

Suburb Statistics Report

Prepared on 14 May 2018

Laura Carter
Mob: 49314888
Ph: 49314888
Email:
sales.admin@barclayproperty.com.au

Area Profile

The size of Aberglasslyn is approximately 6.2 square kilometres.

It has 1 park covering nearly 0.5% of total area.

The population of Aberglasslyn in 2011 was 590 people.

By 2016 the population was 5,397 showing a population growth of 814.7% in the area during that time.

The predominant age group in Aberglasslyn is 0-9 years.

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

In general, people in Aberglasslyn work in a trades occupation.

In 2011, 76.4% of the homes in Aberglasslyn were owner-occupied compared with 63% in 2016.

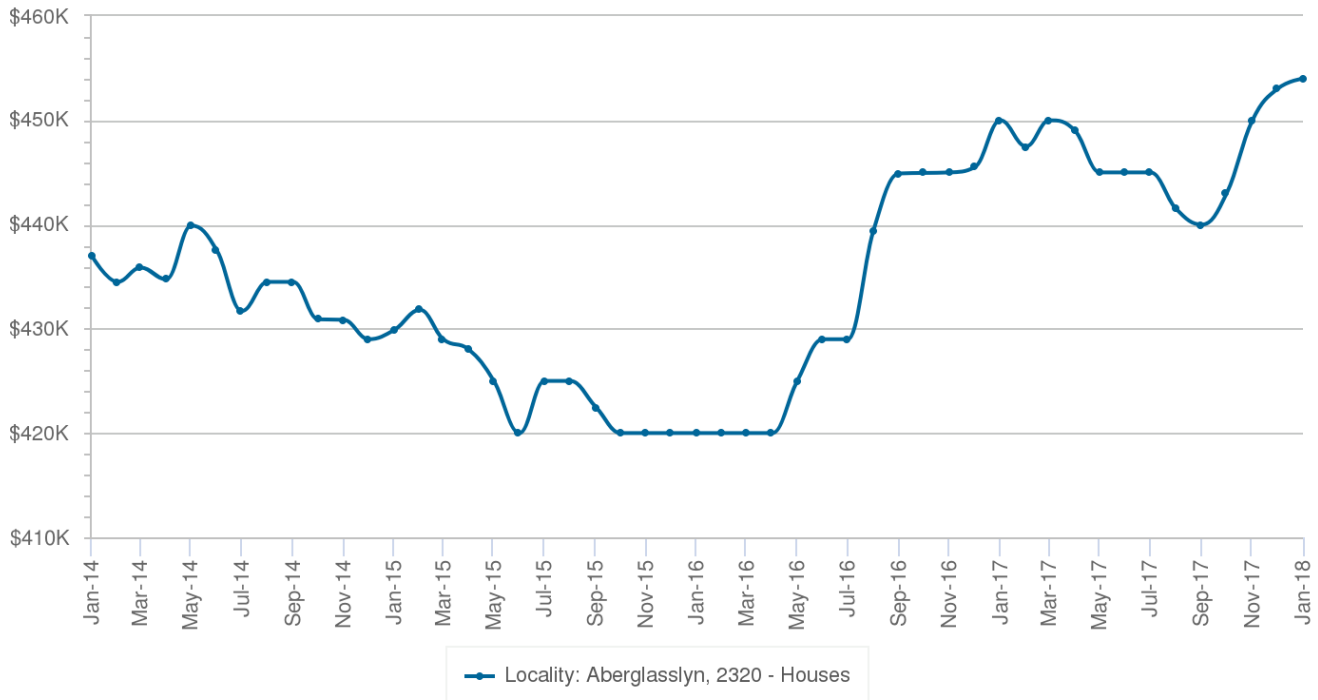
Currently the median sales price of houses in the area is \$454,000.

Median Sales Price

	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$437,000	\$429,900	\$420,000	\$450,000	\$454,000
February	\$434,500	\$431,820	\$420,000	\$447,500	n/a
March	\$435,863	\$429,000	\$420,000	\$450,000	n/a
April	\$434,750	\$428,000	\$420,000	\$449,000	n/a
May	\$439,900	\$425,000	\$425,000	\$445,000	n/a
June	\$437,500	\$420,000	\$429,000	\$445,000	n/a
July	\$431,707	\$425,000	\$429,000	\$445,000	n/a
August	\$434,500	\$425,000	\$439,450	\$441,500	n/a
September	\$434,500	\$422,500	\$444,900	\$440,000	n/a
October	\$430,910	\$420,000	\$444,950	\$443,000	n/a
November	\$430,863	\$420,000	\$445,000	\$450,000	n/a
December	\$429,000	\$420,000	\$445,500	\$453,000	n/a

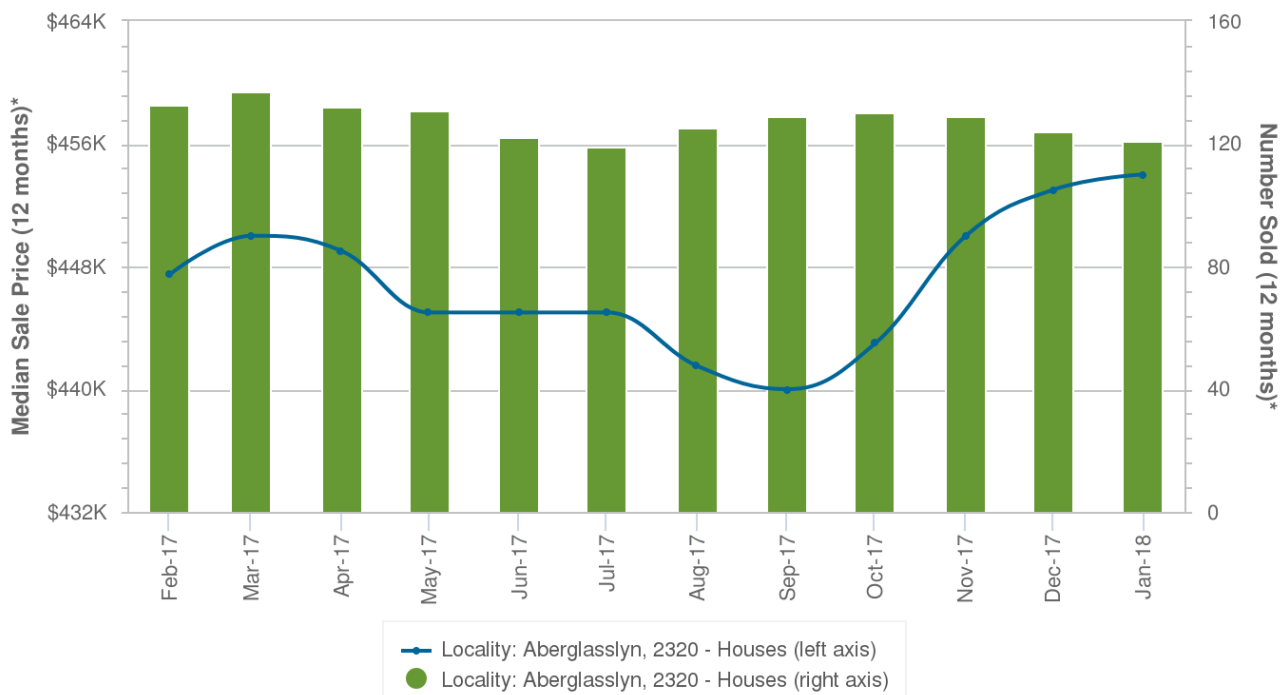
Statistics are calculated over a rolling 12 month period

