

Suburb Statistics Report

Prepared on 23 Sep 2019

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



Area Profile

The size of Semaphore is approximately 1.1 square kilometres.

It has 2 parks covering nearly 12.8% of total area.

The population of Semaphore in 2011 was 2,825 people.

By 2016 the population was 2,779 showing a population decline of 1.6% in the area during that time.

The predominant age group in Semaphore is 50-59 years.

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

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

In 2011, 65.4% of the homes in Semaphore were owner-occupied compared with 67.3% in 2016.

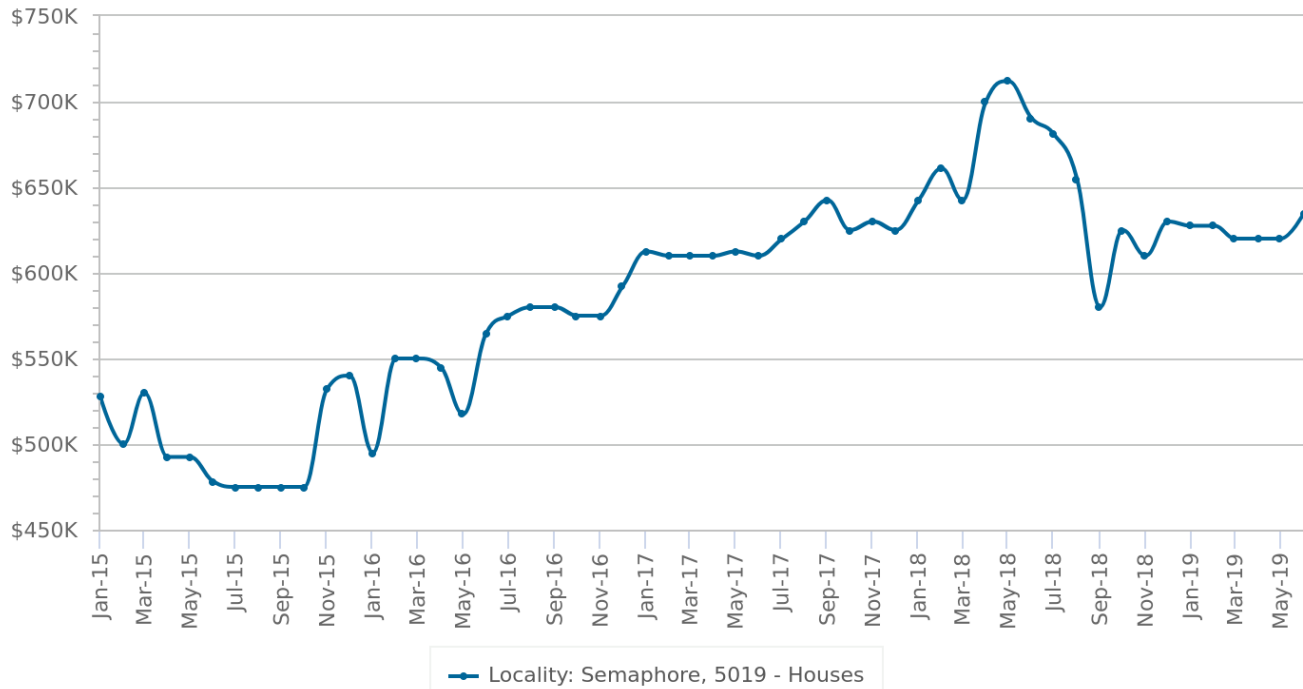
Currently the median sales price of houses in the area is \$635,000.

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	\$527,500	\$495,000	\$612,500	\$642,500	\$627,500
February	\$500,000	\$550,000	\$610,000	\$661,000	\$627,500
March	\$530,000	\$550,000	\$610,000	\$642,500	\$620,000
April	\$492,500	\$545,000	\$610,000	\$700,000	\$620,000
May	\$492,500	\$517,500	\$612,500	\$712,000	\$620,000
June	\$478,250	\$565,000	\$610,000	\$690,500	\$635,000
July	\$475,000	\$575,000	\$619,500	\$681,000	n/a
August	\$475,000	\$580,000	\$630,000	\$655,000	n/a
September	\$475,000	\$580,000	\$642,500	\$580,000	n/a
October	\$475,000	\$575,000	\$625,000	\$625,000	n/a
November	\$532,500	\$575,000	\$630,000	\$610,000	n/a
December	\$540,000	\$592,500	\$625,000	\$630,000	n/a

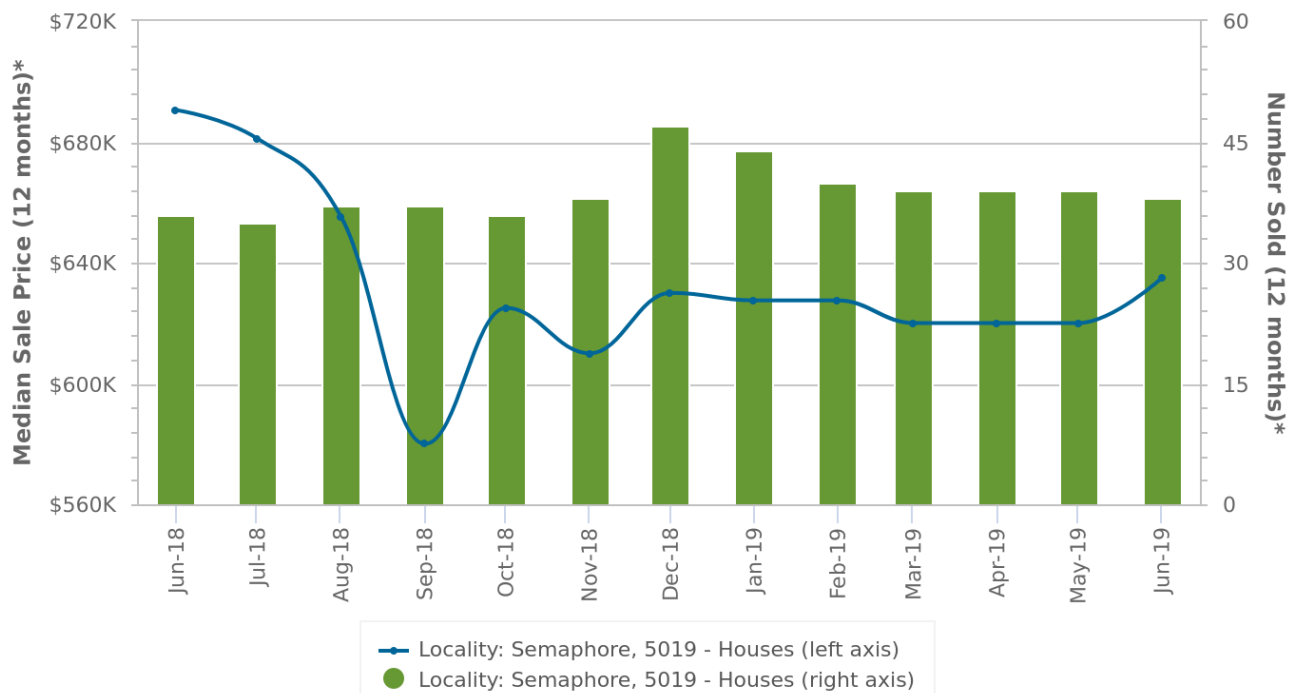
Statistics are calculated over a rolling 12 month period

