

Suburb Statistics Report

Prepared on 08 Jan 2019

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.

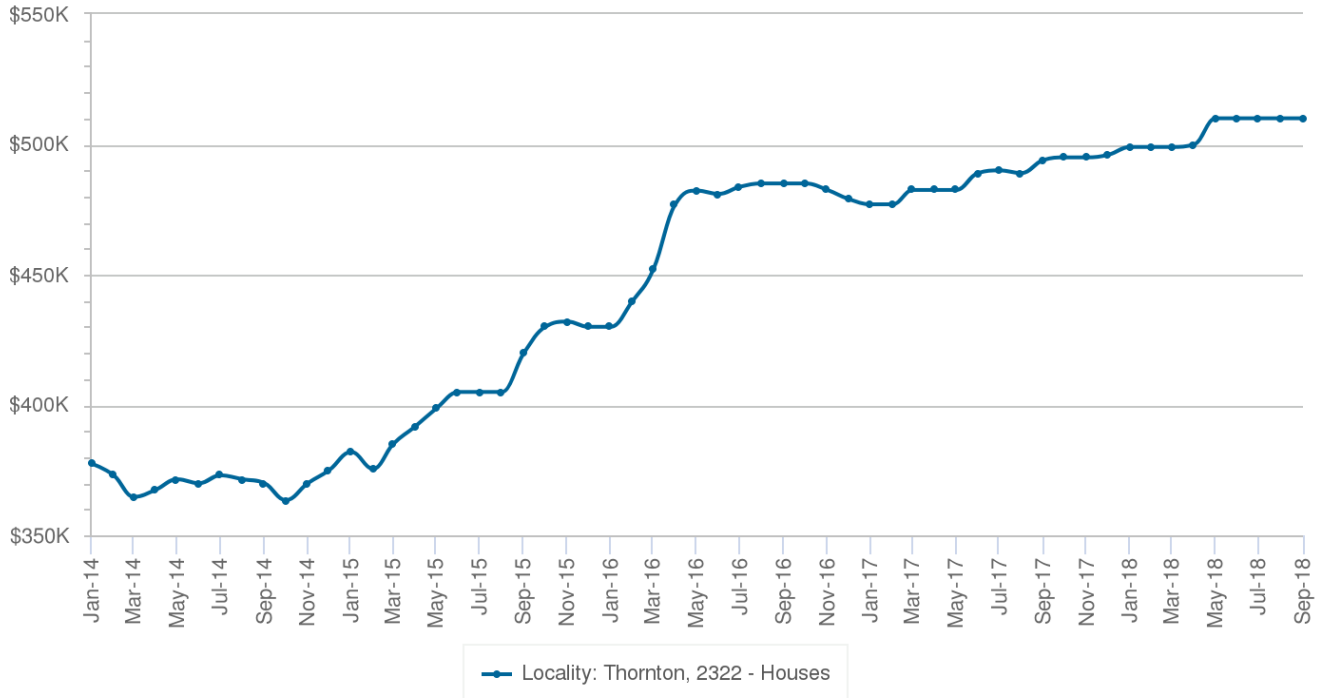
Currently the median sales price of houses in the area is \$510,000.

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	\$377,500	\$382,000	\$430,000	\$477,000	\$499,000
February	\$373,000	\$375,500	\$440,000	\$477,000	\$499,000
March	\$364,750	\$385,000	\$452,000	\$482,500	\$499,000
April	\$367,500	\$391,750	\$477,000	\$482,500	\$500,000
May	\$371,500	\$398,750	\$482,250	\$482,500	\$510,000
June	\$370,000	\$405,000	\$481,000	\$489,000	\$510,000
July	\$373,000	\$405,000	\$483,750	\$490,000	\$510,000
August	\$371,500	\$405,000	\$485,000	\$489,000	\$510,000
September	\$370,000	\$420,000	\$485,000	\$494,000	\$510,000
October	\$363,500	\$430,000	\$485,000	\$495,000	n/a
November	\$370,000	\$432,000	\$482,500	\$495,000	n/a
December	\$375,000	\$430,000	\$479,000	\$496,000	n/a

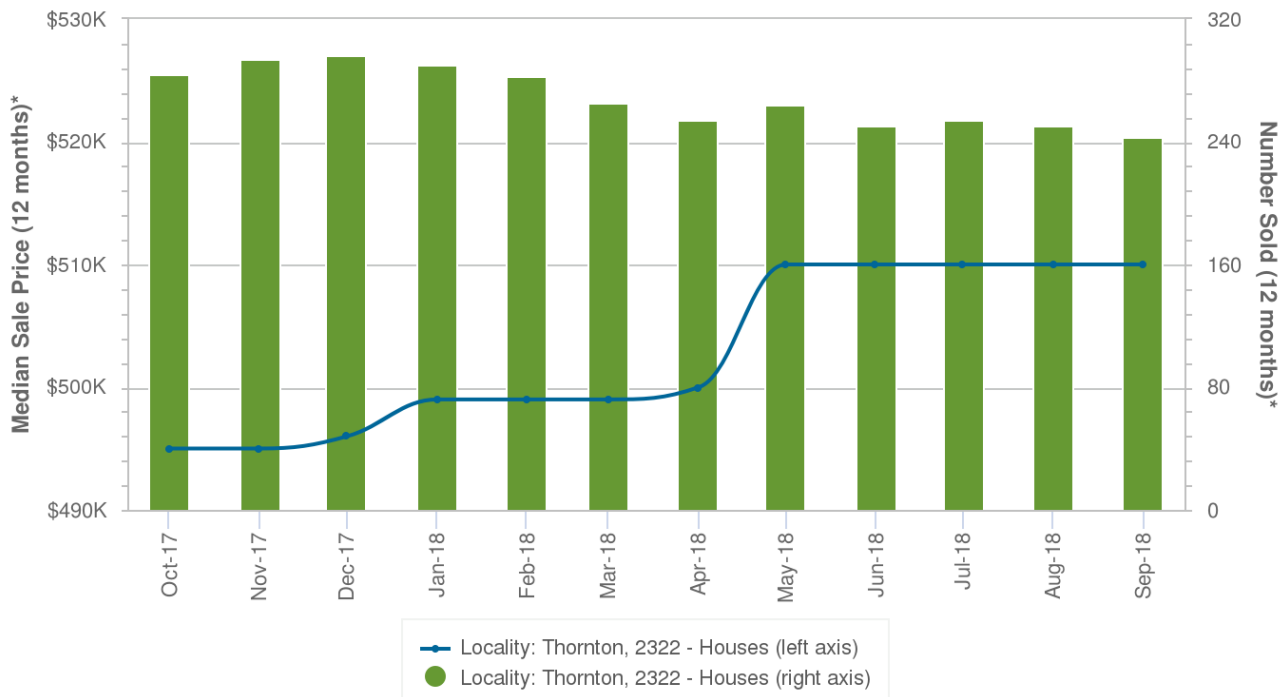
Statistics are calculated over a rolling 12 month period

