

Rent and Sales Report

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Rent: March quarter 2013
Sales: December 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: March quarter 2013

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings remained unchanged at \$460 in Greater Sydney. The median rent remained unchanged over the quarter in the Inner Ring at \$560 and in the Outer Ring at \$400 but increased in the Middle Ring by 1.1% to \$465. Compared to the previous year, the median rent increased by \$15 in the Middle Ring and by \$10 in the Inner 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. It increased over the year by 1.7% to \$595 in the Inner Ring, 2.4% in the Middle Ring to \$430, 2.7% in the Outer Ring to \$380 and 5% in the rest of Greater Metropolitan Region (GMR) to \$315. Over the quarter, the median rent remained unchanged in the Inner, Middle and Outer Rings, but increased by 5% in the rest of GMR.

The median rent for a three bedroom separate house increased over the year by 2.4% (\$10) to \$430 in Greater Sydney. It increased by 5.3% to \$790 in the Inner Ring, 4% in the Middle Ring to \$520, 3.9% in the Outer Ring to \$450 and 2.8% in the rest of GMR to \$370. Over the quarter, the median rent increased in the Inner Ring (5.3%) and in the Outer Ring (2.6%), but remained unchanged in the Middle 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 (7.1% or \$15), followed by 6% in the Outer Ring, 5% in the Middle Ring and 3.3% in the Inner Ring. Over the quarter, the median rent increased by 1.1% in the Inner Ring, 5% in the Middle Ring and 2.3% in the rest of GMR but decreased by 0.8% in the Outer Ring.

The median rent for two bedroom separate houses increased over the year by 3.3% in the Inner Ring, 3.1% in the Outer Ring, 6.5% in the rest of GMR and remained unchanged in the Middle Ring. Over the quarter, the median rent increased by 0.8% in the Inner Ring, 2.4% in the Middle Ring and remained unchanged in the Outer Ring and in the rest of GMR.

Outside the GMR, the median rent for two bedroom flats/units increased by 4.5% over the quarter and over the year. The median rent for three bedroom separate houses increased by 1.7% over the quarter and 3.4% over the year.

Over the quarter, the number of new bonds lodged increased across the State by 2.5%, ranging from a drop of 0.5% in the Middle Ring to an increase of 17.9% in the rest of GMR. Over the year, the number of new bonds lodged decreased in Greater Sydney by 0.5% and in the rest of GMR by 2.3%.

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

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Botany Bay (27.9%) and Baulkham Hills (15.5%). Within the rest of GMR, the biggest annual increases were 8.8% in Newcastle and 8.7% in Maitland.

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Pittwater (10%) and Canterbury (9%).

For one bedroom flats/units, the largest annual increases in median rent were observed in Botany Bay (14.3%), Rockdale (13.5%) and Blacktown (11.4%). Within the rest of GMR, the only annual increases were recorded in Lake Macquarie (7.9%) and Newcastle (4.1%).

Trends in Median Rents – Sydney and NSW

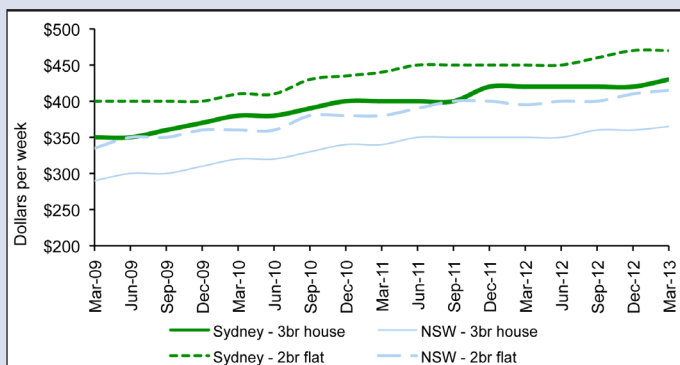


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Mar Qtr 2013	\$560	\$465	\$400	\$460	\$400
Qtlly change	0.0%	1.1%	0.0%	0.0%	0.0%
Ann. change	1.8%	3.3%	2.6%	2.2%	3.9%
Sales (\$'000s)					
Dec Qtr 2012	\$720	\$617	\$452	\$555	\$460
Qtlly change	5.9%	9.8%	5.0%	7.9%	8.2%
Ann. change	12.0%	21.0%	9.4%	15.6%	10.6%

For two bedroom separate houses, the largest annual increase was 8.2% in Canterbury. Within the rest of GMR, the largest annual increase was recorded in Cessnock at 7.7%.

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

Within Greater Sydney, 18 LGAs recorded a growth over the year in the number of new bonds lodged and 25 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: December quarter 2012

The median sales price for all dwellings across Greater Sydney increased by 7.9% over the December quarter and by 15.6% over the year. Over the quarter, the median sales price increased by 5.9% in the Inner Ring, 9.8% in the Middle Ring, 5% in the Outer Ring and 4.1% in the rest of GMR. Over the year, the median sales price increased in the Inner Ring (12%), in the Middle Ring (21%), Outer Ring (9.4%) and in the rest of GMR (6.9%).

For non-strata dwellings in Greater Sydney, the median sales price increased by 9.7% for the quarter and by 19.2% over the year. Over the quarter, the sales price increased in the Inner Ring (0.9%), in the Middle Ring (7.3%), in the Outer Ring (6.4%) and in the rest of GMR (3.9%).

The largest quarterly increase of 23.5% was recorded in Waverley, whilst the largest decrease of 4.6% was recorded in Randwick. Over the year, the sales price increased in the Inner Ring (0.9%), in the Middle Ring (15%), in the Outer Ring (10.8%) and in the rest of GMR (7.5%). The largest

annual increase was 23.8% recorded in Auburn, whilst the largest annual decrease was 7.4% recorded in Mosman.

For strata dwellings in Greater Sydney, the median sales price increased by 5.5% for the quarter and by 10.4% over the year. Over the quarter, the median sales price increased in the Inner Ring (3.4%), Middle Ring (6.5%), Outer Ring (5%), and in the rest of GMR (3.1%). The largest quarterly increase was recorded in Woollahra (11.7%), whilst the largest quarterly decrease was 7.6% in Pittwater.

Over the year, the median sales price increased in the Inner Ring (10.9%), Middle Ring (10.4%), Outer Ring (5.6%), and in the rest of GMR (3.1%). Over the year, Manly recorded the largest increase of 20.7%, whilst the largest decrease was 5.5% in Pittwater.

