

# Suburb Statistics Report

Prepared on 08 Jan 2019

## Area Profile

The size of Morpeth is approximately 4.8 square kilometres.

It has 2 parks covering nearly 3.1% of total area.

The population of Morpeth in 2011 was 1,261 people.

By 2016 the population was 1,403 showing a population growth of 11.3% in the area during that time.

The predominant age group in Morpeth is 60-69 years.

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

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

In 2011, 74.8% of the homes in Morpeth were owner-occupied compared with 67.4% in 2016.

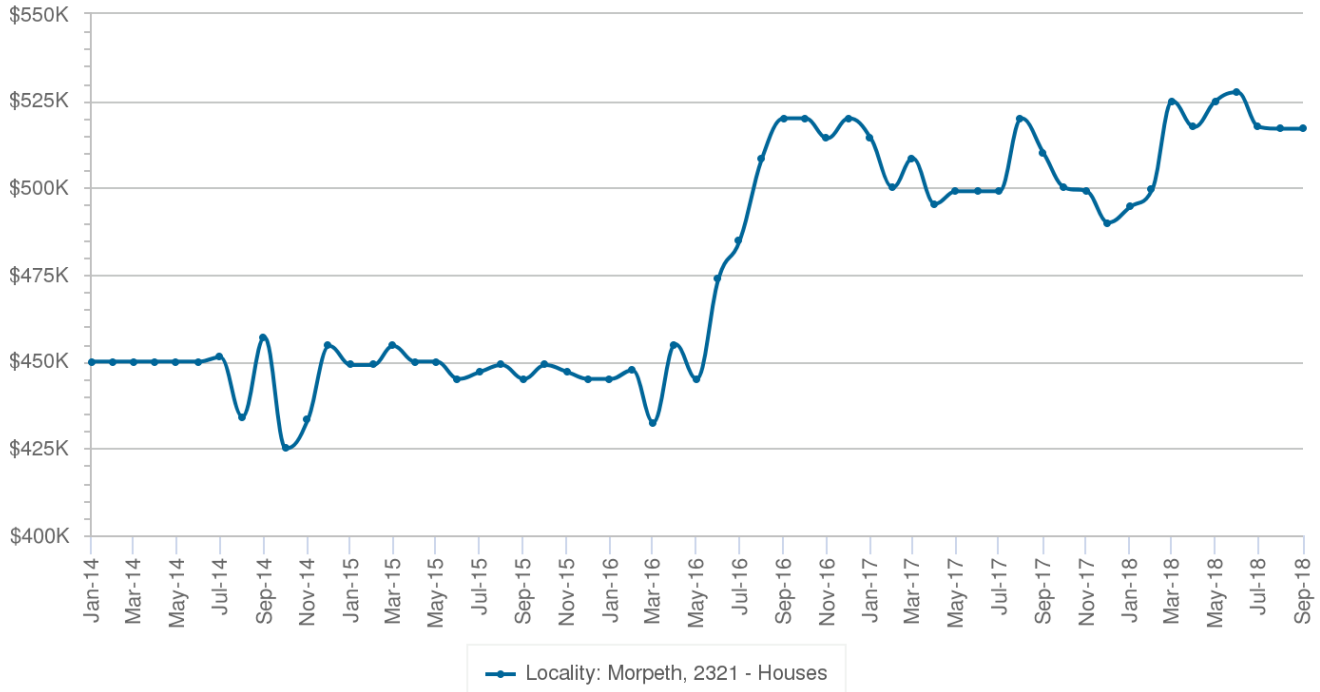
Currently the median sales price of houses in the area is \$517,000.

### 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	\$450,000	\$449,000	\$445,000	\$514,250	\$494,500
February	\$450,000	\$449,000	\$447,500	\$500,125	\$499,500
March	\$450,000	\$454,500	\$432,500	\$508,500	\$525,000
April	\$450,000	\$450,000	\$455,000	\$495,375	\$517,500
May	\$450,000	\$450,000	\$445,000	\$499,000	\$525,000
June	\$450,000	\$445,000	\$474,000	\$499,000	\$527,500
July	\$451,250	\$447,000	\$485,000	\$499,000	\$517,500
August	\$434,118	\$449,000	\$508,500	\$520,000	\$517,000
September	\$457,000	\$445,000	\$520,000	\$510,000	\$517,000
October	\$425,000	\$449,000	\$520,000	\$500,000	n/a
November	\$433,236	\$447,000	\$514,250	\$499,000	n/a
December	\$454,500	\$445,000	\$520,000	\$490,000	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

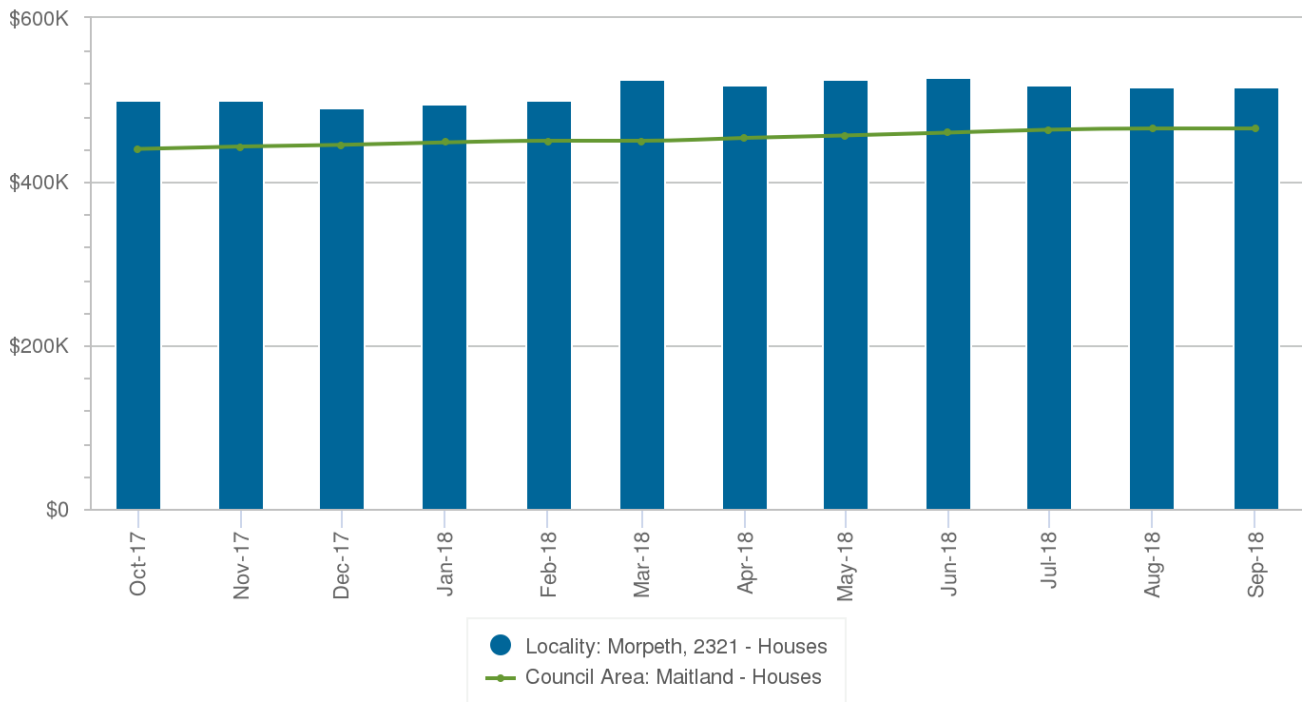
# Recent Median Sale Prices

## Recent Median Sale Prices (House)

Period	Morpeth	Maitland
	Median Price	Median Price
September 2018	\$517,000	\$465,000
August 2018	\$517,000	\$465,000
July 2018	\$517,500	\$463,500
June 2018	\$527,500	\$460,000
May 2018	\$525,000	\$456,500
April 2018	\$517,500	\$453,500
March 2018	\$525,000	\$450,000
February 2018	\$499,500	\$450,000
January 2018	\$494,500	\$448,000
December 2017	\$490,000	\$445,000
November 2017	\$499,000	\$443,000
October 2017	\$500,000	\$440,000

