

Rent and Sales Report

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Rent: December quarter 2012
Sales: September 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: December quarter 2012

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings increased by 2.2% (\$10) to \$460 in Greater Sydney. The median rent remained unchanged over the quarter in the Middle Ring at \$460 and in the Outer Ring at \$400 but increased in the Inner Ring by 1.8% to \$560. Compared to the previous year, the median rent increased by \$10 in each of the Inner, Middle and Outer Sydney Rings.

Over the year, the median rent for two bedroom flats/units increased in Greater Sydney by \$20 (4.4%) to \$470 per week. The median weekly rent for a two bedroom flat/unit increased over the year by 0.8% in the Inner Ring, 2.4% in the Middle Ring, 1.3% in the Outer Ring and 5.3% in the rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased by 1.7% in the Inner Ring and 2.7% in the Outer Ring, but remained unchanged in the Middle Ring and in the rest of GMR.

The median rent for a three bedroom separate house remained unchanged over the year at \$420 in Greater Sydney. It remained unchanged at \$750 in the Inner Ring, but increased by 4% in the Middle Ring to \$520, 2.6% in the Outer Ring to \$390 and 5.7% in the rest of GMR to \$370. Over the quarter, the median rent decreased in the Inner Ring (2.6%), but remained unchanged in the Middle Ring, Outer Ring and in the rest of GMR.

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 5.3% in the Middle Ring, 3.3% in the Outer Ring and 1.1% in the Inner Ring. Over the quarter, the median rent increased by 1.1% in the Inner Ring, 1.3% in the Middle Ring and 3.3% in the Outer Ring, but remained unchanged in the rest of GMR.

The median rent for two bedroom separate houses increased over the year by 2.5% in the Inner Ring, 3.1% in the Outer Ring, 10% in the rest of GMR, but fell by 4.5% in the Middle Ring. Over the quarter, the median rent increased by 3.1% in the rest of GMR and 0.8% in the Outer Ring, remained unchanged in the Inner Ring and fell by 6.7% in the Middle Ring.

Outside the GMR, the median rent for two bedroom flats/units remained unchanged over the quarter and increased by 4.8% over the year. The median rent for three bedroom separate houses increased by 1.7% over the quarter and over the year.

Over the quarter, the number of new bonds lodged decreased across the State by 4.9%, ranging from a drop of 0.7% in the Middle Ring to a drop of 8.6% in the rest of GMR. Over the year, the number of new bonds lodged increased in Greater Sydney by 7.6% and in the rest of GMR by 6.7%.

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 Botany Bay (31%) and Auburn (14.6%). Within the rest of GMR, the biggest annual increases were 17% in Lake Macquarie and 12.5% in Shellharbour. These were the only Local Government Areas (LGA) in the GMR to record increases in excess of 10%.

The largest increase over the year in median rent for three bedroom separate houses in Greater Sydney was 6.6% recorded in Wollondilly. Only one other LGA, Fairfield, recorded an annual increase above 5%.

Trends in Median Rents – Sydney and NSW

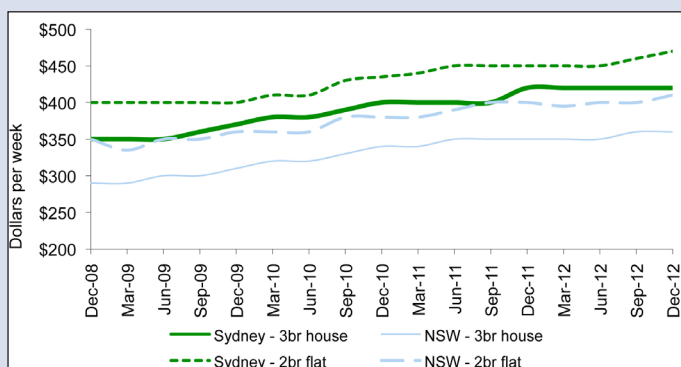


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Dec Qtr 2012	\$560	\$460	\$400	\$460	\$400
Qtlly change	1.8%	0.0%	0.0%	2.2%	0.0%
Ann. change	1.8%	2.2%	2.6%	2.2%	2.6%
Sales (\$'000s)					
Sep Qtr 2012	\$675	\$558	\$425	\$510	\$424
Qtlly change	-3.4%	-3.8%	-5.1%	-4.7%	-3.8%
Ann. change	-2.0%	1.5%	1.2%	2.0%	-0.4%

For one bedroom flats/units the largest annual increases in median rent were observed in Wyong (17.6%), Leichhardt (10.6%) and in Hornsby (10.1%). Within the rest of GMR, Lake Macquarie, Maitland and Newcastle all recorded annual increases above 10%.

For two bedroom separate houses, the largest annual increase was 10% in Gosford. Within the rest of GMR, the largest annual increase was recorded in Wollongong at 9.4%.

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

Within Greater Sydney, 35 LGAs recorded a growth over the year in the number of new bonds lodged and 8 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: September Quarter 2012

The median sales price for all dwellings across Greater Sydney decreased by 4.7% over the September quarter but increased by 2% over the year. Over the quarter, the median sales price decreased by 3.4% in the Inner Ring, in the Middle Ring by 3.8%, in the Outer Ring by 5.1% and in the rest of GMR by 1.3%. Over the year, the median sales price increased in the Inner Ring (2%), in the Middle Ring (1.5%), Outer Ring (1.2%) and in the rest of GMR (2.8).

For non-strata dwellings in Greater Sydney, the median sales price fell by 5.9% for the quarter but increased by 1.8% over the year. Over the quarter, the sales price fell in the Inner Ring (3.5%), in the Middle Ring (0.7%), in the Outer Ring by 5.3% and in the rest of GMR (2%).

The largest quarterly increase of 7.8% was recorded in Kogarah and Ku-ring-gai, whilst the largest decrease of 15.9% was recorded in Waverley. Over the year, the sales price increased in the Inner Ring (2.3%), in the Middle Ring (2.4%), in the Outer Ring (0.7%) and in the rest of GMR (0.6%). The largest annual increase was 4.7% recorded in Fairfield, whilst the largest annual decrease was 19.2% recorded in Mosman.

For strata dwellings in Greater Sydney, the median sales price decreased by 3.1% for the quarter but increased by 1.1% over the year. Over the quarter, the median sales price fell in the Inner Ring (0.5%), Middle Ring (4.6%), Outer Ring (5.8%) and in the rest of GMR (2.3%). The largest quarterly increase was recorded in Ashfield (6.4%), whilst the largest quarterly decrease was 6.9% in Blacktown. Over the year, the median sales price increased in the Inner Ring (2.4%) and in the rest of GMR (0.4%), remained unchanged in the Middle Ring and fell in the Outer Ring (0.7%). Over the year, Pittwater recorded the largest increase of 14.3%, whilst the largest quarterly decrease was 8.2% in Gosford.

