

Suburb Statistics Report

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Area Profile

The size of Richmond is approximately 1.4 square kilometres.

It has 1 park covering nearly 3.8% of total area.

The population of Richmond in 2011 was 3,071 people.

By 2016 the population was 3,324 showing a population growth of 8.2% in the area during that time.

The predominant age group in Richmond is 20-29 years.

Households in Richmond are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

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

In 2011, 55.4% of the homes in Richmond were owner-occupied compared with 53.2% in 2016.

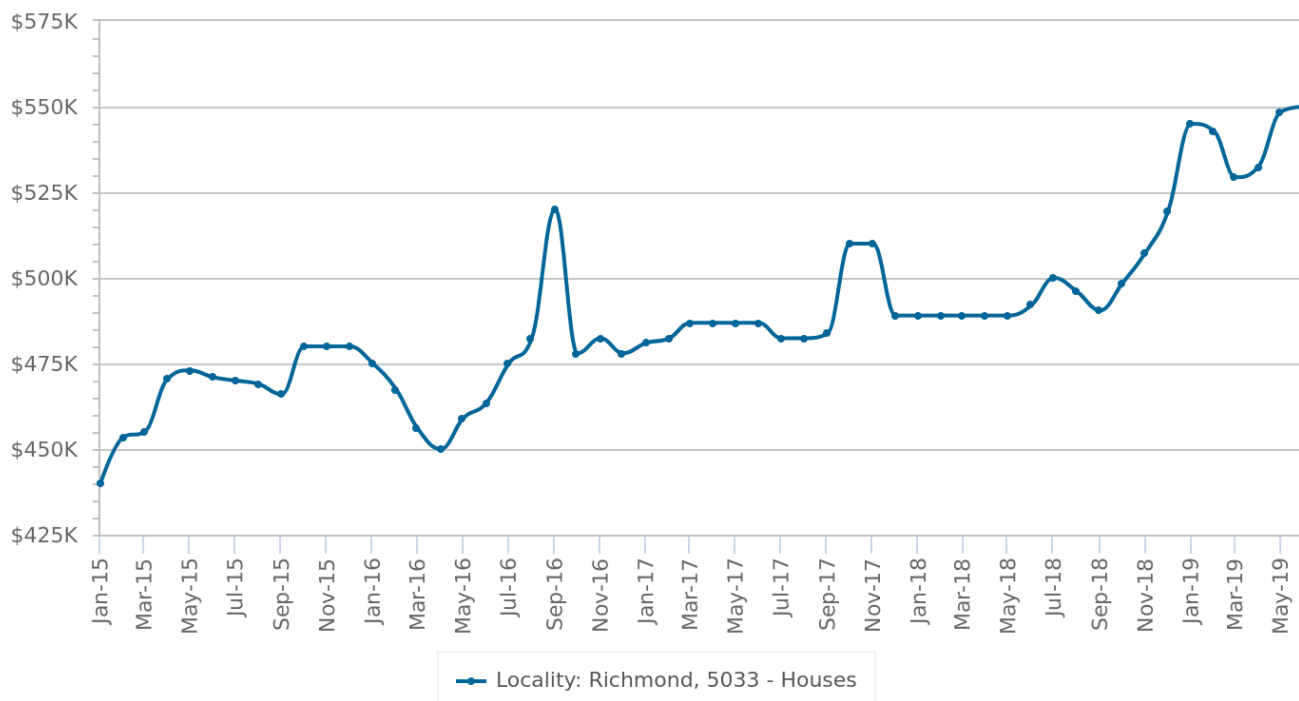
Currently the median sales price of houses in the area is \$550,000.

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	\$440,000	\$475,000	\$481,000	\$489,000	\$545,000
February	\$453,500	\$467,500	\$482,375	\$489,000	\$542,750
March	\$455,000	\$456,000	\$486,875	\$489,000	\$529,375
April	\$470,500	\$450,000	\$486,875	\$489,000	\$532,500
May	\$473,000	\$459,000	\$486,875	\$489,000	\$548,500
June	\$471,000	\$463,500	\$486,875	\$492,000	\$550,000
July	\$470,000	\$475,000	\$482,375	\$500,000	n/a
August	\$469,000	\$482,500	\$482,375	\$496,000	n/a
September	\$466,000	\$520,000	\$483,750	\$490,500	n/a
October	\$480,000	\$478,000	\$510,000	\$498,500	n/a
November	\$480,000	\$482,375	\$510,000	\$507,500	n/a
December	\$480,000	\$478,000	\$489,000	\$519,500	n/a

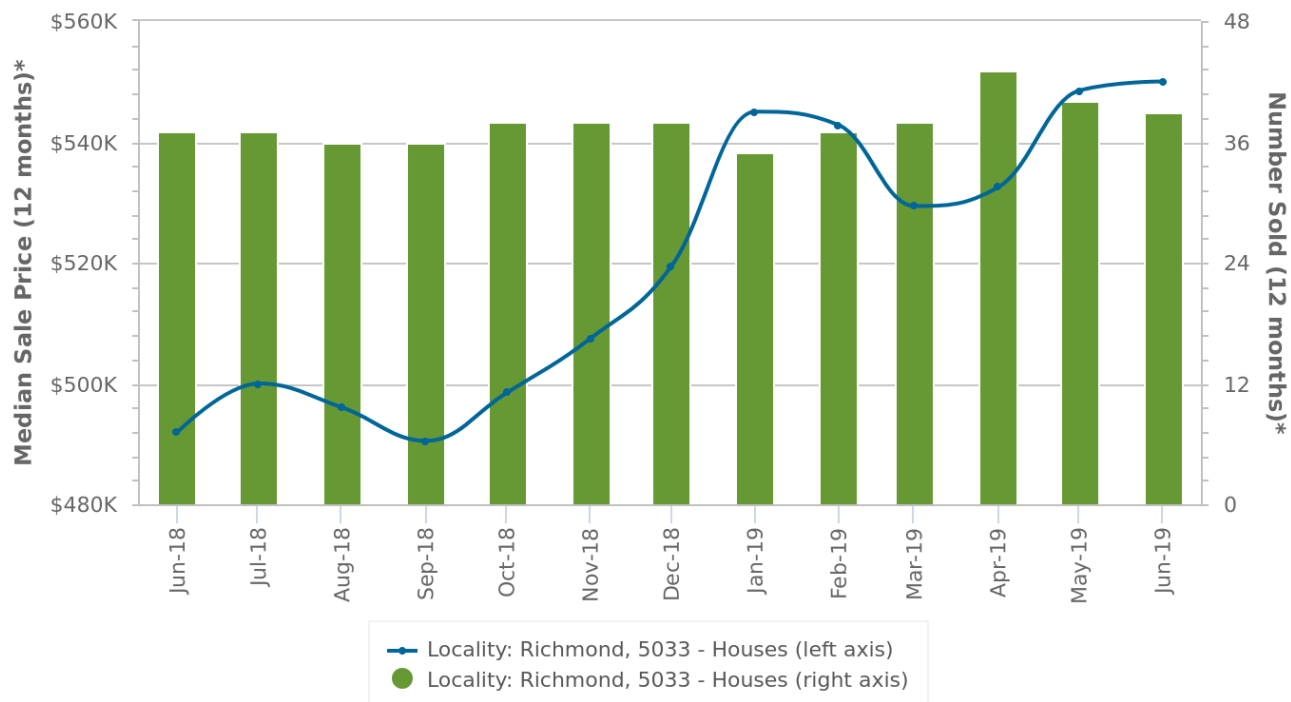
Statistics are calculated over a rolling 12 month period

