

Neighborhood Report – Sample Data

Neighborhood: Oakridge Heights

Report Date: September 17, 2025

Note: All data in this report is fictional and provided for demonstration purposes only.

Executive Summary

Oakridge Heights is a **thriving suburban neighborhood** positioned just 20 minutes from Metro Manila's central business district. With its **highly rated schools, strong safety record**, and **balanced housing market**, the area has become a top choice for **families and young professionals**.

Over the past 12 months, home prices have appreciated by **3.2%**, driven by low inventory and consistent demand. As infrastructure projects nearby move toward completion, analysts expect continued growth and increasing buyer interest over the next 2–3 years.

Key Highlights:

- Median home value: **₱6,800,000**
- Median monthly rent: **₱28,000**
- Median household income: **₱82,000**
- Average days on market: **32 days**
- Crime rate down **15% year-over-year**

Section 1: Geographic Context

Neighborhood Overview

Oakridge Heights covers approximately **2.8 square kilometers**, bordered by:

- **North:** Greenway Boulevard
- **East:** Riverside Expressway

- **South:** Elm Street
- **West:** Orchard Park Drive

The neighborhood is primarily **residential**, with well-maintained streets, tree-lined sidewalks, and small commercial hubs at key intersections.

Visual Recommendation:

- A **map with highlighted boundaries**, labeled streets, and major landmarks.
- Pins marking schools, parks, and the main shopping center



Section 2: Demographics

Category	Oakridge Heights
Median Age	34 years
Median Household Income	₱82,000 / month

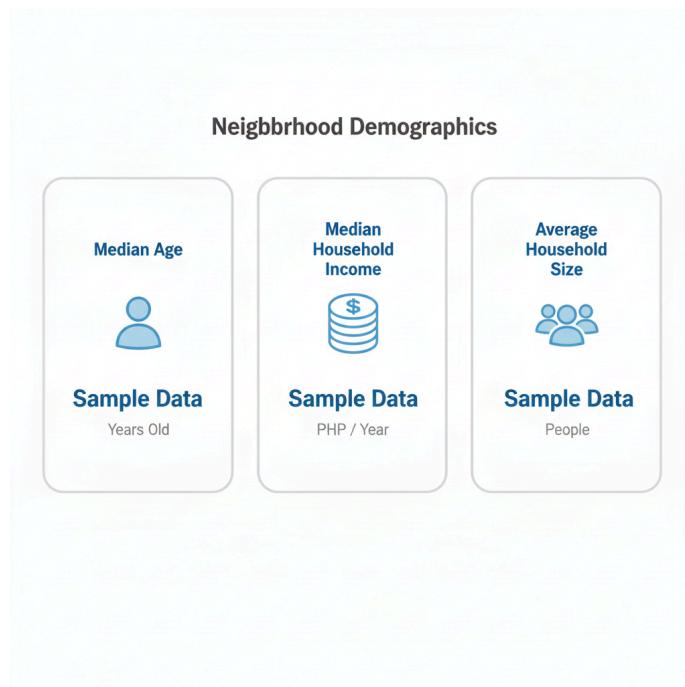
Average Household Size	3.8 people
College-Educated Adults	72%
Homeownership Rate	64%
Renters	36%

Population Insights:

- The median age of **34** indicates a relatively **young, working-age community**, ideal for long-term growth.
- The area has a high percentage of **college-educated residents (72%)**, supporting stable income levels and upward mobility.
- **Homeownership rates above 60%** suggest long-term stability and community involvement.

Visual Recommendation:

- Pie chart showing homeownership vs. rentals.
- Bar graph of age distribution.



Section 3: Real Estate Market Analysis

Market Snapshot (Past 12 Months)

Metric	Current	1-Year Change
Median Home Price	₱6,800,000	+3.2%
Average Days on Market	32 days	-4 days
Homes Sold (Annual)	148	+6%
Average Price per sqm	₱34,400	+2.5%

Key Insight:

Home values are **gradually increasing**, while days on market are trending down, signaling **healthy demand and limited inventory**.

Inventory Level: Balanced

- **For Sale Homes:** 28
- **Monthly Absorption Rate:** 8 homes/month
- **Calculated Months of Supply:** 3.5 months

Interpretation:

- **<3 months:** Seller's market
- **3–6 months:** Balanced market
- **>6 months:** Buyer's market

With **3.5 months of supply**, Oakridge Heights is in a **balanced position**, offering fair conditions for both buyers and sellers.

Visual Recommendation:

- Line graph of home sales over the last 12 months.
- Inventory bar chart to show balance.

