

# Suburb Statistics Report

Elizabeth Downs SA 5113

Prepared on 24 Apr 2024

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Area Profile

Elizabeth Downs, SA

The size of Elizabeth Downs is approximately 3.2 square kilometres. It has 10 parks covering nearly 30.1% of total area. The population of Elizabeth Downs in 2011 was 5,142 people. By 2016 the population was 5,068 showing a population decline of 1.4% in the area during that time. The predominant age group in Elizabeth Downs is 0-9 years. Households in Elizabeth Downs are primarily single parents and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Elizabeth Downs work in a labourer occupation. In 2011, 55% of the homes in Elizabeth Downs were owner-occupied compared with 54% in 2016. Currently the median sales price of houses in the area is \$390,000.

	House	Unit	Land
Average Tenure Period	10.3 years	-	-
Total Dwellings	2,159	66	67
Total New Listings	116	1	-
Median Value	\$422,250	\$335,056	-
Total Properties Listed	140	1	-

Market Trends

House: Market Trends

151

Properties Sold  
(12 Months)

10.3

Average Tenure Period  
(Years)

\$415/w

Median Asking Rent  
(12 Months)

116

New Sale Listings  
(12 Months)

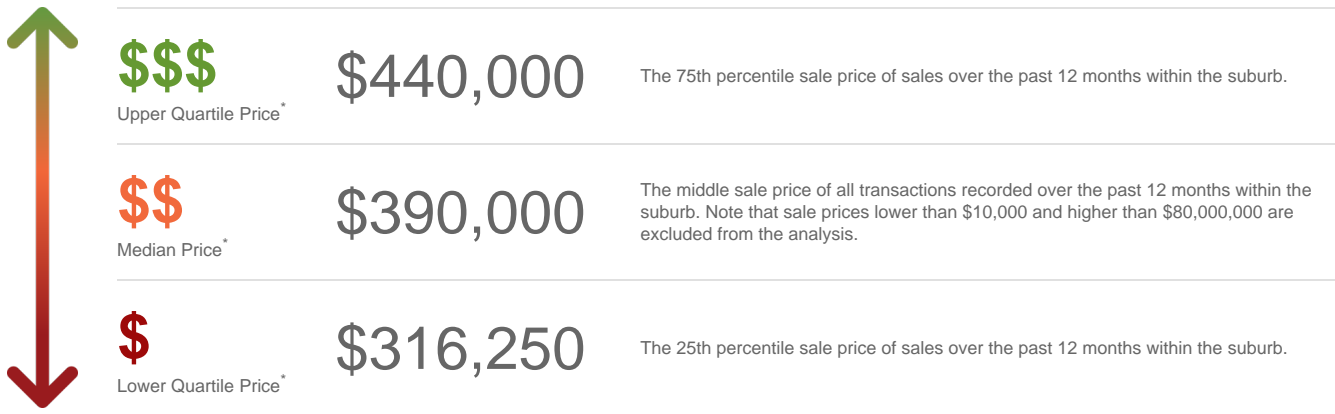
25

Days on Market  
(12 Months)

89

Rental Rate Observations  
(12 Months)

House: Median Price Quartiles



\*Statistics are calculated over a rolling 12 month period

Median Value

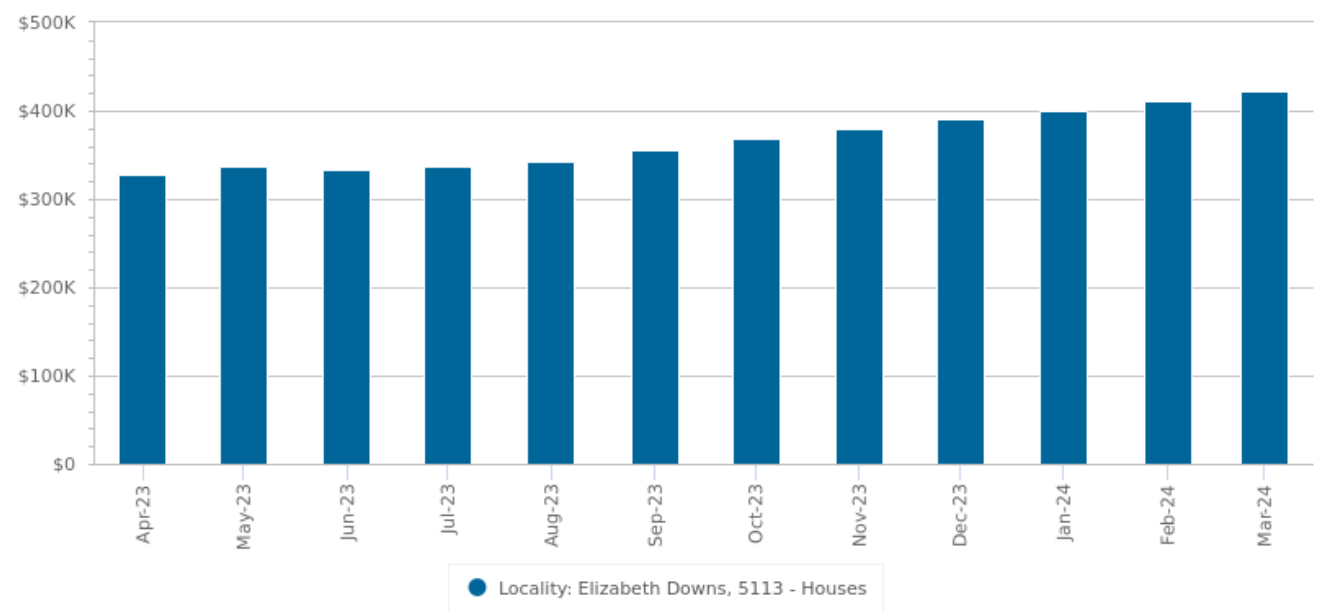
House: Recent Median Value

\$422K

Mar 2024

	Elizabeth Downs
Apr 2023	\$328,442
May 2023	\$336,262
Jun 2023	\$332,481
Jul 2023	\$337,876
Aug 2023	\$342,595
Sep 2023	\$355,281
Oct 2023	\$369,245
Nov 2023	\$378,911
Dec 2023	\$390,394
Jan 2024	\$400,460
Feb 2024	\$410,357
Mar 2024	\$422,250

