

# Suburb Statistics Report

Dubbo NSW 2830

Prepared on 17 Sep 2024

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## Area Profile

### Dubbo, NSW

The size of Dubbo is approximately 998.7 square kilometres. It has 56 parks covering nearly 4.8% 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 \$565,000.

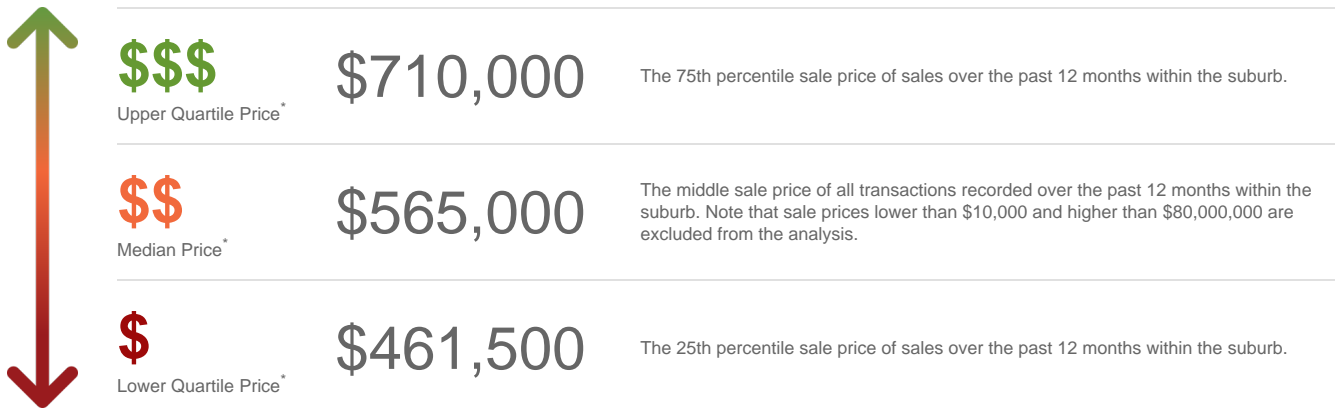
	House	Unit	Land
Average Tenure Period	10.8 years	9.8 years	-
Total Dwellings	15,544	1,484	1,335
Total New Listings	687	53	-
Median Value	\$515,808	\$310,801	-
Total Properties Listed	807	61	-

## Market Trends

### House: Market Trends



### House: Median Price Quartiles



\*Statistics are calculated over a rolling 12 month period

# Suburb Statistics Report

Dubbo NSW 2830



## Unit: Market Trends

**41**

Properties Sold  
(12 Months)

**9.8**

Average Tenure Period  
(Years)

**\$360/w**

Median Asking Rent  
(12 Months)

**53**

New Sale Listings  
(12 Months)

**40**

Days on Market  
(12 Months)

**311**

Rental Rate Observations  
(12 Months)

## Unit: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$485,000**

The 75th percentile sale price of sales over the past 12 months within the suburb.

**\$\$**

Median Price\*

**\$345,000**

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\*

**\$300,000**



The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

## Land: Market Trends

<b>67</b> 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

	<b>\$\$\$</b> Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	<b>\$\$</b> Median Price*	<b>\$340,000</b>	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.
	<b>\$</b> 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

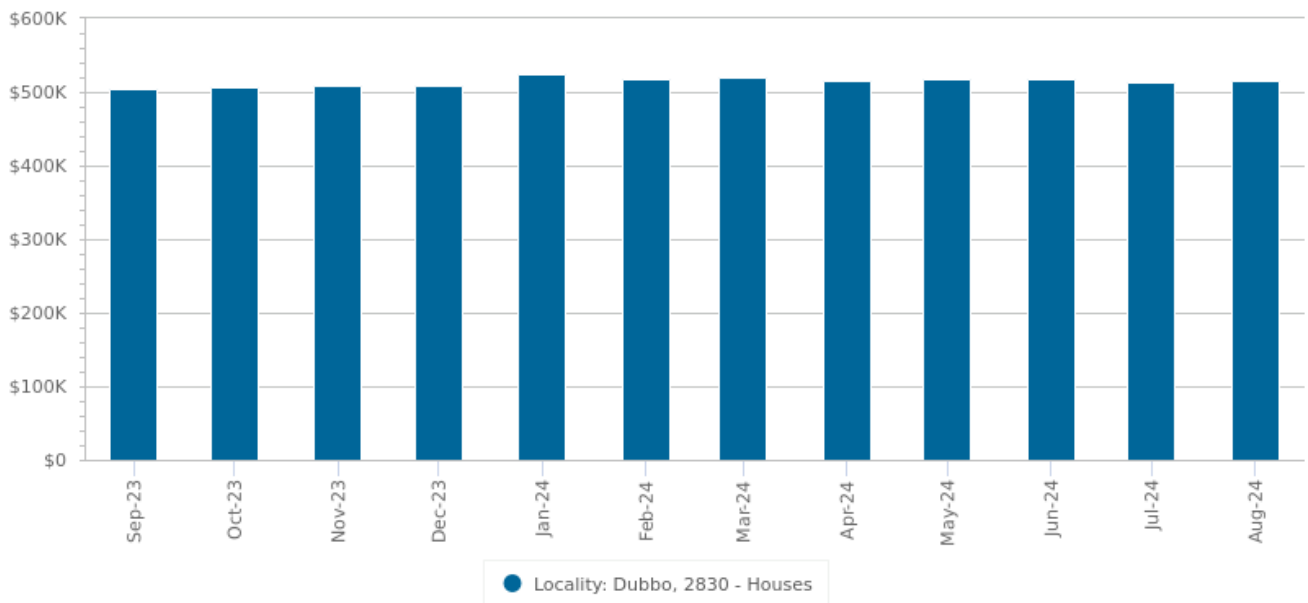
## House: Recent Median Value

**\$516K**

Aug 2024

	Dubbo
Sep 2023	\$503,357
Oct 2023	\$506,504
Nov 2023	\$508,725
Dec 2023	\$509,923
Jan 2024	\$523,713
Feb 2024	\$518,449
Mar 2024	\$520,076
Apr 2024	\$515,984
May 2024	\$516,890
Jun 2024	\$517,905
Jul 2024	\$514,073
Aug 2024	\$515,808

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

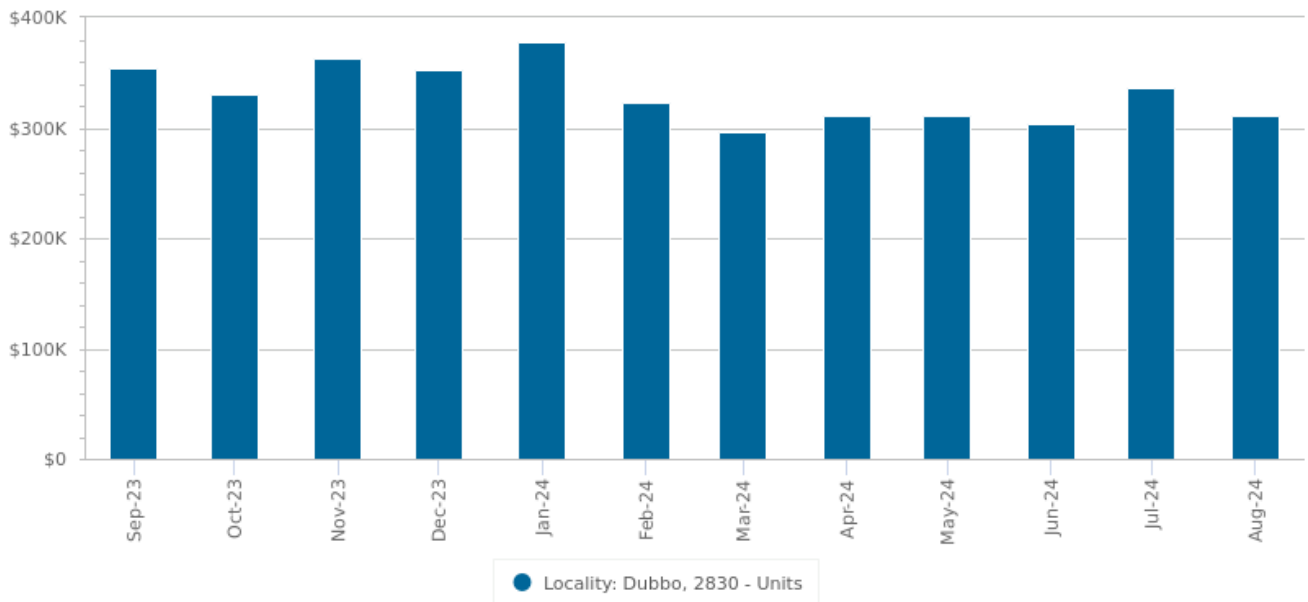
## Unit: Recent Median Value

# \$311K

Aug 2024

	Dubbo
Sep 2023	\$353,466
Oct 2023	\$330,862
Nov 2023	\$362,771
Dec 2023	\$352,989
Jan 2024	\$377,850
Feb 2024	\$323,325
Mar 2024	\$295,798
Apr 2024	\$310,446
May 2024	\$311,483
Jun 2024	\$304,100
Jul 2024	\$336,710
Aug 2024	\$310,801

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

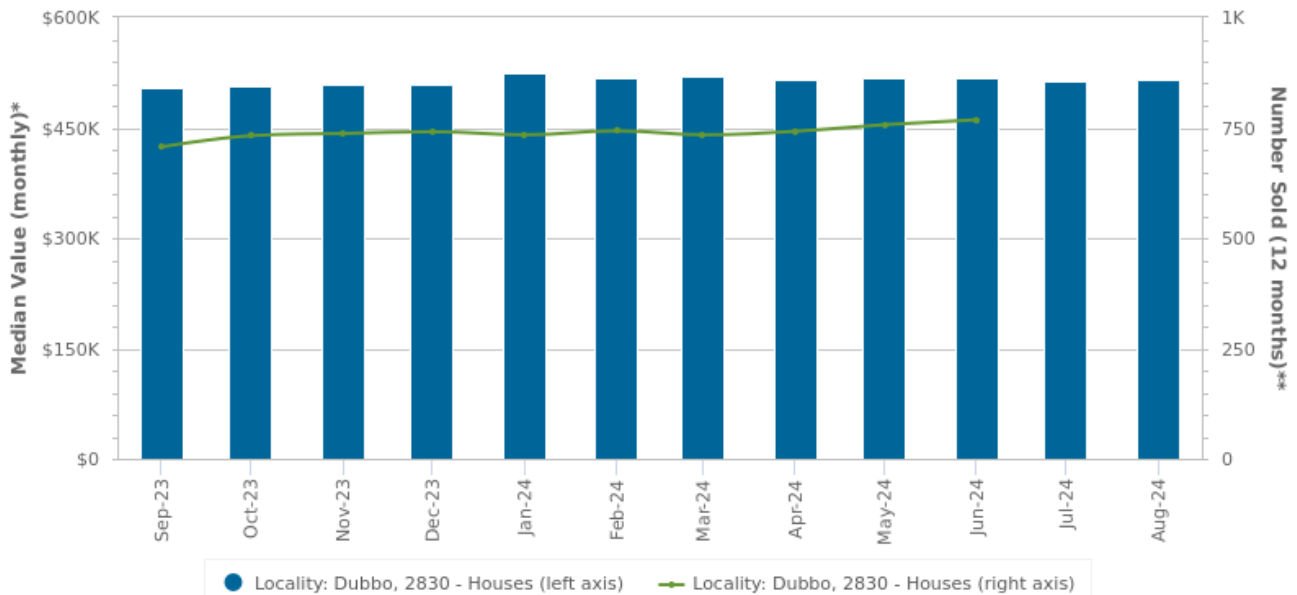
## House: Median Value vs Number Sold

# 768

Jun 2024

	Median Value	Number Of Sold
Sep 2023	\$503,357	707
Oct 2023	\$506,504	732
Nov 2023	\$508,725	737
Dec 2023	\$509,923	741
Jan 2024	\$523,713	734
Feb 2024	\$518,449	743
Mar 2024	\$520,076	734
Apr 2024	\$515,984	742
May 2024	\$516,890	757
Jun 2024	\$517,905	768
Jul 2024	\$514,073	-
Aug 2024	\$515,808	-