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

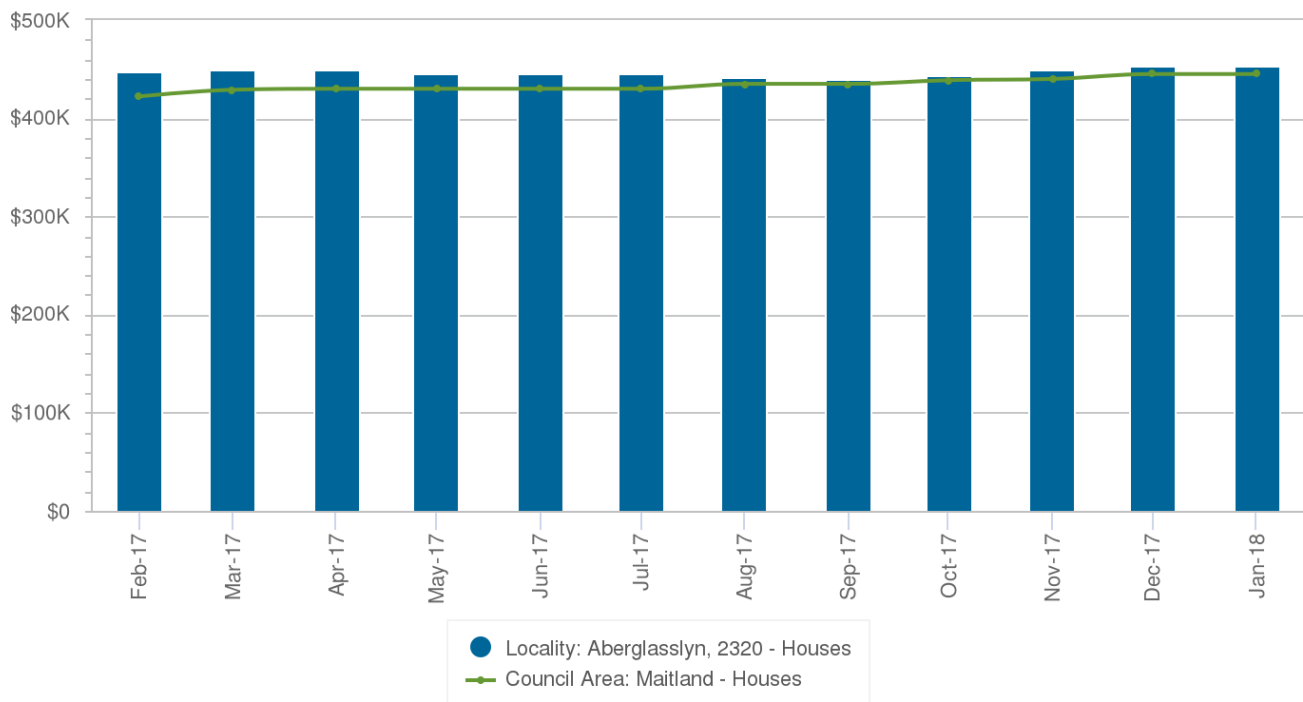
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Aberglasslyn Median Price	Maitland Median Price
January 2018	\$454,000	\$445,000
December 2017	\$453,000	\$445,000
November 2017	\$450,000	\$440,000
October 2017	\$443,000	\$438,750
September 2017	\$440,000	\$435,000
August 2017	\$441,500	\$435,000
July 2017	\$445,000	\$430,000
June 2017	\$445,000	\$430,000
May 2017	\$445,000	\$430,000
April 2017	\$449,000	\$430,000
March 2017	\$450,000	\$429,000
February 2017	\$447,500	\$422,250

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



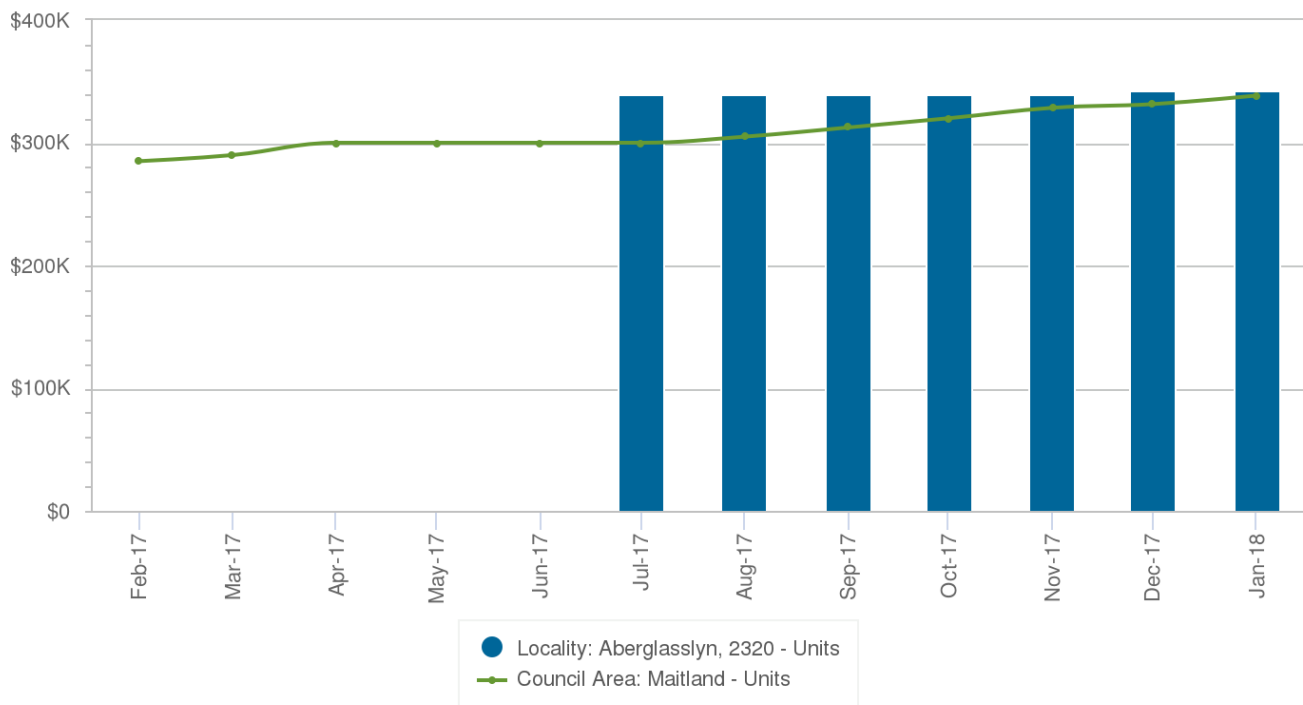
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Aberglasslyn Median Price	Maitland Median Price
January 2018	\$342,000	\$338,500
December 2017	\$342,000	\$331,500
November 2017	\$339,500	\$328,500
October 2017	\$339,500	\$320,000
September 2017	\$340,000	\$312,500
August 2017	\$339,500	\$305,000
July 2017	\$339,000	\$300,000
June 2017	n/a	\$300,000
May 2017	n/a	\$300,000
April 2017	n/a	\$300,000
March 2017	n/a	\$290,000
February 2017	n/a	\$285,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



