

# Suburb Statistics Report

Craigmore SA 5114

Prepared on 18 Apr 2024

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Area Profile

Craigmore, SA

The size of Craigmore is approximately 4.9 square kilometres. It has 45 parks covering nearly 18.1% of total area. The population of Craigmore in 2011 was 11,102 people. By 2016 the population was 10,886 showing a population decline of 1.9% in the area during that time. The predominant age group in Craigmore is 50-59 years. Households in Craigmore are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Craigmore work in a trades occupation. In 2011, 76.6% of the homes in Craigmore were owner-occupied compared with 75% in 2016. Currently the median sales price of houses in the area is \$500,000.

	House	Unit	Land
Average Tenure Period	12.8 years	-	-
Total Dwellings	3,700	44	262
Total New Listings	153	1	-
Median Value	\$560,057	\$389,227	-
Total Properties Listed	166	1	-

Market Trends

House: Market Trends

156 Properties Sold (12 Months)	12.8 Average Tenure Period (Years)	\$490/w Median Asking Rent (12 Months)
153 New Sale Listings (12 Months)	28 Days on Market (12 Months)	71 Rental Rate Observations (12 Months)

House: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$575,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$500,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	\$450,000	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Suburb Statistics Report

Craigmore SA 5114






Unit: Market Trends

<div>1</div> <div>Properties Sold (12 Months)</div>	<div>-</div> <div>Average Tenure Period (Years)</div>	<div>\$275/w</div> <div>Median Asking Rent (12 Months)</div>
<div>1</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>1</div> <div>Rental Rate Observations (12 Months)</div>

Land: Market Trends

1 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$137,500	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.
	\$ Lower Quartile Price*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			

Median Value

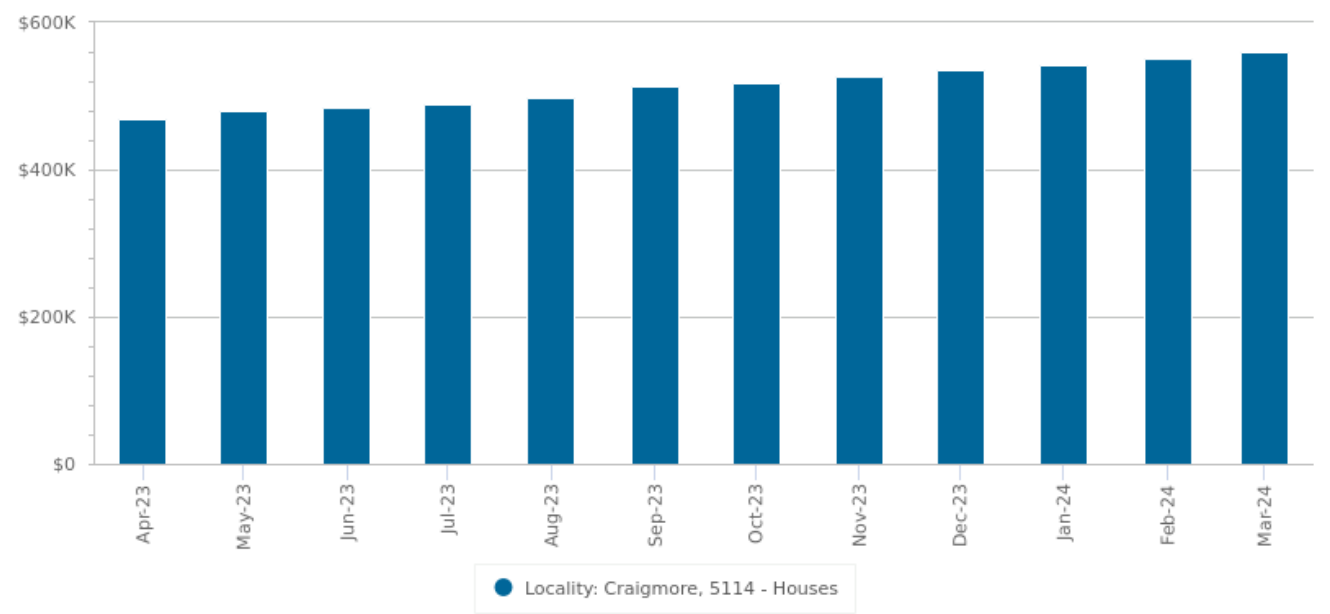
House: Recent Median Value

\$560K

Mar 2024

	Craigmore
Apr 2023	\$469,425
May 2023	\$481,065
Jun 2023	\$484,282
Jul 2023	\$489,543
Aug 2023	\$496,992
Sep 2023	\$512,578
Oct 2023	\$517,698
Nov 2023	\$526,569
Dec 2023	\$535,357
Jan 2024	\$543,094
Feb 2024	\$551,413
Mar 2024	\$560,057

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

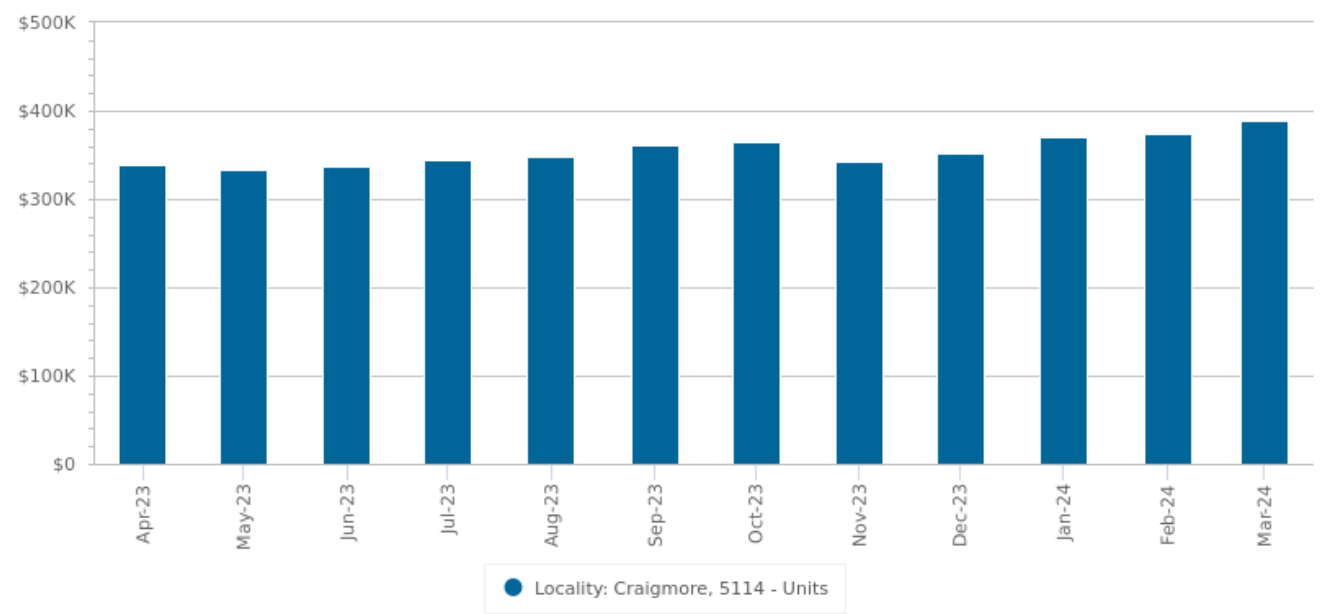
Unit: Recent Median Value

\$389K

Mar 2024

	Craigmore
Apr 2023	\$338,401
May 2023	\$333,566
Jun 2023	\$337,528
Jul 2023	\$344,514
Aug 2023	\$348,102
Sep 2023	\$360,899
Oct 2023	\$364,800
Nov 2023	\$342,998
Dec 2023	\$352,702
Jan 2024	\$370,835
Feb 2024	\$374,919
Mar 2024	\$389,227

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

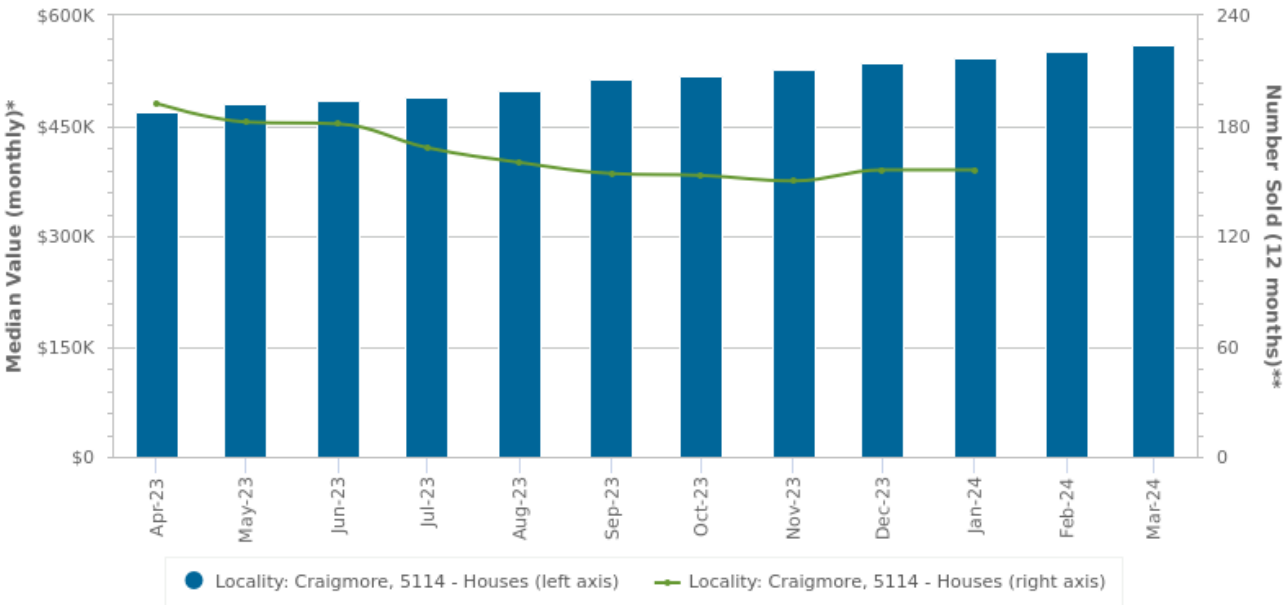
156

Jan 2024

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Apr 2023	\$469,425	192
May 2023	\$481,065	182
Jun 2023	\$484,282	181
Jul 2023	\$489,543	168
Aug 2023	\$496,992	160
Sep 2023	\$512,578	154
Oct 2023	\$517,698	153
Nov 2023	\$526,569	150
Dec 2023	\$535,357	156
Jan 2024	\$543,094	156
Feb 2024	\$551,413	-
Mar 2024	\$560,057	-

