

Suburb Statistics Report

Prepared on 08 Jan 2019

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.

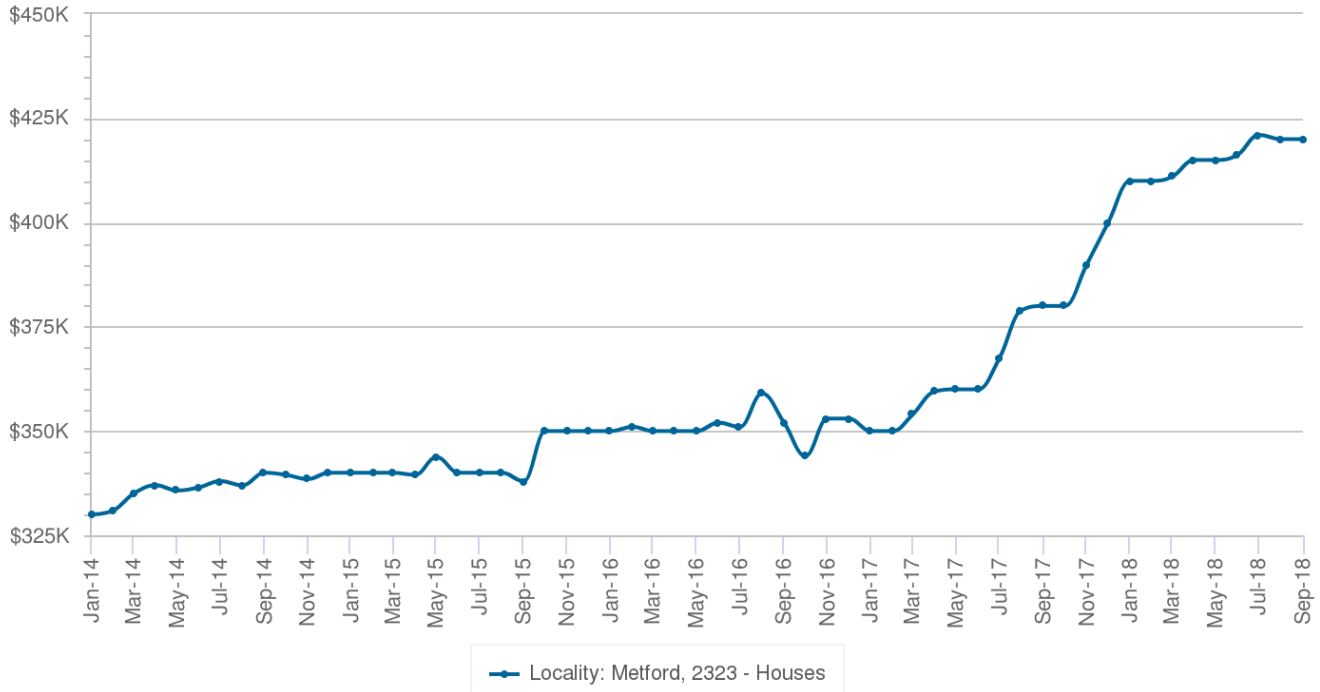
Currently the median sales price of houses in the area is \$420,000.

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	\$331,000	\$340,000	\$351,000	\$350,000	\$410,000
March	\$335,000	\$340,000	\$350,000	\$354,000	\$411,000
April	\$337,000	\$339,500	\$350,000	\$359,500	\$415,000
May	\$335,750	\$343,750	\$350,000	\$360,000	\$415,000
June	\$336,500	\$340,000	\$352,000	\$360,000	\$416,250
July	\$338,000	\$340,000	\$351,000	\$367,500	\$421,000
August	\$337,000	\$340,000	\$359,000	\$379,000	\$420,000
September	\$340,000	\$338,000	\$352,000	\$380,000	\$420,000
October	\$339,500	\$350,000	\$344,000	\$380,000	n/a
November	\$338,500	\$350,000	\$353,000	\$390,000	n/a
December	\$340,000	\$350,000	\$353,000	\$400,000	n/a

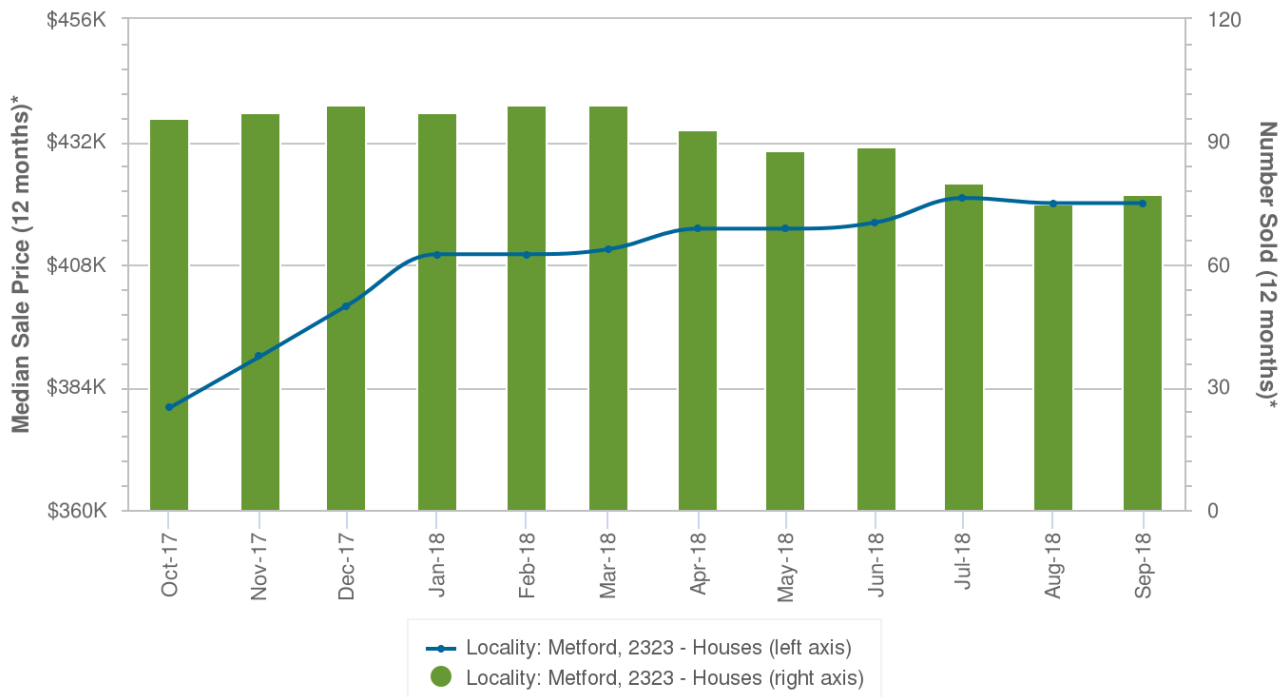
Statistics are calculated over a rolling 12 month period

