

# WELLINGTON SUBURB SALES

Prepared on 08 Jan 2020

## Comments:

Dubbo Regional Council takes a holistic approach to economic development, 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 Wellington is approximately 15.9 square kilometres.

It has 5 parks covering nearly 1% of total area.

The population of Wellington in 2011 was 4,065 people.

By 2016 the population was 4,100 showing a population growth of 0.9% in the area during that time.

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

Households in Wellington are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments.

In general, people in Wellington work in a community and personal service occupation.

In 2011, 58.4% of the homes in Wellington were owner-occupied compared with 57.7% in 2016.

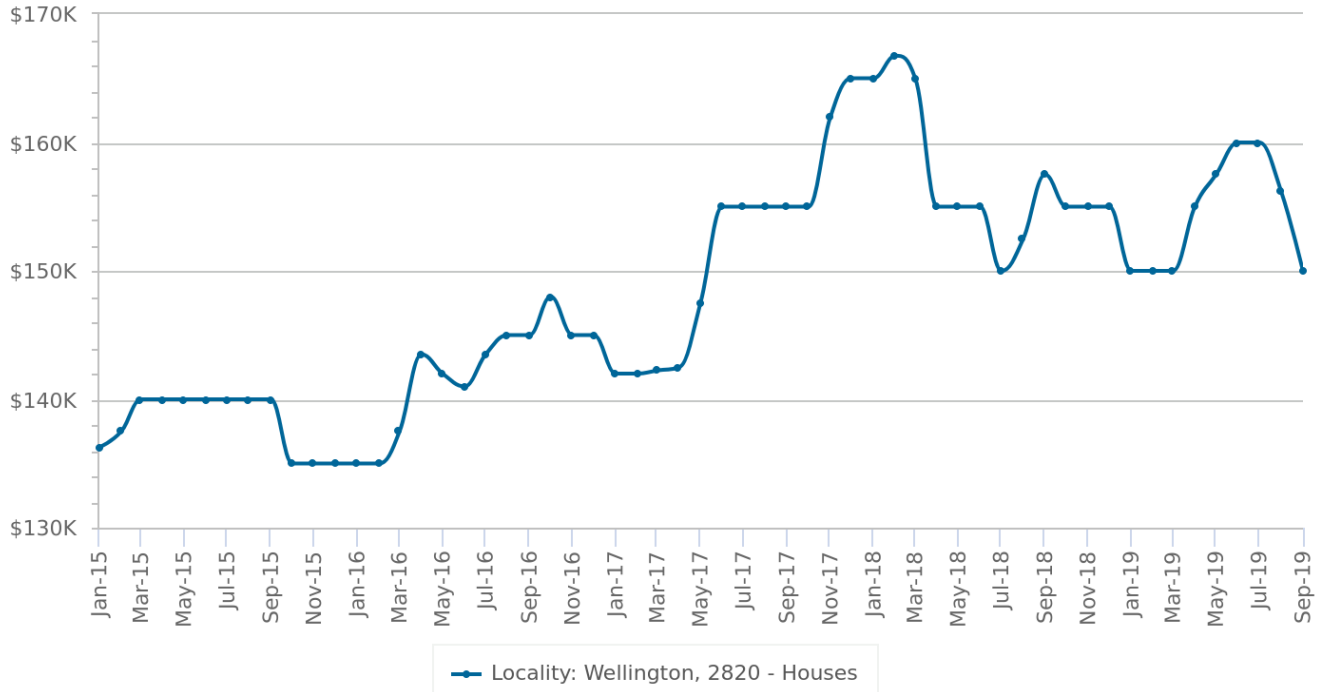
Currently the median sales price of houses in the area is \$150,000.

### 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	\$136,250	\$135,000	\$142,000	\$165,000	\$150,000
February	\$137,500	\$135,000	\$142,000	\$166,750	\$150,000
March	\$140,000	\$137,500	\$142,250	\$165,000	\$150,000
April	\$140,000	\$143,500	\$142,500	\$155,000	\$155,000
May	\$140,000	\$142,000	\$147,500	\$155,000	\$157,500
June	\$140,000	\$141,000	\$155,000	\$155,000	\$160,000
July	\$140,000	\$143,500	\$155,000	\$150,000	\$160,000
August	\$140,000	\$145,000	\$155,000	\$152,500	\$156,200
September	\$140,000	\$145,000	\$155,000	\$157,500	\$150,000
October	\$135,000	\$148,000	\$155,000	\$155,000	n/a
November	\$135,000	\$145,000	\$162,000	\$155,000	n/a
December	\$135,000	\$145,000	\$165,000	\$155,000	n/a

