Rent and Sales Report

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Rent: September quarter 2016
Sales: June quarter 2016

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Rent and Sales Summary

Note: Changes have been introduced in the production of rent and sales tables from September 2016 and comparisons with Rent and Sales Reports prior to September 2016 may not be valid. This quarter the production process for the Report has been streamlined and geocoding processes have been updated. Note there are no changes to the overall statistical methodology used for the rent and sales tables.

Improvements to geocoding processes have produced variation in the estimated rent statistics for some geography levels such as Lower Hunter SA3 leading to a break in the rent time series. Quarterly changes in the rent tables have been reported for September 2016 as the June 2016 Quarter was recalculated using new procedures but no annual changes have been reported. Reporting of annual changes in the rent tables will resume from June 2017. There is no significant impact on the sales statistics from new procedures.

Rent: September Quarter 2016

Trends for new bonds at state and regional levels

Over the quarter, the median weekly rent for all dwellings remained unchanged in Greater Sydney at $520, the Outer Ring at $450 and Rest of GMR at $380 while it decreased in the Inner Ring by $5 (0.8%) to $610 and increased by $10 (1.9%) to $530 in the Middle Ring.

For three bedroom separate houses, when compared with last quarter the median weekly rent remained unchanged for Greater Sydney at $470, the Middle Ring at $580 and for the Outer Ring at $440. There was a decrease of $5 (0.6%) to $895 in the median weekly rent for the Inner Ring, however in the Rest of GMR the median weekly rent increased by $10 (2.6%) to $400 compared to the last quarter.

For two bedroom separate houses, no change was observed in the median weekly rent for Greater Sydney ($450), the Inner Ring ($700), the Middle Ring ($500) and in the Rest of the GMR ($350) when compared with June 2016. The median weekly rent for the Outer Ring, however decreased by $5 (1.3%) to $370 compared to the last quarter.

The median rent for one bedroom flats/units remained unchanged over the quarter in Greater Sydney at $495 and in the Inner Ring at $530. The median rent increased in the Middle Ring by $10 (2.1%) to $480, in the Outer Ring by $10 (2.9%) to $360 and in the Rest of the GMR by $5 (2.0%) to $255.

For two bedroom flats/units, when compared with the previous quarter the median rent increased in Greater Sydney by $20 (3.8%) to $540, in the Inner Ring by $20 (3.0%) to $680, in the Middle Ring by $10 (2.0%) to $510 and in the Outer Ring by $10 (2.4%) to $420 while in the Rest of the GMR median weekly rent decreased by $10 (2.9%) to $330.

Outside of the GMR, the median weekly rent for two bedroom flats/units increased by 2.0% to $250 over the quarter and the median rent for three bedroom separate houses increased by 1.6% to $320 over the quarter.

The number of new bonds lodged over the quarter in Greater Sydney for all dwellings increased by 6.0% to 53,100 bonds. The number of new bonds lodged increased by 7.0% in the Inner Ring, by 7.9% in the Middle Ring, by 3.7% in the Outer Ring and by 9.3% in the Rest of the GMR.

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

Trends in Median Rents – Sydney and NSW

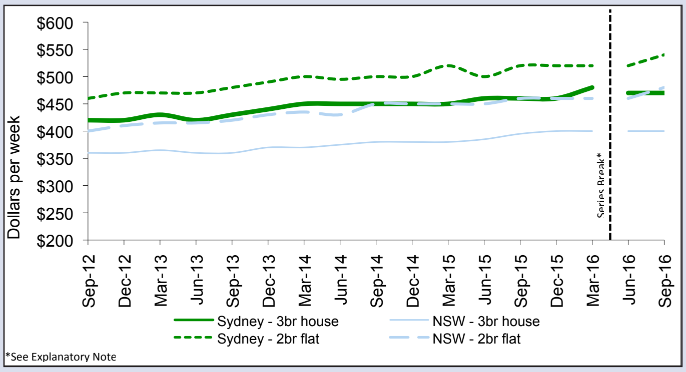

Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
	Rent ($/wk)				
Sep Qtr 2016	**$610**	**$530**	**$450**	**$520**	**$450**
Qtly change	-0.8%	1.9%	0.0%	0.0%	0.0%
Ann. change	*Not available - See Explanatory Notes for details*				
	Sales ($'000s)				
Jun Qtr 2016	**$1,060**	**$850**	**$677**	**$778**	**$601**
Qtly change	3.9%	0.6%	2.6%	3.0%	2.7%
Ann. change	6.0%	-0.8%	4.2%	2.8%	-0.3%

Sales: June Quarter 2016

Over the quarter, the median sales price for all dwellings increased by 3.0% in Greater Sydney, by 3.9% in the Inner Ring, by 0.6% in the Middle Ring and by 2.6% in the Outer Ring. In the Rest of the GMR, the median sales price increased by nearly 1.0%.

For non-strata dwellings when compared to the previous quarter, the median sales price increased by 3.6% for Greater Sydney, by 0.8% in the Middle ring, by 3.3% in the Outer Ring and by 0.8% in the Rest of the GMR, however the median sales price decreased in the Inner Ring by 3.4%. In Greater Sydney, the largest quarterly increase of 15.3% was recorded in Waverly, followed by 13.9% in Botany Bay. Kiama in the Rest of the GMR recorded the largest quarterly decrease of 10.7% in the median sales price.

For strata dwellings when compared to the previous quarter, the median sales price increased by 2.4% in Greater Sydney, by 3.6% in the Inner Ring and by 4.4% in the Middle Ring while it decreased by 0.2% in the Rest of the GMR and remained the same for the Outer Ring. In Greater Sydney the largest quarterly increase was recorded in Hurstville (15.2%) followed by Ryde (12.7%) whereas the largest quarterly decrease was 9.2% in Waverly.

Over the year, the median sales price for all dwellings increased by 2.8% in Greater Sydney, by 6.0% in the Inner Ring, by 4.2% in the Outer Ring and by 6.6% in the Rest of the GMR while it decreased by 0.8% in the Middle Ring.

For non-strata dwellings, the median sales price remained the same for Greater Sydney over the year while it decreased in the Inner Ring by 1.2% and in the Middle Ring by 3.1%. In the Outer Ring and the Rest of the GMR median sales price increased over the year by 3.6% and 4.2 % respectively. The largest annual increase for non-strata dwellings was 21.0% recorded in Waverly followed by 15.4% in Wollondilly. Lane Cove recorded the largest annual decrease of 15.1% in the median sales price. In the Rest of GMR, Port Stephens recorded the highest increase (13.5%) over the year followed by Wollongong (9.7%).

For strata dwellings, the median sales price increased over the year in Greater Sydney by 2.4%, in the Inner Ring by 3.6%, in the Middle Ring by 1.6%, in the Outer Ring by 3.2% and by 4.8% in the Rest of the GMR. Over the year, Mosman recorded the largest increase of 18.4% followed by Manly (17.5%). In the Rest of GMR, Wollongong recorded the highest increase in the median sales price for strata dwellings over the year (11.4%).

