

Suburb Statistics Report

Prepared on 08 Jan 2019

Area Profile

The size of Raworth is approximately 4.2 square kilometres.

The population of Raworth in 2011 was 1,225 people.

By 2016 the population was 1,780 showing a population growth of 45.3% in the area during that time.

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

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

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

In 2011, 77.5% of the homes in Raworth were owner-occupied compared with 69.8% in 2016.

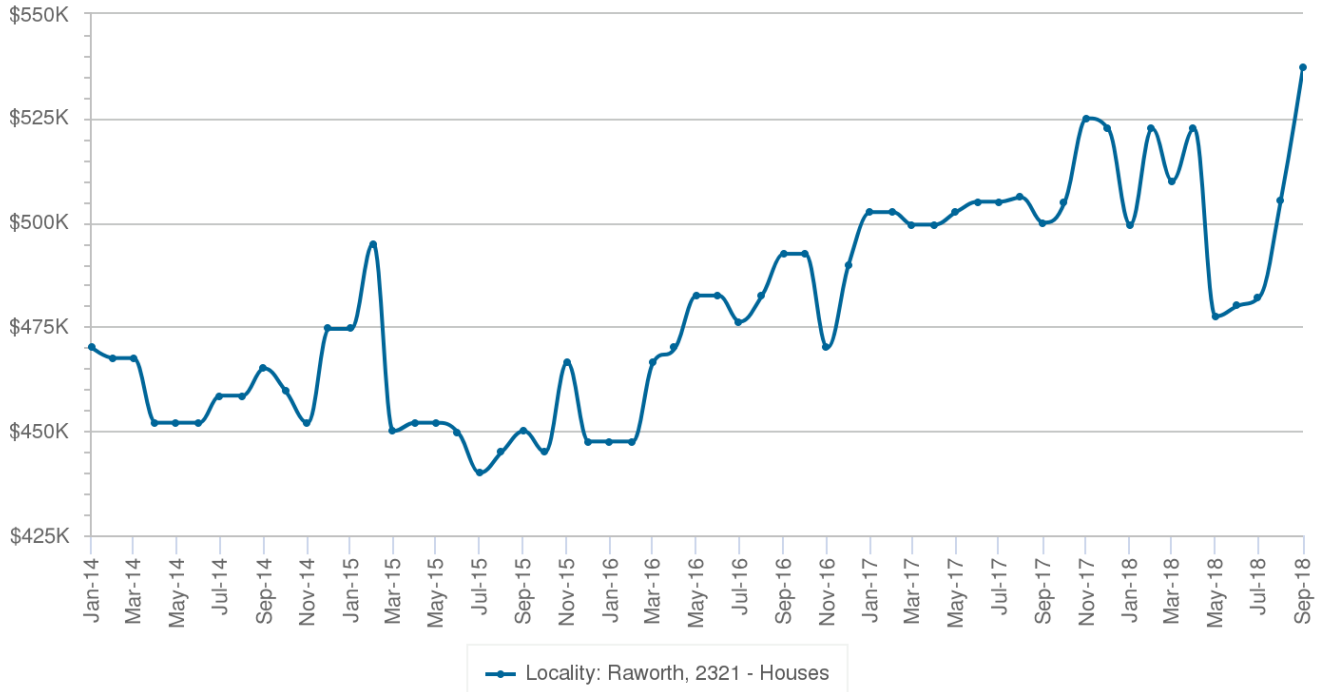
Currently the median sales price of houses in the area is \$537,000.

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	\$470,000	\$474,500	\$447,500	\$502,500	\$499,500
February	\$467,500	\$495,000	\$447,500	\$502,500	\$522,500
March	\$467,500	\$450,000	\$466,500	\$499,500	\$510,000
April	\$452,000	\$452,000	\$470,000	\$499,500	\$522,500
May	\$452,000	\$452,000	\$482,500	\$502,500	\$477,500
June	\$452,000	\$449,500	\$482,500	\$505,000	\$480,000
July	\$458,500	\$440,000	\$476,250	\$505,000	\$482,000
August	\$458,500	\$445,000	\$482,500	\$506,000	\$505,500
September	\$465,000	\$450,000	\$492,500	\$500,000	\$537,000
October	\$459,500	\$445,000	\$492,500	\$505,000	n/a
November	\$452,000	\$466,500	\$470,000	\$525,000	n/a
December	\$474,500	\$447,500	\$490,000	\$522,500	n/a

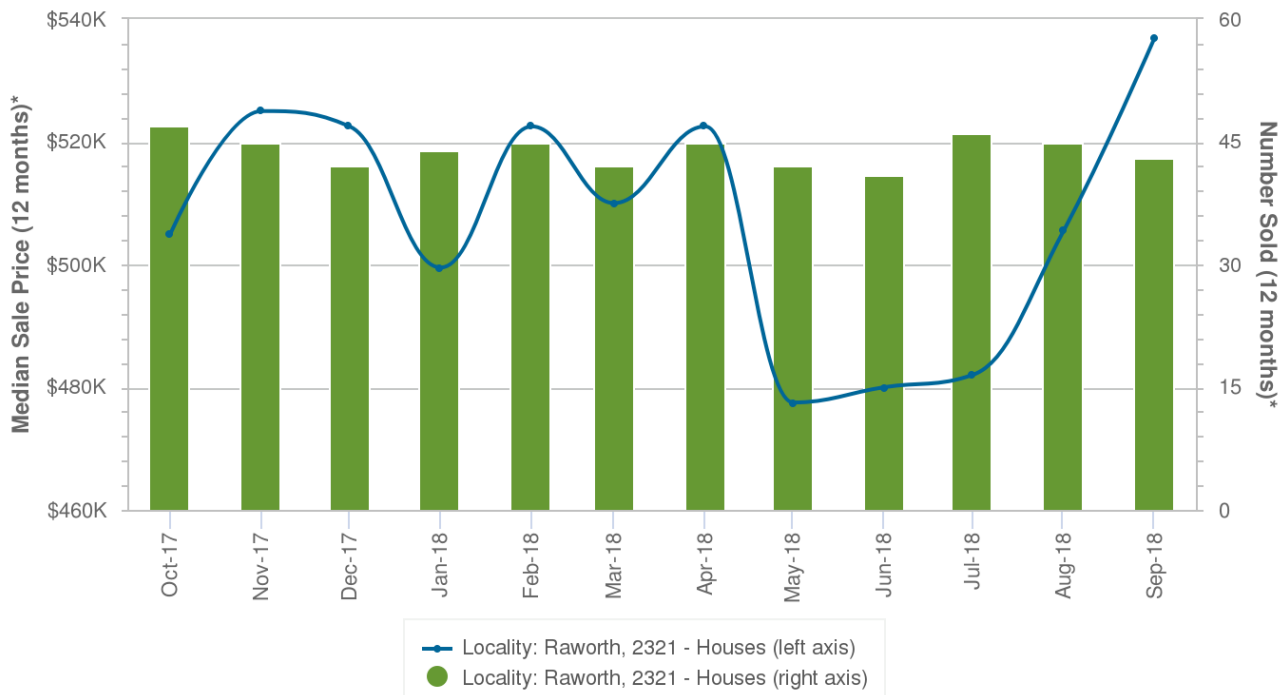
Statistics are calculated over a rolling 12 month period

