

# Suburb Statistics Report

Prepared on 21 Apr 2021

## Comments:

Dubbo Regional Council takes a holistic approach to economic development and growth and expansion. This involves supporting the attraction of new investment via business, visitors and new residents, the development and expansion of existing business, expansion of industries workforce and destination experience including tourism.

Get in touch with our Economic Development team today - [ecdev@dubbo.nsw.gov.au](mailto:ecdev@dubbo.nsw.gov.au)

## Area Profile

The size of Dubbo is approximately 998.7 square kilometres.

It has 19 parks covering nearly 1.9% of total area.

The population of Dubbo in 2011 was 32,327 people.

By 2016 the population was 38,944 showing a population growth of 20.5% in the area during that time.

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

Households in Dubbo are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

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

In 2011, 62.3% of the homes in Dubbo were owner-occupied compared with 63.2% in 2016.

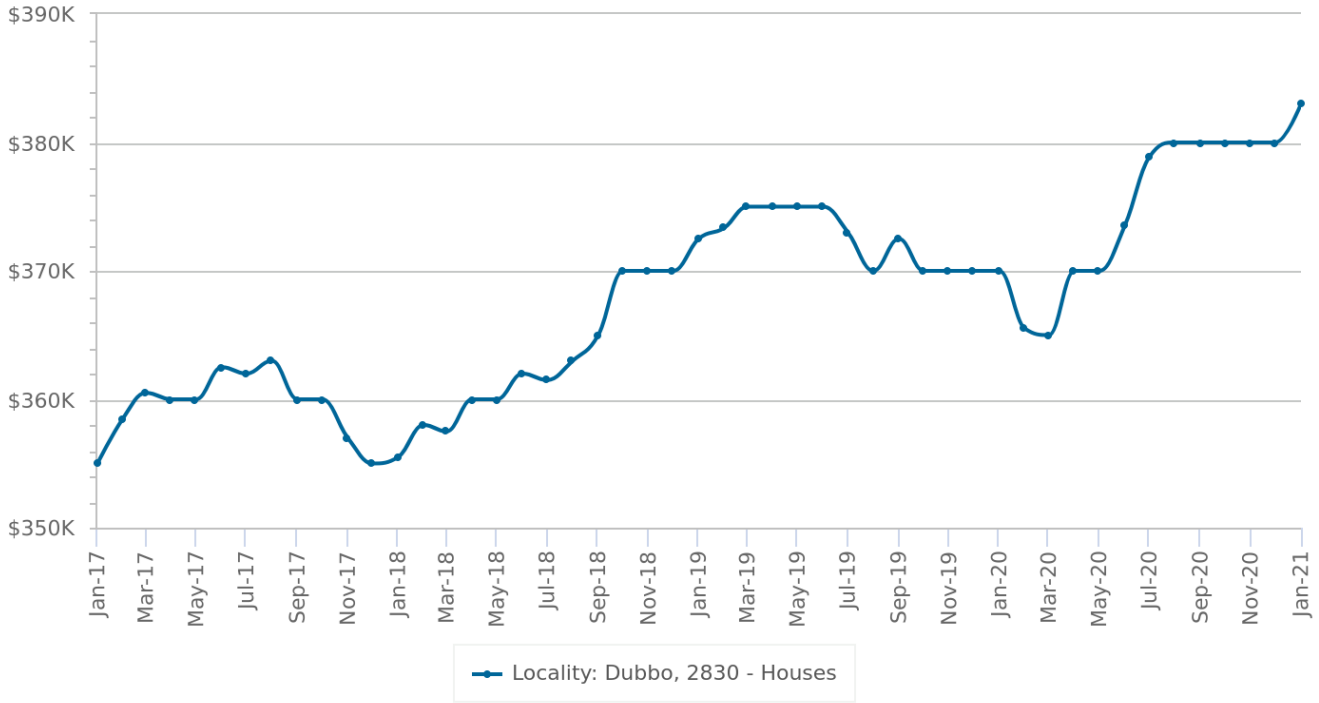
Currently the median sales price of houses in the area is \$383,000.

### Median Sales Price

	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$355,000	\$355,500	\$372,500	\$370,000	\$383,000
February	\$358,500	\$358,000	\$373,350	\$365,500	n/a
March	\$360,500	\$357,500	\$375,000	\$365,000	n/a
April	\$360,000	\$360,000	\$375,000	\$370,000	n/a
May	\$360,000	\$360,000	\$375,000	\$370,000	n/a
June	\$362,500	\$362,000	\$375,000	\$373,500	n/a
July	\$362,000	\$361,500	\$373,000	\$378,875	n/a
August	\$363,000	\$363,000	\$370,000	\$380,000	n/a
September	\$360,000	\$365,000	\$372,500	\$380,000	n/a
October	\$360,000	\$370,000	\$370,000	\$380,000	n/a
November	\$357,000	\$370,000	\$370,000	\$380,000	n/a
December	\$355,000	\$370,000	\$370,000	\$380,000	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	Dubbo Median Price	Dubbo Regional Median Price
January 2021	\$383,000	n/a
December 2020	\$380,000	n/a
November 2020	\$380,000	n/a
October 2020	\$380,000	n/a
September 2020	\$380,000	n/a
August 2020	\$380,000	n/a
July 2020	\$378,875	n/a
June 2020	\$373,500	n/a
May 2020	\$370,000	n/a
April 2020	\$370,000	n/a
March 2020	\$365,000	n/a
February 2020	\$365,500	n/a