Trends in Median Sales Price – Sydney and NSW

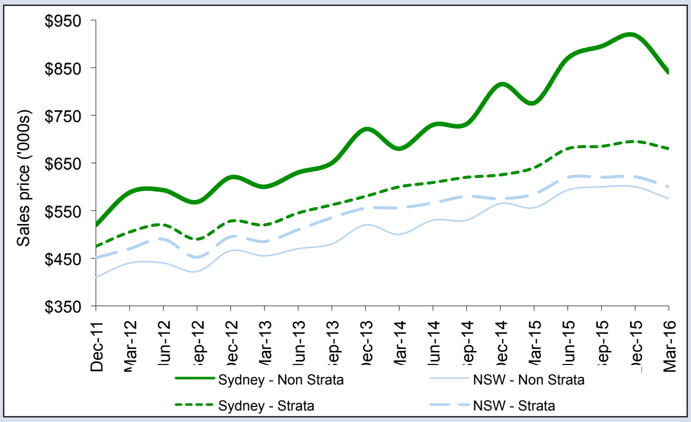

Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings -September Quarter 2016

Local Government Area and Codes (a)	One Bedroom Median $	One Bedroom Change Qtly %	One Bedroom Change Ann* %	Two Bedrooms Median $	Two Bedrooms Change Qtly %	Two Bedrooms Change Ann* %	Three Bedrooms Median $	Three Bedrooms Change Qtly %	Three Bedrooms Change Ann* %	Four + Bedrooms Median $	Four + Bedrooms Change Qtly %	Four + Bedrooms Change Ann* %
GREATER SYDNEY	**480**	**0.0**		**530**	**1.9**		**520**	**2.0**		**630**	**1.6**	
Inner Ring	**520**	**-1.0**		**685**	**0.7**		**930**	**1.6**		**1300**	**0.0**	
1 Ashfield	395	2.6		480	0.0		700	6.1		850 s	4.6 s	
2 Botany Bay	580	-3.3		630	0.0		750	0.0		1000 s	-	
3 Lane Cove	500	-2.0		590	1.7		800	1.3		1275 s	-1.9 s	
4 Leichhardt	460	0.0		700	0.0		895	-0.6		1100	-7.4 s	
5 Marrickville	430	3.0		570	0.0		798	1.6		1000	-9.1	
6 Mosman	475	-5.0		650	0.0		1140	3.6		2100 s	5.0 s	
7 North Sydney	520	4.0		685	3.8		990	4.2		1450	-3.3 s	
8 Randwick	500	0.0		620	-1.6		880	0.6		1300	8.3	
9 Sydney	530	-1.9		750	0.0		1000	0.0		1250	8.7	
10 Waverley	550	0.0		725	0.7		1070	3.4		1550	-6.1	
11 Woollahra	490	-3.0		700	0.0		1150	-4.2		1890	5.1	
Middle Ring	**470**	**2.2**		**510**	**2.0**		**610**	**1.7**		**760**	**1.3**	
12 Auburn	460	-0.5		530	6.0		580	5.5		670	3.1	
13 Bankstown	290	7.4		420	0.0		500	0.0		650	0.0	
14 Burwood	495	-1.0		600	3.4		690	-1.1		-	- s	
15 Canterbury	410	28.1		420	5.0		570	-1.7		700	1.4	
16 Canada Bay	533	0.5		640	1.6		793	0.3		850	-11.0	
17 Hunters Hill	-	-		500 s	-18.7 s		925 s	2.8 s		-	- s	
18 Hurstville	440	10.0		490	8.9		600	3.4		695	1.5	
19 Kogarah	390 s	-2.5		480	2.1		580	-1.7		800 s	5.3	
20 Ku-ring-gai	485	-3.0		620	-1.6		790	-1.3		1150	9.5	
21 Manly	550	-4.8		750	3.8		1063	-3.4		1600	-4.5	
22 Parramatta	400	6.7		460	2.2		530	1.9		650	3.2	
23 Rockdale	480	2.1		550	5.8		640	-1.5		810	5.2	
24 Ryde	470	4.4		495	3.1		660	0.0		800	-3.3	
25 Strathfield	430	-2.3		520	1.0		630	5.0		820 s	5.1 s	
26 Willoughby	560	3.7		690	0.7		950	8.3		1300	0.8	
Outer Ring	**330**	**0.0**		**400**	**0.0**		**450**	**0.0**		**580**	**1.8**	
27 The Hills Shire	410	3.8		520	2.0		595	3.5		700	0.0	
28 Blacktown	290	7.4		380	0.0		430	1.2		580	3.6	
29 Blue Mountains	278 s	2.8		360	1.4		420	0.0		520	-1.9	
30 Camden	320 s	8.5 s		390	4.0		460	2.2		540	0.0	
31 Campbelltown	280	-3.4		350	0.0		405	1.3		500	0.0	
32 Fairfield	270	8.0		350	2.9		450	0.0		530	1.0	
33 Gosford	270	0.0		360	0.0		440	-2.2		580	0.0	
34 Hawkesbury	250 s	-10.7 s		350	2.9		430	0.0		550	4.8	
35 Holroyd	320	0.0		420	0.0		500	4.2		600	0.0	
36 Hornsby	400	-2.4		513	0.5		610	-1.2		790	5.3	
37 Liverpool	290	0.0		368	5.0		463	0.5		570	-1.3	
38 Penrith	250	0.0		330	0.0		418	-0.6		530	1.9	
39 Pittwater	450	5.9		623	-0.4		823	2.8		1175	2.2	
40 Sutherland	370	0.0		470	0.0		638	-1.9		800	2.6	
41 Warringah	460	2.2		595	-0.8		825	0.6		1140	3.6	
42 Wollondilly	-	- s		340 s	0.0 s		420	1.2		550	3.3	
43 Wyong	240	-2.0		330	0.0		390	-1.3		485	1.0	
Rest of GMR	**240**	**0.0**		**340**	**-1.4**		**400**	**2.6**		**470**	**1.1**	
44 Cessnock	190 s	1.3		260	0.0		310	3.3		380	0.0	
45 Kiama	-	-		400	0.0		480	-3.0		580 s	3.6 s	
46 Lake Macquarie	245	6.5		335	-1.5		390	2.6		480	-2.0	
47 Maitland	188 s	-1.3		280	0.0		330	-2.9		410	0.0	
48 Newcastle	240	0.0		360	-2.7		425	2.4		493	0.5	
49 Port Stephens	220 s	-4.3 s		290	-3.3		360	0.0		470	4.4	
50 Shellharbour	-	- s		330	0.8		450	3.4		560	1.8	
51 Wollongong	260	-3.7		360	-1.4		470	0.0		575	-0.9	
GMR	**470**	**2.2**		**500**	**1.0**		**480**	**0.0**		**595**	**0.8**	
Rest of NSW	**190**	**0.0**		**255**	**0.0**		**325**	**1.6**		**400**	**0.0**	
NEW SOUTH WALES	**450**	**3.4**		**450**	**1.1**		**430**	**1.2**		**530**	**1.9**	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September Quarter 2016

