

Suburb Statistics Report

Prepared on 07 Oct 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 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.

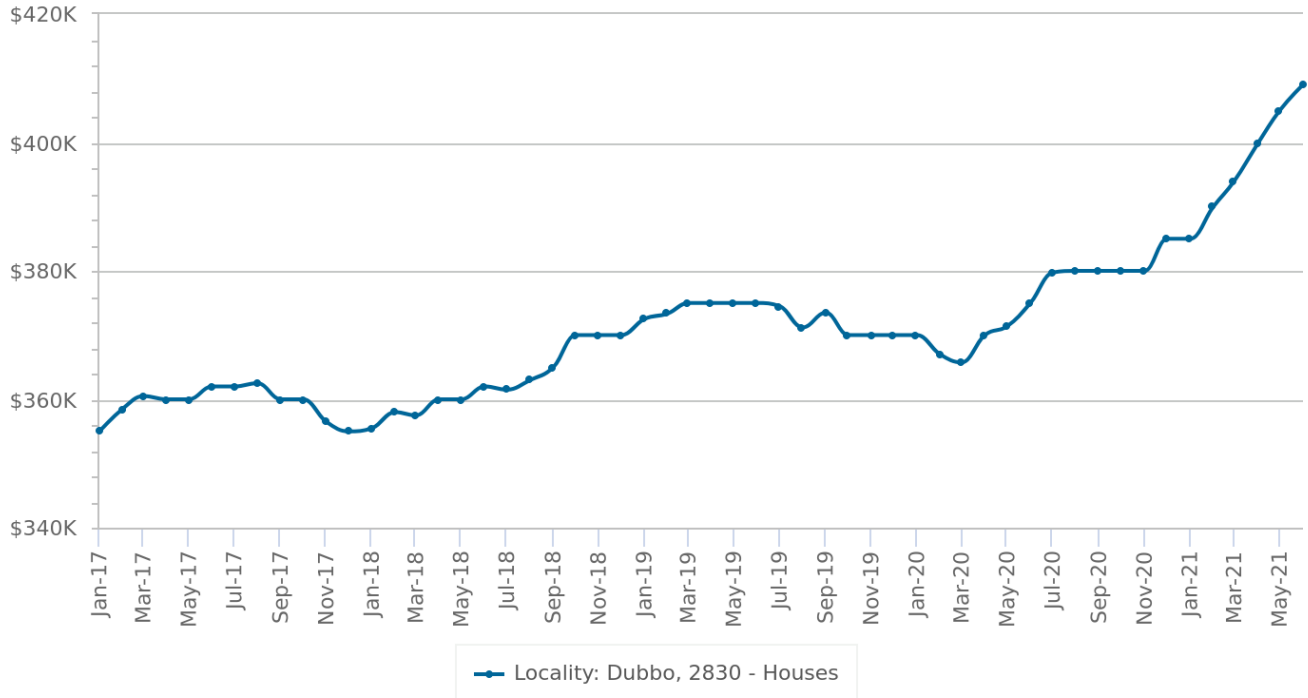
Currently the median sales price of houses in the area is \$409,000.

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	\$385,000
February	\$358,500	\$358,000	\$373,350	\$367,000	\$390,000
March	\$360,500	\$357,500	\$375,000	\$365,750	\$394,000
April	\$360,000	\$360,000	\$375,000	\$370,000	\$399,750
May	\$360,000	\$360,000	\$375,000	\$371,390	\$405,000
June	\$362,000	\$362,000	\$375,000	\$375,000	\$409,000
July	\$362,000	\$361,500	\$374,500	\$379,750	n/a
August	\$362,500	\$363,000	\$371,195	\$380,000	n/a
September	\$360,000	\$365,000	\$373,500	\$380,000	n/a
October	\$360,000	\$370,000	\$370,000	\$380,000	n/a
November	\$356,500	\$370,000	\$370,000	\$380,000	n/a
December	\$355,000	\$370,000	\$370,000	\$385,000	n/a

