

Suburb Statistics Report

Prepared on 08 Jan 2019

Area Profile

The size of Rutherford is approximately 13.4 square kilometres.

It has 14 parks covering nearly 3.3% of total area.

The population of Rutherford in 2011 was 10,182 people.

By 2016 the population was 11,865 showing a population growth of 16.5% in the area during that time.

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

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

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

In 2011, 61.1% of the homes in Rutherford were owner-occupied compared with 55.9% in 2016.

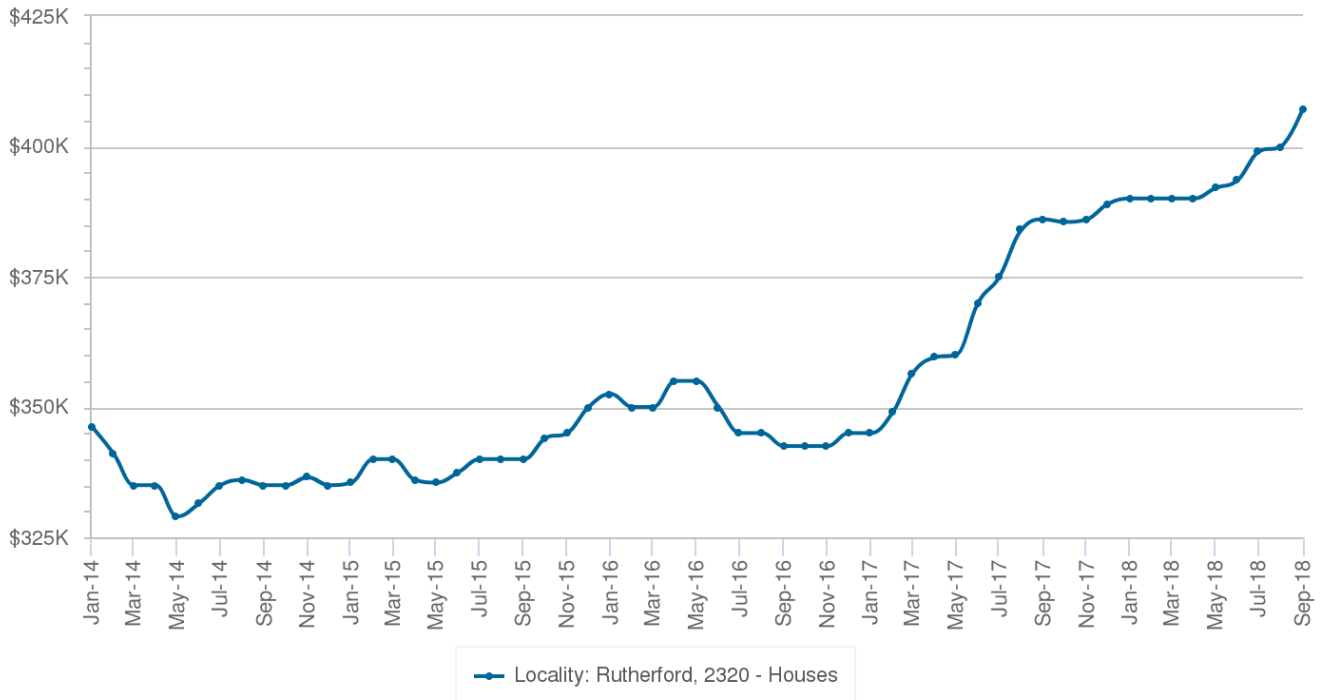
Currently the median sales price of houses in the area is \$407,250.

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	\$346,245	\$335,500	\$352,500	\$345,000	\$390,000
February	\$340,995	\$340,000	\$350,000	\$349,000	\$390,000
March	\$335,000	\$340,000	\$350,000	\$356,500	\$390,000
April	\$335,000	\$336,000	\$355,000	\$359,500	\$390,000
May	\$329,000	\$335,500	\$355,000	\$360,000	\$392,000
June	\$331,500	\$337,500	\$350,000	\$370,000	\$393,500
July	\$335,000	\$340,000	\$345,000	\$375,000	\$399,000
August	\$336,000	\$340,000	\$345,000	\$384,000	\$400,000
September	\$335,000	\$340,000	\$342,500	\$386,000	\$407,250
October	\$335,000	\$344,000	\$342,500	\$385,500	n/a
November	\$336,500	\$345,000	\$342,500	\$386,000	n/a
December	\$335,000	\$350,000	\$345,000	\$389,000	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

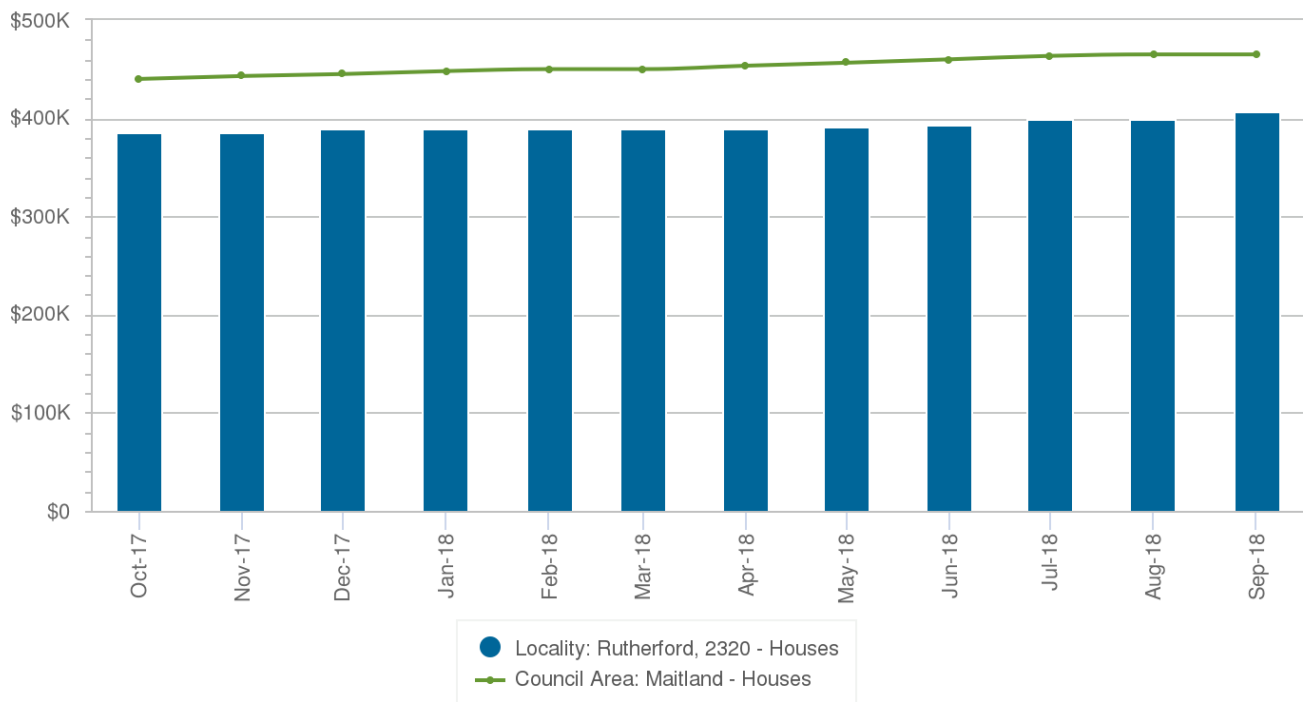
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Rutherford	Maitland
	Median Price	Median Price
September 2018	\$407,250	\$465,000
August 2018	\$400,000	\$465,000
July 2018	\$399,000	\$463,500
June 2018	\$393,500	\$460,000
May 2018	\$392,000	\$456,500
April 2018	\$390,000	\$453,500
March 2018	\$390,000	\$450,000
February 2018	\$390,000	\$450,000
January 2018	\$390,000	\$448,000
December 2017	\$389,000	\$445,000
November 2017	\$386,000	\$443,000
October 2017	\$385,500	\$440,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



