

Rent and Sales Report

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Rent: September quarter 2012
Sales: June quarter 2012

Changes to the geography

A number of changes to the geography used in the Report were introduced into the September 2012 issue. See page 15 for details.

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Rent and Sales Summary

Rent: September quarter 2012

Trends for new bonds at state and regional levels

For the fourth consecutive quarter the median rent for all dwellings remained unchanged at \$450 in Greater Sydney. The median rent remained unchanged over the quarter in the Inner Ring at \$550, but increased by 2.2% (\$10) in the Middle Ring to \$460 and by 2.6% (\$10) in the Outer Ring to \$400. Compared to the previous year, the median rent increased by \$10 in the Inner and Middle Rings and by \$20 in the Outer Ring.

Over the year, the median rent for two bedroom flats/units increased in Greater Sydney by \$10 (2.2%) to \$460 per week. The median weekly rent for a two bedroom flat/unit increased over the year by 2.6% in the Inner Ring, 2.4% in the Middle Ring, remained unchanged in the Outer Ring and increased by 3.4% in the rest of Greater Metropolitan Region (GMR). Over the quarter, the median rent increased by 2.4% in the Middle Ring, but remained unchanged in the Outer Ring and in the rest of GMR and declined by 1.7% in the Inner Ring.

The median rent for a three bedroom separate house increased over the year by \$20 (5%) to \$420 in Greater Sydney. It increased by 2.7% in the Inner Ring, 4% in the Middle Ring, 2.6% in the Outer Ring and by 5.7% in the rest of GMR. Over the quarter the median rent increased in the Inner Ring (2.7%), Middle Ring (2.0%), Outer Ring (1.3%) and in the rest of GMR (2.8%).

The largest increase in the median rent for one bedroom flats/units over the year occurred in the rest of GMR (10% or \$20), followed by 7.1% in the Outer Ring and 3.3% in the Inner Ring but declined by 1.3% in the Middle Ring. Over the quarter, the median rent increased in the rest of GMR (4.8%) and in the Middle Ring (2.6%), but remained unchanged in the Outer Ring and declined by 1.1% in the Inner Ring.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 2.5% in the Inner Ring to 5.6% in the Outer Ring. The median rent increased by 6.7% in the rest of GMR. Over the quarter the median rent increased by 4.7% in the Middle Ring and 2.3% in the Outer Ring but remained unchanged in the rest of GMR and declined 0.8% in the Inner Ring.

Outside the GMR, the median rent for two bedroom flats/units remained unchanged over the quarter but increased by 4.8% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter but increased by 3.6% over the year.

Over the quarter, the number of new bonds lodged increased across the State by 9.1%, ranging from an increase of 8.5% in the Outer Ring to 15.4% in the Inner Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 3.9% and in the rest of GMR by 3.6%.

Notable rent movements for local government areas (ignoring small samples)

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Auburn (15.4%) and Campbelltown (12.5%). Within the rest of GMR, the biggest annual increases were 10.9% in Cessnock and 10.7% in Lake Macquarie. Over the quarter, none of the Local Government Areas (LGAs) in Greater Sydney and in the rest of the GMR recorded increases in excess of 10%.

Wollondilly (17.2%) was the only LGA in Greater Sydney to experience a 10% or higher increase over the year in median rent for three bedroom separate houses. Within the rest of GMR the largest annual increase was recorded in Cessnock at 10%.

Trends in Median Rents – Sydney and NSW

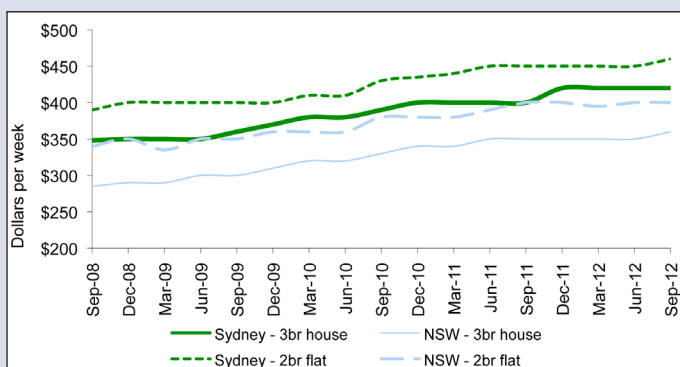


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Sep Qtr 2012	\$550	\$460	\$400	\$450	\$400
Qtly change	0.0%	2.2%	2.6%	0.0%	2.6%
Ann. change	1.9%	2.2%	5.3%	0.0%	5.3%
Sales (\$'000s)					
Jun Qtr 2012	\$690	\$575	\$445	\$530	\$439
Qtly change	-2.3%	-1.7%	1.1%	-0.4%	0.7%
Ann. change	-1.4%	3.6%	1.1%	0.0%	-2.4%

The largest annual increases in median rent for one bedroom flats/units were observed in Rockdale (17.6%) and in Gosford (12.5%).

For two bedroom separate houses the largest annual increase was 8.5% in Gosford. Within the rest of GMR the largest annual increase was recorded in Cessnock at 12% followed by Lake Macquarie at 10.3%.

Amongst the 34 Rural Statistical Areas Level 3 (SA3) ten SA3s recorded annual increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings, four SA3s recorded 10% plus increases.

Within Greater Sydney, 28 LGAs recorded a growth over the year in the number of new bonds lodged and 15 LGAs recorded falls in the number of new bonds lodged.

Note: These results are based on the statistics of new bonds lodged in the period.

Sales: June quarter 2012

The median sales price for all dwellings across Greater Sydney decreased by 0.4% over the June quarter but remained unchanged over the year. Over the quarter, the median sales price increased in the Outer Ring by 1.1% but decreased in the Inner Ring by 2.3%, in the Middle Ring by 1.7% and in the rest of GMR by 1.3%. Over the year, the median sales price increased in the Middle Ring (3.6%), Outer Ring (1.1%), remained unchanged in the rest of GMR and decreased in the Inner Ring (1.4%).

For non-strata dwellings in Greater Sydney, the median sales price increased by 0.3% for the quarter but declined by 1.7% over the year. Over the quarter, the sales price increased in the Outer Ring by 0.7% but declined in the Inner Ring (0.5%), in the Middle Ring (2.6%) and in the rest of GMR (1.6%). The largest quarterly increase of 26.1% was recorded in North Sydney, whilst the largest decrease

of 10.2% was recorded in Mosman. Over the year, the sales price increased in the Outer Ring by 0.7% and in the rest of GMR by 1.3% but declined in the Inner Ring by 5.8% and in the Middle Ring by 5.2%. The largest annual increase was 8.8% recorded in Holroyd, whilst the largest annual decrease was 26.3% recorded in Woollahra.

For strata dwellings in Greater Sydney, the median sales price increased by 0.2% for the quarter and 0.2% over the year. Over the quarter, the median sales price increased in the Middle Ring (1.1%) and in the Outer Ring (2.7%) but declined in the Inner Ring (2%), and in the rest of GMR (0.8%). The largest quarterly increase was recorded in Manly (7%), whilst the largest quarterly decrease was 16.4% in Botany Bay. Over the year, the median sales price increased in the Inner Ring (0.9%), in the Middle Ring (2.2%), in the Outer Ring (1.8%) but declined in the rest of GMR (1.8%). Over the year, Woollahra recorded the largest increase of 16%, and was the only LGA in Sydney to record an increase of more than 10%.

