

Rent and Sales Report

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Rent: June quarter 2016
Sales: March quarter 2016

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

Rent: June Quarter 2016

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in the Greater Sydney and Middle Ring increased by \$10 to \$520, and by \$15 to \$615 in the Inner Ring. The rent in the Outer Ring remained unchanged at \$450. Over the year, the median rent increased by \$20 in Greater Sydney and all rings, to \$520 in Greater Sydney and the Middle Ring, to \$615 in the Inner Ring and to \$450 in the Outer Ring.

When compared with the June quarter 2015, the median rent for two bedroom flats/units increased by \$20 (4.0%) to \$520 in Greater Sydney, by \$20 (3.1%) to \$660 in the Inner Ring, by \$20 (4.2%) to \$500 in the Middle Ring, by \$10 (2.5%) to \$410 in the Outer Ring and by \$20 (6.3%) to \$340 in the Rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent remained unchanged in Greater Sydney, the Inner Ring and the Rest of the GMR, increased by 2.0% in the Middle Ring and decreased by 2.4% in the Outer Ring.

Over the year, the median rent for three bedroom separate houses increased by \$10 (2.2%) to \$470 in Greater Sydney, by \$50 (5.9%) to \$900 in the Inner Ring, by \$30 (5.5%) to \$580 in the Middle Ring, by \$10 (2.3%) to \$440 in the Outer Ring and by \$10 (2.6%) to \$390 in the Rest of the GMR. Over the quarter, the median rent increased in the Inner Ring by 2.9% and the Middle Ring by 1.8%, but decreased by 2.1% in Greater Sydney, 2.2% in the Outer Ring and 1.9% in the Rest of the GMR.

The median rent for one bedroom flats/units increased over the year in Greater Sydney by \$15 (3.1%) to \$495, in the Inner Ring by \$20 (3.9%) to \$530, in the Middle Ring by \$10 (2.2%) to \$470, in the Outer Ring by \$10 (2.9%) to \$350 and in the Rest of the GMR by \$10 (4.2%) to \$250. Over the quarter, the median rent increased in Greater Sydney (1.0%), Inner Ring (1.9%) and Middle Ring (2.2%).

The median rent remained unchanged in the Outer Ring and decreased by 3.8% in the Rest of the GMR.

Over the year, the median rent for two bedroom separate houses increased by \$30 (7.1%) to \$450 in Greater Sydney, by \$30 (4.5%) to \$700 in the Inner Ring, by \$40 (8.7%) to \$500 in the Middle Ring, by \$17 (4.9%) to \$375 in the Outer Ring and by \$10 (2.9%) to \$350 in the Rest of the GMR. Over the quarter, the median rent increased by 1.4% in the Inner Ring, by 4.2% in the Middle Ring and by 2.9% in the Rest of the GMR. The median rent remained unchanged in Greater Sydney and in the Outer Ring.

Outside of the GMR, the median weekly rent for two bedroom flats/units increased by 2.1% to \$245 over the year and the quarter. The median rent for three bedroom separate houses increased by 1.6% to \$315 over the year and decreased by 1.6% over the quarter.

The number of new bonds lodged over the quarter in Greater Sydney increased by 2.7% to 50,081 bonds. The number of new bonds lodged decreased by 2.0% in the Inner Ring, by 0.8% in the Middle Ring and by 5.8% in the Rest of the GMR, but increased by 10.6% in the Outer Ring. Over the year, the number of new bonds lodged increased by 5.3% in Greater Sydney, by 4.5% in the Inner Ring, by 4.8% in the Middle Ring, by 6.8% in the Outer Ring and by 3.8% 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 (11.7%), Leichhardt (8.3%) and Willoughby (8.3%).

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Kogarah (12.1%), Leichhardt (9.4%) and Marrickville (8.0%).

Trends in Median Rents – Sydney and NSW

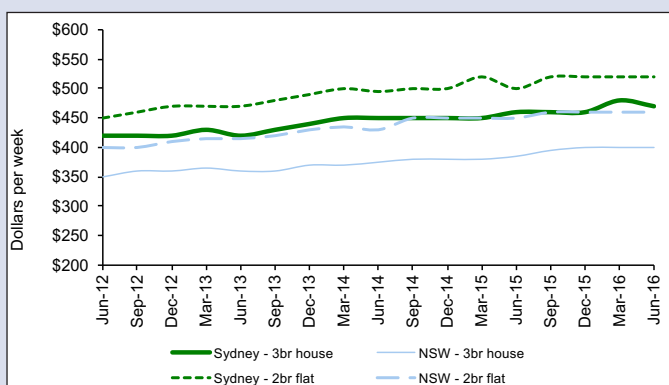


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Jun Qtr 2016	\$615	\$520	\$450	\$520	\$450
Qtlly change	2.5%	2.0%	0.0%	2.0%	0.0%
Ann. change	3.4%	4.0%	4.7%	4.0%	4.7%
Sales (\$'000s)					
Mar Qtr 2016	\$1,000	\$840	\$651	\$750	\$580
Qtlly change	-3.8%	-6.7%	-3.7%	-6.3%	-4.1%
Ann. change	11.1%	8.4%	8.5%	8.7%	3.3%

For one bedroom flats/units, the largest annual increases in median rent were observed in Burwood (23.8%), Wyong (11.1%) and Manly (10.4%). The largest annual increase in the Rest of the GMR was observed in Lake Macquarie (13.6%).

For two bedroom separate houses, the largest annual increase in Greater Sydney were recorded in Leichhardt (10.7%), Blue Mountains (10.0%) and Penrith (9.4%).

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Southern Highlands recorded the highest increase of 12.9% over the year in the median rent for two bedroom dwellings, while Moree - Narrabri recorded the largest decrease (-10.0%). For three bedroom dwellings, Southern Highlands recorded the highest annual increase in median rent of 12.5%.

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: March Quarter 2016

Over the quarter, the median sales price for all dwellings decreased by 6.3% in the Greater Sydney, by 3.8% in the Inner Ring, by 6.7% in the Middle Ring and by 3.7% in the Outer Ring. The median sales price increased by 1.1% in the Rest of the GMR.

For non-strata dwellings, the median sales price when compared to the previous quarter, decreased by 9.7% for Greater Sydney, by 6.9% in the Middle ring and by 4.4% in the Outer Ring but increased in the Inner Ring by 5.4% and the Rest of the GMR by 1.0%,. The largest quarterly increase of 11.4% was recorded in Sydney, followed by 11.0% in Lane Cove. North Sydney recorded the largest

quarterly decrease of 10.7% in the median sales price.

For strata dwellings, the median sales price when compared to the previous quarter, decreased by 3.1% in Greater Sydney, by 1.3% in the Inner Ring, by 4.4% in the Middle Ring and by 0.2% in the Rest of the GMR but increased by 0.8% in the Outer Ring. In Greater Sydney the largest quarterly increase was recorded in Woollahra (27.5%) whereas the largest quarterly decreases were 11.9% in Hurstville and 11.1% in Bankstown.

Over the year, the median sales price for all dwellings increased by 8.7% in Greater Sydney, by 11.1% in the Inner Ring, by 8.4% in the Middle Ring, by 8.5% in the Outer Ring and by 5.5% in the Rest of the GMR.

For non-strata dwellings, the median sales price increased over the year in Greater Sydney by 6.6%, in the Inner Ring by 8.0%, in the Middle Ring by 5.6%, in the Outer Ring by 7.8% and in the Rest of the GMR by 6.5%. The largest annual increase for non-strata dwellings was 21.6% recorded in Woollahra, followed by 19.0% in Strathfield and 17.8% in Willoughby. In the Rest of GMR, Kiama recorded the highest increase (26.3%) over the year, followed by Wollongong (14.6%).

For strata dwellings, the median sales price increased over the year in Greater Sydney by 7.5%, in the Inner Ring by 6.5%, in the Middle Ring by 5.3% and in the Outer Ring by 12.2%, but remained unchanged in the Rest of the GMR. Over the year, Manly recorded the largest increase of 24.3% followed by Woollahra (16.6%). In the Rest of GMR, Shellharbour recorded the highest decrease in the median sales price for strata dwellings over the year (14%).