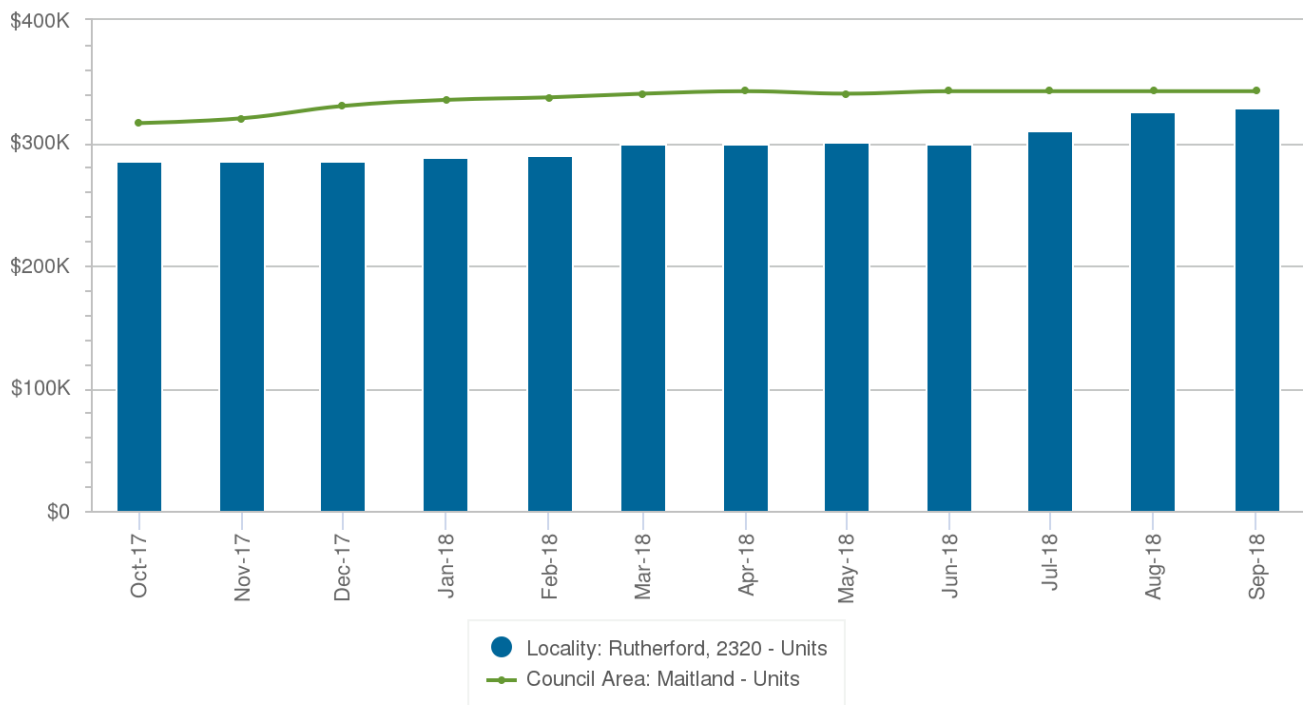
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Rutherford Median Price	Maitland Median Price
September 2018	\$328,750	\$342,000
August 2018	\$325,000	\$342,000
July 2018	\$310,000	\$342,000
June 2018	\$300,000	\$342,000
May 2018	\$301,500	\$340,000
April 2018	\$299,000	\$342,000
March 2018	\$300,000	\$340,000
February 2018	\$290,000	\$337,000
January 2018	\$288,000	\$334,950
December 2017	\$286,000	\$330,000
November 2017	\$285,000	\$320,000
October 2017	\$285,000	\$316,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



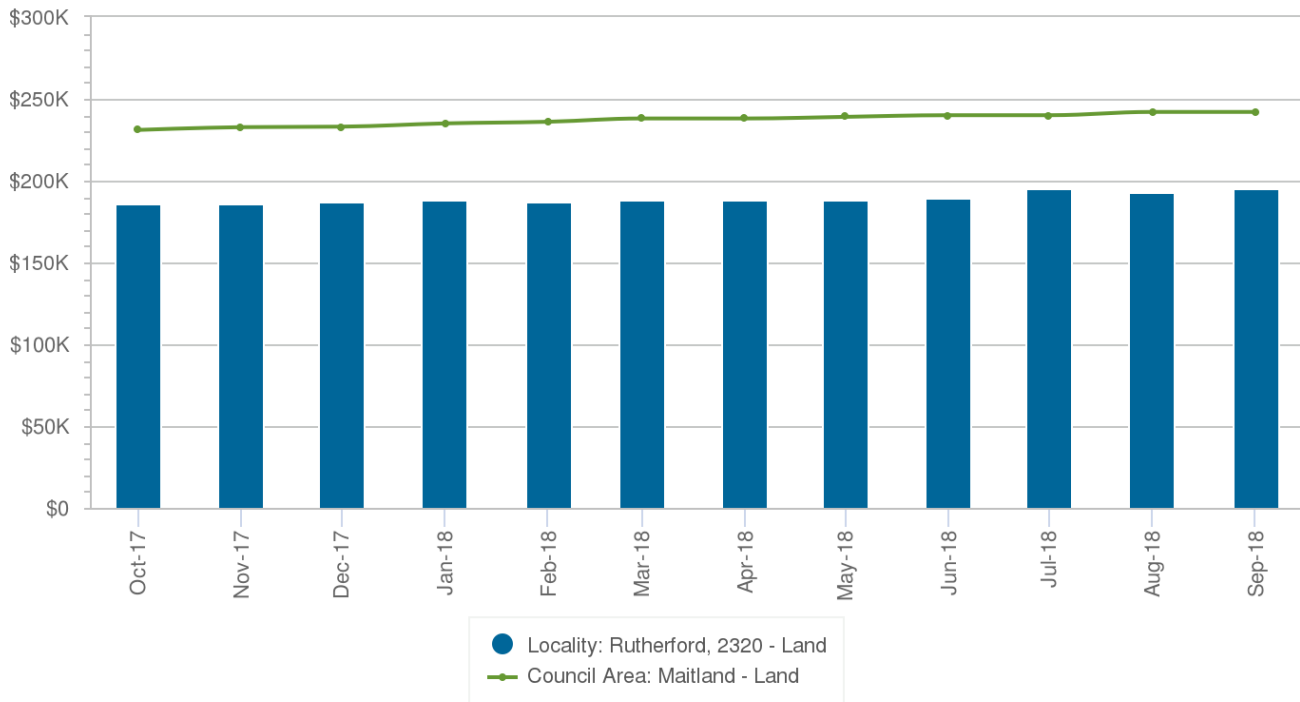
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Rutherford Median Price	Maitland Median Price
September 2018	\$195,000	\$242,000
August 2018	\$193,500	\$242,000
July 2018	\$195,000	\$240,000
June 2018	\$189,000	\$240,000
May 2018	\$188,000	\$239,000
April 2018	\$188,000	\$238,000
March 2018	\$188,500	\$238,000
February 2018	\$187,000	\$236,000
January 2018	\$188,000	\$235,000
December 2017	\$187,500	\$233,000
November 2017	\$186,500	\$232,700
October 2017	\$186,000	\$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