Trends in Median Sales Price – Sydney and NSW

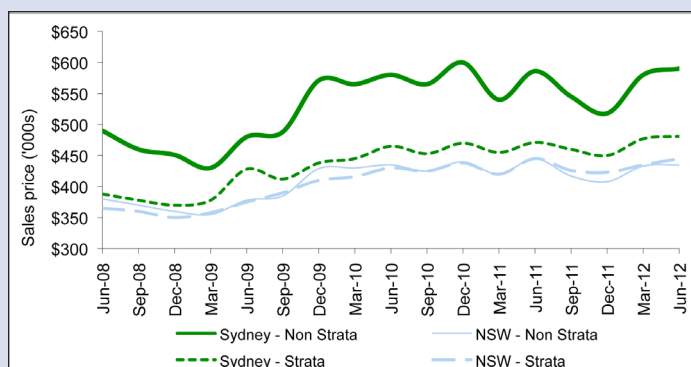


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2012

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
GREATER SYDNEY	420	2.4	5.0	460	2.2	2.2	460	0.0	2.2	560	-3.4	0.0
Inner Ring	460	0.0	2.2	600	0.0	3.4	800	0.0	1.3	1100	0.0	1.6
1 Ashfield	350	0.0	6.1	415	-1.2	0.0	600	-4.8	0.0	-	-	-
2 Botany Bay	390	-18.8	2.6	450	0.0	0.0	650	12.1	3.2	-	-	-
3 Lane Cove	370	-7.5 s	-6.3	470	-2.1	4.4	670	3.1	3.1	1250 s	0.0 s	13.6 s
4 Leichhardt	420	-2.3	-2.3	625	0.8	2.5	770	-2.8	0.0	1075 s	3.9	0.0
5 Marrickville	350	0.0	1.4	480	4.3	4.3	695	2.2	6.9	750	-11.8	-2.9
6 Mosman	405	-3.6	1.3	550	-5.2	0.0	950	-5.0	0.0	1350	-28.9 s	-28.9 s
7 North Sydney	450	0.0	0.0	600	0.0	3.4	850	1.5	6.3	1300 s	30.0 s	8.3
8 Randwick	430	-2.3	5.5	550	0.0	3.8	750	0.0	2.7	1100	-8.3	0.0
9 Sydney	500	0.0	4.2	675	-0.7	3.8	850	-0.6	0.0	920	-0.5	15.7
10 Waverley	470	-3.1	4.4	600	-4.0	1.3	950	5.6	11.8	1338	-6.1	9.2
11 Woollahra	450	-5.8	-2.2	630	-3.1	5.0	995	-0.5	1.5	1500	-6.3	-14.3
Middle Ring	390	4.0	2.6	435	3.6	3.6	550	0.0	3.8	700	0.0	0.0
12 Auburn	410	-4.7	2.5	430	2.4	7.5	505	5.2	5.2	610	1.7	5.2
13 Bankstown	220 s	0.0	10.0	380	0.0	5.6	450	0.0	2.3	550	3.8	0.0
14 Burwood	350	-2.8	12.9 s	465	3.3	1.1	590	-1.7	4.0	705 s	-3.4 s	0.7 s
15 Canterbury	280	0.0	7.7	350	0.0	2.9	500	0.0	4.2	600	-7.7	3.4
16 Canada Bay	460	-3.2	-2.1	550	-3.5	-1.8	693	0.4	1.9	850 s	6.3	0.0 s
17 Hunters Hill	-	-	-	500 s	5.3 s	11.1 s	700 s	-10.5 s	-6.7 s	1100 s	-	12.8 s
18 Hurstville	300	0.0	3.4	400	2.6	5.3	515	3.0	1.0	555	-14.6	-14.6
19 Kogarah	370 s	5.7 s	23.3 s	430	2.4	2.4	528	-4.1	4.5	630 s	-7.4 s	-14.9 s
20 Ku-ring-gai	450	0.0	1.1	585	6.4	5.4	700	-6.0	0.0	975	-7.1	2.6
21 Manly	460	-3.2	2.2	610	2.1	1.7	898	0.8	5.6	1275	-1.9	-5.6
22 Parramatta	310	-8.8	-3.1	390	0.0	0.0	470	0.0	4.4	598	6.7	9.6
23 Rockdale	390	11.4	21.9	430	2.4	4.9	540	-1.8	-1.8	680	-2.2	-2.9
24 Ryde	350	7.7	4.5	430	2.4	7.5	590	-1.3	1.7	700	-4.1	-6.7
25 Strathfield	373 s	2.1	-2.0	450	0.0	0.0	590	3.5	7.3	620 s	-17.3 s	-17.3 s
26 Willoughby	480	0.0	1.1	570	-3.0	1.8	795	-0.6	9.7	1200	0.0	20.3
Outer Ring	285	1.8	9.6	360	2.9	2.9	400	2.6	5.3	510	-1.9	2.0
27 Baulkham Hills	345	11.3	11.3	465	3.3	5.7	520	2.0	4.0	650	1.6	4.8
28 Blacktown	240	6.7	6.7	340	0.0	3.0	385	1.3	4.1	510	2.0	6.3
29 Blue Mountains	210	5.0	0.0	290	5.5	-3.3	350	0.0	2.2	430	-4.4	-4.4
30 Camden	250 s	-5.7 s	-	350 s	-2.8	20.7 s	420	3.1	7.7	500	-3.8	4.2
31 Campbelltown	255 s	2.0	2.0	315	-1.6	6.8	360	0.0	2.9	440	-2.2	4.8
32 Fairfield	225	-2.2	12.5	300	0.0	0.0	400	0.0	0.0	480	2.1	0.0
33 Gosford	220	0.0	10.0	300	0.0	3.4	380	0.0	5.6	470	-6.0	0.0
34 Hawkesbury	200 s	-20.0 s	-14.9 s	300	0.0	3.4	370	-2.6	0.0	473	-2.6	-0.5
35 Holroyd	260	-1.9	4.0	370	0.0	2.8	440	2.3	4.8	500	-5.7	0.0
36 Hornsby	365	1.4	5.8	450	1.1	4.7	540	-1.8	2.9	680	-2.2	4.6
37 Liverpool	250	0.0	4.2	310	3.3	0.0	410	0.0	0.0	520	4.0	4.0
38 Penrith	220	-0.7	-4.3	290	0.0	5.5	370	0.0	2.8	480	4.3	6.7
39 Pittwater	370	-4.5	5.7	540	0.0	10.2	750	0.0	7.9	925	0.5	2.8
40 Sutherland	320	0.0	6.7	420	1.2	5.0	560	-2.6	1.8	690	0.0	-1.4
41 Warringah	388	-3.1	1.3	508	1.5	3.6	700	-0.4	0.0	960	7.3	9.1
42 Wollondilly	-	-	-	290 s	1.8	3.6 s	373	6.4	16.4	450	-4.3	0.0
43 Wyong	200	0.0	2.6	280	0.0	3.7	340	0.0	6.3	420	-2.3	0.0
Rest of GMR	210	5.0	5.0	310	1.6	3.3	375	1.4	7.1	450	0.0	4.7
44 Cessnock	170 s	0.0 s	-6.8	280	0.0	7.7	330	3.1	10.0	420	0.0	5.0
45 Kiama	-	-	-	340	6.3	9.7	395	1.3	-1.3	500 s	-0.5 s	3.1 s
46 Lake Macquarie	210	5.0	6.3	320	3.2	10.3	375	4.2	7.1	470	-1.1	9.3
47 Maitland	185	8.8	2.8	300	3.4	7.1	350	2.9	6.1	440	-2.2	4.8
48 Newcastle	238	14.7	13.3	350	0.0	6.1	401	0.2	1.5	520	8.9	12.9
49 Port Stephens	-	-	-	270	0.0	8.0	340	-2.9	6.3	430	4.9	10.3
50 Shellharbour	198 s	-21.0 s	-8.1 s	278	1.8	2.8	370	2.8	5.7	470	2.2	3.3
51 Wollongong	215	4.4	7.5	310	3.3	3.3	400	0.0	1.3	490	-2.0	-2.0
NEW SOUTH WALES	380	4.1	5.6	390	2.6	2.6	380	0.0	2.7	470	0.0	2.2