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

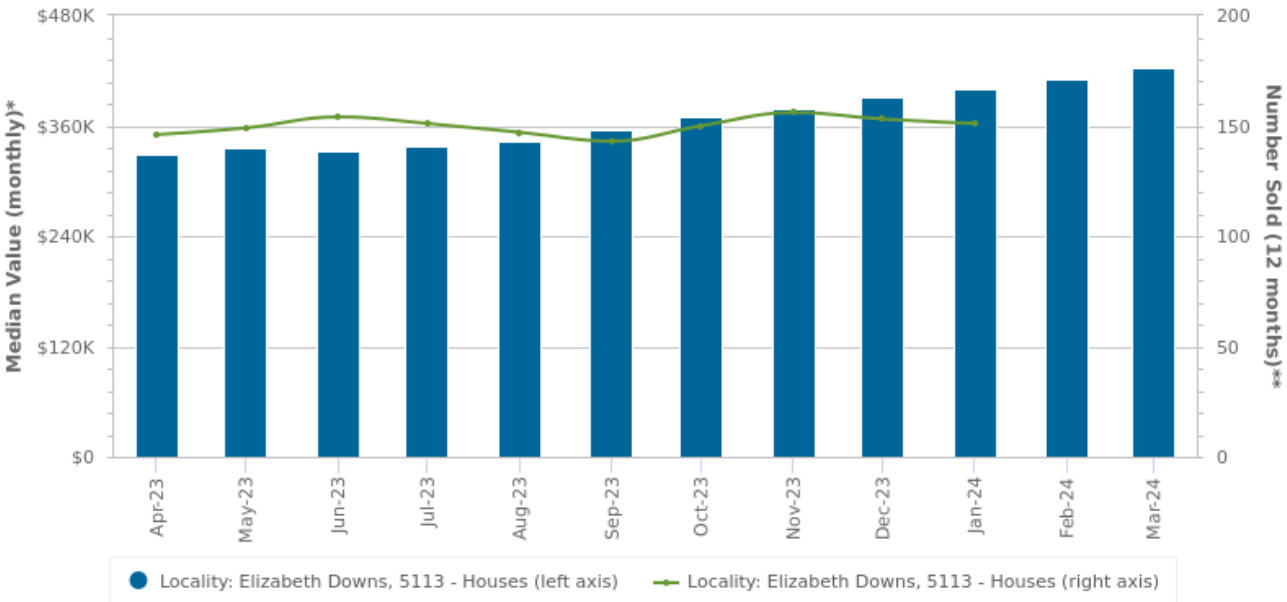
151

Jan 2024

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Apr 2023	\$328,442	146
May 2023	\$336,262	149
Jun 2023	\$332,481	154
Jul 2023	\$337,876	151
Aug 2023	\$342,595	147
Sep 2023	\$355,281	143
Oct 2023	\$369,245	150
Nov 2023	\$378,911	156
Dec 2023	\$390,394	153
Jan 2024	\$400,460	151
Feb 2024	\$410,357	-
Mar 2024	\$422,250	-

Statistics are calculated over a rolling 12 month period



\*Statistics are calculated at the end of the displayed month  
\*\*Statistics are calculated over a rolling 12 month period

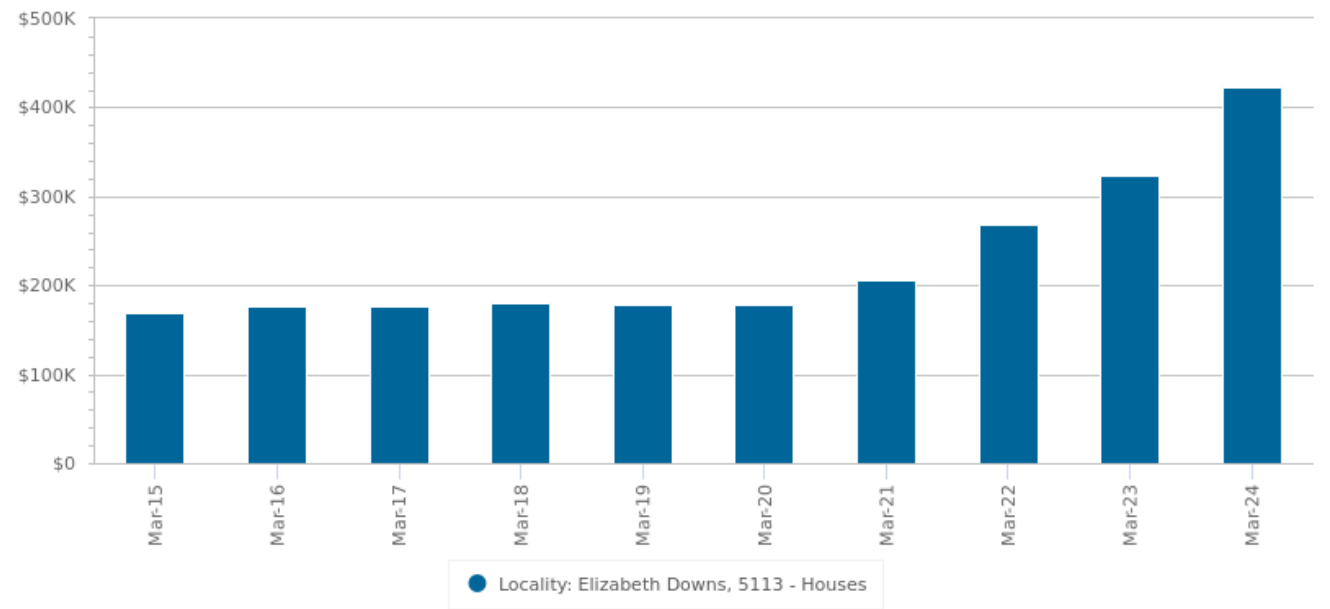
House: Median Value

\$422K

Mar 2024

	Elizabeth Downs
Mar 2015	\$169,130
Mar 2016	\$176,436
Mar 2017	\$176,356
Mar 2018	\$180,573
Mar 2019	\$178,683
Mar 2020	\$178,953
Mar 2021	\$206,297
Mar 2022	\$267,770
Mar 2023	\$324,418
Mar 2024	\$422,250

