

Suburb Statistics Report

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Area Profile

The size of Metford is approximately 3.1 square kilometres.

It has 6 parks covering nearly 9.8% of total area.

The population of Metford in 2011 was 4,871 people.

By 2016 the population was 4,767 showing a population decline of 2.1% in the area during that time.

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

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

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

In 2011, 62.8% of the homes in Metford were owner-occupied compared with 62.6% in 2016.

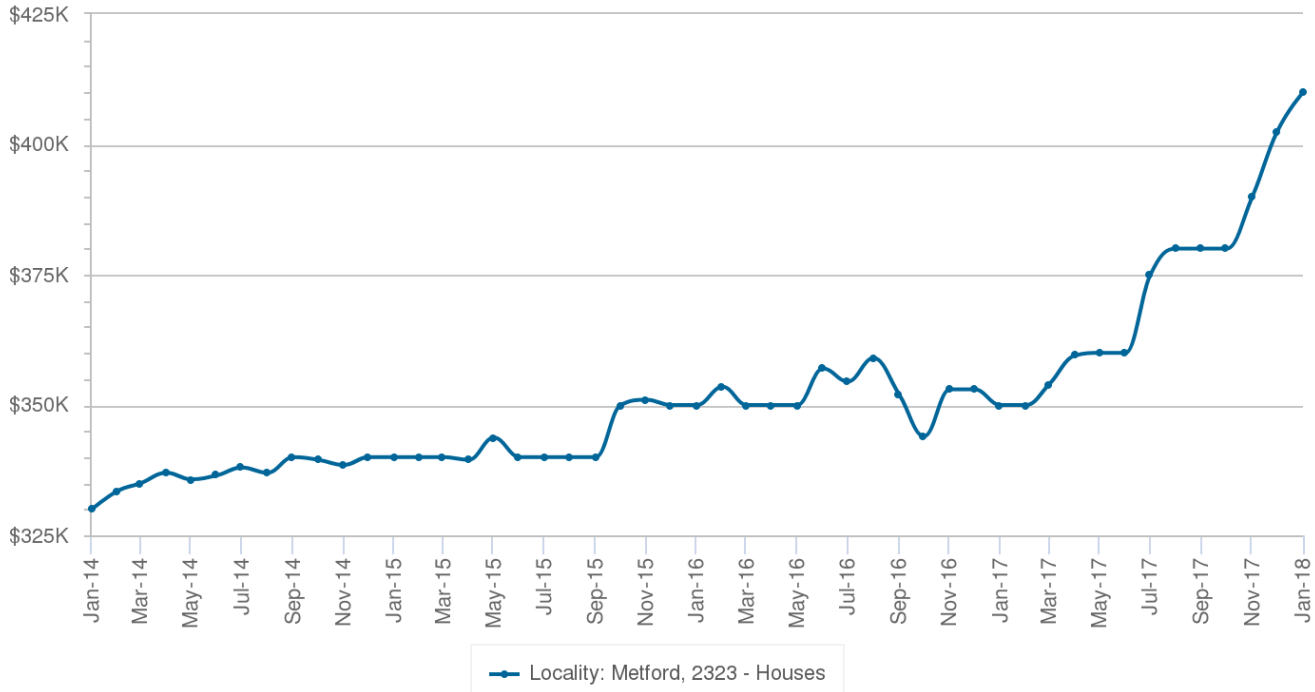
Currently the median sales price of houses in the area is \$410,000.

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	\$330,000	\$340,000	\$350,000	\$350,000	\$410,000
February	\$333,500	\$340,000	\$353,500	\$350,000	n/a
March	\$335,000	\$340,000	\$350,000	\$354,000	n/a
April	\$337,000	\$339,500	\$350,000	\$359,500	n/a
May	\$335,750	\$343,750	\$350,000	\$360,000	n/a
June	\$336,500	\$340,000	\$357,000	\$360,000	n/a
July	\$338,000	\$340,000	\$354,500	\$375,000	n/a
August	\$337,000	\$340,000	\$359,000	\$380,000	n/a
September	\$340,000	\$340,000	\$352,000	\$380,000	n/a
October	\$339,500	\$350,000	\$344,000	\$380,000	n/a
November	\$338,500	\$351,000	\$353,000	\$390,000	n/a
December	\$340,000	\$350,000	\$353,000	\$402,500	n/a

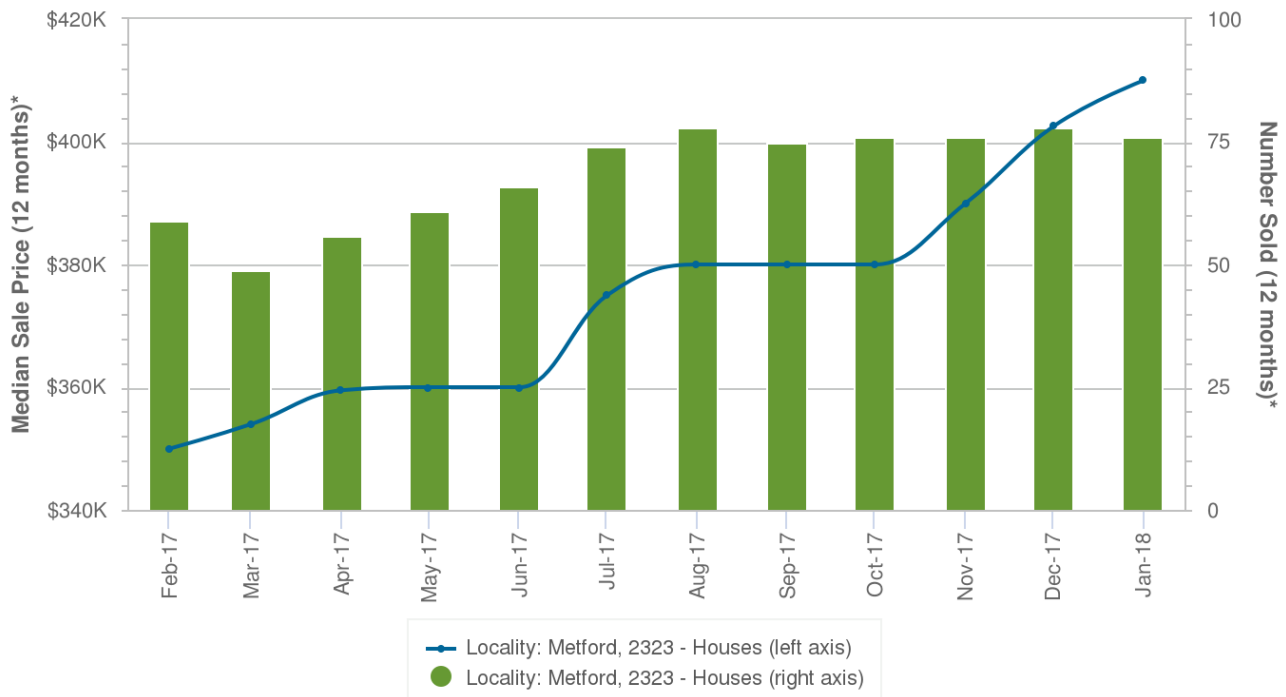
Statistics are calculated over a rolling 12 month period

