

Suburb Statistics Report

Prepared on 23 Sep 2019

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Area Profile

The size of Semaphore Park is approximately 2 square kilometres.

It has 15 parks covering nearly 14.1% of total area.

The population of Semaphore Park in 2011 was 4,225 people.

By 2016 the population was 4,312 showing a population growth of 2.1% in the area during that time.

The predominant age group in Semaphore Park is 60-69 years.

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

In general, people in Semaphore Park work in a professional occupation.

In 2011, 54.5% of the homes in Semaphore Park were owner-occupied compared with 54.1% in 2016.

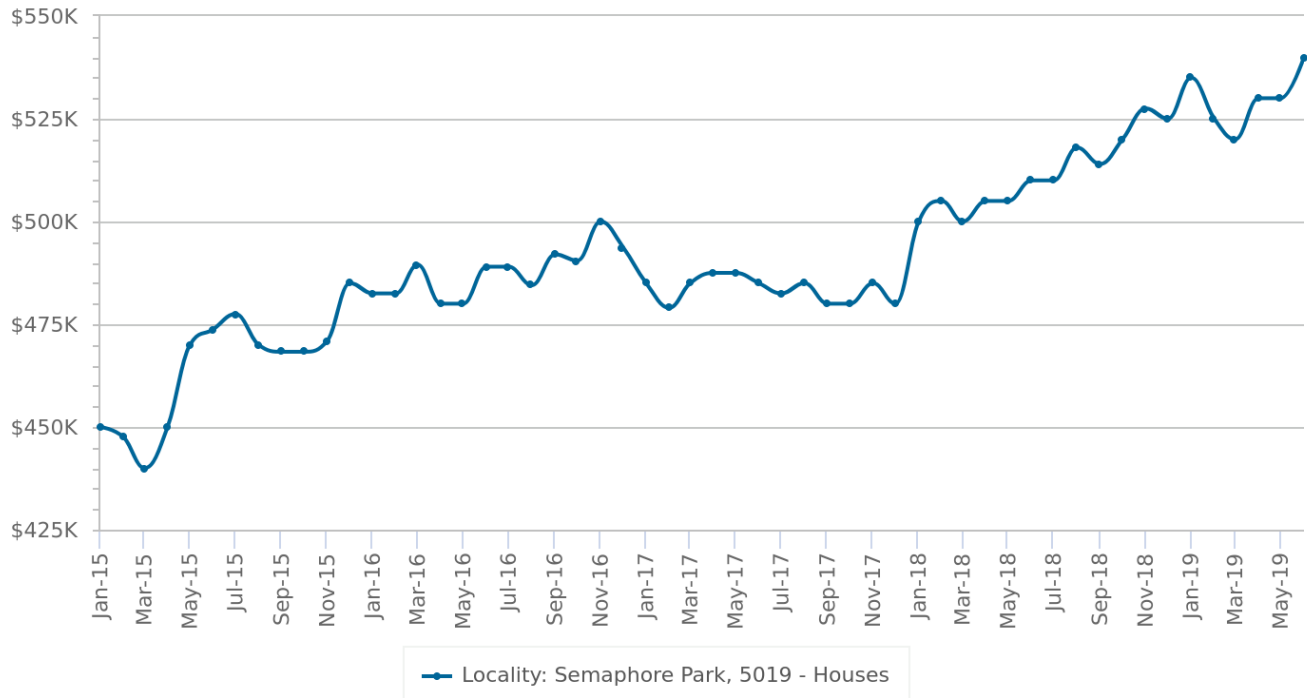
Currently the median sales price of houses in the area is \$540,000.

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	\$450,000	\$482,500	\$485,000	\$500,000	\$535,000
February	\$447,500	\$482,500	\$479,000	\$505,000	\$525,000
March	\$440,000	\$489,500	\$485,000	\$500,000	\$520,000
April	\$450,000	\$480,000	\$487,500	\$505,000	\$530,000
May	\$470,000	\$480,000	\$487,500	\$505,000	\$530,000
June	\$473,750	\$489,000	\$485,000	\$510,000	\$540,000
July	\$477,500	\$489,000	\$482,500	\$510,000	n/a
August	\$470,000	\$484,500	\$485,000	\$518,000	n/a
September	\$468,297	\$492,000	\$480,000	\$514,000	n/a
October	\$468,297	\$490,500	\$480,000	\$520,000	n/a
November	\$471,000	\$500,000	\$485,000	\$527,500	n/a
December	\$485,000	\$493,750	\$480,000	\$525,000	n/a

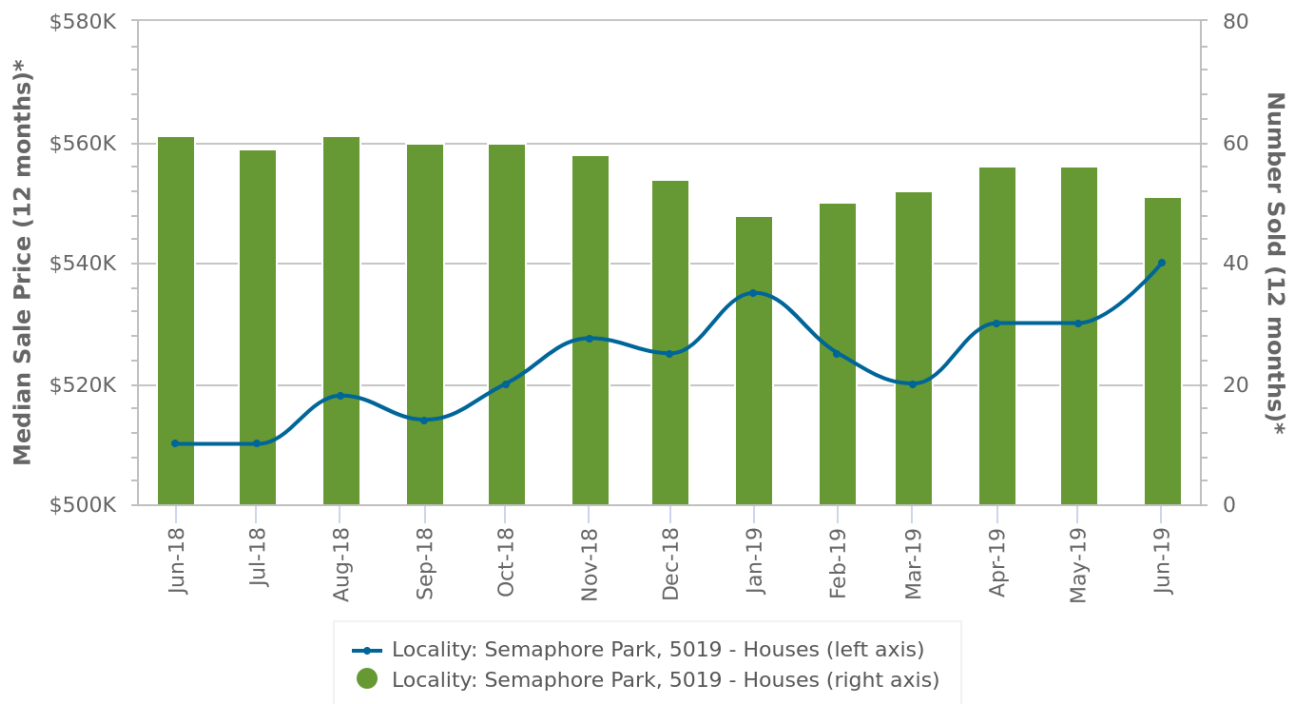
Statistics are calculated over a rolling 12 month period

