

Rent and Sales Report

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Rent: September quarter 2015
Sales: June quarter 2015

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Rent and Sales Summary

Rent: September Quarter 2015

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in Greater Sydney and Middle Ring remained unchanged at \$500. The median rent increased in the Outer Ring by \$10 to \$440 whereas the Inner Ring saw a slight decline by \$5 to \$590. Over the year, the median rent increased by \$10 in the Inner Ring and in Greater Sydney, and by \$20 in the Outer Ring. The median rent remained unchanged in the Middle Ring over the year.

The median rent for two bedroom flats/units increased in Greater Sydney by \$20 (4%) to \$520 per week over the year and the quarterly increase was also by \$20 (4%). The rent increased over the year by \$30 (4.8%) to \$650 in the Inner Ring, \$10 (2.1%) to \$480 in the Middle Ring, and \$15 (3.8%) to \$410 in the Outer Ring. The median rent increased by \$5 (1.6%) to \$325 in the rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased in the Inner Ring, Outer Ring and the rest of the GMR, but remained unchanged in the Middle Ring.

The median rent for a three bedroom separate house in Greater Sydney increased by \$10 (2.2%) to \$460 over the year. The median rent remained unchanged over the quarter in Greater Sydney. Over the year, the median rent increased by \$35 (4.3%) to \$850 in the Inner Ring, by \$10 (1.8%) to \$560 in the Middle Ring, by \$10 (2.4%) to \$430 in the Outer Ring and by \$10 (2.7%) to \$380 in the rest of the GMR. Over the quarter, the median rent increased by \$10 in the Middle Ring, and remained unchanged in the Inner Ring, Outer Ring and the rest of the GMR.

The median rent for one bedroom flats/units increased over the year in the Outer Ring by \$20 (6.1%) to \$350 and in the rest of the GMR by \$10 (4.3%) to \$245. The median rent remained unchanged in the Inner Ring and the Middle Ring. Over the quarter, the median rent increased by \$10

in the Outer Ring and by \$5 in the rest of the GMR, but decreased by \$10 in the Inner Ring and the Middle Ring.

The median rent for two bedroom separate houses increased over the year by \$35 (5.4%) in the Inner Ring to \$685, by \$20 (4.3%) in the Middle Ring to \$480, by \$10 (2.9%) in the Outer Ring to \$360 and by \$15 (4.5%) to \$350 in the rest of the GMR. Over the quarter, the median rent increased by \$15 (2.2%) in the Inner Ring, by \$20 (4.3%) in the Middle Ring, by \$2 (0.7%) in the Outer Ring and by \$10 (2.9%) in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units increased by \$10 (4.3%) to \$240 over the year and remained unchanged over the quarter. The median rent for three bedroom separate houses increased by \$10 (3.3%) to \$310 over the year and remained unchanged over the quarter.

The number of new bonds lodged over the quarter in Greater Sydney increased by 10.3% to 52,462 bonds. The number of new bonds lodged increased by 13.1% in the Inner Ring, by 9.2% in the Middle Ring, by 8.4% in the Outer Ring, and by 9.1% in the rest of the GMR. Over the year, the number of new bonds lodged increased by 7% in Greater Sydney, 6.7% in the Inner Ring, 4.1% in the Middle Ring, 9.1% in the Outer Ring and decreased by 1% in the rest of the GMR.

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

For two bedroom flats/units, the largest annual increase in median rent in Greater Sydney were recorded in Botany Bay (8%) and Burwood (8%), followed by Rockdale (7.6%).

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney was recorded in Sydney (16.7%). Within the rest of the GMR, an increase of 10.0% was observed in Wollongong.

Trends in Median Rents – Sydney and NSW

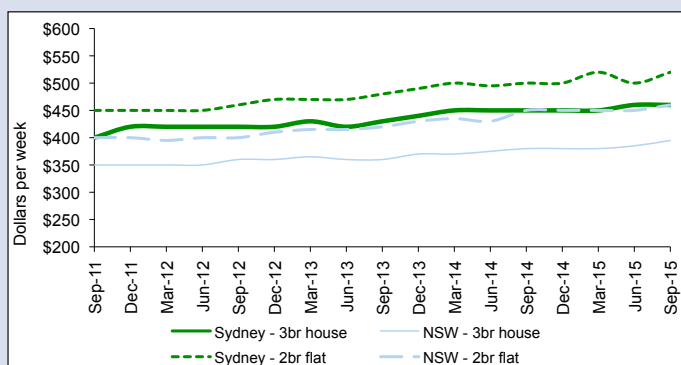


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Sep Qtr 2015	\$590	\$500	\$440	\$500	\$440
Qtlly change	-0.8%	0.0%	2.3%	0.0%	2.3%
Ann. change	1.7%	0.0%	4.8%	2.0%	4.8%
Sales (\$'000s)					
Jun Qtr 2015	\$980	\$856	\$645	\$750	\$588
Qtlly change	8.6%	9.7%	7.5%	8.7%	5.9%
Ann. change	14.8%	18.8%	19.4%	15.4%	8.9%

For one bedroom flats/units, the largest annual increases in median rent were observed in Ryde (12.5%) and Wyong (12.5%). A decrease of 13.0% was observed in Burwood.

For two bedroom separate houses, the largest annual increase in Greater Sydney was 18.2% recorded in Rockdale.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Moree-Narrabri and Southern Highlands recorded increases over the year in the median rent for a two bedroom dwelling that were 10% or more, whereas Bourke - Cobar - Coonamble recorded a decrease of 10%. For three bedroom dwellings, none of the SA3s recorded the change in median rent of 10% or more.

Within Greater Sydney, 29 LGAs recorded a growth over the year in the number of new bonds lodged and 14 LGAs recorded falls in the number of new bonds lodged.

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

Sales: June Quarter 2015

The median sales price for all dwellings across Greater Sydney increased by 15.4% over the year and, by 8.7% over the quarter. Over the quarter, the median sales price increased by 8.6% in the Inner Ring, by 9.7% in the Middle Ring and, by 7.5% in the Outer Ring. The median sales price decreased by 1.1% in the rest of the GMR. Over the year, the median sales price increased by 14.6% in the Inner Ring, by 18.8% in the Middle Ring, by 19.4% in the Outer Ring and, by 2.3% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 10.6% over the quarter and by 17.1% over the year. Over the quarter, the sales price increased in the Inner Ring (5.7%), the Middle Ring (11.2%), Outer Ring (7.9%) and the rest of the GMR (2.2%). The largest quarterly increase of 26.6% was recorded in

Lane Cove followed by 21.9% in Woollahra and 21.3% in Mosman. Wollondilly recorded a decrease of 3% in the median sales price. Over the year, the sales price increased in the Inner Ring (24.5%), in the Middle Ring (28.5%), in the Outer Ring (18.1%), and in the rest of the GMR (6.7%). The largest annual increase was 44.4% recorded in North Sydney, followed by 38.6% in Lane Cove, 36.6% in Willoughby, 34.7% in Strathfield and 33.7% in The Hills Shire.