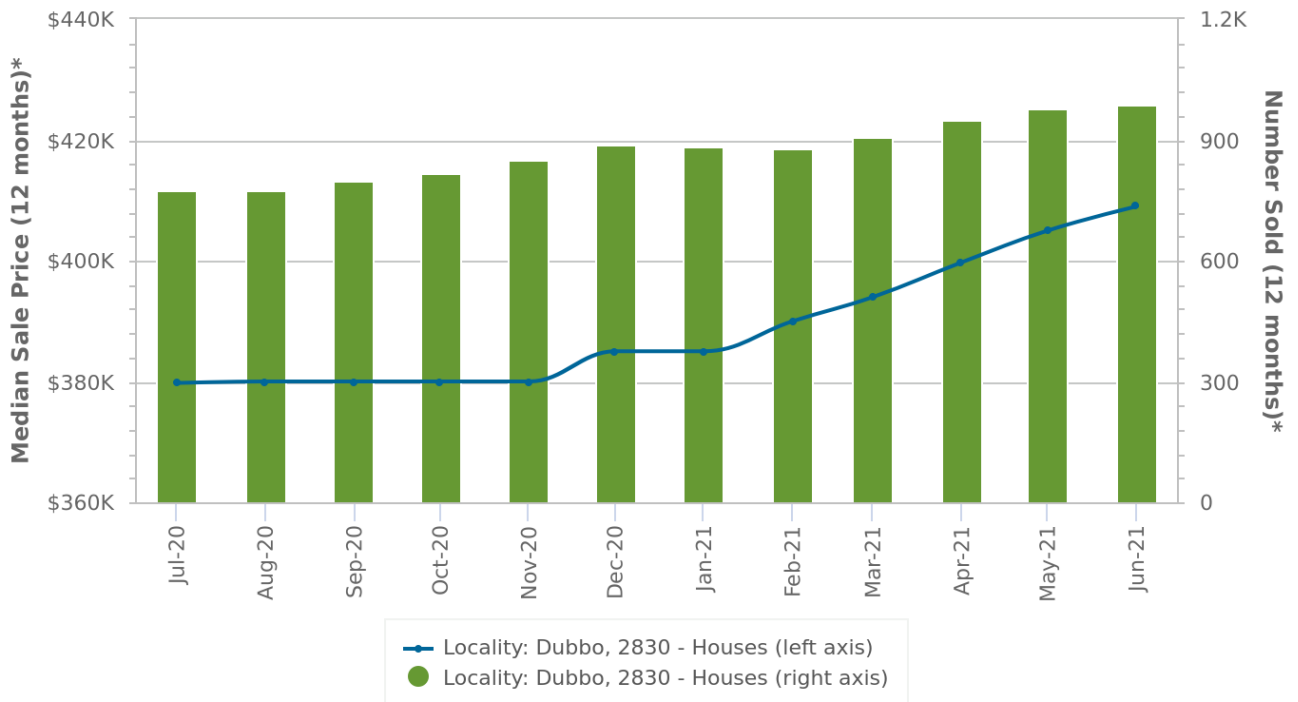
Statistics are calculated over a rolling 12 month period

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
June 2021	\$409,000	n/a
May 2021	\$405,000	n/a
April 2021	\$399,750	n/a
March 2021	\$394,000	n/a
February 2021	\$390,000	n/a
January 2021	\$385,000	n/a
December 2020	\$385,000	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	\$379,750	n/a

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Dubbo Median Price	Dubbo Regional Median Price
June 2021	\$272,500	n/a
May 2021	\$270,000	n/a
April 2021	\$265,000	n/a
March 2021	\$277,500	n/a
February 2021	\$280,000	n/a
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

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Land)

Period	Dubbo Median Price	Dubbo Regional Median Price
June 2021	\$178,000	n/a
May 2021	\$175,000	n/a
April 2021	\$172,500	n/a
March 2021	\$170,000	n/a
February 2021	\$170,000	n/a
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	\$169,000	n/a
August 2020	\$168,000	n/a
July 2020	\$166,000	n/a