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

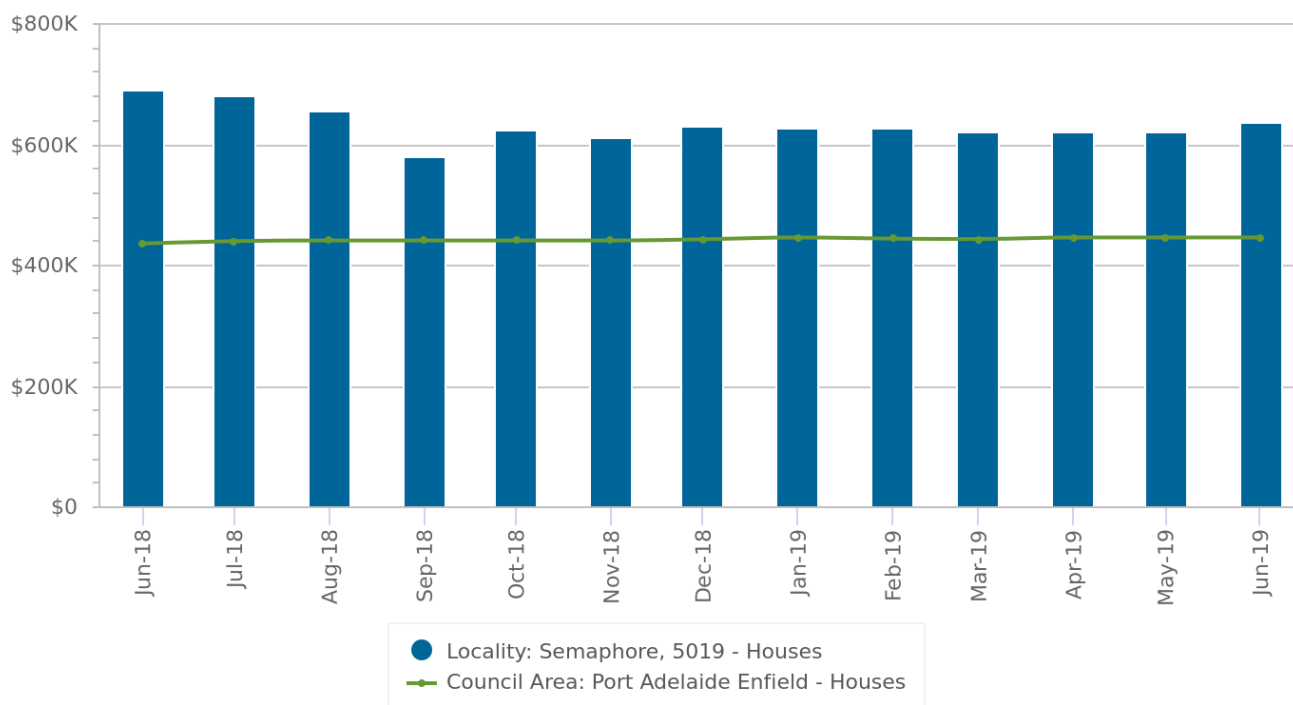
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Semaphore Median Price	Port Adelaide Enfield Median Price
June 2019	\$635,000	\$445,000
May 2019	\$620,000	\$445,000
April 2019	\$620,000	\$445,000
March 2019	\$620,000	\$442,500
February 2019	\$627,500	\$443,000
January 2019	\$627,500	\$445,000
December 2018	\$630,000	\$442,000
November 2018	\$610,000	\$440,000
October 2018	\$625,000	\$440,000
September 2018	\$580,000	\$440,000
August 2018	\$655,000	\$440,000
July 2018	\$681,000	\$439,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



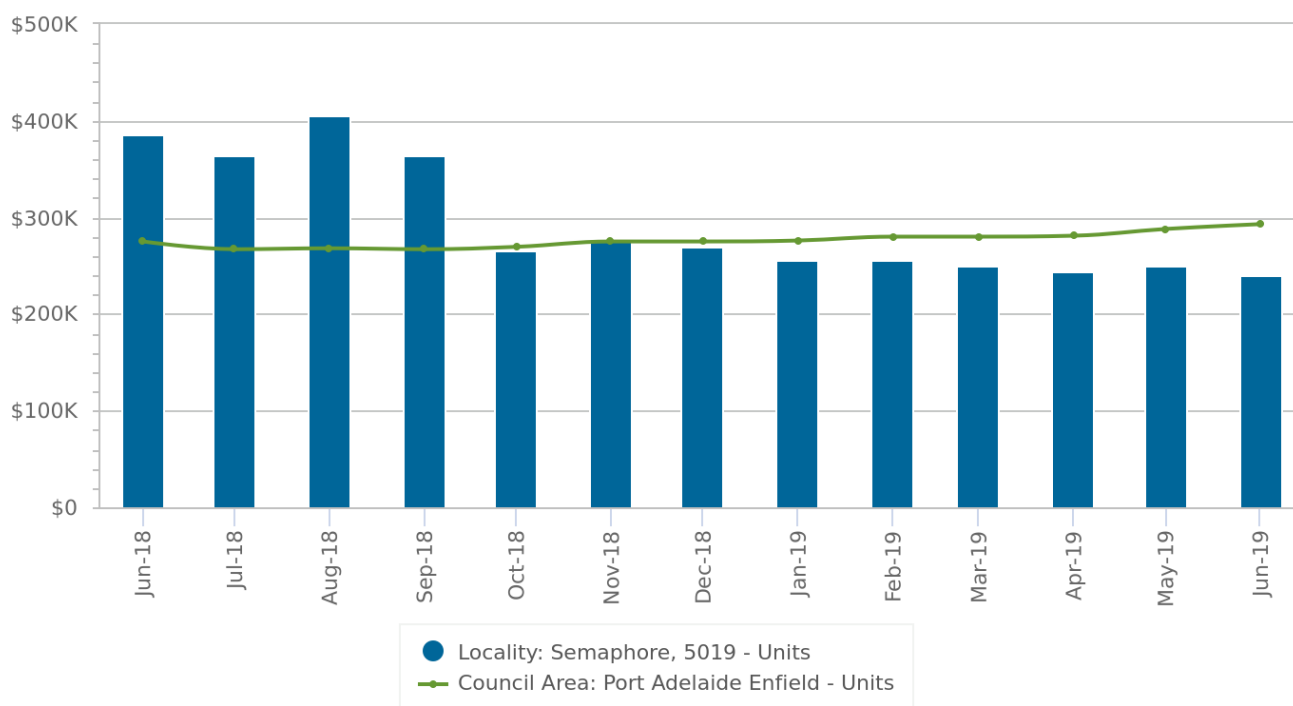
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Semaphore Median Price	Port Adelaide Enfield Median Price
June 2019	\$240,000	\$293,000
May 2019	\$250,250	\$288,000
April 2019	\$245,000	\$281,000
March 2019	\$250,250	\$280,000
February 2019	\$255,500	\$280,000
January 2019	\$255,500	\$276,000
December 2018	\$269,000	\$275,000
November 2018	\$275,000	\$275,000
October 2018	\$265,250	\$269,500
September 2018	\$365,000	\$267,000
August 2018	\$405,000	\$268,000
July 2018	\$365,000	\$267,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