	Local Government Area and Codes (a)	Two Bedrooms First Quartile $	Two Bedrooms Median $	Two Bedrooms Third Quartile $	Two Bedrooms Change in Median Qtly %	Two Bedrooms Change in Median Ann* %	Three Bedrooms First Quartile $	Three Bedrooms Median $	Three Bedrooms Third Quartile $	Three Bedrooms Change in Median Qtly %	Three Bedrooms Change in Median Ann* %
	GREATER SYDNEY	**360**	**450**	**620**	**0.0**		**410**	**470**	**600**	**0.0**	
	Inner Ring	**640**	**700**	**780**	**0.0**		**750**	**895**	**1070**	**-0.6**	
1	Ashfield	500	570	620 s	-4.2 s		700	760	830 s	1.3 s	
2	Botany Bay	520	630	680 s	-		700	750	790 s	0.0 s	
3	Lane Cove	-	-	-	-		765	885	990 s	-0.6 s	
4	Leichhardt	675	720	780	-0.7		790	895	980	-3.8	
5	Marrickville	620	673	720	2.7		700	800	895	-1.2	
6	Mosman	-	-	-	-		-	-	-	-	
7	North Sydney	700	795	930 s	-		815	1125	1373 s	13.6 s	
8	Randwick	650	738	765	6.9 s		800	950	1100	1.3	
9	Sydney	640	700	750	-4.1		850	945	1150	5.0	
10	Waverley	780	880	1000 s	16.2 s		1000	1180	1450 s	2.6 s	
11	Woollahra	858	1075	1303 s	-		980	1300	1550 s	0.0	
	Middle Ring	**440**	**500**	**578**	**0.0**		**500**	**580**	**695**	**0.0**	
12	Auburn	430	480	540 s	6.7 s		500	550	630	10.0	
13	Bankstown	400	438	460	-2.8		460	500	550	0.0	
14	Burwood	-	-	-	-		580	635	700 s	-2.3 s	
15	Canterbury	450	500	550	2.0		515	565	650	-3.0	
16	Canada Bay	600	670	720 s	-0.4 s		650	750	850	-3.5	
17	Hunters Hill	-	-	-	-		-	-	-	-	
18	Hurstville	450	480	500 s	-2.0 s		550	590	650	5.4	
19	Kogarah	450	493	570 s	3.1 s		540	565	670	-13.1	
20	Ku-ring-gai	-	-	-	-		710	795	900	-0.6	
21	Manly	-	-	-	-		853	1050	1250	-8.7 s	
22	Parramatta	400	450	480	4.7		450	500	560	0.0	
23	Rockdale	500	535	630	4.9 s		580	630	693	0.0	
24	Ryde	500	540	620 s	8.0 s		595	650	700	0.0	
25	Strathfield	-	-	-	-		500	570	670 s	-1.7 s	
26	Willoughby	578	690	735 s	-13.8 s		950	1000	1175	11.7	
	Outer Ring	**340**	**370**	**420**	**-1.3**		**400**	**440**	**500**	**0.0**	
27	The Hills Shire	400	440	480 s	-8.3 s		530	590	650	1.7	
28	Blacktown	353	380	400	2.7		395	430	460	2.4	
29	Blue Mountains	330	363	390	-5.8		390	420	470	0.0	
30	Camden	-	-	-	- s		430	460	493	2.2	
31	Campbelltown	340	350	370	6.1 s		380	410	450	2.5	
32	Fairfield	350	360	390	-5.3		405	450	480	0.0	
33	Gosford	350	380	400	4.4		400	440	480	-2.2	
34	Hawkesbury	350	363	400 s	3.6 s		400	440	480	2.3	
35	Holroyd	395	420	450	2.4		440	480	510	2.1	
36	Hornsby	460	500	525 s	0.0 s		560	618	670	2.9	
37	Liverpool	325	380	390 s	5.6 s		410	460	520	2.2	
38	Penrith	320	350	400	0.0		390	420	450	0.0	
39	Pittwater	600	663	720 s	1.9 s		770	860	1000	4.2	
40	Sutherland	470	520	570	4.0		560	650	750	0.0	
41	Warringah	650	700	750 s	7.7 s		750	825	940	-0.6	
42	Wollondilly	-	-	-	-		390	420	460	0.0	
43	Wyong	300	340	360	3.0		360	390	420	-2.5	
	Rest of GMR	**300**	**350**	**385**	**0.0**		**350**	**400**	**450**	**2.6**	
44	Cessnock	250	260	280	0.0		295	310	330	3.3	
45	Kiama	-	-	-	- s		450	480	500	-2.0 s	
46	Lake Macquarie	310	340	360	0.0		350	385	420	1.3	
47	Maitland	280	300	319 s	0.0 s		310	340	360	0.0	
48	Newcastle	335	370	400	-2.6		370	420	460	5.0	
49	Port Stephens	280	320	360 s	6.7 s		330	360	400	0.0	
50	Shellharbour	340	365	380 s	-		395	440	470	0.0	
51	Wollongong	350	390	460	5.4		400	470	530	4.4	
	GMR	**350**	**400**	**550**	**0.0**		**400**	**450**	**550**	**0.0**	
	Rest of NSW	**220**	**265**	**305**	**1.9**		**270**	**320**	**370**	**1.6**	
	NEW SOUTH WALES	**280**	**350**	**450**	**0.0**		**330**	**400**	**490**	**0.0**	

