

# Suburb Statistics Report

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## Area Profile

The size of Thornton is approximately 16.6 square kilometres.

It has 4 parks covering nearly 0.6% of total area.

The population of Thornton in 2011 was 7,861 people.

By 2016 the population was 8,060 showing a population growth of 2.5% in the area during that time.

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

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

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

In 2011, 80.9% of the homes in Thornton were owner-occupied compared with 77.3% in 2016.

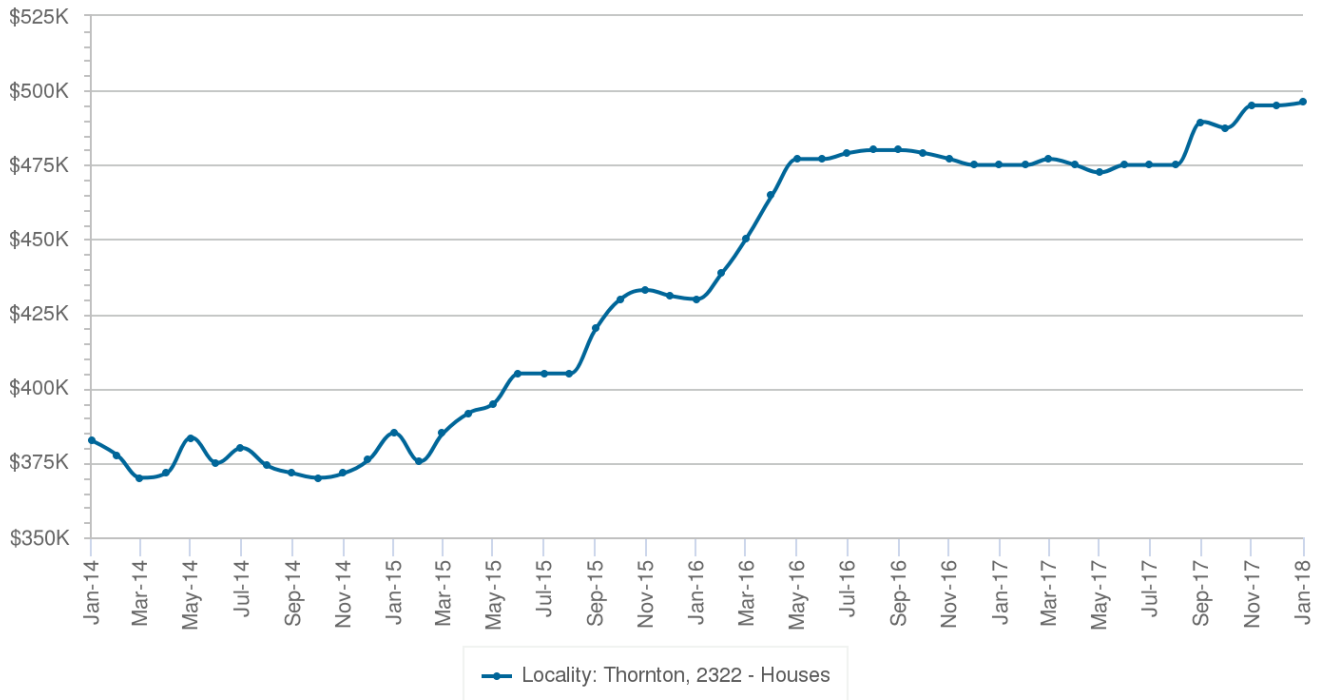
Currently the median sales price of houses in the area is \$496,000.

### 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	\$382,500	\$385,000	\$430,000	\$475,000	\$496,000
February	\$377,500	\$375,500	\$439,000	\$475,000	n/a
March	\$370,000	\$385,000	\$450,500	\$477,000	n/a
April	\$371,500	\$391,750	\$465,000	\$475,000	n/a
May	\$383,500	\$395,000	\$477,000	\$472,500	n/a
June	\$375,000	\$405,000	\$477,000	\$475,000	n/a
July	\$380,000	\$405,000	\$479,000	\$475,000	n/a
August	\$374,000	\$405,000	\$480,000	\$475,000	n/a
September	\$371,500	\$420,000	\$480,000	\$489,500	n/a
October	\$370,000	\$430,000	\$479,000	\$487,500	n/a
November	\$371,500	\$433,000	\$477,000	\$495,000	n/a
December	\$376,000	\$431,000	\$475,000	\$495,000	n/a

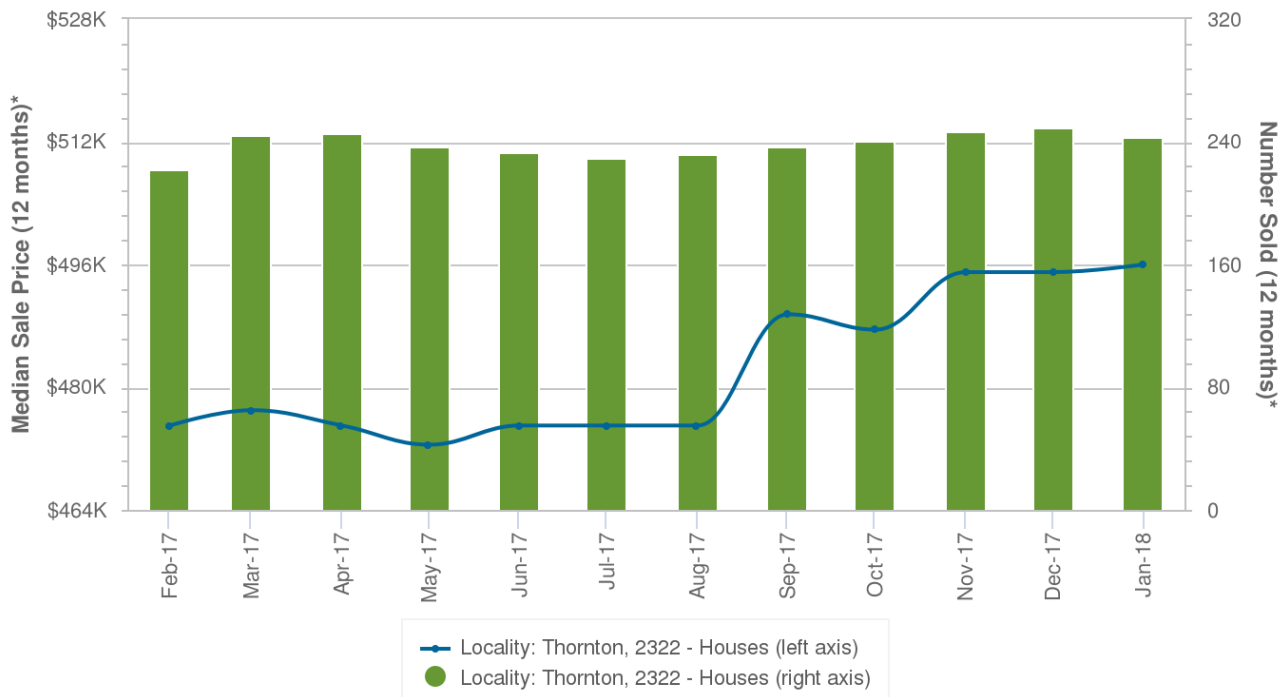
Statistics are calculated over a rolling 12 month period

