

# Suburb Statistics Report

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First National Coastal  
Mob: 07 5443 3377  
Ph: 07 5443 3377  
Email: info@fncoastal.com.au

## 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.

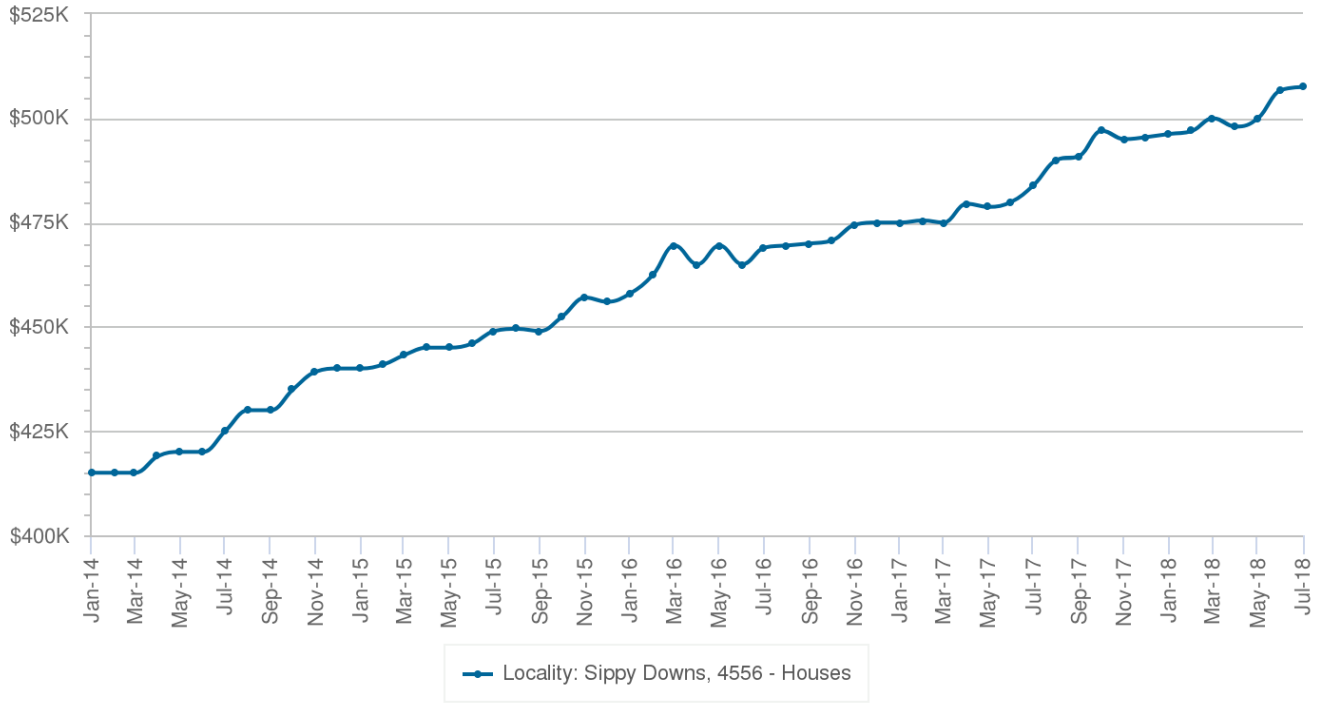
Currently the median sales price of houses in the area is \$507,500.

### 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	\$415,000	\$440,000	\$458,000	\$475,000	\$496,250
February	\$415,000	\$441,000	\$462,500	\$475,500	\$497,000
March	\$415,000	\$443,250	\$469,500	\$475,000	\$500,000
April	\$419,000	\$445,000	\$465,000	\$479,500	\$498,000
May	\$420,000	\$445,000	\$469,500	\$478,750	\$500,000
June	\$420,000	\$446,000	\$465,000	\$480,000	\$506,750
July	\$425,000	\$449,000	\$469,000	\$484,000	\$507,500
August	\$430,000	\$449,500	\$469,500	\$490,000	n/a
September	\$430,000	\$449,000	\$470,000	\$491,000	n/a
October	\$435,000	\$452,500	\$470,750	\$497,000	n/a
November	\$439,250	\$457,000	\$474,500	\$495,000	n/a
December	\$440,000	\$456,000	\$475,000	\$495,500	n/a

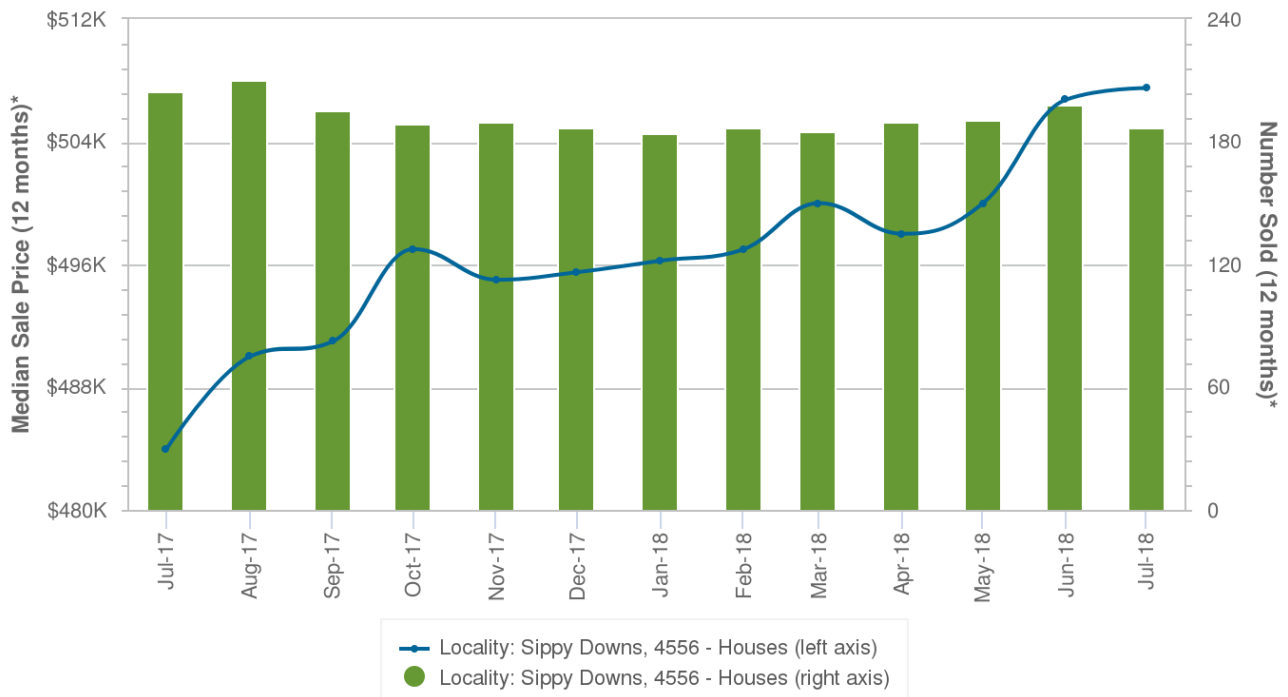
Statistics are calculated over a rolling 12 month period