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

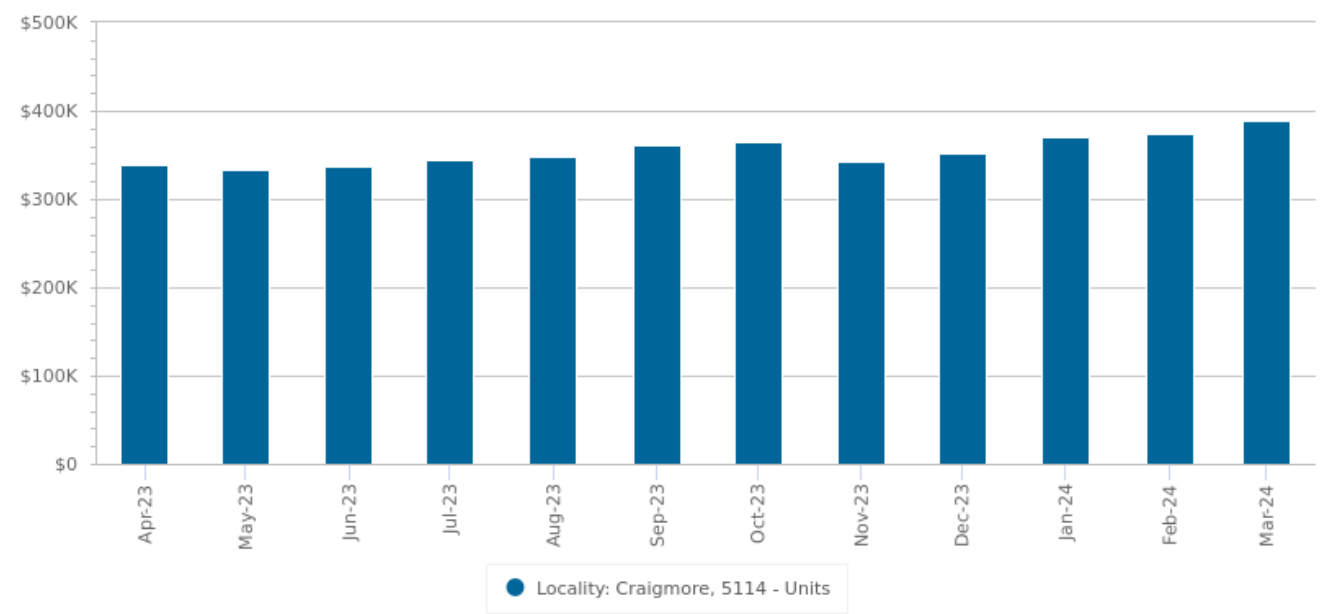


Unit: Median Value vs Number Sold

1  
Jun 2022

	Median Value	Number Of Sold
Apr 2023	\$338,401	-
May 2023	\$333,566	-
Jun 2023	\$337,528	-
Jul 2023	\$344,514	-
Aug 2023	\$348,102	-
Sep 2023	\$360,899	-
Oct 2023	\$364,800	-
Nov 2023	\$342,998	-
Dec 2023	\$352,702	-
Jan 2024	\$370,835	-
Feb 2024	\$374,919	-
Mar 2024	\$389,227	-

Statistics are calculated over a rolling 12 month period



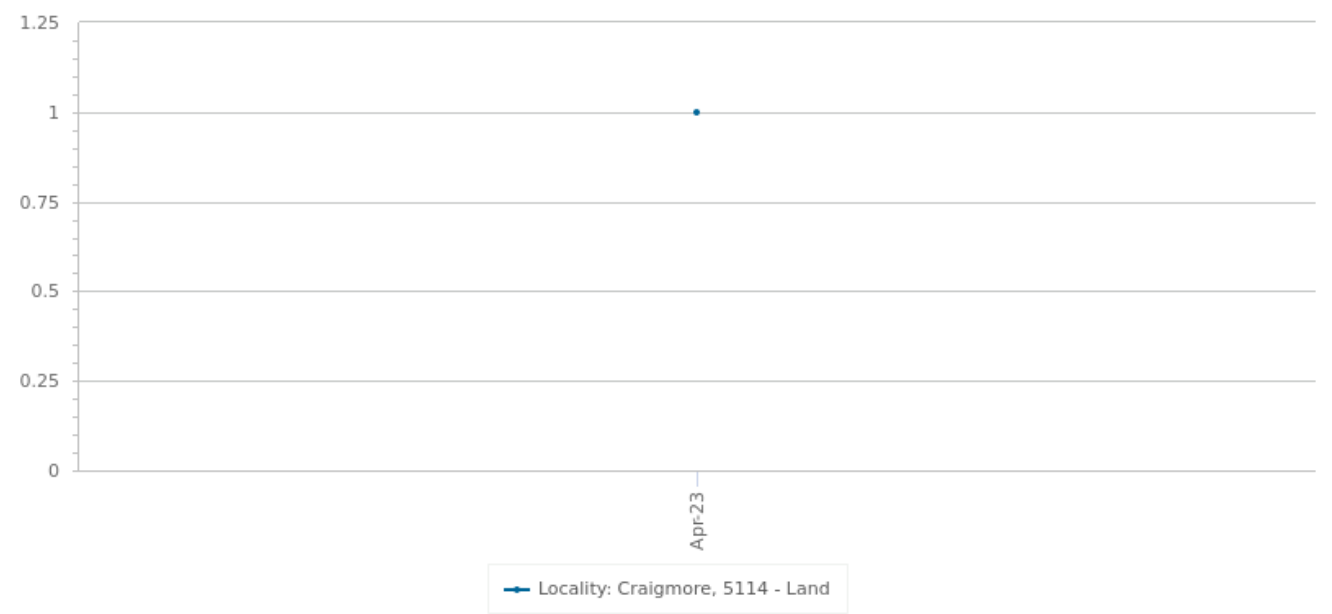
Statistics are calculated at the end of the displayed month

Land: Median Value vs Number Sold

1  
Apr 2023

	Median Value	Number Of Sold
Apr 2023	-	1
May 2023	-	-
Jun 2023	-	-
Jul 2023	-	-
Aug 2023	-	-
Sep 2023	-	-
Oct 2023	-	-
Nov 2023	-	-
Dec 2023	-	-
Jan 2024	-	-
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period



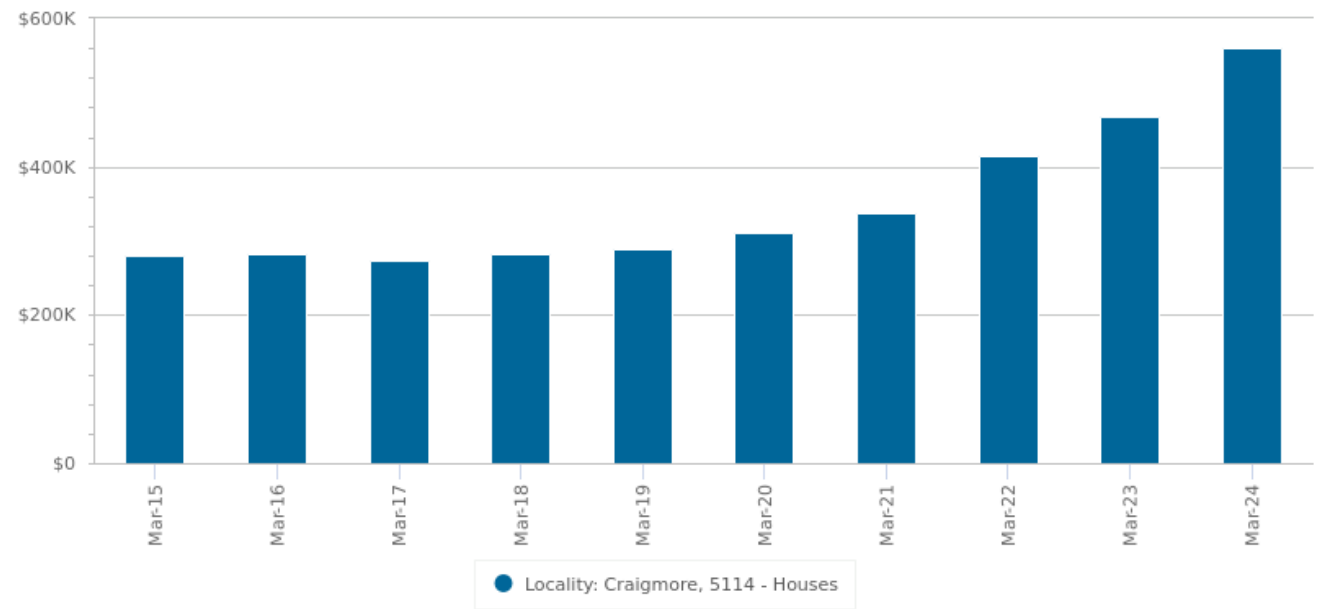
Statistics are calculated over a rolling 12 month period

House: Median Value

\$560K  
Mar 2024

	Craigmore
Mar 2015	\$279,196
Mar 2016	\$282,973
Mar 2017	\$274,281
Mar 2018	\$282,349
Mar 2019	\$288,031
Mar 2020	\$310,307
Mar 2021	\$338,424
Mar 2022	\$414,711
Mar 2023	\$466,846
Mar 2024	\$560,057

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

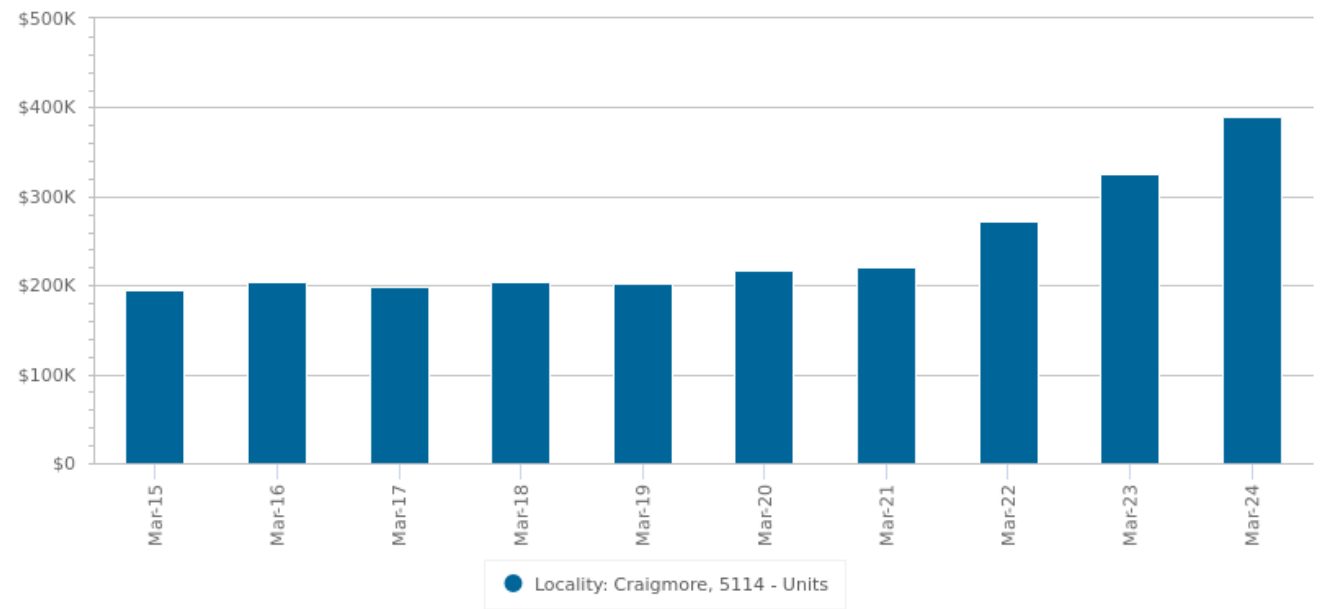
Unit: Median Value

\$389K

Mar 2024

	Craigmore
Mar 2015	\$194,574
Mar 2016	\$203,362
Mar 2017	\$198,421
Mar 2018	\$203,525
Mar 2019	\$201,452
Mar 2020	\$216,363
Mar 2021	\$220,647
Mar 2022	\$272,629
Mar 2023	\$325,244
Mar 2024	\$389,227