Trends in Median Sales Price – Sydney and NSW

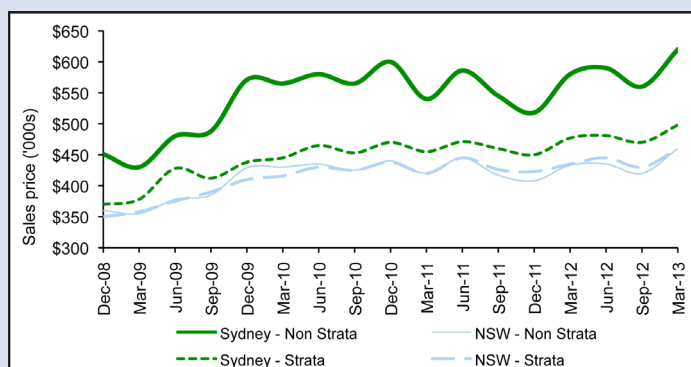


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2013

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change		Median	Change		Median	Change		Median	Change	
	\$	Qtly %	Ann %	\$	Qtly %	Ann %	\$	Qtly %	Ann %	\$	Qtly %	Ann %
GREATER SYDNEY	420	0.0	1.2	465	1.1	3.3	480	4.3	4.3	600	3.4	5.3
Inner Ring	470	0.0	2.2	600	0.0	0.8	800	0.0	0.0	1150	15.0	9.5
1 Ashfield	350	0.0	2.9	430	2.4	4.9	600	1.7	1.3	730 s	-2.7 s	-8.8 s
2 Botany Bay	480	6.7	17.1	550	0.0	22.2	650	0.0	0.0	850 s	-	-
3 Lane Cove	385	-3.8	-3.1	470	-1.1	2.2	695	0.7	6.9	1195 s	-	0.0 s
4 Leichhardt	408	-9.4	-3.0	620	3.3	3.3	793	0.3	-0.9	1000	2.0	-6.5
5 Marrickville	380	8.6	12.6	490	4.3	8.9	678	-0.4	4.2	795 s	-3.0	3.2
6 Mosman	425	1.2	1.2	570	-1.7	1.3	995	17.1	5.9	2075	22.1	12.2 s
7 North Sydney	458	1.7	1.7	600	0.0	1.7	840	1.2	-1.2	1275 s	10.9 s	-1.9 s
8 Randwick	450	0.0	0.0	550	0.0	0.0	768	2.3	2.3	1050	8.2	5.0
9 Sydney	500	0.0	0.0	680	0.0	1.5	880	0.0	3.5	995	5.9	4.7
10 Waverley	500	0.0	8.7	650	0.0	4.0	900	-5.3	0.0	1450	7.4	7.4
11 Woollahra	460	0.0	2.2	650	0.0	0.4	1070	1.9	7.0	1548	-18.0	-0.2
Middle Ring	400	2.6	5.3	435	1.2	3.6	550	0.0	3.8	720	4.3	5.9
12 Auburn	410	0.0	0.0	420	-8.7	5.0	490	0.0	2.1	610	10.9	8.0
13 Bankstown	248	24.2	21.2	380	0.0	2.7	453	-0.5	0.6	550	0.0	0.0
14 Burwood	370	5.7	5.7	473	2.2	2.7	620	3.3	6.0	700 s	0.0 s	4.5 s
15 Canterbury	280	0.0	0.0	350	0.0	2.9	520	6.1	6.1	600	0.0	8.1
16 Canada Bay	470	0.0	-2.1	550	0.0	-1.8	700	0.0	1.1	888 s	10.9 s	10.9 s
17 Hunters Hill	-	-	-	505 s	9.8	0.0 s	795 s	8.2 s	14.4 s	1250 s	26.3 s	-
18 Hurstville	310	3.3	6.9	400	1.3	0.0	525	-0.9	5.0	620	-4.6	4.2
19 Kogarah	335 s	6.3	11.7 s	420	-2.3	0.0	540	-1.8	5.9	700 s	2.9 s	6.5 s
20 Ku-ring-gai	460	4.5	-2.1	570	1.8	3.6	720	0.0	1.4	1050	5.0	4.5
21 Manly	500	4.7	4.2	650	1.6	4.8	950	5.6	11.1	1295	-7.5	5.7
22 Parramatta	350	9.4	7.7	400	2.6	3.9	470	0.0	2.7	580	5.5	1.8
23 Rockdale	360	0.0	2.9	440	2.3	4.1	570	1.8	7.5	700	7.7	2.9
24 Ryde	350	1.4	6.1	430	2.4	4.9	580	0.0	-2.5	740	2.4	3.9
25 Strathfield	380 s	0.0	2.7	450	0.0	2.3	560	-1.8	1.8	670 s	-10.7 s	-4.3 s
26 Willoughby	490	0.5	3.2	585	2.6	0.0	760	-10.1	-2.3	1200	9.1	9.1
Outer Ring	285	1.8	7.5	365	1.4	1.4	400	0.0	2.6	530	1.9	1.9
27 Baulkham Hills	330	8.2	10.0	475	5.6	11.8	520	2.0	4.0	660	2.3	0.0
28 Blacktown	240	-4.0	4.3	345	0.0	1.5	385	-1.3	1.3	525	5.0	2.9
29 Blue Mountains	230	4.5	4.5	295	0.0	-1.7	360	0.0	2.9	450	0.0	-1.1
30 Camden	-	-	-	380 s	5.6 s	5.6 s	410	-1.2	0.0	520	2.0	4.0
31 Campbelltown	250 s	0.0 s	-15.3	310	-3.1	3.3	370	0.7	2.8	463	5.1	5.1
32 Fairfield	230	1.1	4.5	300	0.0	0.0	400	0.0	0.0	480	2.1	4.3
33 Gosford	240	4.3	20.0	320	1.6	6.7	390	2.6	5.4	495	0.0	3.1
34 Hawkesbury	-	-	-	320	6.7	12.3	380	0.0	2.7	498	1.5	4.7
35 Holroyd	270	1.9	3.8	370	0.0	0.0	440	1.1	0.0	500	-9.1	-2.0
36 Hornsby	368	-0.7	2.1	450	0.0	4.7	550	0.0	0.0	700	7.7	2.2
37 Liverpool	250	0.0	-3.8	320	0.8	0.0	430	2.4	2.4	500	-5.7	2.0
38 Penrith	230	-4.2	4.5	290	1.8	0.0	380	2.7	5.6	463	-3.6	2.8
39 Pittwater	360	-2.7	4.3	500	-4.8	-2.0	750	0.0	7.1	950	-4.0	4.1
40 Sutherland	323	0.8	0.8	420	0.0	0.0	580	3.6	3.6	725	5.1	5.8
41 Warringah	400	1.3	1.3	525	1.9	5.0	750	3.4	7.1	1000	5.3	11.1
42 Wollondilly	195 s	-	-	300	3.4 s	4.3 s	380	2.7	8.6	480	5.5	2.1
43 Wyong	195	2.6	5.1	280	0.0	3.7	340	0.0	3.0	430	0.0	2.4
Rest of GMR	215	2.4	13.2	320	0.0	3.2	380	1.3	2.7	440	-2.2	-2.2
44 Cessnock	190 s	5.6 s	-1.3 s	280	0.0	3.7	320	-5.9	6.7	410	-2.4	2.5
45 Kiama	-	-	-	340	-2.9	13.3	435	2.4	8.7	470 s	-1.1 s	-5.1 s
46 Lake Macquarie	210	-4.5	7.7	320	2.9	6.7	375	1.4	4.2	470	-2.1	4.4
47 Maitland	185	-7.5	8.8	295	3.5	9.3	350	0.0	2.9	425	-5.6	-3.4
48 Newcastle	220	-0.2	22.2	365	4.3	4.3	420	3.7	5.0	450	-9.1	0.0
49 Port Stephens	185 s	-5.1 s	2.8 s	280	1.8	7.7	350	0.0	0.0	410	-2.4	1.2
50 Shellharbour	200 s	-7.0 s	2.6 s	280	0.0	0.0	380	2.7	4.8	470	-6.0	4.4
51 Wollongong	220	4.8	4.8	320	0.0	3.2	410	5.1	2.5	500	0.0	3.6
NEW SOUTH WALES	380	0.0	8.6	400	1.3	5.3	390	0.0	2.6	480	0.0	2.1