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

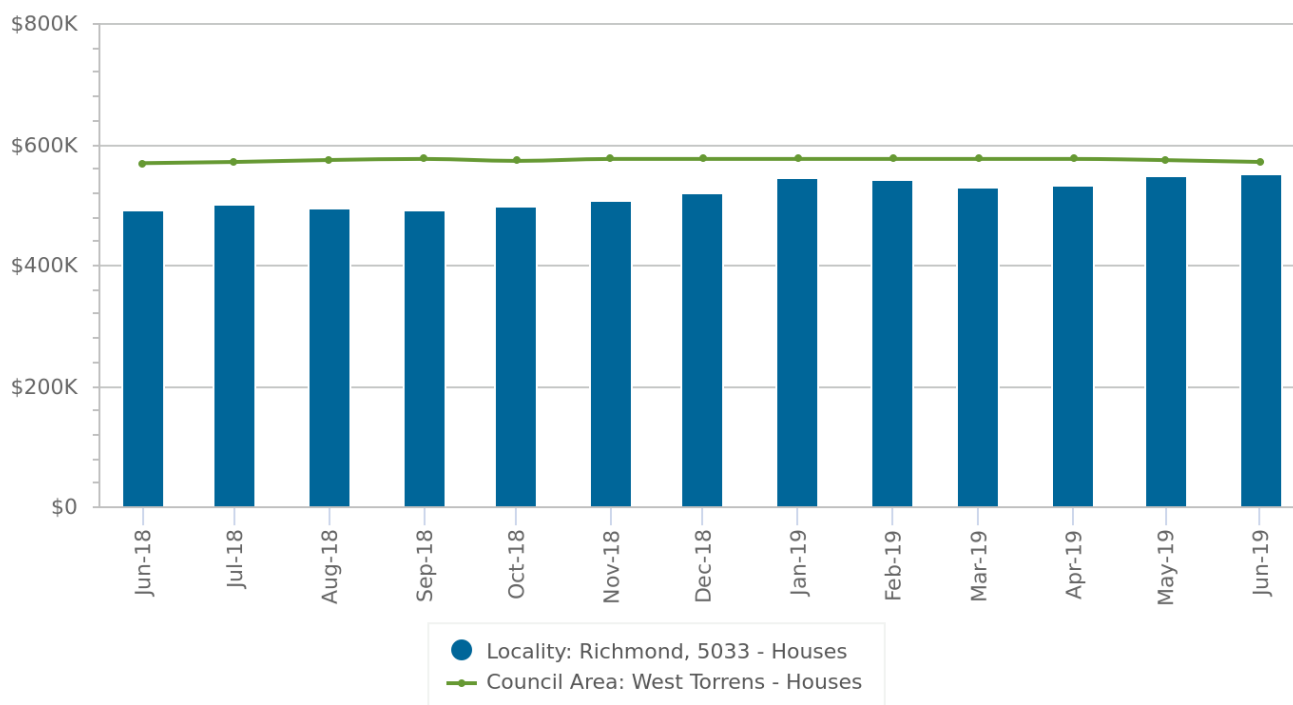
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Richmond Median Price	West Torrens Median Price
June 2019	\$550,000	\$570,000
May 2019	\$548,500	\$573,000
April 2019	\$532,500	\$575,000
March 2019	\$529,375	\$575,000
February 2019	\$542,750	\$575,000
January 2019	\$545,000	\$575,000
December 2018	\$519,500	\$575,000
November 2018	\$507,500	\$575,000
October 2018	\$498,500	\$571,750
September 2018	\$490,500	\$575,000
August 2018	\$496,000	\$573,250
July 2018	\$500,000	\$570,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