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Dubbo Median Price	Dubbo Regional Median Price
January 2021	\$270,000	n/a
December 2020	\$270,000	n/a
November 2020	\$282,000	n/a
October 2020	\$283,500	n/a
September 2020	\$282,000	n/a
August 2020	\$283,500	n/a
July 2020	\$285,000	n/a
June 2020	\$285,000	n/a
May 2020	\$282,000	n/a
April 2020	\$286,000	n/a
March 2020	\$272,000	n/a
February 2020	\$260,500	n/a

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Land)

Period	Dubbo Median Price	Dubbo Regional Median Price
January 2021	\$170,000	n/a
December 2020	\$170,000	n/a
November 2020	\$170,000	n/a
October 2020	\$170,000	n/a
September 2020	\$168,000	n/a
August 2020	\$168,000	n/a
July 2020	\$166,000	n/a
June 2020	\$165,000	n/a
May 2020	\$168,000	n/a
April 2020	\$167,500	n/a
March 2020	\$168,000	n/a
February 2020	\$167,500	n/a

Statistics are calculated over a rolling 12 month period

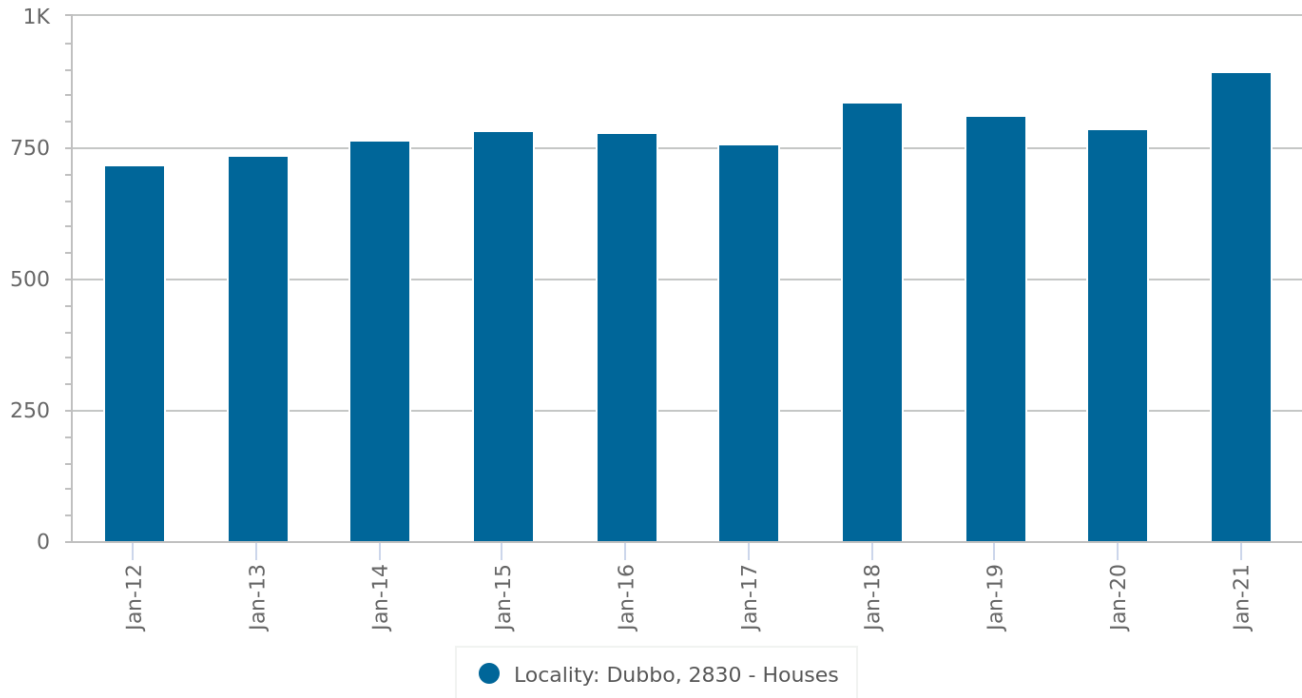
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Dubbo Number
Jan 2021	894
Jan 2020	787
Jan 2019	811
Jan 2018	836
Jan 2017	756
Jan 2016	779
Jan 2015	784
Jan 2014	765
Jan 2013	736
Jan 2012	716