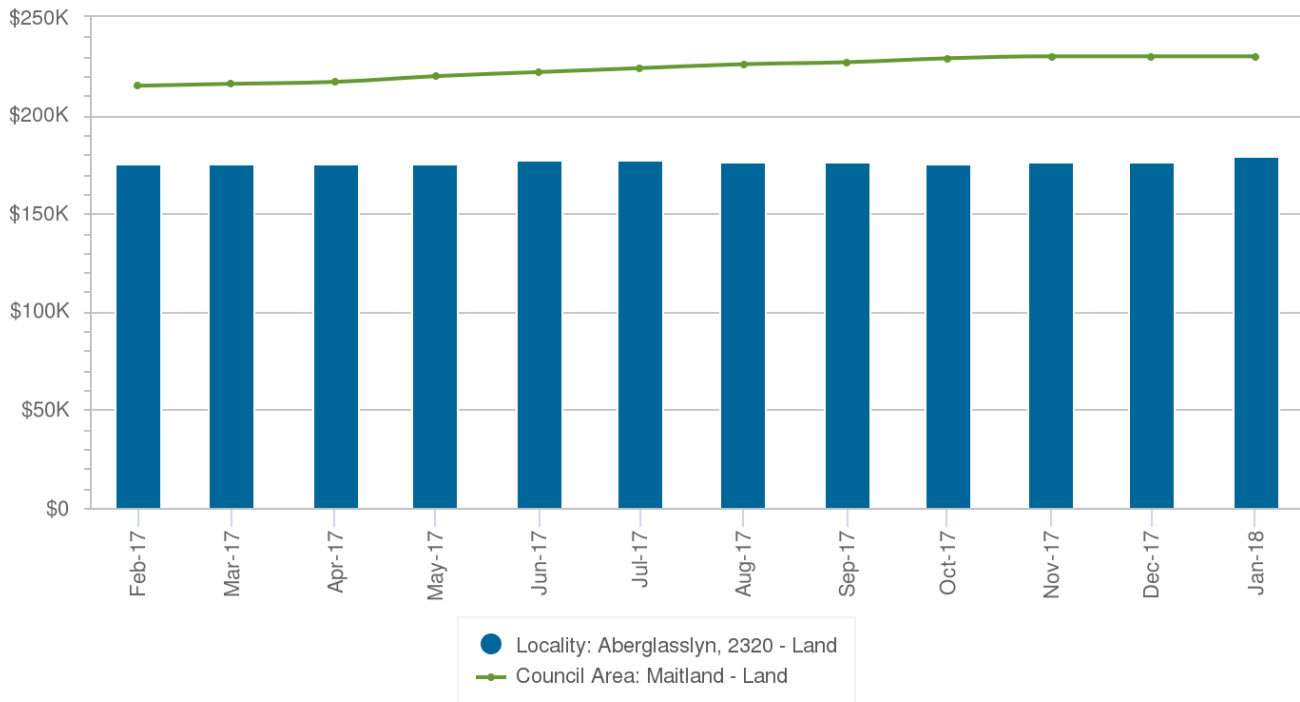
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Aberglasslyn Median Price	Maitland Median Price
January 2018	\$179,000	\$230,000
December 2017	\$176,500	\$230,000
November 2017	\$176,500	\$230,000
October 2017	\$175,750	\$229,000
September 2017	\$176,750	\$227,000
August 2017	\$176,500	\$226,000
July 2017	\$177,000	\$224,000
June 2017	\$177,000	\$222,000
May 2017	\$175,000	\$219,900
April 2017	\$175,000	\$217,000
March 2017	\$175,000	\$216,000
February 2017	\$175,000	\$215,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

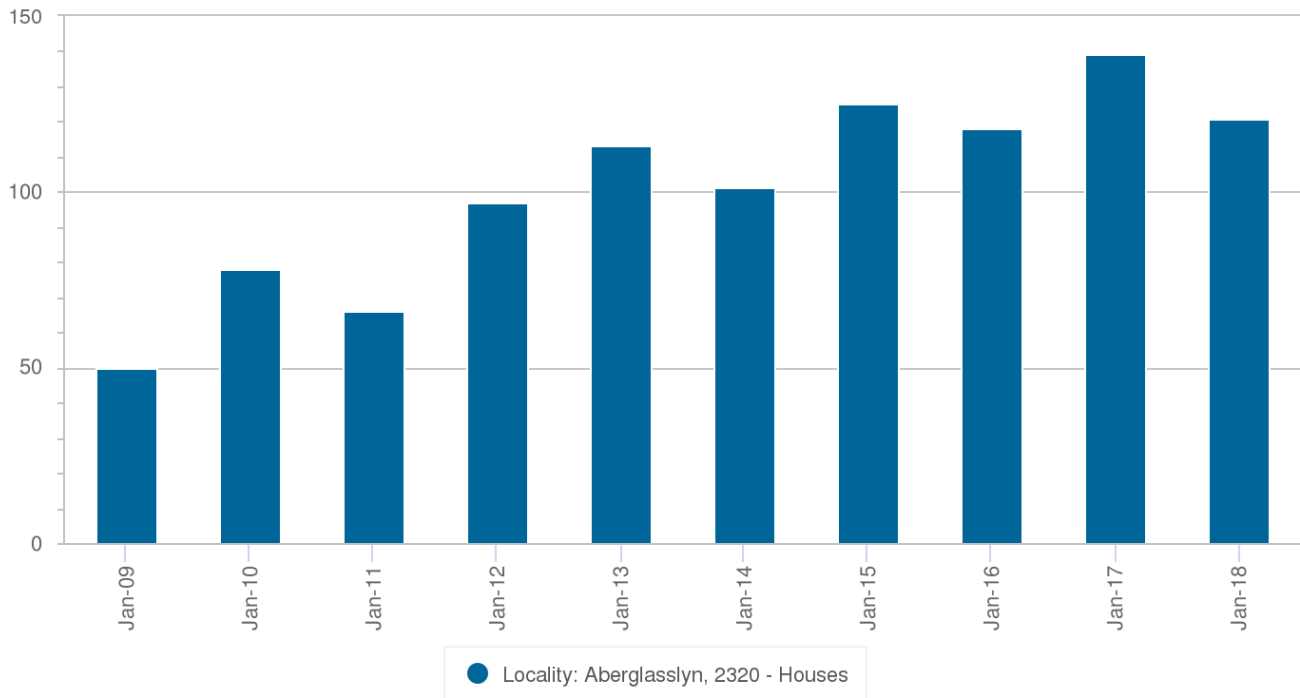
Sales Per Annum

Sales Per Annum (House)

Period Ending	Aberglasslyn Number
Jan 2018	121
Jan 2017	139
Jan 2016	118
Jan 2015	125
Jan 2014	101
Jan 2013	113
Jan 2012	97
Jan 2011	66
Jan 2010	78
Jan 2009	50