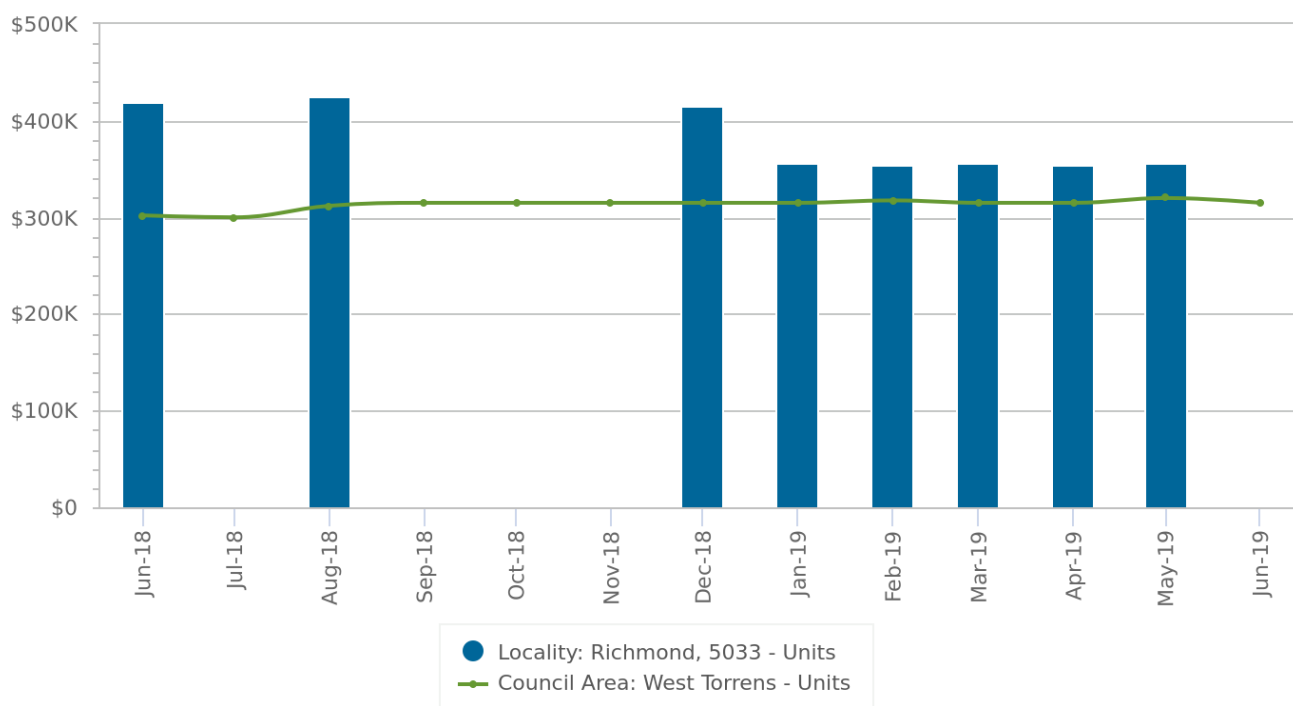
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Richmond Median Price	West Torrens Median Price
June 2019	\$418,500	\$315,000
May 2019	\$356,500	\$320,000
April 2019	\$355,000	\$315,000
March 2019	\$356,500	\$315,000
February 2019	\$355,000	\$317,500
January 2019	\$356,500	\$315,000
December 2018	\$415,000	\$315,000
November 2018	n/a	\$315,000
October 2018	n/a	\$315,000
September 2018	n/a	\$315,000
August 2018	\$424,500	\$312,000
July 2018	n/a	\$300,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

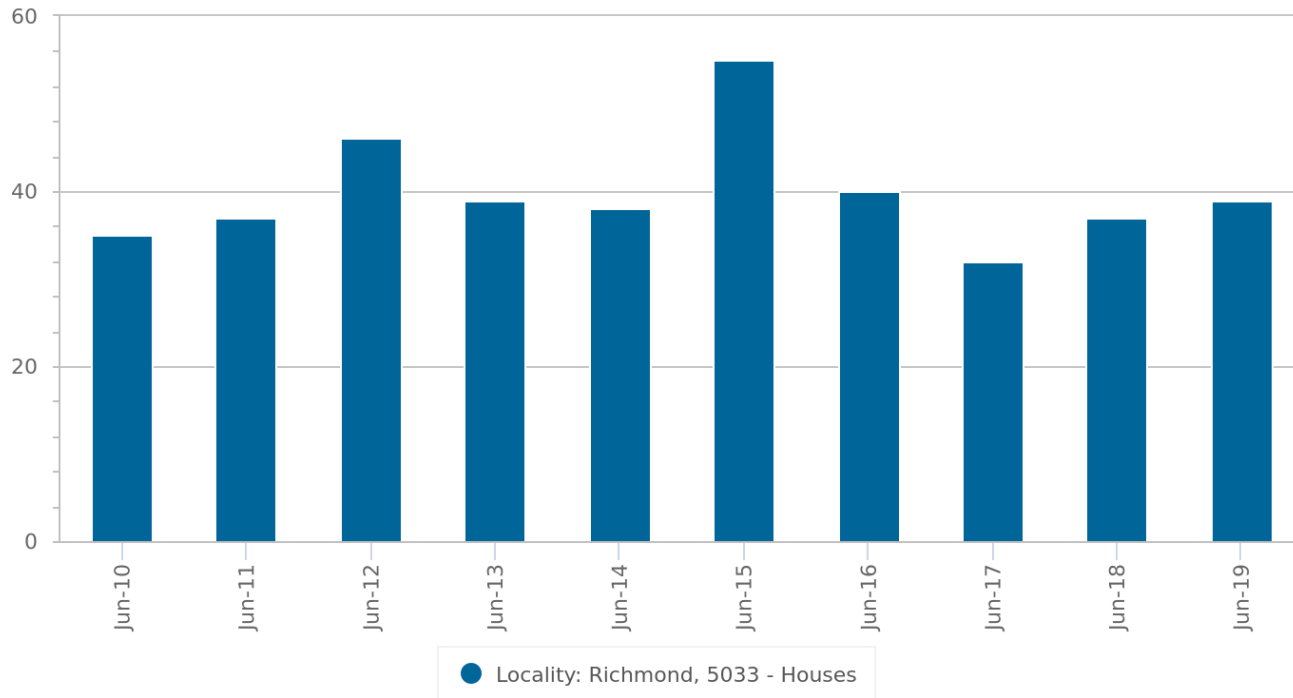
Sales Per Annum

Sales Per Annum (House)

Period Ending	Richmond
	Number
Jun 2019	39
Jun 2018	37
Jun 2017	32
Jun 2016	40
Jun 2015	55
Jun 2014	38
Jun 2013	39
Jun 2012	46
Jun 2011	37
Jun 2010	35

