

Rent and Sales Report

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Rent: March quarter 2016
Sales: December quarter 2015

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Rent and Sales Summary

Rent: March Quarter 2016

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in the Inner Ring and the Outer Ring remained unchanged at \$600 and \$450 respectively. The median rent increased in the Middle Ring and in Greater Sydney by \$10 to \$510. Over the year, the median rent increased by \$10 in both Greater Sydney and in the Middle Ring, by \$20 in the Outer Ring, and by \$5 in the Inner Ring.

When compared with the March quarter 2015, the median rent for two bedroom flats/units remained unchanged in Greater Sydney at \$520 per week. The rent increased over the year by \$20 (3.1%) to \$660 in the Inner Ring, by \$10 (2.1%) to \$490 in the Middle Ring, and by \$16 (3.9%) to \$420 in the Outer Ring. The median rent increased by \$20 (6.3%) to \$340 in the Rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased in the Inner Ring by 1.5%, in the Middle Ring by 1.0%, in the Outer Ring by 2.4% and in the Rest of the GMR by 3.0%, but remained unchanged in Greater Sydney.

Over the year, the median rent for three bedroom separate houses increased by \$30 (6.7%) to \$480 in Greater Sydney, by \$30 (3.6%) to \$875 in the Inner Ring, by \$20 (3.6%) to \$570 in the Middle Ring, by \$25 (5.9%) to \$450 in the Outer Ring and by \$18 (4.6%) to \$398 in the Rest of the GMR. Over the quarter, the median rent increased in Greater Sydney by 4.3%, the Inner Ring by 2.9%, the Outer Ring by 2.3% and the Rest of the GMR by 1.9%, but remained unchanged in the Middle Ring.

The median rent for one bedroom flats/units increased over the year in Greater Sydney by \$11 (2.3%) to \$490, in the Inner Ring by \$20 (4.0%) to \$520 and in the Rest of the GMR by \$10 (4.0%) to \$260. The median rent remained unchanged over the year in the Outer Ring and in the Middle Ring. Over the quarter, the

median rent increased in the Rest of the GMR (2.0%). The median rent remained unchanged in the Inner Ring, in the Middle Ring and in the Outer Ring. .

Over the year, the median rent for two bedroom separate houses increased by \$20 (4.3%) in the Middle Ring to \$480 and by \$15 (4.2%) in the Outer Ring to \$375. In the Inner Ring and the Rest of the GMR, the median rent remained unchanged. Over the quarter, the median rent increased by \$10 (2.7%) in the Outer Ring, and by \$10 (1.5%) in the Inner Ring. The median rent remained unchanged in the Middle Ring and the Rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units remained unchanged at \$240 over the year and the quarter. The median rent for three bedroom separate houses increased by \$10 (3.2%) to \$320 over the year and the quarter.

The number of new bonds lodged over the quarter in Greater Sydney decreased by 6.0% to 48,760 bonds. The number of new bonds lodged decreased by 0.2% in the Inner Ring, by 7.2% in the Middle Ring and by 10.2% in the Outer Ring. The number of new bonds lodged increased by 5.2% in the Rest of the GMR. Over the year, the number of new bonds lodged increased by 3.5% in Greater Sydney, by 2.8% in the Inner Ring, by 1.8% in the Middle Ring, and by 5.7% in the Outer Ring. The number of new bonds lodged decreased by 4.3% 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 Lane Cove (13.7%) and Campbelltown (12.5%), followed by Liverpool (11.8%) and Hawkesbury (10.3%).

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Willoughby (14.8%) and

Trends in Median Rents – Sydney and NSW

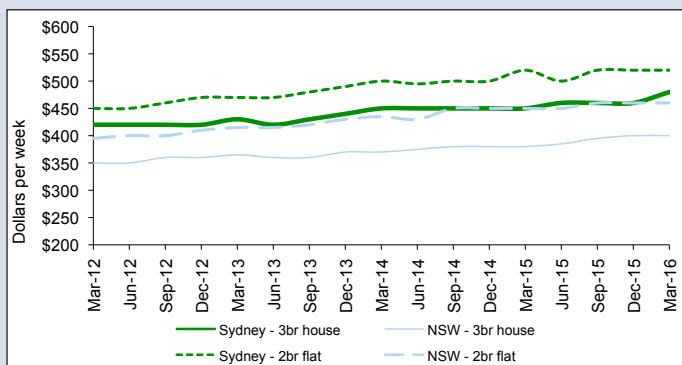


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Mar Qtr 2016	\$600	\$510	\$450	\$510	\$450
Qtlly change	0.0%	2.0%	0.0%	2.0%	0.0%
Ann. change	0.8%	2.0%	4.7%	2.0%	4.7%
Sales (\$'000s)					
Dec Qtr 2015	\$1,014	\$895	\$670	\$788	\$600
Qtlly change	0.9%	1.5%	0.9%	1.7%	-0.8%
Ann. change	11.4%	11.9%	13.6%	11.8%	5.3%

Pittwater (10.1%). Within the Rest of the GMR, an increase of 7.3% was observed in Shellharbour.

For one bedroom flats/units, the largest annual increases in median rent were observed in Waverley (12.1%), Pittwater (11.4%) and Hornsby (10.3%) whereas a decrease of 7.0% was observed in Burwood.

For two bedroom separate houses, the largest annual increase in Greater Sydney was recorded in Blue Mountains (11.8%).

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Inverell - Tenterfield recorded the highest increase of 16.7% over the year in the median rent for two bedroom dwellings, while Snowy Mountains recorded the largest decrease (-13.0%). For three bedroom dwellings, Broken Hill and Far West, and Lachlan Valley recorded the highest annual increases in median rent of 9.1% whereas Bourke - Cobar - Coonamble recorded the largest annual decrease (-20.0%).

Within Greater Sydney, 28 LGAs recorded a growth over the year in the number of new bonds lodged and 15 LGAs recorded falls in the number of new bonds lodged.

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

Sales: December Quarter 2015

The median sales price for all dwellings across Greater Sydney increased by 1.7% over the quarter, and by 11.8% over the year. Over the quarter, the median sales price increased by 0.9% in the Inner Ring, by 1.5% in the Middle Ring, by 0.9% in the Outer Ring, and by 2.6% in the rest of GMR. Over the year, the median sales price increased by 11.4% in the Inner Ring, by 11.9% in the Middle Ring, by 13.6% in the Outer Ring and by 4.9% in the Rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 0.6% over the quarter and by

10.3% over the year. Over the quarter, the sales price decreased in the Inner Ring by 7.9% and the Middle Ring by 1.7%, but increased in the Outer Ring by 0.8% and the Rest of the GMR by 2.1%. The largest quarterly increase of 3.4% was recorded in Willoughby, followed by 3.2% in Gosford and 2.7% in Randwick. Lane Cove recorded the largest quarterly decrease of 12.3% in the median sales price. Over the year, the sales price for non-strata dwellings increased in the Inner Ring by 8.3%, in the Middle Ring by 17.7%, in the Outer Ring by 13.2% and in the Rest of the GMR by 6.5%. The largest annual increase was 25.8% recorded in Ashfield, followed by 25.2% in Manly, 24.1% in Canterbury, 22.6% in Mosman and 22.0% in Randwick.

In the Rest of GMR, Kiama recorded the highest increase (16.2%) over the year, followed by Shellharbour (11.3%) and Wollongong (11.1%).

For strata dwellings in Greater Sydney, the median sales price increased by 1.2% over the quarter and by 10.9% over the year. Over the quarter, the median sales price increased by 1.9% in the Outer Ring and by 5.7% in the Rest of the GMR, but decreased by 0.6% in the Inner Ring and by 0.4% in the Middle Ring. In Greater Sydney the largest quarterly increase was recorded in Hurstville (8.6%) whereas the largest quarterly decrease was 15.8% in Burwood. Over the year, the median sales price increased in the Inner Ring (9.9%), Middle Ring (10.5%), Outer Ring (12.5%) and the Rest of the GMR (2.9%). Over the year, Leichhardt recorded the largest increase of 20.5% followed by Bankstown (18.2%), Ku-ring-gai (17.6%) and Gosford (16.5%).

