

Suburb Statistics Report

Dubbo NSW 2830

Prepared on 5 Dec 2024

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Area Profile

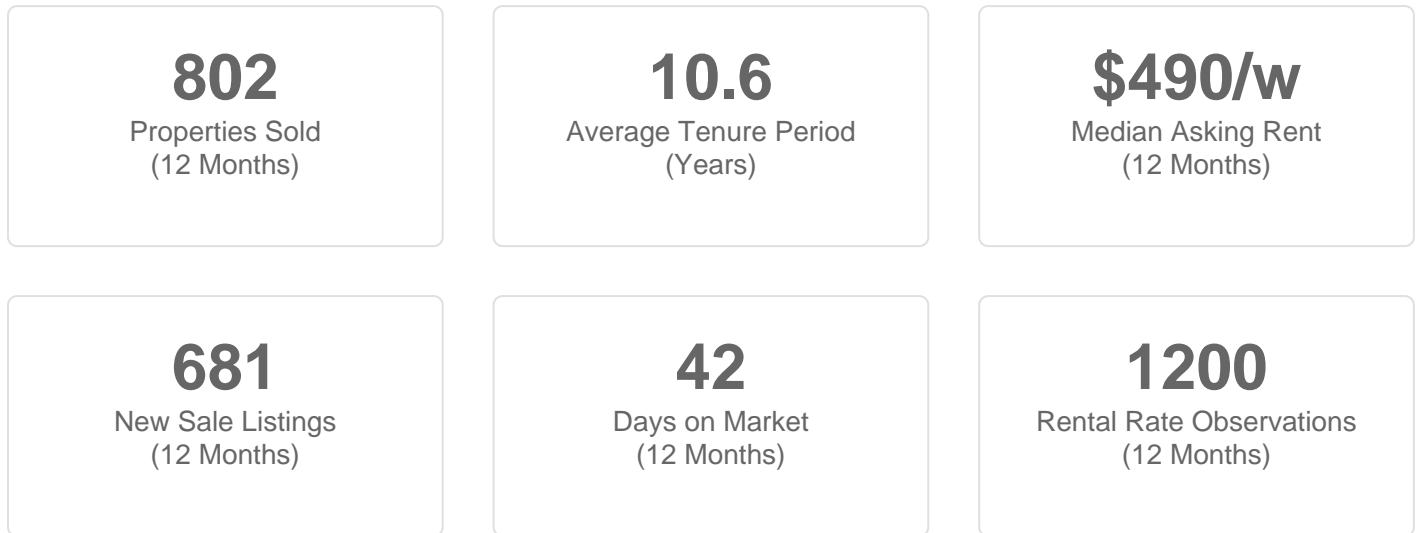
Dubbo, NSW

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 \$569,500.

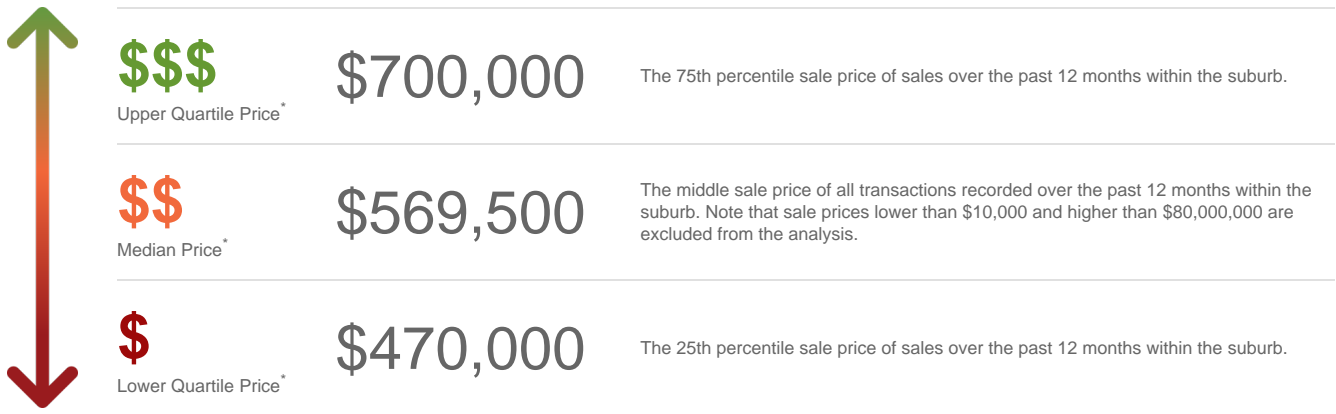
	House	Unit	Land
Average Tenure Period	10.6 years	10.1 years	-
Total Dwellings	15,614	1,468	1,337
Total New Listings	681	51	-
Median Value	\$535,566	\$324,702	-
Total Properties Listed	807	60	-

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

47

Properties Sold
(12 Months)

10.1

Average Tenure Period
(Years)

\$375/w

Median Asking Rent
(12 Months)

51

New Sale Listings
(12 Months)

40

Days on Market
(12 Months)

308

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$442,500

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

\$\$

Median Price*

\$335,000

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*

\$303,750

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

Dubbo NSW 2830



Land: Market Trends

71 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

	\$\$\$	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$	\$331,000	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.
	\$	-	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

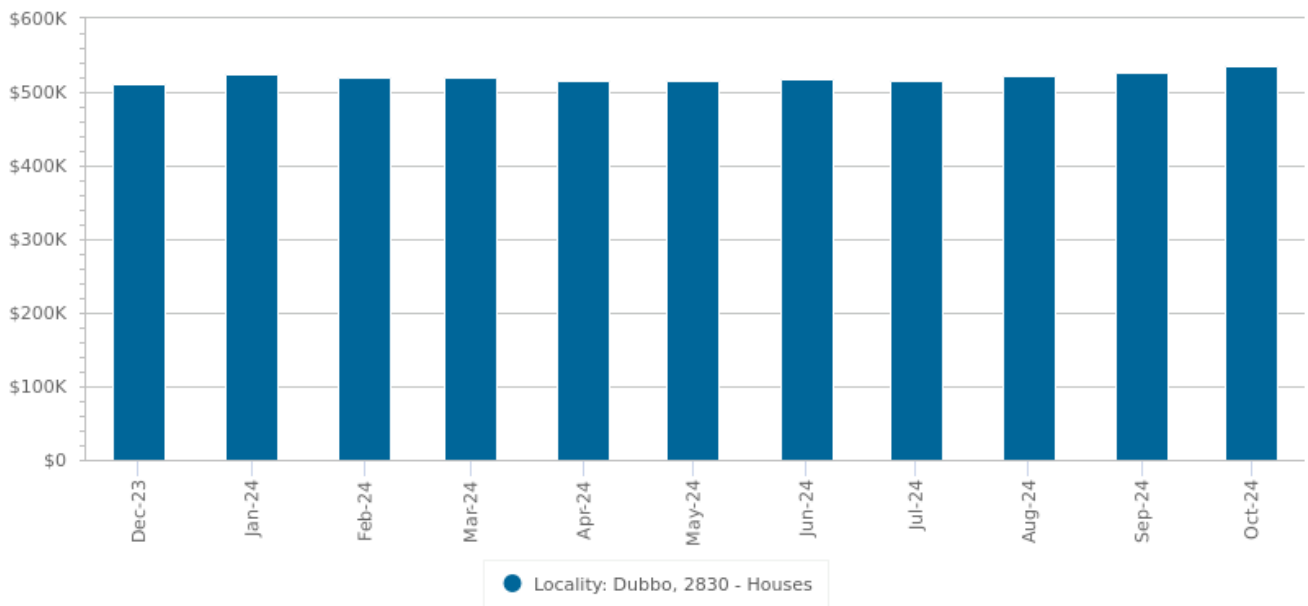
House: Recent Median Value

\$536K

Oct 2024

	Dubbo
Dec 2023	\$511,308
Jan 2024	\$524,451
Feb 2024	\$520,286
Mar 2024	\$520,067
Apr 2024	\$514,977
May 2024	\$514,679
Jun 2024	\$516,995
Jul 2024	\$514,674
Aug 2024	\$522,411
Sep 2024	\$526,223
Oct 2024	\$535,566
Nov 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

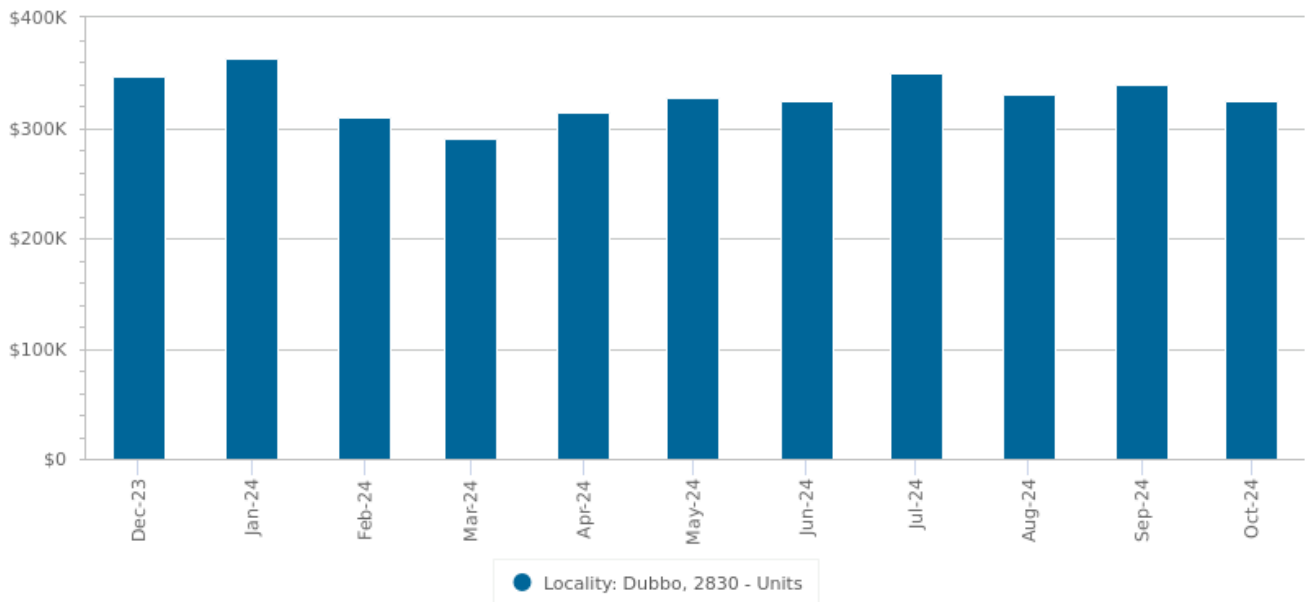
Unit: Recent Median Value

\$325K

Oct 2024

	Dubbo
Dec 2023	\$346,631
Jan 2024	\$362,579
Feb 2024	\$309,303
Mar 2024	\$290,999
Apr 2024	\$314,156
May 2024	\$328,126
Jun 2024	\$324,043
Jul 2024	\$350,039
Aug 2024	\$329,793
Sep 2024	\$338,799
Oct 2024	\$324,702
Nov 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

