

# Neighbourhood Report

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## Suburb Profile for Yamba

The suburb of Yamba is located in the Local Government area of Clarence Valley and covers an area of approximately 16.9 Sq Km.

The surrounding suburbs include Wooloweyah, Iluka, and Palmers Island.

In 2001 the population of Yamba was 5,681 people, with the main age group being people between 60 and 69 years of age.

The largest segment of the population are Not in Labour Force, in general those in employment work as Salespeople, Clerical or Service with most people traveling to work by driving a car.

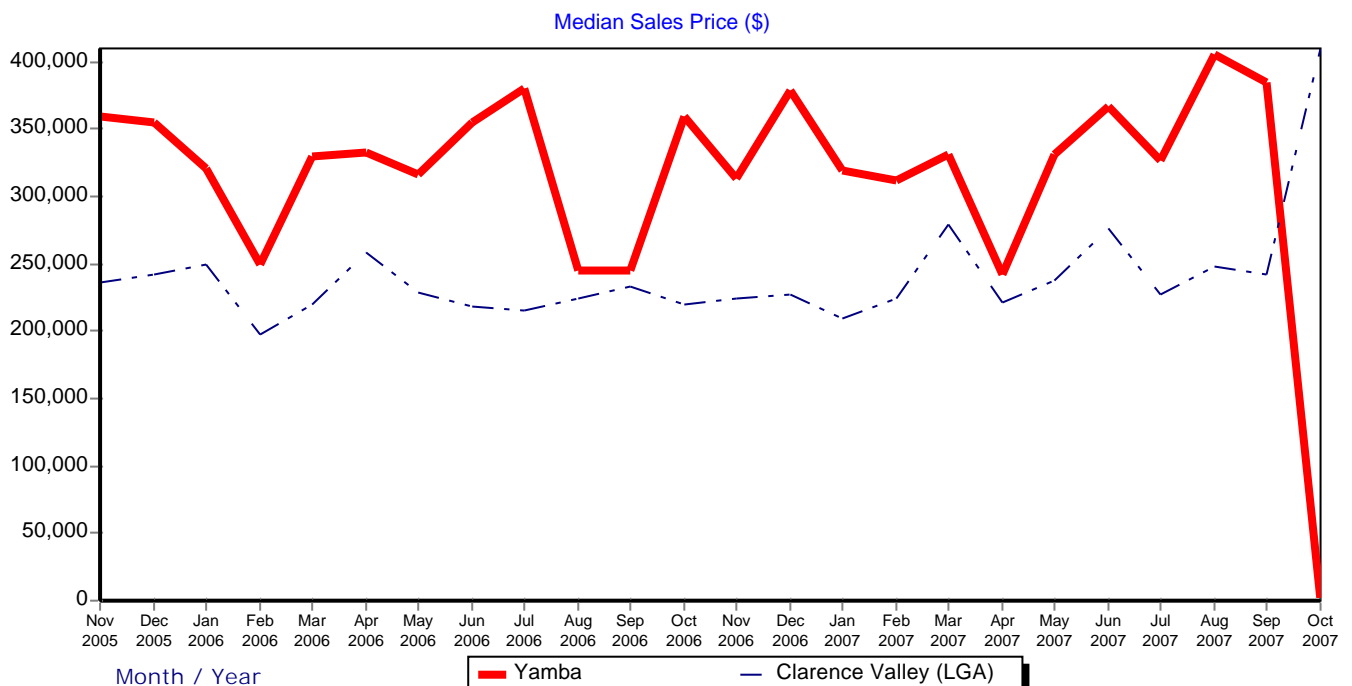
There are approximately 2,422 dwellings, with the majority of these (61%) being houses. 56.4% of properties in the area are fully owned with 13.3% of the properties being purchased and 70% being owner occupied.

Married people account for 72% of the population and households in Yamba are mainly Couples with no children.