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

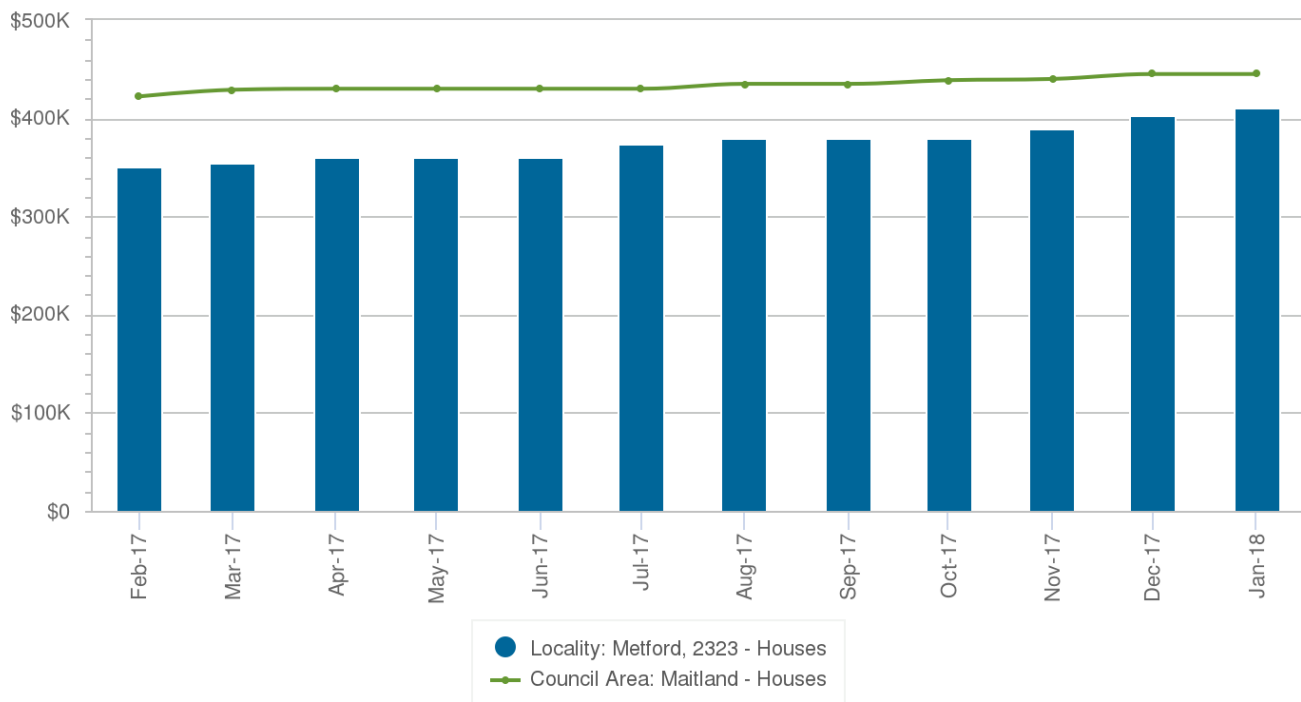
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Metford Median Price	Maitland Median Price
January 2018	\$410,000	\$445,000
December 2017	\$402,500	\$445,000
November 2017	\$390,000	\$440,000
October 2017	\$380,000	\$438,750
September 2017	\$380,000	\$435,000
August 2017	\$380,000	\$435,000
July 2017	\$375,000	\$430,000
June 2017	\$360,000	\$430,000
May 2017	\$360,000	\$430,000
April 2017	\$359,500	\$430,000
March 2017	\$354,000	\$429,000
February 2017	\$350,000	\$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	Metford Median Price	Maitland Median Price
January 2018	\$319,000	\$338,500
December 2017	\$319,000	\$331,500
November 2017	\$300,000	\$328,500
October 2017	\$287,500	\$320,000
September 2017	\$266,500	\$312,500
August 2017	\$249,500	\$305,000
July 2017	\$266,500	\$300,000
June 2017	\$258,000	\$300,000
May 2017	\$284,000	\$300,000
April 2017	\$296,500	\$300,000
March 2017	\$293,000	\$290,000
February 2017	\$293,000	\$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