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

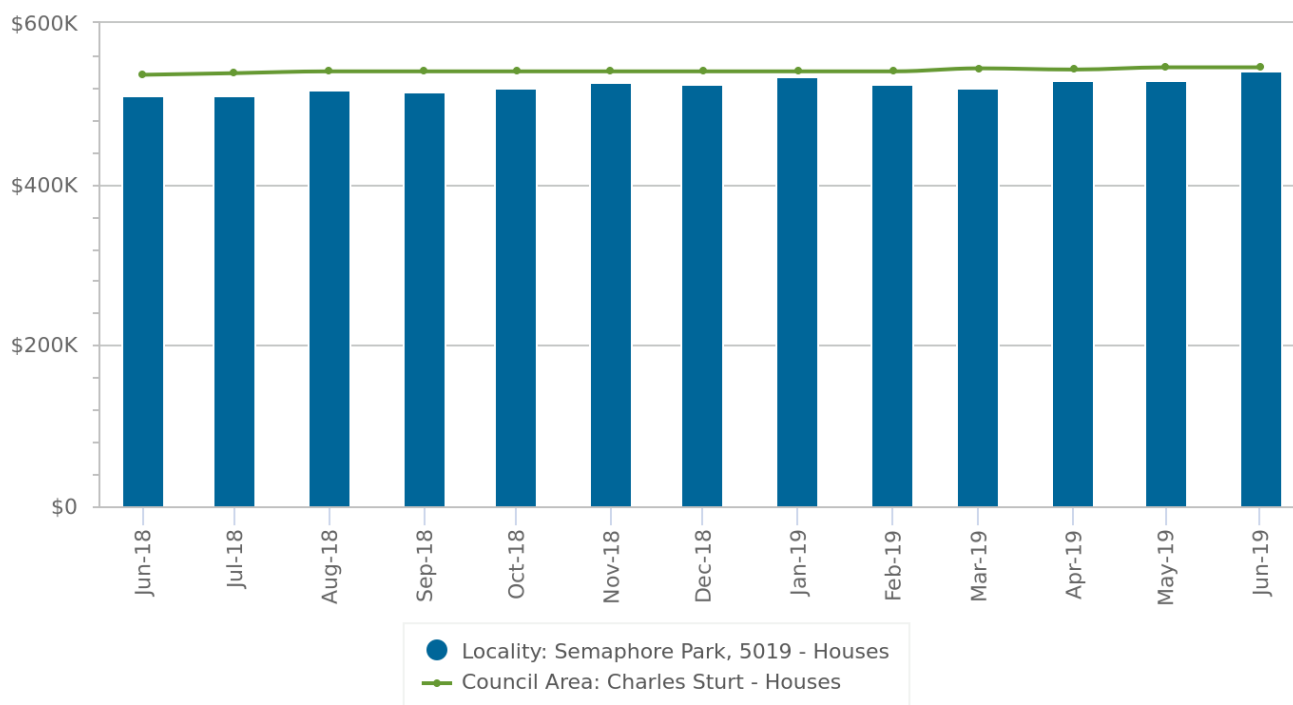
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Semaphore Park Median Price	Charles Sturt Median Price
June 2019	\$540,000	\$545,000
May 2019	\$530,000	\$545,000
April 2019	\$530,000	\$542,250
March 2019	\$520,000	\$543,750
February 2019	\$525,000	\$540,000
January 2019	\$535,000	\$540,000
December 2018	\$525,000	\$540,000
November 2018	\$527,500	\$540,000
October 2018	\$520,000	\$540,000
September 2018	\$514,000	\$540,000
August 2018	\$518,000	\$540,000
July 2018	\$510,000	\$537,750

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



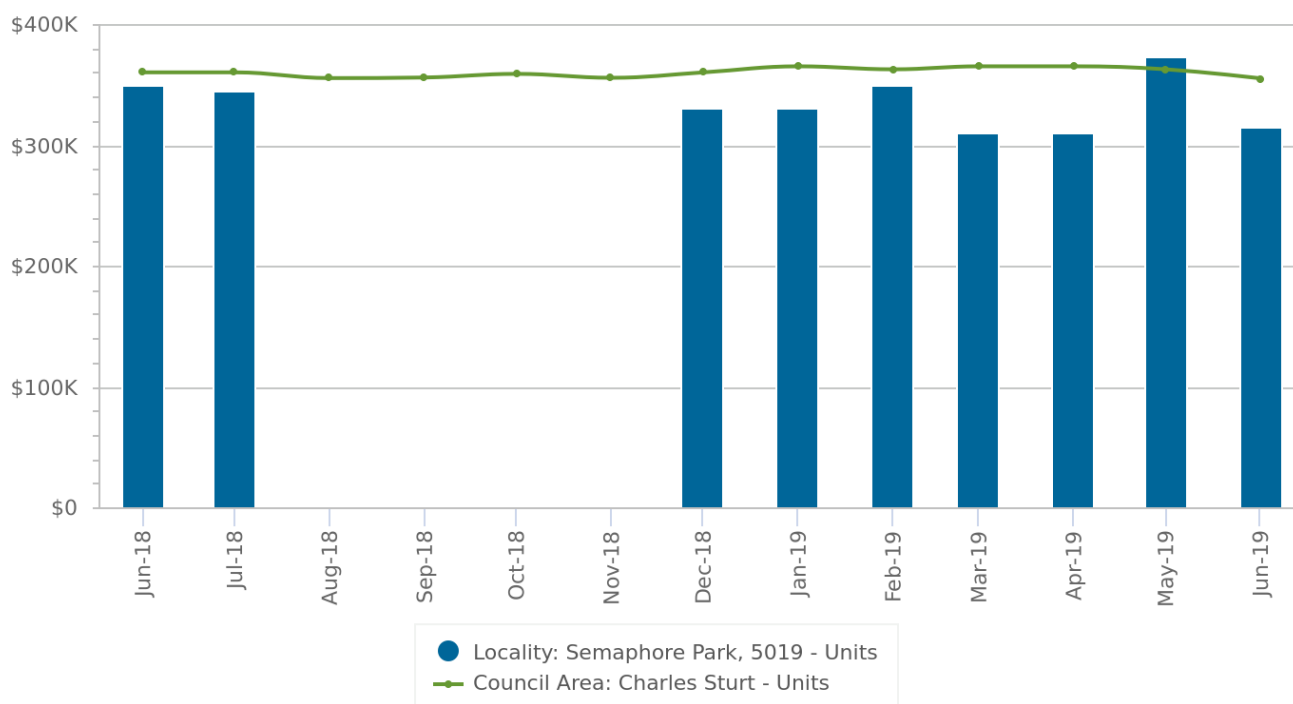
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Semaphore Park Median Price	Charles Sturt Median Price
June 2019	\$315,000	\$355,000
May 2019	\$373,750	\$362,500
April 2019	\$310,000	\$365,000
March 2019	\$310,000	\$365,000
February 2019	\$350,000	\$362,500
January 2019	\$330,000	\$365,000
December 2018	\$330,000	\$360,000
November 2018	n/a	\$355,500
October 2018	n/a	\$358,750
September 2018	n/a	\$355,750
August 2018	n/a	\$355,250
July 2018	\$345,000	\$360,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