(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 - March Quarter 2013

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	390	520	2.6	2.6	370	430	550	2.4	2.4
Inner Ring	560	620	695	0.8	3.3	670	790	950	5.3	5.3
1 Ashfield	-	-	-	-	-	600	650	850 s	8.3 s	3.2 s
2 Botany Bay	-	-	-	-	-	580	700	750 s	7.7 s	2.9 s
3 Lane Cove	-	-	-	-	-	655	805	900 s	6.3 s	11.8 s
4 Leichhardt	560	623	680	-1.2	-0.4	660	758	875	1.0	-0.3
5 Marrickville	500	600	670	5.3	7.1	590	683	765	2.6	5.0
6 Mosman	-	-	-	-	-	1050	1200	1300 s	17.1 s	15.9 s
7 North Sydney	-	-	-	-	-	825	995	1050 s	-0.5 s	9.0 s
8 Randwick	-	-	-	-	-	750	825	990	7.1	5.1
9 Sydney	580	620	700	-3.1 s	3.3 s	700	800	890	2.6	0.3
10 Waverley	-	-	-	-	-	900	1080	1175 s	10.8 s	0.5 s
11 Woollahra	-	-	-	-	-	-	-	-	-	-
Middle Ring	380	430	500	2.4	0.0	450	520	630	0.0	4.0
12 Auburn	360	385	400 s	2.7 s	6.9 s	430	470	500	4.4	5.6
13 Bankstown	350	383	420	0.7	0.7	425	460	500	0.5	2.2
14 Burwood	-	-	-	-	-	520	600	625 s	0.0 s	6.2 s
15 Canterbury	400	460	505	10.8	8.2	480	545	560	9.0	9.0
16 Canada Bay	550	580	625 s	5.5 s	7.4 s	600	680	750	6.3	4.6
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	380	415	470 s	-2.4 s	-5.7 s	480	520	580	-1.9	4.2
19 Kogarah	380	410	460	-4.7 s	-5.7 s	500	540	580	-1.8	8.0
20 Ku-ring-gai	-	-	-	-	-	650	710	820	1.4	4.4
21 Manly	-	-	-	-	-	850	940	1200 s	-2.6 s	4.4 s
22 Parramatta	365	400	435	5.3	5.3	410	450	500	0.0	0.0
23 Rockdale	360	388	480	0.0	-13.9	520	555	600	-0.9	5.7
24 Ryde	455	493	530 s	0.5 s	1.5 s	500	560	650	-1.8	-0.9
25 Strathfield	-	-	-	-	-	490	550	650 s	0.0 s	1.9
26 Willoughby	-	-	-	-	-	720	795	950	-3.6	0.0
Outer Ring	293	330	385	0.0	3.1	355	400	450	2.6	3.9
27 Baulkham Hills	390	450	560 s	24.1 s	15.4 s	460	500	540	0.0	0.5
28 Blacktown	310	343	360	-2.1	-2.1	350	380	420	0.0	1.3
29 Blue Mountains	280	300	330	1.7	-4.8	330	360	410	-0.7	2.9
30 Camden	-	-	-	-	-	390	413	440	0.0	1.9
31 Campbelltown	290	320	350 s	0.0 s	-	350	370	400	0.0	2.8
32 Fairfield	300	340	380	-2.9 s	4.6	370	400	430	0.0	0.0
33 Gosford	290	320	350	-3.0	0.0	355	390	440	2.6	5.4
34 Hawkesbury	320	363	405 s	3.6 s	15.1 s	350	380	420	0.0	2.7
35 Holroyd	340	380	400 s	0.0	2.7 s	400	430	470	0.0	2.4
36 Hornsby	420	470	520 s	17.5 s	11.2 s	500	550	600	0.0	0.0
37 Liverpool	300	320	350 s	-7.2 s	-4.5 s	400	430	470	4.9	2.4
38 Penrith	285	310	335 s	0.0	0.0 s	350	380	413	1.3	2.7
39 Pittwater	350	535	620 s	-15.7 s	-6.1 s	675	770	850	2.0	10.0
40 Sutherland	400	460	510	0.0	-3.2	505	580	650	1.3	5.5
41 Warringah	550	645	710 s	-0.8 s	11.2 s	695	760	850	3.1	8.6
42 Wollondilly	-	-	-	-	-	340	380	400	4.8	8.6
43 Wyong	255	280	310	0.9	3.7	320	350	380	6.1	6.1
Rest of GMR	285	330	360	0.0	6.5	335	370	420	0.0	2.8
44 Cessnock	260	280	300	1.8	7.7	300	320	350	-3.0	6.7
45 Kiama	-	-	-	-	-	380	430	470 s	0.0	4.9 s
46 Lake Macquarie	280	320	350	3.2	6.7	340	370	410	0.0	2.8
47 Maitland	275	300	340 s	0.0 s	-1.6 s	330	350	380	0.0	2.9
48 Newcastle	330	360	400	2.9	5.9	360	400	450	0.0	4.4
49 Port Stephens	255	280	300 s	0.9 s	14.3 s	310	350	380	2.9	6.1
50 Shellharbour	270	300	330 s	-	-	350	385	420	2.7	4.1
51 Wollongong	300	340	390	-2.9	6.3	350	400	450	5.3	3.9
NEW SOUTH WALES	250	310	390	-1.6	3.3	300	365	440	1.4	4.3