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



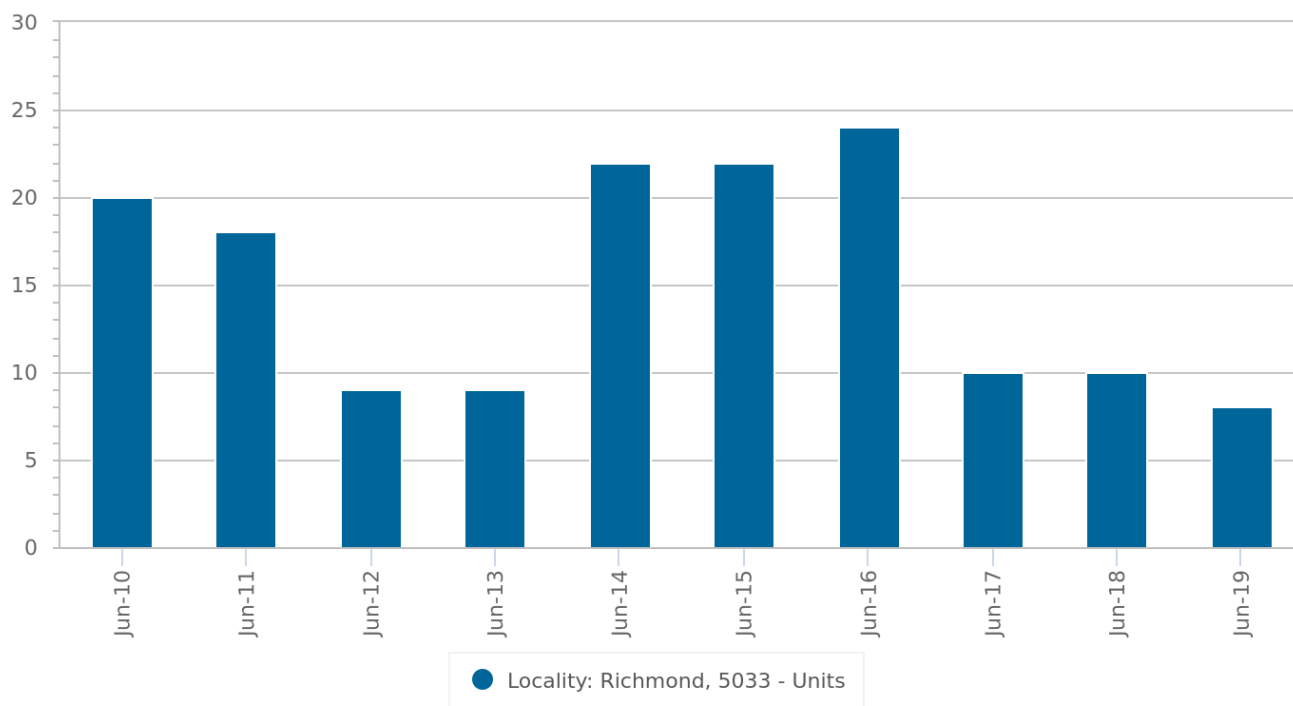
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Richmond Number
Jun 2019	8
Jun 2018	10
Jun 2017	10
Jun 2016	24
Jun 2015	22
Jun 2014	22
Jun 2013	9
Jun 2012	9
Jun 2011	18
Jun 2010	20

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



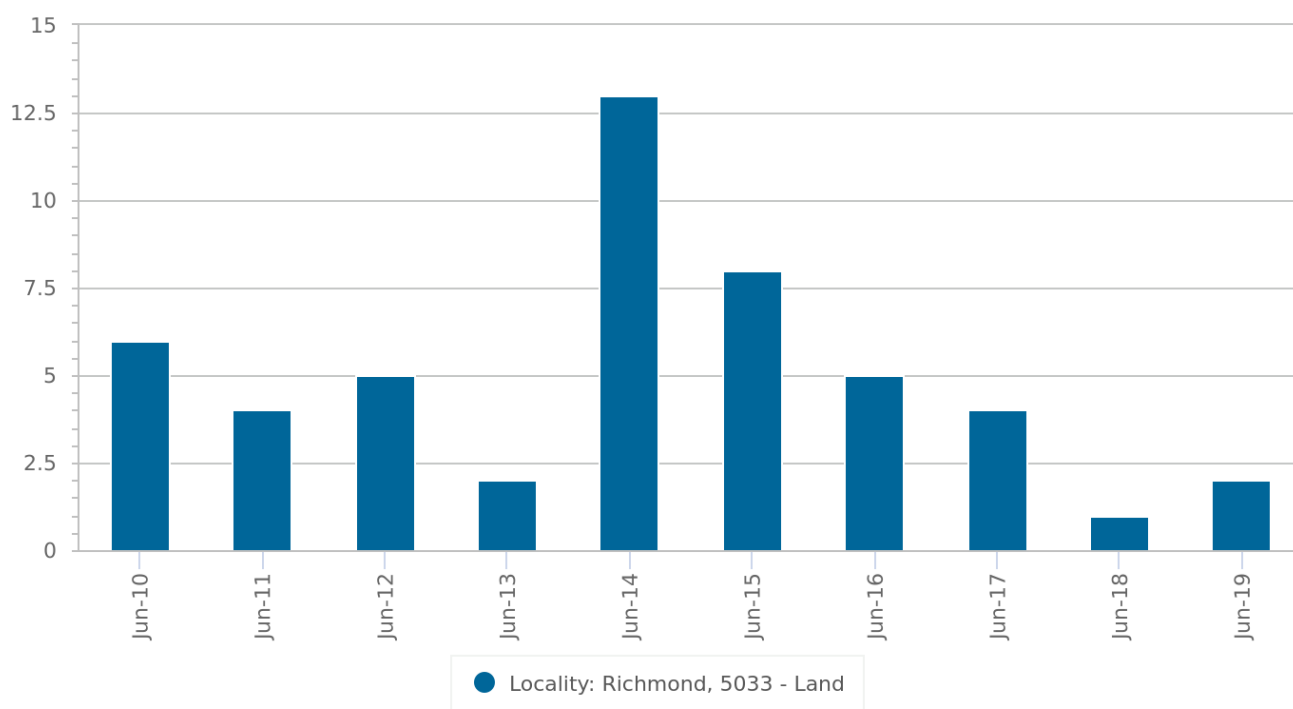
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Richmond Number
Jun 2019	2
Jun 2018	1
Jun 2017	4
Jun 2016	5
Jun 2015	8
Jun 2014	13
Jun 2013	2
Jun 2012	5
Jun 2011	4
Jun 2010	6