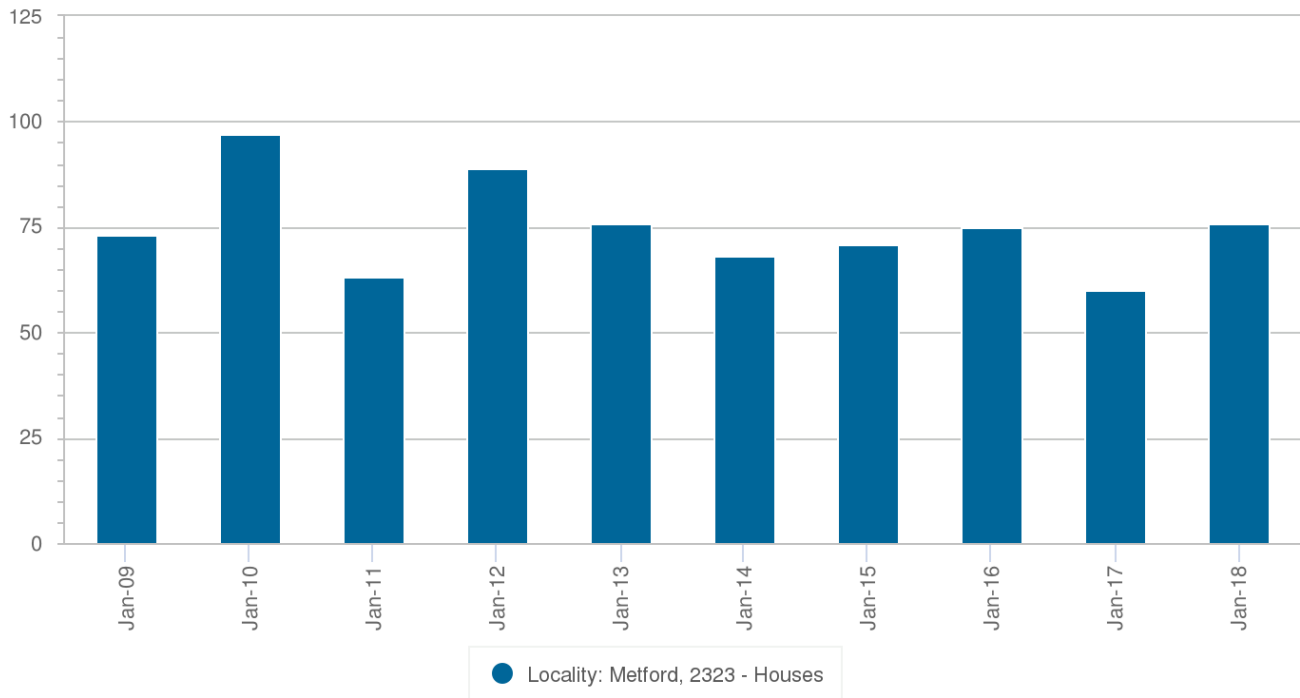
Sales Per Annum

Sales Per Annum (House)

Period Ending	Metford Number
Jan 2018	76
Jan 2017	60
Jan 2016	75
Jan 2015	71
Jan 2014	68
Jan 2013	76
Jan 2012	89
Jan 2011	63
Jan 2010	97
Jan 2009	73

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



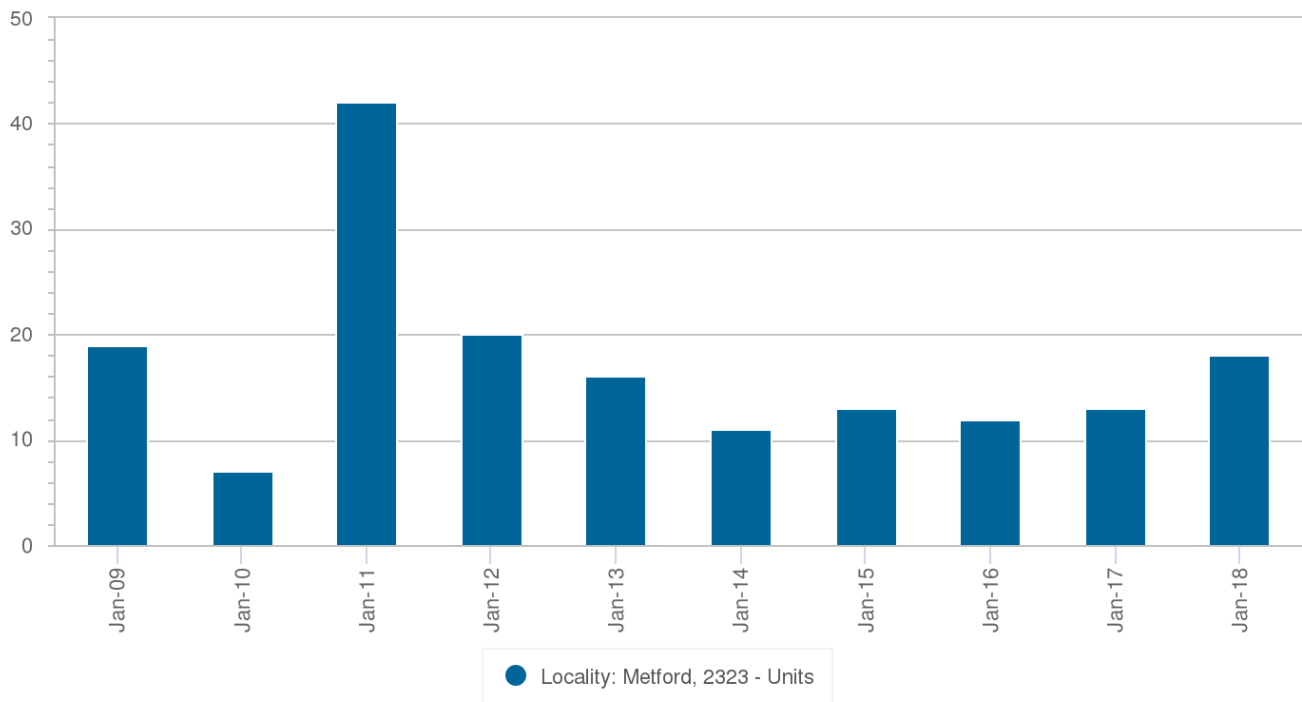
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Metford Number
Jan 2018	18
Jan 2017	13
Jan 2016	12
Jan 2015	13
Jan 2014	11
Jan 2013	16
Jan 2012	20
Jan 2011	42
Jan 2010	7
Jan 2009	19

