

Rent and Sales Report

No. 108 ISSN – 1440 – 0049



Rent: June quarter 2014
Sales: March quarter 2014

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.

**Department of Family and Community Services
Analysis and Research**
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Rent and Sales Summary

Rent: June quarter 2014

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in Greater Sydney decreased by \$10 to \$480 per week. The median rent increased in the Inner Ring by \$5 to \$585 and in the Middle Ring by \$10 to \$490 but remained unchanged in the Outer Ring at \$420. Compared to the previous year, the median rent increased by \$10 in the Inner Ring and by \$20 in the Middle and Outer Rings.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by \$25 (5.3%) to \$495 per week but decreased by \$5 (1%) over the quarter. The rent increased over the year by \$30 (5%) to \$630 in the Inner Ring, by \$10 (2.2%) to \$460 in the Middle Ring, by \$20 (5.3%) to \$400 in the Outer Ring and remained unchanged in the rest of the Greater Metropolitan Region (GMR) at \$300. Over the quarter, the median rent increased by \$10 (1.6%) in the Inner Ring by \$5 (1.1%) in the Middle Ring and by \$10 (2.6%) the Outer Ring but decreased by \$20 (6.3%) in the rest of the GMR.

For a three bedroom separate house the median rent increased by \$30 (7.1%) over the year to \$450 in Greater Sydney but remained the same over the quarter. Over the year, the median rent increased by \$50 (6.3%) to \$840 in the Inner Ring, by \$15 (2.9%) to \$540 in the Middle Ring, by \$20 (5%) to \$420 in the Outer Ring and remained unchanged at \$370 in the rest of the GMR. Over the quarter, the median rent increased by \$40 in the Inner Ring and by \$10 in the Outer Ring but decreased by \$10 in the Middle Ring and by \$5 in the rest of the GMR.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by \$20 (4.2%) to \$500, in the Middle Ring by \$30 (7.1%) to \$450 and in the Outer Ring by \$10 (3.1%) to \$330, whilst remaining unchanged in the rest of the GMR at \$230. Over the quarter, the median rent

remained unchanged in the Inner Ring and increased by \$20 in the Middle Ring but decreased by \$10 in both the Outer Ring and the rest of the GMR.

The median rent for two bedroom separate houses increased over the year by \$12 in the Inner Ring to \$650, by \$10 in the Middle Ring to \$450 and by \$15 in the Outer Ring to \$350 but remained unchanged at \$330 in the rest of the GMR. Over the quarter, the median rent remained unchanged in the Inner Ring but increased by \$10 in the Middle Ring, by \$7 in the Outer Ring and by \$10 in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units remained unchanged over the quarter at \$235 per week but increased over the year by \$5 (2.2%). The median rent for three bedroom separate houses remained unchanged at \$300 over the quarter and over the year.

The number of new bonds lodged over the quarter in Greater Sydney decreased by 0.4% to 44,628 bonds. The number of bonds lodged decreased by 8.3% in the Inner Ring, by 1.3% in the Middle Ring and by 5.5% in the rest of GMR but increased by 8.5% in the Outer Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 1%, with a decrease of 1.5% in the Inner Ring, and increases of 4.7% in the Middle Ring and 0.6% in the Outer Ring. The number of new bonds lodged increased over the year in the rest of the GMR by 3.5%.

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 The Hills Shire (14%), Liverpool (12.9%), Auburn (9.3%) and Canada Bay (9.1%). A decrease of 17.2% was observed for Botany Bay. Within the rest of the GMR, the biggest annual increase was 9.4% in Shellharbour. A decrease of 10.7% was observed for Cessnock.

Trends in Median Rents – Sydney and NSW

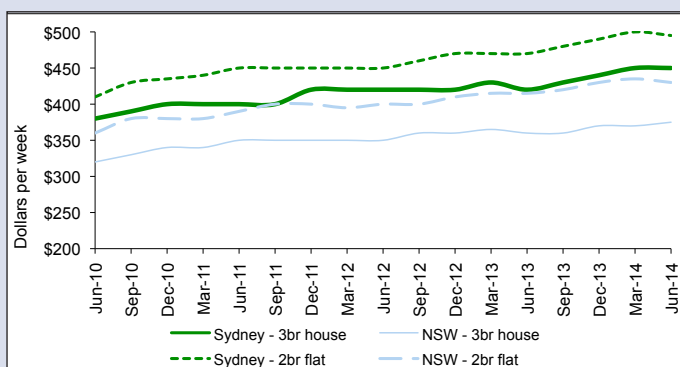


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Jun Qtr 2014	\$585	\$490	\$420	\$480	\$415
Qtlly change	0.9%	2.1%	0.0%	-2.0%	0.0%
Ann. change	1.7%	4.3%	5.0%	4.3%	3.8%
Sales (\$'000s)					
Mar Qtr 2014	\$831	\$670	\$515	\$605	\$490
Qtlly change	0.1%	-2.6%	-1.0%	-4.2%	-4.9%
Ann. change	17.0%	14.5%	12.0%	11.7%	6.5%

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Blue Mountains (11.1%), The Hills Shire (10%), Willoughby (9.6%) and Sutherland (9.1%). Within the rest of the GMR, both Cessnock (-6.3%) and Maitland (-2.9%) recorded decreases in the median rent over the year.

For one bedroom flats/units, the largest annual increases in median rent were observed in Ryde (20.6%), Hurstville (15.2%), Burwood (13.9%) and Marrickville (11.1%).

For two bedroom separate houses, the largest annual increase in Greater Sydney was 7.8% recorded in Canterbury.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Broken Hill and Far West (11.1%) and Dubbo (10%) recorded the largest annual increases in median rent for two bedroom dwellings. A decrease of 20% was recorded for Upper Hunter. Armidale (10.3%) and Richmond Valley - Coastal (9.4%) recorded the largest annual increases for three bedroom dwellings. Upper Hunter (-15.6%) and Bourke - Cobar - Coonamble (-12%) both recorded annual decreases of over 10%.

Within Greater Sydney, 25 LGAs recorded a growth over the year in the number of new bonds lodged and 18 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: March quarter 2014

The median sales price for all dwellings across Greater Sydney decreased by 4.2% over the March quarter but increased by 11.7% over the year. Over the quarter, the median sales price increased by 0.1% in the Inner Ring, decreased by 2.6% in the Middle Ring and by 1% in the Outer Ring but remained unchanged in the rest of the GMR. Over the year, the median sales price increased in all of the rings by 17% the Inner Ring, 14.5% in the Middle Ring, 12%

in the Outer Ring and 5.1% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price decreased by 7.3% for the quarter and increased by 11.7% over the year. Over the quarter, the sales price increased in the Inner Ring (1.7%), remained unchanged in the Middle Ring, decreased in the Outer Ring (-0.9%) and increased in the rest of the GMR (1.2%). The largest quarterly increase of 17.3% was recorded in Strathfield followed by 14.8% in Auburn, whilst the largest decrease of 7.9% was recorded in Woollahra. Over the year, the sales price increased in the Inner Ring (18.3%), in the Middle Ring (19.1%), in the Outer Ring (13.4%), and in the rest of the GMR (4.9%). The largest annual increase was 35.4% recorded in Burwood. Fifteen LGAs recorded annual increases in excess of 20%. Mosman (-2.7%) and Woollahra (-2.6%) both recorded an annual decrease in sale price.

For strata dwellings in Greater Sydney, the median sales price decreased by 0.9% for the quarter but increased by 11% over the year. Over the quarter, the median sales price increased in the Inner Ring (2.9%), decreased in the Middle Ring (-0.4%) and in the Outer Ring (-2.3%) and increased in the rest of the GMR (2%). The largest quarterly increase was recorded in Marrickville (9.5%), whilst the largest quarterly decrease was 13.9% in Mosman. Over the year, the median sales price increased in the Inner Ring (13.7%), in the Middle Ring (10.1%), in the Outer Ring (5%), and in the rest of the GMR (6.6%). Over the year, Ashfield recorded the largest increase of 24.7%, followed by Manly (23.5%) and Marrickville (22.8%), whilst Auburn recorded the largest decrease, (-4%).

