

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 Warradale is approximately 2 square kilometres.

It has 3 parks covering nearly 1.3% of total area.

The population of Warradale in 2011 was 4,722 people.

By 2016 the population was 5,247 showing a population growth of 11.1% in the area during that time.

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

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

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

In 2011, 74.7% of the homes in Warradale were owner-occupied compared with 72.7% in 2016.

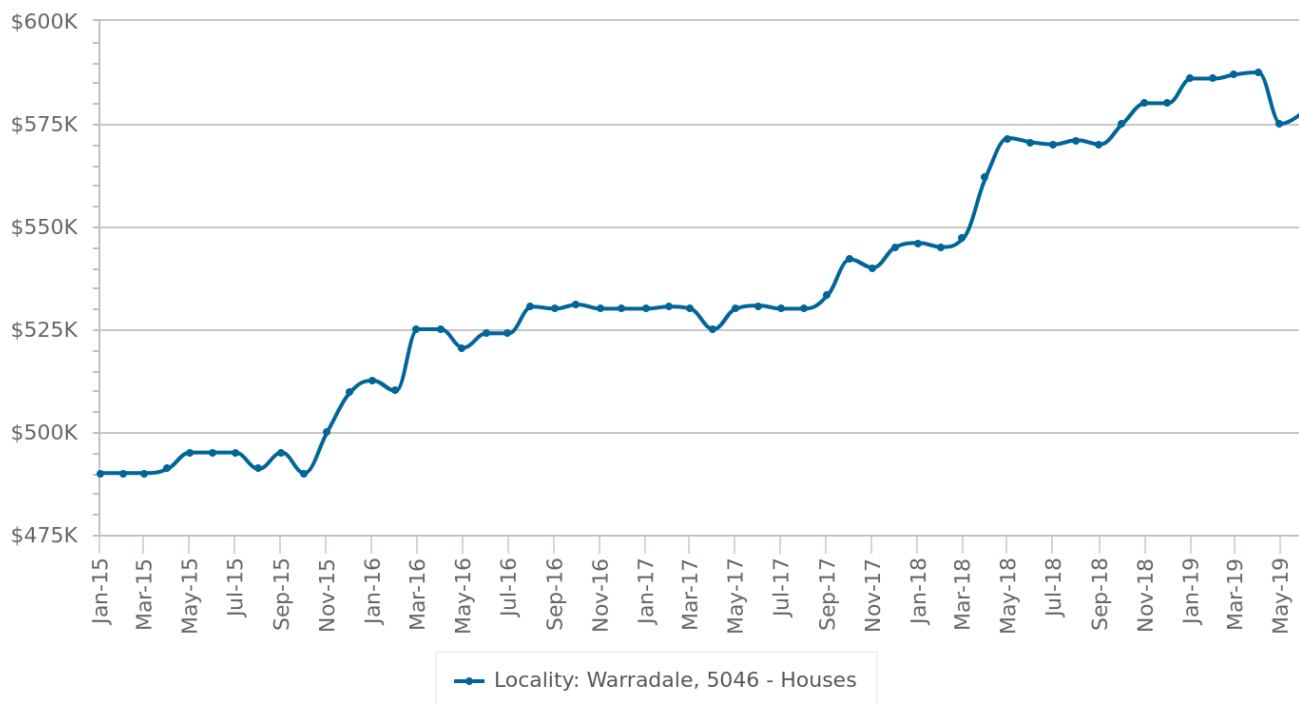
Currently the median sales price of houses in the area is \$578,000.

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	\$490,000	\$512,500	\$530,000	\$546,000	\$586,000
February	\$490,000	\$510,000	\$530,500	\$545,000	\$586,000
March	\$490,000	\$525,000	\$530,000	\$547,000	\$587,000
April	\$491,000	\$525,000	\$525,000	\$562,000	\$587,500
May	\$495,000	\$520,500	\$530,000	\$571,500	\$575,000
June	\$495,000	\$524,000	\$530,750	\$570,500	\$578,000
July	\$495,000	\$524,000	\$530,000	\$570,000	n/a
August	\$491,000	\$530,500	\$530,000	\$571,000	n/a
September	\$495,000	\$530,000	\$533,250	\$570,000	n/a
October	\$490,000	\$531,000	\$542,000	\$575,000	n/a
November	\$500,000	\$530,000	\$540,000	\$580,000	n/a
December	\$509,500	\$530,000	\$545,000	\$580,000	n/a

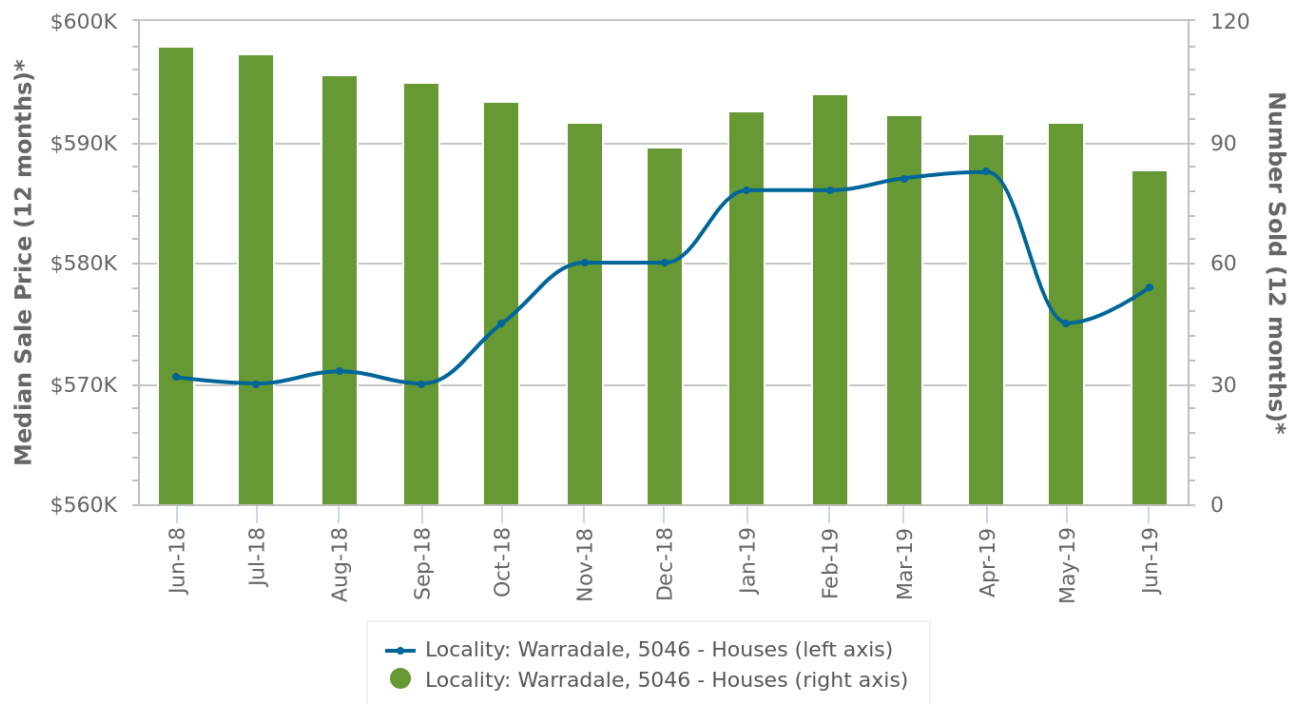
Statistics are calculated over a rolling 12 month period