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

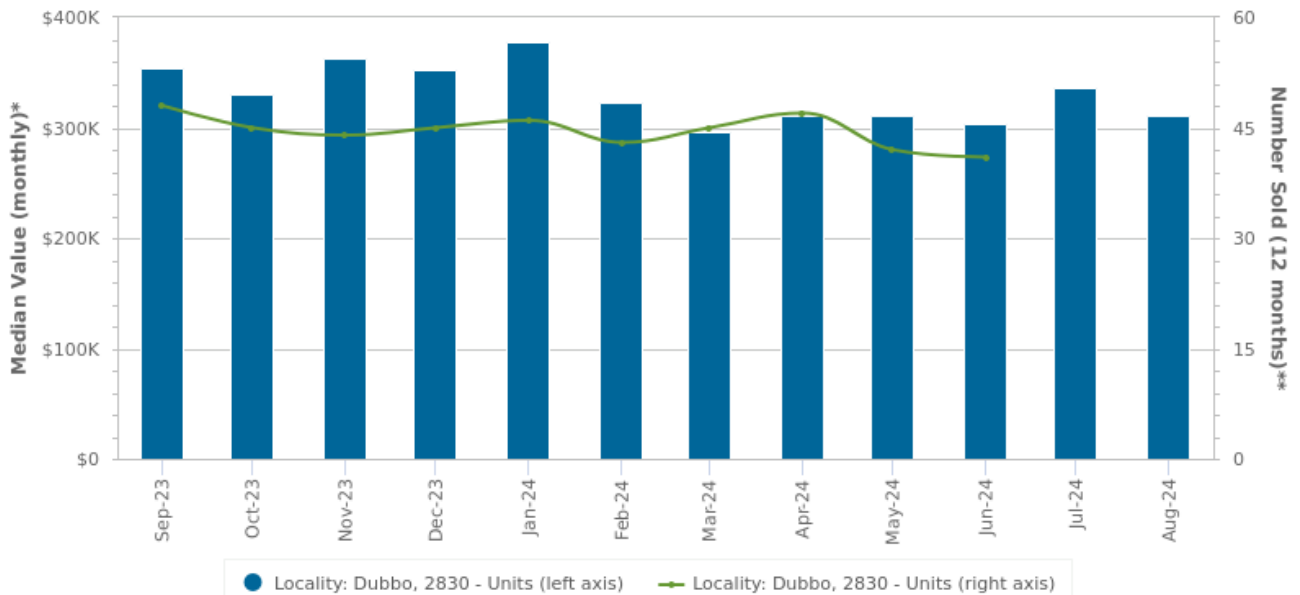


## Unit: Median Value vs Number Sold

**41**  
Jun 2024

	Median Value	Number Of Sold
Sep 2023	\$353,466	48
Oct 2023	\$330,862	45
Nov 2023	\$362,771	44
Dec 2023	\$352,989	45
Jan 2024	\$377,850	46
Feb 2024	\$323,325	43
Mar 2024	\$295,798	45
Apr 2024	\$310,446	47
May 2024	\$311,483	42
Jun 2024	\$304,100	41
Jul 2024	\$336,710	-
Aug 2024	\$310,801	-

Statistics are calculated over a rolling 12 month period



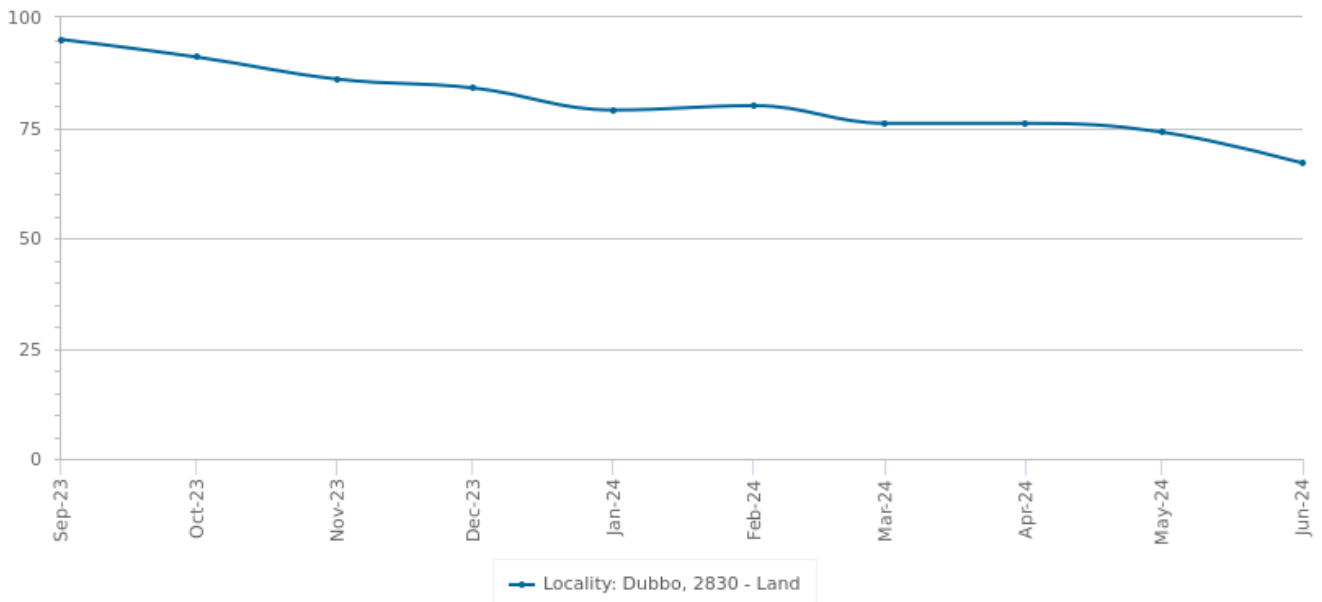
\*Statistics are calculated at the end of the displayed month  
 \*\*Statistics are calculated over a rolling 12 month period

## Land: Median Value vs Number Sold

**67**  
Jun 2024

	Median Value	Number Of Sold
Sep 2023	-	95
Oct 2023	-	91
Nov 2023	-	86
Dec 2023	-	84
Jan 2024	-	79
Feb 2024	-	80
Mar 2024	-	76
Apr 2024	-	76
May 2024	-	74
Jun 2024	-	67
Jul 2024	-	-
Aug 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

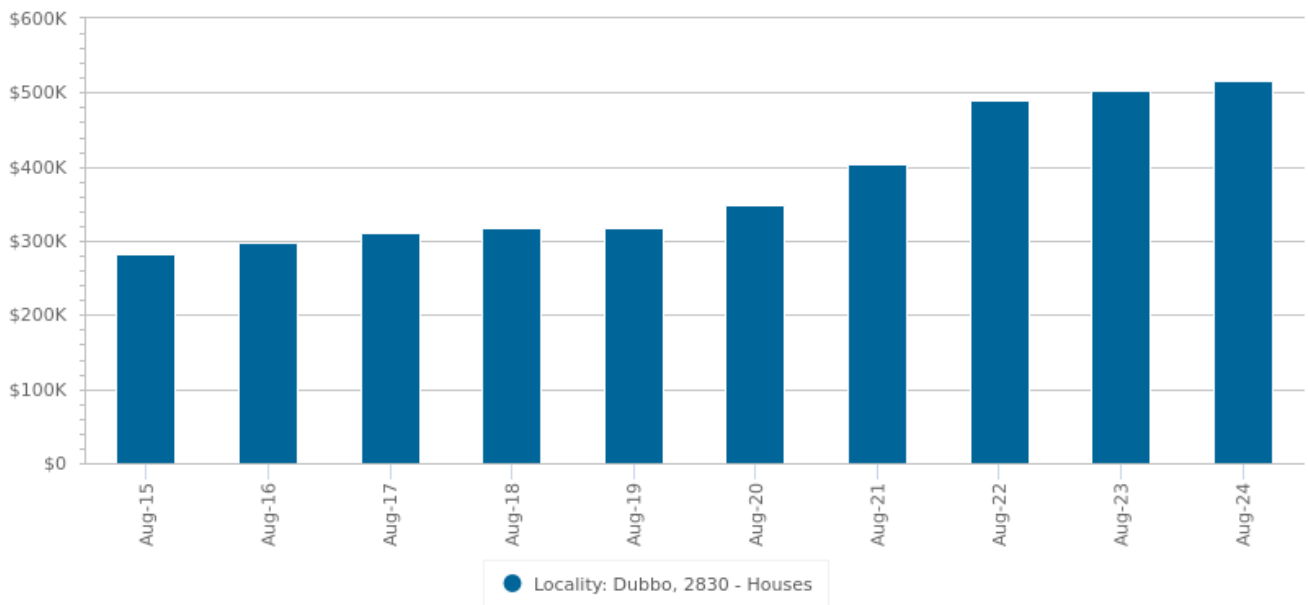
## House: Median Value

# \$516K

Aug 2024

	Dubbo
Aug 2015	\$282,773
Aug 2016	\$298,704
Aug 2017	\$310,570
Aug 2018	\$317,501
Aug 2019	\$318,434
Aug 2020	\$349,573
Aug 2021	\$403,170
Aug 2022	\$489,094
Aug 2023	\$503,834
Aug 2024	\$515,808

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

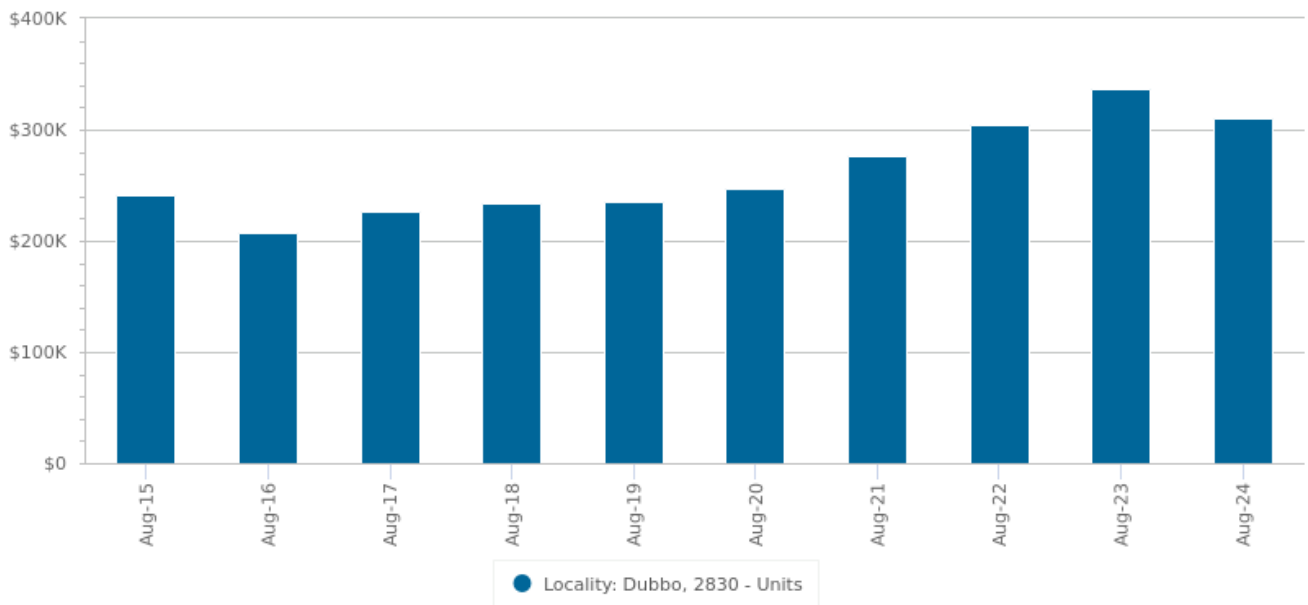
## Unit: Median Value

# \$311K

Aug 2024

	Dubbo
Aug 2015	\$241,654
Aug 2016	\$206,945
Aug 2017	\$226,808
Aug 2018	\$233,418
Aug 2019	\$234,699
Aug 2020	\$246,917
Aug 2021	\$276,125
Aug 2022	\$304,332
Aug 2023	\$336,077
Aug 2024	\$310,801