In the rest of GMR, Port Stephens recorded the greatest increase (15.5%) over the quarter and Shellharbour the greatest decrease (-15.7%). Over the year Newcastle recorded highest increase (14.1%).

Trends in Median Sales Price – Sydney and NSW

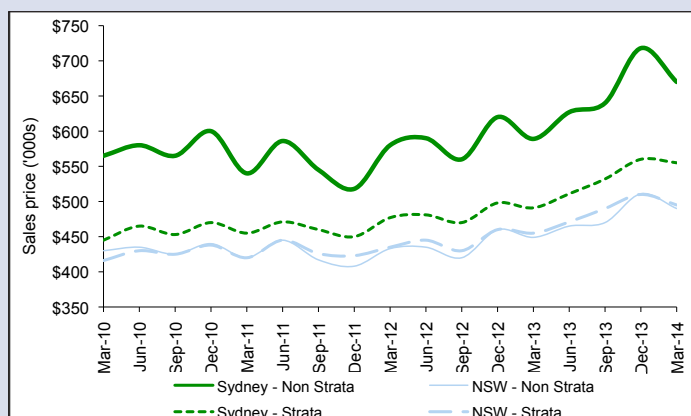


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2014

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %
GREATER SYDNEY	450	0.0	4.7	480	-2.0	4.3	480	-4.0	4.3	600	0.0	5.3
Inner Ring	500	0.0	4.2	645	2.4	4.0	850	0.0	0.0	1200	0.0	11.4
1 Ashfield	360	0.0	0.0	450	0.0	2.3	640	3.6	5.8	-	-	-
2 Botany Bay	430	-14.0	-12.2	490	-18.3	-14.0	685	-0.7	5.4	-	-	-
3 Lane Cove	500	6.4	17.6	500	1.0	4.2	740	5.7	8.8	1120 s	-18.2 s	13.7 s
4 Leichhardt	440	0.0	6.0	650	0.0	3.2	850	3.7	6.3	1200 s	4.3	41.2 s
5 Marrickville	385	1.3	10.0	510	2.0	2.0	733	2.8	6.2	900	-10.0	0.6
6 Mosman	450	0.0	6.5	610	-2.4	3.4	1100	0.0	10.0	2000 s	-9.1 s	5.3 s
7 North Sydney	480	0.0	4.3	645	2.4	2.4	900	3.4	0.6	1670 s	42.1 s	33.6 s
8 Randwick	470	2.2	2.3	590	1.7	5.4	800	0.0	0.0	1065	-4.9	-5.3
9 Sydney	540	1.9	4.9	700	0.0	1.4	930	3.3	3.6	1050	5.0	5.0
10 Waverley	500	0.0	0.0	680	1.5	4.6	950	0.0	0.0	1900	46.2	33.3
11 Woollahra	480	-1.0	0.0	680	1.5	3.0	1050	-4.5	-4.5	1600	-3.0	3.2
Middle Ring	430	2.4	7.5	460	2.2	4.5	560	-1.8	1.8	700	-0.7	0.0
12 Auburn	430	4.9	2.4	450	-3.2	7.1	500	-3.8	0.0	635	5.8	18.7
13 Bankstown	260	0.0	7.2	400	2.6	5.3	480	0.0	4.3	600	0.0	3.4
14 Burwood	405	3.8	12.5	500	2.0	1.0	650	0.0	3.2	715 s	10.0 s	2.1 s
15 Canterbury	300	1.7	1.7	370	2.8	4.2	550	3.8	10.0	638	-4.1	-1.2
16 Canada Bay	500	3.6	4.2	600	3.4	5.3	753	7.5	3.1	910	2.2 s	6.4
17 Hunters Hill	-	-	-	580 s	5.5 s	14.3 s	1050 s	40.0 s	41.9 s	1075 s	-	-4.4 s
18 Hurstville	360	-10.0	9.1	420	-4.5	2.4	550	-1.8	5.8	683	8.3	4.2
19 Kogarah	350 s	0.0 s	-6.7 s	440	0.0	0.0	550	0.0	0.0	700 s	-6.7	-2.8 s
20 Ku-ring-gai	465	-2.1	-1.6	590	1.7	1.3	780	0.0	4.0	1085	3.3	8.5
21 Manly	528	0.0	5.5	650	-5.5	6.6	988	8.5	3.9	1295	-8.3	-0.4
22 Parramatta	380	14.3	11.8	420	0.0	5.0	500	4.2	6.4	585	0.9	0.9
23 Rockdale	410	7.2	3.8	450	-2.2	0.0	580	0.0	0.0	685	-2.1	7.0
24 Ryde	420	13.5	23.5	450	4.7	4.7	610	1.7	5.2	800	2.6	6.7
25 Strathfield	400	3.9 s	2.6	480	4.3	6.7	580	5.5	0.0	700	-2.8	2.9 s
26 Willoughby	500	6.4	0.0	610	1.7	1.7	925	10.1	15.6	1200	-4.0	4.3
Outer Ring	300	0.0	0.0	380	1.3	5.6	420	0.0	5.0	550	1.9	5.8
27 The Hills Shire	330	0.0	1.5	470	-2.1	9.3	560	1.8	7.7	700	4.5	7.7
28 Blacktown	250	0.0	0.0	350	0.0	2.9	400	0.0	3.9	535	2.9	7.0
29 Blue Mountains	250	4.2	25.0 s	330	9.1	10.0	395	3.9	12.9	500	6.4	11.1
30 Camden	-	-	-	373	-4.5 s	-2.0	430	2.4	0.0	520	2.0	2.0
31 Campbelltown	270	-9.2 s	0.0 s	323	-2.3	0.8	385	1.3	4.1	465	3.3	3.3
32 Fairfield	250	0.0	8.7	320	0.0	3.2	420	0.0	5.0	500	0.0	4.2
33 Gosford	240	-4.0	0.0	330	0.0	3.1	400	0.0	2.6	520	-3.7	5.1
34 Hawkesbury	230 s	-8.0 s	-8.0 s	300	-4.0	0.0	410	2.5	6.5	480	-4.0	1.1
35 Holroyd	285	5.6	12.9	400	5.3	5.3	455	1.1	1.1	550	-8.3	0.0
36 Hornsby	390	0.0	2.6	478	-0.5	2.7	585	3.1	3.5	735	2.1	5.8
37 Liverpool	250	-3.8	-2.0	350	7.7	9.4	440	0.0	4.8	540	3.3	8.0
38 Penrith	240	4.3	11.6	300	0.0	0.0	390	0.0	2.6	488	1.7	1.7
39 Pittwater	400	-4.8	8.1	560	0.0	6.7	800	-1.5	7.4	1125	2.3	25.0
40 Sutherland	350	0.0	6.1	440	2.3	4.8	600	0.0	5.3	730	-1.4	4.3
41 Warringah	425	0.0	6.3	550	0.0	5.8	795	4.6	6.0	995	-0.5	10.6
42 Wollondilly	-	-	-	320 s	6.7 s	12.3 s	390	2.6	5.4	480	-3.0	-1.0
43 Wyong	213	6.3	1.2	300	0.0	3.4	360	2.9	2.9	450	2.3	2.3
Rest of GMR	210	-4.5	-2.3	320	-1.5	0.0	380	0.0	0.0	430	0.0	0.0
44 Cessnock	185	4.2 s	7.2	260	2.0	-5.5	300	0.0	-6.3	380	0.0	-1.3
45 Kiama	-	-	-	350	0.0 s	12.9	450	2.3	2.9	545 s	-0.9 s	11.2 s
46 Lake Macquarie	220	0.0	0.0	330	3.1	3.1	380	1.3	2.7	473	-1.6	-0.7
47 Maitland	185	0.0	0.0	275	-1.8	-1.8	330	-1.5	-5.7	400	1.3	-2.4
48 Newcastle	215	-2.3	-4.4	360	0.0	0.7	408	-3.0	-1.8	470	-4.1	0.0
49 Port Stephens	198 s	-1.3 s	-1.3 s	290	3.6	3.6	355	1.4	1.4	420	2.4	0.0
50 Shellharbour	225 s	-	-	300	-6.3	3.4	395	1.3	3.9	500	4.2	4.2
51 Wollongong	220	-4.3	0.0	323	-2.3	0.8	410	-4.7	2.5	510	0.0	2.0
NEW SOUTH WALES	400	-1.2	5.3	410	0.0	3.8	400	0.0	2.6	490	2.1	5.4