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	Maitland
	Median Price	Median Price
September 2018	\$510,000	\$465,000
August 2018	\$510,000	\$465,000
July 2018	\$510,000	\$463,500
June 2018	\$510,000	\$460,000
May 2018	\$510,000	\$456,500
April 2018	\$500,000	\$453,500
March 2018	\$499,000	\$450,000
February 2018	\$499,000	\$450,000
January 2018	\$499,000	\$448,000
December 2017	\$496,000	\$445,000
November 2017	\$495,000	\$443,000
October 2017	\$495,000	\$440,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



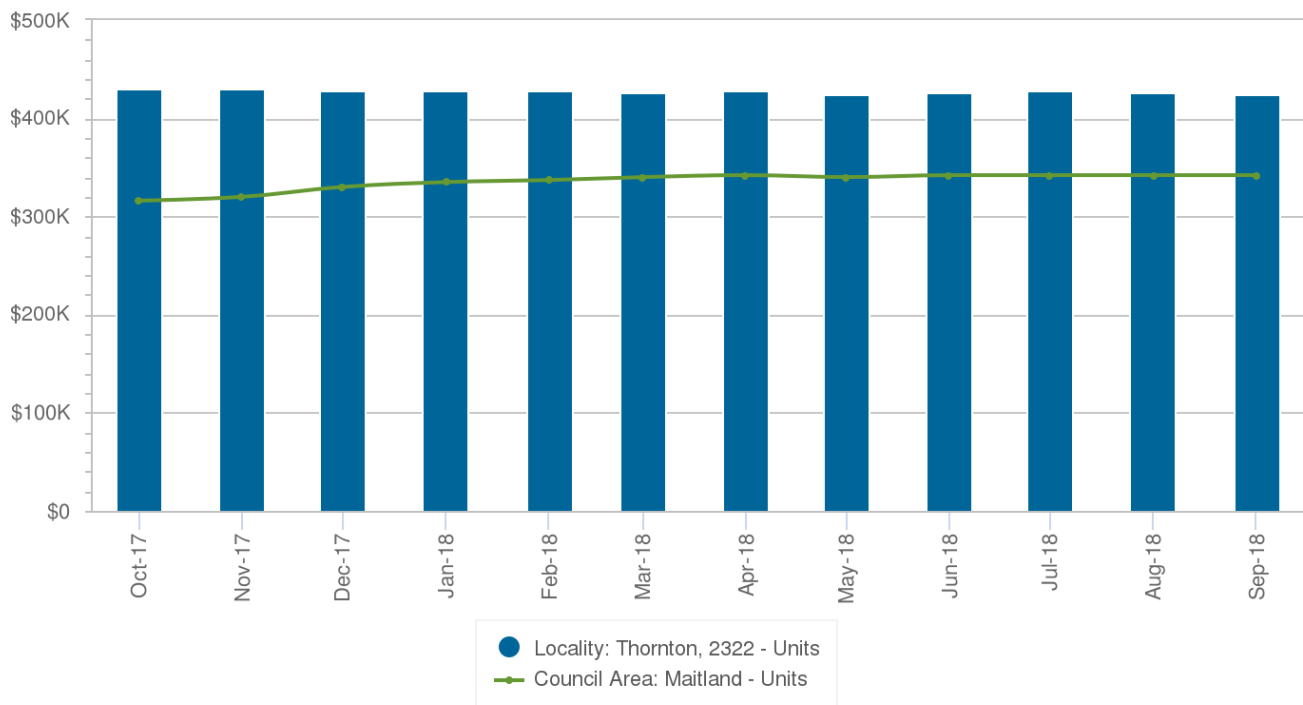
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Thornton Median Price	Maitland Median Price
September 2018	\$424,000	\$342,000
August 2018	\$426,500	\$342,000
July 2018	\$429,000	\$342,000
June 2018	\$426,500	\$342,000
May 2018	\$424,000	\$340,000
April 2018	\$429,000	\$342,000
March 2018	\$426,500	\$340,000
February 2018	\$429,000	\$337,000
January 2018	\$429,000	\$334,950
December 2017	\$429,000	\$330,000
November 2017	\$430,000	\$320,000
October 2017	\$430,500	\$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	Thornton Median Price	Maitland Median Price
September 2018	\$240,000	\$242,000
August 2018	\$240,000	\$242,000
July 2018	\$237,500	\$240,000
June 2018	\$237,000	\$240,000
May 2018	\$237,000	\$239,000
April 2018	\$236,500	\$238,000
March 2018	\$235,000	\$238,000
February 2018	\$233,000	\$236,000
January 2018	\$230,000	\$235,000
December 2017	\$230,000	\$233,000
November 2017	\$230,000	\$232,700
October 2017	\$229,500	\$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