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

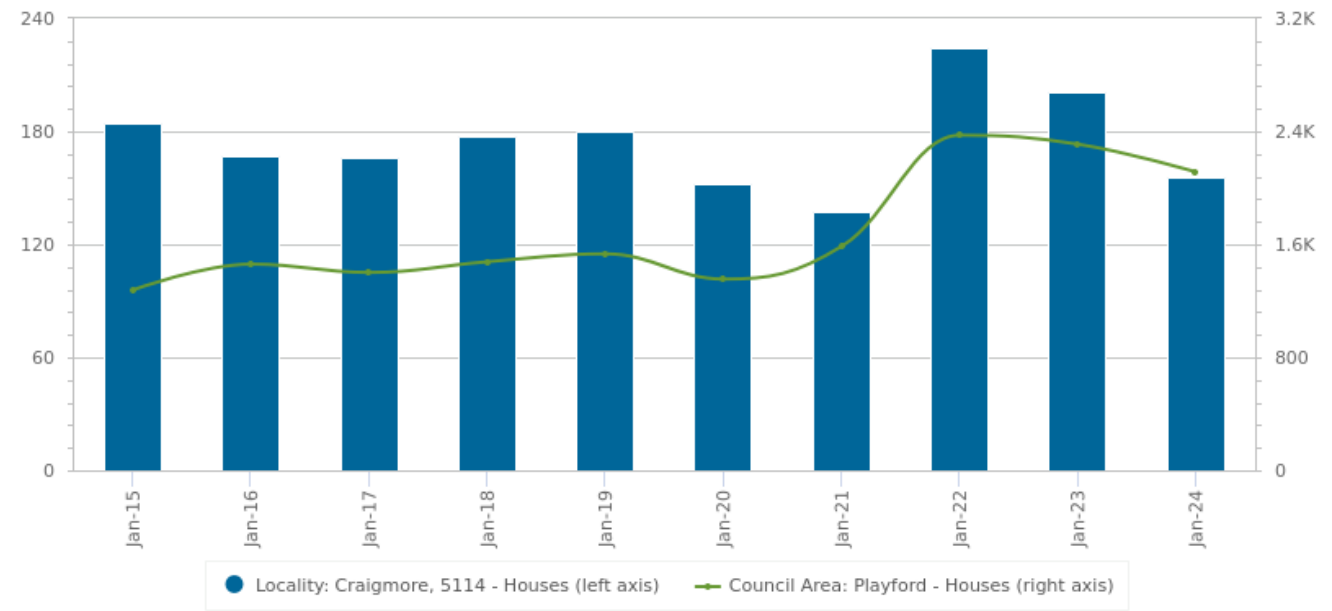
Sales Per Annum

House: Sales Per Annum

156  
Jan 2024

	Craigmore	Playford
Jan 2015	184	1278
Jan 2016	167	1460
Jan 2017	166	1401
Jan 2018	177	1477
Jan 2019	180	1533
Jan 2020	152	1354
Jan 2021	137	1588
Jan 2022	224	2373
Jan 2023	201	2309
Jan 2024	156	2113

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

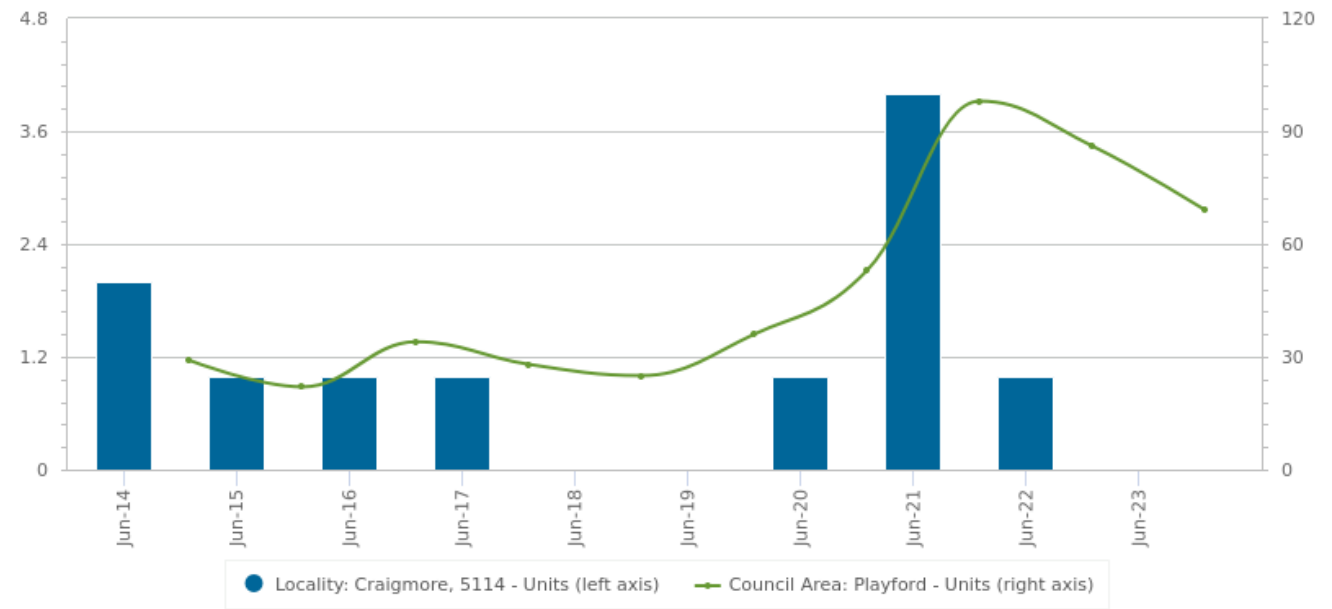


Unit: Sales Per Annum

1  
Jun 2022

	Craigmore	Playford
Jun 2015	1	29
Jun 2016	1	22
Jun 2017	1	34
Jun 2018	0	28
Jun 2019	0	25
Jun 2020	1	36
Jun 2021	4	53
Jun 2022	1	98
Jun 2023	0	86
Jun 2024	0	69

Statistics are calculated over a rolling 12 month period



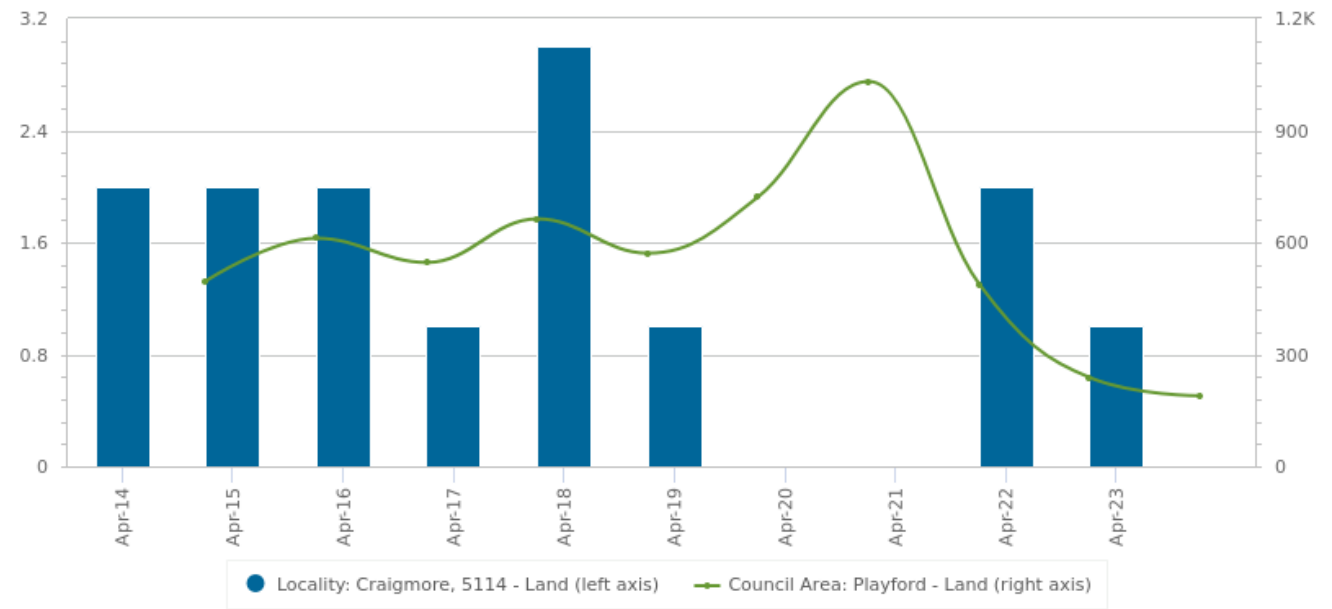
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1  
Apr 2023

	Craigmore	Playford
Apr 2015	2	497
Apr 2016	2	611
Apr 2017	1	546
Apr 2018	3	663
Apr 2019	1	571
Apr 2020	0	722
Apr 2021	0	1031
Apr 2022	2	488
Apr 2023	1	238
Apr 2024	0	189

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

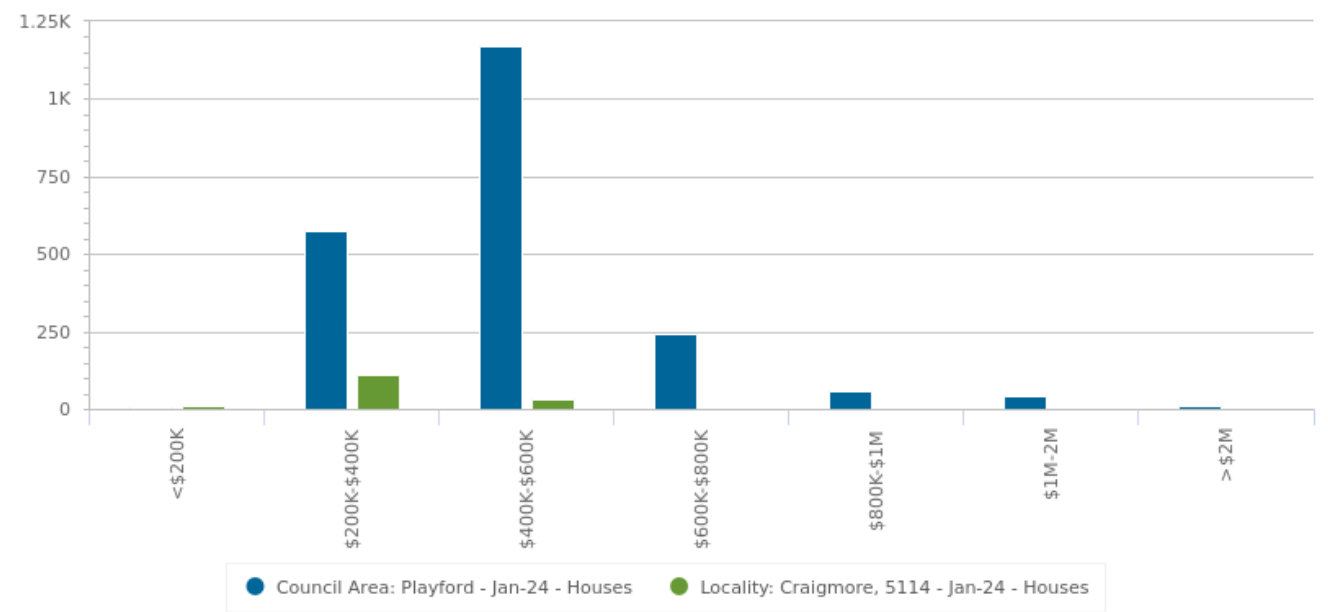
House: Sales By Price

\$80.75M

Jan 2024

	Craigmore	Playford
<\$200K	-	6
\$200K-\$400K	12	575
\$400K-\$600K	111	1,173
\$600K-\$800K	31	241
\$800K-\$1M	2	59
\$1M-\$2M	-	42
>\$2M	-	11