### 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

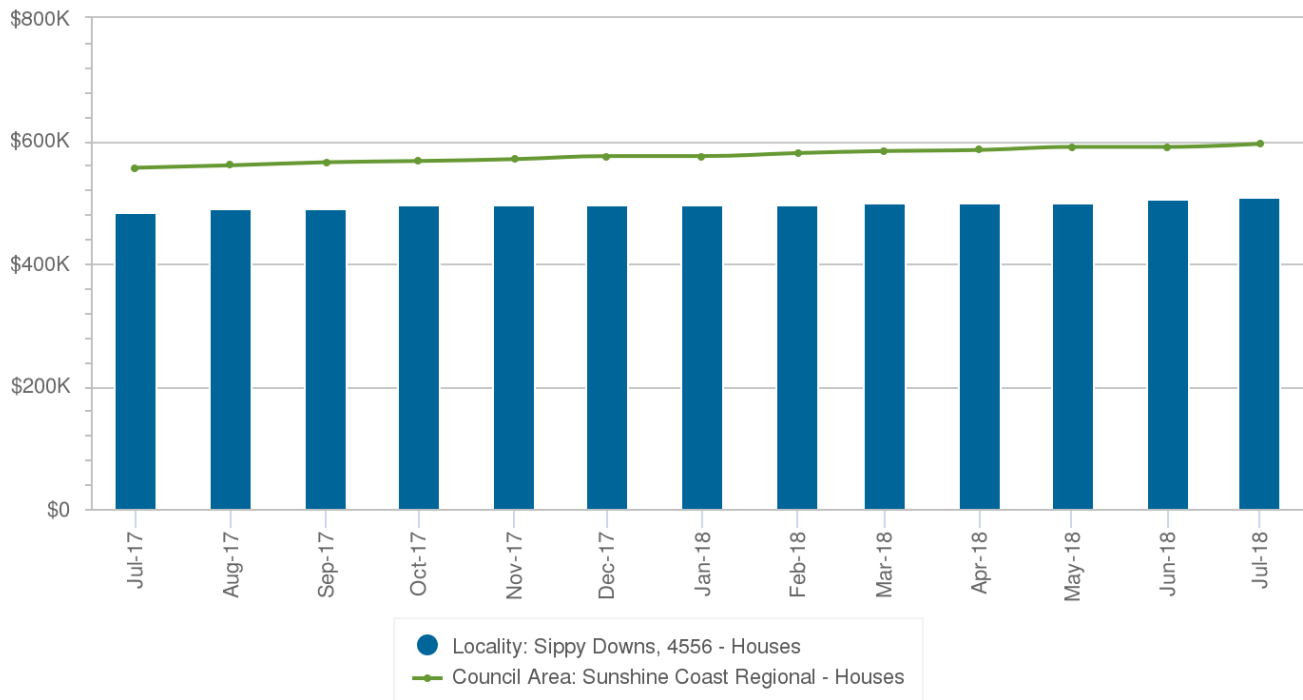
## Recent Median Sale Prices

### Recent Median Sale Prices (House)

Period	Sippy Downs Median Price	Sunshine Coast Regional Median Price
July 2018	\$507,500	\$595,000
June 2018	\$506,750	\$590,000
May 2018	\$500,000	\$590,000
April 2018	\$498,000	\$585,000
March 2018	\$500,000	\$583,250
February 2018	\$497,000	\$580,000
January 2018	\$496,250	\$575,000
December 2017	\$495,500	\$575,000
November 2017	\$495,000	\$570,000
October 2017	\$497,000	\$567,000
September 2017	\$491,000	\$565,000
August 2017	\$490,000	\$560,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



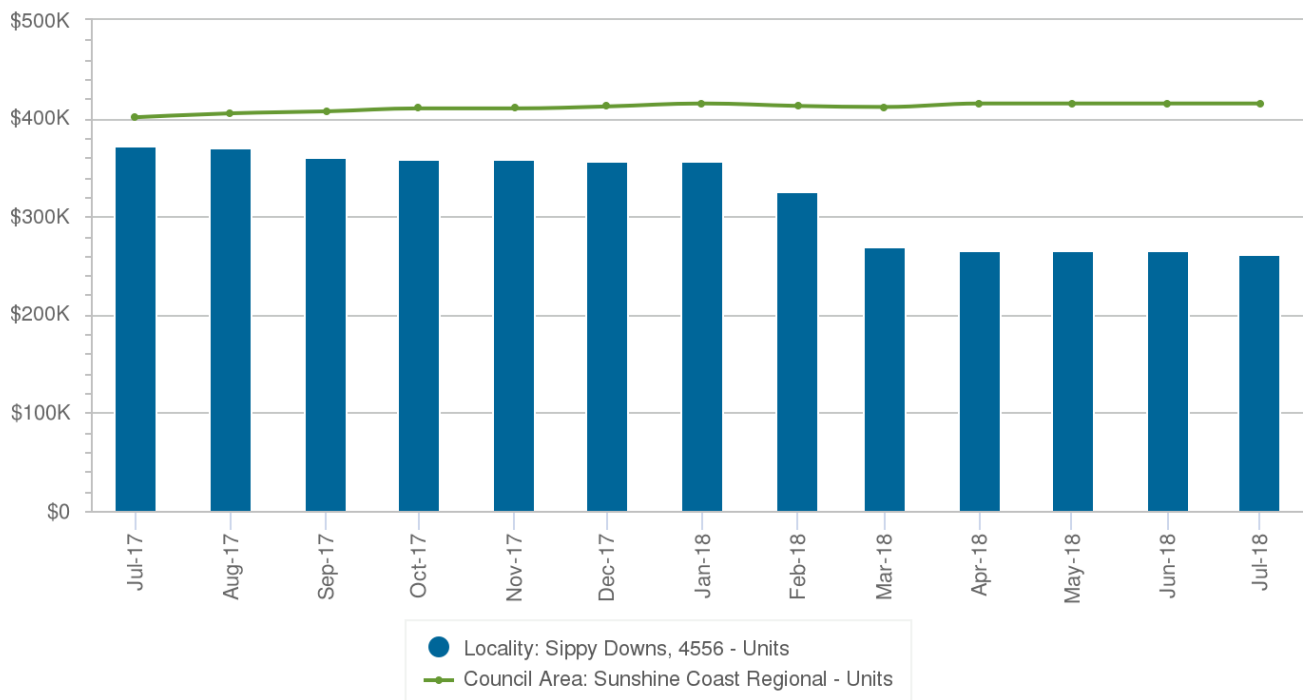
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Sippy Downs Median Price	Sunshine Coast Regional Median Price
July 2018	\$262,500	\$415,000
June 2018	\$265,000	\$415,000
May 2018	\$265,000	\$415,000
April 2018	\$265,000	\$415,000
March 2018	\$270,000	\$411,450
February 2018	\$325,000	\$412,500
January 2018	\$356,900	\$415,000
December 2017	\$356,900	\$412,000
November 2017	\$358,450	\$410,000
October 2017	\$358,900	\$410,000
September 2017	\$359,950	\$407,000
August 2017	\$369,900	\$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