Trends in Median Sales Price – Sydney and NSW

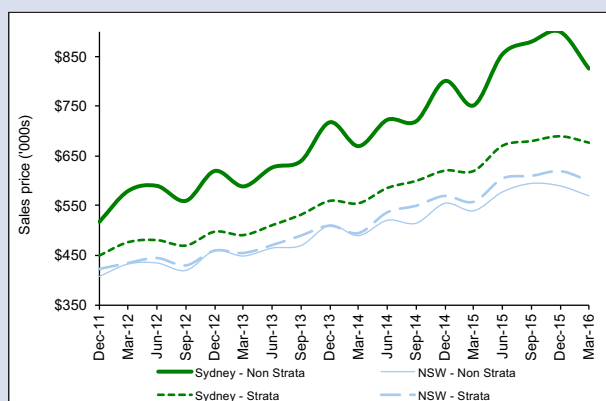


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2016

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	480	2.1	4.3	520	1.0	4.0	510	-1.9	2.0	620	-1.6	1.6
Inner Ring	525	2.9	5.0	680	1.5	4.6	910	1.1	1.1	1295	3.6	7.9
1 Ashfield	383	-0.6	3.4	480	1.6	6.7	670	-4.3	6.3	813 s	-16.7 s	-7.7 s
2 Botany Bay	600	20.0	13.2	620	6.9	-3.1	750	0.0	4.2	-	-	-
3 Lane Cove	518	5.6	4.5	595	1.7	13.9	790	4.3	2.6	1225 s	4.7 s	2.1 s
4 Leichhardt	460	0.5	4.5	700	2.9	7.7	900	-2.7	5.9	1188 s	-1.0	-0.6
5 Marrickville	410	-1.8	5.1	570	3.6	8.6	785	-1.9	2.6	1050	-4.5	7.7
6 Mosman	500	6.4	8.7	650	0.0	2.8	1050	5.0	-8.7	1905 s	-4.3 s	-3.5 s
7 North Sydney	510	0.0	2.0	660	1.5	1.5	950	0.0	6.1	1500 s	-10.4 s	4.2 s
8 Randwick	500	0.0	4.2	630	0.0	5.0	873	2.6	2.6	1200	0.0	-4.8
9 Sydney	545	2.8	3.8	750	0.0	4.2	1000	4.2	4.2	1170	-1.7	6.4
10 Waverley	550	-1.8	6.8	720	-0.7	5.9	1025	-6.8	5.4	1650	10.0	13.8
11 Woollahra	500	1.0	4.2	700	-5.4	0.0	1200	7.4	0.4	1798	-7.8	12.3
Middle Ring	460	2.2	2.2	500	3.1	4.2	600	0.8	3.4	750	0.0	0.0
12 Auburn	463	2.8	2.8	500	4.2	11.1	550	1.9	6.8	650	0.0	0.0
13 Bankstown	275	-1.8	10.0	420	2.4	5.0	500	0.0	0.0	645	4.0	4.0
14 Burwood	495	23.8	26.1	560	5.7	9.8	680	0.0	9.7	855 s	-5.0 s	6.9 s
15 Canterbury	320	0.0	-3.0	400	2.6	5.3	580	3.6	5.5	700	0.0	6.1
16 Canada Bay	530	1.9	3.9	630	0.0	1.6	790	1.9	3.9	955	6.1 s	-4.0 s
17 Hunters Hill	-	-	-	630 s	8.6 s	12.0	900 s	16.9 s	13.9 s	1290 s	-	-0.4 s
18 Hurstville	400	0.0	3.9	450	0.0	0.6	570	-1.7	-0.9	680	-2.9	0.0
19 Kogarah	400	1.3	-1.2	470	0.0	-1.1	590	1.7	1.7	750 s	7.1 s	-5.1 s
20 Ku-ring-gai	500	0.0	4.2	625	0.8	4.2	800	-1.2	1.9	1050	-4.5	-7.1
21 Manly	580	3.6	9.4	720	-2.7	-1.4	1100	-4.3	15.8	1700	5.6	15.3
22 Parramatta	370	-2.6	7.2	450	4.7	4.7	510	0.0	0.0	605	-2.4	0.8
23 Rockdale	468	1.6	3.9	520	4.0	4.0	650	8.3	4.8	775	1.3	5.1
24 Ryde	460	2.2	2.2	480	2.1	-1.0	663	1.9	1.9	828	0.9	3.4
25 Strathfield	430	0.0	8.9	510	2.0	4.1	600	2.6	-1.6	780 s	-2.5	-2.5 s
26 Willoughby	540	5.4	4.9	675	3.8	12.5	880	-2.2	-3.8	1293	-4.3	8.6
Outer Ring	330	3.1	6.5	400	0.0	5.3	450	0.0	4.7	570	-0.9	3.6
27 The Hills Shire	400	-2.4	14.3	510	0.0	2.0	570	-1.7	1.8	700	0.7	0.0
28 Blacktown	270	0.9	0.0	380	2.7	2.7	425	1.2	1.2	560	-2.6	1.8
29 Blue Mountains	270	3.8	8.0	355	-1.4	1.4	420	0.0	5.0	530	1.9	10.4
30 Camden	300 s	-	0.0 s	385	-1.3 s	-3.8	450	0.0	1.1	540	0.0	0.9
31 Campbelltown	290	7.4	8.4	350	0.0	0.0	400	0.0	1.3	500	4.2	2.0
32 Fairfield	250	0.0	-3.5	340	2.3	3.0	450	1.1	3.4	530	-1.9	1.9
33 Gosford	270	1.9	3.8	360	0.0	2.9	450	0.0	4.7	580	0.0	7.4
34 Hawkesbury	280 s	0.0 s	0.0 s	340	-2.9	6.3	430	-2.3	2.4	530	-7.0	-3.2
35 Holroyd	330	10.0	10.0	410	2.5	2.5	480	0.0	2.1	615	2.5	2.5
36 Hornsby	410	-2.4	7.9	520	2.0	6.1	620	0.8	3.3	750	0.0	0.0
37 Liverpool	290	-14.7	7.4	350	-7.9	0.0	460	-2.1	2.2	570	2.2	1.8
38 Penrith	250	0.0	2.0	330	1.5	6.5	420	1.2	5.0	520	-1.0	4.0
39 Pittwater	420	-1.2	2.4	625	6.8	5.0	800	-5.9	0.0	1150	-4.2	9.5
40 Sutherland	370	2.8	5.7	470	2.2	4.4	650	1.6	5.7	785	0.6	0.6
41 Warringah	450	0.0	4.7	600	0.8	5.3	820	-3.5	5.1	1100	0.0	6.8
42 Wollondilly	260 s	-	-	350 s	9.4 s	9.4	415	-1.2	3.8	533	-3.2	0.5
43 Wyong	245	-2.0	8.9	330	1.5	6.5	395	1.3	3.9	480	0.0	5.5
Rest of GMR	240	0.0	4.3	350	2.9	6.1	395	-1.3	3.9	470	0.0	4.4
44 Cessnock	188	0.0 s	0.0 s	260	0.0	4.0	300	-1.6	0.0	380	0.0	2.7
45 Kiama	-	-	-	400	5.3	5.3	495	-1.0	10.0	560 s	1.8 s	5.7 s
46 Lake Macquarie	230	-4.2	9.5	340	4.6	3.0	380	-1.3	0.0	493	1.5	2.6
47 Maitland	190	0.0	5.6 s	280	-1.8	3.7	340	0.0	0.0	410	2.5	3.1
48 Newcastle	240	4.3	-3.0	370	0.0	2.8	418	-1.8	1.8	490	4.3	2.1
49 Port Stephens	225 s	2.3 s	2.3 s	300	3.4	5.3	360	0.0	2.9	450	-2.2	6.5
50 Shellharbour	260 s	-	-	328	-3.7	-0.8	438	-0.6	5.4	550	0.0	3.8
51 Wollongong	270	3.8	10.2	365	1.4	4.3	470	0.0	4.4	580	-3.3	0.0
NEW SOUTH WALES	435	1.6	3.6	445	1.1	3.5	425	-1.2	3.7	525	1.0	5.0