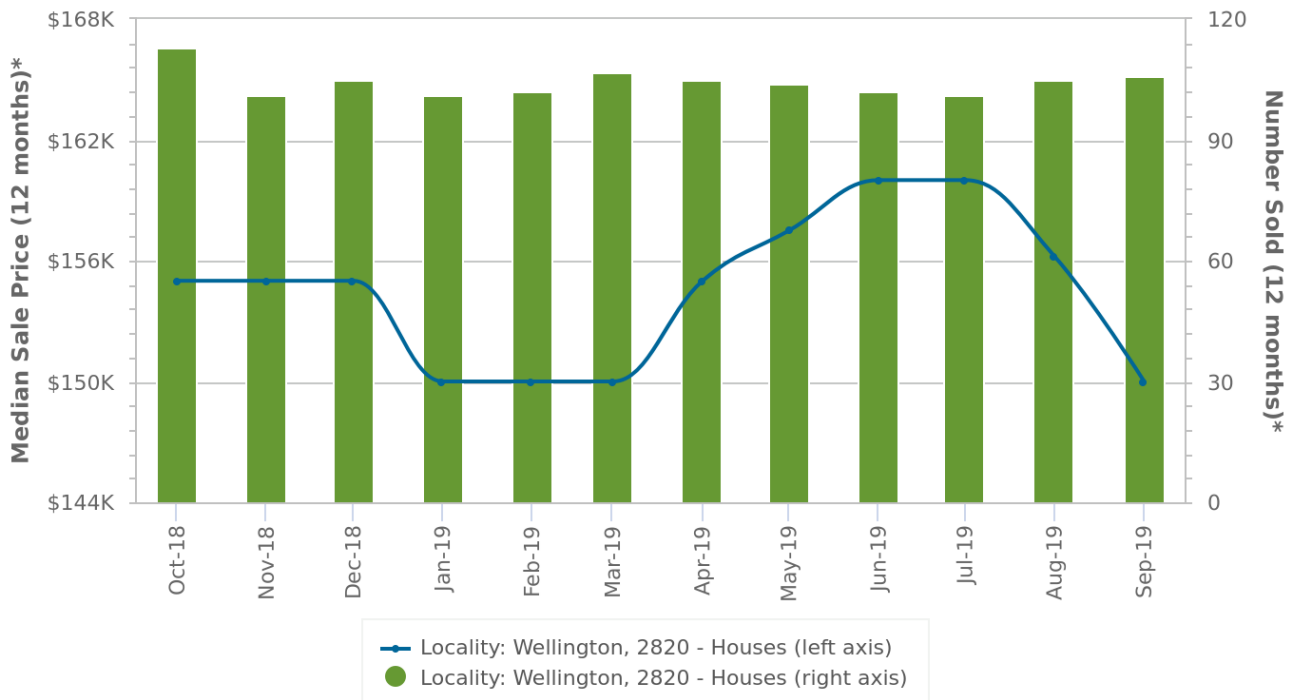
Statistics are calculated over a rolling 12 month period

### 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	Wellington Median Price	Dubbo Regional Median Price
September 2019	\$150,000	n/a
August 2019	\$156,200	n/a
July 2019	\$160,000	n/a
June 2019	\$160,000	n/a
May 2019	\$157,500	n/a
April 2019	\$155,000	n/a
March 2019	\$150,000	n/a
February 2019	\$150,000	n/a
January 2019	\$150,000	n/a
December 2018	\$155,000	n/a
November 2018	\$155,000	n/a
October 2018	\$155,000	n/a

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Land)

Period	Wellington Median Price	Dubbo Regional Median Price
September 2019	n/a	n/a
August 2019	n/a	n/a
July 2019	n/a	n/a
June 2019	n/a	n/a
May 2019	n/a	n/a
April 2019	\$85,000	n/a
March 2019	n/a	n/a
February 2019	\$87,750	n/a
January 2019	\$81,000	n/a
December 2018	\$57,000	n/a
November 2018	\$35,500	n/a
October 2018	\$24,000	n/a

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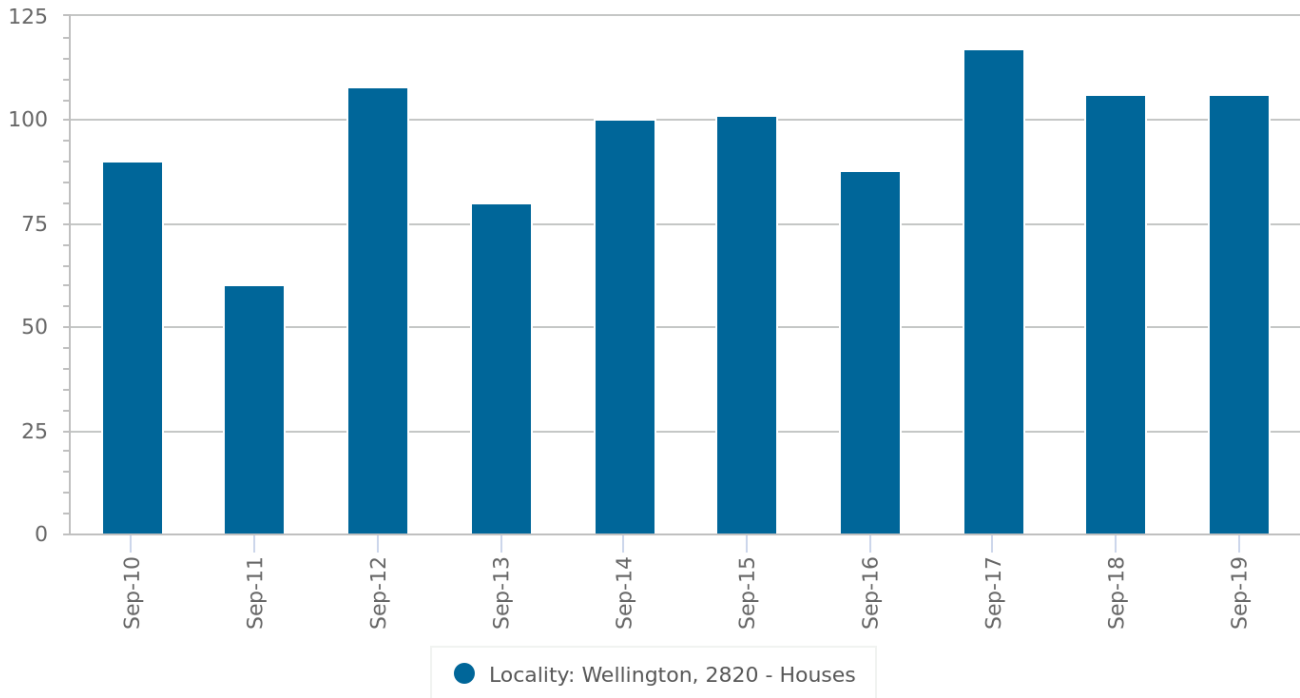
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Wellington Number
Sep 2019	106
Sep 2018	106
Sep 2017	117
Sep 2016	88
Sep 2015	101
Sep 2014	100
Sep 2013	80
Sep 2012	108
Sep 2011	60
Sep 2010	90