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September Quarter 2012

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
GREATER SYDNEY	310	380	520	1.3	0.0	360	420	530	0.0	5.0
Inner Ring	550	615	670	-0.8	2.5	665	770	920	2.7	2.7
1 Ashfield	-	-	-	-	-	580	680	750 s	3.0 s	3.0 s
2 Botany Bay	-	-	-	-	-	600	650	670 s	12.1 s	0.0 s
3 Lane Cove	-	-	-	-	-	750	850	960 s	-	13.3 s
4 Leichhardt	570	625	680	0.8	0.8	650	750	850	-3.8	-6.3
5 Marrickville	520	560	620	-5.1	0.0	580	690	750	1.5	7.0
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	775	950	1350 s	11.8 s	20.6 s
8 Randwick	580	700	813 s	16.7 s	11.1 s	720	800	950	2.9	0.0
9 Sydney	570	630	690	1.6 s	5.4	700	830	1000 s	9.2 s	10.7 s
10 Waverley	-	-	-	-	-	960	1100	1300 s	7.8 s	12.2
11 Woollahra	-	-	-	-	-	865	950	1050 s	-4.5 s	0.0 s
Middle Ring	390	450	500	4.7	4.7	450	520	620	2.0	4.0
12 Auburn	350	385	430 s	-3.8 s	4.1 s	420	480	520	9.1	6.7
13 Bankstown	370	390	410	0.0	2.6	420	450	490	0.0	2.3
14 Burwood	-	-	-	-	-	550	595	625 s	4.8 s	4.8 s
15 Canterbury	395	450	475	4.7 s	2.3	450	510	550	2.0	2.0
16 Canada Bay	500	600	725 s	0.0 s	9.1 s	600	650	700	-3.0	-0.8
17 Hunters Hill	-	-	-	-	-	600	790	1000 s	-	6.0 s
18 Hurstville	405	450	480 s	13.9 s	9.8	450	505	550	-1.9	3.1
19 Kogarah	390	450	460 s	-2.2 s	4.7 s	495	530	600	-5.4	3.9
20 Ku-ring-gai	540	608	665 s	-	-	630	725	795	-3.3	0.7
21 Manly	-	-	-	-	-	850	925	1000 s	6.0 s	3.4 s
22 Parramatta	350	400	420	0.0 s	0.0	410	450	500	0.0	0.0
23 Rockdale	450	470	530	1.1	3.3	500	540	585	-1.8	-1.8
24 Ryde	450	488	525 s	-	6.0 s	500	550	620	-5.2	0.0
25 Strathfield	-	-	-	-	-	500	600	640 s	10.1 s	15.4 s
26 Willoughby	530	650	740 s	-	-5.1 s	730	800	900	2.6	6.7
Outer Ring	290	328	370	2.3	5.6	350	390	450	1.3	2.6
27 Baulkham Hills	390	430	450 s	-	2.4 s	480	510	560	0.0	3.6
28 Blacktown	310	340	350	3.0	3.0	345	380	420	1.3	4.1
29 Blue Mountains	275	300	330	0.0	0.0	320	350	390	0.0	2.2
30 Camden	-	-	-	-	-	380	420	440	3.1	5.7
31 Campbelltown	280	300	330 s	-6.3 s	0.0 s	350	360	390	0.0	2.9
32 Fairfield	300	330	350	3.1	3.1	370	400	430	0.0	0.0
33 Gosford	295	320	350	0.0	8.5	350	380	430	0.0	5.6
34 Hawkesbury	300	310	330 s	-1.6 s	-3.1 s	350	380	410	0.0	2.7
35 Holroyd	350	370	400	0.0	2.8	400	440	460	2.3	4.8
36 Hornsby	400	490	530 s	11.4 s	6.5 s	500	550	595	1.9	3.8
37 Liverpool	300	325	355 s	-	-4.4 s	380	400	450	-2.4	-4.8
38 Penrith	290	300	320 s	-3.2 s	3.4 s	350	380	400	2.7	5.6
39 Pittwater	600	650	700 s	-3.7 s	18.2 s	650	748	818	-0.3	6.8
40 Sutherland	410	460	500	0.0	3.4 s	515	560	649	-1.8	1.8
41 Warringah	550	598	650 s	-4.4 s	0.4 s	680	725	780	-3.3	3.6
42 Wollondilly	-	-	-	-	-	350	375	400	7.1	17.2
43 Wyong	260	280	310	0.0	0.0	310	340	370	0.0	6.3
Rest of GMR	280	320	355	0.0	6.7	330	370	415	2.8	5.7
44 Cessnock	250	280	295	0.0	12.0	300	330	360	3.1	10.0
45 Kiama	345	350	370 s	-	-	360	395	450	0.0	1.3 s
46 Lake Macquarie	281	320	350	6.7	10.3	345	375	420	4.2	8.7
47 Maitland	265	310	335 s	3.3 s	7.8 s	320	350	380	2.9	6.1
48 Newcastle	320	350	380	0.0	7.5	355	390	440	0.0	2.6
49 Port Stephens	270	280	300 s	6.7 s	8.7 s	300	340	380	0.0	6.3
50 Shellharbour	-	-	-	-	-	350	370	400	-1.3	5.7
51 Wollongong	290	330	380	0.0	3.1	340	380	450	-2.6	0.0
NEW SOUTH WALES	250	300	390	0.0	0.0	300	360	435	2.9	2.9

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - September Quarter 2012

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qty %	Ann %				Qty %	Ann %
GREATER SYDNEY	350	430	500	0.0	3.6	380	460	580	2.2	2.2
Inner Ring	400	465	538	-1.1	3.3	500	585	680	-1.7	2.6
1 Ashfield	300	350	363	0.0	6.1	383	410	450	-2.4	2.5
2 Botany Bay	320	385	470	-20.6 s	6.9	390	435	580	1.2	1.2
3 Lane Cove	330	373	410 s	-6.9 s	-6.9 s	425	460	500	-2.1	3.4
4 Leichhardt	350	420	500	0.0	0.0	490	600	700	0.0	0.0
5 Marrickville	315	360	430	2.9	2.9	395	440	510	2.3	4.8
6 Mosman	380	410	460	-2.4	2.5	483	550	615	-3.9	1.4
7 North Sydney	410	450	505	0.0	0.0	525	600	680	0.0	3.4
8 Randwick	390	430	480	-2.3	2.4	495	550	610	0.0	4.8
9 Sydney	450	500	565	-2.0	1.0	600	680	795	0.0	3.0
10 Waverley	410	470	550	-4.1	4.4	540	595	670	-4.0	2.6
11 Woollahra	400	450	520	-5.8	-2.2	550	620	700	0.0	4.2
Middle Ring	320	395	460	2.6	-1.3	375	430	520	2.4	2.4
12 Auburn	360	410	440	-6.8	2.5	350	450	520	4.7	15.4
13 Bankstown	180	220	260 s	-7.4	29.4	350	375	400	-1.3	4.2
14 Burwood	310	350	385	-2.8	6.1 s	420	450	500	0.0	-0.6
15 Canterbury	250	280	300	0.0	5.7	320	345	370	1.5	1.5
16 Canada Bay	410	455	493	-5.2	-3.7	480	550	600	-1.8	-1.8
17 Hunters Hill	-	-	-	-	-	450	493	560 s	3.7 s	11.9 s
18 Hurstville	280	320	393	0.0	6.7	370	395	440	1.3	6.8
19 Kogarah	350	388	425 s	10.7 s	28.1 s	390	430	480	2.4	2.4
20 Ku-ring-gai	395	450	490	-2.2	0.0	520	590	630	7.3	4.0
21 Manly	400	460	550	-5.2	2.2	525	600	720	1.7	0.0
22 Parramatta	280	320	365	-5.9	-3.0	355	385	430	0.0	0.0
23 Rockdale	320	400	450	11.1	17.6	380	420	500	0.0	5.0
24 Ryde	320	350	430	6.9	2.9	380	420	480	2.4	5.0
25 Strathfield	350	385	420 s	5.5	1.3	420	450	520	0.0	0.0
26 Willoughby	430	480	520	-2.0	0.0	500	570	645	-2.6	1.8
Outer Ring	240	300	380	0.0	7.1	300	370	450	0.0	0.0
27 Baulkham Hills	300	373	430 s	12.9	16.4 s	420	480	520	4.3	9.1
28 Blacktown	200	240	280	9.1	4.3	300	350	370	2.9	6.1
29 Blue Mountains	200	205	235 s	2.5	-2.4	250	263	300 s	5.0	-6.3
30 Camden	235	250	270 s	-	-	-	-	-	-	-
31 Campbelltown	240	305	330 s	22.0 s	40.2 s	250	293	350	-2.5	12.5
32 Fairfield	210	240	260	4.3	9.6	280	300	330	0.0	0.0
33 Gosford	200	225	250	2.3	12.5	270	300	330	0.0	3.4
34 Hawkesbury	-	-	-	-	-	280	300	305 s	3.4	11.1 s
35 Holroyd	260	280	350	0.0 s	1.8 s	345	370	390	0.0	2.8
36 Hornsby	325	373	405	3.5	8.0	410	450	480	2.3	4.7
37 Liverpool	230	250	260 s	-3.8 s	0.0 s	280	310	335	3.3	3.3
38 Penrith	190	228	253 s	3.4	-4.2	260	285	320	-1.7	7.5
39 Pittwater	325	365	420	-3.3	4.3	450	500	580	-3.8	5.3
40 Sutherland	285	320	340	0.0	6.7	380	410	450	2.5	2.5
41 Warringah	350	390	430	-2.5	0.0	450	500	570	1.0	4.2
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	168	210	250	7.7 s	7.7	250	280	330	-1.8	3.7
Rest of GMR	180	220	270	4.8	10.0	260	300	350	0.0	3.4
44 Cessnock	155	165	175 s	-2.9 s	-10.8 s	250	280	300	0.0	10.9
45 Kiama	-	-	-	-	-	260	300	340 s	0.0 s	1.7 s
46 Lake Macquarie	180	208	250	3.8	7.8	280	310	340	6.9	10.7
47 Maitland	165	185	200 s	8.8	2.8	240	280	300	3.7	2.8
48 Newcastle	210	260	320	8.3	8.3	300	350	430	2.9	6.9
49 Port Stephens	-	-	-	-	-	240	260	280	-1.0	4.0
50 Shellharbour	-	-	-	-	-	223	250	280	0.0	4.2
51 Wollongong	188	220	245	4.8	4.8	260	300	350	1.7	0.0
NEW SOUTH WALES	270	395	480	1.3	3.9	300	400	540	0.0	0.0