In the Rest of GMR, Shellharbour recorded the highest increase over the year (13.8%), followed by Lake Macquarie (7.7%) and Newcastle (7.5%).

Trends in Median Sales Price – Sydney and NSW

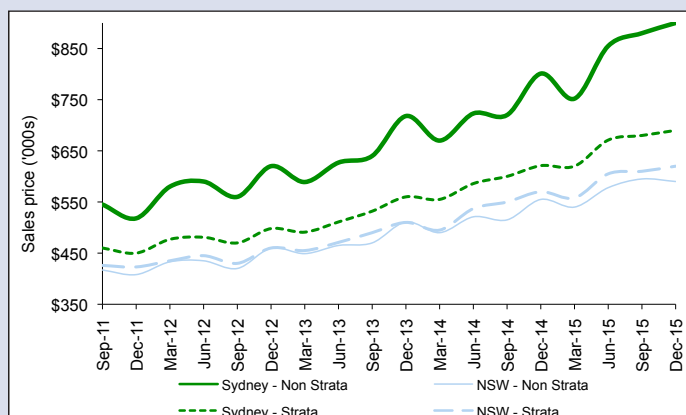


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - Mar Quarter 2016

Local Government Area and Codes (a)	One Bedroom Change			Two Bedrooms Change			Three Bedrooms Change			Four + Bedrooms Change		
	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %
GREATER SYDNEY	470	1.1	2.2	515	1.0	3.0	520	3.5	4.0	630	1.6	1.6
Inner Ring	510	0.0	2.0	670	1.5	3.1	900	0.0	3.4	1250	0.0	4.2
1 Ashfield	385	0.0	4.8	473	-1.6	2.7	700	5.3	2.9	975 s	11.7 s	9.6 s
2 Botany Bay	500	0.0	-2.0	580	-6.5	-3.3	750	7.1	8.7	1050 s	5.0 s	5.0 s
3 Lane Cove	490	0.0	-1.0	585	6.4	13.6	758	-4.7	-0.3	1170 s	6.4	-2.5 s
4 Leichhardt	458	-4.2	8.9	680	-1.4	1.5	925	6.3	9.5	1200	4.3	0.0
5 Marrickville	418	4.4	4.4	550	0.0	5.8	800	0.0	2.9	1100	11.7	12.5
6 Mosman	470	-4.1	4.4	650	3.2	7.4	1000	-9.1	-7.0	1990 s	-20.4 s	-7.4 s
7 North Sydney	510	2.0	6.3	650	0.0	2.0	950	0.0	5.6	1675 s	9.8 s	35.4
8 Randwick	500	0.0	3.1	630	1.6	5.0	850	0.0	6.3	1200	0.0	4.3
9 Sydney	530	-0.9	0.0	750	1.4	7.1	960	-2.0	1.1	1190	-0.8	8.2
10 Waverley	560	1.8	9.8	725	-0.7	4.3	1100	2.3	7.8	1500	-9.1	-6.3
11 Woollahra	495	-2.0	3.1	740	5.7	5.9	1118	-2.8	-6.9	1950	-2.5	21.9 s
Middle Ring	450	0.0	0.0	485	-1.0	1.0	595	-0.8	2.6	750	0.0	0.0
12 Auburn	450	0.0	3.4	480	-4.0	4.3	540	-1.8	1.9	650	8.3	6.6
13 Bankstown	280	12.0	3.7	410	0.0	2.5	500	0.0	0.0	620	-2.7	-1.6
14 Burwood	400	-2.4	-5.9	530	0.0	1.9	680	4.6	7.5	900 s	20.0 s	10.4 s
15 Canterbury	320	-3.0	6.7	390	0.0	2.6	560	0.0	1.8	700	2.9	7.7
16 Canada Bay	520	4.0	4.0	630	1.6	3.3	775	2.0	4.7	900 s	-1.1	-5.3
17 Hunters Hill	-	-	-	580 s	-4.5 s	-1.7 s	770 s	-9.4 s	-20.2 s	-	-	-
18 Hurstville	400	0.0	2.6	450	0.0	4.7	580	1.8	5.5	700	0.0	0.0
19 Kogarah	395	-1.3	-1.3	470	1.1	0.5	580	1.8	0.0	700 s	-4.8	-10.3 s
20 Ku-ring-gai	500	3.1	6.4	620	2.9	3.3	810	-0.6	5.2	1100	-8.3	0.0
21 Manly	560	5.7	5.7	740	-1.3	6.5	1150	4.5	15.3	1610	10.3	7.3
22 Parramatta	380	-5.0	7.0	430	-4.4	2.4	510	0.0	2.0	620	0.0	3.3
23 Rockdale	460	0.0	2.2	500	0.0	0.0	600	-4.8	0.0	765	6.3	4.1
24 Ryde	450	-4.3	-2.2	470	-2.1	4.4	650	0.0	0.0	820	2.5	9.3
25 Strathfield	430	2.4	7.5	500	0.0	2.0	585	-4.9	-2.5	800	2.6	5.3 s
26 Willoughby	513	-2.8	-0.5	650	3.2	1.2	900	0.0	5.9	1350	3.8	12.5
Outer Ring	320	0.0	5.8	400	0.0	2.6	450	0.0	4.7	575	-0.9	4.5
27 The Hills Shire	410	-2.4	3.8	510	2.0	2.0	580	0.0	1.8	695	-0.7	2.2
28 Blacktown	268	7.0	7.0	370	-1.3	2.8	420	-2.3	2.4	575	4.5	6.5
29 Blue Mountains	260	3.0	6.1	360	5.9	7.5	420	0.0	5.0	520	-1.0	6.1
30 Camden	-	-	-	390 s	2.0	4.0	450	0.0	3.4	540	0.0	1.9
31 Campbelltown	270	-10.0	5.9	350	-2.8	6.1	400	0.0	2.6	480	-4.0	0.0
32 Fairfield	250	-2.9	4.2	333	-2.2	0.8	445	1.1	2.3	540	-1.8	8.0
33 Gosford	265	0.0	6.0	360	0.7	2.9	450	2.3	7.1	580	0.4	5.5
34 Hawkesbury	280 s	7.7 s	16.7 s	350	2.9	9.4	440	1.1	4.8	570	3.6	14.0
35 Holroyd	300	-4.8	-0.8	400	0.0	0.0	480	-3.0	1.1	600	0.0	3.9
36 Hornsby	420	7.7	7.7	510	0.0	5.7	615	2.5	4.2	750	-3.8	0.0
37 Liverpool	340	14.3	25.9	380	5.6	8.6	470	2.2	4.4	558	-3.9	-0.4
38 Penrith	250	0.0	0.0	325	0.0	4.8	415	1.2	3.8	525	1.0	6.1
39 Pittwater	425	-4.5	6.3	585	-2.5	-1.7	850	0.0	6.3	1200	9.1	9.1
40 Sutherland	360	-2.0	0.0	460	0.0	2.2	640	1.6	6.7	780	0.0	1.3
41 Warringah	450	0.0	5.9	595	2.6	5.3	850	4.3	6.9	1100	-4.3	1.1
42 Wollondilly	-	-	-	320 s	0.0	0.0	420	0.0	9.8	550	1.9	12.2
43 Wyong	250	4.2	13.6	325	0.0	4.8	390	0.0	5.4	480	-1.5	6.7
Rest of GMR	240	-2.0	0.0	340	0.0	3.0	400	1.3	5.0	470	2.2	6.8
44 Cessnock	188 s	-3.8 s	2.7 s	260	0.0	2.0	305	1.7	1.7	380	0.0	0.0
45 Kiama	-	-	-	380	-5.0	1.3	500	6.4	8.7	550 s	-10.6 s	10.0 s
46 Lake Macquarie	240	6.7	4.3	325	-1.5	1.6	385	-1.3	1.3	485	1.0	3.2
47 Maitland	190	0.0	-3.8	285	1.8	4.6	340	0.0	3.0	400	0.0	2.6
48 Newcastle	230	-8.0	-4.2	370	2.8	1.4	425	4.9	1.2	470	-2.1	3.3
49 Port Stephens	220 s	-4.3 s	2.3 s	290	3.6	1.8	360	0.0	2.9	460	2.2	4.5
50 Shellharbour	-	-	-	340	6.3	9.7	440	4.8	7.3	550	0.9	5.8
51 Wollongong	260	-3.7	4.0	360	0.0	2.9	470	2.2	4.4	600	7.1	8.1
NEW SOUTH WALES	428	-0.5	1.9	440	0.0	3.5	430	0.0	4.9	520	-1.9	4.0