Statistics are calculated over a rolling 12 month period

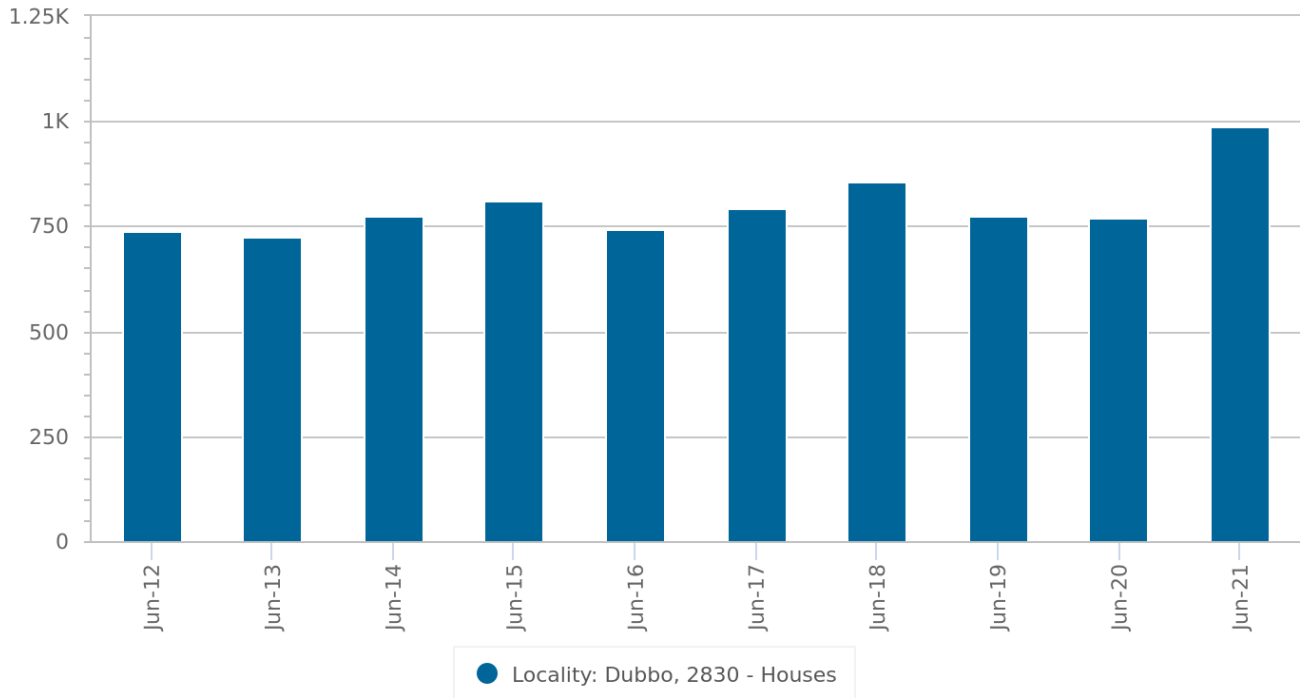
Sales Per Annum

Sales Per Annum (House)

Period Ending	Dubbo Number
Jun 2021	987
Jun 2020	770
Jun 2019	775
Jun 2018	856
Jun 2017	791
Jun 2016	741
Jun 2015	809
Jun 2014	775
Jun 2013	724
Jun 2012	737

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



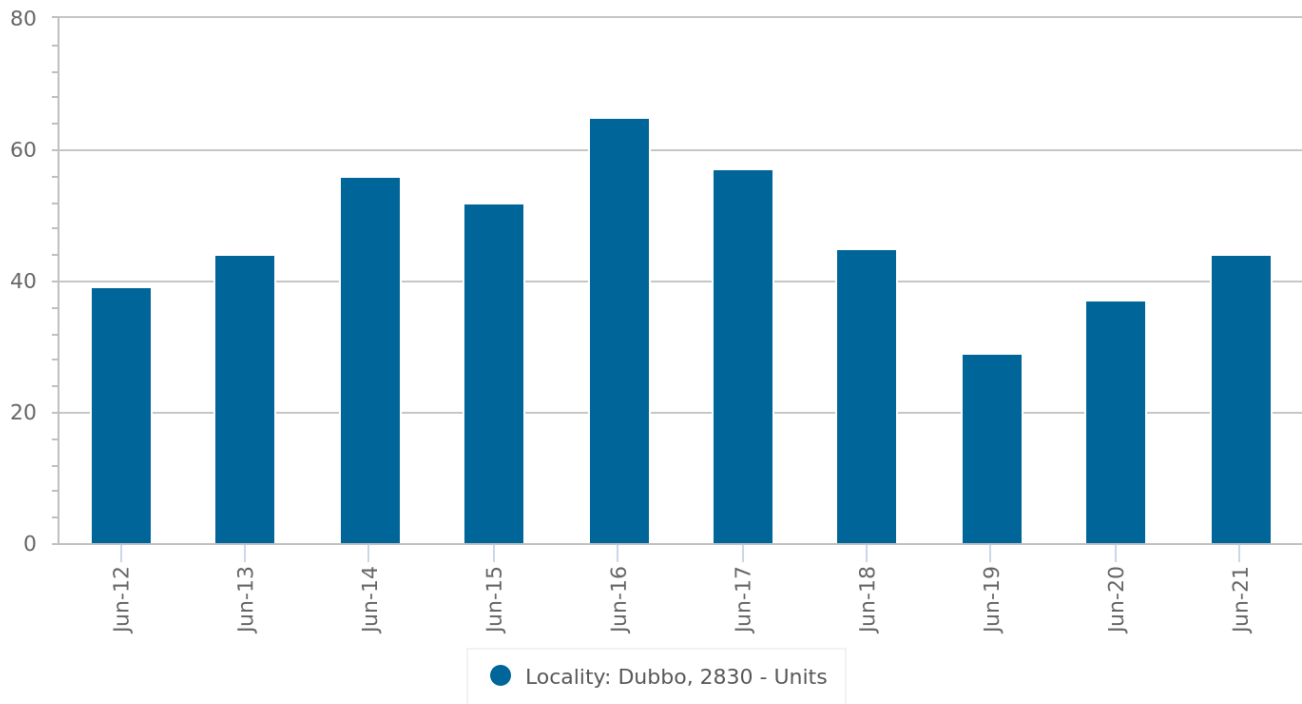
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Dubbo Number
Jun 2021	44
Jun 2020	37
Jun 2019	29
Jun 2018	45
Jun 2017	57
Jun 2016	65
Jun 2015	52
Jun 2014	56
Jun 2013	44
Jun 2012	39