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - September Quarter 2012

Rural SA3 and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change	
		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %
REST OF NSW	235	2.2	6.8	300	0.0	3.4	290	0.0	3.6	220	0.0	4.8
52 Goulburn - Yass	220	4.8	10.0	285	1.8	14.0	290	3.6	16.0	205	13.9	13.9
53 Queanbeyan	320	-3.0	0.0	460	2.2	4.5	440	3.5	-2.2	310	0.0	3.3
54 Snowy Mountains	250	-47.9	47.1	270	-18.2	8.0	265	-0.9	6.0	235 s	-52.0 s	46.9 s
55 South Coast	220	0.0	0.0	290	-3.3	0.0	295	-1.7	1.7	200	-2.4	0.0
56 Bathurst	240	4.3	12.9	295	-1.7	5.4	295	-1.7	4.4	235	6.8	14.6
57 Lachlan Valley	170	7.9	13.3	210	0.0	5.0	210	2.4	10.5	155	3.3	14.8
58 Lithgow - Mudgee	250	8.7	13.6	310	3.3	10.7	300	0.0	7.1	270	1.9	17.4
59 Orange	255	-1.0	6.3	323	-2.3	0.8	330	0.0	3.1	250	0.0	8.7
60 Clarence Valley	230	0.0	0.0	280	-1.8	-1.8	280	-3.4	0.0	220	4.8	0.0
61 Coffs Harbour	260	4.0	4.0	340	-1.4	0.0	340	0.0	1.5	250	4.2	8.7
62 Bourke - Cobar - Coonara	178	10.9	18.3	230	15.0	26.0	230	15.0	24.3	180	16.1	20.0
63 Broken Hill and Far West	190	18.8	20.6	200	-9.1	5.3	200	-9.1	5.3	200 s	42.9 s	33.3 s
64 Dubbo	190	5.6	8.6	253	-1.0	3.1	250	0.0	4.2	180	5.9	7.5
65 Lower Hunter	320	4.9	19.6	410	1.2	7.9	400	2.6	10.3	320 s	-4.5 s	19.6 s
66 Upper Hunter	280	19.1	21.7	340	3.0	13.3	330	8.2	10.0	290 s	31.8 s	28.9 s
67 Great Lakes	230	-2.1	4.5	300	0.0	-3.2	308	2.5	-3.9	230	4.5	9.5
68 Kempsey - Nambucca	220	0.0	7.3	270	0.0	0.0	270	1.9	3.8	200	-4.8	2.6
69 Port Macquarie	260	1.0	4.0	350	2.9	2.2	350	2.9	2.9	250	2.0	4.2
70 Taree - Gloucester	200	-4.8	2.6	275	1.9	1.9	270	0.0	0.0	185	-5.0	-1.2
71 Albury	185	-2.6	0.0	265	1.9	0.0	260	4.0	0.0	170	0.0	6.3
72 Lower Murray	145	0.0	7.4	178	-1.4	-6.6 s	180	-2.7 s	-5.3 s	140 s	0.0 s	7.7 s
73 Upper Murray exc. Albury	165	10.0	3.1	238	3.3	3.3	233	1.1	5.7	163	8.3	14.0
74 Armidale	220	0.0	4.8	280	-6.7	0.0	275	-5.2	-1.8	220	10.0	10.0
75 Inverell - Tenterfield	175	4.5	12.9	230	0.0	7.0	220	0.0	4.8	150	3.4	3.4
76 Moree - Narrabri	165	10.0	3.1	280	0.9	7.7	290	3.6	7.4	160	6.7	6.7
77 Tamworth - Gunnedah	230	4.5	9.5	285	1.8	1.8	280	0.0	1.8	220	4.8	4.8
78 Richmond Valley - Coastal	300	0.0	3.4	395	3.3	3.9	398	4.6	4.6	285	1.8	5.6
79 Richmond Valley - Hinterland	220	0.0	-2.2	285	1.8	0.0	280	0.0	-3.4	210	5.0	0.0
80 Tweed Valley	290	0.0	3.6	360	1.4	2.1	370	4.2	2.8	285	0.0	5.6
81 Griffith - Murrumbidgee (Central)	170	0.0	0.0	230	4.5	0.0	230	4.5	0.0	165	3.1	0.0
82 Tumut - Tumbarumba	170	-5.6	0.0 s	230	0.0	4.5	230	0.0	4.5	170 s	-10.5 s	-5.6 s
83 Wagga Wagga	220	0.0	0.0	280	0.0	0.0	280	1.8	0.0	220	-4.3	0.0
84 Shoalhaven	240	-2.0	9.1	290	0.0	3.6	285	-1.7	1.8	230	1.1	9.5
85 Southern Highlands	275	-1.8	-3.5	350	0.0	0.0	350	0.0	2.9	260	4.0	4.0 s

(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.

Table 6. New and Total Bonds - Rural Statistical Areas Level 3 - September Quarter 2012

Rural SA3 and Code (a)	New Bonds Lodged					Total Bonds Held				
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings	
				Qtly %	Ann %				Qtly %	Ann %
REST OF NSW	8383	4484	17252	2.7	0.8	71082	40411	152718	1.3	4.5
52 Goulburn - Yass	269	91	464	10.5	-10.1	2402	899	4489	0.5	2.1
53 Queanbeyan	94	142	512	14.0	-6.4	1068	1245	4704	1.3	3.3
54 Snowy Mountains	70	42	167	-51.2	-16.5	673	500	1663	-1.1	3.8
55 South Coast	345	210	708	8.8	5.5	2849	1636	5745	1.4	4.4
56 Bathurst	239	147	479	11.9	5.3	2026	1181	4178	1.0	3.1
57 Lachlan Valley	187	66	341	-6.6	-18.0	1962	978	3740	-0.6	1.1
58 Lithgow - Mudgee	297	94	531	13.9	13.9	2179	809	3949	2.9	6.7
59 Orange	371	160	634	7.6	8.6	2796	1186	4833	1.7	2.1
60 Clarence Valley	292	130	499	25.1	9.0	2305	1174	4224	2.6	4.5
61 Coffs Harbour	454	248	1053	10.0	0.0	3439	2124	8543	1.2	3.9
62 Bourke - Cobar - Coonara	97	83	210	8.2	-7.1	875	490	1826	3.0	4.5
63 Broken Hill and Far West	121	26	154	-8.9	-12.0	1210	372	1869	-0.2	3.1
64 Dubbo	317	130	565	2.5	10.1	2797	1317	5360	1.6	3.9
65 Lower Hunter	136	59	229	-16.4	2.7	1234	471	2233	-0.4	4.2
66 Upper Hunter	157	54	373	8.4	-13.7	1437	609	3231	0.2	7.7
67 Great Lakes	132	106	289	-7.7	-9.1	1239	1008	2901	0.1	2.7
68 Kempsey - Nambucca	245	107	435	1.9	-4.2	2256	942	4146	0.9	3.4
69 Port Macquarie	379	248	835	9.7	8.3	2745	1958	6851	1.2	3.0
70 Taree - Gloucester	246	128	524	8.7	3.4	2304	1256	4562	0.9	3.7
71 Albury	208	202	653	-6.3	-7.5	1831	1998	6154	0.3	3.3
72 Lower Murray	52	35	91	9.6	12.3	443	261	789	1.5	4.6
73 Upper Murray exc. Albury	198	127	352	2.0	3.5	1497	945	2791	1.0	6.0
74 Armidale	162	120	390	-15.6	-17.7	1631	1273	4005	0.3	4.7
75 Inverell - Tenterfield	216	85	373	12.7	13.7	1536	616	2758	2.3	4.4
76 Moree - Narrabri	92	86	257	8.0	3.2	938	893	2304	3.0	5.1
77 Tamworth - Gunnedah	535	228	894	2.9	9.2	4153	1977	7324	2.2	7.2
78 Richmond Valley - Coast	386	248	923	6.1	-1.7	3286	2144	8183	2.2	6.3
79 Richmond Valley - Hinterland	416	168	722	11.8	9.4	3209	1728	6378	2.2	5.7
80 Tweed Valley	305	328	951	-4.1	3.6	2973	2796	8735	1.4	6.1
81 Griffith - Murrumbidgee (excl. Wagga)	168	129	365	0.8	-15.3	1753	1386	3951	0.8	4.0
82 Tumut - Tumbarumba	54	29	103	-25.4	-16.3	493	246	958	-0.4	3.5
83 Wagga Wagga	378	217	811	-9.4	3.6	3075	2142	7562	1.6	5.9
84 Shoalhaven	506	132	916	6.6	6.9	4280	1247	7718	1.8	4.7
85 Southern Highlands	234	59	383	4.1	3.2	1954	521	3575	1.3	4.8