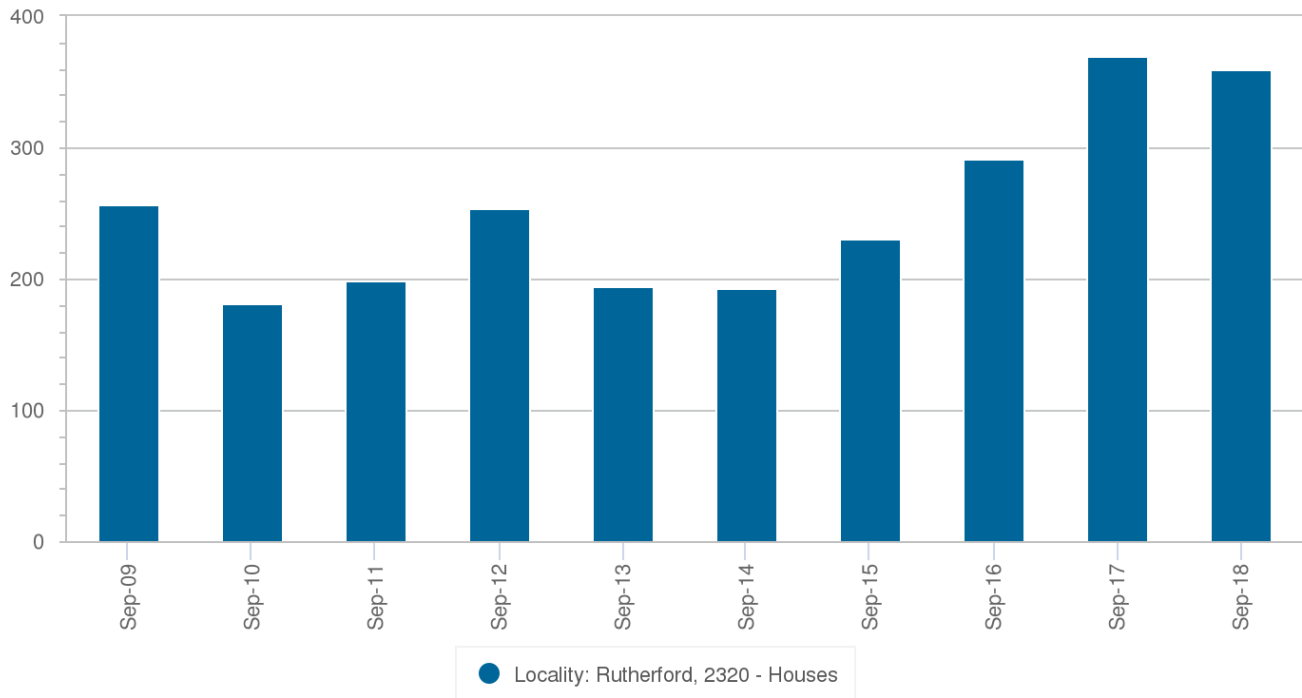
Sales Per Annum

Sales Per Annum (House)

Period Ending	Rutherford Number
Sep 2018	360
Sep 2017	369
Sep 2016	291
Sep 2015	231
Sep 2014	193
Sep 2013	194
Sep 2012	254
Sep 2011	199
Sep 2010	181
Sep 2009	257

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



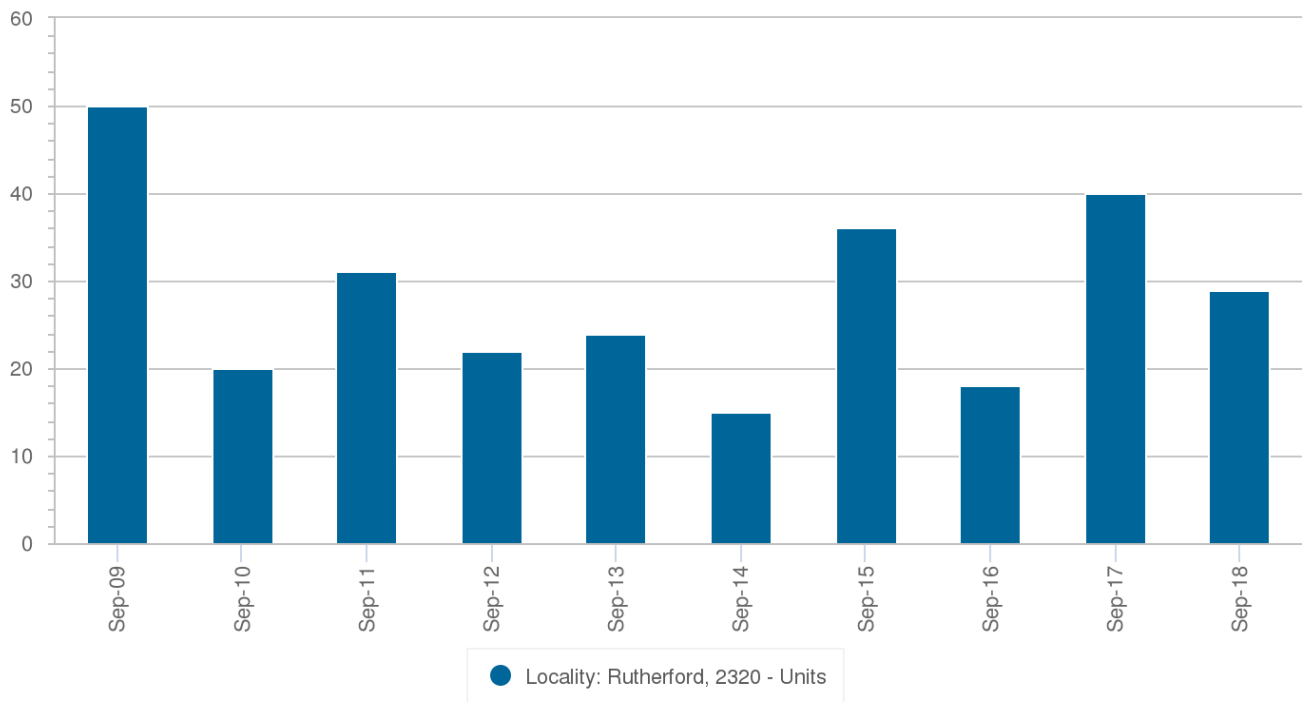
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Rutherford Number
Sep 2018	29
Sep 2017	40
Sep 2016	18
Sep 2015	36
Sep 2014	15
Sep 2013	24
Sep 2012	22
Sep 2011	31
Sep 2010	20
Sep 2009	50

