

Rent and Sales Report

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Rent: December quarter 2015
Sales: September quarter 2015

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Rent and Sales Summary

Rent: December 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 Inner Ring and the Outer Ring by \$10 to \$600 and \$450 respectively. Over the year, the median rent increased by \$5 in the Middle Ring, by \$10 in the Inner Ring and in Greater Sydney, and by \$20 in the Outer Ring.

The median rent for two bedroom flats/units increased in Greater Sydney by \$20 (4%) to \$520 per week over the year but remained unchanged over the quarter. The rent increased over the year by \$10 (1.6%) to \$650 in the Inner Ring, \$15 (3.2%) to \$485 in the Middle Ring, and \$10 (2.5%) to \$410 in the Outer Ring. The median rent increased by \$10 (3.1%) to \$330 in the rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased in the Middle Ring by 1.0% and the rest of the GMR by 1.5%, but remained unchanged in the Inner Ring and the Outer 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. Over the year, the median rent increased by \$28 (3.3%) to \$850 in the Inner Ring, by \$20 (3.6%) to \$570 in the Middle Ring, by \$20 (4.8%) to \$440 in the Outer Ring and by \$20 (5.4%) to \$390 in the rest of the GMR. Over the quarter, the median rent increased by \$10 in the Middle Ring (1.8%), the Outer Ring (2.3%) and the rest of the GMR (2.6%), and remained unchanged in the Inner Ring.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by \$20 (4.0%) to \$520, in the Middle Ring by \$20 (4.5%) to \$460, in the Outer Ring by \$10 (2.9%) to \$350 and in the rest of the GMR by \$15 (6.3%) to \$255. Over the quarter, the

median rent increased by \$20 in the Inner Ring, and by \$10 in the Middle Ring and the rest of the GMR. The median rent remained unchanged in the Outer Ring.

The median rent for two bedroom separate houses increased over the year by \$30 (4.6%) in the Inner Ring to \$680, by \$30 (6.7%) in the Middle Ring to \$480, by \$15 (4.3%) in the Outer Ring to \$365 and by \$15 (4.6%) to \$340 in the rest of the GMR. Over the quarter, the median rent increased by \$5 (1.4%) in the Outer Ring, and remained unchanged in the Middle Ring. The median rent decreased by \$5 (-0.7%) in the Inner 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 decreased by 1.1% to 51,866 bonds. The number of new bonds lodged decreased by 5.5% in the Inner Ring, by 0.8% in the Outer Ring and by 3.9% in the rest of the GMR. The number of new bonds lodged increased by 4.2% in the Middle Ring. Over the year, the number of new bonds lodged increased by 6.3% in Greater Sydney, 2.2% in the Inner Ring, 10.0% in the Middle Ring, 7.2% in the Outer Ring, and by 3.5% 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 increases in median rent in Greater Sydney were recorded in Campbelltown (26.0%) and Lane Cove (12.2%), followed by Leichhardt (11.8%) and Botany Bay (11.7%).

Trends in Median Rents – Sydney and NSW

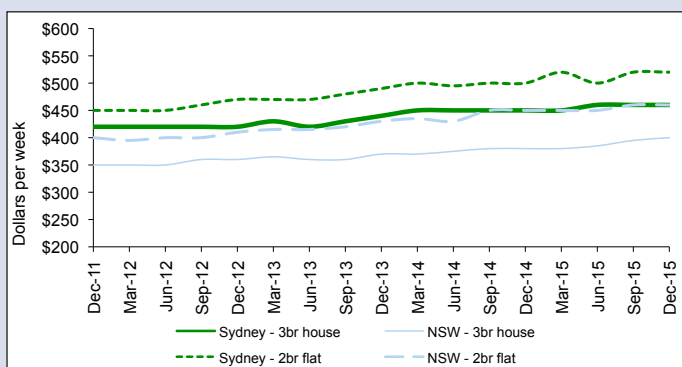


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Dec Qtr 2015	\$600	\$500	\$450	\$500	\$450
Qtlly change	1.7%	0.0%	2.3%	0.0%	2.3%
Ann. change	1.7%	1.0%	4.7%	2.0%	4.7%
Sales (\$'000s)					
Sep Qtr 2015	\$990	\$875	\$660	\$768	\$600
Qtlly change	-1.0%	0.6%	1.5%	1.0%	0.3%
Ann. change	13.4%	18.7%	19.6%	17.2%	11.1%

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Wollondilly (13.5%) and Randwick (11.3%). Within the rest of the GMR, an increase of 7.1% was observed in Wollongong.

For one bedroom flats/units, the largest annual increases in median rent were observed in Liverpool (17.3%), Ryde (13.9%) and Leichardt (13.3%). A decrease of 7.1% was observed in Bankstown.

For two bedroom separate houses, the largest annual increase in Greater Sydney was recorded in Parramatta (10.1%). Within the rest of the GMR, an increase of 10.0% was observed in Wollongong.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Goulburn - Yass recorded the highest increase of 9.1% over the year in the median rent for a two bedroom dwelling, while Queanbeyan recorded the largest decrease (3.6%). For three bedroom dwellings, Tumut - Tumbarumba recorded the highest annual increase in median rent of 10.6% while Broken Hill and Far West recorded the largest annual decrease (4.3%).

Within Greater Sydney, 33 LGAs recorded a growth over the year in the number of new bonds lodged and 10 LGAs recorded falls in the number of new bonds lodged.

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

Sales: September Quarter 2015

The median sales price for all dwellings across Greater Sydney increased by 17.2% over the year and, by 1.0% over the quarter. Over the quarter, the median sales price decreased by 1.0% in the Inner Ring, whereas median sales price increased by 0.6% in the Middle Ring, by 1.5% in the Outer Ring, and by 1.1% in the rest of GMR. Over the year, the median sales price increased by 13.4% in

the Inner Ring, by 18.7% in the Middle Ring, by 19.6% in the Outer Ring and, by 6.5% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 0.9% over the quarter and by 20.0% over the year. Over the quarter, the sales price decreased in the Inner Ring (-0.4%) and the rest of the GMR (-0.2%), but increased in the Middle Ring (1.5%) and the Outer Ring (1.3%). The largest quarterly increase of 24.3% was recorded in Hunters Hill, followed by 11.5% in Strathfield and 10.3% in Wollondilly. Lane Cove recorded a decrease of 15.3% in the median sales price. Over the year, the sales price for non-strata dwellings increased in the Inner Ring (15.6%), in the Middle Ring (24.5%), in the Outer Ring (18.8%), and in the rest of the GMR (8.5%). The largest annual increase was 31.4% recorded in Rockdale, followed by 28.4% in Sutherland, 27.5% in Hornsby, 26.7% in Campbelltown and 26.4% in North Sydney.

In the rest of GMR, Wollongong recorded the highest increase (20.2%) over the year, followed by Port Stephens (13.4%) and Shellharbour (12.4%).

For strata dwellings in Greater Sydney, the median sales price increased by 0.7% for the quarter and by 13.3% over the year. Over the quarter, the median sales price increased by 1.2% in the Inner Ring, 2.2% in the Middle Ring and 1.9% in the Outer Ring, but decreased by 1.9% in the rest of the GMR. In Greater Sydney the largest quarterly increase was recorded in Wyong (14.2%), while the largest quarterly decrease was 4.6% in Marrickville. Over the year, the median sales price increased in the Inner Ring (11.4%), Middle Ring (14.2%) and the Outer Ring (15.7%), but decreased in the rest of the GMR (-0.7%). Over the year, Hawkesbury recorded the largest increase of 28.9% followed by Manly (27.9%), Burwood (23.3%) and Wyong (21.6%).

In the rest of GMR, Wollongong recorded the highest increase over the year (16.6%). Port Stephens recorded the largest decrease over the year (-7.1%).