(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 - Mar Quarter 2016

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	360	450	620	7.1	7.1	410	480	600	4.3	6.7
Inner Ring	610	690	780	1.5	0.0	790	875	1080	2.9	3.6
1 Ashfield	410	505	645 s	-21.7 s	-	700	750	820 s	0.0 s	5.6 s
2 Botany Bay	-	-	-	-	-	675	750	820 s	8.7	3.4 s
3 Lane Cove	-	-	-	-	-	720	900	950 s	5.9 s	2.3 s
4 Leichhardt	620	700	770	1.4	-1.4	780	900	1050	2.9	8.4
5 Marrickville	600	650	700	0.0	3.2	790	825	895	3.1	6.5
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	900	1103	1500 s	0.2	0.2 s
8 Randwick	655	755	813 s	15.3 s	9.4 s	800	890	1000	0.0	2.6
9 Sydney	650	720	780	2.9	-1.4	800	910	1068	4.6	3.4
10 Waverley	765	858	925 s	-	-	1100	1275	1400 s	15.9 s	21.4 s
11 Woollahra	-	-	-	-	-	1100	1350	1500 s	22.7 s	17.4 s
Middle Ring	420	480	560	0.0	4.3	495	570	690	0.0	3.6
12 Auburn	400	445	470 s	3.5 s	11.3 s	450	490	530	-2.0	-3.4
13 Bankstown	385	420	450	1.2	0.0	450	480	540	-2.0	-4.0
14 Burwood	-	-	-	-	-	520	650	690 s	0.0 s	8.3 s
15 Canterbury	380	480	550	-4.0	-3.5 s	500	570	630	0.4	3.6
16 Canada Bay	530	630	700 s	-3.1 s	8.2 s	660	750	850	0.0	4.2
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	445	480	520 s	-4.0 s	11.6 s	540	583	630	5.9	6.9
19 Kogarah	460	505	545 s	5.2 s	7.4	560	620	680	3.3	6.4
20 Ku-ring-gai	-	-	-	-	-	745	850	900	2.7	9.0
21 Manly	-	-	-	-	-	975	1000	1250 s	-18.4 s	-8.9 s
22 Parramatta	400	430	480	-1.1	4.9	450	500	555	1.0	2.0
23 Rockdale	500	555	620 s	11.0 s	16.8	550	600	660	-2.4	0.0
24 Ryde	450	500	550 s	-5.7 s	0.0 s	600	650	700	0.0	0.0
25 Strathfield	-	-	-	-	-	495	535	600 s	-19.5 s	-9.3 s
26 Willoughby	575	653	750 s	-	-	863	988	1125	3.4	14.8
Outer Ring	340	375	440	2.7	4.2	400	450	500	2.3	5.9
27 The Hills Shire	395	450	460 s	0.0 s	9.8 s	525	560	620	-3.4	1.8
28 Blacktown	350	360	400	-2.7	2.9	380	420	460	-1.2	2.4
29 Blue Mountains	340	380	400	8.6	11.8	400	420	465	0.0	5.0
30 Camden	-	-	-	-	-	420	450	480	0.0	4.0
31 Campbelltown	330	350	360 s	0.0 s	-1.4 s	380	410	440	2.5	3.8
32 Fairfield	320	370	390	-2.6	-5.1	410	450	470	0.0	4.7
33 Gosford	350	373	410	0.7	3.5	400	450	500	0.0	7.1
34 Hawkesbury	350	370	400 s	0.7 s	5.7 s	405	450	490	0.0	6.5
35 Holroyd	380	400	450	0.0 s	0.0 s	430	470	520	-3.1	2.2
36 Hornsby	450	500	550 s	3.1 s	6.4 s	563	605	680	0.8	0.8
37 Liverpool	330	375	420 s	-1.3 s	-1.3 s	430	475	510	3.3	5.6
38 Penrith	310	330	355	-2.9	-2.9 s	380	420	460	0.0	2.4
39 Pittwater	600	680	700 s	4.6 s	-	800	900	1000	2.9	10.1
40 Sutherland	460	510	590	13.3	-2.4	565	630	700	1.6	5.0
41 Warringah	615	700	840 s	-3.1 s	2.9 s	760	840	920	-1.2	5.0
42 Wollondilly	-	-	-	-	-	375	410	450	-2.4	7.9
43 Wyong	300	330	350	0.0	3.1	360	390	425	0.0	5.4
Rest of GMR	300	340	390	0.0	0.0	350	398	450	1.9	4.6
44 Cessnock	250	270	280 s	3.8	3.8	290	300	330	0.0	0.0
45 Kiama	-	-	-	-	-	450	480	525 s	3.2	2.1 s
46 Lake Macquarie	300	328	350	-3.7	-0.8	355	385	420	-1.3	1.3
47 Maitland	255	290	300 s	-7.9 s	-3.3 s	315	340	370	-2.9	3.0
48 Newcastle	340	370	405	2.8	1.4	375	410	460	2.5	2.5
49 Port Stephens	280	290	300 s	-0.9 s	-9.4 s	330	360	400	0.0	2.9
50 Shellharbour	-	-	-	-	-	410	440	490	4.8	7.3
51 Wollongong	340	380	450	-1.3	0.0	400	450	510	0.0	7.1
NEW SOUTH WALES	280	350	450	1.4	4.5	325	400	490	0.0	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 - Mar Quarter 2016