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (House)



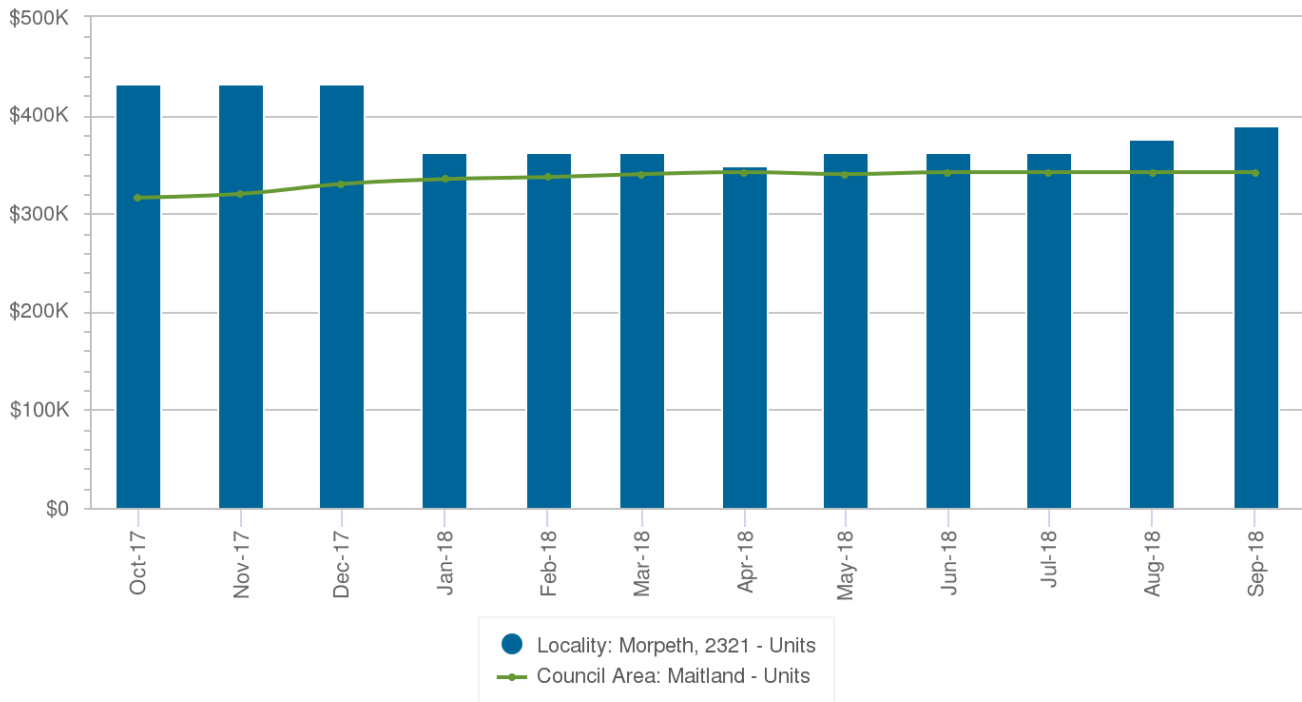
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Morpeth Median Price	Maitland Median Price
September 2018	\$390,000	\$342,000
August 2018	\$376,500	\$342,000
July 2018	\$363,000	\$342,000
June 2018	\$363,000	\$342,000
May 2018	\$363,000	\$340,000
April 2018	\$348,000	\$342,000
March 2018	\$363,000	\$340,000
February 2018	\$363,000	\$337,000
January 2018	\$363,000	\$334,950
December 2017	\$431,500	\$330,000
November 2017	\$431,500	\$320,000
October 2017	\$431,500	\$316,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)



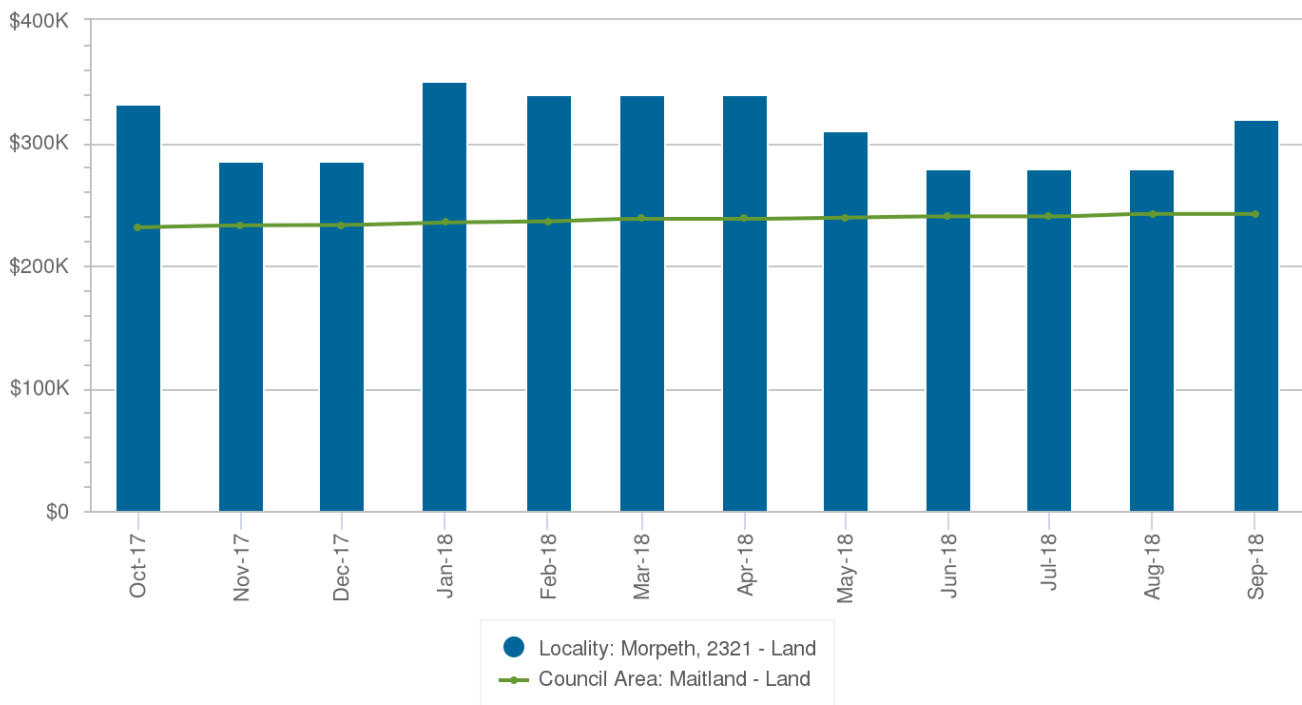
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Land)