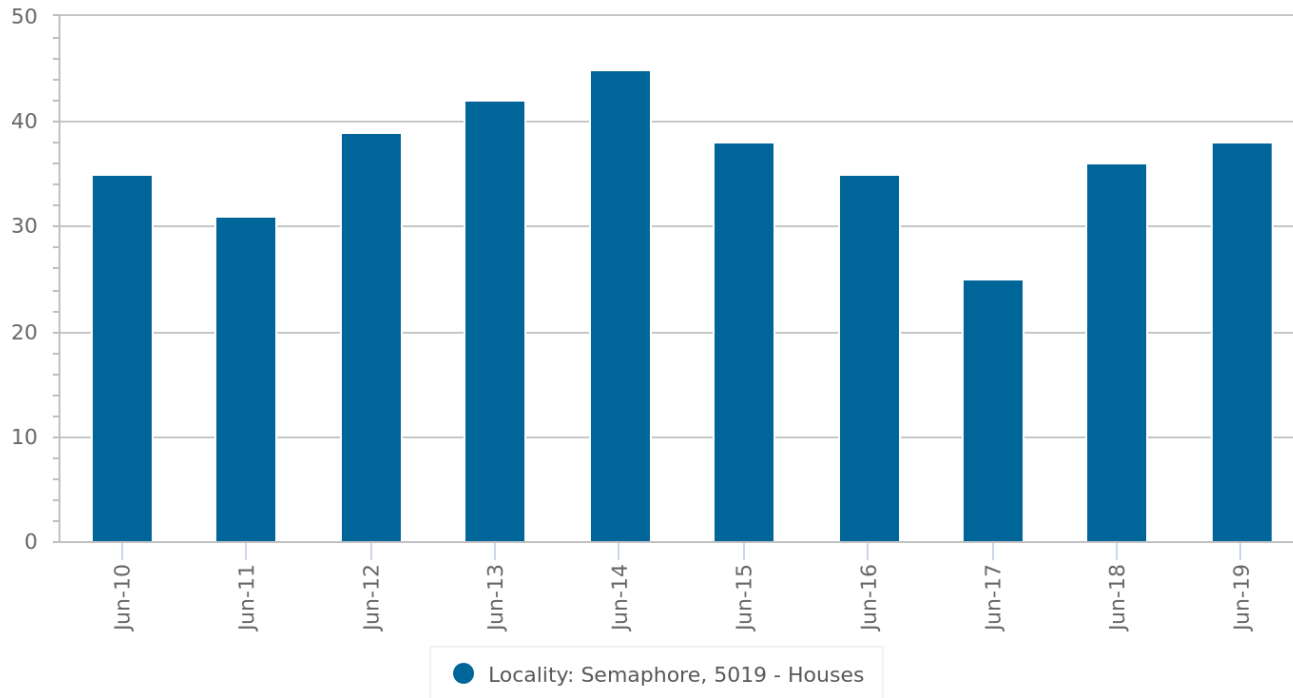
Sales Per Annum

Sales Per Annum (House)

Period Ending	Semaphore Number
Jun 2019	38
Jun 2018	36
Jun 2017	25
Jun 2016	35
Jun 2015	38
Jun 2014	45
Jun 2013	42
Jun 2012	39
Jun 2011	31
Jun 2010	35

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



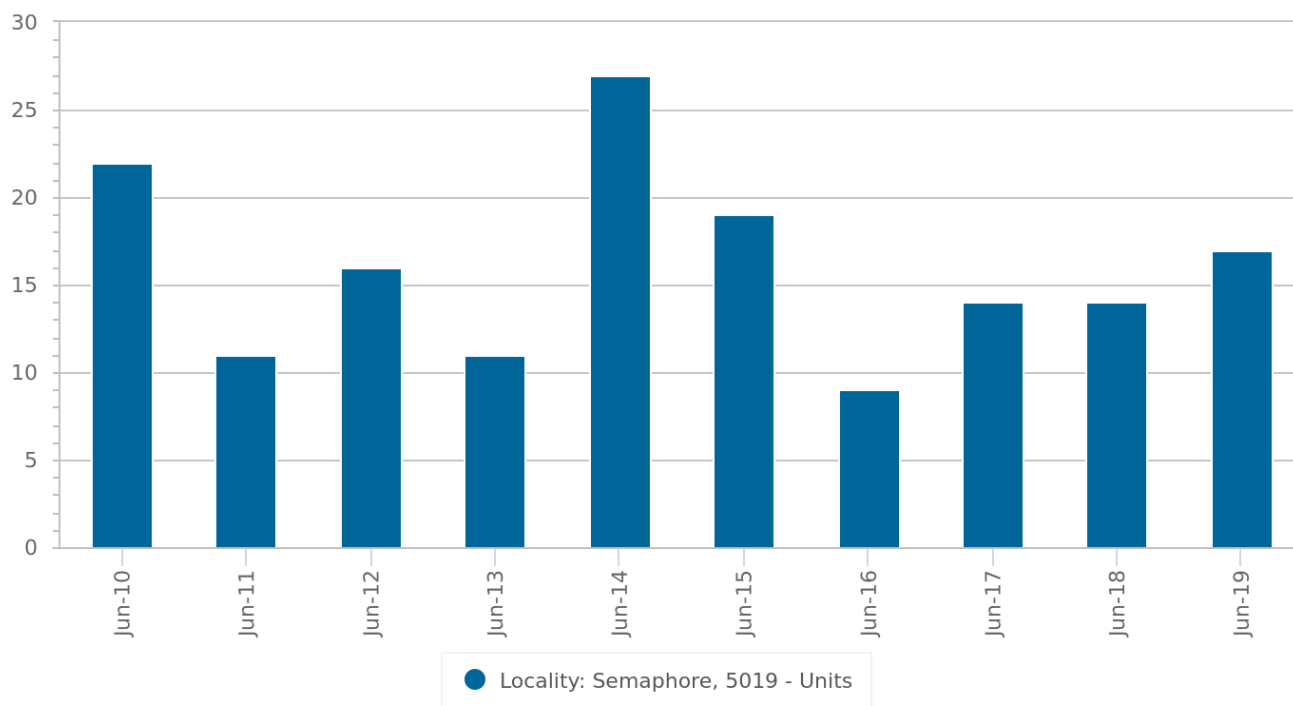
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Semaphore Number
Jun 2019	17
Jun 2018	14
Jun 2017	14
Jun 2016	9
Jun 2015	19
Jun 2014	27
Jun 2013	11
Jun 2012	16
Jun 2011	11
Jun 2010	22