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

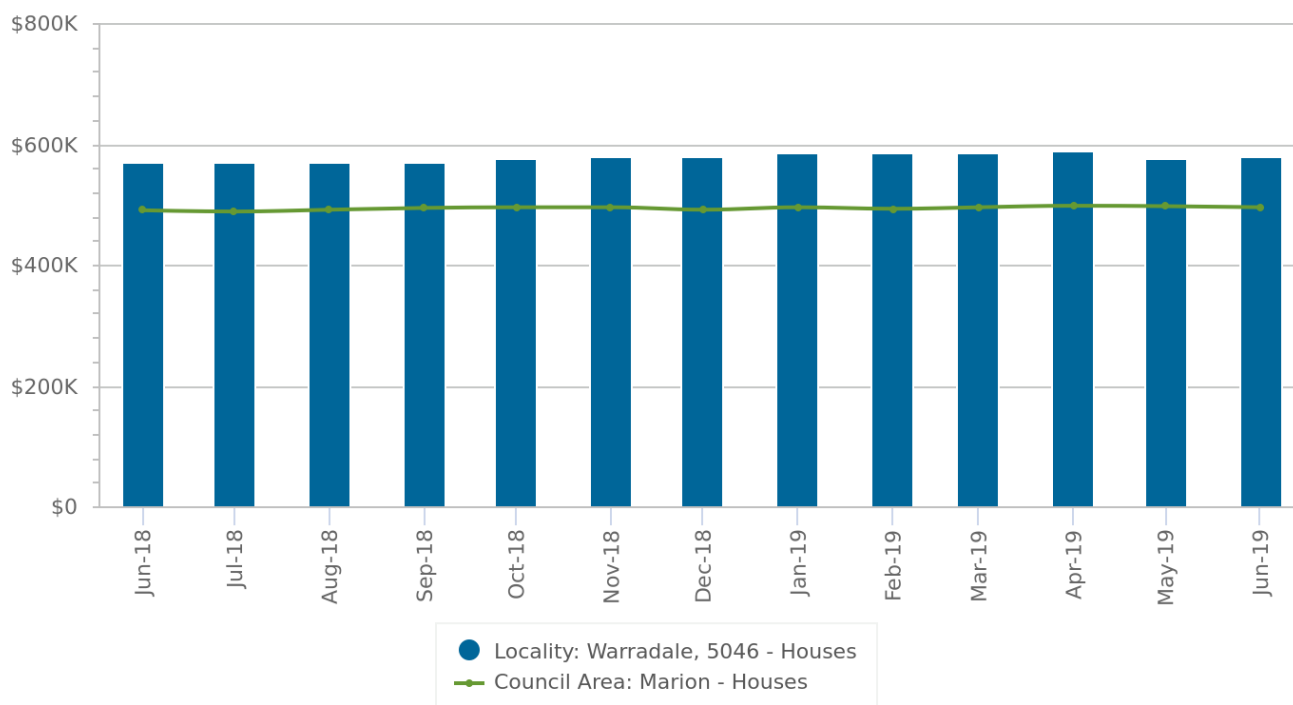
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Warradale Median Price	Marion Median Price
June 2019	\$578,000	\$495,000
May 2019	\$575,000	\$496,800
April 2019	\$587,500	\$497,500
March 2019	\$587,000	\$495,000
February 2019	\$586,000	\$492,500
January 2019	\$586,000	\$495,000
December 2018	\$580,000	\$491,000
November 2018	\$580,000	\$495,000
October 2018	\$575,000	\$495,000
September 2018	\$570,000	\$493,950
August 2018	\$571,000	\$491,000
July 2018	\$570,000	\$488,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



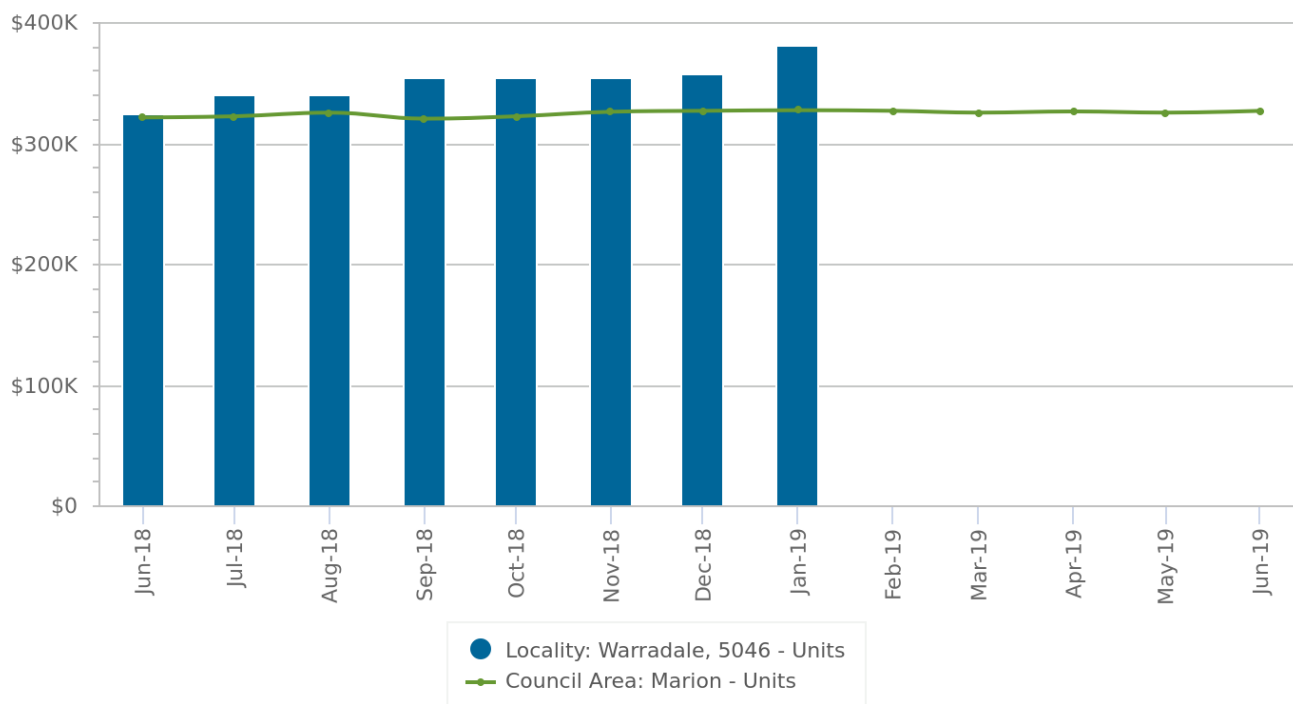
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Warradale Median Price	Marion Median Price
June 2019	\$325,000	\$326,500
May 2019	n/a	\$325,000
April 2019	n/a	\$326,000
March 2019	n/a	\$325,000
February 2019	n/a	\$326,500
January 2019	\$380,400	\$327,000
December 2018	\$357,900	\$326,500
November 2018	\$354,000	\$325,750
October 2018	\$354,000	\$322,000
September 2018	\$354,000	\$320,000
August 2018	\$340,000	\$325,000
July 2018	\$340,000	\$322,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Warradale Median Price	Marion Median Price
June 2019	\$350,000	\$362,500
May 2019	n/a	\$360,000
April 2019	n/a	\$365,000
March 2019	n/a	\$360,000
February 2019	n/a	\$355,350
January 2019	n/a	\$350,350
December 2018	n/a	\$350,000
November 2018	n/a	\$350,700
October 2018	n/a	\$339,500
September 2018	n/a	\$340,000
August 2018	n/a	\$332,500
July 2018	n/a	\$330,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