(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 - June Quarter 2014

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	340	400	530	0.0	2.6	390	450	560	0.0	7.1
Inner Ring	600	650	750	0.0	1.9	730	840	1000	5.0	6.3
1 Ashfield	-	-	-	-	-	600	650	800 s	-5.8 s	2.4 s
2 Botany Bay	-	-	-	-	-	680	710	800 s	2.2 s	4.0 s
3 Lane Cove	-	-	-	-	-	720	905	1000 s	9.7 s	20.7 s
4 Leichhardt	600	663	760	-1.1	4.3	768	850	975	6.3	9.0
5 Marrickville	600	650	675	7.4	4.0	650	748	825	6.8	3.8
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	895	1095	1250 s	12.6 s	18.4 s
8 Randwick	-	-	-	-	-	760	850	950	0.6	3.7
9 Sydney	600	670	740 s	-3.6	3.1	750	800	1100 s	-5.9	1.6 s
10 Waverley	-	-	-	-	-	1000	1050	1200 s	-16.0 s	-2.3 s
11 Woollahra	-	-	-	-	-	925	1050	1250 s	-	-
Middle Ring	400	450	510	2.3	2.3	480	540	650	-1.8	2.9
12 Auburn	385	430	450 s	2.4 s	10.3 s	448	483	520	-3.5	0.5
13 Bankstown	360	400	430	0.0	3.9	450	480	530	0.0	4.3
14 Burwood	-	-	-	-	-	560	605	680 s	-6.6 s	8.0 s
15 Canterbury	450	485	520	4.9	7.8	500	550	600	3.8	4.8
16 Canada Bay	570	583	650 s	0.4 s	-9.0 s	640	700	800	4.1	-3.1
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	460	470	510 s	11.9 s	4.4 s	520	550	600	0.0	3.8
19 Kogarah	400	450	500	2.3	1.1	495	570	630	-3.0	2.7
20 Ku-ring-gai	-	-	-	-	-	680	788	880	1.0	5.0
21 Manly	-	-	-	-	-	895	950	1200 s	4.4 s	0.5 s
22 Parramatta	380	400	440	2.6 s	0.0	430	468	500	0.5	1.6
23 Rockdale	400	440	495	0.0	2.3	530	590	660	2.6	5.4
24 Ryde	470	500	570 s	-2.9 s	0.0 s	550	600	650	3.0	5.3
25 Strathfield	-	-	-	-	-	500	560	610 s	10.9 s	-9.7 s
26 Willoughby	-	-	-	-	-	800	888	1013	1.4	9.6
Outer Ring	320	350	390	2.2	4.5	370	420	475	2.4	5.0
27 The Hills Shire	405	440	470 s	2.3 s	-	500	550	620	0.0	10.0
28 Blacktown	330	350	370	0.0	2.9	360	400	450	1.3	5.3
29 Blue Mountains	310	330	370	1.5	6.5	350	400	438	5.3	11.1
30 Camden	-	-	-	-	-	400	430	450	1.2	0.0
31 Campbelltown	310	340	360 s	6.3 s	4.6 s	360	390	420	2.6	5.4
32 Fairfield	330	360	400	-2.0 s	4.3	400	430	455	1.2	4.9
33 Gosford	320	345	370	2.2	4.5	370	400	450	-2.4	1.3
34 Hawkesbury	-	-	-	-	-	380	420	450	5.0	5.0
35 Holroyd	360	393	420	3.3	0.0 s	420	450	495	0.6	4.0
36 Hornsby	400	460	500 s	-2.1 s	-3.2 s	530	590	650	3.5	1.7
37 Liverpool	350	360	375 s	2.9 s	2.9 s	400	445	490	1.1	6.0
38 Penrith	300	320	335 s	6.7	4.9	370	395	423	-1.3	3.9
39 Pittwater	-	-	-	-	-	693	805	908	-1.5	7.3
40 Sutherland	450	480	520 s	-3.9 s	-2.0 s	550	600	650	-0.5	9.1
41 Warringah	-	-	-	-	-	750	798	880	2.2	6.3
42 Wollondilly	320	330	350 s	10.0 s	26.9 s	350	380	440	0.0	2.7
43 Wyong	280	310	340	3.3	6.9	335	360	395	2.9	2.9
Rest of GMR	290	330	365	3.1	0.0	330	370	420	-1.3	0.0
44 Cessnock	240	260	280	4.0	-3.7	280	300	340	0.0	-6.3
45 Kiama	345	363	400 s	-	-	410	450	460	-1.6	4.0 s
46 Lake Macquarie	295	330	350	3.1	3.0	350	380	418	2.7	2.7
47 Maitland	275	300	320 s	3.4	0.8 s	310	340	365	0.0	-2.9
48 Newcastle	320	350	390	0.0	0.0	365	400	445	-2.4	0.0
49 Port Stephens	250	293	330	1.7 s	-4.1 s	320	350	380	0.0	1.4
50 Shellharbour	310	350	360 s	0.0 s	12.9 s	365	395	430	3.9	3.9
51 Wollongong	300	340	405	-2.9	0.0	360	400	460	-2.4	2.6
NEW SOUTH WALES	260	325	400	1.6	4.8	300	375	450	1.4	4.2