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



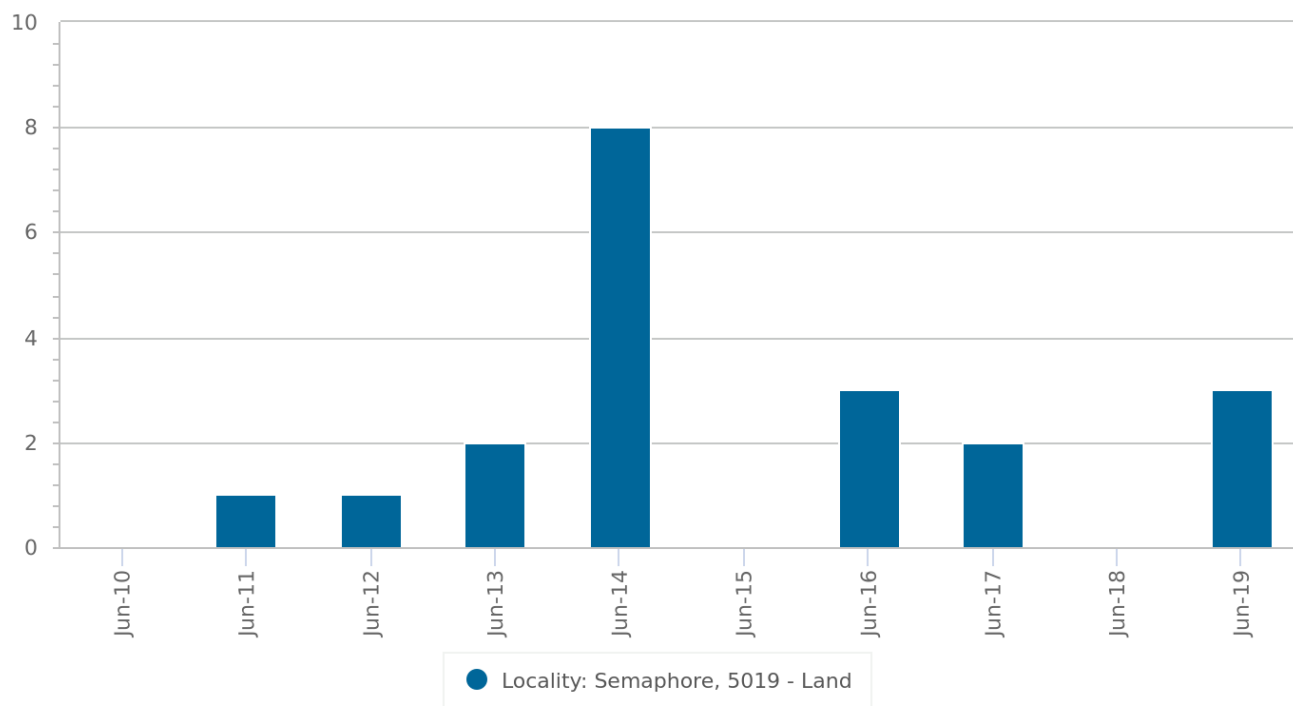
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Semaphore Number
Jun 2019	3
Jun 2018	0
Jun 2017	2
Jun 2016	3
Jun 2015	0
Jun 2014	8
Jun 2013	2
Jun 2012	1
Jun 2011	1
Jun 2010	0

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

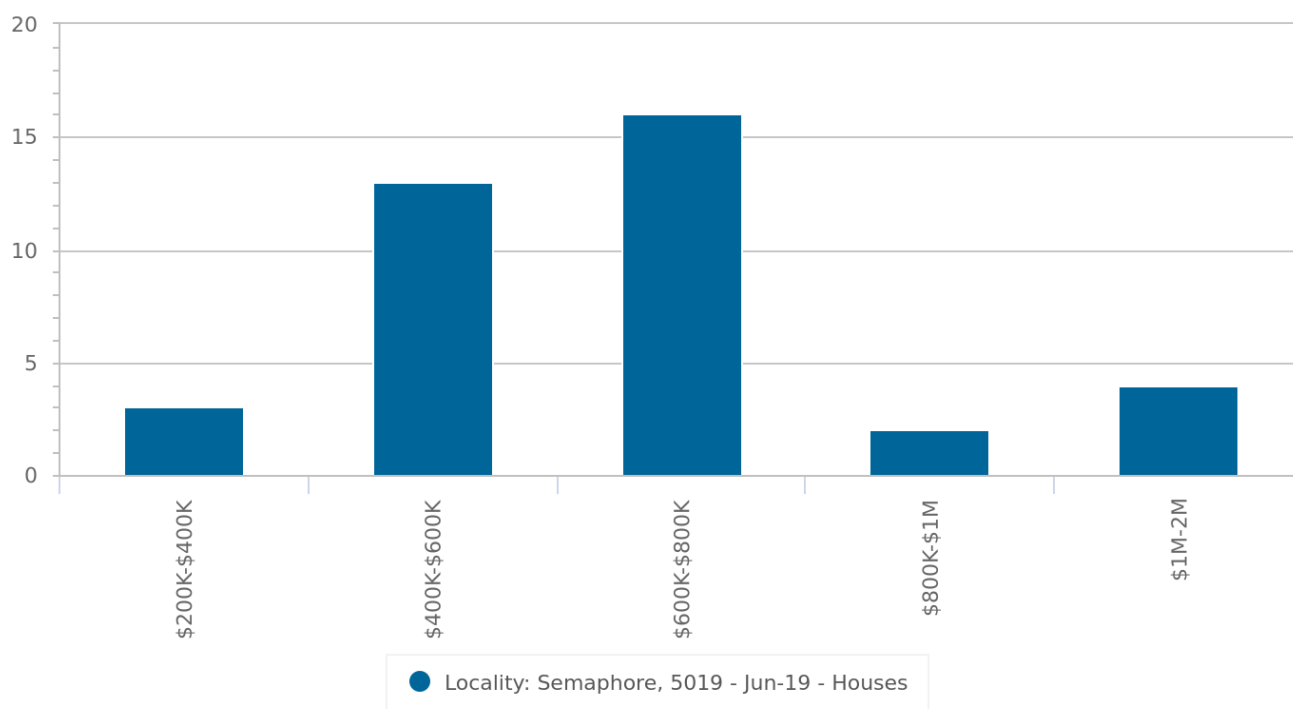
Sales By Price

Sales By Price - 12 months (House)