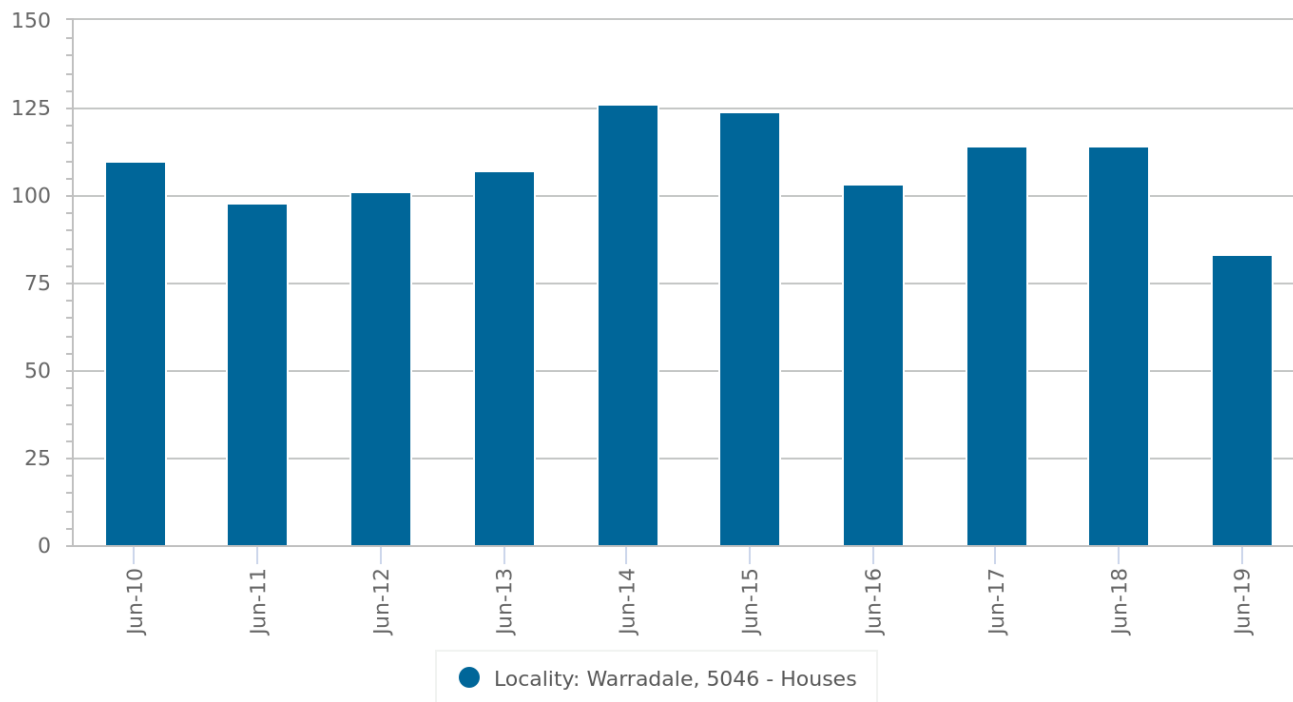
Sales Per Annum

Sales Per Annum (House)

Period Ending	Warradale
	Number
Jun 2019	83
Jun 2018	114
Jun 2017	114
Jun 2016	103
Jun 2015	124
Jun 2014	126
Jun 2013	107
Jun 2012	101
Jun 2011	98
Jun 2010	110

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



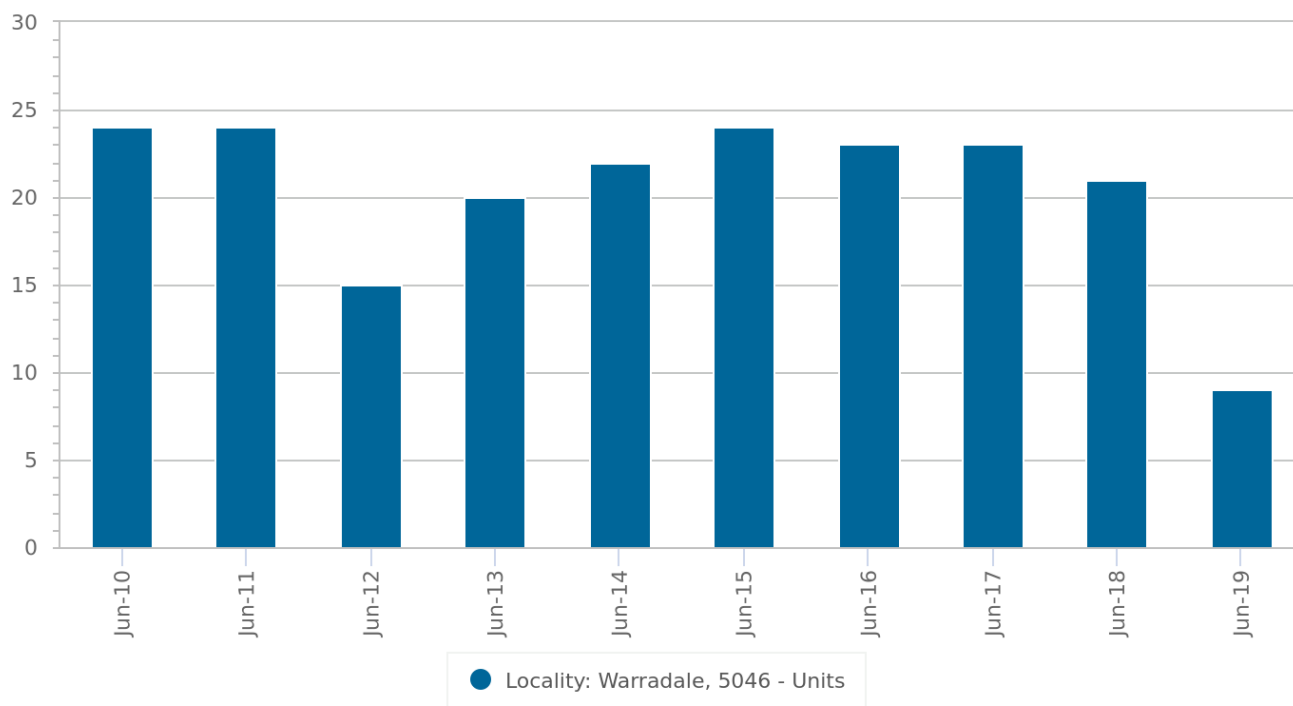
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Warradale Number
Jun 2019	9
Jun 2018	21
Jun 2017	23
Jun 2016	23
Jun 2015	24
Jun 2014	22
Jun 2013	20
Jun 2012	15
Jun 2011	24
Jun 2010	24