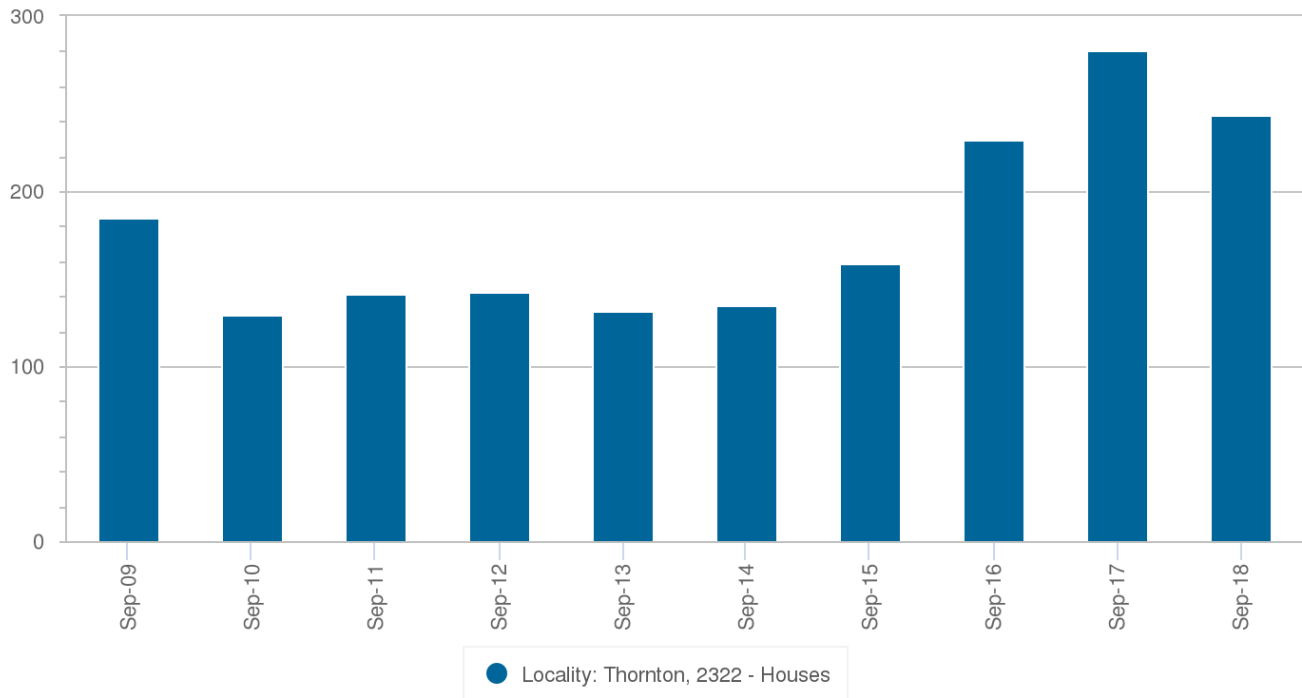
Sales Per Annum

Sales Per Annum (House)

Period Ending	Thornton Number
Sep 2018	243
Sep 2017	280
Sep 2016	229
Sep 2015	159
Sep 2014	135
Sep 2013	131
Sep 2012	142
Sep 2011	141
Sep 2010	129
Sep 2009	185

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



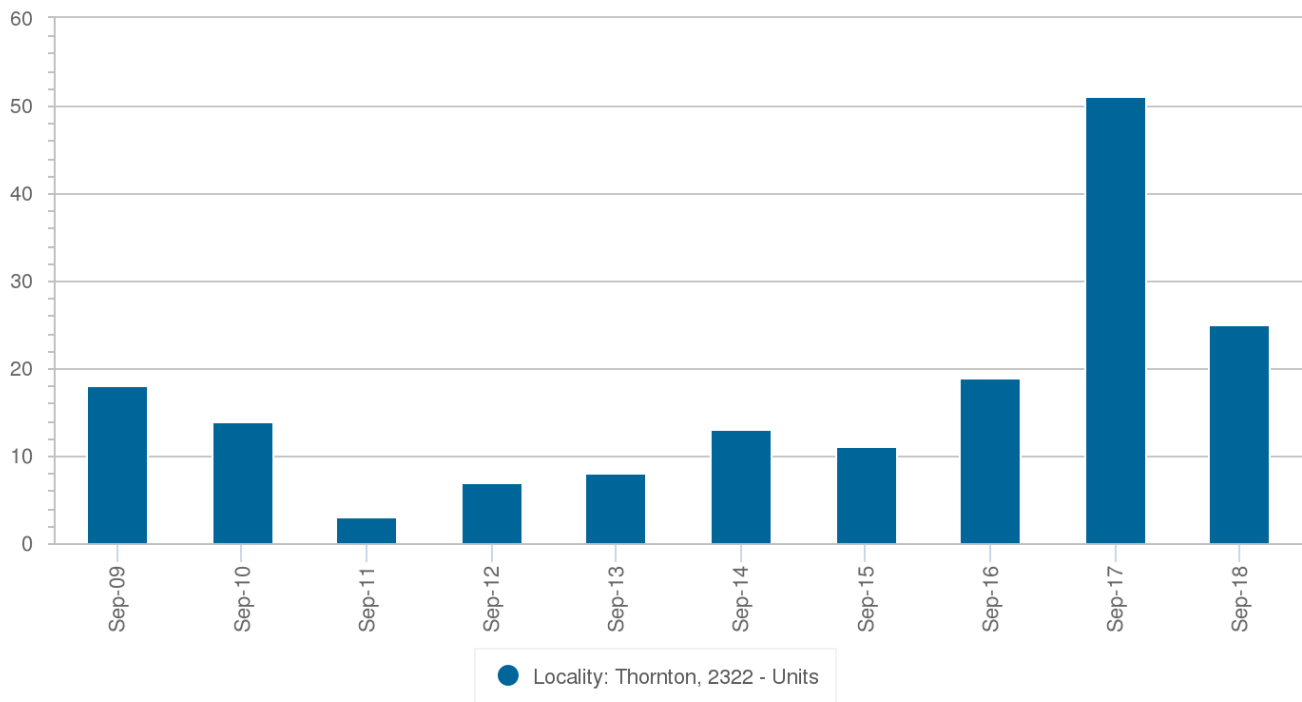
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Thornton Number
Sep 2018	25
Sep 2017	51
Sep 2016	19
Sep 2015	11
Sep 2014	13
Sep 2013	8
Sep 2012	7
Sep 2011	3
Sep 2010	14
Sep 2009	18