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



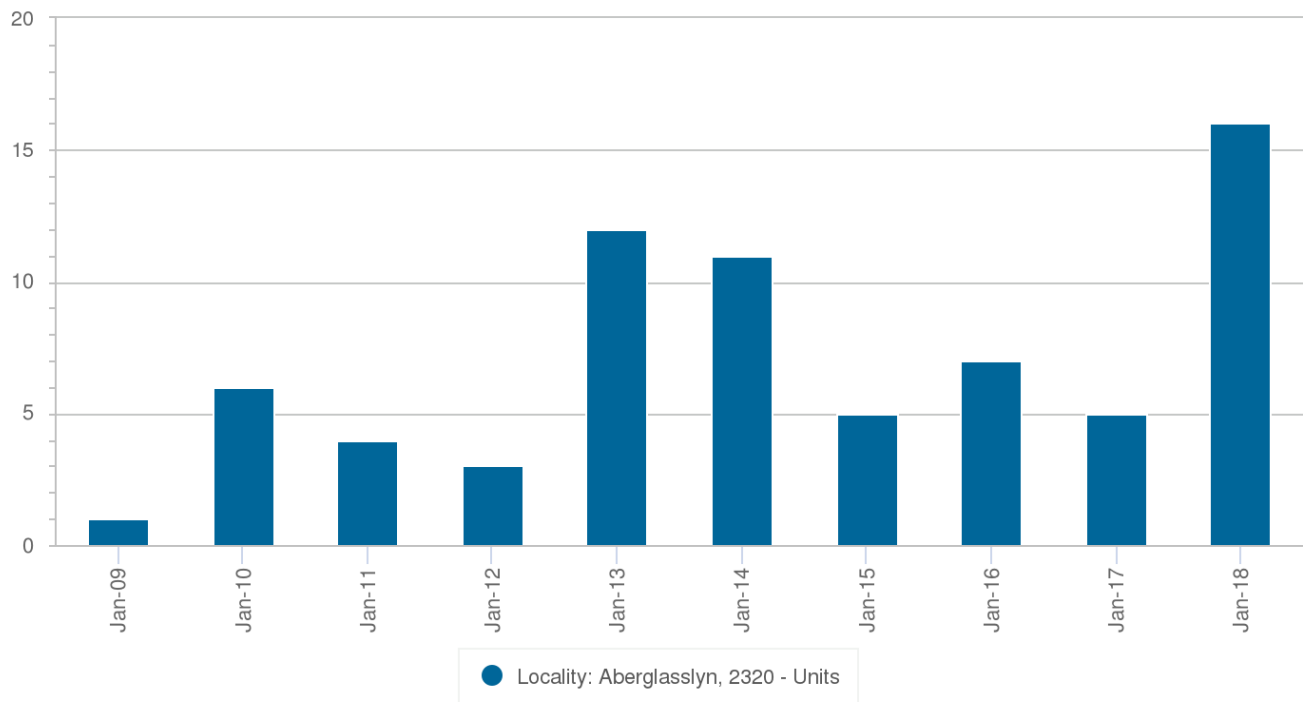
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Aberglasslyn Number
Jan 2018	16
Jan 2017	5
Jan 2016	7
Jan 2015	5
Jan 2014	11
Jan 2013	12
Jan 2012	3
Jan 2011	4
Jan 2010	6
Jan 2009	1

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



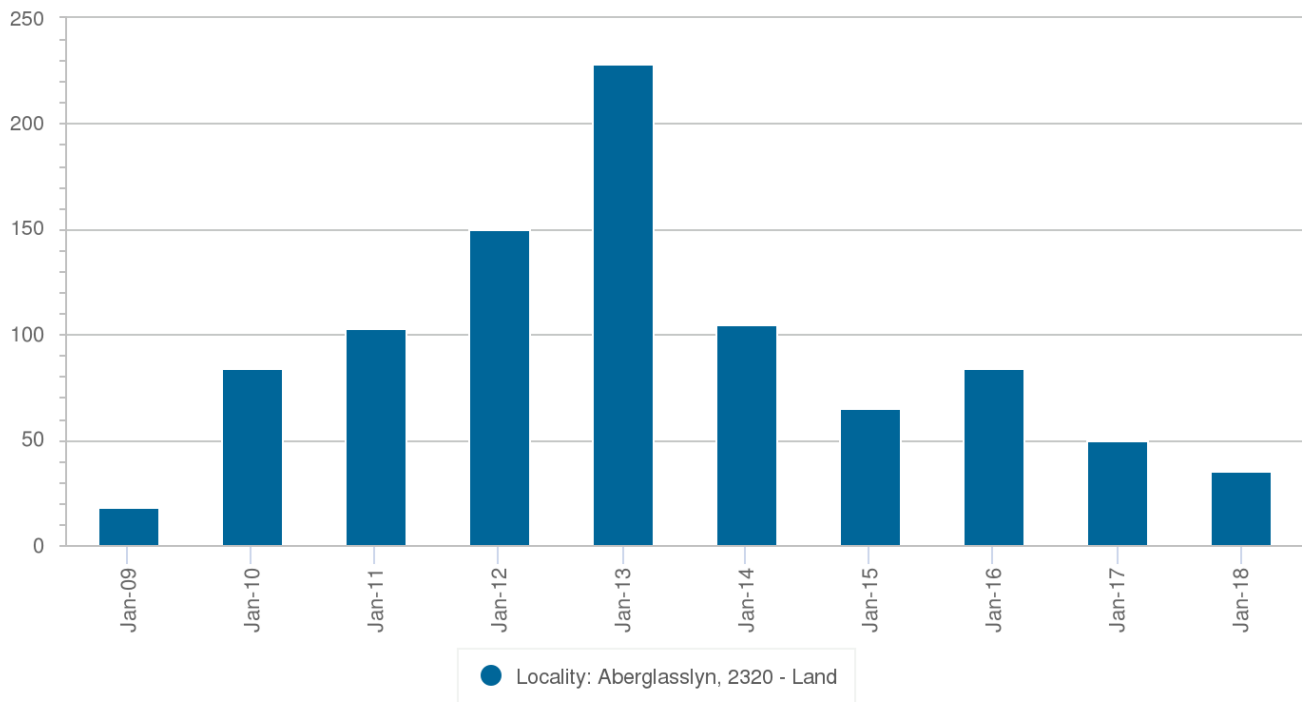
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Aberglasslyn Number
Jan 2018	35
Jan 2017	50
Jan 2016	84
Jan 2015	65
Jan 2014	105
Jan 2013	228
Jan 2012	150
Jan 2011	103
Jan 2010	84
Jan 2009	18