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	490	560	2.1	2.3	420	520	650	0.0	0.0
Inner Ring	450	520	600	0.0	4.0	560	660	760	1.5	3.1
1 Ashfield	355	390	410	0.0	5.4	440	470	520	0.0	4.4
2 Botany Bay	438	500	550	0.0	-3.8	450	580	650	-6.5	-3.3
3 Lane Cove	460	490	530	-2.0	-1.0	500	580	640	5.5	13.7
4 Leichhardt	383	450	580	-4.3	7.1	520	625	750	-8.8	-1.6
5 Marrickville	370	420	495	5.0	5.0	450	500	600	-2.0	4.2
6 Mosman	425	460	535	-6.1	2.2	550	630	733	-3.1	5.0
7 North Sydney	450	510	570	2.0	6.3	585	650	750	0.0	3.2
8 Randwick	450	500	550	0.0	3.1	560	620	695	0.0	4.2
9 Sydney	500	560	625	1.8	3.7	680	750	850	0.0	4.2
10 Waverley	490	578	650	5.0	12.1	630	720	815	-1.4	3.6
11 Woollahra	415	495	570	-1.0	2.1	640	720	800	2.9	6.7
Middle Ring	380	460	520	0.0	0.0	415	490	580	1.0	2.1
12 Auburn	420	450	470	0.0	2.3	400	500	550	0.0	4.2
13 Bankstown	240	300	350 s	15.4	7.4	390	410	440	0.0	2.5
14 Burwood	360	400	490	-2.4	-7.0	465	540	610	1.9	3.8
15 Canterbury	300	320	350	0.0	6.7	350	380	428	0.0	0.0
16 Canada Bay	490	520	550	2.0	4.0	550	630	680	1.6	3.3
17 Hunters Hill	-	-	-	-	-	500	560	620 s	-7.1 s	-
18 Hurstville	340	400	450	-4.8	0.0	400	450	500	0.0	4.7
19 Kogarah	350	400	440 s	-2.4	-4.2 s	420	460	520	0.0	0.0
20 Ku-ring-gai	470	500	515	3.6	4.2	550	620	650	2.9	1.6
21 Manly	500	560	625	5.7	6.7	630	725	825	0.0	5.1
22 Parramatta	330	388	423	-3.1	4.7	400	430	480	-4.4	2.4
23 Rockdale	375	460	500	0.0	2.2	445	500	580	-2.0	0.0
24 Ryde	360	450	505	-4.3	-4.3	420	460	560	-2.1	2.2
25 Strathfield	390	435	470	2.4	8.7	450	500	580	0.0	2.0
26 Willoughby	465	518	560	-2.4	-0.3	560	650	750	4.8	2.0
Outer Ring	280	350	430	0.0	0.0	350	420	500	2.4	3.9
27 The Hills Shire	350	430	450	0.0	7.5	490	510	540	-1.9	0.0
28 Blacktown	235	265	295	-0.9	1.9	340	370	400	-2.6	2.8
29 Blue Mountains	240	265	300 s	6.0 s	7.1 s	320	330	380 s	3.1	10.0 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	250	290	330 s	-3.3 s	2.7 s	295	360	410	-10.0	12.5
32 Fairfield	250	270	290 s	3.8	3.8 s	310	320	365	-3.0	-1.5
33 Gosford	250	270	290	1.9	3.8	310	350	370	0.0	2.9
34 Hawkesbury	225	280	300 s	-	-	300	320	350	0.0 s	10.3
35 Holroyd	270	300	350	-9.1	-6.3 s	380	400	430	0.0	0.0
36 Hornsby	350	430	460	7.5	10.3	470	510	550	2.0	6.3
37 Liverpool	310	360	380	18.0	33.3 s	320	380	430	8.6	11.8
38 Penrith	235	250	275 s	0.0	2.0 s	290	315	350	1.6	5.0
39 Pittwater	395	440	490	0.0	11.4	500	570	650	-3.8	1.8
40 Sutherland	330	365	400	0.0	1.4	420	455	510	-1.1	1.1
41 Warringah	420	460	500	2.2	8.2	530	580	650	1.8	5.5
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	220	250	288	-2.0	4.2	290	325	360	1.6	8.3
Rest of GMR	220	260	310	2.0	4.0	295	340	390	3.0	6.3
44 Cessnock	-	-	-	-	-	240	260	275	0.0	4.0
45 Kiama	-	-	-	-	-	310	340	390 s	-5.6 s	3.0 s
46 Lake Macquarie	210	233	270	3.3	0.0	278	320	350	0.0	3.2
47 Maitland	175	190	220 s	-2.6 s	-5.0 s	250	275	295	1.9	7.4
48 Newcastle	240	280	335	3.7	0.0	320	360	420	2.9	2.9
49 Port Stephens	200	220	230 s	0.0 s	7.3 s	260	280	310	3.7	1.8
50 Shellharbour	-	-	-	-	-	290	315	345	5.9	8.6
51 Wollongong	220	260	310	-3.7	4.0	310	350	400	0.0	2.9
NEW SOUTH WALES	330	450	540	0.0	1.1	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 - Mar Quarter 2016

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	0.0	320	3.2	3.2	240	0.0	0.0
52 Goulburn - Yass	240	0.0	4.3	300	0.0	3.4	300	0.0	3.4	200	-5.9	-9.1
53 Queanbeyan	295	9.3	1.7	420	2.4	2.4	418	0.0	-0.6	270	8.0	5.9
54 Snowy Mountains	200	-16.7	-13.0	270	-3.6	-3.6	270	3.8	0.0 s	190 s	-20.8	-16.5 s
55 South Coast	250	0.0	2.0	330	3.1	3.1	330	3.1	3.1	230	2.2	0.0
56 Bathurst	250	-3.8	0.0	320	3.2	0.0	320	1.6	0.0	247	-1.2	-1.2
57 Lachlan Valley	180	2.9	0.0	240	4.3	9.1	243	5.4	7.8	175	11.1	6.1
58 Lithgow - Mudgee	240	-3.0	1.1	300	3.4	0.0	300	3.4	0.0	220 s	-8.3 s	-12.0
59 Orange	250	4.2	4.2	303	0.8	0.8	310	5.1	3.3	245	6.5	6.5
60 Clarence Valley	253	-2.9	1.0	320	6.7	6.7	330	6.5	10.0	250	4.2	0.0
61 Coffs Harbour	300	3.4	3.4	390	2.6	4.0	390	2.6	4.7	290	5.5	3.6
62 Bourke - Cobar - Coonamble	200	11.1	5.3	200	-9.1	-20.0	200	-9.1	-23.1	178 s	-1.4 s	-1.4 s
63 Broken Hill and Far West	200	-4.8	0.0	240	9.1	9.1	230	4.5	5.7	200 s	-	21.2 s
64 Dubbo	240	4.3	14.3	295	-1.7	1.7	300	0.0	5.3	225	2.3	12.5
65 Lower Hunter	253	1.0	1.0	310	3.3	3.3	310	3.3	3.3	250	0.0	2.0
66 Upper Hunter	200	0.0	-5.9	268	7.0	7.0	260	2.0	4.0	200 s	0.0 s	-4.8
67 Great Lakes	260	0.0	8.3	380	8.6	8.6	380	8.6	5.6	250	0.0	4.2
68 Kempsey - Nambucca	250	-3.8	1.0	320	3.2	6.7	330	6.5	10.0	250	4.2	13.6
69 Port Macquarie	310	5.1	6.9	400	2.6	5.3	405	2.5	3.8	290	0.0	3.6
70 Taree - Gloucester	245	2.1	4.3	320	3.2	8.5	310	3.3	5.1	220	-4.3	0.0
71 Albury	220	4.8	4.8	300	3.4	0.0	295	1.7	1.7	200	0.0	-2.4
72 Lower Murray	160 s	-4.5 s	1.6 s	200 s	-11.1 s	-9.1 s	205 s	-10.9 s	-4.7 s	158 s	-	5.0 s
73 Upper Murray exc. Albury	190	5.6	5.6	260	-3.7	0.0	268	-0.9	3.9	180	5.9	0.0
74 Armidale	240	0.0	0.0	320	0.0	-4.5	320	0.0	-5.9	240	0.0	4.3
75 Inverell - Tenterfield	210	16.7	16.7	250	-3.8	0.0	250	0.0	0.0	185	5.7	5.7
76 Moree - Narrabri	188	-1.3	2.7	280	0.0	-3.4	280	-3.4	-6.7	180	-2.7	0.0
77 Tamworth - Gunnedah	250	8.7	0.0	310	3.3	0.0	300	0.0	-3.2	250	8.7	3.1
78 Richmond Valley - Coastal	345	1.5	0.0	465	-1.1	3.3	485	3.2	7.8	323	0.8	0.8
79 Richmond Valley - Hinterland	240	4.3	3.2	310	3.3	3.3	315	5.0	5.0	220	-2.2	0.0
80 Tweed Valley	335	2.7	4.7	413	3.1	3.1	430	2.4	2.4	325	1.6	4.8
81 Griffith - Murrumbidgee (West)	200	0.0	0.0	260	0.0	0.0	250	-3.8	-7.4	185	-7.5	-2.6
82 Tumut - Tumbarumba	185	1.4 s	2.8 s	250	-3.8	8.7	250	-4.8	2.0 s	185	2.8 s	-2.6 s
83 Wagga Wagga	235	2.2	2.2	310	6.9	3.3	308	6.0	2.5	230	4.5	4.5
84 Shoalhaven	285	1.8	5.6	345	1.5	4.5	340	0.0	6.3	280	7.7	3.7
85 Southern Highlands	350	4.5	9.4	420	-1.2	7.7	420	1.2	10.5	330	3.1 s	13.8 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 - Mar Quarter 2016