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

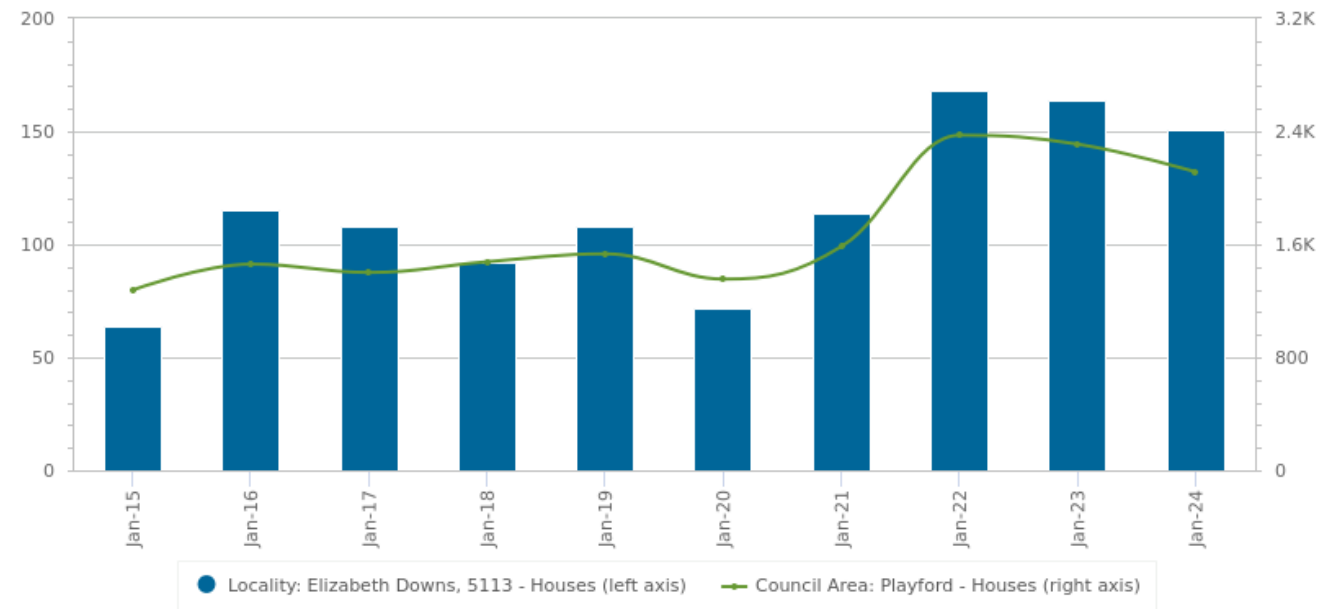
Sales Per Annum

House: Sales Per Annum

151  
Jan 2024

	Elizabeth Downs	Playford
Jan 2015	64	1278
Jan 2016	115	1460
Jan 2017	108	1401
Jan 2018	92	1477
Jan 2019	108	1533
Jan 2020	72	1354
Jan 2021	114	1588
Jan 2022	168	2373
Jan 2023	164	2309
Jan 2024	151	2113

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

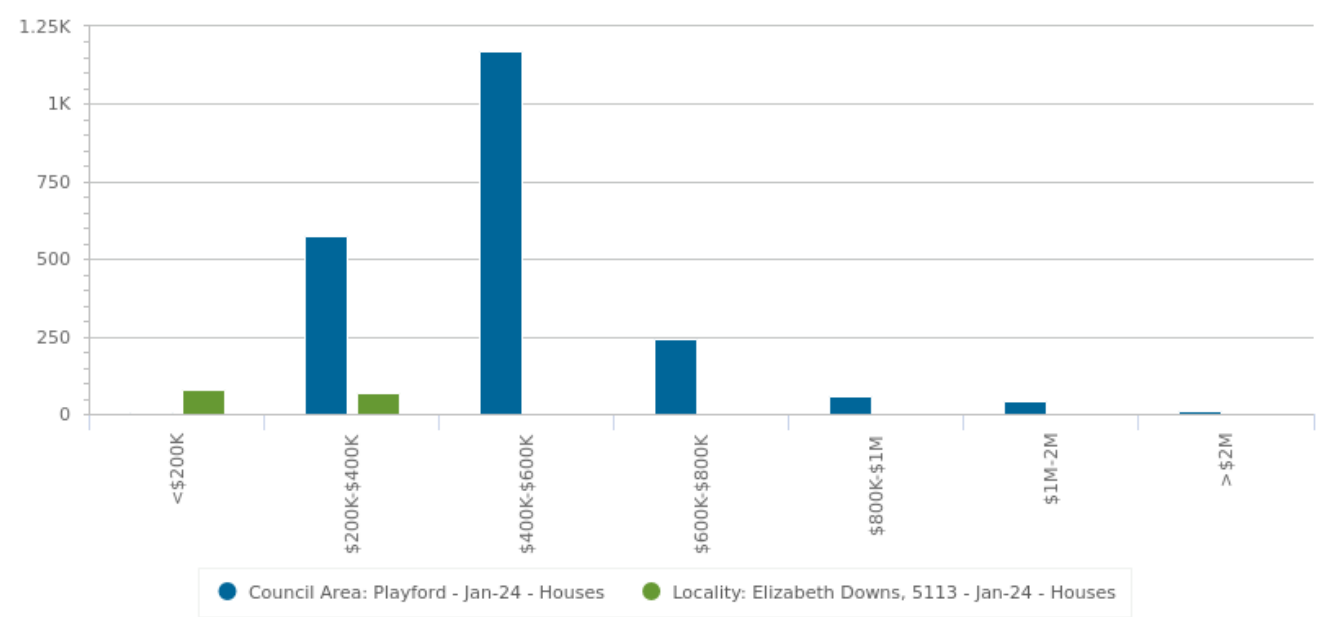
House: Sales By Price

\$57.40M

Jan 2024

	Elizabeth Downs	Playford
<\$200K	-	6
\$200K-\$400K	81	575
\$400K-\$600K	67	1,173
\$600K-\$800K	2	241
\$800K-\$1M	-	59
\$1M-\$2M	-	42
>\$2M	-	11