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



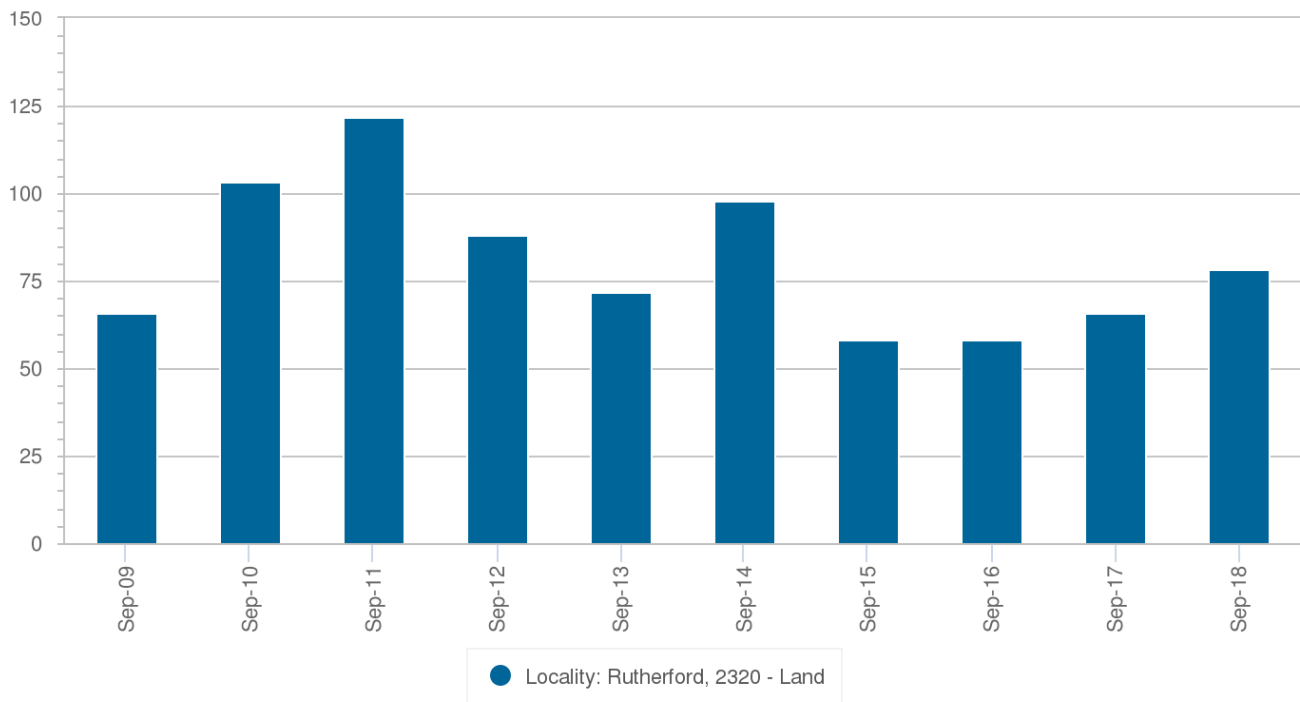
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Rutherford Number
Sep 2018	78
Sep 2017	66
Sep 2016	58
Sep 2015	58
Sep 2014	98
Sep 2013	72
Sep 2012	88
Sep 2011	122
Sep 2010	103
Sep 2009	66

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

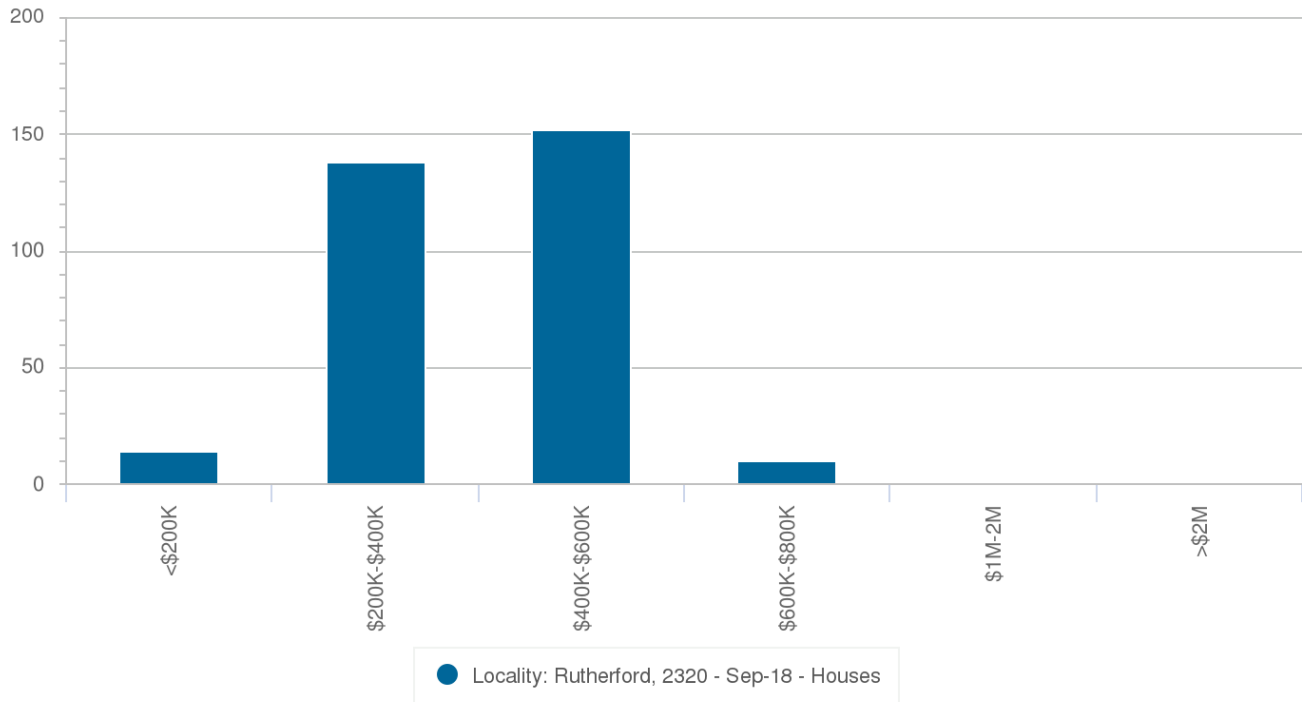
Sales By Price

Sales By Price - 12 months (House)

Price	Rutherford Number
<\$200K	14
\$200K-\$400K	138
\$400K-\$600K	152
\$600K-\$800K	10
\$1M-\$2M	1
>\$2M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