Period	Morpeth Median Price	Maitland Median Price
September 2018	\$319,500	\$242,000
August 2018	\$279,000	\$242,000
July 2018	\$279,000	\$240,000
June 2018	\$279,000	\$240,000
May 2018	\$309,500	\$239,000
April 2018	\$340,000	\$238,000
March 2018	\$340,000	\$238,000
February 2018	\$340,000	\$236,000
January 2018	\$350,000	\$235,000
December 2017	\$285,000	\$233,000
November 2017	\$285,000	\$232,700
October 2017	\$331,237	\$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

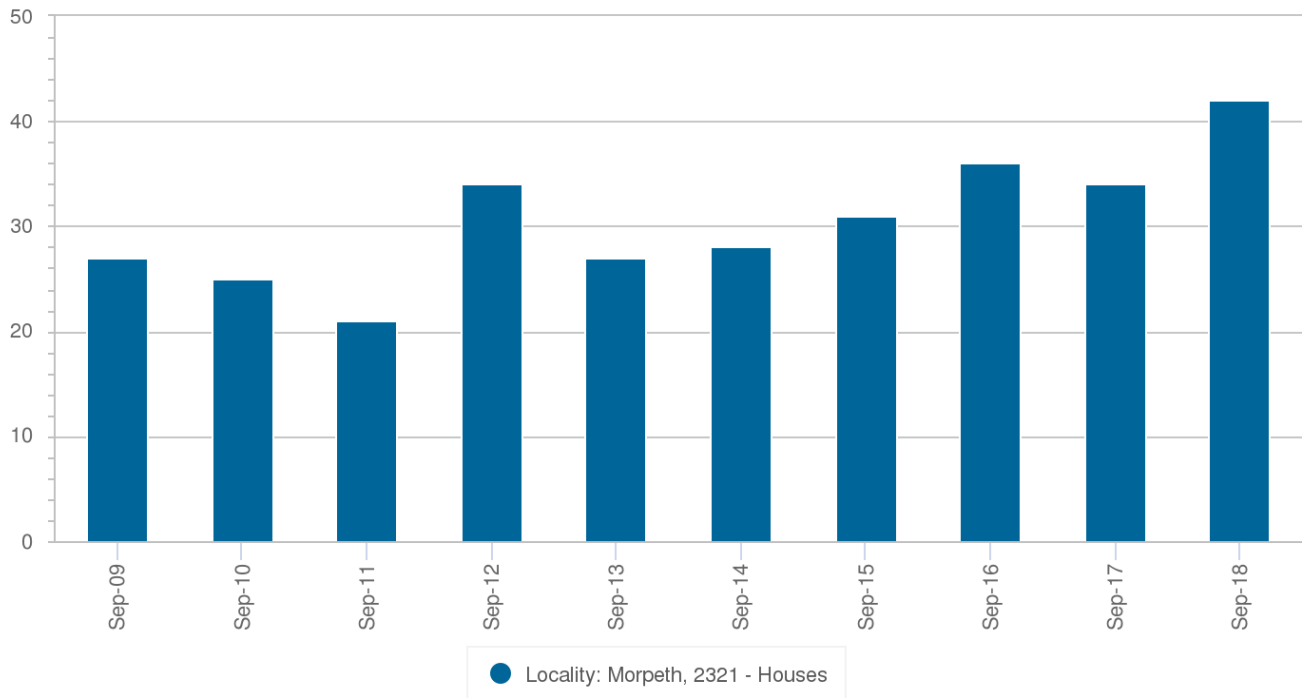
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Morpeth Number
Sep 2018	42
Sep 2017	34
Sep 2016	36
Sep 2015	31
Sep 2014	28
Sep 2013	27
Sep 2012	34
Sep 2011	21
Sep 2010	25
Sep 2009	27

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



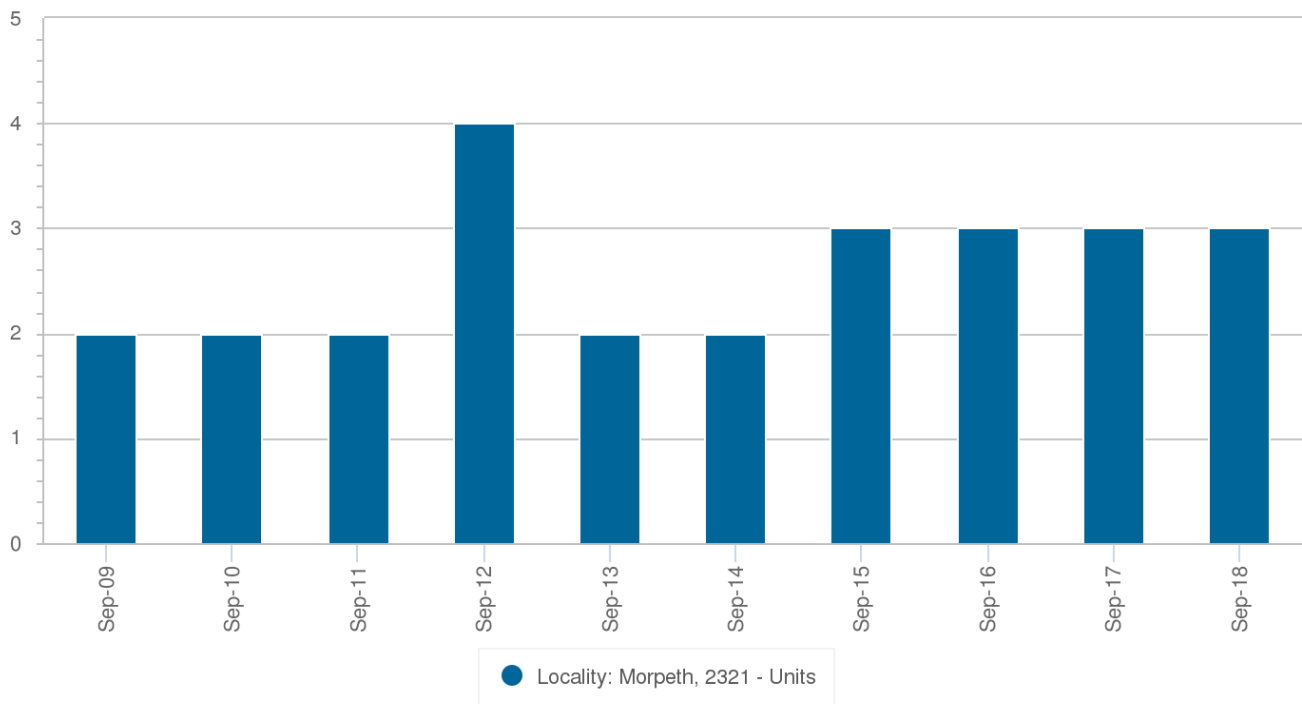
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Morpeth Number
Sep 2018	3
Sep 2017	3
Sep 2016	3
Sep 2015	3
Sep 2014	2
Sep 2013	2
Sep 2012	4
Sep 2011	2
Sep 2010	2
Sep 2009	2