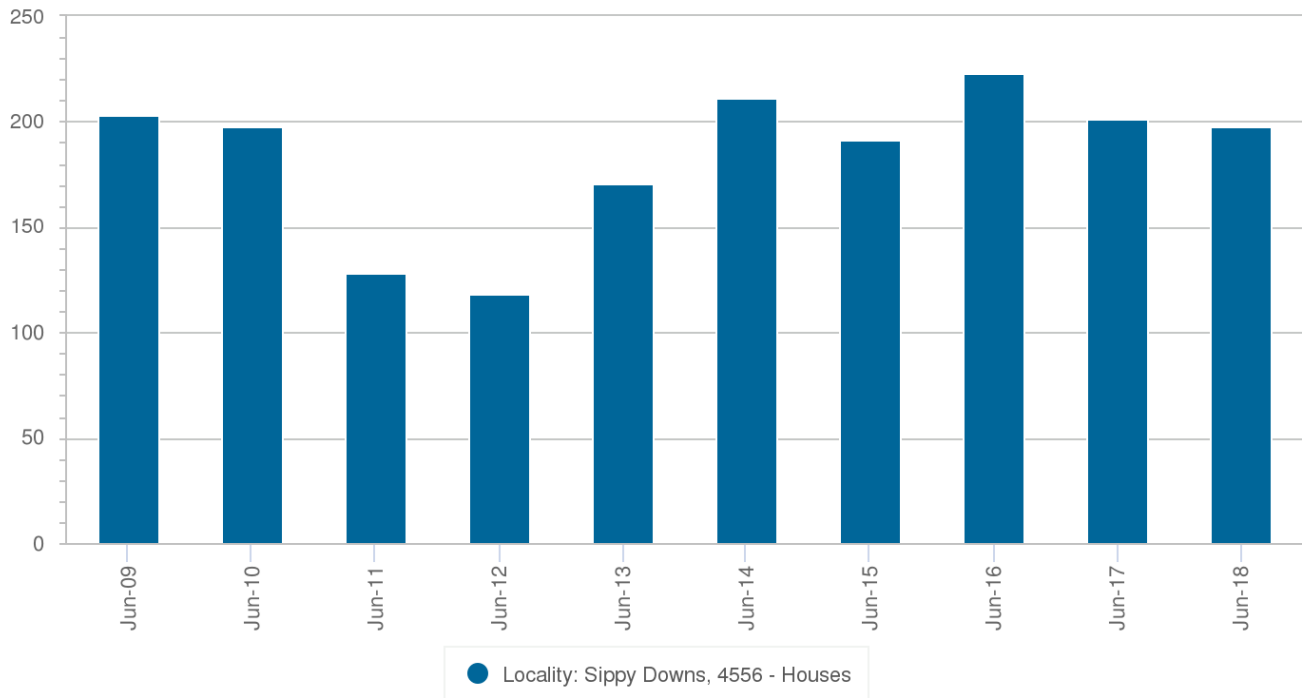
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Sippy Downs
	Number
Jun 2018	198
Jun 2017	201
Jun 2016	223
Jun 2015	191
Jun 2014	211
Jun 2013	171
Jun 2012	118
Jun 2011	128
Jun 2010	198
Jun 2009	203

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



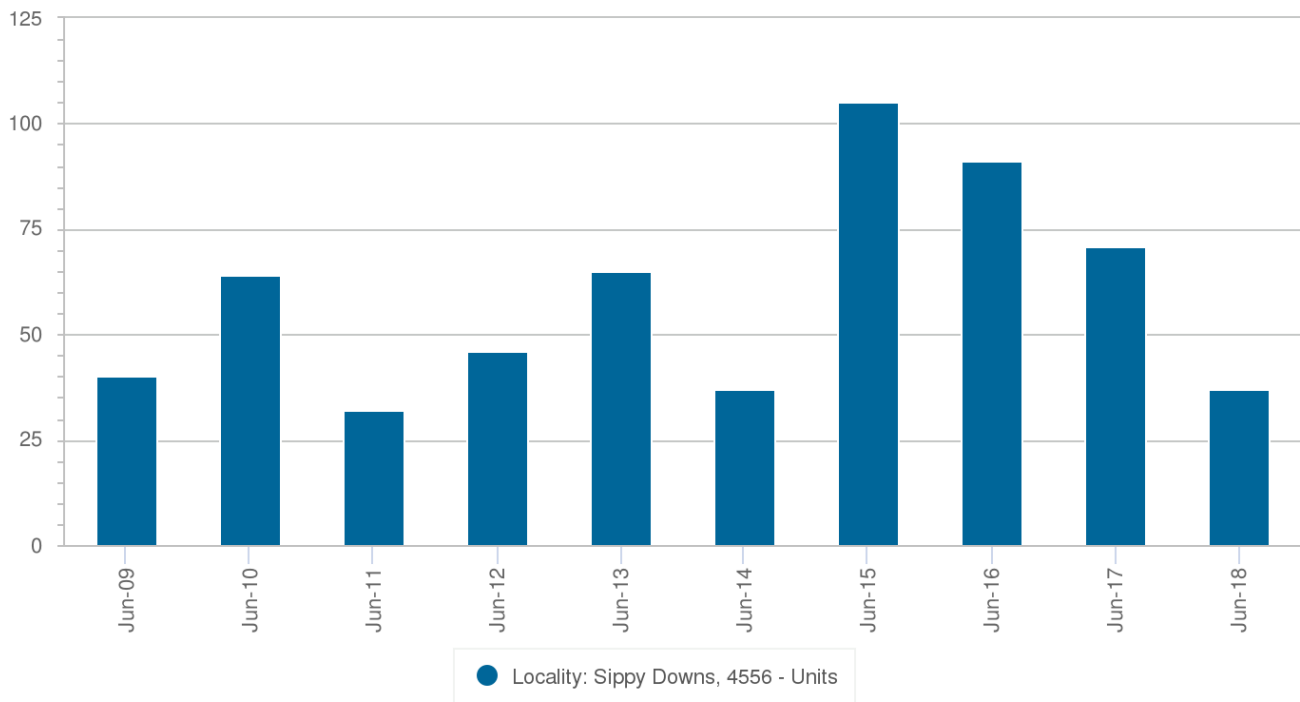
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Sippy Downs Number
Jun 2018	37
Jun 2017	71
Jun 2016	91
Jun 2015	105
Jun 2014	37
Jun 2013	65
Jun 2012	46
Jun 2011	32
Jun 2010	64
Jun 2009	40