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



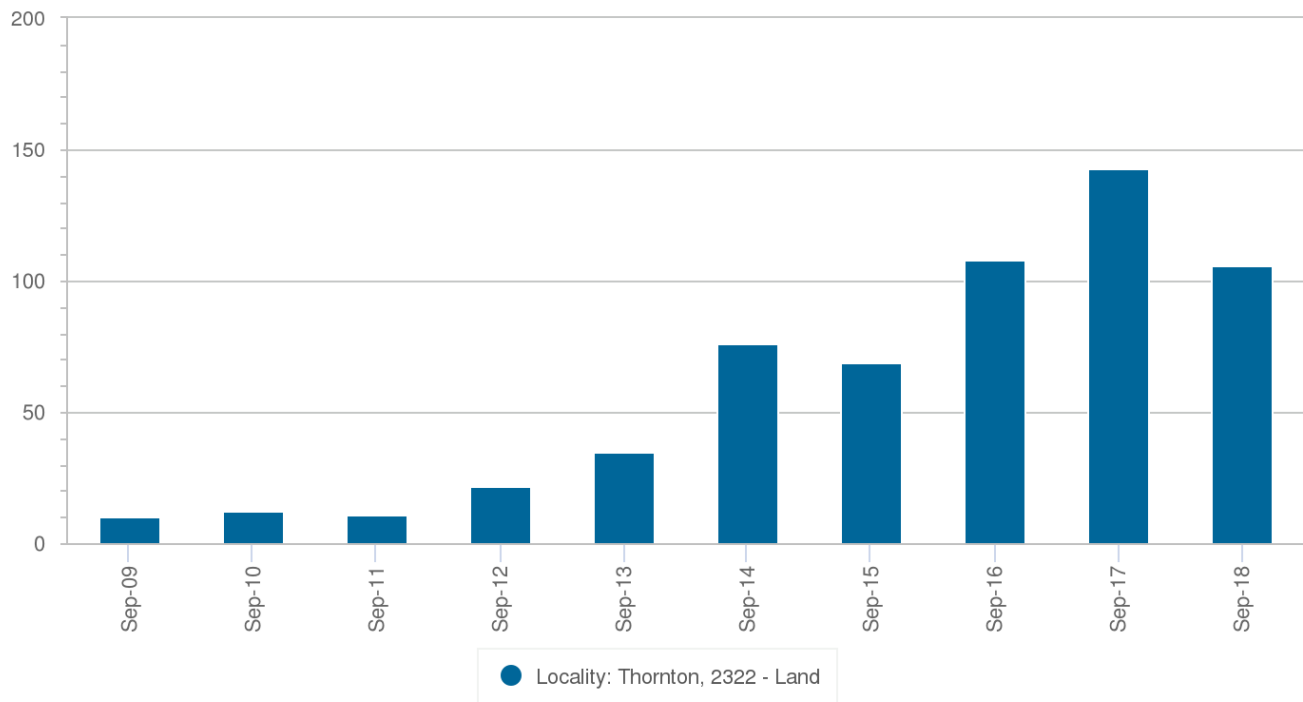
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Thornton Number
Sep 2018	106
Sep 2017	143
Sep 2016	108
Sep 2015	69
Sep 2014	76
Sep 2013	35
Sep 2012	22
Sep 2011	11
Sep 2010	12
Sep 2009	10

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

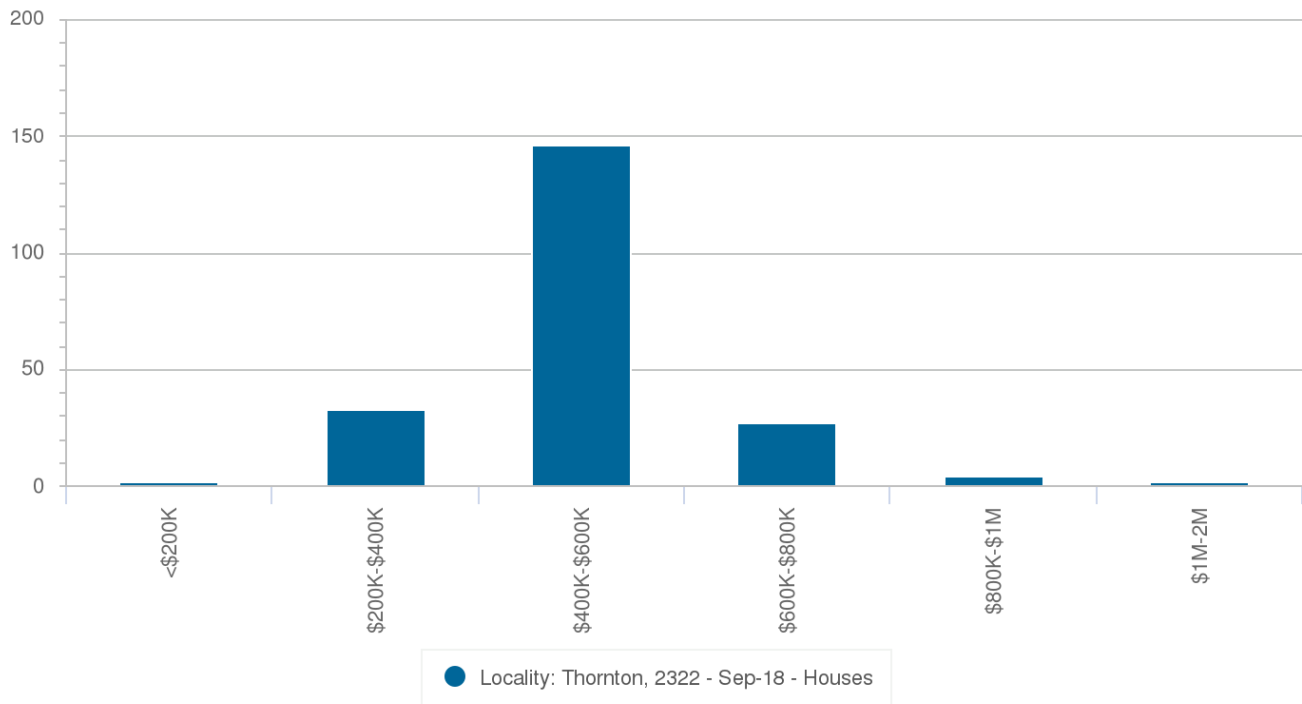
Sales By Price

Sales By Price - 12 months (House)

Price	Thornton Number
<\$200K	2
\$200K-\$400K	33
\$400K-\$600K	146
\$600K-\$800K	27
\$800K-\$1M	4
\$1M-\$2M	2