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	8233	4182	16331	1.5	-4.3	75421	40110	159298	0.3	1.8
52 Goulburn - Yass	312	86	499	-2.9	-5.7	2726	923	4996	1.3	4.7
53 Queanbeyan	119	180	554	0.5	-12.6	1043	1319	5077	1.1	4.7
54 Snowy Mountains	69	58	194	-5.4	14.8	543	400	1572	2.0	1.8
55 South Coast	275	161	556	-1.8	-3.6	2791	1595	5776	-0.3	-0.7
56 Bathurst	282	150	551	18.2	-16.1	2354	1221	4665	1.5	1.9
57 Lachlan Valley	222	89	364	-5.7	4.0	2017	904	3755	0.5	0.3
58 Lithgow - Mudgee	264	52	437	-5.4	-12.8	2316	638	4117	0.3	4.4
59 Orange	389	140	591	-0.5	-7.2	3216	1234	5283	0.0	2.2
60 Clarence Valley	252	93	391	-7.6	-6.9	2445	1166	4480	-0.2	2.3
61 Coffs Harbour	351	220	877	1.6	-4.6	3504	2161	9038	0.0	1.7
62 Bourke - Cobar - Coonamble	81	37	152	11.8	17.8	826	346	1643	-1.6	1.4
63 Broken Hill and Far West	118	18	143	10.0	-10.1	1194	286	1705	-0.2	0.5
64 Dubbo	367	137	634	-3.4	-0.8	3210	1273	5960	0.6	5.3
65 Lower Hunter	392	176	692	-1.3	-16.1	4369	1419	7343	0.3	2.6
66 Upper Hunter	125	49	364	6.4	-16.9	1501	469	3512	-0.9	3.7
67 Great Lakes	115	96	270	-11.2	5.5	1251	1029	3003	-1.0	0.5
68 Kempsey - Nambucca	180	97	333	-14.6	-8.0	2210	962	4233	-1.4	0.3
69 Port Macquarie	311	230	768	2.4	13.3	3084	2158	7237	0.4	1.0
70 Taree - Gloucester	212	107	465	10.7	-4.1	2192	1203	4725	0.2	0.6
71 Albury	352	231	862	12.2	2.3	2314	2042	6952	1.0	3.4
72 Lower Murray	50	30	87	81.3	27.9	415	227	733	1.5	-2.1
73 Upper Murray exc. Albury	182	96	331	-4.1	-7.8	1534	1002	2938	-1.5	0.2
74 Armidale	237	194	507	16.0	1.4	1878	1346	4067	1.3	1.4
75 Inverell - Tenterfield	222	78	371	19.7	5.1	1616	609	2916	0.9	3.3
76 Moree - Narrabri	106	77	216	-6.5	2.4	898	740	2140	1.3	2.5
77 Tamworth - Gunnedah	492	215	802	-11.2	-4.1	4600	2080	7982	-0.4	3.9
78 Richmond Valley - Coastal	358	209	774	-6.4	-3.7	3421	2204	8476	1.0	1.6
79 Richmond Valley - Hinterland	308	130	541	-1.8	-17.0	3374	1697	6447	0.5	-0.6
80 Tweed Valley	276	261	752	-5.8	-8.7	2967	2933	8719	-0.7	-1.3
81 Griffith - Murrumbidgee (West)	188	93	367	-9.6	-4.9	1850	1211	4002	0.4	2.3
82 Tumut - Tumbarumba	72	38	124	33.3	31.9	562	272	1021	-0.2	-1.4
83 Wagga Wagga	564	283	1080	33.5	-6.0	3847	2144	8225	1.3	2.6
84 Shoalhaven	430	87	765	-1.8	3.5	4300	1162	7785	1.1	3.2
85 Southern Highlands	164	53	278	-19.9	-14.7	1810	525	3278	-0.2	-0.7

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

Table 7. New and Total Bonds - Greater Metropolitan Region - Mar Quarter 2016

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
GREATER SYDNEY	10865	23353	48760	-6.0	3.5	119091	230951	537709	0.9	4.9
Inner Ring	1195	10345	17222	-0.2	2.8	10798	101623	179110	0.8	4.2
1 Ashfield	58	350	575	-3.7	-8.3	578	4306	7628	0.8	1.6
2 Botany Bay	50	419	604	-18.5	-10.5	602	4555	6831	2.1	15.3
3 Lane Cove	58	419	572	2.0	52.9	532	3006	4635	4.1	11.2
4 Leichhardt	206	336	959	7.9	6.7	1820	3485	9621	0.9	1.5
5 Marrickville	211	659	1350	-7.4	-3.4	2167	7480	17344	0.3	2.9
6 Mosman	56	251	394	-3.9	5.3	477	2700	4576	0.2	2.1
7 North Sydney	68	1195	1627	-8.3	-5.5	619	12392	18508	0.3	1.5
8 Randwick	163	1359	2182	8.2	-0.7	1574	13403	23714	0.4	2.4
9 Sydney	173	3993	6995	8.0	6.7	1277	34765	59762	1.4	6.9
10 Waverley	82	833	1150	-14.2	6.4	641	9780	15654	0.0	1.5
11 Woollahra	70	531	814	-17.4	-4.1	511	5751	10837	-0.3	0.4
Middle Ring	2318	8039	14259	-7.2	1.8	26371	77228	157731	1.2	5.5
12 Auburn	128	676	1062	-15.6	-5.8	1862	6285	11625	1.2	9.4
13 Bankstown	382	301	1163	-2.8	5.2	4405	3244	13870	1.4	6.5
14 Burwood	35	258	524	18.0	19.6	478	2221	4953	1.6	2.6
15 Canterbury	223	691	1341	-9.7	-2.3	2746	8747	18679	1.0	5.3
16 Canada Bay	121	867	1275	6.7	5.5	1296	6713	11792	1.4	3.4
17 Hunters Hill	27	44	83	-4.6	1.2	215	415	947	0.5	4.5
18 Hurstville	127	353	699	-12.7	-1.3	1607	3908	8732	1.1	5.1
19 Kogarah	85	281	479	-10.0	0.6	1136	2852	5744	1.3	4.7
20 Ku-ring-gai	242	363	756	13.0	1.3	2224	2884	6787	0.7	2.8
21 Manly	79	399	560	-15.4	1.1	604	4156	6873	-0.2	1.7
22 Parramatta	338	1194	2175	-12.3	13.9	3668	11435	23227	1.6	5.7
23 Rockdale	149	730	1132	-22.5	-9.7	2257	8022	14256	0.9	8.1
24 Ryde	198	935	1467	-5.5	5.8	2010	7860	14614	1.6	7.7
25 Strathfield	50	327	536	-3.1	6.6	559	3089	5262	1.8	5.7
26 Willoughby	134	620	1007	2.5	-11.0	1304	5397	10370	0.7	2.4
Outer Ring	7365	4970	17298	-10.2	5.7	82031	52120	201068	0.8	5.2
27 The Hills Shire	463	330	1066	-6.2	4.6	4514	2044	10298	2.4	9.2
28 Blacktown	1188	319	2171	-14.3	5.2	13735	3267	25346	1.2	8.0
29 Blue Mountains	255	66	396	-18.0	-2.5	3304	714	5297	-0.6	-1.2
30 Camden	369	18	473	-15.5	5.3	3148	237	4398	2.7	11.9
31 Campbelltown	540	165	1060	-8.9	6.9	6249	1404	11615	1.2	7.9
32 Fairfield	356	270	1011	-24.1	4.7	5692	4099	16131	-0.3	3.9
33 Gosford	566	350	1340	-9.0	3.1	6330	3695	15398	0.2	3.6
34 Hawkesbury	196	54	371	-10.6	3.6	2190	575	4696	0.1	2.6
35 Holroyd	264	481	1074	-3.0	15.4	2855	4860	11962	0.6	4.5
36 Hornsby	303	492	1184	13.0	12.4	3289	4254	11412	2.7	5.4
37 Liverpool	569	496	1368	-2.3	19.8	6197	4783	15581	1.4	7.7
38 Penrith	731	208	1486	-10.5	5.7	8134	2479	17455	1.0	8.3
39 Pittwater	116	139	362	-14.2	-11.5	1217	1497	4447	0.1	0.4
40 Sutherland	335	678	1326	-12.9	3.8	3130	7583	15875	-0.1	1.5
41 Warringah	244	646	1163	-8.7	-3.5	2445	7755	13902	-0.4	2.2
42 Wollondilly	110	18	184	-24.6	-6.1	1277	192	2100	-0.3	4.8
43 Wyong	760	240	1263	-15.5	5.6	8325	2682	15155	0.5	3.4
Rest of GMR	3055	2016	7856	5.2	-4.3	31363	19619	75831	0.8	3.0
44 Cessnock	224	80	400	-12.9	-17.9	2953	872	4898	0.1	3.1
45 Kiama	43	31	115	-16.7	-21.8	629	325	1482	-1.0	0.5
46 Lake Macquarie	667	198	1264	2.8	-1.6	6935	2248	13364	0.9	3.1
47 Maitland	342	92	646	-7.4	-13.1	3868	1312	6824	0.6	3.5
48 Newcastle	726	624	2629	24.0	-1.1	6451	5170	20330	0.9	3.4
49 Port Stephens	318	98	545	-7.2	-10.2	2858	1014	5557	0.6	2.5
50 Shellharbour	206	69	399	-7.6	2.0	2176	937	4607	1.5	3.7
51 Wollongong	526	825	1854	3.2	-1.6	5441	7726	18665	0.8	2.6
NEW SOUTH WALES	22166	29553	72966	-3.3	0.8	225967	290691	772993	0.8	4.1