In the rest of GMR, Kiama recorded the highest increase (20.8%) over the year, followed by Wollongong (19.2%).

For strata dwellings in Greater Sydney, the median sales price increased by 8% for the quarter and by 13.7% over the year. Over the quarter, the median sales price increased by 5.8% in the Inner Ring, 8.1% in the Middle Ring, 7.1% in the Outer Ring, and decreased (5.5%) in the rest of the GMR. The largest quarterly increase was recorded in Botany Bay (16.1%), whilst the largest quarterly decrease was 4.6% in Waverley. Over the year, the median sales price increased in the Inner Ring (13.2%), Middle Ring (10.6%) and the Outer Ring (16.8%), but decreased in the rest of the GMR (6%). Over the year, Botany Bay recorded the largest increase of 29% followed by Campbelltown (27.3%), Fairfield (27.2%) and Hawkesbury (26.2%).

In the rest of GMR, Shellharbour recorded the greatest increase over the year (18.3%).

Trends in Median Sales Price – Sydney and NSW

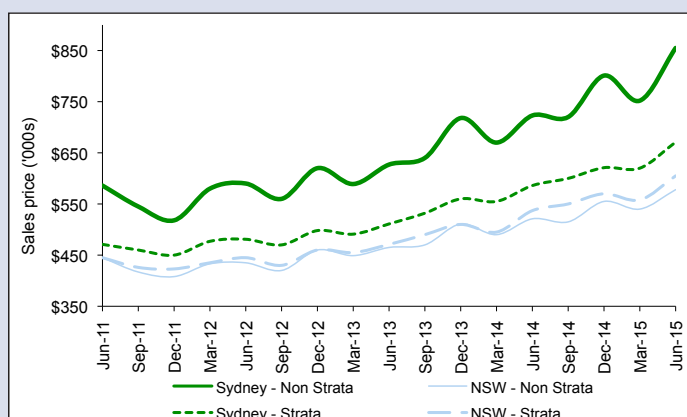


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - Sep Quarter 2015

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	-2.2	0.0	510	2.0	4.1	500	0.0	1.0	620	1.6	3.3
Inner Ring	495	-1.0	0.0	650	0.0	3.2	880	-2.2	3.5	1200	0.0	4.3
1 Ashfield	380	2.7	5.6	465	3.3	3.3	690	9.5	8.7	-	-	-
2 Botany Bay	520	-1.9	8.3	640	0.0	8.5	730	1.4	8.1	895 s	-3.2 s	-4.8 s
3 Lane Cove	500	1.0	4.2	520	-0.5	4.0	780	1.3	-2.5	1400 s	16.7 s	16.7 s
4 Leichhardt	450	2.3	0.0	680	4.6	4.6	870	2.4	6.7	1200	0.4	9.1 s
5 Marrickville	400	2.6	1.3	530	1.0	3.9	775	1.3	3.3	900	-7.7	5.9
6 Mosman	450	-2.2	0.0	600	-5.1	-3.2	1100	-4.3	4.8	1750	-11.4 s	-2.6 s
7 North Sydney	485	-3.0	1.0	650	0.0	4.0	920	2.8	3.1	1325 s	-8.0 s	10.4 s
8 Randwick	480	0.0	5.5	600	0.0	1.7	850	0.0	7.6	1185	-6.0	0.9
9 Sydney	520	-1.0	0.0	720	0.0	2.9	950	-1.0	2.7	1125	2.3	4.2
10 Waverley	500	-2.9	1.5	675	-0.7	3.8	995	2.3	3.4	1500	3.4	7.1
11 Woollahra	480	0.0	0.5	680	-2.9	0.7	1085	-9.2	-1.1	1900	18.8	18.8
Middle Ring	440	-2.2	2.3	480	0.0	4.3	590	1.7	3.5	750	0.0	7.1
12 Auburn	440	-2.2	4.8	478	6.1	6.1	530	2.9	1.9	650	0.0	3.2
13 Bankstown	250	0.0	-10.7	410	2.5	2.5	500	0.0	4.2	650	4.8	8.3
14 Burwood	390	-0.6	-10.3	540	5.9	8.0	670	8.1	3.1	-	-	-
15 Canterbury	330	0.0	10.0	400	5.3	6.7	550	0.0	1.9	700	6.1	10.2
16 Canada Bay	510	0.0	2.0	620	0.0	3.3	750	-1.3	2.7	900	-9.5 s	0.0
17 Hunters Hill	395 s	-1.3 s	-9.2 s	583 s	3.6	0.9 s	820 s	3.8 s	5.1 s	1200 s	-7.3 s	-
18 Hurstville	360	-6.5	-10.0	430	-3.9	2.4	570	-0.9	4.6	700	2.9	9.4
19 Kogarah	385	-4.9	10.0 s	470	-1.1	4.4	590	1.7	5.4	735 s	-7.0 s	5.0 s
20 Ku-ring-gai	475	-1.0	3.3	600	0.0	1.7	800	1.9	2.6	1150	1.8	4.5
21 Manly	525	-0.9	5.0	680	-6.8	2.6	1000	5.3	3.9	1500	1.7	15.4
22 Parramatta	370	7.2	6.5	440	2.3	4.8	520	2.0	6.1	630	5.0	6.3
23 Rockdale	423	-6.1	3.0	500	0.0	8.7	600	-3.2	0.0	690	-6.4	-1.4
24 Ryde	460	2.2	15.0	490	1.0	8.9	650	0.0	3.2	800	0.0	5.3
25 Strathfield	400	1.3	5.3	500	2.0	4.2	580	-4.9	0.9	750	-6.3 s	-6.3
26 Willoughby	530	2.9	1.0	605	0.8	-0.8	913	-0.3	1.8	1275	7.1	2.0
Outer Ring	320	3.2	6.7	400	5.3	5.3	440	2.3	4.8	560	1.8	1.8
27 The Hills Shire	403	15.0	-1.8	500	0.0	2.0	570	1.8	2.7	680	-2.9	-2.9
28 Blacktown	250	-7.4	4.2	370	0.0	2.8	420	0.0	5.0	550	0.0	0.0
29 Blue Mountains	250	0.0	4.2	350	0.0	6.1	420	5.0	10.5	485	1.0	-1.0
30 Camden	-	-	-	400 s	0.0	11.1	450	1.1	2.3	540	0.9	1.9
31 Campbelltown	250	-6.5	4.2	350	0.0	2.9	400	1.3	2.6	480	-2.0	4.3
32 Fairfield	270	4.2	8.0	335	1.5	4.7	450	3.4	4.7	530	1.9	6.0
33 Gosford	250	-3.8	0.0	350	0.0	4.5	430	0.0	7.5	550	1.9	2.8
34 Hawkesbury	243 s	-13.4 s	2.1 s	330	3.1	3.1	420	0.0	0.0	565	3.2	13.0
35 Holroyd	285	-5.0	-1.7	410	2.5	5.1	480	2.1	4.3	590	-1.7	0.9
36 Hornsby	400	5.3	1.3	500	2.0	5.3	600	0.0	3.4	750	0.0	4.2
37 Liverpool	283	4.6	6.6	350	0.0	2.9	460	2.2	2.2	550	-1.8	5.8
38 Penrith	250	2.0	2.0	320	3.2	6.7	410	2.5	3.8	520	4.0	4.0
39 Pittwater	400	-2.4	-2.4	585	-1.7	1.7	820	2.5	2.5	1100	4.8	15.8
40 Sutherland	365	4.3	4.3	450	0.0	0.0	623	1.2	3.8	758	-2.9	1.0
41 Warringah	435	1.2	3.6	570	0.0	3.6	820	5.1	3.1	1100	6.8	10.0
42 Wollondilly	-	-	-	318 s	-0.8	-0.8	400	0.0	5.3	550	3.8	12.2
43 Wyong	235	4.4	6.8	320	3.2	6.7	380	0.0	2.7	465	2.2	3.3
Rest of GMR	230	0.0	4.5	335	1.5	3.1	385	1.3	1.3	450	0.0	7.1
44 Cessnock	190	1.3 s	5.6 s	260	4.0	2.0	300	0.0	0.0	380	2.7	1.3
45 Kiama	-	-	-	400	5.3	11.1	450	0.0	2.3	550 s	3.8 s	-3.5 s
46 Lake Macquarie	230	9.5	4.5	330	0.0	2.8	385	1.3	1.3	463	-3.6	0.5
47 Maitland	180	0.0 s	-5.3 s	275	1.9	-1.8	330	-2.9	0.0	400	0.6	1.3
48 Newcastle	230	-7.1	4.5	360	0.0	2.6	408	-0.6	1.9	455	-5.2	1.1
49 Port Stephens	203 s	-8.0 s	-2.4 s	280	-1.8	0.0	350	0.0	0.0	450	6.5	7.1
50 Shellharbour	278 s	-	-	328	-0.8	2.3	410	-1.2	5.1	550	3.8	10.0
51 Wollongong	250	2.0	4.2	350	0.0	4.5	450	0.0	5.3	553	-4.7	10.5
NEW SOUTH WALES	419	-0.2	2.2	440	2.3	4.8	420	2.4	5.0	520	4.0	7.2