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



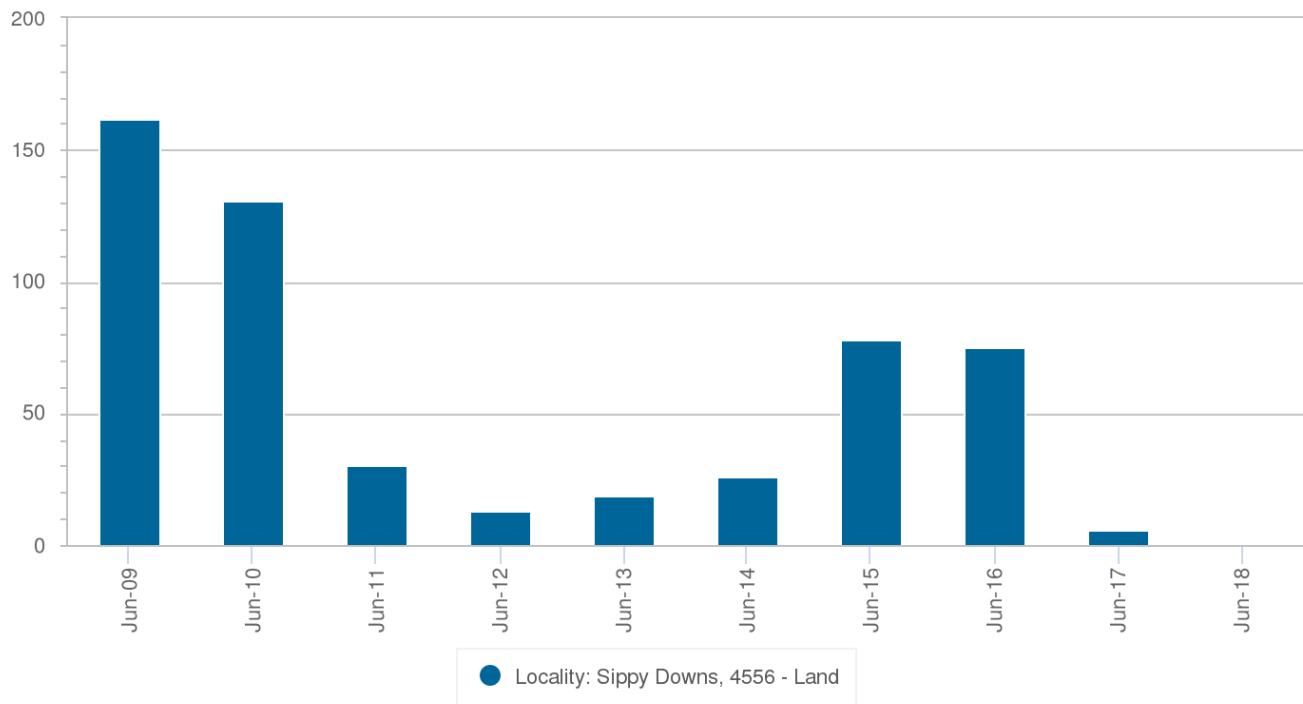
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Sippy Downs Number
Jun 2018	1
Jun 2017	6
Jun 2016	75
Jun 2015	78
Jun 2014	26
Jun 2013	19
Jun 2012	13
Jun 2011	30
Jun 2010	131
Jun 2009	162

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



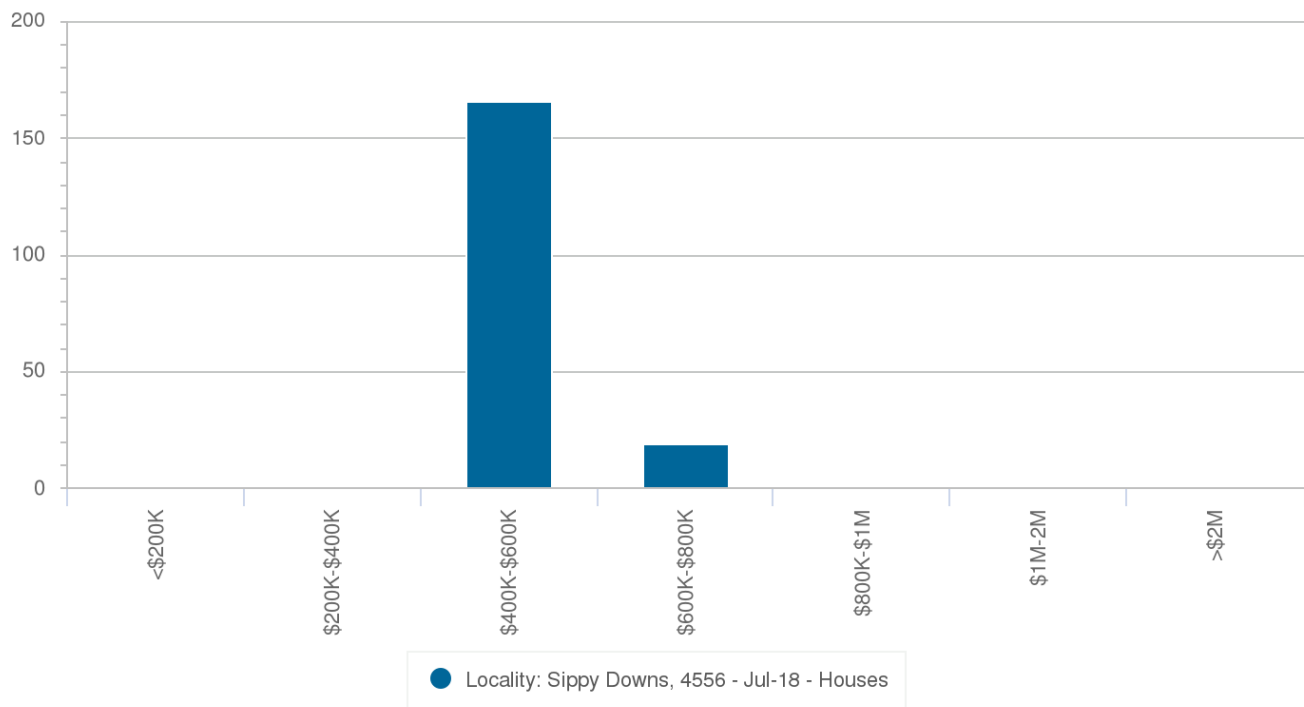
## Sales By Price

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

Price	Sippy Downs	
	Number	
<\$200K	1	
\$200K-\$400K	0	
\$400K-\$600K	166	
\$600K-\$800K	19	
\$800K-\$1M	1	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