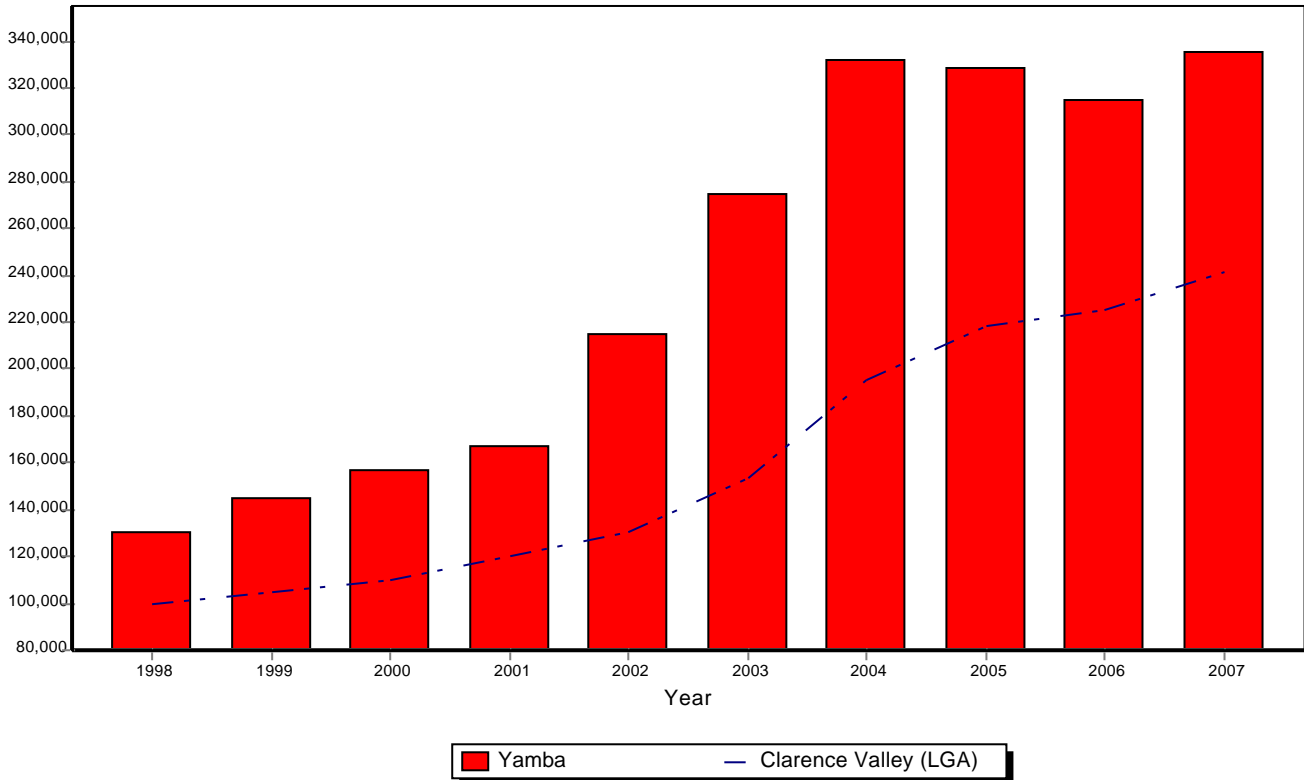
There are 8 Parks, a Child Care Centre, 2 Preschools, and a Primary School.

Local Amenities include 3 Clubs, a Golf Course, a Post Office, a Swimming Pool, and 4 Churches of different denominations.

Currently the median sale price of houses in Yamba is \$328,799, compared to \$240,750 for the Local Government Area.



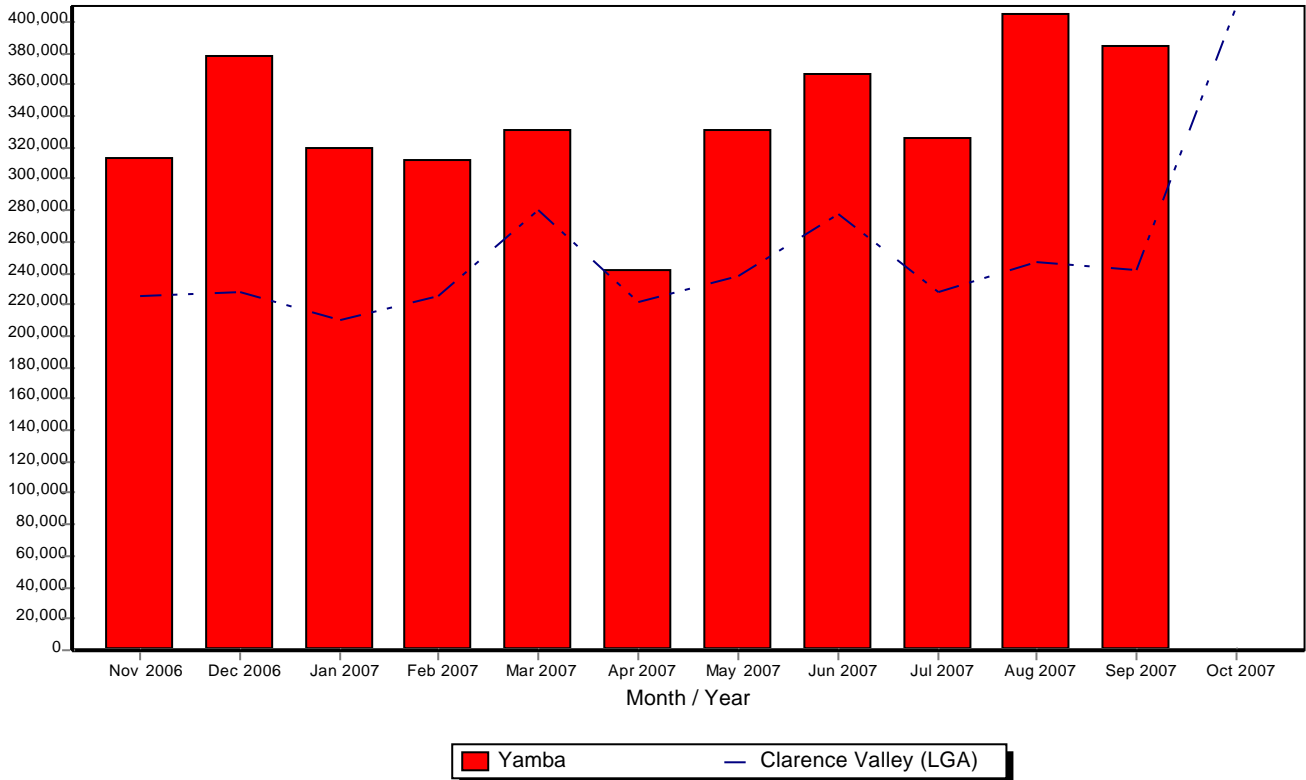
## Capital Growth - Last 10 Years (\$)