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



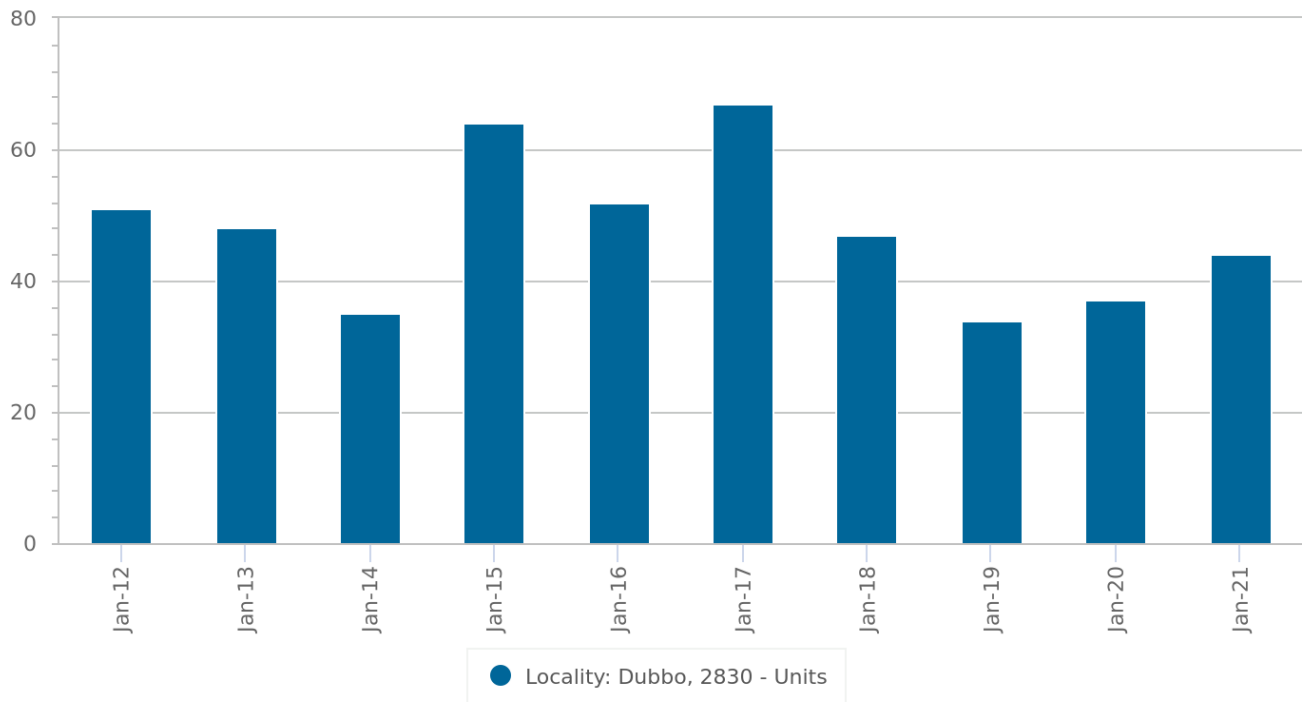
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Dubbo Number
Jan 2021	44
Jan 2020	37
Jan 2019	34
Jan 2018	47
Jan 2017	67
Jan 2016	52
Jan 2015	64
Jan 2014	35
Jan 2013	48
Jan 2012	51

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



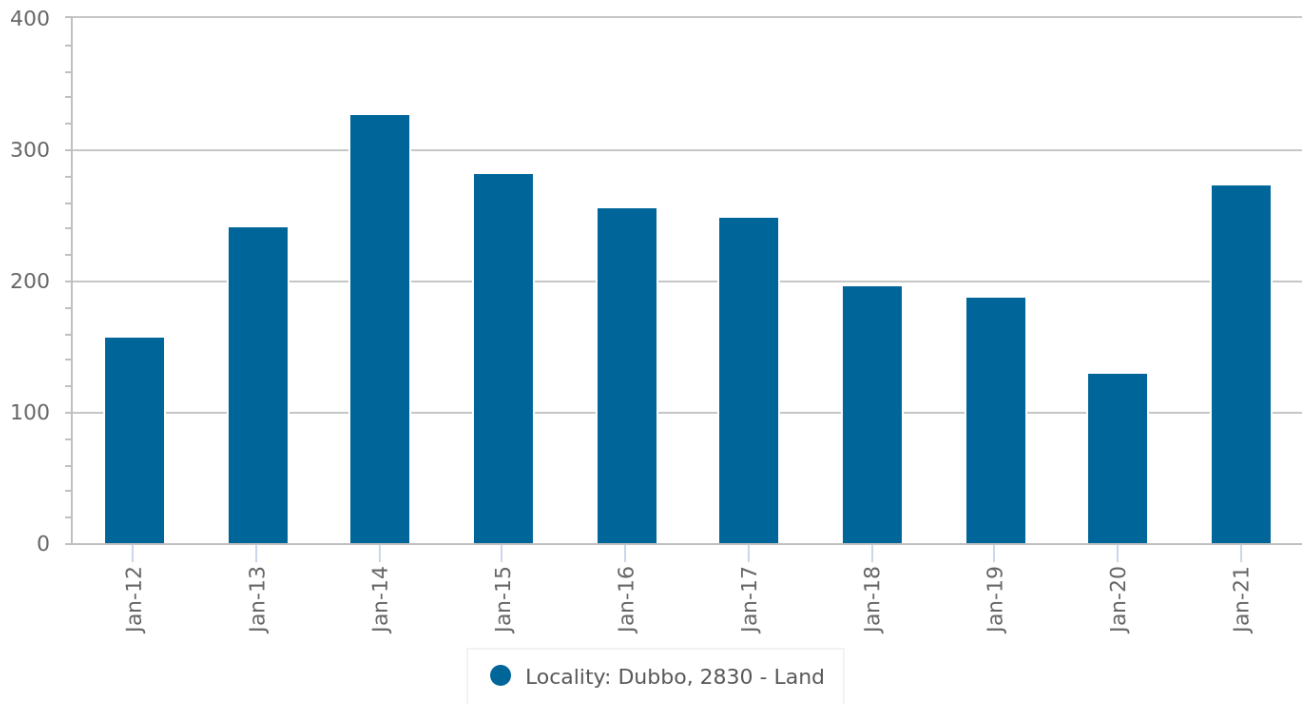
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Dubbo Number
Jan 2021	274
Jan 2020	130
Jan 2019	189
Jan 2018	197
Jan 2017	249
Jan 2016	256
Jan 2015	283
Jan 2014	328
Jan 2013	242
Jan 2012	158