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	Raworth	Maitland
	Median Price	Median Price
September 2018	\$537,000	\$465,000
August 2018	\$505,500	\$465,000
July 2018	\$482,000	\$463,500
June 2018	\$480,000	\$460,000
May 2018	\$477,500	\$456,500
April 2018	\$522,500	\$453,500
March 2018	\$510,000	\$450,000
February 2018	\$522,500	\$450,000
January 2018	\$499,500	\$448,000
December 2017	\$522,500	\$445,000
November 2017	\$525,000	\$443,000
October 2017	\$505,000	\$440,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



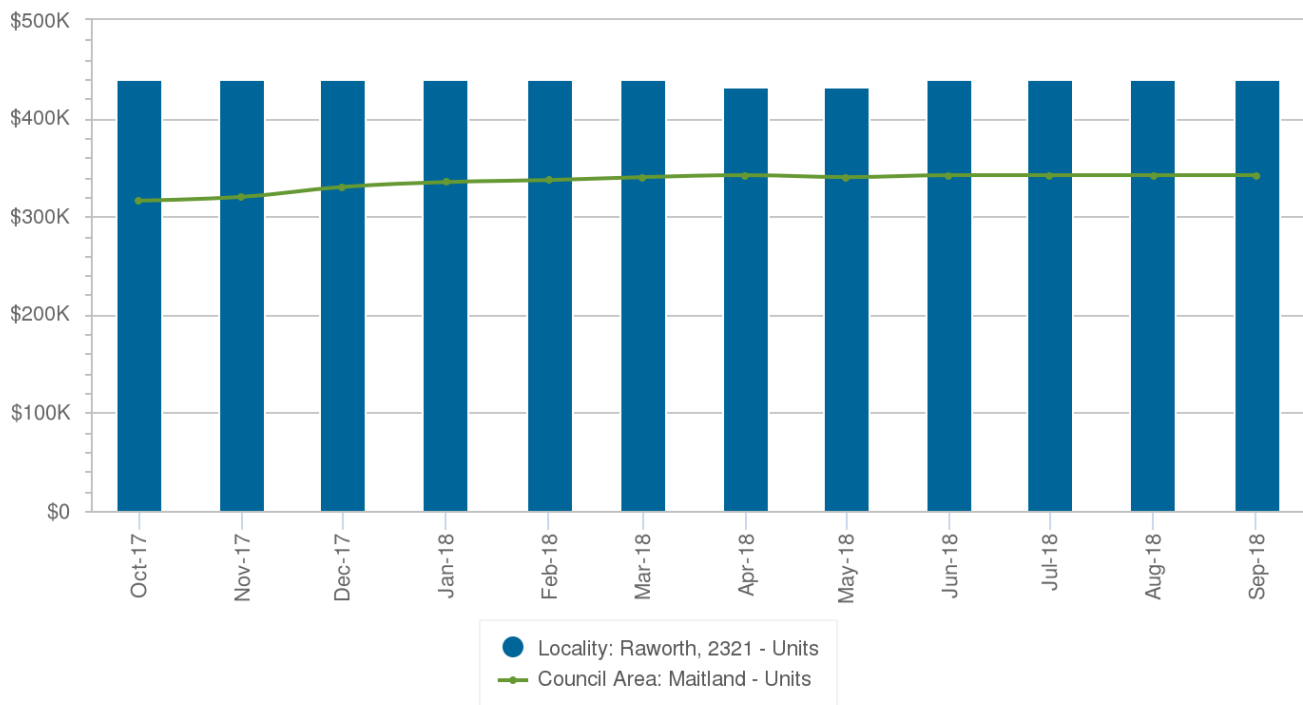
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Raworth Median Price	Maitland Median Price
September 2018	\$440,000	\$342,000
August 2018	\$440,000	\$342,000
July 2018	\$440,000	\$342,000
June 2018	\$440,000	\$342,000
May 2018	\$432,500	\$340,000
April 2018	\$432,500	\$342,000
March 2018	\$440,000	\$340,000
February 2018	\$440,000	\$337,000
January 2018	\$440,000	\$334,950
December 2017	\$440,000	\$330,000
November 2017	\$440,000	\$320,000
October 2017	\$440,000	\$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	Raworth Median Price	Maitland Median Price
September 2018	\$250,500	\$242,000
August 2018	\$253,000	\$242,000
July 2018	\$249,000	\$240,000
June 2018	\$250,000	\$240,000
May 2018	\$248,000	\$239,000
April 2018	\$248,000	\$238,000
March 2018	\$246,500	\$238,000
February 2018	\$248,000	\$236,000
January 2018	\$248,000	\$235,000
December 2017	\$248,000	\$233,000
November 2017	\$248,000	\$232,700
October 2017	\$246,500	\$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