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

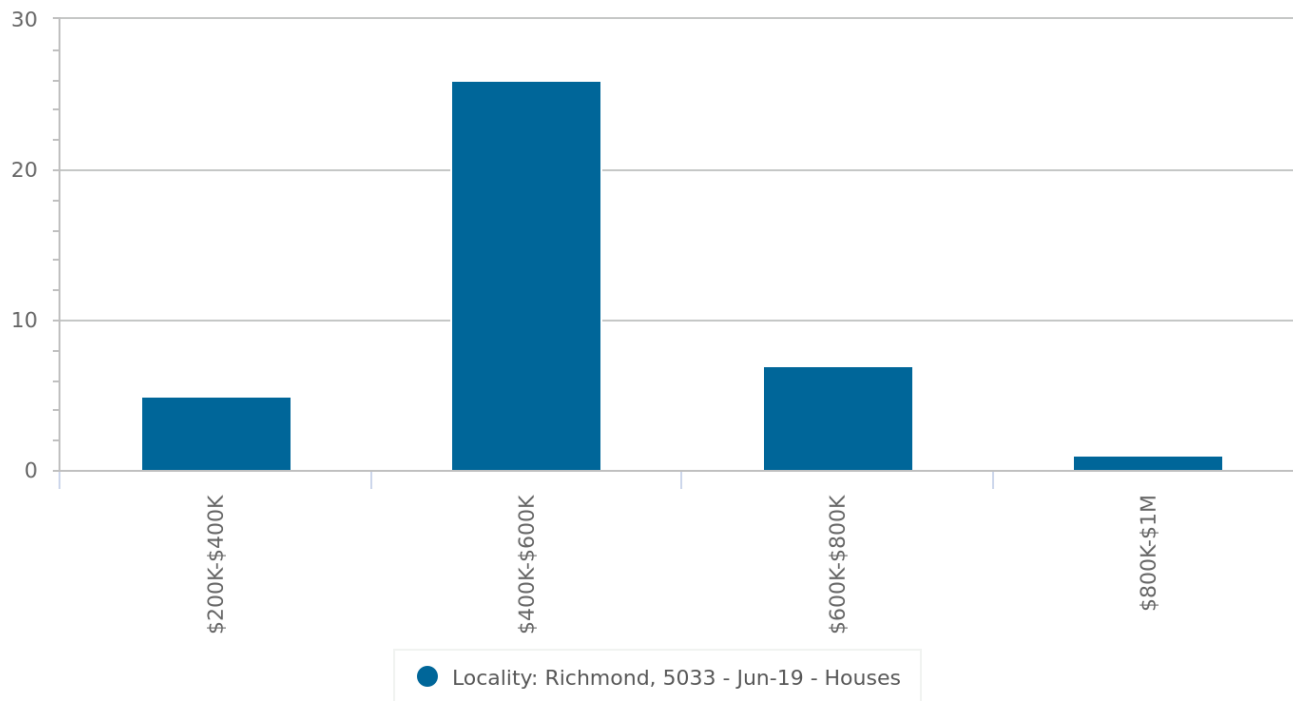
Sales By Price

Sales By Price - 12 months (House)

Price	Richmond	
	Number	
\$200K-\$400K	5	
\$400K-\$600K	26	
\$600K-\$800K	7	
\$800K-\$1M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



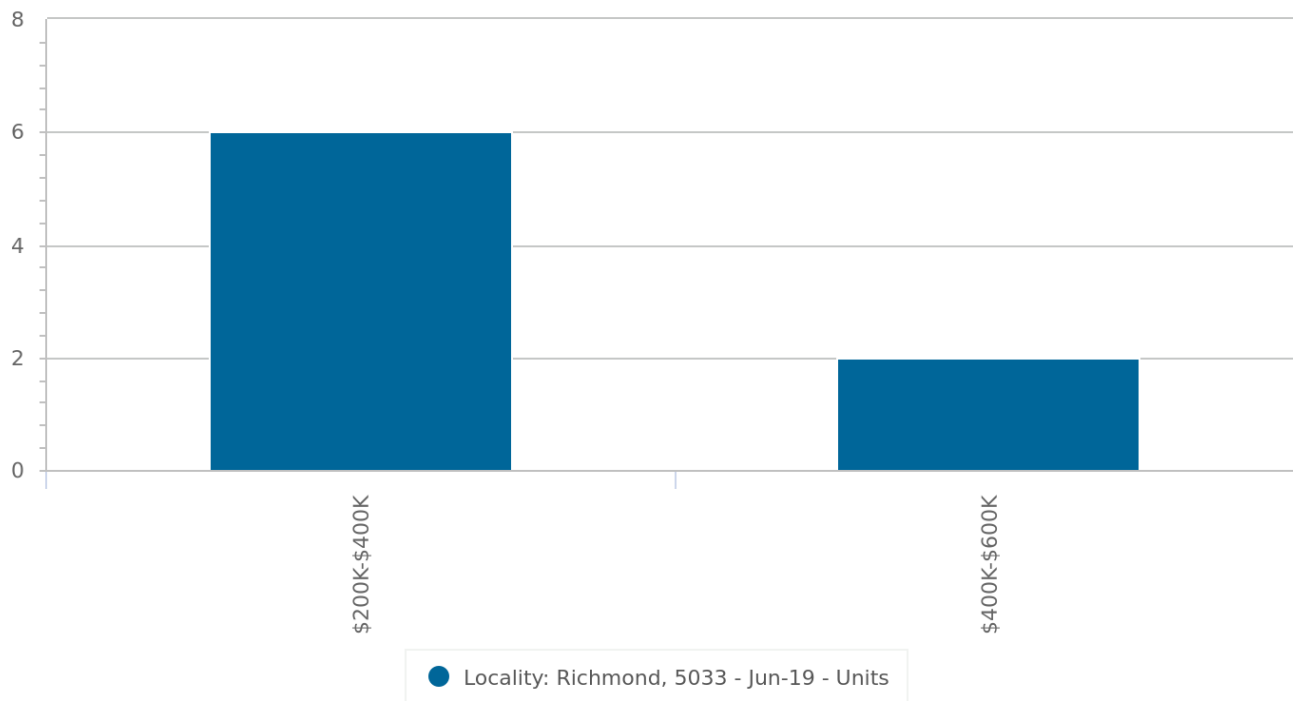
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Richmond	
	Number	
\$200K-\$400K	6	
\$400K-\$600K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