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

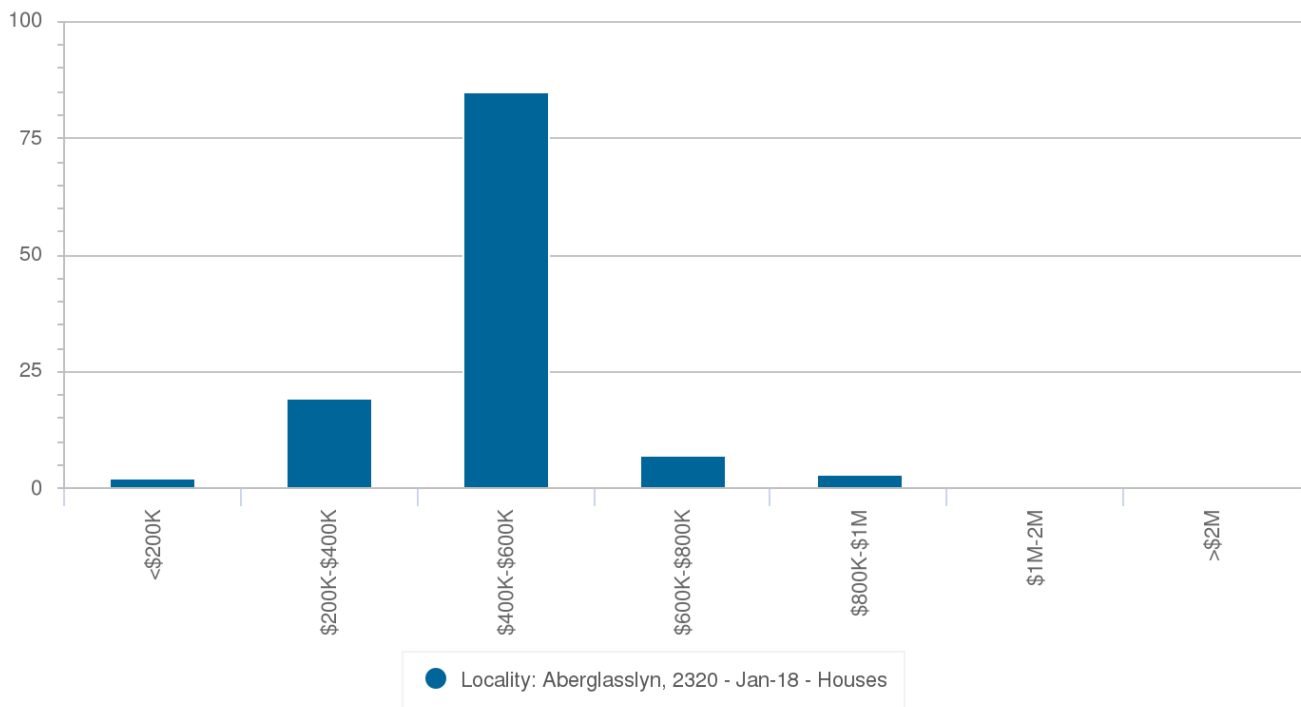
Sales By Price

Sales By Price - 12 months (House)

Price	Aberglasslyn	
	Number	
<\$200K	2	
\$200K-\$400K	19	
\$400K-\$600K	85	
\$600K-\$800K	7	
\$800K-\$1M	3	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



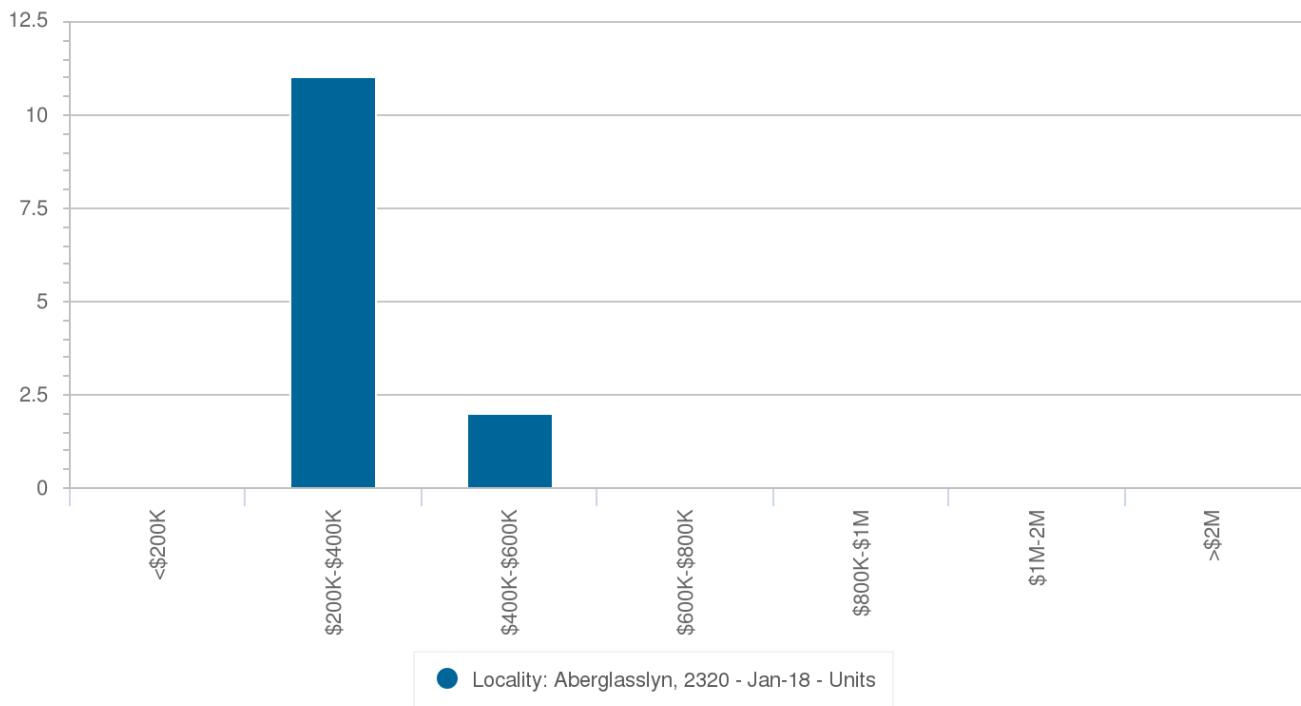
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Aberglasslyn	
	Number	
<\$200K	0	
\$200K-\$400K	11	
\$400K-\$600K	2	
\$600K-\$800K	0	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



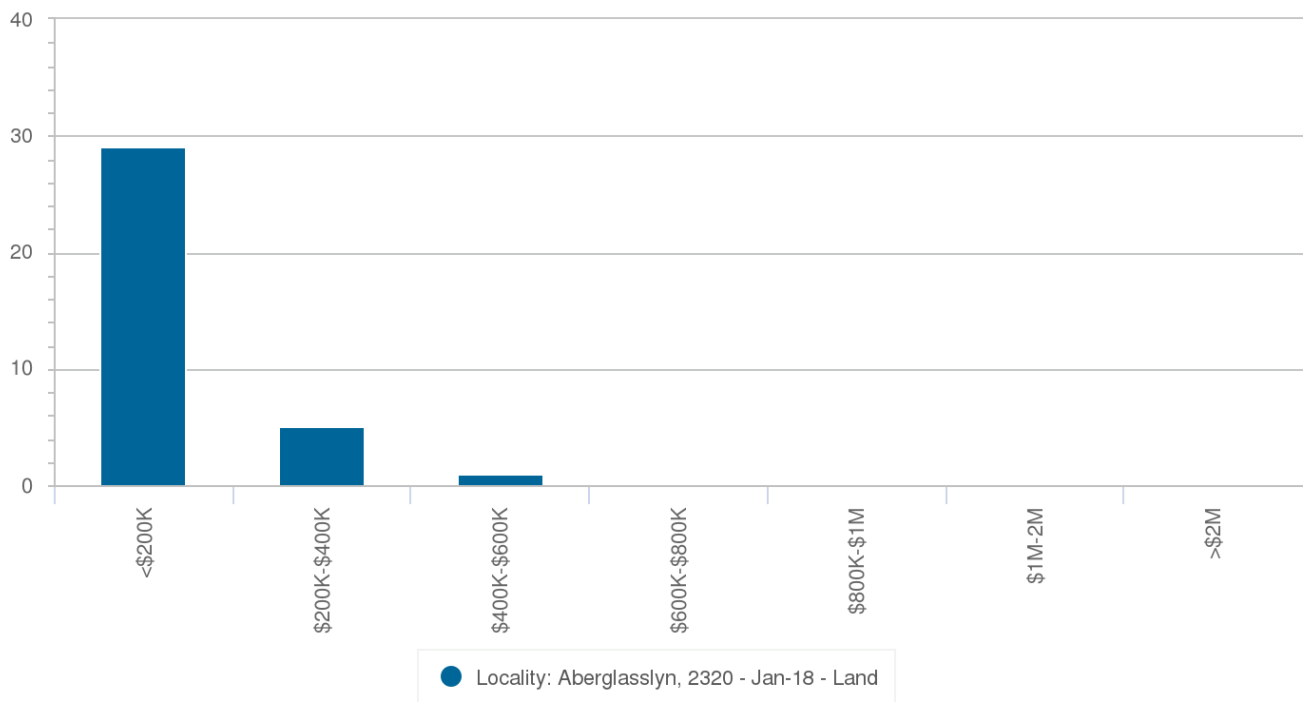
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Aberglasslyn	
	Number	
<\$200K	29	
\$200K-\$400K	5	
\$400K-\$600K	1	
\$600K-\$800K	0	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