Price	Semaphore
	Number
\$200K-\$400K	3
\$400K-\$600K	13
\$600K-\$800K	16
\$800K-\$1M	2
\$1M-\$2M	4

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



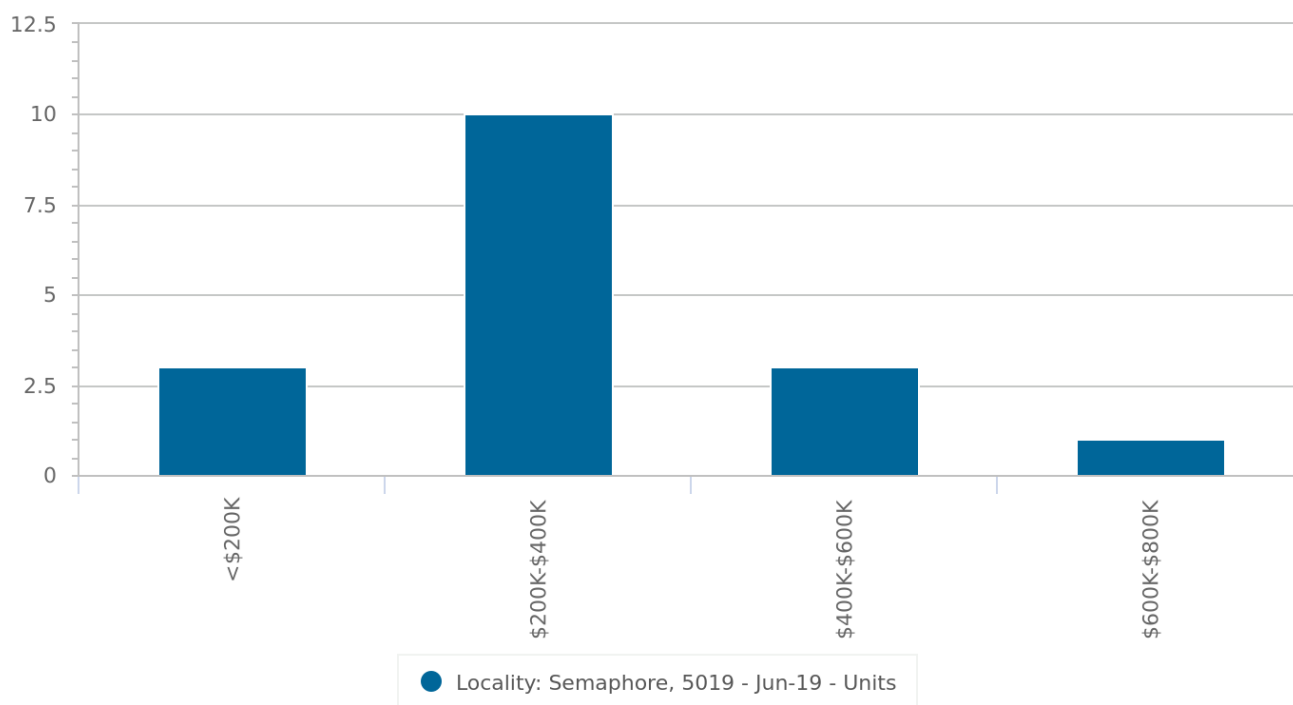
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Semaphore Number
<\$200K	3
\$200K-\$400K	10
\$400K-\$600K	3
\$600K-\$800K	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



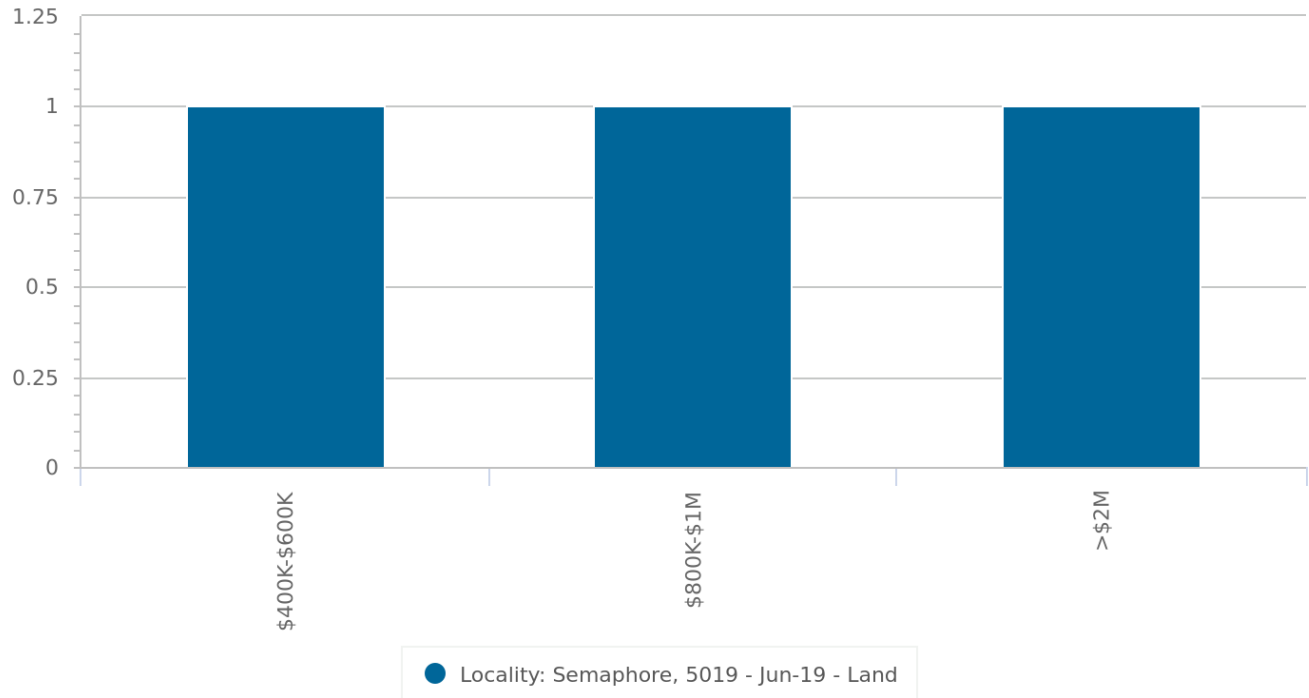
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Semaphore Number
\$400K-\$600K	1
\$800K-\$1M	1
>\$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