(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 - Jun Quarter 2016

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
GREATER SYDNEY	360	450	600	0.0	7.1	410	470	585	-2.1	2.2
Inner Ring	625	700	775	1.4	4.5	780	900	1090	2.9	5.9
1 Ashfield	540	595	650 s	17.8 s	0.8 s	690	750	900 s	0.0 s	4.9 s
2 Botany Bay	-	-	-	-	-	650	750	800 s	0.0 s	2.0 s
3 Lane Cove	-	-	-	-	-	780	830	1000 s	-7.8 s	-5.1 s
4 Leichhardt	650	725	800	3.6	10.7	800	930	1050	3.3	9.4
5 Marrickville	600	660	720	1.5	1.5	720	810	900	-1.8	8.0
6 Mosman	-	-	-	-	-	605	1075	1613 s	-	-
7 North Sydney	-	-	-	-	-	920	990	1200 s	-10.2 s	-10.0 s
8 Randwick	600	690	750 s	-8.6 s	4.5 s	780	925	1180	3.9	6.3
9 Sydney	650	720	800	0.0	4.3 s	800	900	1000	-1.1	2.3
10 Waverley	628	758	905 s	-11.7 s	-	1050	1150	1250 s	-9.8 s	4.5 s
11 Woollahra	773	915	1050 s	-	-	1150	1300	1750	-3.7 s	18.2 s
Middle Ring	434	500	570	4.2	8.7	500	580	700	1.8	5.5
12 Auburn	420	450	550 s	1.1 s	8.4 s	480	500	580	2.0	0.0
13 Bankstown	420	450	480	7.1	7.1	460	500	550	4.2	1.0
14 Burwood	-	-	-	-	-	560	615	700 s	-5.4 s	1.7 s
15 Canterbury	450	493	550	2.6	2.6 s	530	583	650	2.2	5.9
16 Canada Bay	580	673	700 s	6.7 s	3.5 s	650	775	850	3.3	3.3
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	450	485	540 s	1.0 s	3.2 s	500	550	610	-5.6	-3.5
19 Kogarah	425	478	545 s	-5.4 s	-0.5	530	650	680	4.8	12.1
20 Ku-ring-gai	-	-	-	-	-	683	800	1000	-5.9	-1.2
21 Manly	-	-	-	-	-	925	1000	1400 s	0.0 s	0.0 s
22 Parramatta	400	430	485	0.0	0.0	450	500	550	0.0	1.0
23 Rockdale	475	500	580 s	-9.9 s	11.1	585	630	720	5.0	5.0
24 Ryde	480	500	535 s	0.0 s	-3.8 s	570	650	705	0.0	4.8
25 Strathfield	-	-	-	-	-	530	580	690 s	8.4 s	-6.5 s
26 Willoughby	678	800	850 s	22.6 s	-	825	905	995	-8.4	-2.7
Outer Ring	340	375	430	0.0	4.9	400	440	500	-2.2	2.3
27 The Hills Shire	430	495	535 s	10.0 s	7.0 s	520	575	620	2.7	4.5
28 Blacktown	350	365	390	1.4	-1.4	385	420	460	0.0	2.4
29 Blue Mountains	350	385	420	1.3	10.0	390	420	455	0.0	5.0
30 Camden	330	350	380 s	-	-5.4 s	440	450	480	0.0	1.7
31 Campbelltown	310	330	360 s	-5.7 s	-2.9 s	380	400	450	-2.4	0.0
32 Fairfield	350	380	400	2.7	5.6 s	410	450	480	0.0	2.3
33 Gosford	350	364	395	-2.3	-1.6	400	450	500	0.0	1.1
34 Hawkesbury	325	350	370 s	-5.4 s	2.9 s	400	430	470	-4.4	1.2
35 Holroyd	380	420	465	5.0	5.0 s	448	470	510	0.0	2.2
36 Hornsby	470	500	540 s	0.0 s	7.5 s	550	600	650	-0.8	0.0
37 Liverpool	330	360	380 s	-4.0 s	4.3 s	410	450	500	-5.3	0.0
38 Penrith	300	350	370	6.1	9.4	395	420	450	0.0	2.4
39 Pittwater	600	650	750 s	-4.4 s	0.0 s	725	825	975	-8.3	0.6
40 Sutherland	440	500	555	-2.0	4.2 s	600	650	728	3.2	3.2
41 Warringah	610	650	720 s	-7.1 s	0.0 s	765	830	900	-1.2	4.4
42 Wollondilly	-	-	-	-	-	380	418	450	1.8	3.1
43 Wyong	310	330	350	0.0	6.5	360	400	430	2.6	5.3
Rest of GMR	300	350	390	2.9	2.9	350	390	450	-1.9	2.6
44 Cessnock	240	258	275	-4.6 s	3.0	290	300	330	0.0	0.0
45 Kiama	375	425	455 s	-	-	450	490	525 s	2.1 s	8.9 s
46 Lake Macquarie	300	340	360	3.8	0.0	350	380	420	-1.3	0.0
47 Maitland	280	300	310 s	3.4 s	0.0 s	310	340	360	0.0	0.0
48 Newcastle	350	380	400	2.7	8.6	370	400	450	-2.4	0.0
49 Port Stephens	280	300	330 s	3.4 s	0.0 s	330	360	390	0.0	2.9
50 Shellharbour	-	-	-	-	-	390	440	480	0.0	6.7
51 Wollongong	350	370	450	-2.6	2.8	400	450	520	0.0	2.3
NEW SOUTH WALES	275	350	450	0.0	2.9	320	400	480	0.0	3.9