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

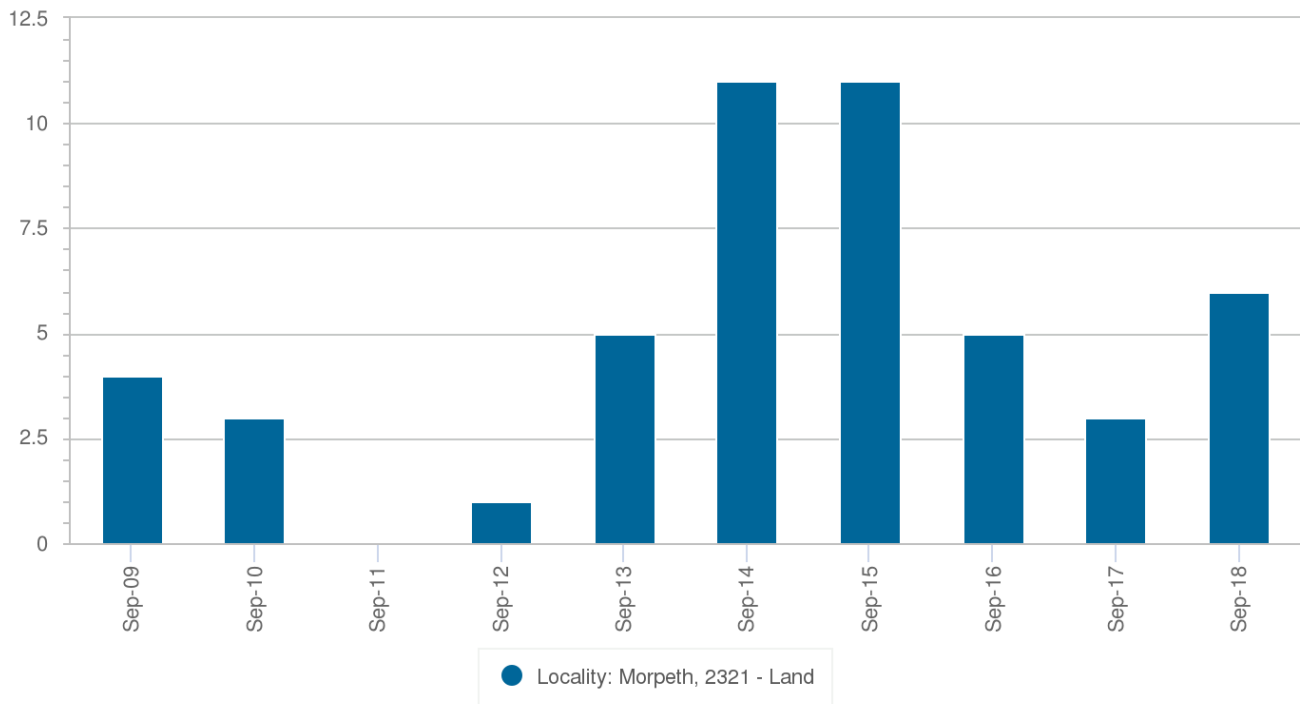


### Sales Per Annum (Land)

Period Ending	Morpeth Number
Sep 2018	6
Sep 2017	3
Sep 2016	5
Sep 2015	11
Sep 2014	11
Sep 2013	5
Sep 2012	1
Sep 2011	0
Sep 2010	3
Sep 2009	4

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

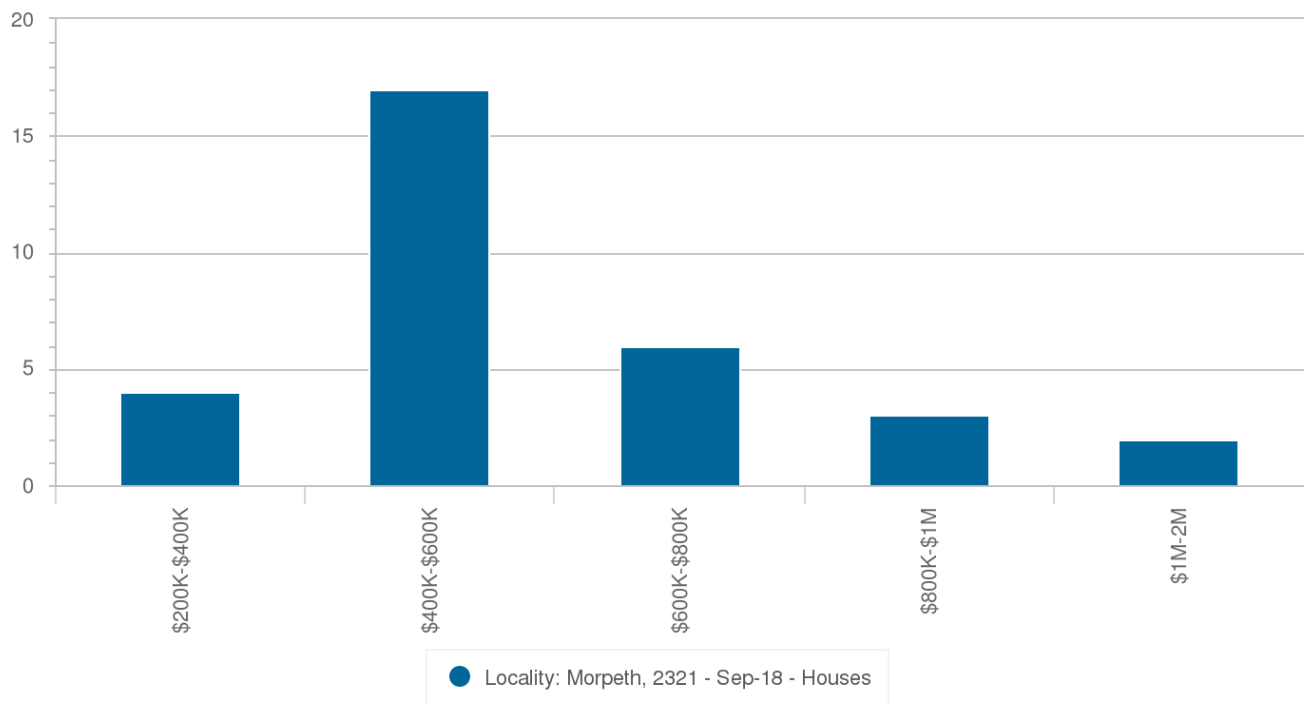
# Sales By Price

## Sales By Price - 12 months (House)

Price	Morpeth Number
\$200K-\$400K	4
\$400K-\$600K	17
\$600K-\$800K	6
\$800K-\$1M	3
\$1M-\$2M	2