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

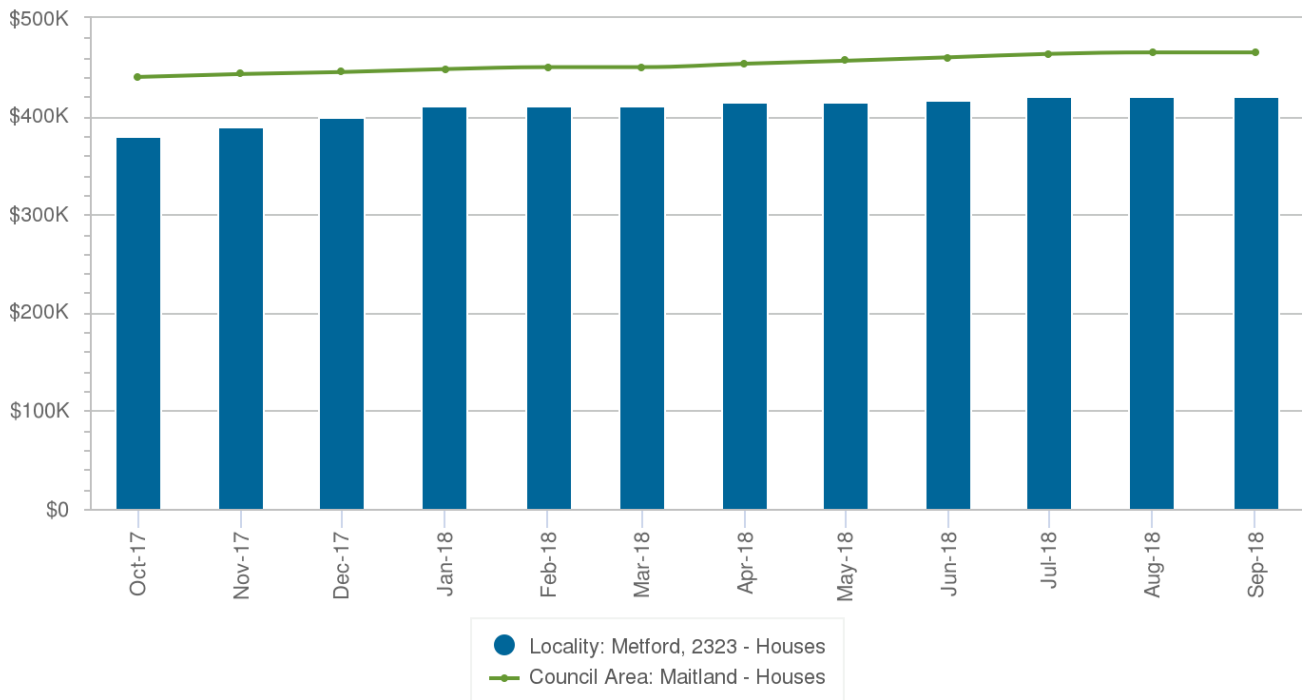
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Metford	Maitland
	Median Price	Median Price
September 2018	\$420,000	\$465,000
August 2018	\$420,000	\$465,000
July 2018	\$421,000	\$463,500
June 2018	\$416,250	\$460,000
May 2018	\$415,000	\$456,500
April 2018	\$415,000	\$453,500
March 2018	\$411,000	\$450,000
February 2018	\$410,000	\$450,000
January 2018	\$410,000	\$448,000
December 2017	\$400,000	\$445,000
November 2017	\$390,000	\$443,000
October 2017	\$380,000	\$440,000

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	Metford Median Price	Maitland Median Price
September 2018	\$302,500	\$342,000
August 2018	\$302,500	\$342,000
July 2018	\$302,500	\$342,000
June 2018	\$305,000	\$342,000
May 2018	\$302,500	\$340,000
April 2018	\$302,500	\$342,000
March 2018	\$322,500	\$340,000
February 2018	\$338,000	\$337,000
January 2018	\$319,000	\$334,950
December 2017	\$319,000	\$330,000
November 2017	\$300,000	\$320,000
October 2017	\$287,500	\$316,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



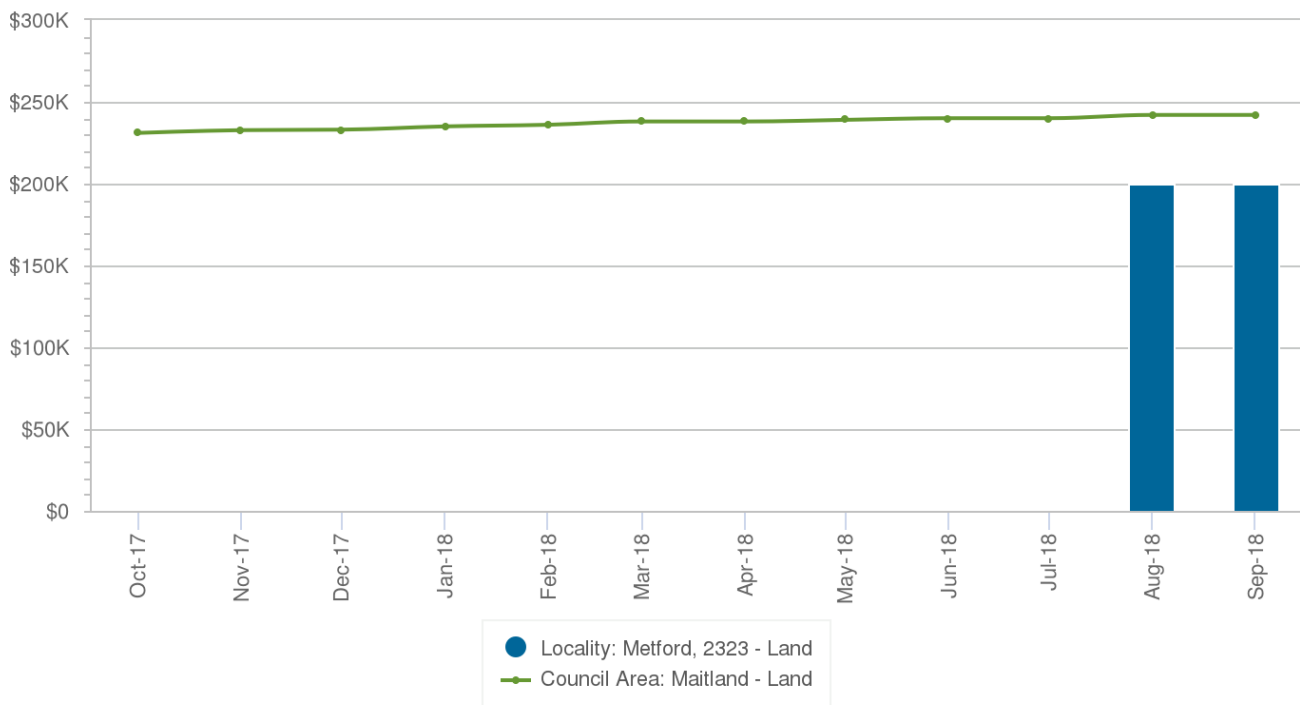
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Metford Median Price	Maitland Median Price
September 2018	\$200,000	\$242,000
August 2018	\$200,000	\$242,000
July 2018	n/a	\$240,000
June 2018	n/a	\$240,000
May 2018	n/a	\$239,000
April 2018	n/a	\$238,000
March 2018	n/a	\$238,000
February 2018	n/a	\$236,000
January 2018	n/a	\$235,000
December 2017	n/a	\$233,000
November 2017	n/a	\$232,700
October 2017	n/a	\$231,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)