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



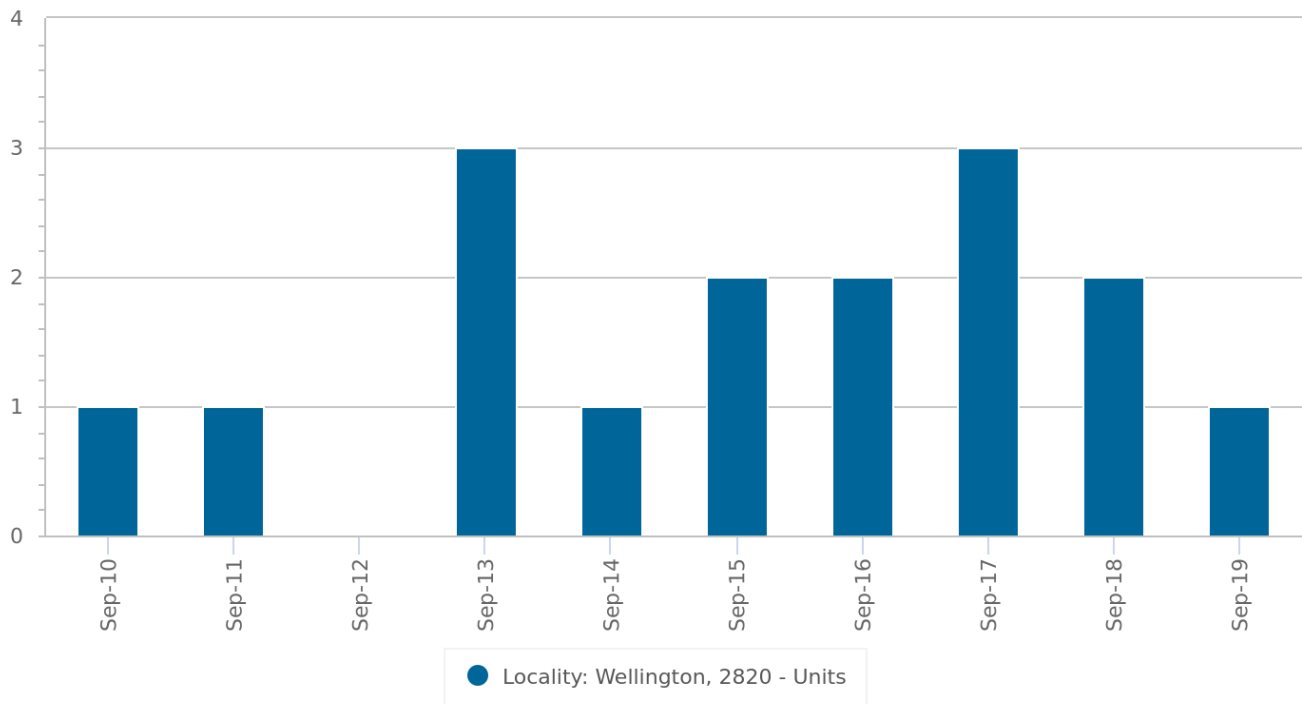
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Wellington Number
Sep 2019	1
Sep 2018	2
Sep 2017	3
Sep 2016	2
Sep 2015	2
Sep 2014	1
Sep 2013	3
Sep 2012	0
Sep 2011	1
Sep 2010	1

