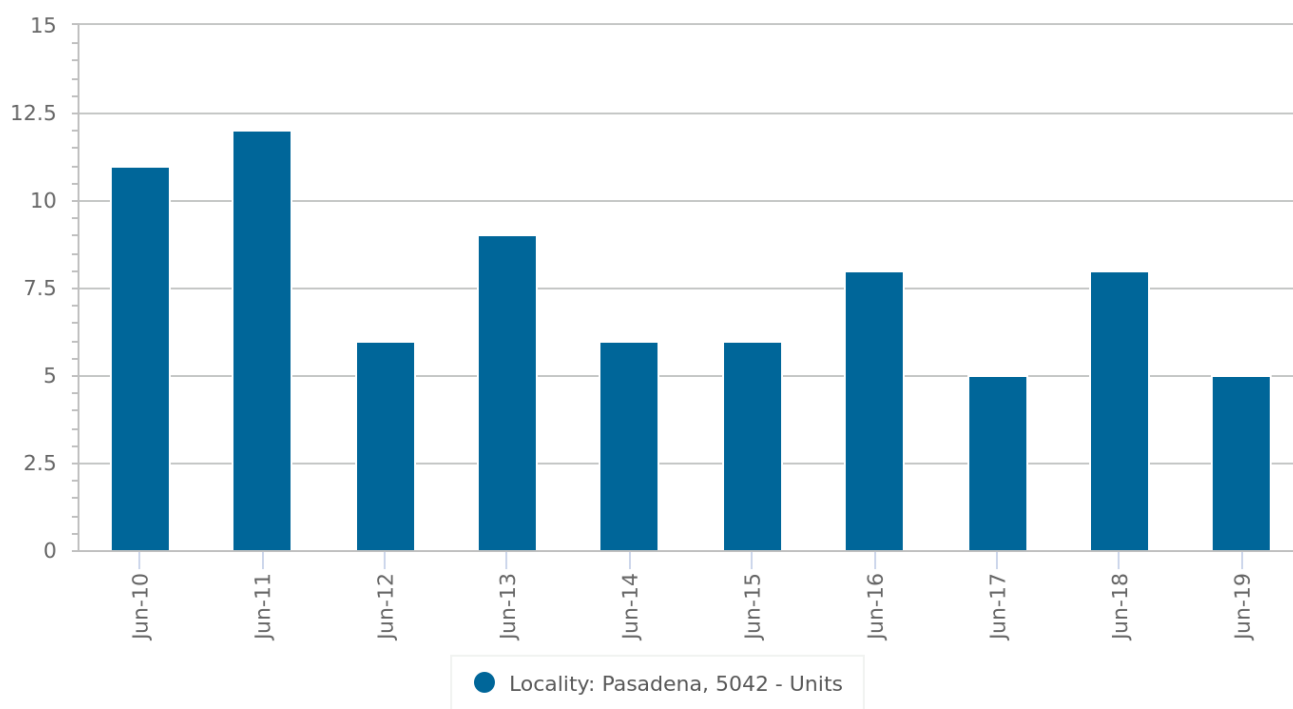
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Pasadena Number
Jun 2019	5
Jun 2018	8
Jun 2017	5
Jun 2016	8
Jun 2015	6
Jun 2014	6
Jun 2013	9
Jun 2012	6
Jun 2011	12
Jun 2010	11