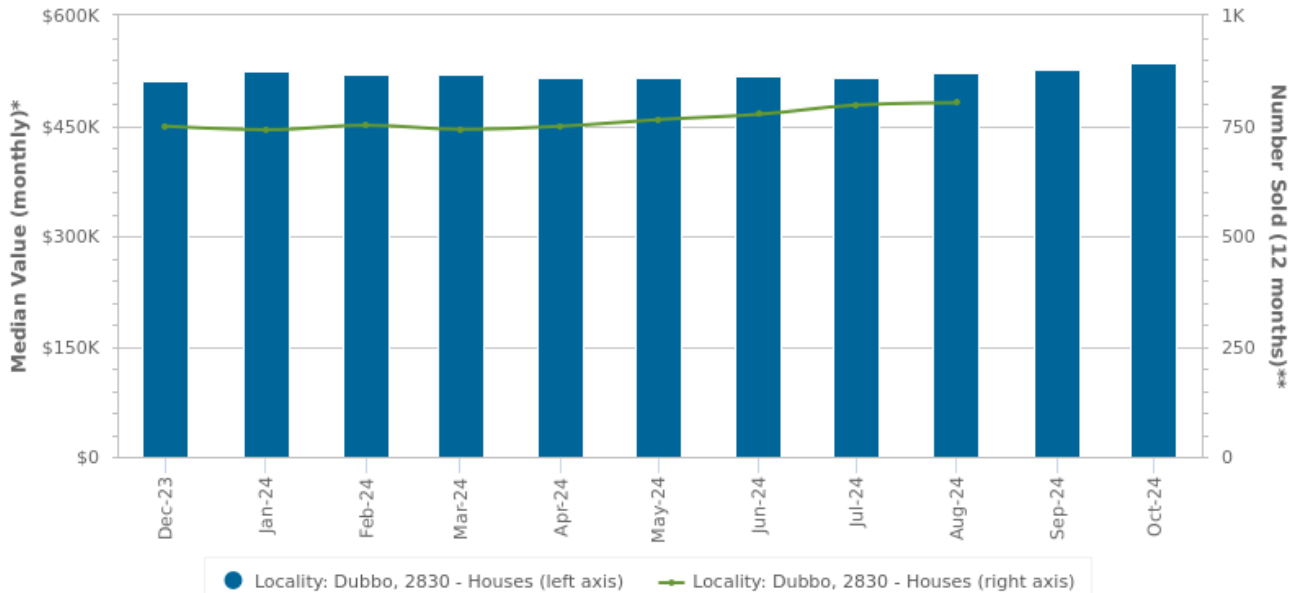
House: Median Value vs Number Sold

802

Aug 2024

	Median Value	Number Of Sold
Dec 2023	\$511,308	749
Jan 2024	\$524,451	741
Feb 2024	\$520,286	751
Mar 2024	\$520,067	742
Apr 2024	\$514,977	749
May 2024	\$514,679	764
Jun 2024	\$516,995	776
Jul 2024	\$514,674	797
Aug 2024	\$522,411	802
Sep 2024	\$526,223	-
Oct 2024	\$535,566	-
Nov 2024	-	-

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

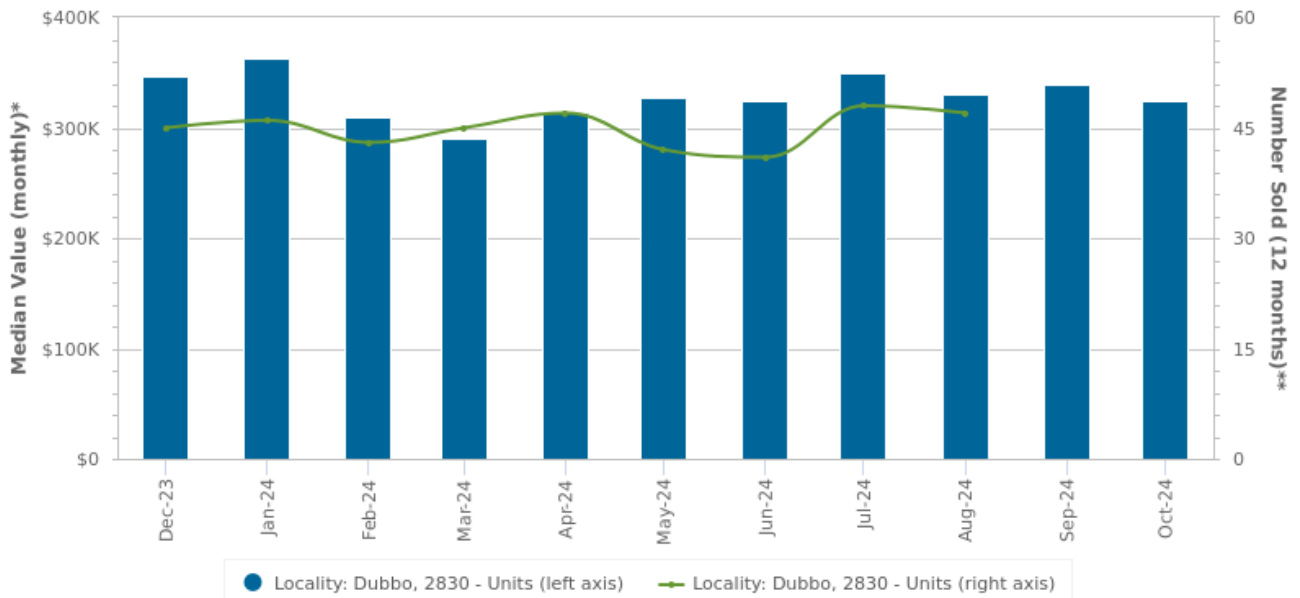
Unit: Median Value vs Number Sold

47

Aug 2024

	Median Value	Number Of Sold
Dec 2023	\$346,631	45
Jan 2024	\$362,579	46
Feb 2024	\$309,303	43
Mar 2024	\$290,999	45
Apr 2024	\$314,156	47
May 2024	\$328,126	42
Jun 2024	\$324,043	41
Jul 2024	\$350,039	48
Aug 2024	\$329,793	47
Sep 2024	\$338,799	-
Oct 2024	\$324,702	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



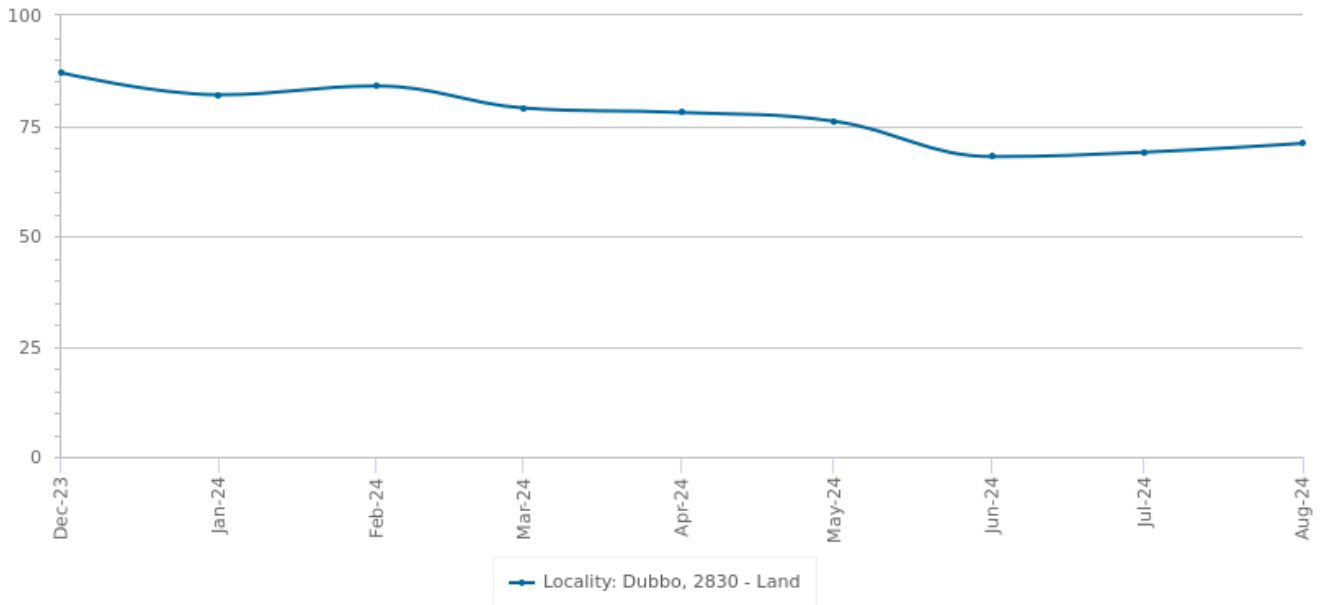
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

71
Aug 2024

	Median Value	Number Of Sold
Dec 2023	-	87
Jan 2024	-	82
Feb 2024	-	84
Mar 2024	-	79
Apr 2024	-	78
May 2024	-	76
Jun 2024	-	68
Jul 2024	-	69
Aug 2024	-	71
Sep 2024	-	-
Oct 2024	-	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

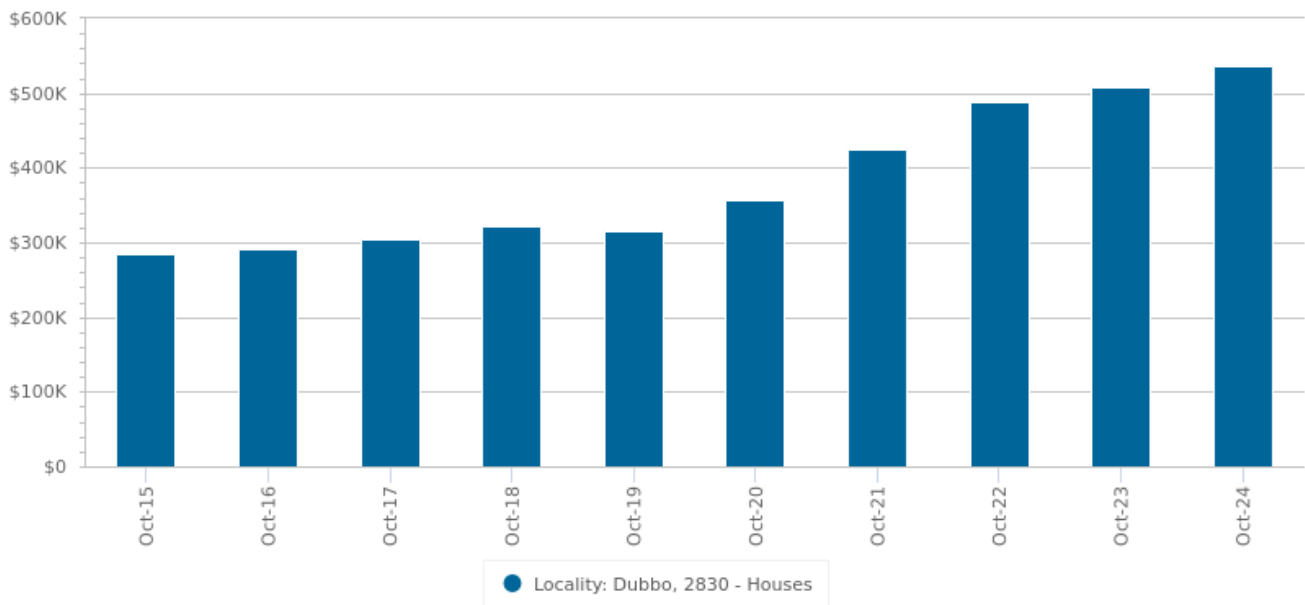
House: Median Value

\$536K

Oct 2024

	Dubbo
Oct 2015	\$284,387
Oct 2016	\$290,958
Oct 2017	\$305,230
Oct 2018	\$321,244
Oct 2019	\$315,101
Oct 2020	\$357,887
Oct 2021	\$424,626
Oct 2022	\$487,629
Oct 2023	\$507,790
Oct 2024	\$535,566