Trends in Median Sales Price – Sydney and NSW

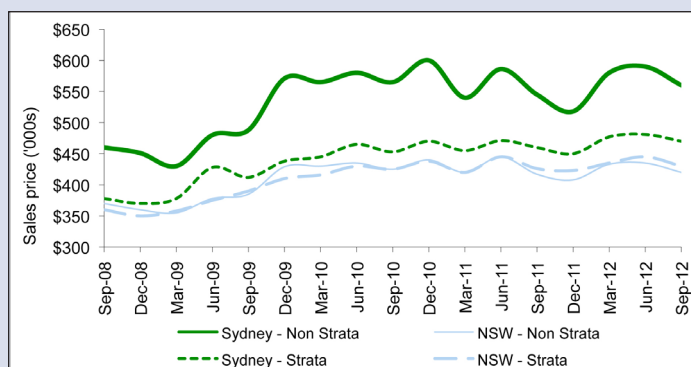


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2012

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
GREATER SYDNEY	420	0.0	2.4	460	0.0	2.2	460	0.0	0.0	580	3.6	1.8
Inner Ring	470	2.2	2.2	600	0.0	0.8	800	0.0	0.0	1000	-9.1	-9.1
1 Ashfield	350	0.0	0.0	420	1.2	0.0	590	-1.7	-4.8	750 s	-	-
2 Botany Bay	450	15.4	15.4	550	22.2	27.9	650	0.0	3.2	-	-	-
3 Lane Cove	400	8.1	2.6 s	475	1.1	5.6	690	3.0	-4.2	-	-	-
4 Leichhardt	450	7.1	7.1	600	-4.0	1.7	790	2.6	3.3	980	-8.8 s	14.6 s
5 Marrickville	350	0.0	6.1	470	-2.1	4.4	680	-2.2	1.9	820	9.3	-3.5 s
6 Mosman	420	3.7	3.7	580	5.5	5.5	850	-10.5	-10.5	1700	25.9	-10.5 s
7 North Sydney	450	0.0	0.0	600	0.0	1.7	830	-2.4	-2.4	1150 s	-11.5 s	15.3 s
8 Randwick	450	4.7	4.7	550	0.0	1.9	750	0.0	1.4	970	-11.8	-11.8
9 Sydney	500	0.0	0.0	680	0.7	3.0	880	3.5	3.5	940	2.2	-3.8
10 Waverley	500	6.4	1.0	650	8.3	3.2	950	0.0	0.0	1350	0.9	-1.8
11 Woollahra	460	2.2	2.2	650	3.2	4.8	1050	5.5	5.5	1888	25.8	18.0
Middle Ring	390	0.0	4.0	430	-1.1	2.4	550	0.0	3.8	690	-1.4	3.0
12 Auburn	410	0.0	2.5	460	7.0	9.5	490	-3.0	6.5	550	-9.8	-5.2
13 Bankstown	200	-9.1 s	-4.8	380	0.0	0.0	455	1.1	3.4	550	0.0	0.0
14 Burwood	350	0.0	6.1	463	-0.5	2.8	600	1.7	7.1	700 s	-0.7 s	16.7 s
15 Canterbury	280	0.0	0.0	350	0.0	2.9	490	-2.0	-2.0	600	0.0	0.0
16 Canada Bay	470	2.2	2.2	550	0.0	-1.8	700	1.0	3.7	800 s	-5.9 s	-1.5
17 Hunters Hill	-	-	-	460	-8.0 s	-	735 s	5.0 s	18.5 s	990 s	-10.0 s	-34.0 s
18 Hurstville	300	0.0	0.0	395	-1.3	1.3	530	2.9	1.9	650	17.1	4.8 s
19 Kogarah	315	-14.9 s	-4.5 s	430	0.0	2.4	550	4.3	3.8	680 s	7.9 s	4.6 s
20 Ku-ring-gai	440	-2.2	4.8	560	-4.3	0.9	720	2.9	2.1	1000	2.6	-1.0
21 Manly	478	3.8	6.1	640	4.9	6.7	900	0.3	-1.6	1400	9.8	0.0
22 Parramatta	320	3.2	0.0	390	0.0	0.0	470	0.0	2.2	550	-7.9	0.0
23 Rockdale	360	-7.7	-12.2	430	0.0	2.4	560	3.7	1.8	650	-4.4	0.0
24 Ryde	345	-1.4	7.8	420	-2.3	5.0	580	-1.7	1.8	723	3.2	4.7
25 Strathfield	380	2.0 s	8.6	450	0.0	0.0	570	-3.4	6.5	750 s	21.0 s	0.0 s
26 Willoughby	488	1.6	1.6	570	0.0	0.0	845	6.3	11.2	1100	-8.3	10.0
Outer Ring	280	-1.8	0.0	360	0.0	2.9	400	0.0	2.6	520	2.0	2.0
27 Baulkham Hills	305	-11.6	-4.7 s	450	-3.2	2.3	510	-1.9	2.0	645	-0.8	-0.8
28 Blacktown	250	4.2	7.5	345	1.5	1.5	390	1.3	2.6	500	-2.0	2.0
29 Blue Mountains	220	4.8	7.3	295	1.7	3.5	360	2.9	2.9	450	4.7	2.3
30 Camden	250 s	0.0 s	-7.4 s	360 s	2.9 s	2.9 s	415	-1.2	3.8	510	2.0	2.0
31 Campbelltown	250 s	-2.0 s	-3.8	320	1.6	3.2	368	2.1	2.1	440	0.0	2.3
32 Fairfield	228	1.1	3.4	300	0.0	0.0	400	0.0	2.6	470	-2.1	1.1
33 Gosford	230	4.5	9.5	315	5.0	5.0	380	0.0	2.7	495	5.3	3.1
34 Hawkesbury	245 s	22.5 s	-2.0 s	300	0.0	0.0	380	2.7	0.7	490	3.7	11.4
35 Holroyd	265	1.9	-1.9	370	0.0	0.0	435	-1.1	0.0	550	10.0	5.3
36 Hornsby	370	1.4	7.2	450	0.0	4.7	550	1.9	3.8	650	-4.4	-3.0
37 Liverpool	250	0.0	4.2	318	2.4	2.4	420	2.4	2.4	530	1.9	2.9
38 Penrith	240	9.1	9.1	285	-1.7	0.0	370	0.0	2.8	480	0.0	6.7
39 Pittwater	370	0.0	5.7	525	-2.8	5.0	750	0.0	-5.1	990	7.0	4.2
40 Sutherland	320	0.0	3.2	420	0.0	0.0	560	0.0	0.0	690	0.0	-1.4
41 Warringah	395	1.9	0.0	515	1.5	1.0	725	3.6	0.7	950	-1.0	0.5
42 Wollondilly	-	-	-	290 s	0.0 s	3.6 s	370	-0.7	12.1	455	1.1	0.0
43 Wyong	190	-5.0	2.7	280	0.0	1.8	340	0.0	4.6	430	2.4	2.4
Rest of GMR	210	0.0	7.7	320	3.2	6.7	375	0.0	4.2	450	0.0	0.0
44 Cessnock	180 s	5.9 s	-1.4	280	0.0	5.7	340	3.0	8.8	420	0.0	5.0
45 Kiama	-	-	-	350	2.9	20.7	425	7.6	3.7	475 s	-5.0 s	0.0 s
46 Lake Macquarie	220	4.8	25.7	311	-2.8	11.1	370	-1.3	5.7	480	2.1	4.3
47 Maitland	200	8.1	15.9	285	-5.0	-0.9	350	0.0	4.5	450	2.3	4.7
48 Newcastle	221	-7.4	10.3	350	0.0	6.1	405	1.0	5.2	495	-4.8	8.8
49 Port Stephens	195 s	-	2.6 s	275	1.9	5.8	350	2.9	2.9	420	-2.3	0.0
50 Shellharbour	215 s	8.9 s	-	280	0.9	12.0	370	0.0	2.8	500	6.4	8.7
51 Wollongong	210	-2.3	5.0	320	3.2	6.7	390	-2.5	-1.3	500	2.0	5.3
NEW SOUTH WALES	380	0.0	5.6	395	1.3	3.9	390	2.6	2.6	480	2.1	3.2