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



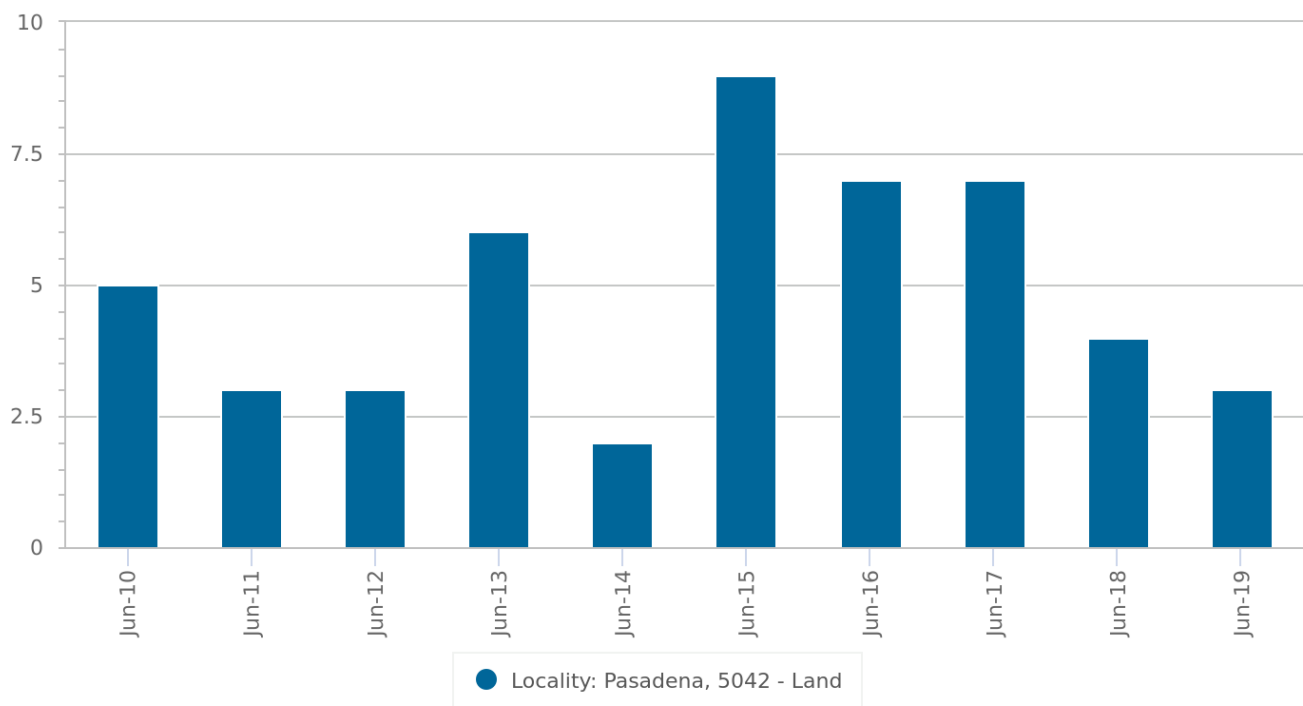
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Pasadena Number
Jun 2019	3
Jun 2018	4
Jun 2017	7
Jun 2016	7
Jun 2015	9
Jun 2014	2
Jun 2013	6
Jun 2012	3
Jun 2011	3
Jun 2010	5