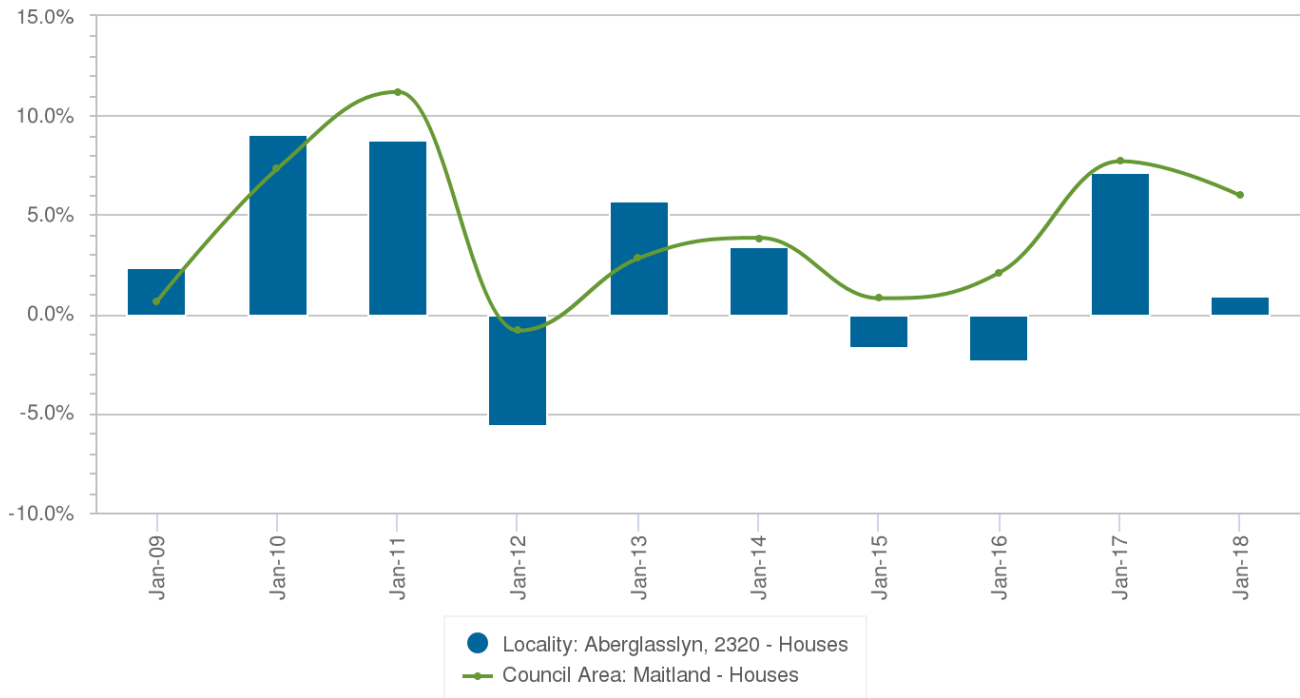
Change in Median Price

Change in Median Price (House)

Period	Aberglasslyn % Change	Maitland % Change
Jan 2018	0.89%	5.95%
Jan 2017	7.14%	7.69%
Jan 2016	-2.3%	2.09%
Jan 2015	-1.62%	0.79%
Jan 2014	3.43%	3.84%
Jan 2013	5.73%	2.82%
Jan 2012	-5.59%	-0.84%
Jan 2011	8.8%	11.18%
Jan 2010	9.09%	7.33%
Jan 2009	2.32%	0.67%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



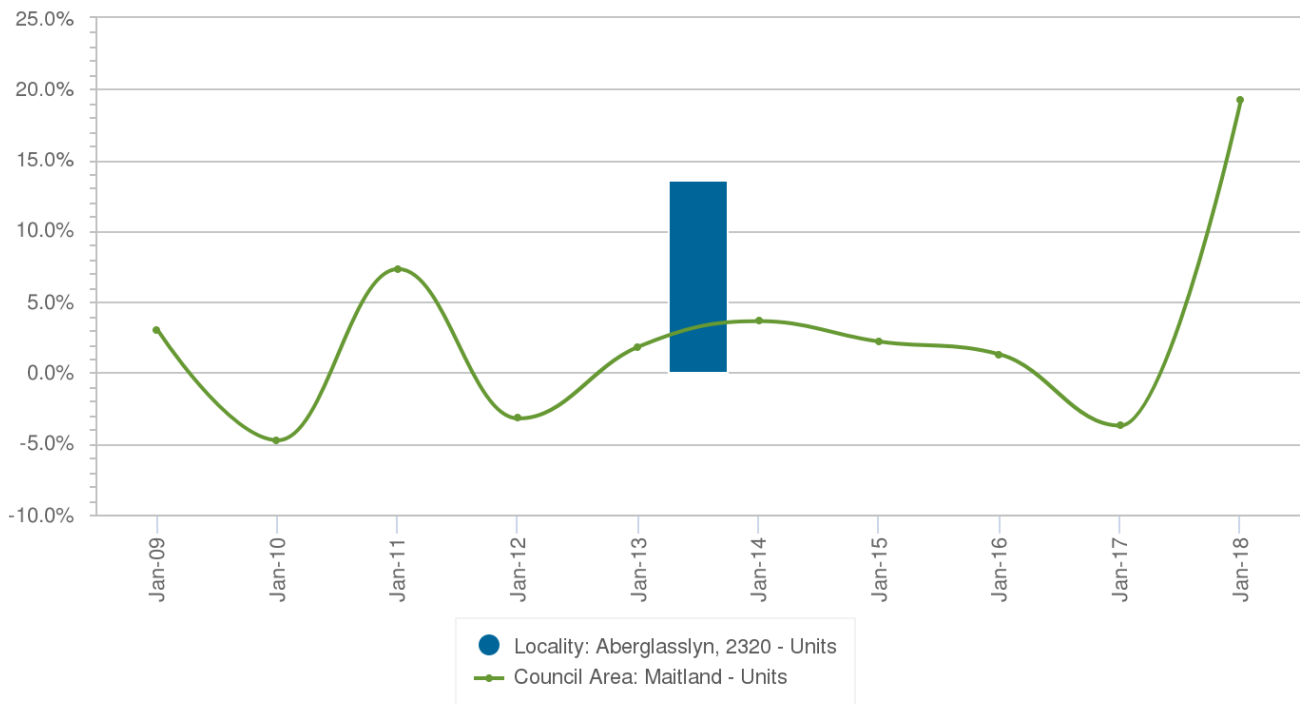
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Aberglasslyn % Change	Maitland % Change
Jul 2013	13.54%	1.85%
Jul 2012	0%	-3.23%
Jul 2011	0%	7.31%
Jul 2010	0%	-4.76%
Jul 2009	0%	3.02%
Jul 2008	0%	0%
Jul 2007	0%	0%
Jul 2006	0%	0%
Jul 2005	0%	0%
Jul 2004	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