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

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

Local Government Area and Codes (a)	One Bedroom First Quartile $	One Bedroom Median $	One Bedroom Third Quartile $	One Bedroom Change in Median Qtly %	One Bedroom Change in Median Ann* %	Two Bedrooms First Quartile $	Two Bedrooms Median $	Two Bedrooms Third Quartile $	Two Bedrooms Change in Median Qtly %	Two Bedrooms Change in Median Ann* %
GREATER SYDNEY	**415**	**495**	**570**	**0.0**		**430**	**540**	**660**	**3.8**	
Inner Ring	**460**	**530**	**600**	**0.0**		**580**	**680**	**770**	**3.0**	
1 Ashfield	380	400	440	1.3		440	475	515	0.0	
2 Botany Bay	440	550	570	-1.8		470	610	700	-1.6	
3 Lane Cove	450	500	550	-3.8		500	550	630	-2.7	
4 Leichhardt	390	450	550	-1.1		560	693	765	6.5	
5 Marrickville	380	430	500	2.4		463	530	620	1.0	
6 Mosman	445	475	520	-5.0		590	650	750	0.8	
7 North Sydney	460	515	600	1.0		600	680	780	4.6	
8 Randwick	450	500	550	0.0		560	620	695	0.0	
9 Sydney	500	560	630	0.0		690	750	850	0.0	
10 Waverley	485	570	670	3.6		650	720	820	1.4	
11 Woollahra	430	483	565	-3.5		630	698	783	0.7	
Middle Ring	**400**	**480**	**530**	**2.1**		**430**	**510**	**600**	**2.0**	
12 Auburn	430	460	480	-1.1		430	540	580	8.0	
13 Bankstown	240	298	380	0.0		400	420	450	2.4	
14 Burwood	410	510	550	2.0		520	610	700	7.0	
15 Canterbury	330	410	450	28.1		370	400	500	2.6	
16 Canada Bay	505	540	560	1.9		560	640	685	1.6	
17 Hunters Hill	-	-	-	-		430	513	600 s	-13.9 s	
18 Hurstville	395	450	465	12.5		420	490	550	8.9	
19 Kogarah	315	370	423 s	-7.5		430	475	530	1.1	
20 Ku-ring-gai	450	490	510	-2.0		575	620	660	-1.6	
21 Manly	495	565	650	-3.4		640	750	860	3.4	
22 Parramatta	350	410	460	5.1		420	460	510	2.2	
23 Rockdale	450	490	520	4.3		460	550	620	3.8	
24 Ryde	380	480	530	4.3		430	485	590	3.2	
25 Strathfield	400	440	470	-1.7		475	520	580	1.0	
26 Willoughby	500	560	600	3.7		600	670	750	0.0	
Outer Ring	**280**	**360**	**440**	**2.9**		**350**	**420**	**520**	**2.4**	
27 The Hills Shire	395	430	460	0.0		500	530	548	1.9	
28 Blacktown	250	293	323	4.5		350	380	410	1.3	
29 Blue Mountains	245	265	300 s	0.0 s		310	350	380 s	6.1	
30 Camden	300	320	330 s	-		370	400	420 s	2.6 s	
31 Campbelltown	250	288	315 s	-0.9 s		300	360	410	2.9	
32 Fairfield	250	278	300	6.7		310	330	370	0.0	
33 Gosford	235	270	300	-1.8		320	350	380	0.0	
34 Hawkesbury	178	250	270 s	-9.1 s		310	340	360	6.3	
35 Holroyd	300	330	400	0.0		380	415	450	1.2	
36 Hornsby	330	400	450	-4.8		460	510	550	0.0	
37 Liverpool	268	300	380	1.7		310	360	420	3.6	
38 Penrith	220	250	280	0.0		290	320	350	0.0	
39 Pittwater	400	450	495	3.4		550	615	660	3.4	
40 Sutherland	340	378	400	0.7		430	460	520	-1.1	
41 Warringah	425	463	520	2.8		535	590	650	0.0	
42 Wollondilly	-	-	-	-		-	-	-	-	
43 Wyong	210	240	290	-4.0		300	340	360	6.3	
Rest of GMR	**220**	**255**	**300**	**2.0**		**290**	**330**	**390**	**-2.9**	
44 Cessnock	185	190	200 s	5.6 s		230	250	265	-3.8	
45 Kiama	-	-	-	-		360	390	420 s	6.8 s	
46 Lake Macquarie	205	236	295	2.6		270	315	350	-1.6	
47 Maitland	180	190	200 s	-2.6 s		248	270	300	8.0	
48 Newcastle	230	265	325	0.0		305	350	410	0.0	
49 Port Stephens	200	220	250 s	0.0 s		250	280	300	0.0	
50 Shellharbour	-	-	-	-		285	315	330	5.0	
51 Wollongong	240	270	310	-1.8		310	360	420	0.0	
GMR	**395**	**480**	**560**	**0.0**		**420**	**520**	**650**	**4.0**	
Rest of NSW	**150**	**185**	**232**	**-2.6**		**200**	**250**	**290**	**2.0**	
NEW SOUTH WALES	**350**	**470**	**550**	**2.2**		**360**	**480**	**620**	**4.3**	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - September Quarter 2016

Rural SA3 and Code (a)	All Dwellings Two Bedrooms Median Rents $	Change Qtly %	Change Ann* %	All Dwellings Three Bedrooms Median Rents $	Change Qtly %	Change Ann* %	Separate Houses Three Bedrooms Median Rents $	Change Qtly %	Change Ann* %	Flat/Units Two Bedrooms Median Rents $	Change Qtly %	Change Ann* %
52 Goulburn - Yass	240	2.1		310	0.0		310	0.0	-	200	0.0	
53 Queanbeyan	300	0.0		430	3.6		430	0.0	-	268	2.9	
54 Snowy Mountains	170 s	-66.3		270	-27.0		270	3.8	-	170 s	-67.3	
55 South Coast	250	0.0		340	0.0		345	1.5	-	250	0.0	
56 Bathurst	260	0.0		320	0.0		320	0.0	-	250	-2.0	
57 Lachlan Valley	185	2.8		240	0.0		240	0.0	-	170	-2.9	
58 Lithgow - Mudgee	250	0.0		310	3.3		300	0.0	-	230 s	-8.0	
59 Orange	250	4.2		300	0.0		300	0.0	-	238	-1.0	
60 Clarence Valley	275	10.0		325	1.6		320	1.6	-	260	8.3	
61 Coffs Harbour	300	0.0		390	1.3		390	1.3	-	280	-1.8	
62 Bourke - Cobar - Coonamble	190	0.0		220	2.3		230	4.5	-	150 s	-16.7 s	
63 Broken Hill and Far West	190	-5.0		210	-8.7		210	-8.7	-	170 s	0.0 s	
64 Dubbo	240	4.3		300	3.4		300	5.3	-	230	4.5	
65 Lower Hunter	260	4.0		310	3.3		310	3.3	-	240	0.0	
66 Upper Hunter	200	0.0		250	0.0		250	0.0	-	185 s	-7.5	
67 Great Lakes	280	7.7		360	2.9		363	3.6	-	250	-3.8	
68 Kempsey - Nambucca	258	-1.0		325	1.6		320	0.0	-	250	0.0	
69 Port Macquarie	300	0.0		395	-1.3		395	-1.3	-	290	0.0	
70 Taree - Gloucester	250	0.0		320	1.6		320	3.2	-	240	4.3	
71 Albury	210	-4.5		280	-1.8		275	-3.5	-	190	-9.5	
72 Lower Murray	180	16.1 s		235 s	17.5 s		235 s	17.5 s	-	165 s	13.8 s	
73 Upper Murray exc. Albury	200	8.1		270	0.0		270	3.8	-	198	12.9	
74 Armidale	230	-4.2		320	-1.5		320	0.0	-	220	-4.3	
75 Inverell - Tenterfield	200	0.0		250	0.0		250	0.0	-	180	5.9	
76 Moree - Narrabri	180	0.0		320	14.3		310	10.7	-	180	0.0	
77 Tamworth - Gunnedah	250	4.2		300	-6.3		300	-6.3	-	240	4.3	
78 Richmond Valley - Coastal	370	7.2		480	-3.0		480	0.0	-	350	6.1	
79 Richmond Valley - Hinterland	238	-5.0		320	3.2		320	0.0	-	220	-4.3	
80 Tweed Valley	350	6.1		420	-4.5		450	0.0	-	350	9.4	
81 Griffith - Murrumbidgee (West)	200	0.0		270	8.0		260	0.0	-	185	-5.1	
82 Tumut - Tumbarumba	190 s	0.0		250	-3.8		250	-3.8	-	188 s	1.4 s	
83 Wagga Wagga	230	2.2		290	-0.9		290	0.0	-	218	-1.1	
84 Shoalhaven	280	-3.4		350	2.9		350	2.9	-	260	-8.0	
85 Southern Highlands	350	0.0		460	2.2		460	2.2	-	310 s	0.0 s	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 6. New and Total Bonds - Rural Statistical Areas Level 3 -September Quarter 2016