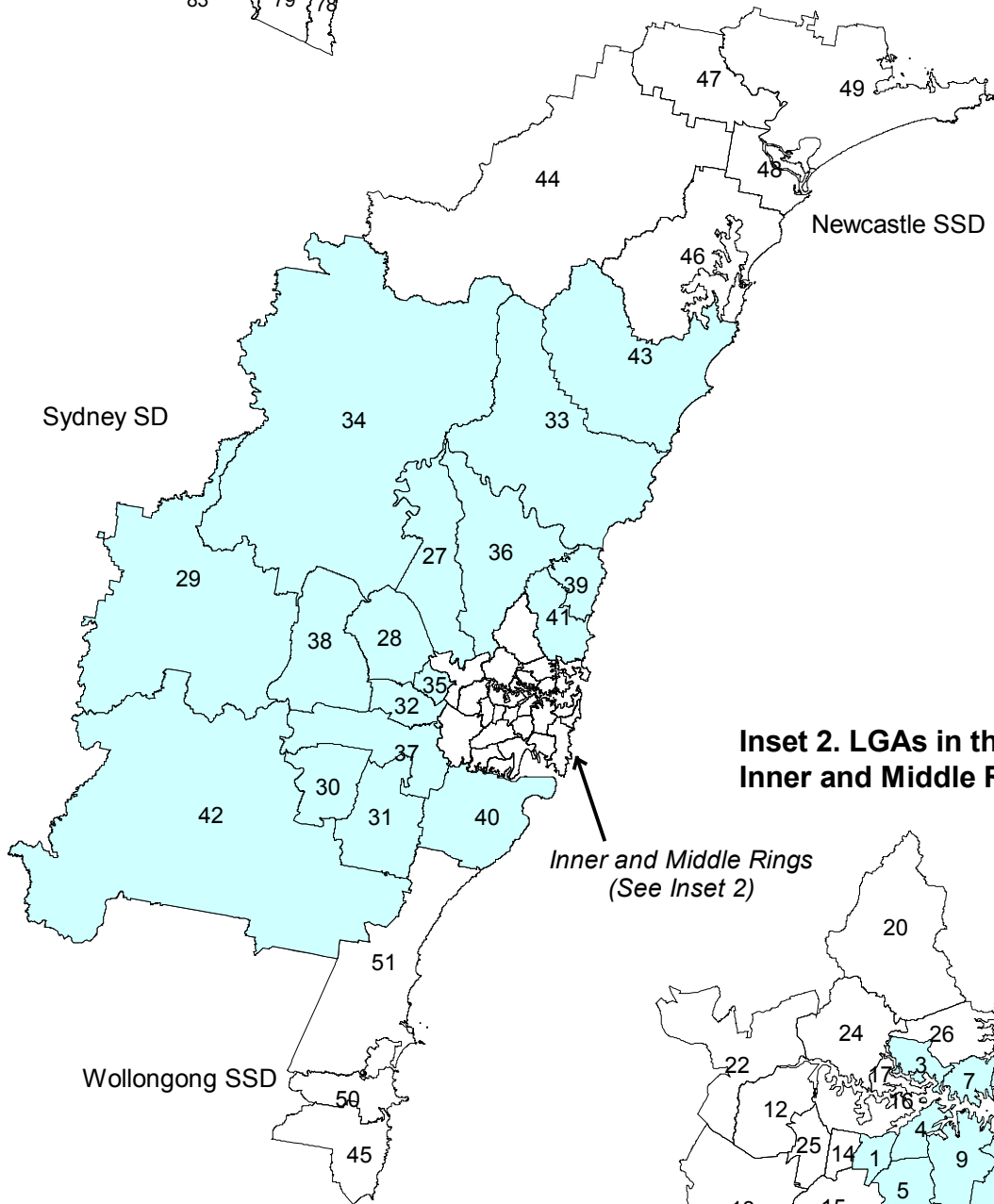
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