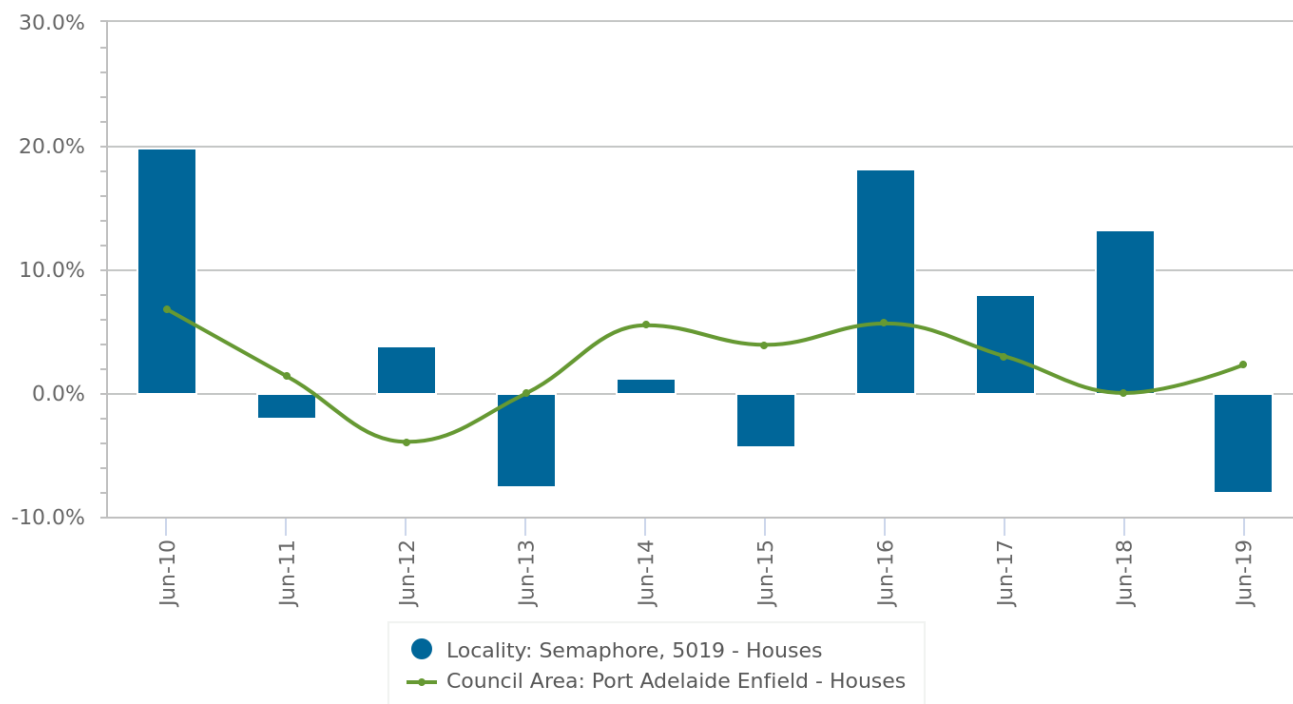
Change in Median Price

Change in Median Price (House)

Period	Semaphore % Change	Port Adelaide Enfield % Change
Jun 2019	-8.04%	2.3%
Jun 2018	13.2%	0%
Jun 2017	7.96%	2.96%
Jun 2016	18.14%	5.62%
Jun 2015	-4.35%	3.9%
Jun 2014	1.16%	5.48%
Jun 2013	-7.61%	0%
Jun 2012	3.88%	-3.95%
Jun 2011	-1.92%	1.33%
Jun 2010	19.89%	6.73%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



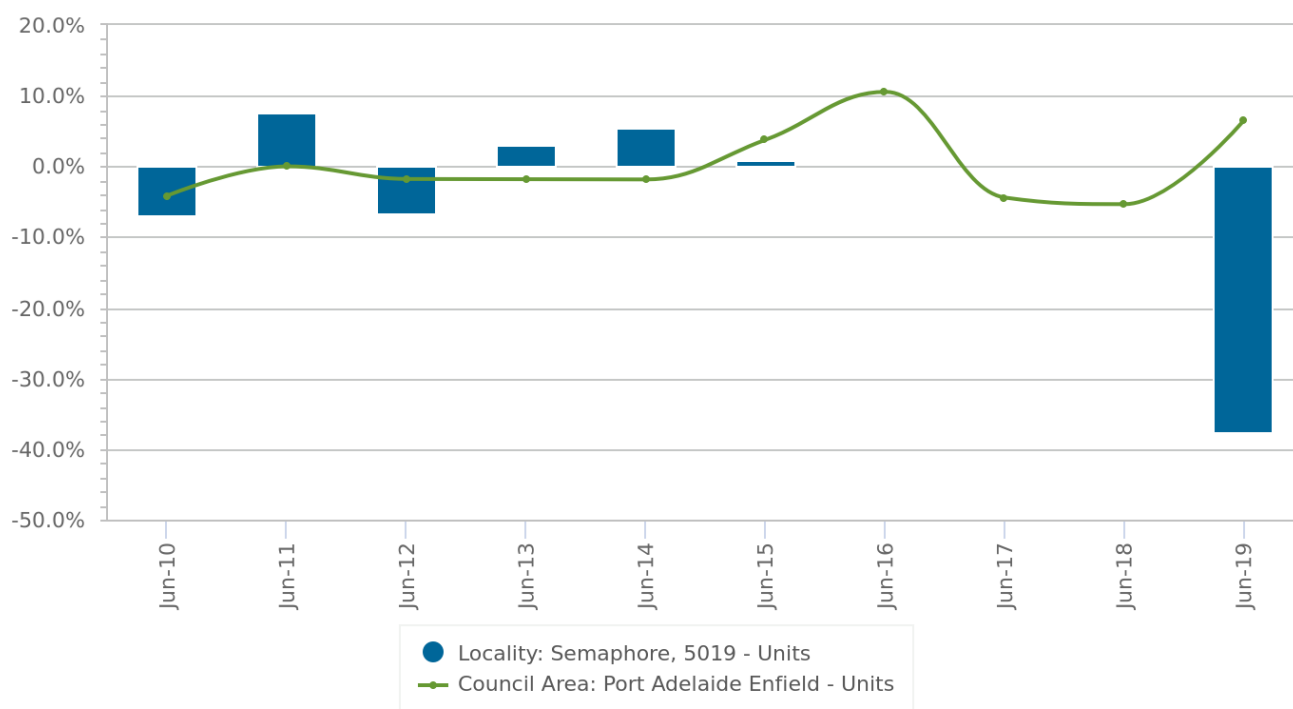
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Semaphore % Change	Port Adelaide Enfield % Change
Jun 2019	-37.66%	6.55%
Jun 2018	0%	-5.35%
Jun 2017	0%	-4.42%
Jun 2016	0%	10.55%
Jun 2015	0.86%	3.77%
Jun 2014	5.45%	-1.85%
Jun 2013	3%	-1.82%
Jun 2012	-6.64%	-1.79%
Jun 2011	7.72%	0%
Jun 2010	-6.84%	-4.11%