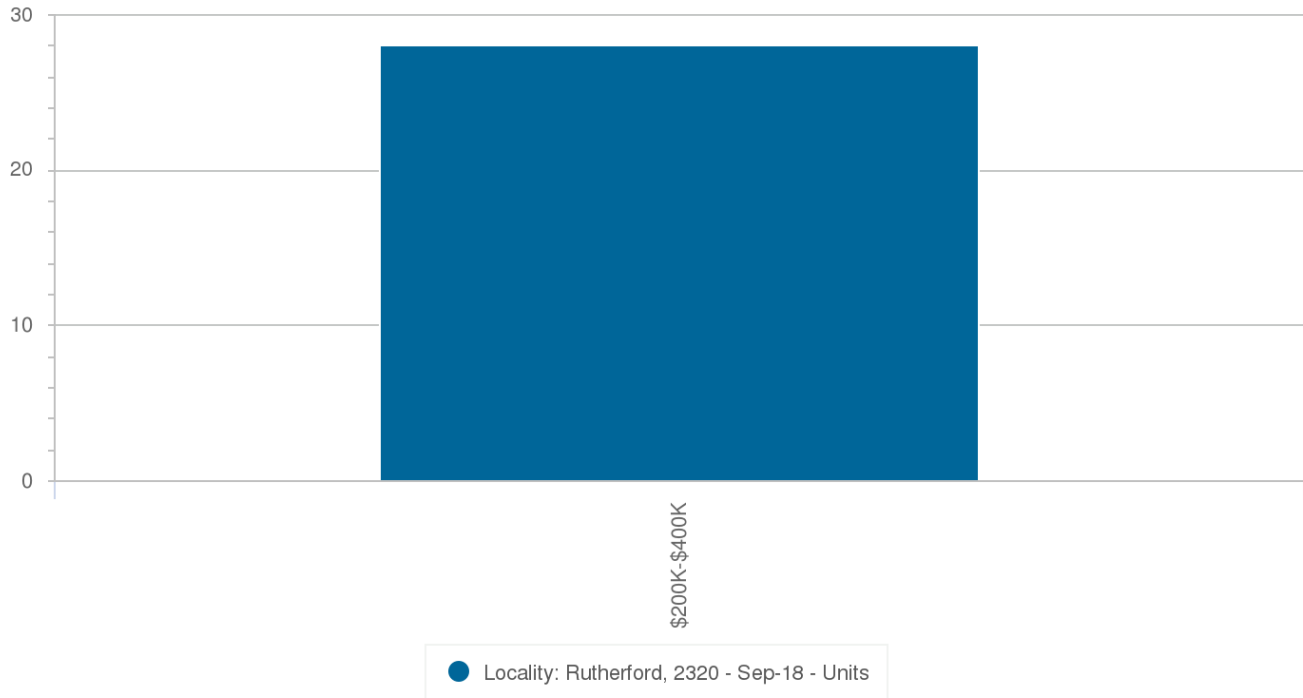
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Rutherford Number
\$200K-\$400K	28

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



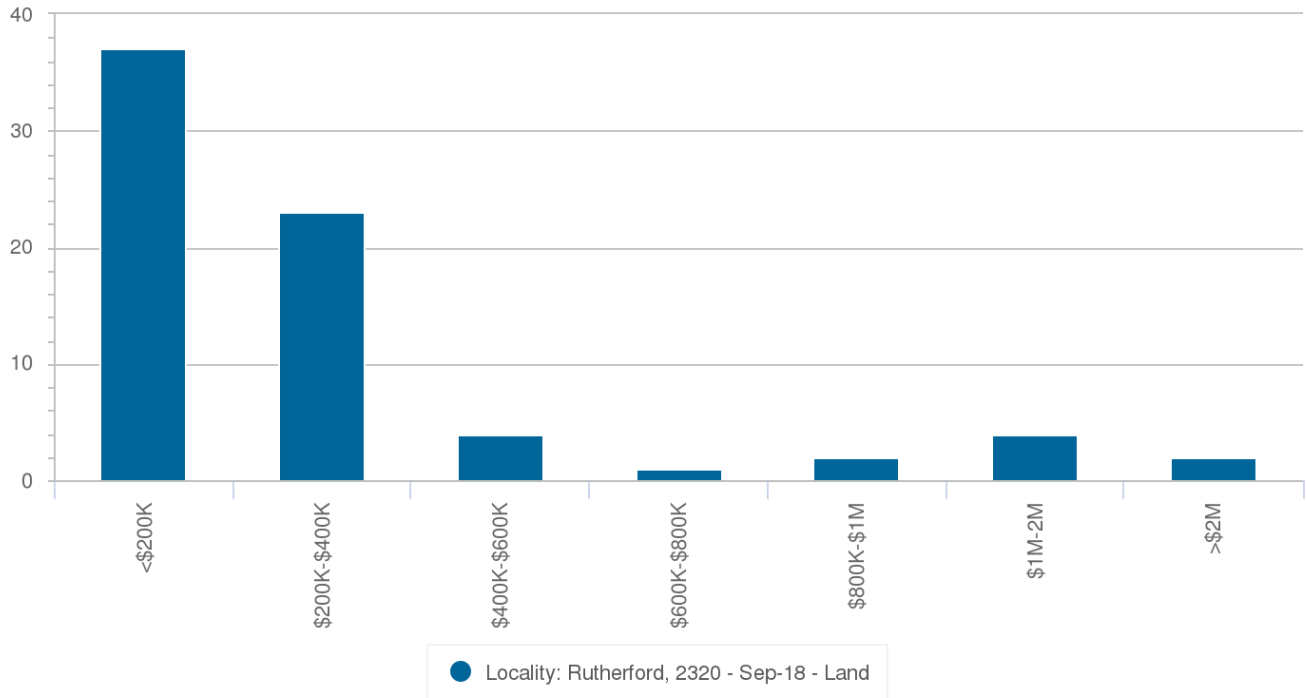
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Rutherford Number
<\$200K	37
\$200K-\$400K	23
\$400K-\$600K	4
\$600K-\$800K	1
\$800K-\$1M	2
\$1M-\$2M	4
>\$2M	2