Rural SA3 and Code (a)	New Bonds Lodged Separate Houses No.	Flats/ Units No.	All Dwellings No.	Change in All Dwellings Qtly %	Ann* %	Total Bonds Held Separate Houses No.	Flats/ Units No.	All Dwellings No.	Change in All Dwellings Qtly %	Ann* %
52 Goulburn - Yass	319	93	539	6.9		2787	941	5089	1.6	
53 Queanbeyan	116	134	489	-14.5		1081	1347	5250	1.0	
54 Snowy Mountains	77	55	167	-44.5		615	485	1721	-0.9	
55 South Coast	303	194	628	4.7		2854	1622	5898	1.0	
56 Bathurst	263	119	483	5.0		2369	1195	4653	1.3	
57 Lachlan Valley	228	75	344	-8.5		2119	927	3820	1.0	
58 Lithgow - Mudgee	288	59	465	3.3		2370	673	4273	1.5	
59 Orange	401	172	634	2.6		3316	1279	5385	0.8	
60 Clarence Valley	276	109	448	2.8		2505	1191	4538	1.0	
61 Coffs Harbour	386	225	951	4.0		3480	2169	9036	0.3	
62 Bourke - Cobar - Coonamble	90	37	155	-11.4		842	358	1656	0.9	
63 Broken Hill and Far West	129	27	163	-5.2		1221	300	1739	1.8	
64 Dubbo	420	162	720	9.4		3321	1317	6126	2.5	
65 Lower Hunter	491	175	797	1.5		4490	1452	7493	1.3	
66 Upper Hunter	148	49	342	-18.8		1518	489	3565	1.0	
67 Great Lakes	139	89	296	-8.1		1255	1015	3031	0.6	
68 Kempsey - Nambucca	238	103	412	5.1		2232	954	4250	1.0	
69 Port Macquarie	365	268	850	6.5		3164	2194	7476	1.6	
70 Taree - Gloucester	214	115	471	2.4		2256	1201	4831	0.7	
71 Albury	298	231	723	-9.5		2463	2120	7113	1.0	
72 Lower Murray	47	28	86	-2.3		413	261	775	2.0	
73 Upper Murray exc. Albury	190	105	327	-7.1		1556	1028	2980	0.4	
74 Armidale	223	145	419	-4.6		1942	1355	4121	0.3	
75 Inverell - Tenterfield	204	73	343	-4.5		1642	601	2963	1.0	
76 Moree - Narrabri	119	99	240	-12.4		963	796	2207	0.8	
77 Tamworth - Gunnedah	594	221	913	-1.0		4795	2113	8200	1.0	
78 Richmond Valley - Coastal	361	203	814	11.2		3430	2224	8503	1.4	
79 Richmond Valley - Hinterland	295	127	525	-0.9		3433	1716	6542	0.7	
80 Tweed Valley	235	329	784	-2.0		2961	2990	8762	0.3	
81 Griffith - Murrumbidgee (West)	163	82	394	11.6		1835	1186	4029	1.3	
82 Tumut - Tumbarumba	67	32	110	-10.6		581	277	1036	0.0	
83 Wagga Wagga	468	209	878	-4.0		4004	2202	8401	1.5	
84 Shoalhaven	466	117	802	-2.1		4406	1172	7942	0.6	
85 Southern Highlands	192	41	295	11.3		1848	515	3283	1.1	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

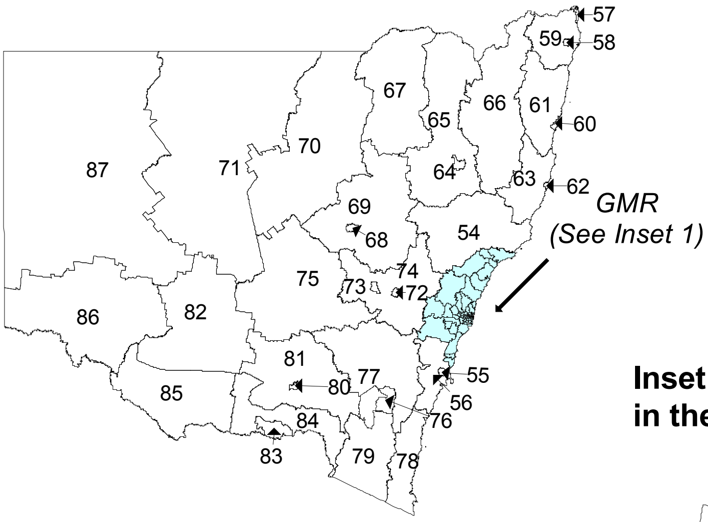
Table 7. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2016