(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 - June Quarter 2014

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qty %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qty %	Ann %
GREATER SYDNEY	380	460	540	0.0	4.5	400	495	620	-1.0	5.3
Inner Ring	430	500	570	0.0	4.2	530	630	745	1.6	5.0
1 Ashfield	338	360	410	0.0	-1.4	410	450	495	0.0	4.0
2 Botany Bay	340	465	520	-7.0	-5.1	420	480	623	-20.0	-17.2
3 Lane Cove	400	498	540	4.7	25.2 s	465	495	550	1.0	4.2
4 Leichhardt	395	440	520	0.0	7.3	520	600	730	0.0	1.3
5 Marrickville	330	400	450	2.6	11.1	425	470	550	2.2	4.4
6 Mosman	420	450	510	1.1	7.1	550	600	700	0.0	1.7
7 North Sydney	430	480	550	-1.0	4.3	570	630	720	1.6	1.6
8 Randwick	420	470	510	2.2	1.1	520	580	650	0.9	4.5
9 Sydney	475	550	600	3.8	5.8	650	720	830	2.9	2.9
10 Waverley	450	500	605	-2.0	0.0	600	680	793	0.7	4.6
11 Woollahra	430	495	550	3.1	1.5	600	675	795	3.8	3.8
Middle Ring	360	450	500	4.7	7.1	400	460	550	1.1	2.2
12 Auburn	390	440	460	7.3	4.8	380	470	520	-1.1	9.3
13 Bankstown	260	290	300 s	3.6 s	17.2 s	370	395	420	3.9	3.9
14 Burwood	350	410	500	5.1	13.9	430	500	570	2.0	0.0
15 Canterbury	260	300	400	3.4	1.7	340	370	400	2.8	5.7
16 Canada Bay	460	500	520	2.6	4.2	510	600	650	3.4	9.1
17 Hunters Hill	-	-	-	-	-	495	550	700 s	0.0 s	3.8 s
18 Hurstville	320	380	430	-6.2	15.2	390	420	480	-2.3	5.0
19 Kogarah	328	365	395 s	-	-	400	430	490	-2.3	-2.3
20 Ku-ring-gai	400	475	490	-1.0	-0.5	540	600	640	3.4	0.0
21 Manly	460	530	580	-1.9	6.0	575	650	780	-4.4	8.3
22 Parramatta	330	380	420	10.9	8.6	390	420	490	0.0	5.0
23 Rockdale	360	450	470	7.1	7.1	415	450	540	-0.6	0.0
24 Ryde	350	410	485	10.8	20.6	400	440	525	4.8	4.8
25 Strathfield	360	400	430 s	0.0 s	1.9 s	440	480	525	4.3	6.7
26 Willoughby	450	500	570	4.2	0.0	545	600	710	0.0	0.8
Outer Ring	260	330	400	-2.9	3.1	325	400	475	2.6	5.3
27 The Hills Shire	320	360	430	-1.4 s	-2.7 s	440	490	525	-2.0	14.0
28 Blacktown	220	250	270	0.0	-3.8	330	350	380	0.0	2.9
29 Blue Mountains	220	243	270 s	5.4 s	15.5 s	230	305	350 s	7.0	1.7
30 Camden	-	-	-	-	-	345	385	400 s	-	1.3 s
31 Campbelltown	250	280	320 s	-12.5 s	-	280	310	380	-6.1	1.6
32 Fairfield	220	250	270	0.0	4.2	295	310	330	-3.1	3.3
33 Gosford	225	250	270	0.0	4.2	290	320	350	0.0	3.2
34 Hawkesbury	-	-	-	-	-	280	295	310 s	-1.7	4.4 s
35 Holroyd	270	300	333	11.1 s	3.4 s	370	400	430	5.3	8.1
36 Hornsby	318	395	420	0.0	1.3	440	470	500	-1.1	2.2
37 Liverpool	250	250	300 s	-3.8 s	-3.8 s	300	350	420	9.4	12.9
38 Penrith	220	250	265	6.4 s	17.6 s	273	300	320	0.0	0.0
39 Pittwater	375	400	450	-4.8	8.1	500	520	610	-5.5	3.0
40 Sutherland	320	350	380	0.0	2.9	400	430	480	0.0	2.4
41 Warringah	390	430	460	1.2	7.5	490	550	600	1.4	7.8
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	200	220	250	10.0 s	4.8	250	300	330	3.4	3.4
Rest of GMR	200	230	275	-4.2	0.0	270	300	360	-6.3	0.0
44 Cessnock	180	185	220 s	-	8.8 s	240	250	275	0.0	-10.7
45 Kiama	-	-	-	-	-	293	320	370 s	-5.9 s	8.5 s
46 Lake Macquarie	200	225	273	4.7	2.3	270	300	350	0.0	0.0
47 Maitland	170	190	200	0.0 s	0.0 s	233	260	290	-3.7	-3.7
48 Newcastle	220	270	325	-1.8	-2.2	300	350	400	-2.8	0.0
49 Port Stephens	185	195	200 s	0.0 s	1.3 s	250	280	295	0.0	2.8
50 Shellharbour	-	-	-	-	-	250	290	300	0.0	9.4
51 Wollongong	200	230	260	-4.2	2.2	280	320	370	0.0	3.2
NEW SOUTH WALES	295	420	520	-2.3	5.0	320	430	580	-1.1	2.4

(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 - June Quarter 2014

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	250	0.0	4.2	300	-3.2	0.0	300	0.0	0.0	235	0.0	2.2
52 Goulburn - Yass	223	-3.3	6.0	290	-1.7	0.0	290	-3.3	0.0	210	5.0	5.0
53 Queanbeyan	310	0.0	-6.1	420	0.0	0.0	390	0.0	-7.1	285	-1.7	-8.1
54 Snowy Mountains	431	72.5	-9.2	395	46.3	-43.6	298	12.3	-0.8	525	147.1 s	1.0
55 South Coast	238	1.1	3.3	300	0.0	0.0	300	0.0	0.0	222	-3.5	0.9
56 Bathurst	250	0.0	4.2	300	-4.8	0.0	300	-6.3	0.0	240	0.0	0.0
57 Lachlan Valley	170	1.5	6.3	230	-1.1	0.0	230	0.0	0.0	160	0.0	0.0
58 Lithgow - Mudgee	250	0.0	4.2	300	-6.3	-3.2	300	-6.3	0.0	250	-3.8	0.0
59 Orange	230	-6.1	-8.0	300	0.0	-6.3	300	0.0	-6.3	230	-4.2	-8.0
60 Clarence Valley	240	-4.0	4.3	290	2.7	3.6	290	0.0	0.0	220	-2.2	2.3
61 Coffs Harbour	280	0.0	5.7	360	0.0	0.0	350	-4.1	-2.8	270	3.8	8.0
62 Bourke - Cobar - Coonara	180	0.0	0.0	220	-12.0	-12.0	200	-16.7	-14.0	170 s	0.0 s	-9.3
63 Broken Hill and Far West	200	0.0	11.1	230	0.0	4.5	230	-2.1	0.0	-	-	-
64 Dubbo	220	4.8	10.0	290	0.0	3.6	280	-3.4	0.0	218	8.7	14.5
65 Lower Hunter	260	4.0	-5.5	310	0.0	-7.5	300	-3.2	-9.1	250	0.0	-10.7
66 Upper Hunter	200	-13.0	-20.0	270	0.0	-15.6	260	-3.7	-13.3	185	-15.9 s	-17.8 s
67 Great Lakes	250	0.0	8.7	330	-2.9	3.1	330	-4.3	4.8	240	-4.0	6.7
68 Kempsey - Nambucca	230	0.0	0.0	295	1.7	5.4	290	0.0	3.6	220	0.0	0.0
69 Port Macquarie	283	0.9	8.7	370	2.8	2.8	370	0.0	2.8	270	3.8	8.0
70 Taree - Gloucester	225	-3.2	5.9	290	-0.9	3.6	290	0.0	3.6	200	-9.1	5.3
71 Albury	200	-11.1	1.3	280	0.0	3.7	280	0.0	3.7	183	-8.8	1.4
72 Lower Murray	155 s	6.9 s	10.7 s	200 s	0.0 s	-11.1 s	200 s	0.0 s	-13.0 s	150 s	9.1 s	9.1 s
73 Upper Murray exc. Albury	178	-1.4	4.4	250	4.2	8.7	255	5.2	10.9	170	-4.2	3.0
74 Armidale	230	0.0	4.5	320	0.0	10.3	320	-1.5	10.3	230	0.0	9.5
75 Inverell - Tenterfield	185	2.8	8.8	250	4.2	8.7	250	4.2	8.7	165	3.1 s	6.5 s
76 Moree - Narrabri	170	-5.6	3.0	300	7.1	7.1	320	10.3	8.5	165	3.1	0.0
77 Tamworth - Gunnedah	238	1.1	3.3	300	-3.2	0.0	300	-2.4	1.7	230	0.0	4.5
78 Richmond Valley - Coastal	318	0.0	5.8	438	1.7	9.4	430	0.6	7.5	300	0.0	3.4
79 Richmond Valley - Hinterland	225	0.0	2.3	295	-1.7	2.6	300	0.0	3.4	210	-2.3	0.0
80 Tweed Valley	300	0.0	1.7	380	0.0	0.0	400	5.3	2.6	300	3.4	3.4
81 Griffith - Murrumbidgee (Central)	190	0.0	5.6	250	-3.8	4.2	250	-3.8	4.2	175	-5.4	2.9
82 Tumut - Tumbarumba	180	-7.7	0.0	230	-8.0	0.0	230	-8.0	0.0	170 s	-5.6 s	-2.9 s
83 Wagga Wagga	230	0.0	5.7	280	-6.7	-0.9	280	-3.4	0.0	220	-3.3	4.8
84 Shoalhaven	260	0.0	4.0	300	0.0	3.4	300	0.0	3.4	250	8.7	8.7
85 Southern Highlands	310	-3.1	8.8	385	5.5	4.1	375	4.2	2.7	295 s	-7.8 s	9.3