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



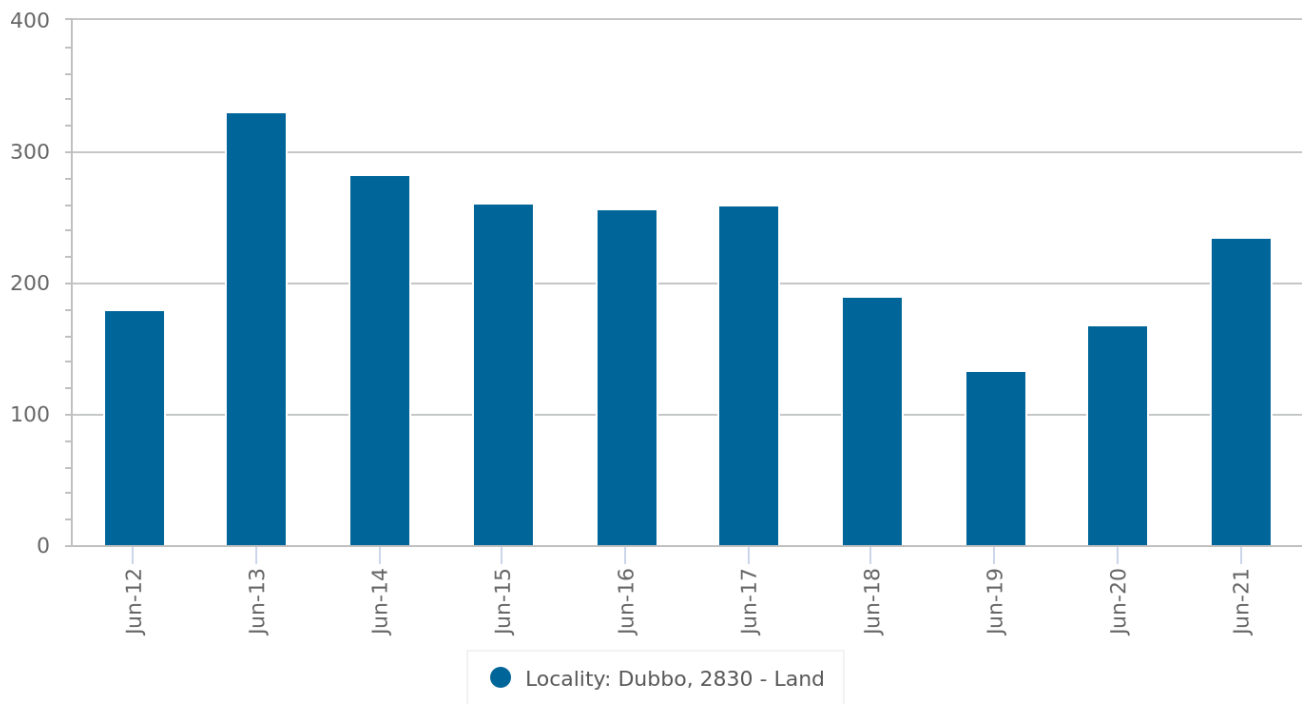
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Dubbo Number
Jun 2021	235
Jun 2020	168
Jun 2019	133
Jun 2018	190
Jun 2017	259
Jun 2016	257
Jun 2015	261
Jun 2014	282
Jun 2013	331
Jun 2012	180