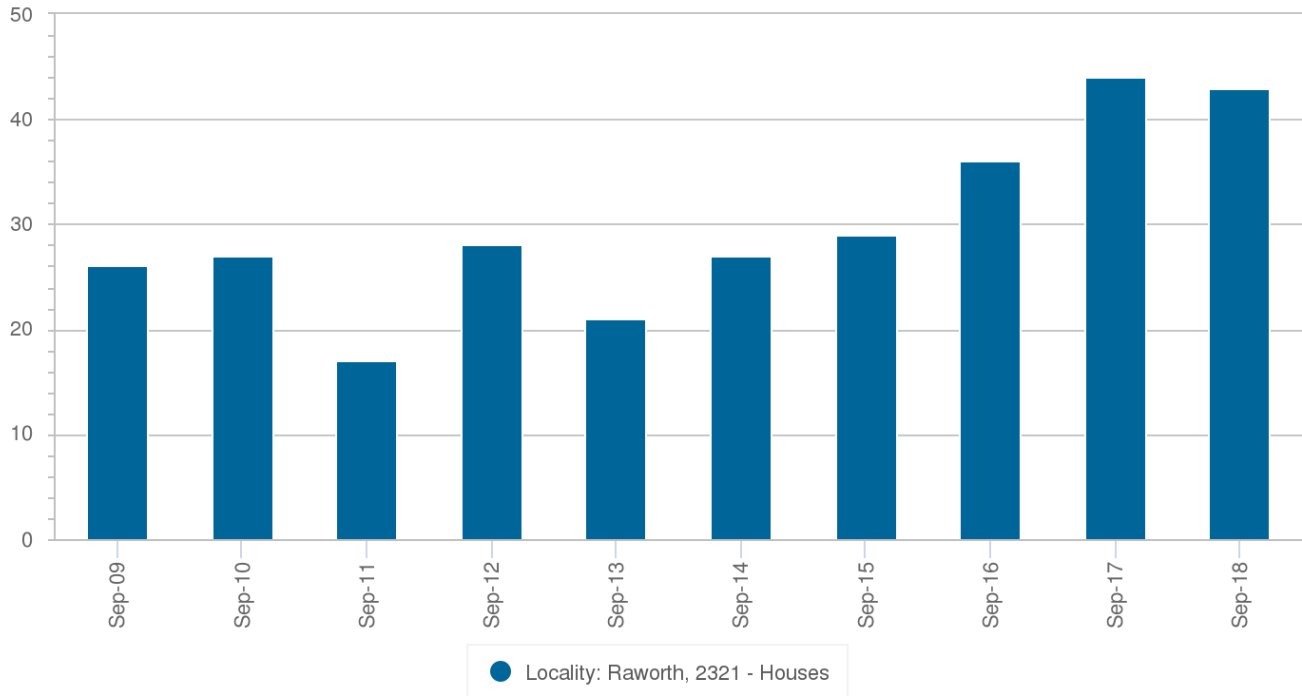
Sales Per Annum

Sales Per Annum (House)

Period Ending	Raworth Number
Sep 2018	43
Sep 2017	44
Sep 2016	36
Sep 2015	29
Sep 2014	27
Sep 2013	21
Sep 2012	28
Sep 2011	17
Sep 2010	27
Sep 2009	26

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



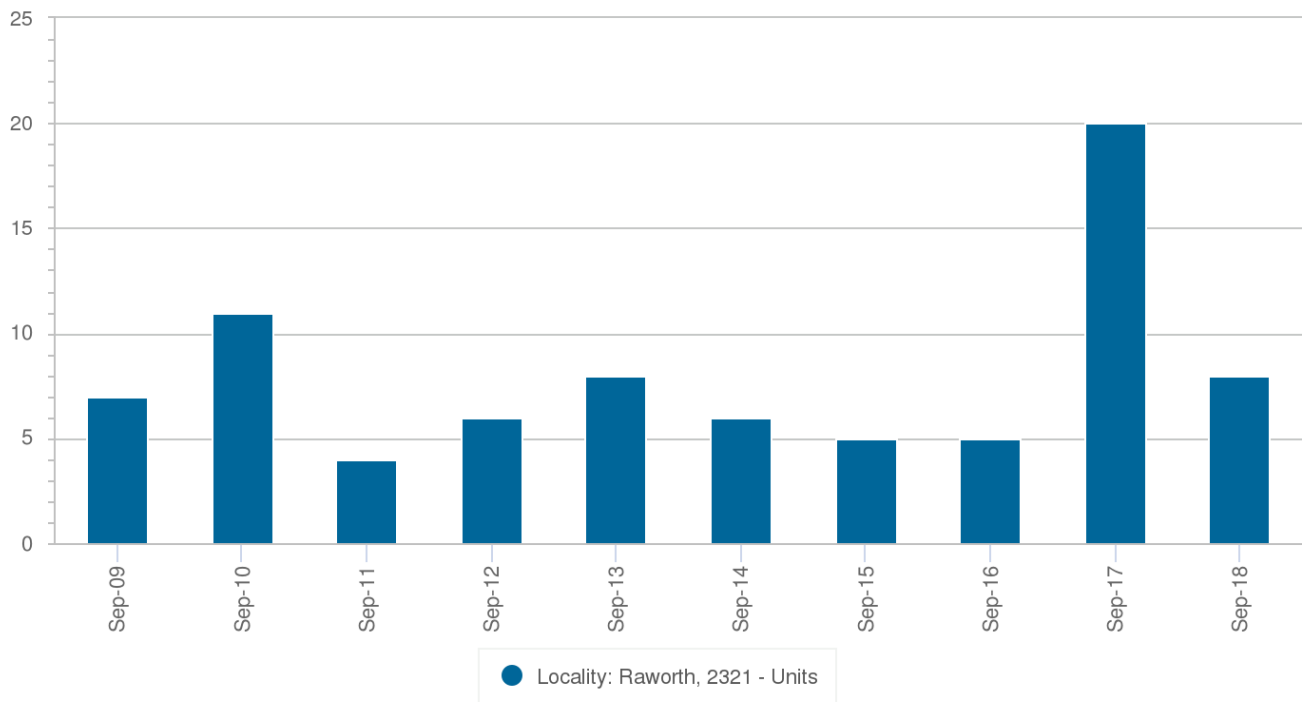
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Raworth Number
Sep 2018	8
Sep 2017	20
Sep 2016	5
Sep 2015	5
Sep 2014	6
Sep 2013	8
Sep 2012	6
Sep 2011	4
Sep 2010	11
Sep 2009	7