(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 - June Quarter 2014

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	8221	4185	16508	-2.6	-3.0	73117	39680	154638	1.2	1.8
52 Goulburn - Yass	323	100	534	15.8	7.2	2543	906	4687	2.3	4.1
53 Queanbeyan	89	135	517	2.0	-5.8	979	1170	4680	-0.3	0.7
54 Snowy Mountains	101	150	327	91.2	-3.0	651	534	1725	11.1	0.5
55 South Coast	298	181	610	2.5	3.7	2834	1597	5784	0.8	2.0
56 Bathurst	250	136	483	-17.2	-3.6	2133	1204	4413	1.0	2.2
57 Lachlan Valley	193	84	330	-10.8	-2.7	1985	903	3690	0.2	-0.8
58 Lithgow - Mudgee	277	73	483	11.0	-0.6	2259	709	4004	2.4	1.9
59 Orange	402	137	607	3.9	-3.3	3067	1186	5032	2.2	-0.4
60 Clarence Valley	239	98	402	-10.7	-4.1	2354	1131	4321	0.4	2.8
61 Coffs Harbour	365	206	907	-3.9	-6.1	3438	2128	8850	0.7	2.4
62 Bourke - Cobar - Coonara	101	45	181	6.5	-12.6	786	356	1634	1.4	-11.4
63 Broken Hill and Far West	131	14	161	-0.6	-5.8	1173	286	1712	1.7	-2.9
64 Dubbo	332	118	593	-0.8	9.8	2935	1278	5576	0.9	2.8
65 Lower Hunter	462	169	771	-3.5	-5.0	4088	1318	6911	1.3	6.1
66 Upper Hunter	192	54	443	-6.1	16.0	1407	485	3187	3.1	6.1
67 Great Lakes	139	111	306	5.5	-10.5	1225	1032	2959	0.3	1.9
68 Kempsey - Nambucca	207	102	397	-3.2	-8.3	2197	934	4172	0.2	2.9
69 Port Macquarie	349	223	723	-2.2	-5.5	3019	2096	6963	0.5	2.1
70 Taree - Gloucester	232	107	489	-6.1	-2.0	2213	1216	4681	1.0	2.6
71 Albury	250	220	745	-9.8	-0.8	2068	2018	6692	2.0	4.4
72 Lower Murray	50	26	87	11.5	17.6	422	241	755	2.6	-4.4
73 Upper Murray exc. Albury	176	119	332	-5.7	-1.8	1497	977	2817	1.9	-1.2
74 Armidale	204	123	370	-32.0	-7.3	1783	1321	4009	1.1	1.7
75 Inverell - Tenterfield	191	63	310	-3.1	-10.4	1573	570	2769	0.3	0.3
76 Moree - Narrabri	107	66	228	0.9	6.0	876	765	2146	0.5	-3.3
77 Tamworth - Gunnedah	575	243	943	17.0	14.7	4306	1986	7503	2.4	4.2
78 Richmond Valley - Coast	298	207	765	-8.9	-8.2	3385	2149	8251	0.2	1.4
79 Richmond Valley - Hinterland	376	156	634	-6.9	-4.4	3401	1698	6460	1.1	1.8
80 Tweed Valley	268	307	807	-9.5	-18.0	3077	2875	8870	-0.3	0.5
81 Griffith - Murrumbidgee (excl. Wagga)	175	98	355	8.9	-12.1	1728	1201	3825	0.0	0.1
82 Tumut - Tumbarumba	78	37	130	11.1	5.7	536	249	1010	3.2	2.3
83 Wagga Wagga	449	199	867	-19.8	-9.6	3605	2205	7952	1.8	2.5
84 Shoalhaven	453	124	839	6.5	5.8	4264	1207	7419	1.6	3.6
85 Southern Highlands	199	49	320	20.8	1.6	1892	519	3332	1.3	1.7

(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 - June Quarter 2014

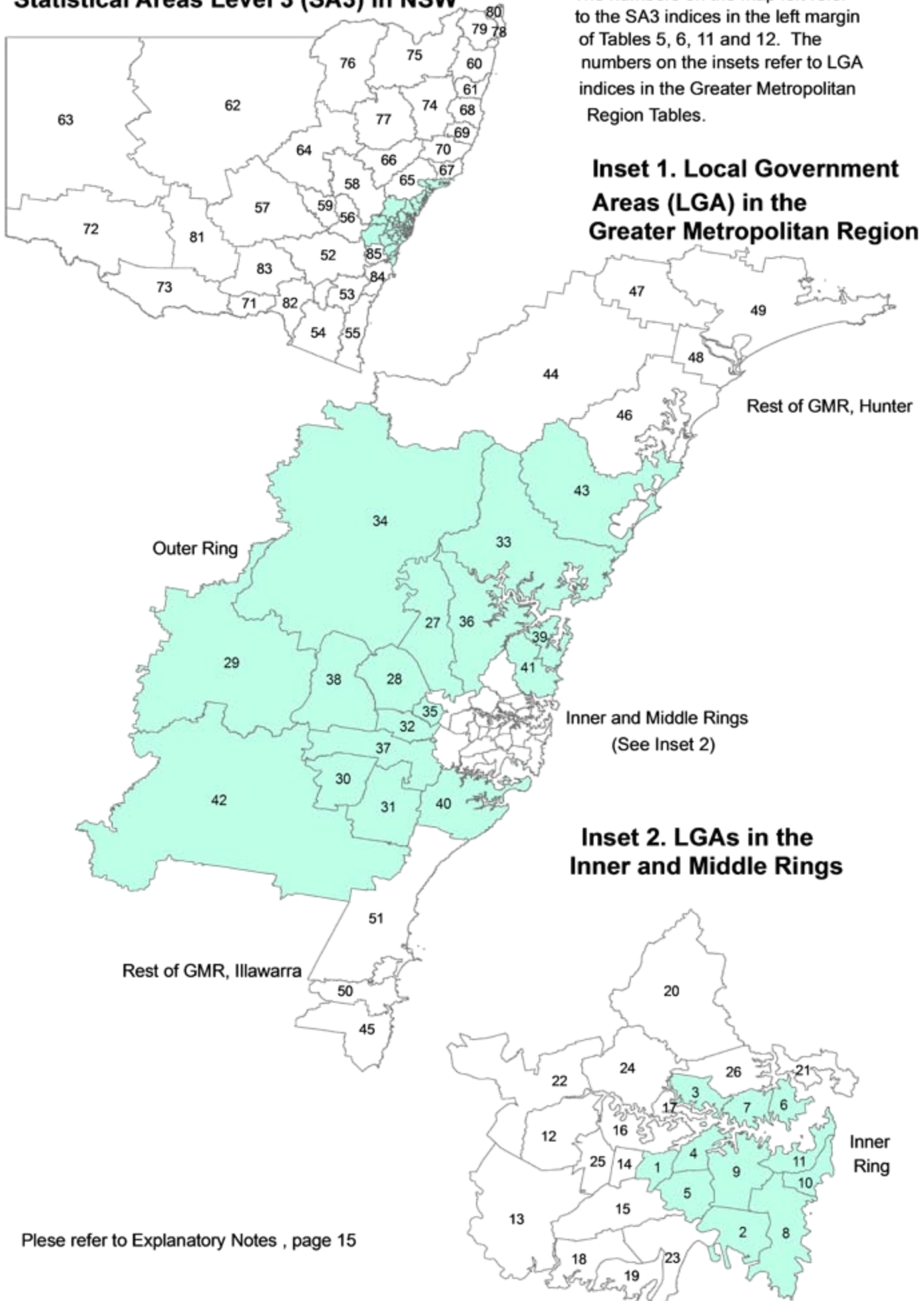
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	10070	20306	44628	-0.4	1.0	109839	209323	495741	0.8	3.4
Inner Ring	926	9029	14737	-8.3	-1.5	9984	92907	166825	0.2	2.2
1 Ashfield	29	319	549	-0.5	10.9	551	4064	7272	0.4	2.2
2 Botany Bay	37	251	394	-31.7	-16.2	540	3293	5397	0.3	8.3
3 Lane Cove	47	272	402	4.1	28.4	499	2394	3966	1.8	6.4
4 Leichhardt	184	319	814	-8.4	-2.2	1827	3361	9424	-0.1	0.6
5 Marrickville	189	637	1363	-4.9	0.8	2014	6938	16520	0.9	3.3
6 Mosman	39	202	368	-12.4	-8.7	395	2567	4482	-0.4	-0.9
7 North Sydney	54	1272	1724	-4.2	3.9	519	11790	17972	0.5	0.9
8 Randwick	133	1055	1738	-18.3	-6.9	1471	12737	22773	0.0	1.8
9 Sydney	98	3420	5337	-9.0	1.3	1129	31247	53118	0.5	3.2
10 Waverley	59	808	1209	7.4	-11.5	582	9149	15217	-0.7	-0.5
11 Woollahra	57	474	839	-6.4	-10.9	457	5367	10684	-1.1	0.3
Middle Ring	2148	6646	12990	-1.3	4.7	24852	68044	143700	1.2	4.7
12 Auburn	140	509	924	-16.5	-10.6	1670	5227	10115	0.4	4.6
13 Bankstown	361	237	1043	0.7	1.5	4061	2938	12528	1.3	5.1
14 Burwood	32	199	395	-10.0	0.3	491	2227	4709	0.5	6.5
15 Canterbury	192	569	1235	5.4	0.8	2583	7728	17197	0.8	3.2
16 Canada Bay	103	702	1173	-9.1	11.6	1218	5848	10998	1.3	5.0
17 Hunters Hill	18	45	89	14.1	34.8	201	394	909	1.2	4.4
18 Hurstville	125	305	715	-10.1	25.4	1455	3597	8012	1.8	5.8
19 Kogarah	99	200	414	-10.6	3.2	1069	2624	5297	0.6	2.9
20 Ku-ring-gai	198	276	649	-15.3	5.0	2208	2607	6458	0.0	3.8
21 Manly	61	435	623	8.9	-10.5	570	4086	6732	-0.5	-0.6
22 Parramatta	311	1013	2005	5.7	7.3	3452	10143	21243	2.0	8.9
23 Rockdale	197	622	1087	13.9	2.3	2167	6600	12351	1.2	3.5
24 Ryde	150	710	1241	6.4	14.7	1906	6557	12875	2.3	4.0
25 Strathfield	50	250	414	-5.5	-5.3	549	2735	4731	0.3	6.2
26 Willoughby	111	574	983	-0.9	13.2	1252	4733	9545	1.4	3.3
Outer Ring	7007	4631	16915	8.5	0.6	75045	48388	185299	1.1	3.5
27 The Hills Shire	404	139	814	-5.8	-3.8	3903	1567	8855	1.4	-0.2
28 Blacktown	1063	263	2062	13.2	9.0	12108	2866	22260	1.7	7.6
29 Blue Mountains	294	60	444	-2.6	-4.5	3425	664	5362	0.3	0.8
30 Camden	318	32	427	17.6	14.5	2473	178	3570	2.3	12.8
31 Campbelltown	552	109	988	14.2	5.9	5546	1100	10225	2.4	6.5
32 Fairfield	390	259	1072	17.9	-13.6	5317	3850	15094	1.3	2.4
33 Gosford	635	386	1447	12.2	2.8	6134	3624	14728	0.5	1.2
34 Hawkesbury	167	53	378	-7.8	-9.1	2064	537	4499	-0.1	1.9
35 Holroyd	225	386	929	5.1	-3.3	2667	4587	11207	0.8	2.5
36 Hornsby	305	362	953	-4.8	4.3	3241	3902	10508	0.8	2.8
37 Liverpool	516	436	1298	15.9	13.9	5378	4149	14068	2.4	4.4
38 Penrith	659	217	1438	12.6	-1.8	6919	2243	15440	1.6	5.4
39 Pittwater	142	160	463	17.8	4.5	1278	1434	4367	0.9	2.1
40 Sutherland	298	717	1440	8.9	-1.5	3014	7420	15444	0.4	2.7
41 Warringah	212	781	1254	0.2	-4.5	2450	7590	13364	0.5	2.5
42 Wollondilly	120	13	190	8.0	0.5	1206	170	1931	0.0	1.5
43 Wyong	707	258	1318	11.0	-2.7	7922	2507	14377	0.6	1.2
Rest of GMR	2971	1913	7506	-5.5	3.5	29610	18983	72056	1.5	3.4
44 Cessnock	328	107	529	5.8	2.5	2771	862	4579	1.6	7.2
45 Kiama	74	30	152	11.8	11.8	638	300	1486	0.3	0.8
46 Lake Macquarie	584	185	1152	-5.2	-3.9	6439	2116	12540	0.6	1.7
47 Maitland	417	148	712	-5.3	-0.1	3608	1293	6330	2.5	9.5
48 Newcastle	589	516	2387	-3.1	11.4	6139	4954	19566	3.0	2.3
49 Port Stephens	308	105	561	1.3	7.1	2651	984	5359	0.5	1.0
50 Shellharbour	231	97	441	15.7	8.6	2077	930	4275	1.7	5.5
51 Wollongong	429	725	1557	-19.5	-3.2	5237	7527	17825	0.7	3.5
NEW SOUTH WALES	21262	26404	68642	-1.5	0.3	212566	267986	722435	1.0	3.0

