

# Suburb Statistics Report

Prepared on 07 Jan 2020

## 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 businesses, expansion of industries workforce and destination experiences including tourism.

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

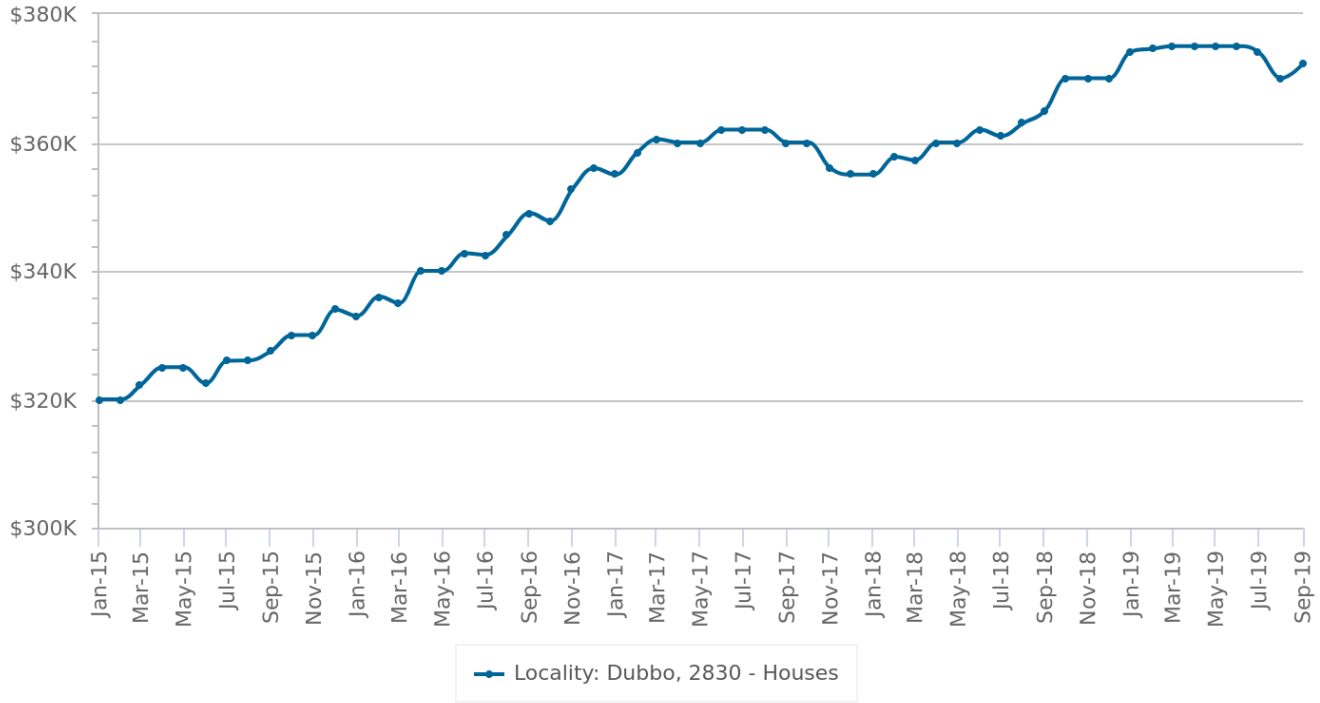
Currently the median sales price of houses in the area is \$372,250.

### 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	\$320,000	\$333,000	\$355,000	\$355,000	\$374,200
February	\$320,000	\$336,000	\$358,500	\$357,750	\$374,600
March	\$322,250	\$335,000	\$360,500	\$357,250	\$375,000
April	\$325,000	\$340,000	\$360,000	\$360,000	\$375,000
May	\$325,000	\$340,000	\$360,000	\$360,000	\$375,000
June	\$322,500	\$342,750	\$362,000	\$362,000	\$375,000
July	\$326,000	\$342,500	\$362,000	\$361,000	\$374,000
August	\$326,050	\$345,500	\$362,000	\$363,000	\$370,000
September	\$327,500	\$349,000	\$360,000	\$365,000	\$372,250
October	\$330,000	\$347,800	\$360,000	\$370,000	n/a
November	\$330,000	\$352,750	\$356,000	\$370,000	n/a
December	\$333,955	\$356,000	\$355,000	\$370,000	n/a