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

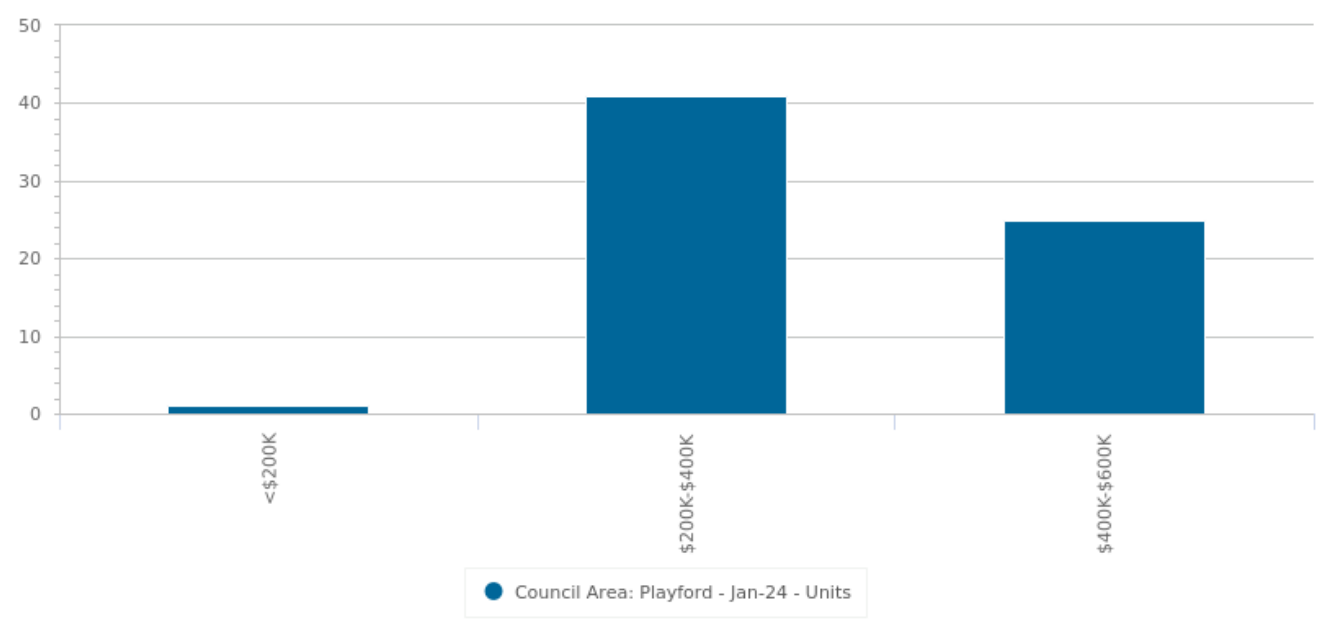
Unit: Sales By Price

\$212K

Jun 2022

	Craigmore	Playford
<\$200K	-	1
\$200K-\$400K	-	41
\$400K-\$600K	-	25

Statistics are calculated over a rolling 12 month period

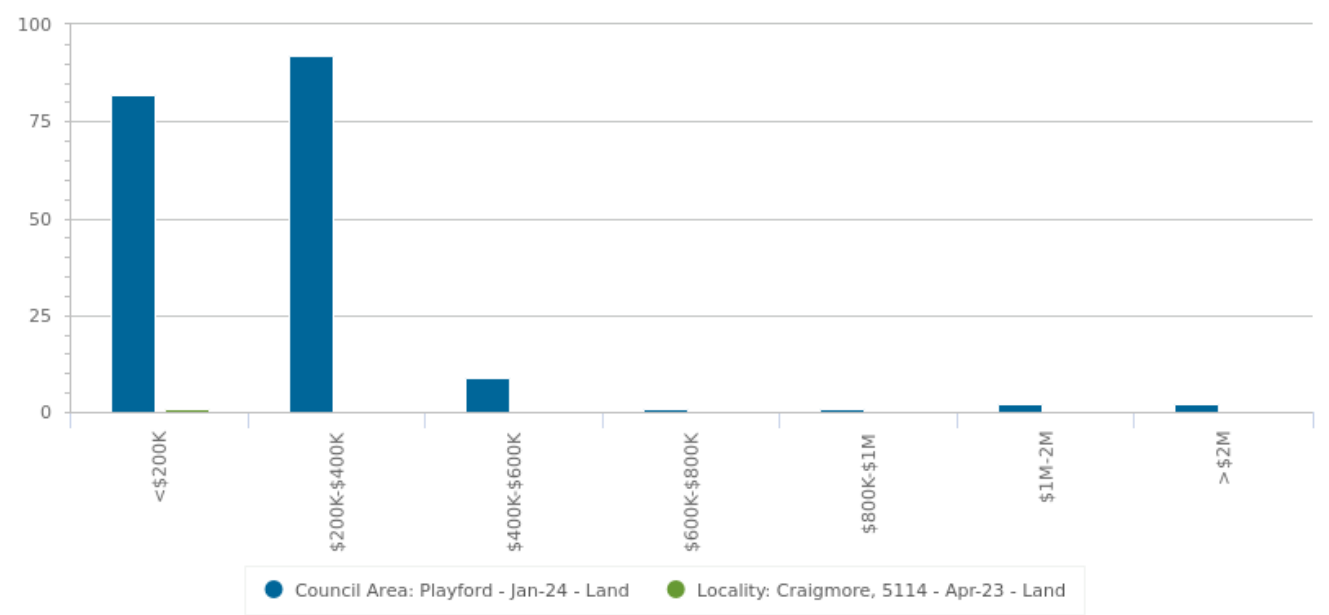


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Craigmore	Playford
<\$200K	1	82
\$200K-\$400K	-	92
\$400K-\$600K	-	9
\$600K-\$800K	-	1
\$800K-\$1M	-	1
\$1M-\$2M	-	2
>\$2M	-	2

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

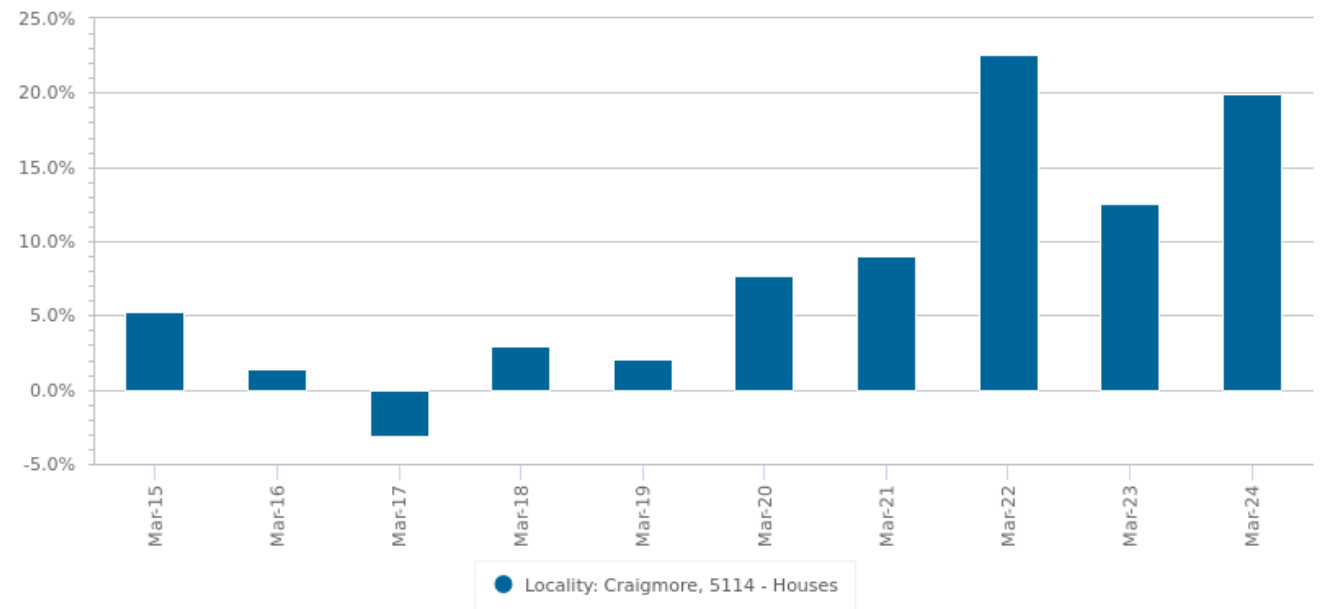
House: Change In Median Value

20.0%

Mar 2024

	Craigmore
Mar 2015	5.2%
Mar 2016	1.4%
Mar 2017	-3.1%
Mar 2018	2.9%
Mar 2019	2.0%
Mar 2020	7.7%
Mar 2021	9.1%
Mar 2022	22.5%
Mar 2023	12.6%
Mar 2024	20.0%

Statistics are calculated at the end of the displayed month



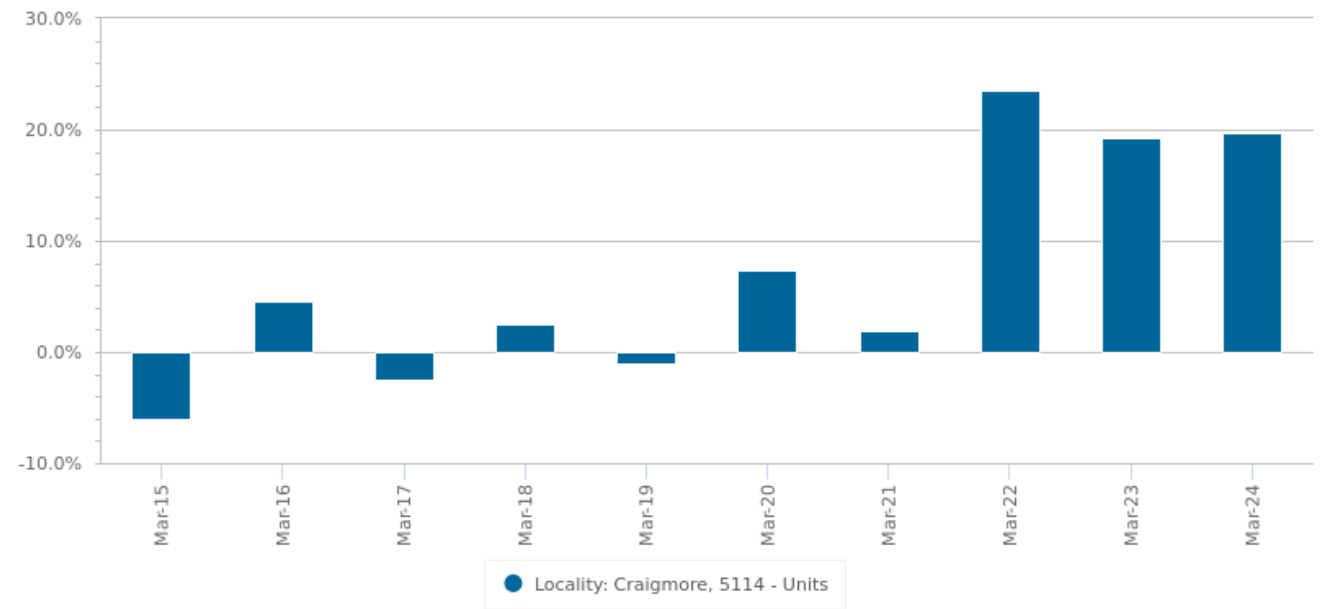
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

19.7%  
Mar 2024

	Craigmore
Mar 2015	-6.0%
Mar 2016	4.5%
Mar 2017	-2.4%
Mar 2018	2.6%
Mar 2019	-1.0%
Mar 2020	7.4%
Mar 2021	2.0%
Mar 2022	23.6%
Mar 2023	19.3%
Mar 2024	19.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

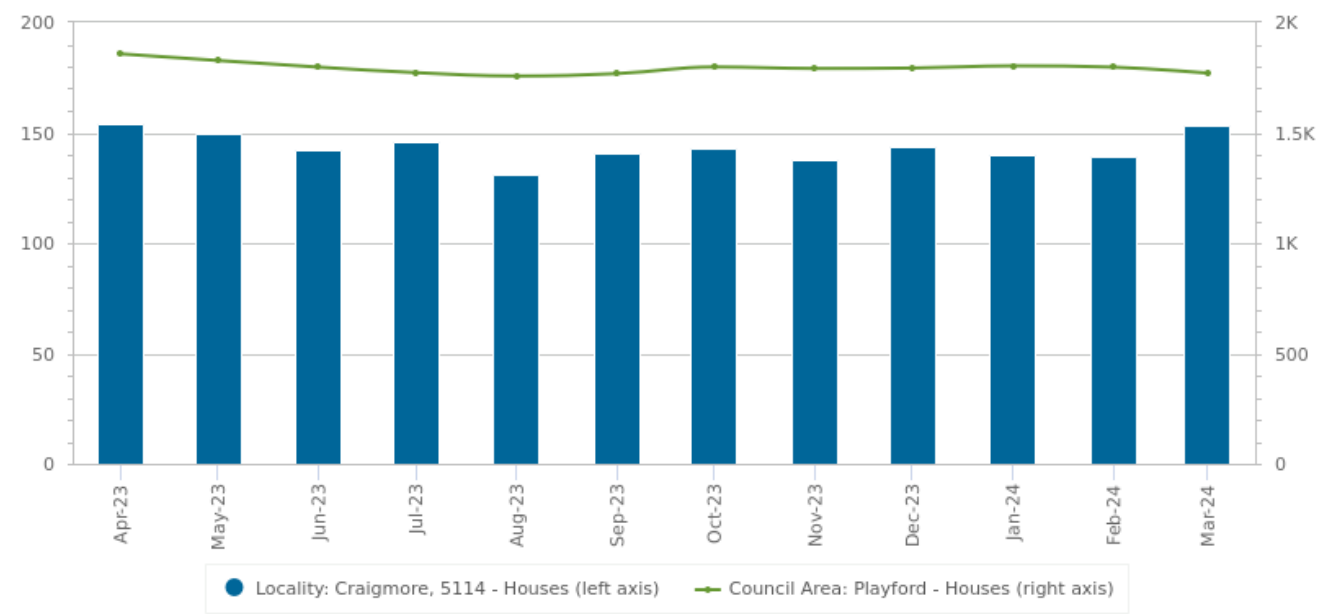
For Sale Statistics

House: Number of New Listing

153  
Mar 2024

	Craigmore	Playford
Apr 2023	154	1,857
May 2023	150	1,827
Jun 2023	142	1,797
Jul 2023	146	1,772
Aug 2023	131	1,757
Sep 2023	141	1,768
Oct 2023	143	1,798
Nov 2023	138	1,791
Dec 2023	144	1,793
Jan 2024	140	1,803
Feb 2024	139	1,797
Mar 2024	153	1,770