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

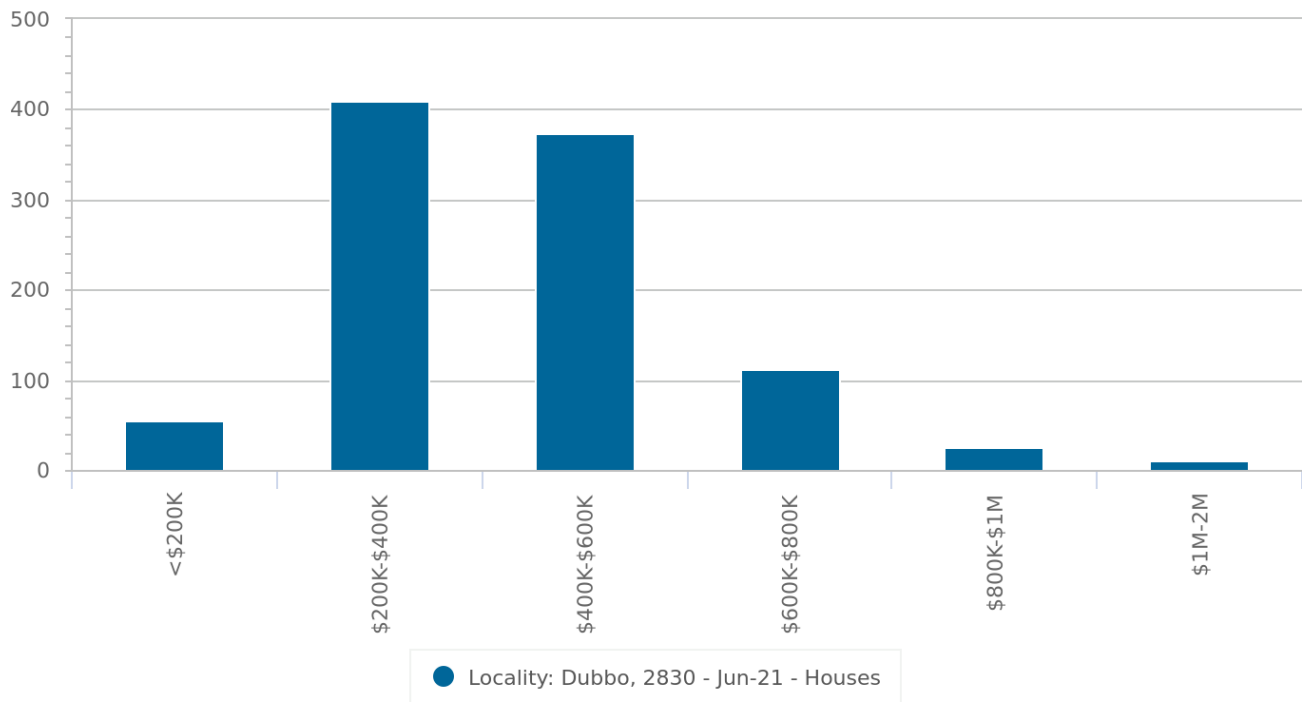
Sales By Price

Sales By Price - 12 months (House)

Price	Dubbo Number
<\$200K	55
\$200K-\$400K	410
\$400K-\$600K	374
\$600K-\$800K	112
\$800K-\$1M	26
\$1M-\$2M	10

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



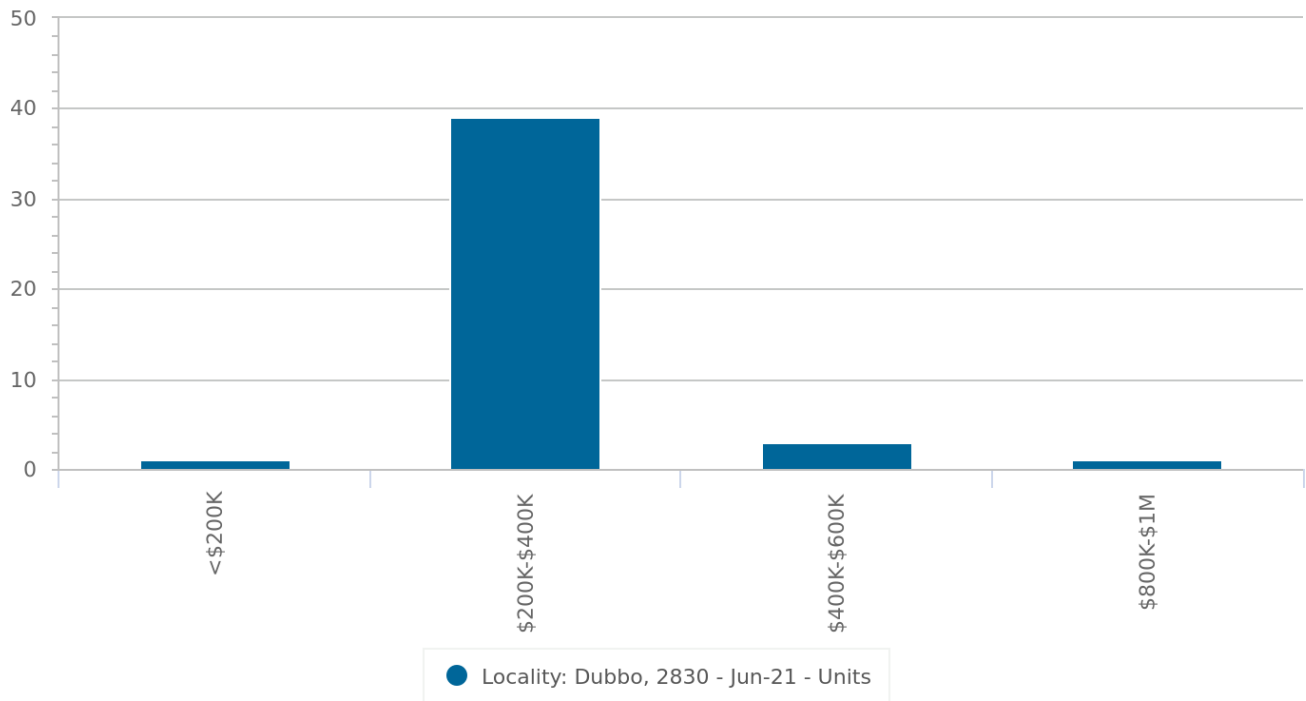
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Dubbo Number
<\$200K	1
\$200K-\$400K	39
\$400K-\$600K	3
\$800K-\$1M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