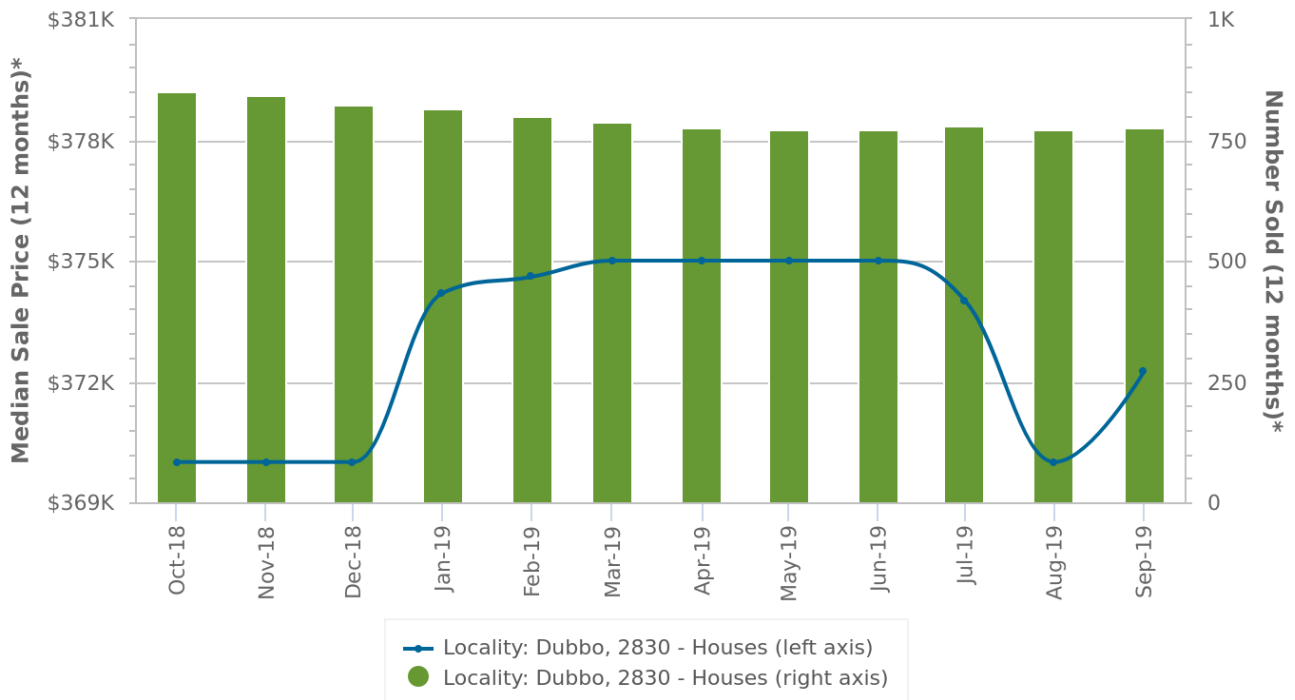
Statistics are calculated over a rolling 12 month period

### 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
September 2019	\$372,250	n/a
August 2019	\$370,000	n/a
July 2019	\$374,000	n/a
June 2019	\$375,000	n/a
May 2019	\$375,000	n/a
April 2019	\$375,000	n/a
March 2019	\$375,000	n/a
February 2019	\$374,600	n/a
January 2019	\$374,200	n/a
December 2018	\$370,000	n/a
November 2018	\$370,000	n/a
October 2018	\$370,000	n/a

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Dubbo Median Price	Dubbo Regional Median Price
September 2019	\$257,500	n/a
August 2019	\$255,000	n/a
July 2019	\$247,500	n/a
June 2019	\$250,000	n/a
May 2019	\$245,000	n/a
April 2019	\$245,000	n/a
March 2019	\$247,000	n/a
February 2019	\$275,000	n/a
January 2019	\$278,000	n/a
December 2018	\$278,000	n/a
November 2018	\$275,000	n/a
October 2018	\$275,000	n/a

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (Land)

Period	Dubbo Median Price	Dubbo Regional Median Price
September 2019	\$165,000	n/a
August 2019	\$165,000	n/a
July 2019	\$165,000	n/a
June 2019	\$167,500	n/a
May 2019	\$166,250	n/a
April 2019	\$168,000	n/a
March 2019	\$168,000	n/a
February 2019	\$168,000	n/a
January 2019	\$168,000	n/a
December 2018	\$168,000	n/a
November 2018	\$170,000	n/a
October 2018	\$168,000	n/a