### Percentage Change in Median Sales

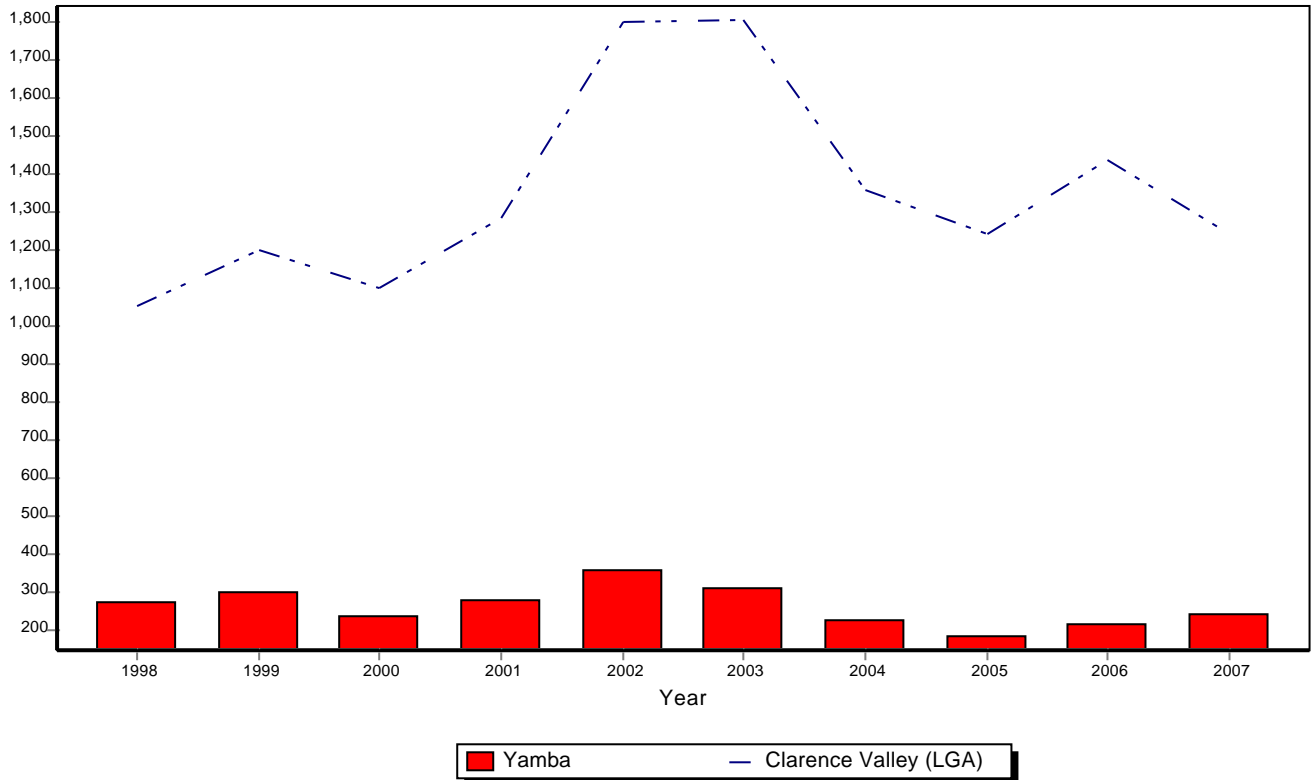
Period	Yamba		Clarence Valley (LGA)	
	(\$)	% Change	(\$)	% Change
1998	130,000		100,000	
1999	145,000	11.5	105,000	5.0
2000	156,500	7.9	110,000	4.8
2001	167,000	6.7	120,000	9.1
2002	215,000	28.7	130,000	8.3
2003	275,000	27.9	153,750	18.3
2004	332,000	20.7	195,000	26.8
2005	328,750	-1.0	218,000	11.8
2006	315,000	-4.2	225,000	3.2
2007	335,000	6.3	241,000	7.1