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



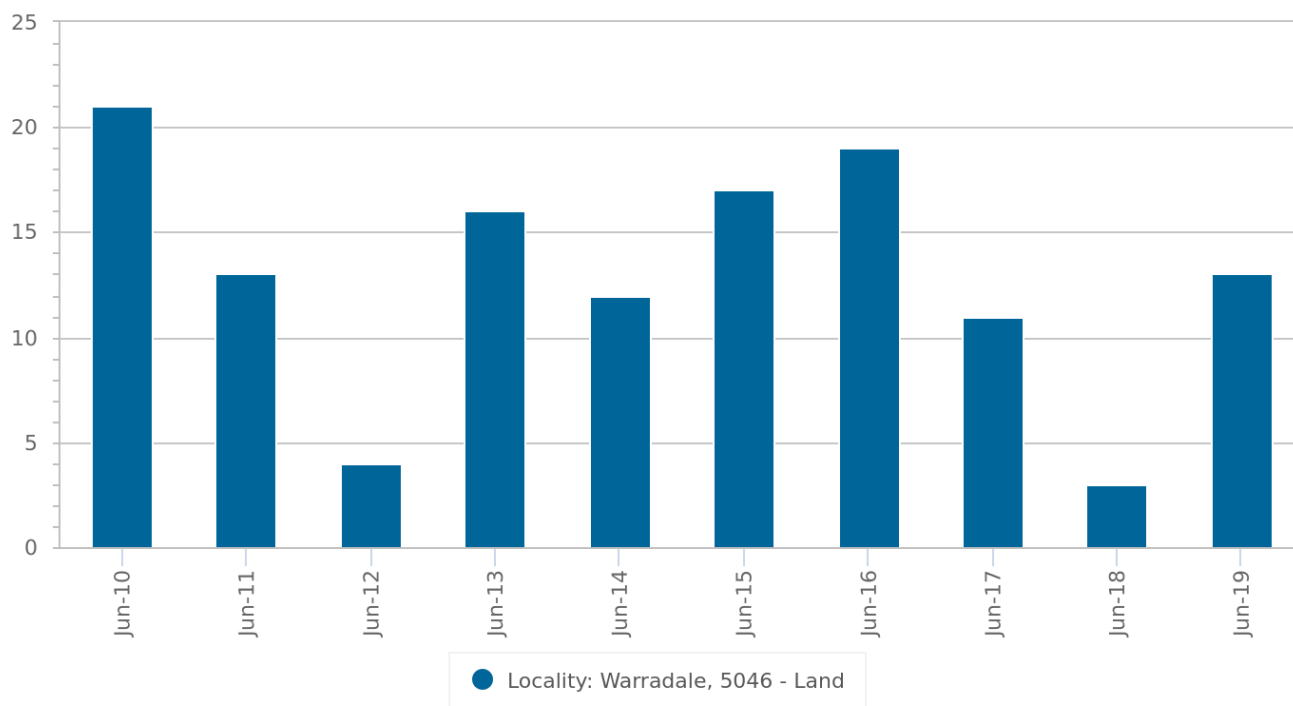
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Warradale Number
Jun 2019	13
Jun 2018	3
Jun 2017	11
Jun 2016	19
Jun 2015	17
Jun 2014	12
Jun 2013	16
Jun 2012	4
Jun 2011	13
Jun 2010	21

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

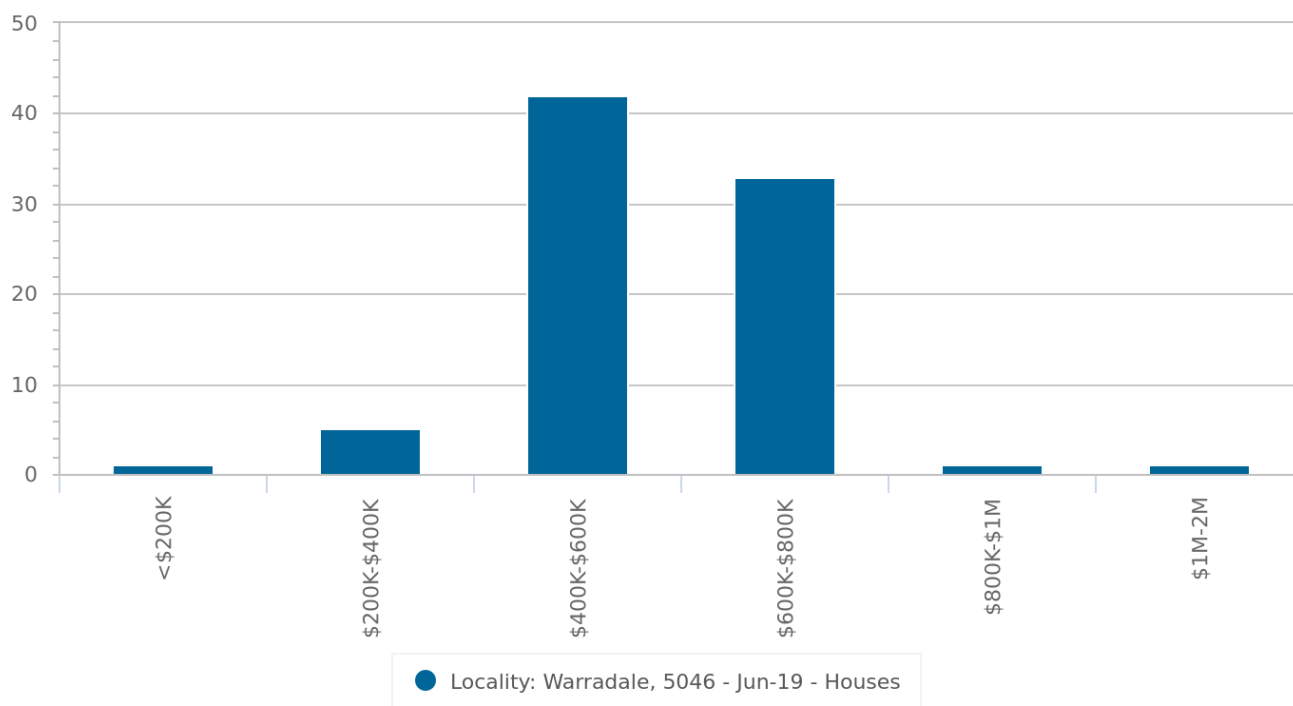
Sales By Price

Sales By Price - 12 months (House)

Price	Warradale	
	Number	
<\$200K	1	
\$200K-\$400K	5	
\$400K-\$600K	42	
\$600K-\$800K	33	
\$800K-\$1M	1	
\$1M-\$2M	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