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held				
				Change in All Dwellings					Change in All Dwellings	
	Separate Houses	Flats/ Units	All Dwellings	Qtly	Ann*	Separate Houses	Flats/ Units	All Dwellings	Qtly	Ann*
	No.	No.	No.	%	%	No.	No.	No.	%	%
GREATER SYDNEY	**12412**	**25192**	**53100**	**6.0**		**123790**	**238331**	**551315**	**1.6**	
Inner Ring	**1191**	**10914**	**17981**	**7.0**		**11236**	**103540**	**181960**	**1.2**	
1 Ashfield	46	338	547	-0.7		586	4417	7751	0.0	
2 Botany Bay	57	388	635	-3.1		628	4037	6474	3.4	
3 Lane Cove	62	296	514	-12.9		553	3131	4928	3.3	
4 Leichhardt	177	348	889	10.0		1822	3378	9544	0.5	
5 Marrickville	221	733	1438	-3.3		2224	7674	17393	1.0	
6 Mosman	41	275	417	12.1		446	2753	4577	0.2	
7 North Sydney	64	1287	1720	9.2		629	12378	18380	0.8	
8 Randwick	188	1305	2062	13.6		1644	13655	23906	0.9	
9 Sydney	173	4344	7357	9.4		1460	36354	62318	1.7	
10 Waverley	77	980	1442	12.9		657	9714	15506	1.1	
11 Woollahra	85	620	960	1.7		587	6049	11183	0.6	
Middle Ring	**2403**	**8854**	**15401**	**7.9**		**27098**	**81019**	**162658**	**1.8**	
12 Auburn	157	753	1188	12.9		1886	6598	12009	2.4	
13 Bankstown	378	313	1229	3.6		4504	3348	14331	2.0	
14 Burwood	41	275	505	8.1		459	2212	4811	2.5	
15 Canterbury	232	852	1532	7.8		2870	9308	19581	1.9	
16 Canada Bay	114	755	1142	1.5		1325	6942	11988	0.6	
17 Hunters Hill	26	43	86	-6.5		227	449	965	0.8	
18 Hurstville	140	500	854	25.4		1638	4081	8836	2.5	
19 Kogarah	80	262	470	2.8		1152	3014	5952	0.9	
20 Ku-ring-gai	246	321	712	-11.1		2302	3050	7056	1.2	
21 Manly	85	479	658	9.7		605	4211	6813	0.7	
22 Parramatta	355	1409	2423	5.1		3901	12285	24439	1.9	
23 Rockdale	178	1053	1532	21.3		2262	8530	14752	3.0	
24 Ryde	205	857	1393	7.7		2084	8032	14768	1.4	
25 Strathfield	41	347	516	-3.9		553	3247	5424	1.0	
26 Willoughby	125	635	1161	16.4		1330	5712	10933	1.8	
Outer Ring	**8818**	**5424**	**19718**	**3.7**		**85456**	**53772**	**206697**	**1.7**	
27 The Hills Shire	557	349	1222	19.3		4774	2240	10692	2.9	
28 Blacktown	1444	371	2549	4.5		14359	3445	26376	2.3	
29 Blue Mountains	304	58	450	-0.4		3348	732	5405	1.0	
30 Camden	472	38	647	1.9		3552	264	4948	4.7	
31 Campbelltown	643	191	1192	-3.6		6519	1493	12093	1.8	
32 Fairfield	476	364	1319	0.9		5853	4252	16529	1.6	
33 Gosford	741	404	1627	9.0		6504	3722	15645	1.2	
34 Hawkesbury	202	62	412	-5.7		2185	602	4724	1.5	
35 Holroyd	272	472	1062	-5.4		3053	5164	12685	1.3	
36 Hornsby	367	434	1085	4.9		3382	4249	11341	2.0	
37 Liverpool	605	471	1433	-4.1		6286	5011	15847	1.8	
38 Penrith	948	285	1866	7.4		8676	2605	18242	2.7	
39 Pittwater	152	194	496	25.3		1256	1619	4569	1.7	
40 Sutherland	308	658	1347	-2.0		3177	7607	15845	0.0	
41 Warringah	270	796	1337	8.1		2560	7907	14197	1.3	
42 Wollondilly	131	16	204	-7.3		1315	193	2184	1.1	
43 Wyong	926	261	1470	6.5		8657	2667	15375	1.3	
Rest of GMR	**3450**	**1974**	**7994**	**9.3**		**32051**	**19872**	**77461**	**1.6**	
44 Cessnock	328	85	525	7.1		3057	877	5033	1.3	
45 Kiama	68	51	176	28.5		611	341	1499	2.4	
46 Lake Macquarie	802	212	1436	8.1		7242	2306	13903	2.1	
47 Maitland	369	104	684	7.2		3833	1300	6879	1.5	
48 Newcastle	720	612	2336	10.8		6552	5259	20789	1.6	
49 Port Stephens	339	114	607	12.8		2946	1006	5633	1.6	
50 Shellharbour	263	80	487	18.5		2234	944	4718	2.3	
51 Wollongong	561	716	1743	4.7		5576	7839	19007	1.2	
GMR	**15862**	**27166**	**61094**	**6.4**		**155841**	**258203**	**628776**	**1.6**	
Rest of NSW	**8508**	**4229**	**16528**	**-1.4**		**77234**	**40886**	**162111**	**1.0**	
NEW SOUTH WALES	**24370**	**31395**	**77622**	**4.7**		**233075**	**299089**	**790887**	**1.5**	

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

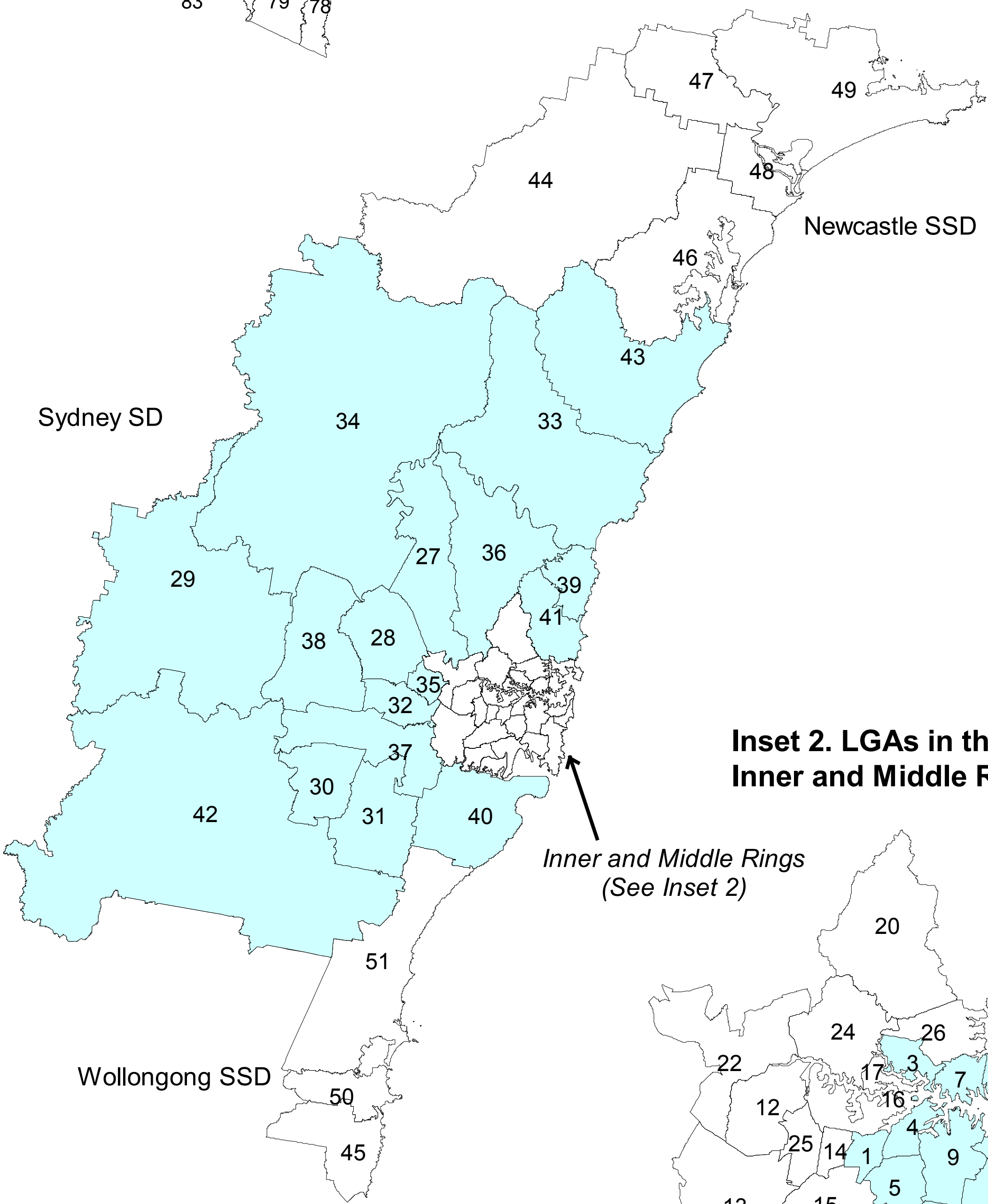
*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