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 % Change	Port Adelaide Enfield % 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

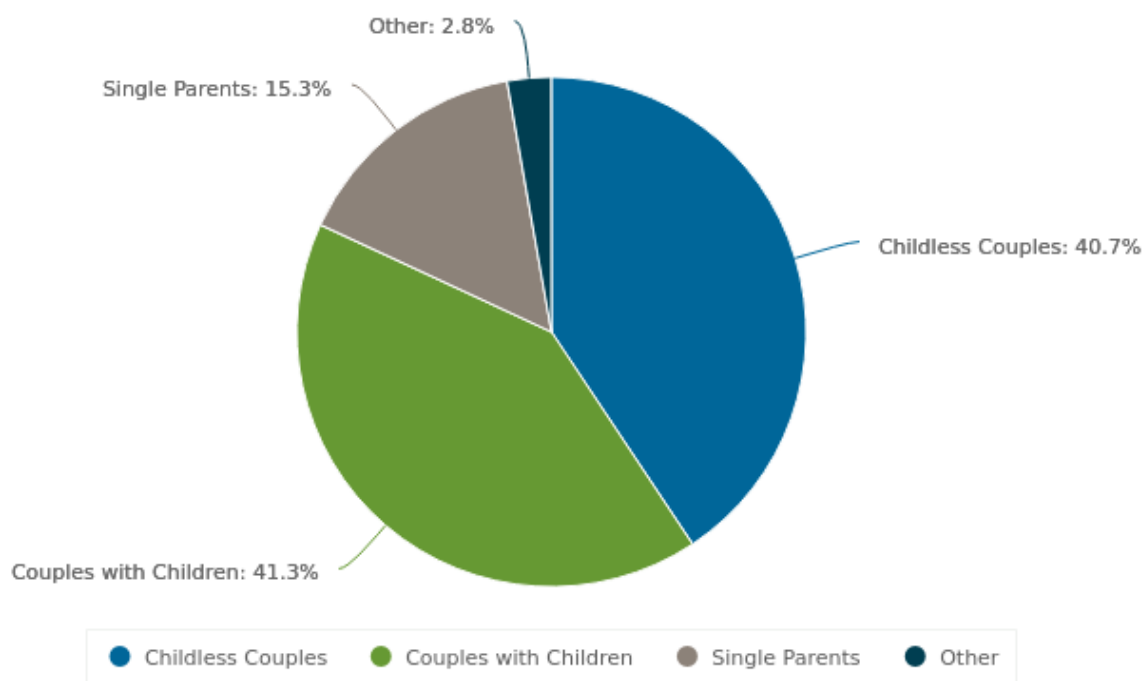
Household

Household Structure

Type	Percent
Couples with Children	41.3
Childless Couples	40.7
Single Parents	15.3
Other	2.8

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

Household Structure



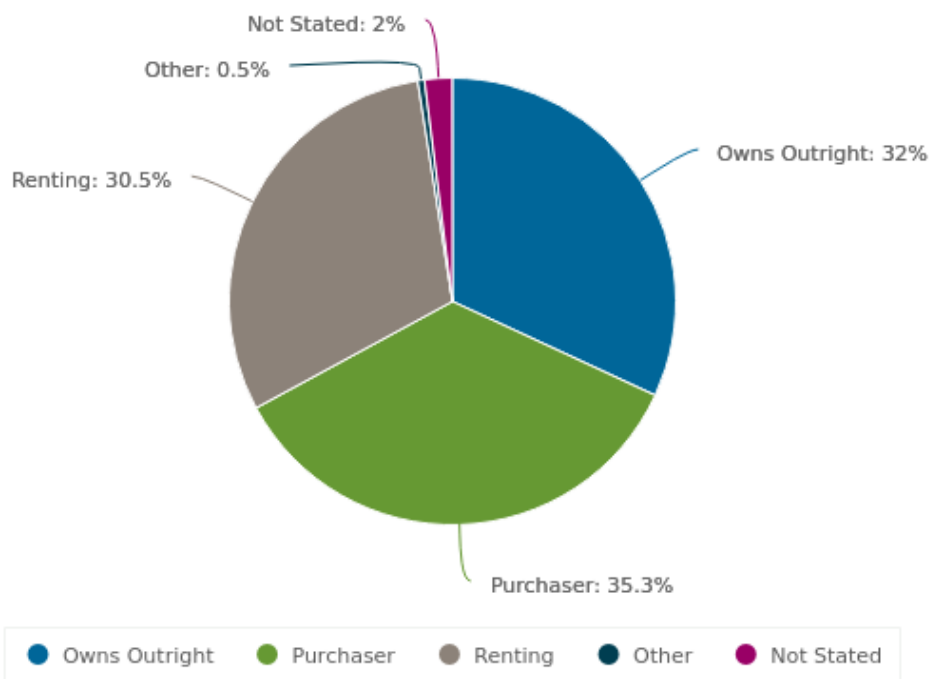
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	35.3
Owns Outright	32.0
Renting	30.5
Not Stated	2.0
Other	0.5

