

Suburb Statistics Report

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Area Profile

The size of Sippy Downs is approximately 14.5 square kilometres.

It has 23 parks covering nearly 53.4% of total area.

The population of Sippy Downs in 2011 was 9,088 people.

By 2016 the population was 10,281 showing a population growth of 13.1% in the area during that time.

The predominant age group in Sippy Downs is 10-19 years.

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

In general, people in Sippy Downs work in a professional occupation.

In 2011, 54.7% of the homes in Sippy Downs were owner-occupied compared with 52.4% in 2016.

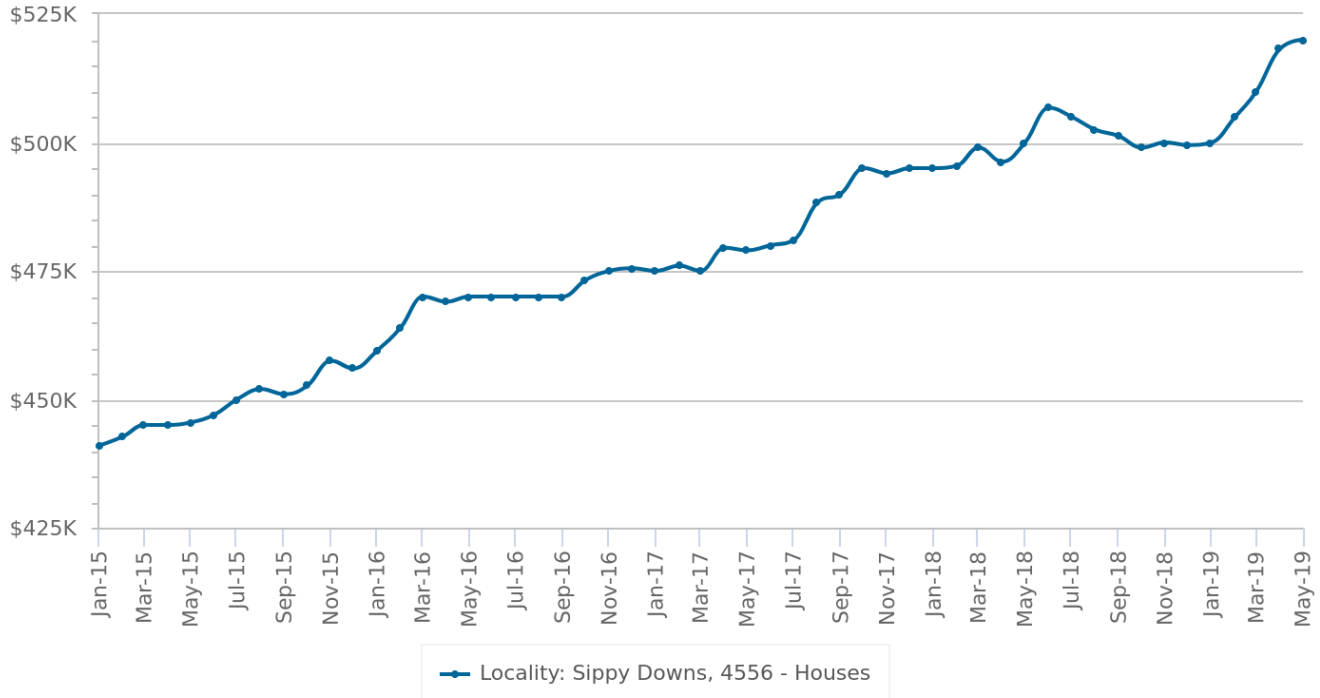
Currently the median sales price of houses in the area is \$520,000.

Median Sales Price

	Year 2015	Year 2016	Year 2017	Year 2018	Year 2019
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$441,000	\$459,500	\$475,000	\$495,000	\$500,000
February	\$442,750	\$464,000	\$476,000	\$495,500	\$505,000
March	\$445,000	\$470,000	\$475,000	\$499,000	\$510,000
April	\$445,000	\$469,000	\$479,500	\$496,250	\$518,250
May	\$445,500	\$470,000	\$479,000	\$500,000	\$520,000
June	\$447,000	\$470,000	\$480,000	\$506,750	n/a
July	\$450,000	\$470,000	\$481,000	\$505,000	n/a
August	\$452,000	\$470,000	\$488,250	\$502,500	n/a
September	\$451,000	\$470,000	\$490,000	\$501,250	n/a
October	\$452,612	\$473,250	\$495,000	\$499,000	n/a
November	\$457,500	\$475,000	\$494,000	\$500,000	n/a
December	\$456,000	\$475,500	\$495,000	\$499,500	n/a

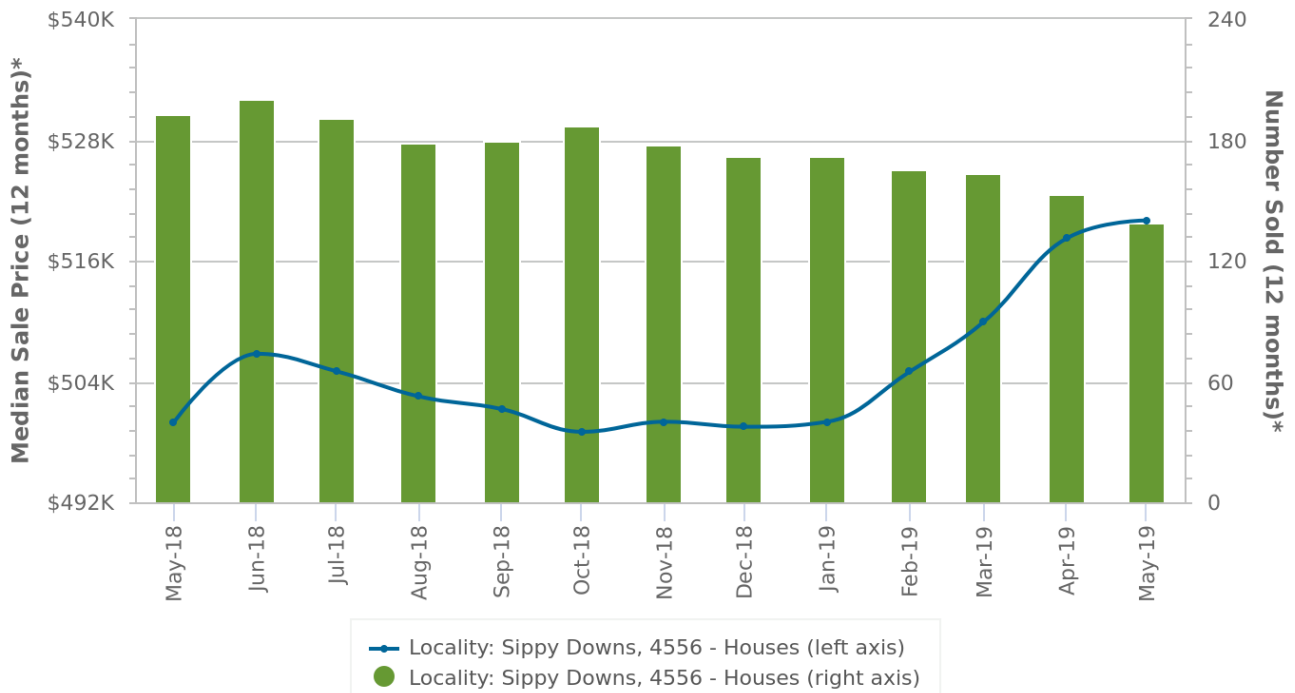
Statistics are calculated over a rolling 12 month period