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - Jun Quarter 2016

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile	Median	Third Quartile	Change in Median		First Quartile	Median	Third Quartile	Change in Median	
	\$	\$	\$	Qtly %	Ann %	\$	\$	\$	Qtly %	Ann %
GREATER SYDNEY	400	495	560	1.0	3.1	420	520	650	0.0	4.0
Inner Ring	460	530	600	1.9	3.9	570	660	760	0.0	3.1
1 Ashfield	358	395	423	1.3	6.8	440	475	520	1.1	5.6
2 Botany Bay	500	550	600	10.0	3.8	480	620	690	6.9	-3.1
3 Lane Cove	495	520	560	6.1	7.2	500	575	670	-0.9	11.7
4 Leichhardt	375	455	550	1.1	6.4	550	650	750	4.0	8.3
5 Marrickville	355	420	485	0.0	5.0	460	525	600	5.0	7.1
6 Mosman	450	500	550	8.7	7.5	570	645	730	2.4	2.8
7 North Sydney	455	510	570	0.0	2.0	580	650	750	0.0	1.6
8 Randwick	445	500	550	0.0	2.0	560	620	700	0.0	4.6
9 Sydney	500	560	625	0.0	1.8	685	750	850	0.0	2.7
10 Waverley	480	550	620	-4.8	7.3	625	710	820	-1.4	4.4
11 Woollahra	435	500	593	1.0	4.2	625	690	795	-4.2	0.0
Middle Ring	380	470	528	2.2	2.2	420	500	595	2.0	4.2
12 Auburn	450	465	490	3.3	3.3	400	500	560	0.0	6.4
13 Bankstown	215	298	345 s	-0.8 s	7.5 s	380	410	440	0.0	2.5
14 Burwood	400	495	530	23.8	23.8	500	560	660	3.7	7.7
15 Canterbury	300	320	388	0.0	-3.0	360	390	450	2.6	2.6
16 Canada Bay	500	530	550	1.9	2.9	550	630	680	0.0	1.6
17 Hunters Hill	-	-	-	-	-	505	600	750 s	7.1 s	9.1 s
18 Hurstville	350	400	438	0.0	0.0	400	450	510	0.0	2.3
19 Kogarah	335	400	465	0.0 s	-5.3 s	430	470	505	2.2	1.6
20 Ku-ring-gai	450	500	530	0.0	3.1	570	630	660	1.6	5.0
21 Manly	515	585	650	4.5	10.4	630	723	850	-0.3	3.2
22 Parramatta	330	380	430	-1.9	8.6	400	450	500	4.7	4.7
23 Rockdale	385	470	515	2.2	4.4	450	530	600	6.0	3.9
24 Ryde	370	460	510	2.2	2.2	420	470	560	2.2	-2.1
25 Strathfield	390	445	460	2.3	13.4 s	460	510	560	2.0	4.1
26 Willoughby	480	535	585	3.4	2.9	573	650	760	0.0	8.3
Outer Ring	280	350	440	0.0	2.9	340	410	500	-2.4	2.5
27 The Hills Shire	330	430	460	0.0	11.0 s	480	520	550	2.0	2.0
28 Blacktown	250	280	323	5.7	3.7	340	375	400	1.4	1.4
29 Blue Mountains	250	265	290 s	0.0 s	6.0 s	300	330	360	0.0 s	8.2 s
30 Camden	-	-	-	-	-	368	390	400 s	-	-3.7 s
31 Campbelltown	250	290	330 s	0.0 s	7.4 s	300	350	400	-2.8	1.4
32 Fairfield	220	260	295	-3.7 s	-1.9	305	330	350	3.1	3.1
33 Gosford	230	275	310	1.9	5.8	330	350	380	0.0	6.1
34 Hawkesbury	220	275	285 s	-1.8 s	-	300	320	350	0.0	4.9 s
35 Holroyd	300	348	400	15.8	6.1	380	410	450	2.5	3.8
36 Hornsby	340	430	460	0.0	4.9	475	520	570	2.0	6.1
37 Liverpool	260	290	360	-19.4	7.4	300	350	400	-7.9	2.9
38 Penrith	234	250	285	0.0 s	0.0	290	320	370	1.6	6.7
39 Pittwater	375	420	510	-4.5	5.7	550	595	700	4.4	8.2
40 Sutherland	350	375	400	2.7	7.1	430	465	515	2.2	3.3
41 Warringah	410	450	500	-2.2	4.7	525	590	650	1.7	4.4
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	220	250	300	0.0	11.1	290	320	353	-1.5	6.7
Rest of GMR	220	250	310	-3.8	4.2	295	340	400	0.0	6.3
44 Cessnock	165	180	190 s	-	-1.4 s	220	260	280	0.0	4.0
45 Kiama	-	-	-	-	-	323	365	400 s	7.4 s	0.7 s
46 Lake Macquarie	200	230	250	-1.1	13.6	290	320	360	0.0	3.2
47 Maitland	180	195	220 s	2.6 s	8.3 s	225	250	293	-9.1	-3.8
48 Newcastle	230	265	320	-5.4	-1.9	300	350	450	-2.8	-2.8
49 Port Stephens	200	220	260 s	0.0 s	-	258	280	310	0.0	3.7
50 Shellharbour	-	-	-	-	-	285	300	330	-4.8	0.0
51 Wollongong	233	275	320	5.8	10.0	320	360	420	2.9	7.5
NEW SOUTH WALES	320	460	550	2.2	3.4	350	460	605	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 - Jun 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	315	-1.6	1.6	245	2.1	2.1
52 Goulburn - Yass	230	-4.2	0.0	310	3.3	4.2	310	3.3	6.9	200	0.0	-4.8
53 Queanbeyan	300	1.7	2.6	410	-2.4	2.5	430	3.0	13.2	260	-3.7	4.0
54 Snowy Mountains	505	152.5	0.0	370	37.0	-7.5	260	-3.7	-7.1	520	173.7 s	-5.5
55 South Coast	250	0.0	4.2	340	3.0	6.3	340	3.0	3.0	250	8.7	8.7
56 Bathurst	260	4.0	8.3	320	0.0	6.7	320	0.0	6.7	250	1.2	11.1
57 Lachlan Valley	180	0.0	2.9	240	0.0	4.3	240	-1.0	4.3	175	0.0	6.1
58 Lithgow - Mudgee	250	4.2	0.0	300	0.0	7.1	300	0.0	7.1	250	13.6 s	4.2 s
59 Orange	240	-4.0	-4.0	305	0.8	1.7	305	-1.6	1.7	240	-2.0	0.0
60 Clarence Valley	250	-1.0	4.2	320	0.0	6.7	315	-4.5	5.0	240	-4.0	5.5
61 Coffs Harbour	300	0.0	3.4	385	-1.3	2.7	385	-1.3	2.7	285	-1.7	2.7
62 Bourke - Cobbar - Coonamble	200	0.0	11.1	215	7.5	-2.3	220	10.0	-2.2	180 s	1.4 s	0.0 s
63 Broken Hill and Far West	200	0.0	0.0	230	-4.2	-8.0	230	0.0	-8.0	170 s	-15.0 s	-
64 Dubbo	230	-4.2	1.1	290	-1.7	-1.7	280	-6.7	-3.4	230	2.2	12.2
65 Lower Hunter	250	-1.0	0.0	300	-3.2	0.0	300	-3.2	0.0	240	-4.0	-4.0
66 Upper Hunter	200	0.0	0.0	250	-6.5	0.0	250	-3.8	-2.0	200	0.0 s	8.1 s
67 Great Lakes	260	0.0	4.0	350	-7.9	0.0	350	-7.9	0.0	260	4.0	4.0
68 Kempsey - Nambucca	260	4.0	4.0	320	0.0	0.0	323	-2.3	0.8	250	0.0	4.2
69 Port Macquarie	300	-3.2	0.0	400	0.0	2.6	400	-1.2	1.3	290	0.0	0.0
70 Taree - Gloucester	250	2.0	8.7	315	-1.6	5.0	310	0.0	6.9	230	4.5	4.5
71 Albury	220	0.0	4.8	285	-5.0	-1.7	285	-3.4	-1.7	210	5.0	10.5
72 Lower Murray	155 s	-3.1 s	0.0 s	200 s	0.0 s	0.0	200 s	-2.4 s	-2.4	150 s	-4.8 s	-3.2 s
73 Upper Murray exc. Albury	185	-2.6	5.7	270	3.8	8.0	260	-2.8	2.0	175	-2.8	6.1
74 Armidale	240	0.0	0.0	320	0.0	0.0	320	0.0	0.0	230	-4.2	-4.2
75 Inverell - Tenterfield	200	-4.8	8.1	250	0.0	0.0	250	0.0	0.0	170	-8.1	0.0
76 Moree - Narrabri	180	-4.0	-10.0	280	0.0	-6.7	280	0.0	-6.7	180	0.0	0.0
77 Tamworth - Gunnedah	240	-4.0	0.0	320	3.2	6.7	320	6.7	6.7	230	-8.0	-2.1
78 Richmond Valley - Coastal	345	0.0	1.5	495	6.5	10.0	480	-1.0	9.1	330	2.3	3.1
79 Richmond Valley - Hinterland	250	4.2	6.4	310	0.0	3.3	320	1.6	6.7	230	4.5	2.2
80 Tweed Valley	340	1.5	6.3	440	6.7	10.0	450	4.7	6.5	333	2.3	7.3
81 Griffith - Murrumbidgee (West)	200	0.0	8.1	250	-3.8	-7.4	260	4.0	-3.7	190	2.7	2.7
82 Tumut - Tumbarumba	190	2.7	-7.3	260	4.0	4.0	260	4.0	2.0	185 s	0.0	-5.1 s
83 Wagga Wagga	225	-4.3	-2.2	293	-5.6	0.9	290	-5.7	2.7	220	-4.3	0.0
84 Shoalhaven	290	1.8	5.5	340	-1.4	6.3	340	0.0	6.3	280	0.0	5.7
85 Southern Highlands	350	0.0	12.9	450	7.1	12.5	450	7.1	12.5	310 s	-6.1	6.9 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 - Jun 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	8518	4332	16739	2.5	2.8	76026	40373	159999	0.4	1.8
52 Goulburn - Yass	301	94	503	0.8	5.2	2710	942	4994	0.0	4.8
53 Queanbeyan	92	135	571	3.1	-9.8	1056	1327	5199	2.4	5.2
54 Snowy Mountains	99	140	301	55.2	-10.9	601	493	1748	11.2	3.4
55 South Coast	293	184	603	8.5	-3.4	2849	1604	5867	1.6	1.1
56 Bathurst	259	118	459	-16.7	-3.4	2332	1182	4582	-1.8	0.1
57 Lachlan Valley	241	95	382	4.9	20.1	2086	919	3809	1.4	3.1
58 Lithgow - Mudgee	261	71	452	3.4	2.3	2337	674	4224	2.6	6.6
59 Orange	428	154	621	5.1	6.0	3302	1246	5351	1.3	2.5
60 Clarence Valley	259	128	437	11.8	-2.5	2466	1194	4490	0.2	2.5
61 Coffs Harbour	347	234	910	3.8	-4.8	3456	2164	8981	-0.6	0.6
62 Bourke - Cobar - Coonamble	92	49	177	16.4	29.2	826	360	1649	0.4	0.8
63 Broken Hill and Far West	149	21	173	21.0	13.8	1197	293	1707	0.1	-2.0
64 Dubbo	390	150	660	4.1	8.6	3216	1293	5983	0.4	4.4
65 Lower Hunter	479	198	796	15.0	-2.1	4424	1477	7507	2.2	3.7
66 Upper Hunter	168	67	421	15.7	2.2	1505	482	3523	0.3	3.4
67 Great Lakes	116	116	313	15.9	8.3	1222	1008	2959	-1.5	-1.1
68 Kempsey - Nambucca	228	93	395	18.6	5.6	2191	949	4195	-0.9	-1.0
69 Port Macquarie	329	239	798	3.9	7.1	3156	2158	7347	1.5	2.3
70 Taree - Gloucester	231	96	460	-1.1	-1.7	2239	1198	4786	1.3	2.1
71 Albury	343	235	802	-7.0	6.6	2408	2081	7046	1.4	3.8
72 Lower Murray	40	38	90	3.4	28.6	403	260	759	3.5	1.3
73 Upper Murray exc. Albury	195	101	353	6.6	3.5	1549	1000	2950	0.4	0.1
74 Armidale	237	150	438	-13.6	21.7	1895	1359	4083	0.4	1.9
75 Inverell - Tenterfield	217	65	360	-3.0	-6.3	1628	590	2930	0.5	1.7
76 Moree - Narrabri	147	107	274	26.9	10.9	949	774	2191	2.4	4.0
77 Tamworth - Gunnedah	573	244	929	15.8	2.7	4692	2137	8136	1.9	4.5
78 Richmond Valley - Coastal	315	201	728	-5.9	-9.8	3374	2180	8345	-1.5	0.4
79 Richmond Valley - Hinterland	295	143	529	-2.2	-3.1	3402	1697	6489	0.7	0.9
80 Tweed Valley	288	281	834	10.9	12.4	2988	2959	8785	0.8	0.2
81 Griffith - Murrumbidgee (West)	180	94	354	-3.5	10.6	1846	1201	3985	-0.4	2.2
82 Tumut - Tumbarumba	85	30	124	0.0	7.8	583	272	1037	1.6	-1.0
83 Wagga Wagga	482	243	911	-15.6	7.1	3916	2153	8271	0.6	2.2
84 Shoalhaven	459	118	821	7.3	9.3	4359	1188	7904	1.5	4.0
85 Southern Highlands	187	29	267	-4.0	-4.6	1809	520	3237	-1.3	-1.5