Statistics are calculated over a rolling 12 month period

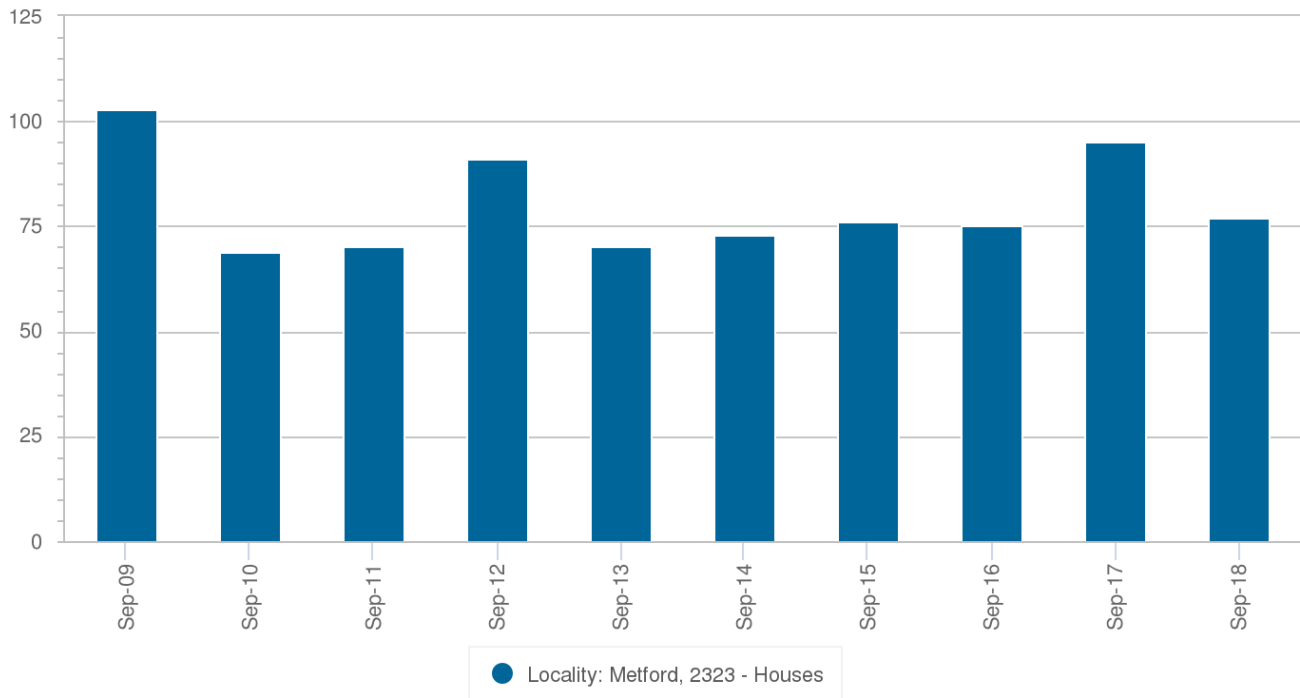
Sales Per Annum

Sales Per Annum (House)

Period Ending	Metford Number
Sep 2018	77
Sep 2017	95
Sep 2016	75
Sep 2015	76
Sep 2014	73
Sep 2013	70
Sep 2012	91
Sep 2011	70
Sep 2010	69
Sep 2009	103

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



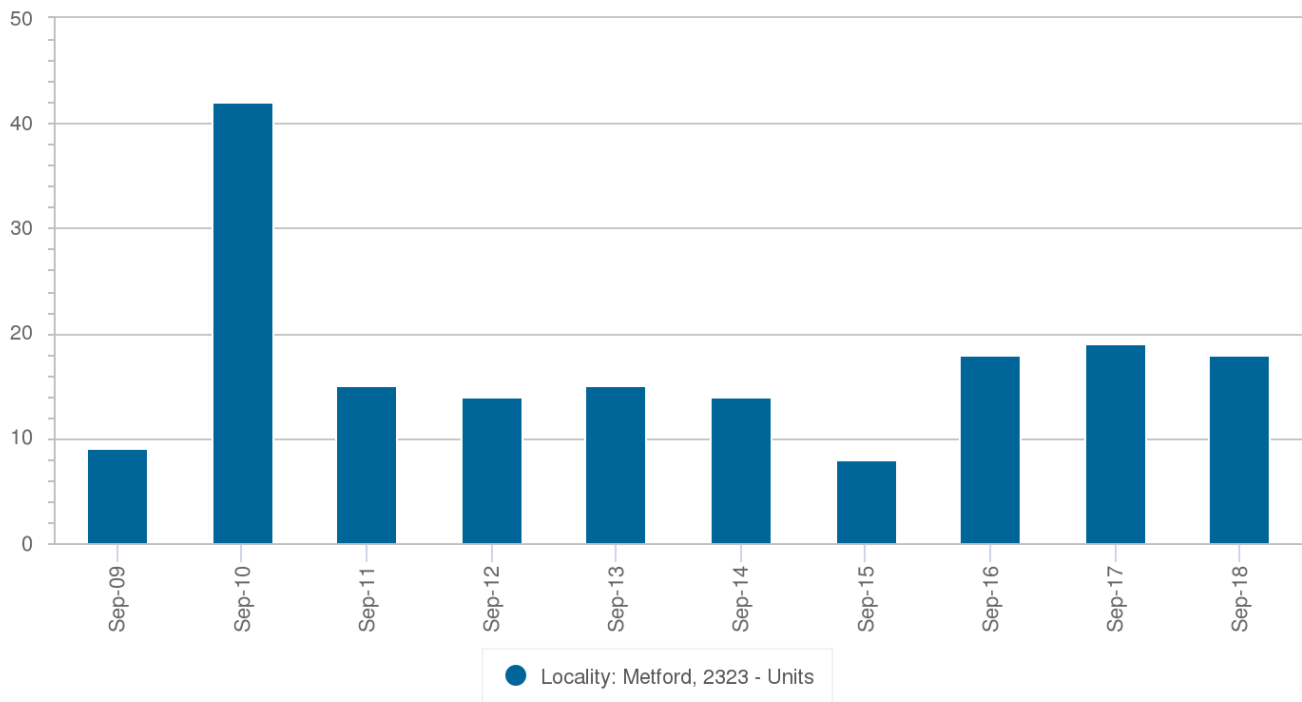
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Metford Number
Sep 2018	18
Sep 2017	19
Sep 2016	18
Sep 2015	8
Sep 2014	14
Sep 2013	15
Sep 2012	14
Sep 2011	15
Sep 2010	42
Sep 2009	9