### 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

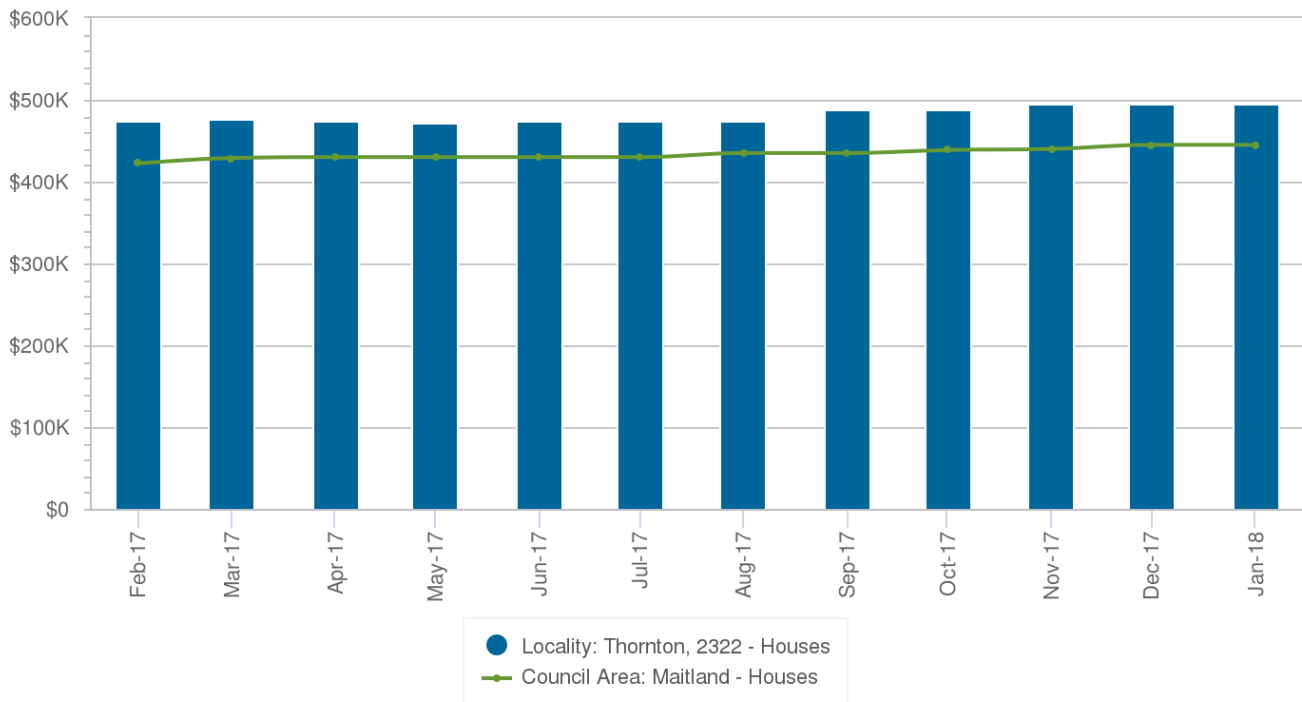
# Recent Median Sale Prices

## Recent Median Sale Prices (House)

Period	Thornton Median Price	Maitland Median Price
January 2018	\$496,000	\$445,000
December 2017	\$495,000	\$445,000
November 2017	\$495,000	\$440,000
October 2017	\$487,500	\$438,750
September 2017	\$489,500	\$435,000
August 2017	\$475,000	\$435,000
July 2017	\$475,000	\$430,000
June 2017	\$475,000	\$430,000
May 2017	\$472,500	\$430,000
April 2017	\$475,000	\$430,000
March 2017	\$477,000	\$429,000
February 2017	\$475,000	\$422,250

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (House)



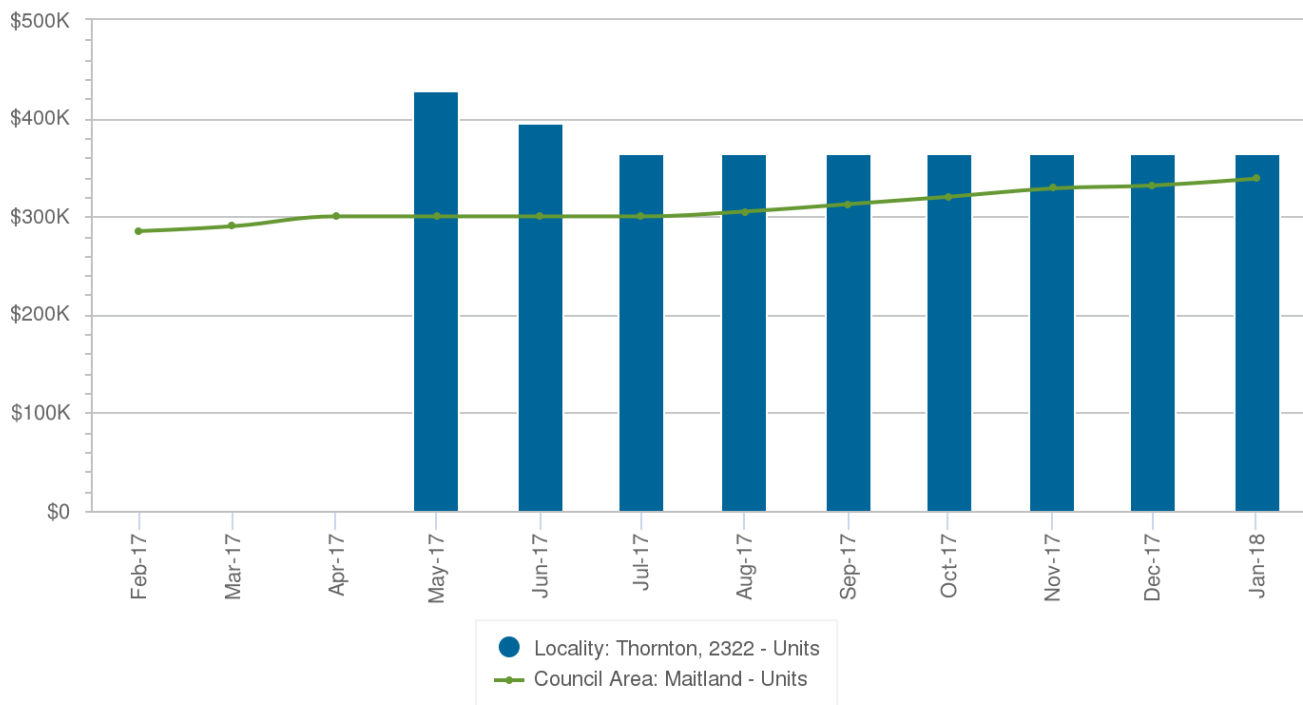
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Thornton Median Price	Maitland Median Price
January 2018	\$365,000	\$338,500
December 2017	\$365,000	\$331,500
November 2017	\$365,000	\$328,500
October 2017	\$365,000	\$320,000
September 2017	\$365,000	\$312,500
August 2017	\$365,000	\$305,000
July 2017	\$365,000	\$300,000
June 2017	\$395,500	\$300,000
May 2017	\$428,500	\$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)