## Recent Median Sale Prices (\$)



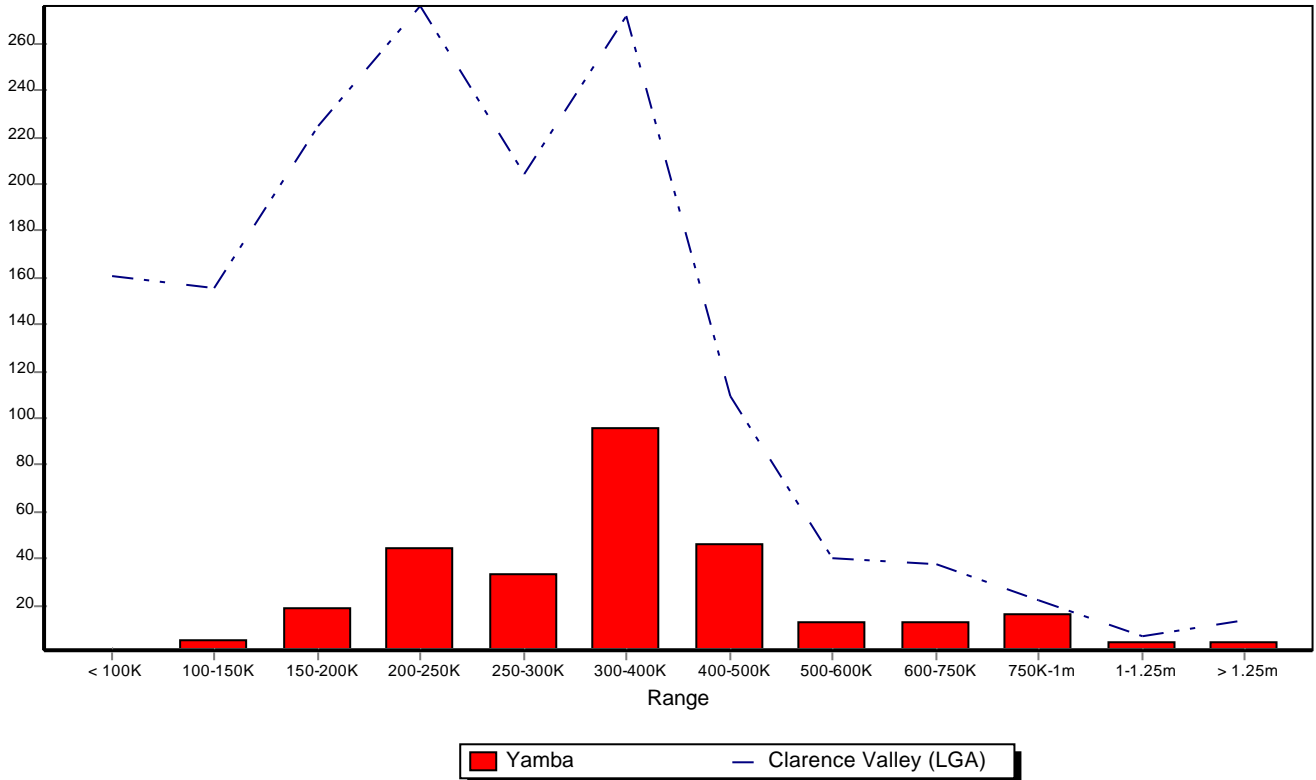
	Yamba	Clarence Valley (LGA)
Period	(\$)	(\$)
Nov 2006	313,500	225,000
Dec 2006	378,500	228,000
Jan 2007	320,000	210,000
Feb 2007	312,500	225,000
Mar 2007	331,000	280,000
Apr 2007	242,500	222,000
May 2007	331,250	237,500
Jun 2007	367,000	277,000
Jul 2007	326,250	227,500
Aug 2007	405,500	247,500
Sep 2007	384,250	242,000
Oct 2007		410,000

## Annual Sales - Last 10 Years and Year to Date



	Yamba	Clarence Valley (LGA)
Period	Sales	Sales
1998	272	1,052
1999	296	1,201
2000	236	1,099
2001	277	1,284
2002	354	1,804
2003	309	1,808
2004	224	1,360
2005	182	1,244
2006	213	1,439
2007	243	1,244