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

Statistical Areas Level 3 (SA3) in NSW

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

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



Inset 2. LGAs in the Inner and Middle Rings

Please refer to Explanatory Notes , page 15

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	450	605	856	731	-4.2	11.7
Inner Ring	630	831	1225	1029	0.1	17.0
1 Ashfield	539	632	990	801	-5.0	17.3
2 Botany Bay	505	710	880	730	3.2	15.9
3 Lane Cove	632	765	1500	1072	1.3	13.0
4 Leichhardt	756	1010	1285	1044	-3.0	17.4
5 Marrickville	610	800	960	800	1.9	15.9
6 Mosman	640	888	1890	1474	-34.2	-3.5
7 North Sydney	660	864	1300	1055	1.6	12.2
8 Randwick	660	820	1275	1031	2.4	8.3
9 Sydney	585	760	1000	857	3.4	20.6
10 Waverley	705	925	1543	1178	1.1	13.5
11 Woollahra	820	1310	1985	1650	-7.9	0.8
Middle Ring	518	670	940	800	-2.6	14.5
12 Auburn	410	500	630	551	-4.9	-3.0
13 Bankstown	474	610	700	599	-0.9	16.9
14 Burwood	580	735	1130	894	-0.8	12.6
15 Canterbury	371	500	760	583	-12.9	0.0
16 Canada Bay	648	756	1050	877	7.2	18.1
17 Hunters Hill	735	1113	1550	1297	-7.3	0.9
18 Hurstville	518	728	970	774	2.1	15.8
19 Kogarah	575	750	1081	886	-11.8	25.0
20 Ku-ring-gai	760	1180	1644	1256	1.7	26.5
21 Manly	790	1065	1500	1173	-9.7	12.1
22 Parramatta	438	575	720	600	4.5	22.1
23 Rockdale	500	611	845	686	-2.0	15.2
24 Ryde	560	790	1070	849	-3.7	19.7
25 Strathfield	490	590	1100	872	0.4	12.4
26 Willoughby	738	1030	1600	1196	-10.6	22.6
Outer Ring	405	515	699	592	-1.0	12.0
27 The Hills Shire	735	869	1020	891	6.0	26.9
28 Blacktown	406	480	590	502	2.1	15.4
29 Blue Mountains	373	447	550	466	7.6	9.4
30 Camden	455	525	599	540	4.8	9.4
31 Campbelltown	353	405	460	413	5.2	17.4
32 Fairfield	361	500	585	490	-0.6	14.9
33 Gosford	385	460	575	494	-1.1	12.2
34 Hawkesbury	400	480	598	513	1.4	17.9
35 Holroyd	390	515	630	518	-2.8	12.0
36 Hornsby	680	860	1050	890	1.5	24.6
37 Liverpool	400	500	595	505	4.2	18.8
38 Penrith	370	432	515	447	1.7	16.8
39 Pittwater	725	1023	1350	1126	7.7	15.8
40 Sutherland	550	725	880	753	-0.3	16.0
41 Warringah	588	830	1130	885	-4.6	21.2
42 Wollondilly	389	512	685	543	8.4	17.9
43 Wyong	310	370	449	387	4.2	9.1
Rest of GMR	335	410	520	438	0.0	5.1
44 Cessnock	229	275	370	311	-4.8	-6.0
45 Kiama	468	598	760	616	8.4	17.2
46 Lake Macquarie	345	405	505	432	-0.5	4.7
47 Maitland	301	368	451	392	2.1	-1.7
48 Newcastle	368	432	549	471	2.9	8.0
49 Port Stephens	315	390	478	402	1.6	4.8
50 Shellharbour	345	420	494	422	5.0	10.5
51 Wollongong	332	432	550	455	0.5	2.9
NEW SOUTH WALES	360	490	710	601	-4.9	6.5