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

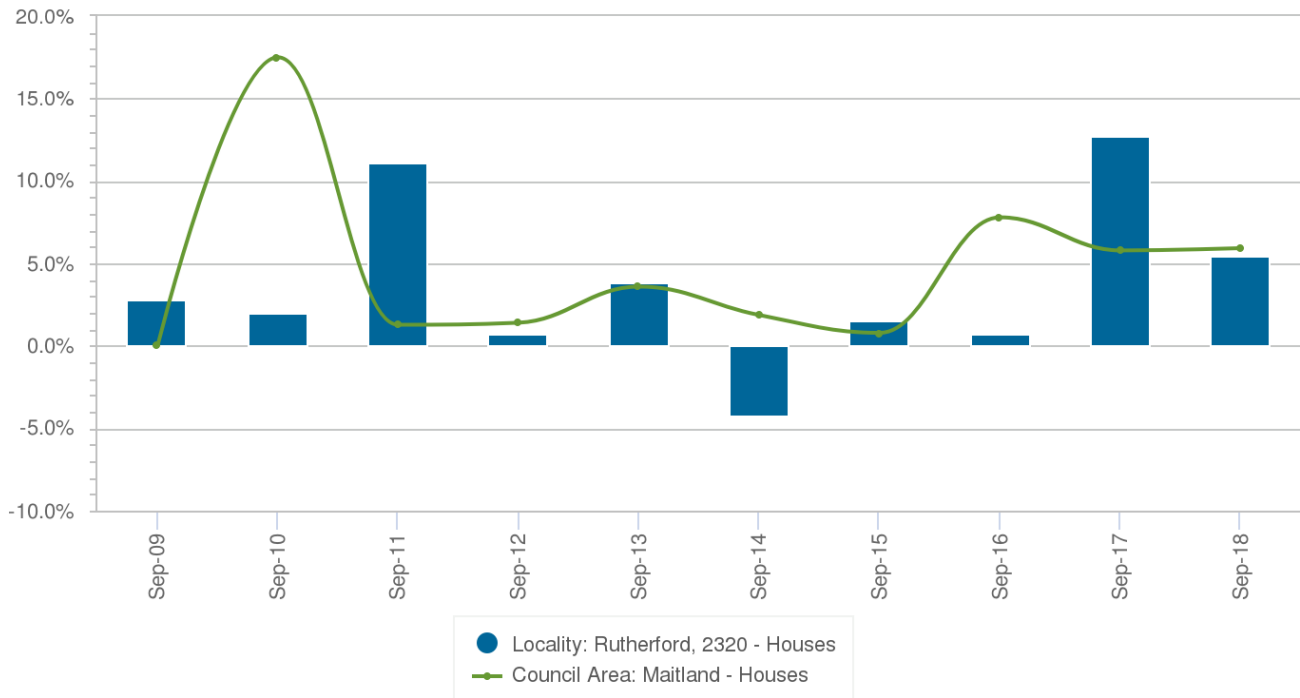
Change in Median Price

Change in Median Price (House)

Period	Rutherford % Change	Maitland % Change
Sep 2018	5.51%	5.92%
Sep 2017	12.7%	5.78%
Sep 2016	0.74%	7.79%
Sep 2015	1.49%	0.79%
Sep 2014	-4.28%	1.87%
Sep 2013	3.85%	3.59%
Sep 2012	0.75%	1.4%
Sep 2011	11.13%	1.28%
Sep 2010	2.03%	17.5%
Sep 2009	2.79%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



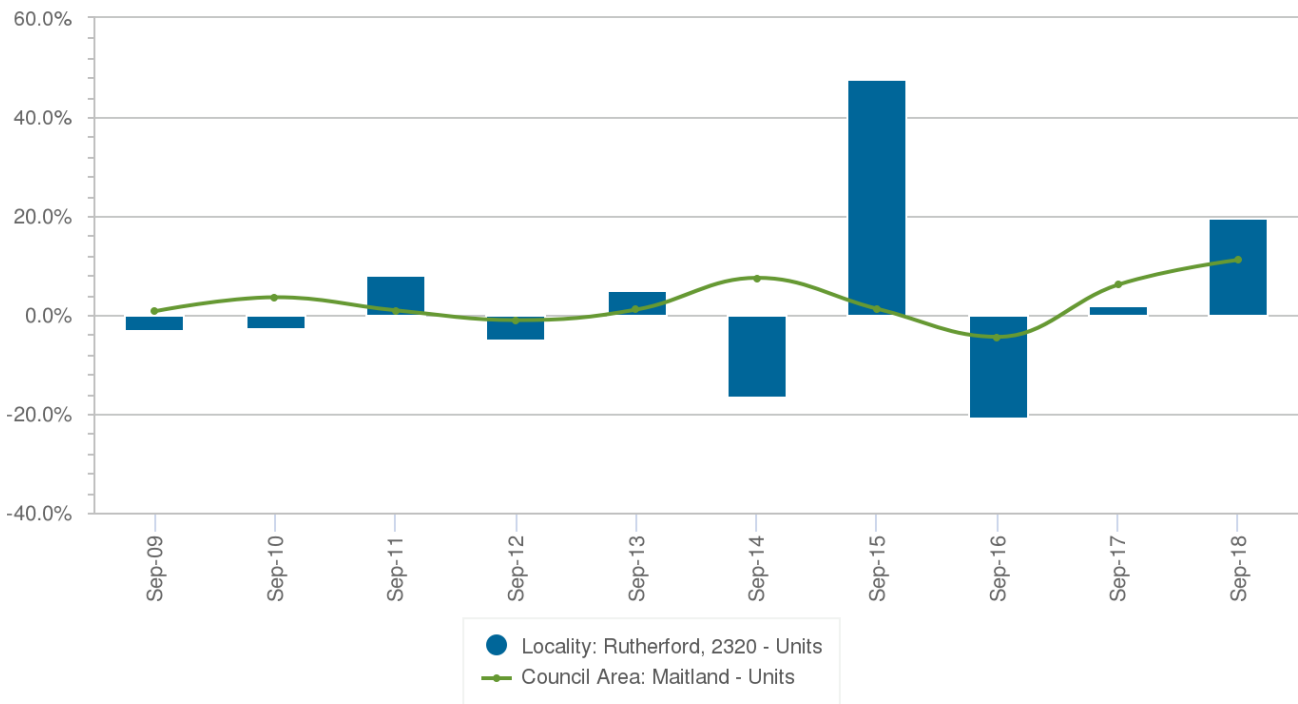
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Rutherford % Change	Maitland % Change
Sep 2018	19.55%	11.13%
Sep 2017	2.04%	6.12%
Sep 2016	-20.74%	-4.45%
Sep 2015	47.83%	1.21%
Sep 2014	-16.36%	7.48%
Sep 2013	5.16%	1.09%
Sep 2012	-4.91%	-1.08%
Sep 2011	8.06%	0.9%
Sep 2010	-2.86%	3.56%
Sep 2009	-2.96%	0.75%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