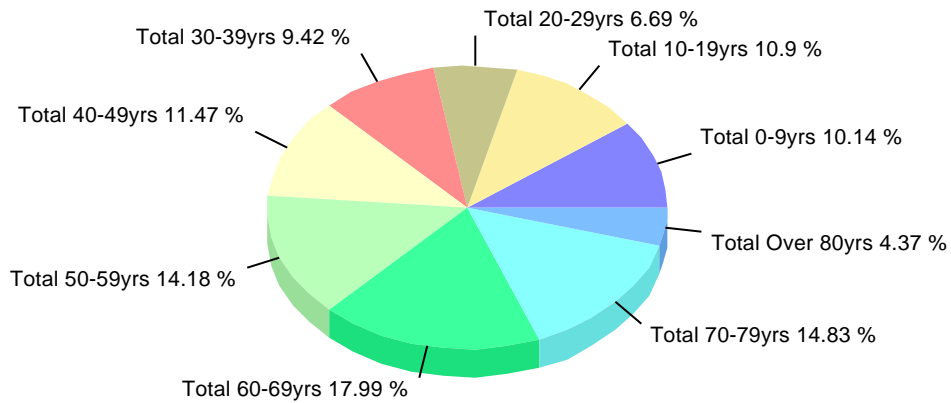
## Sales By Price - Last 12 months



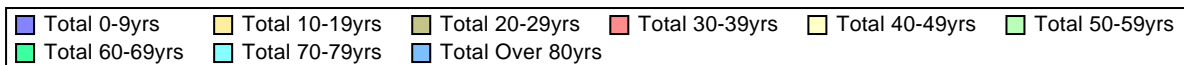
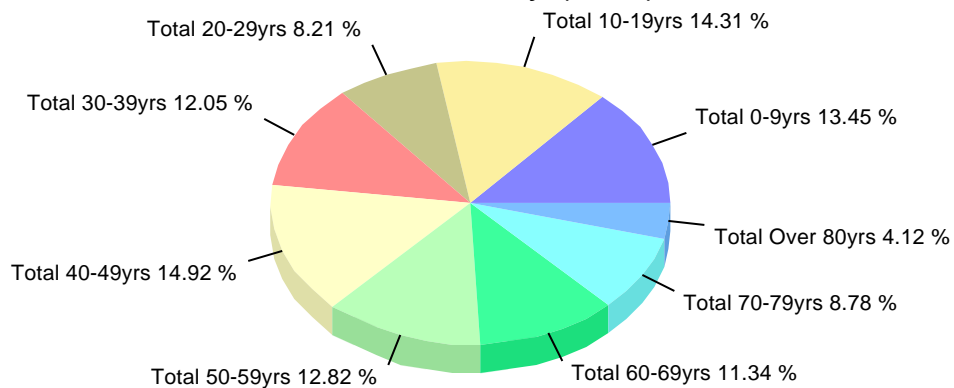
	Yamba	Clarence Valley (LGA)
Range	Sales	Sales
< 100K	1	161
100-150K	5	156
150-200K	19	225
200-250K	44	276
250-300K	33	204
300-400K	96	272
400-500K	46	109
500-600K	13	40
600-750K	13	38
750K-1m	16	22
1-1.25m	4	7
> 1.25m	4	14

# Age of Population

## Yamba



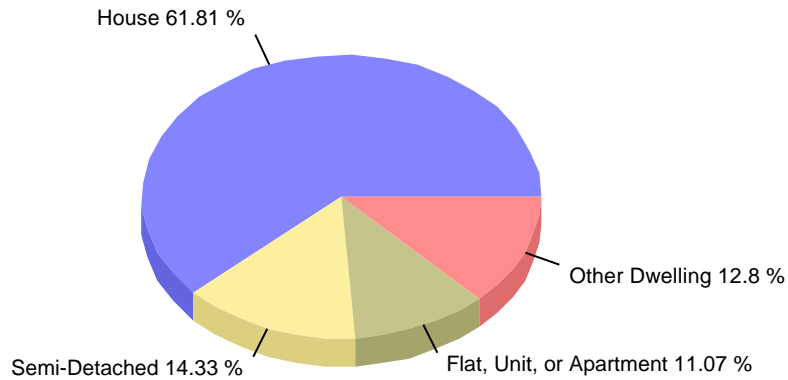
## Clarence Valley (LGA)



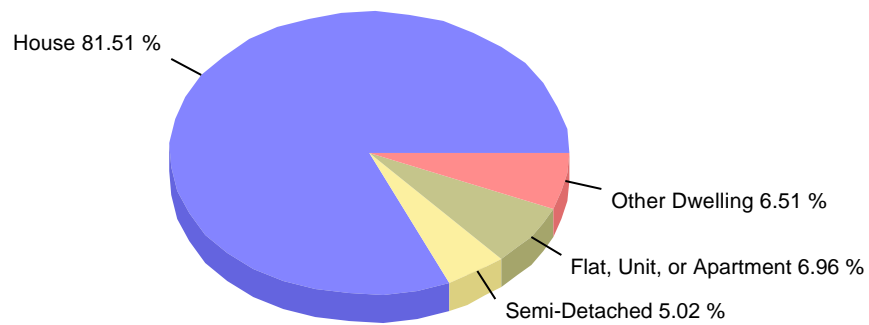
	Yamba	Clarence Valley (LGA)
Category	Count	Count
Total 0-9yrs	573	6,332
Total 10-19yrs	616	6,733
Total 20-29yrs	378	3,865
Total 30-39yrs	532	5,671
Total 40-49yrs	648	7,024
Total 50-59yrs	801	6,032
Total 60-69yrs	1,016	5,336
Total 70-79yrs	838	4,133
Total Over 80yrs	247	1,939