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

Household Occupancy



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

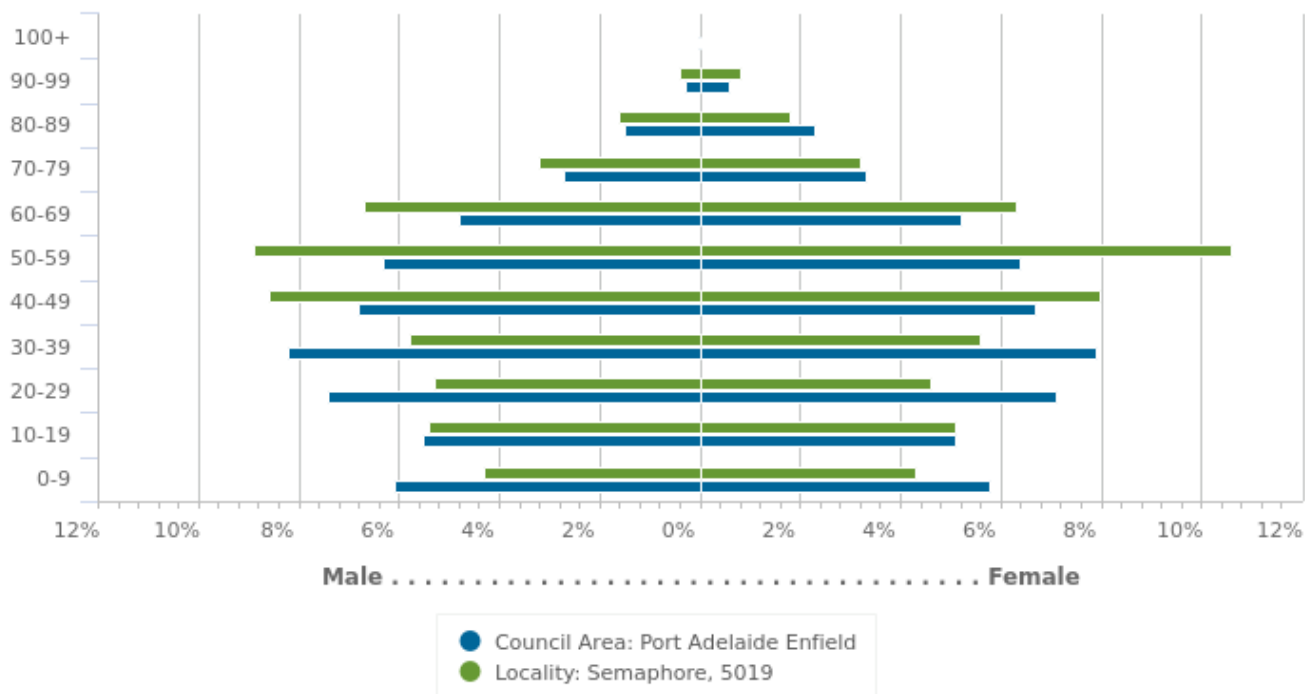
Age Sex Ratio

Age Sex Ratio

Age Group	Semaphore		Port Adelaide Enfield	
	Male %	Female %	Male %	Female %
0-9	4.3	4.3	6.1	5.8
10-19	5.4	5.1	5.5	5.1
20-29	5.3	4.6	7.4	7.1
30-39	5.8	5.6	8.2	7.9
40-49	8.6	8.0	6.8	6.7
50-59	8.9	10.6	6.3	6.4
60-69	6.7	6.3	4.8	5.2
70-79	3.2	3.2	2.7	3.3
80-89	1.6	1.8	1.5	2.3
90-99	0.4	0.8	0.3	0.6
100+	n/a	n/a	0.0	0.0

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

Age Sex Ratio



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

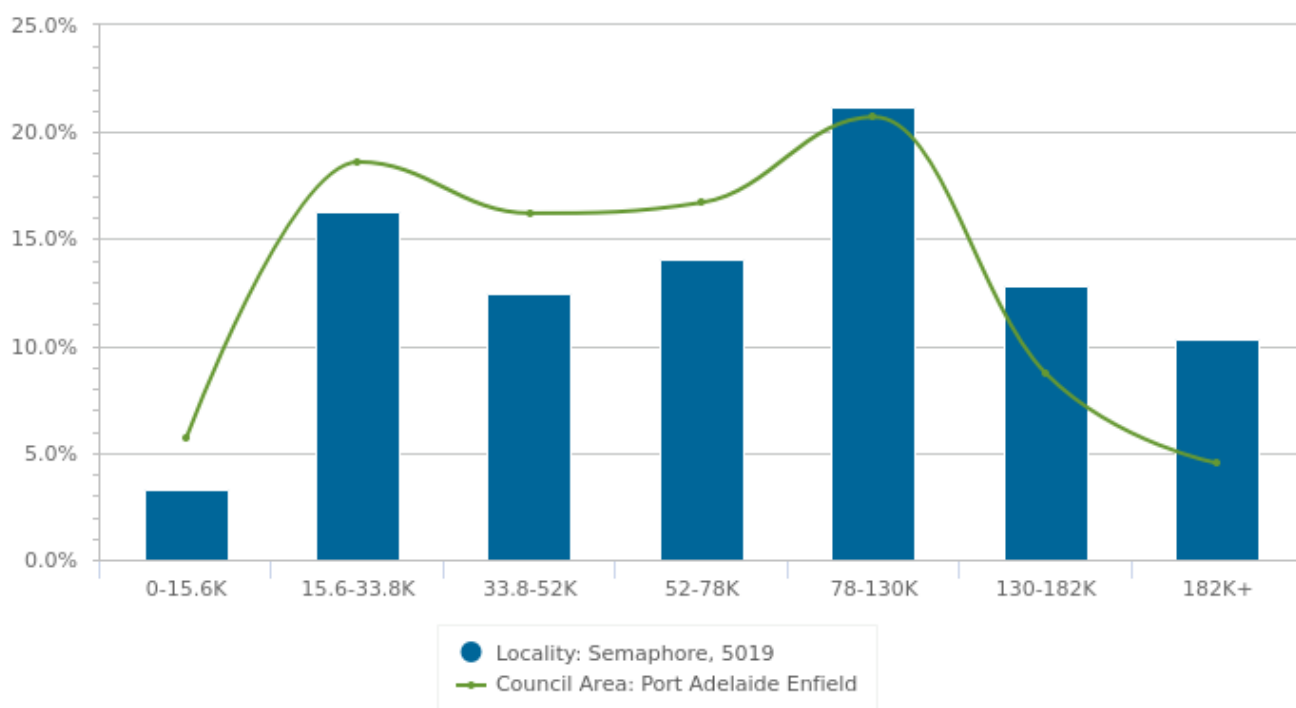
Household Income

Household Income

Income Range	Semaphore %	Port Adelaide Enfield %
0-15.6K	3.3	5.7
15.6-33.8K	16.3	18.6
33.8-52K	12.5	16.2
52-78K	14.1	16.7
78-130K	21.2	20.7
130-182K	12.8	8.7
182K+	10.3	4.5

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

Household Income



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

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© 2019 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.