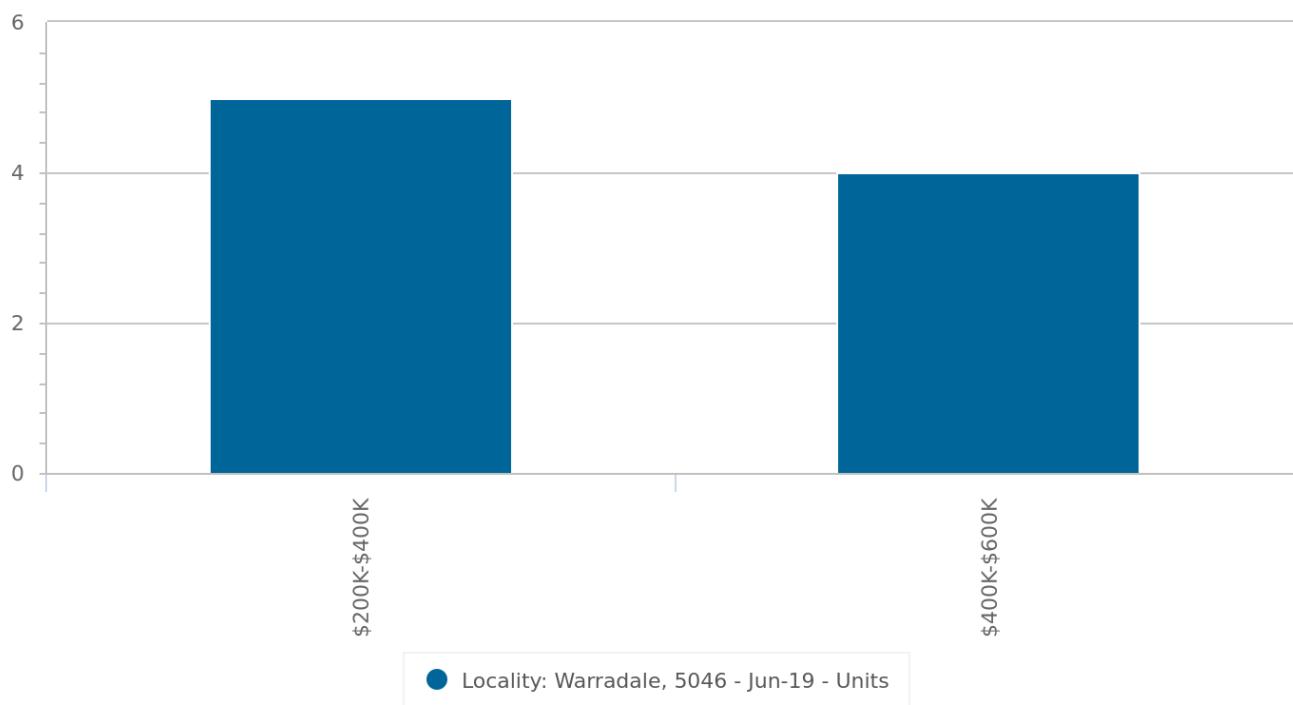
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Warradale	
	Number	
\$200K-\$400K	5	
\$400K-\$600K	4	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



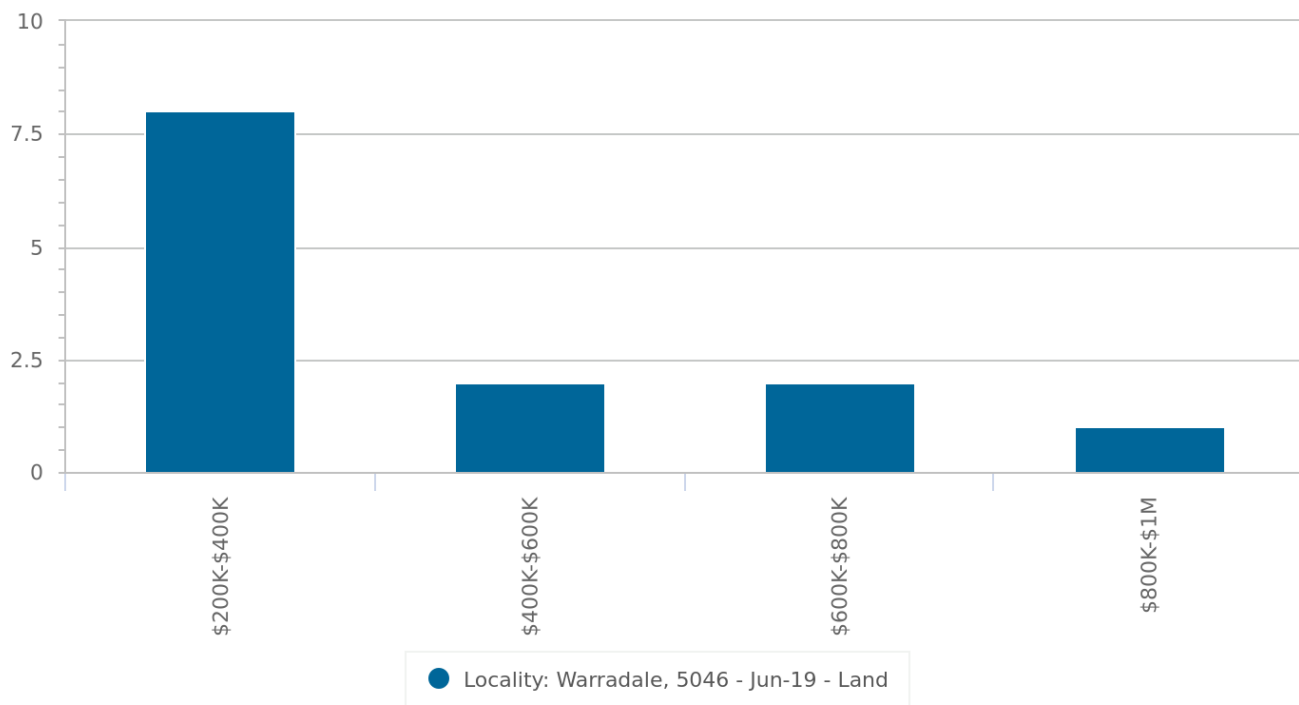
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Warradale	
	Number	
\$200K-\$400K	8	
\$400K-\$600K	2	
\$600K-\$800K	2	
\$800K-\$1M	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