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



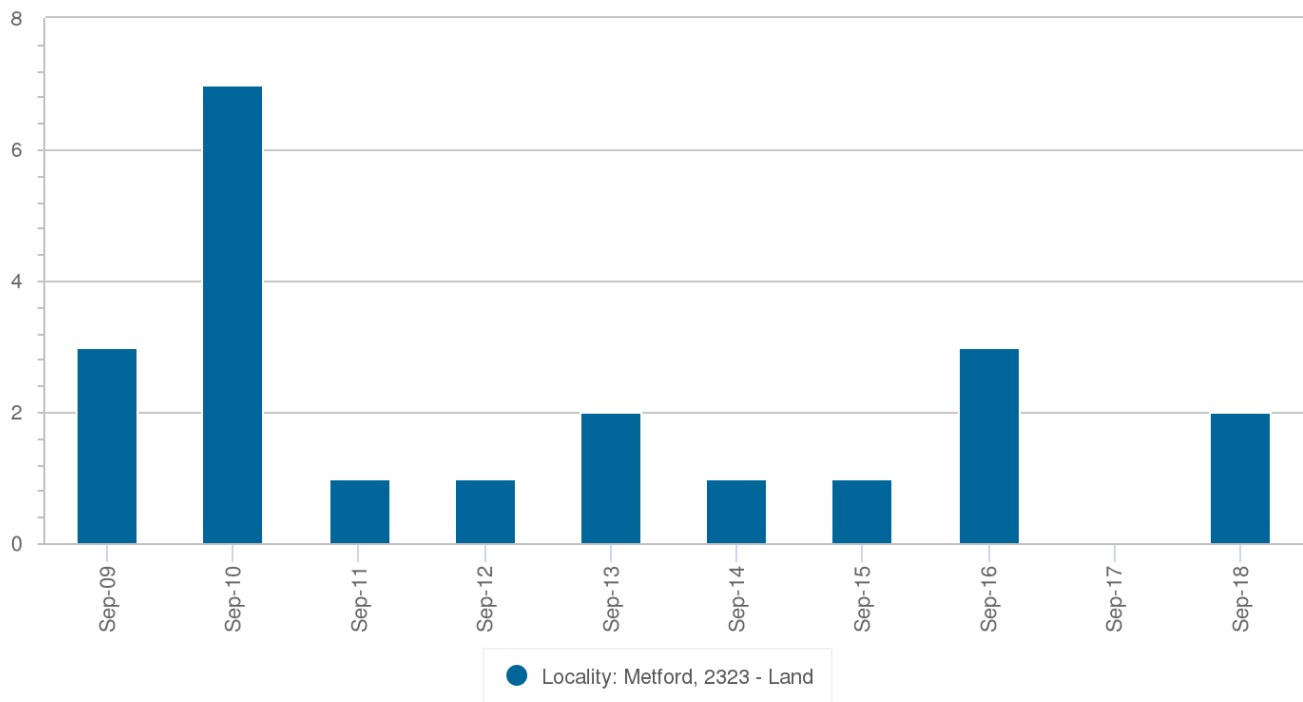
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Metford Number
Sep 2018	2
Sep 2017	0
Sep 2016	3
Sep 2015	1
Sep 2014	1
Sep 2013	2
Sep 2012	1
Sep 2011	1
Sep 2010	7
Sep 2009	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

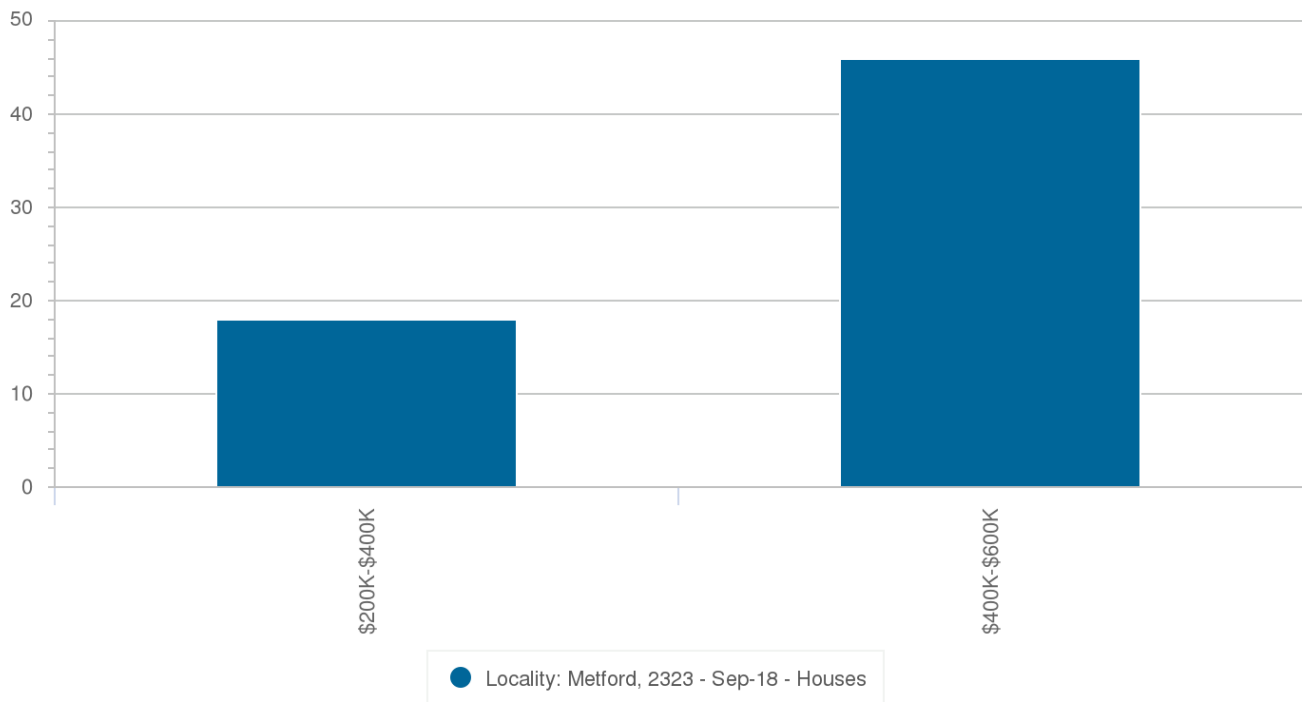
Sales By Price

Sales By Price - 12 months (House)