(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 — March Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	480	670	995	825	-7.3	11.7
Inner Ring	1020	1360	1880	1579	1.7	18.3
1 Ashfield	1010	1173	1550	1270	9.0	21.5
2 Botany Bay	810	950	1100	946	-5.0	14.5
3 Lane Cove	1235	1590	1965	1634	3.9	18.0
4 Leichhardt	966	1175	1363	1215	-1.3	28.8
5 Marrickville	845	928	1100	974	-2.4	9.1
6 Mosman	1733	2480	3189	2614	-0.8	-2.7
7 North Sydney	1300	1768	2282	1874	8.9	15.5
8 Randwick	1180	1515	1900	1539	1.0	5.3
9 Sydney	920	1135	1420	1271	7.1	23.2
10 Waverley	1486	1815	2250	1952	-2.9	13.8
11 Woollahra	1500	2100	3400	2522	-7.9	-2.6
Middle Ring	720	935	1312	1068	0.0	19.1
12 Auburn	664	792	905	790	14.8	28.0
13 Bankstown	600	666	742	667	2.1	15.7
14 Burwood	964	1290	1565	1251	9.9	35.4
15 Canterbury	680	825	949	834	0.9	27.7
16 Canada Bay	1067	1265	1510	1284	-2.7	26.1
17 Hunters Hill	1305	1543	2300	1766	10.8	-2.5
18 Hurstville	820	950	1100	984	9.3	18.8
19 Kogarah	923	1080	1393	1184	-6.1	15.2
20 Ku-ring-gai	1200	1472	1880	1548	5.1	22.6
21 Manly	1310	1600	1921	1646	-1.7	6.7
22 Parramatta	632	740	854	767	5.7	20.3
23 Rockdale	820	920	1050	947	2.6	18.3
24 Ryde	955	1150	1350	1169	4.5	26.4
25 Strathfield	1035	1500	1910	1489	17.3	10.3
26 Willoughby	1420	1634	1925	1692	5.4	26.9
Outer Ring	433	550	764	638	-0.9	13.4
27 The Hills Shire	815	909	1070	956	5.6	23.2
28 Blacktown	435	510	625	529	0.0	17.2
29 Blue Mountains	380	450	557	474	5.9	8.0
30 Camden	464	530	600	549	3.9	9.3
31 Campbelltown	382	422	480	436	5.5	18.6
32 Fairfield	495	550	630	562	1.9	19.6
33 Gosford	416	500	605	530	-2.0	12.4
34 Hawkesbury	425	500	616	541	1.2	12.4
35 Holroyd	560	617	680	614	1.9	17.4
36 Hornsby	825	966	1150	1011	2.8	24.6
37 Liverpool	480	550	630	560	4.8	15.8
38 Penrith	420	465	540	484	3.1	14.8
39 Pittwater	1013	1168	1515	1344	3.1	15.6
40 Sutherland	759	860	1010	916	1.2	15.6
41 Warringah	980	1135	1320	1168	4.6	25.7
42 Wollondilly	410	533	695	560	0.5	20.6
43 Wyong	320	385	465	401	4.3	8.5
Rest of GMR	350	430	540	455	1.2	4.9
44 Cessnock	237	287	380	318	-1.0	-3.5
45 Kiama	560	670	790	686	12.1	21.3
46 Lake Macquarie	355	420	525	446	1.2	5.0
47 Maitland	313	375	460	401	1.1	-3.0
48 Newcastle	378	448	550	477	1.8	7.7
49 Port Stephens	340	420	513	430	1.0	6.9
50 Shellharbour	379	440	507	448	6.0	9.9
51 Wollongong	355	468	600	489	-1.6	1.6
NEW SOUTH WALES	355	490	750	626	-5.8	7.7

(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 — March Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	420	555	705	601	-0.9	11.0
Inner Ring	576	705	888	782	2.9	13.7
1 Ashfield	490	593	632	569	7.3	24.7
2 Botany Bay	475	592	710	601	6.5	7.6
3 Lane Cove	577	650	748	661	5.5	19.0
4 Leichhardt	570	681	892	736	-10.4	-2.0
5 Marrickville	480	605	685	585	9.5	22.8
6 Mosman	589	700	855	787	-13.9	0.0
7 North Sydney	624	803	1080	903	1.7	13.8
8 Randwick	605	695	811	726	6.0	10.3
9 Sydney	565	700	900	790	2.9	17.6
10 Waverley	608	800	926	791	6.7	18.3
11 Woollahra	663	876	1190	1007	-1.1	10.1
Middle Ring	440	545	659	573	-0.4	10.1
12 Auburn	390	435	540	465	-3.1	-4.0
13 Bankstown	383	425	485	440	1.2	18.1
14 Burwood	523	600	680	604	-5.5	5.3
15 Canterbury	345	404	476	420	-1.4	5.0
16 Canada Bay	605	695	776	705	6.9	16.0
17 Hunters Hill	588	730	920	781 s	-5.2	-8.2 s
18 Hurstville	470	518	618	544	-1.8	5.7
19 Kogarah	530	575	637	585	-2.1	16.8
20 Ku-ring-gai	633	709	828	744	-0.2	9.0
21 Manly	650	855	1050	884	0.2	23.5
22 Parramatta	397	452	550	479	-0.2	10.2
23 Rockdale	470	540	604	543	2.3	13.3
24 Ryde	507	590	702	622	0.0	10.1
25 Strathfield	470	529	590	530	4.1	13.3
26 Willoughby	643	751	880	777	8.8	18.0
Outer Ring	335	420	560	460	-2.3	5.0
27 The Hills Shire	547	603	683	604	0.5	11.7
28 Blacktown	330	385	445	384	2.7	17.8
29 Blue Mountains	265	323	375	327 s	-5.1 s	-12.2 s
30 Camden	345	366	480	382 s	4.0 s	-3.0 s
31 Campbelltown	290	316	343	321	3.4	17.3
32 Fairfield	290	325	372	335	1.6	14.4
33 Gosford	315	362	429	383	-2.2	13.5
34 Hawkesbury	305	329	385	329	-2.1	4.7
35 Holroyd	355	385	427	391	1.0	9.1
36 Hornsby	520	570	660	587	3.6	12.4
37 Liverpool	292	356	400	355	3.5	12.7
38 Penrith	285	335	370	328	3.1	12.4
39 Pittwater	576	650	875	761	6.7	15.0
40 Sutherland	470	548	650	572	0.6	11.7
41 Warringah	515	592	675	607	2.0	12.6
42 Wollondilly	220	275	304	266 s	-20.3 s	-
43 Wyong	257	290	380	314	3.6	10.7
Rest of GMR	296	357	440	383	2.0	6.6
44 Cessnock	205	222	243	229 s	-17.2 s	-11.6 s
45 Kiama	339	406	464	437	3.3 s	6.7 s
46 Lake Macquarie	300	340	400	347	-3.1	7.9
47 Maitland	280	303	322	311 s	6.3	5.7 s
48 Newcastle	330	399	515	455	9.4	14.1
49 Port Stephens	270	335	400	337	15.5	12.8
50 Shellharbour	254	295	360	313	-15.7	-7.8
51 Wollongong	306	370	463	393	-2.0	1.4
NEW SOUTH WALES	365	495	662	549	-3.8	6.0