(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 - March Quarter 2013

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	
				Qtly %	Ann %				Qtly %	Ann %
GREATER SYDNEY	350	440	510	2.3	3.5	385	470	595	0.0	4.4
Inner Ring	400	475	550	1.1	3.3	500	595	695	0.0	1.7
1 Ashfield	310	350	380	-2.8	2.9	400	425	470	1.2	3.7
2 Botany Bay	380	480	500	6.7	14.3	413	550	620	0.0	27.9
3 Lane Cove	340	385	420	-3.8 s	-1.3	430	460	500	-2.1	0.0
4 Leichhardt	350	400	480	-9.6	-4.2	475	545	690	-4.8	-1.8
5 Marrickville	330	385	440	10.0	10.0	420	460	530	7.0	9.5
6 Mosman	390	428	495	3.0	1.8	510	560	670	-3.0	-0.4
7 North Sydney	410	450	545	0.0	0.0	540	600	680	0.8	2.6
8 Randwick	400	450	500	0.0	0.0	495	550	600	0.0	0.0
9 Sydney	450	510	585	2.0	2.0	600	685	780	-0.7	0.7
10 Waverley	440	500	580	0.0	5.8	550	650	750	0.0	4.0
11 Woollahra	415	470	520	3.3	4.4	575	645	725	2.4	3.2
Middle Ring	340	420	480	5.0	5.0	375	430	520	0.0	2.4
12 Auburn	395	413	440	0.6	-1.8	350	430	500	-8.5	4.9
13 Bankstown	200	255	310 s	27.5 s	15.9	350	375	395	1.4	3.4
14 Burwood	330	375	500	1.4	1.4	425	465	500	1.1	1.1
15 Canterbury	260	280	300	0.0	3.7	320	350	375	0.0	6.1
16 Canada Bay	450	470	490	0.0	-2.1	490	550	600	0.0	0.0
17 Hunters Hill	-	-	-	-	-	450	505	580 s	12.2 s	0.0 s
18 Hurstville	270	320	350	0.0	3.2	365	400	450	2.6	2.6
19 Kogarah	270	330	400 s	-2.9 s	6.5 s	380	420	470	-2.3	0.0
20 Ku-ring-gai	400	465	480	5.1	-1.1	500	565	625	0.9	2.7
21 Manly	440	500	575	4.2	4.7	550	650	750	1.6	6.1
22 Parramatta	300	360	380	8.3	9.1	360	400	440	2.6	5.3
23 Rockdale	340	420	460	10.5	13.5	395	430	520	-1.1	2.4
24 Ryde	320	350	440	2.9	6.1	385	420	490	5.0	5.0
25 Strathfield	340	380	410 s	0.0 s	4.1 s	400	450	500	0.0	2.3
26 Willoughby	450	490	525	0.0	3.2	505	580	670	3.6	0.0
Outer Ring	240	308	380	-0.8	6.0	320	380	450	0.0	2.7
27 Baulkham Hills	310	360	400 s	-5.3 s	12.5 s	410	485	510	5.4	15.5
28 Blacktown	200	245	305	2.1	11.4	310	350	375	0.0	2.9
29 Blue Mountains	180	225	250 s	2.3	7.1	270	280	325 s	-3.4 s	3.7
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	210	275	330 s	-8.3 s	-8.3 s	260	280	330	-5.1	0.0
32 Fairfield	220	240	270	-4.0	0.0	280	300	325	0.0	0.0
33 Gosford	200	220	250	-2.2	7.3	280	310	335	0.0	3.3
34 Hawkesbury	-	-	-	-	-	280	295	320 s	-1.7 s	5.4
35 Holroyd	240	270	310	-3.6 s	-2.7 s	345	370	400	2.8	0.7
36 Hornsby	295	360	410	-5.3	-2.7	410	450	480	2.3	4.7
37 Liverpool	190	235	265 s	-4.1 s	-9.6	290	318	350	5.8	3.3
38 Penrith	190	210	245 s	-16.0 s	-4.5	265	280	310	0.0	0.0
39 Pittwater	320	365	410	-2.7	7.4 s	450	490	550	-1.0	-2.0
40 Sutherland	300	320	350	0.0	0.0	390	420	450	0.0	2.4
41 Warringah	370	400	450	0.0	2.6	460	515	580	3.0	3.0
42 Wollondilly	-	-	-	-	-	250	300	300 s	3.4 s	5.3 s
43 Wyong	185	195	230	-2.5	1.0	240	280	330	0.0	3.7
Rest of GMR	195	225	280	2.3	7.1	270	315	371	5.0	5.0
44 Cessnock	170	190	220 s	10.1 s	0.0 s	260	280	300	3.7	7.7
45 Kiama	-	-	-	-	-	260	290	360 s	7.4 s	-1.7 s
46 Lake Macquarie	185	205	255	-6.8	7.9	250	295	350	-4.8	5.4
47 Maitland	170	185	215 s	-7.5	8.8	250	280	305	0.0	8.7
48 Newcastle	220	255	310	2.0	4.1	320	370	440	7.1	8.8
49 Port Stephens	175	185	200 s	-3.9 s	2.8 s	260	280	300	5.7	7.7
50 Shellharbour	-	-	-	-	-	223	255	280	-5.6	2.0
51 Wollongong	190	220	275	4.8	0.0	270	310	360	3.3	3.3
NEW SOUTH WALES	270	400	490	0.0	5.3	300	415	550	1.2	5.1

(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 - March Quarter 2013

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	240	2.1	4.3	300	0.0	0.0	300	1.7	3.4	230	4.5	4.5
52 Goulburn - Yass	220	4.8	4.8	285	-1.7	1.8	288	-0.9	2.7	200	0.0	8.1
53 Queanbeyan	310	-6.1	-6.1	440	-2.2	-2.2	420	-8.7	-4.5	300	-3.2	-3.2
54 Snowy Mountains	230	4.5	9.5	260	2.0	-3.7	250	1.0	0.0	220 s	0.0 s	4.8
55 South Coast	223	1.1	1.1	300	3.4	3.4	300	3.4	3.4	200	-4.8	-4.8
56 Bathurst	250	2.0	8.7	310	3.3	3.3	320	6.7	6.7	240	2.1	6.7
57 Lachlan Valley	160	0.0	0.0	220	2.3	4.8	220	4.8	7.3	160	6.7	6.7
58 Lithgow - Mudgee	225	-2.2	-10.0	300	1.7	7.1	300	3.4	3.4	250	13.6	-6.5
59 Orange	260	4.0	-7.1	320	0.0	-5.9	320	0.0	-8.6	250	0.0	-10.7
60 Clarence Valley	230	0.0	4.5	280	0.0	0.0	283	0.9	0.0	223	1.4	11.5
61 Coffs Harbour	265	1.9	1.9	350	0.0	2.9	350	0.0	0.0	250	4.2	0.0
62 Bourke - Cobar - Coonara	188	10.3	19.0	210	10.5	13.5	220	12.8	15.8	190	22.6	22.6
63 Broken Hill and Far West	190	8.6	11.8	230	4.5	15.0	230	4.5	15.0	185 s	23.3 s	8.8 s
64 Dubbo	208	9.2	22.1	265	1.9	12.8	265	1.9	15.2	200	14.3	25.0
65 Lower Hunter	285	1.8	5.6	340	-2.9	0.0	330	-5.7	0.0	290	3.6	3.6
66 Upper Hunter	280	7.7	21.7	311	-11.1	-1.2	300	-12.4	0.0	260 s	4.0 s	10.6
67 Great Lakes	240	4.3	9.1	320	6.7	0.0	320	6.7	0.0	220	0.0	4.8
68 Kempsey - Nambucca	220	0.0	4.8	280	0.0	3.7	280	0.0	3.7	200	0.0	0.0
69 Port Macquarie	270	3.8	8.0	360	0.0	2.9	360	2.9	0.0	260	4.0	6.1
70 Taree - Gloucester	225	7.1	2.3	280	0.0	3.7	280	0.0	5.7	200	0.0	5.3
71 Albury	210	7.7	13.5	280	0.0	3.7	280	2.8	7.7	180	2.9	0.0
72 Lower Murray	150	-3.2 s	15.4	180	-7.7 s	-5.3	190	-5.0 s	0.0	145 s	0.0 s	11.5 s
73 Upper Murray exc. Albury	180	9.1	5.9	230	-2.1	4.5	230	-2.1	4.5	178	10.9	10.9
74 Armidale	230	4.5	4.5	310	3.3	3.3	300	0.0	0.0	220	0.0	0.0
75 Inverell - Tenterfield	175	2.9	9.4	240	0.0	9.1	230	-4.2	4.5	160	6.7	6.7
76 Moree - Narrabri	165	-2.9	10.0	300	11.1	13.2	300	12.1	9.1	160	0.0	6.7
77 Tamworth - Gunnedah	240	4.3	9.1	295	1.7	5.4	295	1.7	5.4	240	9.1	9.1
78 Richmond Valley - Coastal	300	0.0	0.0	400	0.0	4.6	390	-4.9	0.6	280	-1.8	0.0
79 Richmond Valley - Hinterland	225	2.3	7.1	280	0.0	-1.8	290	3.6	1.8	220	7.3	10.0
80 Tweed Valley	290	0.0	0.0	370	2.8	5.7	383	2.0	6.3	290	1.8	1.8
81 Griffith - Murrumbidgee (Central)	180	0.0	2.9	250	4.2	8.7	248	3.1	7.6	165	-4.3	-4.3
82 Tumut - Tumbarumba	165 s	-2.9 s	-2.9	230	-8.0	4.5	230	-4.2	9.5 s	163 s	-4.4 s	0.0 s
83 Wagga Wagga	245	11.4	2.1	300	3.4	3.4	300	5.3	7.1	230	4.5	0.0
84 Shoalhaven	250	2.0	4.2	295	1.7	1.7	300	3.4	3.4	235	2.2	4.4
85 Southern Highlands	280	0.0	2.8	360	0.0	2.9	360	2.9	5.9	280 s	0.0 s	12.0 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 - March Quarter 2013