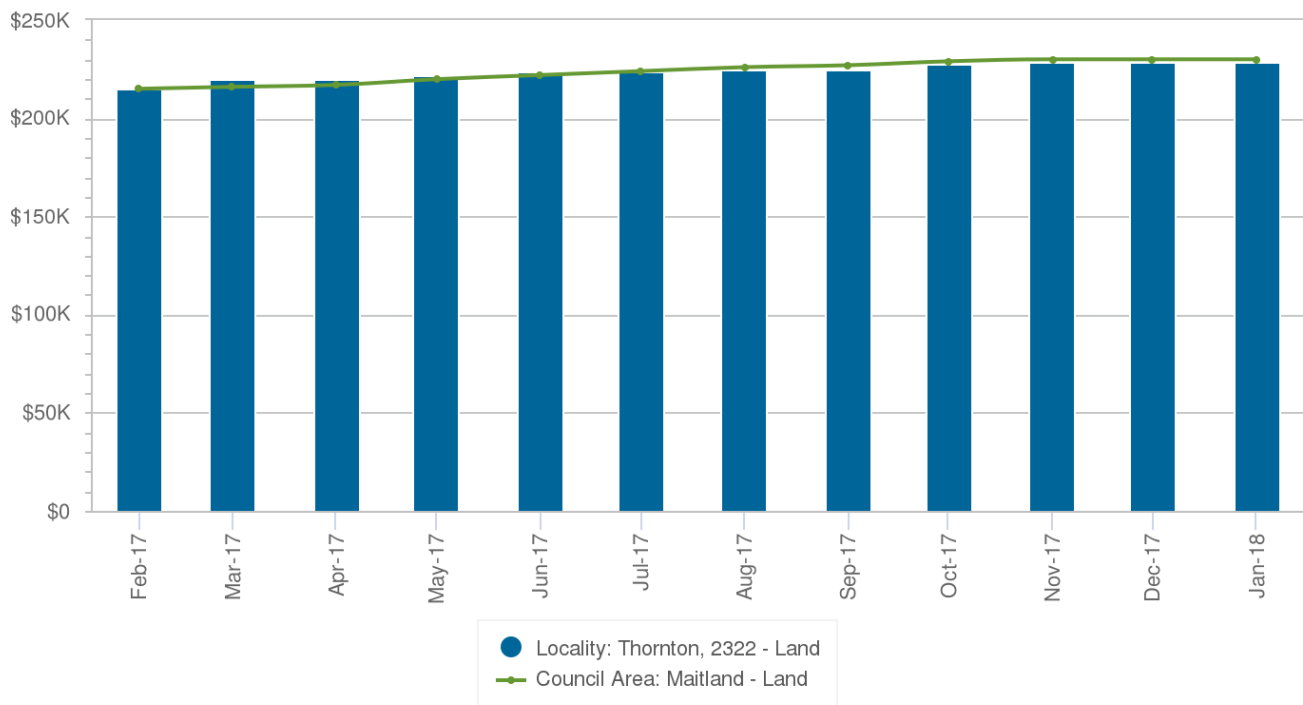
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Land)

Period	Thornton Median Price	Maitland Median Price
January 2018	\$229,000	\$230,000
December 2017	\$229,000	\$230,000
November 2017	\$229,000	\$230,000
October 2017	\$228,000	\$229,000
September 2017	\$225,000	\$227,000
August 2017	\$225,000	\$226,000
July 2017	\$224,000	\$224,000
June 2017	\$224,000	\$222,000
May 2017	\$222,000	\$219,900
April 2017	\$220,000	\$217,000
March 2017	\$220,000	\$216,000
February 2017	\$215,000	\$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

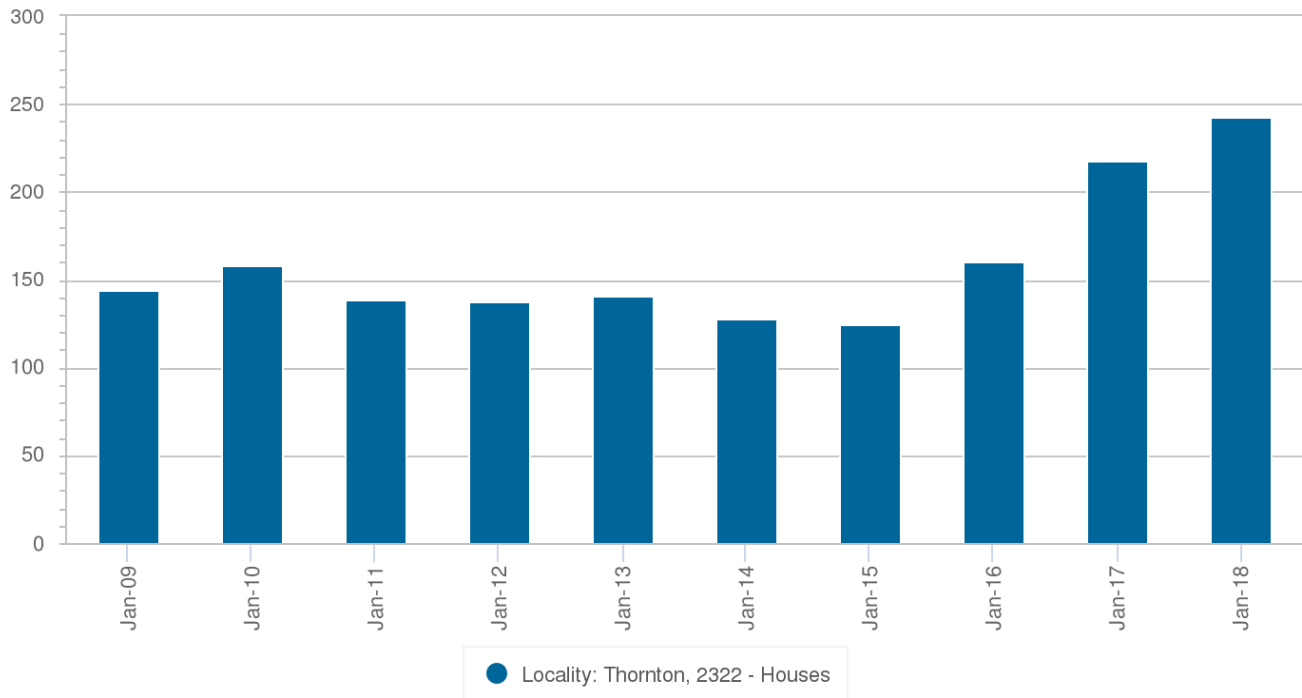
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Thornton Number
Jan 2018	243
Jan 2017	218
Jan 2016	160
Jan 2015	125
Jan 2014	128
Jan 2013	141
Jan 2012	138
Jan 2011	139
Jan 2010	158
Jan 2009	144