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Sales Per Annum

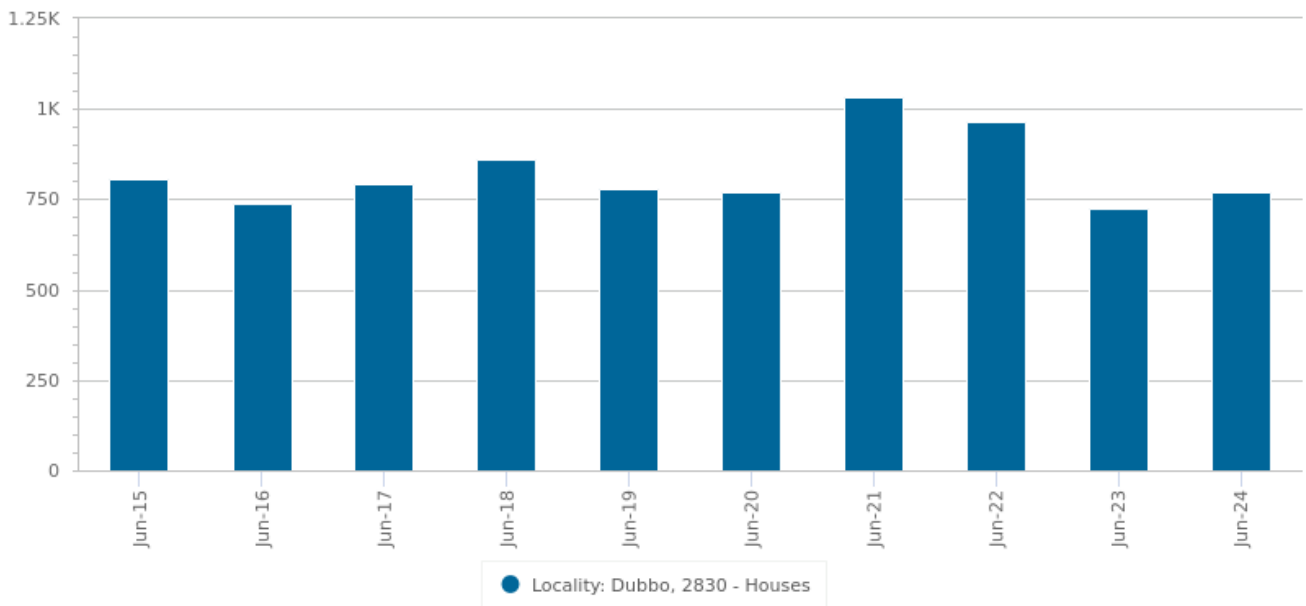
## House: Sales Per Annum

**768**

Jun 2024

	Dubbo	Dubbo Regional
Jun 2015	808	0
Jun 2016	740	0
Jun 2017	791	0
Jun 2018	860	0
Jun 2019	777	0
Jun 2020	771	0
Jun 2021	1032	0
Jun 2022	964	0
Jun 2023	725	0
Jun 2024	768	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

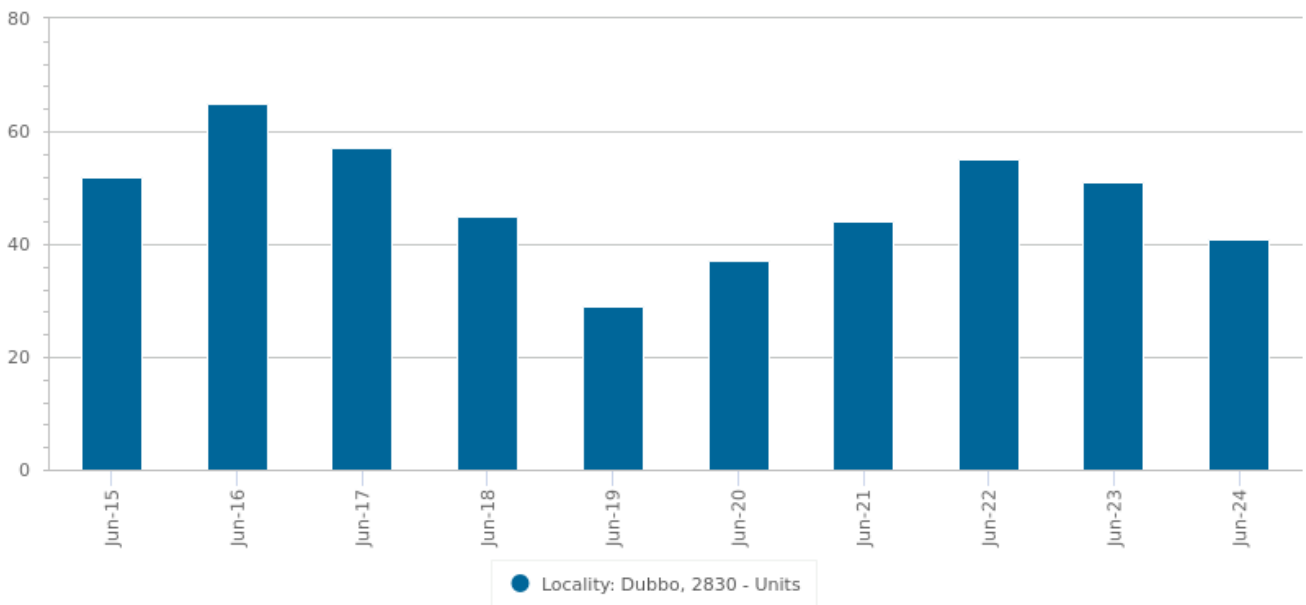
## Unit: Sales Per Annum

# 41

Jun 2024

	Dubbo	Dubbo Regional
Jun 2015	52	0
Jun 2016	65	0
Jun 2017	57	0
Jun 2018	45	0
Jun 2019	29	0
Jun 2020	37	0
Jun 2021	44	0
Jun 2022	55	0
Jun 2023	51	0
Jun 2024	41	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

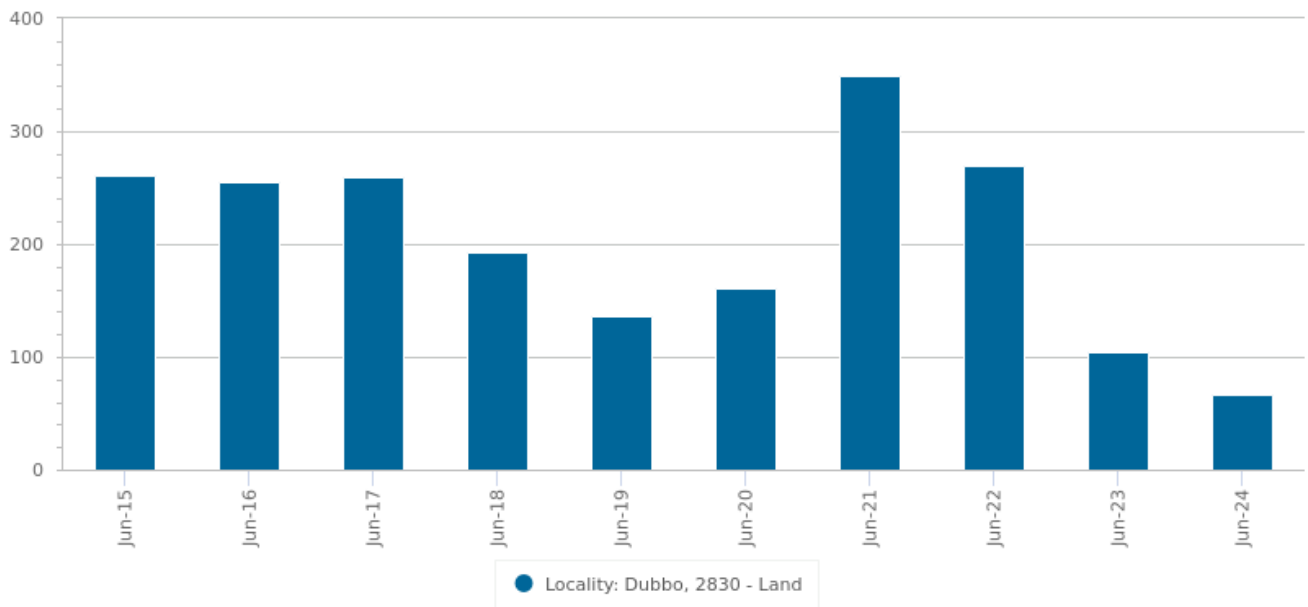
## Land: Sales Per Annum

# 67

Jun 2024

	Dubbo	Dubbo Regional
Jun 2015	261	0
Jun 2016	255	0
Jun 2017	259	0
Jun 2018	193	0
Jun 2019	136	0
Jun 2020	161	0
Jun 2021	349	0
Jun 2022	269	0
Jun 2023	105	0
Jun 2024	67	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Sales By Price

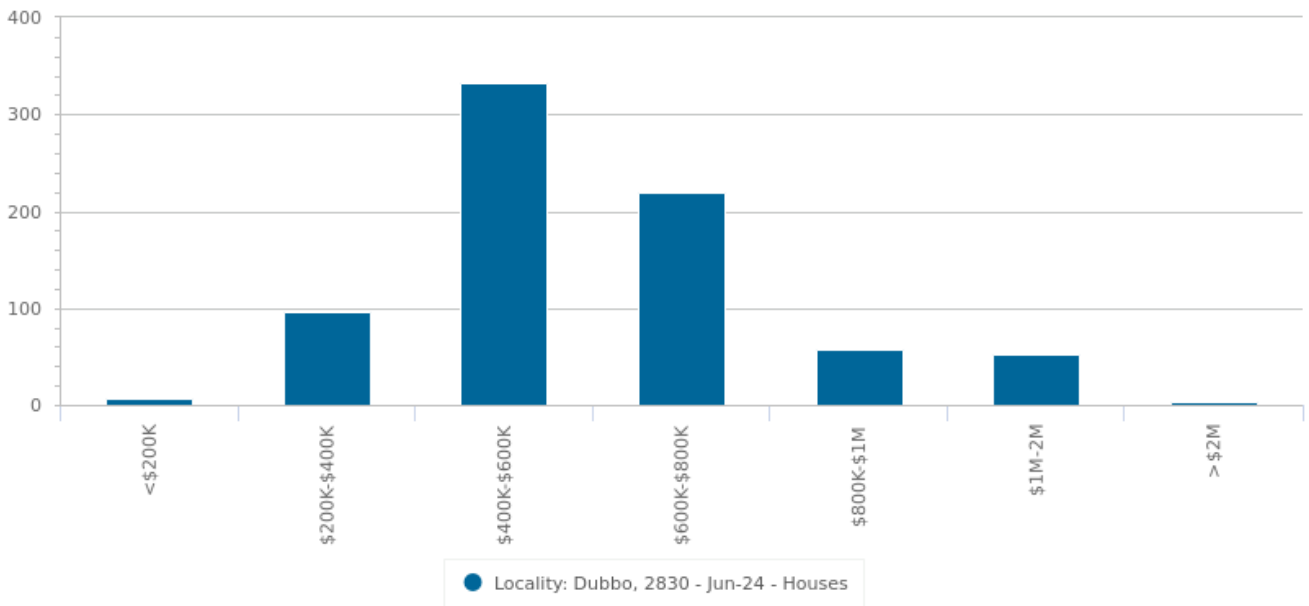
## House: Sales By Price

**\$481.08M**

Jun 2024

	Dubbo	Dubbo Regional
<\$200K	7	-
\$200K-\$400K	96	-
\$400K-\$600K	332	-
\$600K-\$800K	219	-
\$800K-\$1M	58	-
\$1M-\$2M	52	-
>\$2M	4	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



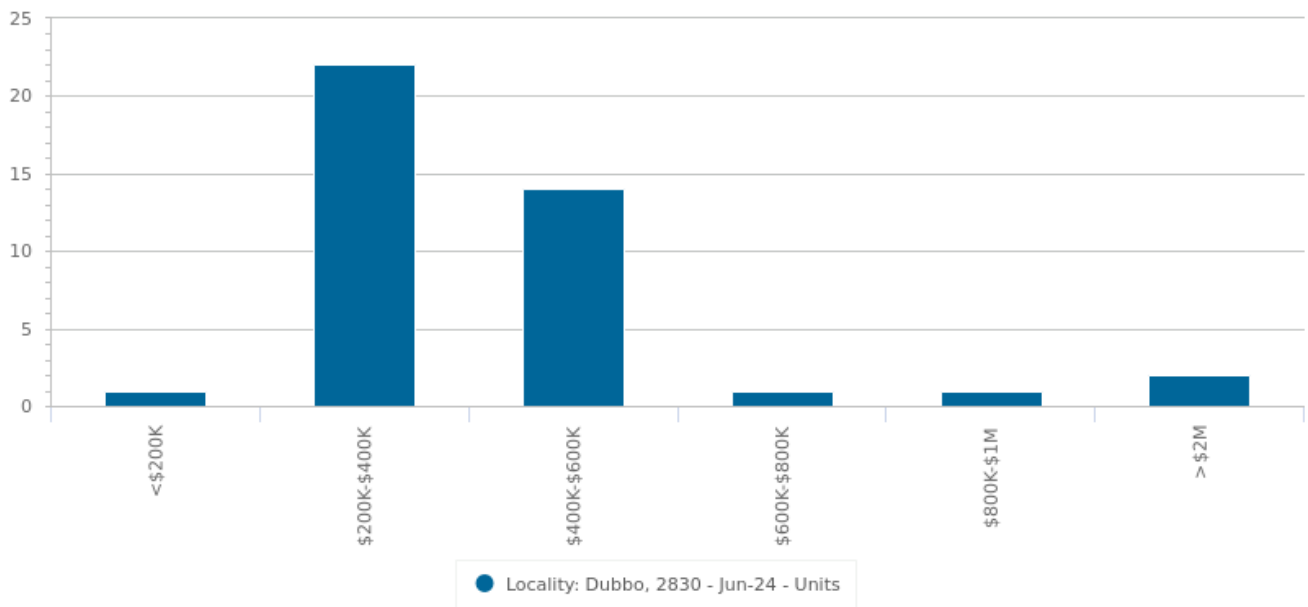
## \$21.34M

Jun 2024

### Unit: Sales By Price

	Dubbo	Dubbo Regional
<\$200K	1	-
\$200K-\$400K	22	-
\$400K-\$600K	14	-
\$600K-\$800K	1	-
\$800K-\$1M	1	-
>\$2M	2	-