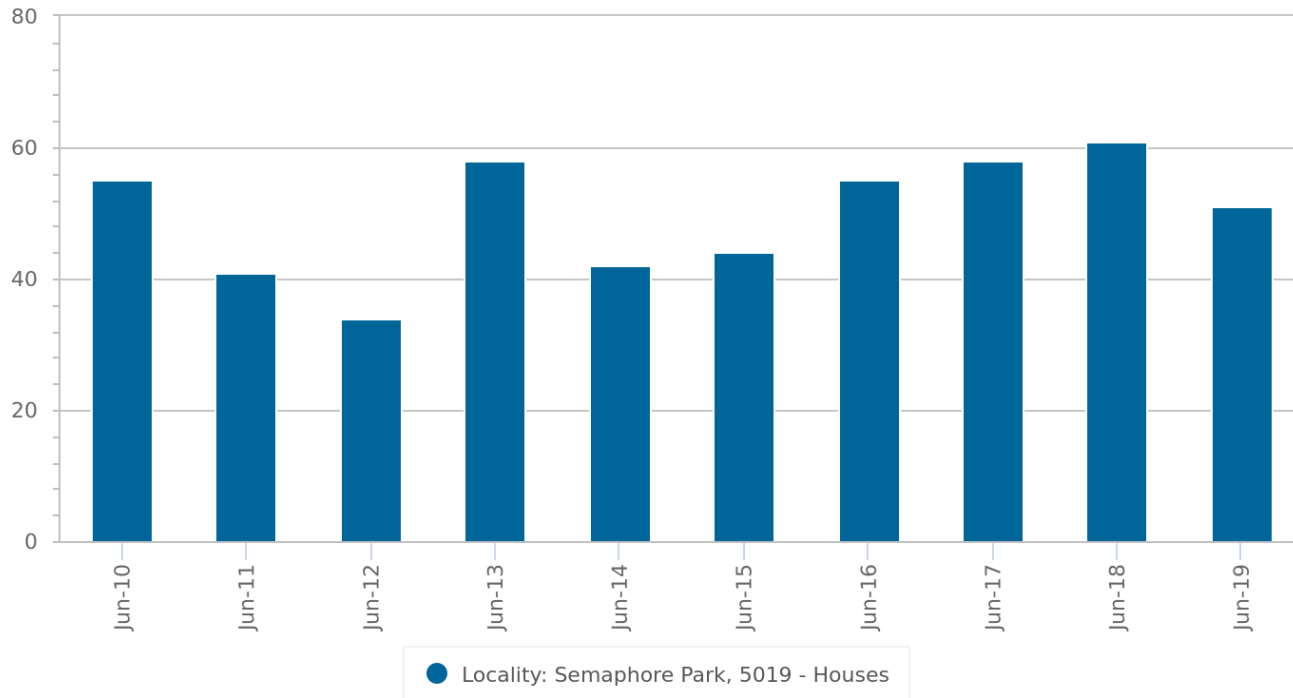
Sales Per Annum

Sales Per Annum (House)

Period Ending	Semaphore Park
	Number
Jun 2019	51
Jun 2018	61
Jun 2017	58
Jun 2016	55
Jun 2015	44
Jun 2014	42
Jun 2013	58
Jun 2012	34
Jun 2011	41
Jun 2010	55

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



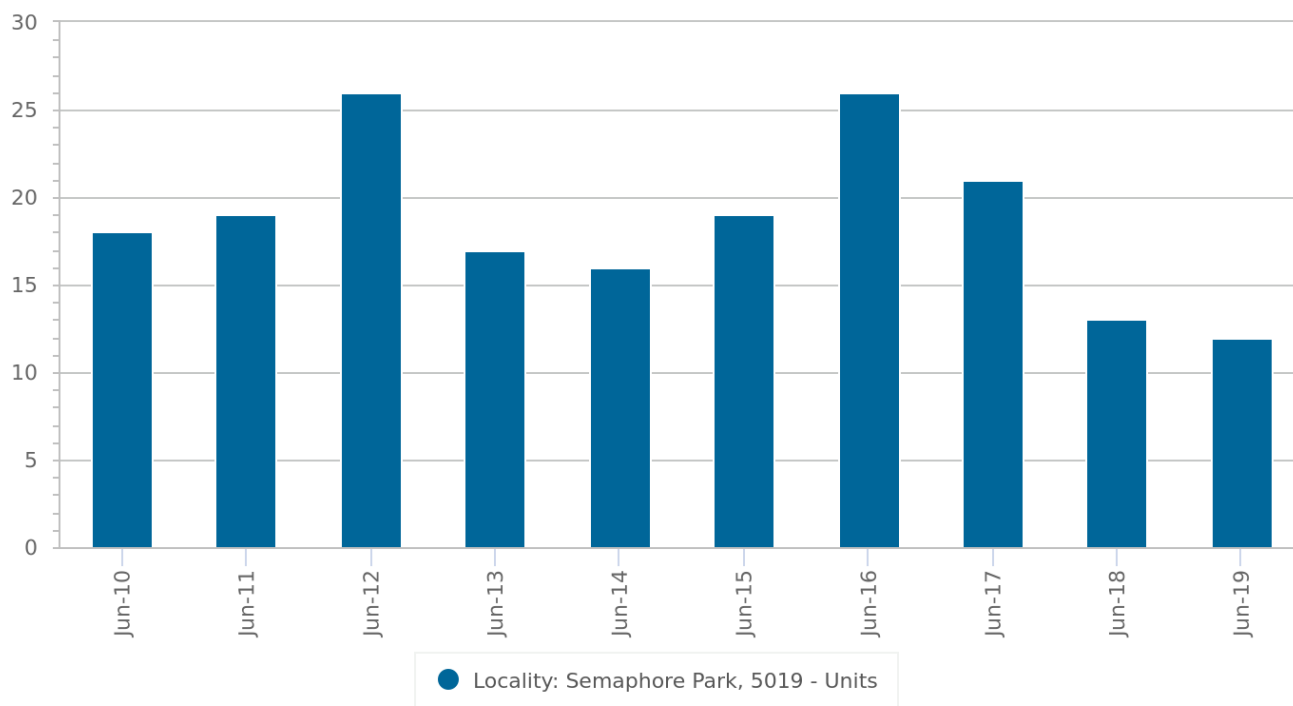
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Semaphore Park Number
Jun 2019	12
Jun 2018	13
Jun 2017	21
Jun 2016	26
Jun 2015	19
Jun 2014	16
Jun 2013	17
Jun 2012	26
Jun 2011	19
Jun 2010	18