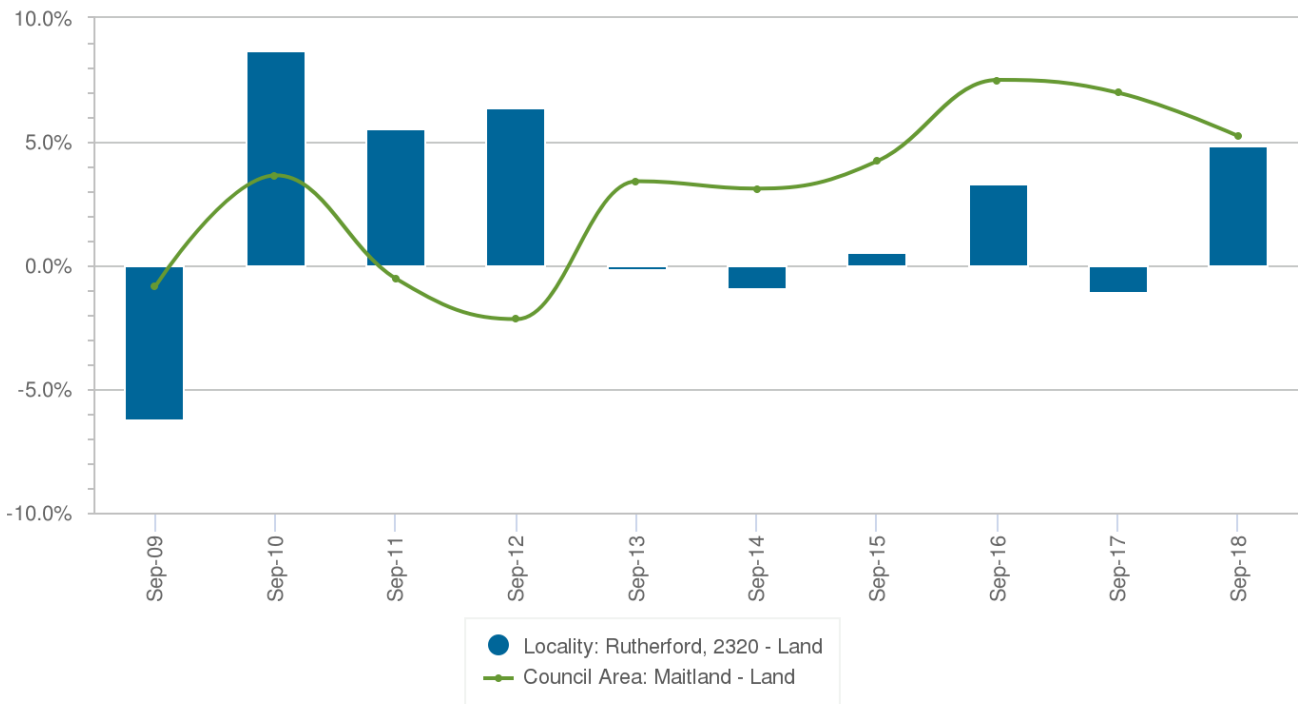
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Rutherford % Change	Maitland % Change
Sep 2018	4.84%	5.22%
Sep 2017	-1.06%	6.98%
Sep 2016	3.3%	7.5%
Sep 2015	0.55%	4.22%
Sep 2014	-0.92%	3.1%
Sep 2013	-0.16%	3.4%
Sep 2012	6.38%	-2.17%
Sep 2011	5.52%	-0.54%
Sep 2010	8.67%	3.64%
Sep 2009	-6.25%	-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

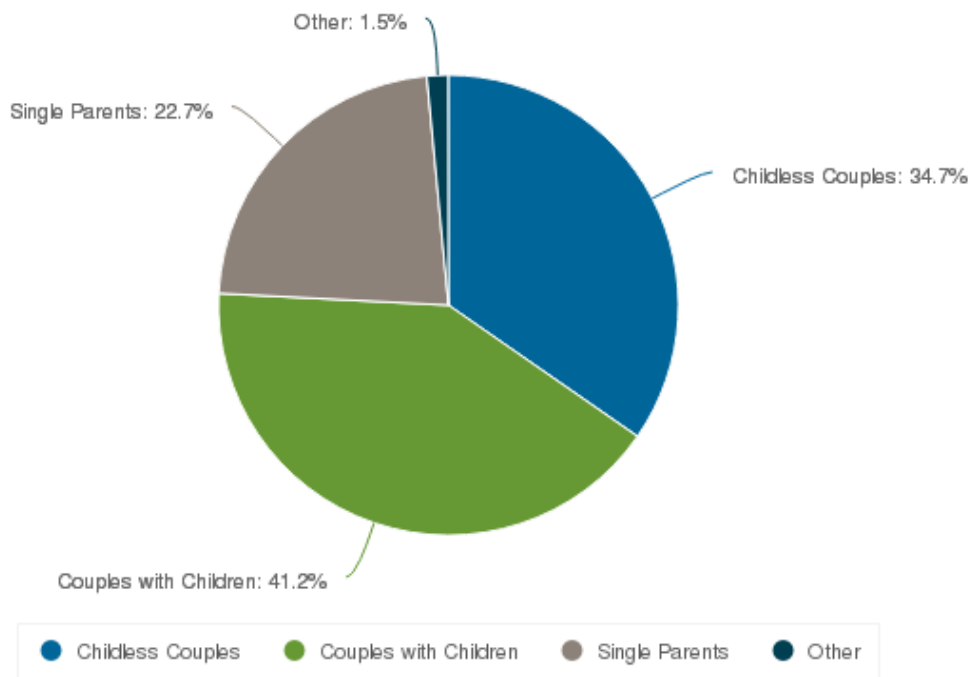
Household

Household Structure

Type	Percent
Couples with Children	41.2
Childless Couples	34.7
Single Parents	22.7
Other	1.5

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

Household Structure



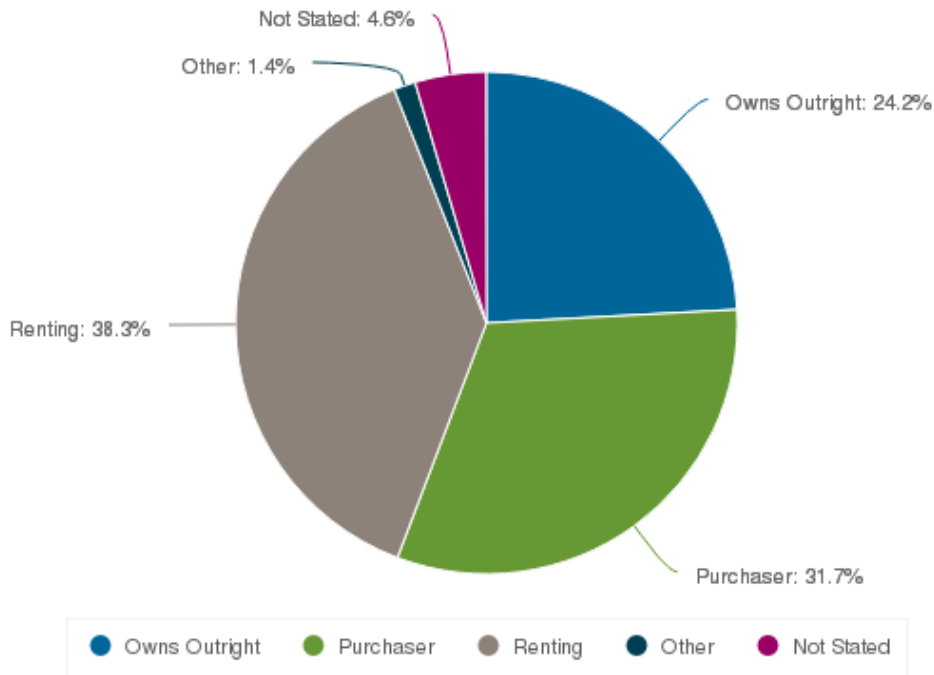
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Renting	38.3
Purchaser	31.7
Owns Outright	24.2
Not Stated	4.6
Other	1.4