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



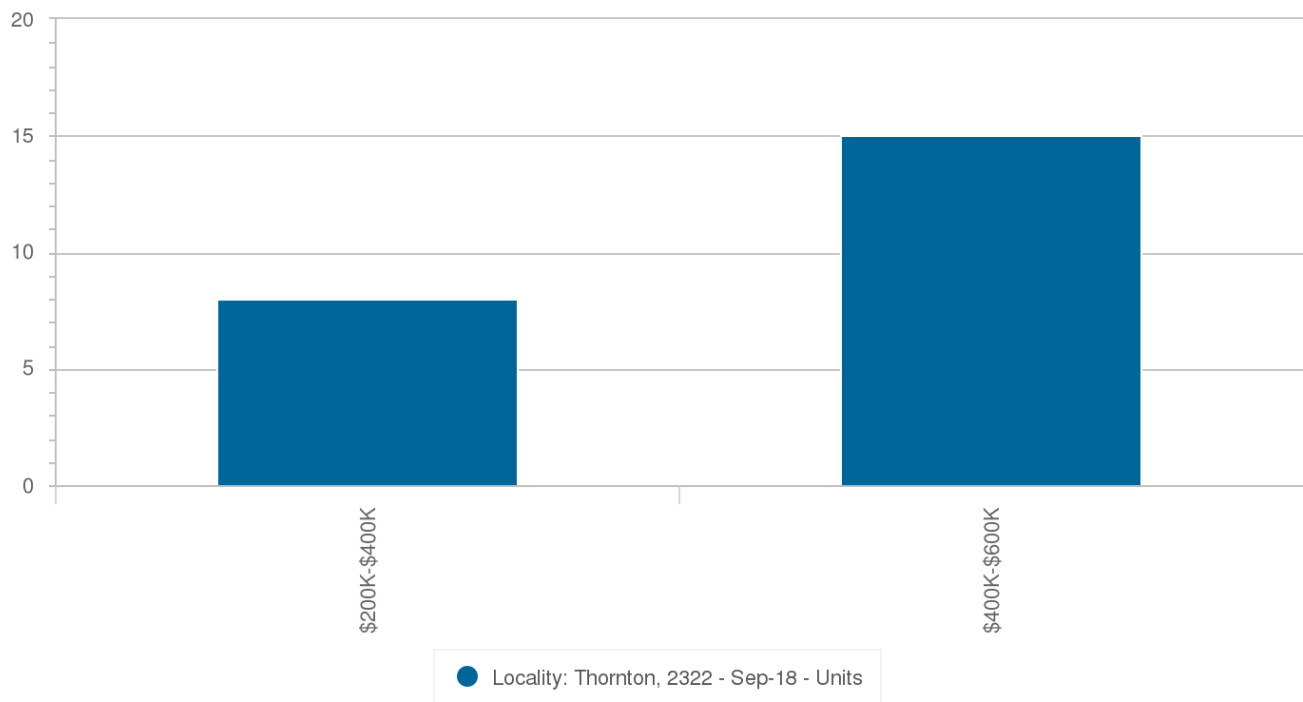
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Thornton Number
\$200K-\$400K	8
\$400K-\$600K	15

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



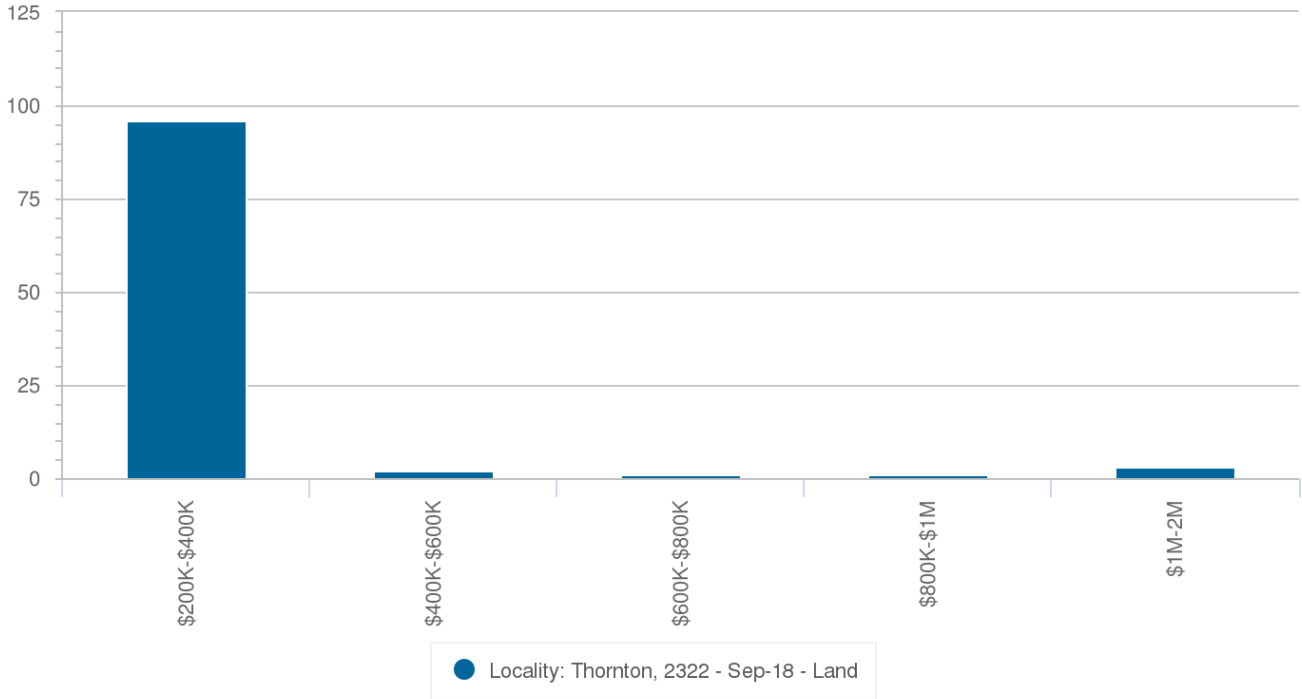
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Thornton Number
\$200K-\$400K	96
\$400K-\$600K	2
\$600K-\$800K	1
\$800K-\$1M	1
\$1M-\$2M	3