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

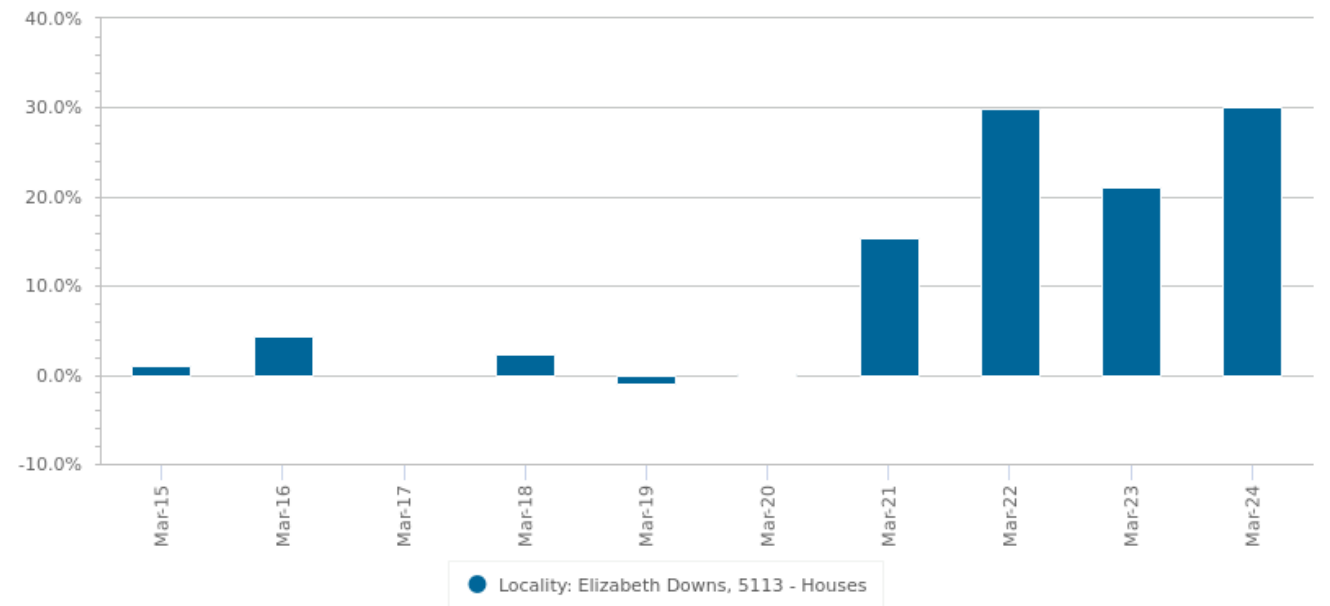
House: Change In Median Value

30.2%

Mar 2024

	Elizabeth Downs
Mar 2015	1.0%
Mar 2016	4.3%
Mar 2017	-0.0%
Mar 2018	2.4%
Mar 2019	-1.0%
Mar 2020	0.2%
Mar 2021	15.3%
Mar 2022	29.8%
Mar 2023	21.2%
Mar 2024	30.2%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

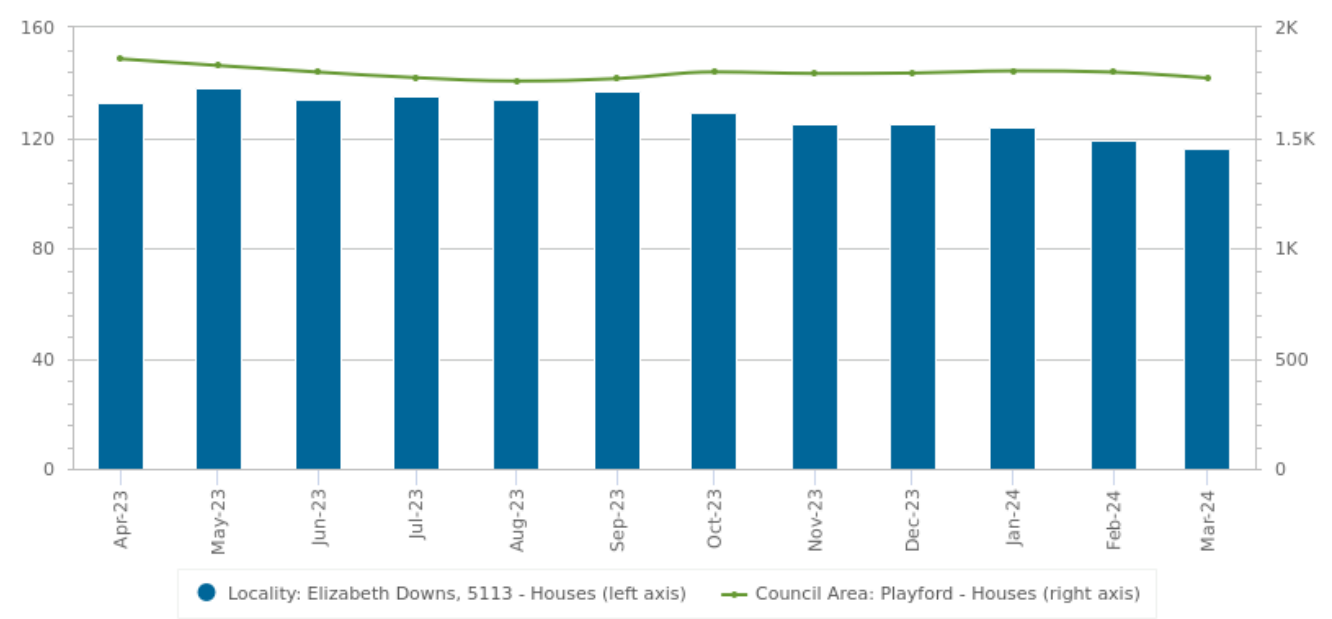
House: Number of New Listing

116

Mar 2024

	Elizabeth Downs	Playford
Apr 2023	133	1,857
May 2023	138	1,827
Jun 2023	134	1,797
Jul 2023	135	1,772
Aug 2023	134	1,757
Sep 2023	137	1,768
Oct 2023	129	1,798
Nov 2023	125	1,791
Dec 2023	125	1,793
Jan 2024	124	1,803
Feb 2024	119	1,797
Mar 2024	116	1,770