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



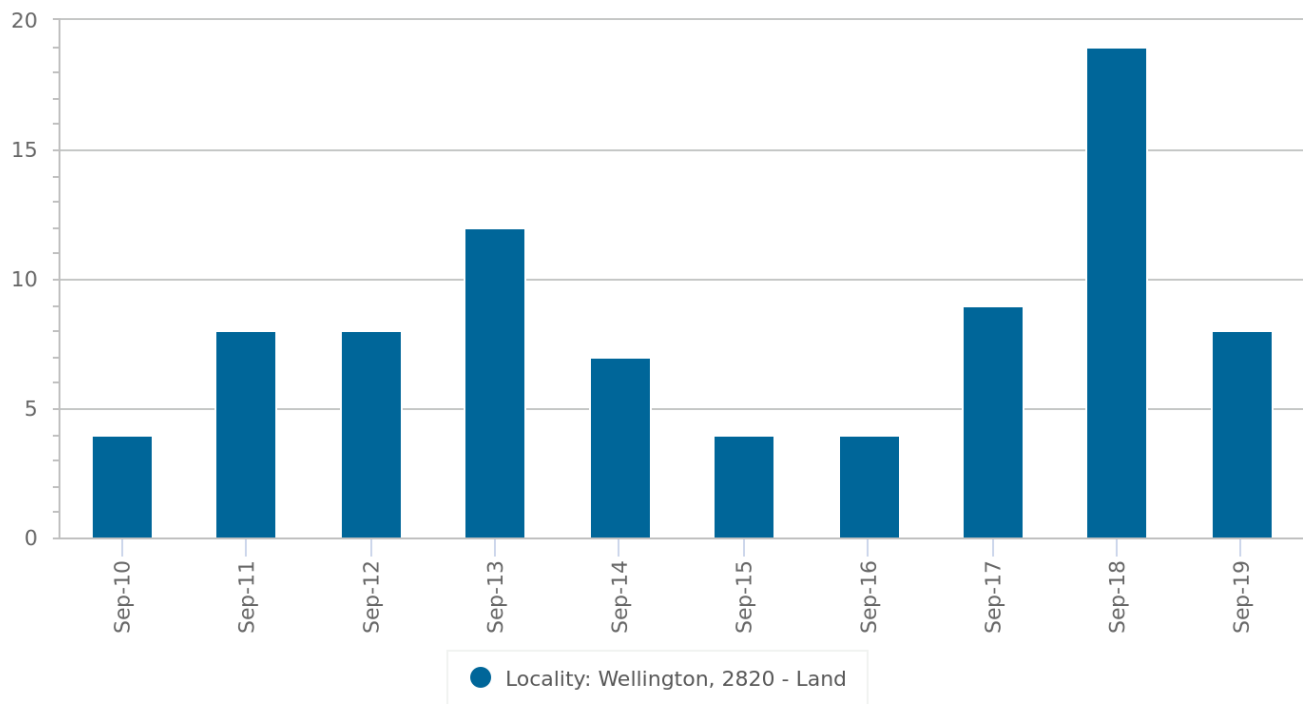
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Wellington Number
Sep 2019	8
Sep 2018	19
Sep 2017	9
Sep 2016	4
Sep 2015	4
Sep 2014	7
Sep 2013	12
Sep 2012	8
Sep 2011	8
Sep 2010	4