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - Sep Quarter 2015

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	350	420	560	0.0	2.4	400	460	570	0.0	2.2
Inner Ring	600	685	760	2.2	5.4	738	850	1050	0.0	4.3
1 Ashfield	-	-	-	-	-	700	740	795 s	3.5 s	5.7 s
2 Botany Bay	560	630	680 s	-	-	650	700	760 s	-4.8 s	4.1 s
3 Lane Cove	-	-	-	-	-	850	915	1100 s	4.6 s	6.4 s
4 Leichhardt	650	700	770	6.9	7.7	780	893	1000	5.0	9.5
5 Marrickville	580	630	685	-3.1	5.0	700	750	840	0.0	1.7
6 Mosman	-	-	-	-	-	937	1198	1485 s	-	4.1 s
7 North Sydney	-	-	-	-	-	950	1200	1300 s	9.1 s	38.7 s
8 Randwick	600	670	860 s	1.5 s	-	765	850	995	-2.3	4.3
9 Sydney	600	690	750	0.0 s	1.5	730	875	995	-0.6	16.7
10 Waverley	750	865	975 s	-	-	980	1235	1300 s	12.3 s	9.3 s
11 Woollahra	-	-	-	-	-	905	1450	2100 s	31.8 s	31.8 s
Middle Ring	420	480	550	4.3	4.3	500	560	660	1.8	1.8
12 Auburn	400	415	490 s	0.0 s	-3.5 s	460	500	580	0.0	4.2
13 Bankstown	400	430	450	2.4	0.0	455	500	550	1.0	4.2
14 Burwood	-	-	-	-	-	550	600	650 s	-0.8 s	-
15 Canterbury	445	490	530	2.1 s	-1.0	520	560	605	1.8	3.7
16 Canada Bay	550	640	663 s	-1.5 s	6.7 s	660	750	863	0.0	7.9
17 Hunters Hill	-	-	-	-	-	765	900	1525 s	-	-
18 Hurstville	450	465	530 s	-1.1 s	3.3 s	520	560	628	-1.8	5.7
19 Kogarah	430	460	500 s	-4.2	1.1	575	620	675	6.9	5.1
20 Ku-ring-gai	-	-	-	-	-	760	860	1050	6.2	9.2
21 Manly	-	-	-	-	-	900	980	1250 s	-2.0 s	0.5 s
22 Parramatta	370	410	480	-4.7	2.5	450	500	545	1.0	4.2
23 Rockdale	420	520	550	15.6	18.2	550	600	650	0.0	0.0
24 Ryde	500	550	550 s	5.8 s	7.8 s	550	630	680	1.6	1.6
25 Strathfield	-	-	-	-	-	500	560	660 s	-9.7 s	-5.1 s
26 Willoughby	595	660	750 s	-	-	820	950	1100	2.2	6.1
Outer Ring	325	360	400	0.7	2.9	393	430	490	0.0	2.4
27 The Hills Shire	450	470	550 s	1.6 s	-	500	550	600	0.0	0.0
28 Blacktown	335	360	380	-2.7	2.9	390	420	450	2.4	5.0
29 Blue Mountains	335	360	380	2.9	5.9	380	420	450	5.0	10.5
30 Camden	-	-	-	-	-	430	450	480	1.7	2.3
31 Campbelltown	330	350	360 s	2.9 s	0.0 s	380	400	430	0.0	2.6
32 Fairfield	340	370	400 s	2.8 s	5.7	403	450	470	2.3	4.7
33 Gosford	340	370	400	0.0	5.7	400	430	485	-3.4	7.5
34 Hawkesbury	345	355	395 s	4.4 s	7.6 s	400	440	475	3.5	4.8
35 Holroyd	390	400	450	0.0 s	0.0	440	470	500	2.2	4.4
36 Hornsby	480	500	550 s	7.5 s	1.0 s	550	600	673	0.0	3.9
37 Liverpool	320	360	400 s	4.3 s	-5.3 s	410	460	500	2.2	2.2
38 Penrith	305	340	360	6.3	0.0	390	420	450	2.4	5.0
39 Pittwater	575	628	725 s	-3.5 s	8.2 s	710	850	950	3.7	4.6
40 Sutherland	400	490	550 s	2.1 s	-1.0 s	550	620	675	-1.6	3.3
41 Warringah	570	650	720 s	0.0 s	0.0 s	770	845	900	6.3	5.6
42 Wollondilly	-	-	-	-	-	380	400	450	-1.2	6.7
43 Wyong	295	320	345	3.2	3.2	350	380	410	0.0	2.7
Rest of GMR	300	350	390	2.9	4.5	340	380	430	0.0	2.7
44 Cessnock	240	260	280	4.0	4.0	280	300	330	0.0	0.0
45 Kiama	-	-	-	-	-	415	450	500	0.0 s	2.3 s
46 Lake Macquarie	310	330	350	-2.9	0.8	350	385	420	1.3	1.3
47 Maitland	255	290	310 s	-3.3 s	0.0 s	310	340	360	0.0	3.0
48 Newcastle	330	360	395	2.9	1.4	360	400	450	0.0	0.0
49 Port Stephens	290	300	350 s	0.0 s	3.4 s	323	350	380	0.0	0.0
50 Shellharbour	320	350	385 s	0.0 s	2.9 s	380	400	430	-3.0	2.6
51 Wollongong	350	400	450	11.1	9.6	390	440	500	0.0	10.0
NEW SOUTH WALES	275	340	430	0.0	3.0	320	395	480	2.6	3.9