Statistics are calculated over a rolling 12 month period



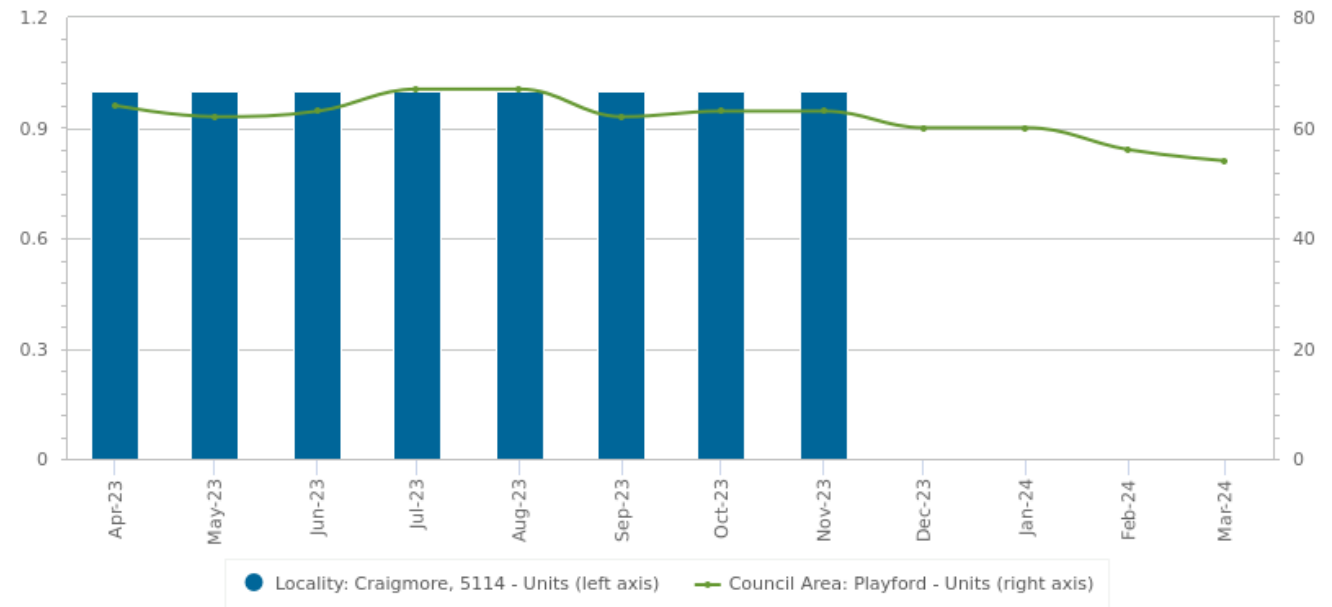
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

1  
Nov 2023

	Craigmore	Playford
Apr 2023	1	64
May 2023	1	62
Jun 2023	1	63
Jul 2023	1	67
Aug 2023	1	67
Sep 2023	1	62
Oct 2023	1	63
Nov 2023	1	63
Dec 2023	-	60
Jan 2024	-	60
Feb 2024	-	56
Mar 2024	-	54

Statistics are calculated over a rolling 12 month period



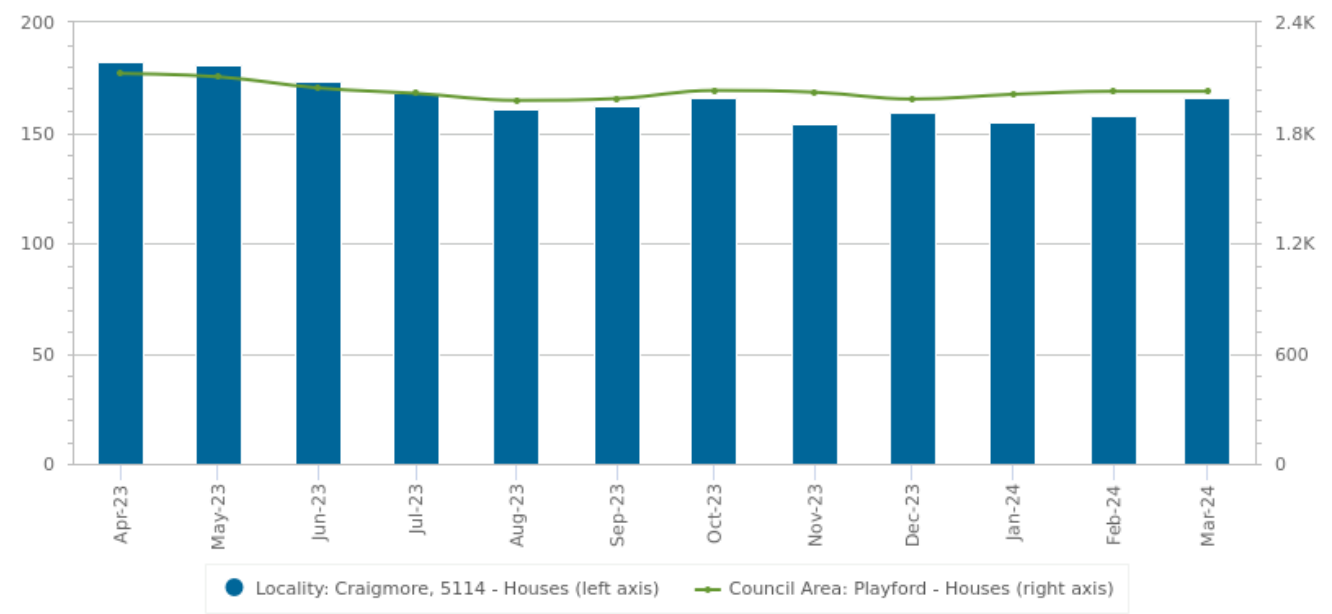
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

166  
Mar 2024

	Craigmore	Playford
Apr 2023	182	2,122
May 2023	181	2,104
Jun 2023	173	2,043
Jul 2023	168	2,014
Aug 2023	161	1,976
Sep 2023	162	1,986
Oct 2023	166	2,030
Nov 2023	154	2,020
Dec 2023	159	1,983
Jan 2024	155	2,009
Feb 2024	158	2,025
Mar 2024	166	2,025

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

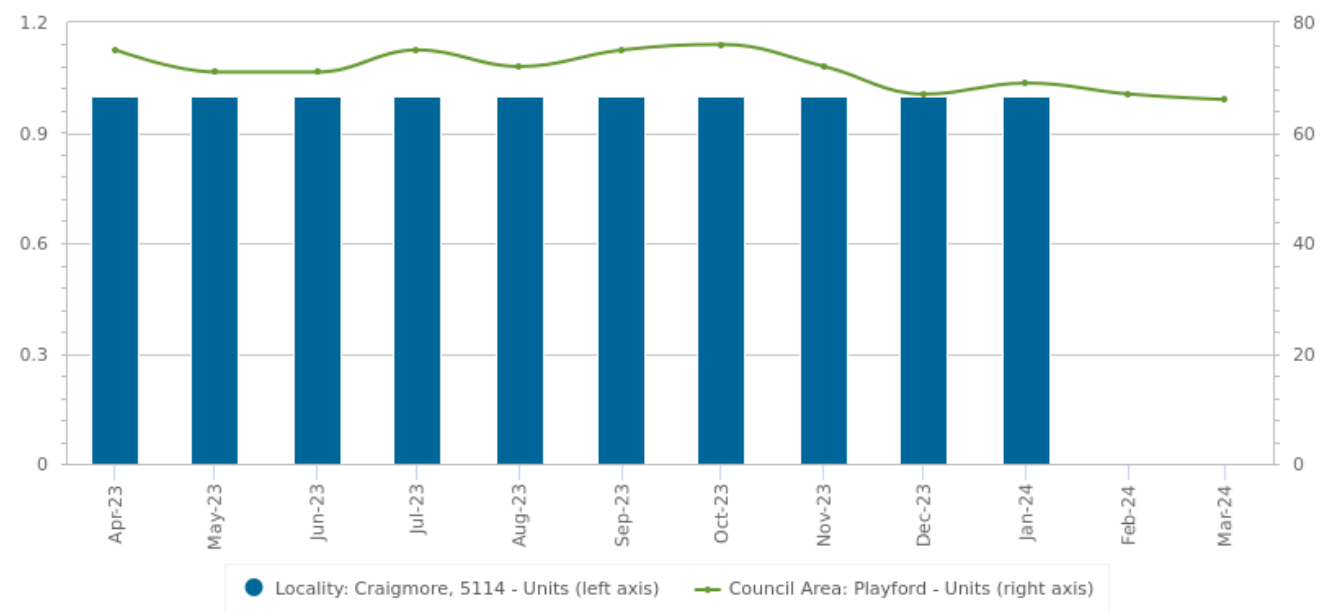


Unit: Total Properties Listed

1  
Jan 2024

	Craigmore	Playford
Apr 2023	1	75
May 2023	1	71
Jun 2023	1	71
Jul 2023	1	75
Aug 2023	1	72
Sep 2023	1	75
Oct 2023	1	76
Nov 2023	1	72
Dec 2023	1	67
Jan 2024	1	69
Feb 2024	-	67
Mar 2024	-	66

Statistics are calculated over a rolling 12 month period



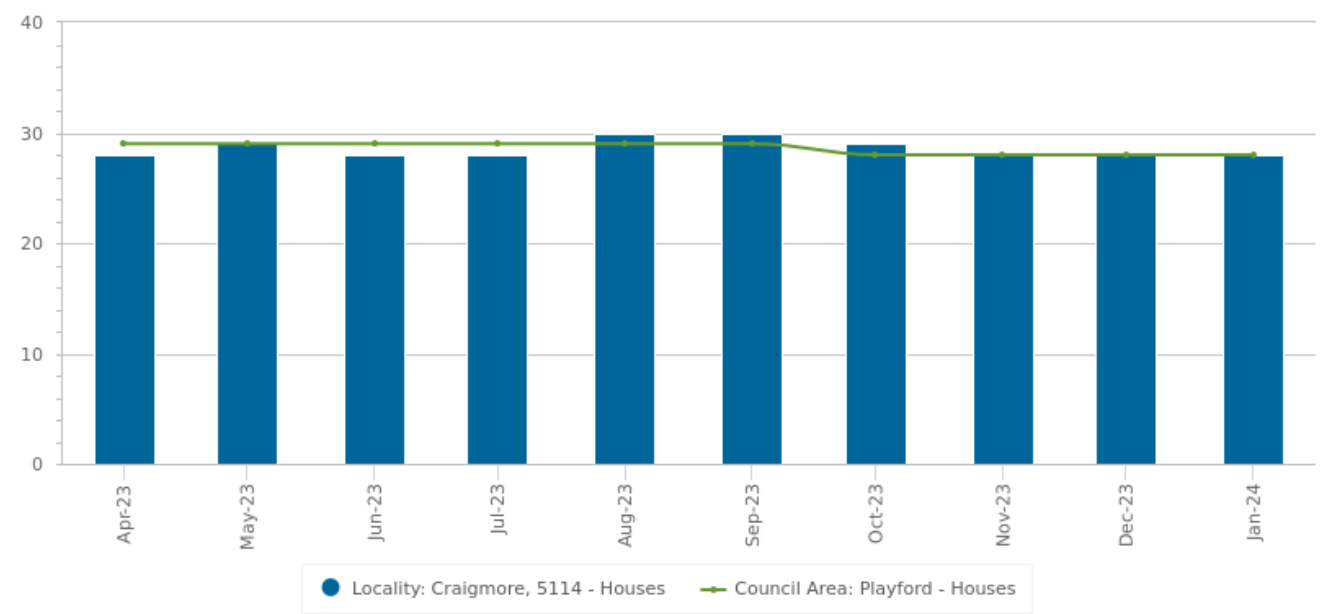
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