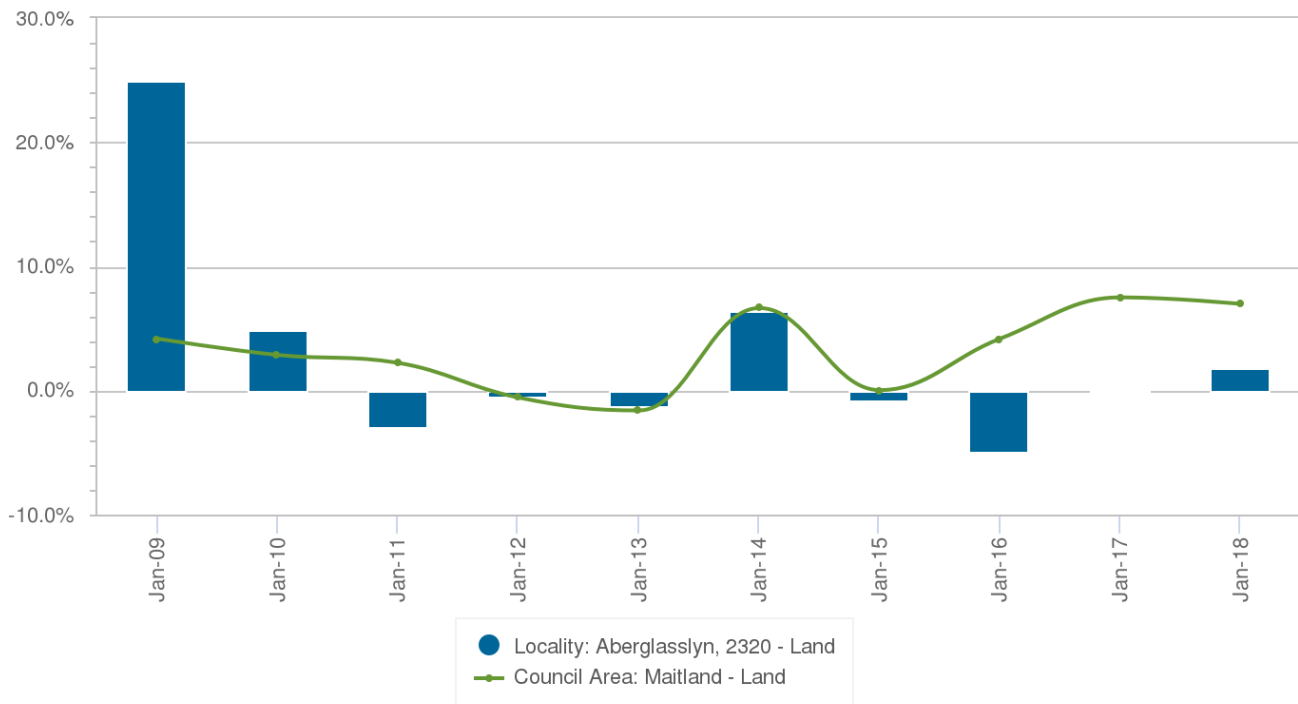
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Aberglasslyn % Change	Maitland % Change
Jan 2018	1.85%	6.98%
Jan 2017	0.14%	7.5%
Jan 2016	-4.88%	4.17%
Jan 2015	-0.81%	0.03%
Jan 2014	6.42%	6.64%
Jan 2013	-1.26%	-1.61%
Jan 2012	-0.56%	-0.57%
Jan 2011	-3%	2.22%
Jan 2010	4.86%	2.86%
Jan 2009	25%	4.17%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

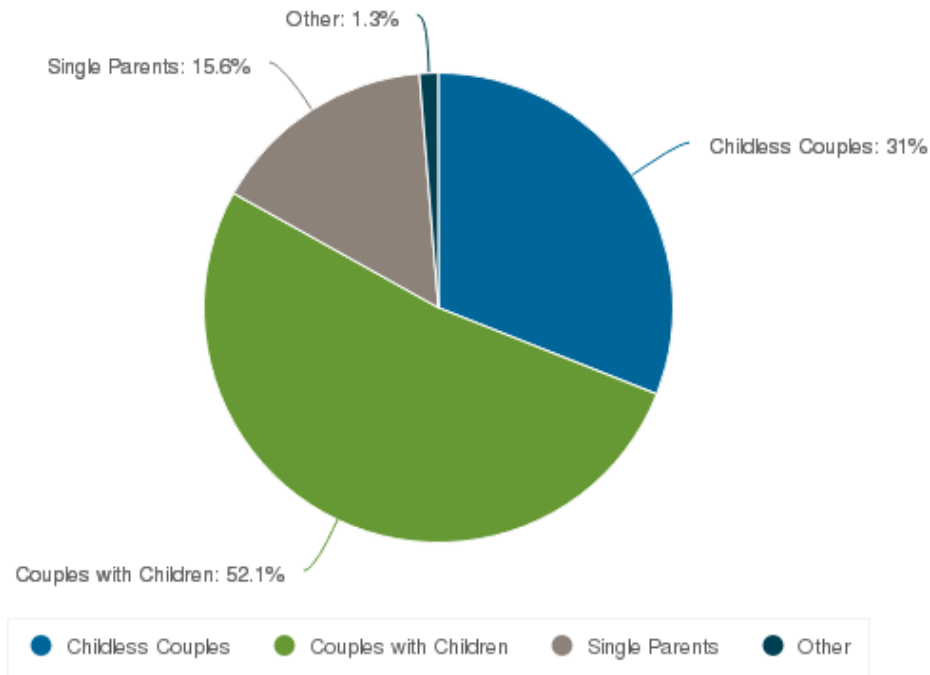
Household

Household Structure

Type	Percent
Couples with Children	52.1
Childless Couples	31.0
Single Parents	15.6
Other	1.3

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

Household Structure



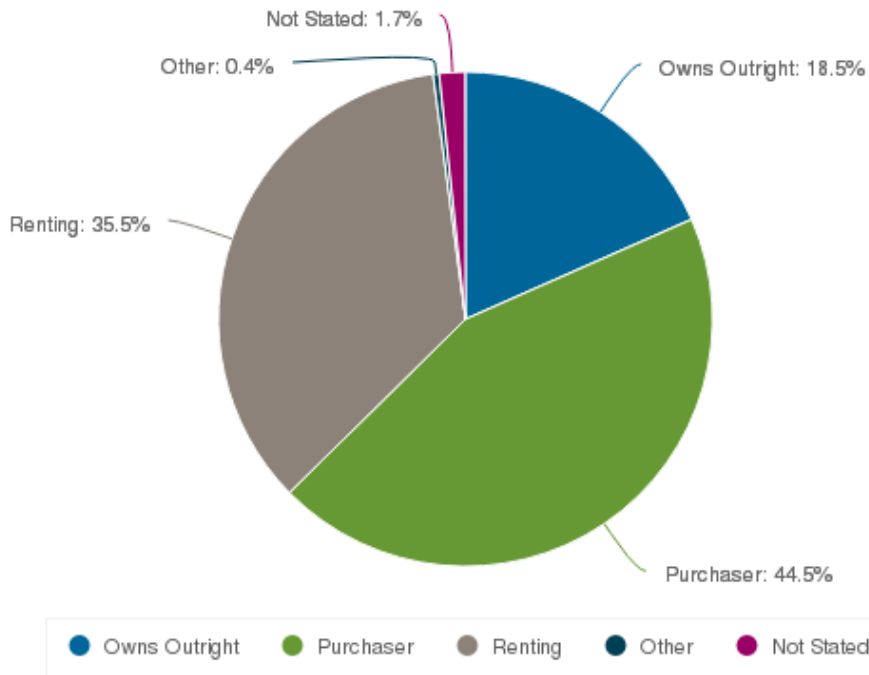
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	44.5
Renting	35.5
Owns Outright	18.5
Not Stated	1.7
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)