(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 - December 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	320	380	500	0.0	0.0	370	420	540	0.0	0.0
Inner Ring	550	615	680	0.0	2.5	650	750	925	-2.6	0.0
1 Ashfield	-	-	-	-	-	530	600	680 s	-11.8 s	-4.8 s
2 Botany Bay	490	550	600 s	-	-	600	650	710 s	0.0 s	-0.8 s
3 Lane Cove	-	-	-	-	-	640	758	900 s	-10.9 s	4.5 s
4 Leichhardt	550	630	675	0.8	5.0	678	750	850	0.0	3.1
5 Marrickville	500	570	620	1.8	0.9	600	665	730	-3.6	2.3
6 Mosman	-	-	-	-	-	800	1025	1100 s	-	5.1 s
7 North Sydney	-	-	-	-	-	875	1000	1100 s	5.3 s	8.1 s
8 Randwick	595	625	750 s	-10.7 s	4.2 s	720	770	930	-3.8	1.7
9 Sydney	570	640	675 s	1.6	11.3 s	670	780	880	-6.0 s	3.0 s
10 Waverley	-	-	-	-	-	880	975	1250 s	-11.4 s	-7.1 s
11 Woollahra	-	-	-	-	-	920	1100	1350 s	15.8 s	10.0 s
Middle Ring	370	420	480	-6.7	-4.5	450	520	620	0.0	4.0
12 Auburn	350	375	420 s	-2.6 s	-1.3 s	410	450	500	-6.3	0.0
13 Bankstown	360	380	400	-2.6	-5.0	423	458	500	1.7	4.0
14 Burwood	-	-	-	-	-	495	600	670 s	0.8 s	-
15 Canterbury	380	415	480	-7.8	-7.8	470	500	550	-2.0	-2.0
16 Canada Bay	490	550	550 s	-8.3 s	0.0 s	580	640	750	-1.5	-1.5
17 Hunters Hill	-	-	-	-	-	700	775	973 s	-1.9 s	-
18 Hurstville	370	425	470 s	-5.6 s	-5.6 s	490	530	560	5.0	1.9
19 Kogarah	400	430	490 s	-4.4 s	-4.4 s	500	550	600	3.8	-0.9
20 Ku-ring-gai	-	-	-	-	-	600	700	765	-3.4	0.0
21 Manly	-	-	-	-	-	775	965	1150 s	4.3 s	-3.5 s
22 Parramatta	350	380	420	-5.0	-7.3	420	450	500	0.0	0.0
23 Rockdale	360	388	460	-17.6	-10.9	490	560	625	3.7	1.8
24 Ryde	450	490	520 s	0.5 s	0.5 s	520	570	630	3.6	1.8
25 Strathfield	-	-	-	-	-	480	550	620 s	-8.3 s	5.8 s
26 Willoughby	-	-	-	-	-	720	825	910	3.1	-1.2
Outer Ring	290	330	378	0.8	3.1	350	390	450	0.0	2.6
27 Baulkham Hills	320	363	420 s	-15.7 s	-18.5 s	470	500	560	-2.0	0.0
28 Blacktown	310	350	350	2.9	6.1	350	380	420	0.0	0.0
29 Blue Mountains	278	295	330	-1.7	-1.7	330	363	398	3.6	3.6
30 Camden	-	-	-	-	-	398	413	440	-1.8	3.1
31 Campbelltown	294	320	340 s	6.7 s	-3.0 s	350	370	390	2.8	2.8
32 Fairfield	325	350	360 s	6.1	0.0	380	400	440	0.0	5.3
33 Gosford	300	330	350	3.1	10.0	353	380	420	0.0	0.0
34 Hawkesbury	300	350	360 s	12.9 s	6.1 s	360	380	410	0.0	0.0
35 Holroyd	350	380	400	2.7	2.7 s	395	430	450	-2.3	2.4
36 Hornsby	358	400	485 s	-18.4 s	-11.1 s	500	550	595	0.0	1.9
37 Liverpool	315	345	350 s	6.2 s	4.5 s	380	410	460	2.5	-2.4
38 Penrith	280	310	330	3.3 s	5.1 s	350	375	400	-1.3	1.4
39 Pittwater	553	635	688 s	-2.3 s	12.9 s	700	755	850	1.0	0.0
40 Sutherland	400	460	500	0.0	2.2 s	510	573	650	2.2	2.2
41 Warringah	580	650	718 s	8.8 s	8.3 s	650	738	823	1.7	-0.3
42 Wollondilly	-	-	-	-	-	345	363	400	-3.3	6.6
43 Wyong	260	278	300	-0.9	-0.9	310	330	360	-2.9	2.3
Rest of GMR	290	330	360	3.1	10.0	330	370	420	0.0	5.7
44 Cessnock	260	275	290	-1.8	5.8	300	330	370	0.0	6.5
45 Kiama	-	-	-	-	-	390	430	450	8.9	8.9 s
46 Lake Macquarie	290	310	350	-3.1	6.0	330	370	400	-1.3	5.7
47 Maitland	280	300	320 s	-3.2 s	3.4 s	325	350	390	0.0	4.5
48 Newcastle	320	350	385	0.0	2.9	360	400	450	2.6	6.0
49 Port Stephens	230	278	310 s	-0.9 s	3.7 s	300	340	370	0.0	0.0
50 Shellharbour	-	-	-	-	-	350	375	400	1.4	4.2
51 Wollongong	305	350	380	6.1	9.4	340	380	440	0.0	0.0
NEW SOUTH WALES	250	315	395	5.0	5.0	300	360	440	0.0	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 - December 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	2.4	380	470	585	2.2	4.4
Inner Ring	400	470	550	1.1	1.1	500	595	695	1.7	0.8
1 Ashfield	330	360	375	2.9	2.9	390	420	450	2.4	1.2
2 Botany Bay	330	450	480	16.9	0.0 s	400	550	600	26.4	31.0
3 Lane Cove	345	400	440 s	7.4 s	-4.8 s	430	470	510	2.2	5.6
4 Leichhardt	360	443	520	5.4	10.6	480	573	685	-4.6	2.2
5 Marrickville	310	350	415	-2.8	2.9	400	430	500	-2.3	1.8
6 Mosman	385	415	450	1.2	2.5	500	578	650	5.0	5.0
7 North Sydney	400	450	500	0.0	0.0	530	595	650	-0.8	2.6
8 Randwick	390	450	500	4.7	4.7	490	550	600	0.0	1.9
9 Sydney	450	500	580	0.0	0.0	600	690	800	1.5	3.0
10 Waverley	450	500	600	6.4	2.6	575	650	750	9.2	3.2
11 Woollahra	400	455	515	1.1	-1.1	550	630	720	1.6	5.0
Middle Ring	320	400	460	1.3	5.3	370	430	520	0.0	2.4
12 Auburn	395	410	425	0.0	2.5	360	470	510	4.4	14.6
13 Bankstown	146	200	280 s	-9.1 s	-9.1 s	340	370	390	-1.3	0.0
14 Burwood	300	370	400	5.7	5.7	410	460	500	2.2	4.5
15 Canterbury	260	280	295	0.0	0.0	320	350	380	1.4	6.1
16 Canada Bay	430	470	500	3.3	2.2	490	550	600	0.0	0.0
17 Hunters Hill	-	-	-	-	-	410	450	540 s	-8.6 s	-
18 Hurstville	280	320	375	0.0	-3.0	360	390	435	-1.3	2.6
19 Kogarah	285	340	450 s	-12.3 s	9.7 s	390	430	485	0.0	2.4
20 Ku-ring-gai	390	443	480	-1.7	-1.7 s	520	560	620	-5.1	1.8
21 Manly	430	480	550	4.3	6.7	540	640	750	6.7	8.5
22 Parramatta	281	333	380	3.9	-3.6	355	390	430	1.3	0.0
23 Rockdale	320	380	445	-5.0	-9.5	390	435	500	3.6	7.4
24 Ryde	310	340	400	-2.9	3.0	375	400	440	-4.8	0.0
25 Strathfield	350	380	420 s	-1.3 s	5.6 s	420	450	480	0.0	2.3
26 Willoughby	450	490	540	2.1	2.6	500	560	640	-1.8	1.8
Outer Ring	250	310	385	3.3	3.3	310	380	450	2.7	1.3
27 Baulkham Hills	290	380	430 s	2.0 s	9.4 s	430	460	520	-4.2	2.2
28 Blacktown	200	240	290	0.0	9.1 s	310	350	370	0.0	2.2
29 Blue Mountains	200	220	250	7.3 s	10.0 s	260	290	320 s	10.5 s	16.0
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	250	300	320 s	-1.6 s	2.6 s	263	295	350	0.9	1.7
32 Fairfield	200	250	260	4.2	8.7	280	300	310	0.0	0.0
33 Gosford	200	225	255	0.0	4.7	280	310	330	3.3	5.1
34 Hawkesbury	-	-	-	-	-	280	300	310 s	0.0 s	5.3 s
35 Holroyd	260	280	300 s	0.0	0.0	330	360	390	-2.7	0.0
36 Hornsby	290	380	415	2.0	10.1	415	440	480	-2.2	2.3
37 Liverpool	210	245	253 s	-2.0 s	2.1 s	280	300	340	-3.2	-0.8
38 Penrith	200	250	280 s	9.9 s	13.6 s	260	280	320	-1.8	0.0
39 Pittwater	330	375	415	2.7	7.1	450	495	585	-1.0	2.1
40 Sutherland	295	320	360	0.0	4.9	385	420	460	2.4	1.2
41 Warringah	363	400	450	2.6	1.3	450	500	570	0.0	0.0
42 Wollondilly	-	-	-	-	-	260	290	300 s	-	-
43 Wyong	180	200	250	-4.8	17.6	240	280	330	0.0	5.7
Rest of GMR	190	220	260	0.0	10.0	260	300	350	0.0	5.3
44 Cessnock	160	173	190 s	4.5 s	-8.0 s	230	270	280	-3.6	0.0
45 Kiama	-	-	-	-	-	260	270	350 s	-10.0 s	1.9 s
46 Lake Macquarie	185	220	250	6.0	31.3	270	310	350	0.0	17.0
47 Maitland	180	200	220	8.1 s	19.3	250	280	320	0.0	3.7
48 Newcastle	220	250	310	-3.8	13.6	300	346	408	-1.3	8.0
49 Port Stephens	178	193	235 s	-	4.1 s	250	265	290	1.9	6.0
50 Shellharbour	180	195	220 s	-	-	248	270	300	8.0	12.5
51 Wollongong	190	210	250	-4.5	0.0	260	300	350	0.0	3.4
NEW SOUTH WALES	270	400	490	1.3	5.3	300	410	550	2.5	2.5