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



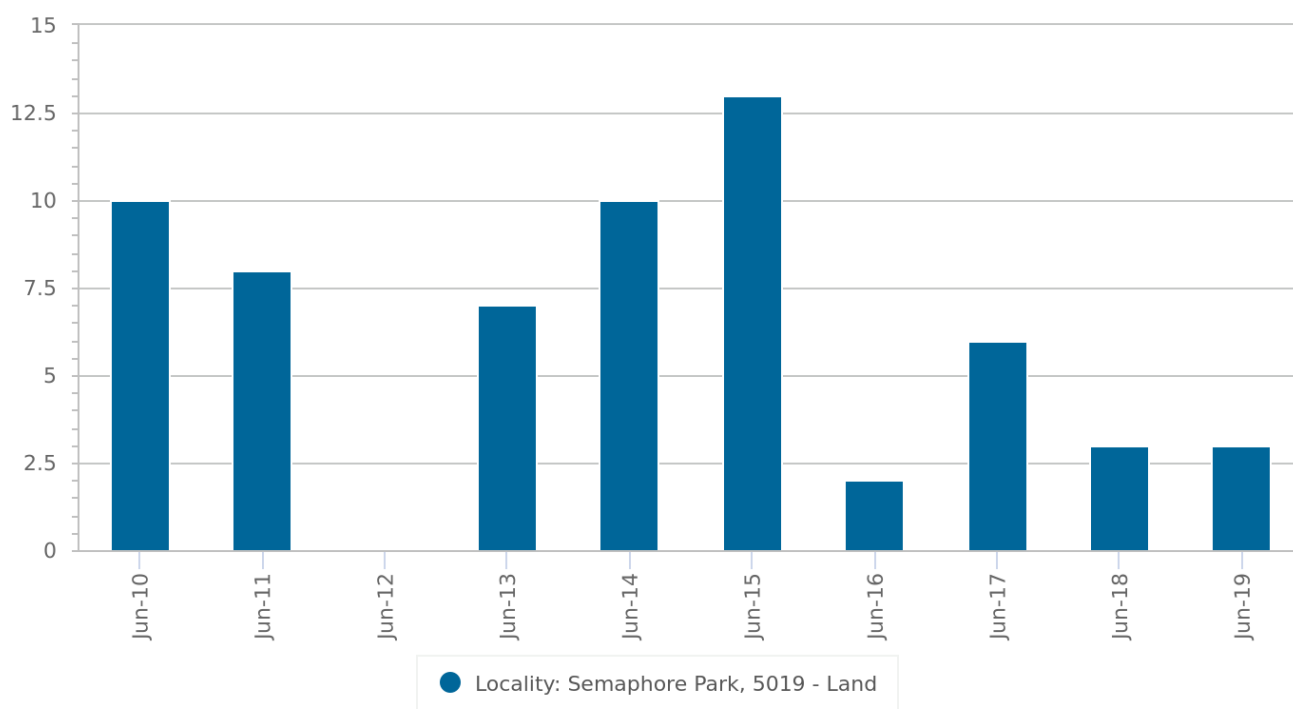
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Semaphore Park Number
Jun 2019	3
Jun 2018	3
Jun 2017	6
Jun 2016	2
Jun 2015	13
Jun 2014	10
Jun 2013	7
Jun 2012	0
Jun 2011	8
Jun 2010	10

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

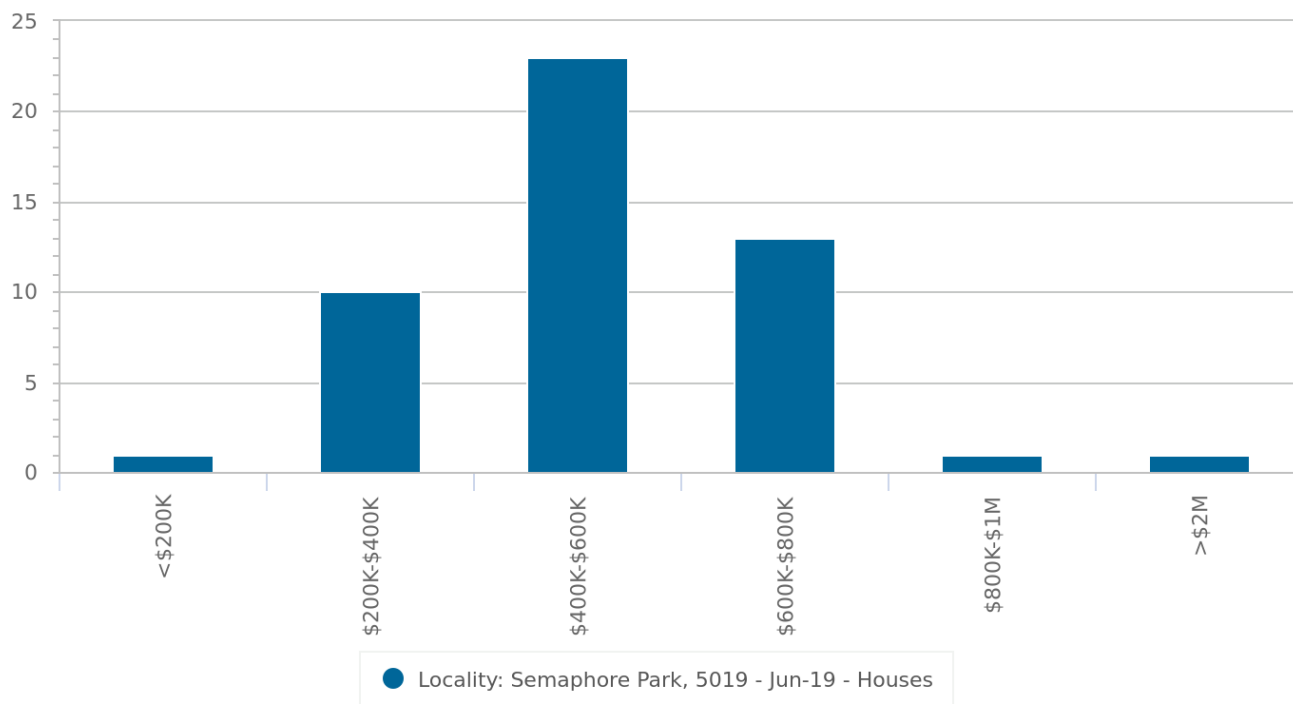
Sales By Price

Sales By Price - 12 months (House)

Price	Semaphore Park	
	Number	
<\$200K	1	
\$200K-\$400K	10	
\$400K-\$600K	23	
\$600K-\$800K	13	
\$800K-\$1M	1	
>\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