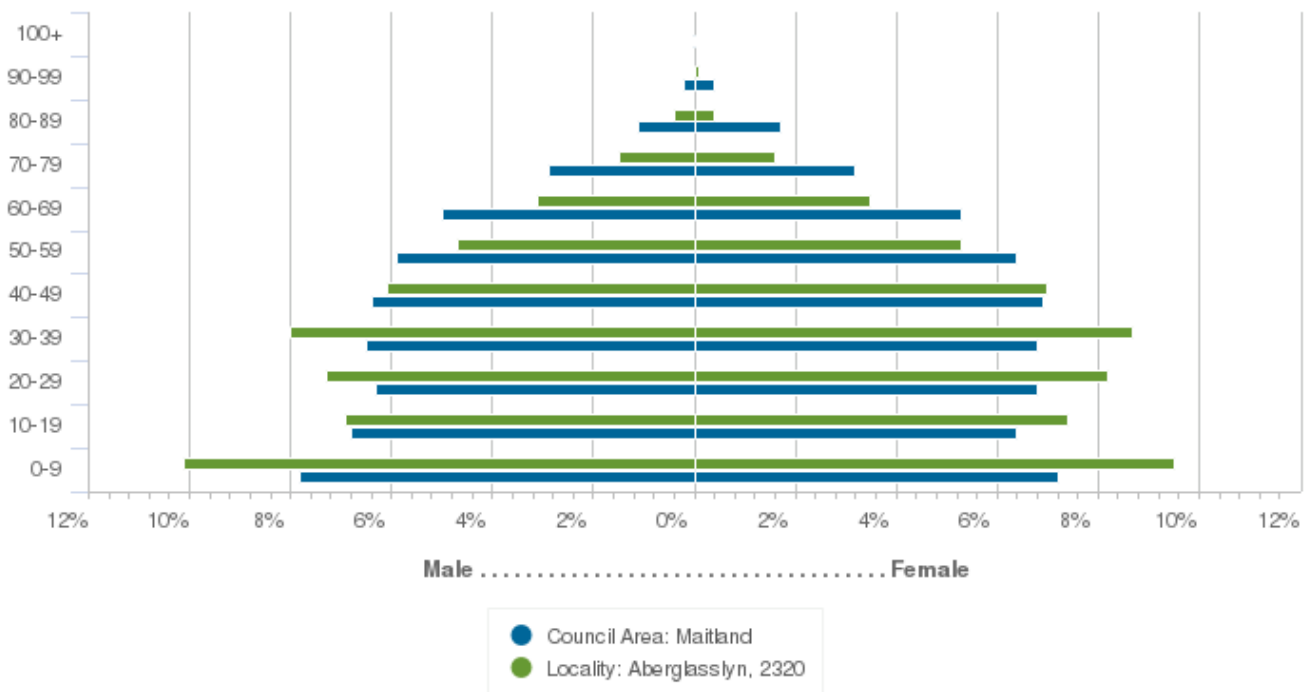
Age Sex Ratio

Age Sex Ratio

Age Group	Aberglasslyn		Maitland	
	Male %	Female %	Male %	Female %
0-9	10.1	9.5	7.8	7.2
10-19	6.9	7.4	6.8	6.4
20-29	7.3	8.2	6.3	6.8
30-39	8.0	8.7	6.5	6.8
40-49	6.1	7.0	6.4	6.9
50-59	4.7	5.3	5.9	6.4
60-69	3.1	3.5	5.0	5.3
70-79	1.5	1.6	2.9	3.2
80-89	0.4	0.4	1.1	1.7
90-99	n/a	0.1	0.2	0.4
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)

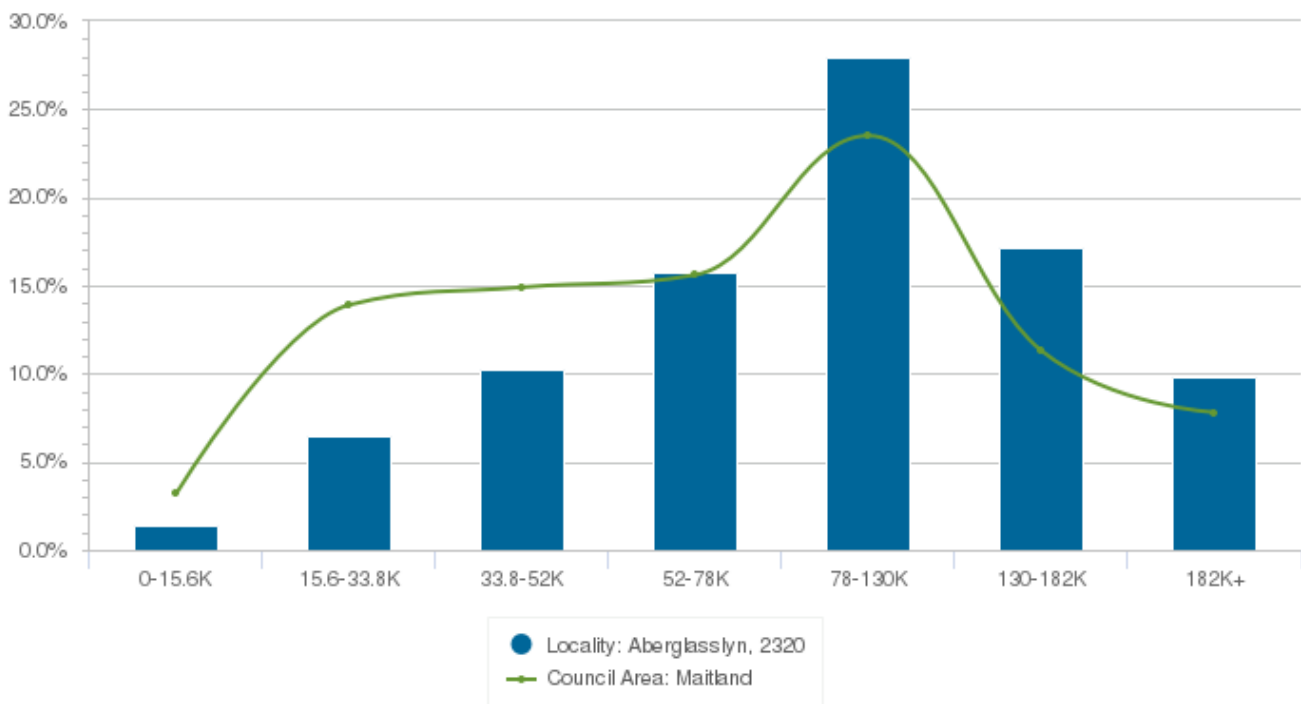
Household Income

Household Income

Income Range	Aberglasslyn %	Maitland %
0-15.6K	1.4	3.2
15.6-33.8K	6.5	13.9
33.8-52K	10.3	14.9
52-78K	15.8	15.6
78-130K	27.9	23.5
130-182K	17.2	11.3
182K+	9.8	7.8

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.

Contains property sales information provided under licence from the Land and Property Information ("**LPI**"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.