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

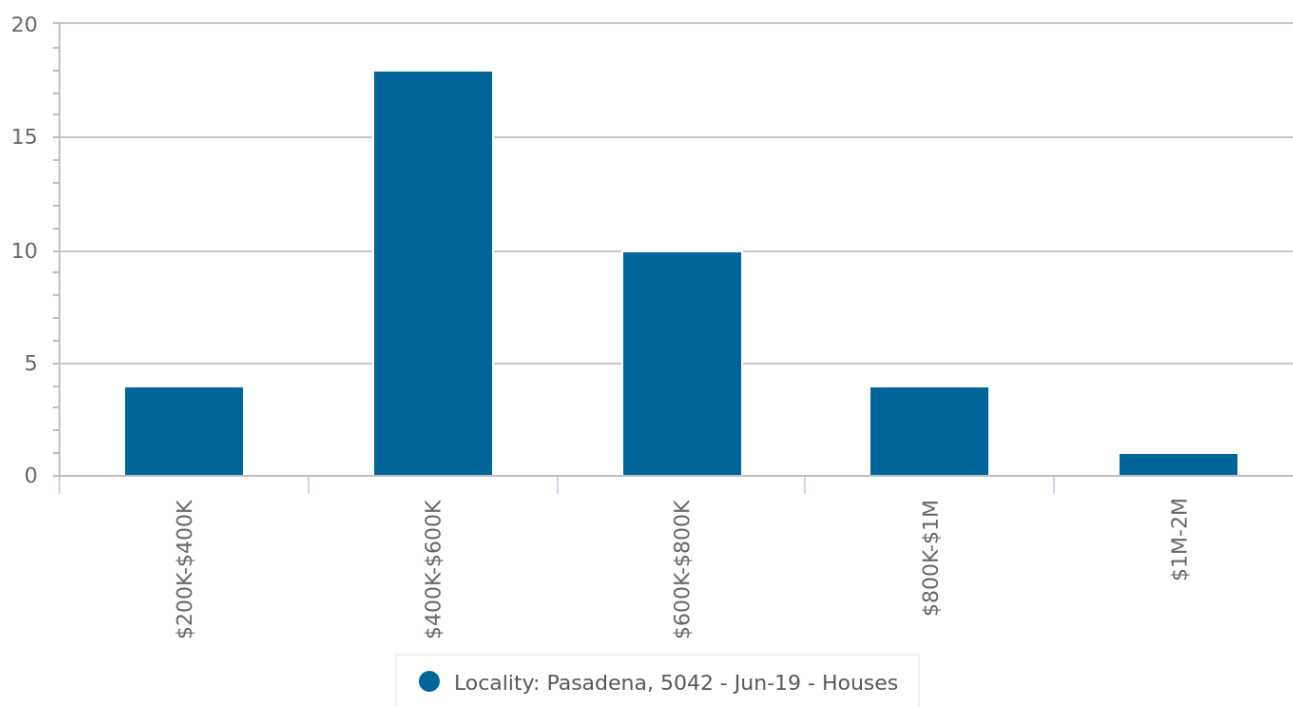
Sales By Price

Sales By Price - 12 months (House)

Price	Pasadena	
	Number	
\$200K-\$400K	4	
\$400K-\$600K	18	
\$600K-\$800K	10	
\$800K-\$1M	4	
\$1M-\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



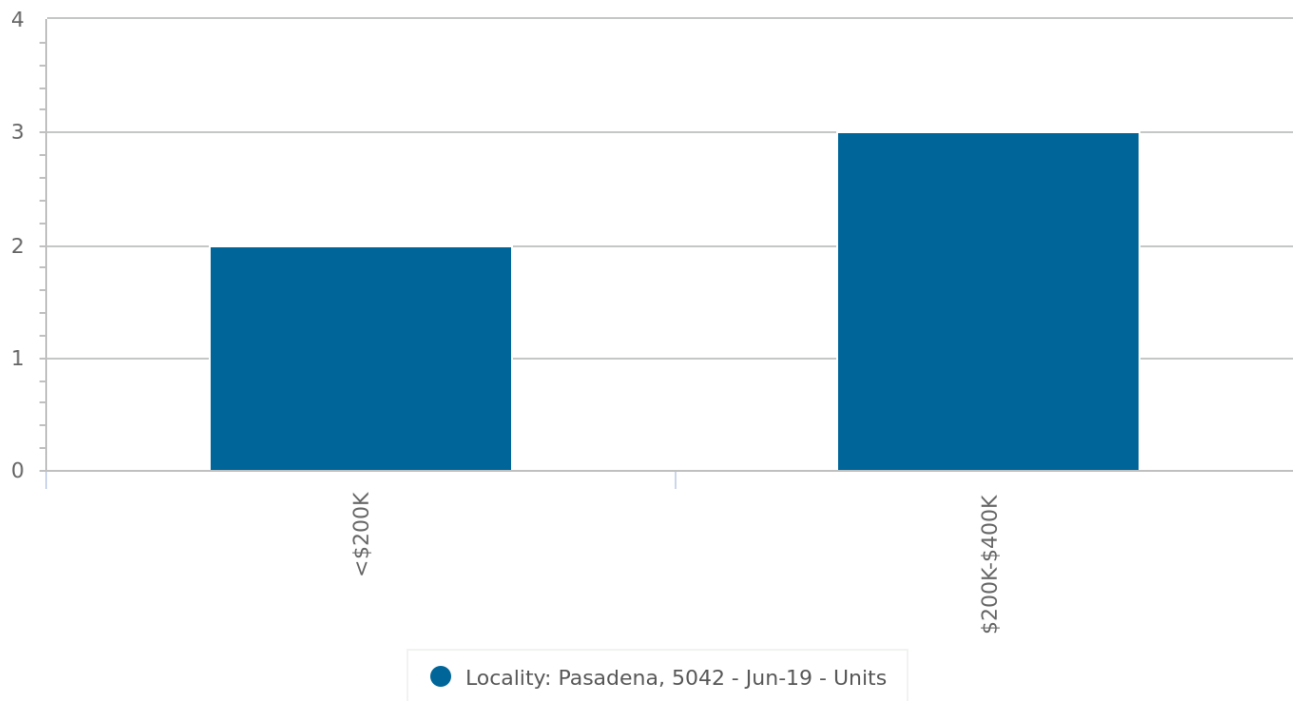
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Pasadena	
	Number	
<\$200K	2	
\$200K-\$400K	3	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