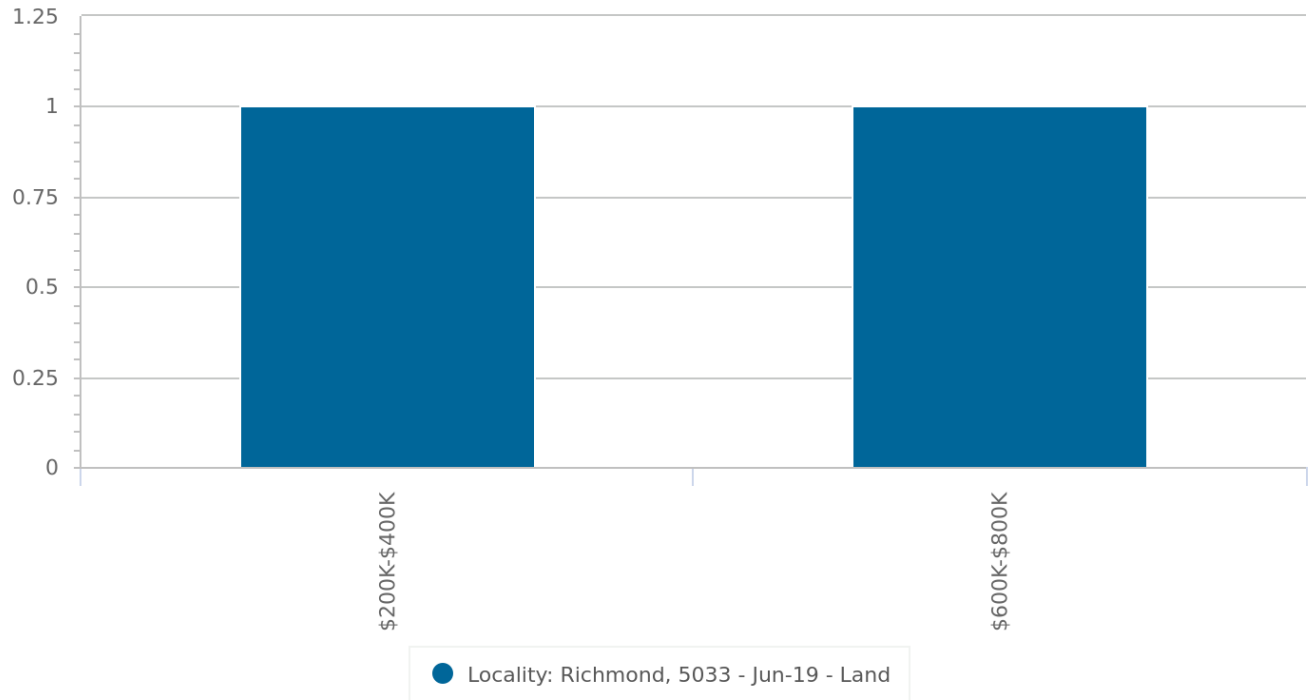
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

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

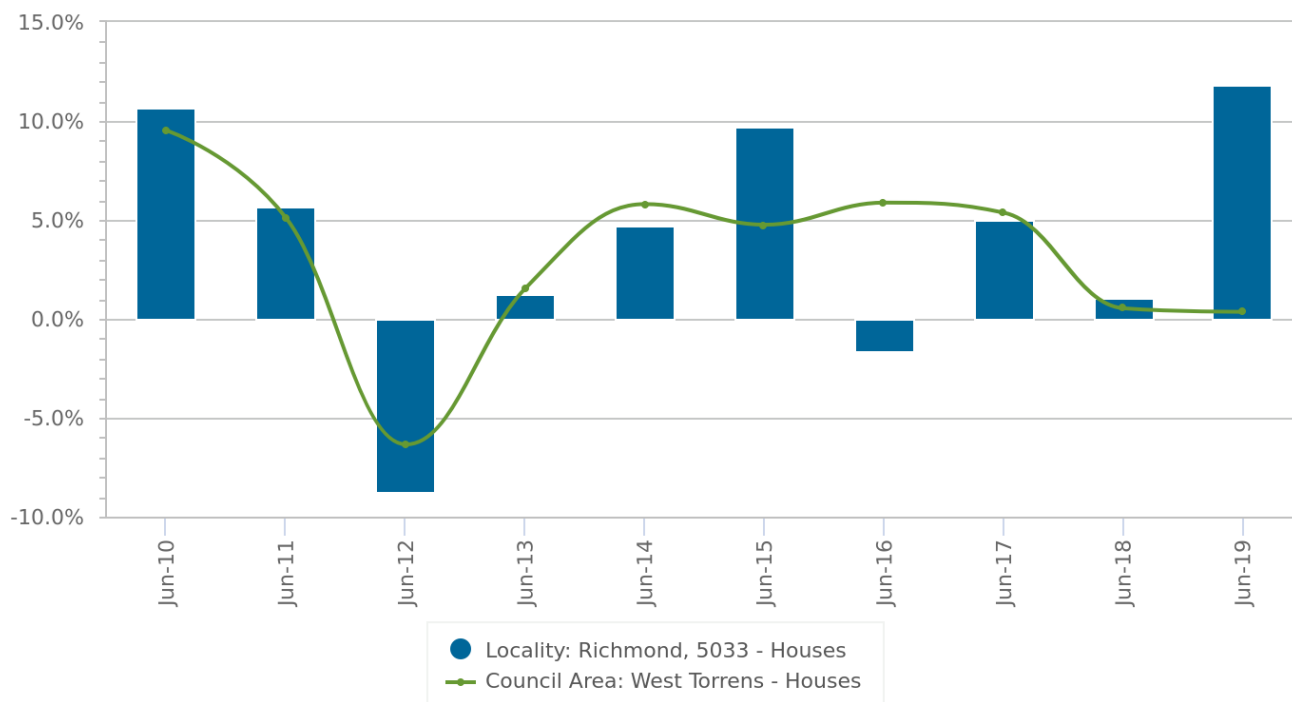
Change in Median Price

Change in Median Price (House)

Period	Richmond % Change	West Torrens % Change
Jun 2019	11.79%	0.35%
Jun 2018	1.05%	0.53%
Jun 2017	5.04%	5.36%
Jun 2016	-1.59%	5.87%
Jun 2015	9.73%	4.76%
Jun 2014	4.7%	5.8%
Jun 2013	1.23%	1.56%
Jun 2012	-8.78%	-6.35%
Jun 2011	5.71%	5.08%
Jun 2010	10.67%	9.52%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