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

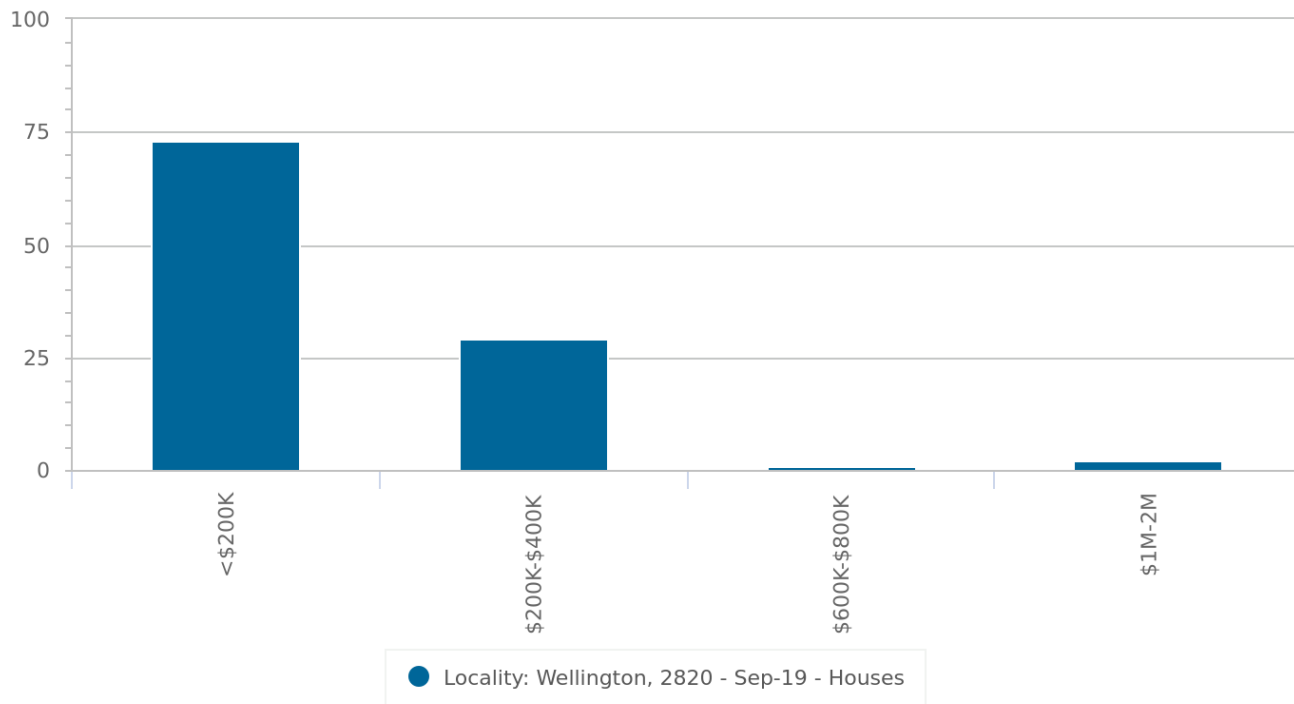
# Sales By Price

## Sales By Price - 12 months (House)

Price	Wellington	
	Number	
<\$200K	73	
\$200K-\$400K	29	
\$600K-\$800K	1	
\$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

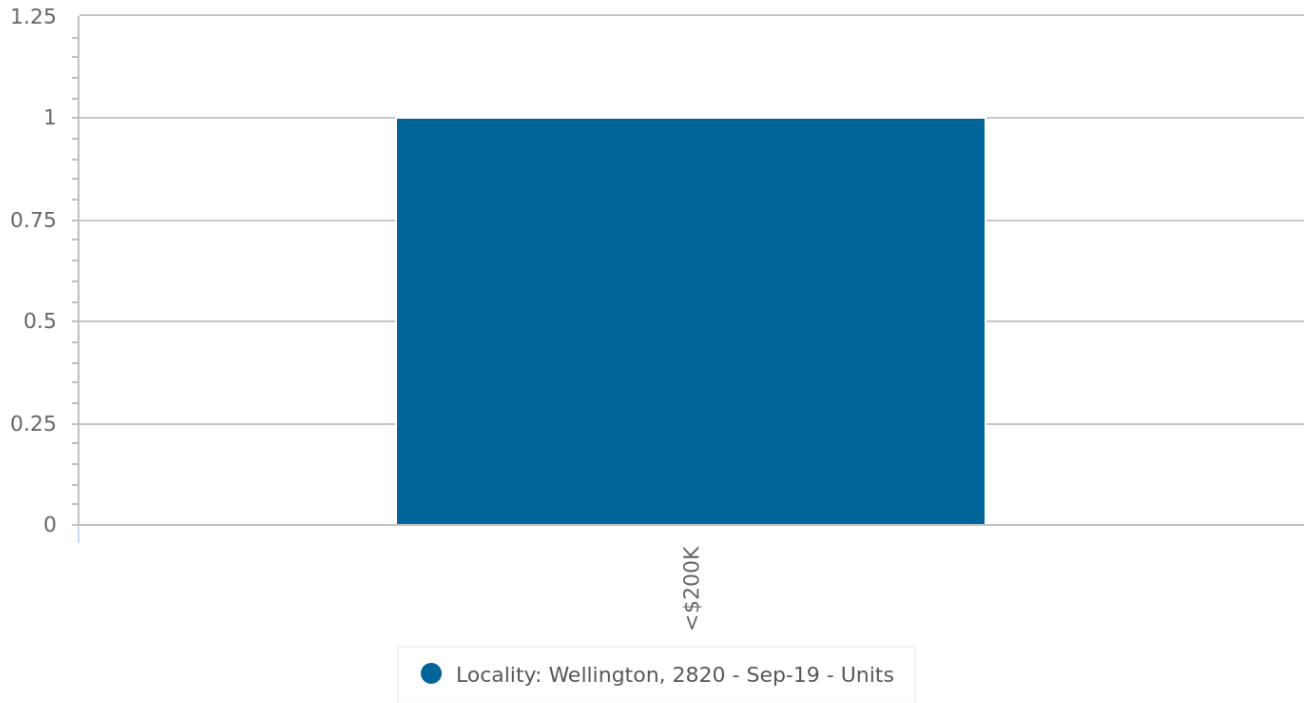
## Sales By Price - 12 months (Unit)