Statistics are calculated over a rolling 12 month period

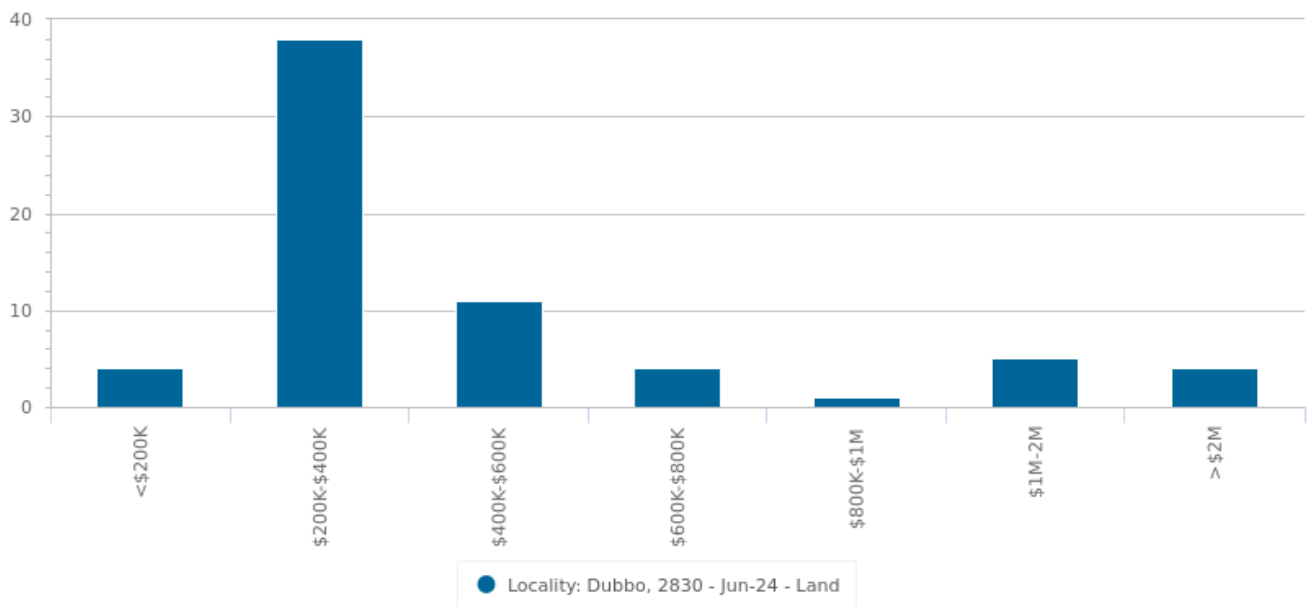


Statistics are calculated over a rolling 12 month period

## Land: Sales By Price

	Dubbo	Dubbo Regional
<\$200K	4	-
\$200K-\$400K	38	-
\$400K-\$600K	11	-
\$600K-\$800K	4	-
\$800K-\$1M	1	-
\$1M-\$2M	5	-
>\$2M	4	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Change In Median Value

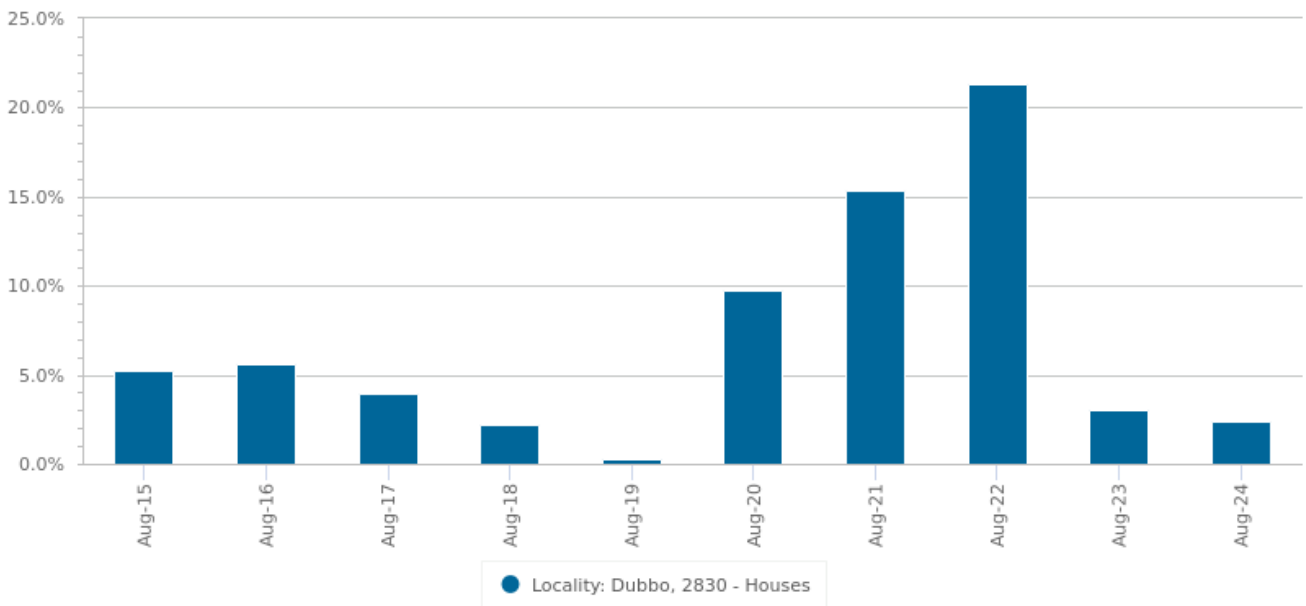
## House: Change In Median Value

**2.4%**

Aug 2024

	Dubbo
Aug 2015	5.3%
Aug 2016	5.6%
Aug 2017	4.0%
Aug 2018	2.2%
Aug 2019	0.3%
Aug 2020	9.8%
Aug 2021	15.3%
Aug 2022	21.3%
Aug 2023	3.0%
Aug 2024	2.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

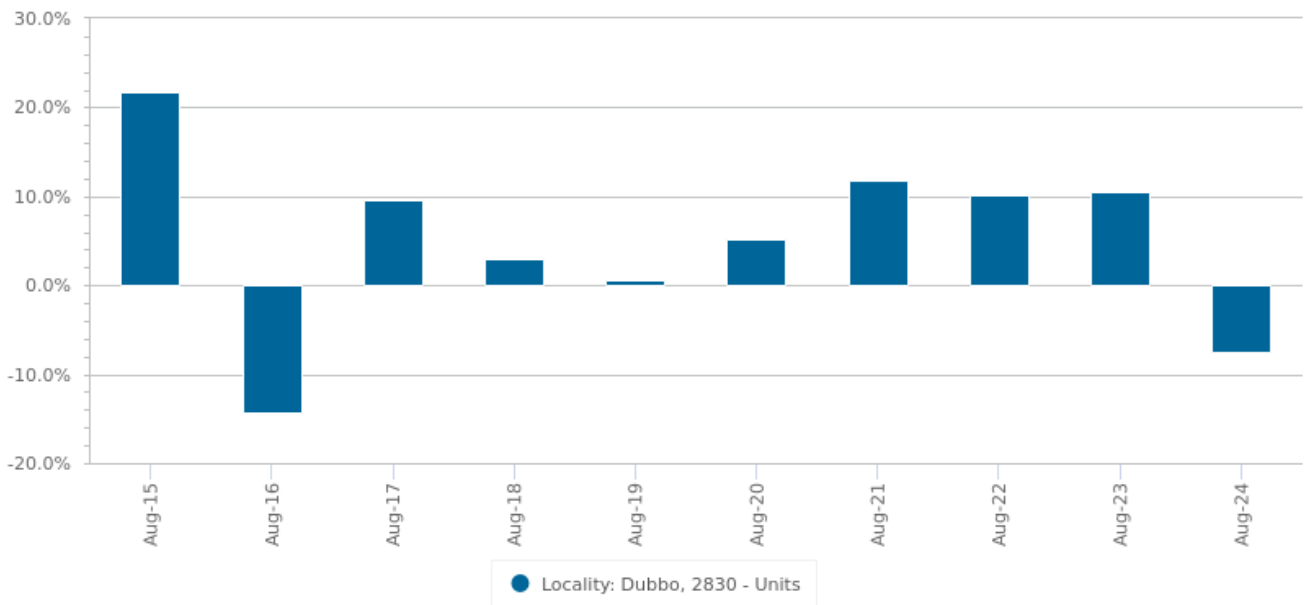
## Unit: Change In Median Value

**-7.5%**

Aug 2024

	Dubbo
Aug 2015	21.8%
Aug 2016	-14.4%
Aug 2017	9.6%
Aug 2018	2.9%
Aug 2019	0.5%
Aug 2020	5.2%
Aug 2021	11.8%
Aug 2022	10.2%
Aug 2023	10.4%
Aug 2024	-7.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# For Sale Statistics

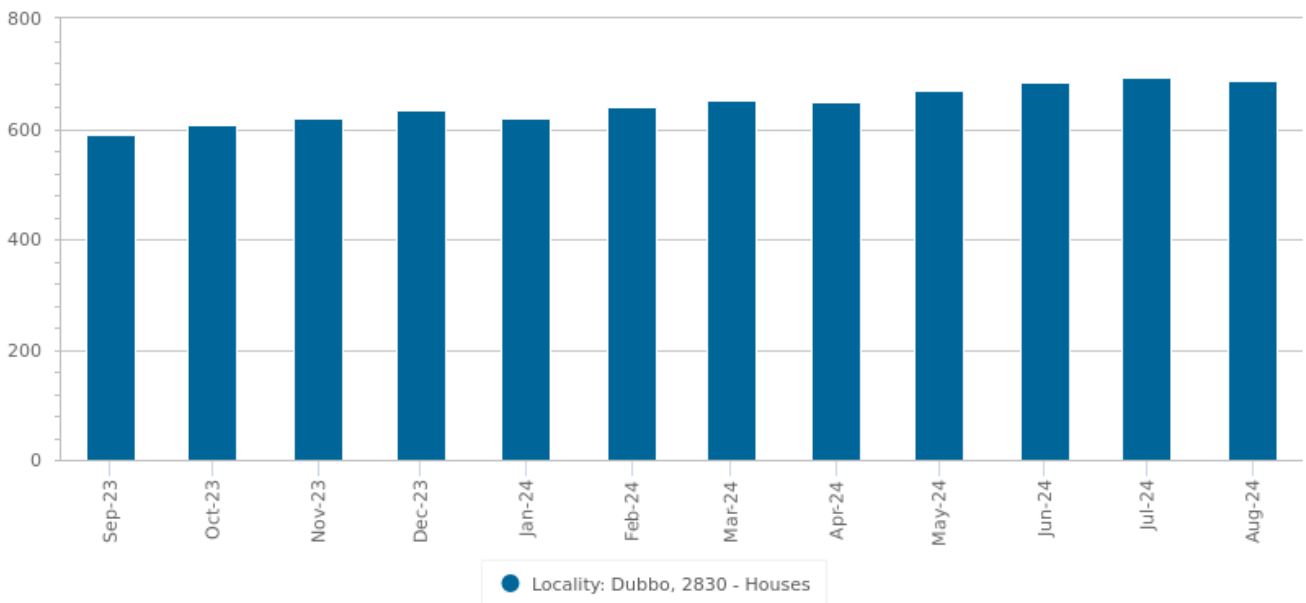
## House: Number of New Listing

**687**

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	591	-
Oct 2023	608	-
Nov 2023	620	-
Dec 2023	635	-
Jan 2024	618	-
Feb 2024	640	-
Mar 2024	653	-
Apr 2024	648	-
May 2024	670	-
Jun 2024	684	-
Jul 2024	693	-
Aug 2024	687	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