(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 - December 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	0.0	6.8	300	0.0	0.0	295	1.7	1.7	220	0.0	4.8
52 Goulburn - Yass	210	-4.5	5.0	290	1.8	5.5	290	0.0	4.5	200	-2.4	8.1
53 Queanbeyan	330	3.1	4.8	450	-2.2	0.0	460	4.5	7.0	310	0.0	0.0
54 Snowy Mountains	220	-12.0	0.0	255	-5.6	4.1	248	-6.6	3.1	220	-9.3	0.0
55 South Coast	220	0.0	0.0	290	0.0	1.8	290	-1.7	0.0	210	5.0	0.0
56 Bathurst	245	2.1	6.5	300	1.7	1.7	300	1.7	2.6	235	0.0	2.2
57 Lachlan Valley	160	-5.9	6.7	215	2.4	7.5	210	0.0	5.0	150	-3.2	3.4
58 Lithgow - Mudgee	230	-8.0	9.5	295	-4.8	9.3	290	-3.3	9.4	220	-18.5	10.0
59 Orange	250	-2.0	0.0	320	0.0	-3.0	320	-3.0	-3.0	250	0.0	3.1
60 Clarence Valley	230	0.0	3.4	280	0.0	0.0	280	0.0	0.9	220	0.0	7.3
61 Coffs Harbour	260	0.0	0.0	350	2.9	2.9	350	2.9	2.9	240	-4.0	0.0
62 Bourke - Cobar - Coonara	170	-2.9	13.3	190	-17.4	1.3	195	-15.2	-7.1	155	-13.9	10.7
63 Broken Hill and Far West	175	-7.9	16.7	220	10.0	10.0	220	10.0	10.0	150 s	-25.0 s	-
64 Dubbo	190	0.0	7.0	260	4.0	8.3	260	4.0	8.3	175	-2.8	6.1
65 Lower Hunter	280	0.0	0.0	350	0.0	2.9	350	0.0	2.9	280	0.0	0.0
66 Upper Hunter	260	-7.1	13.9	350	2.9	16.7	343	3.8	10.5	250 s	-13.8 s	19.0
67 Great Lakes	230	0.0	-2.1	300	0.0	-3.2	300	-2.4	-3.2	220	-4.3	0.0
68 Kempsey - Nambucca	220	0.0	4.8	280	3.7	4.7	280	3.7	7.7	200	0.0	2.6
69 Port Macquarie	260	0.0	4.0	360	2.9	5.9	350	0.0	2.9	250	0.0	4.2
70 Taree - Gloucester	210	5.0	0.0	280	1.8	7.7	280	3.7	7.7	200	8.0	5.3
71 Albury	195	4.0	0.0	280	5.7	3.7	273	4.8	4.8	175	2.9	-2.8
72 Lower Murray	155 s	6.9	10.7 s	195 s	9.9	11.4	200 s	11.1	12.7 s	145 s	3.6 s	7.4 s
73 Upper Murray exc. Albury	165	0.0	3.1	235	-1.1	6.8	235	1.1	6.8	160	-1.5	0.0
74 Armidale	220	0.0	4.8	300	7.1	7.1	300	9.1	7.1	220	0.0	4.8
75 Inverell - Tenterfield	170	-2.9	0.0	240	4.3	9.1	240	9.1	9.1	150	0.0	-6.3 s
76 Moree - Narrabri	170	3.0	13.3	270	-3.6	-2.7	268	-7.8	-4.5	160	0.0	6.7
77 Tamworth - Gunnedah	230	0.0	4.5	290	1.8	5.5	290	3.6	5.5	220	0.0	0.0
78 Richmond Valley - Coastal	300	0.0	3.4	400	1.3	2.6	410	2.5	5.1	285	0.0	5.6
79 Richmond Valley - Hinterland	220	0.0	0.0	280	-1.8	-1.8	280	-0.9	-3.4	205	-2.4	-6.8
80 Tweed Valley	290	0.0	0.0	360	0.0	2.9	375	1.4	4.2	285	0.0	1.8
81 Griffith - Murrumbidgee (Central)	180	5.9	12.5	240	4.3	4.3	240	4.3	4.3	173	4.5	7.8
82 Tumut - Tumbarumba	170 s	0.0	6.3 s	250	8.7	7.5	240	4.3	9.1	170 s	0.0 s	3.0 s
83 Wagga Wagga	220	0.0	0.0	290	3.6	3.6	285	1.8	7.5	220	0.0	4.8
84 Shoalhaven	245	2.1	6.5	290	0.0	1.8	290	1.8	3.6	230	0.0	2.2
85 Southern Highlands	280	1.8	0.0	360	2.9	2.9	350	0.0	2.9	280 s	7.7 s	16.7 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 - December 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	7780	4094	16142	-6.8	2.3	72071	40507	154798	0.7	4.5
52 Goulburn - Yass	261	94	448	-3.4	7.2	2410	915	4544	0.6	2.4
53 Queanbeyan	85	98	451	-12.1	-0.2	1057	1238	4731	0.3	3.3
54 Snowy Mountains	63	69	180	6.5	-7.2	658	434	1578	-7.3	4.6
55 South Coast	319	198	635	-10.7	-1.9	2882	1657	5836	0.6	3.7
56 Bathurst	239	118	477	-0.6	35.1	2081	1171	4263	1.4	6.5
57 Lachlan Valley	143	49	299	-12.3	-9.7	1942	956	3730	-0.5	0.9
58 Lithgow - Mudgee	266	88	438	-17.8	7.1	2199	807	3961	-0.2	5.0
59 Orange	373	167	602	-5.3	31.4	2841	1213	4915	1.0	4.5
60 Clarence Valley	237	79	376	-25.1	-3.8	2359	1141	4262	-0.5	4.1
61 Coffs Harbour	392	243	959	-9.6	0.2	3520	2162	8764	1.5	4.3
62 Bourke - Cobar - Coonara	101	64	199	-7.4	14.4	916	524	1905	2.5	5.0
63 Broken Hill and Far West	114	21	183	18.8	43.0	1202	365	1889	0.7	3.6
64 Dubbo	334	133	581	2.1	4.9	2891	1316	5498	2.0	4.8
65 Lower Hunter	450	190	779	6.3	13.4	3852	1319	6637	1.3	5.2
66 Upper Hunter	147	43	363	-2.7	9.3	1444	596	3300	1.8	6.7
67 Great Lakes	140	121	348	19.2	25.2	1268	1038	2998	2.4	4.0
68 Kempsey - Nambucca	210	90	414	-4.8	0.0	2268	942	4212	1.0	3.8
69 Port Macquarie	336	230	732	-12.4	-7.5	2816	1972	6907	0.6	3.0
70 Taree - Gloucester	246	115	491	-6.5	3.6	2311	1266	4629	1.0	2.5
71 Albury	215	173	708	8.1	6.6	1847	1990	6239	0.9	4.7
72 Lower Murray	37	21	68	-25.3	4.6	440	251	790	-0.9	2.3
73 Upper Murray exc. Albury	141	108	292	-17.0	-13.6	1491	953	2809	0.4	4.2
74 Armidale	184	137	400	2.6	3.4	1637	1271	3991	-0.4	5.1
75 Inverell - Tenterfield	191	72	309	-17.2	5.8	1585	640	2836	2.3	6.4
76 Moree - Narrabri	80	76	242	-5.8	29.4	947	896	2367	2.4	7.2
77 Tamworth - Gunnedah	475	195	794	-11.4	-5.3	4215	1981	7441	1.2	6.1
78 Richmond Valley - Coast	352	229	833	-10.2	-10.8	3336	2163	8283	0.5	5.3
79 Richmond Valley - Hinterland	350	184	638	-12.0	0.2	3294	1740	6478	0.7	6.4
80 Tweed Valley	329	324	1013	5.5	3.9	3041	2832	8949	1.6	5.6
81 Griffith - Murrumbidgee (excl. Wagga)	171	102	383	4.9	-3.0	1772	1358	3981	0.4	3.9
82 Tumut - Tumbarumba	51	25	93	-9.7	-15.5	496	254	973	0.8	5.9
83 Wagga Wagga	404	207	827	1.2	5.2	3145	2146	7658	0.2	7.3
84 Shoalhaven	423	95	706	-23.8	-4.1	4340	1237	7756	-0.6	3.0
85 Southern Highlands	199	44	348	-9.4	-2.5	1963	531	3636	1.2	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 - December Quarter 2012