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



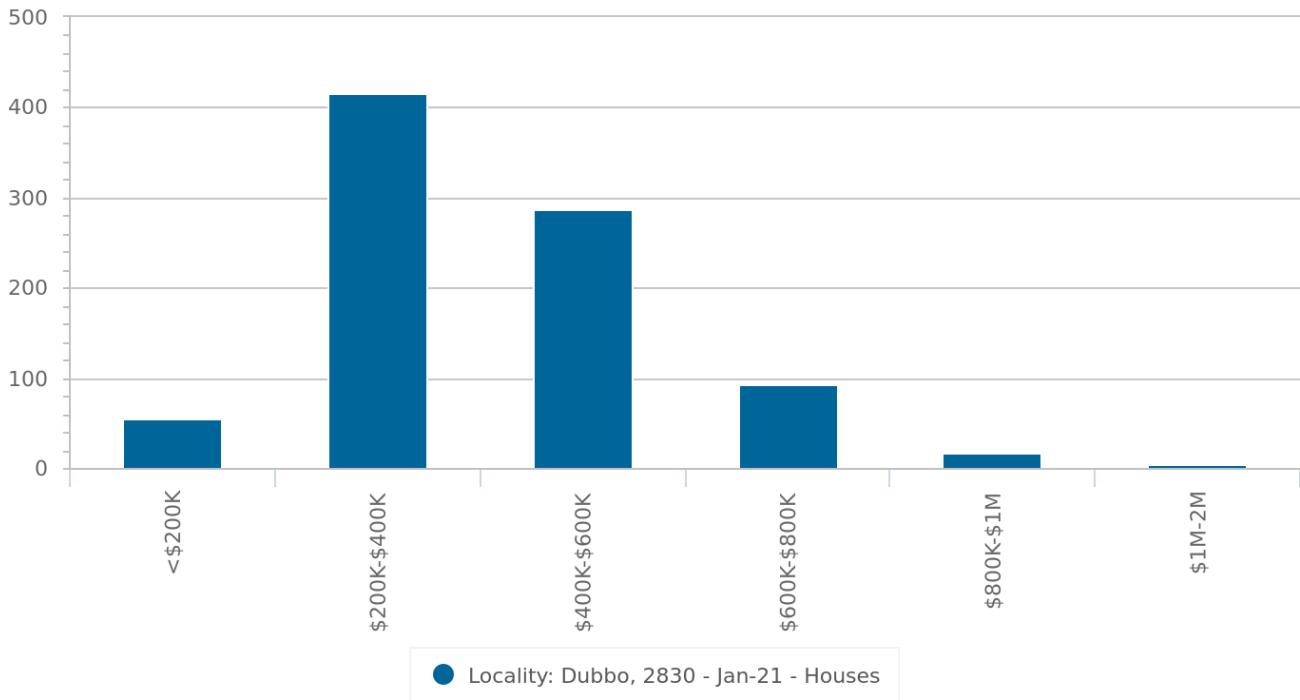
# Sales By Price

## Sales By Price - 12 months (House)

Price	Dubbo Number
<\$200K	55
\$200K-\$400K	416
\$400K-\$600K	286
\$600K-\$800K	93
\$800K-\$1M	16
\$1M-\$2M	5