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



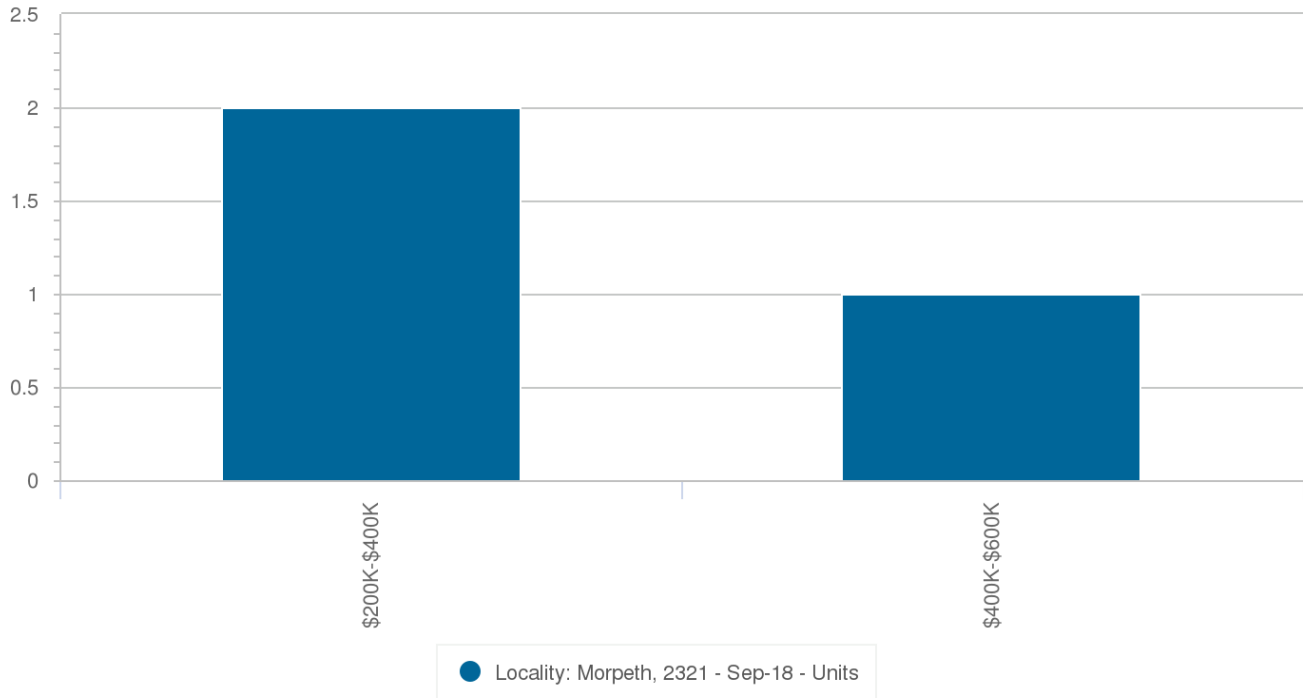
Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (Unit)

Price	Morpeth Number
\$200K-\$400K	2
\$400K-\$600K	1

Statistics are calculated over a rolling 12 month period

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



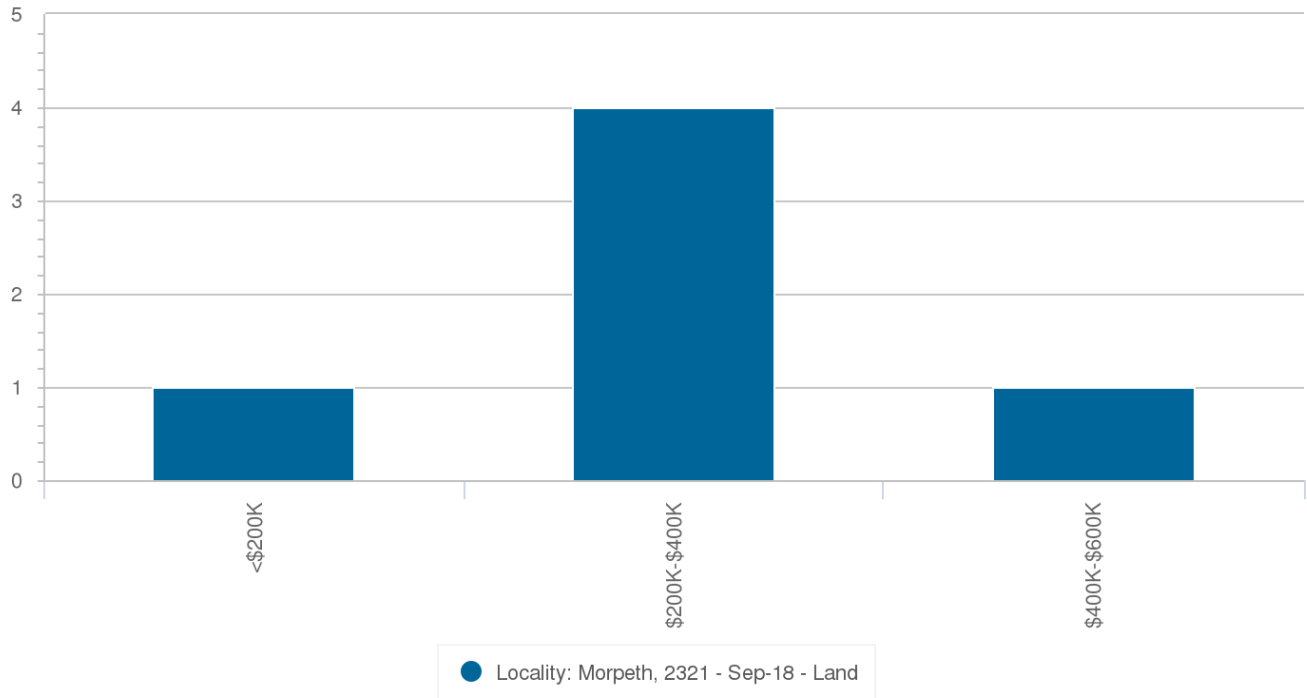
Statistics are calculated over a rolling 12 month period

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

Price	Morpeth	
	Number	
<\$200K	1	
\$200K-\$400K	4	
\$400K-\$600K	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