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



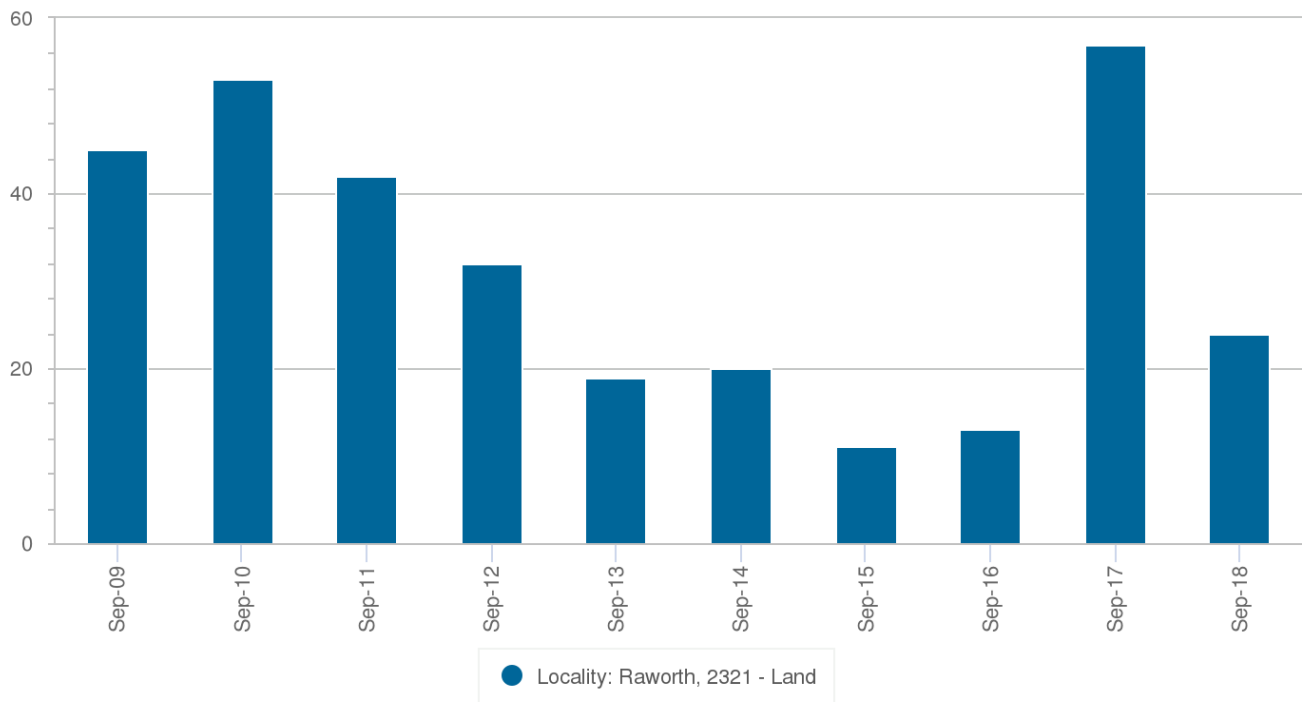
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Raworth Number
Sep 2018	24
Sep 2017	57
Sep 2016	13
Sep 2015	11
Sep 2014	20
Sep 2013	19
Sep 2012	32
Sep 2011	42
Sep 2010	53
Sep 2009	45

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

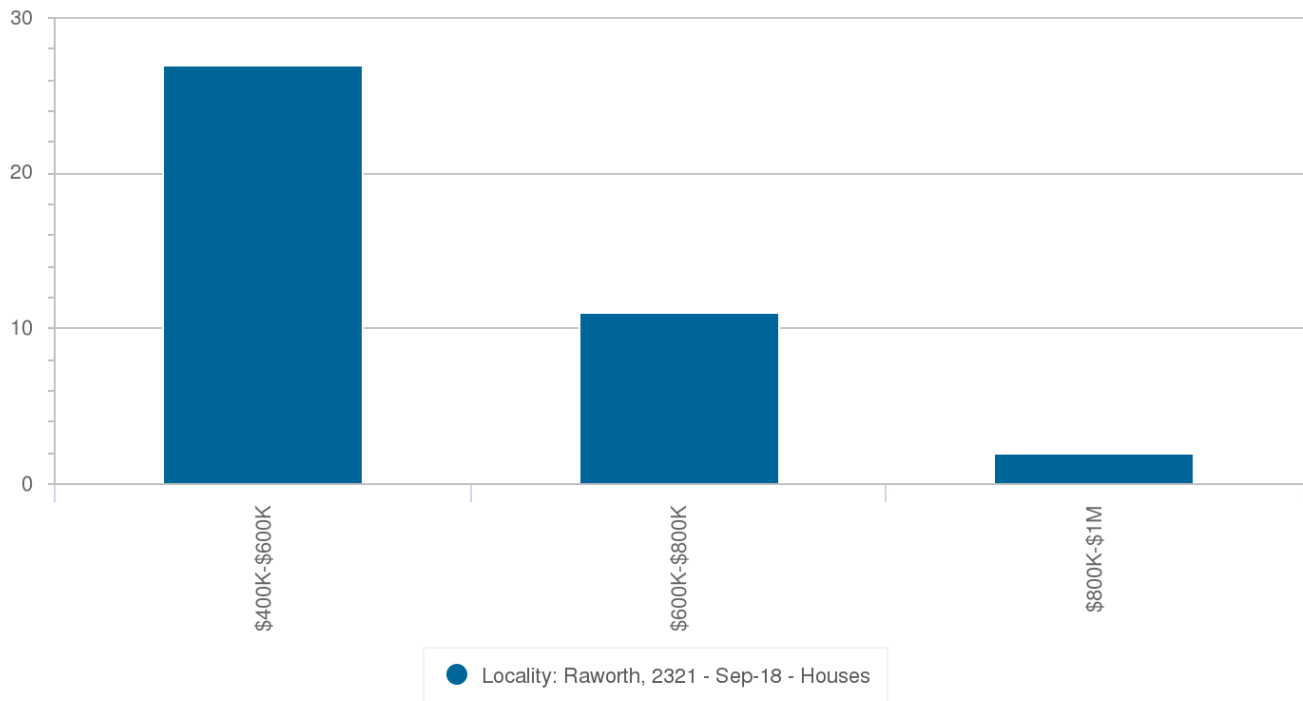
Sales By Price

Sales By Price - 12 months (House)