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



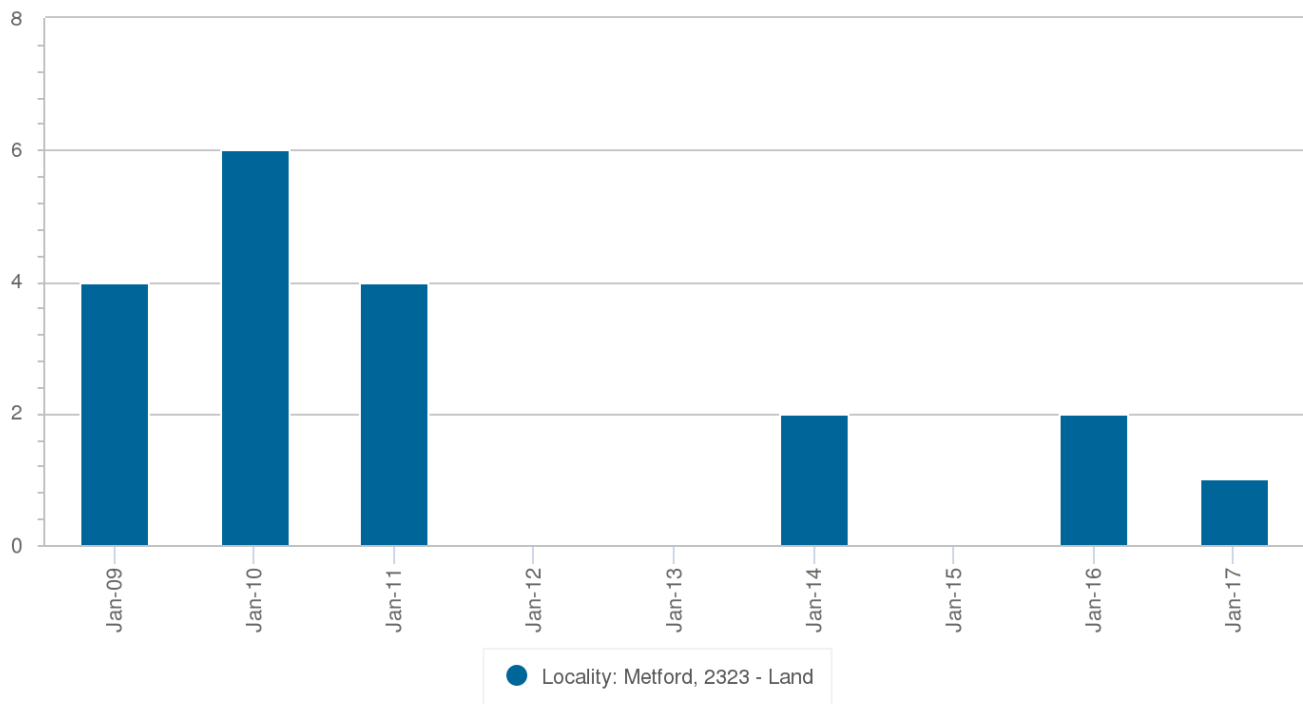
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Metford Number
Jan 2017	1
Jan 2016	2
Jan 2015	0
Jan 2014	2
Jan 2013	0
Jan 2012	0
Jan 2011	4
Jan 2010	6
Jan 2009	4
Jan 2008	n/a

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

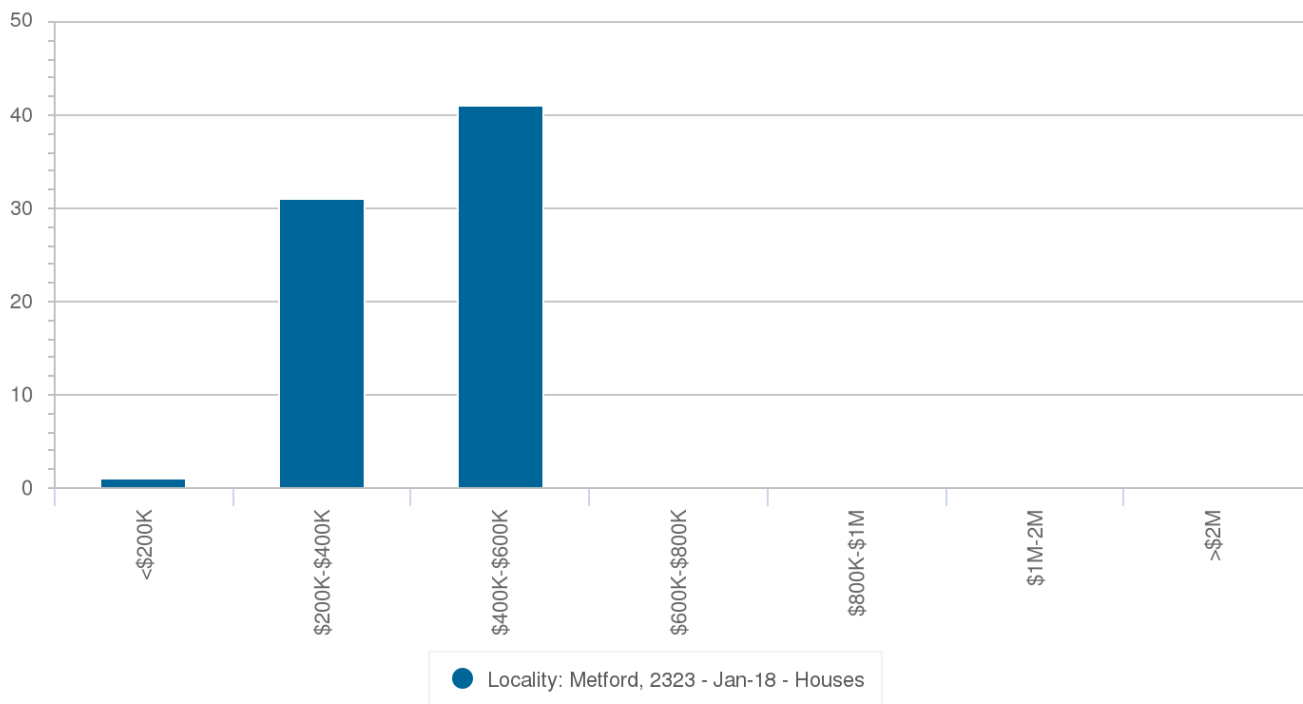
Sales By Price

Sales By Price - 12 months (House)

Price	Metford Number
<\$200K	1
\$200K-\$400K	31
\$400K-\$600K	41
\$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 (House)