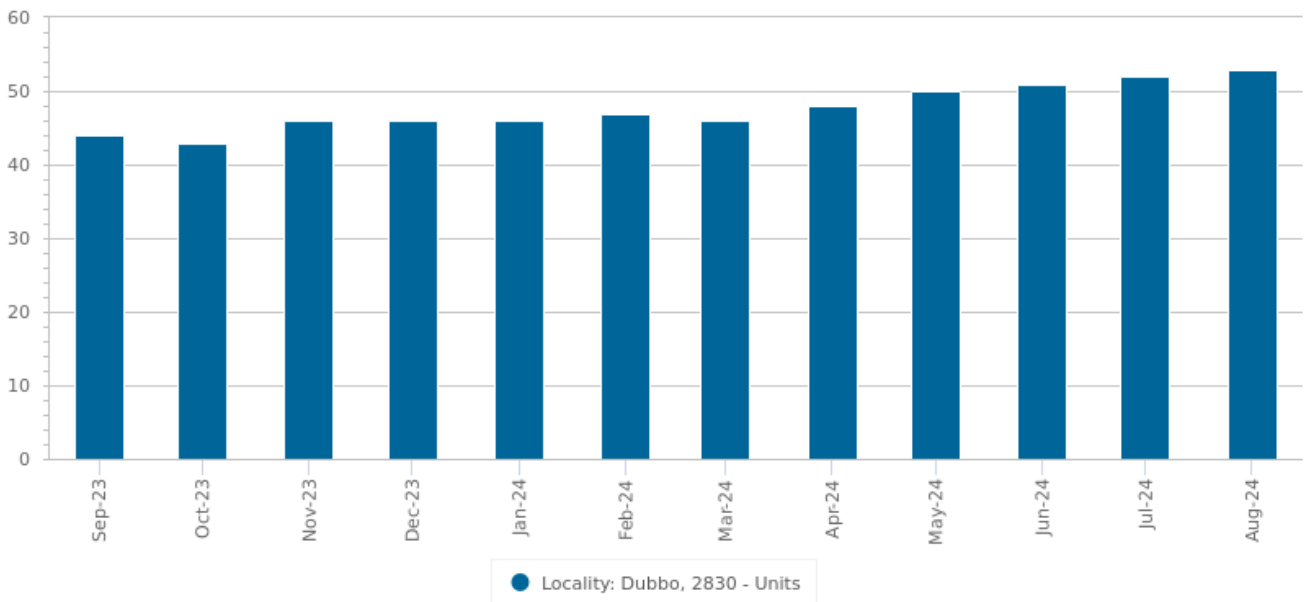
## Unit: Number of New Listing

# 53

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	44	-
Oct 2023	43	-
Nov 2023	46	-
Dec 2023	46	-
Jan 2024	46	-
Feb 2024	47	-
Mar 2024	46	-
Apr 2024	48	-
May 2024	50	-
Jun 2024	51	-
Jul 2024	52	-
Aug 2024	53	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

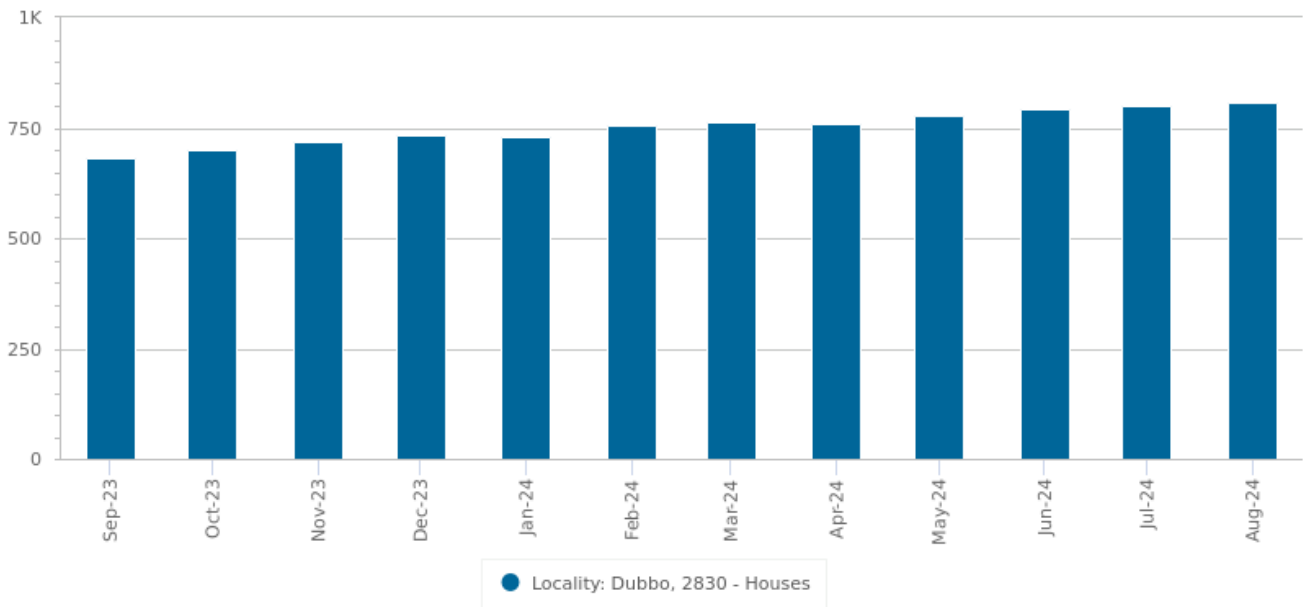
## House: Total Properties Listed

# 807

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	682	-
Oct 2023	700	-
Nov 2023	719	-
Dec 2023	732	-
Jan 2024	728	-
Feb 2024	757	-
Mar 2024	763	-
Apr 2024	760	-
May 2024	778	-
Jun 2024	791	-
Jul 2024	801	-
Aug 2024	807	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

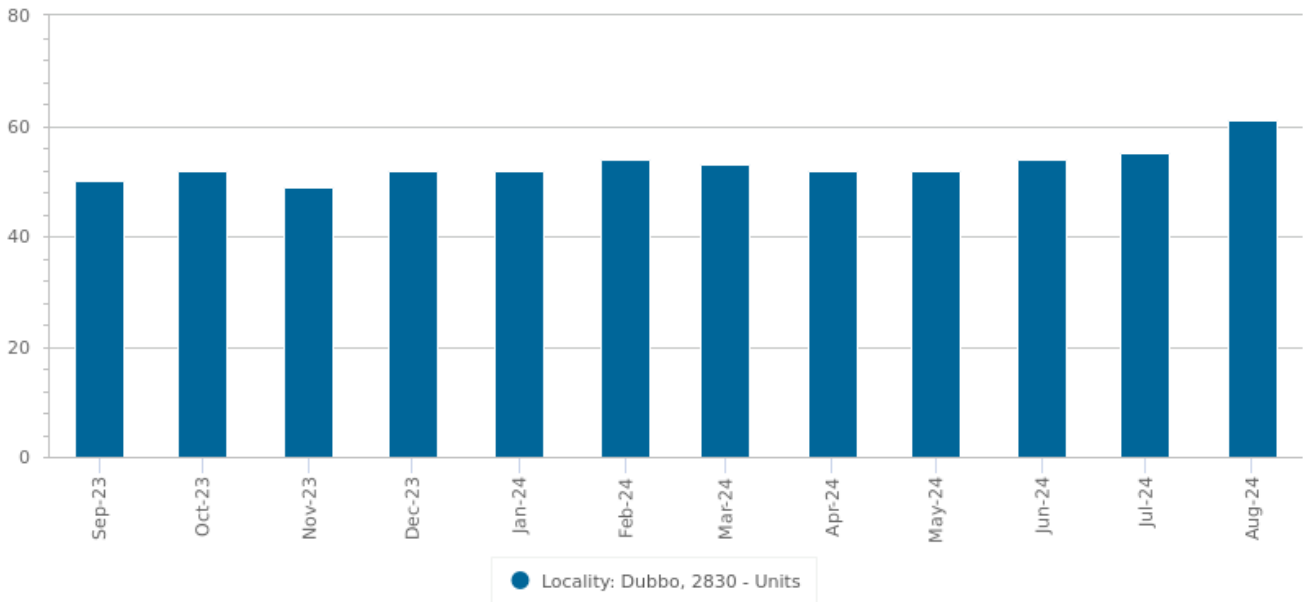
## Unit: Total Properties Listed

**61**

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	50	-
Oct 2023	52	-
Nov 2023	49	-
Dec 2023	52	-
Jan 2024	52	-
Feb 2024	54	-
Mar 2024	53	-
Apr 2024	52	-
May 2024	52	-
Jun 2024	54	-
Jul 2024	55	-
Aug 2024	61	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



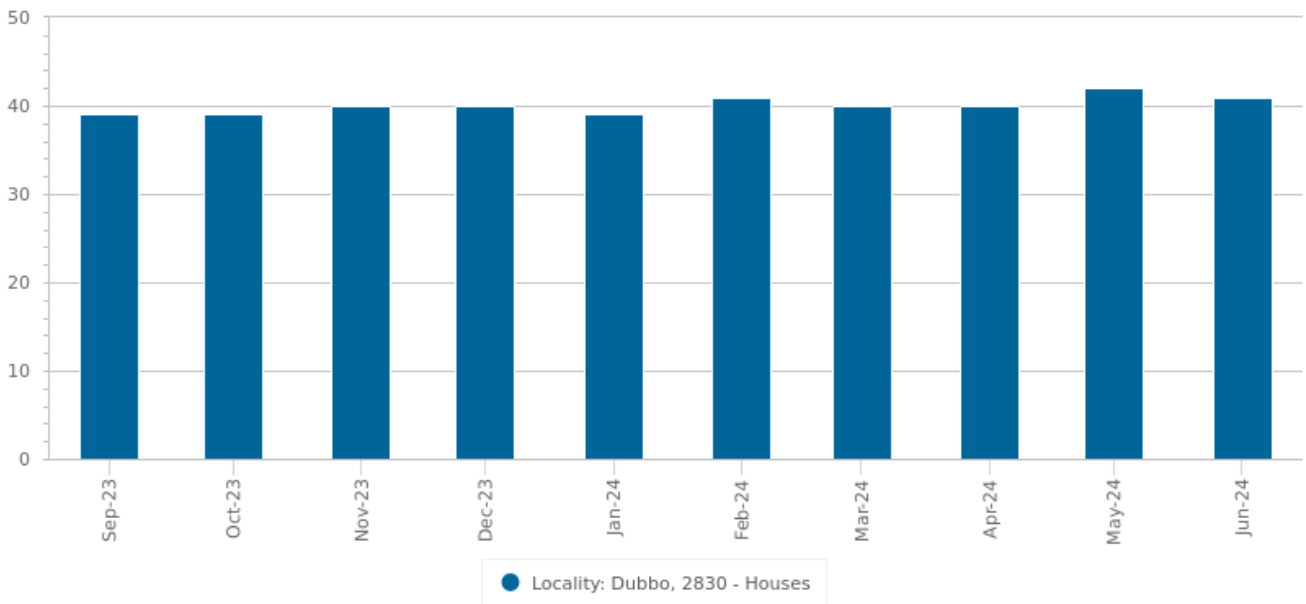
## House: Median Days On Market

**41**

Jun 2024

	Dubbo	Dubbo Regional
Sep 2023	39	-
Oct 2023	39	-
Nov 2023	40	-
Dec 2023	40	-
Jan 2024	39	-
Feb 2024	41	-
Mar 2024	40	-
Apr 2024	40	-
May 2024	42	-
Jun 2024	41	-
Jul 2024	-	-
Aug 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