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



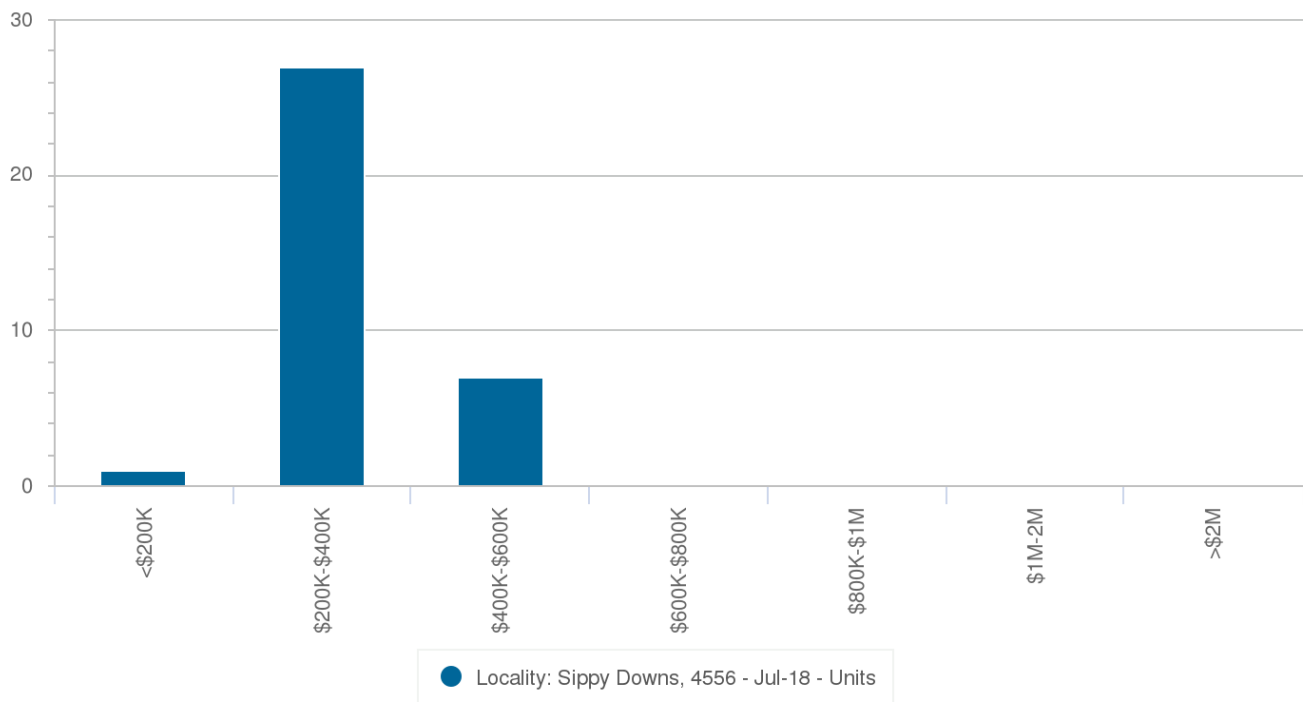
Statistics are calculated over a rolling 12 month period

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

Price	Sippy Downs Number
<\$200K	1
\$200K-\$400K	27
\$400K-\$600K	7
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

Statistics are calculated over a rolling 12 month period

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



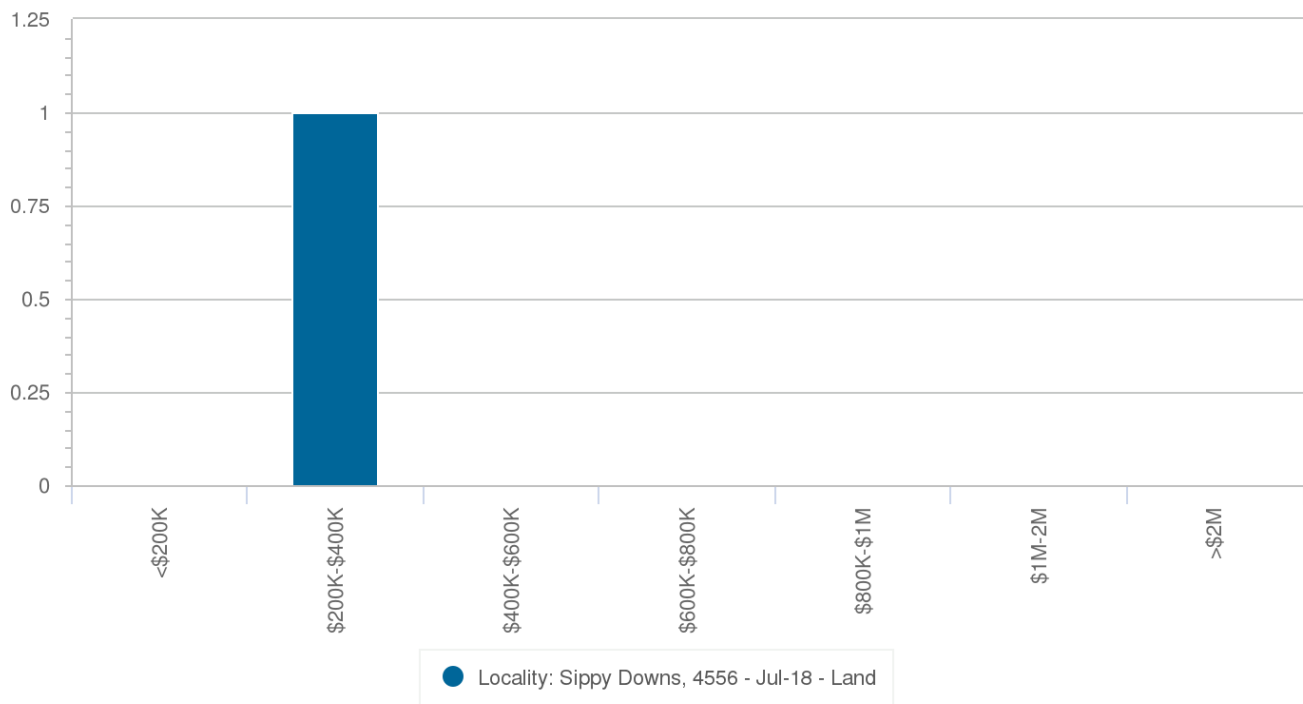
Statistics are calculated over a rolling 12 month period

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

Price	Sippy Downs	
		Number
<\$200K		0
\$200K-\$400K		1
\$400K-\$600K		0
\$600K-\$800K		0
\$800K-\$1M		0
\$1M-\$2M		0
>\$2M		0