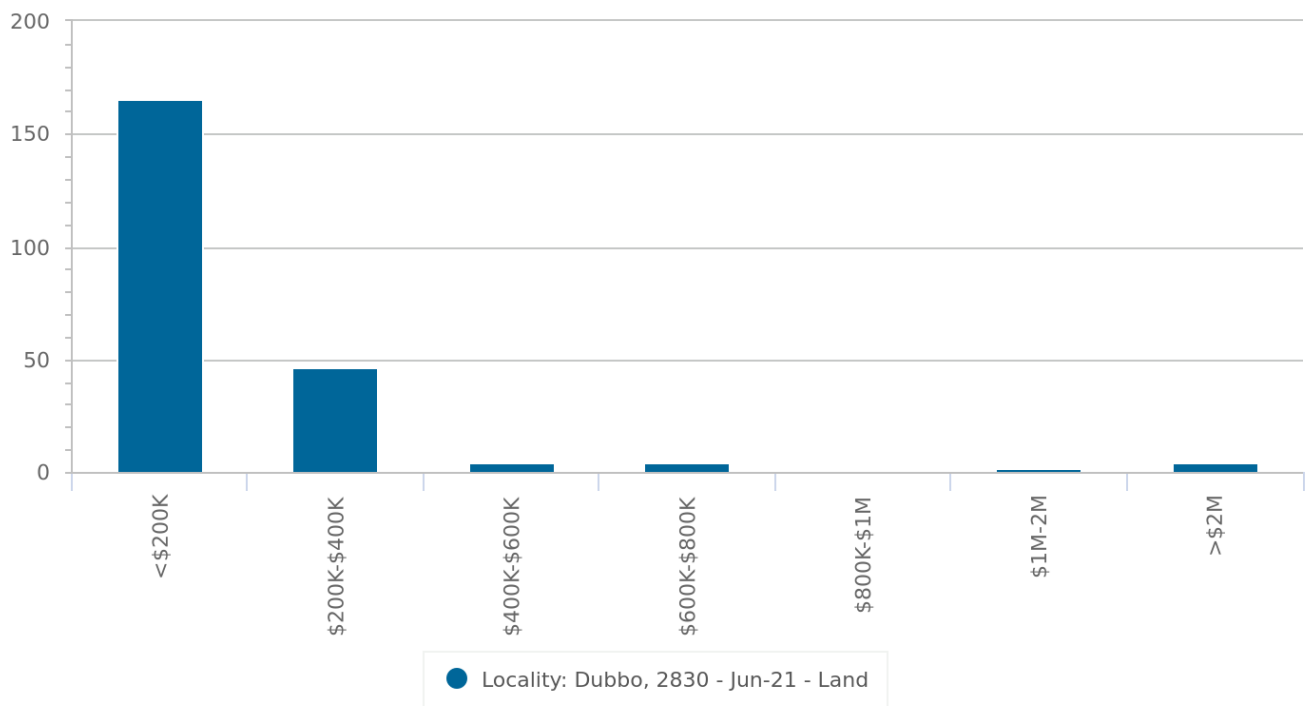
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Dubbo Number
<\$200K	165
\$200K-\$400K	46
\$400K-\$600K	4
\$600K-\$800K	4
\$800K-\$1M	1
\$1M-\$2M	2
>\$2M	4

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
Jun 2021	9.07%	0%
Jun 2020	0%	0%
Jun 2019	3.59%	0%
Jun 2018	0%	0%
Jun 2017	5.54%	0%
Jun 2016	6.36%	0%
Jun 2015	5.74%	0%
Jun 2014	8.93%	0%
Jun 2013	2.75%	0%
Jun 2012	4.81%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Dubbo % Change	Dubbo Regional % Change
Jun 2021	-4.39%	0%
Jun 2020	14%	0%
Jun 2019	-9.09%	0%
Jun 2018	-1.79%	0%
Jun 2017	3.7%	0%
Jun 2016	12.97%	0%
Jun 2015	4.48%	0%
Jun 2014	29.97%	0%
Jun 2013	-11.11%	0%
Jun 2012	12.18%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Dubbo % Change	Dubbo Regional % Change
Jun 2021	7.88%	0%
Jun 2020	-1.2%	0%
Jun 2019	-0.45%	0%
Jun 2018	1.67%	0%
Jun 2017	0%	0%
Jun 2016	3.77%	0%
Jun 2015	13.57%	0%
Jun 2014	21.74%	0%
Jun 2013	0%	0%
Jun 2012	-8%	0%