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	8408	4410	17359	7.5	-6.1	72555	40442	155712	0.6	4.0
52 Goulburn - Yass	283	94	509	13.6	-5.0	2427	923	4612	1.5	2.7
53 Queanbeyan	105	116	538	19.3	1.3	1014	1205	4721	-0.2	2.2
54 Snowy Mountains	88	43	202	12.2	-4.3	653	432	1593	1.0	4.0
55 South Coast	289	176	624	-1.7	-3.9	2864	1649	5839	0.1	2.9
56 Bathurst	272	158	564	18.2	-6.3	2108	1182	4325	1.5	4.5
57 Lachlan Valley	171	83	360	20.4	-5.0	1941	954	3762	0.9	1.6
58 Lithgow - Mudgee	291	96	481	9.8	9.8	2201	793	3950	-0.3	4.2
59 Orange	382	188	654	8.6	5.5	2896	1253	5014	2.0	5.7
60 Clarence Valley	307	125	493	31.1	2.9	2416	1170	4348	2.0	4.5
61 Coffs Harbour	429	221	995	3.8	1.2	3543	2133	8786	0.3	4.3
62 Bourke - Cobar - Coonara	113	51	205	3.0	6.8	911	500	1886	-1.0	6.0
63 Broken Hill and Far West	126	25	172	-6.0	-21.1	1218	344	1892	0.2	1.6
64 Dubbo	324	144	550	-5.3	-4.7	2923	1327	5537	0.7	5.6
65 Lower Hunter	454	186	764	-1.9	11.0	3850	1341	6638	0.0	4.5
66 Upper Hunter	164	61	394	8.5	-7.9	1430	582	3293	-0.2	3.2
67 Great Lakes	109	122	288	-17.2	3.2	1262	1039	2993	-0.2	3.6
68 Kempsey - Nambucca	198	106	405	-2.2	-0.2	2253	933	4189	-0.5	2.7
69 Port Macquarie	374	235	777	6.1	-7.2	2908	1989	6989	1.2	3.5
70 Taree - Gloucester	244	114	490	-0.2	-6.8	2319	1274	4679	1.1	3.5
71 Albury	275	202	871	23.0	4.9	1896	1977	6347	1.7	4.6
72 Lower Murray	65	34	109	60.3	5.8	442	255	799	1.1	3.6
73 Upper Murray exc. Albury	208	105	372	27.4	4.5	1520	937	2837	1.0	4.6
74 Armidale	258	188	552	38.0	-6.0	1692	1315	4082	2.3	4.9
75 Inverell - Tenterfield	197	65	333	7.8	-6.2	1589	626	2833	-0.1	6.6
76 Moree - Narrabri	86	76	218	-9.9	-17.4	934	888	2346	-0.9	5.4
77 Tamworth - Gunnedah	448	187	780	-1.8	-11.2	4164	1955	7409	-0.4	5.0
78 Richmond Valley - Coast	338	243	854	2.5	-13.4	3367	2172	8340	0.7	3.9
79 Richmond Valley - Hinterland	367	173	682	6.9	-24.3	3293	1720	6494	0.2	3.3
80 Tweed Valley	325	329	965	-4.7	-8.1	3061	2854	9004	0.6	4.5
81 Griffith - Murrumbidgee (excl. Wagga)	176	119	370	-3.4	-22.9	1747	1337	3936	-1.1	0.8
82 Tumut - Tumbarumba	64	24	110	18.3	-17.9	506	248	977	0.4	3.9
83 Wagga Wagga	513	260	1047	26.6	-11.6	3238	2166	7740	1.1	5.7
84 Shoalhaven	443	99	740	4.8	-9.5	4388	1221	7822	0.9	3.5
85 Southern Highlands	194	60	323	-7.2	-7.4	1977	536	3657	0.6	5.1