Statistics are calculated over a rolling 12 month period

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



Statistics are calculated over a rolling 12 month period

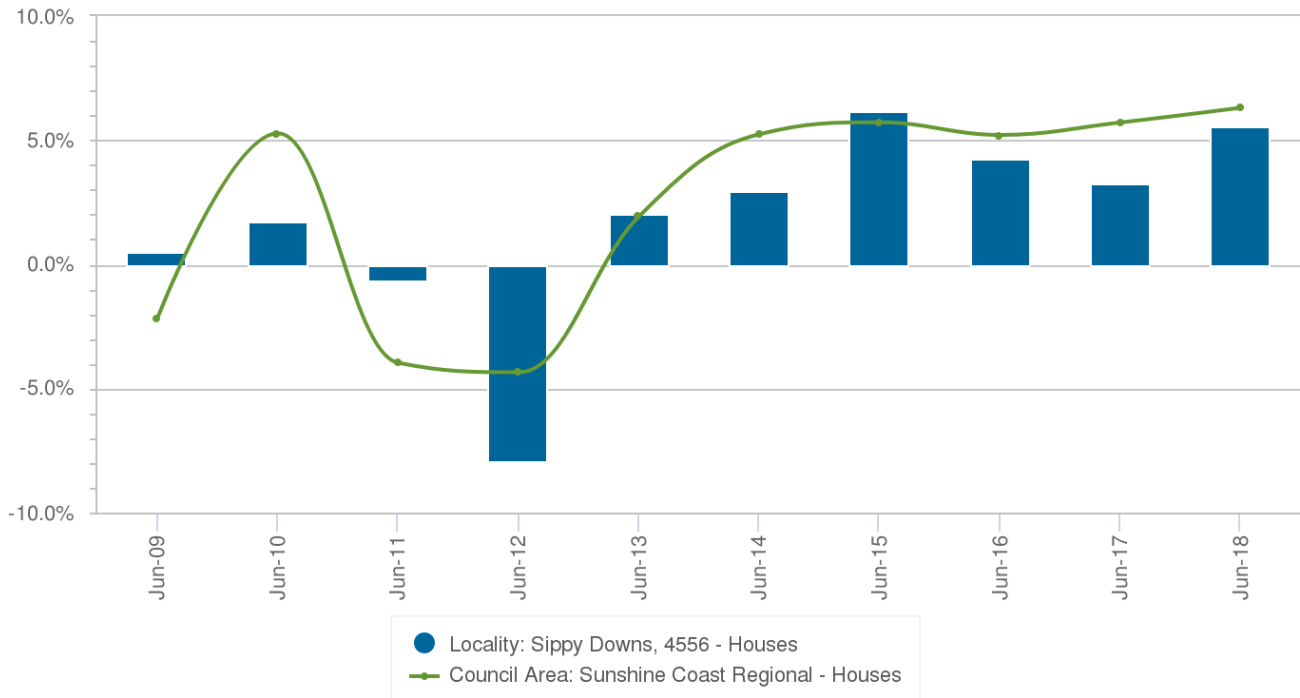
# Change in Median Price

## Change in Median Price (House)

Period	Sippy Downs	Sunshine Coast Regional
	% Change	% Change
Jun 2018	5.57%	6.31%
Jun 2017	3.23%	5.71%
Jun 2016	4.26%	5.21%
Jun 2015	6.19%	5.72%
Jun 2014	2.94%	5.24%
Jun 2013	2%	1.93%
Jun 2012	-7.94%	-4.35%
Jun 2011	-0.65%	-3.97%
Jun 2010	1.71%	5.27%
Jun 2009	0.47%	-2.15%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



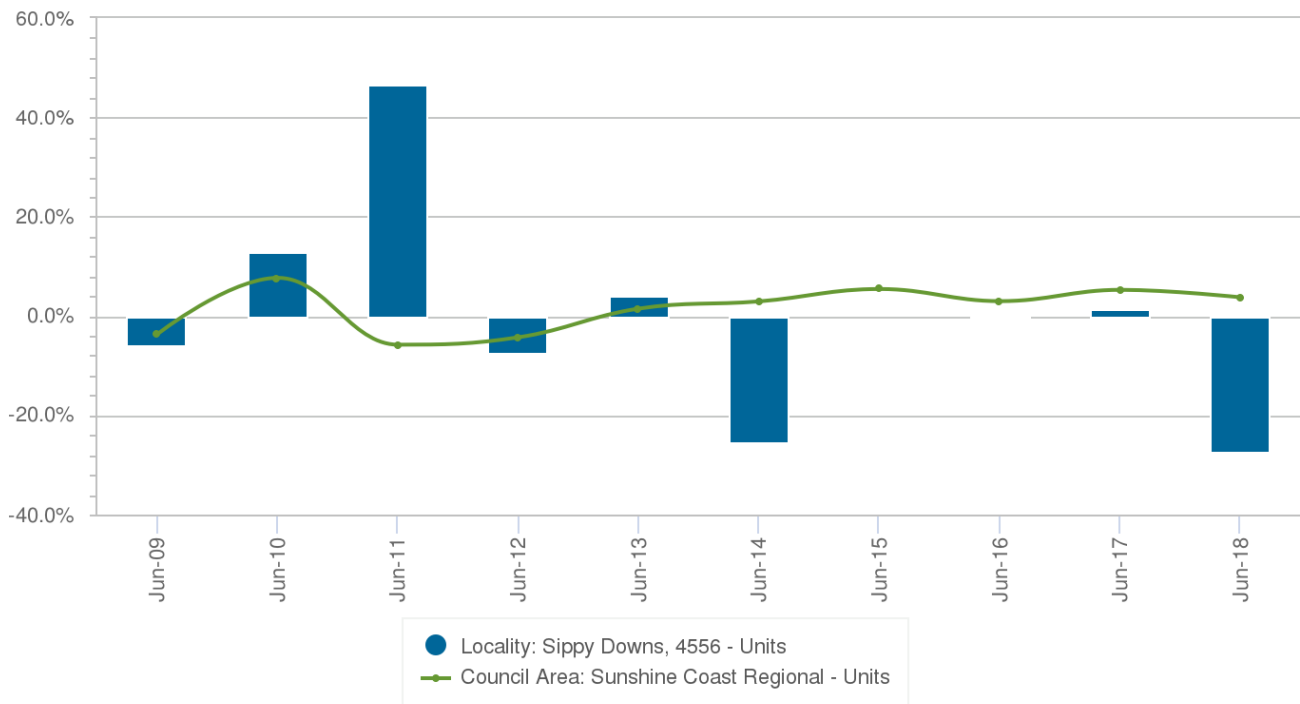
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Sippy Downs % Change	Sunshine Coast Regional % Change
Jun 2018	-27.38%	3.75%
Jun 2017	1.39%	5.26%
Jun 2016	0.28%	2.98%
Jun 2015	0%	5.43%
Jun 2014	-25.28%	2.94%
Jun 2013	4.02%	1.49%
Jun 2012	-7.44%	-4.29%
Jun 2011	46.59%	-5.79%
Jun 2010	12.82%	7.68%
Jun 2009	-6.02%	-3.63%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