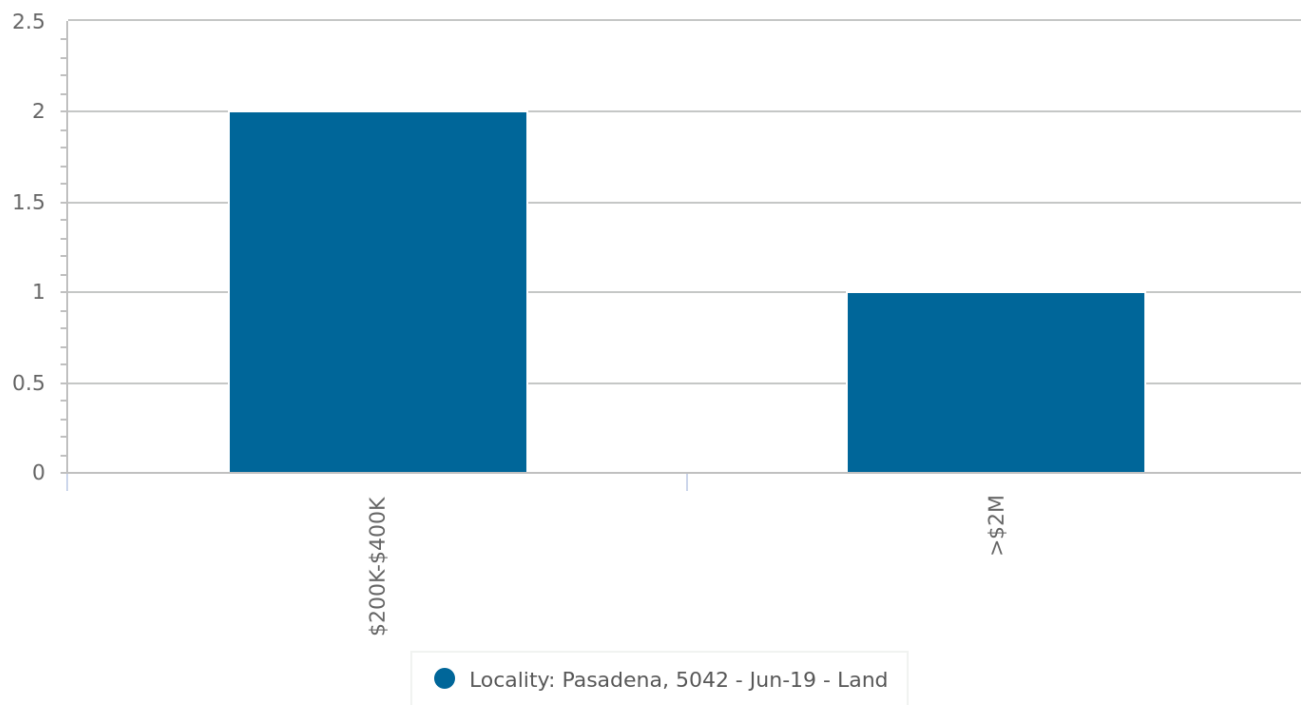
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Pasadena	
	Number	
\$200K-\$400K	2	
>\$2M	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