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

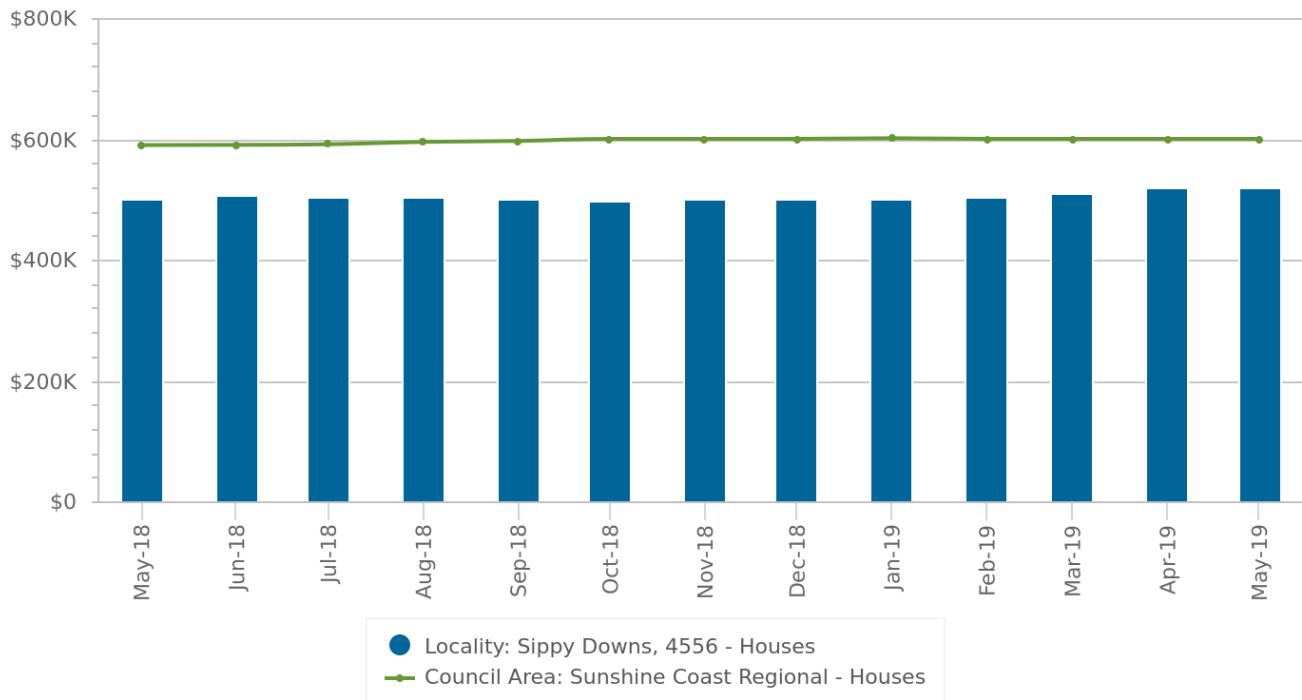
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Sippy Downs Median Price	Sunshine Coast Regional Median Price
May 2019	\$520,000	\$600,000
April 2019	\$518,250	\$600,000
March 2019	\$510,000	\$600,000
February 2019	\$505,000	\$600,000
January 2019	\$500,000	\$601,000
December 2018	\$499,500	\$600,000
November 2018	\$500,000	\$600,000
October 2018	\$499,000	\$600,000
September 2018	\$501,250	\$596,500
August 2018	\$502,500	\$595,000
July 2018	\$505,000	\$591,000
June 2018	\$506,750	\$590,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



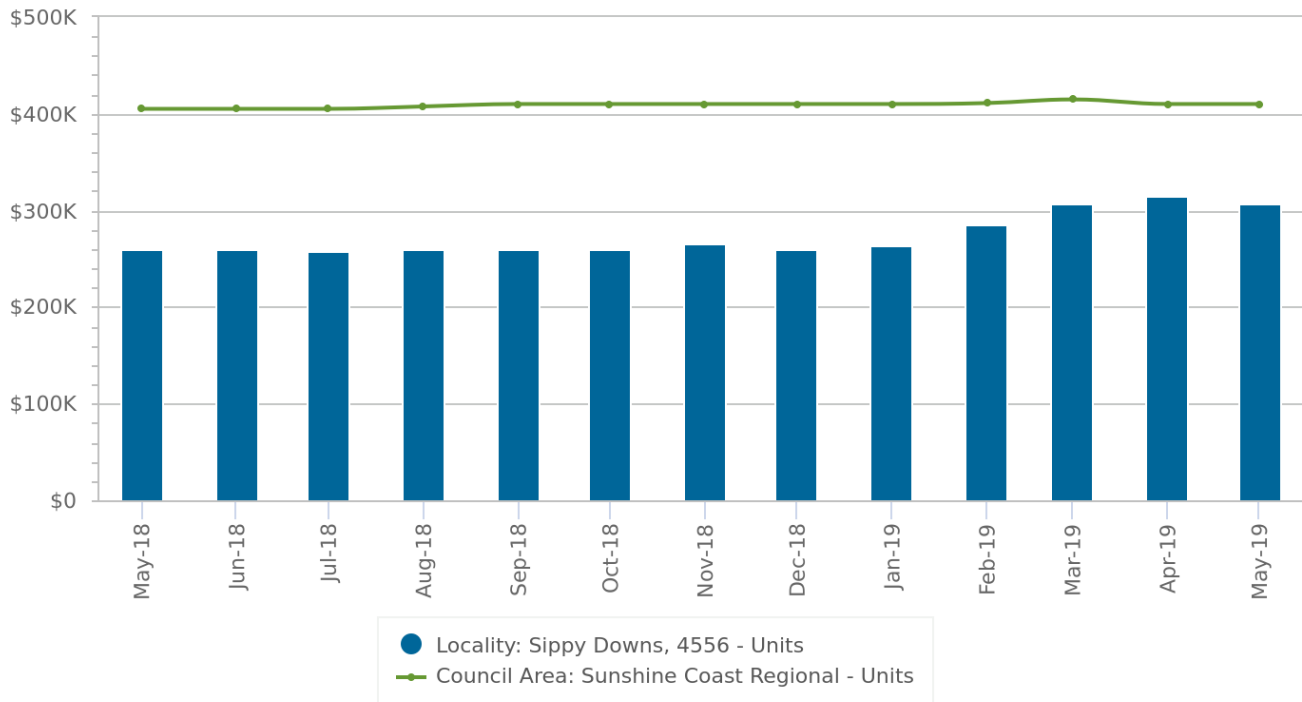
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Sippy Downs Median Price	Sunshine Coast Regional Median Price
May 2019	\$307,500	\$410,000
April 2019	\$315,000	\$410,000
March 2019	\$307,500	\$414,750
February 2019	\$284,500	\$411,000
January 2019	\$263,500	\$410,000
December 2018	\$260,000	\$410,000
November 2018	\$265,000	\$410,000
October 2018	\$260,000	\$410,000
September 2018	\$260,000	\$410,000
August 2018	\$260,000	\$407,500
July 2018	\$258,000	\$405,000
June 2018	\$260,000	\$405,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