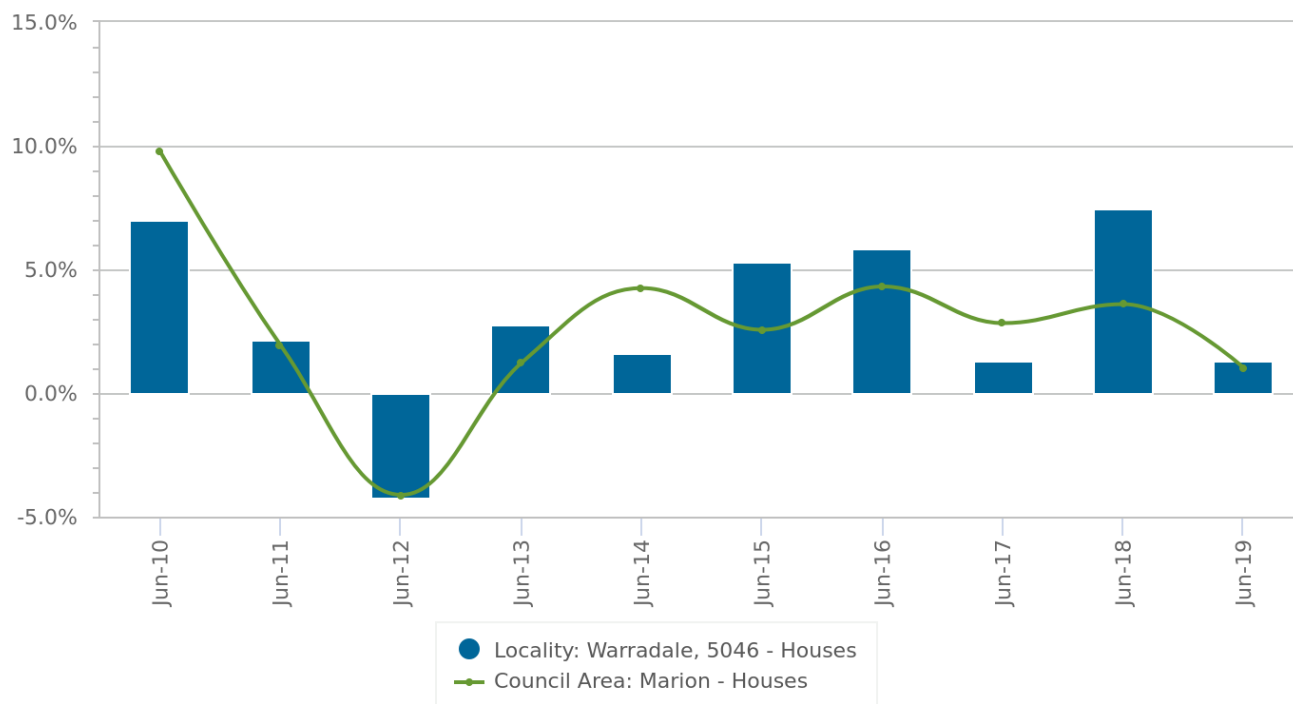
Change in Median Price

Change in Median Price (House)

Period	Warradale	Marion
	% Change	% Change
Jun 2019	1.31%	1.02%
Jun 2018	7.49%	3.59%
Jun 2017	1.29%	2.83%
Jun 2016	5.86%	4.31%
Jun 2015	5.32%	2.56%
Jun 2014	1.62%	4.24%
Jun 2013	2.78%	1.23%
Jun 2012	-4.26%	-4.12%
Jun 2011	2.16%	1.92%
Jun 2010	6.99%	9.74%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



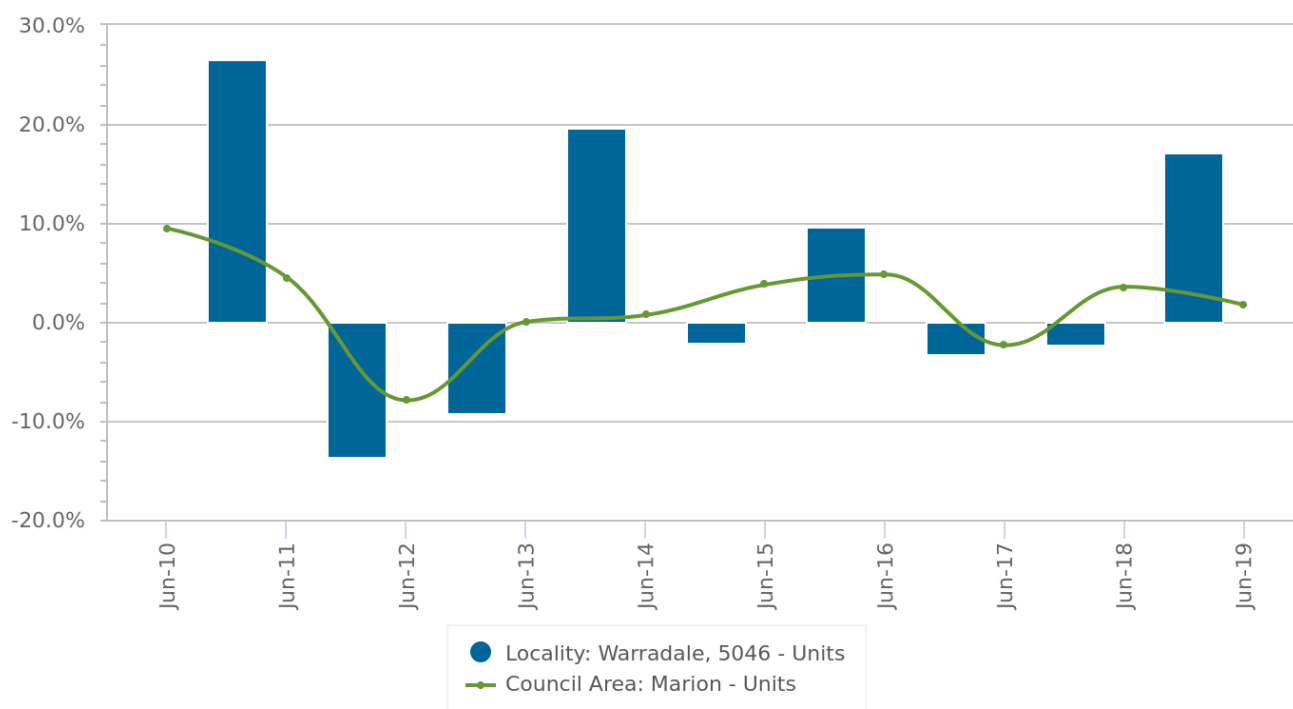
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Warradale % Change	Marion % Change
Jan 2019	17.05%	1.71%
Jan 2018	-2.26%	3.55%
Jan 2017	-3.27%	-2.36%
Jan 2016	9.65%	4.79%
Jan 2015	-2.03%	3.77%
Jan 2014	19.63%	0.69%
Jan 2013	-9.32%	0%
Jan 2012	-13.68%	-7.94%
Jan 2011	26.57%	4.48%
Jan 2010	0%	9.44%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