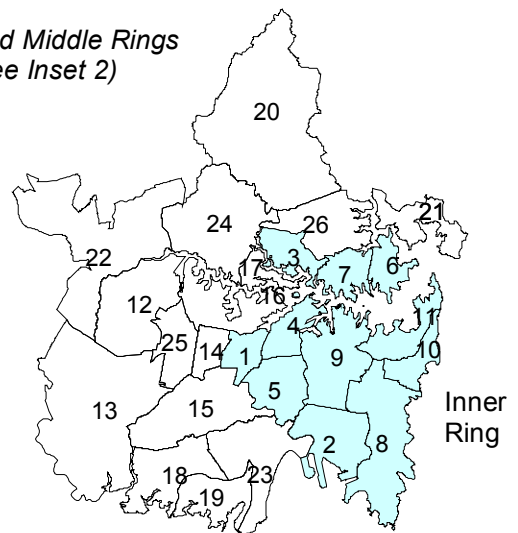


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2015

Local Government Area and Code (a)	First	Median	Third	Mean	Change in Median	
	Quartile	\$'000s	Quartile	\$'000s	Qtly	Ann
	\$'000s	\$'000s	\$'000s	\$'000s	%	%
GREATER SYDNEY	595	788	1180	967	1.7	11.8
Inner Ring	750	1014	1525	1271	0.9	11.4
1 Ashfield	660	825	1520	1128	3.1	13.0
2 Botany Bay	630	833	1102	890	2.7	7.4
3 Lane Cove	680	900	1630	1200	-13.5	-6.8
4 Leichhardt	1110	1335	1585	1354	2.7	10.3
5 Marrickville	700	971	1298	1018	-1.0	11.6
6 Mosman	790	1410	2600	1912	15.1	9.7
7 North Sydney	785	980	1500	1250	-0.5	15.6
8 Randwick	780	1050	1770	1361	13.4	17.3
9 Sydney	683	899	1280	1018	0.1	10.3
10 Waverley	835	1150	1771	1429	-9.1	11.1
11 Woollahra	940	1525	2282	1983	-19.7	-4.7
Middle Ring	680	895	1380	1099	1.5	11.9
12 Auburn	555	723	905	788	3.2	16.3
13 Bankstown	663	805	910	792	-5.3	13.1
14 Burwood	660	890	1540	1109	-3.9	0.6
15 Canterbury	508	740	1110	844	9.6	11.1
16 Canada Bay	820	1135	1604	1261	8.8	21.4
17 Hunters Hill	1275	1988	2675	2188	-4.5	24.2
18 Hurstville	723	901	1125	946	-0.7	10.7
19 Kogarah	680	880	1400	1071	-2.2	-2.3
20 Ku-ring-gai	1150	1570	2065	1634	-1.9	12.1
21 Manly	953	1460	2075	1606	-5.8	20.7
22 Parramatta	565	770	930	793	4.1	16.4
23 Rockdale	617	740	1068	859	-1.1	5.7
24 Ryde	670	1010	1480	1110	0.7	14.4
25 Strathfield	610	730	1675	1126	-8.8	-7.1
26 Willoughby	846	1410	2048	1531	6.0	-5.3
Outer Ring	525	670	900	771	0.9	13.6
27 The Hills Shire	870	1080	1300	1116	-4.2	10.2
28 Blacktown	530	640	775	655	-0.9	15.3
29 Blue Mountains	465	549	660	576	1.0	15.4
30 Camden	595	680	755	699	0.0	17.2
31 Campbelltown	470	530	604	544	-3.6	16.5
32 Fairfield	560	685	783	679	-2.1	16.1
33 Gosford	493	591	750	643	2.8	15.9
34 Hawkesbury	520	623	818	702	0.5	17.8
35 Holroyd	540	740	863	738	-1.3	16.1
36 Hornsby	820	1054	1325	1088	-4.2	14.6
37 Liverpool	535	663	800	681	0.3	14.2
38 Penrith	493	581	675	591	-2.4	18.6
39 Pittwater	1040	1280	1590	1396	0.4	14.5
40 Sutherland	710	915	1180	981	-1.8	10.2
41 Warringah	720	1103	1450	1138	7.5	14.8
42 Wollondilly	495	625	825	674	-5.2	10.6
43 Wyong	386	460	565	480	-2.1	16.5
Rest of GMR	383	472	605	512	2.6	4.9
44 Cessnock	259	312	395	339	4.0	2.0
45 Kiama	525	700	885	745	1.4	14.4
46 Lake Macquarie	394	470	597	503	3.3	8.0
47 Maitland	322	390	480	409	5.4	5.4
48 Newcastle	402	485	605	544	2.0	5.4
49 Port Stephens	358	440	560	462	2.3	11.0
50 Shellharbour	427	495	600	517	2.1	12.5
51 Wollongong	425	549	686	569	2.6	10.0
NEW SOUTH WALES	410	600	880	744	-0.8	5.3

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

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

Local Government Area and Code (a)	First	Median	Third	Mean	Change in Median	
	Quartile	\$'000s	Quartile	\$'000s	Qtly	Ann
	\$'000s	\$'000s	\$'000s	\$'000s	%	%
GREATER SYDNEY	640	900	1375	1102	0.6	10.3
Inner Ring	1310	1625	2175	1932	-7.9	8.3
1 Ashfield	1280	1538	1933	1638	-2.1	25.8
2 Botany Bay	1050	1201	1400	1221	0.1	11.2
3 Lane Cove	1545	1775	2156	1914	-12.3	0.9
4 Leichhardt	1250	1445	1740	1510	1.0	4.3
5 Marrickville	1002	1200	1412	1231	-4.3	9.1
6 Mosman	2450	3065	4010	3346	-8.5	22.6
7 North Sydney	1825	2100	2825	2452	-3.7	16.7
8 Randwick	1600	1916	2420	2076	2.7	22.0
9 Sydney	1190	1418	1745	1486	-4.1	20.1
10 Waverley	1750	2208	2700	2360	-6.7	9.4
11 Woollahra	1950	2610	4200	3266	-9.1	9.9
Middle Ring	945	1300	1760	1437	-1.7	17.7
12 Auburn	856	985	1300	1050	-0.9	7.7
13 Bankstown	780	855	950	868	-5.3	11.3
14 Burwood	1220	1585	2100	1654	-3.5	21.0
15 Canterbury	890	1081	1304	1129	-5.1	24.1
16 Canada Bay	1490	1760	2100	1804	-3.6	19.3
17 Hunters Hill	1762	2330	3060	2694	-10.4	-2.9
18 Hurstville	935	1083	1275	1124	-9.8	5.1
19 Kogarah	1115	1400	1625	1433	-3.4	6.1
20 Ku-ring-gai	1560	1855	2275	1972	-3.6	12.4
21 Manly	1740	2100	2635	2234	-5.0	25.2
22 Parramatta	808	938	1140	985	-7.6	10.4
23 Rockdale	1050	1225	1400	1242	-6.9	21.9
24 Ryde	1325	1500	1750	1558	-4.6	15.2
25 Strathfield	1375	1777	2000	1772	-10.3	11.1
26 Willoughby	1770	2050	2520	2170	3.4	13.3
Outer Ring	565	716	994	832	0.8	13.2
27 The Hills Shire	980	1170	1382	1219	-5.6	9.3
28 Blacktown	578	672	805	690	-0.4	12.1
29 Blue Mountains	475	558	668	582	0.3	16.1
30 Camden	600	680	760	705	-0.9	15.7
31 Campbelltown	509	553	625	573	-3.1	15.1
32 Fairfield	650	720	815	737	-3.4	12.5
33 Gosford	530	640	790	694	3.2	16.4
34 Hawkesbury	563	668	858	740	-1.8	20.9
35 Holroyd	740	823	950	858	-4.7	12.7
36 Hornsby	1000	1200	1420	1243	-6.6	9.1
37 Liverpool	635	717	850	751	-1.5	13.8
38 Penrith	556	615	710	640	-1.6	17.0
39 Pittwater	1213	1400	1768	1577	0.0	11.2
40 Sutherland	950	1106	1353	1189	-3.8	15.8
41 Warringah	1300	1450	1712	1535	0.0	16.0
42 Wollondilly	500	640	825	686	-3.8	10.3
43 Wyong	405	473	580	501	-1.5	15.4
Rest of GMR	395	490	627	527	2.1	6.5
44 Cessnock	260	315	395	340	2.3	0.8
45 Kiama	615	755	930	821	3.9	16.2
46 Lake Macquarie	405	485	600	513	3.2	9.0
47 Maitland	338	399	488	420	3.5	5.7
48 Newcastle	420	505	625	552	1.0	5.7
49 Port Stephens	375	460	585	486	1.1	9.5
50 Shellharbour	452	520	630	546	1.4	11.3
51 Wollongong	465	600	730	617	-0.5	11.1
NEW SOUTH WALES	400	590	940	774	-1.7	4.4

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December 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	542	690	870	758	1.2	10.9
Inner Ring	670	830	1085	933	-0.6	9.9
1 Ashfield	564	660	745	645	-3.3	2.3
2 Botany Bay	580	672	830	707	-9.8	5.7
3 Lane Cove	630	715	870	758	-3.0	5.9
4 Leichhardt	695	940	1225	1007	2.7	20.5
5 Marrickville	590	670	775	703	5.5	7.1
6 Mosman	710	866	1300	1039	3.7	11.8
7 North Sydney	750	900	1255	1018	-2.2	16.1
8 Randwick	715	830	980	877	1.2	10.7
9 Sydney	645	828	1092	918	-1.3	8.9
10 Waverley	750	923	1166	1004	-1.3	7.9
11 Woollahra	838	1045	1680	1236	-15.6	4.2
Middle Ring	565	685	830	737	-0.4	10.5
12 Auburn	515	585	710	601	-3.3	10.5
13 Bankstown	502	585	650	585	3.4	18.2
14 Burwood	520	696	790	663	-15.8	1.4
15 Canterbury	425	500	620	521	0.0	7.5
16 Canada Bay	735	862	1080	928	-1.4	8.3
17 Hunters Hill	750	965	1300	1148 s	14.9 s	4.3 s
18 Hurstville	590	680	790	696	8.6	13.5
19 Kogarah	620	679	753	686	-6.2	9.5
20 Ku-ring-gai	753	885	1125	945	5.4	17.6
21 Manly	800	1030	1393	1132	-7.2	16.4
22 Parramatta	497	571	735	616	-4.8	7.5
23 Rockdale	580	650	740	659	-1.5	12.3
24 Ryde	583	683	813	704	-5.7	7.5
25 Strathfield	550	621	678	625	-7.4	7.9
26 Willoughby	750	850	1000	916	-1.2	-5.6
Outer Ring	430	540	695	573	1.9	12.5
27 The Hills Shire	663	730	828	728	-5.8	9.0
28 Blacktown	410	466	547	477	-1.4	8.4
29 Blue Mountains	406	436	515	454 s	9.7 s	22.7 s
30 Camden	477	525	660	547 s	6.1 s	29.6 s
31 Campbelltown	378	410	439	409	-1.7	14.4
32 Fairfield	380	437	500	441	-0.7	9.9
33 Gosford	385	460	560	483	3.4	16.5
34 Hawkesbury	400	456	480	447	-7.0	11.1
35 Holroyd	444	483	550	497	-3.4	11.0
36 Hornsby	605	659	755	676	-6.2	2.3
37 Liverpool	388	442	525	457	-1.8	10.5
38 Penrith	355	428	480	422	-5.2	9.5
39 Pittwater	620	790	905	780	1.7	9.7
40 Sutherland	580	681	785	697	0.1	8.0
41 Warringah	620	719	848	738	-0.2	12.4
42 Wollondilly	-	-	-	-	-	-
43 Wyong	305	351	440	368	-8.2	13.2
Rest of GMR	337	415	520	449	5.7	2.9
44 Cessnock	255	285	360	326 s	11.8 s	-3.4 s
45 Kiama	393	430	520	492 s	-5.0 s	2.3
46 Lake Macquarie	308	385	441	398	5.5	7.7
47 Maitland	250	290	312	284 s	-1.7	0.0 s
48 Newcastle	360	430	550	518	5.9	7.5
49 Port Stephens	285	350	445	371	12.0	1.4
50 Shellharbour	330	397	455	383	4.3	13.8
51 Wollongong	370	450	550	468	1.1	7.1
NEW SOUTH WALES	436	620	815	672	0.8	8.4