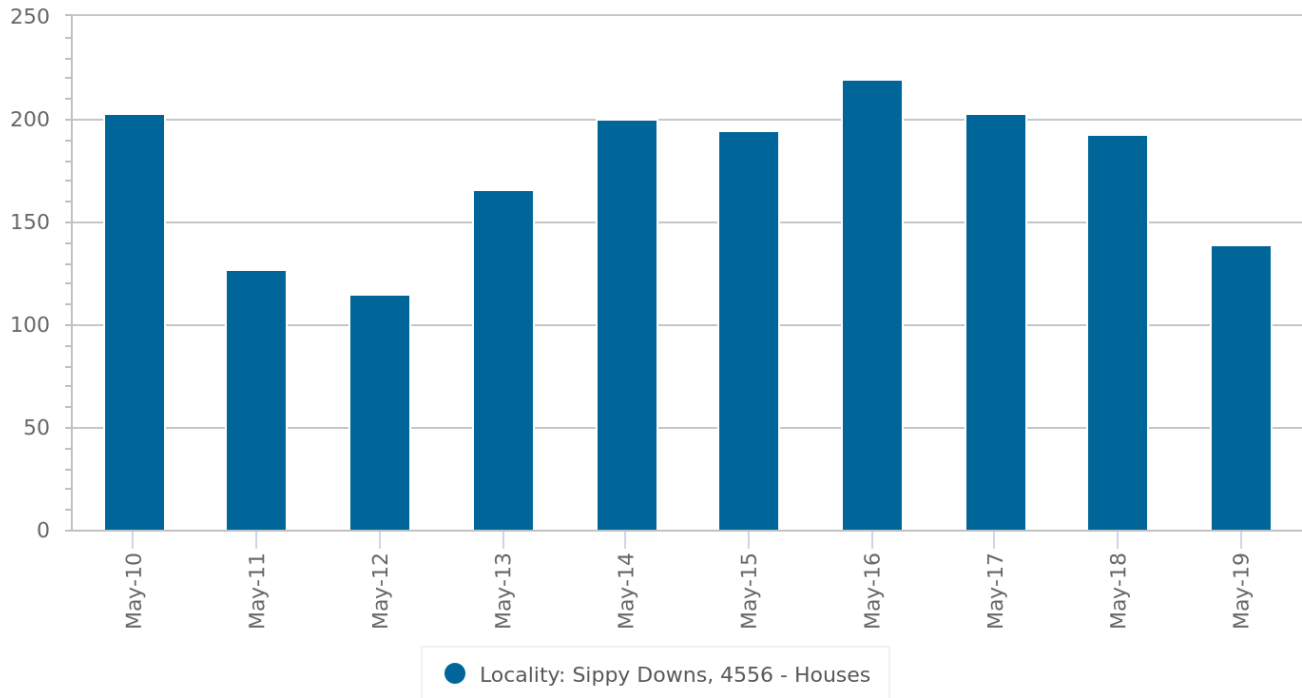
Sales Per Annum

Sales Per Annum (House)

Period Ending	Sippy Downs
	Number
May 2019	139
May 2018	193
May 2017	203
May 2016	219
May 2015	194
May 2014	200
May 2013	166
May 2012	115
May 2011	127
May 2010	203

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



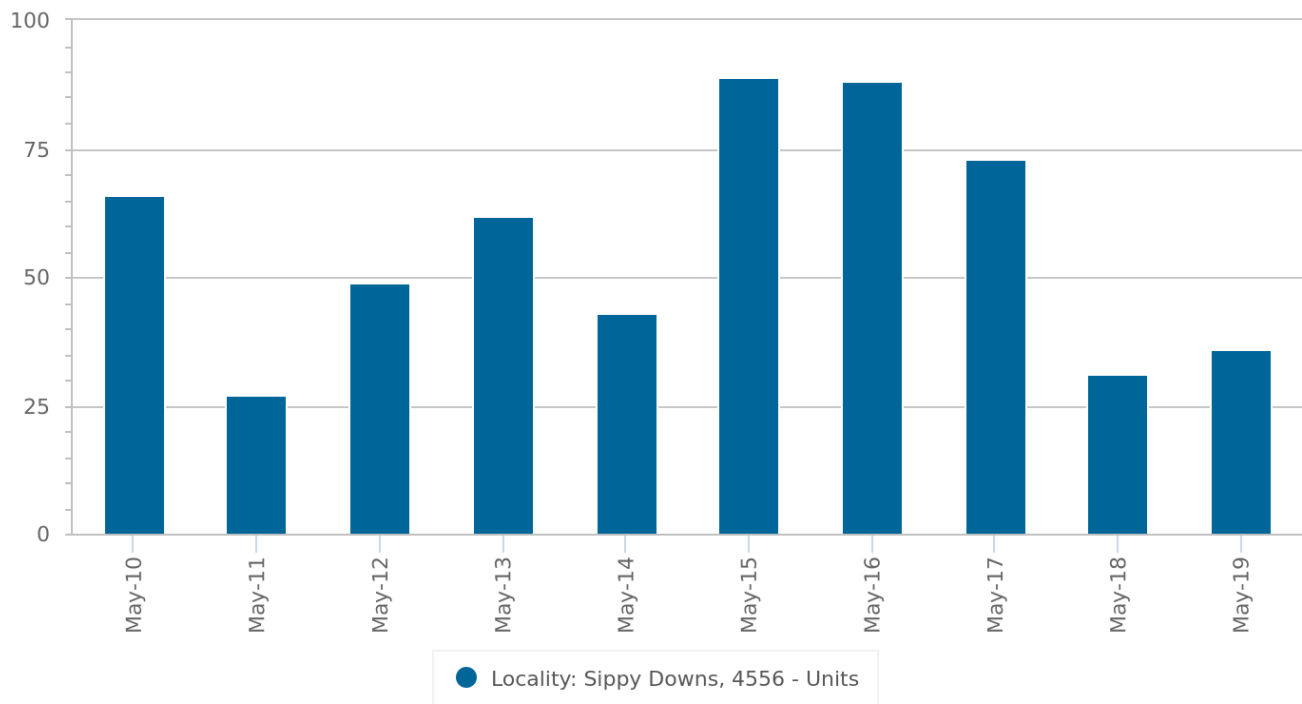
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Sippy Downs Number
May 2019	36
May 2018	31
May 2017	73
May 2016	88
May 2015	89
May 2014	43
May 2013	62
May 2012	49
May 2011	27
May 2010	66