## Dwelling Structure

### Yamba



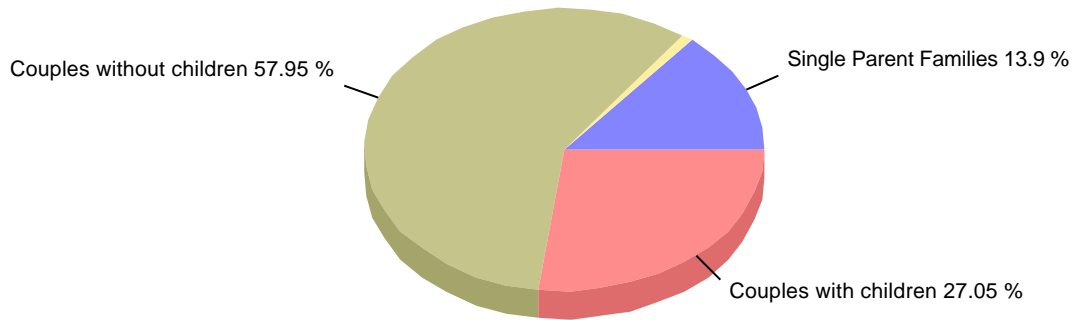
### Clarence Valley (LGA)



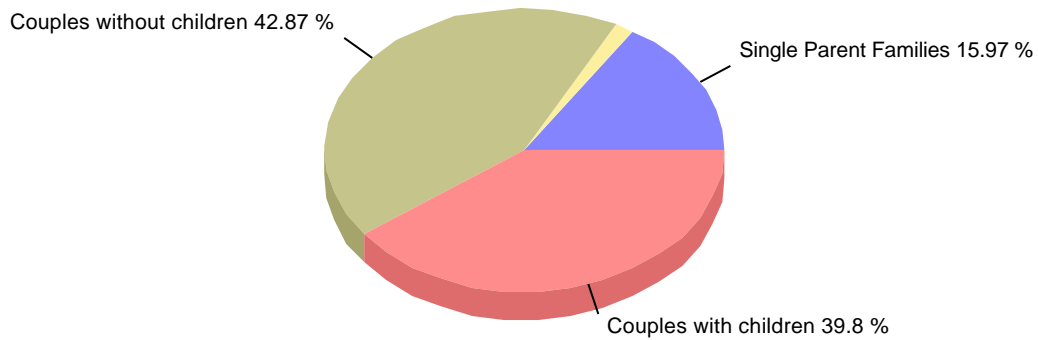
	Yamba	Clarence Valley (LGA)
Category	Count	Count
House	1,497	14,940
Semi-Detached	347	920
Flat, Unit, or Apartment	268	1,275
Other Dwelling	310	1,193
Total	2,422	18,328

## Family Type

### Yamba



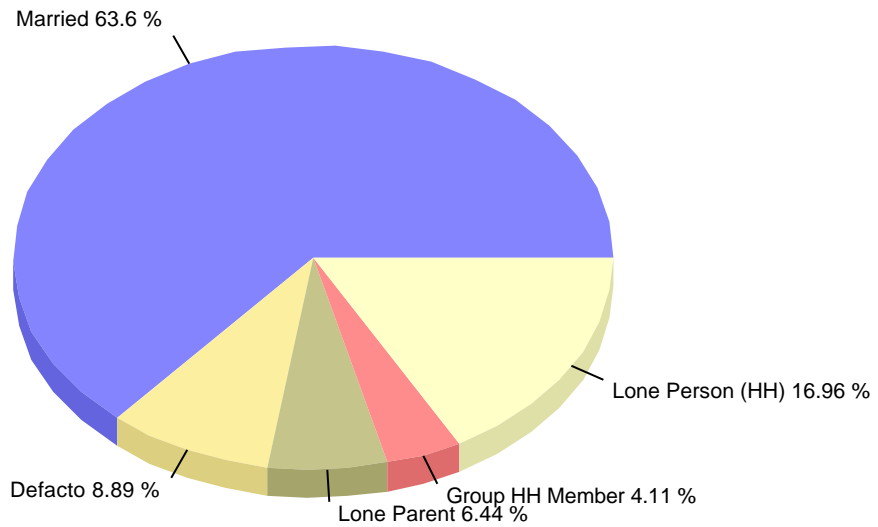
### Clarence Valley (LGA)