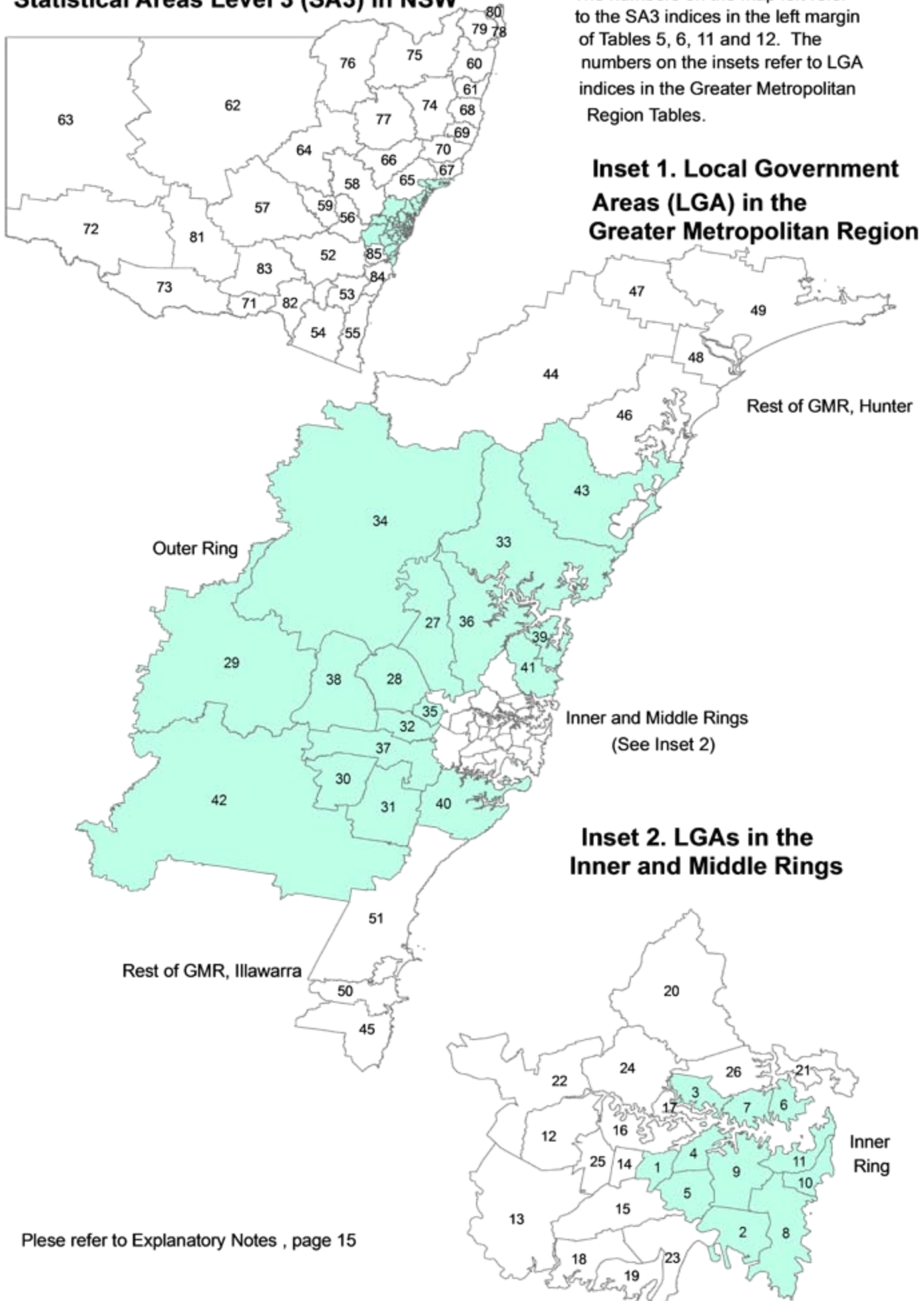
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	9898	20626	45278	-3.5	7.6	106388	202982	482444	1.5	3.3
Inner Ring	940	9527	15917	-4.6	8.0	10013	90727	164812	1.3	2.1
1 Ashfield	37	337	597	1.0	14.1	589	4048	7298	1.1	3.6
2 Botany Bay	51	355	532	27.6	53.3	532	2806	4824	3.6	4.0
3 Lane Cove	52	181	313	-14.9	-7.7	491	2136	3730	-0.2	0.9
4 Leichhardt	172	337	905	-4.9	5.2	1856	3267	9504	0.7	0.7
5 Marrickville	178	613	1415	-1.8	10.2	1959	6477	16241	1.6	3.0
6 Mosman	60	280	460	-8.2	10.8	444	2565	4530	1.0	1.0
7 North Sydney	62	1213	1744	-4.5	8.5	510	11497	17753	1.2	1.6
8 Randwick	126	1162	1944	-4.9	2.8	1503	12586	22416	1.0	0.9
9 Sydney	92	3594	5615	-6.7	9.1	1045	30857	52250	1.1	3.1
10 Waverley	63	902	1378	-10.1	4.6	583	9220	15562	1.9	1.5
11 Woollahra	47	553	1014	1.6	1.2	501	5268	10704	1.7	1.0
Middle Ring	2187	6520	12915	-0.7	9.1	24251	64533	137123	1.7	4.1
12 Auburn	139	653	1109	23.1	14.9	1644	4859	9485	4.5	8.8
13 Bankstown	329	264	1098	3.0	18.8	3973	2996	12452	2.2	4.9
14 Burwood	42	212	398	-2.5	-2.0	517	2074	4444	1.8	5.2
15 Canterbury	183	567	1256	2.4	16.5	2527	7414	16648	1.6	3.2
16 Canada Bay	125	589	1159	-5.9	20.6	1222	5454	10253	1.9	7.3
17 Hunters Hill	30	41	95	8.0	72.7	220	388	893	1.0	1.7
18 Hurstville	123	276	619	-2.2	4.2	1480	3471	7562	1.2	3.7
19 Kogarah	82	235	441	-9.1	-4.8	918	2626	5095	1.5	3.9
20 Ku-ring-gai	264	317	729	2.5	19.1	2265	2312	6095	2.4	5.5
21 Manly	81	461	691	-13.6	2.8	584	4079	6818	1.1	0.7
22 Parramatta	294	986	1907	0.1	10.3	3248	9366	19505	1.6	4.6
23 Rockdale	170	617	1083	-0.6	7.4	1954	6337	11766	1.3	3.8
24 Ryde	152	575	1077	-11.6	-3.1	1901	6246	12501	0.9	2.7
25 Strathfield	53	285	426	7.6	0.5	536	2555	4432	1.5	2.5
26 Willoughby	120	442	827	-2.2	-1.5	1262	4356	9174	0.6	0.7
Outer Ring	6773	4579	16451	-4.6	6.1	72162	47744	180603	1.5	3.9
27 Baulkham Hills	404	185	870	-6.8	4.4	3700	1758	8801	1.4	4.5
28 Blacktown	1053	275	1918	0.4	11.8	11093	2760	20444	2.3	4.6
29 Blue Mountains	357	73	536	-3.4	3.7	3553	745	5622	1.1	4.1
30 Camden	237	17	320	-15.6	0.3	2046	148	3097	1.7	7.3
31 Campbelltown	436	126	854	1.5	8.2	5008	1122	9770	1.7	4.2
32 Fairfield	393	309	1089	-4.3	5.8	5161	3936	14687	2.2	6.3
33 Gosford	598	350	1444	-4.7	3.5	6195	3659	14998	0.3	1.7
34 Hawkesbury	198	43	414	-1.2	19.3	2105	550	4586	2.2	3.4
35 Holroyd	221	404	979	-4.1	14.4	2671	4457	10994	2.7	6.1
36 Hornsby	307	325	903	0.4	-3.9	3158	3801	10234	0.6	2.6
37 Liverpool	430	321	1094	-7.2	9.5	4994	4067	13608	1.8	5.2
38 Penrith	624	192	1343	-8.1	12.8	6477	2267	14732	2.1	5.6
39 Pittwater	131	145	425	-5.3	2.4	1317	1418	4270	0.9	2.4
40 Sutherland	291	738	1449	-2.9	-4.9	2965	7143	14957	0.7	1.0
41 Warringah	266	810	1329	-2.9	10.0	2445	7159	13088	1.2	2.3
42 Wollondilly	89	20	159	-15.4	-13.1	1247	168	1953	0.1	1.3
43 Wyong	738	246	1325	-11.4	6.9	8027	2586	14762	1.0	2.9
Rest of GMR	2667	1821	6738	-8.6	6.7	28663	19064	71321	0.4	3.9
44 Cessnock	295	113	505	1.2	20.8	2588	847	4364	2.7	7.5
45 Kiama	76	23	148	-29.2	13.8	635	308	1516	1.1	5.1
46 Lake Macquarie	544	158	1077	-10.4	-1.2	6451	2220	12772	0.3	2.3
47 Maitland	345	117	605	-5.3	0.0	3115	1254	5845	0.4	7.6
48 Newcastle	540	460	1814	-4.7	7.1	6066	5114	19290	-0.2	4.0
49 Port Stephens	237	111	540	-13.3	12.0	2633	1069	5450	0.9	4.4
50 Shellharbour	188	91	395	-1.7	15.5	2006	924	4253	1.6	4.1
51 Wollongong	438	748	1647	-12.9	6.9	5117	7305	17720	0.2	2.8
NEW SOUTH WALES	20345	26541	68158	-4.9	6.2	207122	262553	708563	1.2	3.7