Price	Raworth Number
\$400K-\$600K	27
\$600K-\$800K	11
\$800K-\$1M	2

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



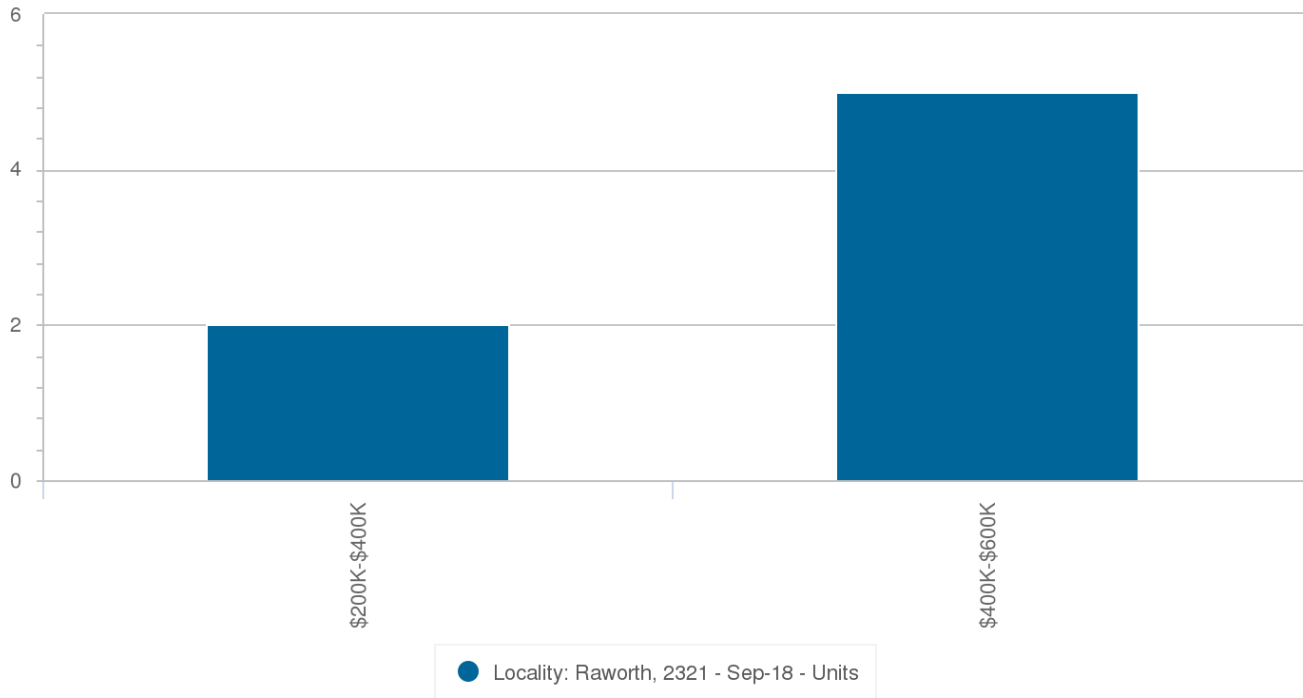
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Raworth Number
\$200K-\$400K	2
\$400K-\$600K	5

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



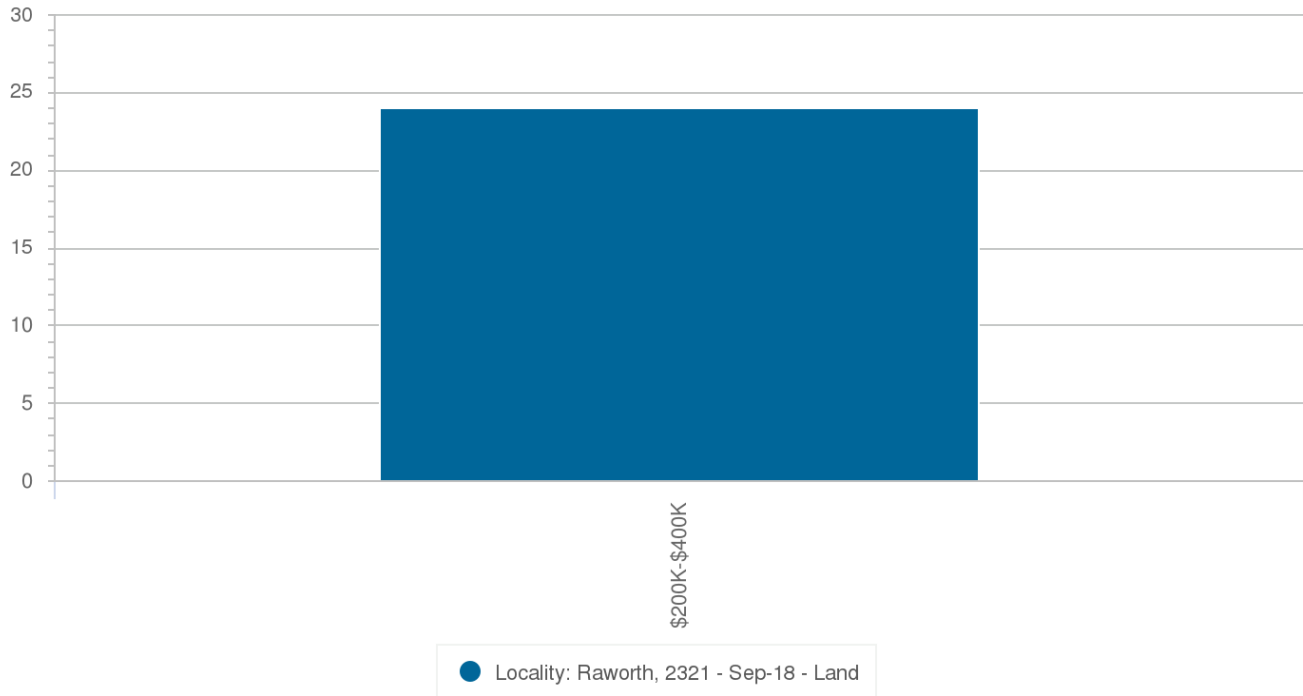
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Raworth	
	Number	
\$200K-\$400K	24	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