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

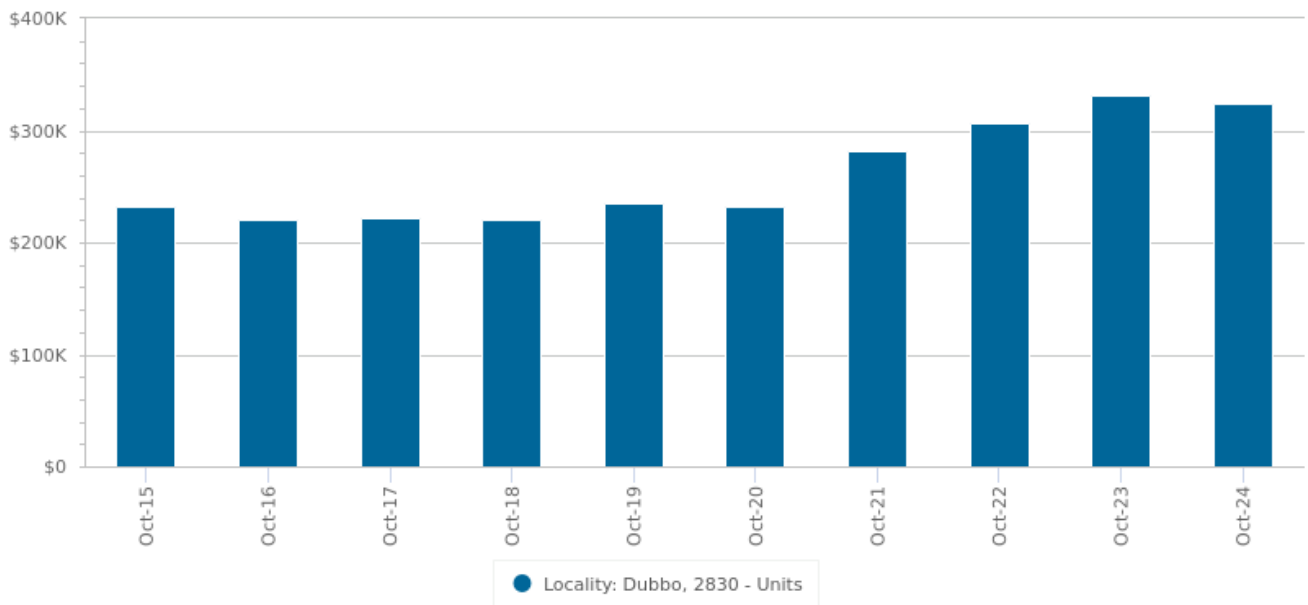
Unit: Median Value

\$325K

Oct 2024

	Dubbo
Oct 2015	\$232,012
Oct 2016	\$219,838
Oct 2017	\$222,614
Oct 2018	\$220,980
Oct 2019	\$234,699
Oct 2020	\$232,696
Oct 2021	\$281,098
Oct 2022	\$306,025
Oct 2023	\$330,862
Oct 2024	\$324,702

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

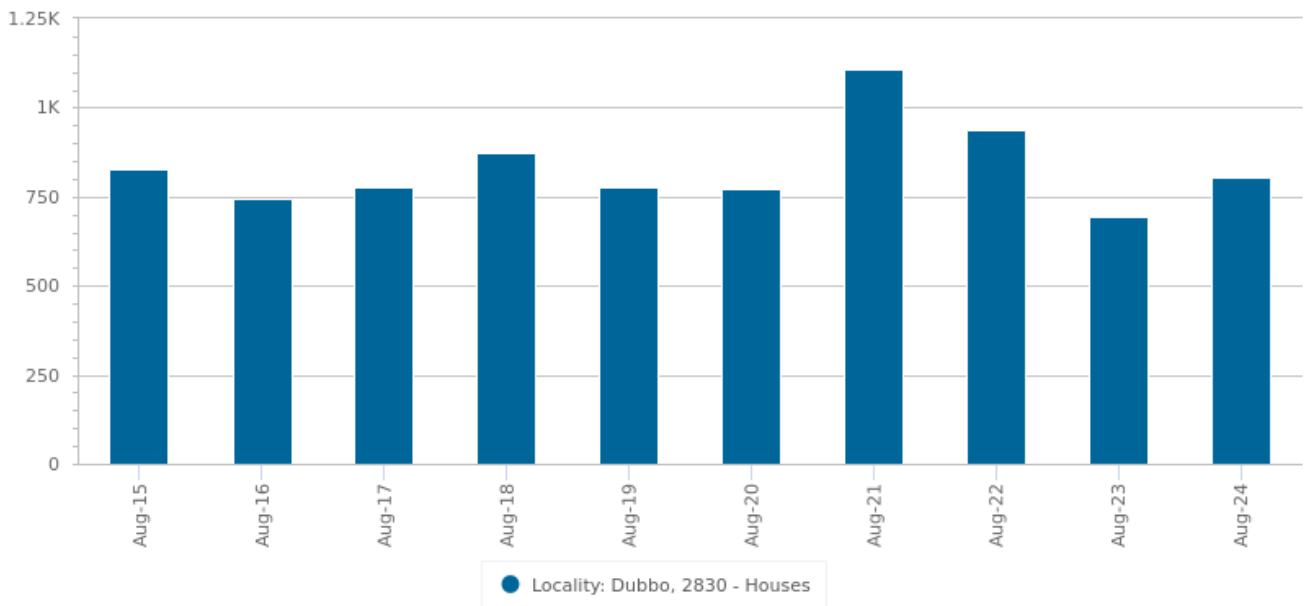
House: Sales Per Annum

802

Aug 2024

	Dubbo	Dubbo Regional
Aug 2015	827	0
Aug 2016	743	0
Aug 2017	778	0
Aug 2018	873	0
Aug 2019	777	0
Aug 2020	773	0
Aug 2021	1106	0
Aug 2022	939	0
Aug 2023	696	0
Aug 2024	802	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

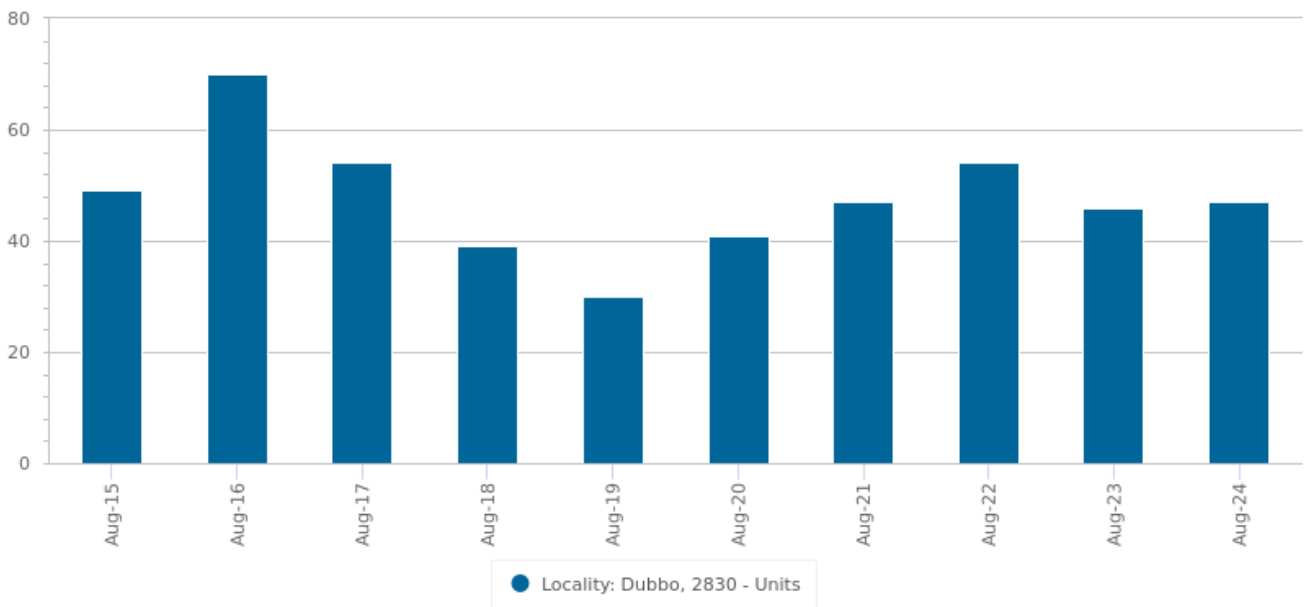
Unit: Sales Per Annum

47

Aug 2024

	Dubbo	Dubbo Regional
Aug 2015	49	0
Aug 2016	70	0
Aug 2017	54	0
Aug 2018	39	0
Aug 2019	30	0
Aug 2020	41	0
Aug 2021	47	0
Aug 2022	54	0
Aug 2023	46	0
Aug 2024	47	0

Statistics are calculated over a rolling 12 month period



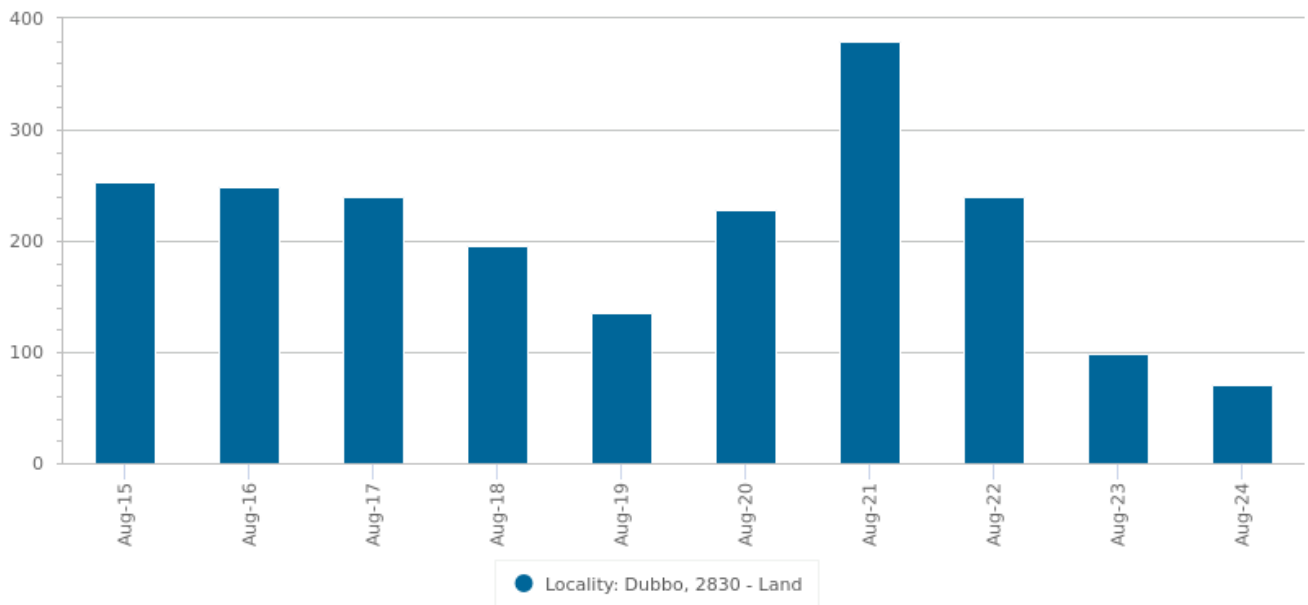
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