(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - September Quarter 2012

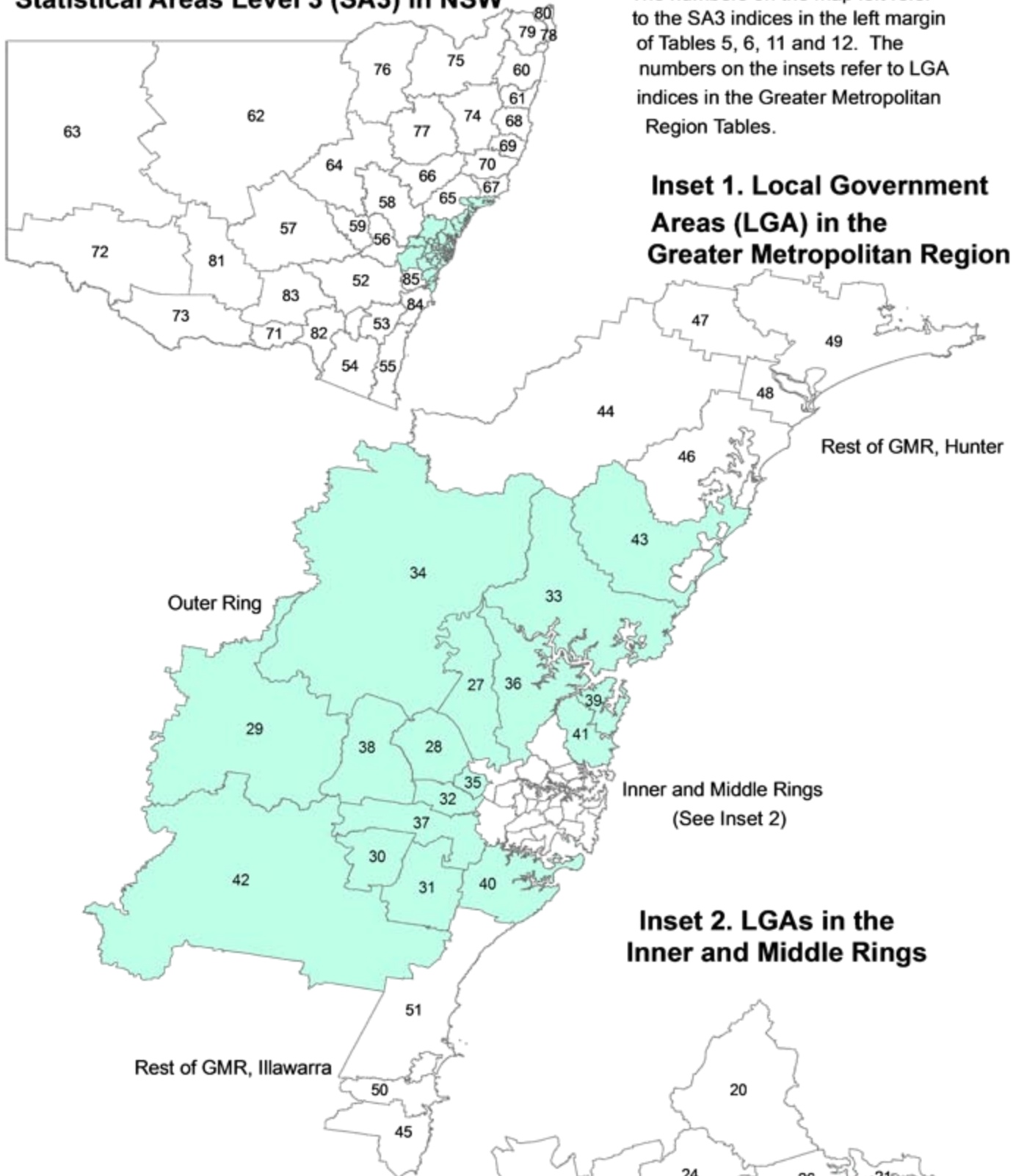
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	10515	21403	46950	11.5	4.0	105083	200050	475538	1.1	2.6
Inner Ring	980	10006	16691	15.4	3.4	9975	89516	162738	0.8	1.5
1 Ashfield	38	373	591	9.6	6.1	602	4008	7222	1.1	2.4
2 Botany Bay	35	278	417	16.5	9.7	525	2659	4658	1.1	1.3
3 Lane Cove	56	244	368	9.2	-1.9	498	2117	3738	0.9	0.8
4 Leichhardt	184	354	952	8.8	-3.1	1843	3244	9437	0.2	0.2
5 Marrickville	190	644	1441	17.3	5.6	1937	6374	15993	0.9	2.1
6 Mosman	51	307	501	15.7	12.6	438	2544	4487	0.8	0.3
7 North Sydney	60	1294	1827	16.1	5.8	512	11342	17535	0.6	1.0
8 Randwick	152	1267	2044	13.9	-7.7	1497	12514	22202	0.6	0.1
9 Sydney	95	3764	6020	17.4	7.3	1034	30542	51673	1.2	2.7
10 Waverley	70	929	1532	19.1	3.1	582	9020	15267	0.7	0.2
11 Woollahra	49	552	998	9.5	-0.3	507	5152	10526	0.4	1.8
Middle Ring	2228	6625	13007	10.9	5.6	23941	63475	134832	1.1	3.3
12 Auburn	97	512	901	1.3	9.2	1600	4616	9080	1.5	6.7
13 Bankstown	357	242	1066	11.2	5.9	3948	2954	12188	2.0	3.8
14 Burwood	43	204	408	7.7	7.4	511	2046	4367	0.4	4.0
15 Canterbury	187	581	1227	2.1	-0.2	2481	7279	16378	0.5	1.9
16 Canada Bay	129	706	1232	24.6	9.7	1205	5422	10064	2.4	5.8
17 Hunters Hill	26	38	88	11.4	17.3	219	385	884	0.0	-0.2
18 Hurstville	150	289	633	4.8	-0.9	1464	3464	7471	0.6	2.7
19 Kogarah	71	298	485	23.1	10.2	900	2609	5021	1.6	4.1
20 Ku-ring-gai	276	308	711	17.1	-3.9	2231	2218	5951	1.5	4.8
21 Manly	75	534	800	24.4	8.4	562	4016	6745	0.9	1.0
22 Parramatta	269	1012	1906	8.4	8.3	3217	9221	19194	1.3	3.8
23 Rockdale	178	609	1089	8.6	8.4	1926	6256	11615	1.1	3.6
24 Ryde	183	607	1219	20.1	12.0	1885	6213	12389	0.9	2.1
25 Strathfield	43	253	396	0.3	-0.8	527	2483	4367	0.3	1.3
26 Willoughby	144	432	846	4.6	-3.1	1265	4293	9118	0.0	0.7
Outer Ring	7307	4772	17252	8.5	3.3	71167	47059	177968	1.4	3.1
27 Baulkham Hills	381	241	933	10.0	9.9	3638	1728	8679	1.2	3.0
28 Blacktown	1085	272	1911	13.3	6.8	10854	2684	19983	1.7	3.7
29 Blue Mountains	372	69	555	-8.4	3.9	3521	731	5561	1.9	2.4
30 Camden	283	26	379	20.7	10.8	1993	148	3045	2.8	7.3
31 Campbelltown	491	110	841	3.1	-6.8	4907	1092	9602	1.0	3.5
32 Fairfield	447	319	1138	5.0	6.3	5058	3855	14367	2.1	6.0
33 Gosford	647	377	1516	4.6	-1.8	6209	3660	14948	0.9	1.7
34 Hawkesbury	197	40	419	10.6	-3.2	2050	547	4487	0.6	1.7
35 Holroyd	243	430	1021	9.1	7.9	2618	4347	10710	1.6	3.6
36 Hornsby	304	348	899	4.2	-2.6	3142	3795	10169	0.6	2.9
37 Liverpool	494	337	1179	4.0	10.0	4895	4004	13368	2.0	3.5
38 Penrith	646	206	1462	16.5	8.4	6315	2225	14422	2.3	4.5
39 Pittwater	148	147	449	13.4	3.7	1318	1411	4232	1.0	2.9
40 Sutherland	300	800	1493	5.8	-1.3	2964	7099	14856	0.2	1.1
41 Warringah	276	769	1368	9.2	4.5	2416	7029	12938	0.9	2.3
42 Wollondilly	132	9	188	-6.0	-13.0	1268	162	1952	0.8	2.8
43 Wyong	858	271	1496	17.7	1.5	7972	2541	14614	1.4	2.3
Rest of GMR	3086	2038	7370	10.0	3.6	28403	19049	70913	1.3	3.7
44 Cessnock	321	110	499	10.4	5.9	2528	816	4249	2.8	6.4
45 Kiama	102	30	209	43.2	25.1	621	309	1500	4.4	3.3
46 Lake Macquarie	664	208	1202	12.0	-5.4	6421	2244	12735	1.0	2.9
47 Maitland	406	106	639	3.4	-8.1	3084	1254	5824	2.2	8.9
48 Newcastle	537	551	1904	2.1	-0.7	6009	5125	19336	0.3	3.0
49 Port Stephens	303	142	623	10.3	9.5	2630	1065	5403	1.7	4.2
50 Shellharbour	207	88	402	7.2	3.6	1976	923	4184	0.3	3.1
51 Wollongong	546	803	1892	17.7	15.6	5134	7313	17682	1.8	2.6
NEW SOUTH WALES	22024	27940	71644	9.1	3.1	205058	259622	700191	1.2	3.1