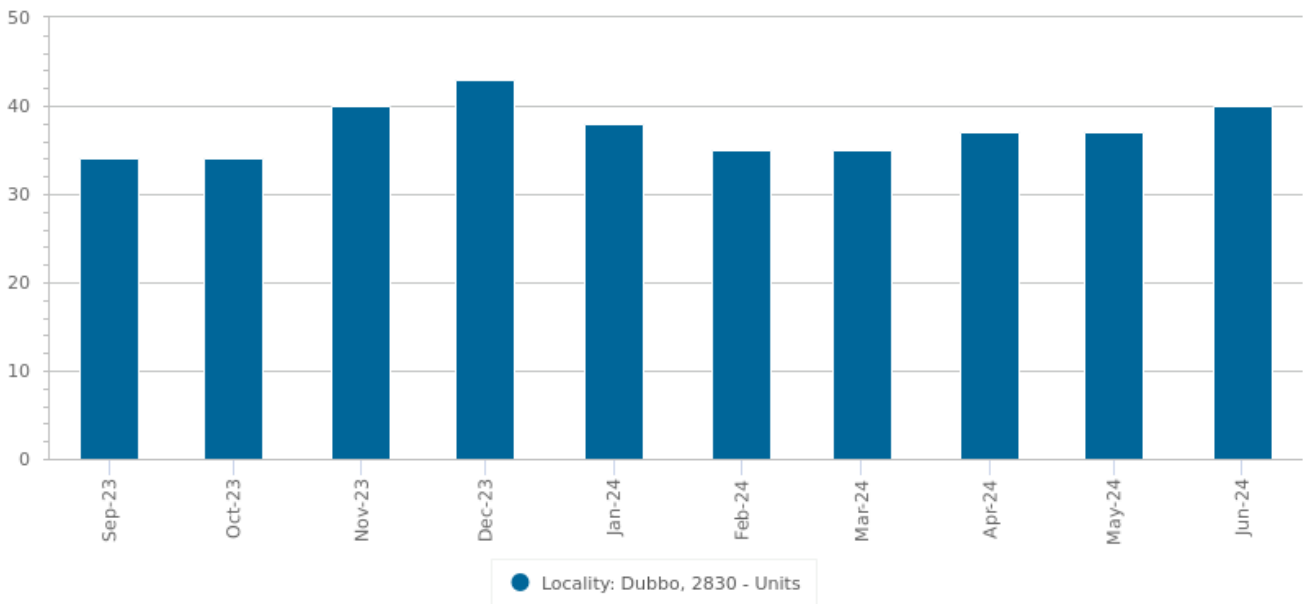
## Unit: Median Days On Market

**40**

Jun 2024

	Dubbo	Dubbo Regional
Sep 2023	34	-
Oct 2023	34	-
Nov 2023	40	-
Dec 2023	43	-
Jan 2024	38	-
Feb 2024	35	-
Mar 2024	35	-
Apr 2024	37	-
May 2024	37	-
Jun 2024	40	-
Jul 2024	-	-
Aug 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Rental Statistics

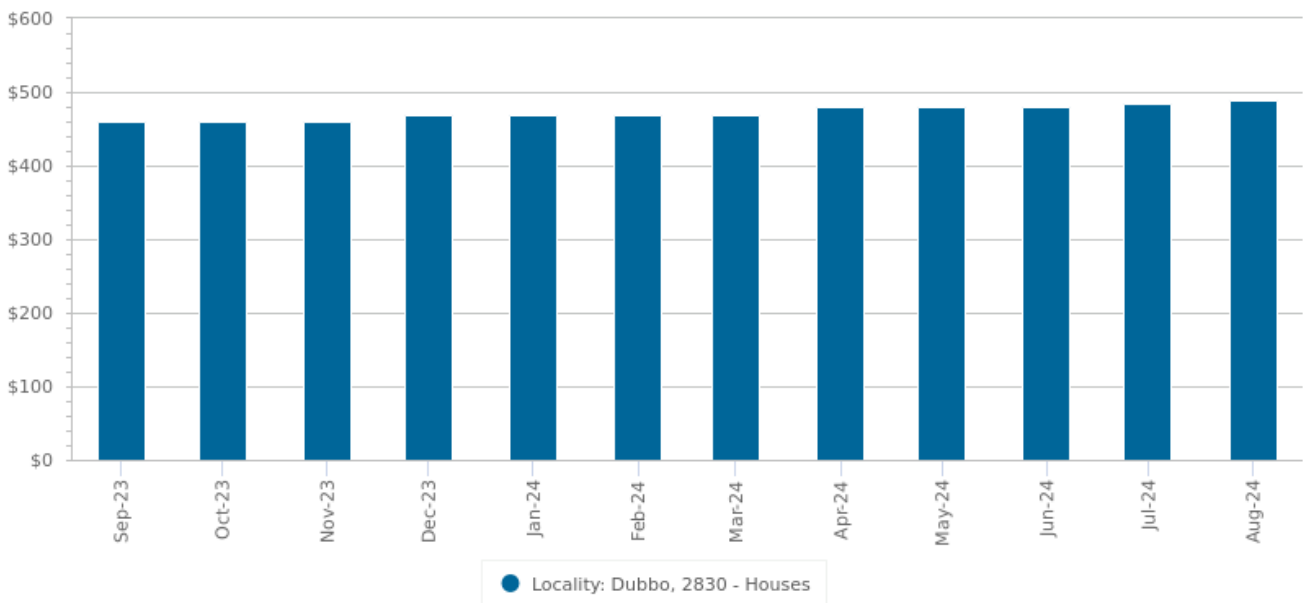
## House: Median Rent

**\$490/w**

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	\$460/w	-
Oct 2023	\$460/w	-
Nov 2023	\$460/w	-
Dec 2023	\$470/w	-
Jan 2024	\$470/w	-
Feb 2024	\$470/w	-
Mar 2024	\$470/w	-
Apr 2024	\$480/w	-
May 2024	\$480/w	-
Jun 2024	\$480/w	-
Jul 2024	\$485/w	-
Aug 2024	\$490/w	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

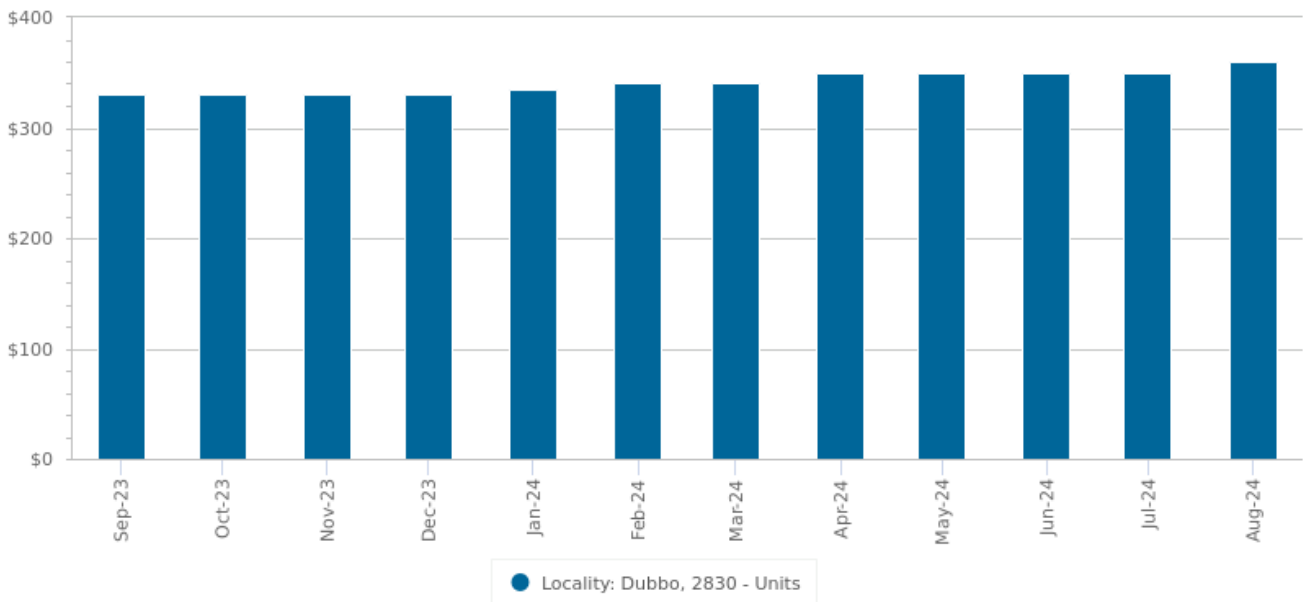
## Unit: Median Rent

# \$360/w

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	\$330/w	-
Oct 2023	\$330/w	-
Nov 2023	\$330/w	-
Dec 2023	\$330/w	-
Jan 2024	\$335/w	-
Feb 2024	\$340/w	-
Mar 2024	\$340/w	-
Apr 2024	\$350/w	-
May 2024	\$350/w	-
Jun 2024	\$350/w	-
Jul 2024	\$350/w	-
Aug 2024	\$360/w	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

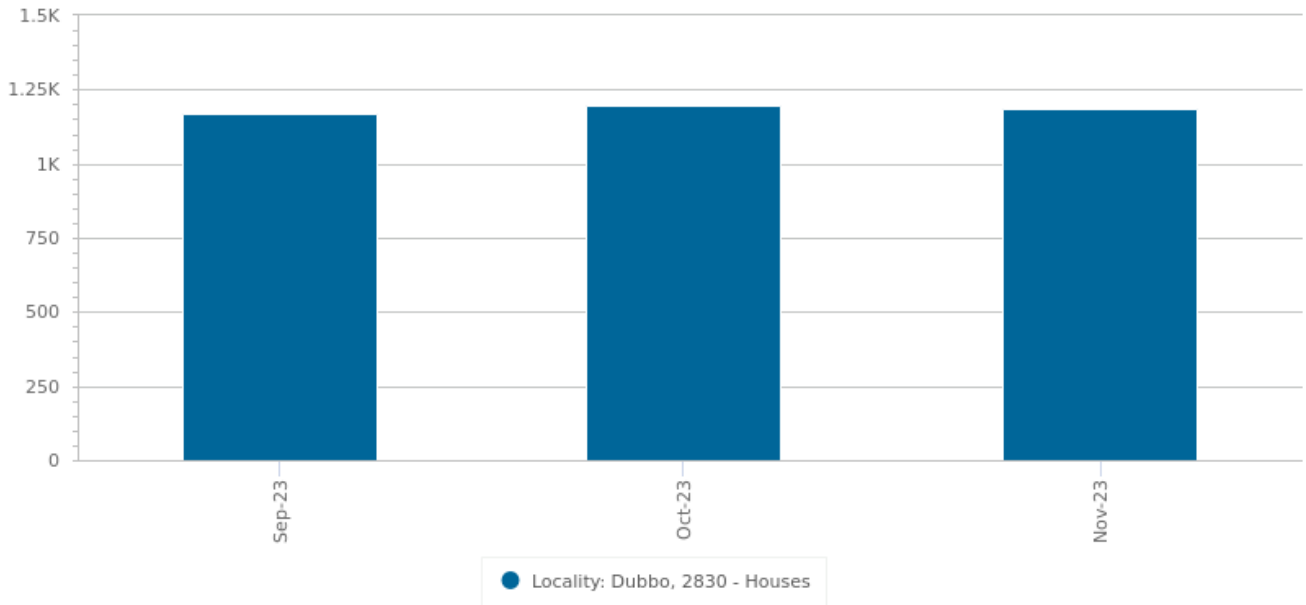
## House: Rental Rate Observations

# 1,185

Nov 2023

	Dubbo	Dubbo Regional
Sep 2023	1,169	-
Oct 2023	1,195	-
Nov 2023	1,185	-
Dec 2023	-	-
Jan 2024	-	-
Feb 2024	-	-
Mar 2024	-	-
Apr 2024	-	-
May 2024	-	-
Jun 2024	-	-
Jul 2024	-	-
Aug 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

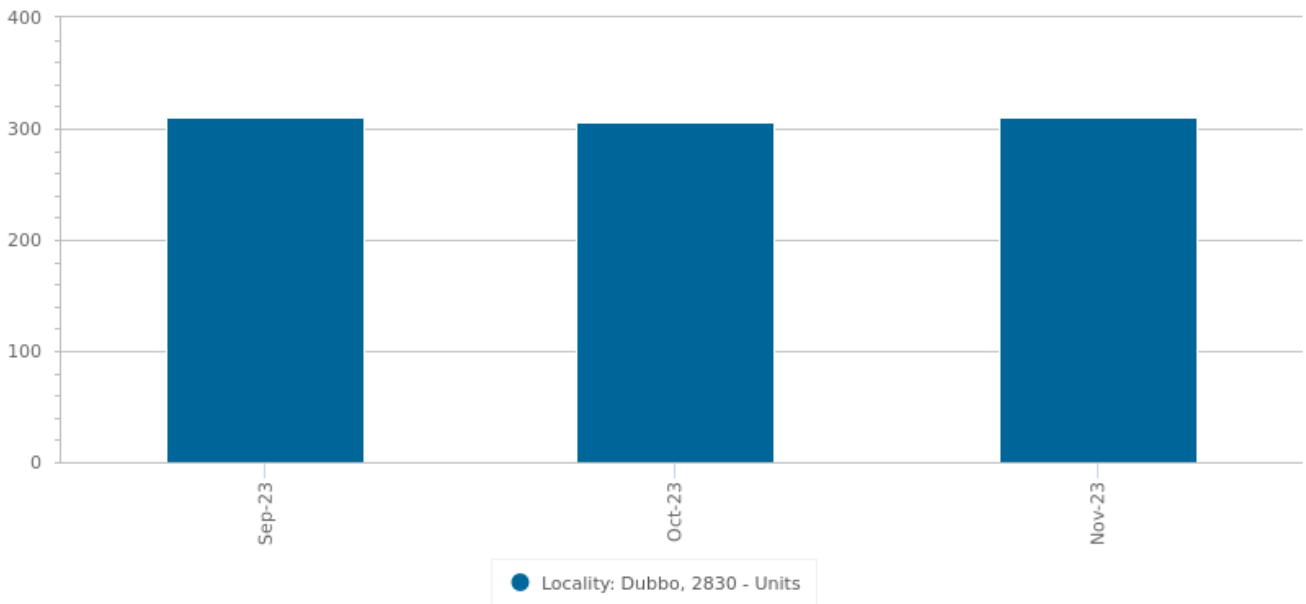
## Unit: Rental Rate Observations

311

Nov 2023

	Dubbo	Dubbo Regional
Sep 2023	310	-
Oct 2023	306	-
Nov 2023	311	-
Dec 2023	-	-
Jan 2024	-	-
Feb 2024	-	-
Mar 2024	-	-
Apr 2024	-	-
May 2024	-	-
Jun 2024	-	-
Jul 2024	-	-
Aug 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