71
Aug 2024

	Dubbo	Dubbo Regional
Aug 2015	253	0
Aug 2016	248	0
Aug 2017	239	0
Aug 2018	195	0
Aug 2019	136	0
Aug 2020	228	0
Aug 2021	379	0
Aug 2022	239	0
Aug 2023	99	0
Aug 2024	71	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

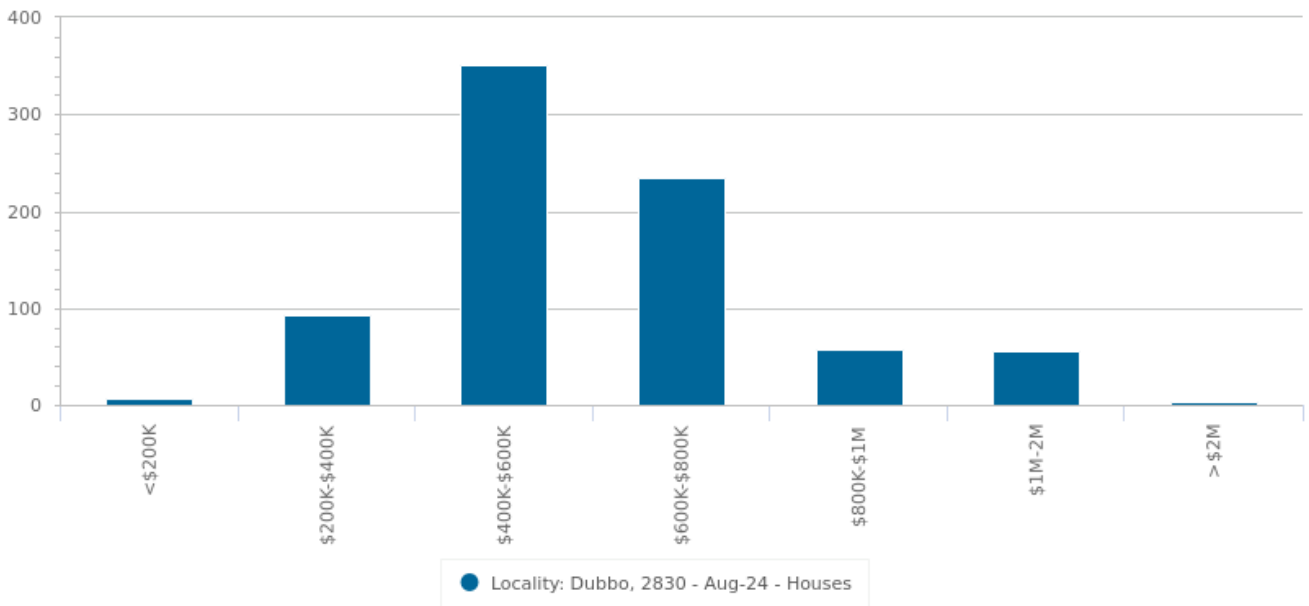
House: Sales By Price

\$502.45M

Aug 2024

	Dubbo	Dubbo Regional
<\$200K	7	-
\$200K-\$400K	93	-
\$400K-\$600K	351	-
\$600K-\$800K	234	-
\$800K-\$1M	58	-
\$1M-\$2M	55	-
>\$2M	4	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

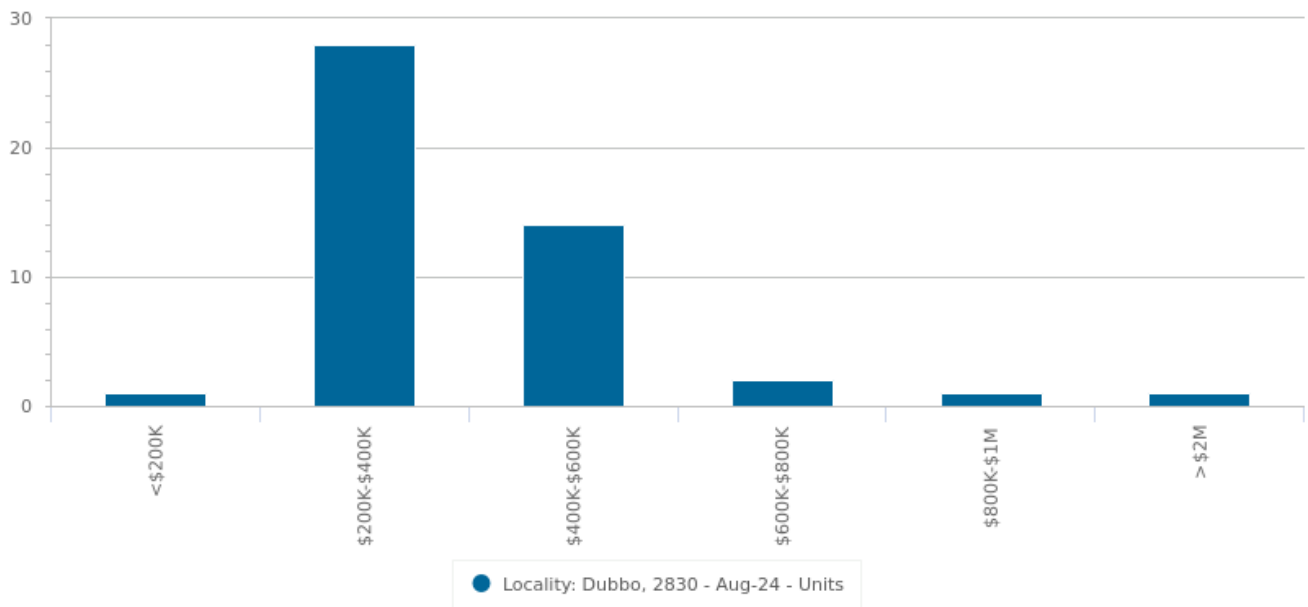
\$20.31M

Aug 2024

Unit: Sales By Price

	Dubbo	Dubbo Regional
<\$200K	1	-
\$200K-\$400K	28	-
\$400K-\$600K	14	-
\$600K-\$800K	2	-
\$800K-\$1M	1	-
>\$2M	1	-

Statistics are calculated over a rolling 12 month period

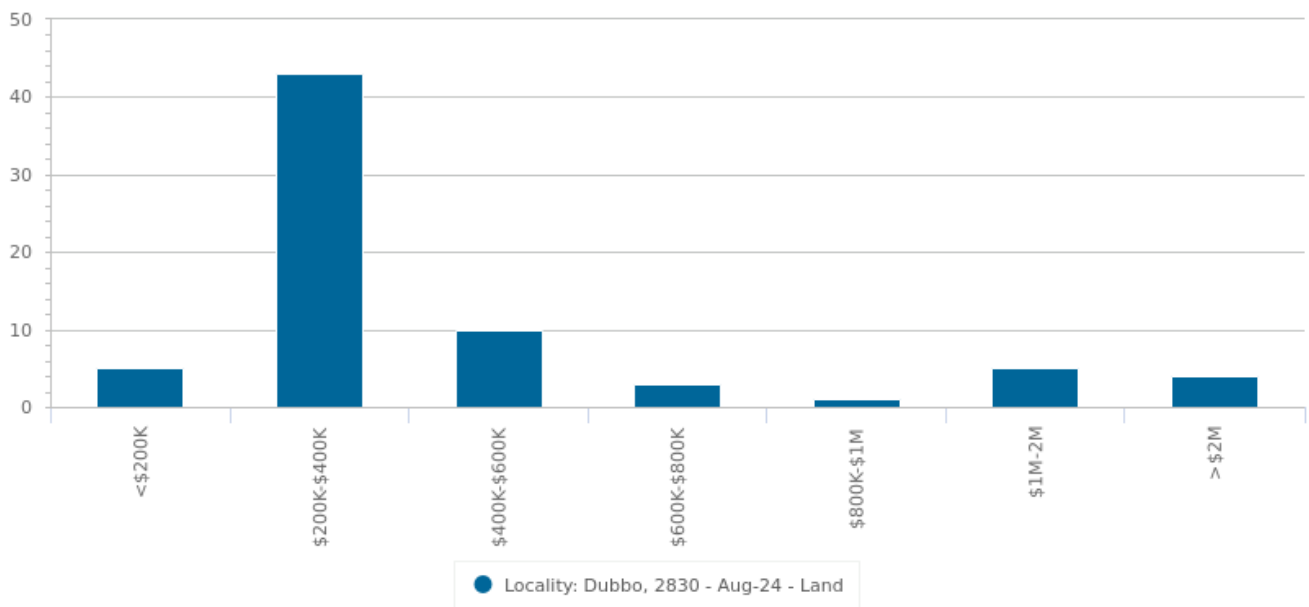


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Dubbo	Dubbo Regional
<\$200K	5	-
\$200K-\$400K	43	-
\$400K-\$600K	10	-
\$600K-\$800K	3	-
\$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

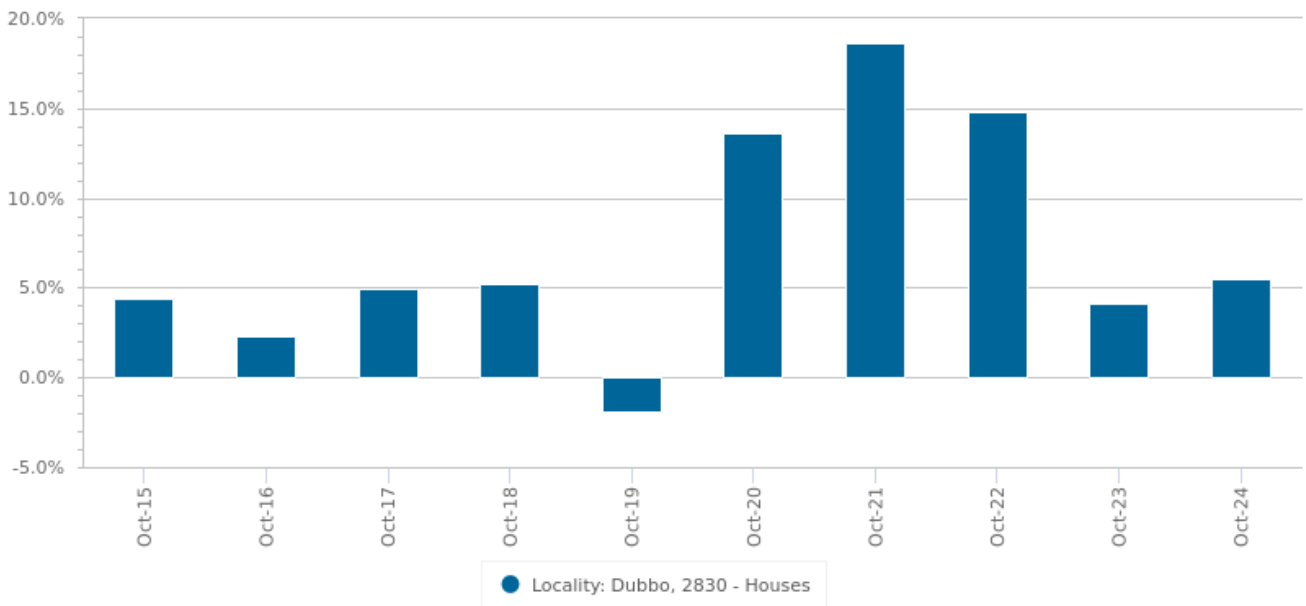
House: Change In Median Value

5.5%

Oct 2024

	Dubbo
Oct 2015	4.4%
Oct 2016	2.3%
Oct 2017	4.9%
Oct 2018	5.2%
Oct 2019	-1.9%
Oct 2020	13.6%
Oct 2021	18.6%
Oct 2022	14.8%
Oct 2023	4.1%
Oct 2024	5.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