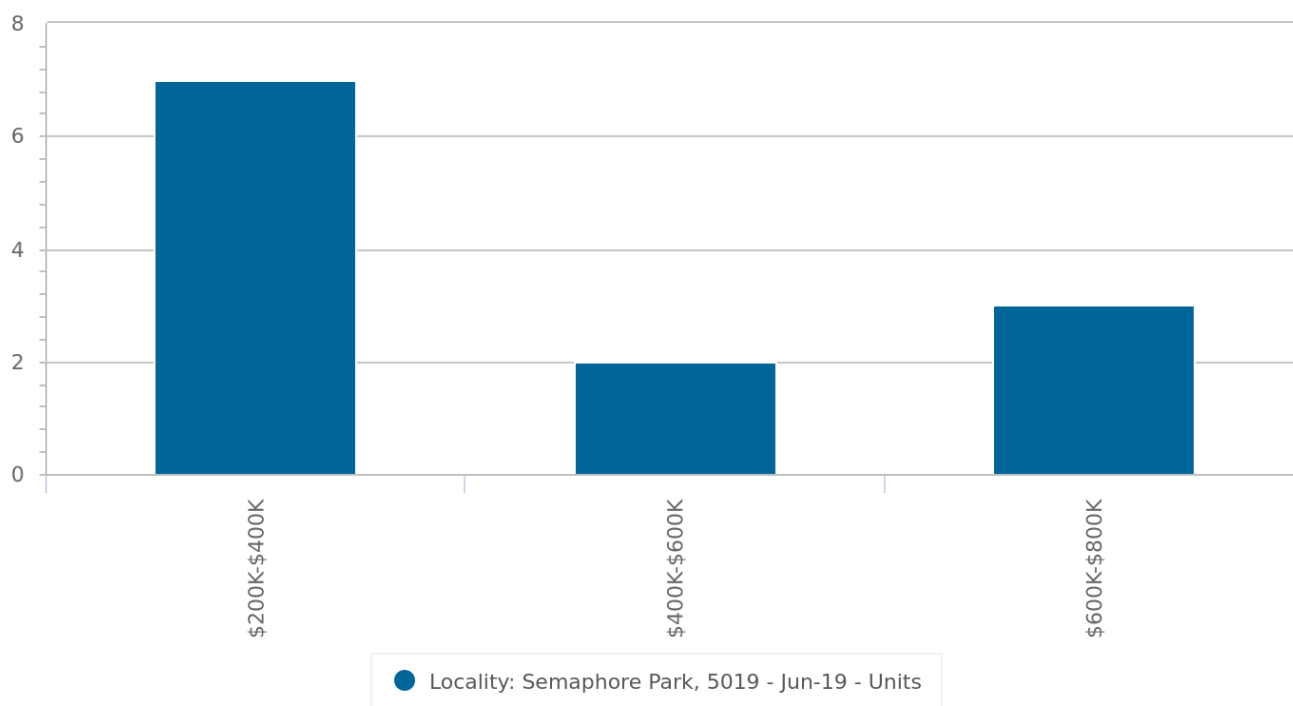
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Semaphore Park	
	Number	
\$200K-\$400K	7	
\$400K-\$600K	2	
\$600K-\$800K	3	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



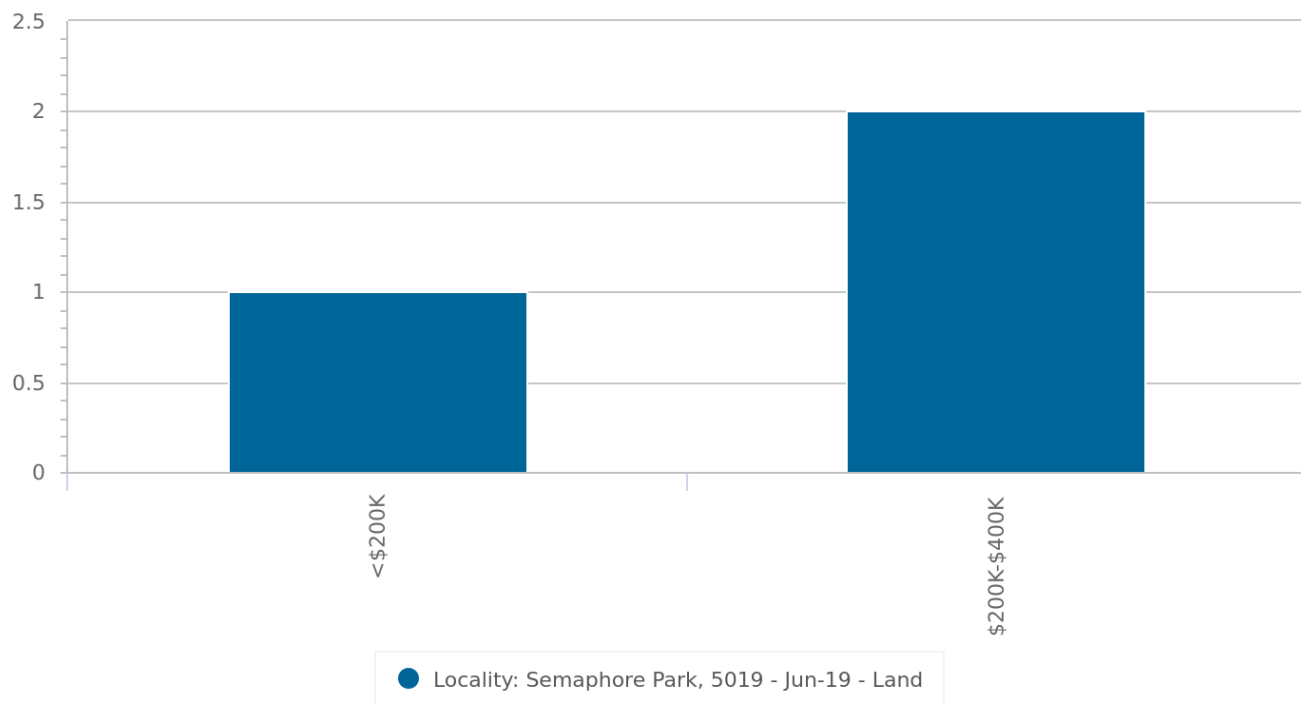
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Semaphore Park	
	Number	
<\$200K	1	
\$200K-\$400K	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

