

SALAMANDER BAY

Suburb Profile



PATHWAY 2010

Demographic snapshot

	SALAMANDER BAY*	NSW LA - PORT STEPHENS*
Population 2006	14,857	63,285
Population 2005	14,888	62,351
Population growth rate 2005 to 2006	-0.2%	1.5%
Proportion of people aged 65 years and over	11%	15%
Proportion of people aged 15 years and younger	25%	23%
Average age	35	37
Average weekly household income	\$700-\$799	\$600-\$699
Average monthly home loan repayment	\$800-\$999	\$800-\$999
Average number of people per household	2.7	2.6

Source: ABS

* Within SALAMANDER BAY demographics are based on the Postal Area of 2318.

* Within NSW LA - PORT STEPHENS demographics are based on the Local Government Area of Port Stephens (A).

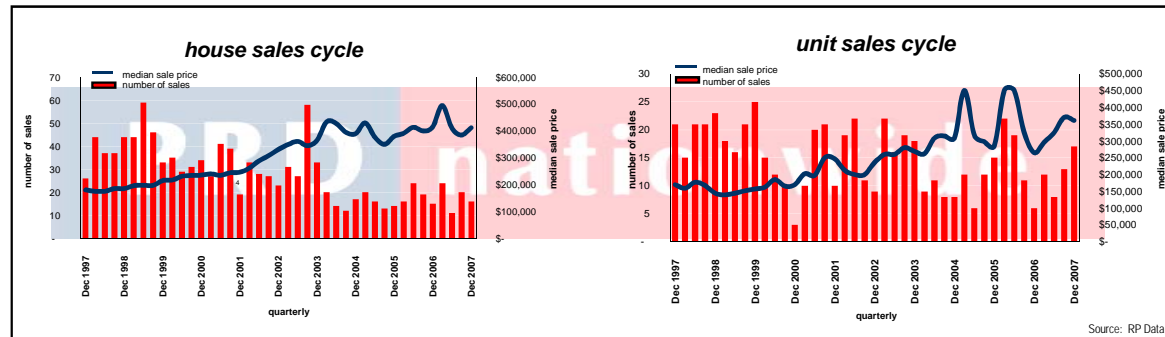
Sales Statistics

	SALAMANDER BAY			NSW LA - PORT STEPHENS	
	2002 (* half yr)	2007 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2007 (* half yr)
Houses					
Median price	\$331,250	\$412,000	4.5%	7.9%	\$345,000
Number of sales	50	36			547
Units					
Median price	\$236,000	\$361,000	8.9%	2.9%	\$302,500
Number of sales	20	30			188
Land					
Median price	\$255,000	\$200,000	-4.7%	14.0%	\$250,000
Number of sales	26	3			81

* Medians & number of sales based on six month period ending December 2007

Where less than 5 sales have been recorded during a period the median has been carried over from the previous period.

Source: RP Data



Source: RP Data

Total property returns

	SALAMANDER BAY	NSW LA - PORT STEPHENS
Houses		
Median price change pa	4.5%	7.9%
Rental return pa	3.1%	3.7%
GROSS PROPERTY RETURN	7.5%	11.5%

	SALAMANDER BAY	NSW LA - PORT STEPHENS
Units		
Median price change pa	8.9%	2.9%
Rental return pa	2.7%	3.3%
GROSS PROPERTY RETURN	11.6%	6.1%

Gross property return is not only measured by income received by rent, but also the increase in the value of the property. This is referred to as the capital gain and is added to the rental return above to give a total property return. Above figures are to be used as a guide only.

MEDIAN WEEKLY RENTS

	SALAMANDER BAY	NSW LA - PORT STEPHENS
3 br House	\$243	\$243
2 br Unit	\$190	\$190

Rental data for SALAMANDER BAY is based on the na. Rental data for NSW LA - PORT STEPHENS is based on the Local Government Area of Port Stephens (A).

Source: RP Data, ABS, RTA, NSW Dept. of Housing, REIA, Vic Office of Housing

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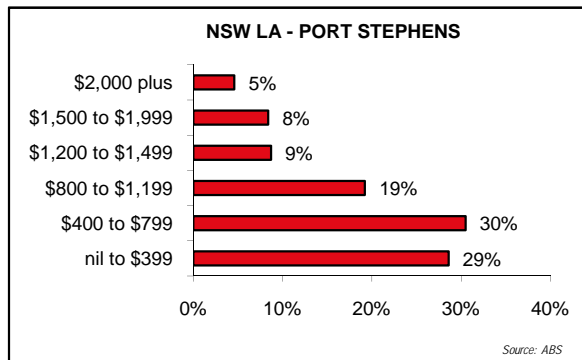
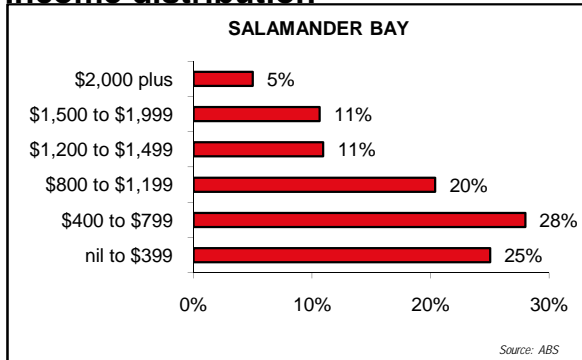
SALAMANDER BAY