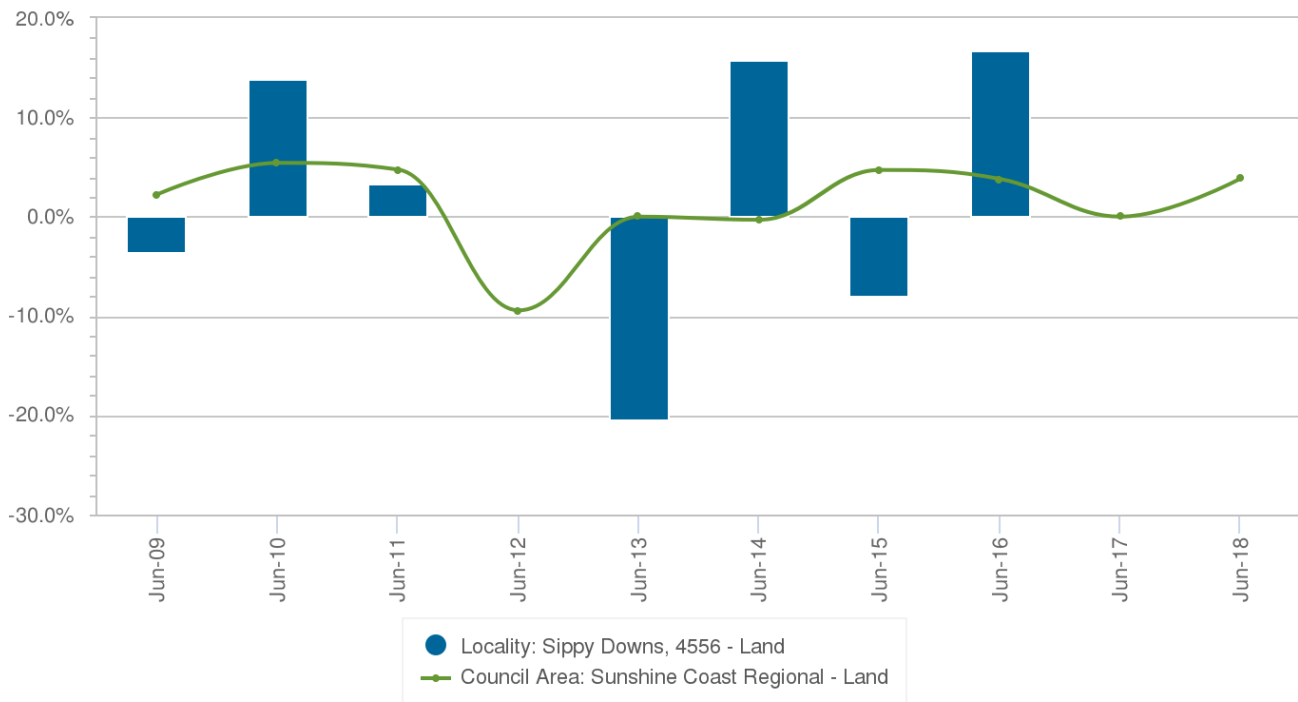
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Sippy Downs % Change	Sunshine Coast Regional % Change
Jun 2016	16.75%	3.79%
Jun 2015	-8.05%	4.7%
Jun 2014	15.81%	-0.31%
Jun 2013	-20.52%	0%
Jun 2012	0.11%	-9.43%
Jun 2011	3.33%	4.74%
Jun 2010	13.85%	5.42%
Jun 2009	-3.6%	2.26%
Jun 2008	0%	0%
Jun 2007	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

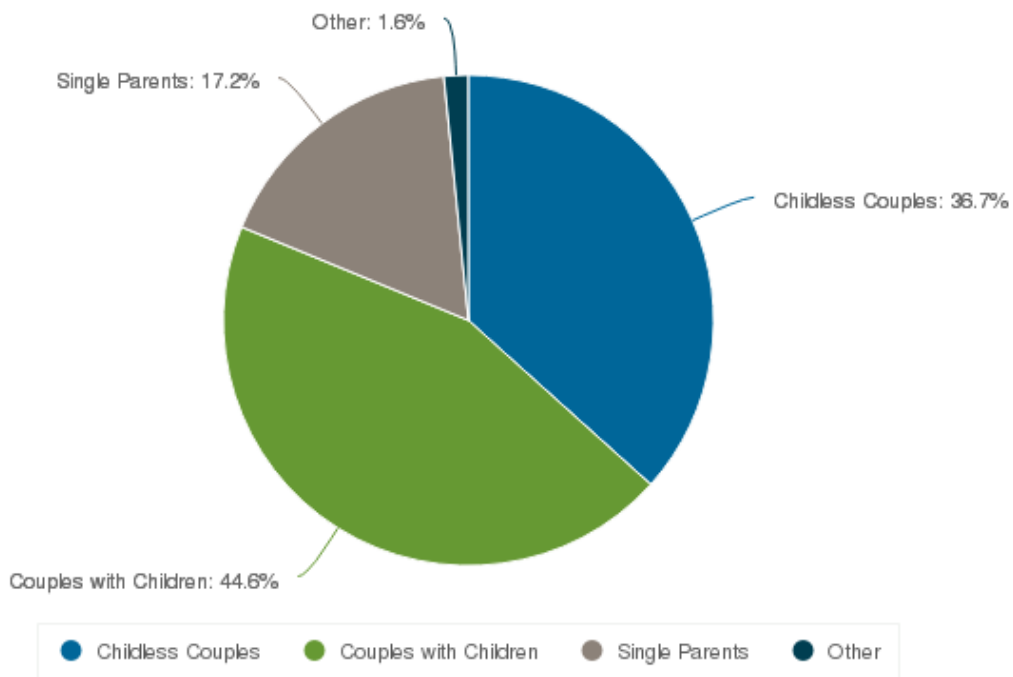
# Household

## 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



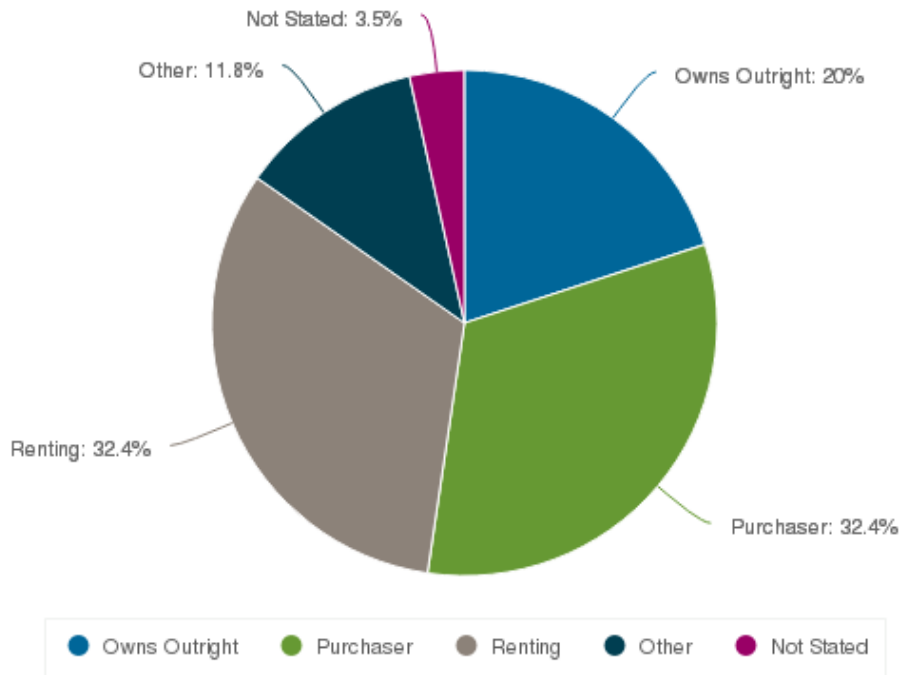
Statistics are provided by the Australian Bureau of Statistics (ABS)