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

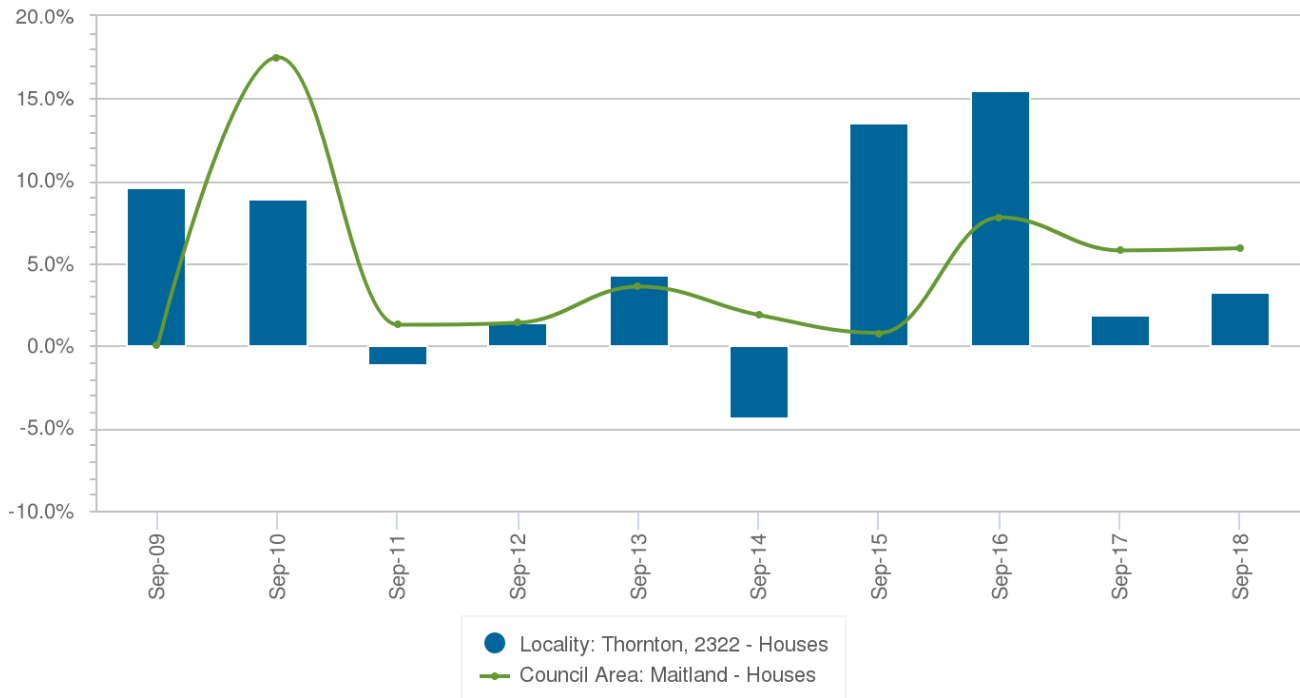
Change in Median Price

Change in Median Price (House)

Period	Thornton % Change	Maitland % Change
Sep 2018	3.24%	5.92%
Sep 2017	1.86%	5.78%
Sep 2016	15.48%	7.79%
Sep 2015	13.51%	0.79%
Sep 2014	-4.39%	1.87%
Sep 2013	4.31%	3.59%
Sep 2012	1.37%	1.4%
Sep 2011	-1.08%	1.28%
Sep 2010	8.94%	17.5%
Sep 2009	9.56%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



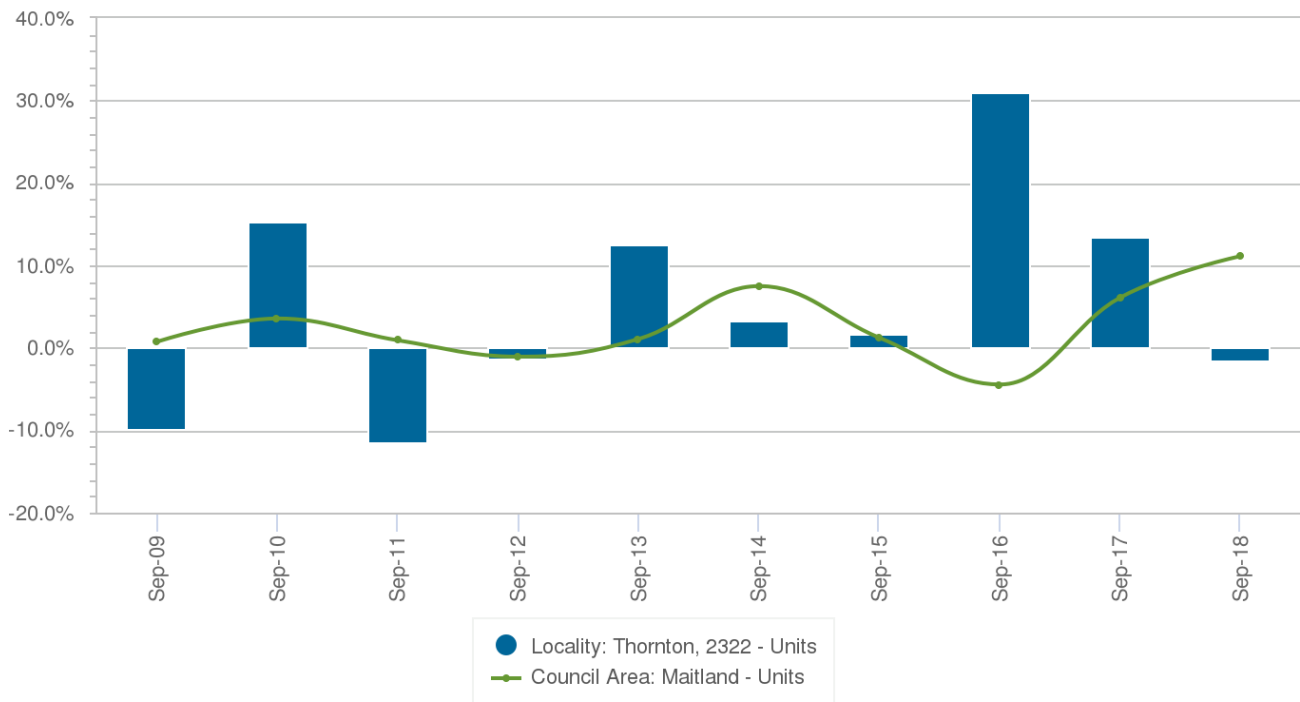
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Thornton % Change	Maitland % Change
Sep 2018	-1.62%	11.13%
Sep 2017	13.42%	6.12%
Sep 2016	31.03%	-4.45%
Sep 2015	1.75%	1.21%
Sep 2014	3.35%	7.48%
Sep 2013	12.55%	1.09%
Sep 2012	-1.21%	-1.08%
Sep 2011	-11.43%	0.9%
Sep 2010	15.35%	3.56%
Sep 2009	-9.76%	0.75%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