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - Sep Quarter 2015

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	390	475	550	-1.0	3.3	420	520	640	4.0	4.0
Inner Ring	440	500	580	-2.0	0.0	550	650	740	1.6	4.8
1 Ashfield	350	380	400	2.7	2.7	425	460	500	2.2	2.2
2 Botany Bay	495	520	550	-1.9	6.1	480	640	680	0.0	8.0
3 Lane Cove	473	500	535	3.1	4.2	480	520	600	1.0	4.0
4 Leichhardt	380	450	530	5.3	0.0	530	620	720	3.3	4.2
5 Marrickville	350	410	480	2.5	3.8	440	490	565	0.0	2.1
6 Mosman	420	450	500	-3.2	0.0	540	600	700	-4.4	0.0
7 North Sydney	435	485	550	-3.0	1.0	575	650	720	1.6	4.8
8 Randwick	440	490	550	0.0	8.9	535	600	670	1.3	3.0
9 Sydney	480	550	600	0.0	1.9	650	730	840	0.0	4.3
10 Waverley	450	500	600	-2.4	1.0	588	665	750	-2.3	2.2
11 Woollahra	430	500	580	4.2	5.3	600	650	750	-5.8	0.0
Middle Ring	370	450	500	-2.2	0.0	418	480	580	0.0	2.1
12 Auburn	390	440	460	-2.2	2.3	395	480	540	2.1	4.3
13 Bankstown	220	265	290	-4.3 s	-7.0 s	380	405	440	1.3	1.3
14 Burwood	370	400	500	0.0	-13.0	480	540	590	3.8	8.0
15 Canterbury	300	333	410	0.8	10.8	360	390	450	2.6	5.4
16 Canada Bay	470	510	540	-1.0	2.0	520	610	660	-1.6	1.7
17 Hunters Hill	-	-	-	-	-	450	573	640 s	4.1 s	6.0 s
18 Hurstville	320	370	430	-7.5	-7.5	395	420	480	-4.5	0.0
19 Kogarah	370	405	450 s	-4.1 s	15.7 s	425	470	520	1.6	4.4
20 Ku-ring-gai	430	480	500	-1.0	1.6	550	600	650	0.0	0.4
21 Manly	475	525	600	-0.9	5.0	600	675	833	-3.6	3.8
22 Parramatta	320	380	420	8.6	8.6	400	450	490	4.7	4.7
23 Rockdale	370	450	485	0.0	2.9	430	495	570	-2.9	7.6
24 Ryde	365	450	500	0.0	12.5	420	470	580	-2.1	4.4
25 Strathfield	380	420	450	7.0 s	12.0 s	460	500	550	2.0	4.2
26 Willoughby	485	535	580	2.9	0.9	550	600	690	0.0	-1.6
Outer Ring	270	350	425	2.9	6.1	340	410	495	2.5	3.8
27 The Hills Shire	340	423	450	9.0 s	0.6	470	510	545	0.0	2.0
28 Blacktown	220	250	310	-7.4	2.0	340	370	400	0.0	2.8
29 Blue Mountains	220	235	265 s	-6.1 s	-0.1	277	310	350	1.6 s	-3.1 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	220	255	300 s	-5.6 s	-19.0 s	300	350	400	1.4	2.9
32 Fairfield	260	280	300	5.7	12.0	310	330	380	3.1	3.1
33 Gosford	220	260	290	0.0	4.0	300	330	370	0.0	0.0
34 Hawkesbury	215	238	265 s	-	-2.1 s	280	300	345	-1.6 s	0.0 s
35 Holroyd	250	290	310 s	-11.5	0.0 s	380	400	430	1.3	2.6
36 Hornsby	350	415	450	1.2	1.2	440	490	540	0.0	4.3
37 Liverpool	270	310	370 s	14.8	17.0 s	310	345	400	1.5	4.5
38 Penrith	240	250	298 s	0.0	0.0	290	320	350	6.7	6.7
39 Pittwater	368	400	490	0.6	-1.2	498	550	623	0.0	1.4
40 Sutherland	330	370	400	5.7	8.8	420	450	490	0.0	2.3
41 Warringah	395	440	490	2.3	4.8	500	560	630	-0.9	1.8
42 Wollondilly	-	-	-	-	-	283	300	310 s	-3.2 s	1.7 s
43 Wyong	210	248	275	10.0	12.5	280	310	350	3.3	3.3
Rest of GMR	200	245	295	2.1	4.3	280	325	380	1.6	1.6
44 Cessnock	175	190	198 s	4.1 s	11.8 s	240	260	270	4.0	2.0
45 Kiama	-	-	-	-	-	350	395	430 s	9.0 s	24.4 s
46 Lake Macquarie	200	220	253	8.6	4.8	260	320	360	3.2	6.7
47 Maitland	175	180	200	0.0 s	-5.3 s	230	260	300	0.0	0.0
48 Newcastle	220	275	345	1.9	5.8	300	350	400	-2.8	0.0
49 Port Stephens	190	200	220 s	-	-1.2 s	260	280	300	3.7	4.7
50 Shellharbour	-	-	-	-	-	270	305	355	1.7	5.2 s
51 Wollongong	220	250	290	0.0	4.2	300	340	390	1.5	3.0
NEW SOUTH WALES	315	440	525	-1.1	2.3	350	460	600	2.2	2.2