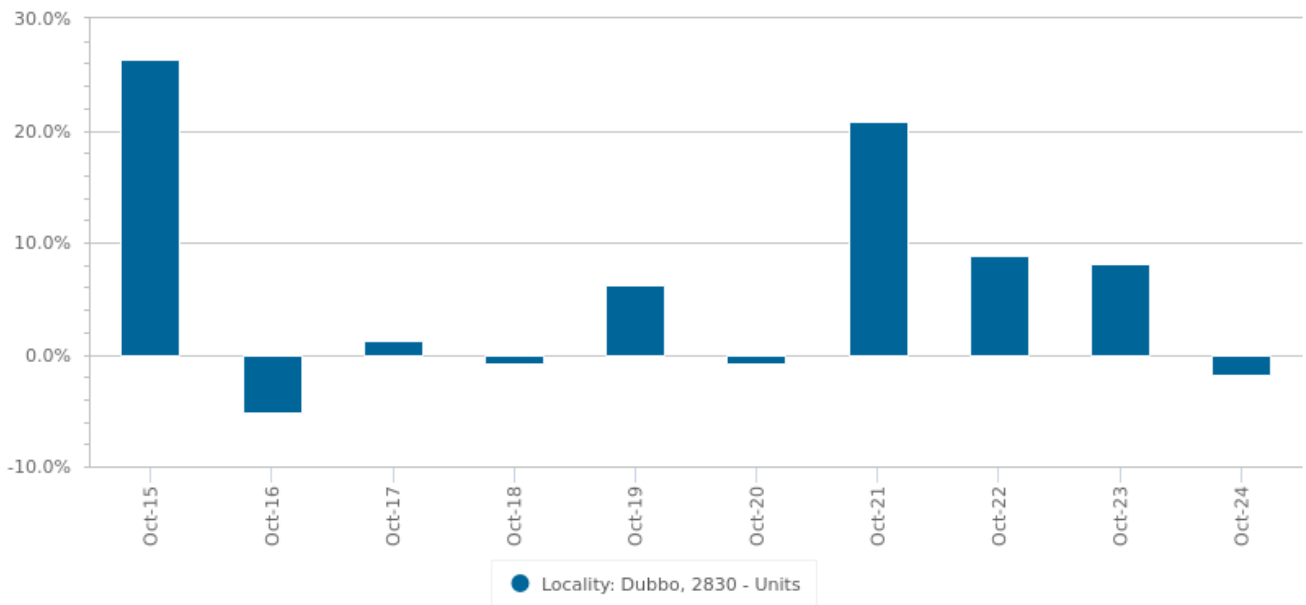
Unit: Change In Median Value

-1.9%

Oct 2024

	Dubbo
Oct 2015	26.4%
Oct 2016	-5.2%
Oct 2017	1.3%
Oct 2018	-0.7%
Oct 2019	6.2%
Oct 2020	-0.9%
Oct 2021	20.8%
Oct 2022	8.9%
Oct 2023	8.1%
Oct 2024	-1.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

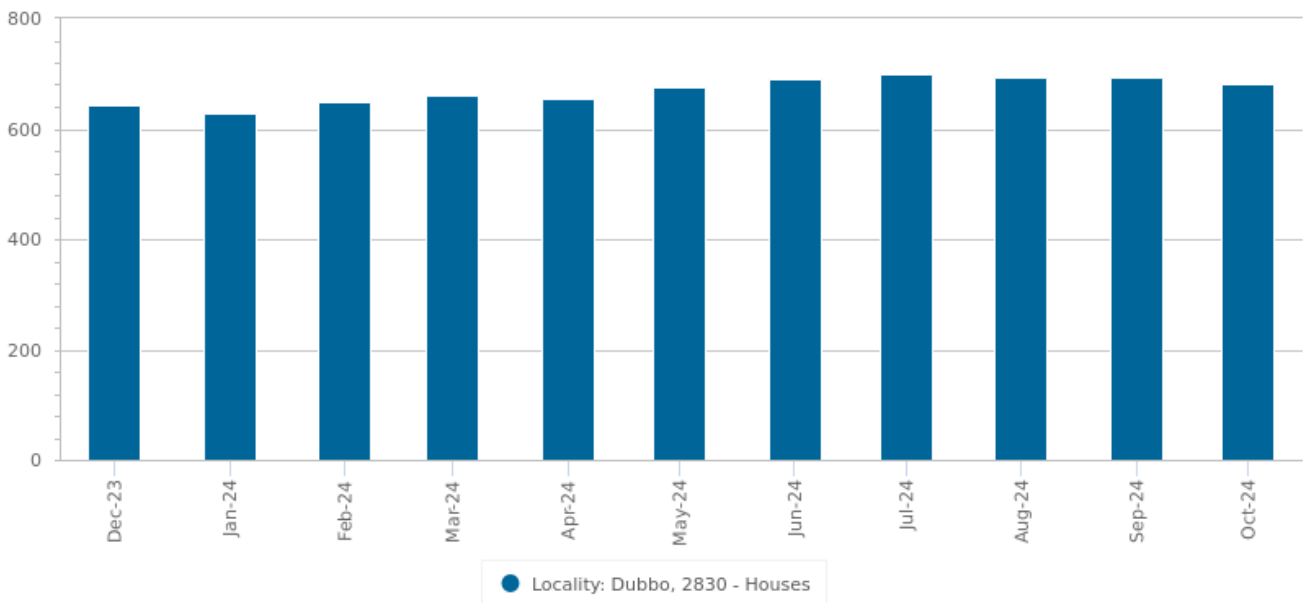
House: Number of New Listing

681

Oct 2024

	Dubbo	Dubbo Regional
Dec 2023	642	-
Jan 2024	627	-
Feb 2024	650	-
Mar 2024	661	-
Apr 2024	655	-
May 2024	676	-
Jun 2024	690	-
Jul 2024	699	-
Aug 2024	694	-
Sep 2024	693	-
Oct 2024	681	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



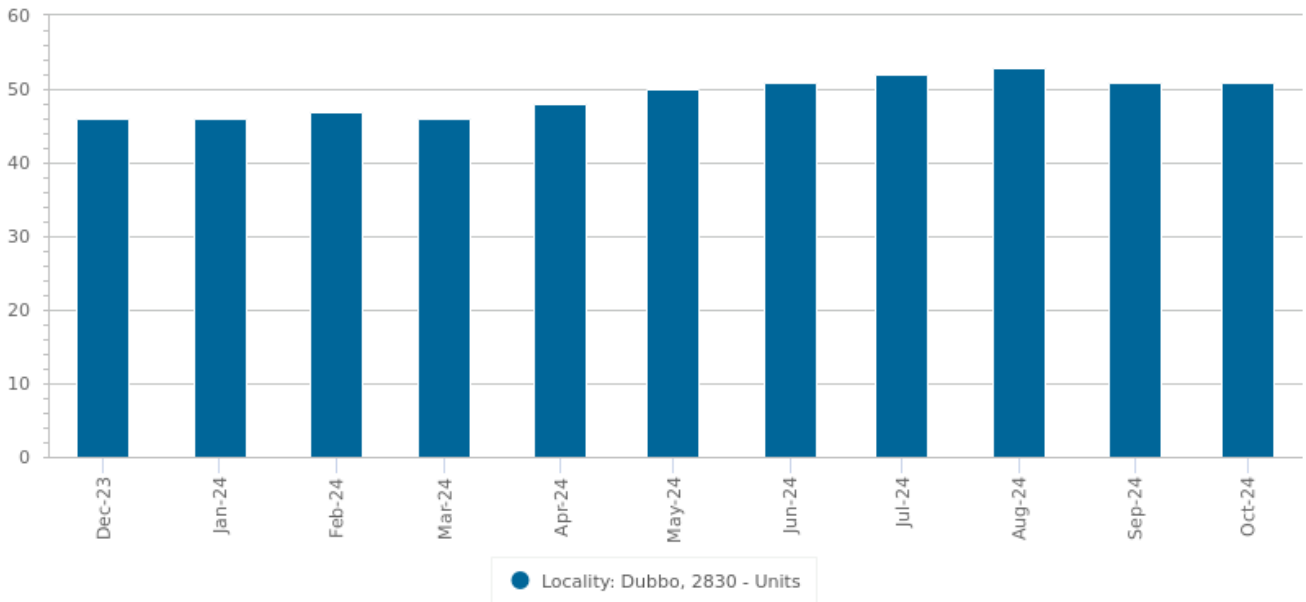
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

51
Oct 2024

	Dubbo	Dubbo Regional
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	-
Sep 2024	51	-
Oct 2024	51	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

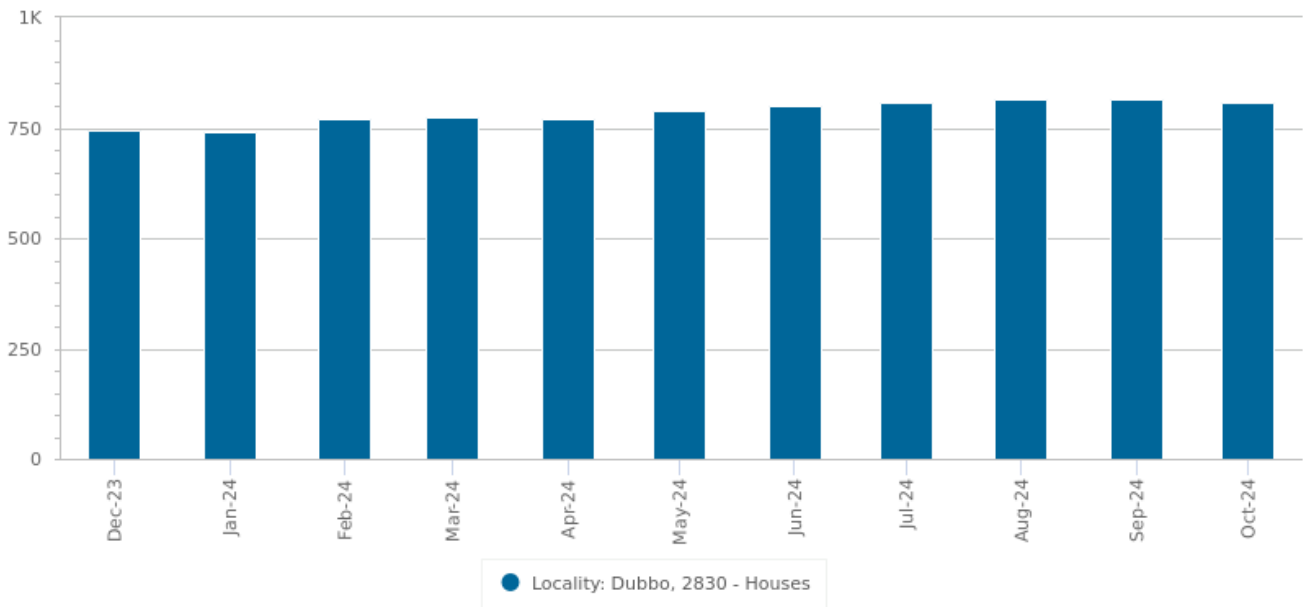
House: Total Properties Listed

807

Oct 2024

	Dubbo	Dubbo Regional
Dec 2023	743	-
Jan 2024	739	-
Feb 2024	769	-
Mar 2024	773	-
Apr 2024	770	-
May 2024	788	-
Jun 2024	800	-
Jul 2024	808	-
Aug 2024	815	-
Sep 2024	813	-
Oct 2024	807	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