(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Areas Level 3 (SA3) in NSW

The numbers on the map left refer to the SA3 indices in the left margin of Tables 5, 6, 11 and 12. The numbers on the insets refer to LGA indices in the Greater Metropolitan Region Tables.

Inset 1. Local Government Areas (LGA) in the Greater Metropolitan Region



Inset 2. LGAs in the Inner and Middle Rings

Please refer to Explanatory Notes , page 15

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2012

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	395	530	728	621	-0.4	0.0
Inner Ring	520	690	960	847	-2.3	-1.4
1 Ashfield	430	555	830	642	7.1	-3.0
2 Botany Bay	420	585	712	611	-6.6	-1.3
3 Lane Cove	490	665	1325	929	-1.5	-5.0
4 Leichhardt	700	824	990	862	-2.1	-6.9
5 Marrickville	480	634	775	636	-3.8	-2.6
6 Mosman	587	973	1855	1319	7.8	-31.8
7 North Sydney	548	718	1008	903	3.2	3.7
8 Randwick	565	685	975	838	-0.4	-12.2
9 Sydney	465	615	800	676	-4.7	0.0
10 Waverley	610	770	1300	1001	-9.4	-7.2
11 Woollahra	690	1060	1780	1371	-6.2	-3.4
Middle Ring	445	575	780	666	-1.7	3.6
12 Auburn	375	454	550	471	-5.5	-5.3
13 Bankstown	425	515	586	503	1.0	5.1
14 Burwood	537	660	885	762	7.3	-1.9
15 Canterbury	330	510	660	522	18.2	7.7
16 Canada Bay	565	675	925	765	-5.6	0.0
17 Hunters Hill	900	1225	1520	1232	37.3	-2.0
18 Hurstville	468	583	740	614	-6.2	1.3
19 Kogarah	475	598	788	657	-4.1	-5.6
20 Ku-ring-gai	768	954	1215	1022	-0.9	5.4
21 Manly	630	827	1205	970	-8.7	-24.2
22 Parramatta	378	460	572	485	1.0	5.6
23 Rockdale	440	555	670	581	-1.9	6.7
24 Ryde	460	650	843	682	-5.8	-3.3
25 Strathfield	425	485	820	690	-10.2	9.0
26 Willoughby	594	853	1353	1015	4.0	-10.3
Outer Ring	347	445	610	503	1.1	1.1
27 Baulkham Hills	575	665	799	714	0.0	3.5
28 Blacktown	340	396	490	416	1.5	3.0
29 Blue Mountains	335	400	490	419	6.1	6.4
30 Camden	385	458	525	474	2.9	1.4
31 Campbelltown	280	329	371	329	0.3	-0.4
32 Fairfield	330	412	480	412	0.2	-1.6
33 Gosford	320	386	495	424	0.7	-3.8
34 Hawkesbury	345	402	505	441	-4.9	-2.0
35 Holroyd	350	430	535	445	4.9	6.2
36 Hornsby	540	665	780	671	-3.6	-5.7
37 Liverpool	331	420	501	423	-2.3	2.4
38 Penrith	315	369	440	382	1.8	7.2
39 Pittwater	675	850	1050	892	-0.3	-8.6
40 Sutherland	490	623	770	656	-1.2	-4.2
41 Warringah	505	695	890	739	-8.3	-4.8
42 Wollondilly	320	404	630	462	-3.4	-4.9
43 Wyong	265	320	395	341	-4.2	0.0
Rest of GMR	301	375	471	400	-1.3	0.0
44 Cessnock	220	260	335	281	-5.5	0.0
45 Kiama	426	505	660	555	-3.8	2.5
46 Lake Macquarie	318	385	475	404	0.5	2.5
47 Maitland	271	335	400	340	-6.9	-1.5
48 Newcastle	325	382	480	421	-2.1	1.9
49 Port Stephens	285	360	435	370	0.0	-4.0
50 Shellharbour	315	375	470	401	5.9	-2.6
51 Wollongong	325	405	510	429	-2.3	-2.3
NEW SOUTH WALES	323	439	620	521	0.7	-2.4