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

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — December Quarter 2015

Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	260	356	478	389	1.7	6.3
52 Goulburn - Yass	264	333	437	363	0.8	3.9
53 Queanbeyan	352	465	643	503	3.0	0.6
54 Snowy Mountains	200	260	380	321	12.1	-4.8
55 South Coast	310	380	470	395	5.6	5.6
56 Bathurst	295	363	449	375	0.6	10.0
57 Lachlan Valley	140	213	290	232	5.2	4.0
58 Lithgow - Mudgee	239	309	403	349	2.7	9.0
59 Orange	250	330	425	353	2.4	-1.6
60 Clarence Valley	255	330	408	339	6.5	3.1
61 Coffs Harbour	335	415	525	434	1.8	9.4
62 Bourke - Cobar - Coonamble	55	115	210	135	15.0	-22.7
63 Broken Hill and Far West	80	123	176	133	2.1	-1.1
64 Dubbo	200	290	359	287	-5.6	5.1
65 Lower Hunter	267	325	435	365	1.6	-1.5
66 Upper Hunter	239	300	388	329	19.8	-6.4
67 Great Lakes	310	390	500	408	2.6	13.5
68 Kempsey - Nambucca	240	318	402	335	2.4	9.9
69 Port Macquarie	355	450	540	460	5.1	7.9
70 Taree - Gloucester	250	330	430	346	4.6	6.3
71 Albury	218	290	380	308	11.5	10.7
72 Lower Murray	133	198	284	244	14.5	9.7
73 Upper Murray exc. Albury	150	218	317	249	-6.4	-12.8
74 Armidale	245	319	410	350	-0.4	0.3
75 Inverell - Tenterfield	153	221	340	251	-0.7	-16.6
76 Moree - Narrabri	120	240	310	235	-11.1	-10.7
77 Tamworth - Gunnedah	240	315	420	339	11.7	7.7
78 Richmond Valley - Coastal	440	574	760	632	5.8	14.8
79 Richmond Valley - Hinterland	240	308	393	327	2.7	-2.2
80 Tweed Valley	348	440	540	462	0.9	6.8
81 Griffith - Murrumbidgee (West)	163	230	325	273	2.2	-9.8
82 Tumut - Tumbarumba	150	210	280	226	-16.0	-1.8
83 Wagga Wagga	230	300	382	315	7.5	11.1
84 Shoalhaven	343	420	535	459	1.2	12.0
85 Southern Highlands	480	624	833	708	1.4	10.4

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — December 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	267	370	490	399	1.4	6.6	230	306	390	328	3.0	7.4
52 Goulburn - Yass	265	335	450	369	0.0	3.1	185	315	359	286 s	57.5 s	45.8 s
53 Queanbeyan	445	557	735	594	-2.3	1.4	214	293	356	289	-11.4	-13.7
54 Snowy Mountains	203	265	415	345	10.4	-13.0	182	223	310	246	10.7 s	11.3 s
55 South Coast	338	405	499	426	3.8	7.3	212	258	335	271	3.8	9.6
56 Bathurst	315	380	465	390	0.1	9.7	179	238	285	232 s	-15.2 s	-2.5 s
57 Lachlan Valley	140	215	300	234	6.4	7.5	-	-	-	-	-	-
58 Lithgow - Mudgee	240	310	413	351	-1.0	9.3	-	-	-	-	-	-
59 Orange	259	335	429	359	-0.4	-2.8	210	235	305	261 s	13.5 s	17.5 s
60 Clarence Valley	260	335	410	343	8.1	4.7	221	295	342	286 s	2.6	-6.3
61 Coffs Harbour	385	452	550	474	2.8	8.9	230	285	370	314	0.0	3.6
62 Bourke - Cobar - Coonamble	55	115	210	135	15.0	-23.0	-	-	-	-	-	-
63 Broken Hill and Far West	80	123	176	133	2.1	-1.1	-	-	-	-	-	-
64 Dubbo	198	290	365	288	-5.8	3.6	217	261	329	267 s	-	25.5 s
65 Lower Hunter	269	330	436	372	-1.5	-1.0	238	275	315	297	17.0 s	-6.8 s
66 Upper Hunter	247	305	390	333	17.3	-4.7	-	-	-	-	-	-
67 Great Lakes	328	420	540	435	-3.4	16.7	260	318	425	341	7.6	4.1
68 Kempsey - Nambucca	250	325	410	343	3.2	7.8	215	230	280	257 s	3.4 s	7.6 s
69 Port Macquarie	390	480	567	485	6.3	5.7	295	339	440	368	-2.4	9.0
70 Taree - Gloucester	260	340	440	360	1.5	6.3	174	235	290	242	-7.8	-4.5
71 Albury	240	310	400	327	3.3	3.3	150	210	235	210	15.4	18.0
72 Lower Murray	140	201	285	249	6.5	7.8	-	-	-	-	-	-
73 Upper Murray exc. Albury	153	220	317	250	-7.9	-14.2	134	208	301	244 s	6.1 s	0.0
74 Armidale	260	335	415	351	4.0	4.7	206	250	315	344 s	-7.4 s	-
75 Inverell - Tenterfield	152	221	343	251	-1.3	2.8	-	-	-	-	-	-
76 Moree - Narrabri	130	240	310	236	-11.4	-11.1	-	-	-	-	-	-
77 Tamworth - Gunnedah	245	322	428	345	11.1	11.1	195	237	290	239 s	12.9 s	-22.3 s
78 Richmond Valley - Coastal	508	640	825	689	6.7	18.5	329	425	530	503	-4.5	-1.0
79 Richmond Valley - Hinterland	250	315	415	335	0.7	-1.9	166	199	275	227 s	-17.1	-22.0
80 Tweed Valley	430	500	630	536	1.0	5.8	299	350	423	366	6.8	5.9
81 Griffith - Murrumbidgee (West)	168	235	330	278	4.2	-8.8	-	-	-	-	-	-
82 Tumut - Tumbarumba	155	210	285	228	-8.7	0.0	-	-	-	-	-	-
83 Wagga Wagga	235	305	389	319	5.9	10.7	210	232	270	232 s	4.5	-7.2
84 Shoalhaven	350	430	550	471	2.3	13.2	255	315	379	327	3.3	16.0
85 Southern Highlands	490	635	875	727	-0.2	10.7	380	501	700	529	21.3	-7.3

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

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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