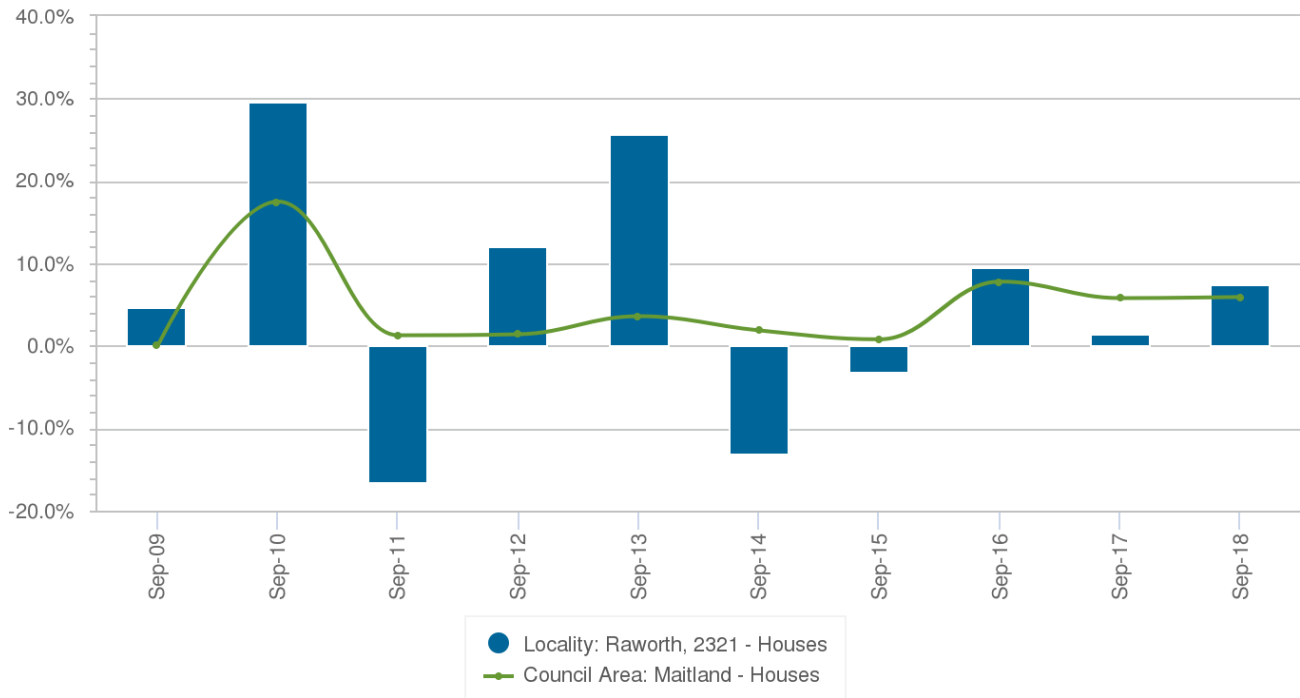
Change in Median Price

Change in Median Price (House)

Period	Raworth	Maitland
	% Change	% Change
Sep 2018	7.4%	5.92%
Sep 2017	1.52%	5.78%
Sep 2016	9.44%	7.79%
Sep 2015	-3.23%	0.79%
Sep 2014	-13.08%	1.87%
Sep 2013	25.59%	3.59%
Sep 2012	12.11%	1.4%
Sep 2011	-16.48%	1.28%
Sep 2010	29.63%	17.5%
Sep 2009	4.78%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



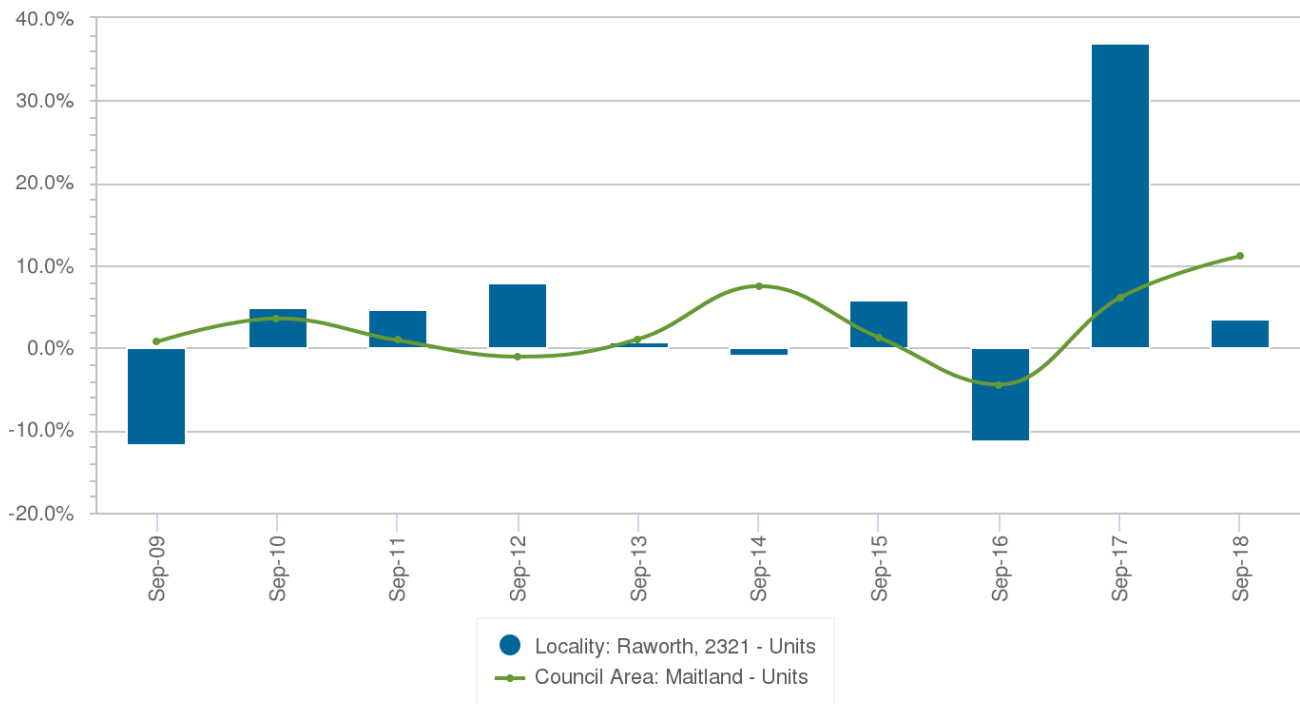
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Raworth % Change	Maitland % Change
Sep 2018	3.53%	11.13%
Sep 2017	37.1%	6.12%
Sep 2016	-11.17%	-4.45%
Sep 2015	5.92%	1.21%
Sep 2014	-0.9%	7.48%
Sep 2013	0.77%	1.09%
Sep 2012	8.01%	-1.08%
Sep 2011	4.62%	0.9%
Sep 2010	5.04%	3.56%
Sep 2009	-11.75%	0.75%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