(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 - Sep Quarter 2015

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	0.0	320	0.0	6.7	310	0.0	3.3	240	0.0	4.3
52 Goulburn - Yass	230	0.0	0.0	295	-0.8	1.7	295	1.7	1.7	218	3.6	1.2
53 Queanbeyan	280	-4.3	-5.1	400	0.0	0.0	388	2.0	-7.7	270	8.0	0.0
54 Snowy Mountains	265 s	-47.5	-11.7 s	290	-27.5	-9.4	258 s	-8.0	-8.0 s	285 s	-48.2	-36.7 s
55 South Coast	245	2.1	6.5	320	0.0	4.1	330	0.0	6.5	230	0.0	4.5
56 Bathurst	250	4.2	0.0	310	3.3	5.1	310	3.3	3.3	243	7.8	-3.0
57 Lachlan Valley	180	2.9	0.0	230	0.0	0.0	230	0.0	0.0	175	6.1	2.9
58 Lithgow - Mudgee	235	-6.0	-2.1	298	6.3	-0.8	298	6.3	-0.8	230	-4.2 s	-4.2 s
59 Orange	250	0.0	4.2	300	0.0	3.4	300	0.0	1.7	230	-4.2	0.0
60 Clarence Valley	250	4.2	5.3	300	0.0	3.4	305	1.7	5.2	248	8.8	12.5
61 Coffs Harbour	300	3.4	7.1	370	-1.3	1.4	375	0.0	2.7	280	0.9	7.7
62 Bourke - Cobar - Coonara	180	0.0	-10.0	240	9.1	4.3	250	11.1	8.7	180 s	0.0 s	-10.0 s
63 Broken Hill and Far West	190	-5.0	-5.0	230	-8.0	2.2	230	-8.0	2.2	-	-	-
64 Dubbo	220	-3.3	0.0	300	1.7	3.4	290	0.0	3.6	205	0.0	3.8
65 Lower Hunter	250	0.0	0.0	300	0.0	0.0	300	0.0	0.0	230	-8.0	-8.0
66 Upper Hunter	200	0.0	-9.1	250	0.0	-3.8	250	-2.0	0.0	200	8.1 s	11.1 s
67 Great Lakes	260	4.0	4.0	350	0.0	2.9	350	0.0	2.9	250	0.0	4.2
68 Kempsey - Nambucca	243	-3.0	1.0	310	-3.1	3.3	310	-3.1	3.3	235	-2.1	2.2
69 Port Macquarie	295	-1.7	1.7	385	-1.3	6.2	393	-0.6	7.5	285	-1.7	5.6
70 Taree - Gloucester	240	4.3	0.0	300	0.0	0.0	300	3.4	1.7	230	4.5	2.2
71 Albury	200	-4.8	-4.8	280	-3.4	0.0	280	-3.4	1.8	190	0.0	-2.6
72 Lower Murray	160 s	3.2 s	6.7 s	200	0.0	0.0 s	210 s	2.4	5.0 s	160 s	3.2 s	10.3 s
73 Upper Murray exc. Albury	180	2.9	2.9	250	0.0	0.0	260	2.0	4.0	175	6.1	2.9
74 Armidale	240	0.0	-1.0	310	-3.1	-1.6	310	-3.1	0.0	230	-4.2	-2.1
75 Inverell - Tenterfield	188	1.4	4.2	248	-1.0	3.1	243	-3.0	1.0	178	4.4	7.6
76 Moree - Narrabri	200	0.0	11.1	298	-0.8	-0.8	290	-3.3	-3.3	188	4.2	10.3
77 Tamworth - Gunnedah	240	0.0	2.1	300	0.0	0.0	300	0.0	0.0	230	-2.1	0.0
78 Richmond Valley - Coast	330	-2.9	0.0	470	4.4	6.8	480	9.1	9.1	315	-1.6	1.6
79 Richmond Valley - Hinterland	230	-2.1	4.5	300	0.0	0.0	300	0.0	0.0	220	-2.2	10.0
80 Tweed Valley	315	-1.6	5.0	400	0.0	2.6	410	-3.0	0.0	310	0.0	4.2
81 Griffith - Murrumbidgee (excl. Wagga)	195	5.4	8.3	270	0.0	5.9	270	0.0	3.8	188	1.4	7.1
82 Tumut - Tumbarumba	190	-7.3	2.7 s	250	0.0	0.0	250	-2.0	0.0 s	190 s	-2.6 s	5.6 s
83 Wagga Wagga	220	-4.3	0.0	290	0.0	-1.7	290	2.7	0.0	220	0.0	7.3
84 Shoalhaven	280	1.8	4.7	328	2.3	5.6	330	3.1	6.5	270	1.9	8.0
85 Southern Highlands	330	6.5	10.0	400	0.0	7.4	400	0.0	11.1	315 s	8.6 s	12.5 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 - Sep Quarter 2015

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	8335	4317	17108	5.1	2.2	74451	40025	158295	0.7	1.9
52 Goulburn - Yass	335	125	602	25.9	19.7	2669	897	4873	2.2	3.4
53 Queanbeyan	102	153	557	-12.0	-16.4	1024	1252	4997	1.2	4.8
54 Snowy Mountains	46	49	189	-44.1	26.0	556	457	1637	-3.2	-4.0
55 South Coast	269	195	611	-2.1	-5.1	2784	1621	5759	-0.8	-0.3
56 Bathurst	296	146	550	15.8	25.3	2315	1243	4657	1.8	6.3
57 Lachlan Valley	152	93	340	6.9	-4.2	1934	903	3692	0.0	-0.6
58 Lithgow - Mudgee	311	68	501	13.3	21.3	2267	632	4027	1.6	1.0
59 Orange	385	174	630	7.5	5.4	3166	1240	5241	0.4	3.5
60 Clarence Valley	282	108	501	11.8	19.3	2445	1150	4483	2.4	3.4
61 Coffs Harbour	391	225	987	3.2	6.4	3473	2165	9071	1.6	2.2
62 Bourke - Cobar - Coonara	101	38	167	21.9	-7.7	846	350	1672	2.2	1.3
63 Broken Hill and Far West	105	15	129	-15.1	-11.6	1187	289	1711	-1.8	1.5
64 Dubbo	429	150	736	21.1	16.8	3112	1268	5841	1.9	3.7
65 Lower Hunter	447	210	793	-2.5	-7.9	4347	1404	7327	1.2	5.0
66 Upper Hunter	178	81	459	11.4	-5.7	1539	491	3545	4.1	9.4
67 Great Lakes	155	142	354	22.5	8.6	1229	1041	2987	-0.2	0.7
68 Kempsey - Nambucca	215	108	400	7.0	-5.2	2251	957	4273	0.9	2.1
69 Port Macquarie	345	228	777	4.3	-4.9	3092	2190	7236	0.7	2.4
70 Taree - Gloucester	212	105	475	1.5	-3.5	2177	1199	4725	0.8	0.8
71 Albury	249	195	712	-5.3	5.8	2189	2007	6873	1.2	2.1
72 Lower Murray	36	22	66	-5.7	-2.9	417	232	744	-0.7	-0.9
73 Upper Murray exc. Albury	196	109	356	4.4	1.4	1569	1012	2959	0.4	3.7
74 Armidale	192	119	357	-0.8	-0.3	1870	1323	4005	-0.1	0.3
75 Inverell - Tenterfield	197	71	343	-10.7	2.4	1607	593	2873	-0.2	3.1
76 Moree - Narrabri	92	66	217	-12.1	-11.8	851	721	2095	-0.6	-2.9
77 Tamworth - Gunnedah	530	227	904	-0.1	-1.5	4506	2044	7847	0.8	3.0
78 Richmond Valley - Coast	363	184	828	2.6	-0.7	3313	2126	8310	0.0	0.3
79 Richmond Valley - Hinterland	312	141	568	4.0	-10.3	3363	1696	6441	0.1	-0.9
80 Tweed Valley	315	300	898	21.0	3.3	2979	2942	8777	0.1	-0.9
81 Griffith - Murrumbidgee (excl. Wagga)	201	135	413	29.1	8.4	1797	1221	3939	1.0	3.3
82 Tumut - Tumbarumba	69	29	105	-8.7	-16.7	555	264	1025	-2.2	-1.0
83 Wagga Wagga	451	244	901	5.9	6.6	3720	2186	8203	1.4	2.5
84 Shoalhaven	467	105	854	13.7	3.8	4255	1174	7665	0.8	2.7
85 Southern Highlands	180	50	298	6.4	-5.4	1806	518	3266	-0.6	-1.7