Statistics are calculated over a rolling 12 month period



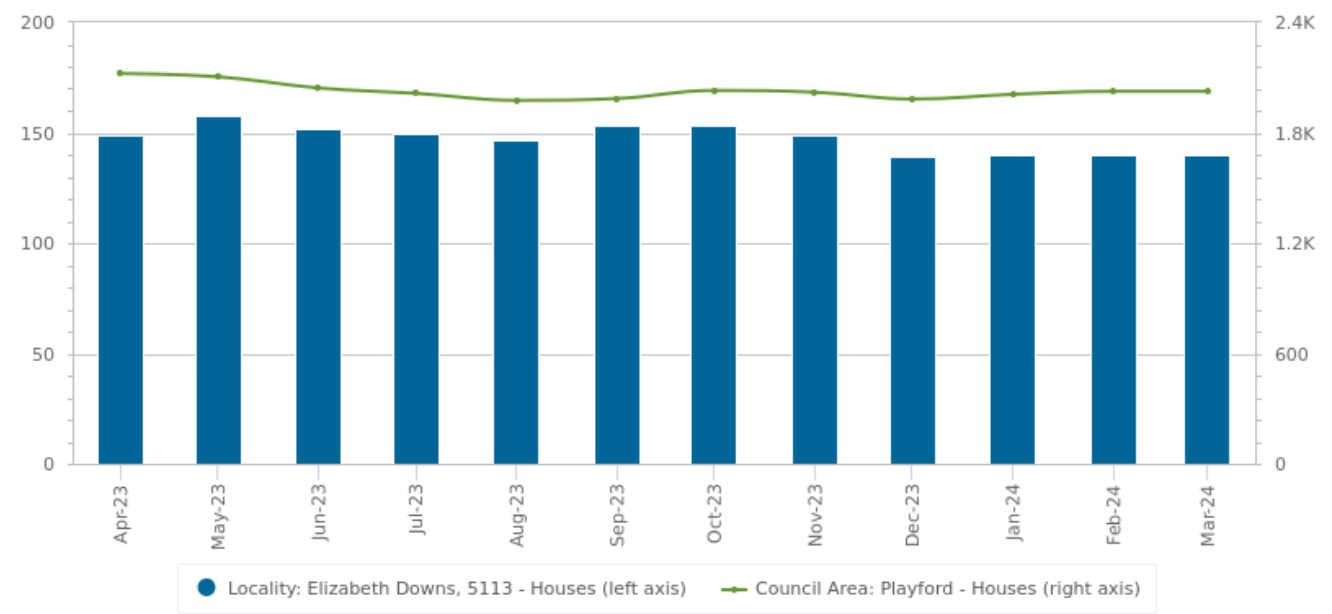
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

140  
Mar 2024

	Elizabeth Downs	Playford
Apr 2023	149	2,122
May 2023	158	2,104
Jun 2023	152	2,043
Jul 2023	150	2,014
Aug 2023	147	1,976
Sep 2023	153	1,986
Oct 2023	153	2,030
Nov 2023	149	2,020
Dec 2023	139	1,983
Jan 2024	140	2,009
Feb 2024	140	2,025
Mar 2024	140	2,025

Statistics are calculated over a rolling 12 month period



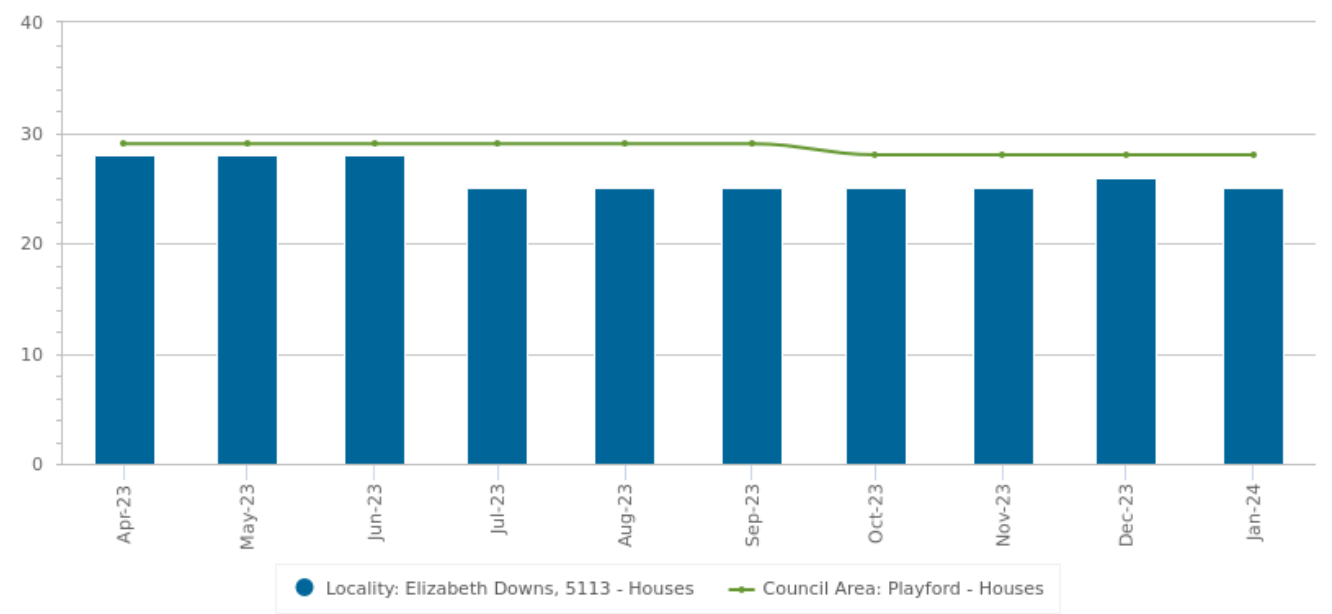
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

25  
Jan 2024

	Elizabeth Downs	Playford
Apr 2023	28	29
May 2023	28	29
Jun 2023	28	29
Jul 2023	25	29
Aug 2023	25	29
Sep 2023	25	29
Oct 2023	25	28
Nov 2023	25	28
Dec 2023	26	28
Jan 2024	25	28
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