(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 - March Quarter 2013

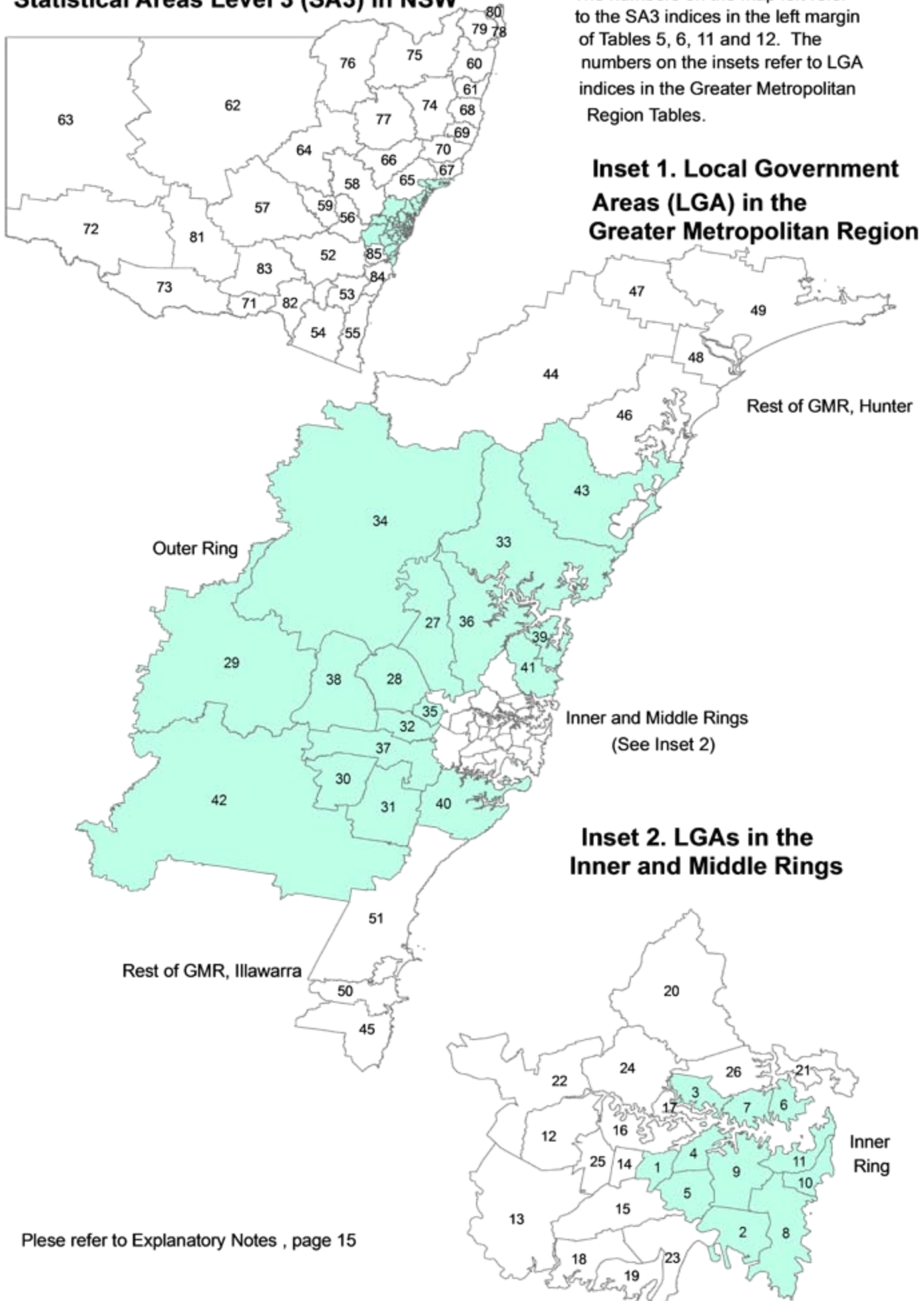
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	9592	20266	44591	-1.5	-0.5	106790	204158	485379	0.6	3.7
Inner Ring	923	9565	16043	0.8	-0.2	9997	91252	165531	0.4	2.4
1 Ashfield	32	385	623	4.4	-1.3	583	4099	7355	0.8	3.3
2 Botany Bay	36	322	479	-10.0	19.5	535	2895	4928	2.2	6.4
3 Lane Cove	52	223	340	8.6	-10.3	494	2161	3736	0.2	0.6
4 Leichhardt	161	360	941	4.0	-0.1	1838	3300	9541	0.4	1.3
5 Marrickville	163	629	1355	-4.2	-3.2	1975	6546	16299	0.4	2.7
6 Mosman	72	245	422	-8.3	2.9	443	2588	4548	0.4	1.5
7 North Sydney	67	1283	1783	2.2	0.7	519	11608	17838	0.5	1.8
8 Randwick	134	1333	2187	12.5	-2.1	1481	12676	22552	0.6	1.9
9 Sydney	96	3488	5724	1.9	-0.3	1050	30928	52520	0.5	3.0
10 Waverley	58	784	1259	-8.6	1.7	594	9160	15503	-0.4	1.7
11 Woollahra	52	513	930	-8.3	1.1	485	5291	10711	0.1	1.6
Middle Ring	2249	6384	12852	-0.5	1.2	24407	65177	138601	1.1	4.7
12 Auburn	118	549	925	-16.6	8.4	1647	4948	9589	1.1	9.5
13 Bankstown	333	254	1036	-5.6	3.5	3953	3021	12561	0.9	5.8
14 Burwood	29	172	375	-5.8	-24.2	502	2051	4432	-0.3	2.6
15 Canterbury	198	553	1222	-2.7	-0.9	2523	7474	16766	0.7	3.8
16 Canada Bay	107	655	1265	9.1	9.6	1230	5525	10534	2.7	8.5
17 Hunters Hill	19	41	76	-20.0	-5.0	222	394	893	0.0	1.1
18 Hurstville	121	301	634	2.4	-6.1	1491	3493	7623	0.8	3.8
19 Kogarah	135	207	458	3.9	3.4	988	2630	5185	1.8	4.9
20 Ku-ring-gai	265	308	727	-0.3	2.7	2266	2396	6193	1.6	5.6
21 Manly	74	392	593	-14.2	-5.7	577	4067	6777	-0.6	0.9
22 Parramatta	294	969	1879	-1.5	3.5	3294	9472	19771	1.4	5.7
23 Rockdale	189	575	1058	-2.3	-1.7	2007	6371	11915	1.3	4.6
24 Ryde	173	668	1250	16.1	10.4	1896	6367	12678	1.4	3.6
25 Strathfield	45	255	451	5.9	-5.5	536	2547	4457	0.6	2.6
26 Willoughby	149	485	903	9.2	-3.2	1275	4421	9227	0.6	1.2
Outer Ring	6419	4317	15698	-4.6	-2.2	72427	47751	181345	0.4	4.1
27 Baulkham Hills	340	188	865	-0.6	-2.6	3675	1771	8841	0.5	4.4
28 Blacktown	980	271	1736	-9.5	-1.5	11217	2800	20643	1.0	5.7
29 Blue Mountains	334	67	500	-6.7	-2.7	3536	751	5620	0.0	4.7
30 Camden	239	12	319	-0.3	-5.6	2100	142	3134	1.2	7.3
31 Campbelltown	453	90	822	-3.7	5.5	5041	1109	9829	0.6	4.9
32 Fairfield	368	252	1037	-4.8	1.3	5153	3876	14664	-0.2	5.7
33 Gosford	576	367	1434	-0.7	3.6	6207	3637	15073	0.5	2.5
34 Hawkesbury	166	42	376	-9.2	-8.3	2092	548	4581	-0.1	2.6
35 Holroyd	208	386	919	-6.1	-6.8	2672	4483	11057	0.6	5.6
36 Hornsby	297	395	991	9.7	1.4	3158	3854	10318	0.8	2.6
37 Liverpool	408	283	1027	-6.1	-14.9	5019	4037	13586	-0.2	4.5
38 Penrith	612	205	1314	-2.2	7.1	6530	2279	14851	0.8	6.1
39 Pittwater	121	133	382	-10.1	-0.3	1304	1410	4268	0.0	2.3
40 Sutherland	309	724	1469	1.4	2.1	2988	7152	15075	0.8	2.2
41 Warringah	232	660	1122	-15.6	-6.0	2449	7182	13089	0.0	2.3
42 Wollondilly	112	22	193	21.4	-1.0	1257	170	1976	1.2	3.9
43 Wyong	664	220	1192	-10.0	-11.2	8029	2550	14740	-0.1	2.1
Rest of GMR	3011	2121	7945	17.9	-2.3	28830	19179	72015	1.0	3.7
44 Cessnock	288	105	470	-6.9	15.8	2578	866	4362	0.0	7.2
45 Kiama	59	32	132	-10.8	3.9	634	316	1518	0.1	5.8
46 Lake Macquarie	577	190	1161	7.8	-4.4	6441	2239	12833	0.5	1.9
47 Maitland	430	120	680	12.4	5.9	3206	1269	5949	1.8	6.6
48 Newcastle	678	633	2712	49.5	-4.4	6096	5165	19611	1.7	2.9
49 Port Stephens	280	91	530	-1.9	4.1	2646	1046	5470	0.4	4.6
50 Shellharbour	179	71	345	-12.7	-20.9	2002	925	4244	-0.2	2.7
51 Wollongong	520	879	1912	16.1	-2.0	5175	7330	17916	1.1	3.8
NEW SOUTH WALES	21011	26797	69895	2.5	-2.2	208175	263779	713106	0.6	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 — December 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	410	555	770	653	7.9	15.6
Inner Ring	550	720	1000	880	5.9	12.0
1 Ashfield	474	543	842	680	1.3	5.1
2 Botany Bay	471	650	808	661	7.4	20.4
3 Lane Cove	500	700	1266	901	13.8	23.8
4 Leichhardt	721	850	1075	901	5.6	5.3
5 Marrickville	520	676	835	694	0.8	9.0
6 Mosman	558	860	1735	1291	4.9	1.2
7 North Sydney	559	710	965	841	1.4	11.8
8 Randwick	575	713	1093	868	5.6	3.3
9 Sydney	500	650	825	723	5.7	14.0
10 Waverley	640	830	1400	1088	12.9	10.4
11 Woollahra	734	1180	1800	1473	12.4	9.8
Middle Ring	475	617	857	722	9.8	21.0
12 Auburn	408	516	650	537	10.8	17.3
13 Bankstown	445	535	620	532	5.1	13.8
14 Burwood	495	660	905	743	6.5	18.4
15 Canterbury	355	530	700	546	17.6	23.3
16 Canada Bay	570	700	950	804	2.2	8.5
17 Hunters Hill	537	820	1350	1002	-24.1	-45.3
18 Hurstville	475	616	752	634	9.5	14.1
19 Kogarah	500	728	960	808	21.3	34.1
20 Ku-ring-gai	824	1028	1337	1126	3.8	7.4
21 Manly	625	908	1390	1078	9.4	17.4
22 Parramatta	395	475	610	512	5.6	7.6
23 Rockdale	450	565	715	601	10.9	16.1
24 Ryde	519	750	910	747	20.0	36.6
25 Strathfield	439	550	1100	801	8.4	14.3
26 Willoughby	630	954	1370	1041	8.4	40.3
Outer Ring	351	452	621	516	5.0	9.4
27 Baulkham Hills	595	675	804	717	0.7	5.5
28 Blacktown	336	405	504	421	3.8	8.7
29 Blue Mountains	332	385	473	409	-0.3	2.7
30 Camden	386	454	528	468	-0.2	5.6
31 Campbelltown	295	340	390	345	3.0	4.6
32 Fairfield	337	425	480	419	1.2	6.3
33 Gosford	328	405	510	436	7.1	8.0
34 Hawkesbury	339	410	566	474	5.1	2.6
35 Holroyd	350	440	523	445	4.8	10.0
36 Hornsby	590	708	825	710	3.4	9.1
37 Liverpool	350	430	520	442	2.4	7.5
38 Penrith	312	370	443	381	4.2	6.0
39 Pittwater	680	835	1035	909	-0.7	-4.0
40 Sutherland	510	649	780	681	4.7	15.8
41 Warringah	535	763	950	789	3.1	31.6
42 Wollondilly	339	430	630	501	3.1	3.6
43 Wyong	270	325	393	344	1.6	3.2
Rest of GMR	315	385	485	411	4.1	6.9
44 Cessnock	230	275	352	299	2.0	0.2
45 Kiama	425	525	616	537	0.9	2.8
46 Lake Macquarie	320	389	470	407	3.7	8.1
47 Maitland	283	346	425	356	-0.9	1.8
48 Newcastle	335	400	505	443	5.3	11.1
49 Port Stephens	288	370	470	394	2.8	1.4
50 Shellharbour	310	370	440	382	4.9	2.7
51 Wollongong	332	418	530	440	7.1	7.6
NEW SOUTH WALES	338	460	650	552	8.2	10.6