(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



Please refer to Explanatory Notes , page 15

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September 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	380	510	700	597	-4.7	2.0
Inner Ring	530	675	905	812	-3.4	2.0
1 Ashfield	478	536	789	658	-4.7	4.1
2 Botany Bay	430	600	720	602	1.7	3.4
3 Lane Cove	495	610	1127	839	-9.0	3.4
4 Leichhardt	661	805	998	861	-3.6	-1.5
5 Marrickville	499	675	800	688	6.3	1.6
6 Mosman	550	803	1600	1361	-17.7	-4.5
7 North Sydney	570	695	940	815	-3.1	3.0
8 Randwick	558	665	1000	835	-7.0	-1.8
9 Sydney	484	615	765	659	-0.8	3.1
10 Waverley	565	718	1060	868	-8.6	-6.5
11 Woollahra	675	990	1660	1309	-2.5	-13.3
Middle Ring	428	558	765	651	-3.8	1.5
12 Auburn	370	459	565	483	-0.3	0.6
13 Bankstown	400	502	580	493	-2.6	2.3
14 Burwood	452	620	803	665	-5.9	4.1
15 Canterbury	309	452	640	484	-13.2	-1.8
16 Canada Bay	572	690	900	777	4.5	1.0
17 Hunters Hill	480	1000	1410	992	-21.9	-17.9
18 Hurstville	420	561	750	598	-3.9	-0.7
19 Kogarah	483	595	852	696	-0.8	-0.8
20 Ku-ring-gai	800	985	1320	1079	2.8	8.6
21 Manly	630	830	1210	990	-2.4	-5.1
22 Parramatta	363	445	550	472	-3.3	4.7
23 Rockdale	420	505	638	540	-8.2	-2.7
24 Ryde	450	618	819	667	-6.4	2.5
25 Strathfield	420	500	850	707	3.1	6.7
26 Willoughby	615	870	1271	963	-3.0	2.4
Outer Ring	338	425	581	487	-5.1	1.2
27 Baulkham Hills	580	669	798	707	0.6	5.8
28 Blacktown	320	390	476	404	-2.0	2.6
29 Blue Mountains	325	385	460	399	-3.9	1.3
30 Camden	390	450	525	471	-4.3	0.0
31 Campbelltown	295	330	375	334	0.0	3.1
32 Fairfield	340	416	475	415	0.1	3.9
33 Gosford	315	375	470	410	-3.6	-0.5
34 Hawkesbury	335	387	530	442	-5.7	-6.9
35 Holroyd	343	416	510	433	-3.3	2.7
36 Hornsby	522	676	800	678	0.9	4.0
37 Liverpool	332	420	498	417	0.0	1.8
38 Penrith	310	355	411	364	-3.8	2.0
39 Pittwater	672	840	1100	924	-2.0	-8.7
40 Sutherland	470	615	750	643	-1.7	4.1
41 Warringah	520	740	891	745	6.5	12.0
42 Wollondilly	332	415	535	440	2.8	-2.4
43 Wyong	269	320	385	334	-0.9	0.0
Rest of GMR	307	370	460	393	-1.3	2.8
44 Cessnock	225	270	354	305	1.7	2.7
45 Kiama	420	526	625	548	-0.3	5.2
46 Lake Macquarie	320	375	473	404	-2.6	2.1
47 Maitland	295	349	420	362	3.4	3.4
48 Newcastle	325	375	465	411	-1.3	1.4
49 Port Stephens	285	360	440	370	0.0	2.0
50 Shellharbour	310	351	430	373	-8.0	-1.3
51 Wollongong	320	390	475	404	-4.3	1.3
NEW SOUTH WALES	315	424	600	501	-3.8	-0.4