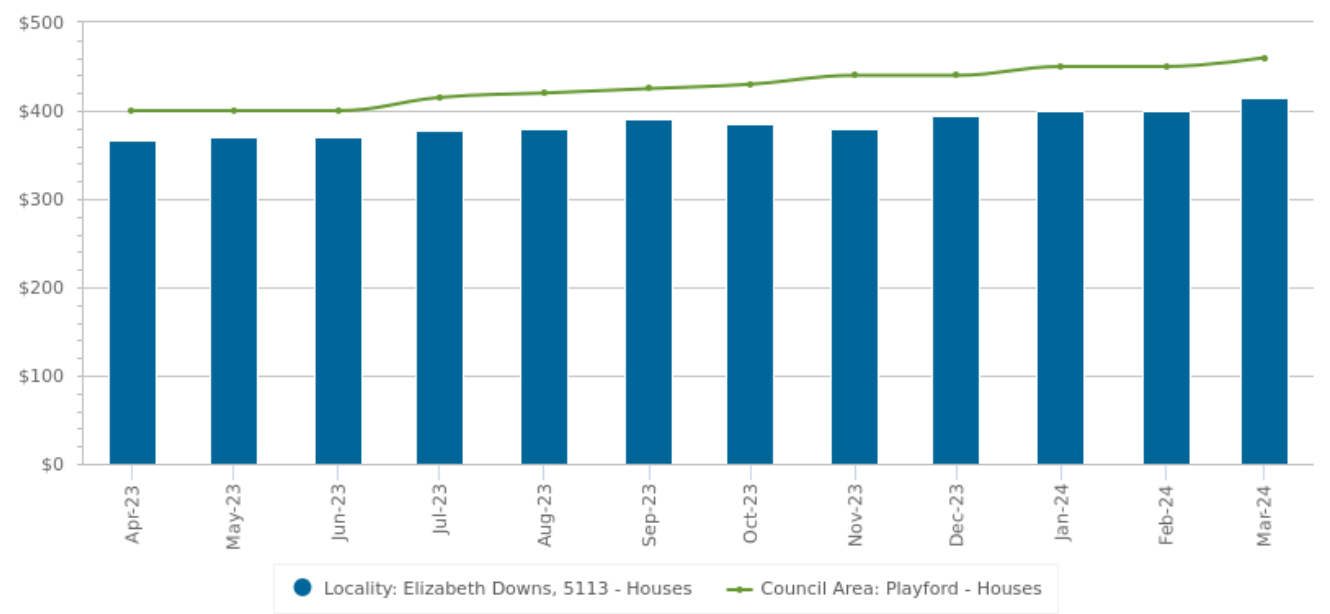
House: Median Rent

\$415/w

Mar 2024

	Elizabeth Downs	Playford
Apr 2023	\$368/w	\$400/w
May 2023	\$370/w	\$400/w
Jun 2023	\$370/w	\$400/w
Jul 2023	\$378/w	\$415/w
Aug 2023	\$380/w	\$420/w
Sep 2023	\$390/w	\$425/w
Oct 2023	\$385/w	\$430/w
Nov 2023	\$380/w	\$440/w
Dec 2023	\$395/w	\$440/w
Jan 2024	\$400/w	\$450/w
Feb 2024	\$400/w	\$450/w
Mar 2024	\$415/w	\$460/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



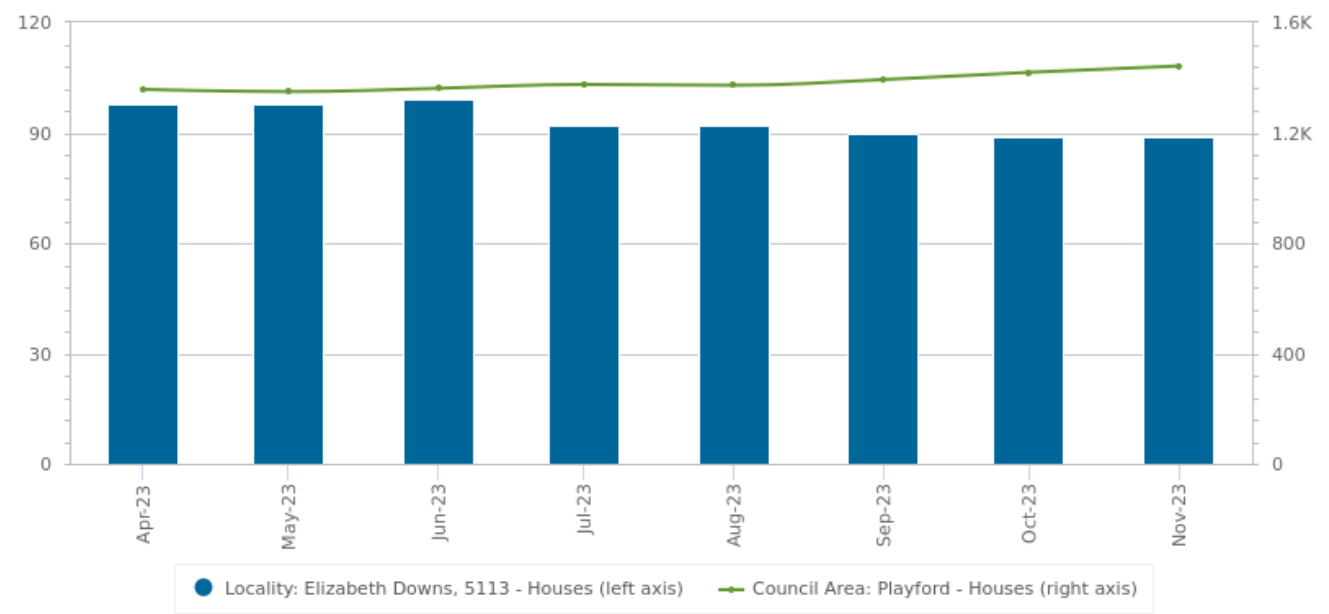
89

Nov 2023

House: Rental Rate Observations

	Elizabeth Downs	Playford
Apr 2023	98	1,357
May 2023	98	1,349
Jun 2023	99	1,361
Jul 2023	92	1,375
Aug 2023	92	1,372
Sep 2023	90	1,393
Oct 2023	89	1,419
Nov 2023	89	1,442
Dec 2023	-	-
Jan 2024	-	-
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period