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

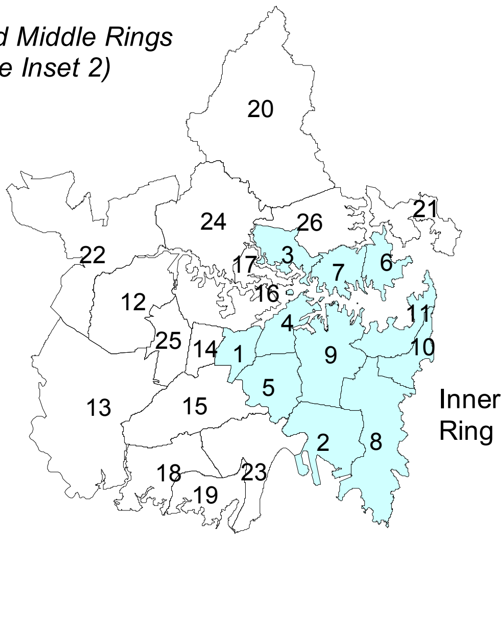


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2016

	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	**599**	**778**	**1140**	**966**	**3.0**	**2.8**
	Inner Ring	**765**	**1060**	**1600**	**1323**	**3.9**	**6.0**
1	Ashfield	655	825	1380	1044	11.8	3.0
2	Botany Bay	670	861	1277	988	9.7	-1.6
3	Lane Cove	680	835	1745	1209	-7.3	-6.7
4	Leichhardt	1028	1324	1640	1352	0.3	3.4
5	Marrickville	730	985	1305	1040	2.4	9.4
6	Mosman	859	1490	2790	2016	-0.3	-0.7
7	North Sydney	800	1050	1510	1234	6.1	9.0
8	Randwick	829	1100	1774	1378	12.7	12.8
9	Sydney	690	930	1360	1087	5.1	5.7
10	Waverley	870	1200	2150	1584	-13.0	-4.4
11	Woollahra	1130	1709	2975	2303	-11.2	-10.1
	Middle Ring	**670**	**850**	**1290**	**1056**	**0.6**	**-0.8**
12	Auburn	560	708	850	744	4.6	1.9
13	Bankstown	700	820	928	809	1.2	2.5
14	Burwood	720	878	1394	1084	13.4	-12.2
15	Canterbury	525	700	1008	788	5.3	2.8
16	Canada Bay	795	1006	1580	1214	6.3	0.6
17	Hunters Hill	1200	1780	2950	2128	-7.3	-0.3
18	Hurstville	685	773	1060	895	3.3	-11.7
19	Kogarah	690	880	1540	1129	-5.4	-2.3
20	Ku-ring-gai	1110	1600	2000	1645	-1.5	0.3
21	Manly	1000	1673	2150	1712	4.6	22.1
22	Parramatta	560	720	935	788	-2.0	-1.1
23	Rockdale	632	760	983	839	5.8	0.0
24	Ryde	730	1020	1480	1125	15.9	9.7
25	Strathfield	620	715	1750	1230	6.7	6.7
26	Willoughby	838	1486	2220	1552	15.2	-2.9
	Outer Ring	**540**	**677**	**885**	**777**	**2.6**	**4.2**
27	The Hills Shire	900	1089	1310	1177	0.8	-4.1
28	Blacktown	535	632	770	652	0.0	1.0
29	Blue Mountains	495	578	680	592	3.2	9.1
30	Camden	625	700	776	715	0.4	9.4
31	Campbelltown	475	545	618	547	2.8	2.8
32	Fairfield	560	700	790	679	3.7	0.0
33	Gosford	495	600	748	645	0.0	5.3
34	Hawkesbury	540	635	910	751	4.1	6.7
35	Holroyd	511	690	822	686	-0.4	-1.4
36	Hornsby	810	1070	1360	1109	0.9	9.2
37	Liverpool	570	695	810	691	5.3	6.1
38	Penrith	518	589	680	600	3.3	1.6
39	Pittwater	1050	1391	1800	1462	5.8	11.7
40	Sutherland	700	900	1175	985	1.4	0.0
41	Warringah	742	1035	1470	1147	-5.8	-1.4
42	Wollondilly	545	680	905	739	4.6	15.1
43	Wyong	410	480	581	508	5.5	9.1
	REST OF GMR	**390**	**485**	**607**	**515**	**1.0**	**6.6**
44	Cessnock	258	316	390	342	1.9	9.3
45	Kiama	595	688	887	746	-10.6	5.0
46	Lake Macquarie	390	471	575	496	-2.1	2.4
47	Maitland	339	417	490	422	5.6	11.2
48	Newcastle	420	491	610	533	3.2	4.2
49	Port Stephens	369	449	550	467	0.4	10.3
50	Shellharbour	450	525	620	541	3.6	11.5
51	Wollongong	478	595	732	618	8.2	11.2
	GMR	**540**	**715**	**1001**	**885**	**2.9**	**2.1**
	REST OF NSW	**264**	**365**	**489**	**396**	**1.4**	**5.2**
	NEW SOUTH WALES	**420**	**601**	**865**	**745**	**2.7**	**-0.3**