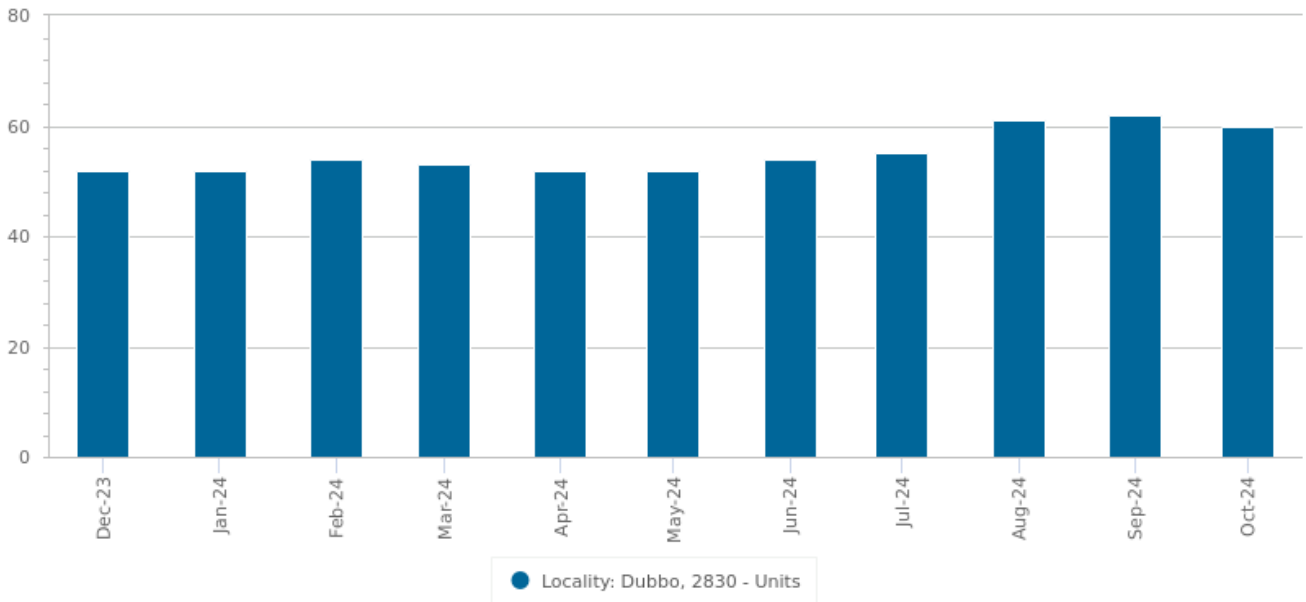
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

60
Oct 2024

	Dubbo	Dubbo Regional
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	-
Sep 2024	62	-
Oct 2024	60	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

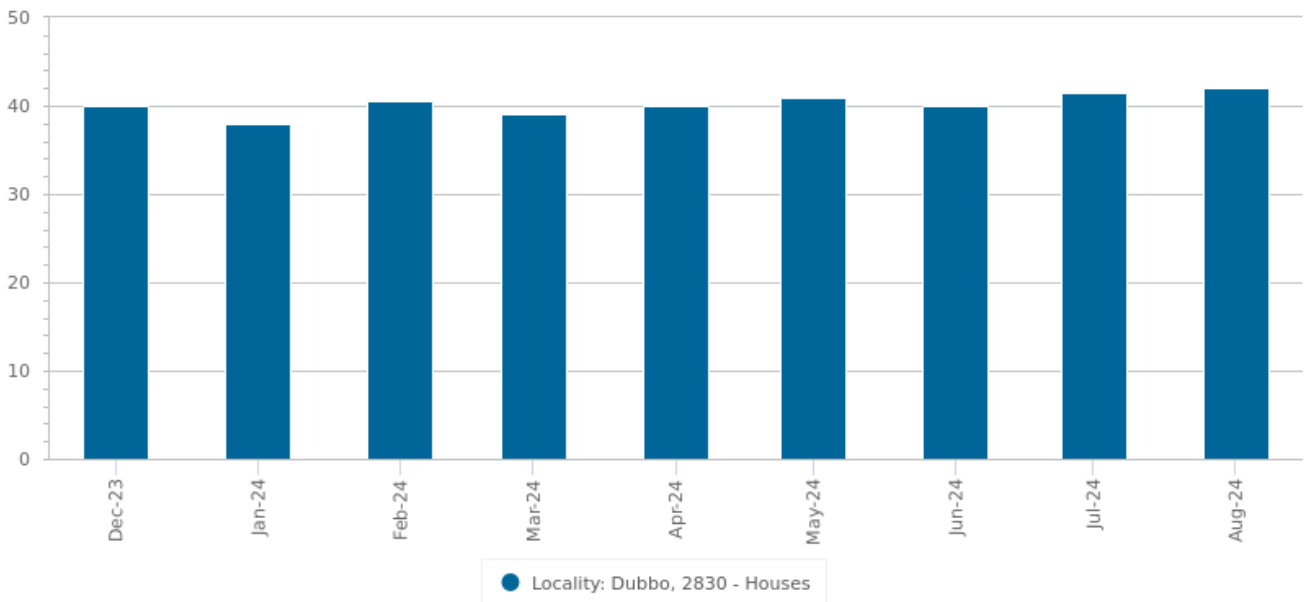
House: Median Days On Market

42

Aug 2024

	Dubbo	Dubbo Regional
Dec 2023	40	-
Jan 2024	38	-
Feb 2024	40.5	-
Mar 2024	39	-
Apr 2024	40	-
May 2024	41	-
Jun 2024	40	-
Jul 2024	41.5	-
Aug 2024	42	-
Sep 2024	-	-
Oct 2024	-	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



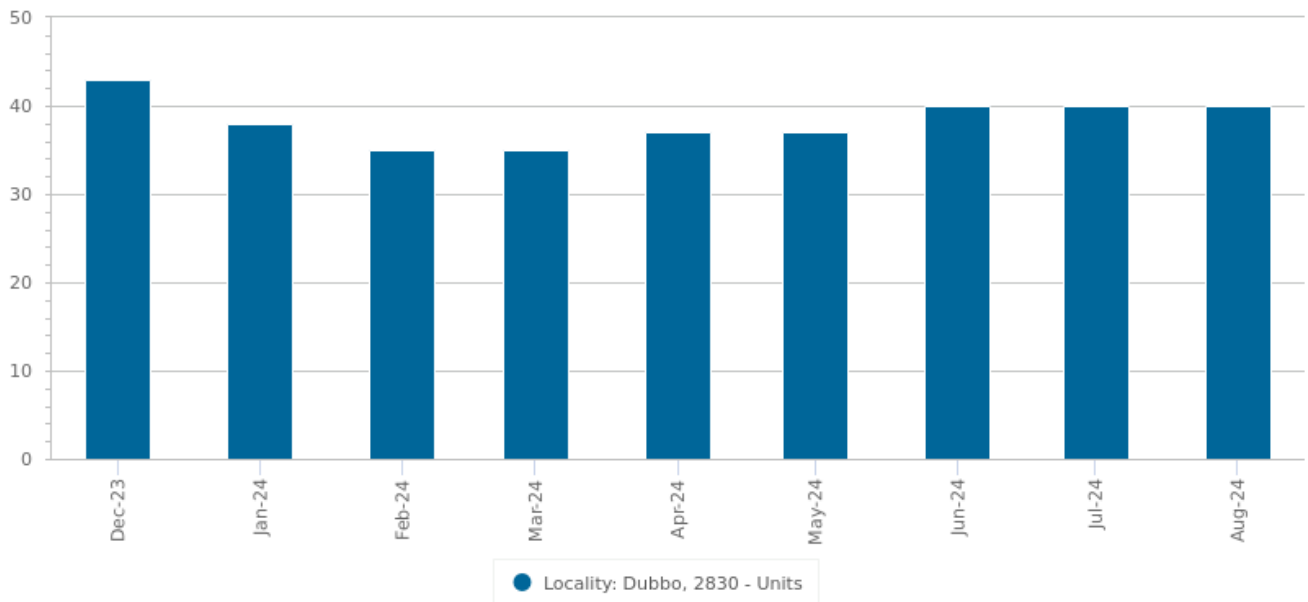
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

40
Aug 2024

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

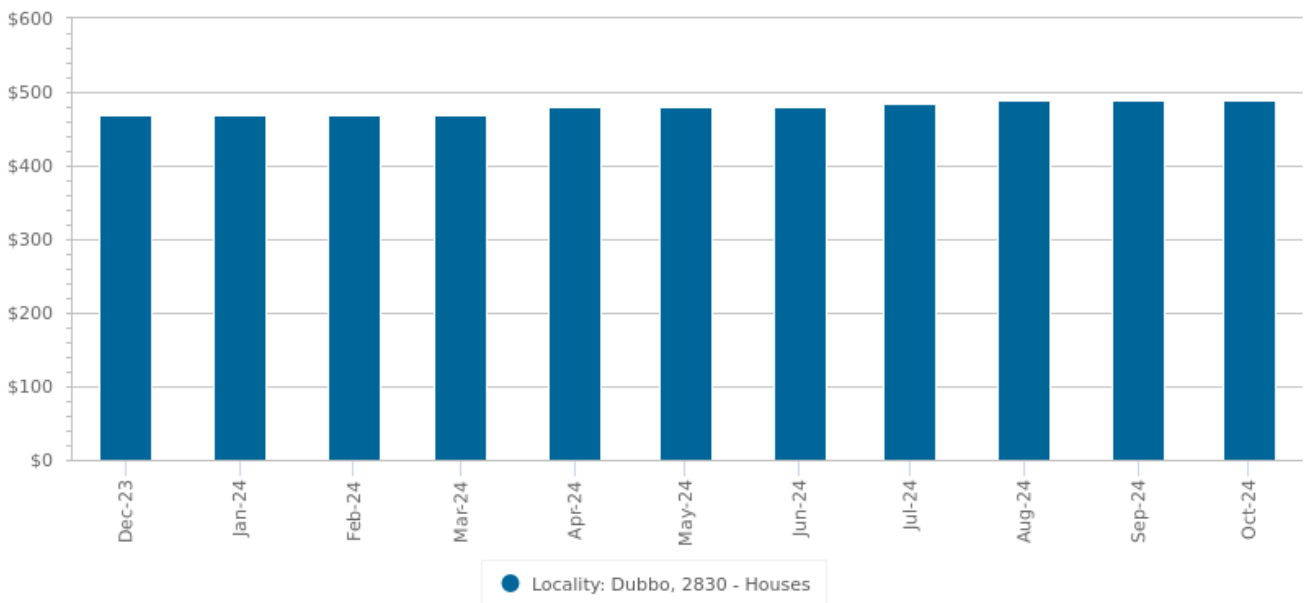
House: Median Rent

\$490/w

Oct 2024

	Dubbo	Dubbo Regional
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	-
Sep 2024	\$490/w	-
Oct 2024	\$490/w	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