Statistics are calculated over a rolling 12 month period

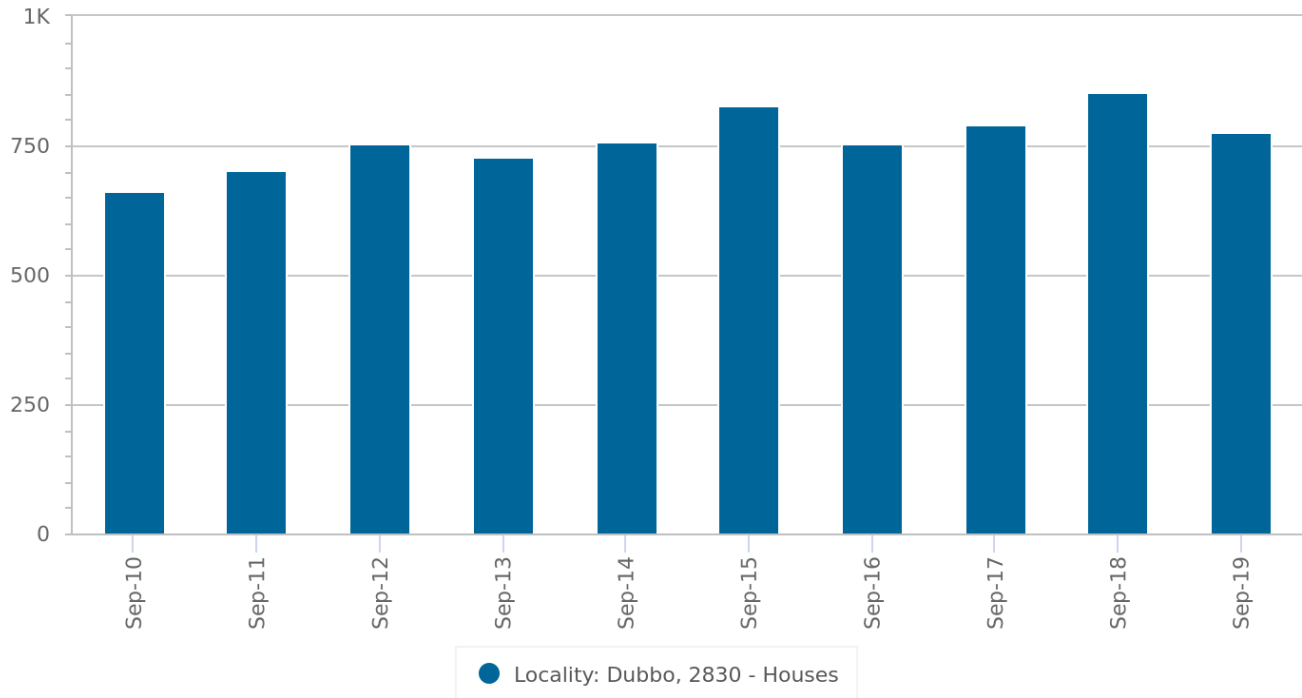
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Dubbo Number
Sep 2019	776
Sep 2018	854
Sep 2017	790
Sep 2016	754
Sep 2015	827
Sep 2014	758
Sep 2013	727
Sep 2012	755
Sep 2011	703
Sep 2010	662

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



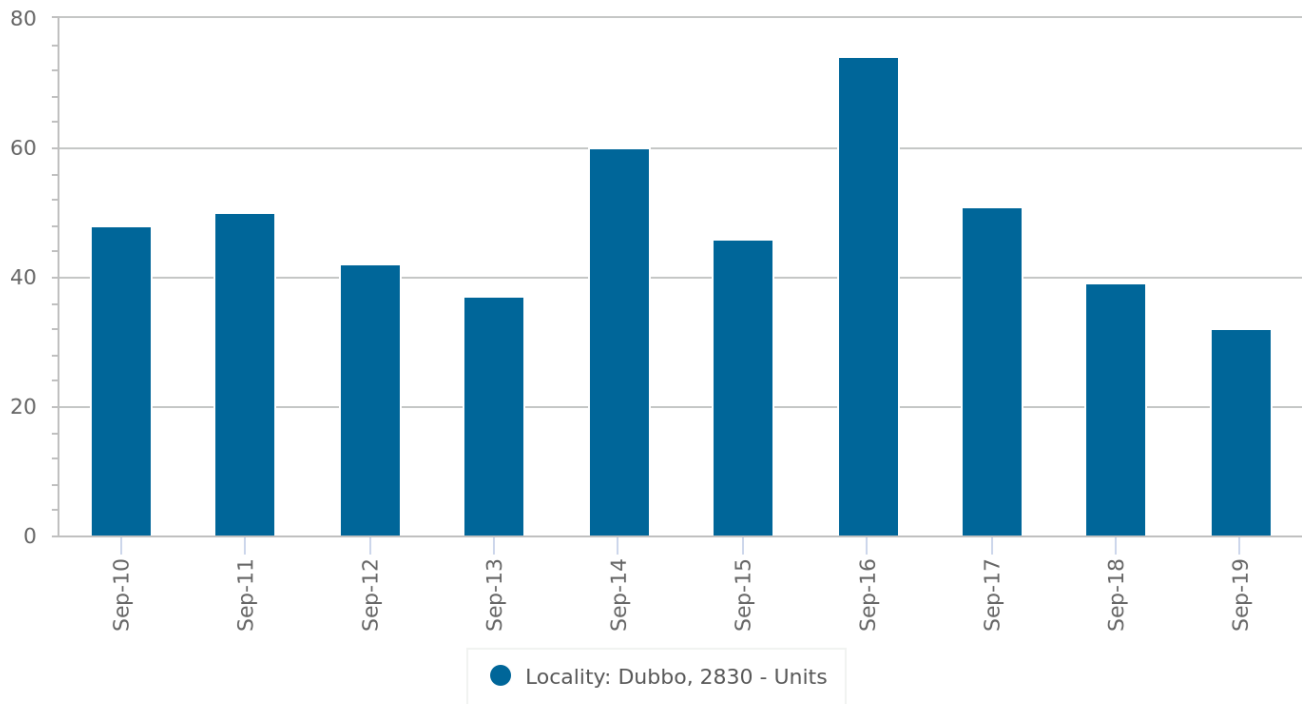
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Dubbo Number
Sep 2019	32
Sep 2018	39
Sep 2017	51
Sep 2016	74
Sep 2015	46
Sep 2014	60
Sep 2013	37
Sep 2012	42
Sep 2011	50
Sep 2010	48