Trends in Median Sales Price – Sydney and NSW

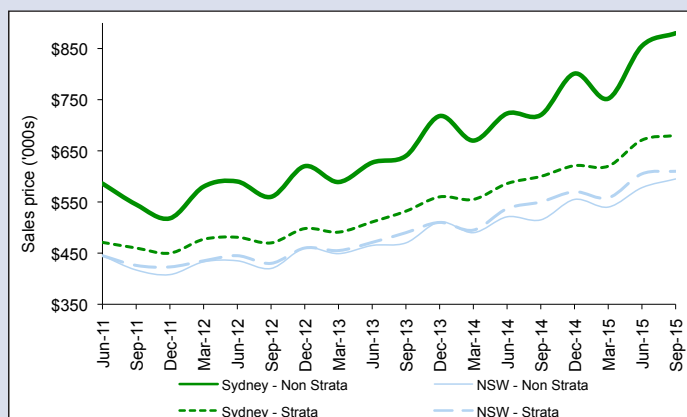


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - Dec Quarter 2015

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
GREATER SYDNEY	465	3.3	3.3	510	0.0	2.0	503	0.5	1.5	620	0.0	3.3
Inner Ring	510	3.0	2.2	660	1.5	1.5	900	2.3	5.9	1250	4.2	0.0
1 Ashfield	385	1.3	4.1	480	3.2	6.7	665	-3.6	2.3	873 s	-	2.6 s
2 Botany Bay	500	-3.8	2.0	620	-3.1	12.7	700	-4.1	2.9	1000 s	11.7 s	-
3 Lane Cove	490	-2.0	1.6	550	5.8	10.0	795	1.9	6.0	1100	-21.4 s	-6.4 s
4 Leichhardt	478	6.1	13.7	690	1.5	9.5	870	0.0	5.5	1150	-4.2	4.8
5 Marrickville	400	0.0	5.3	550	3.8	10.0	800	3.2	7.5	985	9.4	8.8
6 Mosman	490	8.9	8.9	630	5.0	5.4	1100	0.0	12.8	2500 s	42.9	32.3
7 North Sydney	500	3.1	2.0	650	0.0	0.0	950	3.3	3.8	1525 s	15.1 s	1.7
8 Randwick	500	4.2	2.0	620	3.3	5.1	850	0.0	7.6	1200	1.3	-4.0
9 Sydney	535	2.9	2.9	740	2.8	5.7	980	3.2	4.8	1200	6.7	0.0
10 Waverley	550	10.0	4.8	730	8.1	5.0	1075	8.0	7.5	1650	10.0	-6.6
11 Woollahra	505	5.2	3.1	700	2.9	2.9	1150	6.0	4.8	2000	5.3	27.0
Middle Ring	450	2.3	4.7	490	2.1	4.3	600	1.7	4.3	750	0.0	4.2
12 Auburn	450	2.3	5.9	500	4.7	6.4	550	3.8	4.8	600	-7.7	1.7
13 Bankstown	250	0.0	-9.1	410	0.0	2.5	500	0.0	2.0	638	-1.9	4.5
14 Burwood	410	5.1	0.0	530	-1.9	3.9	650	-3.0	4.8	750 s	-	0.0 s
15 Canterbury	330	0.0	3.1	390	-2.5	2.6	560	1.8	1.8	680	-2.9	1.5
16 Canada Bay	500	-2.0	-2.0	620	0.0	3.3	760	1.3	2.7	910	1.1	3.4 s
17 Hunters Hill	360 s	-8.9 s	0.0 s	608 s	4.3 s	1.3 s	850 s	3.7 s	3.7 s	-	-	-
18 Hurstville	400	11.1	6.7	450	4.7	2.3	570	0.0	3.6	700	0.0	2.9
19 Kogarah	400	3.9	21.2	465	-1.1	3.3	570	-3.4	1.8	735	0.0 s	12.2 s
20 Ku-ring-gai	485	2.1	1.0	603	0.4	0.4	815	1.9	4.5	1200	4.3	9.1
21 Manly	530	1.0	0.0	750	10.3	7.1	1100	10.0	10.0	1460	-2.7	4.7
22 Parramatta	400	8.1	10.3	450	2.3	7.1	510	-1.9	2.0	620	-1.6	0.0
23 Rockdale	460	8.9	2.2	500	0.0	1.5	630	5.0	5.0	720	4.3	2.9
24 Ryde	470	2.2	17.5	480	-2.0	9.1	650	0.0	4.8	800	0.0	2.6
25 Strathfield	420	5.0	7.7	500	0.0	4.2	615	6.0	2.5	780	4.0	9.5
26 Willoughby	528	-0.5	5.5	630	4.1	5.0	900	-1.4	3.4	1300	2.0	-3.7
Outer Ring	320	0.0	6.7	400	0.0	5.3	450	2.3	4.7	580	3.6	5.5
27 The Hills Shire	420	4.3	5.0	500	0.0	0.0	580	1.8	3.1	700	2.9	2.9
28 Blacktown	250	0.0	0.0	375	1.4	4.2	430	2.4	4.9	550	0.0	7.8
29 Blue Mountains	253	1.0	1.0	340	-2.9	3.0	420	0.0	5.0	525	8.2	9.4
30 Camden	320 s	-	-5.9 s	383	-4.4 s	6.3 s	450	0.0	4.7	540	0.0	3.8
31 Campbelltown	300	20.0	20.0	360	2.9	9.1	400	0.0	2.6	500	4.2	5.8
32 Fairfield	258	-4.6	3.0	340	1.5	3.0	440	-2.2	1.1	550	3.8	8.9
33 Gosford	265	6.0	10.4	358	2.1	5.1	440	2.3	8.6	578	5.0	7.9
34 Hawkesbury	260 s	7.2 s	11.8 s	340	3.0	6.3	435	3.6	3.6	550	-2.7	10.0
35 Holroyd	315	10.5	8.6	400	-2.4	0.0	495	3.1	7.6	600	1.7	0.0
36 Hornsby	390	-2.5	0.0	510	2.0	6.3	600	0.0	3.5	780	4.0	7.6
37 Liverpool	298	5.3	14.4	360	2.9	5.9	460	0.0	2.2	580	5.5	5.5
38 Penrith	250	0.0	4.2	325	1.6	4.8	410	0.0	2.5	520	0.0	4.0
39 Pittwater	445	11.3	11.3	600	2.6	0.0	850	3.7	4.3	1100	0.0	6.8
40 Sutherland	368	0.7	5.0	460	2.2	2.2	630	1.2	1.6	780	3.0	4.0
41 Warringah	450	3.4	2.3	580	1.8	4.0	815	-0.6	1.2	1150	4.5	9.5
42 Wollondilly	270 s	-	-	320	0.8 s	3.2	420	5.0	13.5	540	-1.8	0.9
43 Wyong	240	2.1	14.3	325	1.6	8.3	390	2.6	6.8	488	4.8	8.3
Rest of GMR	245	6.5	6.5	340	1.5	4.6	395	2.6	3.9	460	2.2	4.0
44 Cessnock	195 s	2.6	2.6 s	260	0.0	4.0	300	0.0	0.0	380	0.0	2.7
45 Kiama	-	-	-	400	0.0	11.1	470	4.4	2.2	615 s	11.8 s	17.1 s
46 Lake Macquarie	225	-2.2	0.0	330	0.0	3.1	390	1.3	2.6	480	3.8	4.3
47 Maitland	190	5.6	5.6 s	280	1.8	0.0	340	3.0	3.0	400	0.0	2.6
48 Newcastle	250	8.7	0.0	360	0.0	0.0	405	-0.6	-1.2	480	5.5	-2.5
49 Port Stephens	230 s	13.6 s	16.5 s	280	0.0	2.8	360	2.9	2.9	450	0.0	4.7
50 Shellharbour	250 s	-9.9 s	-	320	-2.3	3.2	420	2.4	5.0	545	-0.9	4.8
51 Wollongong	270	8.0	10.2	360	2.9	5.9	460	2.2	5.7	560	1.4	2.8
NEW SOUTH WALES	430	2.6	2.4	440	0.0	4.8	430	2.4	4.9	530	1.9	6.0