Price	Wellington	
	Number	
<\$200K	1	

Statistics are calculated over a rolling 12 month period



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



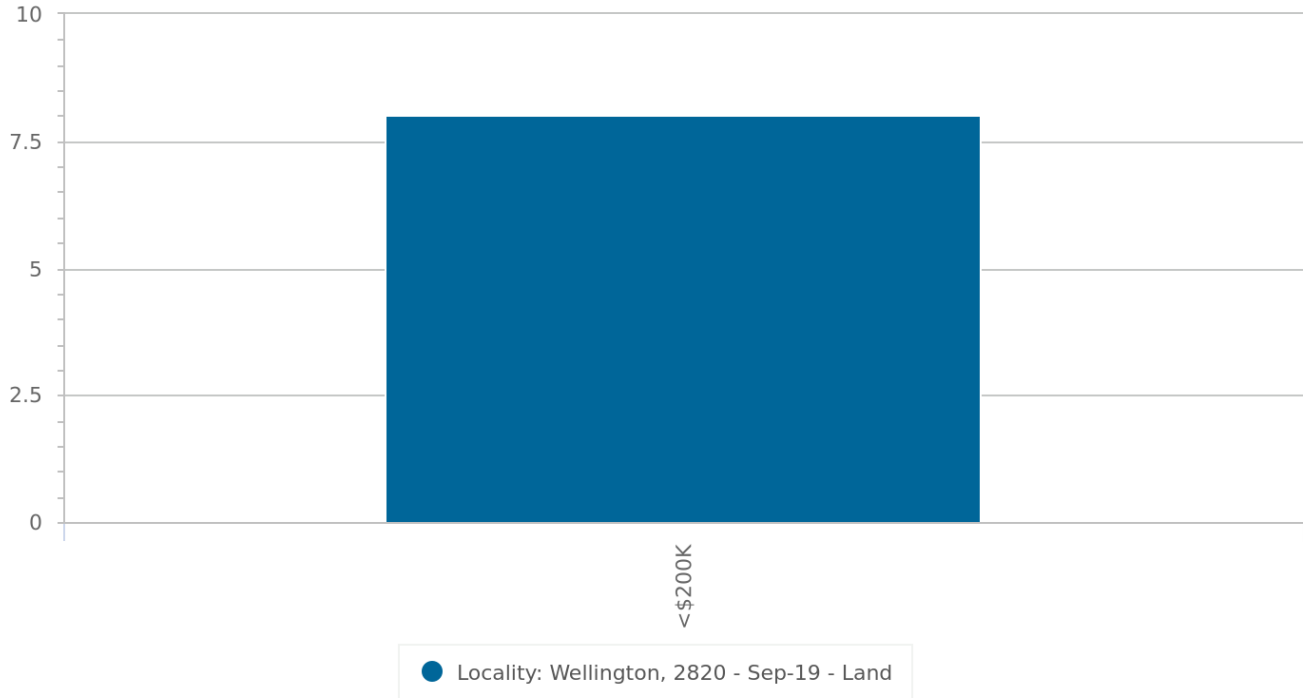
Statistics are calculated over a rolling 12 month period

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

Price	Wellington	
	Number	
<\$200K	8	

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	Wellington % Change	Dubbo Regional % Change
Sep 2019	-4.76%	0%
Sep 2018	1.61%	0%
Sep 2017	6.9%	0%
Sep 2016	3.57%	0%
Sep 2015	14.29%	0%
Sep 2014	-5.77%	0%
Sep 2013	8.33%	0%
Sep 2012	5.26%	0%
Sep 2011	-15.56%	0%
Sep 2010	8.87%	0%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (Land)

Period	Wellington % Change	Dubbo Regional % Change
Jul 2018	-37.14%	0%
Jul 2017	0%	0%
Jul 2016	0%	0%
Jul 2015	0%	0%
Jul 2014	0%	0%
Jul 2013	0%	0%
Jul 2012	0%	0%
Jul 2011	0%	0%
Jul 2010	0%	0%
Jul 2009	0%	0%

Statistics are calculated over a rolling 12 month period

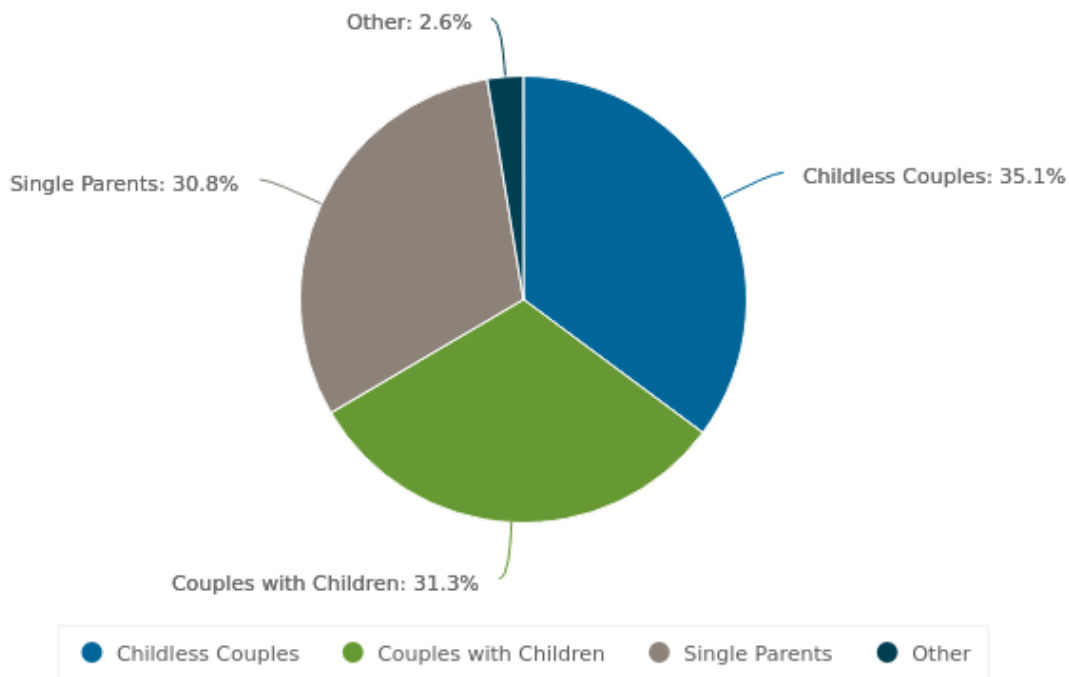
# Household

## Household Structure

Type	Percent
Childless Couples	35.1
Couples with Children	31.3
Single Parents	30.8
Other	2.6