(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 — September 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	400	560	805	670	-5.9	1.8
Inner Ring	802	1033	1380	1229	-3.5	2.3
1 Ashfield	760	866	1130	957	-1.0	-5.4
2 Botany Bay	700	776	878	787	-4.3	-4.0
3 Lane Cove	1085	1200	1575	1296	-15.0	-6.8
4 Leichhardt	775	895	1180	985	-1.0	-3.3
5 Marrickville	720	790	948	835	3.9	1.2
6 Mosman	1560	1870	2975	2563	-8.8	-19.2
7 North Sydney	1103	1350	1750	1487	-11.5	-3.4
8 Randwick	978	1250	1538	1292	2.9	1.2
9 Sydney	740	835	1065	912	-6.2	0.8
10 Waverley	1120	1330	1700	1443	-15.9	-11.4
11 Woollahra	1235	1743	2600	1993	-7.1	-15.0
Middle Ring	575	740	998	849	-0.7	2.4
12 Auburn	478	600	708	600	4.8	4.7
13 Bankstown	485	557	615	553	0.4	3.1
14 Burwood	720	850	1050	877	-4.8	-10.9
15 Canterbury	545	652	765	656	-2.7	-1.2
16 Canada Bay	860	1025	1235	1064	3.3	-2.6
17 Hunters Hill	1103	1390	1583	1431	0.7	0.9
18 Hurstville	660	757	850	769	3.7	4.0
19 Kogarah	770	864	1050	938	7.8	-4.0
20 Ku-ring-gai	965	1200	1470	1270	7.8	2.1
21 Manly	1140	1353	1775	1501	-6.9	2.6
22 Parramatta	491	570	660	584	-0.6	3.3
23 Rockdale	650	725	790	717	-0.7	0.0
24 Ryde	783	850	990	919	-1.2	-3.2
25 Strathfield	902	1225	1488	1256	0.0	-1.2
26 Willoughby	1080	1291	1520	1329	-6.2	-0.6
Outer Ring	360	450	630	522	-5.3	0.7
27 Baulkham Hills	630	720	850	763	-0.7	5.4
28 Blacktown	350	410	500	425	-2.4	2.5
29 Blue Mountains	330	390	465	405	-2.9	2.6
30 Camden	395	450	530	477	-5.3	-1.1
31 Campbelltown	313	349	390	354	2.6	3.6
32 Fairfield	400	450	505	461	2.8	4.7
33 Gosford	350	409	510	445	-1.6	-0.4
34 Hawkesbury	357	418	590	481	-3.9	-8.3
35 Holroyd	440	500	556	507	-3.8	2.8
36 Hornsby	670	750	865	775	0.8	-0.2
37 Liverpool	390	453	517	462	-0.5	0.6
38 Penrith	335	375	430	391	-5.5	0.0
39 Pittwater	825	981	1270	1110	5.7	0.4
40 Sutherland	640	747	880	792	-1.8	2.3
41 Warringah	817	890	1070	953	-1.7	0.0
42 Wollondilly	340	425	543	450	-1.2	-2.3
43 Wyong	277	328	390	344	-2.1	-0.6
Rest of GMR	320	382	475	407	-2.0	0.6
44 Cessnock	231	275	365	311	3.8	3.8
45 Kiama	470	565	699	599	-0.4	2.3
46 Lake Macquarie	329	386	483	414	-2.4	2.8
47 Maitland	303	355	430	369	-1.4	1.4
48 Newcastle	330	390	477	424	0.0	1.3
49 Port Stephens	307	376	460	388	1.6	0.9
50 Shellharbour	320	360	440	385	-11.1	-4.6
51 Wollongong	345	420	505	434	-6.7	-2.3
NEW SOUTH WALES	314	420	620	518	-4.2	0.0

(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 — September 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	360	470	600	500	-3.1	1.1
Inner Ring	481	590	710	630	-0.5	2.4
1 Ashfield	420	500	535	489	6.4	6.7
2 Botany Bay	405	495	608	512	-4.1	1.5
3 Lane Cove	457	505	590	531	-2.3	-2.3
4 Leichhardt	485	635	770	630	-3.8	0.0
5 Marrickville	440	497	580	514	4.5	9.4
6 Mosman	495	645	793	672	-3.0	11.7
7 North Sydney	545	651	820	698	-2.1	5.0
8 Randwick	530	595	673	623	-0.8	-1.5
9 Sydney	460	580	695	609	-0.3	3.6
10 Waverley	510	621	748	644	-5.3	-3.3
11 Woollahra	585	749	990	871	-0.8	-4.0
Middle Ring	370	458	565	485	-4.6	0.0
12 Auburn	343	393	470	411	-0.5	4.8
13 Bankstown	315	360	423	372	2.5	7.5
14 Burwood	419	514	608	510	-5.0	-2.1
15 Canterbury	271	322	407	345	-2.6	-0.3
16 Canada Bay	540	616	715	638	1.4	2.7
17 Hunters Hill	360	480	635	530	s -35.6	s -30.4
18 Hurstville	380	423	496	439	-7.7	0.7
19 Kogarah	430	486	551	494	-0.8	0.2
20 Ku-ring-gai	560	666	800	688	-3.6	2.4
21 Manly	574	688	830	726	-6.5	-1.8
22 Parramatta	325	375	439	386	-3.8	0.0
23 Rockdale	408	462	525	471	-0.8	3.8
24 Ryde	415	489	597	507	-2.2	-6.9
25 Strathfield	400	450	505	456	1.5	3.4
26 Willoughby	540	625	728	635	5.0	2.4
Outer Ring	282	360	475	389	-5.8	-0.7
27 Baulkham Hills	458	515	565	506	-1.4	5.0
28 Blacktown	257	306	355	311	-6.9	-0.7
29 Blue Mountains	265	318	363	315	s -	s 1.0
30 Camden	295	328	468	370	s -3.4	s 0.8
31 Campbelltown	236	260	295	262	0.0	4.4
32 Fairfield	245	279	325	285	-0.5	5.1
33 Gosford	260	296	350	310	-4.2	-8.2
34 Hawkesbury	240	297	330	283	s -6.2	-1.4
35 Holroyd	301	330	373	339	-1.2	2.3
36 Hornsby	425	465	519	477	0.0	1.1
37 Liverpool	242	280	325	287	5.7	-6.7
38 Penrith	228	280	312	275	1.8	2.8
39 Pittwater	480	643	760	635	0.9	14.3
40 Sutherland	404	470	550	483	-1.1	4.2
41 Warringah	455	520	587	528	-1.3	4.0
42 Wollondilly	-	-	-	-	-	-
43 Wyong	223	255	302	270	-2.5	-5.4
Rest of GMR	265	320	389	337	-2.3	0.4
44 Cessnock	205	245	255	228	s -5.0	s -5.8
45 Kiama	302	346	389	377	s -1.2	s -2.5
46 Lake Macquarie	270	320	379	333	-5.3	0.3
47 Maitland	219	290	310	271	s 13.6	15.0
48 Newcastle	282	345	419	367	-2.4	1.8
49 Port Stephens	217	271	345	288	-3.6	-9.7
50 Shellharbour	270	293	350	314	-6.5	-3.9
51 Wollongong	273	332	400	344	-0.9	1.1
NEW SOUTH WALES	320	430	570	466	-4.2	0.0