(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 - Dec 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	575	0.0	5.0	410	460	590	0.0	2.2
Inner Ring	630	680	750	-0.7	4.6	750	850	1000	0.0	3.3
1 Ashfield	490	645	650 s	-	-	700	750	850 s	1.4 s	15.4 s
2 Botany Bay	-	-	-	-	-	580	690	800	-1.4 s	0.7 s
3 Lane Cove	-	-	-	-	-	760	850	900 s	-7.1 s	4.3 s
4 Leichhardt	650	690	748	-1.4	1.5	770	875	960	-2.0	5.7
5 Marrickville	600	650	700	3.2	1.6	700	800	900	6.7	8.3
6 Mosman	-	-	-	-	-	800	1050	1200 s	-12.3 s	9.1 s
7 North Sydney	-	-	-	-	-	850	1100	1350	-8.3 s	7.3 s
8 Randwick	650	655	730 s	-2.2 s	0.8 s	780	890	1050	4.7	11.3
9 Sydney	650	700	795	1.4	7.7	780	870	1095	-0.6	-8.4
10 Waverley	-	-	-	-	-	1000	1100	1300 s	-10.9 s	-2.2 s
11 Woollahra	-	-	-	-	-	920	1100	1450 s	-24.1 s	-1.6 s
Middle Ring	430	480	550	0.0	6.7	495	570	695	1.8	3.6
12 Auburn	390	430	445 s	3.6 s	7.5 s	450	500	550	0.0	1.0
13 Bankstown	390	415	450	-3.5	-1.2	450	490	550	-2.0	0.0
14 Burwood	-	-	-	-	-	590	650	745 s	8.3 s	4.8 s
15 Canterbury	430	500	540	2.0	5.3	520	568	620	1.3	3.2
16 Canada Bay	600	650	720 s	1.6 s	16.1 s	660	750	795	0.0	5.6
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	450	500	550 s	7.5 s	11.1 s	500	550	600	-1.8	-1.8
19 Kogarah	440	480	500 s	4.3 s	7.9 s	550	600	650	-3.2	4.3
20 Ku-ring-gai	-	-	-	-	-	715	828	900	-3.8	3.4
21 Manly	760	850	1150 s	-	-	950	1225	1400 s	25.0 s	11.4 s
22 Parramatta	400	435	450	6.1	10.1	450	495	550	-1.0	3.1
23 Rockdale	460	500	540 s	-3.8	16.3 s	540	615	650	2.5	2.5
24 Ryde	480	530	550 s	-3.6 s	-3.6 s	600	650	700	3.2	8.3
25 Strathfield	-	-	-	-	-	545	665	700 s	18.8 s	10.8 s
26 Willoughby	-	-	-	-	-	850	955	1150	0.5	9.5
Outer Ring	330	365	410	1.4	4.3	400	440	500	2.3	4.8
27 The Hills Shire	420	450	485 s	-4.3 s	-	540	580	630	5.5	5.5
28 Blacktown	350	370	395	2.8	2.8	390	425	460	1.2	3.7
29 Blue Mountains	338	350	385	-2.8	0.0	380	420	460	0.0	6.3
30 Camden	-	-	-	-	-	430	450	480	0.0	4.0
31 Campbelltown	330	350	380 s	0.0 s	4.5 s	380	400	440	0.0	2.6
32 Fairfield	350	380	400	2.7 s	5.6	410	450	480	0.0	2.3
33 Gosford	340	370	395	0.0	5.7	400	450	500	4.7	9.8
34 Hawkesbury	320	368	420 s	3.5 s	-0.7 s	410	450	500	2.3	4.7
35 Holroyd	350	400	450 s	0.0	0.0 s	450	485	520	3.2	5.4
36 Hornsby	440	485	550 s	-3.0 s	1.0 s	550	600	650	0.0	3.2
37 Liverpool	330	380	420 s	5.6 s	8.6 s	420	460	500	0.0	2.2
38 Penrith	325	340	380	0.0	6.3	390	420	450	0.0	5.0
39 Pittwater	570	650	750 s	3.6 s	0.0 s	780	875	970	2.9	2.9
40 Sutherland	393	450	510	-8.2 s	-18.2 s	550	620	700	0.0	0.0
41 Warringah	650	723	795 s	11.2 s	3.2 s	770	850	900	0.6	1.8
42 Wollondilly	-	-	-	-	-	380	420	450	5.0	13.5
43 Wyong	310	330	350	3.1	6.5	360	390	430	2.6	5.4
Rest of GMR	295	340	380	-2.9	4.6	350	390	450	2.6	5.4
44 Cessnock	245	260	280	0.0	4.0	280	300	330	0.0	0.0
45 Kiama	-	-	-	-	-	440	465	500	3.3	-2.1
46 Lake Macquarie	305	340	365	3.0	6.3	350	390	430	1.3	2.6
47 Maitland	290	315	330 s	8.6 s	5.0 s	320	350	360	2.9	6.1
48 Newcastle	330	360	390	0.0	2.9	360	400	450	0.0	0.0
49 Port Stephens	278	293	303 s	-2.5 s	4.5 s	320	360	390	2.9	2.9
50 Shellharbour	345	355	368 s	1.4 s	-	390	420	460	5.0	5.7
51 Wollongong	350	385	440	-3.8	10.0	400	450	500	2.3	7.1
NEW SOUTH WALES	270	345	430	1.5	4.5	325	400	485	1.3	5.3