28  
Jan 2024

	Craigmore	Playford
Apr 2023	28	29
May 2023	29	29
Jun 2023	28	29
Jul 2023	28	29
Aug 2023	30	29
Sep 2023	30	29
Oct 2023	29	28
Nov 2023	28	28
Dec 2023	28	28
Jan 2024	28	28
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period

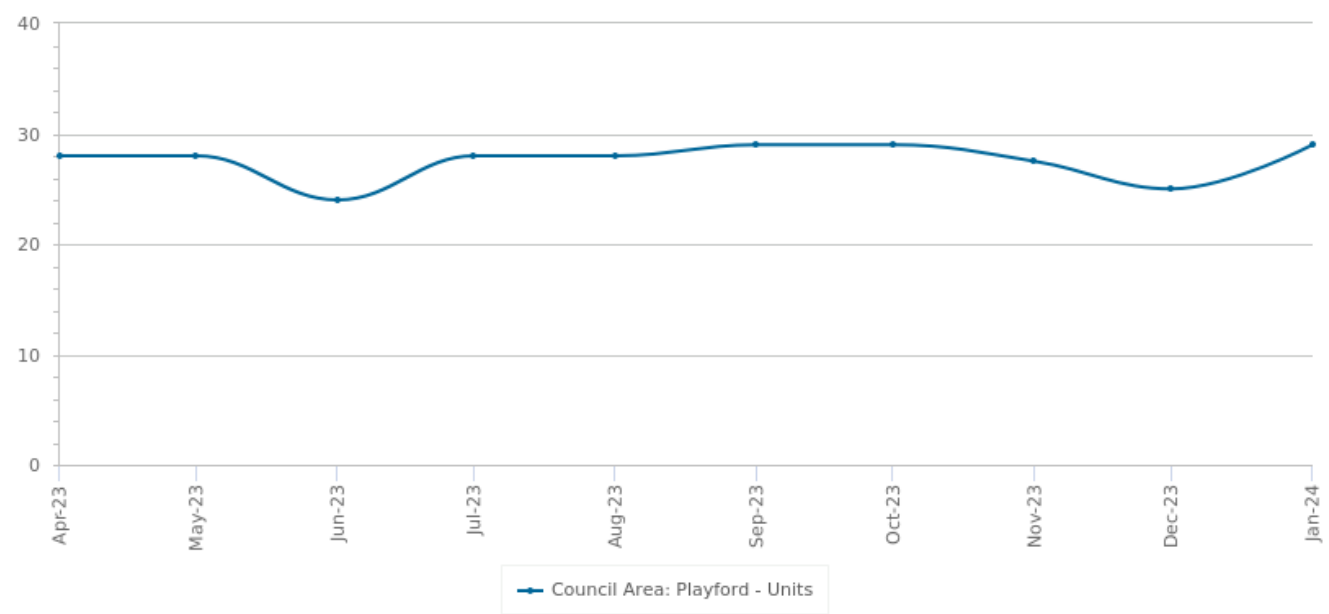


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Craigmore	Playford
Apr 2023	-	28
May 2023	-	28
Jun 2023	-	24
Jul 2023	-	28
Aug 2023	-	28
Sep 2023	-	29
Oct 2023	-	29
Nov 2023	-	27.5
Dec 2023	-	25
Jan 2024	-	29
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

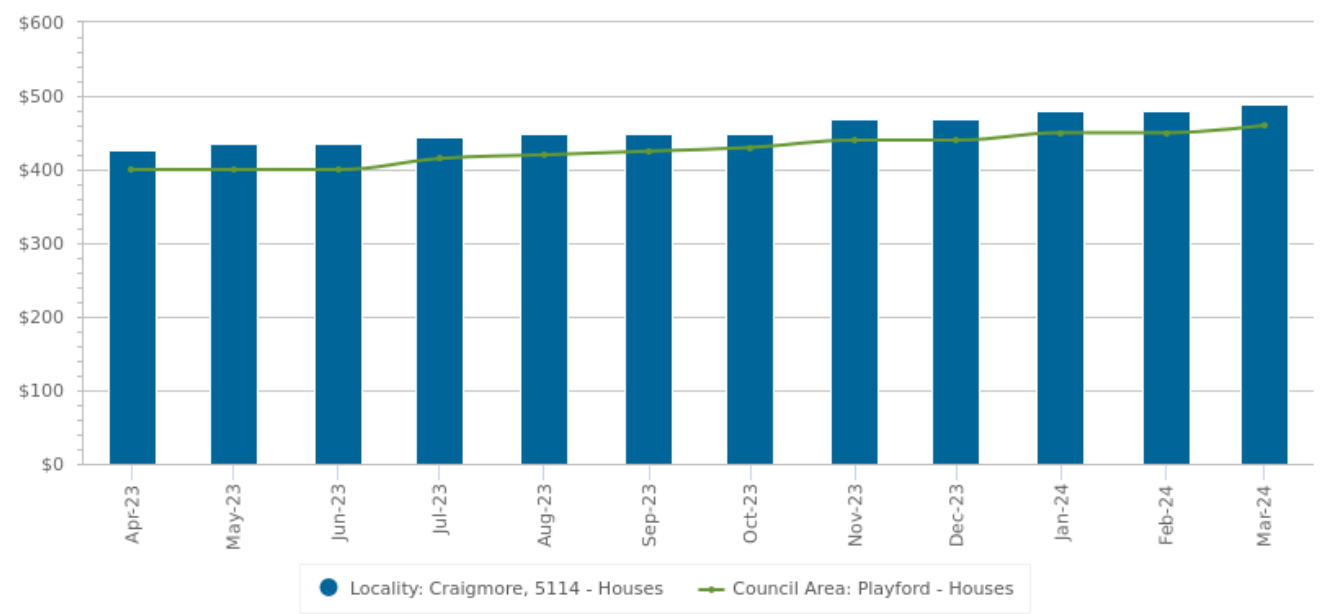
House: Median Rent

\$490/w

Mar 2024

	Craigmore	Playford
Apr 2023	\$428/w	\$400/w
May 2023	\$435/w	\$400/w
Jun 2023	\$435/w	\$400/w
Jul 2023	\$445/w	\$415/w
Aug 2023	\$450/w	\$420/w
Sep 2023	\$450/w	\$425/w
Oct 2023	\$450/w	\$430/w
Nov 2023	\$470/w	\$440/w
Dec 2023	\$470/w	\$440/w
Jan 2024	\$480/w	\$450/w
Feb 2024	\$480/w	\$450/w
Mar 2024	\$490/w	\$460/w

Statistics are calculated over a rolling 12 month period



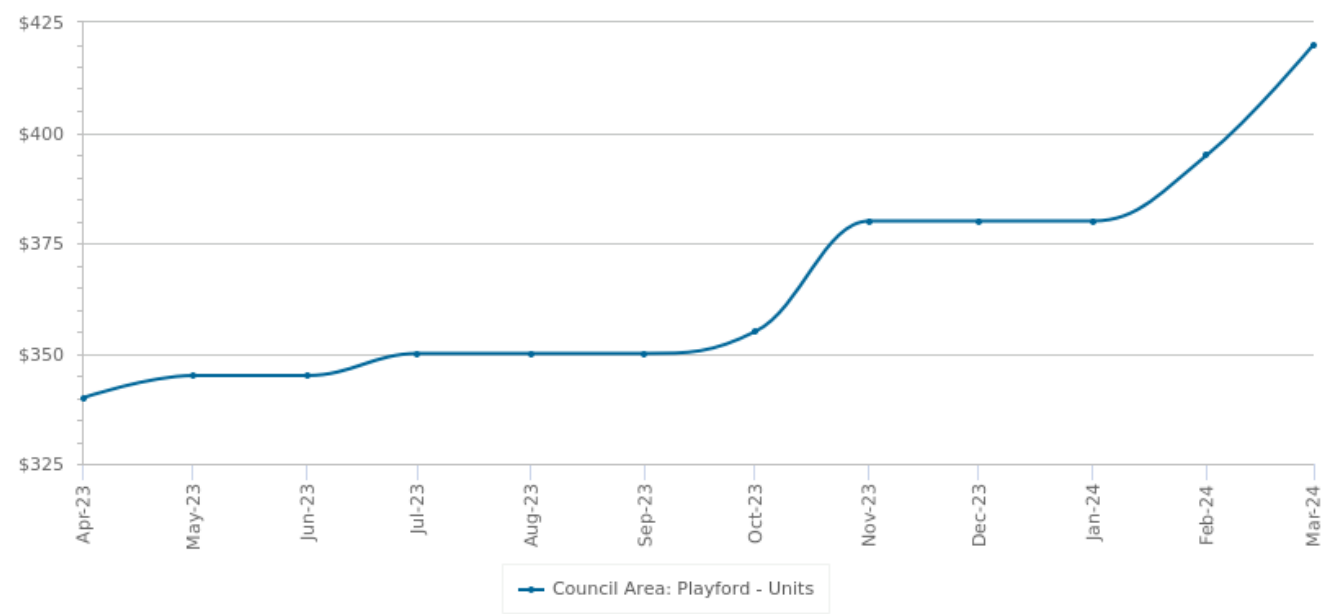
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$275/w  
Jan 2018

	Craigmore	Playford
Apr 2023	-	\$340/w
May 2023	-	\$345/w
Jun 2023	-	\$345/w
Jul 2023	-	\$350/w
Aug 2023	-	\$350/w
Sep 2023	-	\$350/w
Oct 2023	-	\$355/w
Nov 2023	-	\$380/w
Dec 2023	-	\$380/w
Jan 2024	-	\$380/w
Feb 2024	-	\$395/w
Mar 2024	-	\$420/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



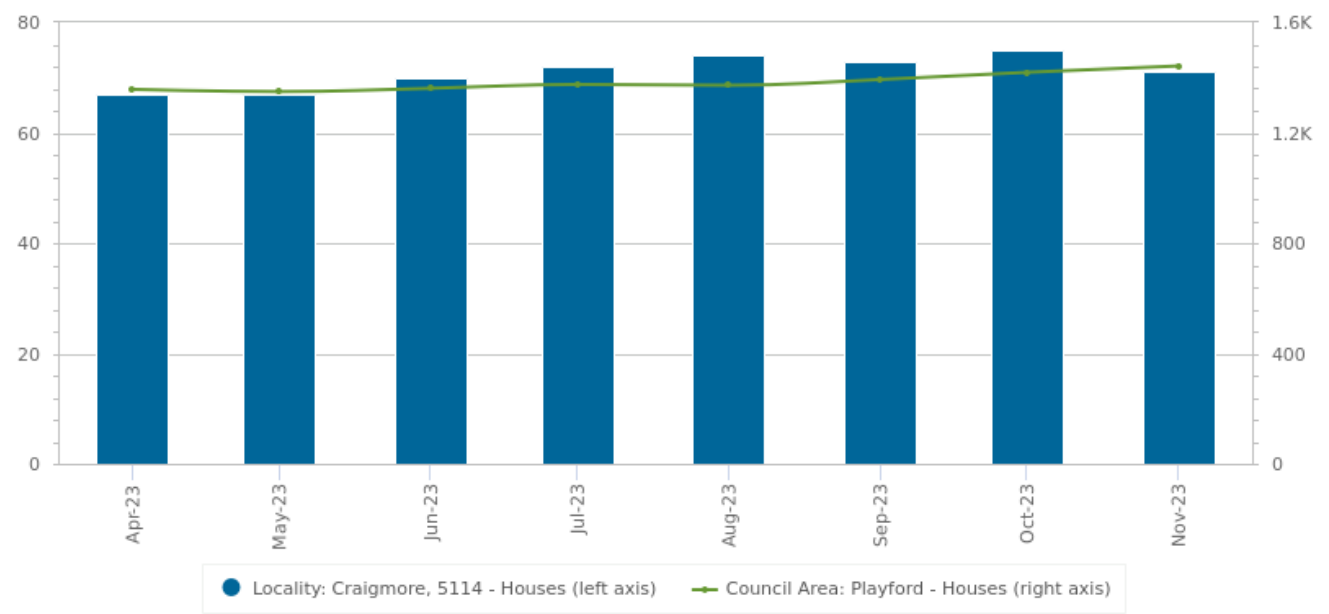
71

Nov 2023

House: Rental Rate Observations

	Craigmore	Playford
Apr 2023	67	1,357
May 2023	67	1,349
Jun 2023	70	1,361
Jul 2023	72	1,375
Aug 2023	74	1,372
Sep 2023	73	1,393
Oct 2023	75	1,419
Nov 2023	71	1,442
Dec 2023	-	-
Jan 2024	-	-
Feb 2024	-	-
Mar 2024	-	-