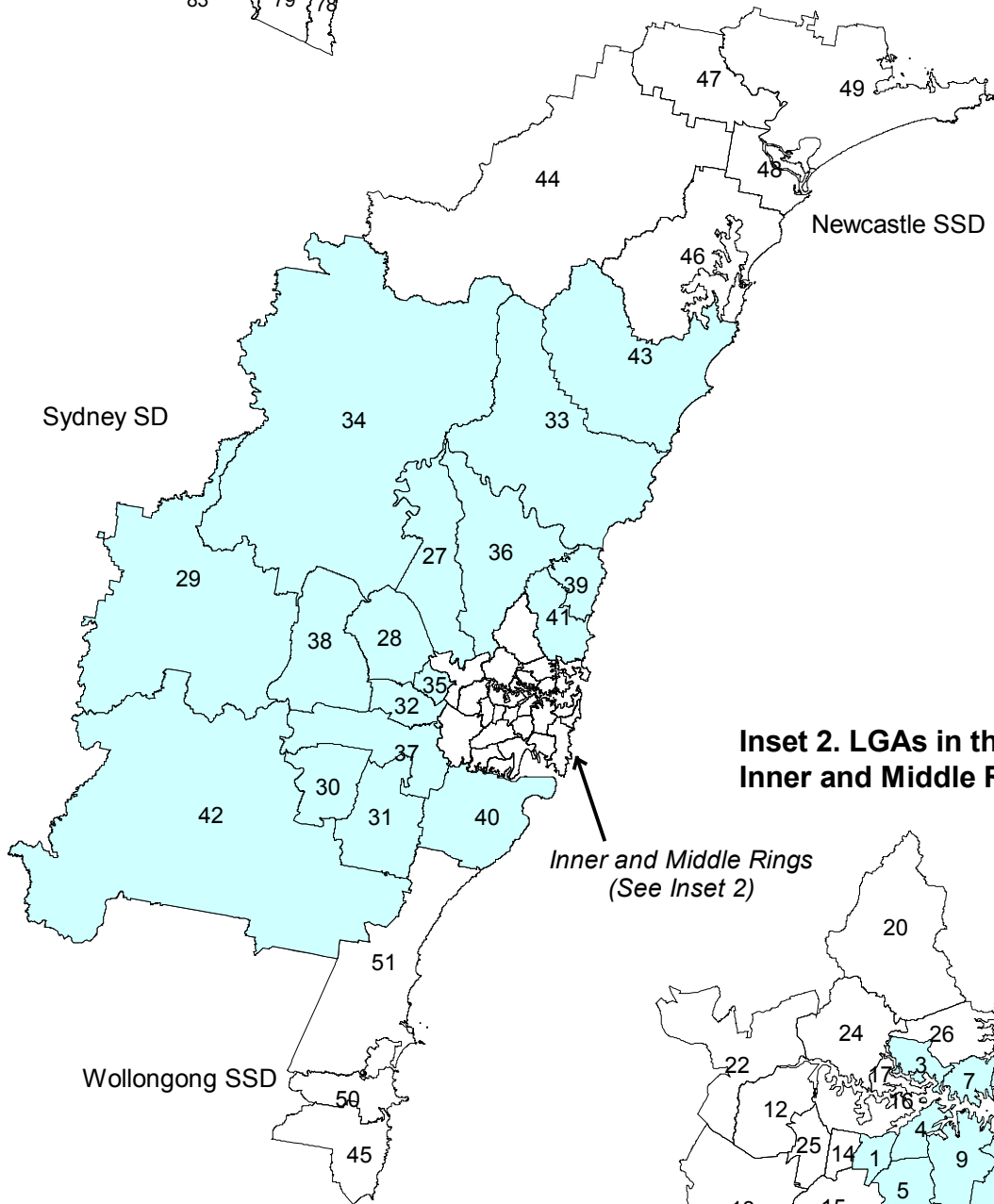
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



The numbers on map left refer to the SSD 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

Inner and Middle Rings (See Inset 2)