(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 - Jun 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		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
				Qtly %	Ann %					
GREATER SYDNEY	11972	23439	50081	2.7	5.3	121088	233316	542321	0.9	4.9
Inner Ring	1133	10258	16875	-2.0	4.5	11008	102199	180085	0.5	4.2
1 Ashfield	50	333	545	-5.2	-1.1	580	4343	7650	0.3	1.3
2 Botany Bay	36	491	743	23.0	7.4	600	4661	7043	3.1	14.0
3 Lane Cove	63	428	642	12.2	65.9	546	3182	4901	5.7	16.3
4 Leichhardt	173	280	814	-15.1	2.3	1815	3410	9556	-0.7	1.0
5 Marrickville	212	798	1521	12.7	5.6	2198	7588	17420	0.4	3.1
6 Mosman	51	239	381	-3.3	-5.0	484	2702	4569	-0.2	2.2
7 North Sydney	56	1173	1583	-2.7	-2.8	619	12382	18469	-0.2	1.6
8 Randwick	147	1126	1822	-16.5	1.3	1583	13456	23729	0.1	2.5
9 Sydney	180	3927	6596	-5.7	4.7	1376	34981	60355	1.0	6.5
10 Waverley	74	896	1286	11.8	2.2	651	9747	15556	-0.6	1.5
11 Woollahra	91	567	942	15.7	5.4	556	5747	10837	0.0	1.2
Middle Ring	2340	7901	14152	-0.8	4.8	26658	78576	159349	1.0	5.5
12 Auburn	154	631	1057	-0.5	0.9	1895	6375	11758	1.1	8.6
13 Bankstown	371	277	1179	1.4	1.8	4413	3274	14008	1.0	6.0
14 Burwood	41	282	521	-0.6	28.6	479	2309	5087	2.7	4.7
15 Canterbury	202	741	1396	4.1	4.6	2770	8882	18821	0.8	4.9
16 Canada Bay	133	708	1121	-12.1	2.2	1329	6792	11873	0.7	3.7
17 Hunters Hill	23	50	86	3.6	-18.9	220	431	953	0.6	3.6
18 Hurstville	137	391	706	1.0	2.8	1609	4012	8808	0.9	5.0
19 Kogarah	89	228	439	-8.4	-4.1	1152	2895	5793	0.9	4.5
20 Ku-ring-gai	255	399	801	6.0	17.8	2263	3010	6976	2.8	4.9
21 Manly	67	432	612	9.3	-5.1	597	4175	6870	0.0	1.9
22 Parramatta	339	1260	2193	0.8	11.6	3746	11642	23457	1.0	6.0
23 Rockdale	155	824	1268	12.0	-3.6	2264	8193	14414	1.1	7.1
24 Ryde	200	809	1310	-10.7	4.6	2054	7988	14747	0.9	7.2
25 Strathfield	46	353	516	-3.7	8.9	554	3197	5360	1.9	6.9
26 Willoughby	128	516	947	-6.0	8.6	1313	5401	10424	0.5	3.0
Outer Ring	8511	5341	19138	10.6	6.8	83511	52878	203509	1.2	5.4
27 The Hills Shire	537	240	1037	-2.7	7.2	4673	2104	10451	1.5	9.0
28 Blacktown	1359	391	2434	12.1	9.8	13953	3367	25750	1.6	7.9
29 Blue Mountains	284	71	452	14.1	2.5	3297	727	5334	0.7	-1.0
30 Camden	458	36	594	25.6	32.3	3274	247	4551	3.5	14.0
31 Campbelltown	635	199	1231	16.1	14.5	6346	1449	11831	1.9	7.7
32 Fairfield	488	339	1316	30.2	4.6	5762	4156	16309	1.1	3.7
33 Gosford	674	345	1491	11.3	0.3	6368	3691	15471	0.5	3.7
34 Hawkesbury	209	68	443	19.4	7.5	2195	597	4732	0.8	3.2
35 Holroyd	306	493	1140	6.1	15.4	2944	4993	12218	2.1	5.4
36 Hornsby	314	465	1101	-7.0	19.9	3334	4360	11587	1.5	6.3
37 Liverpool	695	536	1552	13.5	11.9	6406	4884	15893	2.0	8.2
38 Penrith	877	298	1739	17.0	6.3	8319	2529	17686	1.3	7.5
39 Pittwater	133	155	380	5.0	-11.0	1228	1517	4420	-0.6	-0.1
40 Sutherland	338	707	1387	4.6	-1.9	3183	7618	15934	0.4	1.8
41 Warringah	227	705	1241	6.7	-4.5	2482	7779	13991	0.6	2.7
42 Wollondilly	139	19	220	19.6	21.5	1293	192	2135	1.7	4.0
43 Wyong	838	274	1380	9.3	1.5	8454	2668	15216	0.4	3.5
Rest of GMR	3053	1973	7399	-5.8	3.8	31510	20001	76810	1.3	4.0
44 Cessnock	295	98	489	22.3	-4.7	2981	875	4928	0.6	2.6
45 Kiama	59	32	137	19.1	-9.3	611	318	1458	-1.6	-0.9
46 Lake Macquarie	721	185	1321	4.5	11.4	6961	2260	13445	0.6	3.4
47 Maitland	351	115	641	-0.8	-8.3	3862	1317	6870	0.7	3.5
48 Newcastle	625	559	2112	-19.7	2.5	6444	5164	20468	0.7	3.5
49 Port Stephens	301	104	538	-1.3	7.8	2870	997	5544	-0.2	2.9
50 Shellharbour	183	85	412	3.3	-5.1	2155	923	4584	-0.5	2.6
51 Wollongong	505	739	1664	-10.2	5.7	5466	7812	18772	0.6	2.9
NEW SOUTH WALES	23555	29754	74241	1.7	4.6	228680	293748	779308	0.8	4.2