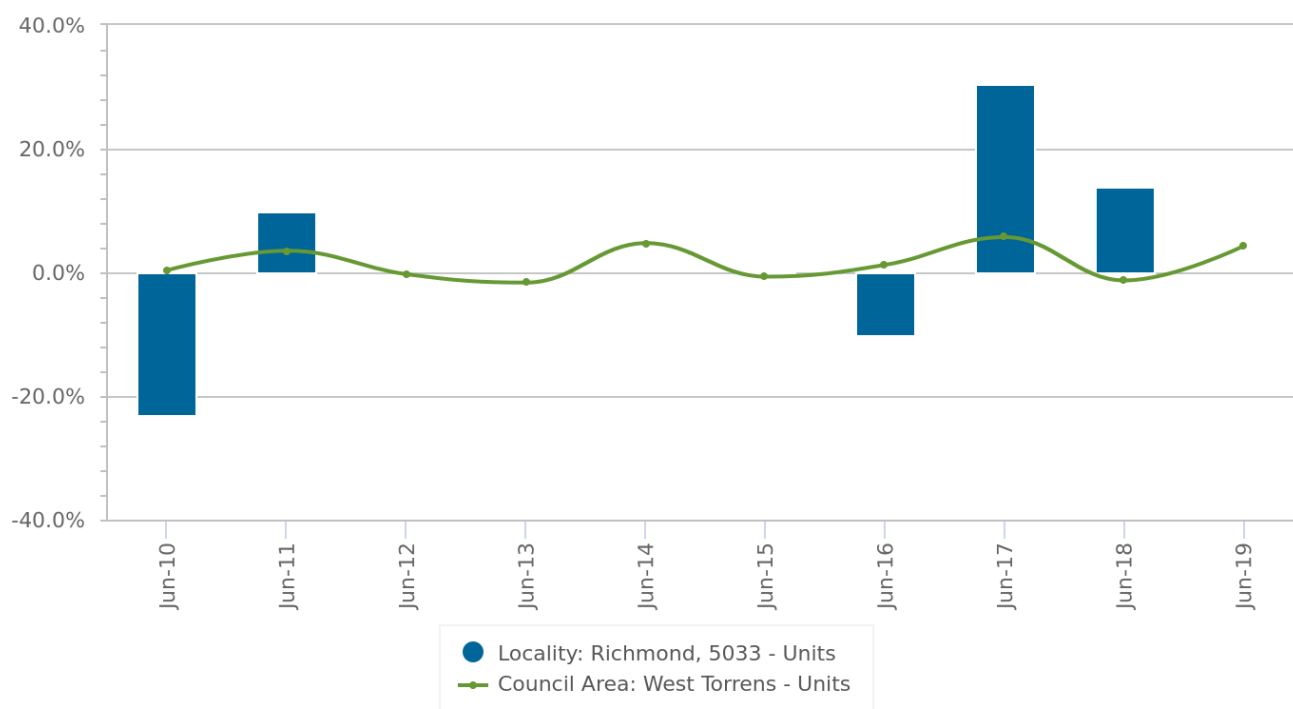
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Richmond % Change	West Torrens % Change
Jun 2018	13.72%	-1.31%
Jun 2017	30.5%	5.7%
Jun 2016	-10.05%	1.22%
Jun 2015	-0.16%	-0.69%
Jun 2014	0%	4.73%
Jun 2013	0%	-1.65%
Jun 2012	0%	-0.31%
Jun 2011	9.98%	3.51%
Jun 2010	-23.2%	0.37%
Jun 2009	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



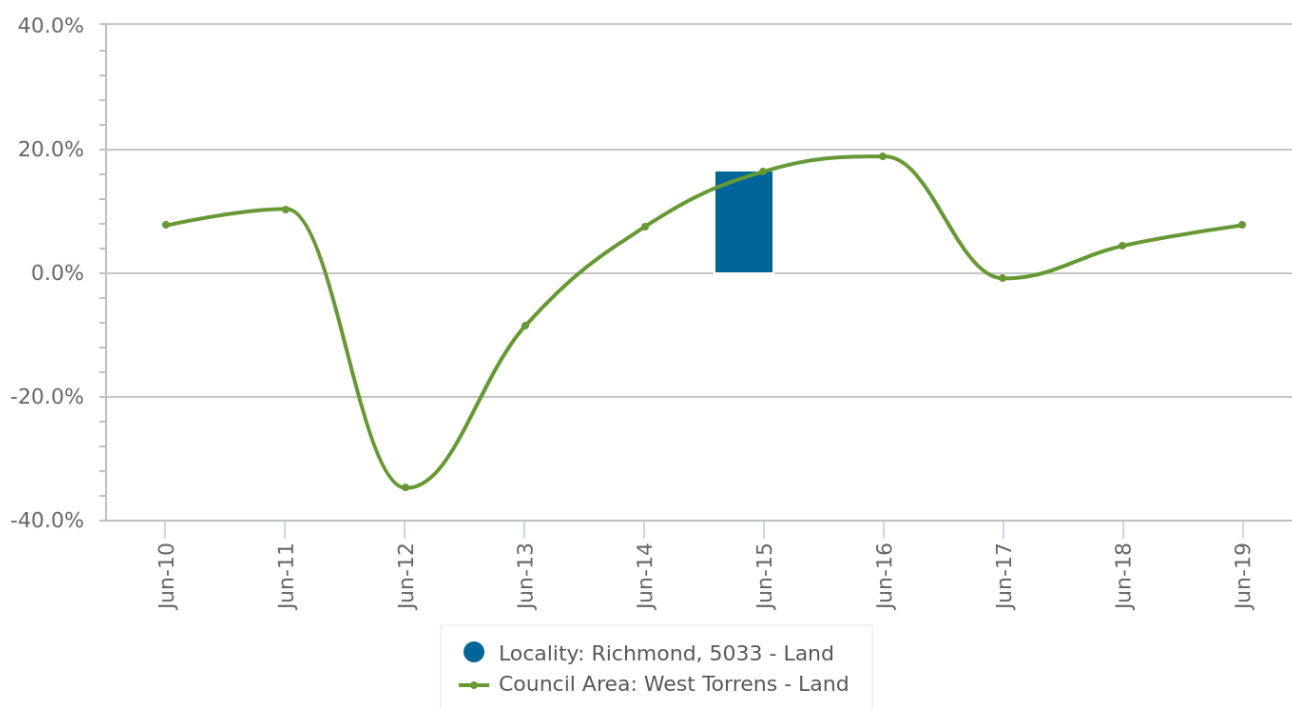
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Richmond % Change	West Torrens % Change
Apr 2015	16.51%	16.36%
Apr 2014	0%	7.42%
Apr 2013	0%	-8.57%
Apr 2012	0%	-34.88%
Apr 2011	0%	10.26%
Apr 2010	0%	7.59%
Apr 2009	0%	0%
Apr 2008	0%	0%
Apr 2007	0%	0%
Apr 2006	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