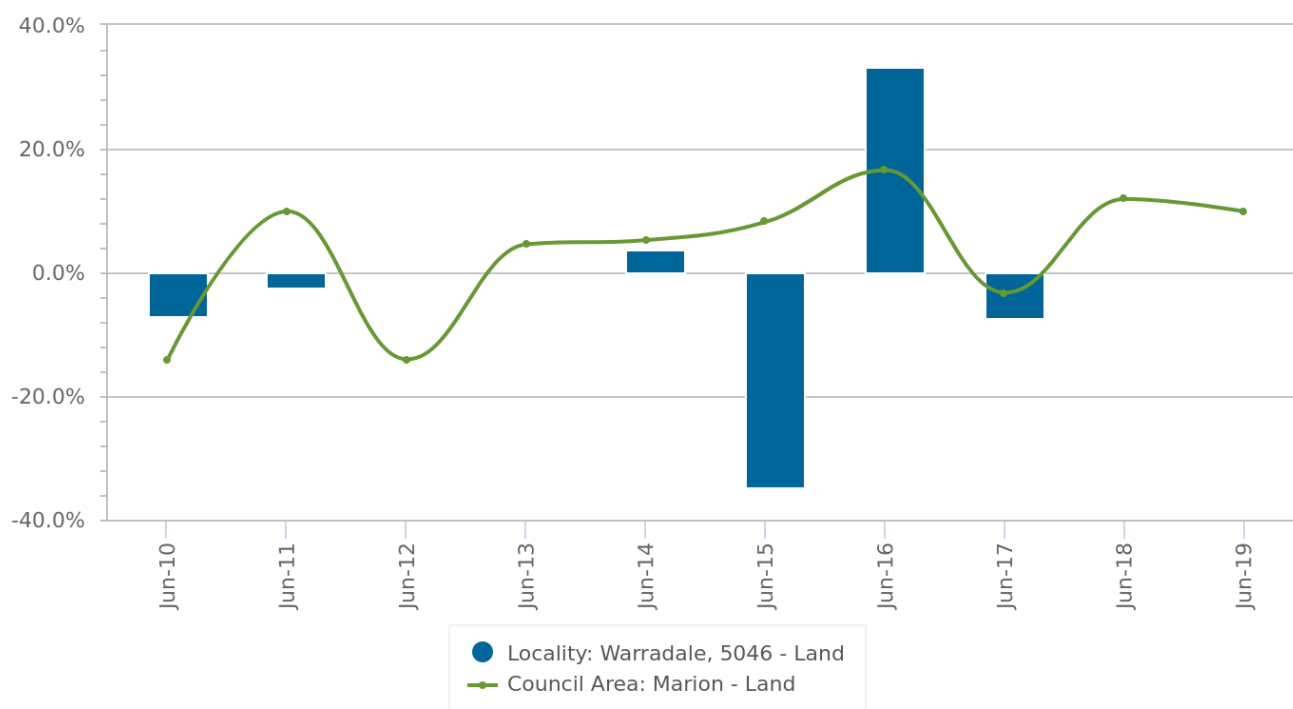
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Warradale % Change	Marion % Change
Jul 2017	-7.5%	-3.28%
Jul 2016	33.33%	16.52%
Jul 2015	-34.71%	8.16%
Jul 2014	3.84%	5.22%
Jul 2013	0%	4.55%
Jul 2012	0%	-14.06%
Jul 2011	-2.56%	9.87%
Jul 2010	-7.14%	-14.02%
Jul 2009	0%	0%
Jul 2008	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

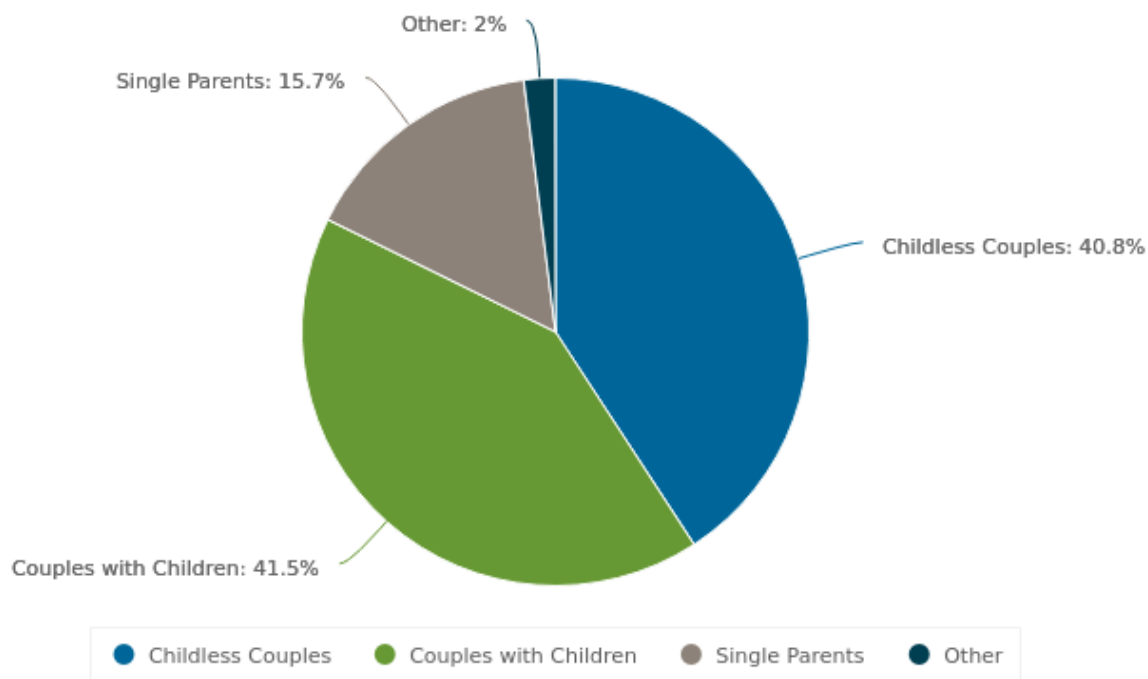
Household

Household Structure

Type	Percent
Couples with Children	41.5
Childless Couples	40.8
Single Parents	15.7
Other	2.0

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

Household Structure



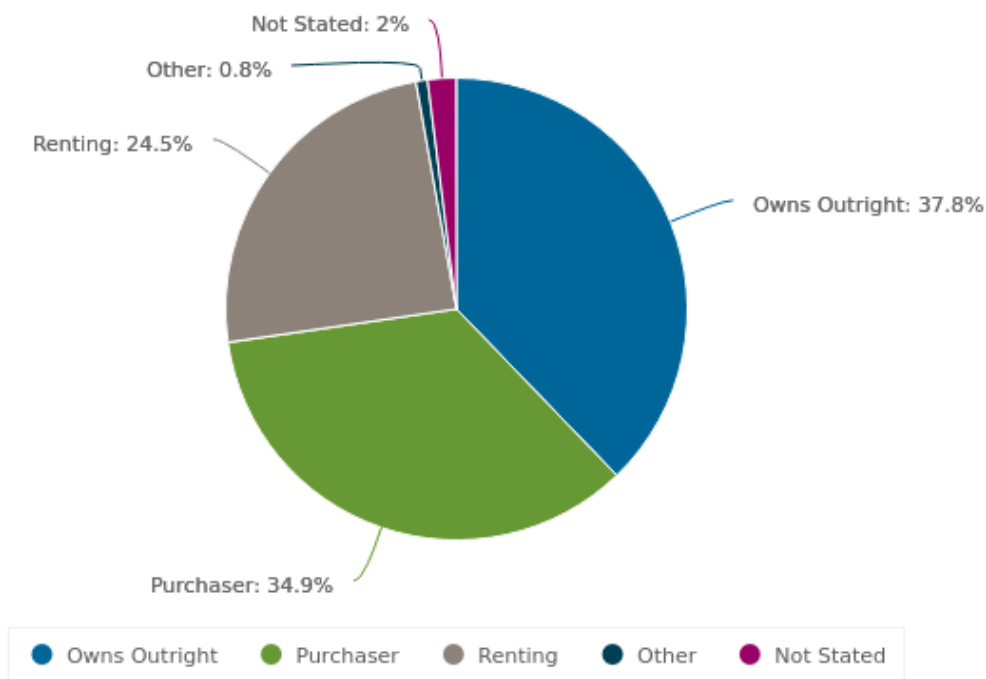
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Owns Outright	37.8
Purchaser	34.9
Renting	24.5
Not Stated	2.0
Other	0.8