(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 — March Quarter 2014

Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Media	
					Qtly %	Ann %
REST OF NSW	235	320	420	341	-0.6	3.2
52 Goulburn - Yass	220	289	393	318	-5.6	-2.1
53 Queanbeyan	355	457	600	481	1.4	-0.1
54 Snowy Mountains	170	265	350	265	19.4	-5.8
55 South Coast	280	355	432	364	7.6	6.0
56 Bathurst	263	325	398	336	-1.5	3.2
57 Lachlan Valley	114	164	250	188	-19.9	-11.2
58 Lithgow - Mudgee	205	280	367	293	-5.1	0.0
59 Orange	240	315	408	334	-5.7	-3.1
60 Clarence Valley	234	310	410	337	10.7	8.0
61 Coffs Harbour	295	369	455	382	2.5	2.8
62 Bourke - Cobar - Coonamble	55	108	205	137	-17.3	-28.3
63 Broken Hill and Far West	70	99	165	118	-13.9	-13.9
64 Dubbo	165	257	321	258	-4.8	8.4
65 Lower Hunter	240	305	415	337	-5.5	-4.7
66 Upper Hunter	234	289	360	291	-14.7	-9.7
67 Great Lakes	260	320	395	334	-3.3	-0.9
68 Kempsey - Nambucca	230	299	345	297	-0.3	14.1
69 Port Macquarie	320	390	480	405	2.6	9.5
70 Taree - Gloucester	213	268	360	287	-6.6	-2.7
71 Albury	190	254	325	263	-9.5	5.0
72 Lower Murray	135	239	312	250	51.9	24.5
73 Upper Murray exc. Albury	159	213	300	234	-5.6	6.3
74 Armidale	232	287	370	298	-10.7	-6.8
75 Inverell - Tenterfield	123	186	255	198	-5.8	-7.0
76 Moree - Narrabri	170	261	330	254	13.6	18.8
77 Tamworth - Gunnedah	215	288	370	297	6.7	1.1
78 Richmond Valley - Coastal	355	470	588	504	-4.2	-6.0
79 Richmond Valley - Hinterland	250	312	398	326	8.5	9.5
80 Tweed Valley	310	398	495	422	-0.4	-0.6
81 Griffith - Murrumbidgee (West)	155	215	300	221	-2.3	-2.3
82 Tumut - Tumbarumba	130	185	330	279	-14.0	-3.9
83 Wagga Wagga	220	275	350	283	4.6	1.9
84 Shoalhaven	295	359	450	387	2.6	2.6
85 Southern Highlands	386	498	705	573	-2.3	6.0

(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 12. Sale Prices — Rural Statistical Areas Level 3 — March Quarter 2014

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	243	330	430	349	0.0	3.1	210	275	360	294	-1.1	7.0
52 Goulburn - Yass	224	290	395	321	-7.2	-3.3	-	-	-	-	-	-
53 Queanbeyan	430	538	665	549	-0.8	-1.7	218	289	369	294	-2.4	-2.9
54 Snowy Mountains	172	259	368	270	3.4	-8.5	169	269	305	248 s	28.1	28.1 s
55 South Coast	300	370	445	384	3.4	4.2	194	243	333	265	7.8	10.2
56 Bathurst	270	335	405	345	-2.9	3.1	196	249	280	235 s	6.2 s	13.0 s
57 Lachlan Valley	112	163	250	188	-22.2	-11.7	-	-	-	-	-	-
58 Lithgow - Mudgee	200	278	368	293	-5.8	-1.2	-	-	-	-	-	-
59 Orange	240	320	410	340	-7.9	-5.5	-	-	-	-	-	-
60 Clarence Valley	230	320	420	340	10.3	12.3	240	289	326	311 s	9.1	-4.1 s
61 Coffs Harbour	343	409	500	424	6.2	7.1	192	270	345	277	-2.0	2.9
62 Bourke - Cobarr - Coonamble	55	108	205	137	-17.3	-28.3	-	-	-	-	-	-
63 Broken Hill and Far West	70	99	165	118	-13.9	-15.4	-	-	-	-	-	-
64 Dubbo	170	260	326	261	-3.7	7.2	148	189	242	202 s	-	10.9 s
65 Lower Hunter	247	312	425	344	-6.2	-5.5	205	230	285	252 s	-15.3 s	-8.7
66 Upper Hunter	225	285	360	288	-17.2	-10.9	-	-	-	-	-	-
67 Great Lakes	278	350	420	359	0.7	-1.4	222	260	338	279	-16.1	-1.9
68 Kempsey - Nambucca	243	303	350	306	-0.5	6.1	148	210	270	227 s	-17.0 s	0.0 s
69 Port Macquarie	357	425	505	435	3.7	9.0	239	300	360	316	6.0	16.2
70 Taree - Gloucester	226	279	375	301	-7.0	-0.4	160	190	215	189	-11.6 s	-17.4
71 Albury	215	265	335	277	-10.2	1.5	125	159	215	175	-22.7	-15.7
72 Lower Murray	135	237	301	248	46.3	22.9	-	-	-	-	-	-
73 Upper Murray exc. Albury	160	220	310	241	-7.9	10.0	145	200	225	194 s	8.1	20.1 s
74 Armidale	240	298	370	306	-7.2	-6.9	182	205	275	231 s	-36.3 s	15.5 s
75 Inverell - Tenterfield	123	186	255	198	-5.7	-5.8	-	-	-	-	-	-
76 Moree - Narrabri	170	261	328	254	13.6	16.1	-	-	-	-	-	-
77 Tamworth - Gunnedah	220	295	375	304	9.3	1.7	155	180	220	198 s	-9.5 s	-12.7 s
78 Richmond Valley - Coastal	405	520	669	559	-2.8	-3.7	285	373	475	402	-3.2	-3.0
79 Richmond Valley - Hinterland	252	313	422	330	5.1	7.9	160	255	339	245 s	21.4 s	8.5 s
80 Tweed Valley	365	451	575	480	0.1	-3.1	270	329	410	345	3.0	11.3
81 Griffith - Murrumbidgee (West)	160	229	305	226	0.7	4.1	-	-	-	-	-	-
82 Tumut - Tumbarumba	129	185	331	284	-17.8	-3.9	-	-	-	-	-	-
83 Wagga Wagga	228	281	355	290	2.3	2.3	158	214	261	213	-8.9	10.6 s
84 Shoalhaven	300	365	458	396	1.4	3.0	195	246	300	252	-7.2	-0.6 s
85 Southern Highlands	400	510	735	585	-2.9	5.7	365	450	505	459 s	-9.1	28.6 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 Rental Bonds (RB), NSW Fair Trading, Office of Finance and Services, Department of The Treasury. 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), Office of Finance and Services, Department of The Treasury.
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 (2011). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2011) 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 SA4 in NSW, 15 aggregate to Greater Sydney and 13 aggregate to Rest of NSW. The combined area of Greater Sydney and the LGAs of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama is defined as the "Greater Metropolitan Region (GMR)". The LGAs in Greater Sydney are also grouped into Inner, Middle and Outer rings. "Rest of NSW" as used in this publication is that part of the state not in the GMR.
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.
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.

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 RB 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 RB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.
3. Rental bonds lodged by Community Housing Organisations (CHOs) have been identified and excluded from the calculation of rent statistics back to June 2009. CHOs have been lodging bonds with the RB for over a decade for dwellings that they manage and which they rent to tenants at below market rents (usually at least 20% below market rents). Over the last three years (since 2011) the inclusion of rental bonds submitted by CHOs for social or affordable housing tenancies has had a measurable effect on median rents for the locations where there are substantial pockets of community housing. Hence these bonds are now excluded from the rent calculations so that the rents published reflect new private rentals only and are not diluted by lower social housing rents.

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.

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 Geographic 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 SSD 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.

Changes were introduced into the December 2013 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Australian Standard Geographical Classification (ASGC 2011) in parallel with ASGS (2011). The names of two LGAs were changed: Baulkham Hills is now known as The Hills Shire and Hastings is now known as Port Macquarie-Hastings. While there have been no boundary changes since 2005, the implementation of updated concordance tables has improved the accuracy of boundary definition which has led to changes in some LGAs. Impact has been greatest in the LGAs of Hawkesbury, Parramatta, The Hills Shire, Lane Cove, North Sydney, Willoughby, Cessnock and Maitland. As a consequence, application of the new concordances has been back-cast to December Quarter 2012.

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 Department of Family and Community Services Analysis and Research (02 8753 8495).