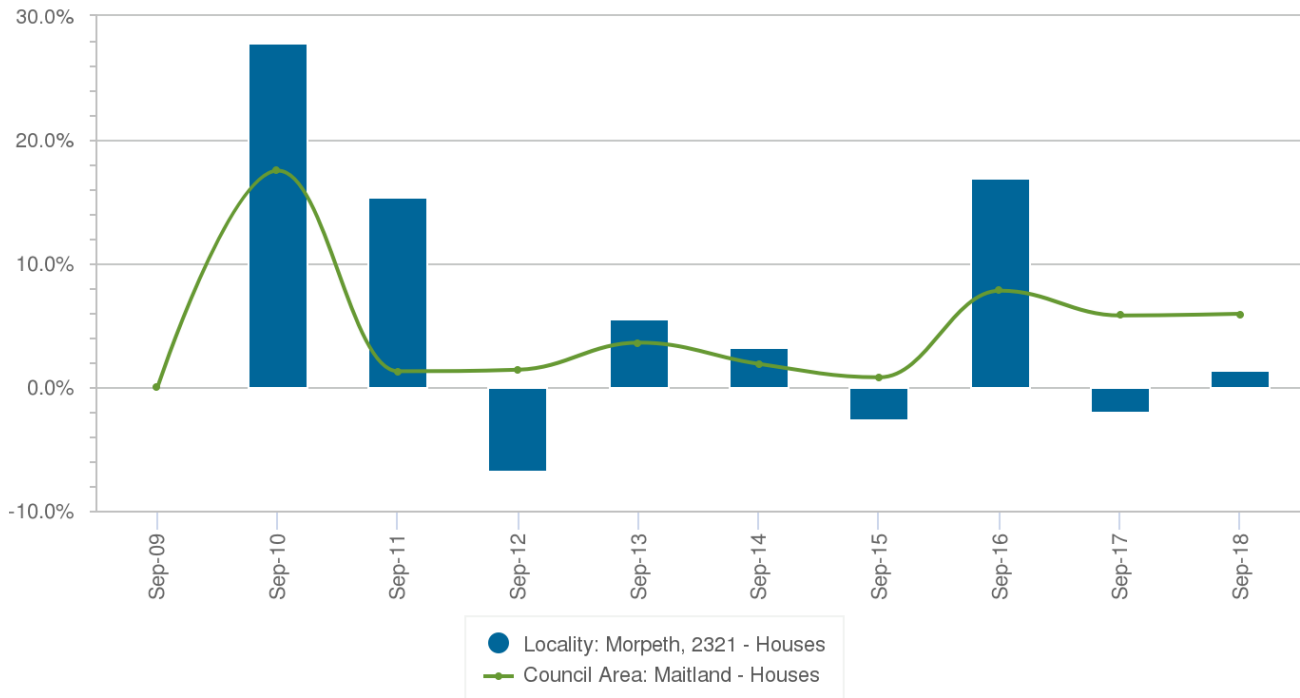
# Change in Median Price

## Change in Median Price (House)

Period	Morpeth	Maitland
	% Change	% Change
Sep 2018	1.37%	5.92%
Sep 2017	-1.92%	5.78%
Sep 2016	16.85%	7.79%
Sep 2015	-2.63%	0.79%
Sep 2014	3.16%	1.87%
Sep 2013	5.6%	3.59%
Sep 2012	-6.78%	1.4%
Sep 2011	15.38%	1.28%
Sep 2010	27.87%	17.5%
Sep 2009	0%	0%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



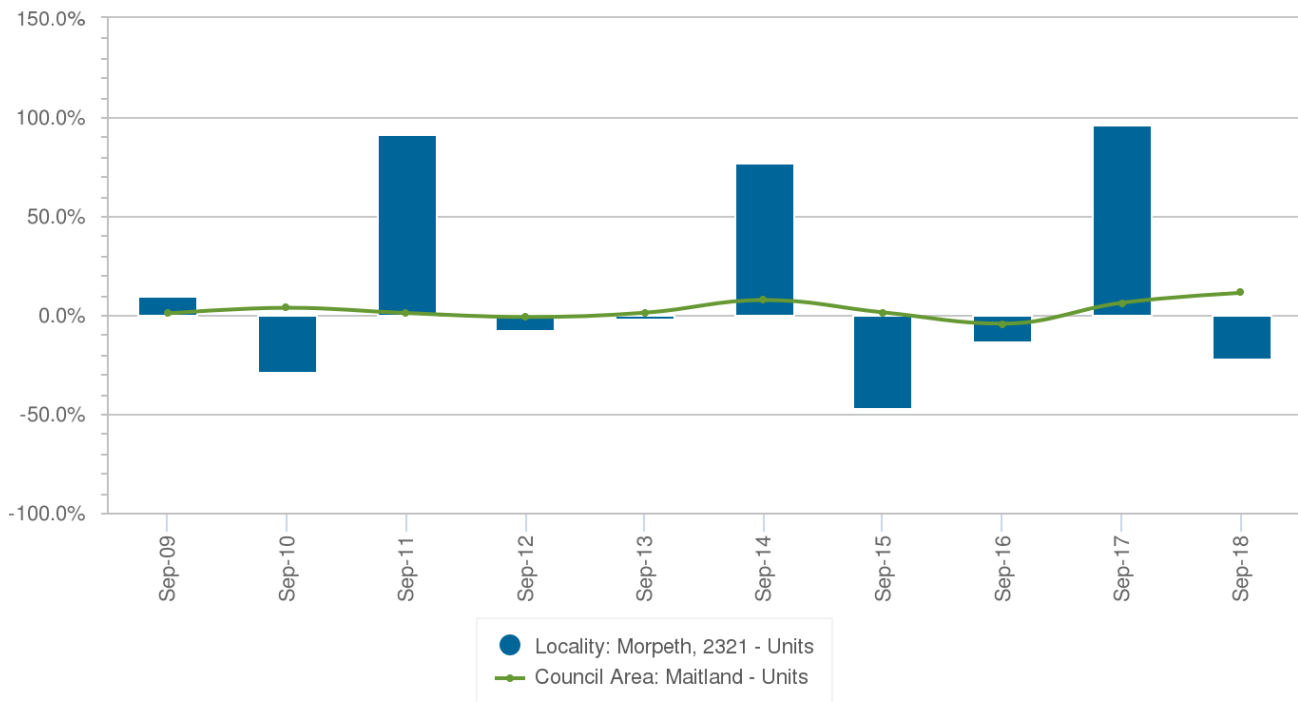
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Morpeth % Change	Maitland % Change
Sep 2018	-22%	11.13%
Sep 2017	96.08%	6.12%
Sep 2016	-13.56%	-4.45%
Sep 2015	-47.18%	1.21%
Sep 2014	76.74%	7.48%
Sep 2013	-2.39%	1.09%
Sep 2012	-8.16%	-1.08%
Sep 2011	91.58%	0.9%
Sep 2010	-28.89%	3.56%
Sep 2009	9.99%	0.75%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