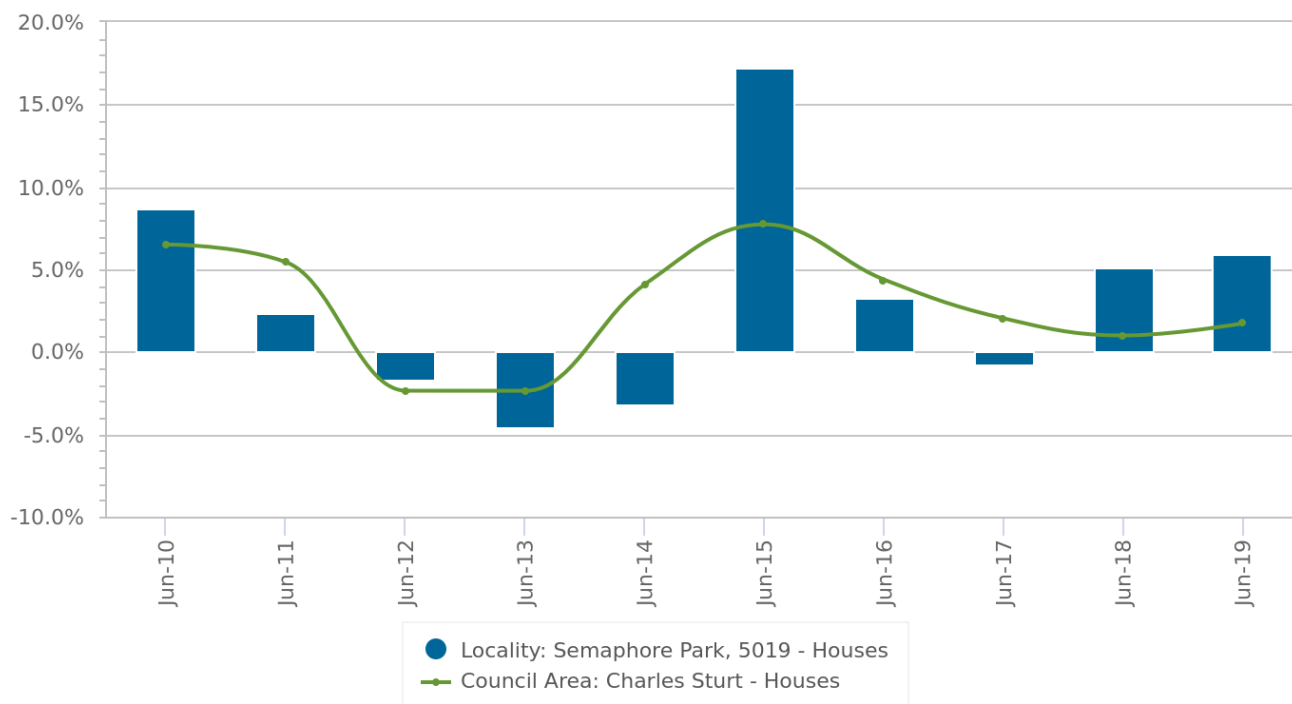
Change in Median Price

Change in Median Price (House)

Period	Semaphore Park % Change	Charles Sturt % Change
Jun 2019	5.88%	1.73%
Jun 2018	5.15%	0.99%
Jun 2017	-0.82%	2.02%
Jun 2016	3.22%	4.37%
Jun 2015	17.26%	7.73%
Jun 2014	-3.23%	4.11%
Jun 2013	-4.57%	-2.36%
Jun 2012	-1.69%	-2.36%
Jun 2011	2.3%	5.43%
Jun 2010	8.75%	6.51%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



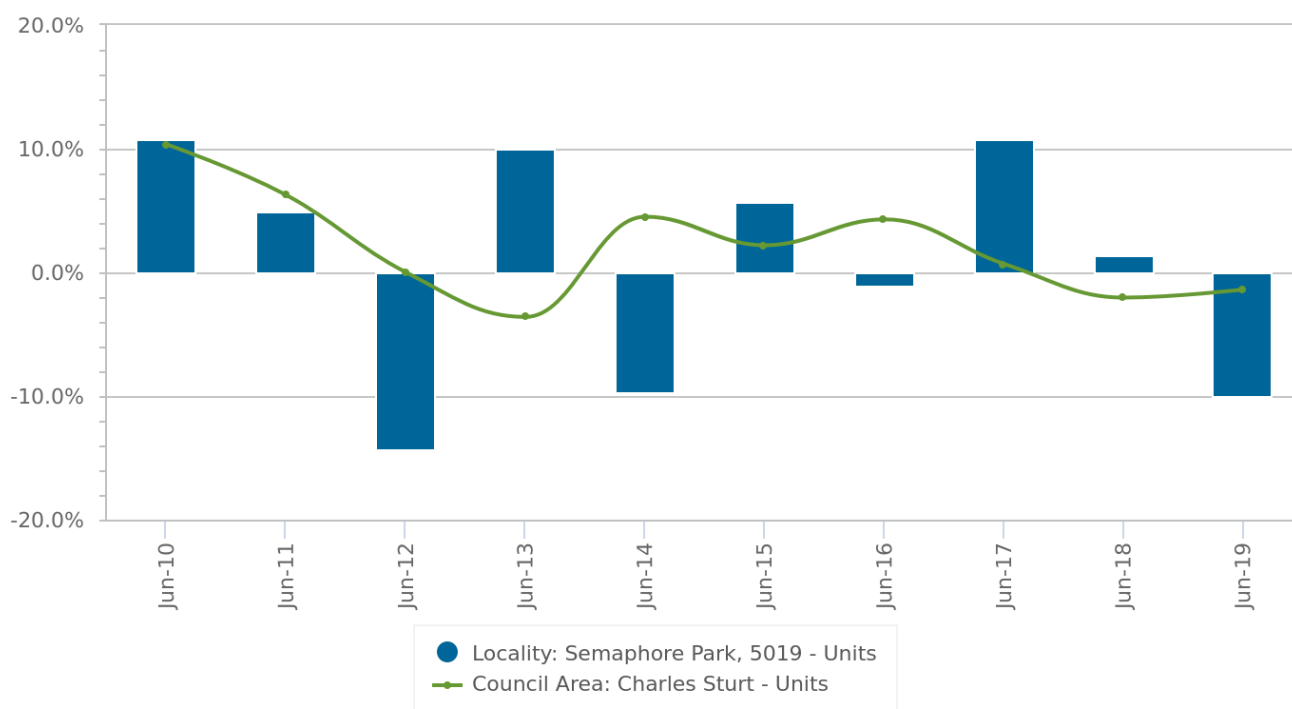
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Semaphore Park % Change	Charles Sturt % Change
Jun 2019	-10%	-1.39%
Jun 2018	1.45%	-2.04%
Jun 2017	10.75%	0.68%
Jun 2016	-1.11%	4.29%
Jun 2015	5.62%	2.19%
Jun 2014	-9.62%	4.5%
Jun 2013	10%	-3.6%
Jun 2012	-14.29%	0%
Jun 2011	4.87%	6.25%
Jun 2010	10.7%	10.34%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