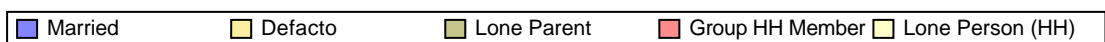
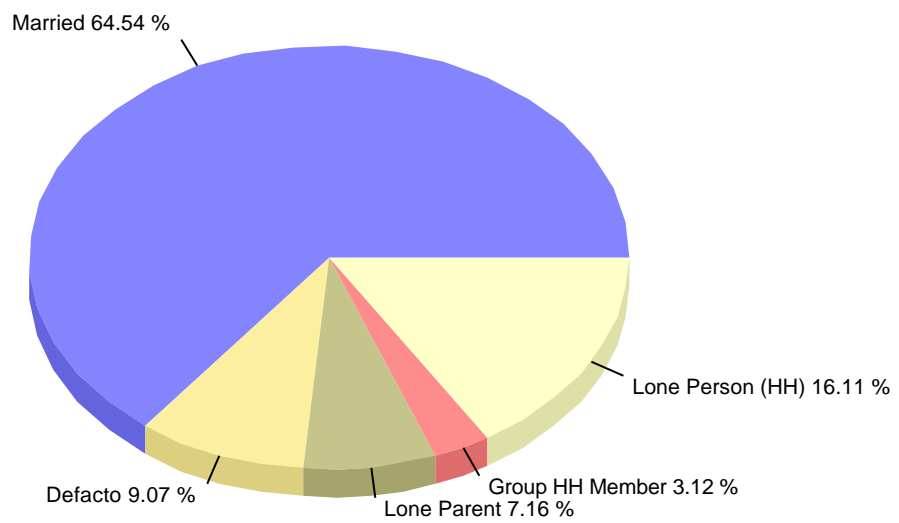
	Yamba	Clarence Valley (LGA)
Category	Count	Count
Single Parent Families	202	2,018
Other Families	16	172
Couples without children	842	5,417
Couples with children	393	5,029
Total	1,453	12,636