Price	Metford	
	Number	
\$200K-\$400K	18	
\$400K-\$600K	46	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



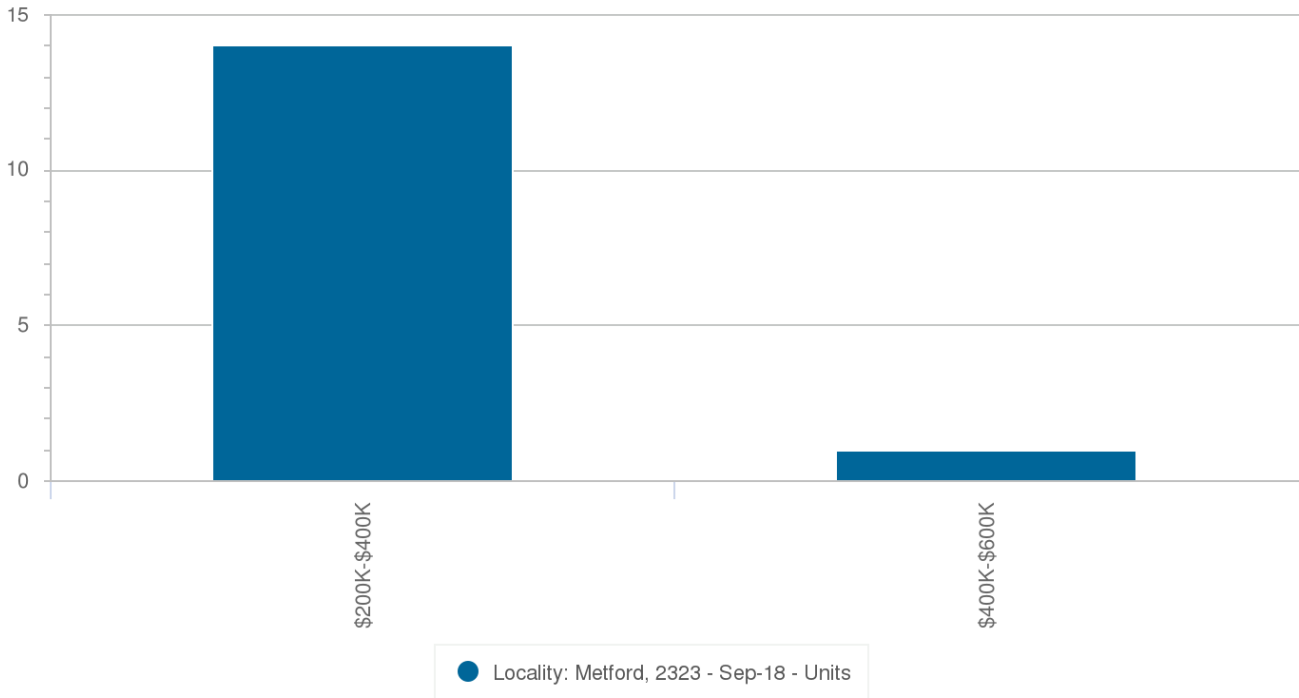
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Metford	
	Number	
\$200K-\$400K	14	
\$400K-\$600K	1	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



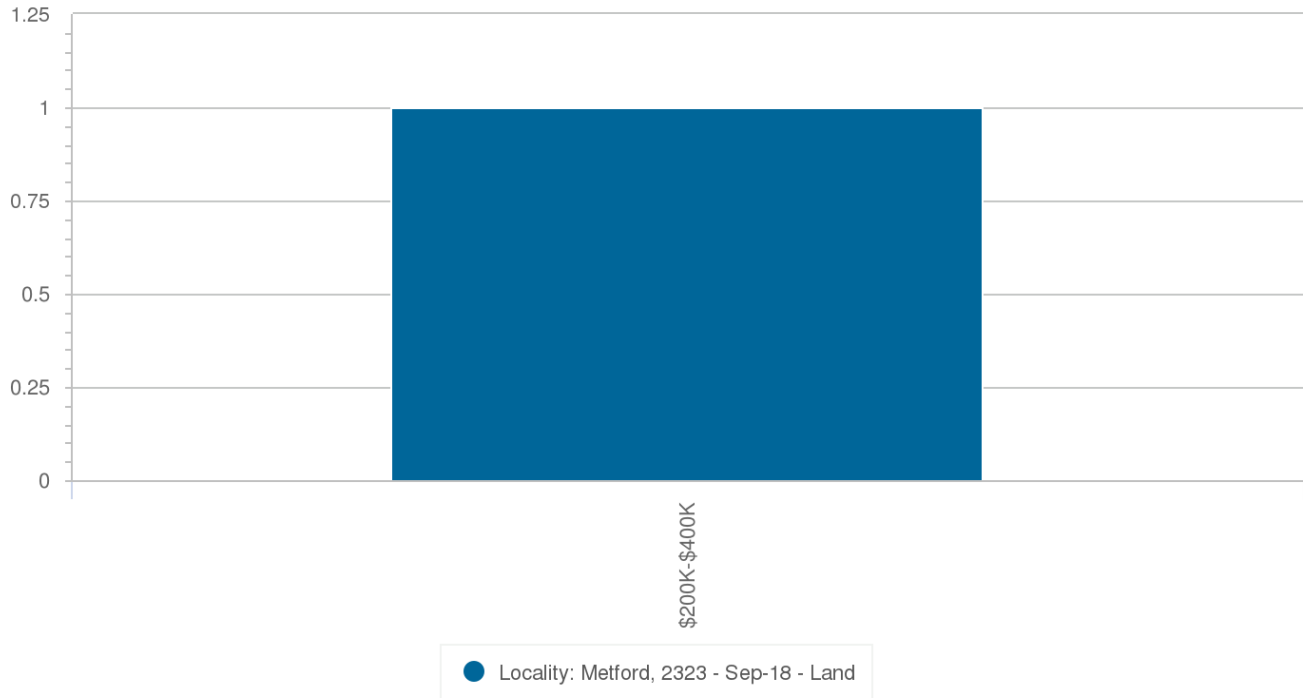
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Metford	
	Number	
\$200K-\$400K	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