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

Household Occupancy



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

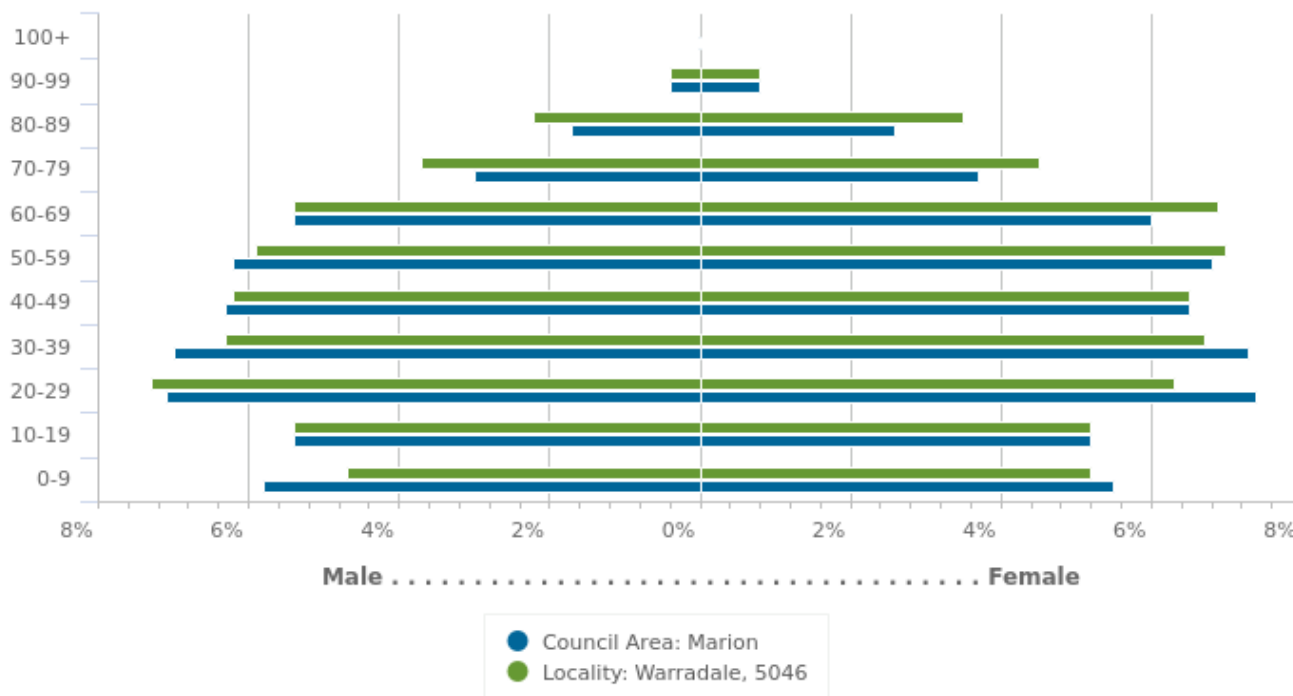
Age Sex Ratio

Age Sex Ratio

Age Group	Warradale		Marion	
	Male %	Female %	Male %	Female %
0-9	4.7	5.2	5.8	5.5
10-19	5.4	5.2	5.4	5.2
20-29	7.3	6.3	7.1	7.4
30-39	6.3	6.7	7.0	7.3
40-49	6.2	6.5	6.3	6.5
50-59	5.9	7.0	6.2	6.8
60-69	5.4	6.9	5.4	6.0
70-79	3.7	4.5	3.0	3.7
80-89	2.2	3.5	1.7	2.6
90-99	0.4	0.8	0.4	0.8
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)

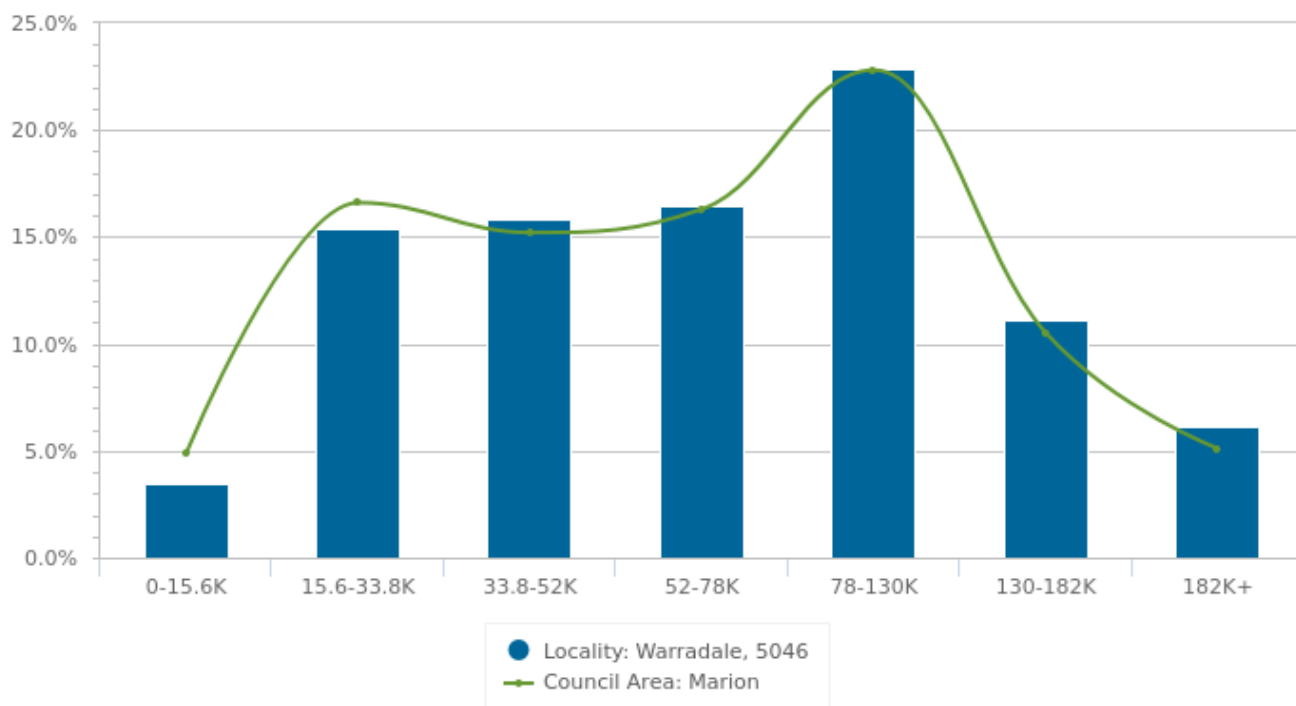
Household Income

Household Income

Income Range	Warradale %	Marion %
0-15.6K	3.5	4.9
15.6-33.8K	15.4	16.6
33.8-52K	15.8	15.2
52-78K	16.5	16.3
78-130K	22.9	22.8
130-182K	11.1	10.5
182K+	6.1	5.1

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.