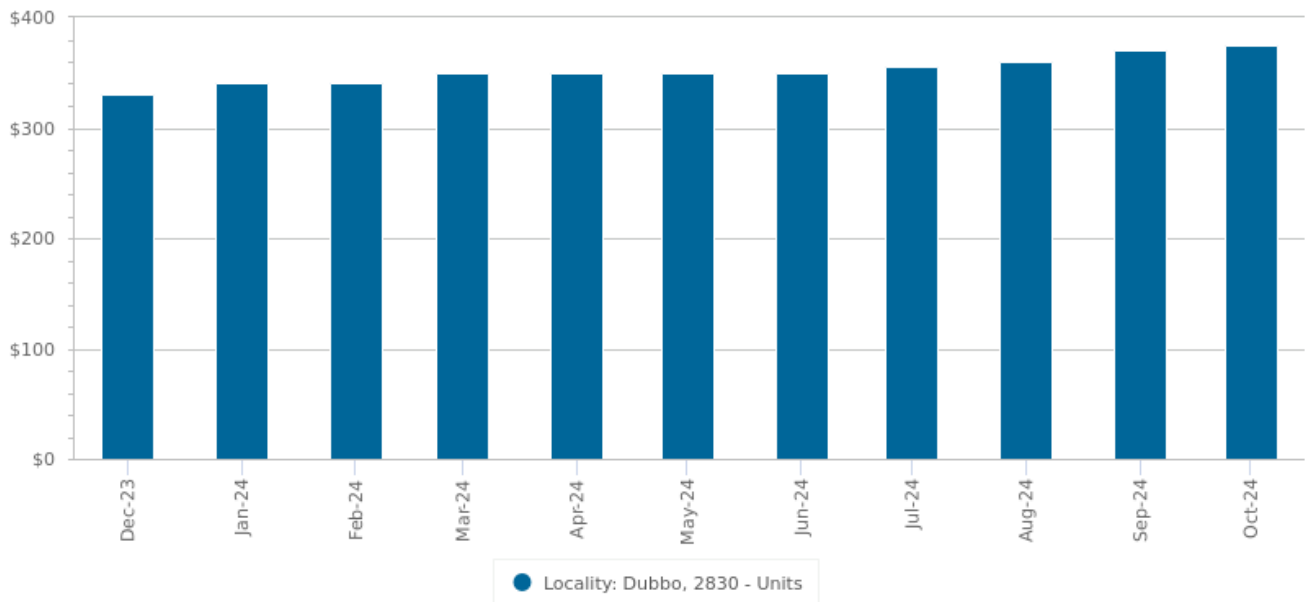
Unit: Median Rent

\$375/w

Oct 2024

	Dubbo	Dubbo Regional
Dec 2023	\$330/w	-
Jan 2024	\$340/w	-
Feb 2024	\$340/w	-
Mar 2024	\$350/w	-
Apr 2024	\$350/w	-
May 2024	\$350/w	-
Jun 2024	\$350/w	-
Jul 2024	\$355/w	-
Aug 2024	\$360/w	-
Sep 2024	\$370/w	-
Oct 2024	\$375/w	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

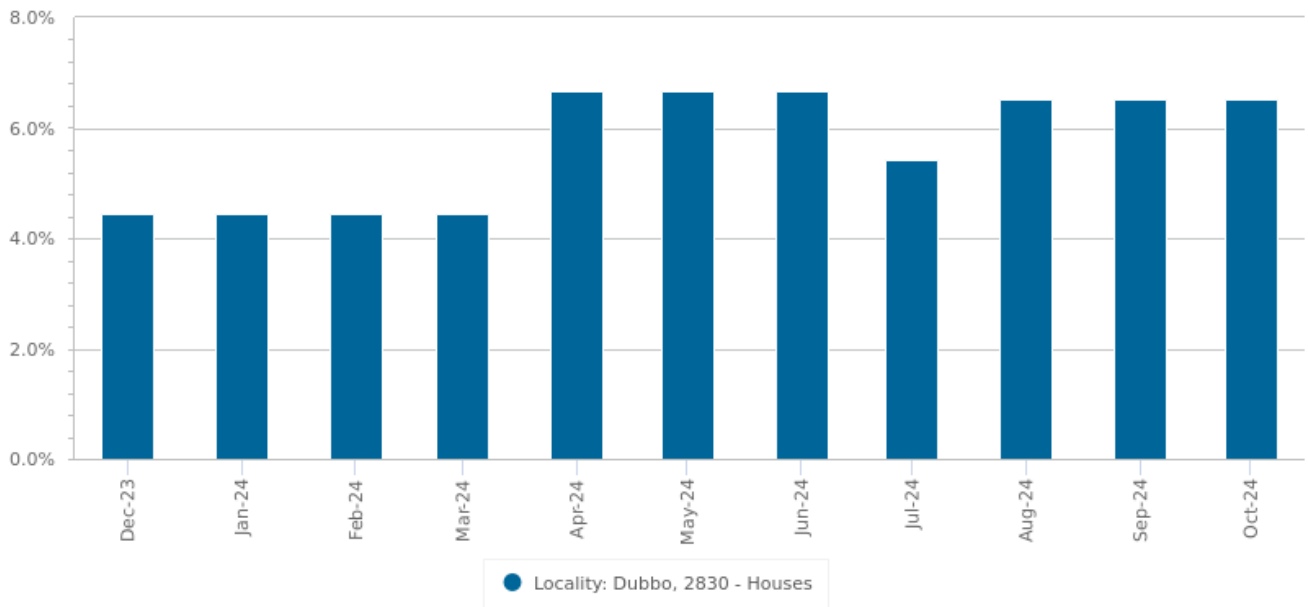
House: Change in Rental Rate

6.5%

Oct 2024

	Dubbo	Dubbo Regional
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	5.4%	-
Aug 2024	6.5%	-
Sep 2024	6.5%	-
Oct 2024	6.5%	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

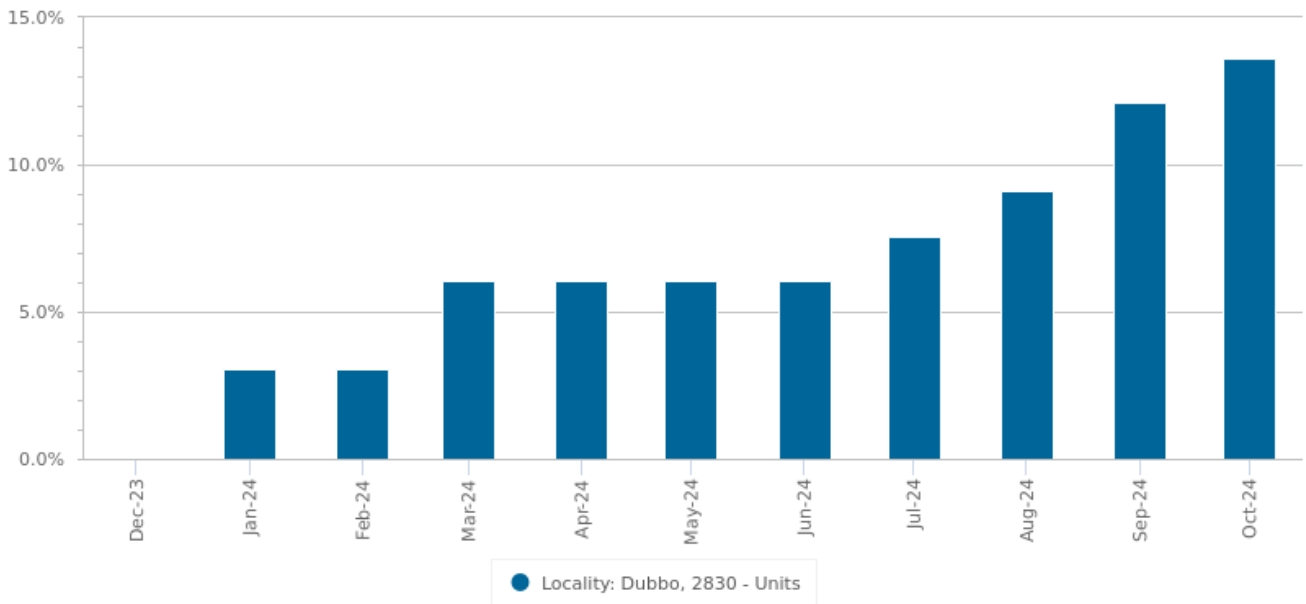
Unit: Change in Rental Rate

13.6%

Oct 2024

	Dubbo	Dubbo Regional
Dec 2023	-	-
Jan 2024	3.0%	-
Feb 2024	3.0%	-
Mar 2024	6.1%	-
Apr 2024	6.1%	-
May 2024	6.1%	-
Jun 2024	6.1%	-
Jul 2024	7.6%	-
Aug 2024	9.1%	-
Sep 2024	12.1%	-
Oct 2024	13.6%	-
Nov 2024	-	-

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

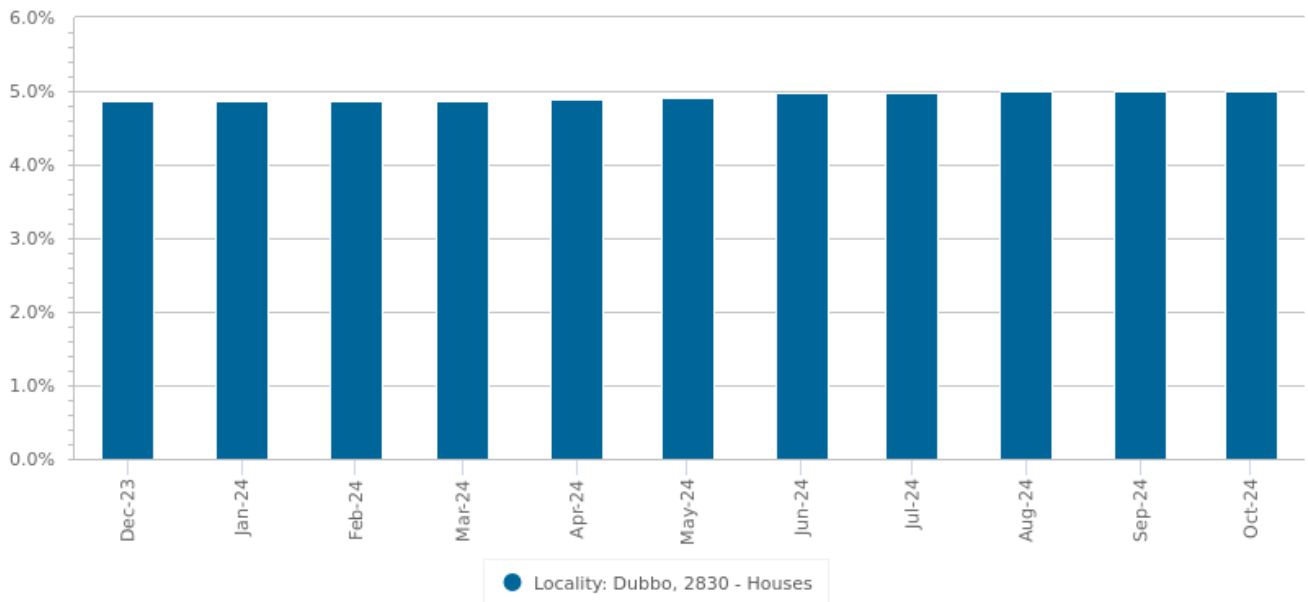
House: Value Based Rental Yield

5.0%

Oct 2024

	Dubbo
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%
Sep 2024	5.0%
Oct 2024	5.0%
Nov 2024	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