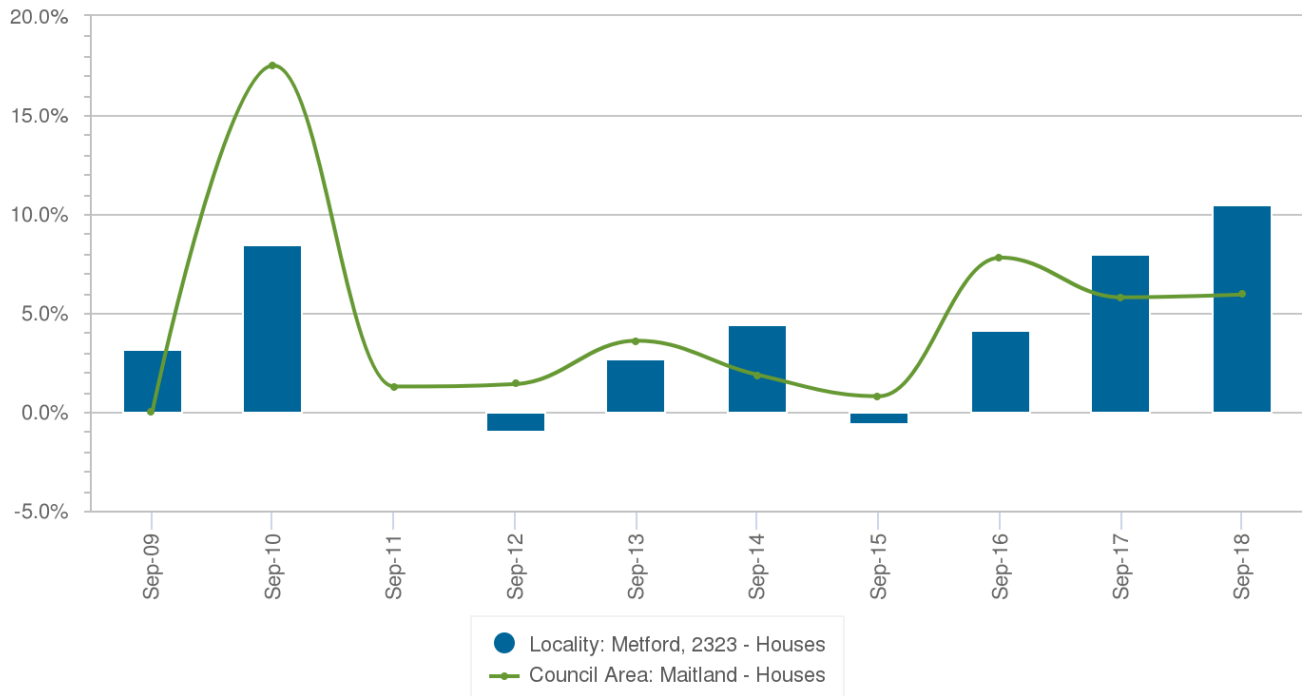
Change in Median Price

Change in Median Price (House)

Period	Metford % Change	Maitland % Change
Sep 2018	10.53%	5.92%
Sep 2017	7.95%	5.78%
Sep 2016	4.14%	7.79%
Sep 2015	-0.59%	0.79%
Sep 2014	4.45%	1.87%
Sep 2013	2.68%	3.59%
Sep 2012	-0.94%	1.4%
Sep 2011	0%	1.28%
Sep 2010	8.47%	17.5%
Sep 2009	3.15%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



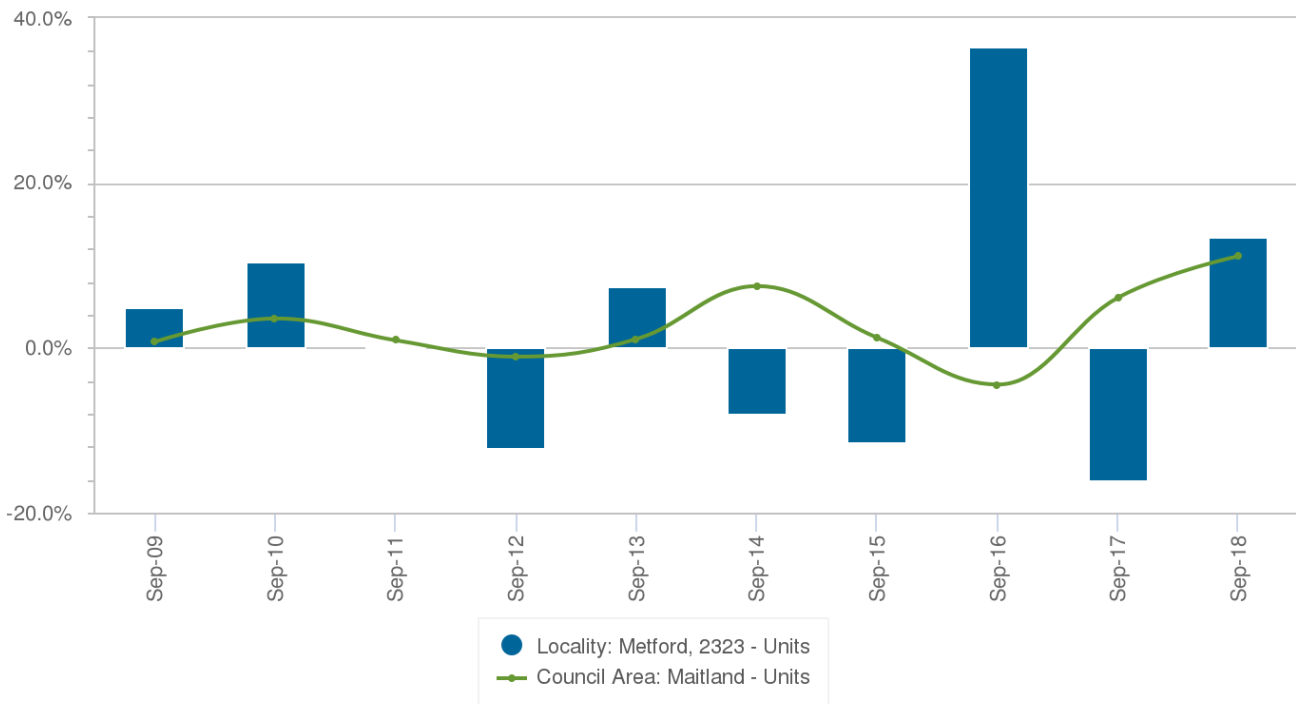
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Metford % Change	Maitland % Change
Sep 2018	13.51%	11.13%
Sep 2017	-16.06%	6.12%
Sep 2016	36.56%	-4.45%
Sep 2015	-11.43%	1.21%
Sep 2014	-7.89%	7.48%
Sep 2013	7.45%	1.09%
Sep 2012	-12.17%	-1.08%
Sep 2011	0.4%	0.9%
Sep 2010	10.39%	3.56%
Sep 2009	4.81%	0.75%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