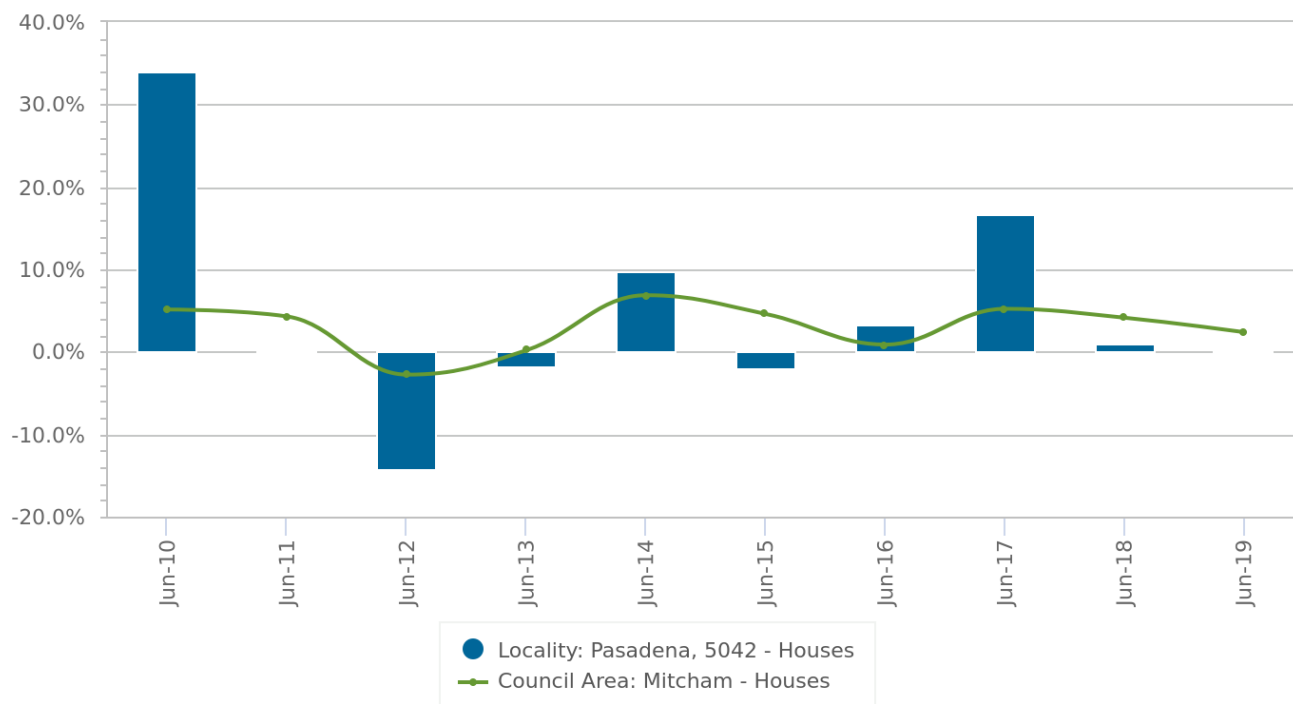
Change in Median Price

Change in Median Price (House)

Period	Pasadena % Change	Mitcham % Change
Jun 2019	0.22%	2.38%
Jun 2018	0.89%	4.13%
Jun 2017	16.67%	5.22%
Jun 2016	3.23%	0.88%
Jun 2015	-2.11%	4.59%
Jun 2014	9.83%	6.86%
Jun 2013	-1.7%	0.2%
Jun 2012	-14.31%	-2.77%
Jun 2011	0.2%	4.28%
Jun 2010	34.08%	5.13%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



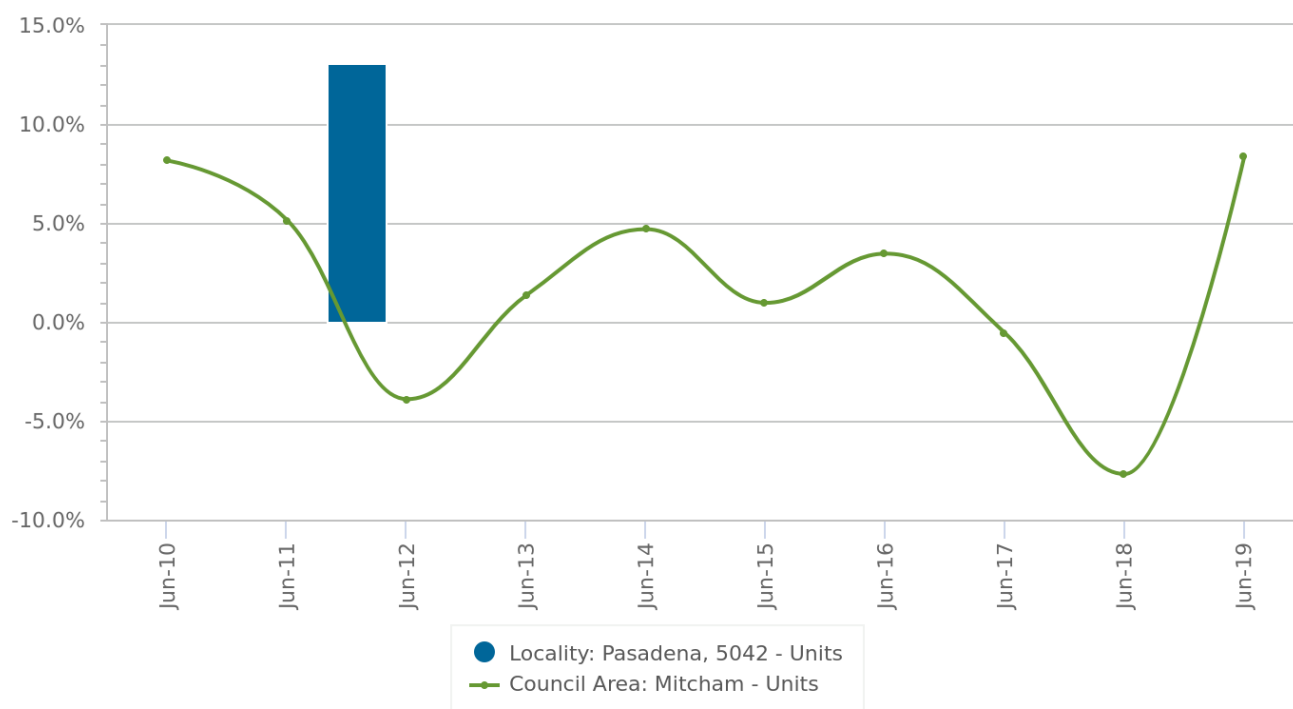
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Pasadena % Change	Mitcham % Change
Jan 2012	13.06%	-3.91%
Jan 2011	0%	5.14%
Jan 2010	0%	8.15%
Jan 2009	0%	0%
Jan 2008	0%	0%
Jan 2007	0%	0%
Jan 2006	0%	0%
Jan 2005	0%	0%
Jan 2004	0%	0%
Jan 2003	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	Pasadena % Change	Mitcham % Change
Jun 2018	0%	20.77%
Jun 2017	0%	6.56%
Jun 2016	0%	-7.58%
Jun 2015	0%	3.12%
Jun 2014	0%	-6.16%
Jun 2013	0%	5.9%
Jun 2012	0%	-2.13%
Jun 2011	0%	2.81%
Jun 2010	0%	6.49%
Jun 2009	0%	0%