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

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

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
GREATER SYDNEY	400	480	550	1.1	3.2	420	520	650	0.0	4.0
Inner Ring	450	520	590	4.0	4.0	560	650	760	0.0	1.6
1 Ashfield	350	390	418	2.6	2.6	430	470	520	2.2	4.4
2 Botany Bay	450	500	530	-3.8	2.0	520	620	660	-3.1	11.7
3 Lane Cove	450	500	550	0.0	4.2	485	550	650	5.8	12.2
4 Leichhardt	400	470	550	4.4	13.3	530	685	750	10.5	11.8
5 Marrickville	350	400	480	-2.4	2.6	450	510	590	4.1	9.7
6 Mosman	450	490	550	8.9	8.9	563	650	778	8.3	10.2
7 North Sydney	450	500	575	3.1	3.1	580	650	750	0.0	0.0
8 Randwick	450	500	550	2.0	2.0	560	620	695	3.3	5.1
9 Sydney	490	550	620	0.0	3.8	675	750	850	2.7	4.9
10 Waverley	475	550	620	10.0	4.3	650	730	850	9.9	5.8
11 Woollahra	440	500	560	0.0	2.0	610	700	800	7.7	4.1
Middle Ring	390	460	500	2.2	4.5	410	485	580	1.0	3.2
12 Auburn	425	450	480	2.3	4.7	420	500	550	4.2	4.2
13 Bankstown	220	260	350	-1.9	-7.1	380	410	440	1.2	2.5
14 Burwood	380	410	493	2.5	-1.2	450	530	590	-1.9	1.9
15 Canterbury	300	320	380	-3.8	0.0	350	380	420	-2.6	0.0
16 Canada Bay	470	510	550	0.0	2.0	530	620	680	1.6	3.3
17 Hunters Hill	270	400	490 s	-	12.7 s	500	603	700 s	5.2 s	-2.0 s
18 Hurstville	360	420	445	13.5	10.5	400	450	500	7.1	4.7
19 Kogarah	350	410	430	1.2 s	18.8 s	420	460	500	-2.1	2.2
20 Ku-ring-gai	455	483	513	0.5	-1.5	550	603	650	0.4	0.4
21 Manly	475	530	580	1.0	-1.9	620	725	850	7.4	4.3
22 Parramatta	350	400	460	5.3	8.1	400	450	510	0.0	4.7
23 Rockdale	400	460	495	2.2	2.2	440	510	580	3.0	2.0
24 Ryde	380	470	510	4.4	13.9	410	470	580	0.0	8.0
25 Strathfield	390	425	450	1.2	9.0	455	500	550	0.0	4.2
26 Willoughby	490	530	570	-0.9	6.0	560	620	700	3.3	3.3
Outer Ring	275	350	420	0.0	2.9	350	410	500	0.0	2.5
27 The Hills Shire	323	430	458	1.8	2.4	480	520	540	2.0	0.0
28 Blacktown	210	268	320	7.0	4.9	340	380	410	2.7	5.6
29 Blue Mountains	220	250	280 s	6.5 s	4.2 s	280	320	370	3.2	6.7
30 Camden	270	320	330 s	-	-	360	373	400 s	-	-1.3 s
31 Campbelltown	260	300	360 s	17.6 s	11.1 s	320	400	410	14.3	26.0
32 Fairfield	240	260	290	-7.1	4.0	300	330	360	0.0	3.1
33 Gosford	230	265	280	1.9	10.4	310	350	375	6.1	5.3
34 Hawkesbury	-	-	-	-	-	300	320	340 s	6.7	0.0
35 Holroyd	280	330	400	13.8 s	5.6 s	370	400	430	0.0	2.6
36 Hornsby	350	400	430	-3.6	0.0	450	500	550	2.0	4.7
37 Liverpool	270	305	380	-1.6 s	17.3	320	350	420	1.4	6.1
38 Penrith	230	250	280	0.0 s	0.0 s	290	310	350	-3.1	3.3
39 Pittwater	400	440	495	10.0	10.0	540	593	650	7.7	2.2
40 Sutherland	350	365	400	-1.4	4.3	420	460	515	2.2	4.5
41 Warringah	410	450	500	2.3	2.3	520	570	650	1.8	3.6
42 Wollondilly	-	-	-	-	-	305	320	345 s	6.7 s	6.7 s
43 Wyong	213	255	280	3.0	10.9	280	320	350	3.2	10.3
Rest of GMR	210	255	320	4.1	6.3	290	330	390	1.5	3.1
44 Cessnock	180	190	200 s	0.0 s	4.1 s	240	260	270	0.0	4.0
45 Kiama	-	-	-	-	-	310	360	450 s	-8.9 s	2.9 s
46 Lake Macquarie	200	225	268	2.3	2.3	288	320	350	0.0	3.2
47 Maitland	180	195	220 s	8.3	14.7 s	230	270	290	3.8	0.9
48 Newcastle	220	270	330	-1.8	0.0	300	350	420	0.0	-2.8
49 Port Stephens	198	220	230 s	10.0 s	11.4 s	250	270	295	-3.6	1.9
50 Shellharbour	-	-	-	-	-	270	298	315	-2.5	2.6
51 Wollongong	240	270	340	8.0	8.0	310	350	410	2.9	6.1
NEW SOUTH WALES	330	450	535	2.3	2.3	350	460	600	0.0	2.2

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - Dec 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	2.0	320	0.0	3.2	310	0.0	3.3	240	0.0	4.3
52 Goulburn - Yass	240	4.3	9.1	300	1.7	0.0	300	1.7	0.0	213	-2.3	1.2
53 Queanbeyan	270	-3.6	-3.6	410	2.5	2.5	418	7.7	1.2	250	-7.4	-2.9
54 Snowy Mountains	240	-9.4 s	4.3	280	-3.4	0.0	260	1.0 s	-7.1 s	240	-15.8 s	0.0 s
55 South Coast	250	2.0	4.2	320	0.0	0.0	320	-3.0	0.0	225	-2.2	-2.2
56 Bathurst	260	4.0	4.0	310	0.0	0.0	315	1.6	1.6	250	3.1	2.0
57 Lachlan Valley	175	-2.8	6.1	230	0.0	0.0	230	0.0	0.0	158	-10.0	-1.6
58 Lithgow - Mudgee	248	5.3	7.6	290	-2.5	-1.7	290	-2.5	-1.7	240 s	4.3	14.3 s
59 Orange	240	-4.0	0.0	300	0.0	0.0	295	-1.7	-1.7	230	0.0	4.5
60 Clarence Valley	260	4.0	6.1	300	0.0	3.4	310	1.6	5.1	240	-3.0	4.3
61 Coffs Harbour	290	-3.3	3.6	380	2.7	4.1	380	1.3	3.4	275	-1.8	5.8
62 Bourke - Cobbar - Coonamble	180	0.0	0.0	220	-8.3	2.3	220	-12.0	0.0	180 s	0.0 s	4.3 s
63 Broken Hill and Far West	210	10.5	5.0	220	-4.3	-4.3	220	-4.3	-4.3	-	-	-
64 Dubbo	230	4.5	0.0	300	0.0	3.4	300	3.4	3.4	220	7.3	7.3
65 Lower Hunter	250	0.0	0.0	300	0.0	0.0	300	0.0	0.0	250	8.7	4.2
66 Upper Hunter	200	0.0	0.0	250	0.0	0.0	255	2.0	2.0	200 s	0.0	5.3 s
67 Great Lakes	260	0.0	4.0	350	0.0	-1.4	350	0.0	-2.8	250	0.0	4.2
68 Kempsey - Nambucca	260	7.2	4.0	310	0.0	5.1	310	0.0	3.3	240	2.1	4.3
69 Port Macquarie	295	0.0	3.5	390	1.3	3.3	395	0.6	3.9	290	1.8	3.6
70 Taree - Gloucester	240	0.0	3.2	310	3.3	3.3	300	0.0	0.0	230	0.0	7.0
71 Albury	210	5.0	0.0	290	3.6	3.6	290	3.6	3.6	200	5.3	5.3
72 Lower Murray	168 s	4.7 s	11.7 s	225 s	12.5	2.3	230 s	9.5 s	3.4 s	-	-	-
73 Upper Murray exc. Albury	180	0.0	0.0	270	8.0	8.0	270	3.8	8.0	170	-2.9	1.5
74 Armidale	240	0.0	0.0	320	3.2	0.0	320	3.2	0.0	240	4.3	1.1
75 Inverell - Tenterfield	180	-4.0	-2.7	260	5.1	4.0	250	3.1	0.0	175	-1.4	6.1
76 Moree - Narrabri	190	-5.0	5.6	280	-5.9	0.0	290	0.0	10.5	185	-1.3	15.6
77 Tamworth - Gunnedah	230	-4.2	0.0	300	0.0	-3.2	300	0.0	0.0	230	0.0	0.0
78 Richmond Valley - Coastal	340	3.0	3.0	470	0.0	4.4	470	-2.1	8.0	320	1.6	7.6
79 Richmond Valley - Hinterland	230	0.0	0.0	300	0.0	3.4	300	0.0	0.0	225	2.3	3.4
80 Tweed Valley	326	3.6	8.7	400	0.0	3.2	420	2.4	2.4	320	3.2	6.7
81 Griffith - Murrumbidgee (West)	200	2.6	8.1	260	-3.7	8.3	260	-3.7	8.3	200	6.7	11.1
82 Tumut - Tumbarumba	183 s	-3.9	-3.9 s	260	4.0	10.6	263	5.0	14.1	180 s	-5.3 s	0.0 s
83 Wagga Wagga	230	4.5	2.2	290	0.0	-1.7	290	0.0	-1.7	220	0.0	0.0
84 Shoalhaven	280	0.0	7.7	340	3.8	6.3	340	3.0	6.3	260	-3.7	8.3
85 Southern Highlands	335	1.5	4.7	425	6.3	6.3	415	3.8	6.4	320 s	1.6 s	3.2 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 - Dec 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	8148	4074	16096	-5.9	1.9	74846	40148	158785	0.3	2.1
52 Goulburn - Yass	284	104	514	-14.6	1.4	2681	922	4931	1.2	4.5
53 Queanbeyan	116	154	551	-1.1	-1.3	1033	1280	5020	0.5	4.4
54 Snowy Mountains	60	65	205	8.5	11.4	532	380	1541	-5.9	-1.0
55 South Coast	281	152	566	-7.4	-3.2	2776	1618	5792	0.6	-0.8
56 Bathurst	270	121	466	-15.3	5.7	2323	1201	4595	-1.3	5.4
57 Lachlan Valley	242	81	386	13.5	26.6	1988	900	3737	1.2	0.4
58 Lithgow - Mudgee	275	67	462	-7.8	0.9	2287	651	4105	1.9	4.1
59 Orange	397	122	594	-5.7	2.9	3206	1241	5285	0.8	3.3
60 Clarence Valley	255	102	423	-15.6	9.6	2440	1155	4489	0.1	3.8
61 Coffs Harbour	373	209	863	-12.6	-6.2	3483	2155	9038	-0.4	1.4
62 Bourke - Cobar - Coonamble	83	37	136	-18.6	-16.0	841	357	1669	-0.2	0.8
63 Broken Hill and Far West	109	14	130	0.8	-5.1	1192	287	1709	-0.1	1.5
64 Dubbo	393	136	656	-10.9	28.1	3182	1276	5925	1.4	4.8
65 Lower Hunter	413	175	701	-11.6	-12.5	4365	1404	7319	-0.1	3.6
66 Upper Hunter	146	36	342	-25.5	-23.7	1548	483	3544	0.0	8.0
67 Great Lakes	126	119	304	-14.1	-1.9	1251	1068	3032	1.5	1.0
68 Kempsey - Nambucca	221	97	390	-2.5	2.6	2258	968	4292	0.4	1.9
69 Port Macquarie	340	219	750	-3.5	0.3	3082	2170	7208	-0.4	0.7
70 Taree - Gloucester	190	117	420	-11.6	-6.0	2173	1213	4715	-0.2	0.9
71 Albury	301	223	768	7.9	8.5	2216	2039	6882	0.1	2.8
72 Lower Murray	32	11	48	-27.3	-34.2	413	216	722	-3.0	-5.7
73 Upper Murray exc. Albury	177	119	345	-3.1	0.6	1548	1035	2983	0.8	3.3
74 Armidale	214	156	437	22.4	0.0	1862	1323	4016	0.3	0.6
75 Inverell - Tenterfield	182	63	310	-9.6	-5.5	1609	602	2891	0.6	2.8
76 Moree - Narrabri	112	68	231	6.5	2.7	879	722	2113	0.9	-1.6
77 Tamworth - Gunnedah	522	264	903	-0.1	3.3	4605	2097	8018	2.2	3.9
78 Richmond Valley - Coastal	352	222	827	-0.1	4.3	3352	2163	8395	1.0	1.4
79 Richmond Valley - Hinterland	309	138	551	-3.0	1.1	3336	1700	6416	-0.4	-0.9
80 Tweed Valley	307	267	798	-11.1	-0.4	2993	2943	8781	0.0	-0.5
81 Griffith - Murrumbidgee (West)	196	118	406	-1.7	6.6	1809	1241	3985	1.2	2.9
82 Tumut - Tumbarumba	61	27	93	-11.4	-8.8	563	264	1023	-0.2	-1.4
83 Wagga Wagga	447	187	809	-10.2	3.5	3743	2139	8117	-1.0	2.8
84 Shoalhaven	387	119	779	-8.8	12.2	4226	1192	7697	0.4	2.7
85 Southern Highlands	228	49	347	16.4	18.8	1825	519	3283	0.5	0.1