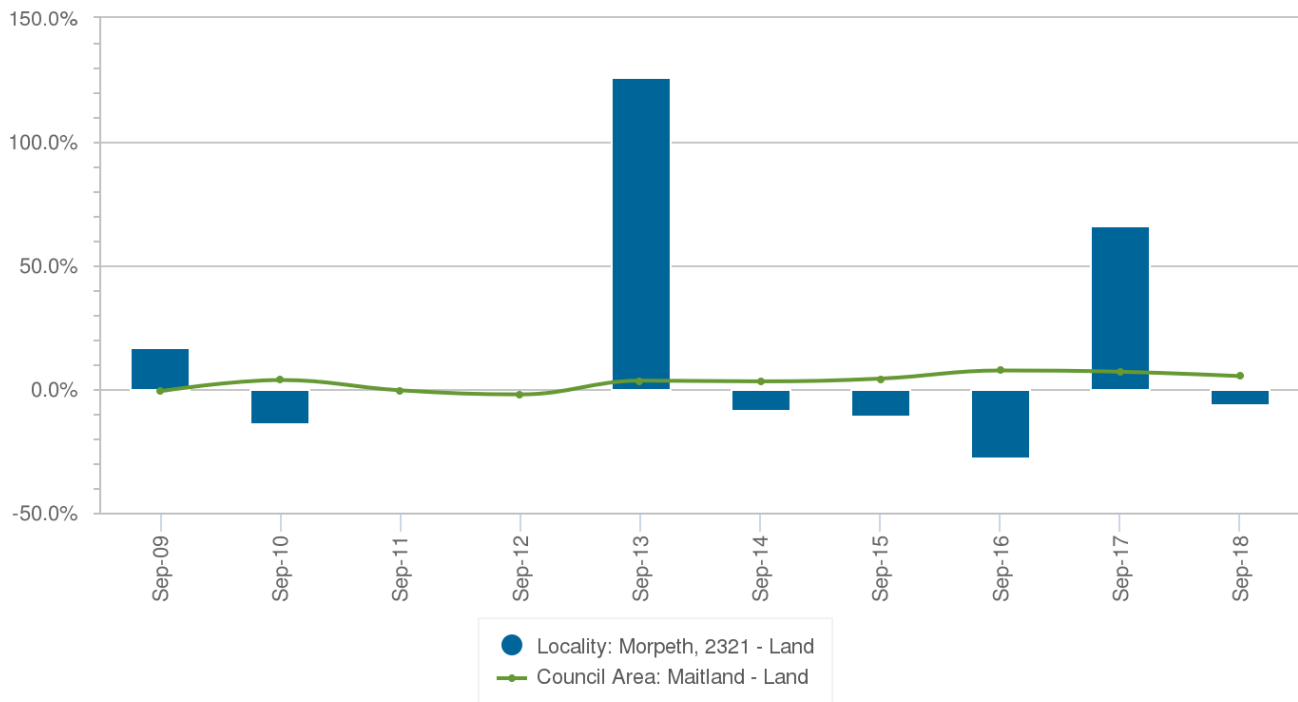
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Morpeth % Change	Maitland % Change
Sep 2018	-6.03%	5.22%
Sep 2017	65.85%	6.98%
Sep 2016	-28.07%	7.5%
Sep 2015	-10.94%	4.22%
Sep 2014	-8.57%	3.1%
Sep 2013	125.81%	3.4%
Sep 2012	0%	-2.17%
Sep 2011	0%	-0.54%
Sep 2010	-13.67%	3.64%
Sep 2009	17.13%	-0.83%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

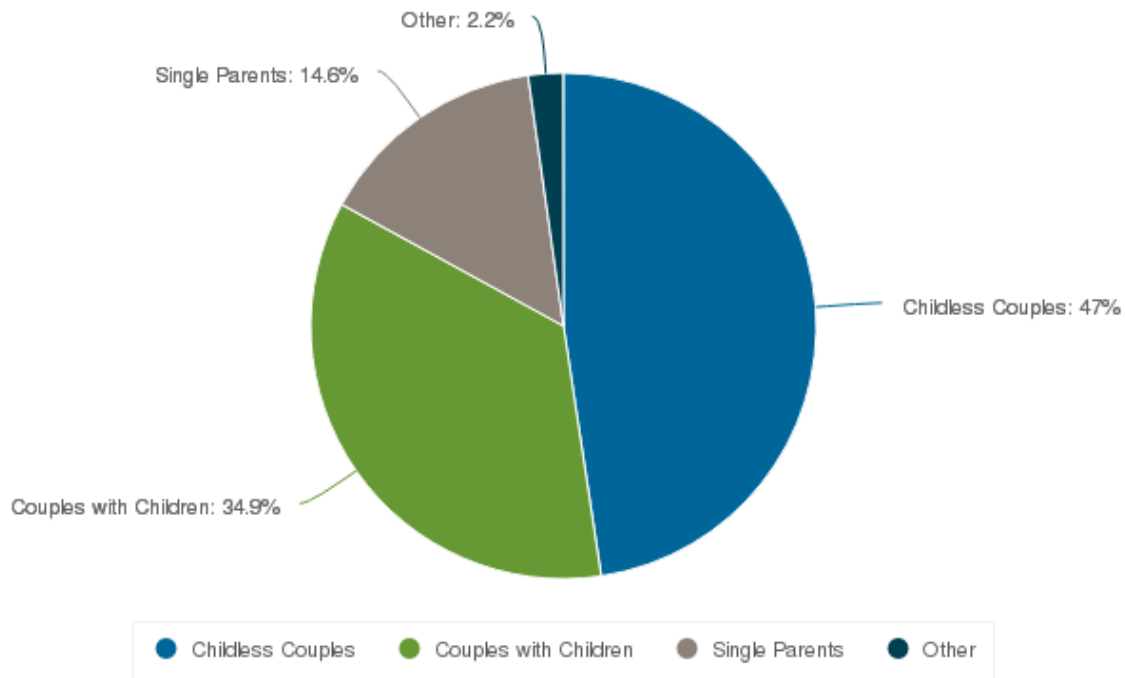
# Household

## Household Structure

Type	Percent
Childless Couples	47.0
Couples with Children	34.9
Single Parents	14.6
Other	2.2

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

### Household Structure



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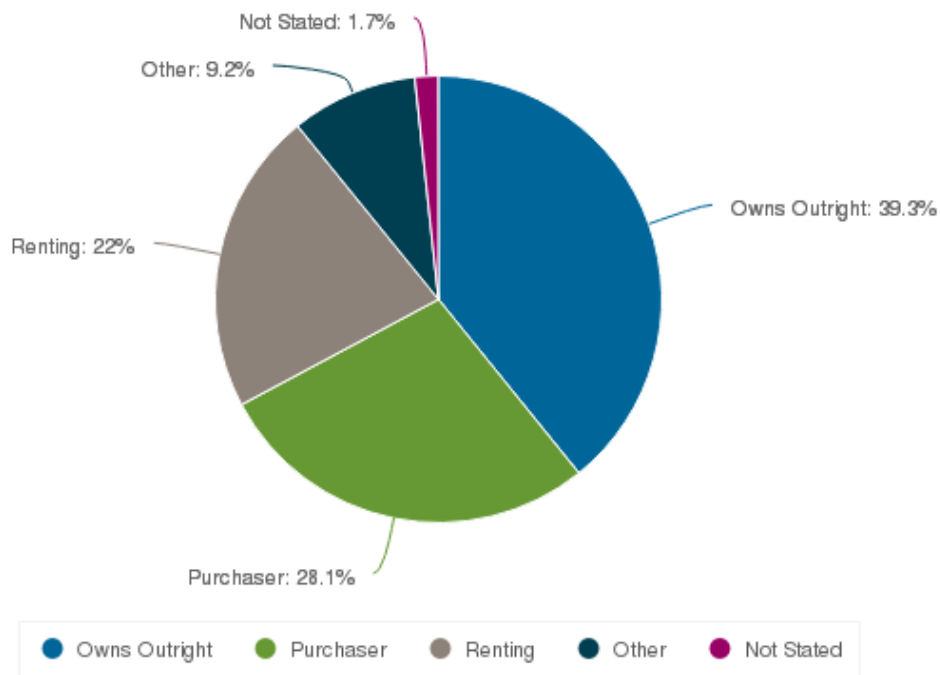