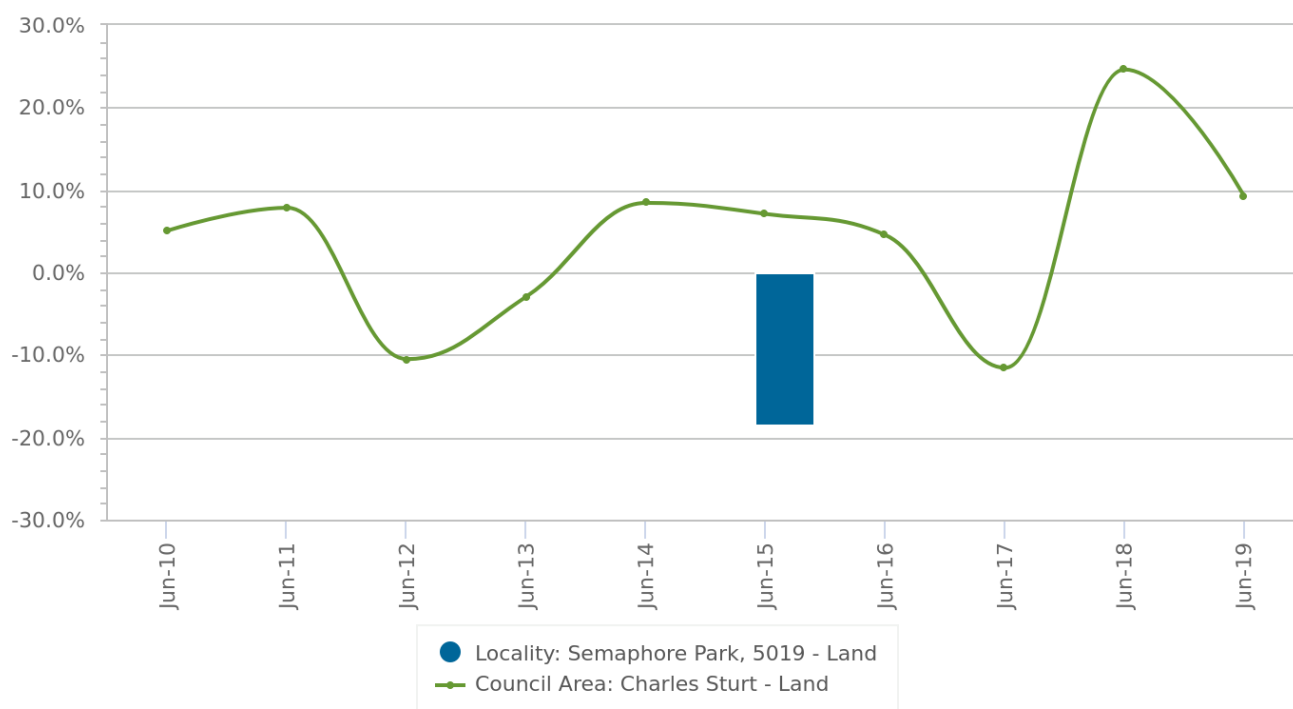
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Semaphore Park % Change	Charles Sturt % Change
Aug 2015	-18.52%	7.08%
Aug 2014	0%	8.43%
Aug 2013	0%	-2.91%
Aug 2012	0%	-10.52%
Aug 2011	0%	7.84%
Aug 2010	0%	5.07%
Aug 2009	0%	0%
Aug 2008	0%	0%
Aug 2007	0%	0%
Aug 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

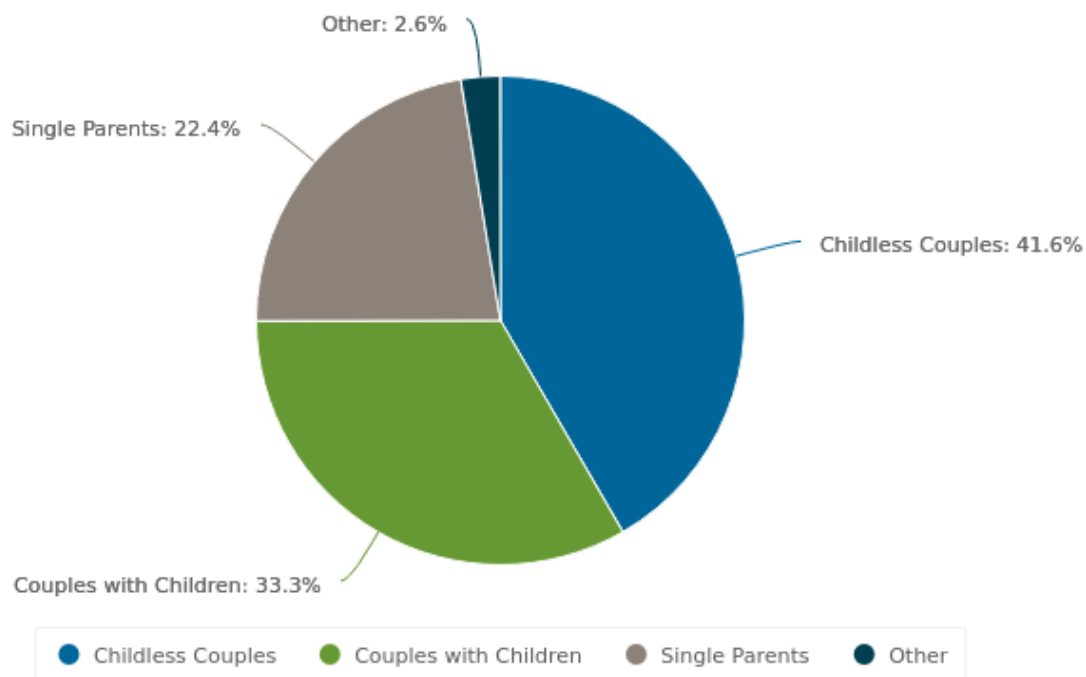
Household

Household Structure

Type	Percent
Childless Couples	41.6
Couples with Children	33.3
Single Parents	22.4
Other	2.6

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

Household Structure



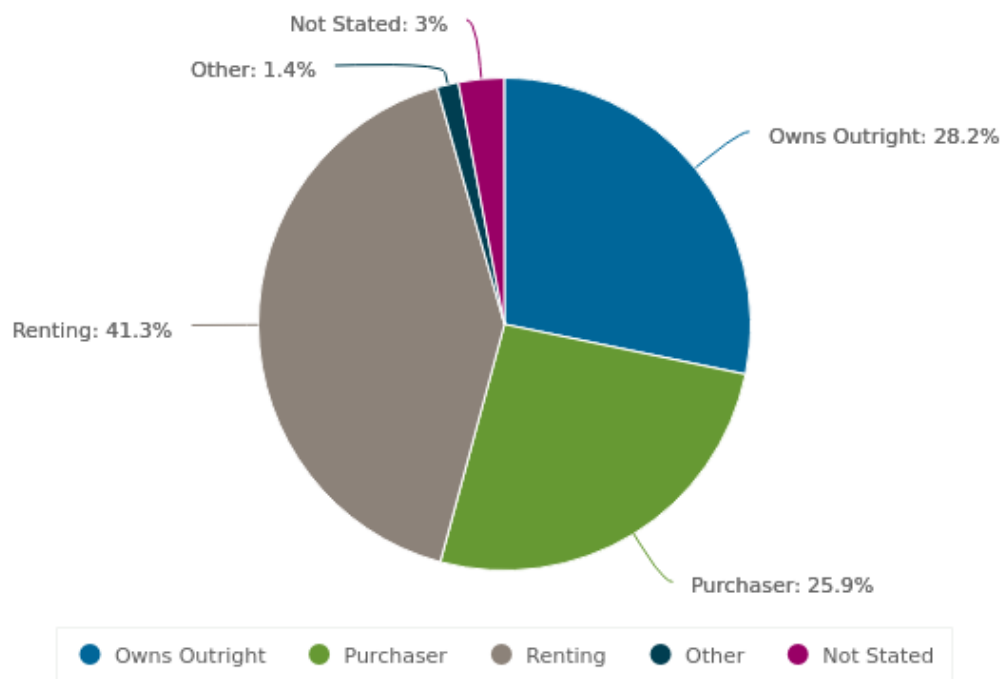
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	41.3
Owns Outright	28.2
Purchaser	25.9
Not Stated	3.0
Other	1.4