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

## Household Structure



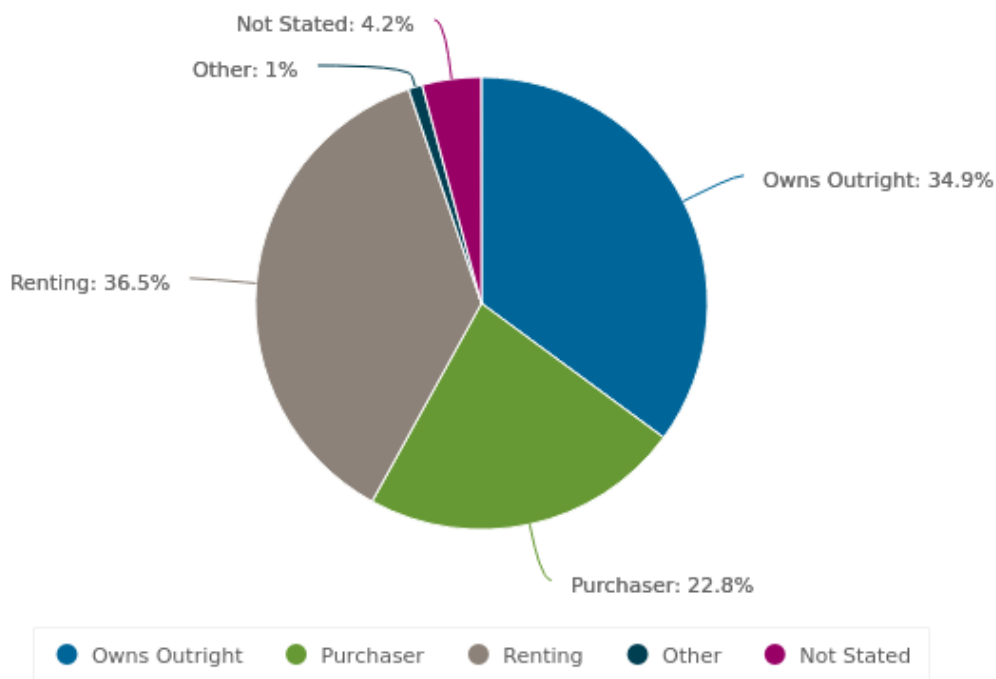
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## Household Occupancy

Type	Percent
Renting	36.5
Owns Outright	34.9
Purchaser	22.8
Not Stated	4.2
Other	1.0

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## Household Occupancy



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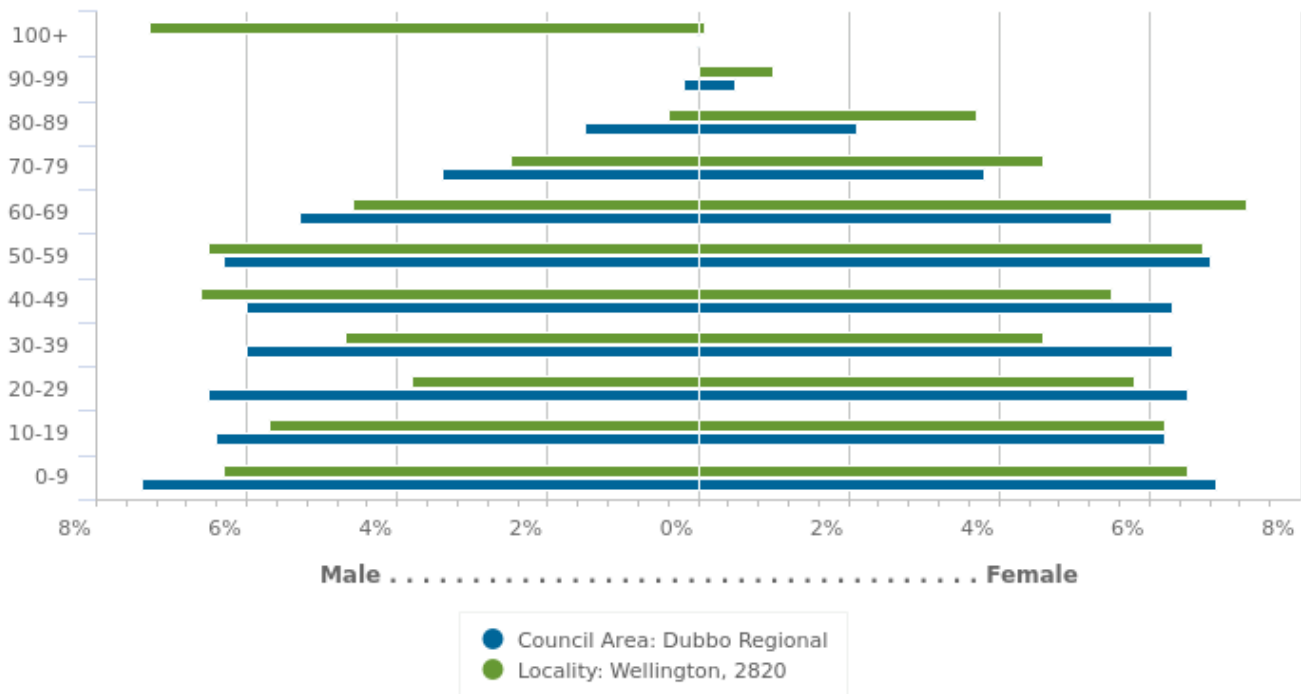
# Age Sex Ratio

