

## Part 2 - How useful is “THE MIGHTY MEDIAN” as a measure of property values by bedroom?

The follow up article in THE MIGHTY MEDIAN series analyses the distribution of sold prices relative to the median price for 3, 4 and 5 bedroom houses. Same time frame as before, Jan 2011 to Mar 2021 for SA3 location Chatswood – Lane Cove, which is on the North Shore of Sydney NSW. Here’s the results:

**3 Br - Over the long term about 37% of sold prices are within 10% of the median price.**

**4 Br - Over the long term about 32% of sold prices are within 10% of the median price.**

**5 Br - Over the long term about 26% of sold prices are within 10% of the median price.**

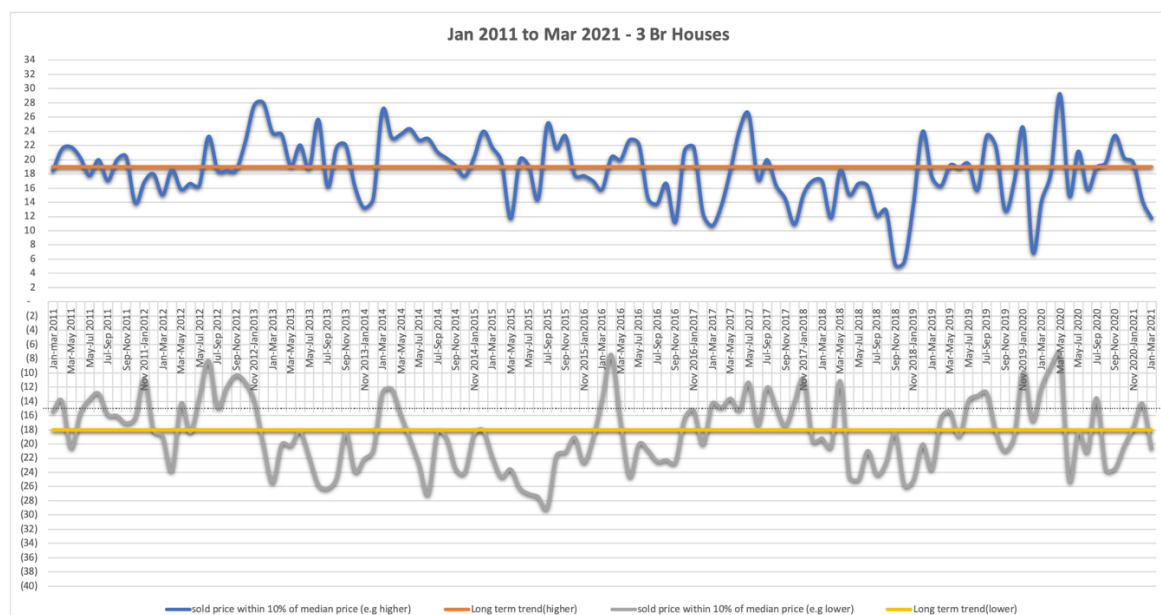
### Chart 1 – 3 bedroom houses

Blue line = percentage of sold prices between 0 to + 10% of the median.

Red line = long term average at 19% on the plus side.

Grey line = percentage of sold prices between 0 to - 10% of the median.