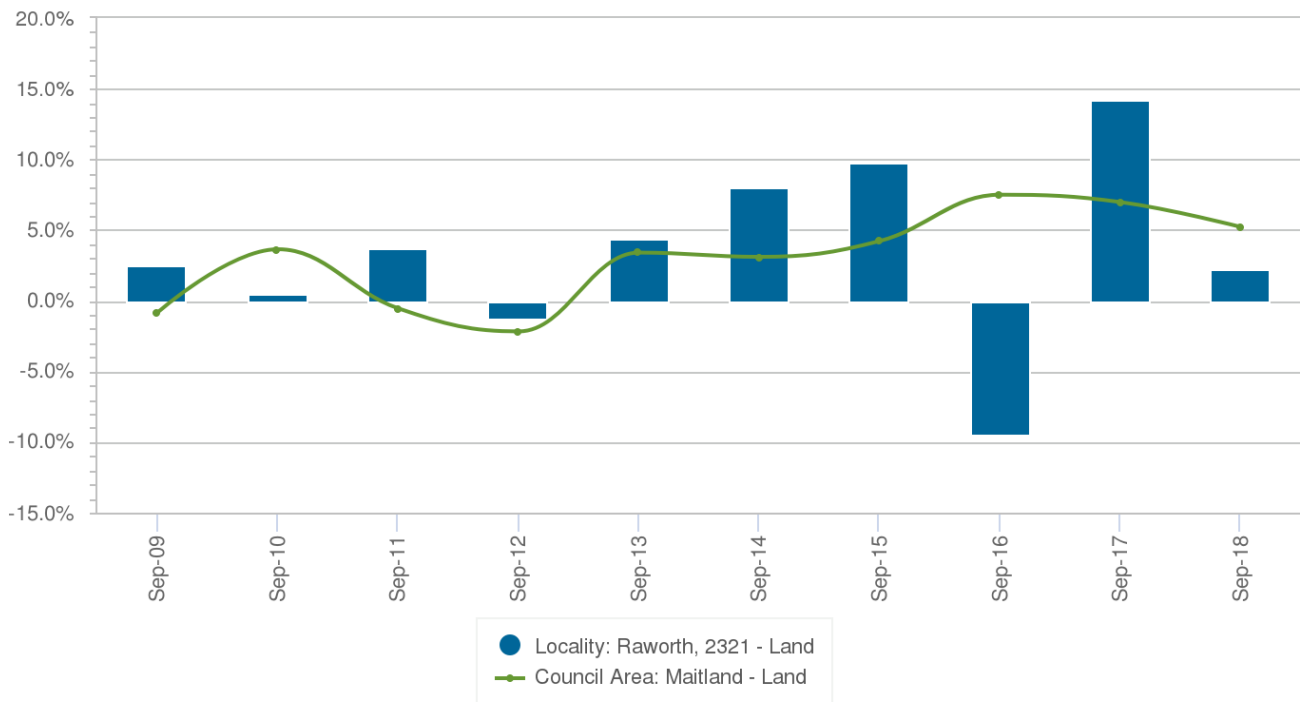
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Raworth % Change	Maitland % Change
Sep 2018	2.24%	5.22%
Sep 2017	14.22%	6.98%
Sep 2016	-9.49%	7.5%
Sep 2015	9.72%	4.22%
Sep 2014	8%	3.1%
Sep 2013	4.45%	3.4%
Sep 2012	-1.3%	-2.17%
Sep 2011	3.74%	-0.54%
Sep 2010	0.54%	3.64%
Sep 2009	2.48%	-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

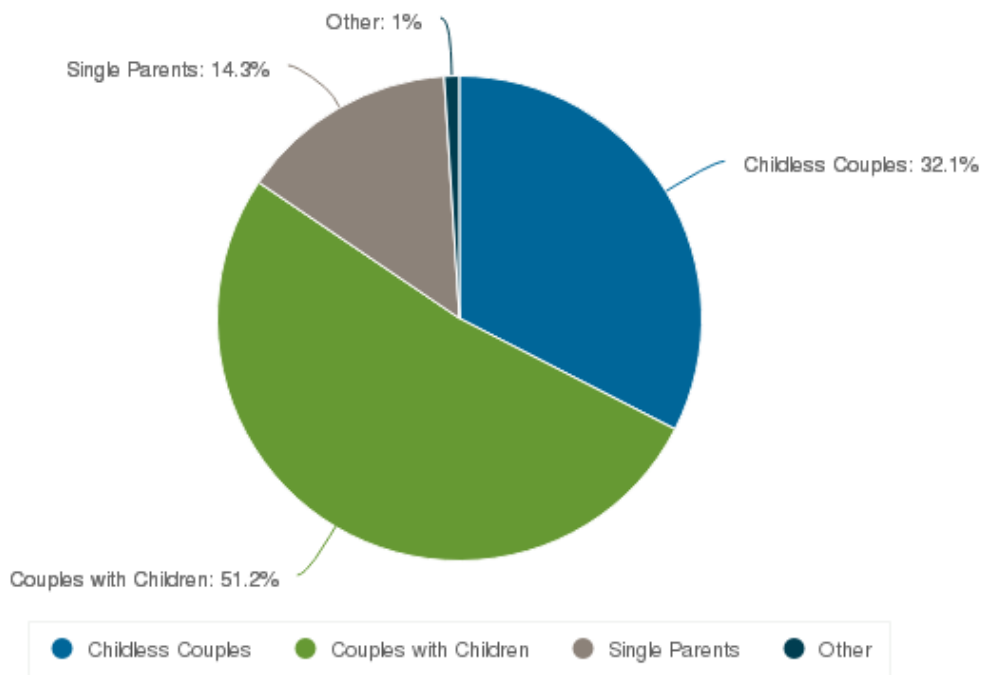
Household

Household Structure

Type	Percent
Couples with Children	51.2
Childless Couples	32.1
Single Parents	14.3
Other	1.0

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

Household Structure



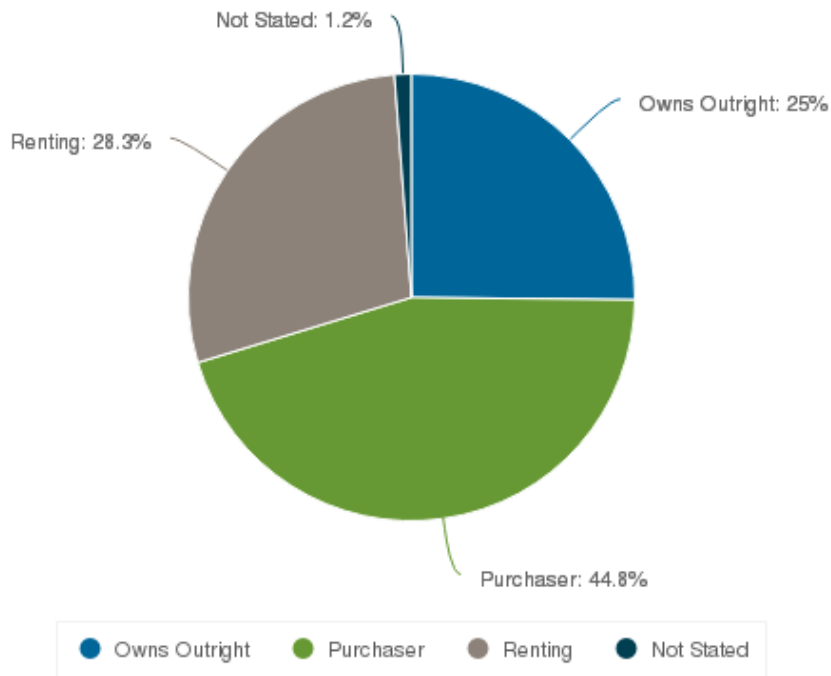
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	44.8
Renting	28.3
Owns Outright	25.0
Not Stated	1.2