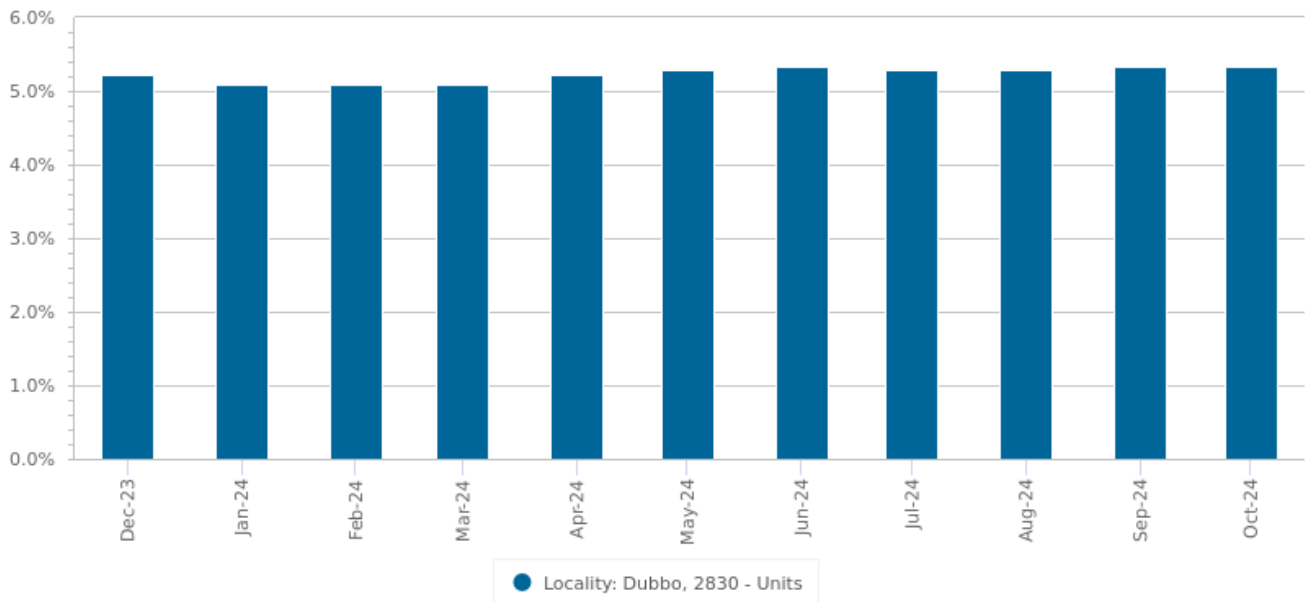
Unit: Value Based Rental Yield

5.3%

Oct 2024

	Dubbo
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	5.3%
Jul 2024	5.3%
Aug 2024	5.3%
Sep 2024	5.3%
Oct 2024	5.3%
Nov 2024	-

Statistics are calculated at the end of the displayed month



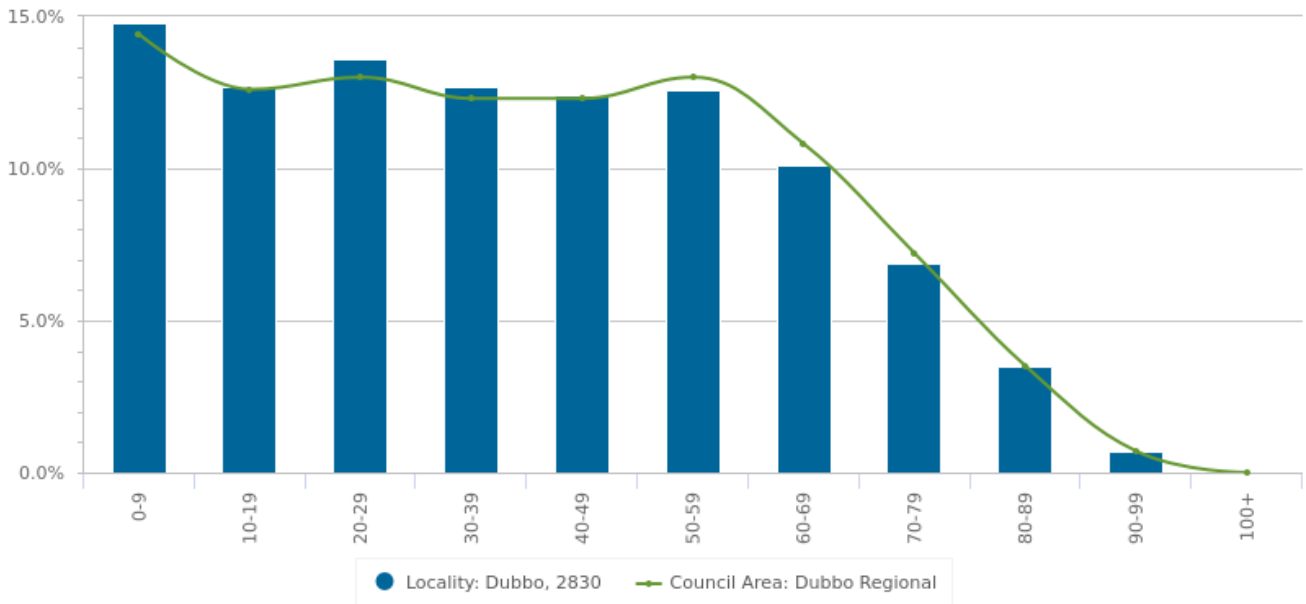
Statistics are calculated at the end of the displayed month

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)



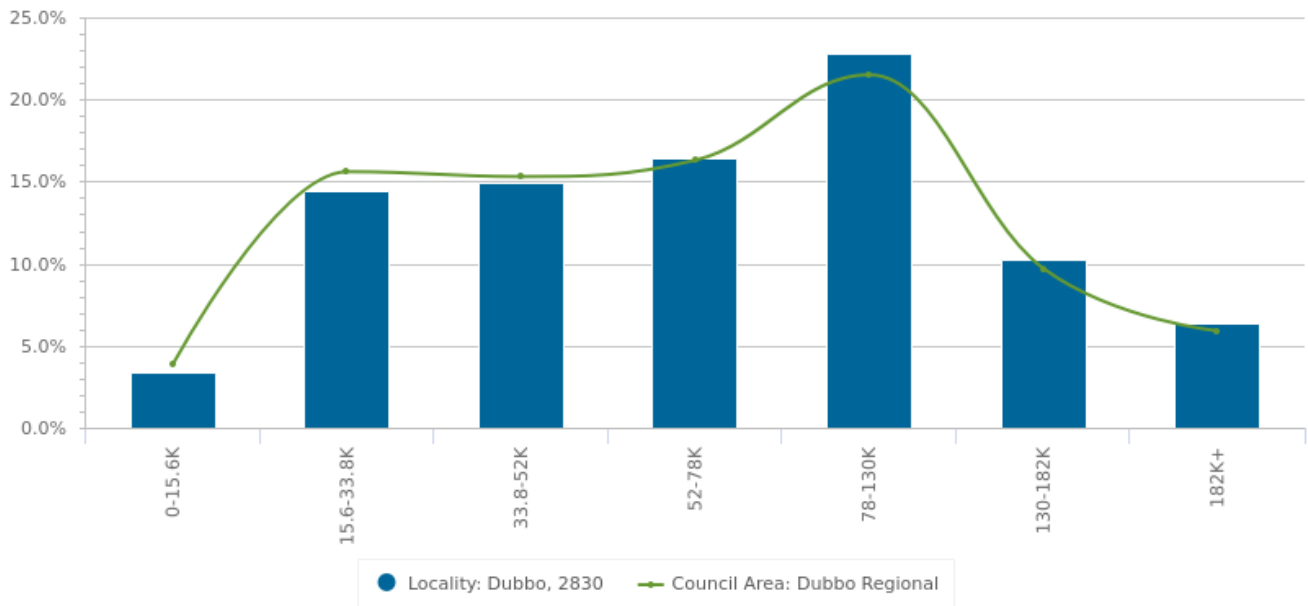
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



Childless Couples

37.8%



Couples with Children

40.7%



Single Parents

19.6%



Other

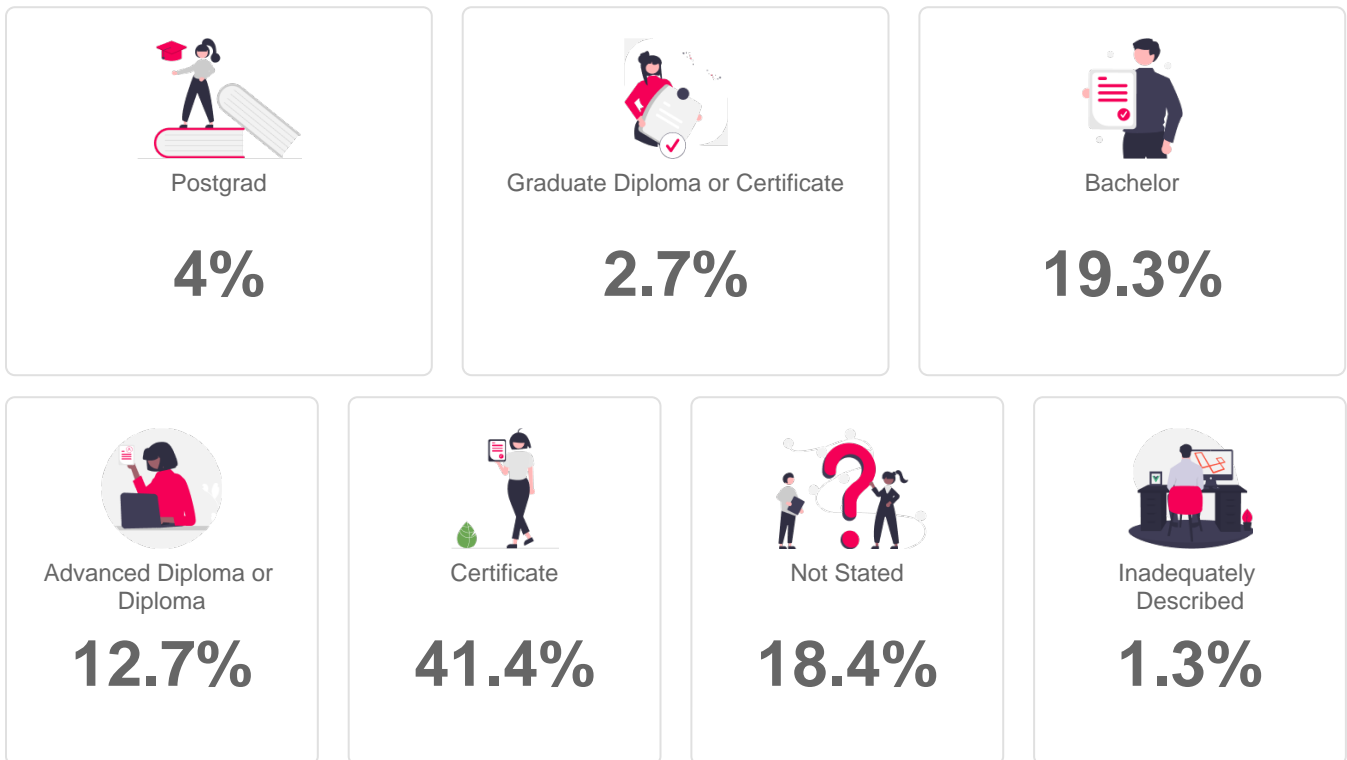
1.7%

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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