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

Table 7. New and Total Bonds - Greater Metropolitan Region - Dec Quarter 2015

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		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
				Qtly %	Ann %					
GREATER SYDNEY	12029	24235	51866	-1.1	6.3	117834	227844	532936	1.8	4.8
Inner Ring	1171	10557	17248	-5.5	2.2	10569	100501	177638	1.6	4.1
1 Ashfield	44	377	597	-2.5	-2.5	558	4250	7568	0.6	2.0
2 Botany Bay	53	564	741	2.2	34.0	576	4465	6693	4.2	17.3
3 Lane Cove	76	360	561	31.1	29.6	535	2836	4452	4.3	7.8
4 Leichhardt	144	356	889	-4.5	1.4	1812	3490	9535	0.6	0.5
5 Marrickville	236	676	1458	-4.1	1.6	2122	7415	17294	1.6	3.1
6 Mosman	59	248	410	-18.3	-2.8	479	2677	4565	0.8	1.0
7 North Sydney	87	1259	1774	2.1	0.6	614	12346	18461	1.5	1.5
8 Randwick	167	1250	2017	-7.5	-1.5	1550	13291	23622	1.0	2.4
9 Sydney	159	3875	6475	-9.0	1.2	1217	34310	58933	2.0	7.1
10 Waverley	73	960	1341	-10.0	0.1	618	9724	15650	1.4	0.8
11 Woollahra	73	632	985	-3.0	-0.7	488	5697	10865	1.4	0.5
Middle Ring	2440	8473	15359	4.2	10.0	26104	75688	155859	2.0	5.4
12 Auburn	156	769	1259	8.0	10.9	1860	6168	11491	3.4	9.8
13 Bankstown	412	263	1197	-3.5	6.4	4349	3190	13677	1.7	5.8
14 Burwood	40	210	444	3.0	-1.8	477	2188	4874	0.0	1.5
15 Canterbury	217	770	1485	-5.2	4.2	2697	8632	18488	1.3	5.1
16 Canada Bay	136	758	1195	-6.9	-0.3	1273	6499	11630	1.0	3.1
17 Hunters Hill	21	43	87	0.0	11.5	208	407	942	0.4	3.0
18 Hurstville	133	408	801	1.0	16.3	1589	3865	8641	2.0	4.8
19 Kogarah	97	273	532	15.9	20.6	1142	2779	5670	1.9	4.9
20 Ku-ring-gai	239	275	669	-5.5	-9.0	2220	2840	6740	0.5	3.5
21 Manly	86	437	662	-2.6	3.1	578	4142	6886	1.1	0.8
22 Parramatta	341	1404	2480	24.5	26.0	3609	11120	22851	2.8	4.7
23 Rockdale	150	1007	1461	13.2	8.4	2254	7880	14128	3.3	8.9
24 Ryde	209	959	1552	2.6	23.3	2001	7620	14381	2.2	8.6
25 Strathfield	53	355	553	6.1	11.0	556	3029	5167	1.8	5.9
26 Willoughby	150	542	982	-2.6	0.8	1291	5329	10293	1.5	3.7
Outer Ring	8423	5206	19265	-0.8	7.2	81207	51671	199534	1.8	5.0
27 The Hills Shire	564	238	1136	-3.1	5.3	4398	1910	10060	2.4	8.8
28 Blacktown	1404	373	2532	3.4	8.9	13546	3229	25038	2.6	7.9
29 Blue Mountains	312	76	483	14.2	-3.6	3335	714	5331	0.0	-0.8
30 Camden	407	37	560	14.8	22.0	3059	234	4284	3.9	12.6
31 Campbelltown	603	211	1164	1.1	11.8	6203	1398	11476	2.6	7.9
32 Fairfield	508	323	1332	2.1	14.8	5755	4125	16184	1.3	4.3
33 Gosford	621	354	1472	-11.6	1.0	6299	3704	15362	1.1	2.9
34 Hawkesbury	208	44	415	1.2	2.7	2155	575	4693	1.8	2.2
35 Holroyd	271	490	1107	10.7	13.2	2847	4772	11885	2.0	3.9
36 Hornsby	294	409	1048	-5.5	12.2	3251	4116	11115	0.8	4.5
37 Liverpool	593	466	1400	-4.0	10.9	6096	4678	15364	2.1	6.6
38 Penrith	878	247	1660	-3.3	7.9	8005	2494	17277	2.5	8.3
39 Pittwater	120	163	422	-1.6	-6.6	1192	1488	4442	-0.1	0.3
40 Sutherland	340	740	1522	1.2	3.1	3104	7596	15883	1.0	1.4
41 Warringah	236	731	1274	-11.8	-1.2	2433	7770	13959	1.3	2.8
42 Wollondilly	148	21	244	19.0	18.4	1280	196	2107	2.5	6.1
43 Wyong	916	283	1494	0.3	6.1	8249	2672	15074	1.5	2.7
Rest of GMR	3108	2030	7469	-3.9	3.5	31127	19583	75247	0.8	3.1
44 Cessnock	275	97	459	-12.1	-9.3	2974	866	4895	0.2	4.0
45 Kiama	68	32	138	-9.2	-1.4	647	324	1497	1.2	3.0
46 Lake Macquarie	665	206	1230	-5.5	5.3	6881	2237	13240	1.1	3.6
47 Maitland	387	121	698	-3.6	-3.2	3891	1320	6780	0.6	4.6
48 Newcastle	617	598	2121	-9.4	12.2	6375	5154	20143	0.0	2.5
49 Port Stephens	334	103	587	-3.5	3.5	2803	1020	5523	1.8	3.0
50 Shellharbour	224	78	432	-0.5	0.7	2131	930	4539	0.9	2.9
51 Wollongong	532	794	1796	6.9	1.3	5368	7715	18522	1.3	2.8
NEW SOUTH WALES	23285	30339	75431	-2.4	5.1	223810	287576	766979	1.4	4.1