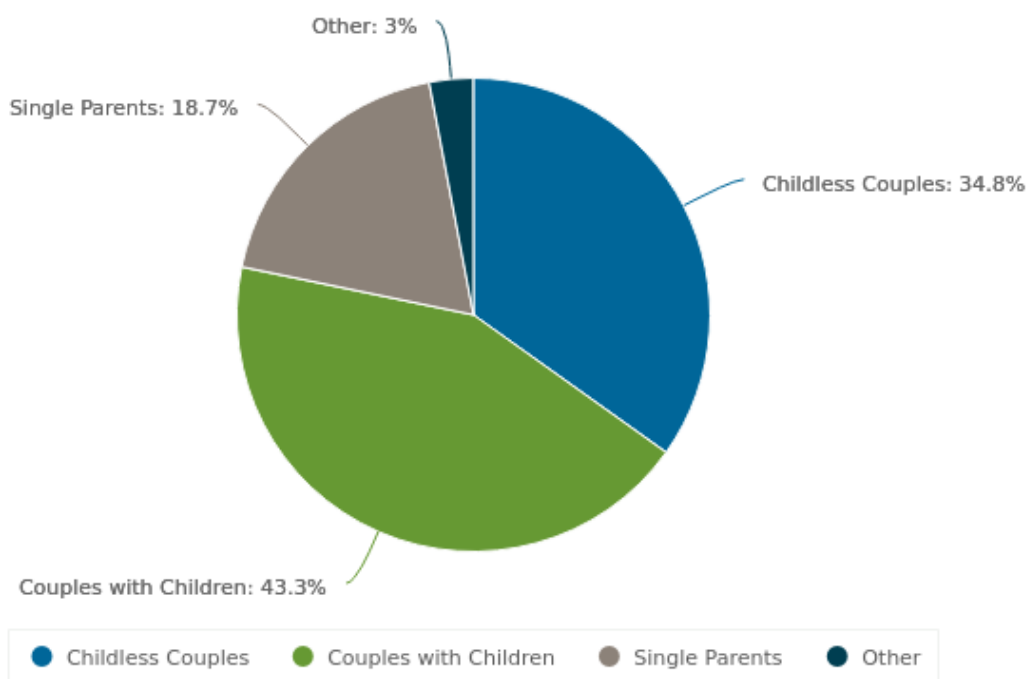
Household

Household Structure

Type	Percent
Couples with Children	43.3
Childless Couples	34.8
Single Parents	18.7
Other	3.0

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

Household Structure



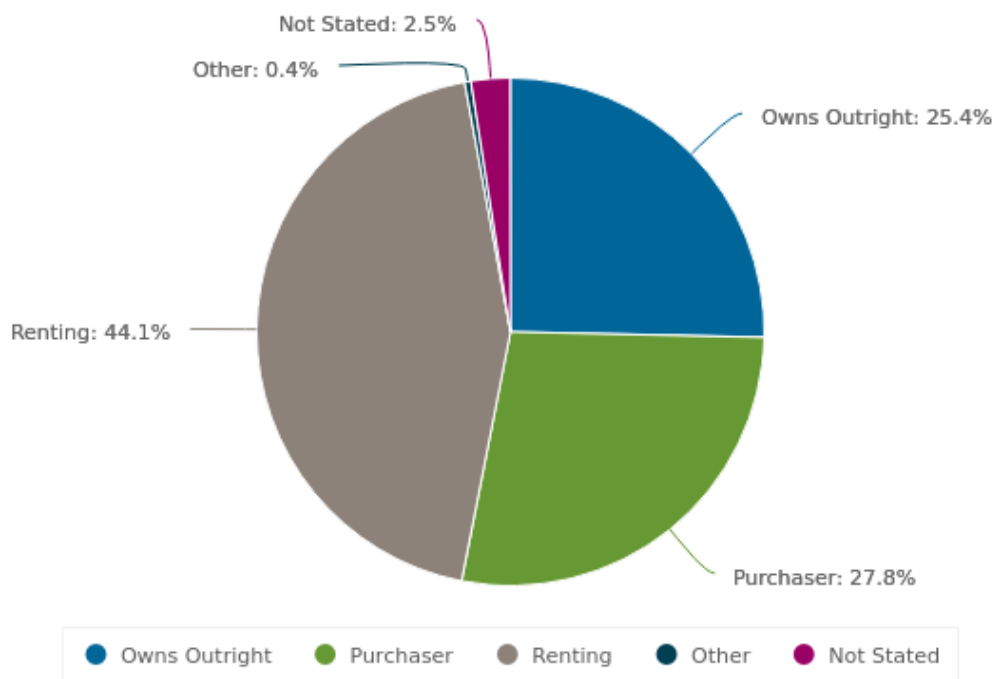
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	44.1
Purchaser	27.8
Owns Outright	25.4
Not Stated	2.5
Other	0.4

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

Household Occupancy



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

Age Sex Ratio

Age Sex Ratio

Age Group	Richmond		West Torrens	
	Male %	Female %	Male %	Female %
0-9	6.1	4.5	5.3	5.0
10-19	4.5	4.8	4.9	4.8
20-29	8.6	9.9	8.4	8.7
30-39	9.1	8.8	8.0	7.6
40-49	5.8	6.4	6.5	6.4
50-59	6.0	5.8	5.9	5.9
60-69	4.1	5.2	4.3	4.8
70-79	2.8	3.0	3.0	4.0
80-89	1.6	2.6	2.2	3.1
90-99	0.4	0.7	0.5	1.0
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	Richmond %	West Torrens %
0-15.6K	4.5	5.0
15.6-33.8K	17.6	17.2
33.8-52K	19.2	15.6
52-78K	18.2	16.5
78-130K	21.2	21.3
130-182K	8.1	9.5
182K+	3.5	6.4

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

Household Income



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

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