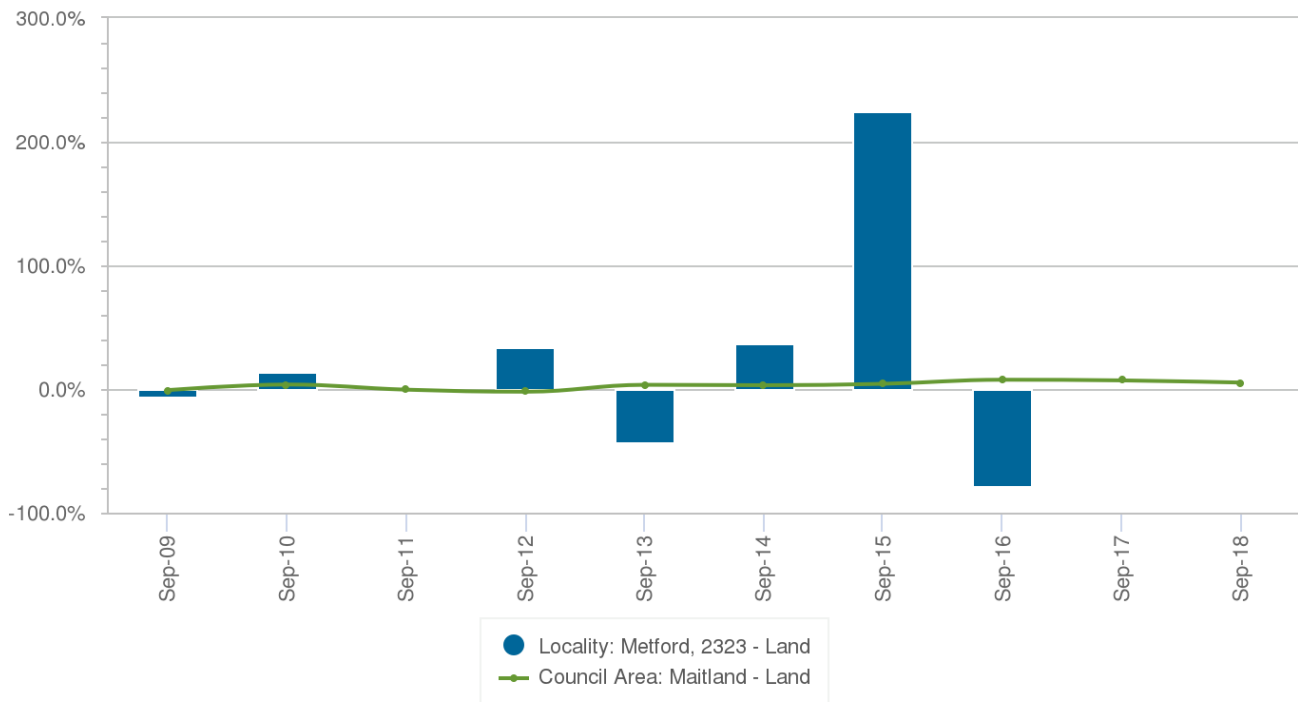
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Metford % Change	Maitland % Change
Sep 2016	-78.32%	7.5%
Sep 2015	225%	4.22%
Sep 2014	36.46%	3.1%
Sep 2013	-42.8%	3.4%
Sep 2012	34.43%	-2.17%
Sep 2011	0.16%	-0.54%
Sep 2010	14.47%	3.64%
Sep 2009	-6.01%	-0.83%
Sep 2008	0%	0%
Sep 2007	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

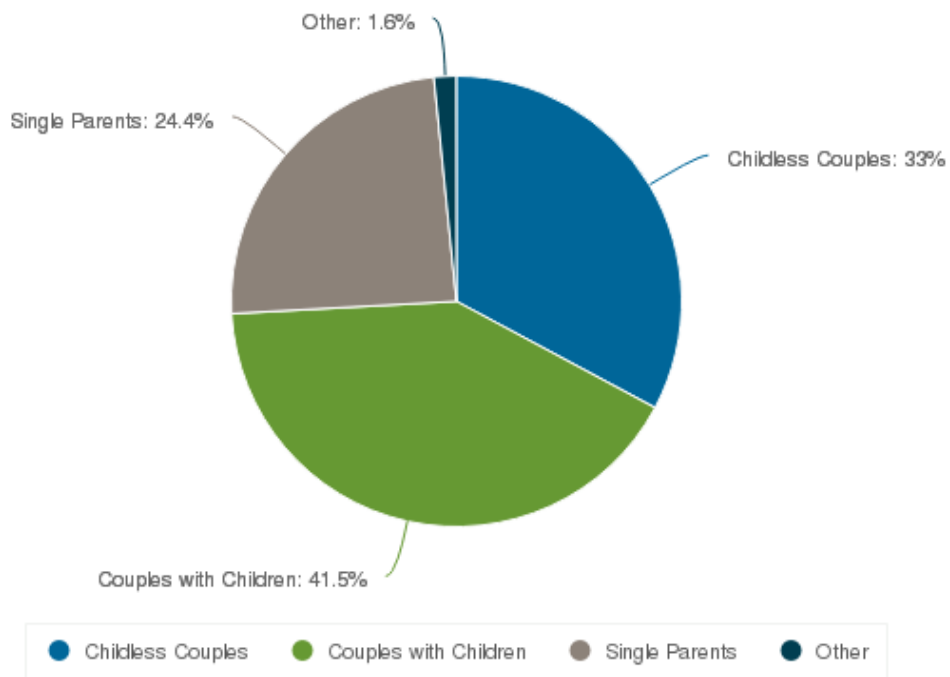
Household

Household Structure

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

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

Household Structure



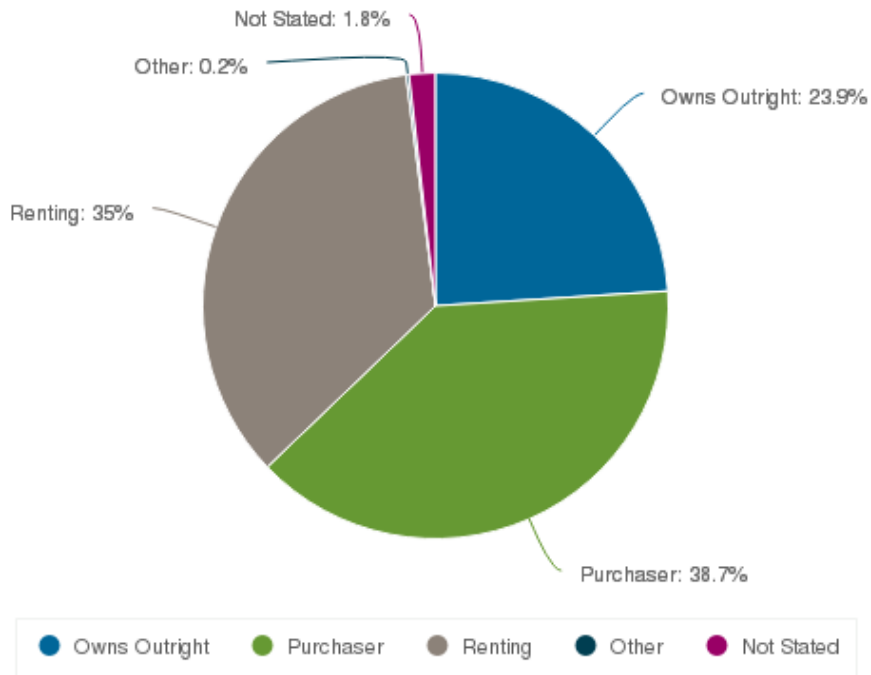
Statistics are provided by the Australian Bureau of Statistics (ABS)