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



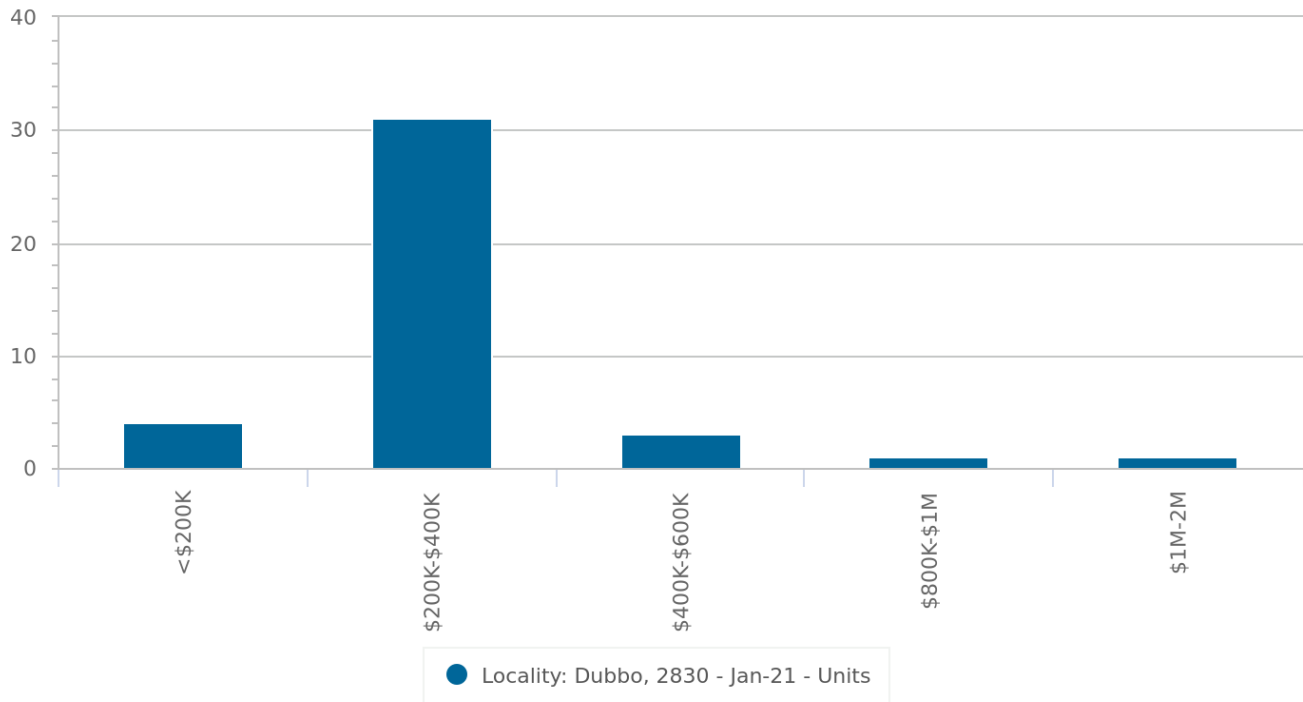
Statistics are calculated over a rolling 12 month period

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

Price	Dubbo Number
<\$200K	4
\$200K-\$400K	31
\$400K-\$600K	3
\$800K-\$1M	1
\$1M-\$2M	1

Statistics are calculated over a rolling 12 month period

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



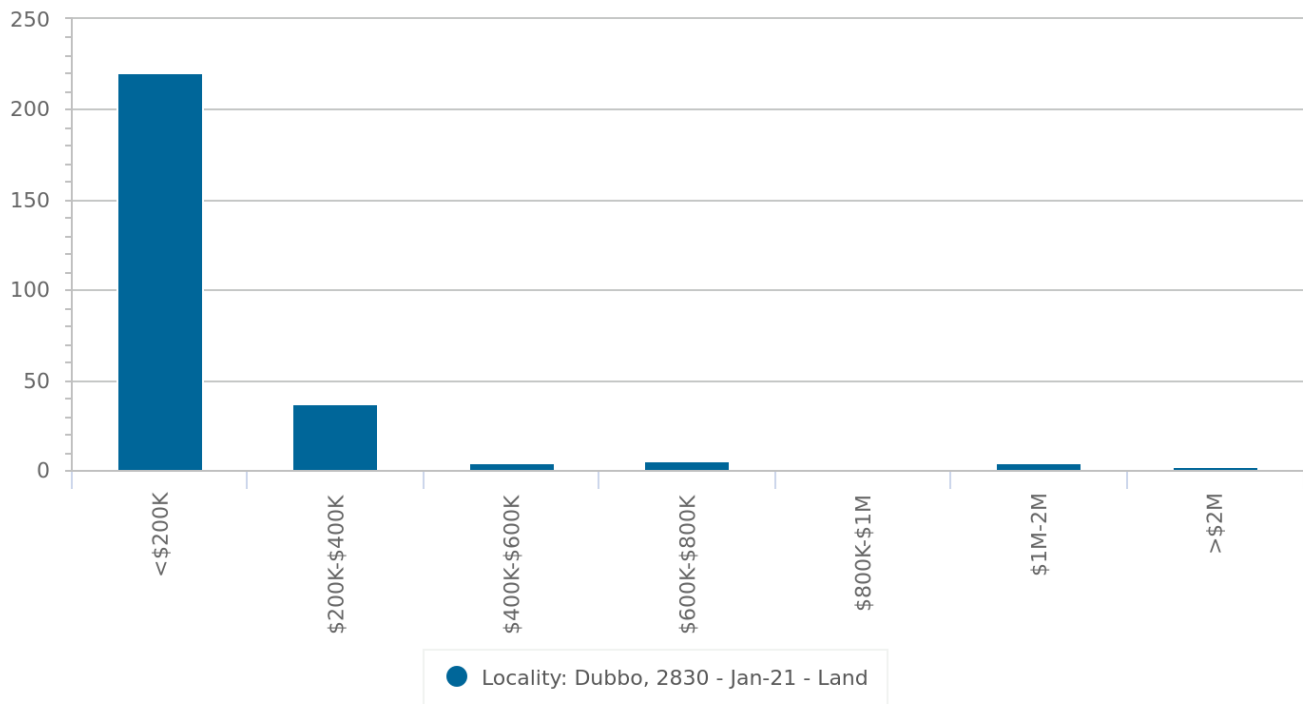
Statistics are calculated over a rolling 12 month period