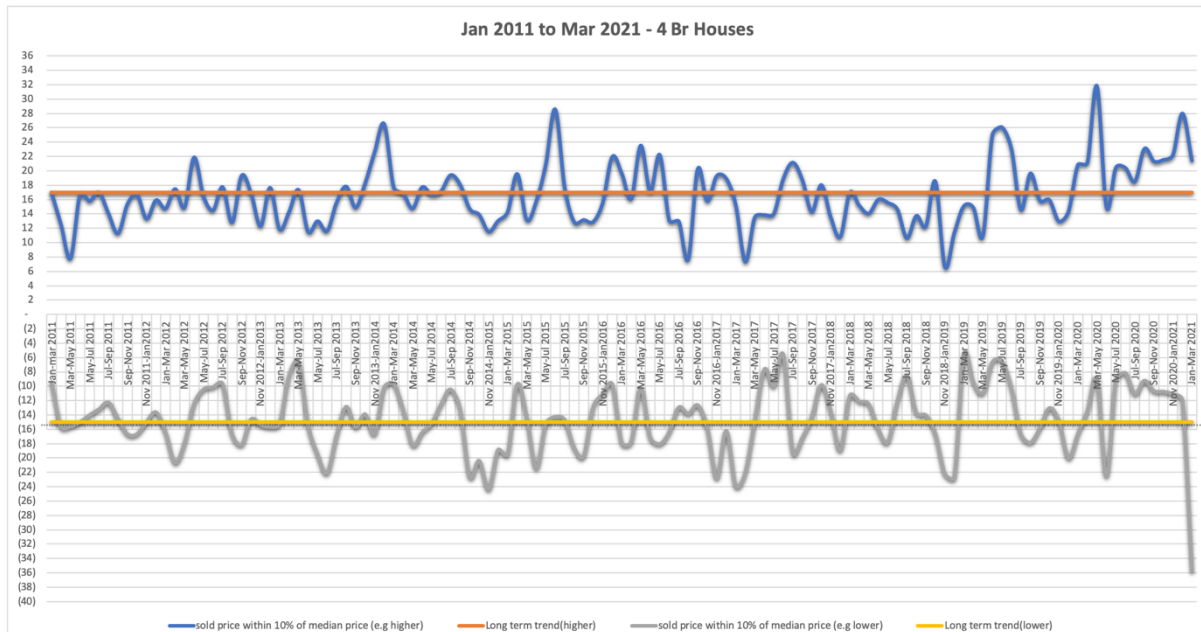
Yellow line = long term average at 18% on the minus side.



### Chart 2 – 4 bedroom houses

Red line = long term average at 17% on the plus side.

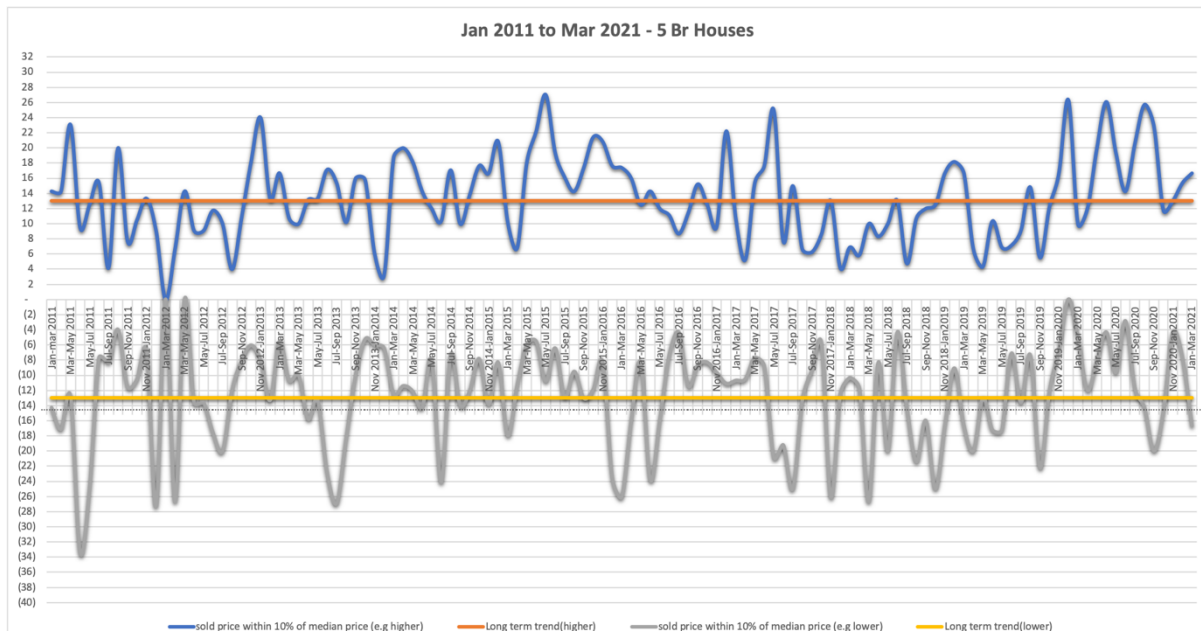
Yellow line = long term average at 15% on the minus side.



### Chart 3 – 5 bedroom houses

Red line = long term average at 13% on the plus side.

Yellow line = long term average at 13% on the minus side.



Email: [nick@vanguardanalytics.com](mailto:nick@vanguardanalytics.com)  
Website: <https://vanguardanalytics.com>

Phone +61 427 514 499 Australia  
Phone +65 8754 8236 Singapore