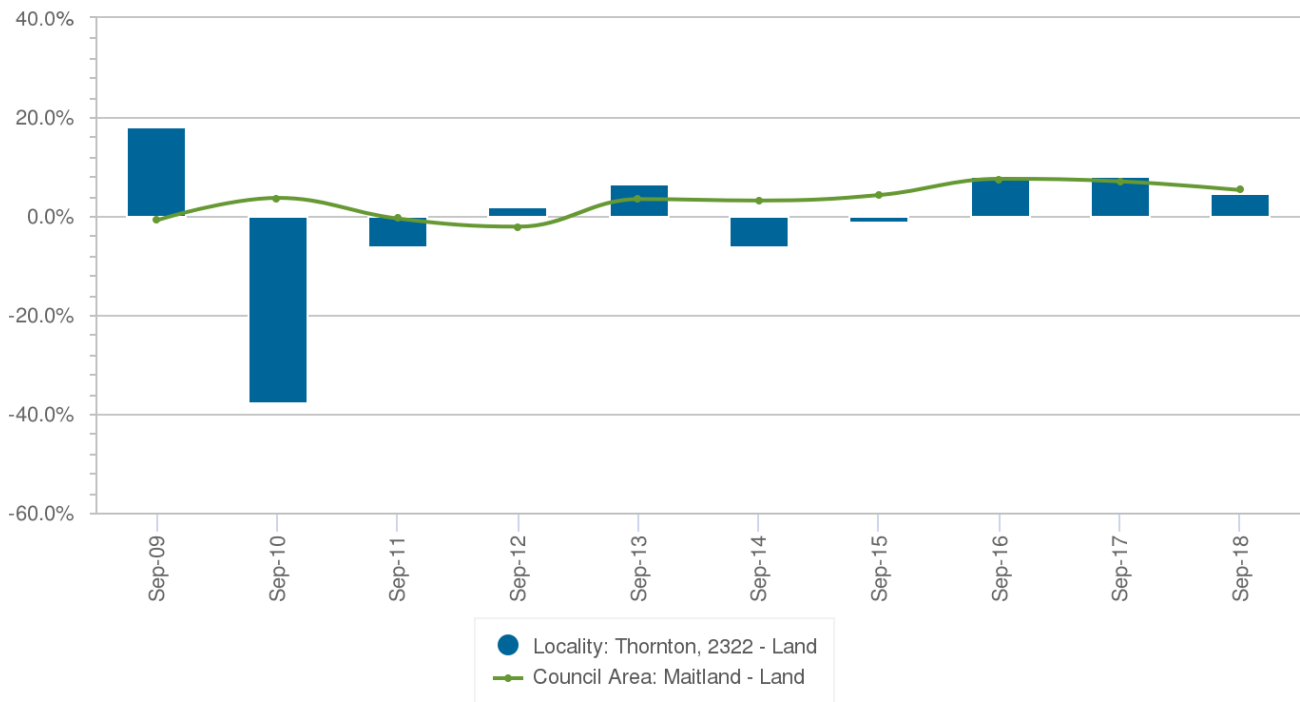
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Thornton % Change	Maitland % Change
Sep 2018	4.8%	5.22%
Sep 2017	8.02%	6.98%
Sep 2016	7.89%	7.5%
Sep 2015	-1.21%	4.22%
Sep 2014	-6.18%	3.1%
Sep 2013	6.53%	3.4%
Sep 2012	2.05%	-2.17%
Sep 2011	-6.02%	-0.54%
Sep 2010	-37.83%	3.64%
Sep 2009	18.14%	-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

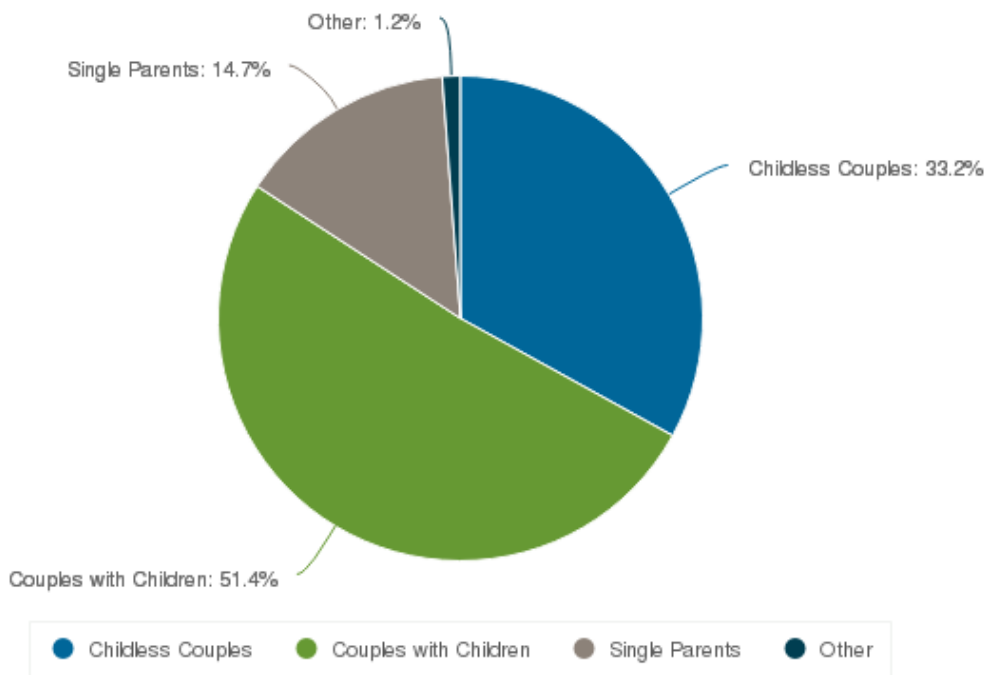
Household

Household Structure

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

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

Household Structure



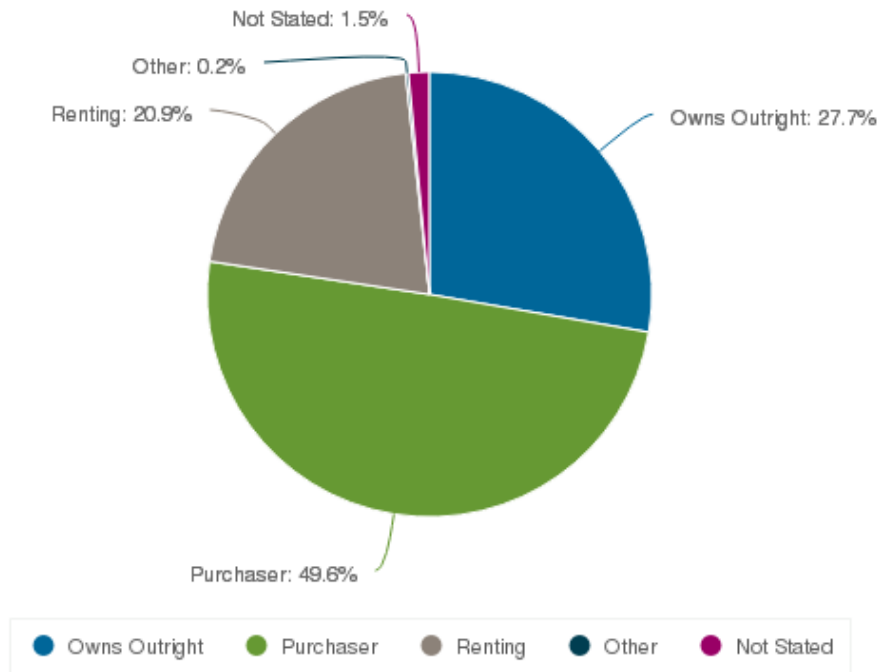
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