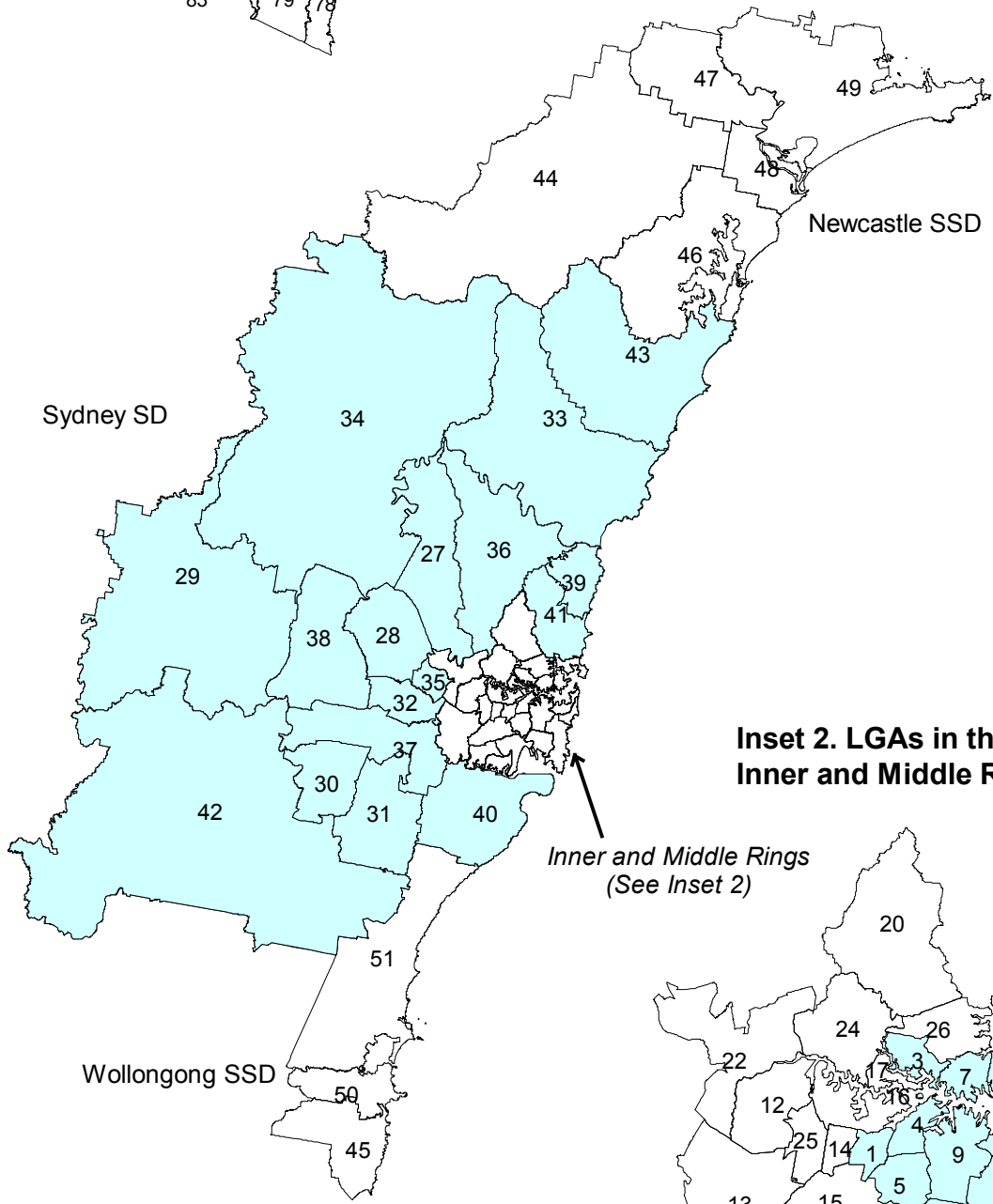
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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

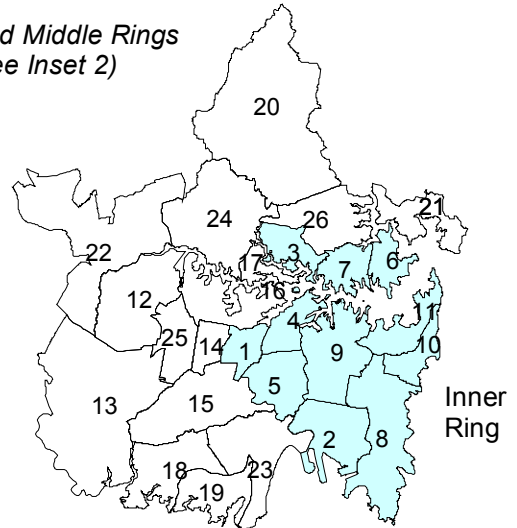


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	572	750	1080	938	-6.3	8.7
Inner Ring	731	1000	1579	1310	-3.8	11.1
1 Ashfield	650	731	1400	1057	-12.8	-2.9
2 Botany Bay	620	780	960	839	-6.6	-1.9
3 Lane Cove	683	835	1820	1287	-7.7	14.2
4 Leichhardt	1065	1315	1620	1347	-1.9	5.6
5 Marrickville	700	962	1288	1010	-1.3	8.7
6 Mosman	860	1390	2775	2088	-6.2	-13.7
7 North Sydney	785	995	1540	1247	-2.9	8.1
8 Randwick	770	975	1675	1284	-7.1	15.4
9 Sydney	672	880	1250	1037	-2.2	8.0
10 Waverley	900	1340	2065	1612	14.3	3.5
11 Woollahra	1058	1751	2932	2307	11.6	11.5
Middle Ring	630	840	1250	1050	-6.7	8.4
12 Auburn	537	680	800	735	-6.2	8.8
13 Bankstown	649	800	900	779	-1.2	9.6
14 Burwood	640	765	1340	980	-5.0	-3.5
15 Canterbury	450	634	989	747	-16.0	2.7
16 Canada Bay	778	918	1462	1141	-23.5	-1.3
17 Hunters Hill	750	1835	2845	1903	-14.4	15.4
18 Hurstville	578	780	1050	851	-13.4	-2.5
19 Kogarah	695	915	1355	1059	1.0	6.4
20 Ku-ring-gai	1060	1577	2120	1709	-0.1	11.8
21 Manly	975	1600	2128	1738	6.7	15.9
22 Parramatta	555	725	905	767	-7.1	5.0
23 Rockdale	593	702	993	809	-6.2	4.5
24 Ryde	630	875	1406	1102	-14.2	14.4
25 Strathfield	575	665	1343	1055	-10.1	-5.0
26 Willoughby	820	1270	2230	1581	-13.0	5.8
Outer Ring	525	651	858	751	-3.7	8.5
27 The Hills Shire	906	1070	1272	1126	-1.8	7.0
28 Blacktown	540	626	770	654	-2.1	5.2
29 Blue Mountains	480	562	675	582	2.6	14.1
30 Camden	590	697	782	697	2.5	11.5
31 Campbelltown	473	530	595	536	0.0	8.2
32 Fairfield	550	665	755	657	-4.3	9.0
33 Gosford	510	596	730	626	0.1	13.4
34 Hawkesbury	535	608	785	701	-3.0	12.5
35 Holroyd	502	660	775	658	-12.0	1.5
36 Hornsby	792	1050	1300	1080	-1.9	14.8
37 Liverpool	540	655	775	652	-2.2	6.7
38 Penrith	490	565	646	573	-2.9	5.6
39 Pittwater	950	1315	1725	1388	1.7	9.6
40 Sutherland	690	875	1180	968	-5.9	4.2
41 Warringah	725	1099	1403	1115	-2.6	9.1
42 Wollondilly	520	668	830	687	6.8	14.6
43 Wyong	395	455	562	484	-1.1	8.3
Rest of GMR	388	480	605	509	1.1	5.5
44 Cessnock	255	310	393	335	-1.6	7.8
45 Kiama	615	770	934	799	8.5	28.1
46 Lake Macquarie	395	480	600	507	2.1	7.9
47 Maitland	335	390	485	410	0.0	4.0
48 Newcastle	405	480	605	520	-1.8	7.4
49 Port Stephens	360	445	574	467	0.9	7.2
50 Shellharbour	440	510	600	534	3.0	10.9
51 Wollongong	450	550	665	569	1.3	12.2
NEW SOUTH WALES	408	580	830	720	-4.1	3.3