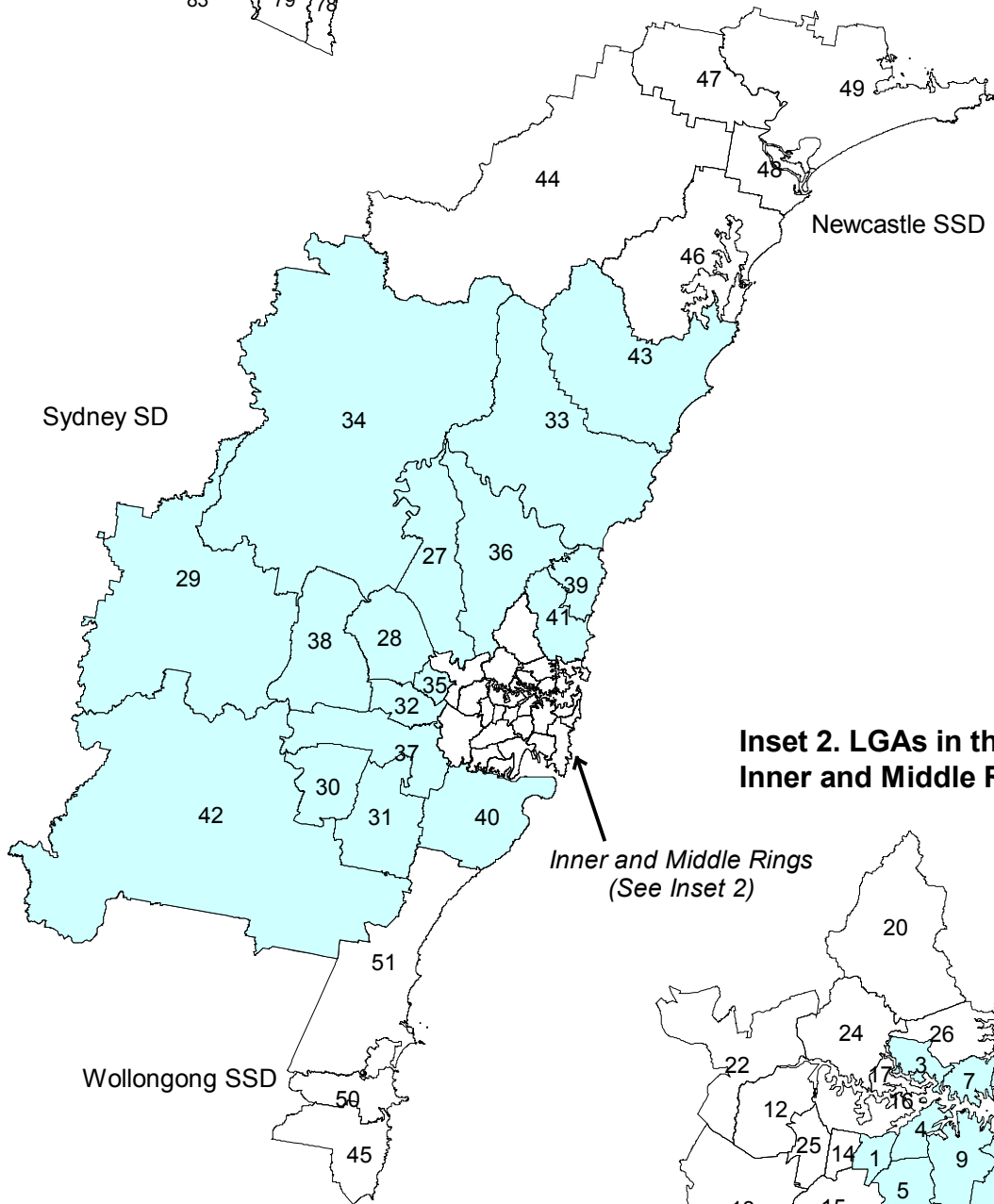
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

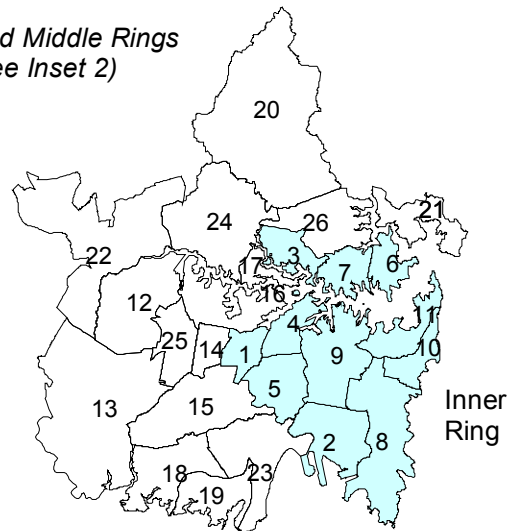


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2015

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	582	768	1120	945	1.0	17.2
Inner Ring	740	990	1500	1261	-1.0	13.4
1 Ashfield	661	788	1475	1093	3.3	15.8
2 Botany Bay	645	800	1005	872	-8.6	8.1
3 Lane Cove	705	1000	1960	1413	5.3	26.3
4 Leichhardt	1078	1300	1615	1369	1.6	13.3
5 Marrickville	652	978	1300	1010	7.0	17.8
6 Mosman	750	1100	2460	1820	-26.7	4.7
7 North Sydney	731	970	1450	1203	0.4	9.4
8 Randwick	750	920	1610	1223	-5.6	3.8
9 Sydney	690	888	1210	999	2.1	12.8
10 Waverley	871	1250	1955	1503	-0.3	5.9
11 Woollahra	1080	1820	2950	2206	-4.2	19.9
Middle Ring	660	875	1329	1078	0.6	18.7
12 Auburn	553	700	844	752	0.0	16.7
13 Bankstown	665	850	970	826	6.9	26.9
14 Burwood	760	922	1405	1156	-4.8	11.2
15 Canterbury	475	647	1070	789	-3.4	-1.5
16 Canada Bay	818	1035	1530	1226	3.0	12.5
17 Hunters Hill	1300	2010	3560	2443	12.9	47.8
18 Hurstville	640	905	1210	953	-0.4	12.9
19 Kogarah	710	882	1400	1094	-2.0	20.5
20 Ku-ring-gai	1034	1600	2130	1671	-1.4	23.1
21 Manly	955	1500	2025	1642	9.5	16.7
22 Parramatta	570	730	927	791	-2.5	18.6
23 Rockdale	620	740	1100	896	1.4	13.4
24 Ryde	690	978	1510	1123	2.7	31.6
25 Strathfield	645	795	1740	1256	10.0	14.8
26 Willoughby	850	1339	1966	1477	-11.6	39.5
Outer Ring	520	660	881	759	1.5	19.6
27 The Hills Shire	902	1125	1370	1179	-5.9	21.9
28 Blacktown	525	645	767	655	2.4	22.6
29 Blue Mountains	455	540	670	563	1.9	20.0
30 Camden	593	675	750	682	6.2	22.7
31 Campbelltown	481	550	610	547	2.5	29.1
32 Fairfield	543	700	820	689	0.0	29.4
33 Gosford	476	572	715	613	0.4	16.5
34 Hawkesbury	526	625	890	750	5.0	20.5
35 Holroyd	512	745	900	752	4.8	34.8
36 Hornsby	825	1080	1380	1143	3.3	21.5
37 Liverpool	510	650	771	651	0.0	18.2
38 Penrith	501	590	665	590	1.7	25.0
39 Pittwater	850	1250	1510	1260	0.0	17.4
40 Sutherland	692	923	1195	973	3.7	23.0
41 Warringah	703	980	1437	1110	-7.5	7.7
42 Wollondilly	495	658	910	732	11.1	26.5
43 Wyong	390	470	560	488	6.8	22.1
Rest of GMR	371	460	590	490	1.1	6.5
44 Cessnock	252	300	380	340	4.3	4.9
45 Kiama	550	675	805	692	3.1	12.5
46 Lake Macquarie	375	450	551	476	-1.1	3.4
47 Maitland	305	370	449	387	-1.1	-0.2
48 Newcastle	400	475	585	508	-0.2	7.6
49 Port Stephens	335	428	535	443	4.5	10.6
50 Shellharbour	425	485	595	506	3.5	14.1
51 Wollongong	427	530	679	566	-0.9	16.5
NEW SOUTH WALES	418	600	875	742	0.3	11.1