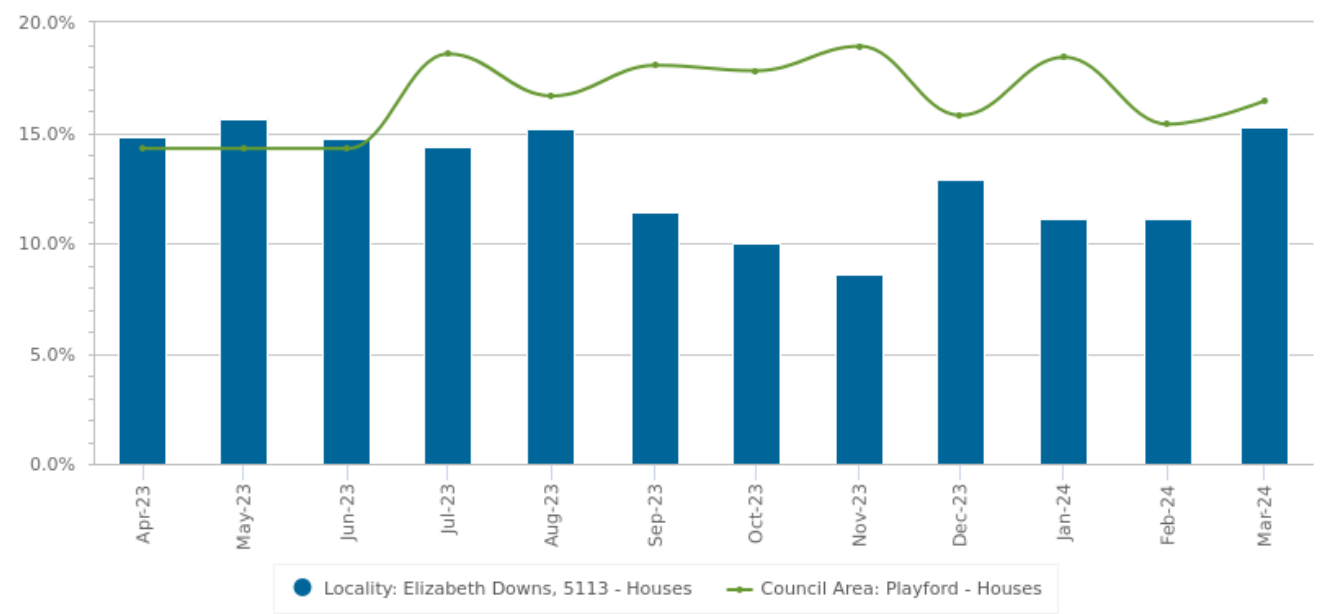
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

15.3%  
Mar 2024

	Elizabeth Downs	Playford
Apr 2023	14.8%	14.3%
May 2023	15.6%	14.3%
Jun 2023	14.7%	14.3%
Jul 2023	14.4%	18.6%
Aug 2023	15.2%	16.7%
Sep 2023	11.4%	18.1%
Oct 2023	10.0%	17.8%
Nov 2023	8.6%	18.9%
Dec 2023	12.9%	15.8%
Jan 2024	11.1%	18.4%
Feb 2024	11.1%	15.4%
Mar 2024	15.3%	16.5%

Statistics are calculated over a rolling 12 month period



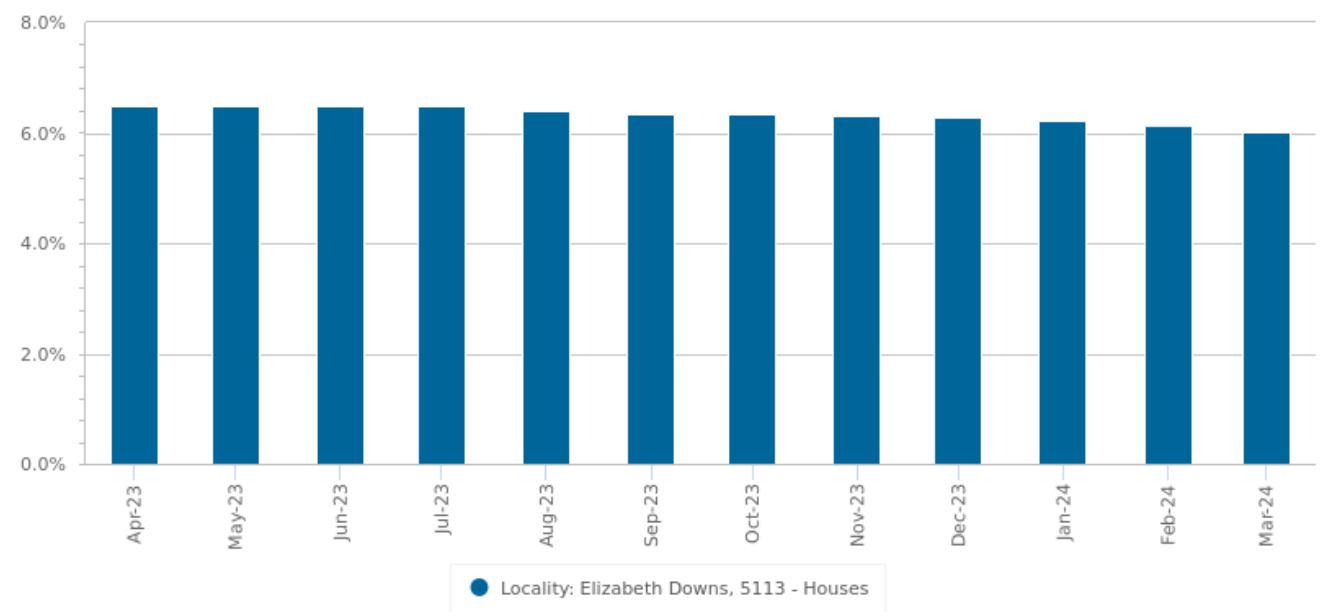
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

6.0%  
Mar 2024

	Elizabeth Downs
Apr 2023	6.5%
May 2023	6.5%
Jun 2023	6.5%
Jul 2023	6.5%
Aug 2023	6.4%
Sep 2023	6.3%
Oct 2023	6.3%
Nov 2023	6.3%
Dec 2023	6.3%
Jan 2024	6.2%
Feb 2024	6.1%
Mar 2024	6.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Elizabeth Downs	Playford
Childless Couples	29.7%	31.3%
Couples with Children	32.7%	40.8%
Single Parents	35.3%	26.1%
Other	2.4%	1.8%