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



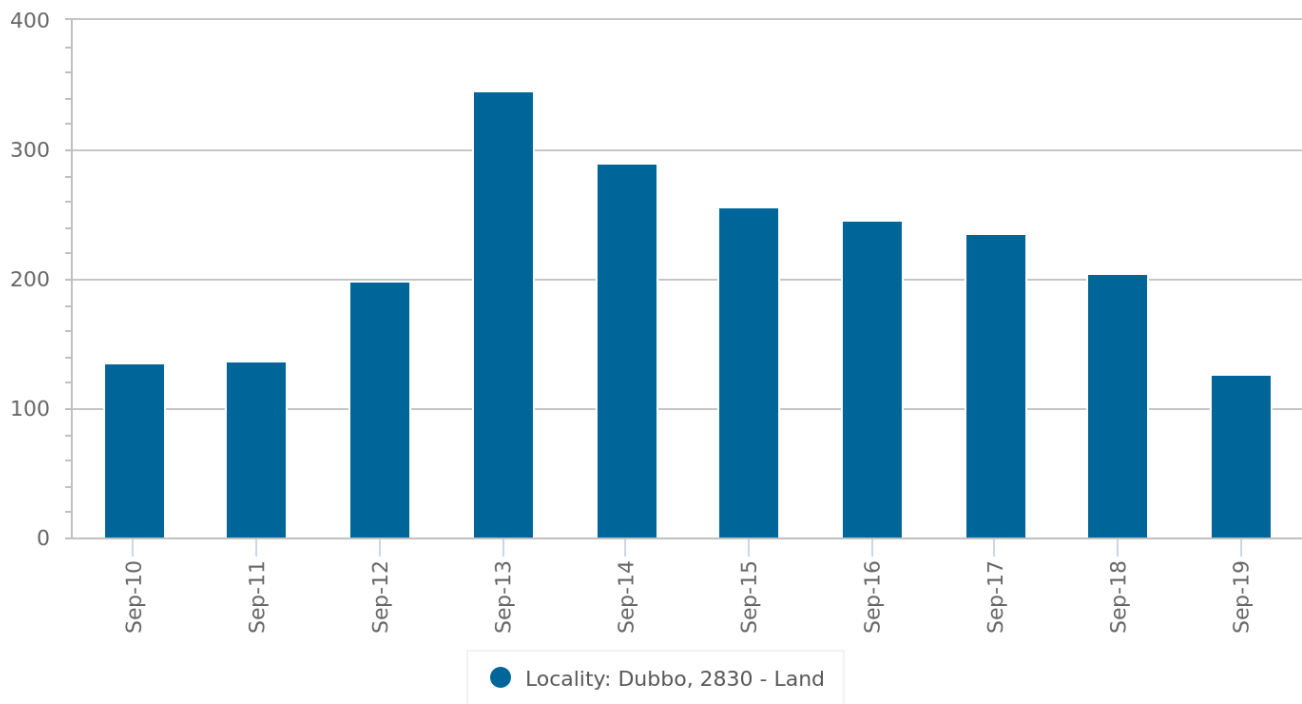
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Dubbo Number
Sep 2019	126
Sep 2018	204
Sep 2017	236
Sep 2016	245
Sep 2015	256
Sep 2014	290
Sep 2013	346
Sep 2012	198
Sep 2011	137
Sep 2010	136