Statistics are calculated over a rolling 12 month period

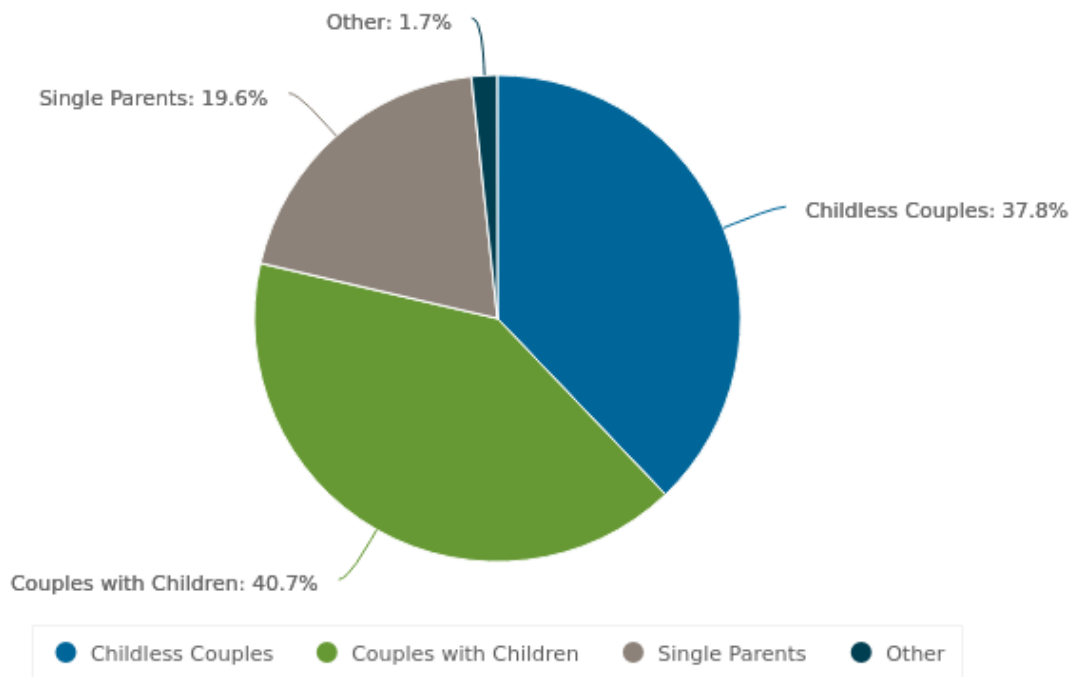
Household

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



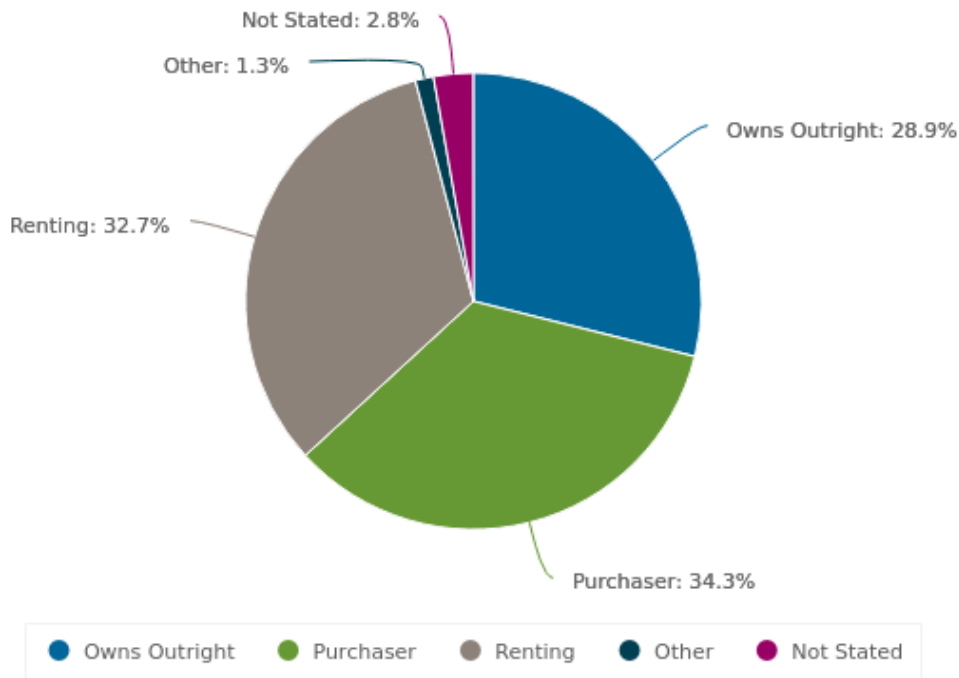
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