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

Household Occupancy



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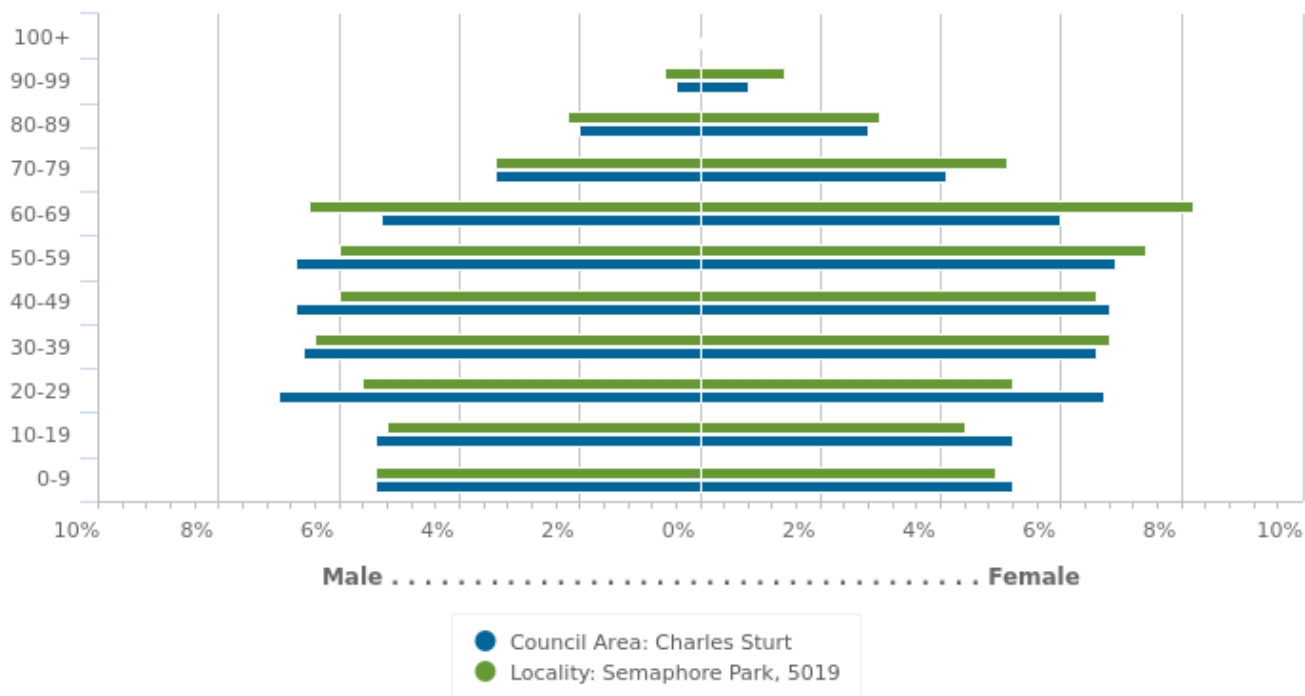
Age Sex Ratio

Age Sex Ratio

Age Group	Semaphore Park		Charles Sturt	
	Male %	Female %	Male %	Female %
0-9	5.4	4.9	5.4	5.2
10-19	5.2	4.4	5.4	5.2
20-29	5.6	5.2	7.0	6.7
30-39	6.4	6.8	6.6	6.6
40-49	6.0	6.6	6.7	6.8
50-59	6.0	7.4	6.7	6.9
60-69	6.5	8.2	5.3	6.0
70-79	3.4	5.1	3.4	4.1
80-89	2.2	3.0	2.0	2.8
90-99	0.6	1.4	0.4	0.8
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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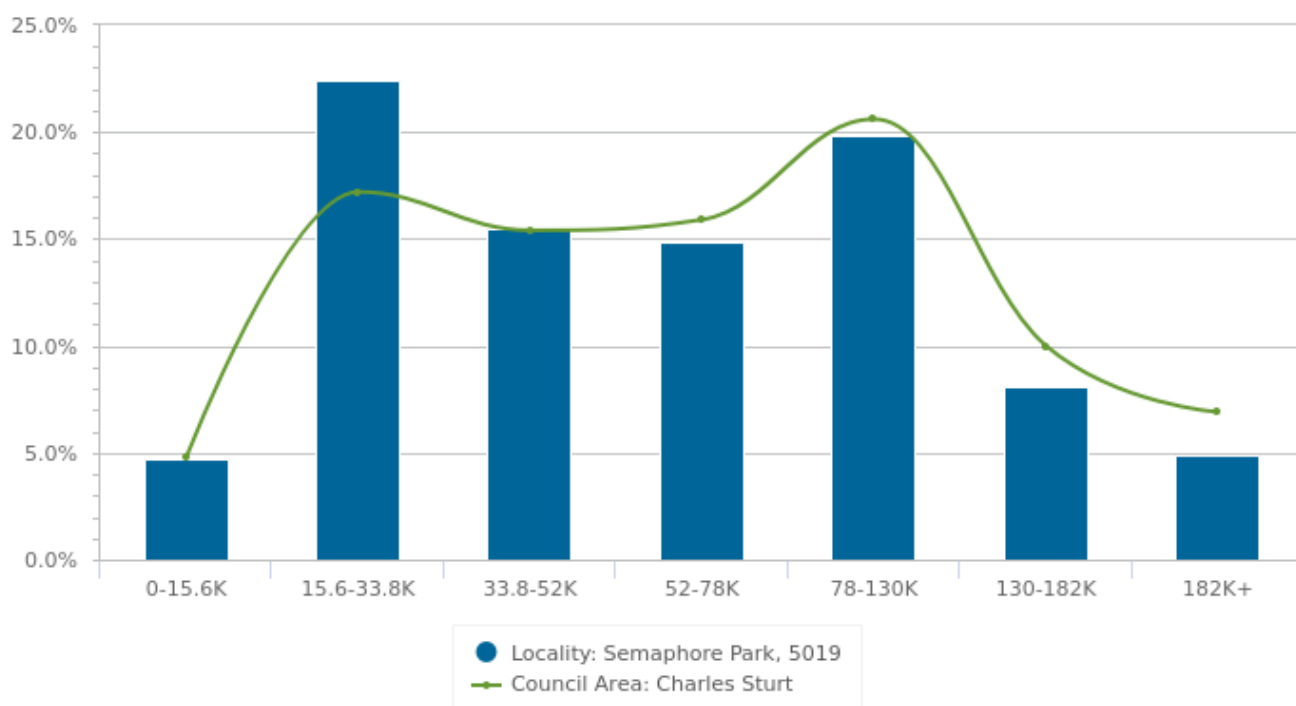
Household Income

Household Income

Income Range	Semaphore Park %	Charles Sturt %
0-15.6K	4.7	4.8
15.6-33.8K	22.4	17.2
33.8-52K	15.5	15.4
52-78K	14.9	15.9
78-130K	19.8	20.6
130-182K	8.1	10.0
182K+	4.9	6.9

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Household Income



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