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Household Occupancy



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

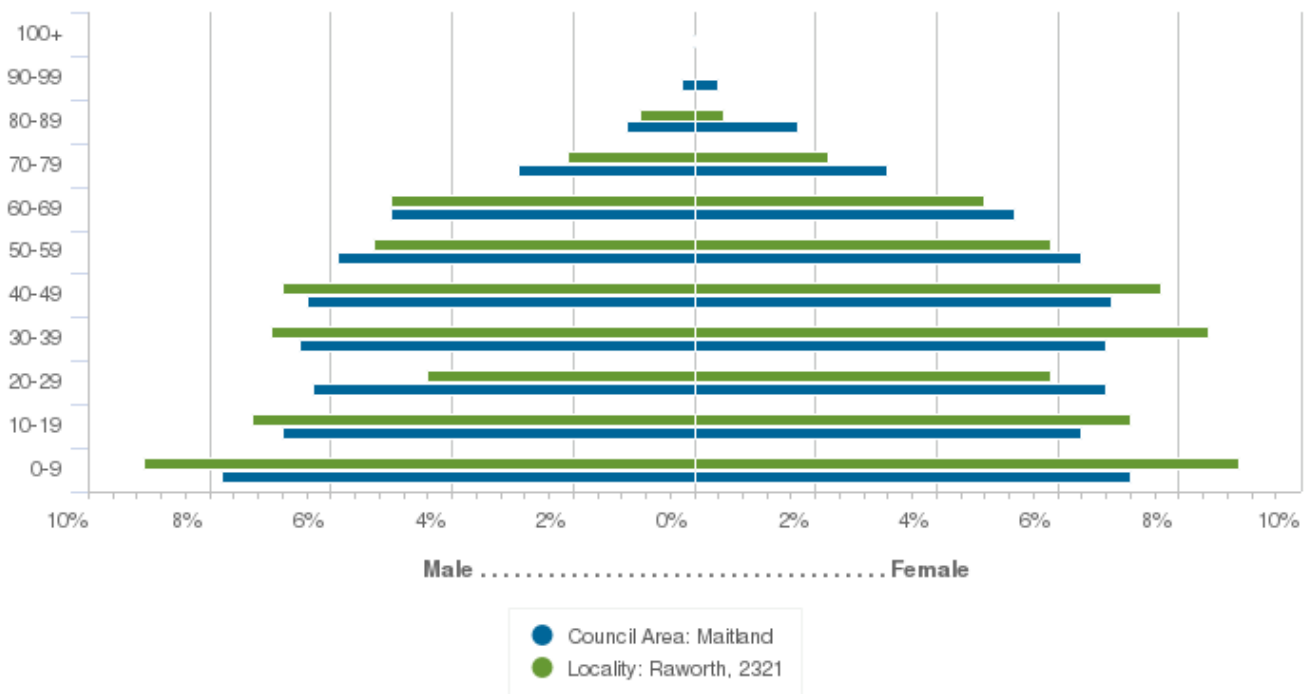
Age Sex Ratio

Age Sex Ratio

Age Group	Raworth		Maitland	
	Male %	Female %	Male %	Female %
0-9	9.1	9.0	7.8	7.2
10-19	7.3	7.2	6.8	6.4
20-29	4.4	5.9	6.3	6.8
30-39	7.0	8.5	6.5	6.8
40-49	6.8	7.7	6.4	6.9
50-59	5.3	5.9	5.9	6.4
60-69	5.0	4.8	5.0	5.3
70-79	2.1	2.2	2.9	3.2
80-89	0.9	0.5	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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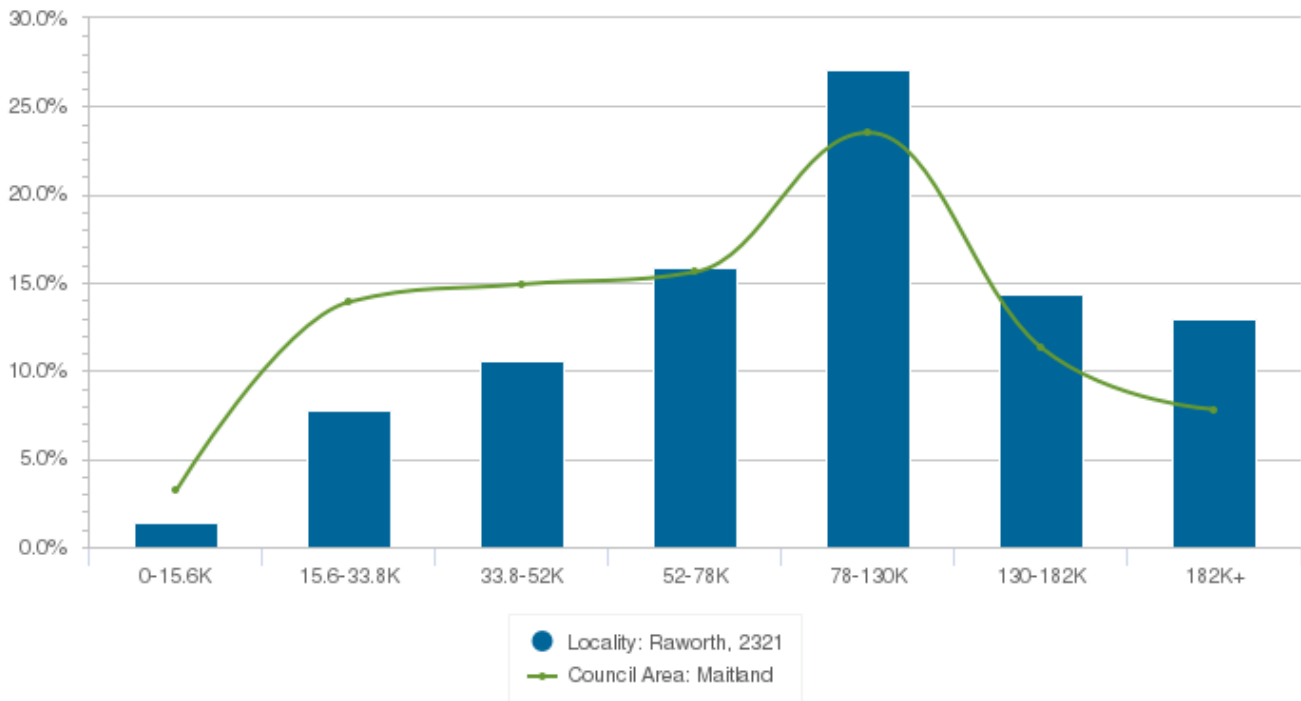
Household Income

Household Income

Income Range	Raworth %	Maitland %
0-15.6K	1.4	3.2
15.6-33.8K	7.8	13.9
33.8-52K	10.6	14.9
52-78K	15.9	15.6
78-130K	27.1	23.5
130-182K	14.3	11.3
182K+	12.9	7.8

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Household Income



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