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



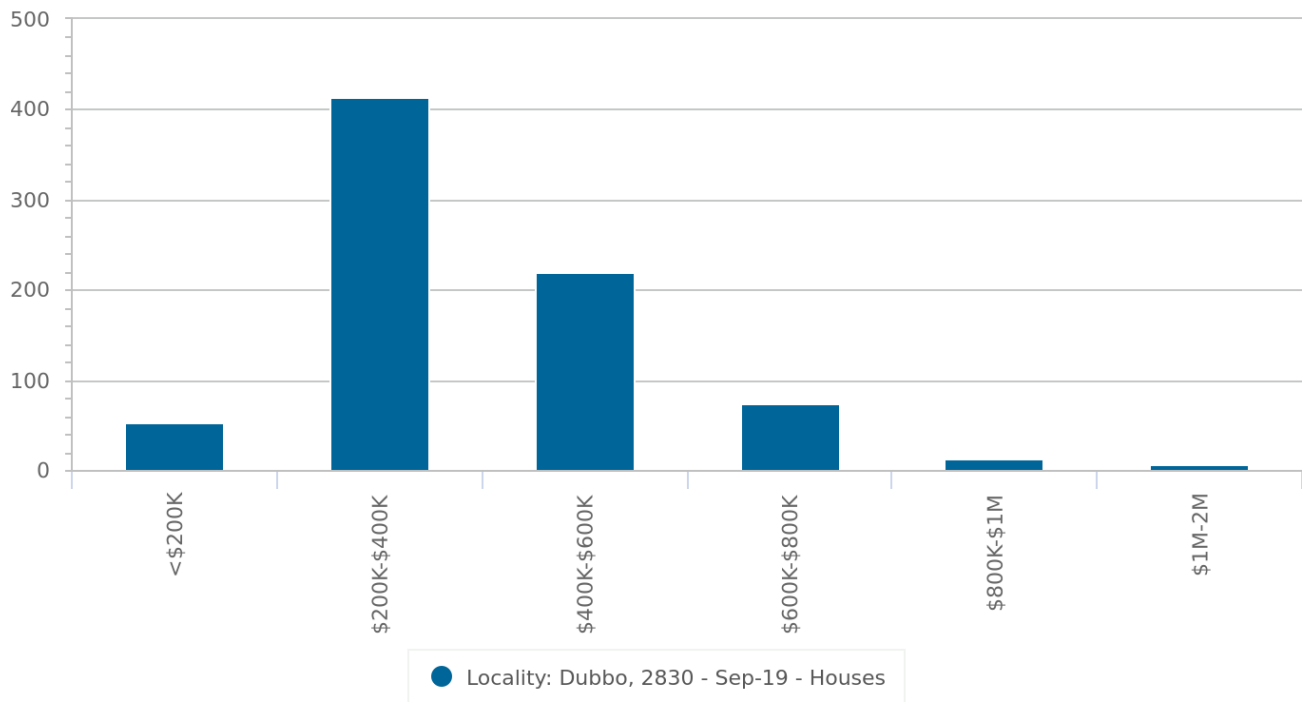
# Sales By Price

## Sales By Price - 12 months (House)

Price	Dubbo Number
<\$200K	52
\$200K-\$400K	414
\$400K-\$600K	219
\$600K-\$800K	73
\$800K-\$1M	12
\$1M-\$2M	6

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



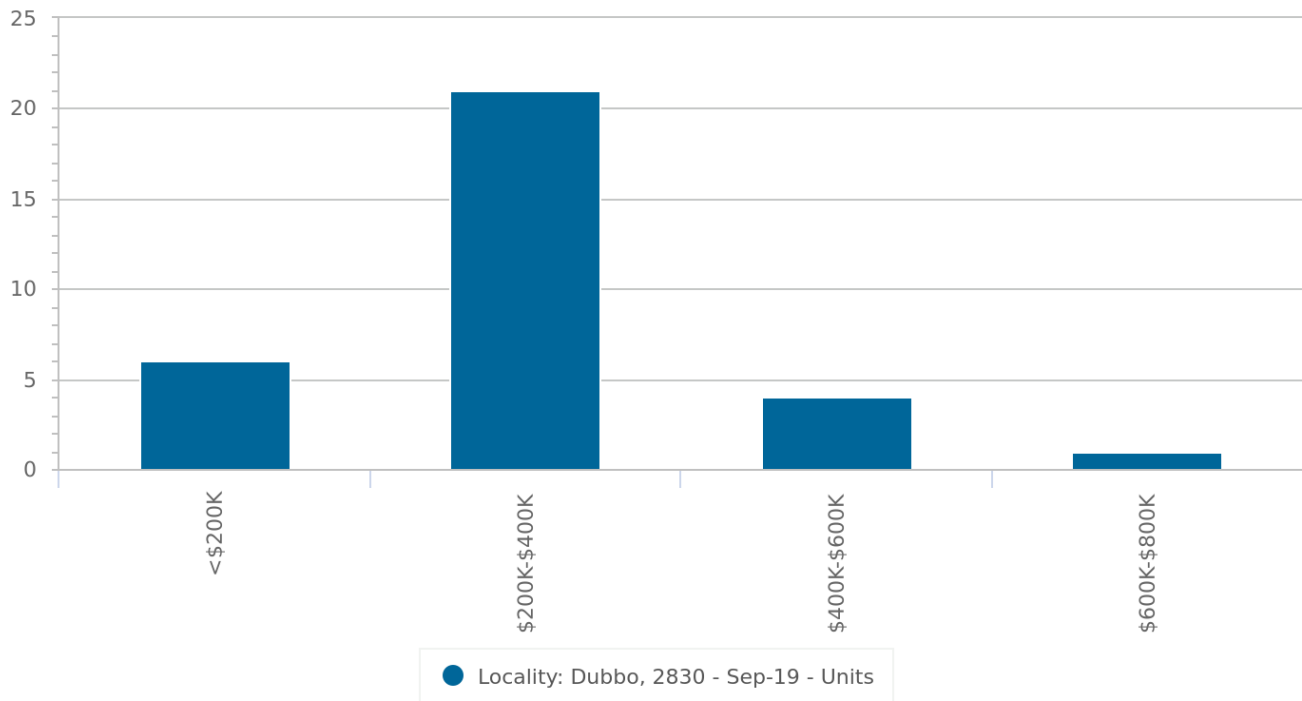
Statistics are calculated over a rolling 12 month period