Recent Comparable Sales (Comps)

Address	Lot Size	Floor Area	Sold Price	Days on Market	Sold Date
52 Maple Street	200 sqm	210 sqm	₱7,350,000	32	Mar 2024
85 Oakwood Drive	175 sqm	205 sqm	₱7,100,000	28	Apr 2024
14 Birch Avenue	190 sqm	230 sqm	₱7,500,000	35	Feb 2024
90 Willow Crescent	185 sqm	225 sqm	₱7,420,000	30	Jan 2024

Section 4: Schools & Education

School Name	Type	Rating (1–10)	Distance
Oakridge Elementary School	Public K–6	8	1.2 km
Green Valley High School	Public 7–12	9	2.5 km
St. Mary's Academy	Private K–12	10	3.0 km

Education Insights:

- The presence of **highly rated public and private schools** makes the neighborhood attractive to families.
- A **96% graduation rate** and above-average test scores indicate strong academic performance.

Sample Data - Community Amenities Map



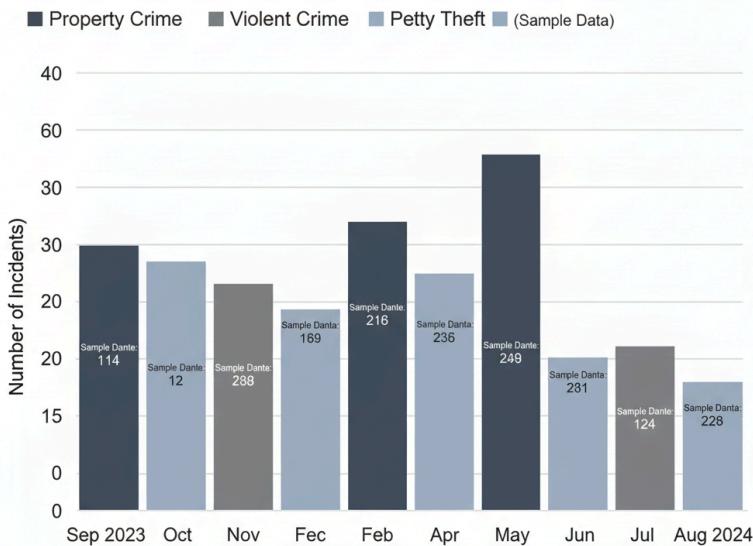
Section 5: Safety & Crime Trends

Metric	Oakridge Heights	City Average
Safety Score (0–100)	82	70
Annual Reported Crimes	42	68
Violent Crimes	3	10
Property Crimes	39	58

Trend Analysis:

- Overall crime is **15% lower than last year**, driven by increased community watch participation and better street lighting.
- Violent crimes remain **rare**, with most incidents related to property theft.

Neighborhood Crime Trends (Last 12 Months)



Section 6: Lifestyle & Amenities

Key Lifestyle Highlights

Lifestyle Factor	Why It Stands Out
Family-Friendly	Safe streets, excellent schools, active community groups
Outdoor Recreation	Two major parks, jogging trails, bike paths
Shopping & Dining	Oakridge Mall with 50+ stores, diverse restaurants nearby
Healthcare	24/7 Oakridge Medical Center within 2 km
Transportation	Direct bus to CBD, ride-sharing hubs, quick highway access

Parks & Recreation:

- Oakridge Central Park:* 8 hectares of green space with playgrounds and jogging trails.
- Greenway Jogging Trail:* 3 km scenic path along the river.

Dining & Shopping:

Over **15 restaurants** within 3 km, ranging from local favorites to international cuisine.



Section 7: Future Development & Growth Drivers

Upcoming Infrastructure Projects:

1. **Riverside Expressway Expansion (2026 Completion)**
 - Expected to reduce commute time to CBD by 15 minutes.
2. **Oakridge Tech Park (2027)**
 - Projected to create 2,000+ new jobs, increasing housing demand.

Impact Forecast:

- Increased accessibility and job growth will likely **drive housing demand upward**, potentially leading to **5–7% annual appreciation** over the next three years.

Section 8: Recommendations

- **For Buyers:**
Buy now while prices are moderate; upcoming infrastructure improvements will raise long-term property values.
- **For Sellers:**
With balanced inventory and steady demand, strategically priced homes can sell **within 30 days**.

- **For Investors:**

Strong rental yields (average **5.8% gross yield**) and rising population make this area attractive for long-term holds.

Section 9: Disclaimer

This report is for **illustration and demonstration purposes only**.

All figures, statistics, and projections are **fictional** and do not represent actual real estate data for Oakridge Heights or any other location.