(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 — September Quarter 2012

Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	215	290	387	311	-4.9	-0.7
52 Goulburn - Yass	215	270	370	297	-6.3	-1.8
53 Queanbeyan	325	425	552	458	0.3	2.4
54 Snowy Mountains	165	220	298	254	6.0	-2.2
55 South Coast	268	333	430	350	2.3	-0.7
56 Bathurst	250	309	390	329	-4.6	10.0
57 Lachlan Valley	122	177	228	180	-3.0	0.9
58 Lithgow - Mudgee	216	310	400	317	8.8	24.0
59 Orange	225	307	385	312	-3.9	5.1
60 Clarence Valley	233	300	365	312	3.4	-3.2
61 Coffs Harbour	295	349	431	367	1.0	-0.3
62 Bourke - Cobar - Coonamble	75	140	210	145	0.0	33.3
63 Broken Hill and Far West	75	109	149	114	14.2	1.4
64 Dubbo	170	230	285	249	-6.2	0.0
65 Lower Hunter	243	320	420	350	0.3	6.7
66 Upper Hunter	260	315	384	327	2.3	8.4
67 Great Lakes	250	320	393	327	-1.5	1.6
68 Kempsey - Nambucca	210	249	300	258	-9.5	-13.9
69 Port Macquarie	275	340	422	355	-3.5	-4.9
70 Taree - Gloucester	200	259	350	277	3.2	-4.1
71 Albury	175	236	306	245	-5.0	2.4
72 Lower Murray	86	149	196	173	10.2	22.5
73 Upper Murray exc. Albury	130	185	255	218	-8.6	-11.9
74 Armidale	234	294	366	302	3.1	12.4
75 Inverell - Tenterfield	140	190	260	209	-7.3	0.0
76 Moree - Narrabri	145	220	288	220	0.0	12.8
77 Tamworth - Gunnedah	210	260	323	278	0.4	-0.5
78 Richmond Valley - Coastal	341	420	516	453	-8.9	-10.8
79 Richmond Valley - Hinterland	215	278	350	291	-10.5	-2.8
80 Tweed Valley	300	375	465	393	0.0	-7.4
81 Griffith - Murrumbidgee (West)	170	223	278	228	-1.1	2.9
82 Tumut - Tumbarumba	160	199	298	233	4.3	2.4
83 Wagga Wagga	189	250	309	257	-0.9	-1.2
84 Shoalhaven	258	320	400	343	-7.2	-0.2
85 Southern Highlands	351	429	598	489	-1.4	0.3

(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 12. Sale Prices — Rural Statistical Areas Level 3 — September Quarter 2012

Rural SA3 and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %					Qtly %	Ann %
REST OF NSW	218	296	395	316	-4.7	-1.3	203	255	330	276	-4.9	2.0
52 Goulburn - Yass	215	275	370	300	-5.0	-1.8	-	-	-	-	-	-
53 Queanbeyan	415	515	655	538	-1.0	3.0	247	295	375	311	0.2	1.7
54 Snowy Mountains	166	230	340	269	7.0	-2.1	105	190	245	203 s	-5.0 s	-
55 South Coast	280	345	435	367	-0.9	-2.5	180	230	325	249	2.8	2.2
56 Bathurst	265	321	397	345	-4.2	10.5	158	205	233	197 s	13.9 s	8.8 s
57 Lachlan Valley	123	178	230	181	4.1	1.7	-	-	-	-	-	-
58 Lithgow - Mudgee	210	310	415	318	8.8	19.5	-	-	-	-	-	-
59 Orange	240	315	400	322	-3.1	5.0	180	200	240	213 s	-15.7 s	-11.8 s
60 Clarence Valley	231	300	368	305	5.7	-4.8	233	298	328	384 s	-9.8 s	20.7 s
61 Coffs Harbour	313	370	440	388	0.0	-3.0	220	280	345	294	6.5	12.5
62 Bourke - Cobar - Coonamble	75	140	210	145	0.0	31.7	-	-	-	-	-	-
63 Broken Hill and Far West	75	109	149	114	20.6	1.4	-	-	-	-	-	-
64 Dubbo	172	235	287	252	-6.1	0.7	160	171	194	194 s	-	-
65 Lower Hunter	250	326	435	359	0.3	3.5	205	245	275	250	-12.5 s	-5.0
66 Upper Hunter	275	320	388	335	-1.2	10.3	186	273	330	281 s	0.9 s	-4.4 s
67 Great Lakes	288	348	420	356	2.4	-2.1	201	256	328	272	6.7 s	6.9
68 Kempsey - Nambucca	213	254	304	262	-11.4	-12.8	170	215	265	213 s	9.1 s	-
69 Port Macquarie	305	375	444	379	-0.1	-1.4	225	260	320	273	1.8	-1.8
70 Taree - Gloucester	203	270	358	284	2.9	-1.8	165	208	250	209 s	4.8 s	-3.5 s
71 Albury	190	253	320	259	-6.3	0.4	147	172	220	182	1.5	-7.3
72 Lower Murray	86	148	196	173	-1.7	29.4	-	-	-	-	-	-
73 Upper Murray exc. Albury	145	195	260	219	-3.4	-9.5	52	115	199	213 s	-	-41.0 s
74 Armidale	244	299	370	308	4.7	8.5	-	-	-	-	-	-
75 Inverell - Tenterfield	140	190	260	209	-5.9	0.6	-	-	-	-	-	-
76 Moree - Narrabri	145	220	290	221	0.0	12.8	-	-	-	-	-	-
77 Tamworth - Gunnedah	210	260	325	281	0.0	-2.5	183	232	279	227 s	2.0 s	25.4 s
78 Richmond Valley - Coastal	370	465	570	491	-6.5	-8.8	260	352	450	366	-9.7	-2.6
79 Richmond Valley - Hinterland	215	280	355	294	-9.7	-5.7	207	239	330	259 s	-8.1 s	-2.4 s
80 Tweed Valley	345	430	525	447	1.2	-4.4	255	306	375	321	-0.6	-1.2
81 Griffith - Murrumbidgee (West)	165	233	288	229	3.6	5.9	-	-	-	-	-	-
82 Tumut - Tumbarumba	165	200	300	235	5.0	2.6	-	-	-	-	-	-
83 Wagga Wagga	198	255	314	262	-1.2	0.6	157	187	232	189 s	-14.0 s	-0.8 s
84 Shoalhaven	267	325	410	350	-8.5	-1.5	205	224	300	245 s	-9.5 s	-9.5 s
85 Southern Highlands	355	439	610	497	-1.8	-1.3	285	378	420	380 s	-5.4 s	25.4 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 the 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).