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



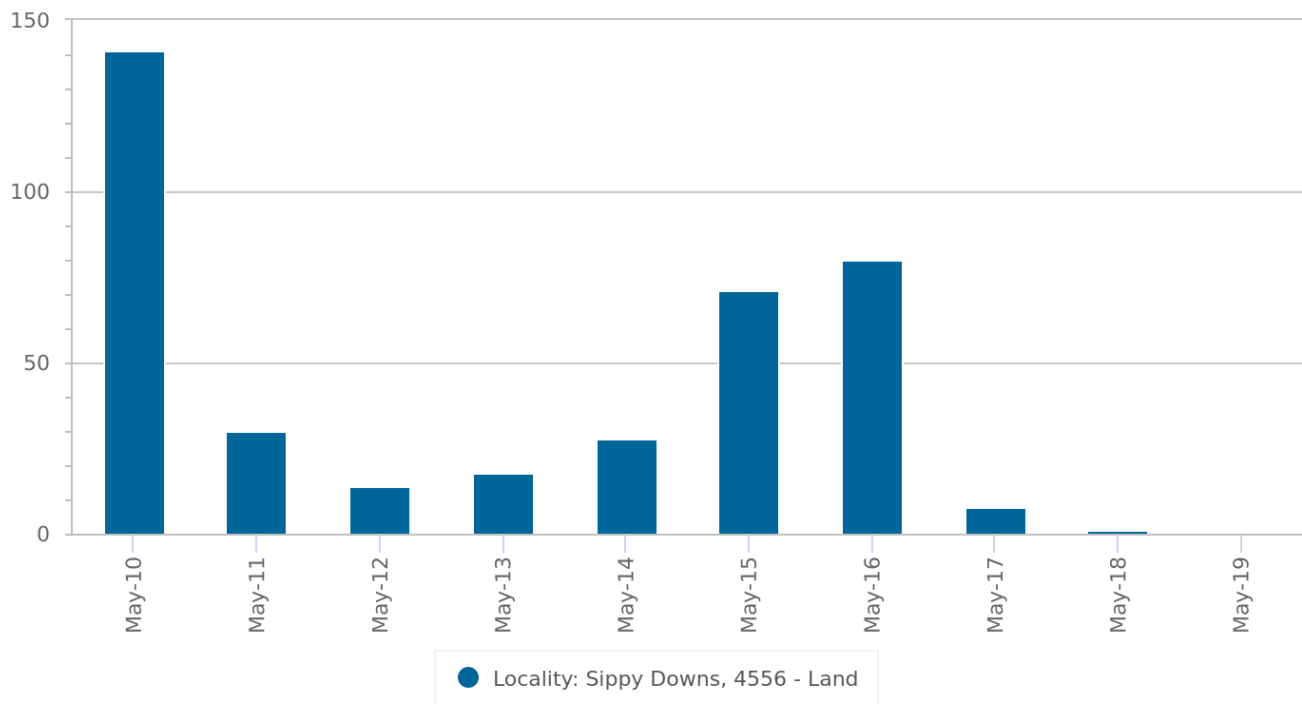
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Sippy Downs Number
May 2019	0
May 2018	1
May 2017	8
May 2016	80
May 2015	71
May 2014	28
May 2013	18
May 2012	14
May 2011	30
May 2010	141

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

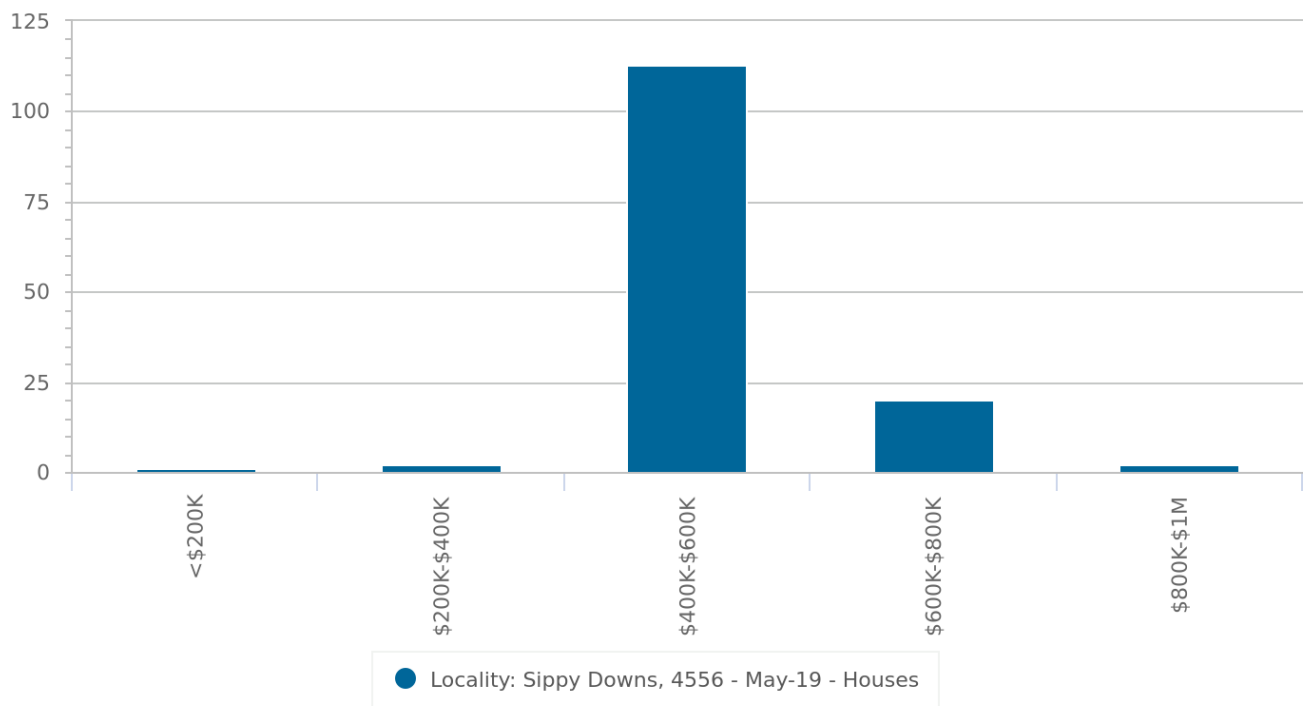
Sales By Price

Sales By Price - 12 months (House)

Price	Sippy Downs	
	Number	
<\$200K	1	
\$200K-\$400K	2	
\$400K-\$600K	113	
\$600K-\$800K	20	
\$800K-\$1M	2	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