(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 — December 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	430	620	878	731	9.7	19.2
Inner Ring	835	1065	1450	1273	0.9	0.9
1 Ashfield	770	880	1100	972	2.8	0.7
2 Botany Bay	730	815	903	842	0.6	-0.6
3 Lane Cove	1100	1313	1593	1373	9.0	4.6
4 Leichhardt	799	949	1150	996	6.0	5.6
5 Marrickville	705	810	910	833	2.5	5.7
6 Mosman	1585	1880	3010	2364	-3.6	-7.4
7 North Sydney	1016	1327	1718	1453	-2.1	1.8
8 Randwick	1019	1200	1520	1294	-4.6	4.3
9 Sydney	750	858	1158	953	2.8	2.1
10 Waverley	1285	1668	2088	1780	23.5	7.6
11 Woollahra	1257	1805	2800	2164	1.4	3.1
Middle Ring	622	805	1100	914	7.3	15.0
12 Auburn	515	650	740	637	5.9	23.8
13 Bankstown	518	575	640	581	3.0	10.6
14 Burwood	785	905	1142	964	4.3	-5.2
15 Canterbury	580	680	790	699	4.3	7.9
16 Canada Bay	920	1100	1275	1151	6.8	6.8
17 Hunters Hill	1277	1400	1743	1541	-4.4	-15.7
18 Hurstville	640	738	834	755	-2.6	2.6
19 Kogarah	798	920	1207	1050	5.7	4.5
20 Ku-ring-gai	955	1200	1465	1286	-2.0	4.3
21 Manly	1250	1510	1950	1606	7.9	16.2
22 Parramatta	513	615	700	628	6.4	16.0
23 Rockdale	695	776	900	811	6.9	7.0
24 Ryde	818	896	1051	950	5.4	5.3
25 Strathfield	915	1230	1540	1283	-2.8	21.8
26 Willoughby	1110	1305	1630	1406	0.4	4.4
Outer Ring	375	480	670	553	6.4	10.8
27 Baulkham Hills	640	722	855	765	0.1	5.4
28 Blacktown	360	426	533	441	3.6	7.3
29 Blue Mountains	335	390	480	416	0.0	2.6
30 Camden	400	460	535	476	1.1	5.5
31 Campbelltown	316	351	402	361	0.3	3.2
32 Fairfield	412	450	510	464	0.0	5.9
33 Gosford	355	435	550	468	6.1	9.0
34 Hawkesbury	375	447	635	515	5.9	7.5
35 Holroyd	453	504	572	517	0.6	4.2
36 Hornsby	680	755	862	784	0.7	0.8
37 Liverpool	400	470	550	480	3.3	5.6
38 Penrith	350	400	470	414	6.7	6.6
39 Pittwater	810	948	1190	1051	-2.6	-0.3
40 Sutherland	655	761	900	821	1.5	7.2
41 Warringah	826	920	1135	1002	3.2	2.8
42 Wollondilly	345	439	635	511	3.0	3.2
43 Wyong	285	335	405	358	1.8	4.0
Rest of GMR	325	400	500	426	3.9	7.5
44 Cessnock	230	280	360	304	1.8	1.8
45 Kiama	478	560	663	591	0.4	5.7
46 Lake Macquarie	333	400	490	418	3.9	10.3
47 Maitland	300	362	435	370	2.0	3.4
48 Newcastle	345	424	525	462	7.1	14.0
49 Port Stephens	310	390	480	405	3.2	4.0
50 Shellharbour	320	395	460	399	9.7	5.3
51 Wollongong	360	456	565	469	8.6	6.8
NEW SOUTH WALES	338	460	700	576	9.5	12.2

(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 10. Sale Prices — Greater Metropolitan Region — Strata — December 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	383	498	634	538	5.5	10.4
Inner Ring	494	610	750	676	3.4	10.9
1 Ashfield	435	485	530	480	-2.0	3.2
2 Botany Bay	420	530	650	553	6.5	14.8
3 Lane Cove	465	511	555	529	1.2	2.2
4 Leichhardt	510	630	725	653	-0.8	12.2
5 Marrickville	447	510	625	540	1.0	6.3
6 Mosman	491	623	823	724	-3.5	10.7
7 North Sydney	525	645	820	689	-1.9	9.3
8 Randwick	540	610	701	636	2.5	3.4
9 Sydney	476	610	747	674	5.2	13.0
10 Waverley	577	683	820	715	9.3	6.8
11 Woollahra	648	838	1240	1036	11.7	11.7
Middle Ring	400	490	600	519	6.5	10.4
12 Auburn	366	440	525	450	10.0	13.1
13 Bankstown	328	370	435	383	2.8	5.7
14 Burwood	423	521	631	518	2.6	4.2
15 Canterbury	290	348	440	371	9.1	5.5
16 Canada Bay	540	617	716	641	-0.1	9.1
17 Hunters Hill	400	575	720	582 s	13.6 s	6.5 s
18 Hurstville	400	450	530	470	7.1	7.1
19 Kogarah	464	490	543	500	0.7	4.6
20 Ku-ring-gai	596	670	850	728	1.7	2.4
21 Manly	545	730	890	762	5.8	20.7
22 Parramatta	345	410	460	414	8.2	5.1
23 Rockdale	420	475	557	482	2.8	6.0
24 Ryde	428	512	615	528	4.5	11.6
25 Strathfield	420	450	530	477	0.0	3.4
26 Willoughby	513	617	706	629	-1.0	10.3
Outer Ring	300	380	500	409	5.0	5.6
27 Baulkham Hills	482	549	605	540	6.1	10.8
28 Blacktown	280	321	386	338	4.6	6.8
29 Blue Mountains	240	312	352	304 s	-1.9 s	2.6
30 Camden	310	340	355	358 s	3.8 s	7.4 s
31 Campbelltown	240	265	305	275	1.9	3.9
32 Fairfield	255	280	316	286	0.2	-1.8
33 Gosford	280	322	392	341	9.0	0.6
34 Hawkesbury	260	304	330	289	2.3	1.7
35 Holroyd	311	340	388	350	2.6	4.6
36 Hornsby	423	484	560	495	4.1	5.2
37 Liverpool	258	305	350	306	8.9	3.4
38 Penrith	242	292	310	282	1.6	5.9
39 Pittwater	520	562	668	585	-7.6	-5.5
40 Sutherland	429	500	610	520	6.2	9.9
41 Warringah	450	525	605	534	0.0	8.2
42 Wollondilly	-	-	-	-	-	-
43 Wyong	220	255	324	273	0.0	-1.9
Rest of GMR	270	330	400	350	3.1	3.1
44 Cessnock	230	242	252	246 s	-1.4 s	-5.8 s
45 Kiama	330	358	410	376 s	1.3 s	0.0 s
46 Lake Macquarie	251	290	349	306	-9.2	-9.4
47 Maitland	228	265	295	255	-9.2 s	-1.9
48 Newcastle	304	356	433	379	2.4	5.1
49 Port Stephens	260	315	410	359	16.2	8.4
50 Shellharbour	269	299	336	297	1.7	-1.2
51 Wollongong	295	357	431	372	7.1	7.5
NEW SOUTH WALES	340	460	605	500	6.2	8.2