Statistics are calculated over a rolling 12 month period

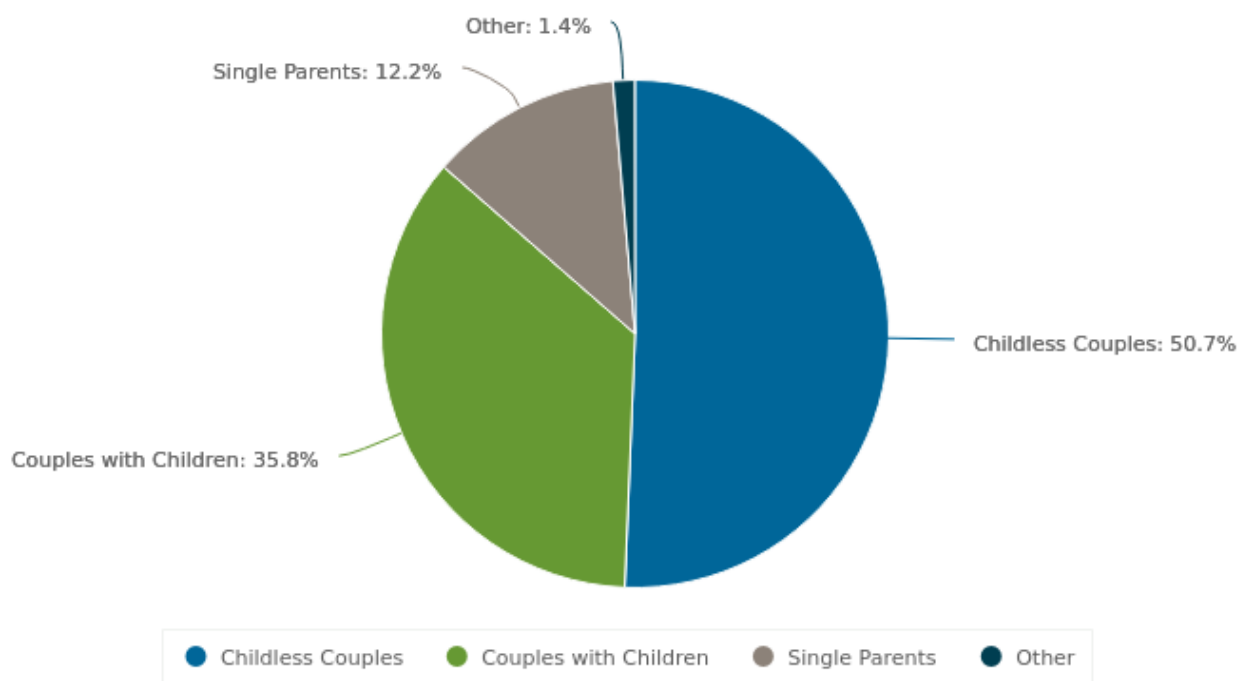
Household

Household Structure

Type	Percent
Childless Couples	50.7
Couples with Children	35.8
Single Parents	12.2
Other	1.4