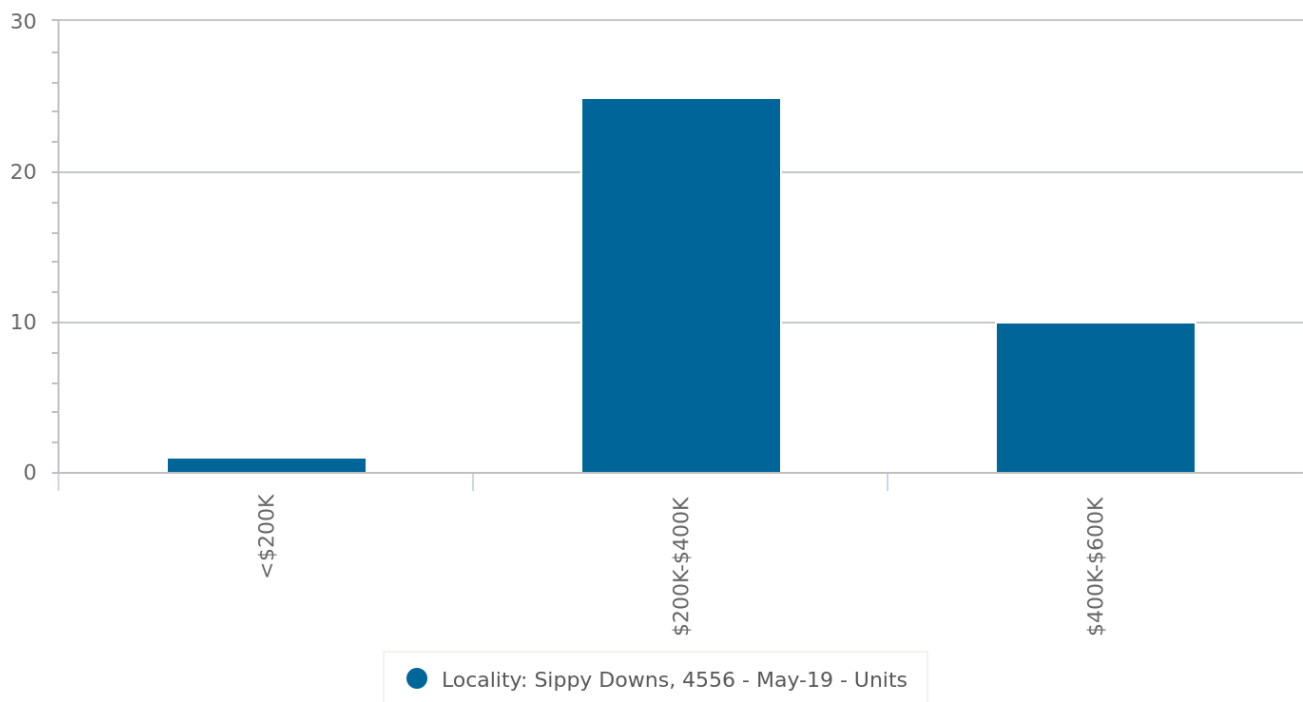
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Sippy Downs	
		Number
<\$200K	1	
\$200K-\$400K	25	
\$400K-\$600K	10	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



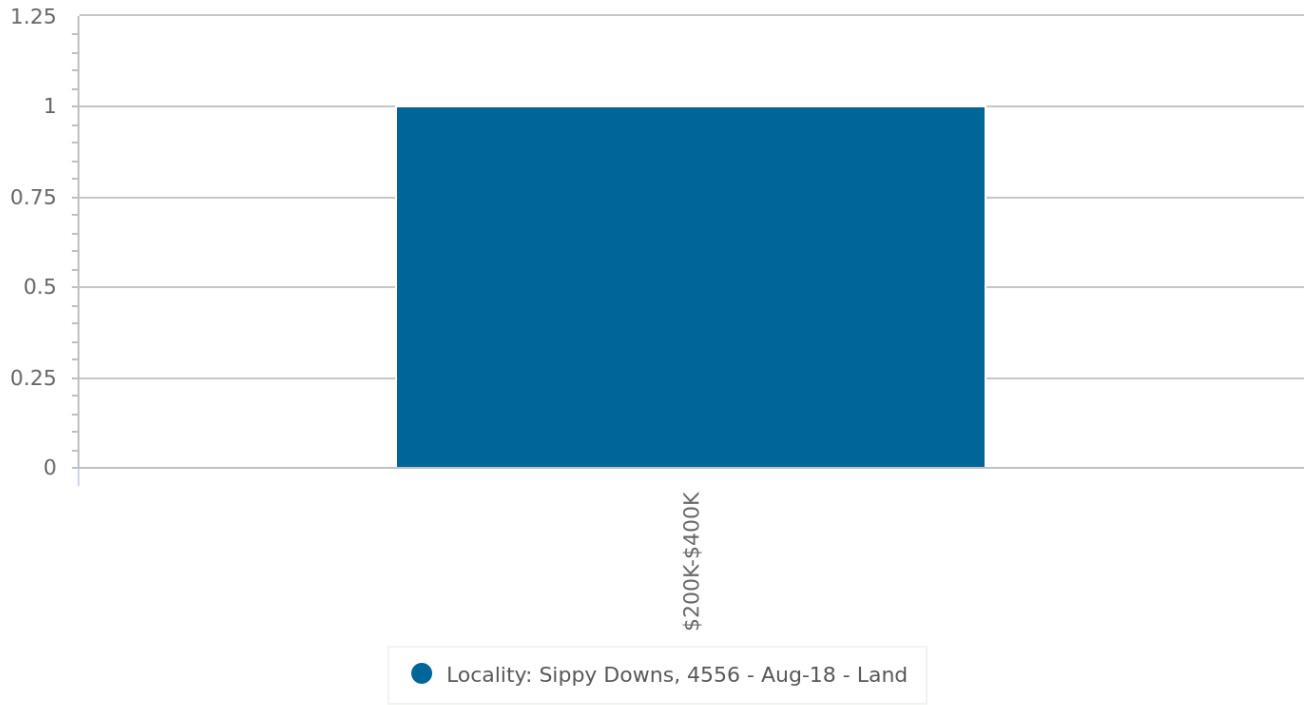
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Sippy Downs	
		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