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



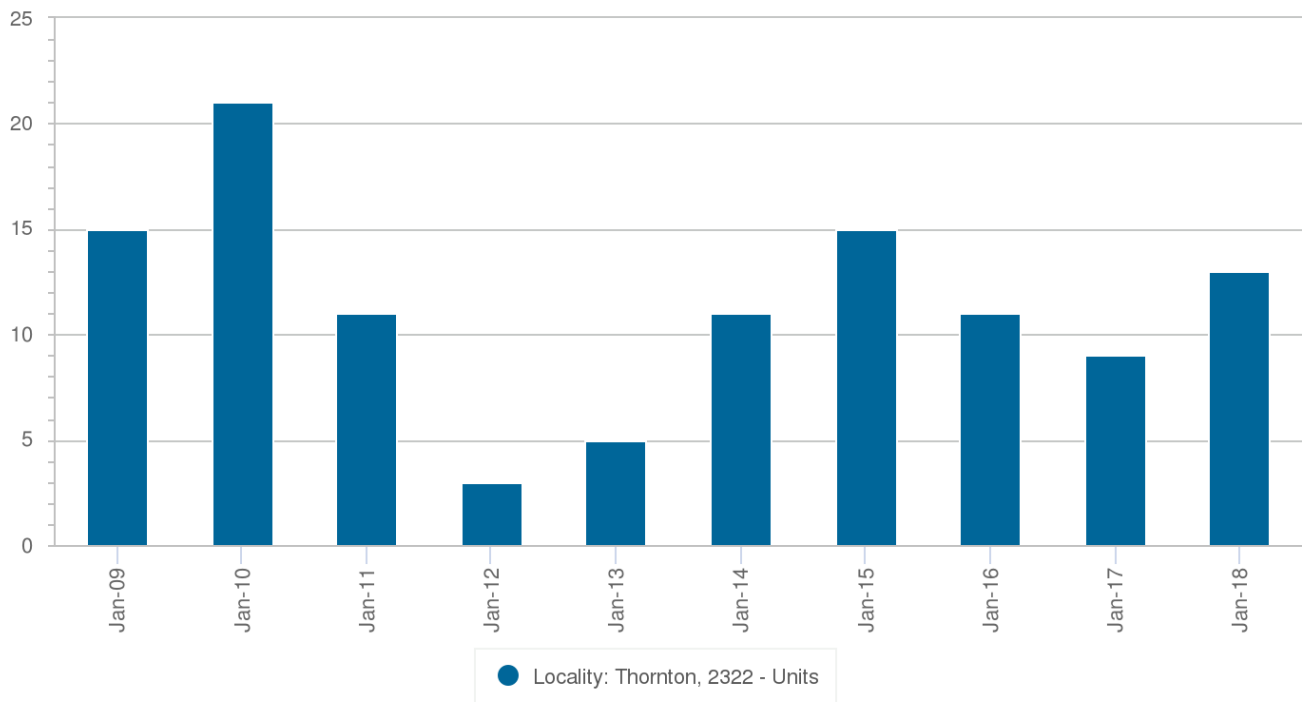
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Thornton Number
Jan 2018	13
Jan 2017	9
Jan 2016	11
Jan 2015	15
Jan 2014	11
Jan 2013	5
Jan 2012	3
Jan 2011	11
Jan 2010	21
Jan 2009	15

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

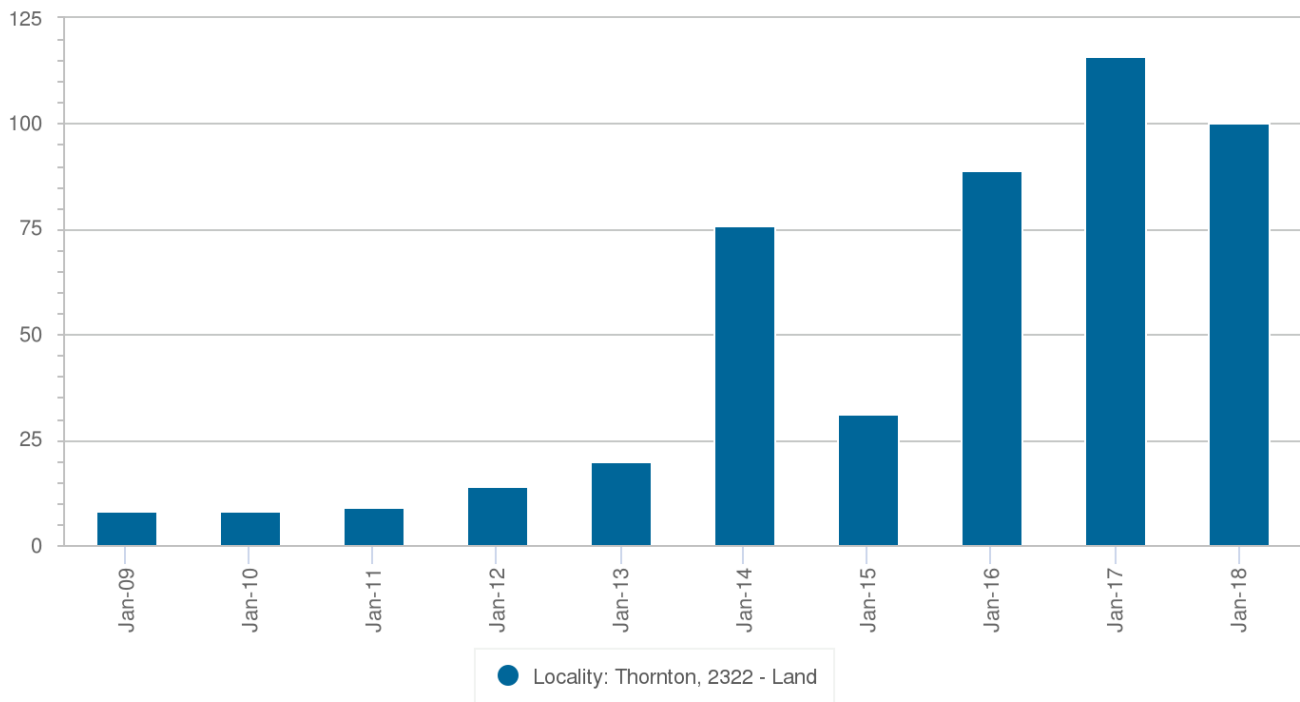


### Sales Per Annum (Land)

Period Ending	Thornton Number
Jan 2018	100
Jan 2017	116
Jan 2016	89
Jan 2015	31
Jan 2014	76
Jan 2013	20
Jan 2012	14
Jan 2011	9
Jan 2010	8
Jan 2009	8