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — September Quarter 2015

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtly %	Change in Median Ann %
GREATER SYDNEY	624	880	1354	1086	0.9	20.0
Inner Ring	1332	1733	2300	2001	-0.4	15.6
1 Ashfield	1380	1550	1900	1653	0.3	8.8
2 Botany Bay	1070	1200	1450	1276	-7.2	5.6
3 Lane Cove	1789	2000	2475	2177	-15.3	12.5
4 Leichhardt	1250	1420	1800	1542	-2.5	14.7
5 Marrickville	1075	1251	1435	1279	-3.0	24.7
6 Mosman	2480	3325	4800	3614	-2.2	22.0
7 North Sydney	1900	2180	3200	2466	-3.1	26.4
8 Randwick	1610	1863	2268	2020	3.9	13.1
9 Sydney	1200	1468	1850	1585	4.9	20.3
10 Waverley	1950	2321	2900	2478	5.4	15.2
11 Woollahra	1968	2775	3900	3110	-4.3	11.0
Middle Ring	964	1320	1760	1462	1.5	24.5
12 Auburn	827	970	1258	1041	-1.0	19.8
13 Bankstown	819	900	1010	917	3.4	22.4
14 Burwood	1400	1618	2111	1790	6.8	17.2
15 Canterbury	910	1148	1360	1160	3.4	26.2
16 Canada Bay	1521	1810	2050	1846	4.9	24.7
17 Hunters Hill	1950	2563	4000	3067	24.3	58.2 s
18 Hurstville	1000	1200	1340	1195	0.6	16.9
19 Kogarah	1280	1450	1760	1535	1.8	23.1
20 Ku-ring-gai	1545	1911	2333	2017	0.1	22.5
21 Manly	1808	2150	2675	2393	7.5	14.0
22 Parramatta	850	1000	1220	1046	0.0	22.0
23 Rockdale	1100	1308	1550	1349	5.8	31.4
24 Ryde	1420	1560	1768	1606	2.3	20.9
25 Strathfield	1583	2035	2584	2097	11.5	24.2
26 Willoughby	1700	1983	2411	2093	-7.8	15.3
Outer Ring	565	704	965	822	1.3	18.8
27 The Hills Shire	1050	1225	1456	1286	-2.9	25.6
28 Blacktown	585	675	800	694	1.5	20.5
29 Blue Mountains	463	556	675	573	3.3	22.1
30 Camden	601	685	755	689	6.2	22.7
31 Campbelltown	525	570	626	579	1.3	26.7
32 Fairfield	660	750	855	762	1.7	26.1
33 Gosford	520	615	770	665	-2.4	16.0
34 Hawkesbury	565	690	950	798	7.8	23.2
35 Holroyd	765	850	999	917	3.0	25.4
36 Hornsby	1045	1275	1500	1323	2.0	27.5
37 Liverpool	630	720	829	734	1.4	18.6
38 Penrith	570	622	692	640	2.0	21.5
39 Pittwater	1240	1400	1697	1486	-6.7	12.0
40 Sutherland	970	1130	1361	1197	2.7	28.4
41 Warringah	1300	1450	1756	1518	3.6	17.9
42 Wollondilly	511	662	925	749	10.3	20.0
43 Wyong	406	480	570	503	5.5	20.0
Rest of GMR	390	478	610	510	-0.2	8.5
44 Cessnock	255	306	385	346	2.3	5.3
45 Kiama	630	725	840	751	-0.3	11.5
46 Lake Macquarie	394	470	570	489	0.0	4.6
47 Maitland	320	385	455	397	-1.3	0.0
48 Newcastle	415	500	600	527	0.0	11.1
49 Port Stephens	375	454	570	474	6.7	13.4
50 Shellharbour	450	506	625	537	1.2	12.4
51 Wollongong	465	600	735	624	0.0	20.2
NEW SOUTH WALES	405	595	940	779	0.8	12.7

(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 — September Quarter 2015

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qrtly %	Change in Median Ann %
GREATER SYDNEY	533	680	860	745	0.7	13.3
Inner Ring	666	830	1055	926	1.2	11.4
1 Ashfield	613	683	770	693	-1.1	10.4
2 Botany Bay	610	730	830	721	-2.7	15.9
3 Lane Cove	665	725	866	776	-2.0	14.4
4 Leichhardt	750	930	1200	1017	6.1	13.4
5 Marrickville	552	640	770	660	-4.6	-2.3
6 Mosman	668	845	1100	936	3.0	14.6
7 North Sydney	705	911	1275	1036	1.2	7.2
8 Randwick	675	817	920	814	0.2	8.9
9 Sydney	656	832	1061	904	2.5	13.2
10 Waverley	766	935	1230	997	3.9	13.3
11 Woollahra	865	1160	1860	1449	-4.1	19.6
Middle Ring	570	685	830	730	2.2	14.2
12 Auburn	525	605	713	618	-0.8	12.3
13 Bankstown	489	565	647	571	2.7	20.2
14 Burwood	690	826	920	814	8.0	23.3
15 Canterbury	415	495	590	510	-2.0	10.5
16 Canada Bay	768	875	1050	933	2.9	17.4
17 Hunters Hill	650	755	1100	901 s	-11.7 s	-12.4 s
18 Hurstville	565	621	750	659	-1.0	8.0
19 Kogarah	650	722	790	743	4.6	16.3
20 Ku-ring-gai	732	842	980	908	0.5	13.2
21 Manly	820	1100	1450	1213	9.7	27.9
22 Parramatta	515	599	710	613	0.2	17.5
23 Rockdale	585	660	745	673	3.9	14.8
24 Ryde	630	725	857	762	2.8	16.9
25 Strathfield	615	665	756	689	6.9	16.8
26 Willoughby	758	851	980	905	-1.9	13.5
Outer Ring	435	530	685	574	1.9	15.7
27 The Hills Shire	682	785	852	764	0.0	19.5
28 Blacktown	430	470	540	486	0.9	13.9
29 Blue Mountains	315	397	480	400 s	4.6 s	8.0 s
30 Camden	470	495	612	525 s	8.0 s	23.8 s
31 Campbelltown	390	417	450	413	-0.7	15.8
32 Fairfield	400	440	500	449	2.3	14.6
33 Gosford	380	441	554	475	3.6	11.4
34 Hawkesbury	437	490	520	470	3.2	28.9
35 Holroyd	463	497	550	507	-1.8	13.0
36 Hornsby	635	700	825	723	2.5	14.4
37 Liverpool	379	448	520	451	-0.6	17.8
38 Penrith	394	450	490	439	4.7	20.0
39 Pittwater	664	777	900	799	1.2	9.6
40 Sutherland	580	680	820	720	2.6	13.0
41 Warringah	610	720	825	732	-0.4	17.1
42 Wollondilly	-	-	-	-	-	-
43 Wyong	335	378	455	400	14.2	21.6
Rest of GMR	327	392	480	412	-1.9	-0.7
44 Cessnock	215	255	281	252 s	13.3 s	-5.6 s
45 Kiama	398	453	486	453 s	2.7 s	5.2 s
46 Lake Macquarie	325	365	421	387	-1.4	0.7
47 Maitland	280	295	336	300	-1.7	-3.4
48 Newcastle	353	406	500	441	-4.6	-2.1
49 Port Stephens	247	313	375	323	-10.7	-7.1
50 Shellharbour	320	380	425	379	-5.0	11.8
51 Wollongong	370	449	523	456	3.2	16.6
NEW SOUTH WALES	440	610	810	665	0.0	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 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — September Quarter 2015