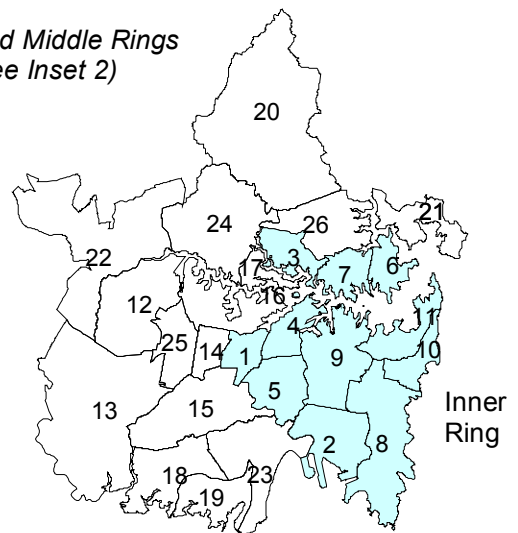


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2015

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	570	750	1110	938	8.7	15.4
Inner Ring	730	980	1540	1291	8.6	14.6
1 Ashfield	655	761	1490	1030	2.3	13.1
2 Botany Bay	650	889	1150	942	12.9	21.8
3 Lane Cove	725	928	2000	1420	15.6	22.9
4 Leichhardt	1040	1280	1650	1358	2.8	21.9
5 Marrickville	705	938	1300	1007	5.9	14.7
6 Mosman	760	1450	3130	2131	-11.3	8.8
7 North Sydney	751	960	1450	1222	4.3	13.3
8 Randwick	740	948	1600	1214	13.5	10.2
9 Sydney	663	860	1250	985	6.2	11.7
10 Waverley	870	1254	1959	1526	-2.9	31.6
11 Woollahra	1055	1675	3000	2380	8.1	23.6
Middle Ring	650	856	1300	1052	9.7	18.8
12 Auburn	564	700	870	763	12.5	21.7
13 Bankstown	630	780	911	774	7.6	18.2
14 Burwood	750	900	1565	1171	7.8	15.2
15 Canterbury	475	658	1000	766	7.9	7.0
16 Canada Bay	780	981	1400	1144	5.4	18.5
17 Hunters Hill	955	1715	2268	1787	7.9	18.4
18 Hurstville	614	913	1189	947	12.6	18.5
19 Kogarah	678	900	1376	1080	4.6	25.0
20 Ku-ring-gai	985	1570	2100	1625	8.3	33.8
21 Manly	840	1290	1850	1495	-5.8	9.3
22 Parramatta	575	730	920	786	7.4	24.8
23 Rockdale	600	730	1050	845	8.5	9.8
24 Ryde	685	952	1500	1115	20.5	29.5
25 Strathfield	580	705	1450	1111	1.4	10.7
26 Willoughby	862	1500	2150	1572	25.0	53.1
Outer Ring	505	645	860	742	7.5	19.4
27 The Hills Shire	945	1190	1410	1212	17.8	34.5
28 Blacktown	540	630	755	650	7.1	26.0
29 Blue Mountains	435	527	645	550	7.1	17.1
30 Camden	563	640	730	656	2.4	18.7
31 Campbelltown	465	536	613	542	9.4	30.3
32 Fairfield	516	690	780	666	13.1	27.5
33 Gosford	464	570	720	617	8.5	23.7
34 Hawkesbury	500	593	795	678	10.7	17.3
35 Holroyd	528	700	854	717	7.7	27.3
36 Hornsby	760	1050	1356	1089	11.9	28.8
37 Liverpool	527	649	755	649	6.5	24.9
38 Penrith	500	578	665	584	7.9	25.7
39 Pittwater	806	1223	1600	1275	1.9	22.3
40 Sutherland	645	866	1140	928	3.1	17.0
41 Warringah	710	1040	1386	1086	3.1	16.1
42 Wollondilly	476	581	785	636	-0.7	9.6
43 Wyong	370	435	520	453	4.1	14.5
Rest of GMR	365	450	585	491	-1.1	2.3
44 Cessnock	233	287	360	316	0.7	-1.0
45 Kiama	555	655	855	697	8.6	22.4
46 Lake Macquarie	376	455	555	480	1.7	8.3
47 Maitland	320	375	450	399	0.0	0.3
48 Newcastle	390	471	597	516	5.1	4.7
49 Port Stephens	335	410	530	436	-1.2	-1.2
50 Shellharbour	400	464	560	489	3.1	14.6
51 Wollongong	410	533	658	558	8.7	17.0
NEW SOUTH WALES	401	588	860	733	5.9	8.9

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — June Quarter 2015

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
GREATER SYDNEY	520	671	850	737	8.0	13.7
Inner Ring	655	815	1050	922	5.8	13.2
1 Ashfield	602	690	740	681	8.0	21.1
2 Botany Bay	580	755	888	738	16.1	29.0
3 Lane Cove	645	734	875	766	12.9	15.6
4 Leichhardt	640	835	1015	872	-0.6	5.7
5 Marrickville	541	670	770	663	1.4	12.6
6 Mosman	658	810	1250	1108	6.2	-4.7
7 North Sydney	700	900	1153	969	5.8	18.4
8 Randwick	679	810	975	863	12.5	10.2
9 Sydney	640	800	1080	903	4.6	11.9
10 Waverley	760	900	1155	978	-4.6	14.3
11 Woollahra	860	1130	1640	1402	1.8	17.7
Middle Ring	560	670	801	713	8.1	10.6
12 Auburn	510	600	700	594	10.6	20.5
13 Bankstown	471	550	658	562	8.4	22.2
14 Burwood	680	752	850	787	15.7	20.3
15 Canterbury	427	505	640	530	10.2	21.7
16 Canada Bay	720	850	1021	889	6.3	15.6
17 Hunters Hill	720	760	1240	1116	0.1	-20.0
18 Hurstville	550	613	770	657	2.2	11.5
19 Kogarah	630	690	760	703	1.0	9.5
20 Ku-ring-gai	730	850	975	878	11.1	14.1
21 Manly	720	960	1276	1078	8.5	5.5
22 Parramatta	518	599	699	611	10.9	20.9
23 Rockdale	570	635	732	652	0.8	7.6
24 Ryde	610	705	820	725	12.4	9.3
25 Strathfield	550	620	705	623	3.3	13.1
26 Willoughby	745	862	1055	925	10.9	9.9
Outer Ring	416	517	680	563	7.1	16.8
27 The Hills Shire	673	785	860	758	12.1	20.8
28 Blacktown	397	460	529	468	7.4	15.3
29 Blue Mountains	355	380	409	383	19.0	15.0
30 Camden	405	456	505	451	5.9	14.2
31 Campbelltown	385	420	457	414	12.0	27.3
32 Fairfield	381	430	471	429	7.5	27.2
33 Gosford	375	426	520	455	1.2	18.2
34 Hawkesbury	381	470	505	441	12.9	26.2
35 Holroyd	451	500	570	510	8.7	17.5
36 Hornsby	619	680	758	695	4.6	13.2
37 Liverpool	370	450	510	445	12.5	20.6
38 Penrith	355	430	465	413	8.4	22.9
39 Pittwater	625	765	892	771	5.1	15.5
40 Sutherland	556	650	770	695	3.1	14.5
41 Warringah	630	721	830	736	11.7	18.6
42 Wollondilly	-	-	-	-	-	-
43 Wyong	300	333	405	352	2.4	3.2
Rest of GMR	320	395	500	425	-5.5	-6.0
44 Cessnock	215	225	287	237	-6.3	-23.9
45 Kiama	385	440	515	436	-2.2	4.4
46 Lake Macquarie	325	363	408	373	-2.0	-2.6
47 Maitland	250	295	346	294	-15.7	3.7
48 Newcastle	343	413	547	473	4.6	-1.4
49 Port Stephens	270	350	427	389	2.9	1.7
50 Shellharbour	330	400	430	385	5.5	18.3
51 Wollongong	351	430	520	439	2.6	8.9
NEW SOUTH WALES	427	605	795	656	7.7	10.0