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

Price	Dubbo Number
<\$200K	220
\$200K-\$400K	37
\$400K-\$600K	4
\$600K-\$800K	5
\$800K-\$1M	1
\$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	Dubbo % Change	Dubbo Regional % Change
Jan 2021	3.51%	0%
Jan 2020	-0.67%	0%
Jan 2019	4.78%	0%
Jan 2018	0.14%	0%
Jan 2017	6.61%	0%
Jan 2016	4.06%	0%
Jan 2015	8.47%	0%
Jan 2014	5.36%	0%
Jan 2013	7.69%	0%
Jan 2012	-0.95%	0%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (Unit)

Period	Dubbo % Change	Dubbo Regional % Change
Jan 2021	3.85%	0%
Jan 2020	-6.47%	0%
Jan 2019	1.09%	0%
Jan 2018	0%	0%
Jan 2017	8.42%	0%
Jan 2016	10.89%	0%
Jan 2015	3.98%	0%
Jan 2014	28.28%	0%
Jan 2013	-12.05%	0%
Jan 2012	13.04%	0%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (Land)

Period	Dubbo % Change	Dubbo Regional % Change
Jan 2021	3.03%	0%
Jan 2020	-1.79%	0%
Jan 2019	-1.18%	0%
Jan 2018	3.03%	0%
Jan 2017	0%	0%
Jan 2016	13.79%	0%
Jan 2015	16%	0%
Jan 2014	8.7%	0%
Jan 2013	-8%	0%
Jan 2012	4.17%	0%

Statistics are calculated over a rolling 12 month period

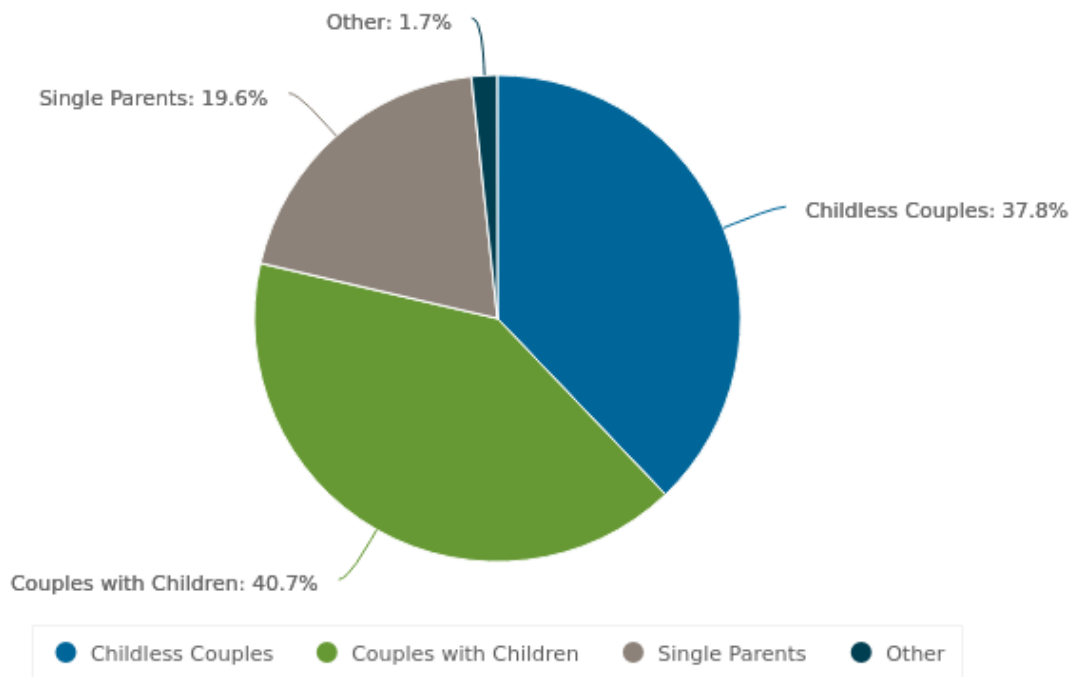
# Household

## Household Structure

Type	Percent
Couples with Children	40.7
Childless Couples	37.8
Single Parents	19.6
Other	1.7