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — June Quarter 2012

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
GREATER SYDNEY	415	590	827	692	0.3	-1.7
Inner Ring	810	1050	1491	1254	-0.5	-5.8
1 Ashfield	772	885	1014	922	3.5	0.6
2 Botany Bay	698	781	983	855	-1.8	-4.3
3 Lane Cove	1242	1418	1650	1536	1.6	8.0
4 Leichhardt	791	890	1030	947	-8.0	-13.2
5 Marrickville	680	760	870	776	0.0	-5.0
6 Mosman	1558	1975	2615	2170	-10.2	-24.0
7 North Sydney	1108	1533	1953	1605	26.1	-4.2
8 Randwick	960	1155	1511	1276	-7.6	-5.3
9 Sydney	736	873	1133	955	0.9	0.3
10 Waverley	1290	1580	2025	1688	0.3	-4.8
11 Woollahra	1240	1640	2400	1995	-5.5	-26.3
Middle Ring	570	736	980	839	-2.6	-5.2
12 Auburn	490	566	670	588	-7.0	-5.8
13 Bankstown	495	550	613	551	0.0	2.8
14 Burwood	730	906	1075	1012	-3.4 s	-24.5
15 Canterbury	567	660	780	691	1.5	-1.2
16 Canada Bay	875	990	1198	1049	-1.5	-7.3
17 Hunters Hill	1115	1375	1788	1439	-11.0 s	-17.5 s
18 Hurstville	605	726	835	734	-2.3	-3.3
19 Kogarah	710	800	920	848	-8.9	-14.0
20 Ku-ring-gai	940	1100	1377	1187	-4.3	-9.8
21 Manly	1200	1430	1900	1533	12.4	1.4
22 Parramatta	480	570	650	585	0.4	-0.9
23 Rockdale	627	728	835	740	-1.2	-4.2
24 Ryde	790	863	990	895	0.3	-2.7
25 Strathfield	807	1175	1428	1166	6.8	-5.2
26 Willoughby	1130	1355	1700	1440	5.9	0.6
Outer Ring	366	474	652	539	0.7	0.7
27 Baulkham Hills	635	720	840	770	0.0	2.9
28 Blacktown	355	418	520	435	1.3	4.5
29 Blue Mountains	335	400	493	420	3.9	3.9
30 Camden	400	462	535	482	2.2	2.1
31 Campbelltown	305	340	388	347	0.0	0.0
32 Fairfield	400	436	510	458	-0.5	-3.1
33 Gosford	344	415	536	455	1.2	-5.7
34 Hawkesbury	360	430	525	464	-6.3	2.7
35 Holroyd	450	519	569	517	6.6	8.8
36 Hornsby	656	742	836	759	-0.7	-3.0
37 Liverpool	400	457	538	472	-1.7	2.7
38 Penrith	350	395	460	417	2.1	5.3
39 Pittwater	800	920	1125	991	-2.1	-12.8
40 Sutherland	650	751	880	800	1.4	-3.6
41 Warringah	807	900	1063	971	0.0	-5.3
42 Wollondilly	333	430	637	479	1.2	-1.1
43 Wyong	280	333	404	352	-3.8	-0.7
Rest of GMR	319	390	486	415	-1.6	1.3
44 Cessnock	220	263	340	283	-6.3	-0.9
45 Kiama	465	565	680	599	-1.1	0.0
46 Lake Macquarie	325	394	480	412	0.6	4.7
47 Maitland	285	355	418	353	-2.7	-1.4
48 Newcastle	336	390	490	432	-3.1	1.3
49 Port Stephens	309	370	450	388	-3.0	-3.9
50 Shellharbour	330	405	495	421	3.6	1.6
51 Wollongong	367	450	568	471	-0.1	-0.1
NEW SOUTH WALES	320	435	650	538	-0.6	-3.3

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 10. Sale Prices — Greater Metropolitan Region — Strata — June Quarter 2012

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	373	481	610	525	0.2	0.2
Inner Ring	470	590	740	662	-2.0	0.9
1 Ashfield	395	473	555	480	5.1	0.2
2 Botany Bay	400	485	588	498	-16.4	-0.8
3 Lane Cove	451	517	610	544	-0.6	7.6
4 Leichhardt	545	655	750	693	1.1	-6.2
5 Marrickville	389	471	517	454	1.3	1.3
6 Mosman	527	662	870	724	6.8	-2.6
7 North Sydney	523	670	835	767	2.2	1.6
8 Randwick	520	595	685	613	0.8	-1.7
9 Sydney	446	575	725	622	-3.4	-0.9
10 Waverley	560	653	785	691	0.1	-2.6
11 Woollahra	600	825	1260	1027	-0.7	16.0
Middle Ring	385	475	590	504	1.1	2.2
12 Auburn	320	395	490	411	-3.1	-4.8
13 Bankstown	317	348	445	382	-7.3	1.5
14 Burwood	465	544	610	550	3.6	-17.6
15 Canterbury	281	330	404	356	8.2	3.1
16 Canada Bay	540	605	725	641	-3.3	2.4
17 Hunters Hill	440	665	1090	792	25.2	31.7
18 Hurstville	400	458	530	467	2.3	4.2
19 Kogarah	429	488	552	496	-1.0	-1.4
20 Ku-ring-gai	598	690	828	715	4.5	7.8
21 Manly	585	730	875	754	7.0	-2.0
22 Parramatta	331	390	455	400	0.5	3.4
23 Rockdale	410	470	567	485	4.3	1.7
24 Ryde	420	495	608	518	-1.0	4.2
25 Strathfield	403	444	485	449	0.9	8.2
26 Willoughby	540	595	650	598	-2.5	-3.3
Outer Ring	287	380	499	403	2.7	1.8
27 Baulkham Hills	483	515	555	519	3.0	-1.0
28 Blacktown	280	320	381	331	6.7	6.7
29 Blue Mountains	-	-	-	-	-	-
30 Camden	310	350	425	369	16.7	-
31 Campbelltown	225	260	280	257	-0.8	0.4
32 Fairfield	250	280	328	287	5.1	-0.4
33 Gosford	265	309	360	322	-4.6	-1.1
34 Hawkesbury	263	317	360	315	1.4	-8.8
35 Holroyd	305	332	380	344	2.0	0.6
36 Hornsby	425	465	535	487	-1.1	0.2
37 Liverpool	231	265	330	282	-2.6	-5.7
38 Penrith	225	270	305	266	0.0	-2.5
39 Pittwater	537	626	730	688	6.8	-7.3
40 Sutherland	405	475	550	484	-0.8	2.7
41 Warringah	438	524	600	532	2.7	2.7
42 Wollondilly	-	-	-	-	-	-
43 Wyong	220	262	335	286	-3.5	-6.3
Rest of GMR	260	325	395	342	-0.8	-1.8
44 Cessnock	-	-	-	-	-	-
45 Kiama	315	351	413	394	0.1	-6.2
46 Lake Macquarie	280	338	399	343	4.3	3.2
47 Maitland	218	253	280	254	-9.2	-14.4
48 Newcastle	285	355	445	389	4.4	-0.8
49 Port Stephens	231	281	370	304	-1.4	-5.7
50 Shellharbour	260	309	340	309	9.3	-18.2
51 Wollongong	255	328	390	331	-7.2	-5.1
NEW SOUTH WALES	325	445	585	487	2.3	-1.1

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — June Quarter 2012

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Median	
	Quartile \$'000	\$'000	Quartile \$'000		Qtrly %	Ann %
Rest of NSW	220	303	395	320	1.0	-1.6
52 Goulburn - Yass	215	285	363	304	3.6	-3.4
53 Queanbeyan	320	420	563	445	-12.5	-3.0
54 Snowy Mountains	169	199	318	244	-5.2	-13.5
55 South Coast	265	325	400	337	1.6	-4.4
56 Bathurst	245	323	395	321	9.5	5.6
57 Lachlan Valley	120	181	263	197	-4.7	2.3
58 Lithgow - Mudgee	215	285	353	296	-3.4	2.2
59 Orange	260	319	378	321	3.6	10.0
60 Clarence Valley	235	285	355	303	-8.7	-5.0
61 Coffs Harbour	280	345	430	361	-6.8	-6.8
62 Bourke - Cobar - Coonamble	84	139	209	148	11.2	-18.2
63 Broken Hill and Far West	68	93	163	140	-22.5	16.3
64 Dubbo	185	245	315	256	4.3	0.0
65 Lower Hunter	230	315	415	338	-1.6	7.5
66 Upper Hunter	240	310	380	308	3.3	7.6
67 Great Lakes	263	323	415	343	4.2	-4.7
68 Kempsey - Nambucca	203	265	345	282	-7.0	-5.0
69 Port Macquarie	300	353	440	373	-7.1	-7.1
70 Taree - Gloucester	199	250	355	280	-7.4	-5.7
71 Albury	185	248	340	261	-2.7	-7.5
72 Lower Murray	89	113	184	177	-35.4	-39.9 s
73 Upper Murray exc. Albury	140	195	298	220	-11.0	-11.4
74 Armidale	210	283	377	307	1.1	12.7
75 Inverell - Tenterfield	148	197	276	218	-1.5	-2.0
76 Moree - Narrabri	132	215	288	218	-3.6	-17.3
77 Tamworth - Gunnedah	195	260	320	264	-1.9	-3.7
78 Richmond Valley - Coastal	370	465	585	503	-1.1	-3.1
79 Richmond Valley - Hinterland	242	308	390	311	8.1	6.2
80 Tweed Valley	295	375	470	393	-3.1	-5.1
81 Griffith - Murrumbidgee (West)	153	220	281	225	-1.3	-6.4
82 Tumut - Tumbarumba	130	190	291	213	-7.3	-12.8
83 Wagga Wagga	180	252	339	260	0.4	0.8
84 Shoalhaven	272	345	420	366	4.9	1.5
85 Southern Highlands	348	435	612	508	-0.7	-4.2