## Age Sex Ratio

Age Group	Wellington		Dubbo Regional	
	Male %	Female %	Male %	Female %
0-9	7.3	6.5	7.4	6.9
10-19	6.3	6.2	6.4	6.2
20-29	5.7	5.8	6.5	6.5
30-39	3.8	4.6	6.0	6.3
40-49	4.7	5.5	6.0	6.3
50-59	6.6	6.7	6.3	6.8
60-69	6.5	7.3	5.3	5.5
70-79	4.6	4.6	3.4	3.8
80-89	2.5	3.7	1.5	2.1
90-99	0.4	1.0	0.2	0.5
100+	n/a	0.1	n/a	0.0

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## Age Sex Ratio



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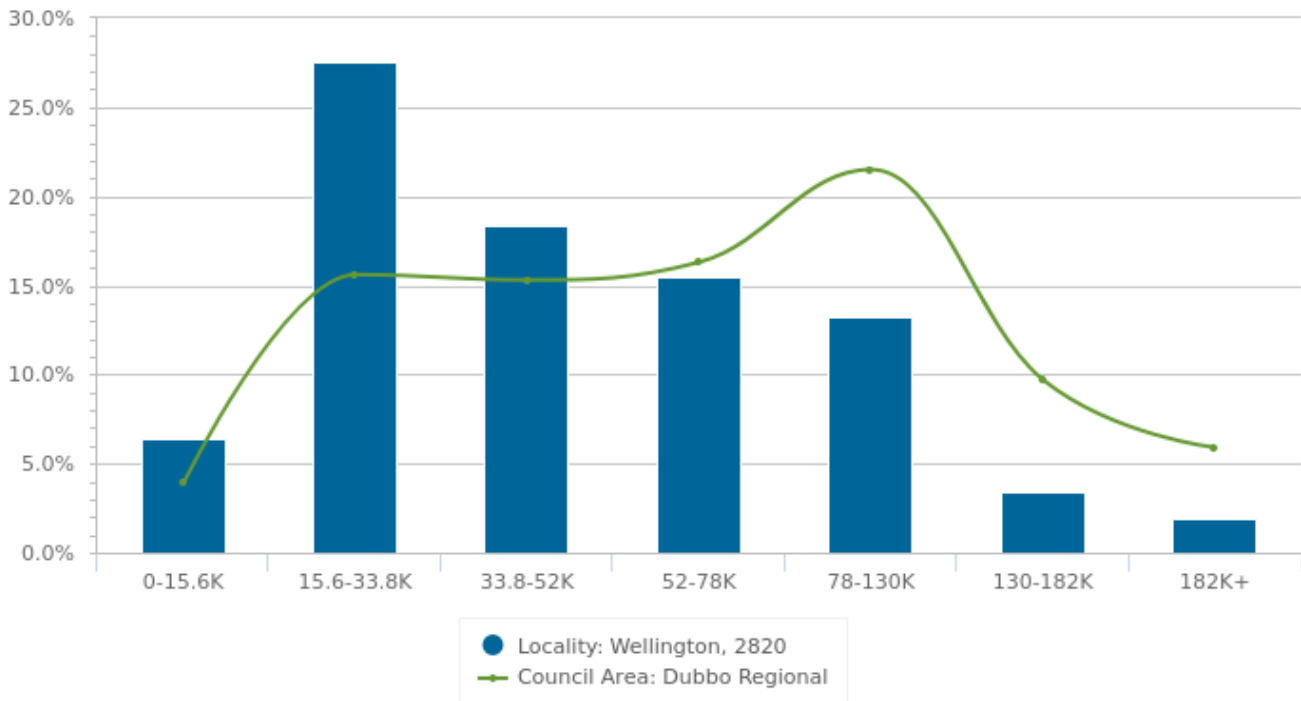
# Household Income

## Household Income

Income Range	Wellington %	Dubbo Regional %
0-15.6K	6.4	3.9
15.6-33.8K	27.5	15.6
33.8-52K	18.4	15.3
52-78K	15.5	16.3
78-130K	13.2	21.5
130-182K	3.4	9.7
182K+	1.9	5.9

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## Household Income



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