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

## Household Structure



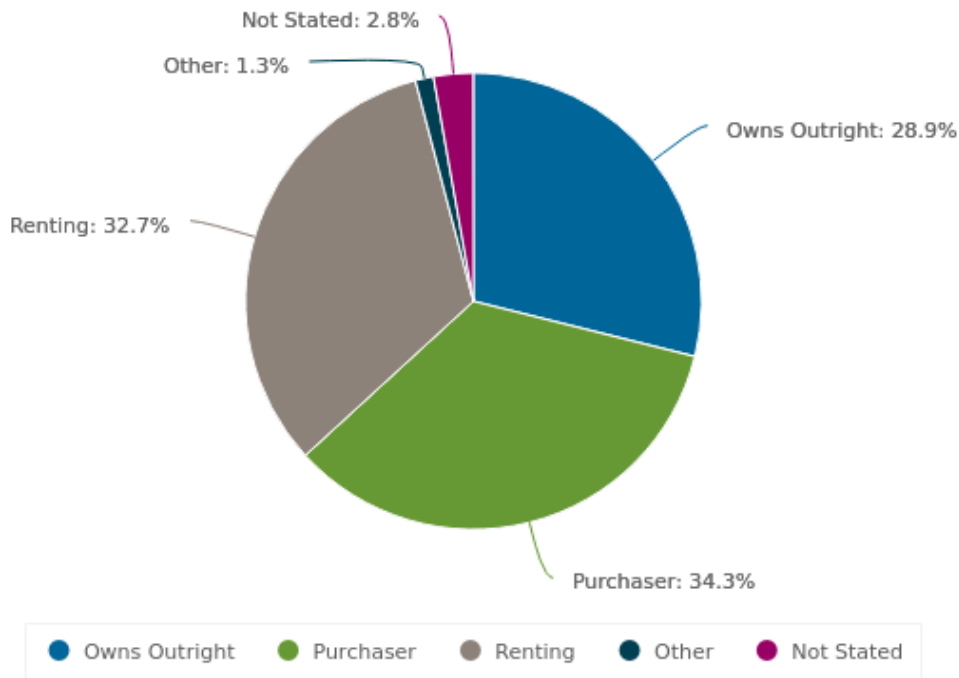
Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Occupancy

Type	Percent
Purchaser	34.3
Renting	32.7
Owns Outright	28.9
Not Stated	2.8
Other	1.3