(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 — March Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	605	826	1300	1064	-9.7	6.6
Inner Ring	1365	1750	2427	2092	5.4	8.0
1 Ashfield	1300	1570	2400	1775	1.0	3.3
2 Botany Bay	1105	1255	1430	1204	s 4.5	-0.2
3 Lane Cove	1750	2010	2558	2193	11.0	6.2
4 Leichhardt	1218	1400	1755	1515	-3.4	0.5
5 Marrickville	1040	1230	1451	1253	1.2	6.5
6 Mosman	2525	3125	4011	3741	1.9	11.5
7 North Sydney	1680	1965	2665	2276	-10.7	-10.7
8 Randwick	1585	1950	2375	2056	0.8	16.1
9 Sydney	1325	1600	2100	1741	11.4	15.4
10 Waverley	1760	2325	3050	2456	3.3	10.7
11 Woollahra	2080	2843	4014	3419	-4.9	21.6
Middle Ring	900	1220	1730	1433	-6.9	5.6
12 Auburn	800	1038	1250	1036	3.2	15.1
13 Bankstown	779	855	940	865	-0.6	6.7
14 Burwood	1270	1550	1838	1544	s -0.3	8.8
15 Canterbury	869	1040	1265	1062	-5.9	8.7
16 Canada Bay	1500	1708	1970	1755	-3.0	5.7
17 Hunters Hill	1975	2625	3355	2637	s 7.1	38.2
18 Hurstville	930	1110	1280	1123	2.3	2.5
19 Kogarah	1180	1353	1580	1404	-3.4	5.7
20 Ku-ring-gai	1590	1890	2475	2115	0.5	10.4
21 Manly	1850	2128	2750	2381	-2.2	10.5
22 Parramatta	785	928	1110	961	-2.4	4.2
23 Rockdale	1000	1125	1295	1165	-9.3	-0.4
24 Ryde	1312	1500	1730	1693	0.0	7.1
25 Strathfield	1335	1875	2200	1870	4.2	19.0
26 Willoughby	1890	2250	2680	2349	8.4	17.8
Outer Ring	555	690	930	803	-4.4	7.8
27 The Hills Shire	1000	1150	1350	1213	-2.5	4.5
28 Blacktown	575	660	800	687	-1.8	4.8
29 Blue Mountains	485	570	680	591	2.2	12.9
30 Camden	605	700	790	712	2.9	11.8
31 Campbelltown	515	555	615	571	0.4	7.8
32 Fairfield	640	700	790	717	-4.1	5.1
33 Gosford	535	625	760	663	-2.7	9.6
34 Hawkesbury	552	640	805	730	-4.5	12.3
35 Holroyd	710	760	842	779	-8.1	0.0
36 Hornsby	1041	1200	1400	1250	-0.8	2.6
37 Liverpool	618	710	800	709	-1.4	8.4
38 Penrith	545	600	675	619	-3.2	6.2
39 Pittwater	1285	1500	1923	1627	7.1	14.1
40 Sutherland	910	1100	1338	1181	-2.2	8.9
41 Warringah	1280	1422	1700	1499	-2.0	7.4
42 Wollondilly	535	678	851	712	5.9	13.0
43 Wyong	409	475	580	501	0.0	10.5
Rest of GMR	400	495	629	528	1.0	6.5
44 Cessnock	260	320	400	343	1.3	7.4
45 Kiama	700	840	980	867	10.5	26.3
46 Lake Macquarie	408	500	620	524	3.1	8.7
47 Maitland	344	405	490	419	1.3	6.6
48 Newcastle	420	499	617	540	-1.7	9.2
49 Port Stephens	385	470	605	497	2.2	8.0
50 Shellharbour	460	530	630	554	1.4	8.2
51 Wollongong	490	608	730	617	1.3	14.6
NEW SOUTH WALES	395	570	851	744	-5.0	2.6

(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 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
GREATER SYDNEY	530	677	852	754	-3.1	7.5
Inner Ring	677	825	1085	961	-1.3	6.5
1 Ashfield	626	681	730	672	1.6	5.7
2 Botany Bay	585	732	850	739	-0.4	6.1
3 Lane Cove	645	703	808	753	-2.4	8.2
4 Leichhardt	719	900	1300	1015	-5.3	5.9
5 Marrickville	580	670	800	691	-0.7	-0.7
6 Mosman	753	878	1295	1096	-1.3	15.1
7 North Sydney	745	922	1304	1040	2.3	8.3
8 Randwick	713	813	959	860	-2.5	12.1
9 Sydney	640	818	1050	910	-2.0	5.1
10 Waverley	785	1020	1350	1148	9.5	7.4
11 Woollahra	820	1295	1922	1539	27.5	16.6
Middle Ring	540	658	808	710	-4.4	5.3
12 Auburn	505	600	700	599	2.6	9.1
13 Bankstown	475	520	630	556	-11.1	2.2
14 Burwood	580	680	765	682	3.0	1.7
15 Canterbury	401	479	591	504	-4.3	1.8
16 Canada Bay	720	836	955	871	-3.2	4.4
17 Hunters Hill	700	790	935	1089	-15.8	4.0
18 Hurstville	545	599	732	638	-11.9	-4.5
19 Kogarah	618	700	765	711	3.1	2.9
20 Ku-ring-gai	765	863	1090	912	-4.2	13.0
21 Manly	820	1100	1560	1230	6.8	24.3
22 Parramatta	511	583	715	613	2.9	5.0
23 Rockdale	552	650	740	663	0.0	3.2
24 Ryde	575	655	800	696	-4.9	4.0
25 Strathfield	550	602	665	607	-3.1	0.2
26 Willoughby	735	825	968	888	-2.9	6.2
Outer Ring	435	550	705	588	0.8	12.2
27 The Hills Shire	680	795	860	770	8.8	14.1
28 Blacktown	419	487	554	484	2.5	10.1
29 Blue Mountains	321	381	430	413	-15.5	19.5
30 Camden	420	495	540	484	-13.9	6.2
31 Campbelltown	375	415	453	409	1.2	10.7
32 Fairfield	398	454	507	457	3.9	13.3
33 Gosford	405	485	575	502	5.8	14.4
34 Hawkesbury	435	450	535	459	-2.2	5.9
35 Holroyd	441	483	550	500	-0.5	4.2
36 Hornsby	608	710	798	703	7.6	7.4
37 Liverpool	395	470	530	466	6.3	15.2
38 Penrith	365	425	483	427	-1.2	6.3
39 Pittwater	663	795	956	816	-0.3	8.9
40 Sutherland	606	690	835	747	0.7	9.3
41 Warringah	632	730	827	758	0.7	13.2
42 Wollondilly	-	-	-	-	-	-
43 Wyong	330	370	441	388	4.6	13.8
Rest of GMR	340	419	515	435	-0.2	0.0
44 Cessnock	227	258	290	256	-14.2	7.3
45 Kiama	465	515	550	538	19.8	14.4
46 Lake Macquarie	306	368	435	382	-6.3	-0.4
47 Maitland	248	280	313	274	-3.4	-20.0
48 Newcastle	341	423	543	464	-1.9	7.0
49 Port Stephens	279	353	420	364	1.0	2.2
50 Shellharbour	396	436	465	438	4.9	14.0
51 Wollongong	390	472	550	478	3.3	9.7
NEW SOUTH WALES	430	600	800	664	-3.5	4.3

(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 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — March Quarter 2016