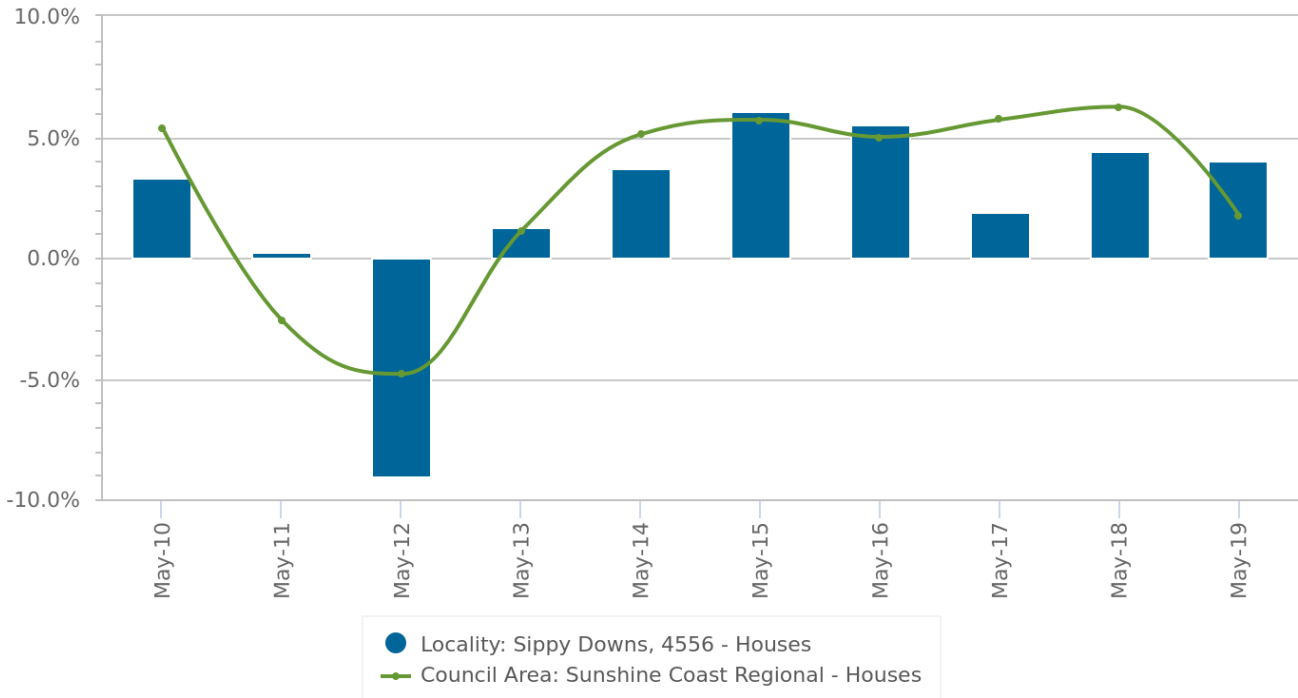
Change in Median Price

Change in Median Price (House)

Period	Sippy Downs % Change	Sunshine Coast Regional % Change
May 2019	4%	1.75%
May 2018	4.38%	6.25%
May 2017	1.91%	5.71%
May 2016	5.5%	5%
May 2015	6.07%	5.71%
May 2014	3.7%	5.11%
May 2013	1.25%	1.12%
May 2012	-9.09%	-4.81%
May 2011	0.23%	-2.6%
May 2010	3.29%	5.35%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



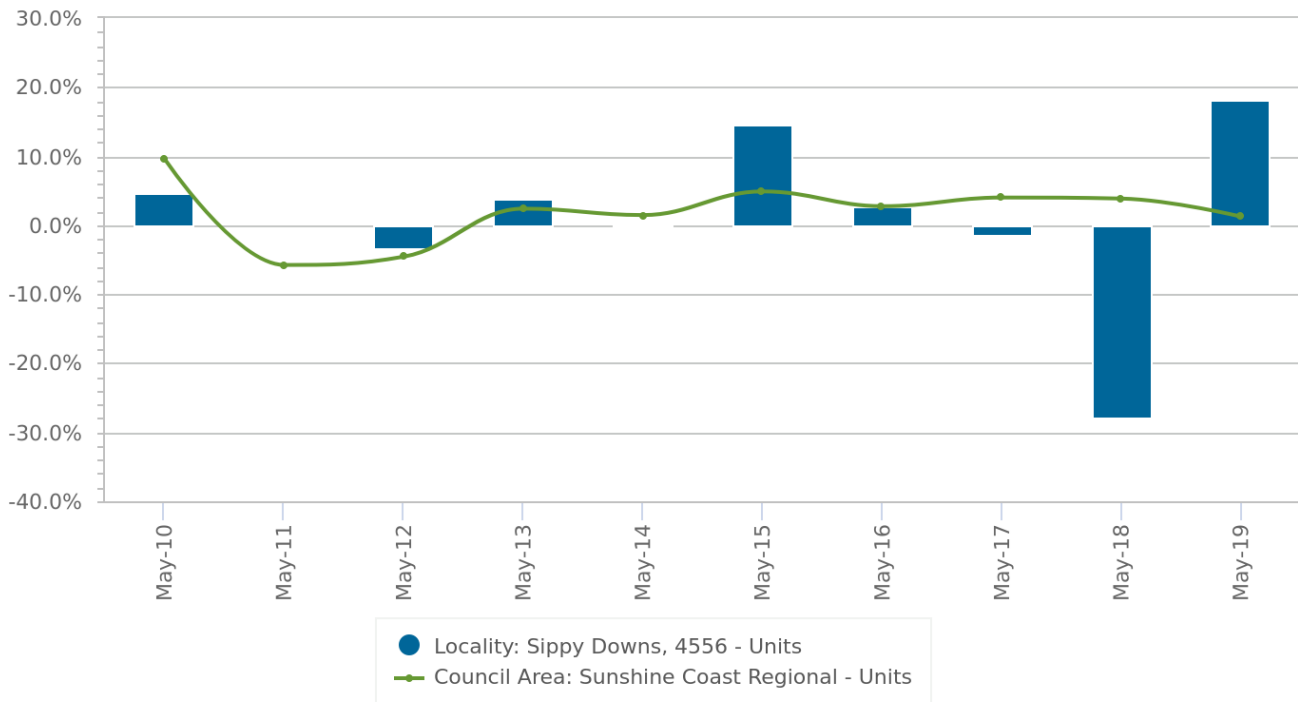
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Sippy Downs % Change	Sunshine Coast Regional % Change
May 2019	18.27%	1.23%
May 2018	-27.78%	3.85%
May 2017	-1.48%	4%
May 2016	2.67%	2.74%
May 2015	14.62%	4.89%
May 2014	-0.24%	1.46%
May 2013	3.92%	2.39%
May 2012	-3.23%	-4.56%
May 2011	0%	-5.77%
May 2010	4.62%	9.56%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



