

# THAT WAS THEN THIS IS NOW

## Gosford

	Lower	Medium	Upper
<b>Median House Price</b>			
2003	\$320,000	\$380,000	\$470,000
2007	\$330,000	\$400,000	\$510,000
2011	\$350,000	\$423,000	\$540,000
<i>Growth since 2003</i>	9.4%	11.3%	14.9%
<i>Per annum Growth</i>	1.2%	1.4%	1.9%

## Wyong

<b>Median House Price</b>			
2003	\$253,000	\$300,000	\$369,000
2007	\$253,000	\$305,000	\$370,000
2011	\$280,000	\$331,000	\$395,000
<i>Growth since 2003</i>	10.7%	10.3%	7.0%
<i>Per annum Growth</i>	1.3%	1.3%	0.9%

## Lake Macquarie

<b>Median House Price</b>			
2003	\$235,000	\$280,000	\$364,000
2007	\$280,000	\$335,000	\$410,000
2011	\$312,000	\$375,000	\$480,000
<i>Growth since 2003</i>	32.8%	33.9%	31.9%
<i>Per annum Growth</i>	4.1%	4.2%	4.0%

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## Cessnock

### Median House Price

	Lower	Medium	Upper
2003	\$150,000	\$173,000	\$212,000
2007	\$183,000	\$220,000	\$275,000
2011	\$200,000	\$250,000	\$323,000

### Growth since 2003

33.3%      44.5%      52.4%

### Per annum Growth

4.2%      5.6%      6.5%

## Newcastle

### Median House Price

2003	\$222,000	\$260,000	\$320,000
2007	\$275,000	\$330,000	\$410,000
2011	\$324,000	\$380,000	\$475,000

### Growth since 2003

45.9%      46.2%      48.4%

### Per annum Growth

5.7%      5.8%      6.1%

## Port Stephens

### Median House Price

2003	\$240,000	\$302,000	\$390,000
2007	\$265,000	\$355,000	\$437,000
2011	\$305,000	\$377,000	\$470,000

### Growth since 2003

27.1%      24.8%      20.5%

### Per annum Growth

3.4%      3.1%      2.6%

Source: Housing NSW

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## STRATA

### Gosford

#### Median Unit Price

	Lower	Medium	Upper
2003	\$251,000	\$287,000	\$362,000
2007	\$275,000	\$325,000	\$430,000
2011	\$268,000	\$318,000	\$420,000

#### Growth since 2003

6.8%      10.8%      16.0%

#### Per annum Growth

0.8%      1.4%      2.0%

### Wyong

#### Median Unit Price

	Lower	Medium	Upper
2003	\$220,000	\$255,000	\$330,000
2007	\$220,000	\$260,000	\$355,000
2011	\$230,000	\$267,000	\$360,000

#### Growth since 2003

4.5%      4.7%      9.1%

#### Per annum Growth

0.6%      0.6%      1.1%

### Lake Macquarie

#### Median Unit Price

	Lower	Medium	Upper
2003	\$197,000	\$240,000	\$300,000
2007	\$247,000	\$285,000	\$340,000
2011	\$290,000	\$326,000	\$386,000

#### Growth since 2003

47.2%      35.8%      28.7%

#### Per annum Growth

5.9%      4.5%      3.6%

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## STRATA

### Maitland

#### Median Unit Price

	Lower	Medium	Upper
2003	\$131,000	\$148,000	\$168,000
2007	\$200,000	\$253,000	\$282,000
2011	\$220,000	\$288,000	\$357,000
<i>Growth since 2003</i>	67.9%	94.6%	112.5%
<i>Per annum Growth</i>	8.5%	11.8%	14.1%

### Newcastle

#### Median Unit Price

	Lower	Medium	Upper
2003	\$216,000	\$265,000	\$425,000
2007	\$246,000	\$287,000	\$376,000
2011	\$250,000	\$325,000	\$403,000
<i>Growth since 2003</i>	15.7%	22.6%	-5.2%
<i>Per annum Growth</i>	2.0%	2.8%	-0.6%

### Port Stephens

#### Median Unit Price

	Lower	Medium	Upper
2003	\$217,000	\$305,000	\$446,000
2007	\$254,000	\$345,000	\$423,000
2011	\$256,000	\$296,000	\$360,000
<i>Growth since 2003</i>	18.0%	-3.0%	-19.3%
<i>Per annum Growth</i>	2.2%	-0.4%	-2.4%

Source: Housing NSW

# ◎ GROWTH BY SUBURBS

◎ Source: Residex

SUBURB	2003	2007	2010	2011	Growth	% P.A
Umina Beach	\$ 365,000	\$ 364,000	\$ 378,000	\$ 374,500	2.6%	0.3%
Woy Woy	\$ 350,000	\$ 361,000	\$ 354,000	\$ 366,500	4.7%	0.6%
Terrigal	\$ 465,000	\$ 564,000	\$ 554,000	\$ 560,500	20.5%	2.6%
Ourimbah	\$ 315,000	\$ 361,500	\$ 353,000	\$ 351,500	11.6%	1.4%
Bateau Bay	\$ 340,000	\$ 374,000	\$ 392,500	\$ 387,000	13.8%	1.7%
Gorokan	\$ 267,000	\$ 282,500	\$ 265,000	\$ 256,000	-4.1%	-0.5%
Belmont	\$ 291,000	\$ 372,000	\$ 400,500	\$ 426,000	46.4%	5.8%
Wallsend	\$ 235,000	\$ 281,000	\$ 320,000	\$ 332,000	41.3%	5.2%
Charlestown	\$ 278,000	\$ 342,500	\$ 398,000	\$ 403,500	45.1%	5.6%
Hamilton	\$ 378,000	\$ 430,500	\$ 476,500	\$ 483,500	27.9%	3.5%