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

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

Household Occupancy



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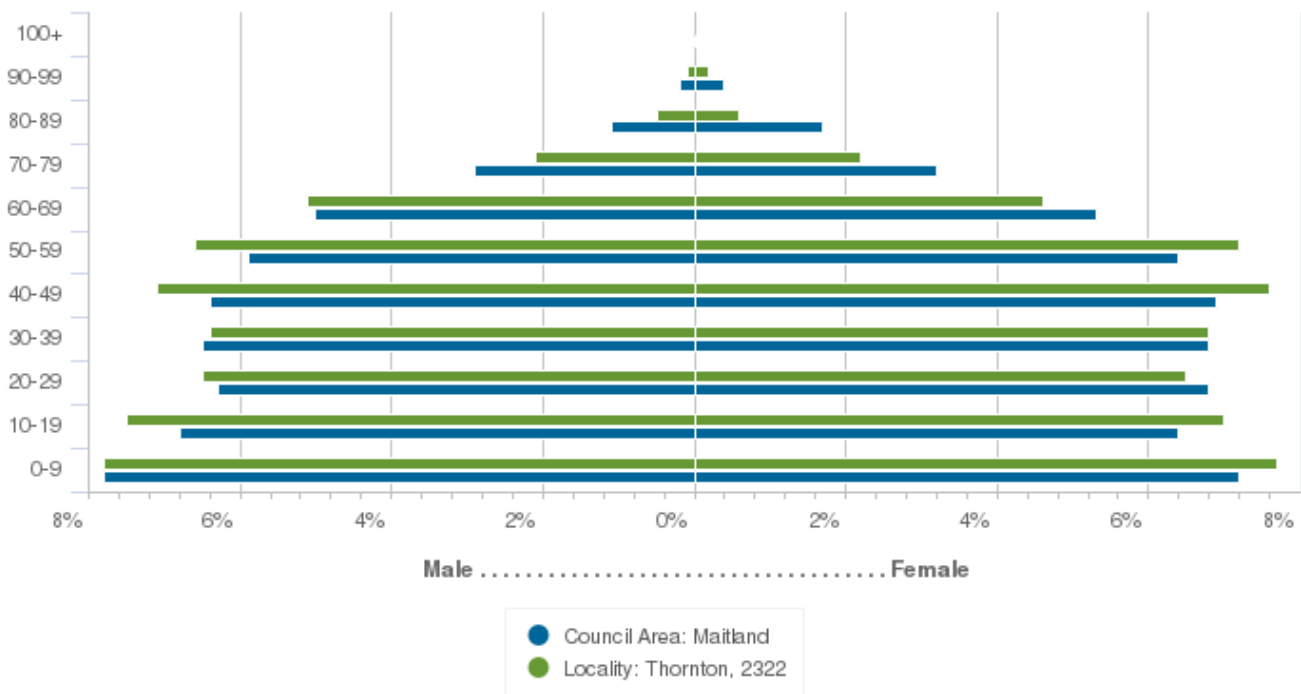
Age Sex Ratio

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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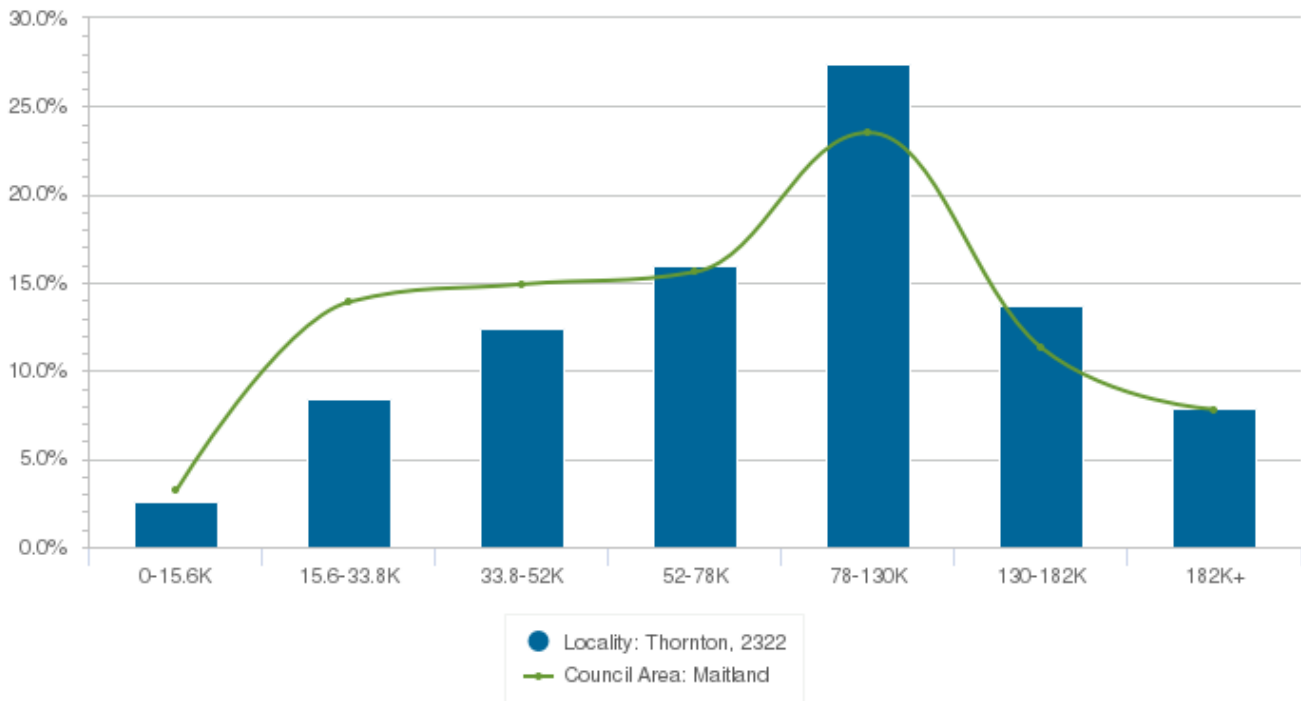
Household Income

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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