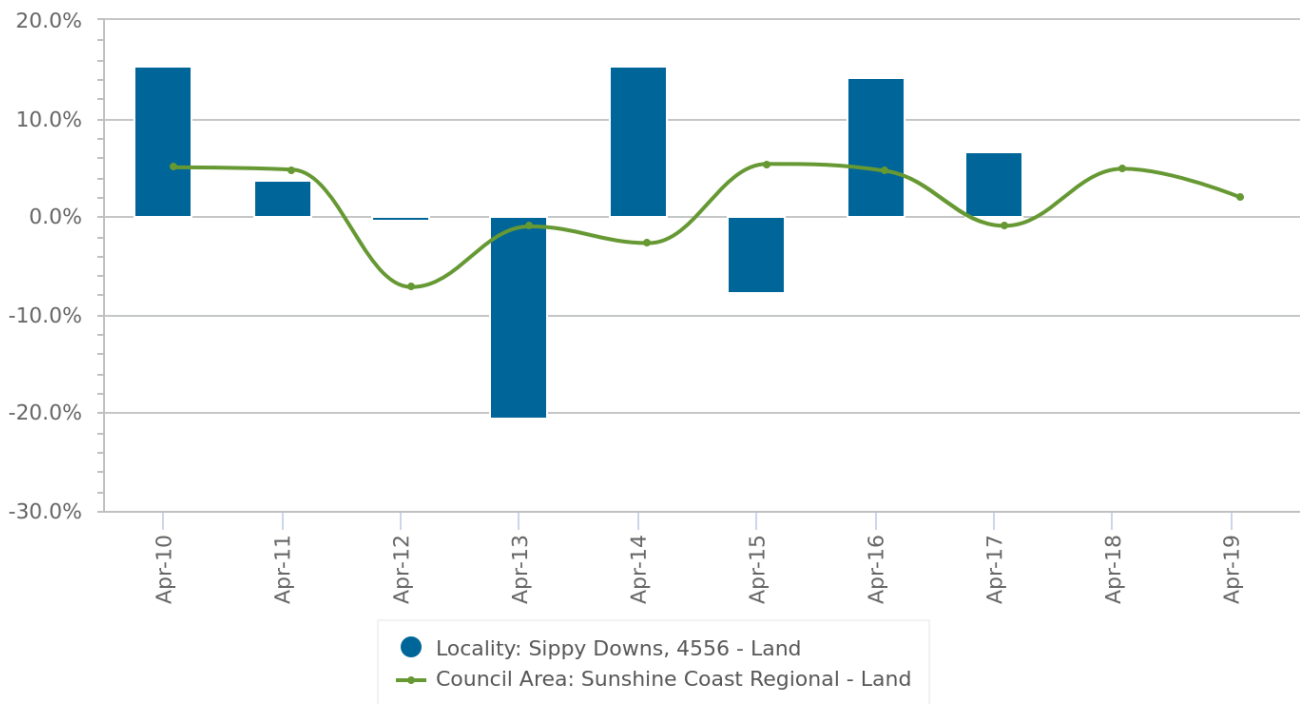
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Sippy Downs % Change	Sunshine Coast Regional % Change
Apr 2017	6.67%	-0.96%
Apr 2016	14.21%	4.63%
Apr 2015	-7.73%	5.34%
Apr 2014	15.41%	-2.72%
Apr 2013	-20.43%	-1.02%
Apr 2012	-0.32%	-7.2%
Apr 2011	3.67%	4.76%
Apr 2010	15.38%	5%
Apr 2009	0%	0%
Apr 2008	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

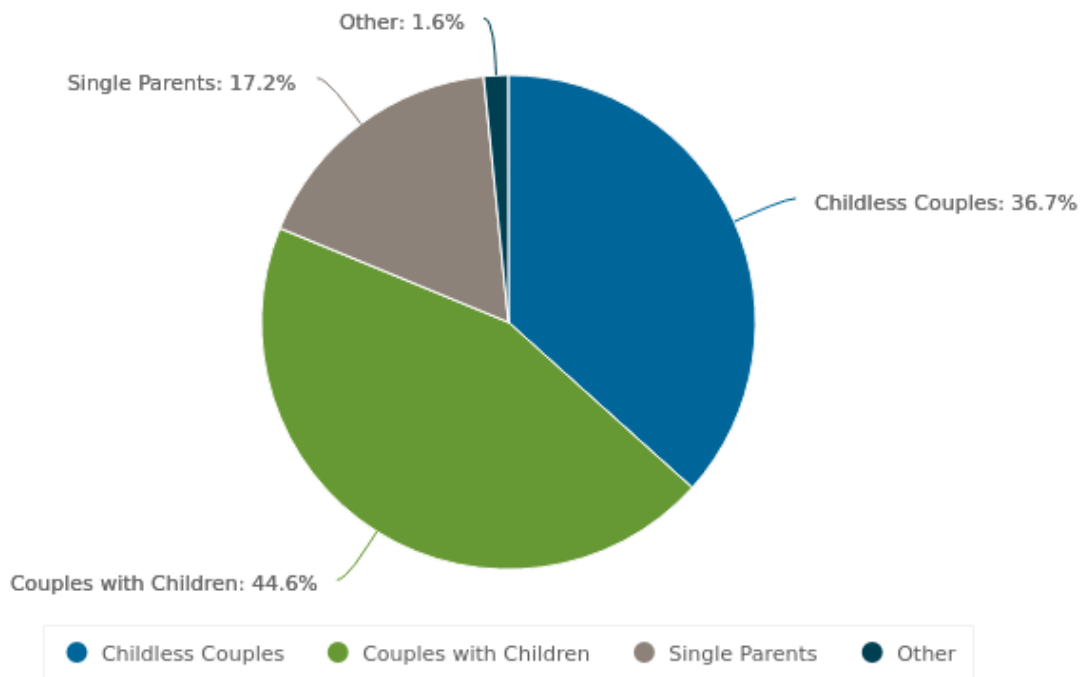
Household

Household Structure

Type	Percent
Couples with Children	44.6
Childless Couples	36.7
Single Parents	17.2
Other	1.6

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

Household Structure



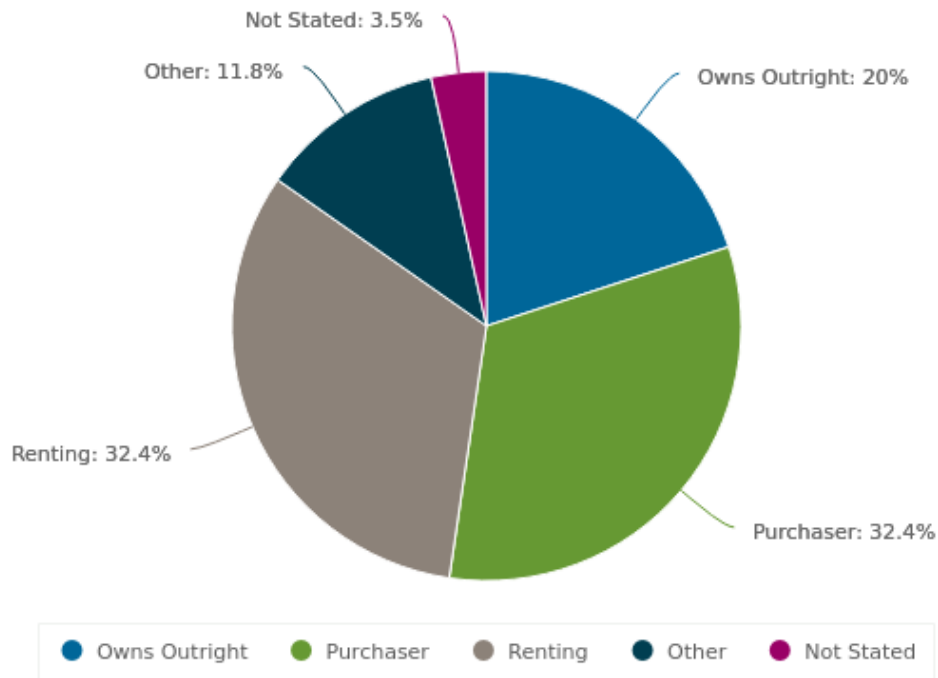
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	32.4
Renting	32.4
Owns Outright	20.0
Other	11.8
Not Stated	3.5