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

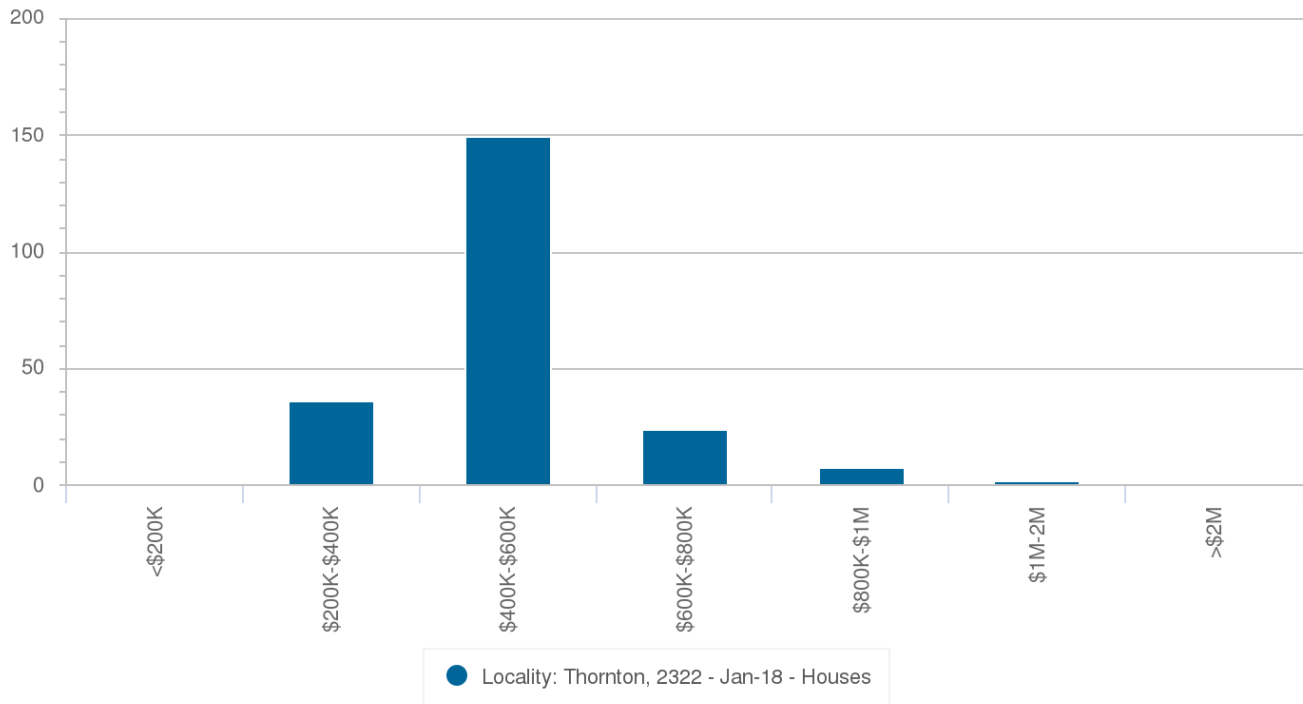
# Sales By Price

## Sales By Price - 12 months (House)

Price	Thornton Number
<\$200K	0
\$200K-\$400K	36
\$400K-\$600K	149
\$600K-\$800K	24
\$800K-\$1M	7
\$1M-\$2M	2
>\$2M	0

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



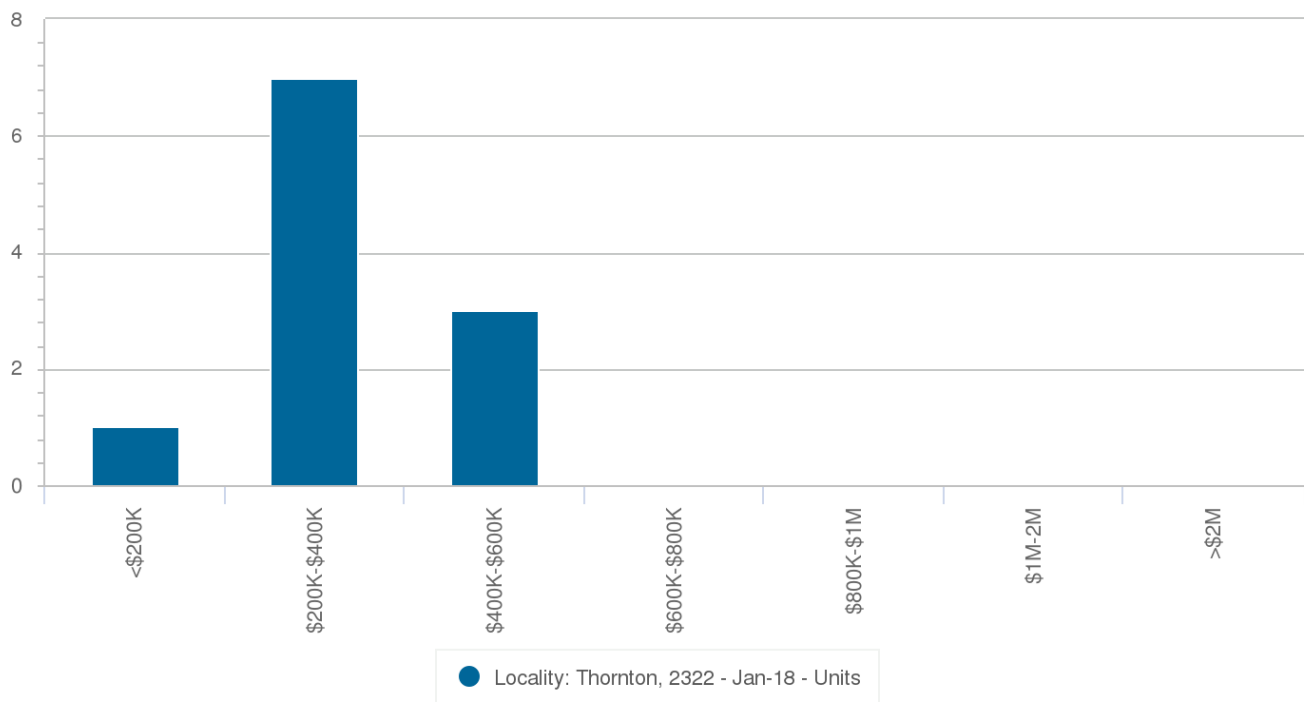
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Unit)

Price	Thornton Number
<\$200K	1
\$200K-\$400K	7
\$400K-\$600K	3
\$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)



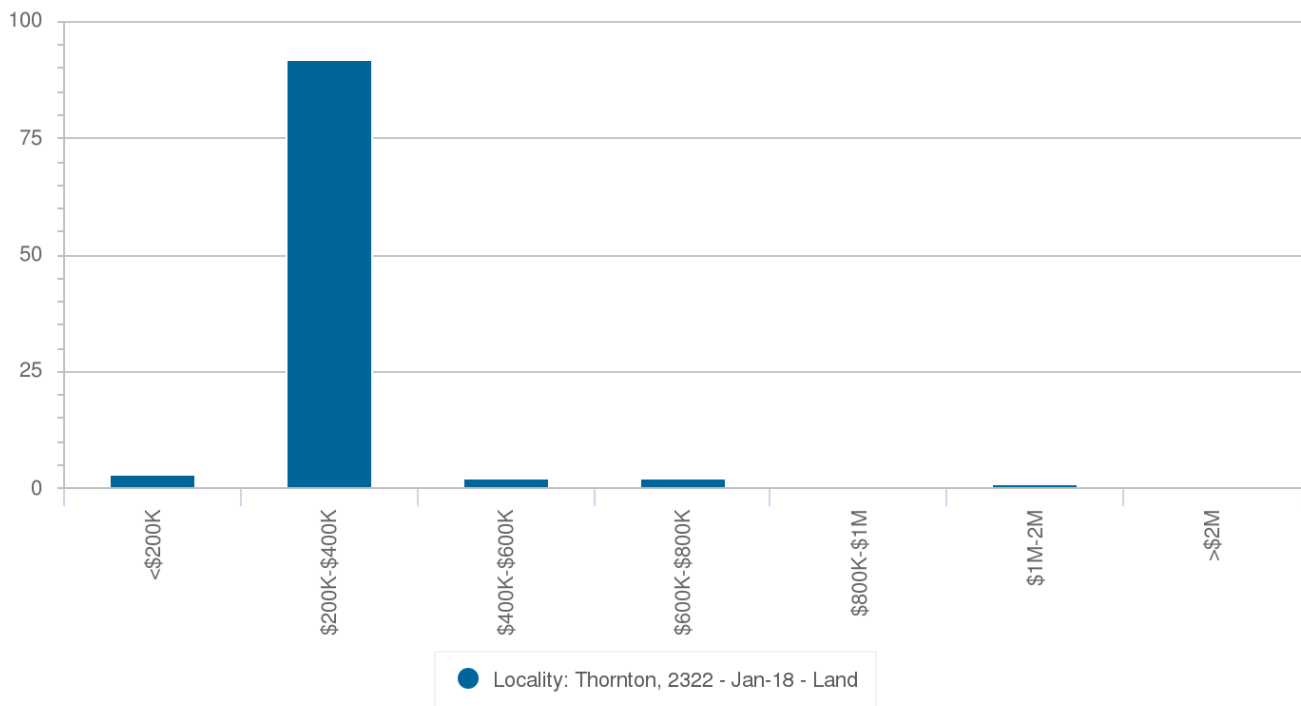
Statistics are calculated over a rolling 12 month period