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

Price	Dubbo Number
<\$200K	6
\$200K-\$400K	21
\$400K-\$600K	4
\$600K-\$800K	1

Statistics are calculated over a rolling 12 month period

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



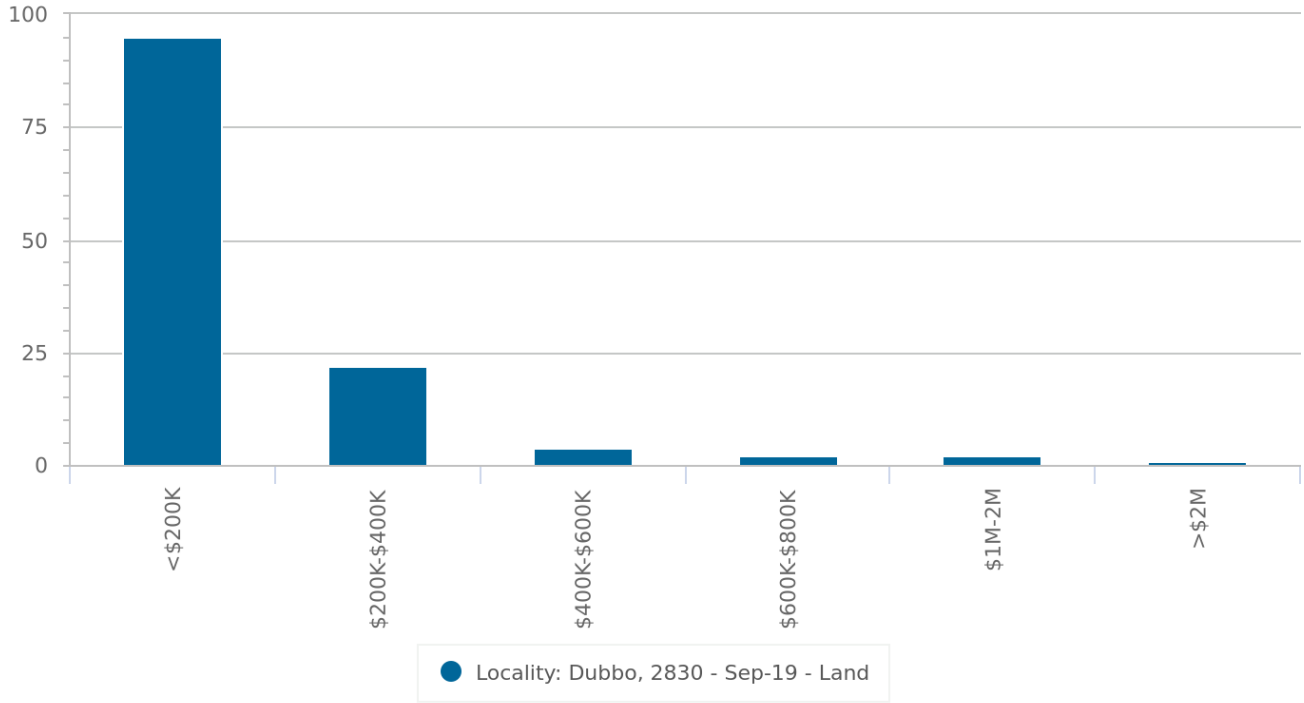
Statistics are calculated over a rolling 12 month period

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

Price	Dubbo Number
<\$200K	95
\$200K-\$400K	22
\$400K-\$600K	4
\$600K-\$800K	2
\$1M-\$2M	2
>\$2M	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	Dubbo % Change	Dubbo Regional % Change
Sep 2019	1.99%	0%
Sep 2018	1.39%	0%
Sep 2017	3.15%	0%
Sep 2016	6.56%	0%
Sep 2015	3.97%	0%
Sep 2014	10.14%	0%
Sep 2013	4.95%	0%
Sep 2012	4.81%	0%
Sep 2011	-1.61%	0%
Sep 2010	11.03%	0%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (Unit)

Period	Dubbo % Change	Dubbo Regional % Change
Sep 2019	-6.36%	0%
Sep 2018	-1.79%	0%
Sep 2017	2.75%	0%
Sep 2016	16.7%	0%
Sep 2015	-8.83%	0%
Sep 2014	23.43%	0%
Sep 2013	21.7%	0%
Sep 2012	-11.43%	0%
Sep 2011	13.57%	0%
Sep 2010	-12.18%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Land)

Period	Dubbo % Change	Dubbo Regional % Change
Sep 2019	-1.79%	0%
Sep 2018	0%	0%
Sep 2017	1.82%	0%
Sep 2016	0%	0%
Sep 2015	17.86%	0%
Sep 2014	21.74%	0%
Sep 2013	0%	0%
Sep 2012	-8%	0%
Sep 2011	8.7%	0%
Sep 2010	23.82%	0%