## Marital Status

### Yamba

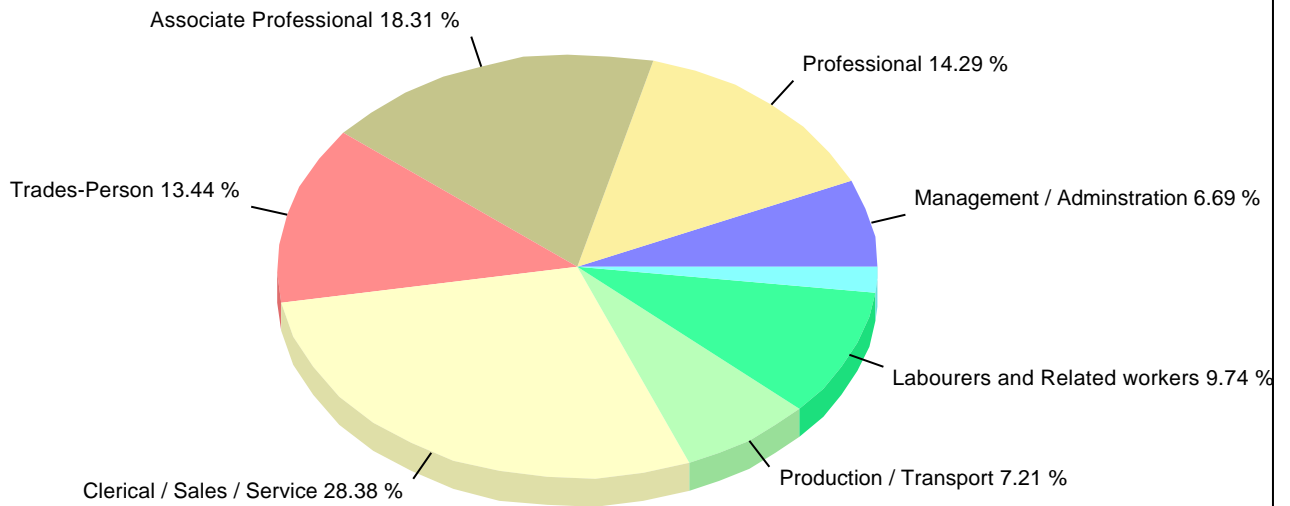


### Clarence Valley (LGA)

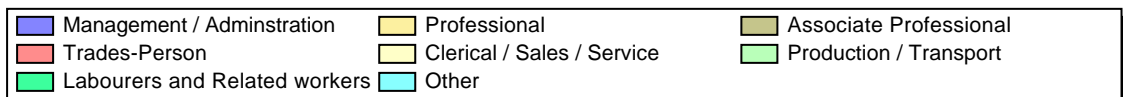
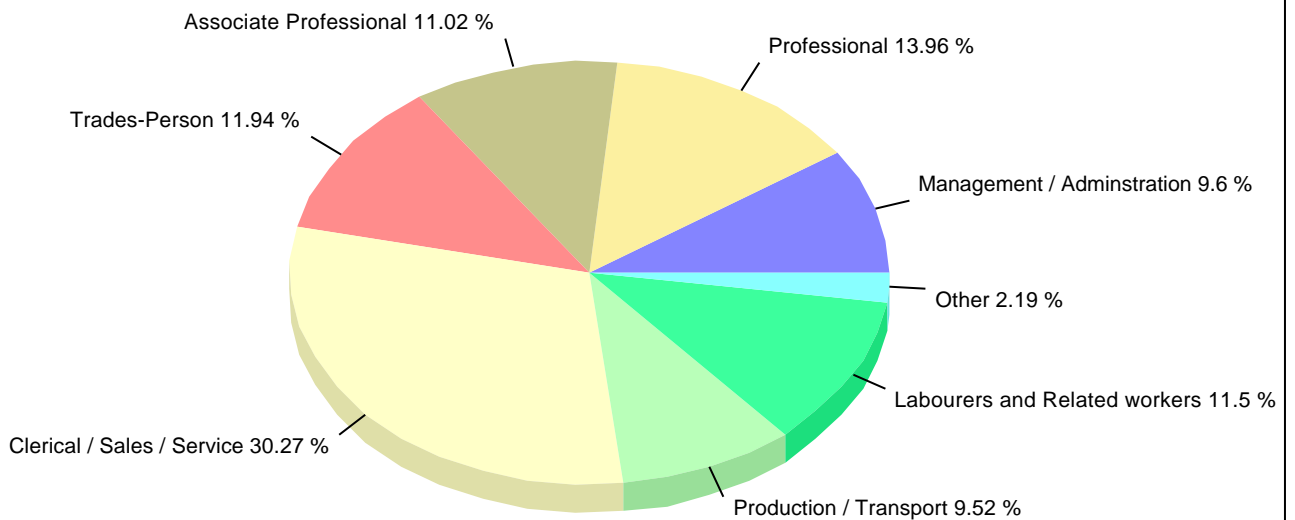


# Occupation

## Yamba

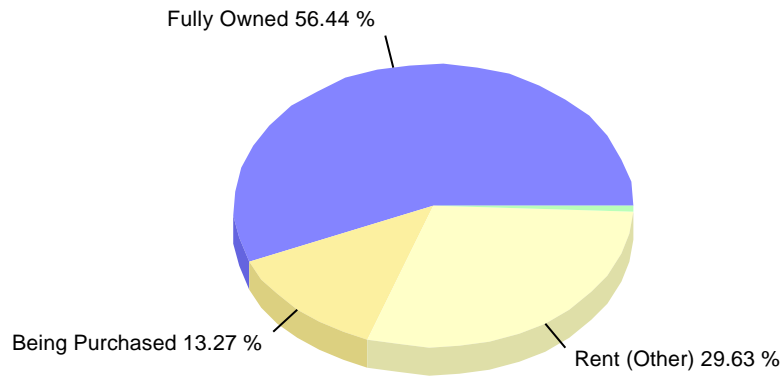


## Clarence Valley (LGA)

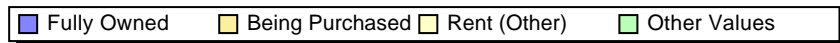
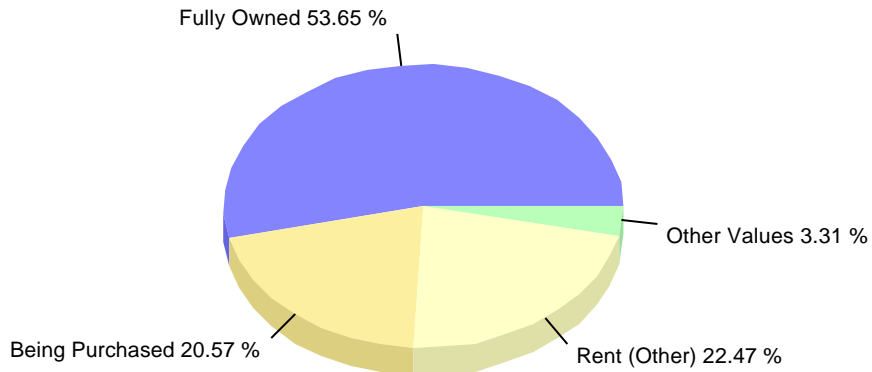


# Home Ownership

## Yamba



## Clarence Valley (LGA)



Category	Yamba		Clarence Valley (LGA)	
	Count	%	Count	%
Fully Owned	1,284	56.4	9,254	53.6
Being Purchased	302	13.3	3,548	20.6
Rent (Buy)	12	0.5	101	0.6
Rent (Share)	3	0.1	470	2.7
Rent (Other)	674	29.6	3,876	22.5

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