### Sales By Price - 12 months (Land)

Price	Thornton Number
<\$200K	3
\$200K-\$400K	92
\$400K-\$600K	2
\$600K-\$800K	2
\$800K-\$1M	0
\$1M-\$2M	1
>\$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

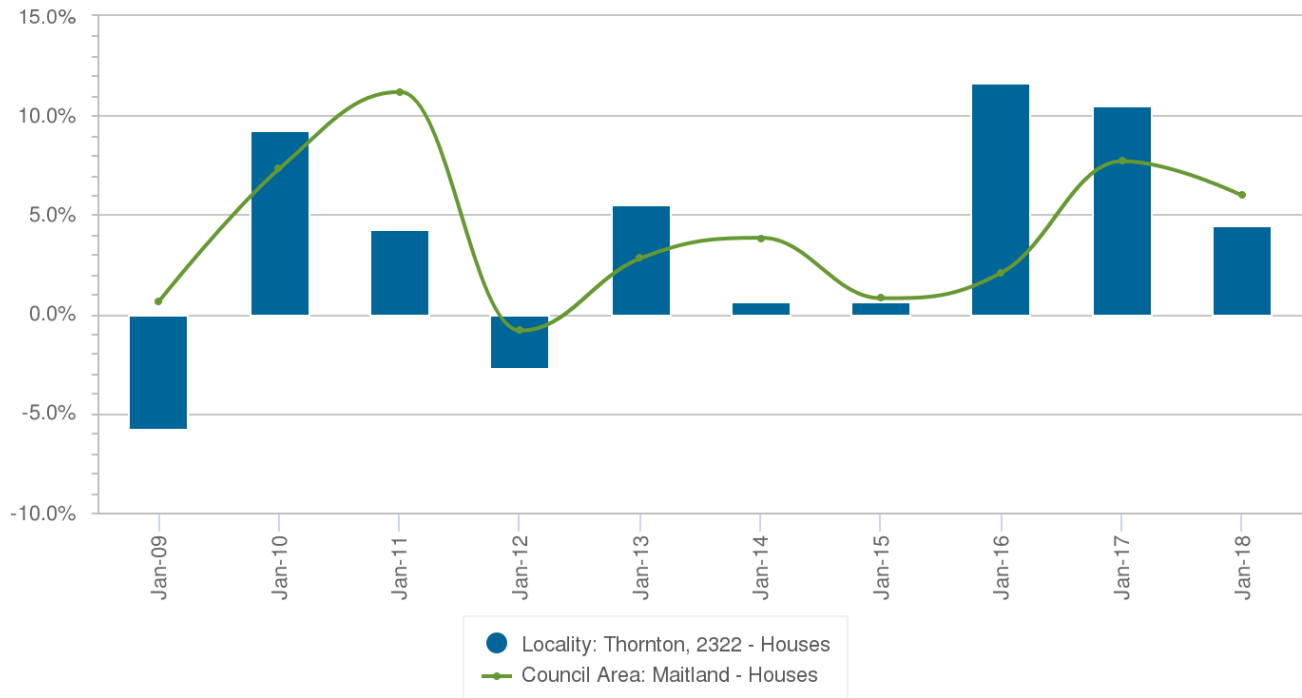
# Change in Median Price

## Change in Median Price (House)

Period	Thornton % Change	Maitland % Change
Jan 2018	4.42%	5.95%
Jan 2017	10.47%	7.69%
Jan 2016	11.69%	2.09%
Jan 2015	0.65%	0.79%
Jan 2014	0.66%	3.84%
Jan 2013	5.56%	2.82%
Jan 2012	-2.7%	-0.84%
Jan 2011	4.23%	11.18%
Jan 2010	9.23%	7.33%
Jan 2009	-5.8%	0.67%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



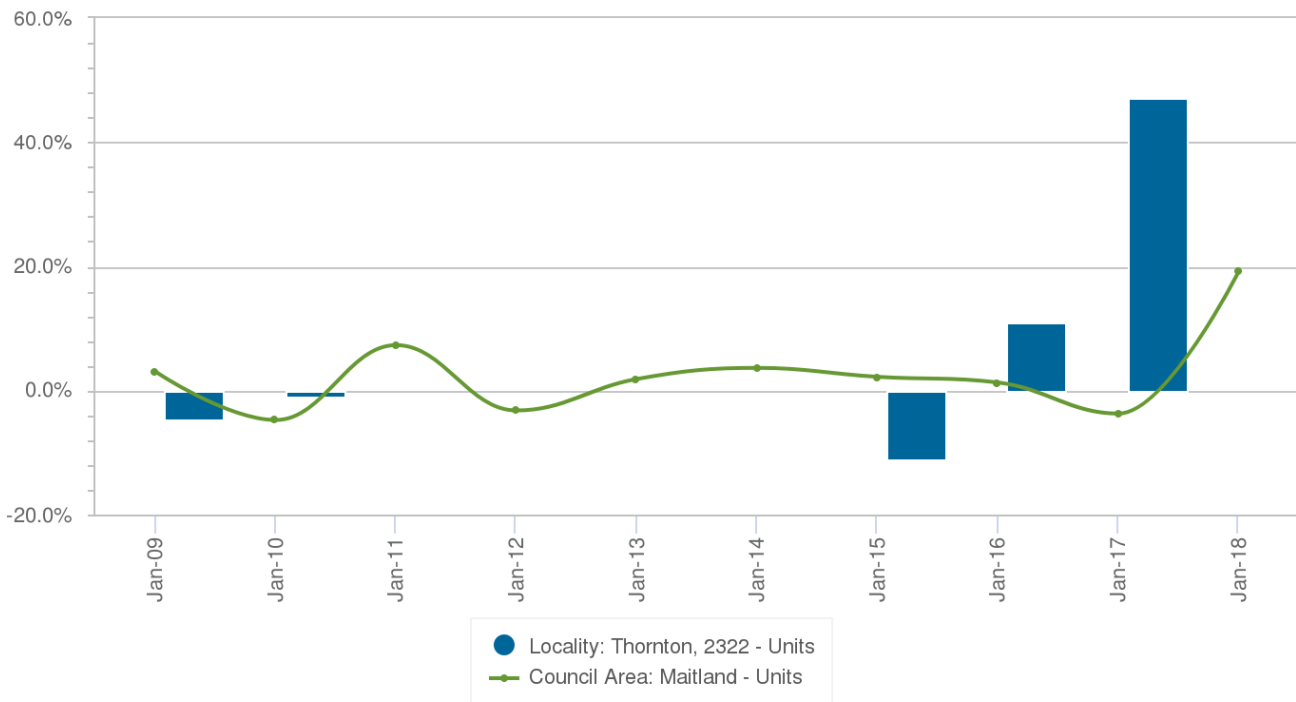
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Thornton % Change	Maitland % Change
May 2017	47.12%	-3.73%
May 2016	10.95%	1.29%
May 2015	-11.02%	2.19%
May 2014	0%	3.64%
May 2013	0%	1.85%
May 2012	0%	-3.23%
May 2011	0%	7.31%
May 2010	-0.96%	-4.76%
May 2009	-4.59%	3.02%
May 2008	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