Suburb Profile

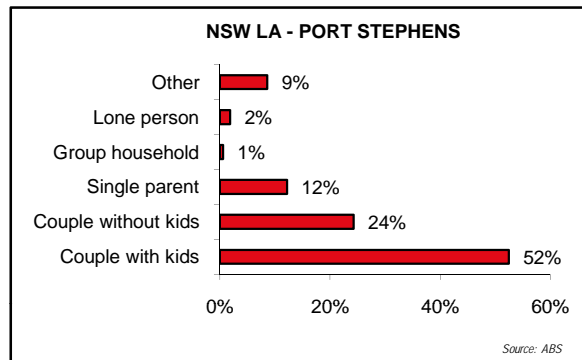
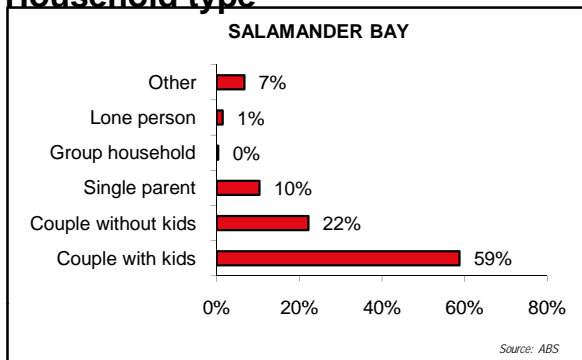


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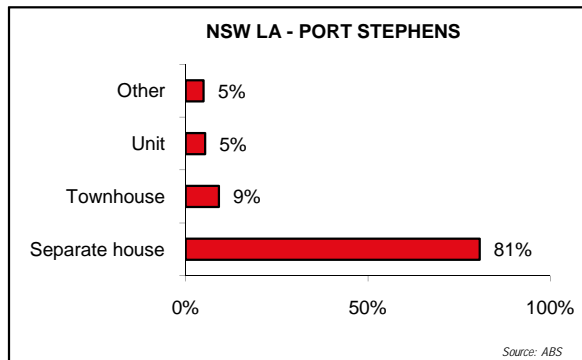
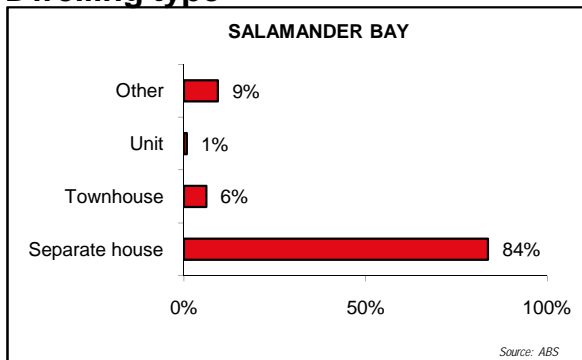
Income distribution



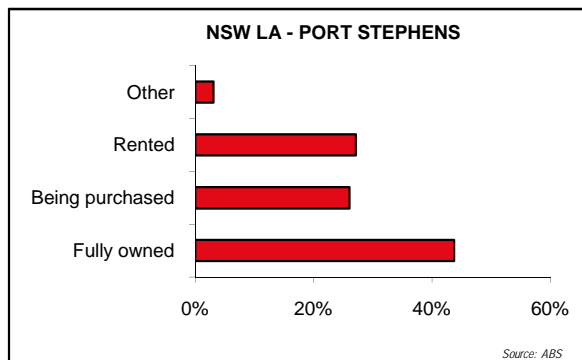
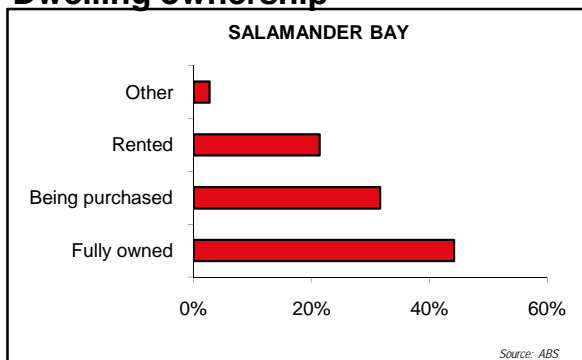
Household type



Dwelling type



Dwelling ownership



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