Statistics are calculated over a rolling 12 month period



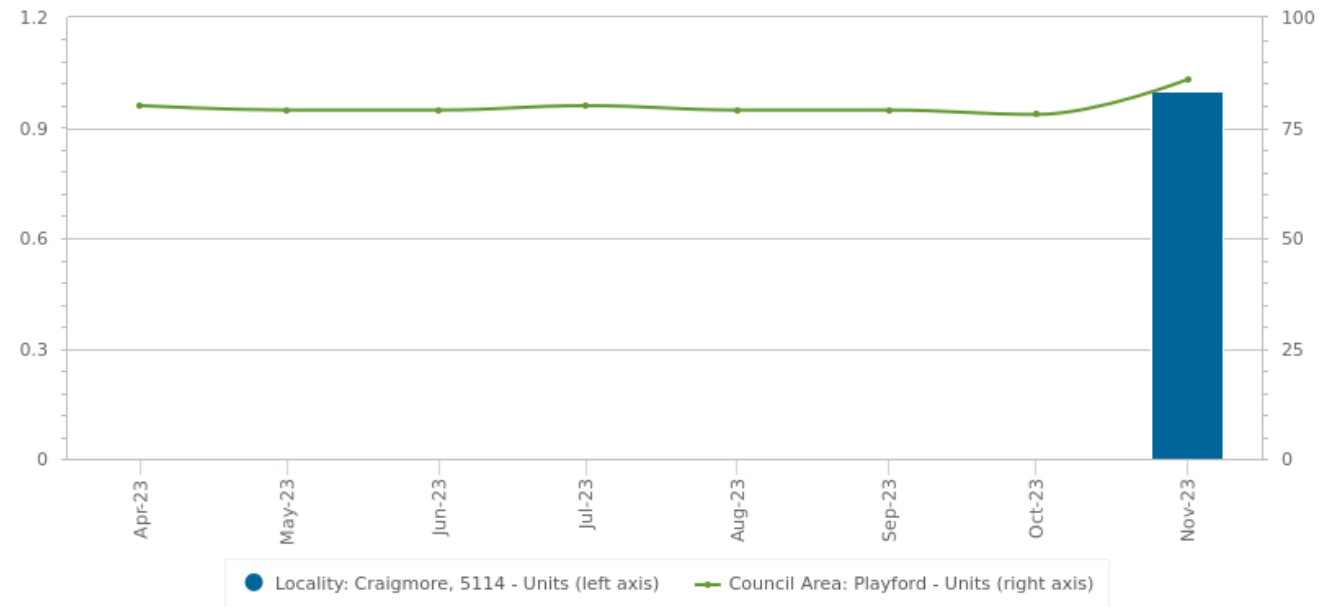
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

1  
Nov 2023

	Craigmore	Playford
Apr 2023	-	80
May 2023	-	79
Jun 2023	-	79
Jul 2023	-	80
Aug 2023	-	79
Sep 2023	-	79
Oct 2023	-	78
Nov 2023	1	86
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

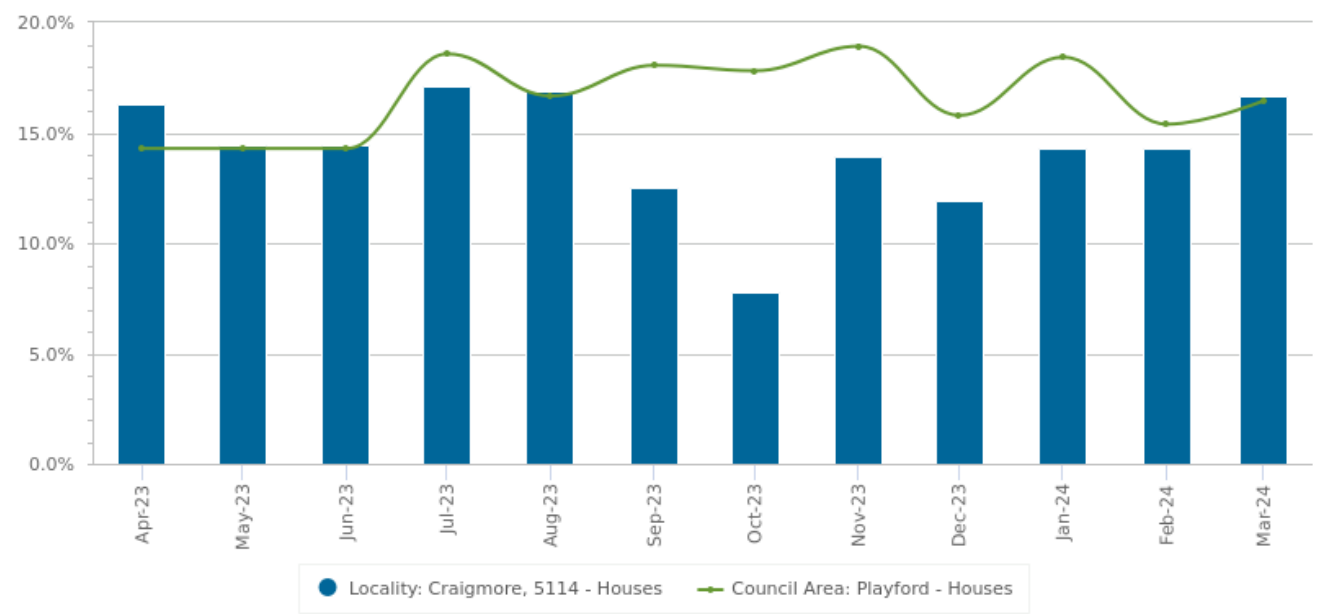
16.7%

Mar 2024

House: Change in Rental Rate

	Craigmore	Playford
Apr 2023	16.3%	14.3%
May 2023	14.5%	14.3%
Jun 2023	14.5%	14.3%
Jul 2023	17.1%	18.6%
Aug 2023	16.9%	16.7%
Sep 2023	12.5%	18.1%
Oct 2023	7.8%	17.8%
Nov 2023	13.9%	18.9%
Dec 2023	11.9%	15.8%
Jan 2024	14.3%	18.4%
Feb 2024	14.3%	15.4%
Mar 2024	16.7%	16.5%

Statistics are calculated over a rolling 12 month period

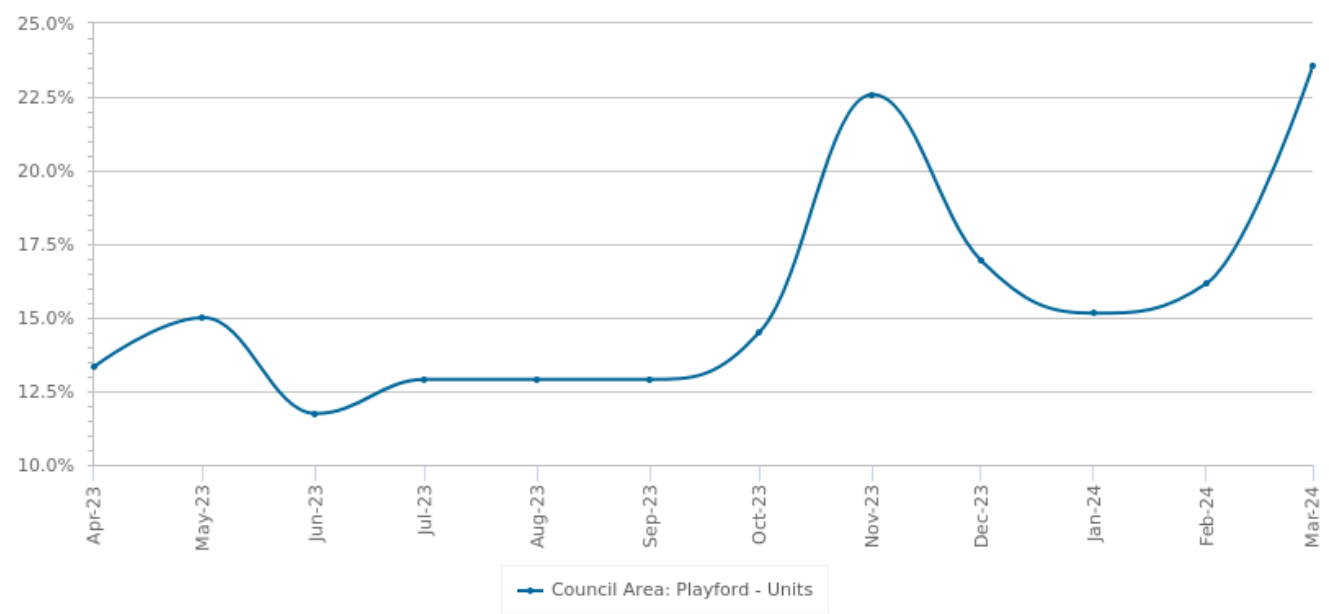


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Craigmore	Playford
Apr 2023	-	13.3%
May 2023	-	15.0%
Jun 2023	-	11.7%
Jul 2023	-	12.9%
Aug 2023	-	12.9%
Sep 2023	-	12.9%
Oct 2023	-	14.5%
Nov 2023	-	22.6%
Dec 2023	-	16.9%
Jan 2024	-	15.2%
Feb 2024	-	16.2%
Mar 2024	-	23.5%

Statistics are calculated over a rolling 12 month period



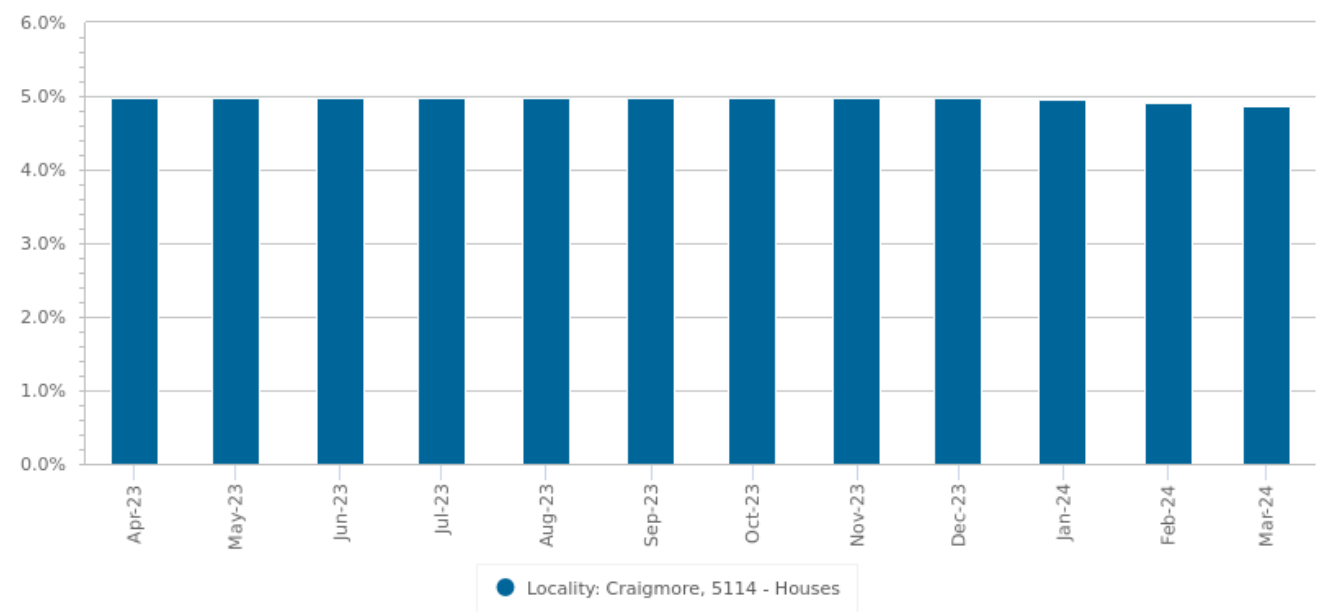
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.9%  
Mar 2024