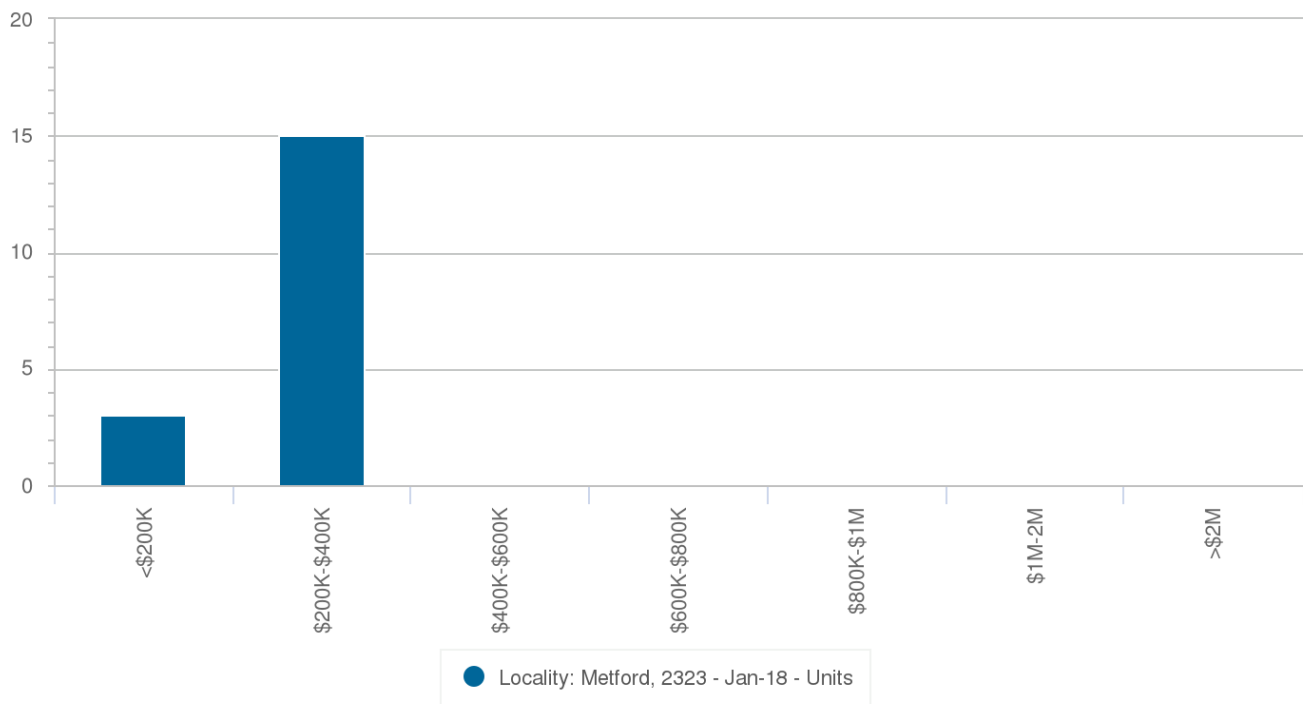
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Metford Number
<\$200K	3
\$200K-\$400K	15
\$400K-\$600K	0
\$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)



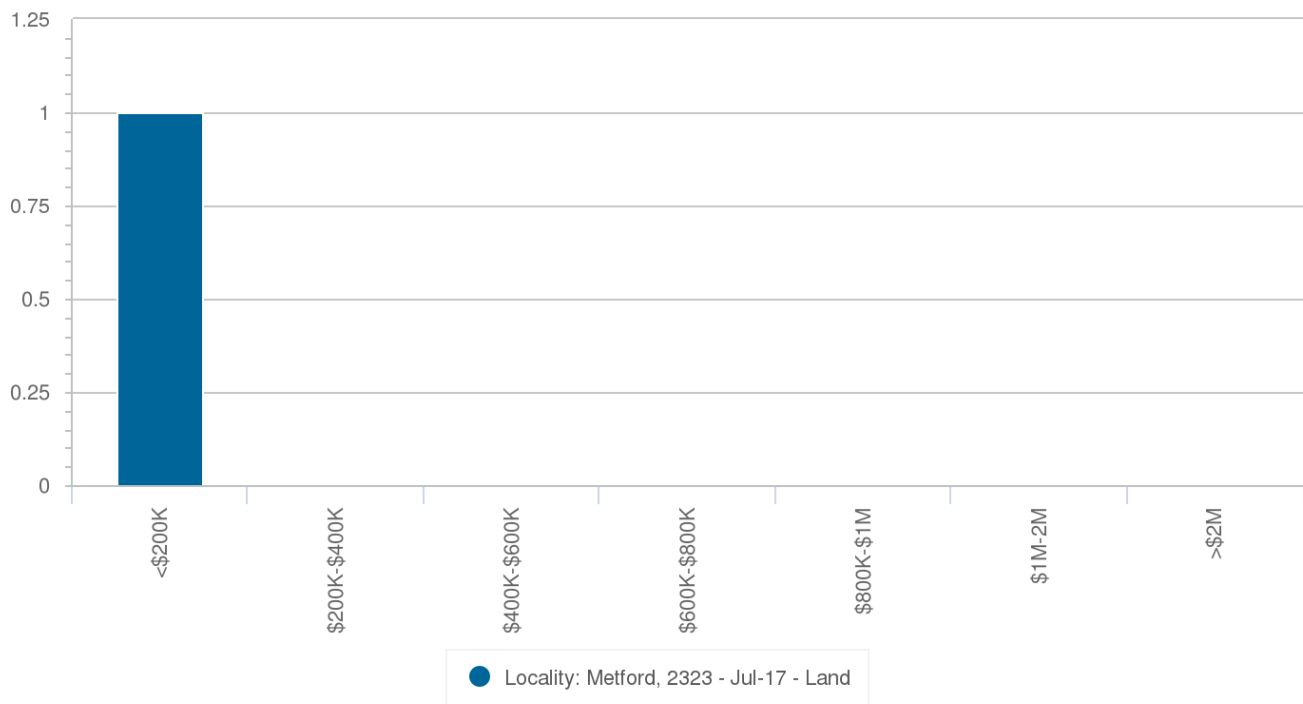
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Metford Number
<\$200K	1
\$200K-\$400K	0
\$400K-\$600K	0
\$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