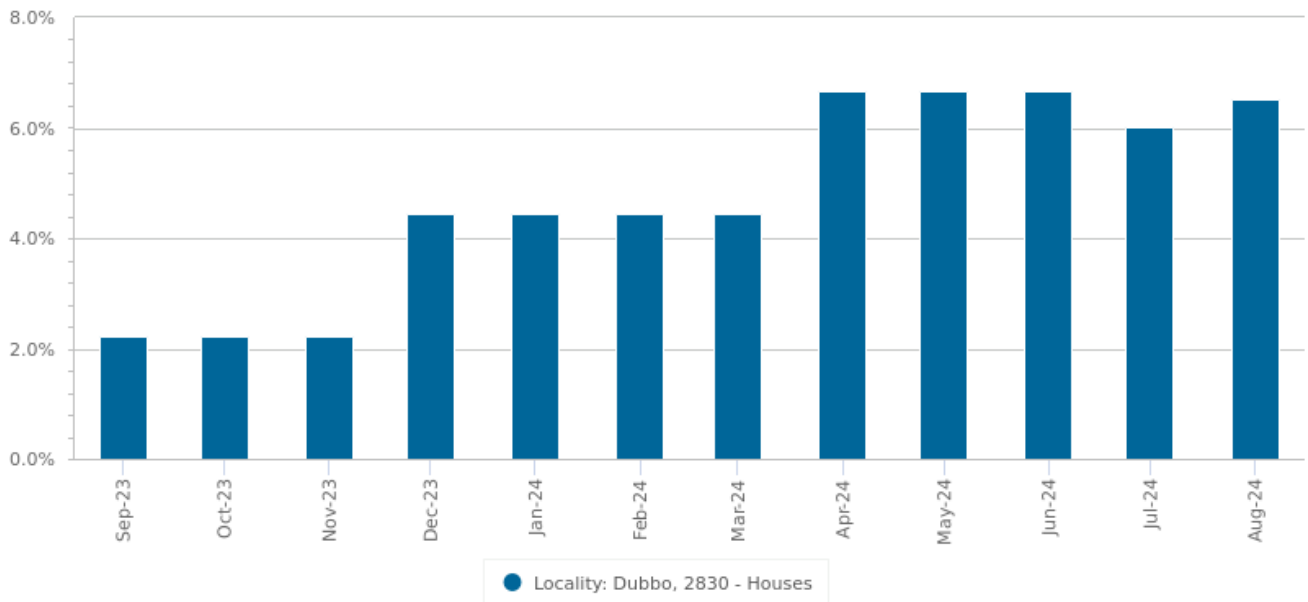
## House: Change in Rental Rate

# 6.5%

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	2.2%	-
Oct 2023	2.2%	-
Nov 2023	2.2%	-
Dec 2023	4.4%	-
Jan 2024	4.4%	-
Feb 2024	4.4%	-
Mar 2024	4.4%	-
Apr 2024	6.7%	-
May 2024	6.7%	-
Jun 2024	6.7%	-
Jul 2024	6.0%	-
Aug 2024	6.5%	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

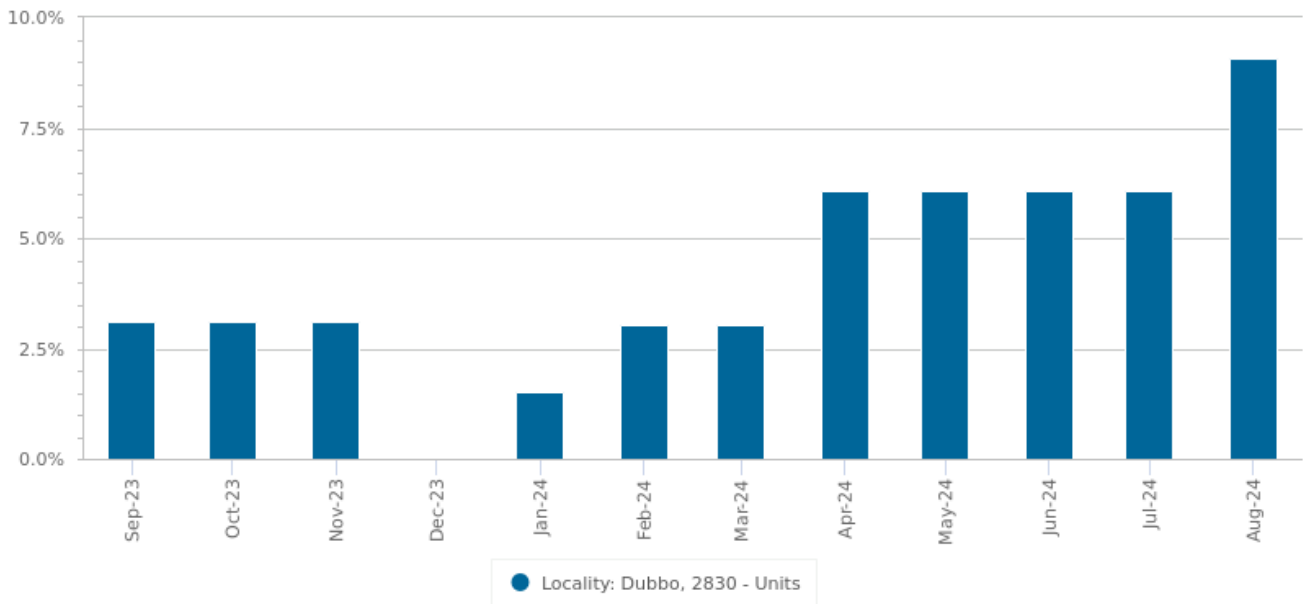
## Unit: Change in Rental Rate

# 9.1%

Aug 2024

	Dubbo	Dubbo Regional
Sep 2023	3.1%	-
Oct 2023	3.1%	-
Nov 2023	3.1%	-
Dec 2023	-	-
Jan 2024	1.5%	-
Feb 2024	3.0%	-
Mar 2024	3.0%	-
Apr 2024	6.1%	-
May 2024	6.1%	-
Jun 2024	6.1%	-
Jul 2024	6.1%	-
Aug 2024	9.1%	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



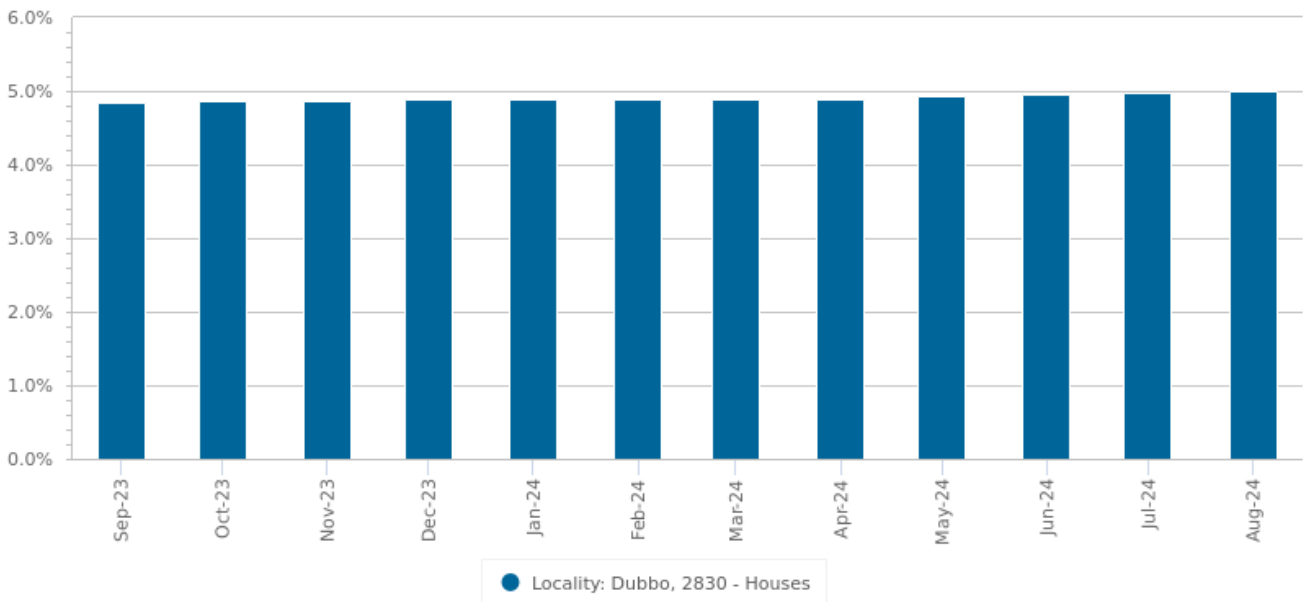
## House: Value Based Rental Yield

# 5.0%

Aug 2024

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

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

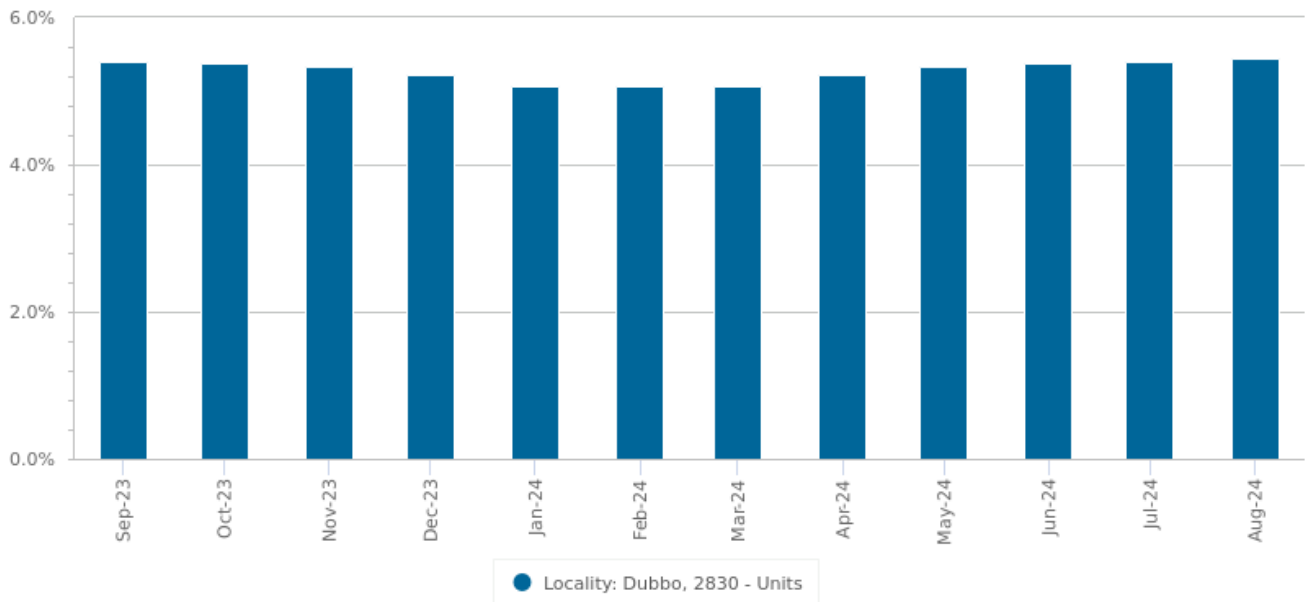
## Unit: Value Based Rental Yield

# 5.4%

Aug 2024

	Dubbo
Sep 2023	5.4%
Oct 2023	5.4%
Nov 2023	5.3%
Dec 2023	5.2%
Jan 2024	5.1%
Feb 2024	5.1%
Mar 2024	5.1%
Apr 2024	5.2%
May 2024	5.3%
Jun 2024	5.4%
Jul 2024	5.4%
Aug 2024	5.4%

