

NEWTOWN Toowoomba

Suburb Profile

PRD nationwide

PATHWAY 2010

Demographic snapshot	NEWTOWN Toowoomba*	QLD LA - TOOWOOMBA*
Population 2006	24,191	96,241
Population 2005	23,795	94,189
Population growth rate 2005 to 2006	1.7%	2.2%
Proportion of people aged 65 years and over	14%	14%
Proportion of people aged 15 years and younger	22%	21%
Average age	31	33
Average weekly household income	\$600-\$699	\$600-\$699
Average monthly home loan repayment	\$600-\$799	\$600-\$799
Average number of people per household	2.4	2.5

Source: ABS

* Within NEWTOWN Toowoomba demographics are based on the Statistical Local Area of Toowoomba (C) - West.

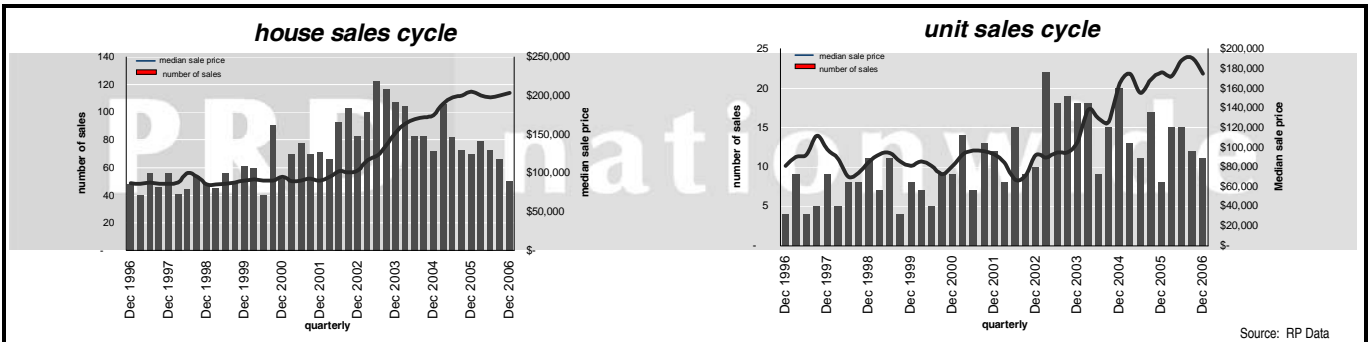
* Within QLD LA - TOOWOOMBA demographics are based on the Local Government Area of Toowoomba (C).

Sales Statistics	NEWTOWN Toowoomba			QLD LA - TOOWOOMBA	
	2001 (* half yr)	2006 (* half yr)	Avg % growth pa over 5 years	Avg % growth pa over 5 years	2006 (* half yr)
Houses					
Median price	\$90,000	\$203,750	17.8%	16.0%	\$250,000
Number of sales	141	116			1,107
Units					
Median price	\$93,000	\$175,000	13.5%	14.1%	\$185,000
Number of sales	25	23			186
Land					
Median price	\$37,500	\$85,000	17.8%	20.9%	\$146,000
Number of sales	7	3			127

* Medians & number of sales based on six month period ending December 2006

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

DEMOGRAPHICS	NEWTOWN Toowoomba *	QLD LA - TOOWOOMBA *
INCOME DISTRIBUTION		
nil to \$399	30%	28%
\$400 to \$799	34%	31%
\$800 to \$1,199	20%	20%
\$1,200 to \$1,499	8%	8%
\$1,500 to \$1,999	6%	8%
\$2,000 plus	2%	5%
HOUSEHOLD TYPES		
Couple with kids	46%	48%
Couple without kids	21%	21%
Single parent	16%	13%
Group household	2%	1%
Lone person	5%	5%
Other	12%	11%
DWELLING TYPE		
Separate house	84%	82%
Townhouse	3%	5%
Unit	12%	12%
Other	1%	1%
TYPE OF OWNERSHIP		
Fully owned	37%	38%
Being purchased	25%	25%
Rented	34%	34%
Other	3%	2%

Source: ABS Census of Population and Housing 2001

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* Within QLD LA - TOOWOOMBA demographics are based on the Local Government Area of Toowoomba (C).

MEDIAN WEEKLY RENTS		
	NEWTOWN Toowoomba	QLD LA - TOOWOOMBA
3 br House	\$220	\$220
2 br Unit	\$160	\$160

Rental data for NEWTOWN Toowoomba is based on the na. Rental data for QLD LA - TOOWOOMBA is based on the Local Government Area of Toowoomba (C).

TOTAL PROPERTY RETURNS		
	NEWTOWN Toowoomba	QLD LA - TOOWOOMBA
Houses		
Median price change pa	17.8%	16.0%
Rental return pa	5.6%	4.6%
GROSS PROPERTY RETURN	23.4%	20.6%
Units		
Median price change pa	13.5%	14.1%
Rental return pa	4.8%	4.5%
GROSS PROPERTY RETURN	18.2%	18.6%

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.

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

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