

# Data Sheet 142 (DS 142)

## Median Property Prices

### What are we monitoring?

The change in median property prices in the Blue Mountains compared with Sydney, using pricing data from the suburbs of Blaxland, Springwood, Katoomba and Blackheath.

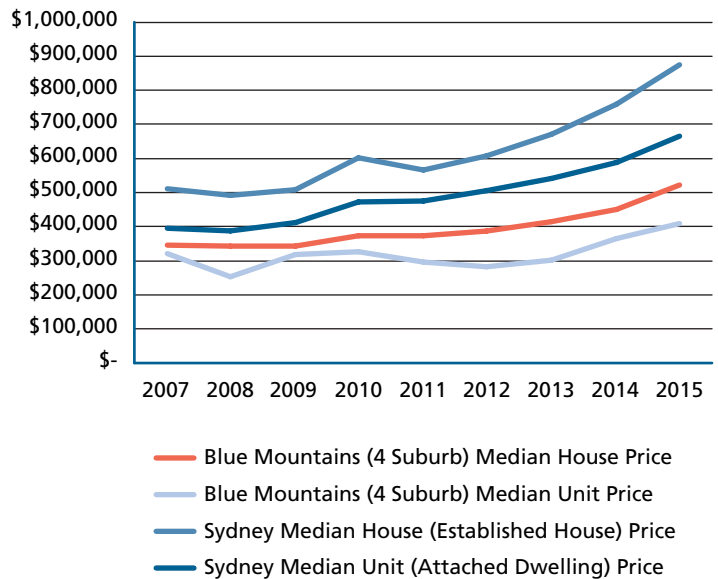
### What is the trend?

Median house prices in the Blue Mountains have increased significantly since 2012. However, the increase in growth in house prices has been significantly lower than the rise in the median price for housing in Sydney.

### Why is monitoring this trend important?

The rise in property prices in the Blue Mountains, and the relationship to prices in Sydney, is an indicator of the relative affordability of housing in the Blue Mountains.

Median Property Prices



Median Property Prices – Blue Mountains and Sydney

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015
Blaxland - House	\$390,000	\$380,000	\$382,000	\$435,500	\$418,000	\$425,000	\$466,500	\$557,000	\$590,000
Springwood - House	\$361,250	\$347,750	\$363,750	\$407,500	\$405,000	\$418,000	\$450,000	\$490,000	\$562,000
Katoomba - House	\$300,000	\$298,250	\$307,500	\$338,500	\$332,500	\$332,500	\$360,000	\$395,000	\$470,000
Blackheath - House	\$330,000	\$337,125	\$320,000	\$329,000	\$341,500	\$355,000	\$377,500	\$410,000	\$479,750
Blaxland - Unit	\$342,250	N/A	\$399,500	\$380,000	\$395,000	N/A	N/A	\$428,250	\$521,000
Springwood - Unit	\$301,750	\$315,000	\$318,500	\$327,500	\$295,750	\$315,000	\$349,000	\$365,000	\$409,000
Katoomba - Unit	N/A	\$191,250	\$229,000	\$247,000	\$285,000	\$252,000	\$257,000	\$269,500	\$322,400
Blackheath - Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015
Blue Mountains (4 Suburb) Median House Price	\$345,625	\$342,438	\$341,875	\$373,000	\$373,250	\$386,500	\$413,750	\$450,000	\$520,875
Blue Mountains (4 Suburb) Median House Price Growth (2007 Base)	100%	99%	99%	108%	108%	112%	120%	130%	151%
Blue Mountains (4 Suburb) Median Unit Price	\$322,000	\$253,125	\$318,500	\$327,500	\$295,750	\$283,500	\$303,000	\$365,000	\$409,000
Blue Mountains (4 Suburb) Median Unit Price Growth (2007 Base)	100%	79%	99%	102%	92%	88%	94%	113%	127%

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015
Sydney Median House (Established House) Price	\$511,575	\$490,500	\$508,250	\$603,375	\$566,750	\$608,125	\$670,000	\$759,500	\$875,750
Sydney Median House Price Growth (2007 Base)	100%	96%	99%	118%	111%	119%	131%	148%	171%
Sydney Median Unit (Attached Dwelling) Price	\$396,250	\$387,625	\$412,750	\$473,650	\$476,000	\$505,500	\$541,250	\$588,775	\$666,250
Sydney Median Unit Price Growth (2007 Base)	100%	98%	104%	120%	120%	128%	137%	149%	168%

Source: realestate.com.au - Data supplied by RP Data Pty Ltd trading as CoreLogic4  
(Blue Mountains data is based on four suburbs: Blackheath, Katoomba, Springwood and Blaxland)