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	265	360	480	390	0.6	5.9
52 Goulburn - Yass	268	340	450	373	0.6	9.5
53 Queanbeyan	368	518	640	522	9.6	15.1
54 Snowy Mountains	148	220	360	258	-15.4	-17.9
55 South Coast	300	370	450	380	-2.6	1.4
56 Bathurst	310	368	445	382	1.9	10.2
57 Lachlan Valley	139	206	285	219	-1.9	-8.4
58 Lithgow - Mudgee	239	303	382	322	-1.4	8.6
59 Orange	250	331	422	344	0.4	6.0
60 Clarence Valley	265	330	425	355	0.0	6.5
61 Coffs Harbour	350	425	517	436	2.4	8.7
62 Bourke - Cobar - Coonamble	60	146	244	275	26.7	26.7
63 Broken Hill and Far West	55	81	135	96	-31.1	-37.9
64 Dubbo	212	294	382	310	0.5	3.2
65 Lower Hunter	265	330	430	356	1.5	3.1
66 Upper Hunter	220	285	350	296	-6.6	-5.0
67 Great Lakes	300	390	480	397	0.0	6.8
68 Kempsey - Nambucca	240	320	390	324	0.8	12.3
69 Port Macquarie	376	456	540	465	-0.1	12.5
70 Taree - Gloucester	240	330	429	351	0.0	0.0
71 Albury	215	278	362	299	-4.1	3.0
72 Lower Murray	119	168	246	196	-16.7	-6.9
73 Upper Murray exc. Albury	159	230	310	245	4.5	4.5
74 Armidale	268	344	475	357	5.9	1.2
75 Inverell - Tenterfield	140	199	310	250	-12.6	-20.6
76 Moree - Narrabri	150	225	319	350	-6.3	-16.7
77 Tamworth - Gunnedah	243	310	385	321	-1.6	2.7
78 Richmond Valley - Coastal	440	568	750	623	-3.0	4.1
79 Richmond Valley - Hinterland	260	325	405	339	4.8	6.0
80 Tweed Valley	356	453	570	482	2.8	7.0
81 Griffith - Murrumbidgee (West)	165	250	305	240	8.7	9.2
82 Tumut - Tumbarumba	165	195	280	221	-7.1	-6.0
83 Wagga Wagga	230	309	395	324	3.0	13.8
84 Shoalhaven	345	430	545	465	1.4	13.5
85 Southern Highlands	490	620	820	675	-1.6	3.3

(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 12. Sale Prices — Rural Statistical Areas Level 3 — March Quarter 2016

Rural SA3 and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	273	370	490	400	0.0	5.7	235	315	395	334	1.6	9.0
52 Goulburn - Yass	270	345	460	379	2.2	9.0	187	315	365	281 s	-0.8 s	51.4 s
53 Queanbeyan	475	595	690	592	6.3	10.2	219	313	380	316	3.2	-0.8
54 Snowy Mountains	160	228	378	275	-14.0	-27.0	130	209	269	231	-9.0	-0.7
55 South Coast	330	395	466	409	-2.5	3.3	208	274	322	268	5.4	-7.9
56 Bathurst	322	380	450	391	0.1	10.3	265	299	341	298 s	24.5 s	34.3 s
57 Lachlan Valley	138	206	285	219	-4.4	-8.7	-	-	-	-	-	-
58 Lithgow - Mudgee	239	303	385	323	-2.3	8.1	-	-	-	-	-	-
59 Orange	259	337	423	349	0.4	5.2	225	238	351	264 s	1.1 s	18.6 s
60 Clarence Valley	259	330	430	356	-1.6	3.0	289	338	388	347 s	14.4 s	25.5
61 Coffs Harbour	380	455	540	468	1.0	5.7	252	310	400	340	7.5	9.9
62 Bourke - Cobar - Coonamble	52	140	215	256	21.7	27.3	-	-	-	-	-	-
63 Broken Hill and Far West	55	81	135	96	-31.1	-30.0	-	-	-	-	-	-
64 Dubbo	211	294	390	314	1.3	3.0	212	285	335	276 s	-13.4 s	-
65 Lower Hunter	272	345	447	368	3.7	6.6	210	240	270	237 s	-15.0	-5.1 s
66 Upper Hunter	218	284	350	295	-8.2	-9.2	-	-	-	-	-	-
67 Great Lakes	345	417	510	433	-1.9	6.9	228	270	369	301	-15.6	-18.5
68 Kempsey - Nambucca	251	320	390	328	-1.5	11.9	180	284	380	295 s	23.2 s	8.4 s
69 Port Macquarie	420	479	565	499	-0.2	7.6	285	332	407	351	-1.5	12.2
70 Taree - Gloucester	255	352	448	368	0.4	-1.0	180	238	290	240	2.9	-5.7
71 Albury	250	307	375	321	-1.5	5.6	155	187	200	181	-10.8	-8.7
72 Lower Murray	120	170	246	199	-17.5	-8.1	-	-	-	-	-	-
73 Upper Murray exc. Albury	160	230	315	248	2.2	2.2	145	226	275	218 s	4.3 s	33.1 s
74 Armidale	270	345	478	361	3.0	-1.4	-	-	-	-	-	-
75 Inverell - Tenterfield	140	199	310	250	-12.6	-2.7	-	-	-	-	-	-
76 Moree - Narrabri	139	225	285	349	-6.3	-16.7	-	-	-	-	-	-
77 Tamworth - Gunnedah	245	315	390	324	-2.3	4.0	183	261	336	280 s	10.1 s	-12.7 s
78 Richmond Valley - Coastal	490	610	815	670	-5.8	0.0	362	480	591	519	11.6	9.1
79 Richmond Valley - Hinterland	268	327	412	348	3.8	3.8	162	205	276	221 s	3.0 s	-26.4
80 Tweed Valley	440	540	660	565	8.0	8.5	298	350	410	366	0.0	7.7
81 Griffith - Murrumbidgee (West)	157	257	308	241	10.8	12.0	-	-	-	-	-	-
82 Tumut - Tumbarumba	165	198	280	221	-6.0	-7.1	-	-	-	-	-	-
83 Wagga Wagga	235	315	405	330	3.3	12.3	165	215	275	215 s	-7.3 s	-6.2
84 Shoalhaven	353	440	556	476	1.3	15.0	295	323	370	345	2.5	9.0
85 Southern Highlands	495	620	825	688	-4.6	2.5	450	613	723	584	9.9	23.6

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

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, Department of Finance, Services and Innovation. 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), Department of Finance, Services and Innovation.
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 11 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. Community Housing Organisations (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). The inclusion of rental bonds submitted by CHOs for social or affordable housing tenancies has a measurable effect on the median rents calculated for locations where there are substantial pockets of community housing. Hence, these bonds are excluded from the rent calculations so that the rents published reflect new private rentals only and are not diluted by lower social housing rents. Rental bonds lodged by CHOs have been identified and excluded from the calculation of rent statistics back to June 2009.

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 also introduced into the September 2012 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Statistical Geographic Framework described in the Australian Statistical Geography Standard (ASGS) (2011). Details of the new ASGS are available at www.abs.gov.au, cat. no.1270.0.55.001. The changes incorporated into the report are:

1. The Sydney region is now referred to as "Greater Sydney and is defined as the aggregation of 15 Statistical Areas Level 4 (SA4) of the ASGS (2011). Greater Sydney approximates the Sydney Statistical Division (SD) under the former ASGC (2006) although the boundaries are not exactly coincident (the differences are marginal).
2. The Greater Metropolitan Region (GMR) is now defined as Greater Sydney combined with the Local Government Areas (LGAs) of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama.
3. "Rest of NSW" as used in this publication is that part of NSW that is not in the GMR. Rent and sales statistics in "Rest of NSW" are now reported by Statistical Area Level 3 (SA3) of the ASGS (2011) rather than by SSD of the ASGC (2006);
4. Cessnock and Kiama LGAs are reported in both the GMR and the "Rest of NSW" figures due to the boundaries of the Lower Hunter and Southern Highlands SA3s crossing the boundary of the GMR.

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

A trend series of median rents and median sales by LGA for the Greater Metropolitan Region is available on the Housing NSW website at www.housing.nsw.gov.au. The trend series goes back to the March 1990 quarter for rents and March 1991 for Sales.

For further information about these statistics contact Department of Family and Community Services Analysis and Research (02 8753 8497) Nik.Nimpradit@facss.nsw.gov.au