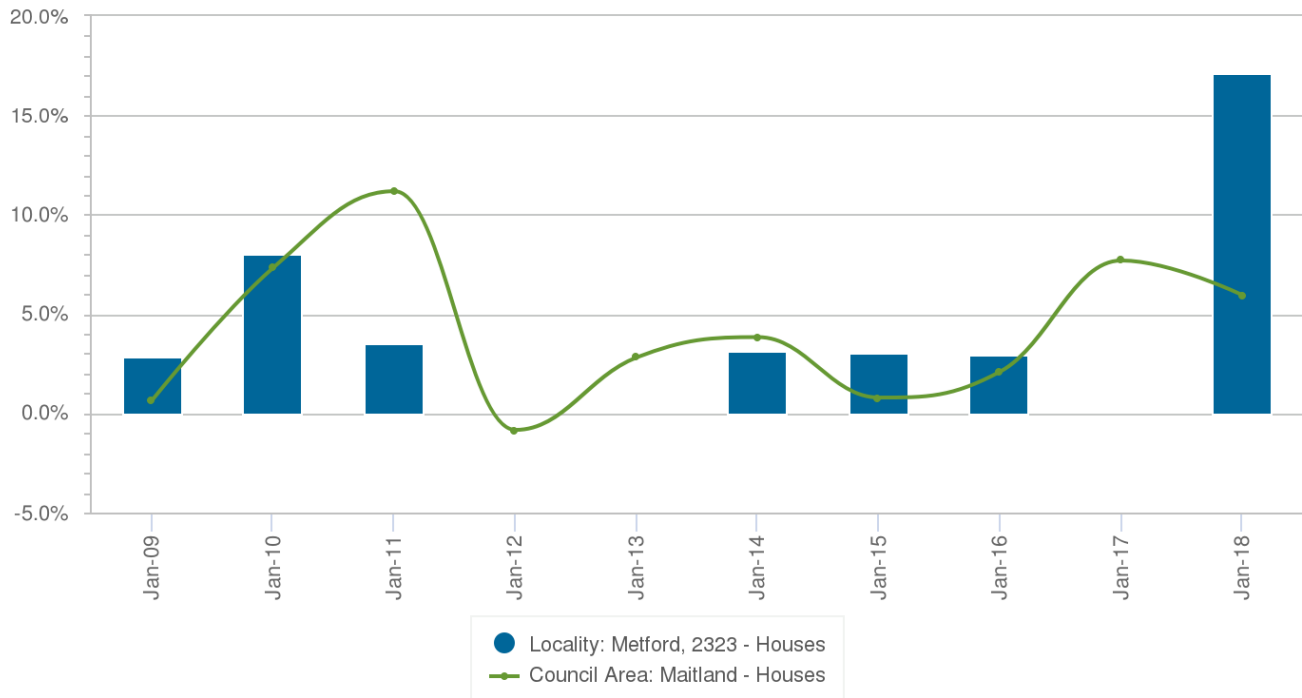
Change in Median Price

Change in Median Price (House)

Period	Metford % Change	Maitland % Change
Jan 2018	17.14%	5.95%
Jan 2017	0%	7.69%
Jan 2016	2.94%	2.09%
Jan 2015	3.03%	0.79%
Jan 2014	3.12%	3.84%
Jan 2013	0%	2.82%
Jan 2012	0%	-0.84%
Jan 2011	3.56%	11.18%
Jan 2010	8.04%	7.33%
Jan 2009	2.88%	0.67%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



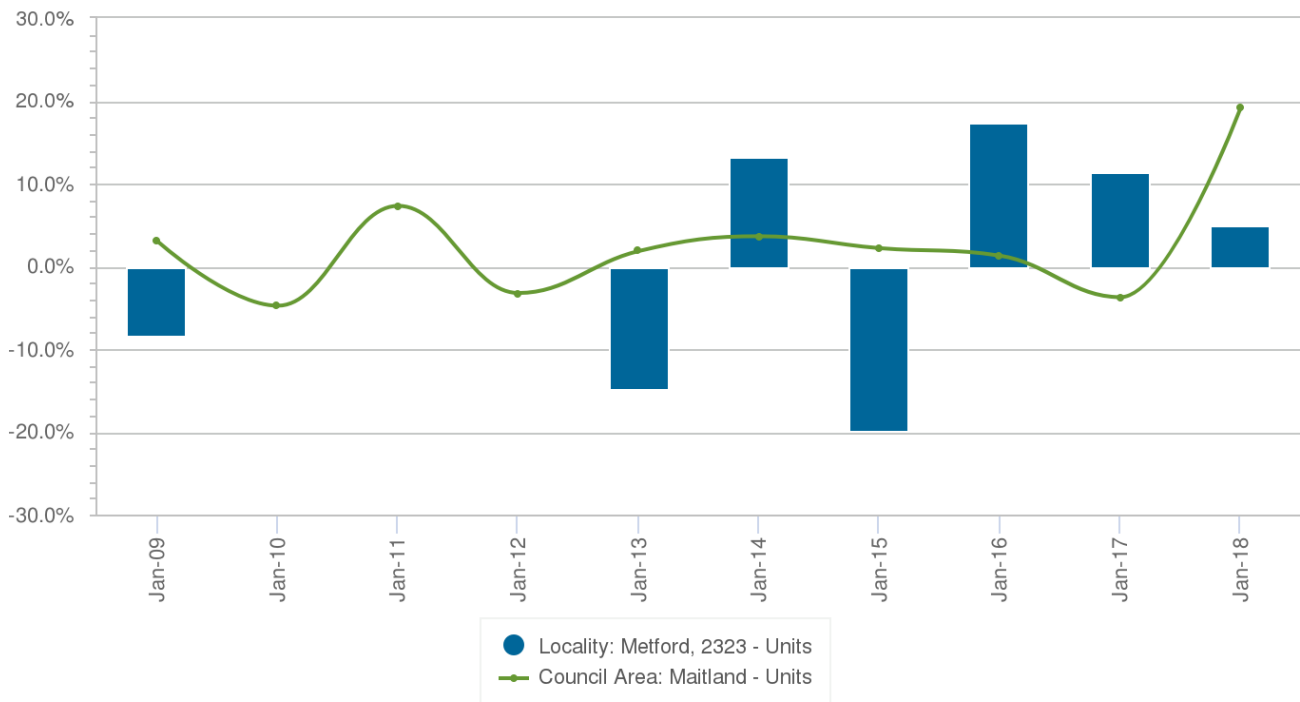
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Metford % Change	Maitland % Change
Jan 2018	4.93%	19.19%
Jan 2017	11.36%	-3.73%
Jan 2016	17.42%	1.29%
Jan 2015	-19.81%	2.19%
Jan 2014	13.26%	3.64%
Jan 2013	-14.89%	1.85%
Jan 2012	0%	-3.23%
Jan 2011	0%	7.31%
Jan 2010	0%	-4.76%
Jan 2009	-8.33%	3.02%