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



Childless Couples

29.7%



Couples with Children

32.7%



Single Parents

35.3%



Other

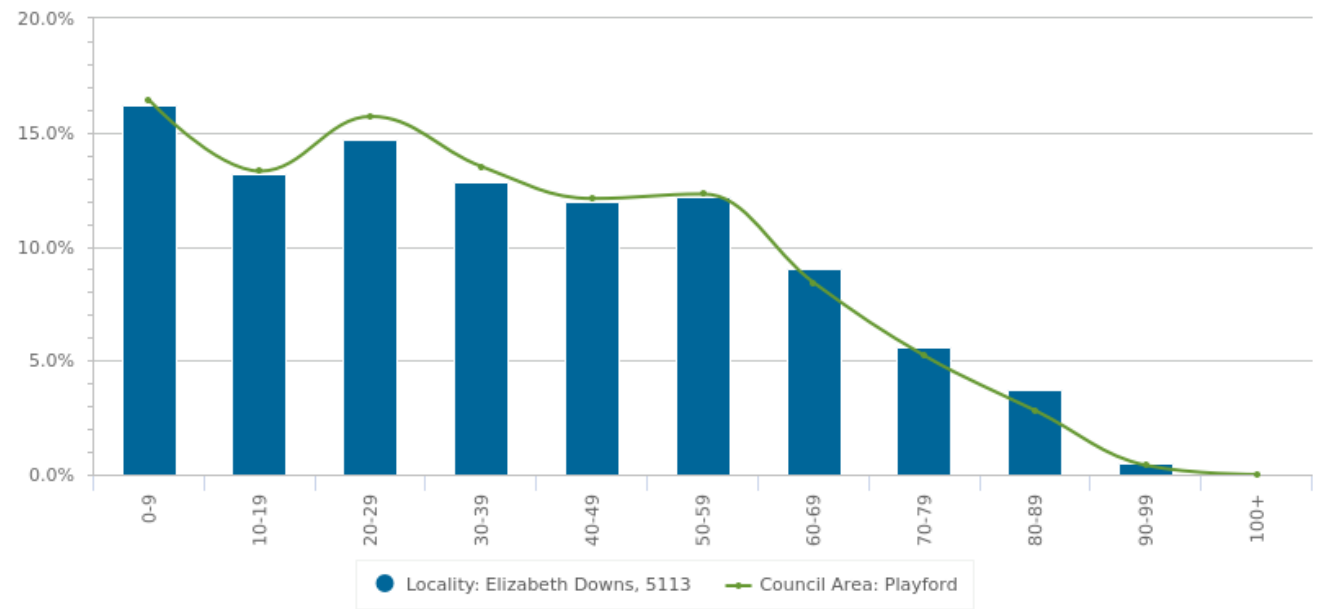
2.4%

Population Age

Population Age

	Elizabeth Downs	Playford
0-9	16.2%	16.4%
10-19	13.2%	13.3%
20-29	14.7%	15.7%
30-39	12.8%	13.5%
40-49	12%	12.1%
50-59	12.2%	12.3%
60-69	9%	8.4%
70-79	5.6%	5.2%
80-89	3.7%	2.8%
90-99	0.5%	0.4%

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



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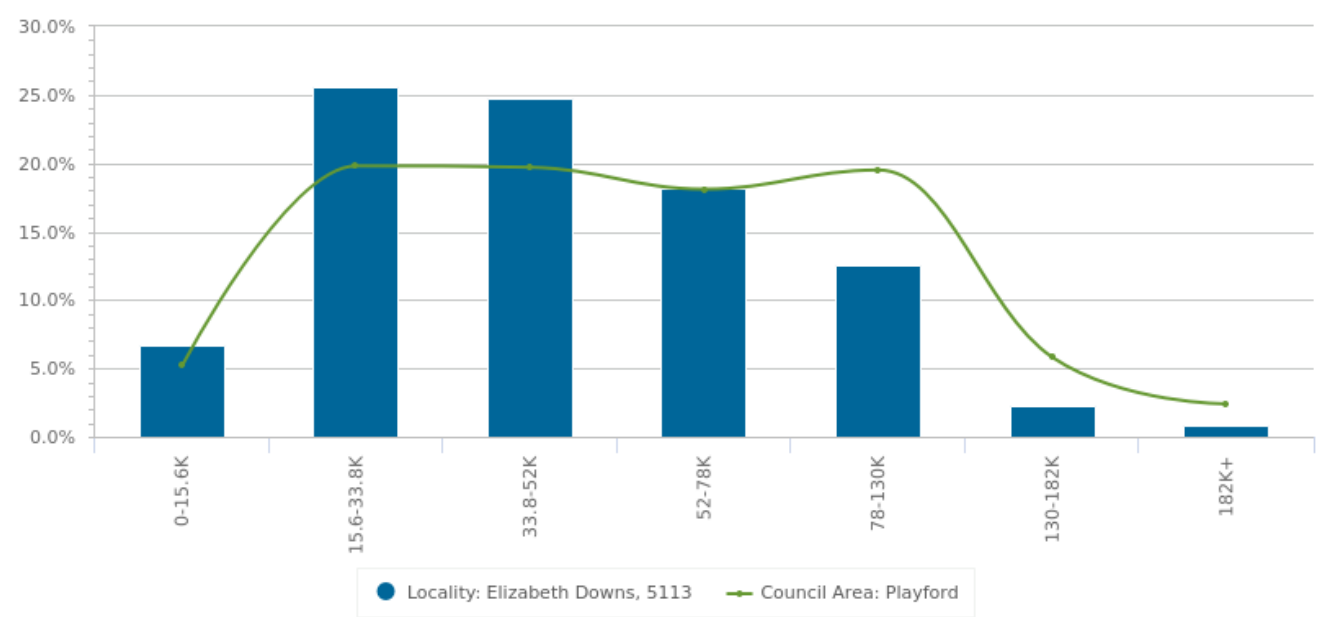


Household Income

Household Income

	Elizabeth Downs	Playford
0-15.6K	6.7%	5.2%
15.6-33.8K	25.6%	19.8%
33.8-52K	24.8%	19.7%
52-78K	18.2%	18.1%
78-130K	12.5%	19.5%
130-182K	2.3%	5.8%
182K+	0.8%	2.4%

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



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Education

Education By Qualification

	Elizabeth Downs	Playford
Postgrad	0.6%	1.7%
Graduate Diploma or Certificate	0.8%	1.3%
Bachelor	6.7%	10.4%
Advanced Diploma or Diploma	10.1%	13.4%
Certificate	55.2%	50.7%
Not Stated	24.9%	21.1%
Inadequately Described	1.2%	1.4%

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



Postgrad

0.6%



Graduate Diploma or Certificate

0.8%



Bachelor

6.7%



Advanced Diploma or  
Diploma

10.1%



Certificate

55.2%



Not Stated

24.9%



Inadequately  
Described

1.2%

Occupation

Employment By Occupation

	Elizabeth Downs	Playford
Professional	7.3%	9.8%
Clerical	10%	12.4%
Trades	14.8%	15.2%
Labourer	21.9%	15.9%
Not Stated	1.5%	1.9%
Machinery Operators and Drivers	14.4%	11.3%
Managers	5.5%	8.9%
Community and Personal Service Workers	14.5%	13.8%
Sales Workers	10.4%	10.8%

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



Professional

7.3%



Clerical

10%



Trades

14.8%



Labourer

21.9%



Not Stated

1.5%



Machinery Operators and Drivers

14.4%

Employment By Occupation



Managers

5.5%



Community and Personal Service  
Workers

14.5%



Sales Workers

10.4%

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