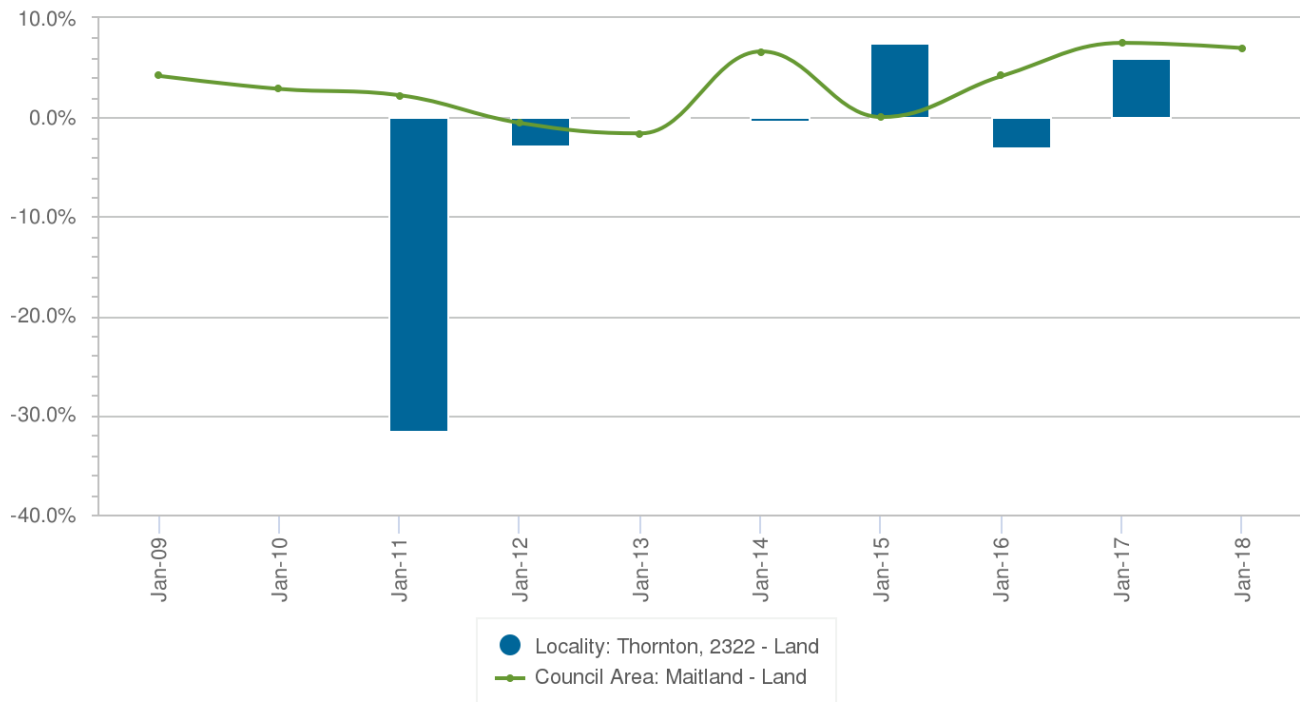
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Thornton % Change	Maitland % Change
Mar 2017	6.02%	7.5%
Mar 2016	-3.04%	4.17%
Mar 2015	7.59%	0.03%
Mar 2014	-0.29%	6.64%
Mar 2013	0.24%	-1.61%
Mar 2012	-2.93%	-0.57%
Mar 2011	-31.67%	2.22%
Mar 2010	0%	2.86%
Mar 2009	0%	4.17%
Mar 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

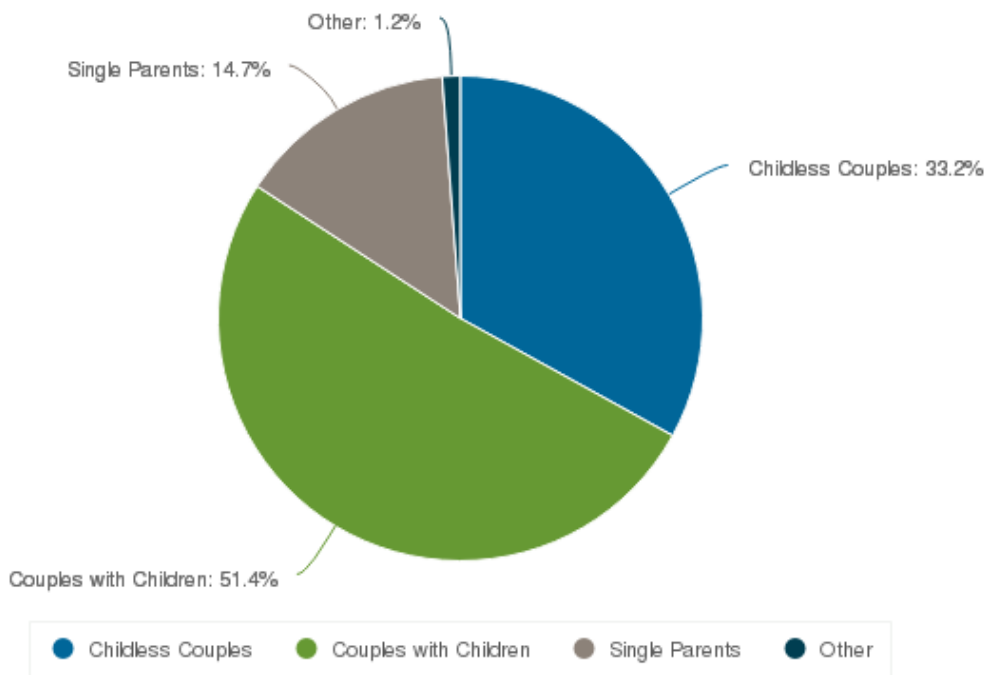
# Household

## Household Structure

Type	Percent
Couples with Children	51.4
Childless Couples	33.2
Single Parents	14.7
Other	1.2

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

### Household Structure



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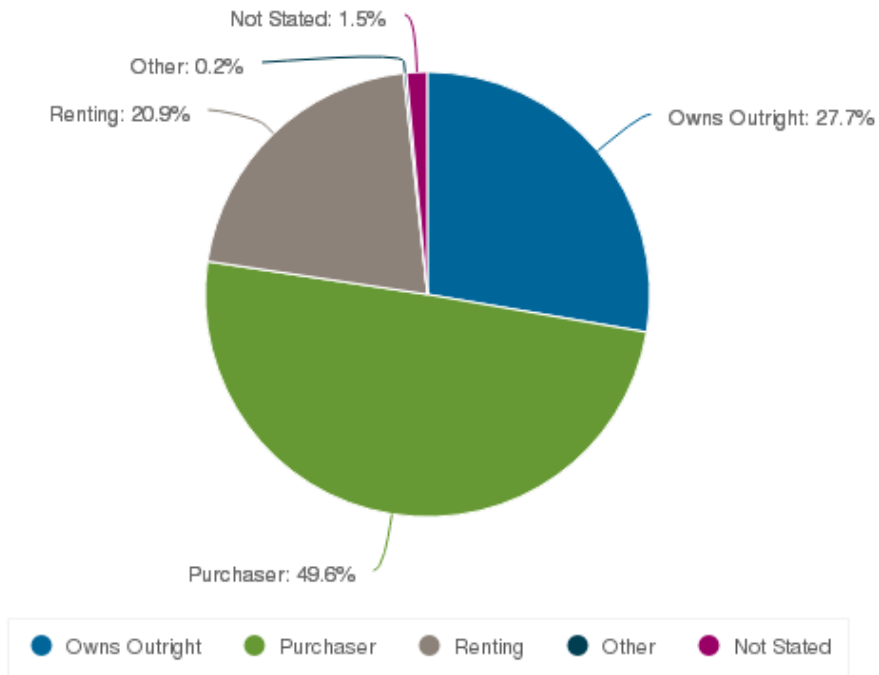