(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 — June Quarter 2015

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	250	343	455	372	1.0	5.4
52 Goulburn - Yass	254	335	445	377	8.1	6.3
53 Queanbeyan	330	470	580	468	1.1	-2.5
54 Snowy Mountains	196	240	348	287	-9.4	6.7
55 South Coast	295	360	450	377	-1.4	5.9
56 Bathurst	287	376	469	380	12.2	9.2
57 Lachlan Valley	136	200	280	218	-11.1	7.8
58 Lithgow - Mudgee	222	275	393	315	-1.4	-7.6
59 Orange	264	339	420	370	6.9	3.2
60 Clarence Valley	235	301	375	316	-2.8	-43.2
61 Coffs Harbour	315	393	500	406	1.9	2.9
62 Bourke - Cobar - Coonamble	63	118	199	152	-1.7	-1.7
63 Broken Hill and Far West	63	110	173	122	-15.7	1.1
64 Dubbo	195	279	340	279	-2.2	-0.4
65 Lower Hunter	243	316	400	355	-1.3	0.3
66 Upper Hunter	239	303	433	350	0.2	7.3
67 Great Lakes	295	380	491	402	4.8	15.2
68 Kempsey - Nambucca	210	297	388	307	4.2	0.7
69 Port Macquarie	353	420	515	437	5.0	4.1
70 Taree - Gloucester	242	310	405	326	-5.8	8.8
71 Albury	205	268	348	286	-0.8	7.3
72 Lower Murray	108	165	241	189	-8.6	-17.8
73 Upper Murray exc. Albury	160	220	300	242	0.0	-2.2
74 Armidale	256	312	425	339	-8.4	4.4
75 Inverell - Tenterfield	160	225	290	256	-10.0	13.6
76 Moree - Narrabri	129	208	333	253	-23.1	-23.0
77 Tamworth - Gunnedah	240	301	388	321	-1.1	0.3
78 Richmond Valley - Coastal	400	520	695	588	-2.8	3.5
79 Richmond Valley - Hinterland	254	310	388	332	1.1	3.3
80 Tweed Valley	333	420	551	455	-1.2	0.7
81 Griffith - Murrumbidgee (West)	158	233	320	242	1.8	1.0
82 Tumut - Tumbarumba	159	207	290	228	-0.1	15.1
83 Wagga Wagga	201	279	355	292	2.8	5.3
84 Shoalhaven	311	390	485	417	3.2	6.8
85 Southern Highlands	440	555	765	629	-7.5	9.9

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — June Quarter 2015

Rural SA3 and Code (a)	Non Strata					Ann	Strata					Ann
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Change in Mean \$'000s	Median Qtly %		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Change in Mean \$'000s	Median Qtly %	
REST OF NSW	260	355	470	384	1.4	6.0	218	287	365	306	0.6	4.6
52 Goulburn - Yass	260	345	450	385	9.0	7.8	170	180	265	214	s -13.5	s -11.8
53 Queanbeyan	420	530	628	530	-1.9	-7.0	235	306	365	306	-2.8	-9.9
54 Snowy Mountains	198	270	428	322	-12.9	12.3	190	227	255	228	8.1	8.1
55 South Coast	319	381	470	402	-0.4	0.3	195	255	335	267	-12.1	8.7
56 Bathurst	310	397	478	398	15.2	13.4	180	220	285	231	s -5.6	s -15.8
57 Lachlan Valley	137	200	280	219	-11.1	8.1	-	-	-	-	-	-
58 Lithgow - Mudgee	229	285	405	322	1.8	-4.6	147	160	250	200	s -30.7	s -
59 Orange	282	345	428	380	7.7	0.1	202	232	269	223	s 15.6	s -22.1
60 Clarence Valley	238	305	383	321	-4.7	-2.1	225	278	323	277	s 3.2	-72.1
61 Coffs Harbour	360	424	520	440	-1.4	1.0	212	266	340	298	-0.4	-4.1
62 Bourke - Cobar - Coonamble	60	115	200	152	-3.4	-4.2	-	-	-	-	-	-
63 Broken Hill and Far West	63	110	173	122	-4.9	0.0	-	-	-	-	-	-
64 Dubbo	195	284	346	284	-0.4	1.6	189	218	235	203	s -	-28.2
65 Lower Hunter	245	320	400	357	-0.4	-0.6	215	258	307	342	2.0	s 3.2
66 Upper Hunter	239	303	433	350	-5.3	5.9	-	-	-	-	-	-
67 Great Lakes	334	420	530	448	7.7	18.1	228	275	380	307	-16.8	12.3
68 Kempsey - Nambucca	220	319	393	321	11.4	4.4	162	215	253	225	s -17.9	s -21.0
69 Port Macquarie	394	450	545	472	1.7	6.2	270	313	365	333	5.4	8.5
70 Taree - Gloucester	250	320	415	337	-9.9	6.7	179	240	310	250	-1.0	15.7
71 Albury	232	297	370	314	2.1	8.0	130	180	240	189	-12.2	-6.5
72 Lower Murray	123	165	249	193	-10.9	-13.7	-	-	-	-	-	-
73 Upper Murray exc. Albury	153	220	309	247	-2.2	-7.4	179	199	245	207	s 17.1	s 9.0
74 Armidale	265	325	445	357	-7.1	9.4	145	220	278	214	s -4.3	s -32.3
75 Inverell - Tenterfield	157	217	280	243	6.1	9.3	-	-	-	-	-	-
76 Moree - Narrabri	147	223	340	262	-17.3	-17.6	-	-	-	-	-	-
77 Tamworth - Gunnedah	245	306	393	324	1.0	5.0	176	217	319	276	s -58.8	s -66.7
78 Richmond Valley - Coastal	461	590	784	669	-1.9	10.3	330	428	535	457	-2.8	1.8
79 Richmond Valley - Hinterland	255	310	394	335	-1.6	1.8	232	280	365	305	s 0.5	-0.1
80 Tweed Valley	405	488	620	526	-1.6	2.8	285	330	392	350	1.5	7.7
81 Griffith - Murrumbidgee (West)	158	240	320	246	4.8	6.7	-	-	-	-	-	-
82 Tumut - Tumbarumba	159	207	290	228	-2.5	15.1	-	-	-	-	-	-
83 Wagga Wagga	210	290	369	298	2.9	7.0	156	200	247	220	s -12.8	-17.0
84 Shoalhaven	320	398	490	426	4.3	7.6	255	315	348	310	6.8	21.2
85 Southern Highlands	445	560	785	647	-7.4	8.7	370	450	569	472	-12.2	-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

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 8501) Christine.Lo@fac.s.nsw.gov.au.