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Household Occupancy



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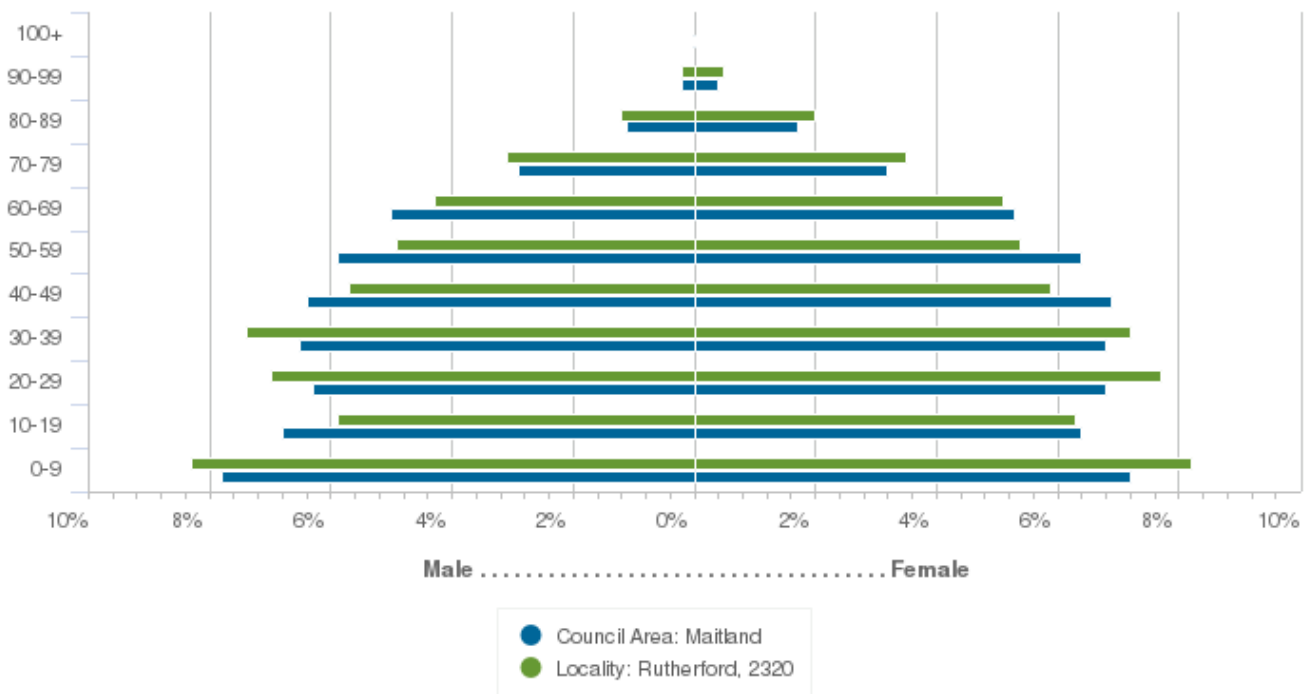
Age Sex Ratio

Age Sex Ratio

Age Group	Rutherford		Maitland	
	Male %	Female %	Male %	Female %
0-9	8.3	8.2	7.8	7.2
10-19	5.9	6.3	6.8	6.4
20-29	7.0	7.7	6.3	6.8
30-39	7.4	7.2	6.5	6.8
40-49	5.7	5.9	6.4	6.9
50-59	4.9	5.4	5.9	6.4
60-69	4.3	5.1	5.0	5.3
70-79	3.1	3.5	2.9	3.2
80-89	1.2	2.0	1.1	1.7
90-99	0.2	0.5	0.2	0.4
100+	n/a	n/a	0.0	0.0

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Age Sex Ratio



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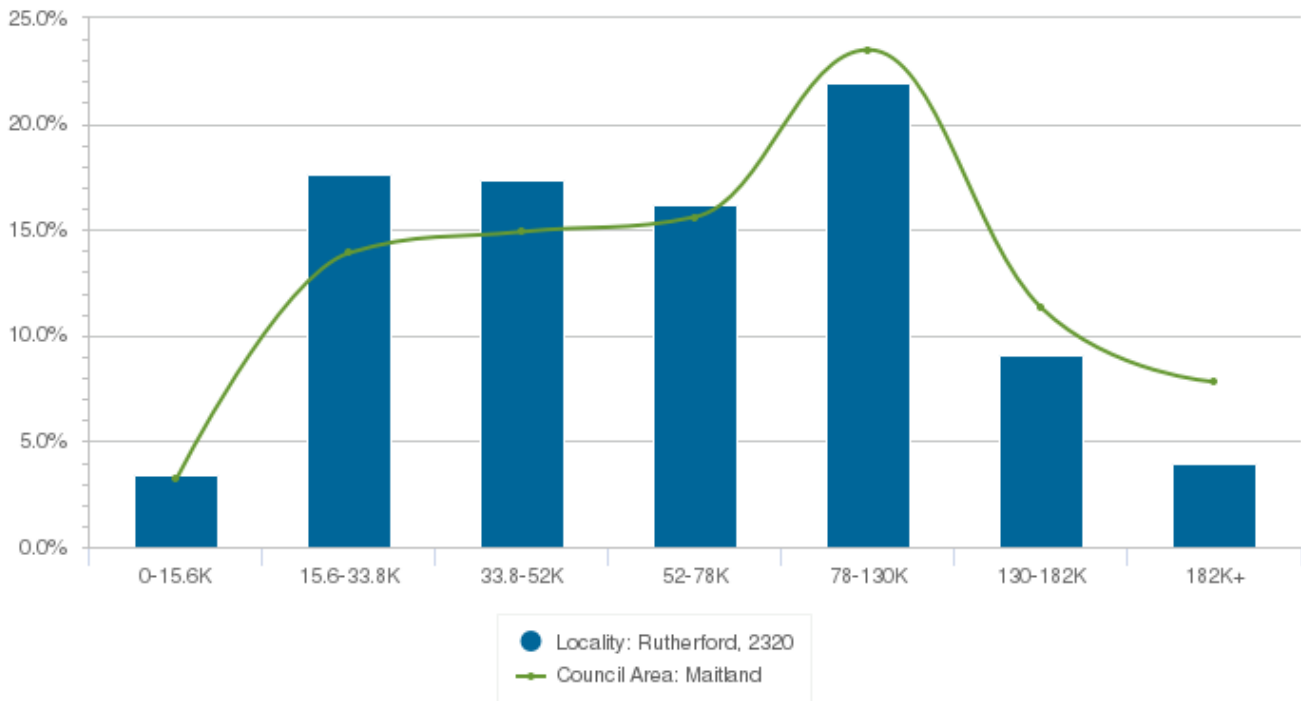
Household Income

Household Income

Income Range	Rutherford %	Maitland %
0-15.6K	3.4	3.2
15.6-33.8K	17.6	13.9
33.8-52K	17.4	14.9
52-78K	16.2	15.6
78-130K	21.9	23.5
130-182K	9.1	11.3
182K+	4.0	7.8

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Household Income



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