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	Metford % Change	Maitland % Change
Jan 2017	0%	7.5%
Jan 2016	0%	4.17%
Jan 2015	0%	0.03%
Jan 2014	0%	6.64%
Jan 2013	0%	-1.61%
Jan 2012	0%	-0.57%
Jan 2011	0%	2.22%
Jan 2010	0%	2.86%
Jan 2009	0%	4.17%
Jan 2008	0%	0%

Statistics are calculated over a rolling 12 month period

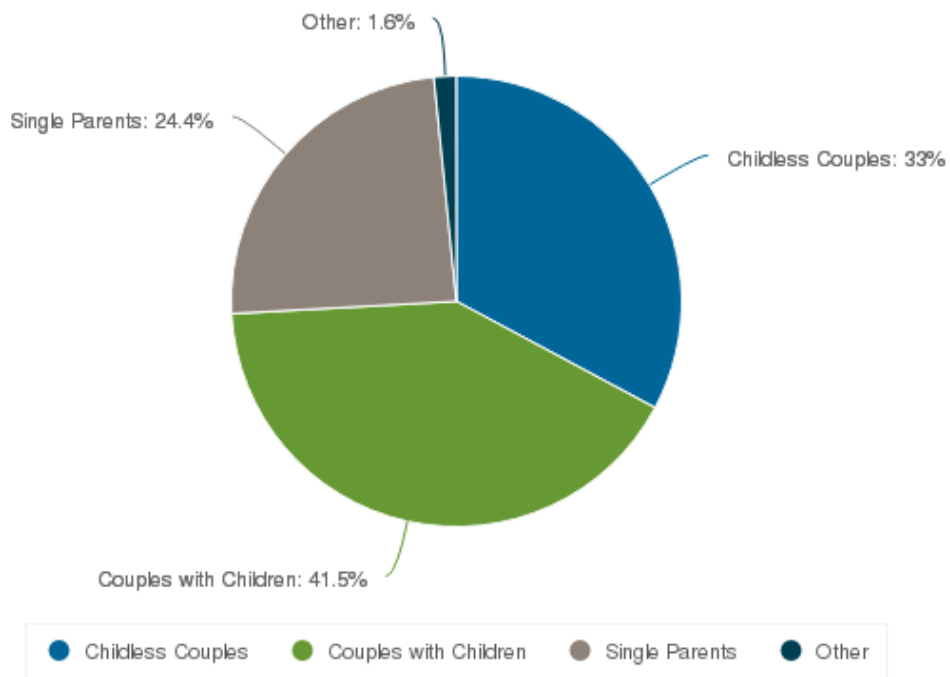
Household

Household Structure

Type	Percent
Couples with Children	41.5
Childless Couples	33.0
Single Parents	24.4
Other	1.6

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

Household Structure



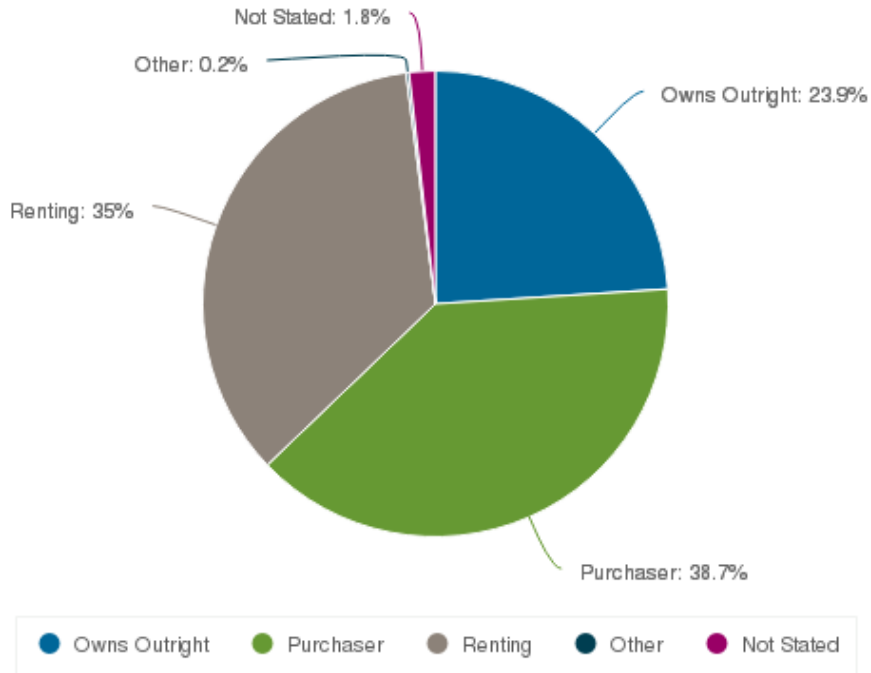
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	38.7
Renting	35.0
Owns Outright	23.9
Not Stated	1.8
Other	0.2