Statistics are calculated over a rolling 12 month period

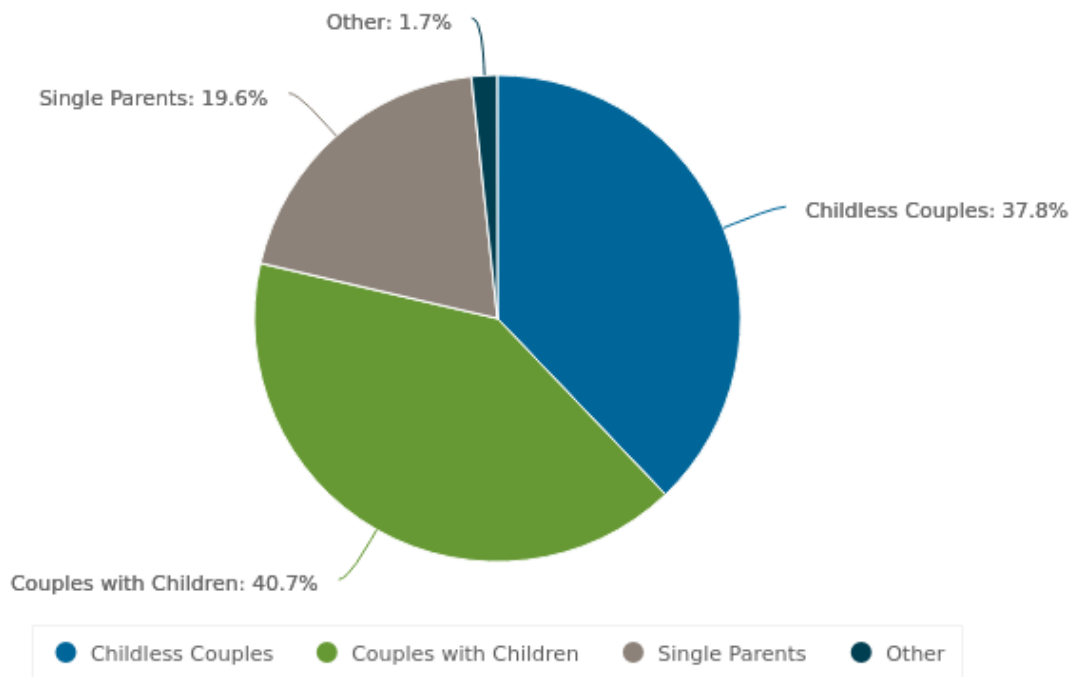
# Household

## 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



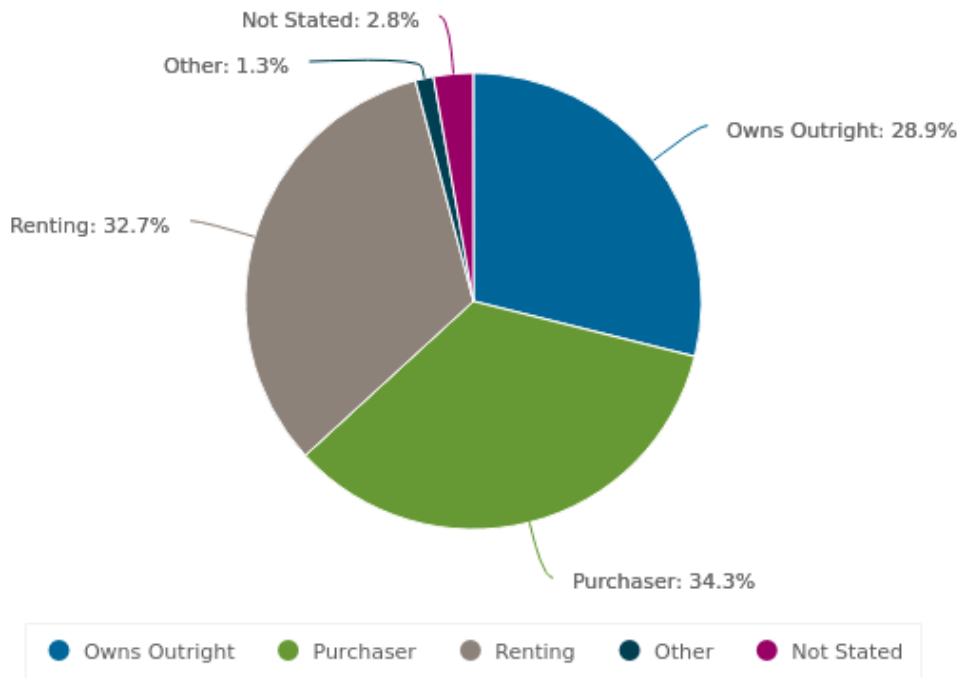
Statistics are provided by the Australian Bureau of Statistics (ABS)