## 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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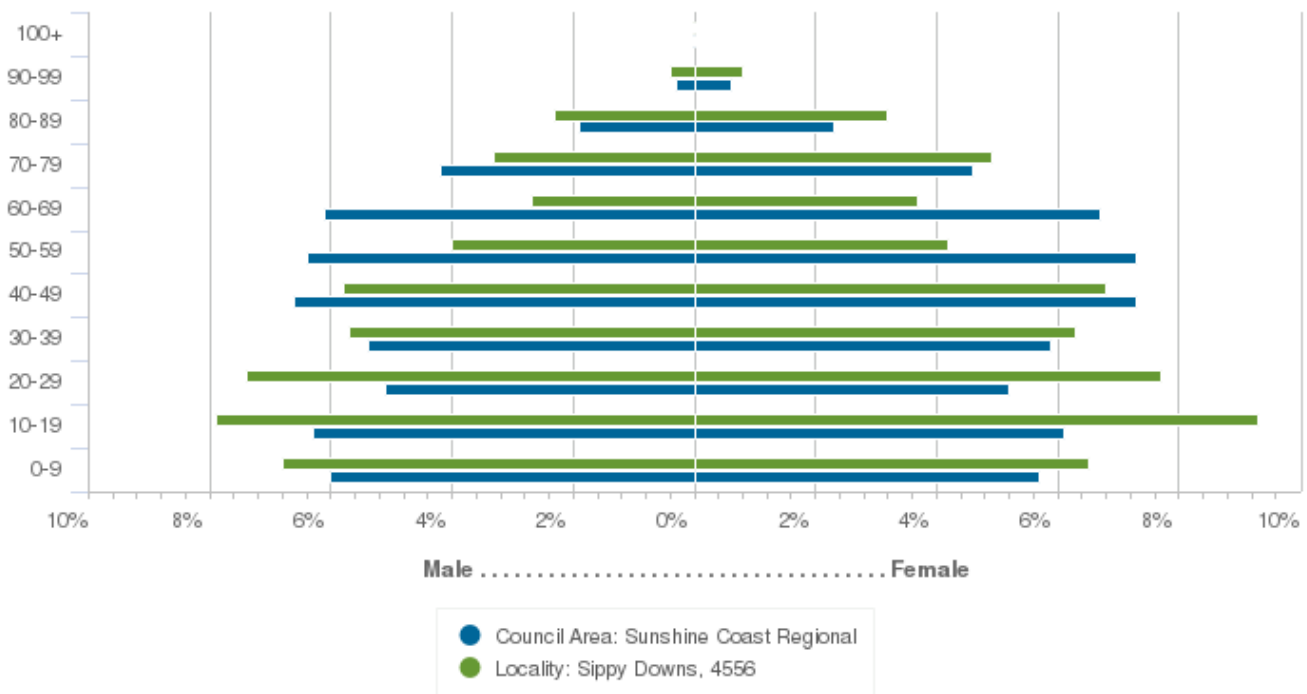
# Age Sex Ratio

## 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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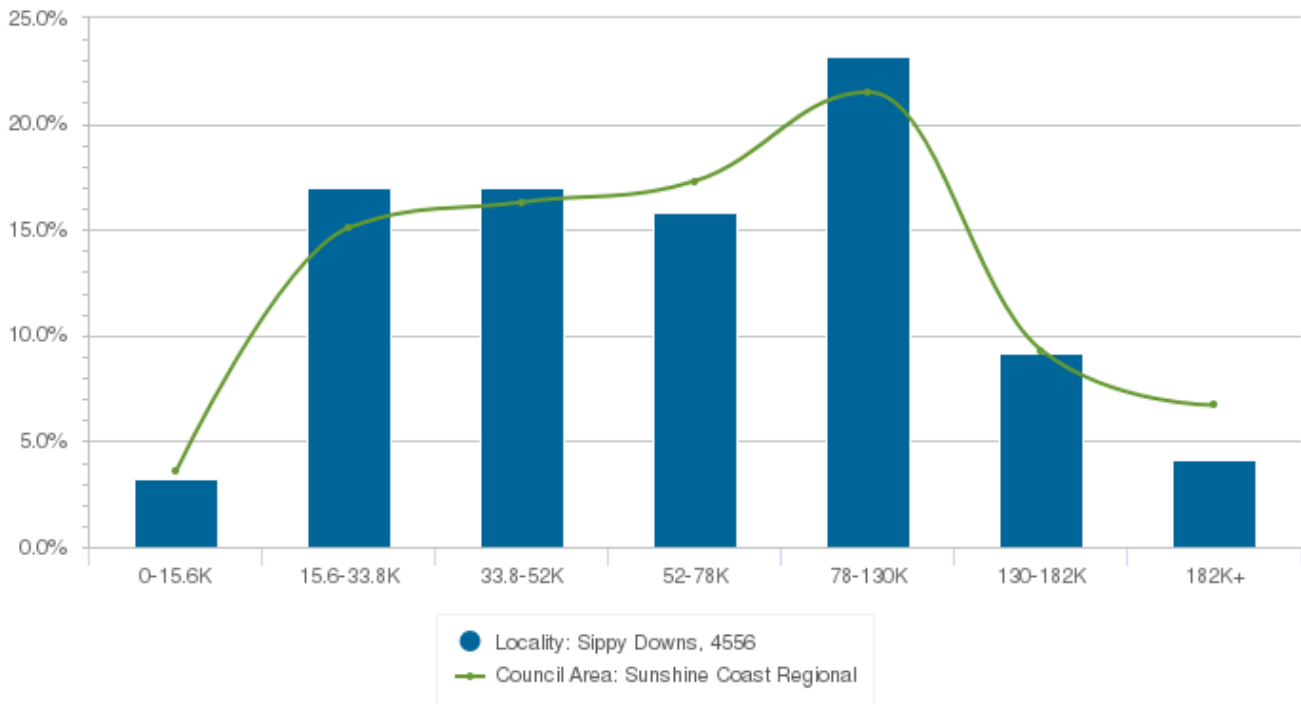
# Household Income

## 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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