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

Household Occupancy



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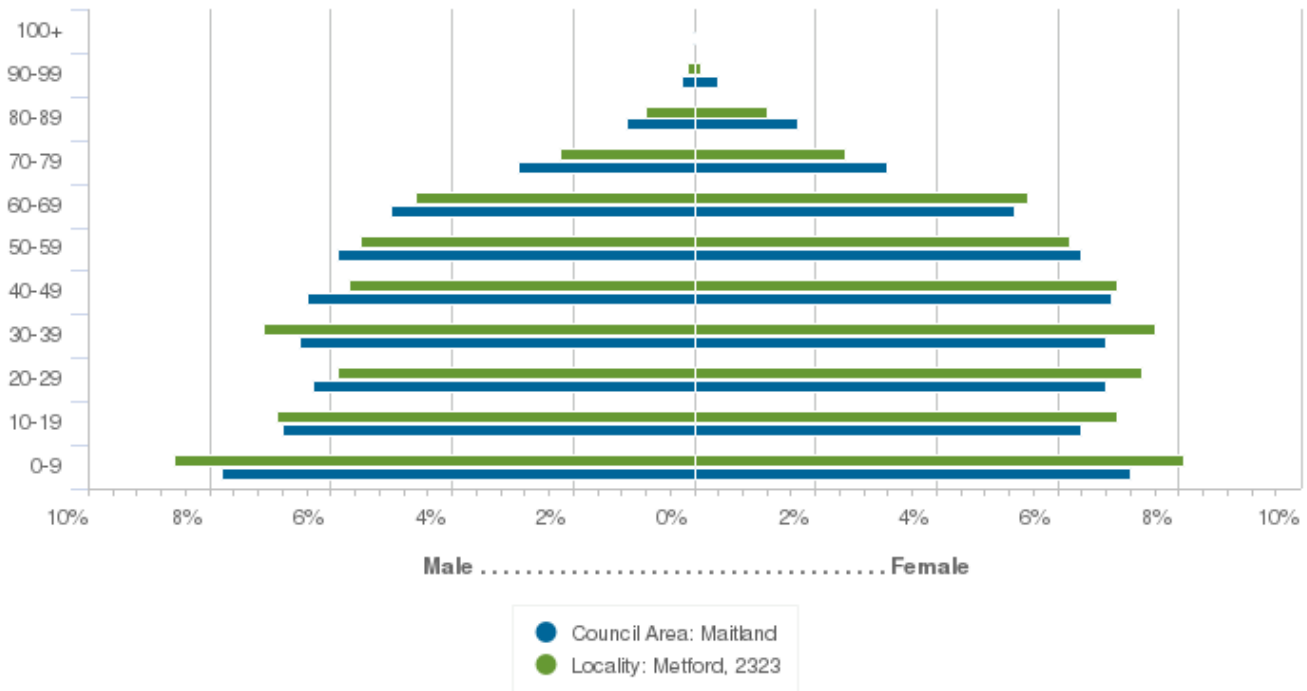
Age Sex Ratio

Age Sex Ratio

Age Group	Metford		Maitland	
	Male %	Female %	Male %	Female %
0-9	8.6	8.1	7.8	7.2
10-19	6.9	7.0	6.8	6.4
20-29	5.9	7.4	6.3	6.8
30-39	7.1	7.6	6.5	6.8
40-49	5.7	7.0	6.4	6.9
50-59	5.5	6.2	5.9	6.4
60-69	4.6	5.5	5.0	5.3
70-79	2.2	2.5	2.9	3.2
80-89	0.8	1.2	1.1	1.7
90-99	0.1	0.1	0.2	0.4
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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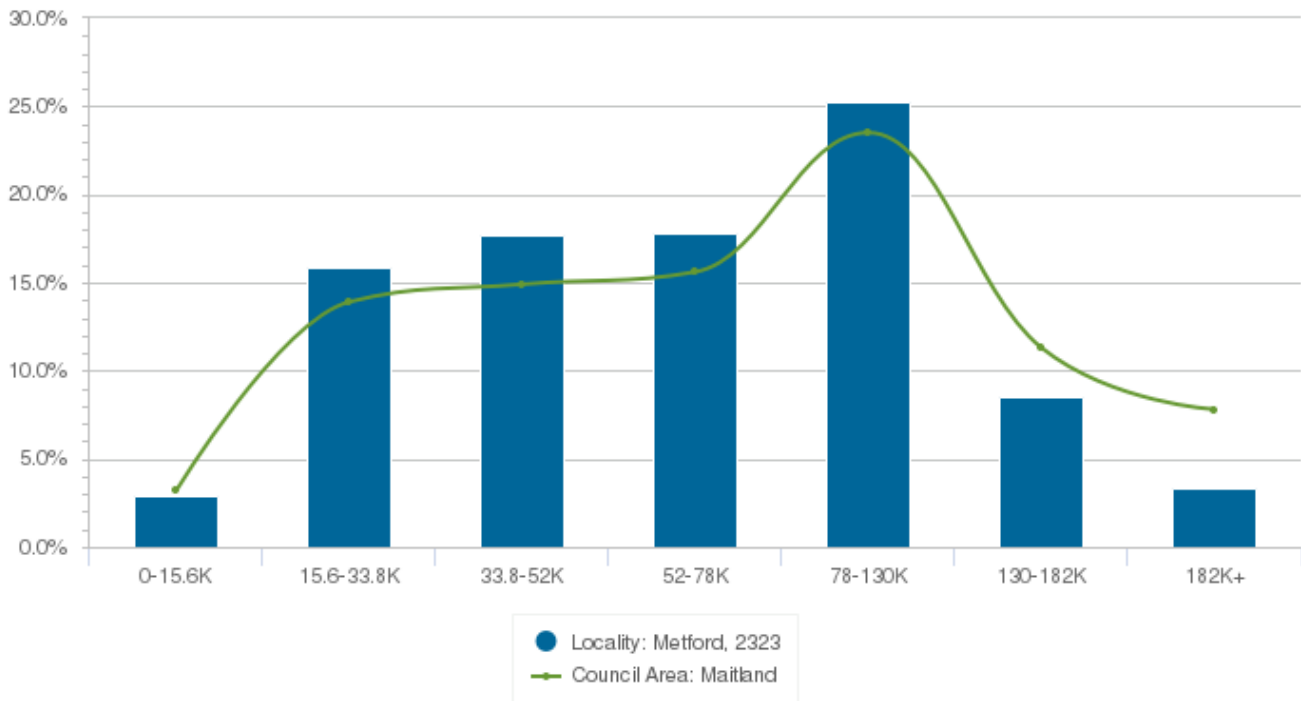
Household Income

Household Income

Income Range	Metford %	Maitland %
0-15.6K	2.9	3.2
15.6-33.8K	15.9	13.9
33.8-52K	17.7	14.9
52-78K	17.8	15.6
78-130K	25.2	23.5
130-182K	8.5	11.3
182K+	3.3	7.8

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Household Income



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