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Household Occupancy



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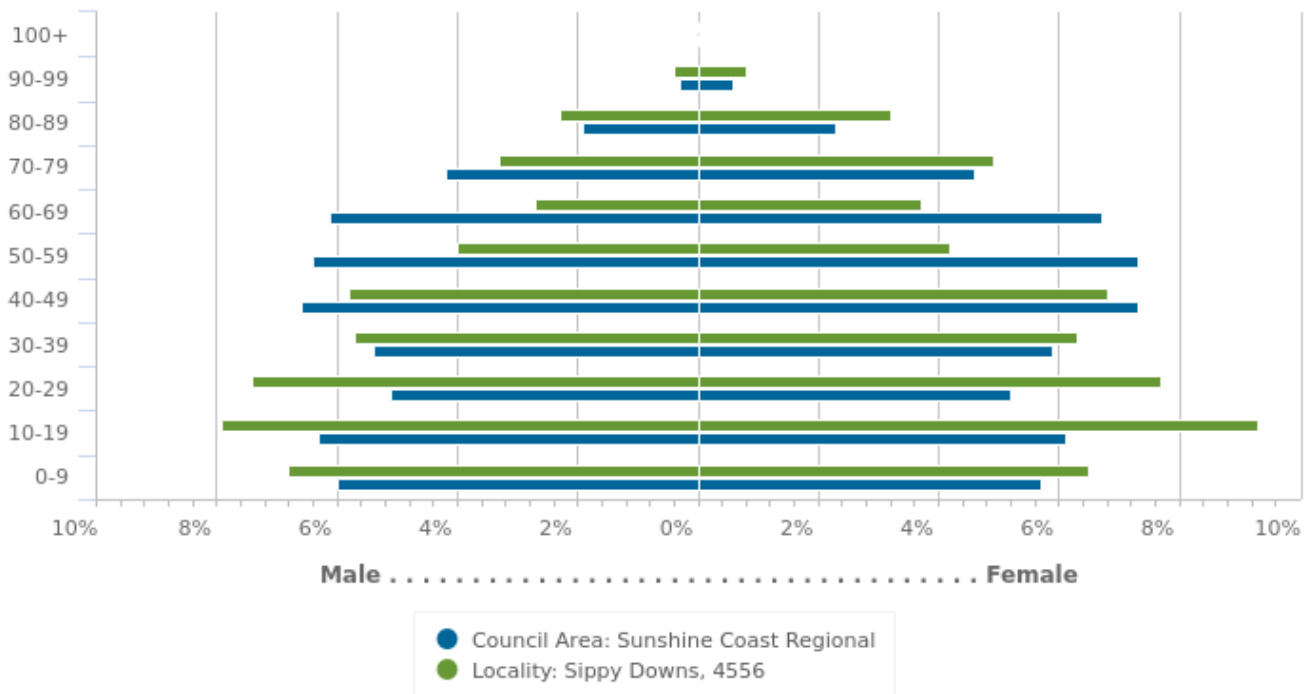
Age Sex Ratio

Age Sex Ratio

Age Group	Sippy Downs		Sunshine Coast Regional	
	Male %	Female %	Male %	Female %
0-9	6.8	6.5	6.0	5.7
10-19	7.9	9.3	6.3	6.1
20-29	7.4	7.7	5.1	5.2
30-39	5.7	6.3	5.4	5.9
40-49	5.8	6.8	6.6	7.3
50-59	4.0	4.2	6.4	7.3
60-69	2.7	3.7	6.1	6.7
70-79	3.3	4.9	4.2	4.6
80-89	2.3	3.2	1.9	2.3
90-99	0.4	0.8	0.3	0.6
100+	n/a	0.0	0.0	0.0

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Age Sex Ratio



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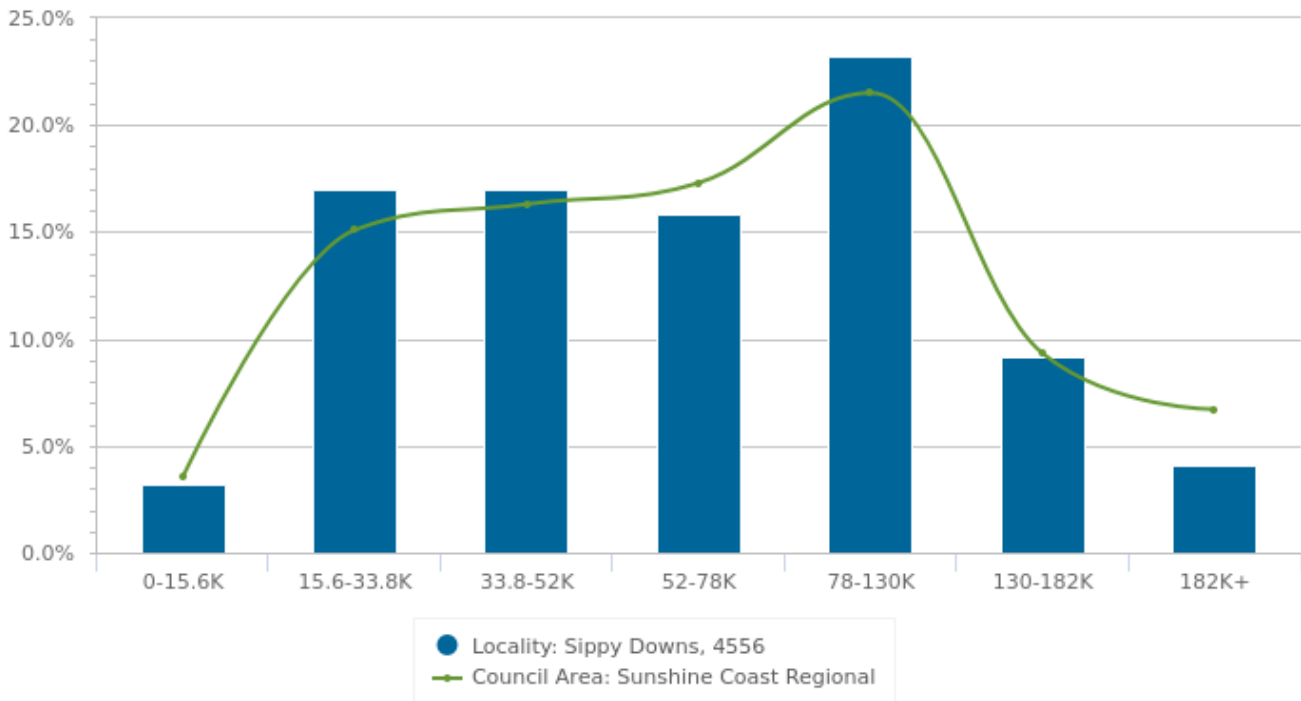
Household Income

Household Income

Income Range	Sippy Downs %	Sunshine Coast Regional %
0-15.6K	3.2	3.6
15.6-33.8K	17.0	15.1
33.8-52K	17.0	16.3
52-78K	15.8	17.3
78-130K	23.2	21.5
130-182K	9.2	9.3
182K+	4.1	6.7

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Household Income



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