	Craigmore
Apr 2023	5.0%
May 2023	5.0%
Jun 2023	5.0%
Jul 2023	5.0%
Aug 2023	5.0%
Sep 2023	5.0%
Oct 2023	5.0%
Nov 2023	5.0%
Dec 2023	5.0%
Jan 2024	5.0%
Feb 2024	4.9%
Mar 2024	4.9%

Statistics are calculated at the end of the displayed month



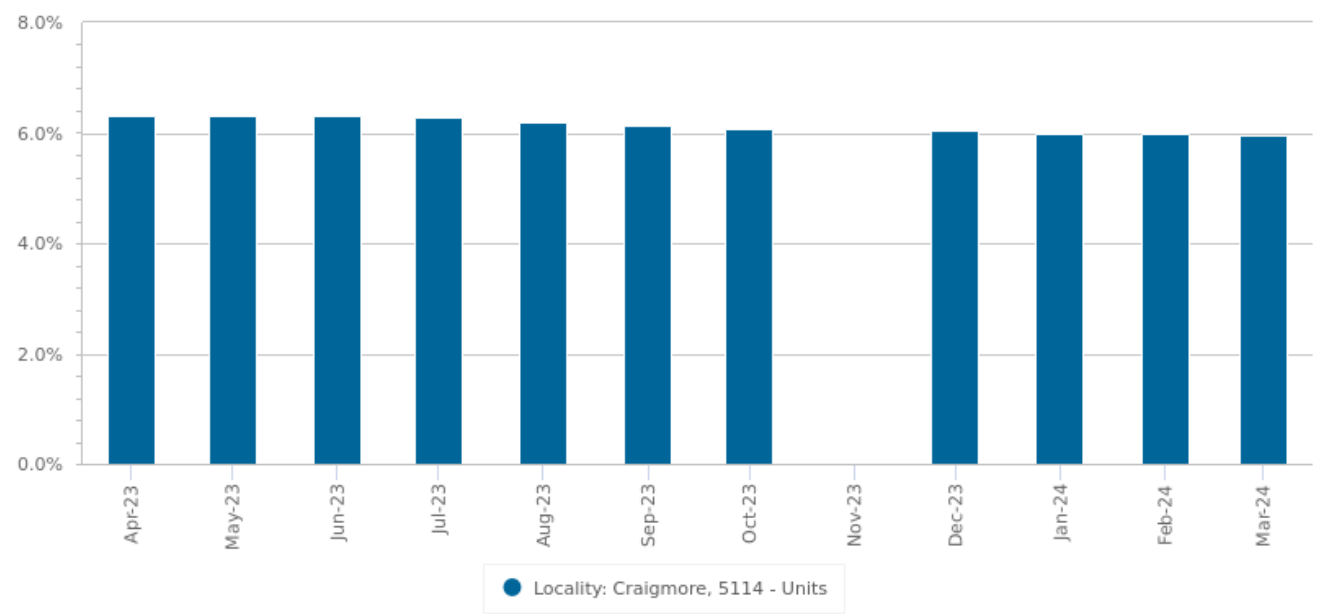
Statistics are calculated at the end of the displayed month

6.0%  
Mar 2024

Unit: Value Based Rental Yield

	Craigmore
Apr 2023	6.3%
May 2023	6.3%
Jun 2023	6.3%
Jul 2023	6.3%
Aug 2023	6.2%
Sep 2023	6.1%
Oct 2023	6.1%
Nov 2023	-
Dec 2023	6.0%
Jan 2024	6.0%
Feb 2024	6.0%
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

	Craigmore	Playford
Childless Couples	34.5%	31.3%
Couples with Children	45.7%	40.8%
Single Parents	18.7%	26.1%
Other	0.9%	1.8%

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



Childless Couples

34.5%



Couples with Children

45.7%



Single Parents

18.7%



Other

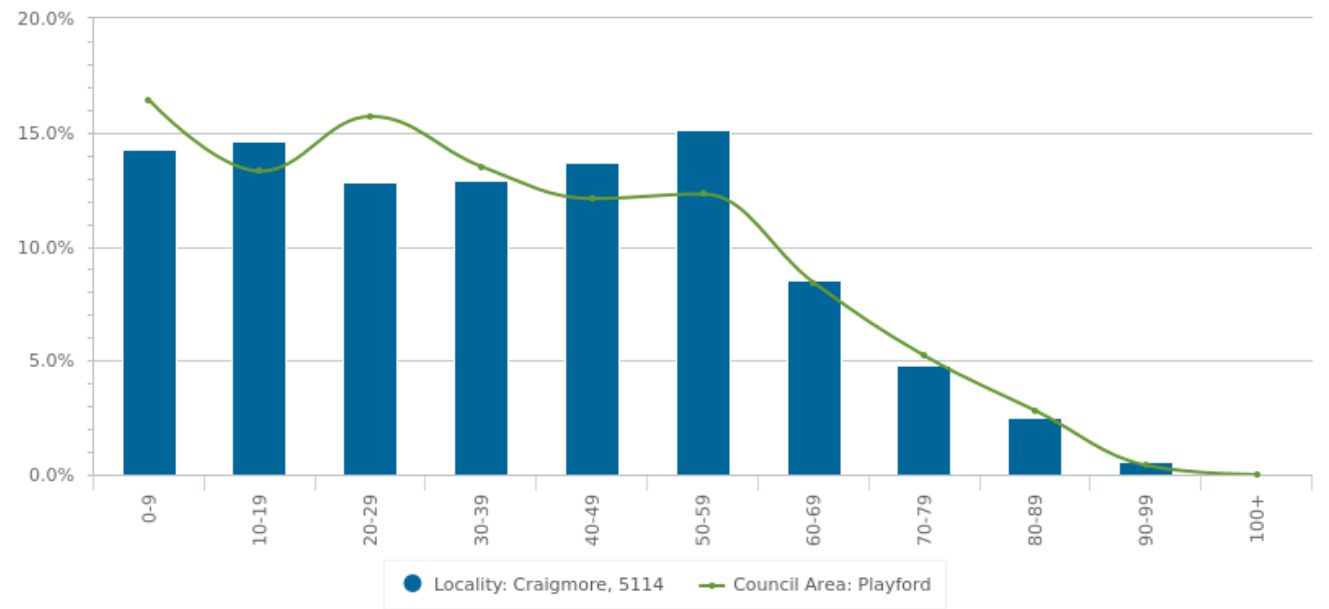
0.9%

Population Age

Population Age

	Craigmore	Playford
0-9	14.3%	16.4%
10-19	14.6%	13.3%
20-29	12.8%	15.7%
30-39	12.9%	13.5%
40-49	13.7%	12.1%
50-59	15.1%	12.3%
60-69	8.5%	8.4%
70-79	4.8%	5.2%
80-89	2.5%	2.8%
90-99	0.6%	0.4%

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



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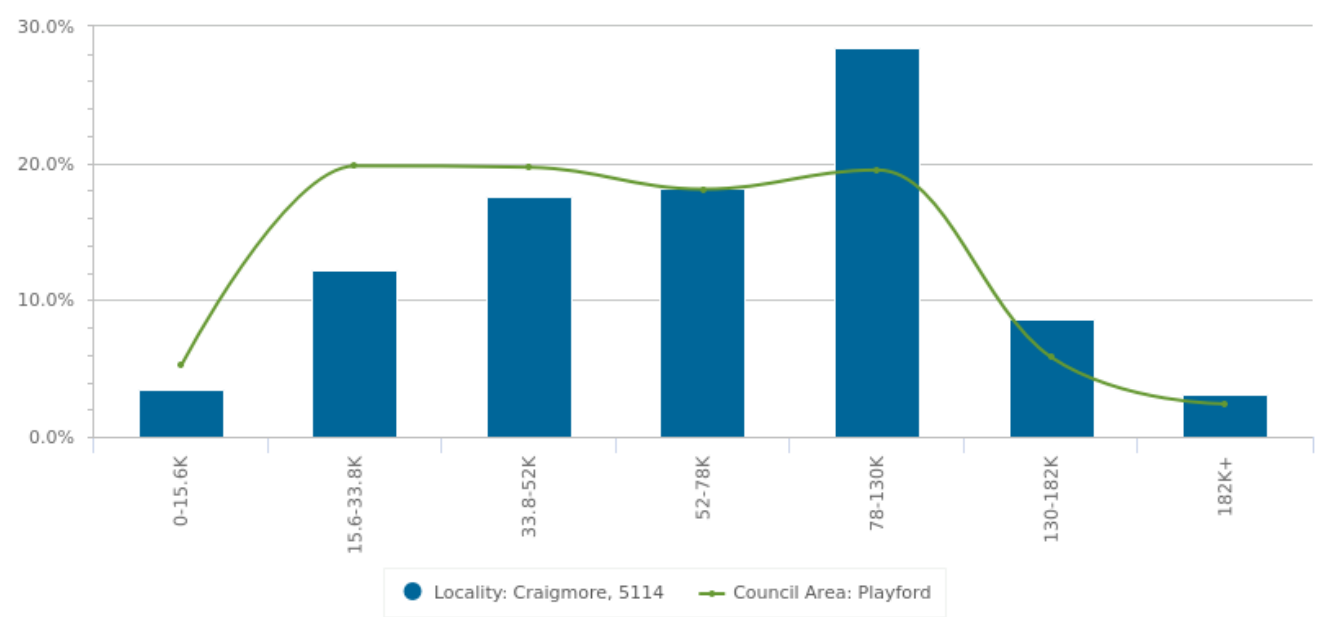


Household Income

Household Income

	Craigmore	Playford
0-15.6K	3.5%	5.2%
15.6-33.8K	12.2%	19.8%
33.8-52K	17.6%	19.7%
52-78K	18.2%	18.1%
78-130K	28.4%	19.5%
130-182K	8.6%	5.8%
182K+	3.1%	2.4%

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Education

Education By Qualification

	Craigmore	Playford
Postgrad	1.6%	1.7%
Graduate Diploma or Certificate	1.4%	1.3%
Bachelor	11.2%	10.4%
Advanced Diploma or Diploma	16.3%	13.4%
Certificate	53.9%	50.7%
Not Stated	14.1%	21.1%
Inadequately Described	1.6%	1.4%

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



Postgrad

1.6%



Graduate Diploma or Certificate

1.4%



Bachelor

11.2%



Advanced Diploma or  
Diploma

16.3%



Certificate

53.9%



Not Stated

14.1%



Inadequately  
Described

1.6%

Occupation

Employment By Occupation

	Craigmore	Playford
Professional	10.7%	9.8%
Clerical	13.7%	12.4%
Trades	15.7%	15.2%
Labourer	13.3%	15.9%
Not Stated	1.8%	1.9%
Machinery Operators and Drivers	10.6%	11.3%
Managers	8%	8.9%
Community and Personal Service Workers	14.6%	13.8%
Sales Workers	11.6%	10.8%

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



Professional

10.7%



Clerical

13.7%



Trades

15.7%



Labourer

13.3%



Not Stated

1.8%



Machinery Operators and Drivers

10.6%

Employment By Occupation



Managers

8%



Community and Personal Service  
Workers

14.6%



Sales Workers

11.6%

## Disclaimer

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