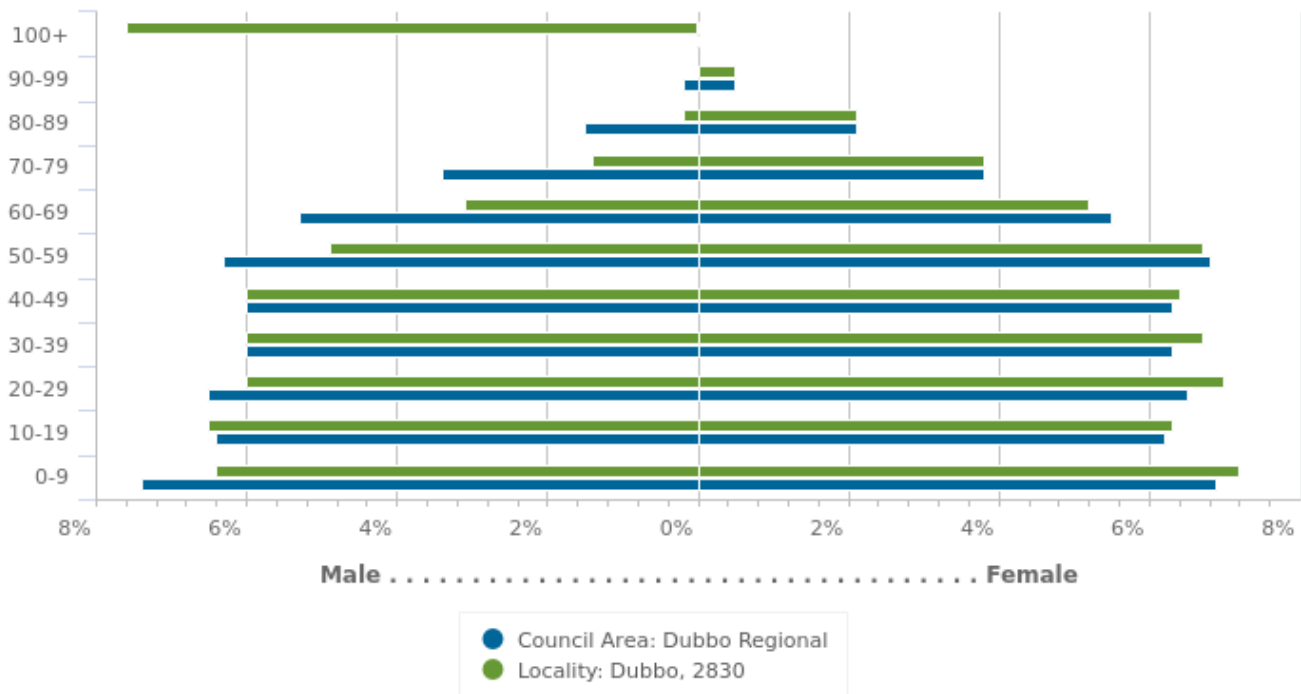
Age Sex Ratio

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



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

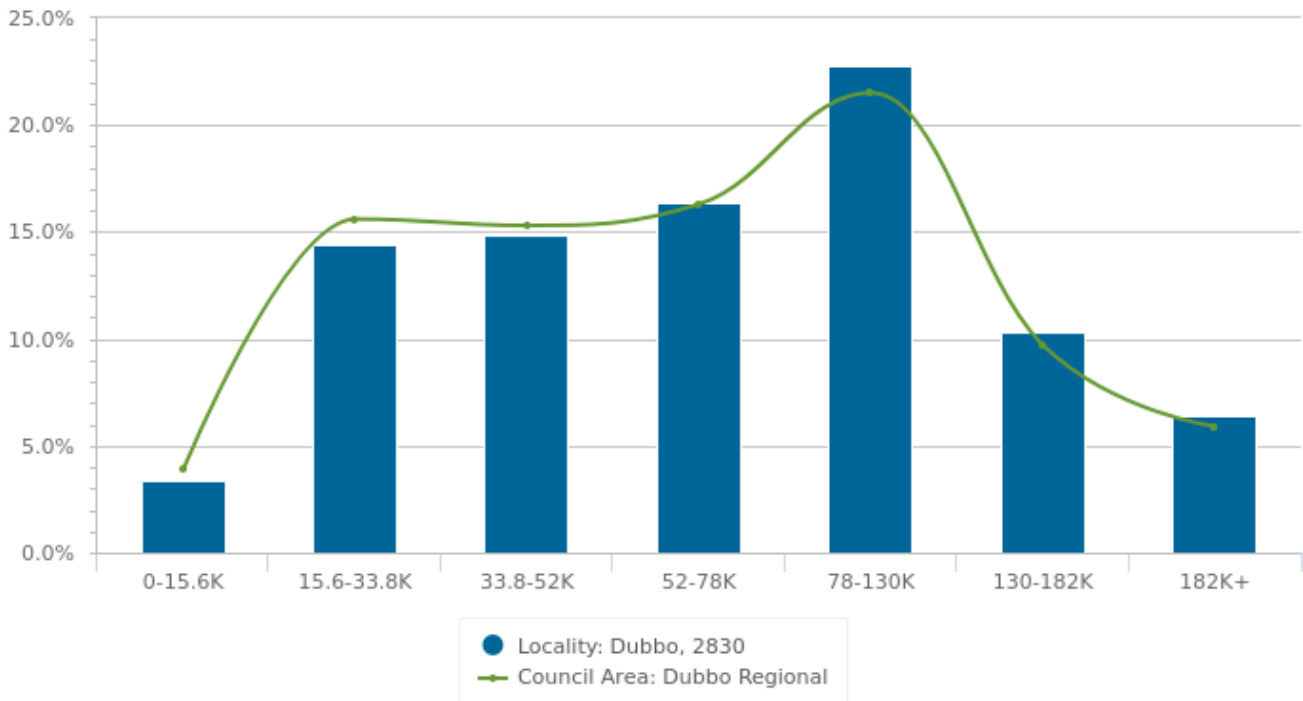
Household Income

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



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



Dubbo Regional Council
PO BOX 81, DUBBO
NSW 2830 AUS

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Contains property sales information provided under licence from the Land and Property Information ("**LPI**"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.