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Table 12. Sale Prices — Rural Statistical Areas Level 3 — June Quarter 2012

Rural SA3 and Code (a)	Non Strata						Strata					
	First		Third		Change in Median		First		Third		Change in Median	
	Quartile \$'000	Median \$'000	Quartile \$'000	Mean \$'000	Qtrly %	Ann %	Quartile \$'000	Median \$'000	Quartile \$'000	Mean \$'000	Qtrly %	Ann %
Rest of NSW	220	310	400	325	-0.6	-1.6	205	266	349	289	-1.5	-1.1
52 Goulburn - Yass	215	287	365	306	2.5	-7.4	218	235	335	257 s	14.6 s	14.6 s
53 Queanbeyan	416	515	643	522	-8.5	-4.6	239	299	353	298	7.2	-8.0
54 Snowy Mountains	170	197	329	256	-22.7	-6.2	115	200	260	211 s	5.3 s	-
55 South Coast	280	345	415	356	-3.9	-3.4	195	225	280	239	-18.2	-4.3
56 Bathurst	270	332	405	335	-0.3	5.1	160	179	283	211 s	-16.4 s	-17.9 s
57 Lachlan Valley	115	170	245	186	-10.5	-4.0	299	299	450	347 s	-	-
58 Lithgow - Mudgee	215	285	365	300	-4.0	2.2	195	268	289	244 s	-	-
59 Orange	265	324	390	328	-0.3	5.2	202	238	265	229 s	5.3 s	11.7 s
60 Clarence Valley	230	282	353	296	-10.2	-2.8	240	320	359	351 s	12.3 s	-7.2 s
61 Coffs Harbour	318	370	450	391	-3.6	-5.1	220	260	325	275	-1.9	-6.5
62 Bourke - Cobar - Coonamble	84	139	209	148	12.1	-18.2	-	-	-	-	-	-
63 Broken Hill and Far West	60	90	145	116	-25.0	12.5	-	-	-	-	-	-
64 Dubbo	185	248	316	258	5.1	-0.8	-	-	-	-	-	-
65 Lower Hunter	236	323	423	342	-2.1	2.2	221	258	345	283 s	-	0.8 s
66 Upper Hunter	250	325	390	316	7.3	14.0	198	270	305	249 s	-10.0 s	-
67 Great Lakes	290	339	430	359	0.9	-11.9	212	240	318	294 s	-8.7	-7.7 s
68 Kempsey - Nambucca	215	281	350	291	-2.4	-6.3	160	197	253	227 s	-27.8 s	-
69 Port Macquarie	330	375	465	398	-6.5	-6.5	215	250	318	280	-12.3	-11.0
70 Taree - Gloucester	210	260	375	292	-7.1	-6.5	155	198	230	200 s	-15.7 s	21.5 s
71 Albury	200	270	355	280	-1.5	-3.6	125	170	202	187	-15.0	-15.0 s
72 Lower Murray	88	120	210	188	-35.1 s	-52.6 s	-	-	-	-	-	-
73 Upper Murray exc. Albury	140	190	300	221	-14.8	-15.2	-	-	-	-	-	-
74 Armidale	213	285	385	316	-1.4	7.5	-	-	-	-	-	-
75 Inverell - Tenterfield	148	195	275	218	-2.0	-2.5	-	-	-	-	-	-
76 Moree - Narrabri	134	220	294	220	-4.3	-15.4	-	-	-	-	-	-
77 Tamworth - Gunnedah	195	260	320	264	-3.7	-4.1	193	228	279	266 s	20.6 s	-
78 Richmond Valley - Coastal	405	498	650	547	-1.0	-9.9	330	391	490	409	4.3	15.0
79 Richmond Valley - Hinterland	242	310	393	315	1.3	2.6	233	260	330	278 s	13.0 s	-3.0 s
80 Tweed Valley	350	423	520	444	-5.2	-7.0	241	311	403	328	5.1	-10.1
81 Griffith - Murrumbidgee (West)	140	225	290	225	0.0	-4.3	-	-	-	-	-	-
82 Tumut - Tumbarumba	130	190	291	213	-7.3	-20.2 s	-	-	-	-	-	-
83 Wagga Wagga	180	258	348	263	-0.8	-1.5	176	218	245	219 s	-0.9 s	2.3 s
84 Shoalhaven	280	350	425	373	5.4	0.0	195	245	325	264 s	-5.0 s	6.1 s
85 Southern Highlands	350	445	638	521	3.5	-2.2	316	387	465	400 s	-14.0	-7.9 s

(a) code refers to the numbers shown in the map at Page 9; (s) 30 or less properties sold; (-) 10 or less properties sold

Explanatory notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the bond lodgement form that is lodged with the Renting Services Branch (RSB) of the Office of Fair Trading. Sales statistics are derived from information provided on the 'Notice of Sale or Transfer of Land' form that is lodged with Land and Property Information (LPI), a division of the Department of Finance and Services NSW.
2. The geographic areas for reporting data are based on the Australian Statistical Geography Standard (ASGS) of the Australian Bureau of Statistics (ABS) (2011) and on the Australian Standard Geographical Classification (ASGC) of the ABS (2006). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2006) and then aggregated to the Local Government Area (LGA). The address of each dwelling is also coded to the Statistical Area Level 2 (SA2) under the ASGS (2011) and then aggregated to Statistical Areas Level 3 and Level 4 (SA3, SA4). Of the 28 SA4s in NSW, 15 aggregate to Greater Sydney and 13 aggregate to Rest of NSW. The combined area of Greater Sydney and the LGAs of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama is defined as the "Greater Metropolitan Region (GMR)". "Rest of NSW" as used in this publication is that part of the state not in the GMR. The LGAs in Greater Sydney are also grouped into Inner, Middle and Outer rings.
3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.
4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by the RSB does not equal the total number of rental properties. The two main reasons are that at any given time some properties are vacant, and secondly that there are cases where bonds are not always required by a landlord from their tenant, for example for informal lettings.
2. When new bonds are lodged with the RSB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.

Sales statistics

1. Sales are reported according to their contract date. Generally, the vendor and purchaser agree on the sale price on or before the contract date. In many instances, there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.
2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the

notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.

3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.
4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.
5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However, any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

Changes to the geography

Changes were introduced into the September 2012 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Statistical Geography Framework described in the Australian Statistical Geography Standard (ASGS) (2011). Details of the new ASGS are available at www.abs.gov.au, cat. no.1270.0.55.001. The changes incorporated into the report are:

1. The Sydney region is now referred to as "Greater Sydney" and is defined as the aggregation of 15 Statistical Areas Level 4 (SA4) of the ASGS (2011). Greater Sydney approximates the Sydney Statistical Division (SD) under the former ASGC (2006) although the boundaries are not exactly coincident (the differences are marginal).
2. The Greater Metropolitan Region (GMR) is now defined as Greater Sydney combined with the Local Government Areas (LGAs) of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama.
3. "Rest of NSW" as used in this publication is that part of NSW that is not in the GMR. Rent and sales statistics in "Rest of NSW" are now reported by Statistical Area Level 3 (SA3) of the ASGS (2011) rather than by Statistical Subdivisions of the ASGC (2006);
4. Cessnock and Kiama LGAs are reported in both the GMR and the "Rest of NSW" figures due to the boundaries of the Lower Hunter and Southern Highlands SA3s crossing the boundary of the GMR.

There have been no changes to Local Government Area boundaries from the previous (2005) framework.

A trend series of median rents and median sales by LGA for the Greater Metropolitan Region is available on the Housing NSW website at www.housing.nsw.gov.au. The trend series goes back to the March 1990 quarter for rents and March 1991 for Sales.

For further information about these statistics contact Housing Analysis and Research (02 8753 8495).