## 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)

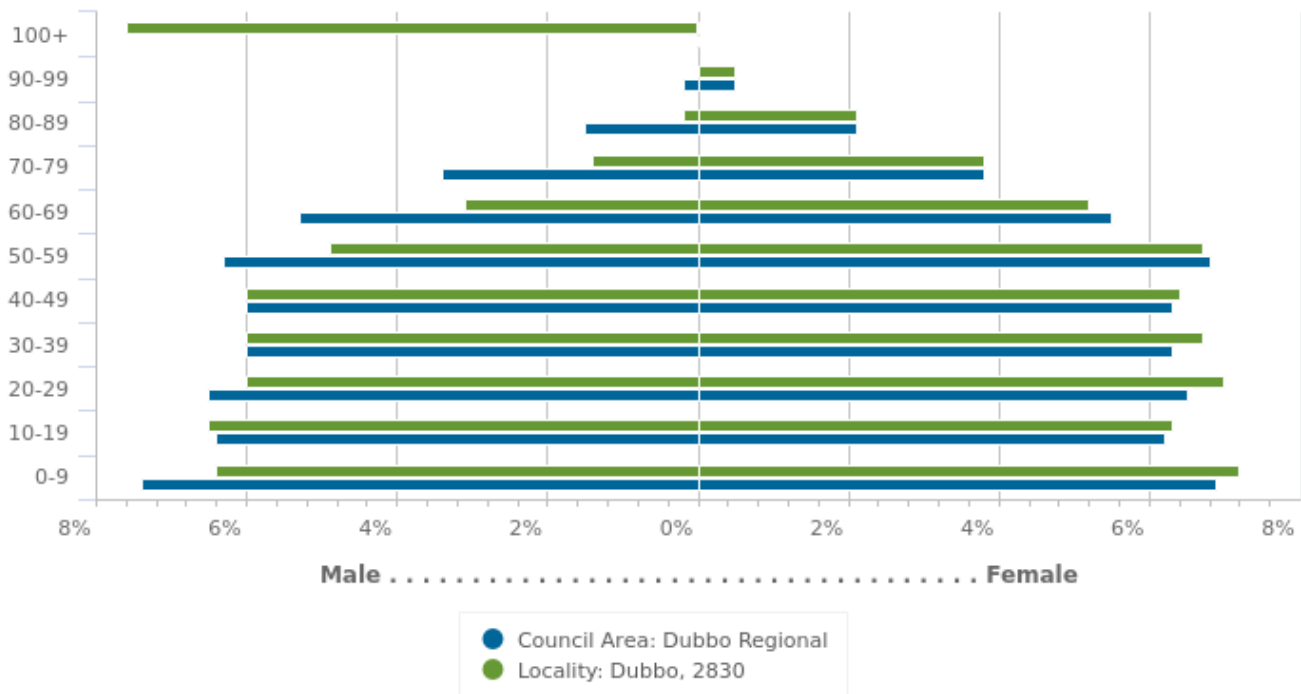
# Age Sex Ratio

## 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

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## Age Sex Ratio



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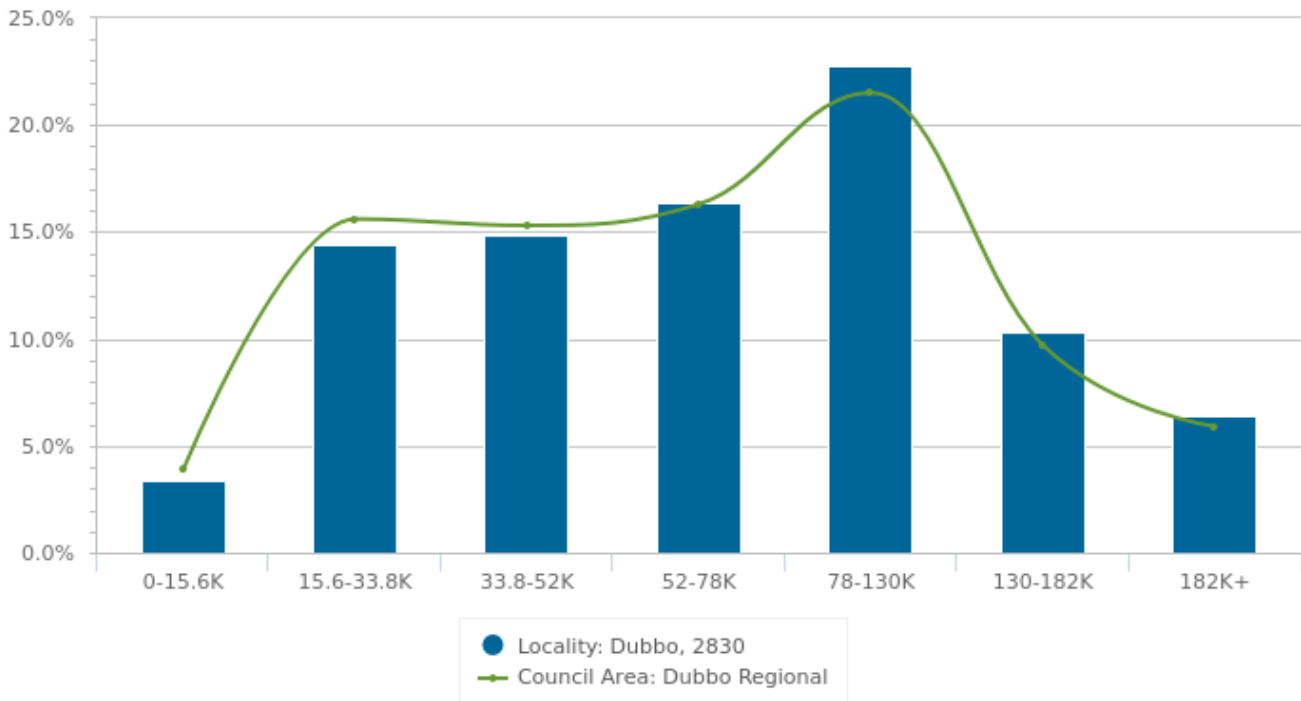
# Household Income

## 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

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

## Household Income



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