Code	Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
						Qtly %	Ann %
1	REST OF NSW	255	350	465	380	1.4	7.7
10101	52 Goulburn - Yass	250	330	430	348	-2.9	3.1
10102	53 Queanbeyan	345	454	630	495	-4.0	-5.5
10103	54 Snowy Mountains	168	240	354	272	0.0	3.0
10104	55 South Coast	295	360	470	384	0.0	3.2
10301	56 Bathurst	289	360	440	371	-4.8	8.4
10302	57 Lachlan Valley	141	200	271	226	0.0	8.8
10303	58 Lithgow - Mudgee	240	300	395	335	7.0	1.9
10304	59 Orange	236	320	419	345	-5.6	-0.5
10401	60 Clarence Valley	250	305	380	319	0.7	-10.3
10402	61 Coffs Harbour	322	405	490	417	2.5	6.0
10501	62 Bourke - Cobar - Coonamble	65	100	150	227	-17.4	-28.6
10502	63 Broken Hill and Far West	87	120	175	149	9.1	21.2
10503	64 Dubbo	225	304	393	318	8.7	11.1
10601	65 Lower Hunter	260	320	435	374	0.6	1.6
10604	66 Upper Hunter	185	249	320	264	-16.9	-11.3
10801	67 Great Lakes	290	370	477	392	-2.6	9.6
10802	68 Kempsey - Nambucca	235	310	390	326	4.4	8.8
10804	69 Port Macquarie	354	425	525	446	0.0	11.8
10805	70 Taree - Gloucester	246	313	430	341	0.8	7.8
10901	71 Albury	205	260	360	291	-5.5	8.3
10902	72 Lower Murray	120	206	305	222	26.9	13.2
10903	73 Upper Murray exc. Albury	160	230	320	250	4.5	0.7
11001	74 Armidale	260	320	415	345	2.3	3.0
11002	75 Inverell - Tenterfield	155	224	295	238	-0.4	1.8
11003	76 Moree - Narrabri	151	270	368	274	30.1	14.9
11004	77 Tamworth - Gunnedah	230	284	390	308	-6.9	1.4
11201	78 Richmond Valley - Coastal	429	540	695	603	1.9	8.7
11202	79 Richmond Valley - Hinterland	240	300	395	318	-3.2	-3.9
11203	80 Tweed Valley	330	432	535	449	2.8	4.9
11301	81 Griffith - Murrumbidgee (West)	160	225	299	232	-5.3	4.7
11302	82 Tumut - Tumbarumba	155	243	360	283	14.4	-0.3
11303	83 Wagga Wagga	210	275	365	295	-1.4	0.4
11401	84 Shoalhaven	340	413	515	447	4.4	14.6
11402	85 Southern Highlands	445	605	830	687	8.0	18.6

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

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

Rural SA3 and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %					Qtly %	Ann %
REST OF NSW	260	360	481	391	0.0	7.5	225	295	385	317	2.4	7.3
52 Goulburn - Yass	255	335	435	354	-2.9	3.1	169	193	330	237	s 6.9	s -23.0
53 Queanbeyan	440	568	698	576	6.7	3.2	230	324	380	315	5.3	15.0
54 Snowy Mountains	175	241	375	285	-10.9	-3.8	145	212	280	217	s -6.6	s 3.4
55 South Coast	325	390	490	414	1.3	6.4	199	247	321	260	-3.0	0.6
56 Bathurst	300	370	450	383	-8.8	8.3	182	280	333	263	s 27.3	s 14.3
57 Lachlan Valley	143	201	274	227	0.5	10.1	-	-	-	-	-	-
58 Lithgow - Mudgee	240	305	395	338	5.5	3.4	-	-	-	-	-	-
59 Orange	252	335	428	355	-2.8	3.1	180	207	229	207	s -10.6	s -
60 Clarence Valley	257	310	383	325	0.4	-0.8	223	288	328	279	s 3.6	s -61.7
61 Coffs Harbour	370	437	525	463	2.7	6.6	211	280	366	292	4.1	1.8
62 Bourke - Cobar - Coonamble	65	100	150	227	-15.3	-25.4	-	-	-	-	-	-
63 Broken Hill and Far West	87	120	175	149	9.1	22.4	-	-	-	-	-	-
64 Dubbo	225	305	395	319	5.2	8.9	-	-	-	-	-	-
65 Lower Hunter	269	330	453	385	3.1	1.5	188	235	281	237	s -9.3	s -4.9
66 Upper Hunter	194	260	325	270	-13.0	-8.8	-	-	-	-	-	-
67 Great Lakes	325	428	512	436	1.8	15.5	256	295	365	311	7.3	12.6
68 Kempsey - Nambucca	250	315	400	331	-1.6	9.6	165	223	313	289	s 1.1	s -9.9
69 Port Macquarie	388	451	549	476	-0.9	10.0	291	347	390	354	10.2	19.7
70 Taree - Gloucester	250	333	445	349	4.2	7.5	224	255	305	268	4.1	18.6
71 Albury	225	300	385	318	0.0	15.2	144	181	229	191	0.6	-2.2
72 Lower Murray	125	207	295	222	25.8	8.9	-	-	-	-	-	-
73 Upper Murray exc. Albury	155	237	320	251	7.5	0.0	190	200	275	248	s -4.0	s 26.6
74 Armidale	265	320	413	349	-1.5	0.0	249	270	420	310	s 20.8	s -
75 Inverell - Tenterfield	155	225	295	239	3.7	2.0	-	-	-	-	-	-
76 Moree - Narrabri	151	271	368	276	23.0	16.3	-	-	-	-	-	-
77 Tamworth - Gunnedah	236	294	390	315	-5.2	4.7	180	208	238	200	s -3.3	s -21.4
78 Richmond Valley - Coastal	475	600	775	672	-0.8	5.7	352	443	548	461	2.9	13.8
79 Richmond Valley - Hinterland	245	311	408	329	-0.5	-0.5	195	240	273	233	s -12.2	s -35.3
80 Tweed Valley	419	493	580	512	1.2	6.3	283	326	420	359	-1.3	-1.9
81 Griffith - Murrumbidgee (West)	160	225	300	233	-6.3	0.0	180	225	255	221	s -	s 20.6
82 Tumut - Tumbarumba	152	210	300	241	-1.2	-13.9	-	-	-	-	-	-
83 Wagga Wagga	220	285	373	304	-1.7	2.5	175	219	258	220	s 6.8	s -4.8
84 Shoalhaven	349	420	525	458	5.3	12.5	230	310	373	319	-2.7	22.5
85 Southern Highlands	470	628	885	720	9.7	21.8	390	410	585	480	-2.4	-19.4

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

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.

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