(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 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — December 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	230	315	415	335	8.6	8.1
52 Goulburn - Yass	220	275	372	309	2.3	1.9
53 Queanbeyan	354	445	589	476	4.7	4.5
54 Snowy Mountains	150	245	340	252	11.4	20.4
55 South Coast	245	330	415	342	-1.5	3.4
56 Bathurst	265	340	415	346	9.9	13.7
57 Lachlan Valley	132	195	278	214	10.5	5.4
58 Lithgow - Mudgee	203	309	405	313	0.3	10.6
59 Orange	251	320	399	332	4.9	4.9
60 Clarence Valley	253	299	363	323	0.3	10.0
61 Coffs Harbour	310	380	445	383	8.9	11.4
62 Bourke - Cobar - Coonamble	60	145	220	153	6.3	15.6
63 Broken Hill and Far West	79	115	169	137	4.5	-1.1
64 Dubbo	170	240	300	255	4.3	5.7
65 Lower Hunter	243	301	420	336	-5.9	-2.3
66 Upper Hunter	235	335	416	327	3.7	3.7
67 Great Lakes	246	320	415	338	0.0	-0.8
68 Kempsey - Nambucca	220	282	357	293	13.1	-1.3
69 Port Macquarie	310	375	457	391	10.3	11.3
70 Taree - Gloucester	212	260	350	283	0.8	-3.7
71 Albury	200	268	350	289	12.5	13.6
72 Lower Murray	130	170	280	212	13.3	-2.9
73 Upper Murray exc. Albury	135	215	310	227	16.2	7.5
74 Armidale	245	312	401	336	7.3	9.9
75 Inverell - Tenterfield	134	200	255	253	5.3	7.0
76 Moree - Narrabri	107	180	260	196	-18.2	-18.5
77 Tamworth - Gunnedah	220	277	340	285	6.5	10.8
78 Richmond Valley - Coastal	380	470	575	509	10.3	7.4
79 Richmond Valley - Hinterland	225	290	380	305	5.5	2.7
80 Tweed Valley	310	383	462	404	2.1	-4.3
81 Griffith - Murrumbidgee (West)	156	225	303	265	2.3	4.7
82 Tumut - Tumbarumba	140	178	230	194	-11.3	-21.1
83 Wagga Wagga	200	275	359	284	10.0	6.3
84 Shoalhaven	278	349	448	377	9.0	9.0
85 Southern Highlands	370	462	590	502	7.7	12.6

(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 — December Quarter 2012

Rural SA3 and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	238	324	424	343	9.5	8.9	199	270	355	287	5.9	2.9
52 Goulburn - Yass	222	280	375	316	2.9	1.1	145	160	195	186 s	-27.3 s	-22.0 s
53 Queanbeyan	428	535	640	555	2.9	10.8	242	327	393	314	14.0	-8.9
54 Snowy Mountains	180	275	355	278	16.1	33.0	110	175	245	193 s	-10.3 s	-12.5 s
55 South Coast	280	355	430	366	2.9	7.6	166	214	276	235	-7.2	-9.1
56 Bathurst	275	355	425	364	10.2	13.6	150	230	250	210 s	12.2 s	30.7
57 Lachlan Valley	132	195	282	214	9.6	5.4	-	-	-	-	-	-
58 Lithgow - Mudgee	200	309	409	314	0.3	8.6	-	-	-	-	-	-
59 Orange	268	335	405	341	6.3	6.3	204	236	280	261 s	17.8 s	8.3 s
60 Clarence Valley	255	300	360	323	0.8	11.1	243	291	372	328 s	-2.2 s	0.3 s
61 Coffs Harbour	343	395	468	407	6.8	9.0	215	275	360	298	-1.8	6.2
62 Bourke - Cobar - Coonamble	60	146	220	154	7.6	17.0	-	-	-	-	-	-
63 Broken Hill and Far West	79	115	169	137	4.5	-1.1	-	-	-	-	-	-
64 Dubbo	170	243	304	257	3.2	6.6	-	-	-	-	-	-
65 Lower Hunter	248	315	426	343	-4.1	0.0	230	246	255	251 s	-0.2	-5.4
66 Upper Hunter	262	343	418	336	5.5	4.7	159	190	300	245 s	-39.1	-34.5 s
67 Great Lakes	290	370	460	384	6.1	6.9	169	240	310	246	-8.0	-15.8
68 Kempsey - Nambucca	225	288	357	298	12.7	-2.8	-	-	-	-	-	-
69 Port Macquarie	330	385	470	408	4.1	6.9	250	285	339	310	9.6	3.6
70 Taree - Gloucester	220	265	352	290	-1.3	-5.4	157	217	270	218 s	0.9 s	4.8 s
71 Albury	225	286	369	310	10.0	10.5	106	178	245	182	4.7	-6.3
72 Lower Murray	139	185	280	215	23.3	5.7	-	-	-	-	-	-
73 Upper Murray exc. Albury	134	215	315	227	8.9	9.1	135	225	305	226 s	95.7 s	2.7 s
74 Armidale	250	313	405	344	5.6	9.6	-	-	-	-	-	-
75 Inverell - Tenterfield	134	200	255	253	5.3	7.0	-	-	-	-	-	-
76 Moree - Narrabri	108	185	260	198	-15.9	-18.1	-	-	-	-	-	-
77 Tamworth - Gunnedah	229	280	352	291	7.7	11.6	165	187	236	198 s	-13.2 s	1.1 s
78 Richmond Valley - Coastal	413	515	610	553	9.7	7.3	308	390	470	403	11.1	4.2
79 Richmond Valley - Hinterland	231	300	383	313	8.1	3.4	160	213	279	228 s	-11.1 s	-13.3 s
80 Tweed Valley	370	425	510	457	-1.2	-1.2	263	320	378	326	3.6	0.0
81 Griffith - Murrumbidgee (West)	157	232	306	270	1.1	7.0	-	-	-	-	-	-
82 Tumut - Tumbarumba	138	180	230	194	-11.8	-20.0	-	-	-	-	-	-
83 Wagga Wagga	210	281	360	289	10.0	6.9	159	185	215	191 s	-3.1 s	-15.1 s
84 Shoalhaven	282	355	455	384	9.2	9.2	216	265	318	287	20.5 s	-9.3
85 Southern Highlands	375	463	588	504	5.4	10.1	309	436	665	483 s	15.5 s	30.1

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

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).