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



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

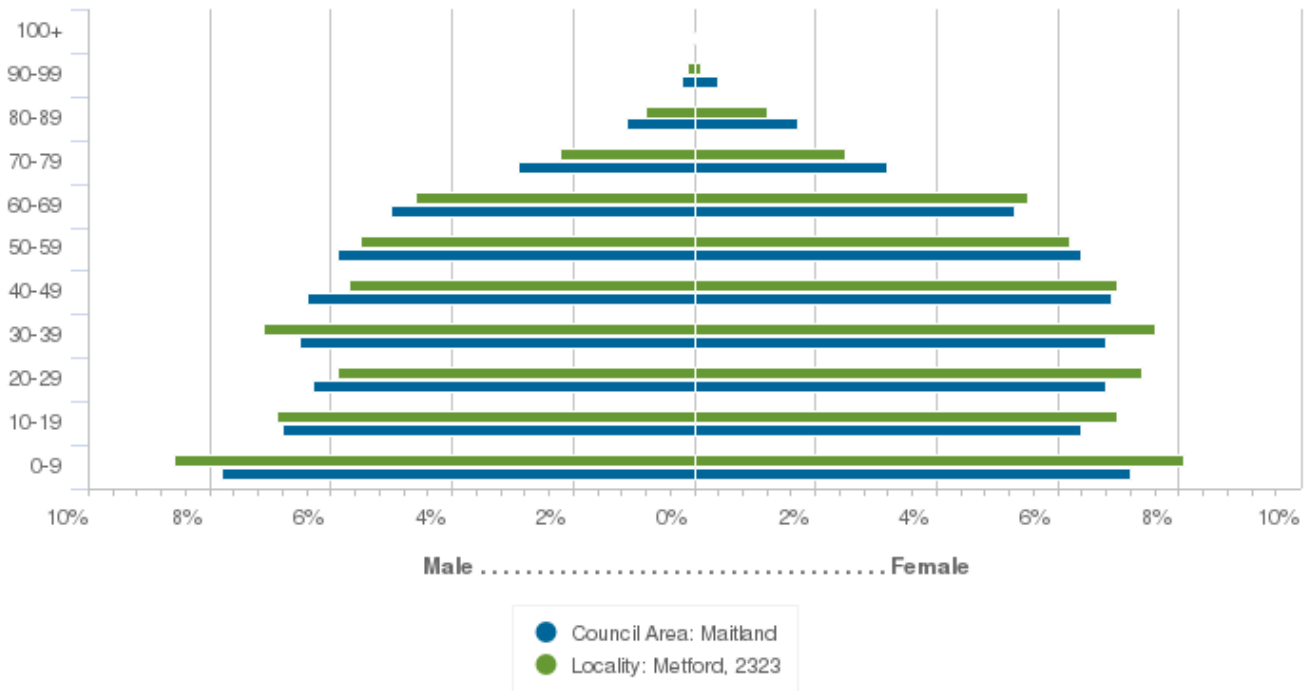
Age Sex Ratio

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

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

Age Sex Ratio



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

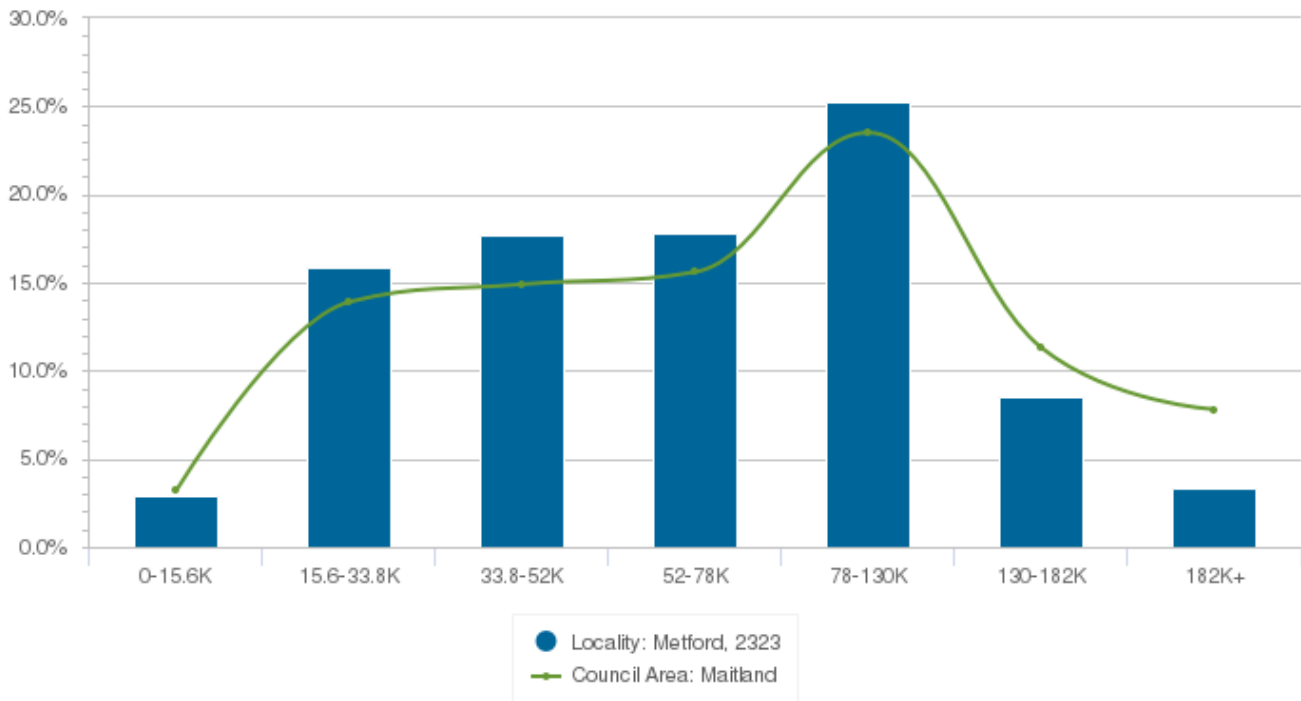
Household Income

Household Income

Income Range	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

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.