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

Household Structure



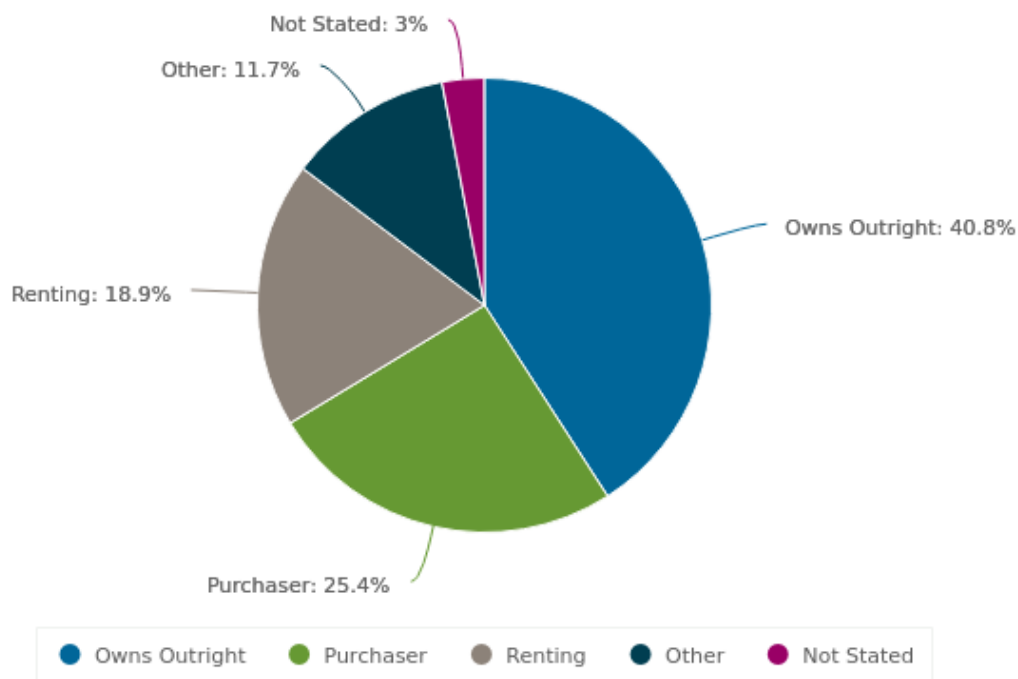
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Owens Outright	40.8
Purchaser	25.4
Renting	18.9
Other	11.7
Not Stated	3.0

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Household Occupancy



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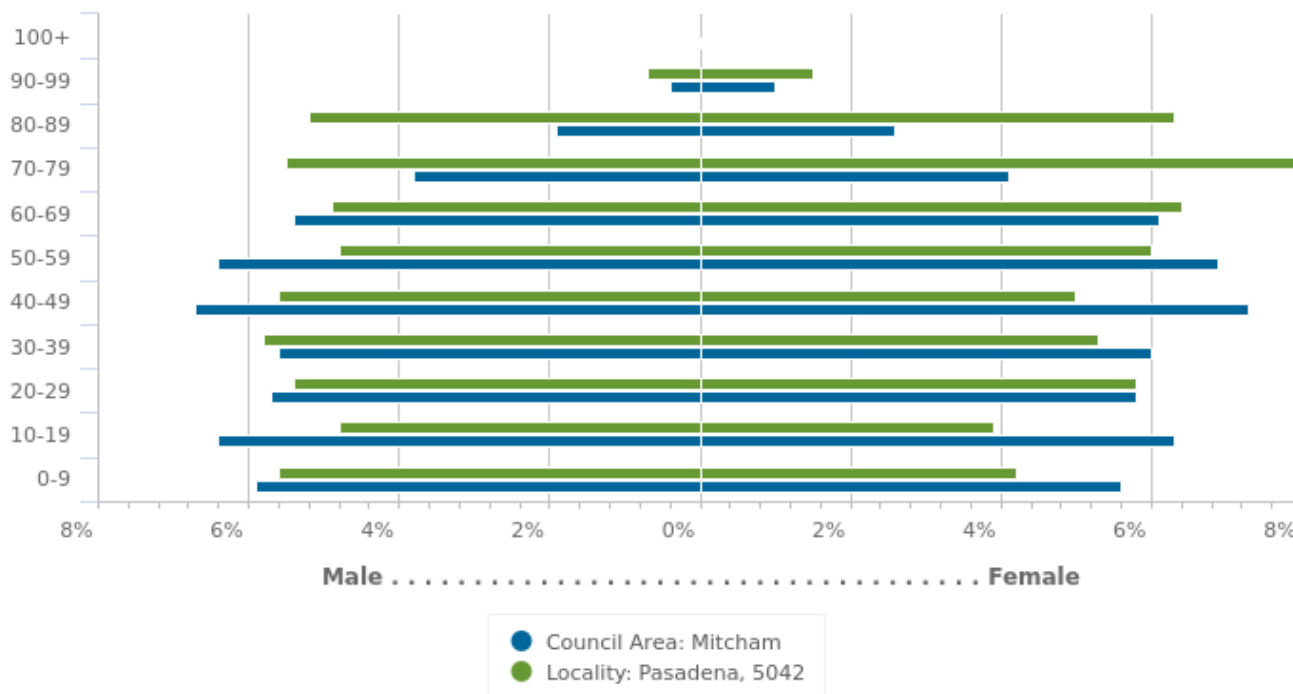
Age Sex Ratio