## Household Occupancy

Type	Percent
Purchaser	49.6
Owns Outright	27.7
Renting	20.9
Not Stated	1.5
Other	0.2

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### Household Occupancy



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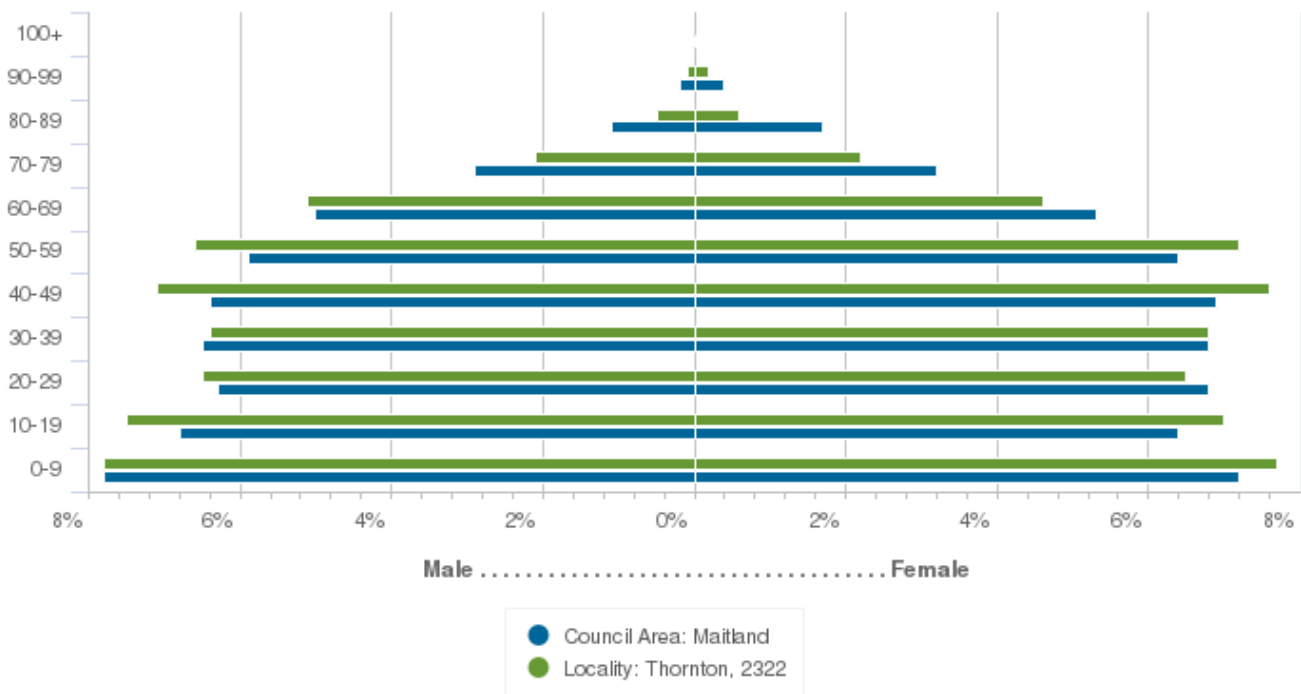
# Age Sex Ratio

## Age Sex Ratio

Age Group	Thornton		Maitland	
	Male %	Female %	Male %	Female %
0-9	7.8	7.7	7.8	7.2
10-19	7.5	7.0	6.8	6.4
20-29	6.5	6.5	6.3	6.8
30-39	6.4	6.8	6.5	6.8
40-49	7.1	7.6	6.4	6.9
50-59	6.6	7.2	5.9	6.4
60-69	5.1	4.6	5.0	5.3
70-79	2.1	2.2	2.9	3.2
80-89	0.5	0.6	1.1	1.7
90-99	0.1	0.2	0.2	0.4
100+	n/a	n/a	0.0	0.0

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## Age Sex Ratio



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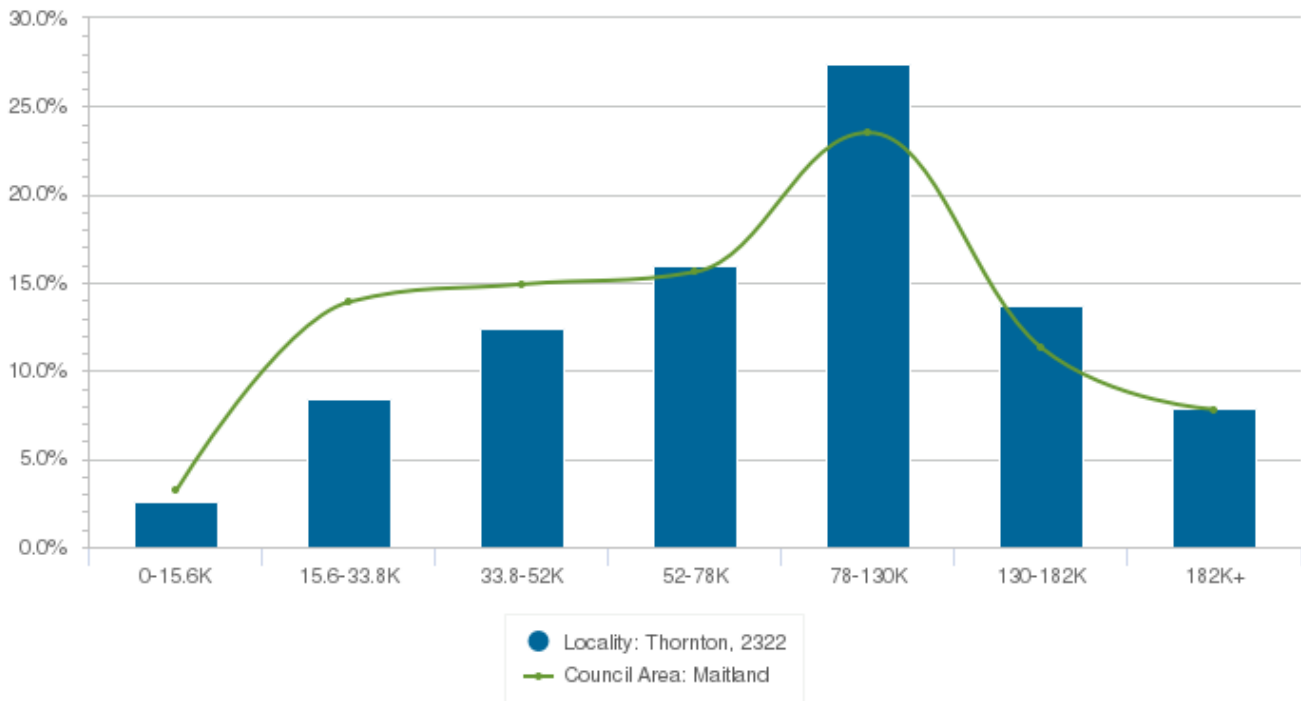
# Household Income

## Household Income

Income Range	Thornton %	Maitland %
0-15.6K	2.6	3.2
15.6-33.8K	8.4	13.9
33.8-52K	12.4	14.9
52-78K	16.0	15.6
78-130K	27.4	23.5
130-182K	13.7	11.3
182K+	7.9	7.8

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## Household Income



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