Statistics are calculated at the end of the displayed month



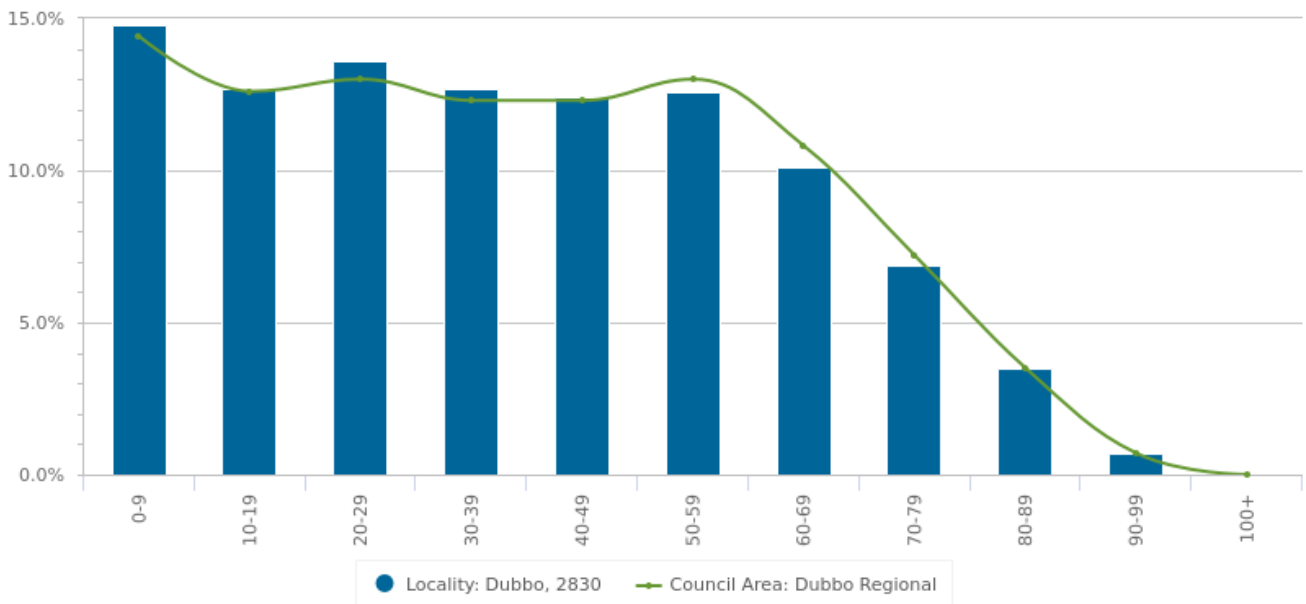
Statistics are calculated at the end of the displayed month

# Population Age

## Population Age

	Dubbo	Dubbo Regional
0-9	14.8%	14.4%
10-19	12.7%	12.6%
20-29	13.6%	13%
30-39	12.7%	12.3%
40-49	12.4%	12.3%
50-59	12.6%	13%
60-69	10.1%	10.8%
70-79	6.9%	7.2%
80-89	3.5%	3.5%
90-99	0.7%	0.7%

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



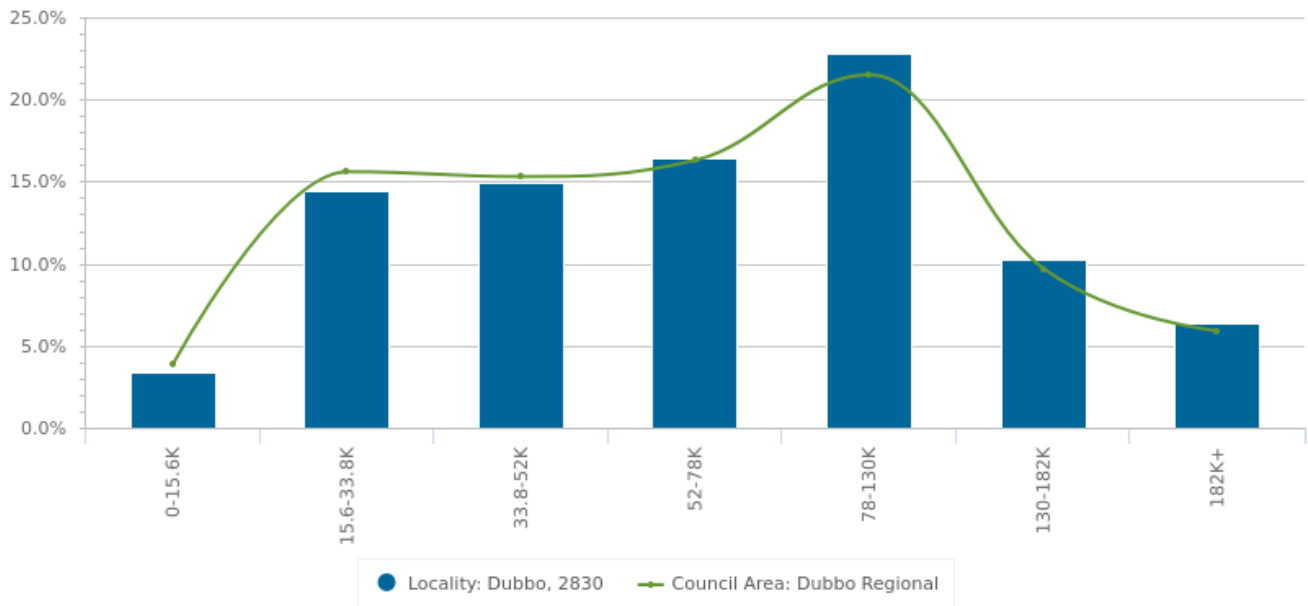
Statistics are provided by the Australian Bureau of Statistics (ABS)

# Household Income

## Household Income

	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)



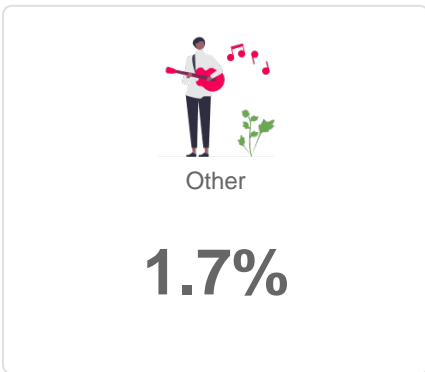
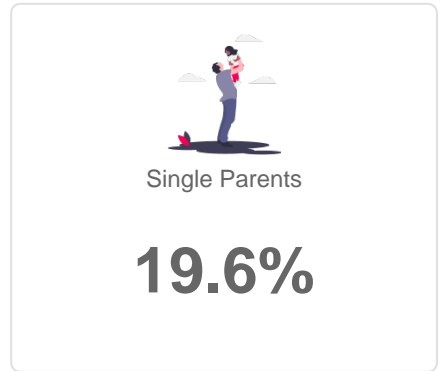
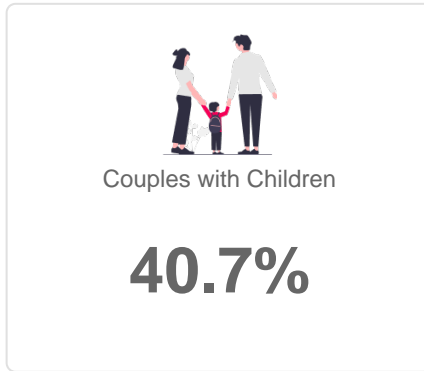
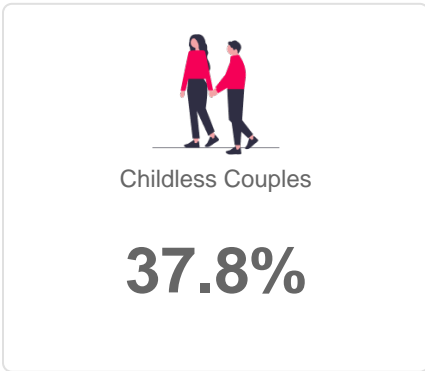
Statistics are provided by the Australian Bureau of Statistics (ABS)

# Household Structure

## Household Structure

	Dubbo	Dubbo Regional
Childless Couples	37.8%	38.4%
Couples with Children	40.7%	40.2%
Single Parents	19.6%	19.6%
Other	1.7%	1.7%

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

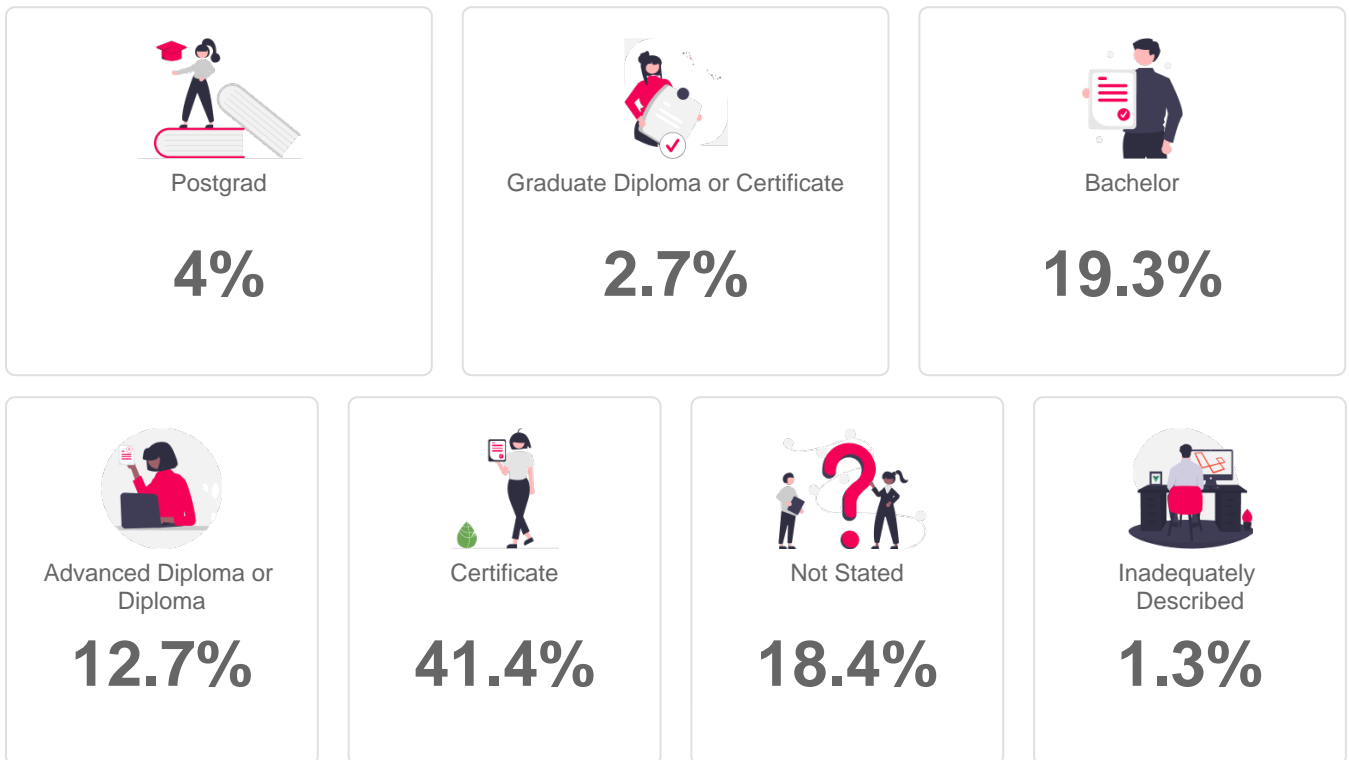


# Education

## Education By Qualification

	Dubbo	Dubbo Regional
Postgrad	4%	3.5%
Graduate Diploma or Certificate	2.7%	2.5%
Bachelor	19.3%	17.5%
Advanced Diploma or Diploma	12.7%	12.3%
Certificate	41.4%	40.2%
Not Stated	18.4%	22.9%
Inadequately Described	1.3%	1.2%

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



## Occupation

### Employment By Occupation

	Dubbo	Dubbo Regional
Professional	18.2%	17.5%
Clerical	13.5%	13%
Trades	14.5%	14.3%
Labourer	10.9%	11.1%
Not Stated	1.6%	1.7%
Machinery Operators and Drivers	6%	6%
Managers	11.5%	13%
Community and Personal Service Workers	12.5%	12.7%
Sales Workers	11.3%	10.7%

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



Professional

**18.2%**



Clerical

**13.5%**



Trades

**14.5%**



Labourer

**10.9%**



Not Stated

**1.6%**



Machinery Operators and Drivers

**6%**

## Employment By Occupation



Managers

**11.5%**



Community and Personal Service  
Workers

**12.5%**



Sales Workers

**11.3%**



## Disclaimer

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