Age Sex Ratio

Age Group	Pasadena		Mitcham	
	Male %	Female %	Male %	Female %
0-9	5.6	4.2	5.9	5.6
10-19	4.8	3.9	6.4	6.3
20-29	5.4	5.8	5.7	5.8
30-39	5.8	5.3	5.6	6.0
40-49	5.6	5.0	6.7	7.3
50-59	4.8	6.0	6.4	6.9
60-69	4.9	6.4	5.4	6.1
70-79	5.5	7.9	3.8	4.1
80-89	5.2	6.3	1.9	2.6
90-99	0.7	1.5	0.4	1.0
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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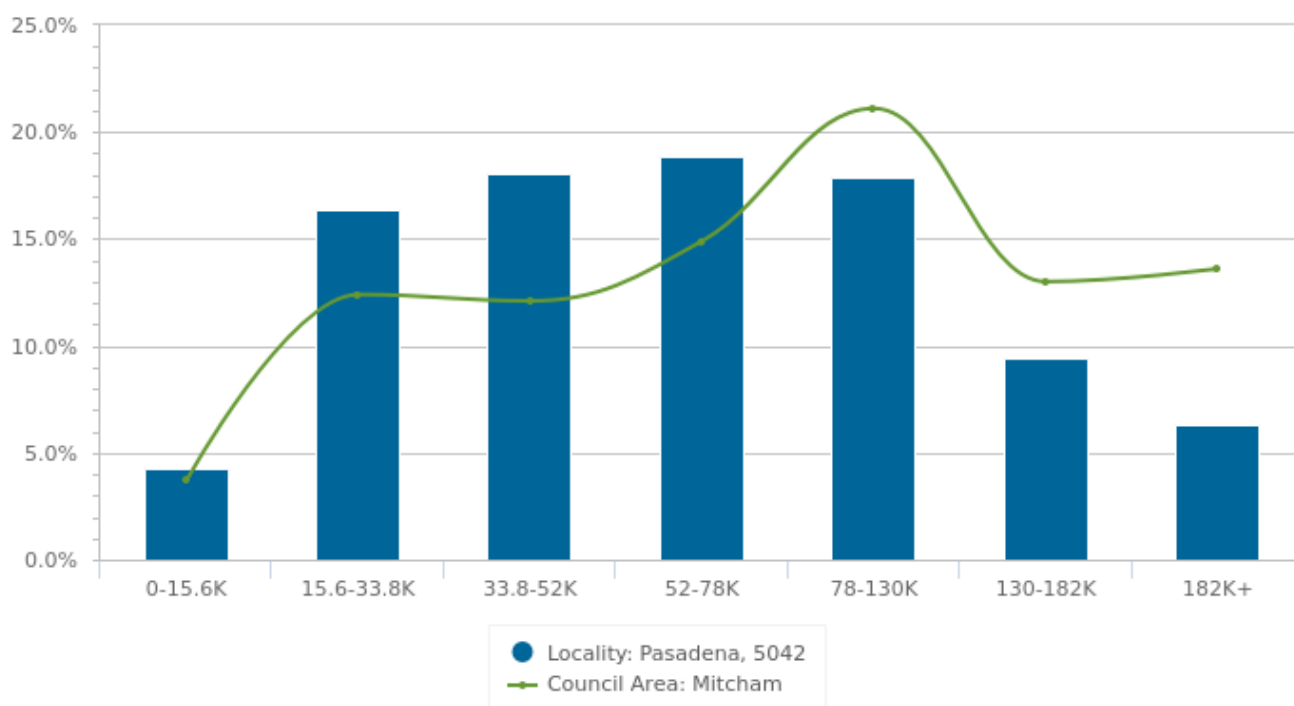
Household Income

Household Income

Income Range	Pasadena %	Mitcham %
0-15.6K	4.3	3.7
15.6-33.8K	16.4	12.4
33.8-52K	18.1	12.1
52-78K	18.9	14.9
78-130K	17.9	21.1
130-182K	9.4	13.0
182K+	6.3	13.6

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Household Income



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