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

## Household Occupancy



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

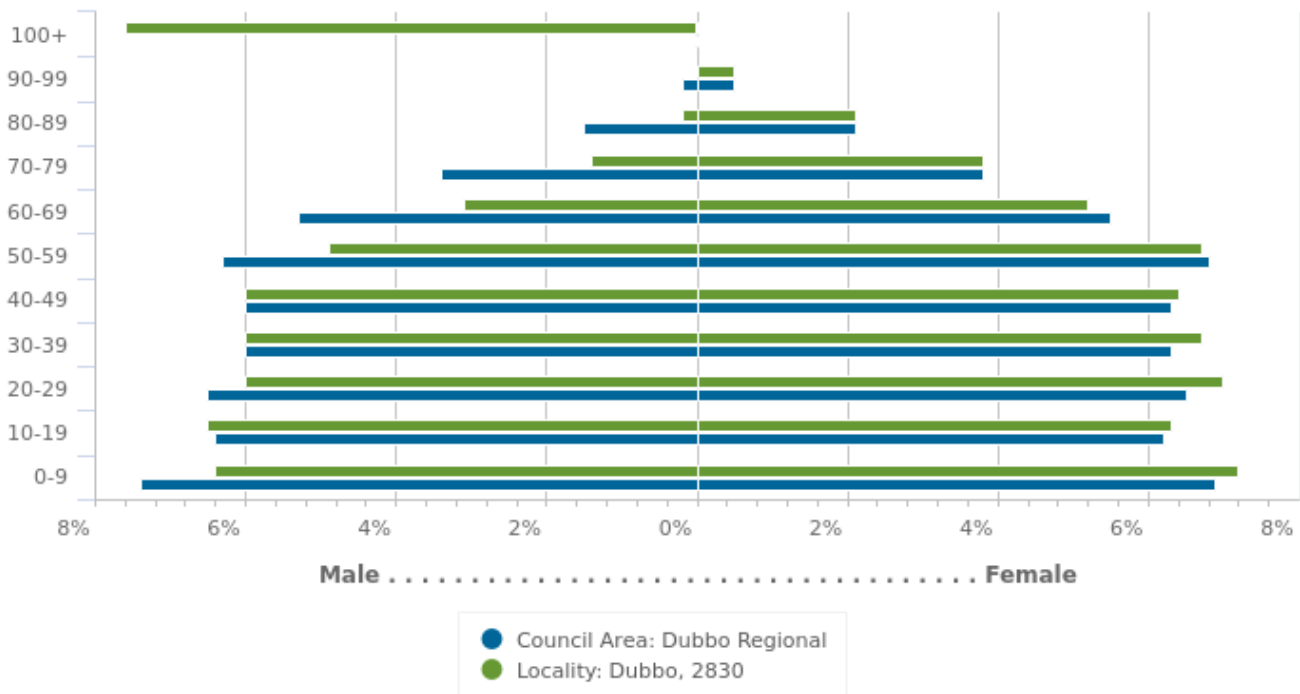
# Age Sex Ratio

## Age Sex Ratio

Age Group	Dubbo		Dubbo Regional	
	Male %	Female %	Male %	Female %
0-9	7.6	7.2	7.4	6.9
10-19	6.4	6.3	6.4	6.2
20-29	6.5	7.0	6.5	6.5
30-39	6.0	6.7	6.0	6.3
40-49	6.0	6.4	6.0	6.3
50-59	6.0	6.7	6.3	6.8
60-69	4.9	5.2	5.3	5.5
70-79	3.1	3.8	3.4	3.8
80-89	1.4	2.1	1.5	2.1
90-99	0.2	0.5	0.2	0.5
100+	n/a	0.0	n/a	0.0

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

## Age Sex Ratio



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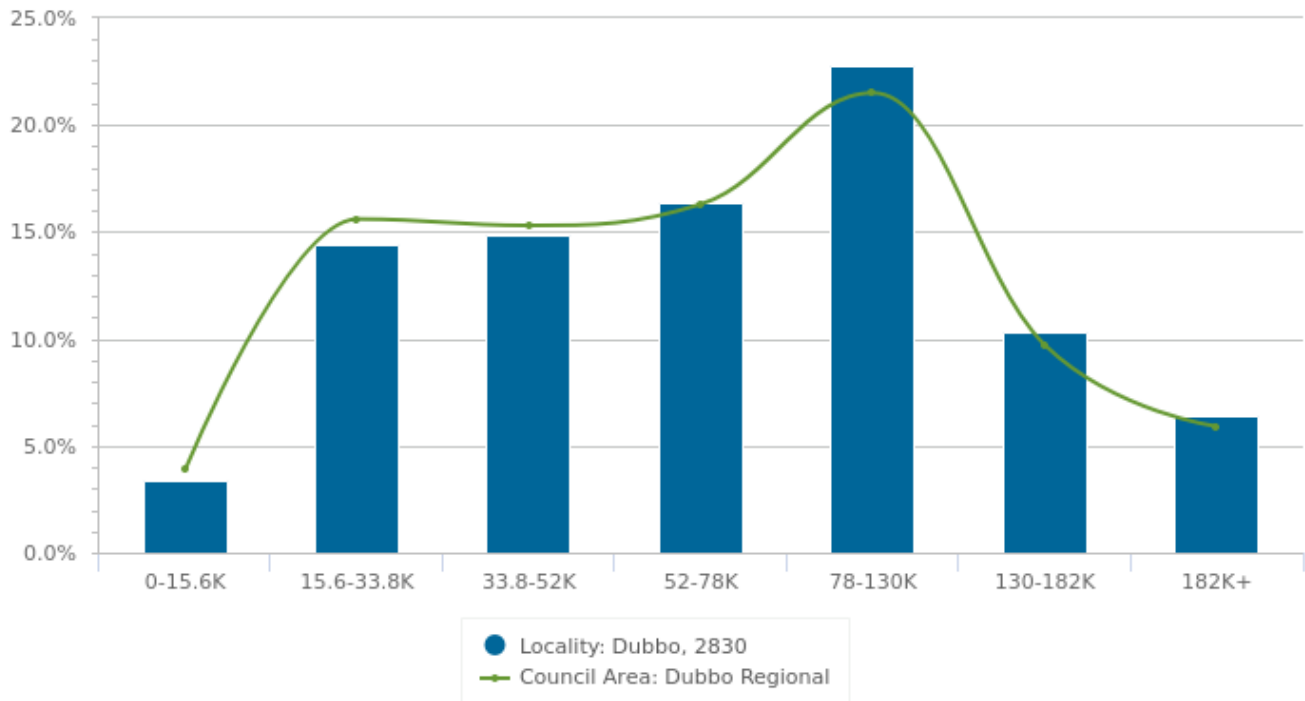
# Household Income

## Household Income

Income Range	Dubbo %	Dubbo Regional %
0-15.6K	3.4	3.9
15.6-33.8K	14.4	15.6
33.8-52K	14.9	15.3
52-78K	16.4	16.3
78-130K	22.8	21.5
130-182K	10.3	9.7
182K+	6.4	5.9

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## Household Income



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



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