## Household Occupancy

Type	Percent
Owns Outright	39.3
Purchaser	28.1
Renting	22.0
Other	9.2
Not Stated	1.7

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## Household Occupancy



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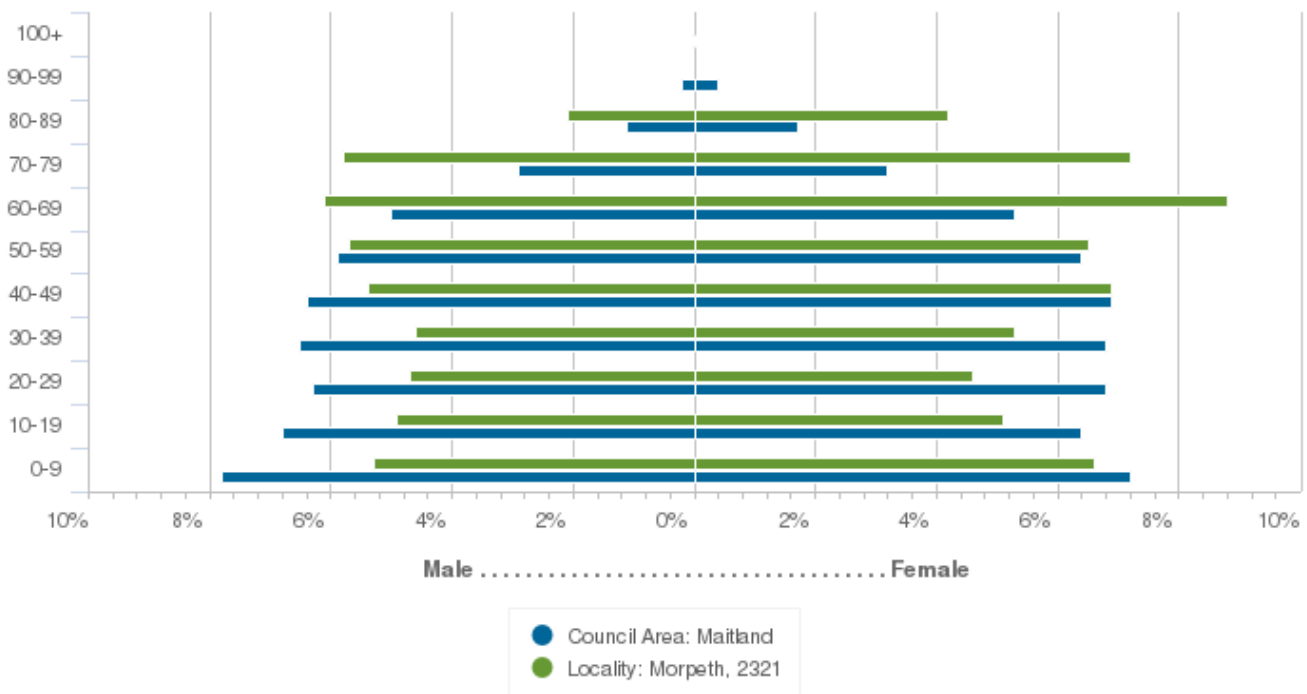
# Age Sex Ratio

## Age Sex Ratio

Age Group	Morpeth		Maitland	
	Male %	Female %	Male %	Female %
0-9	5.3	6.6	7.8	7.2
10-19	4.9	5.1	6.8	6.4
20-29	4.7	4.6	6.3	6.8
30-39	4.6	5.3	6.5	6.8
40-49	5.4	6.9	6.4	6.9
50-59	5.7	6.5	5.9	6.4
60-69	6.1	8.8	5.0	5.3
70-79	5.8	7.2	2.9	3.2
80-89	2.1	4.2	1.1	1.7
90-99	n/a	n/a	0.2	0.4
100+	n/a	n/a	0.0	0.0

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## Age Sex Ratio



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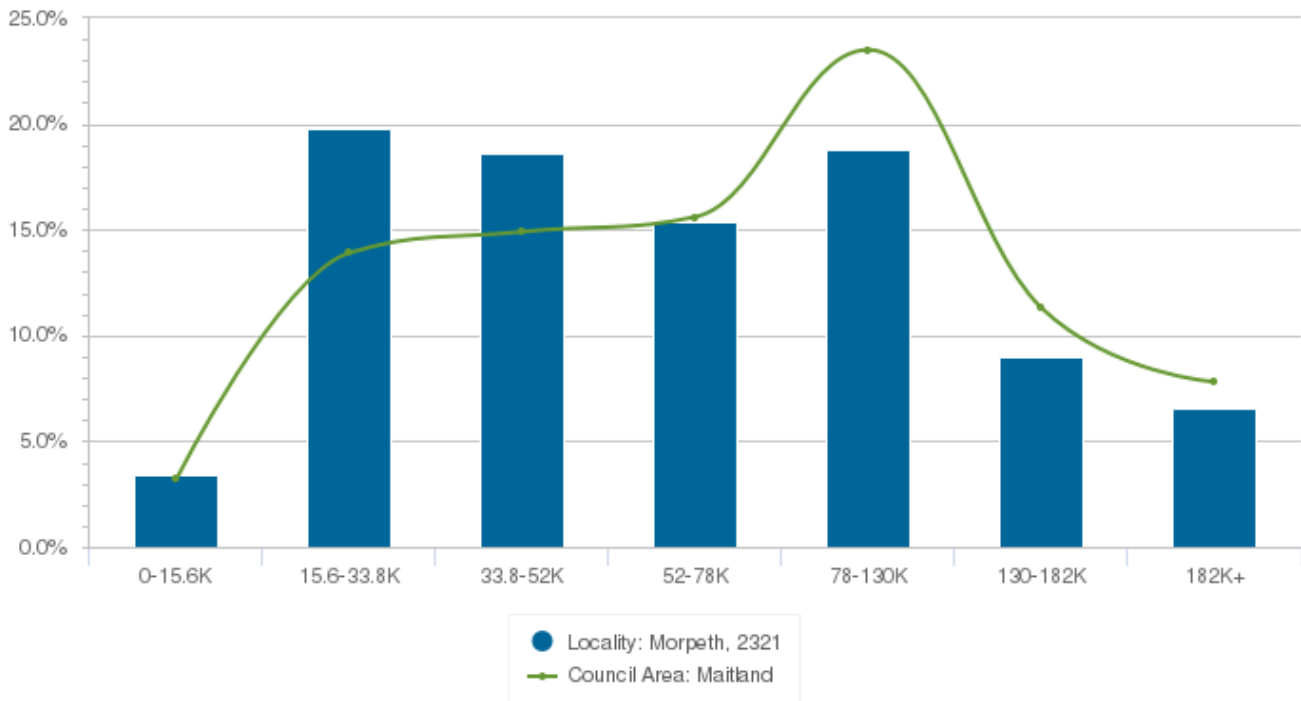
# Household Income

## Household Income

Income Range	Morpeth %	Maitland %
0-15.6K	3.4	3.2
15.6-33.8K	19.8	13.9
33.8-52K	18.6	14.9
52-78K	15.4	15.6
78-130K	18.8	23.5
130-182K	9.0	11.3
182K+	6.6	7.8

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## Household Income



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