(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 — June 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	**640**	**870**	**1367**	**1102**		**3.6**		**0.0**
Inner Ring	**1365**	**1720**	**2405**	**2059**		**-3.4**		**-1.2**
1 Ashfield	1302	1459	1667	1505		-7.1		-5.6
2 Botany Bay	1245	1430	1620	1389		13.9		10.6
3 Lane Cove	1680	2000	2420	2037		-0.5		-15.1
4 Leichhardt	1270	1483	1750	1564		4.6		1.7
5 Marrickville	1100	1273	1480	1299		3.5		-1.3
6 Mosman	2500	3225	3950	3384		1.8		-5.1
7 North Sydney	1720	2073	2600	2312		3.0		-7.0
8 Randwick	1710	2000	2500	2164		2.6		11.5
9 Sydney	1280	1590	1950	1766		-0.6		13.6
10 Waverley	2210	2668	3278	2783		15.3		21.0
11 Woollahra	2100	3250	4541	3600		0.0		8.3
Middle Ring	**920**	**1260**	**1734**	**1413**		**0.8**		**-3.1**
12 Auburn	820	935	1141	972		-9.2		-4.5
13 Bankstown	785	859	950	878		-0.1		-1.5
14 Burwood	1250	1500	1740	1548		-2.3	s	-9.3
15 Canterbury	865	1049	1250	1063		-1.5		-8.8
16 Canada Bay	1470	1765	2020	1834		2.7		2.0
17 Hunters Hill	2265	2950	3600	3111	s	7.3	s	37.8
18 Hurstville	1000	1169	1430	1223		3.9		-2.0
19 Kogarah	1250	1528	1800	1553		11.1		7.4
20 Ku-ring-gai	1600	1844	2250	1987		-5.2		-4.0
21 Manly	1775	2000	2600	2299		-7.8		0.0
22 Parramatta	810	960	1180	1017		0.0		-4.0
23 Rockdale	1000	1133	1345	1174		0.3		-8.3
24 Ryde	1375	1511	1710	1573		-0.7		-1.0
25 Strathfield	1520	1960	2565	2032		2.5		7.8
26 Willoughby	1860	2225	2569	2242		-3.3		3.5
Outer Ring	**577**	**720**	**960**	**837**		**3.3**		**3.6**
27 The Hills Shire	1021	1191	1400	1288		2.7		-5.6
28 Blacktown	580	670	800	688		0.8		0.8
29 Blue Mountains	500	585	689	596		2.6		8.3
30 Camden	645	710	781	730		1.4		9.9
31 Campbelltown	520	565	646	586		1.4		0.0
32 Fairfield	675	745	825	751		4.9		0.9
33 Gosford	550	650	790	698		3.2		4.0
34 Hawkesbury	575	665	970	807		3.6		3.9
35 Holroyd	745	800	880	818		4.3		-3.7
36 Hornsby	1050	1240	1472	1291		2.5		-0.8
37 Liverpool	645	735	850	750		2.1		2.7
38 Penrith	561	620	700	642		2.5		1.6
39 Pittwater	1330	1560	1890	1660		4.7		4.0
40 Sutherland	931	1110	1367	1207		0.7		0.3
41 Warringah	1350	1509	1750	1596		5.8		7.8
42 Wollondilly	557	690	910	757		2.8		15.4
43 Wyong	430	495	595	525		4.2		8.8
REST OF GMR	**410**	**500**	**635**	**534**		**0.8**		**4.2**
44 Cessnock	263	323	409	352		0.9		7.7
45 Kiama	640	750	935	786		-10.7		2.7
46 Lake Macquarie	403	485	590	510		-3.4		2.8
47 Maitland	350	430	490	434		4.9		8.9
48 Newcastle	433	510	640	561		2.6		2.0
49 Port Stephens	391	480	579	492		2.1		13.5
50 Shellharbour	480	560	649	571		5.5		8.7
51 Wollongong	530	655	780	672		7.4		9.7
GMR	**555**	**750**	**1200**	**973**		**2.7**		**-0.1**
REST OF NSW	**270**	**375**	**502**	**407**		**0.8**		**4.2**
NEW SOUTH WALES	**410**	**595**	**903**	**773**		**3.5**		**0.3**

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — June 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	**550**	**696**	**875**	**770**		**2.4**		**2.4**	
	Inner Ring	**683**	**860**	**1125**	**972**		**3.6**		**3.6**	
1	Ashfield	618	680	759	680		-0.1		-2.9	
2	Botany Bay	595	751	873	766		2.3		-3.7	
3	Lane Cove	661	742	835	763		5.2		2.3	
4	Leichhardt	675	948	1164	947		3.6		7.4	
5	Marrickville	600	700	823	703		3.2		2.9	
6	Mosman	730	965	1285	1119		9.9		18.4	
7	North Sydney	765	956	1275	1053		3.5		5.8	
8	Randwick	750	880	1075	944		8.6		7.3	
9	Sydney	650	832	1100	946		1.5		0.4	
10	Waverley	800	949	1250	1067		-9.2		5.4	
11	Woollahra	900	1265	1750	1446		-4.9		3.7	
	Middle Ring	**575**	**690**	**810**	**730**		**4.4**		**1.6**	
12	Auburn	535	640	725	637		5.8		0.0	
13	Bankstown	488	565	675	584		-1.7		2.7	
14	Burwood	675	738	840	752		7.0		-2.8	
15	Canterbury	440	540	650	550		10.2		0.0	
16	Canada Bay	740	840	1000	895		0.5		-1.2	
17	Hunters Hill	898	1083	1313	1096	s	30.6	s	21.7	s
18	Hurstville	628	691	764	698		15.2		10.6	
19	Kogarah	592	680	747	673		-2.9		-0.6	
20	Ku-ring-gai	770	865	1110	956		1.2		6.5	
21	Manly	808	1175	1625	1281		1.3		17.5	
22	Parramatta	505	572	670	596		-2.2		-4.7	
23	Rockdale	597	672	785	699		3.7		-1.9	
24	Ryde	620	745	860	754		12.7		3.5	
25	Strathfield	585	640	680	638		5.8		3.1	
26	Willoughby	750	840	965	877		1.8		-3.3	
	Outer Ring	**436**	**550**	**713**	**595**		**0.0**		**3.2**	
27	The Hills Shire	681	770	850	761		-1.9		6.2	
28	Blacktown	438	498	562	499		2.3		0.8	
29	Blue Mountains	400	460	527	456	s	11.7	s	21.1	s
30	Camden	397	485	550	481	s	-2.0	s	5.7	s
31	Campbelltown	379	416	445	415		0.2		-3.3	
32	Fairfield	375	420	500	435		-6.9		-3.2	
33	Gosford	404	451	564	493		-6.8		4.9	
34	Hawkesbury	425	477	510	463		6.0	s	0.4	
35	Holroyd	450	498	560	509		3.1		-3.7	
36	Hornsby	618	699	807	709		0.0		-0.9	
37	Liverpool	390	450	526	463		-5.3		-1.1	
38	Penrith	370	448	490	439		4.7		1.8	
39	Pittwater	660	830	1000	834		3.6		7.8	
40	Sutherland	605	700	835	745		0.7		4.5	
41	Warringah	615	769	880	773		5.3		6.1	
42	Wollondilly	-	-	-	-	-	-	-	-	-
43	Wyong	330	375	433	401		2.7		11.9	
	REST OF GMR	**335**	**419**	**510**	**433**		**-0.2**		**4.8**	
44	Cessnock	216	265	318	266		3.9	s	17.8	s
45	Kiama	495	549	575	560	s	7.0	s	24.5	s
46	Lake Macquarie	322	370	437	382		1.4		-2.6	
47	Maitland	255	275	327	280		-1.8	s	-7.7	
48	Newcastle	359	437	525	457		2.1		2.3	
49	Port Stephens	299	370	440	383		4.2		5.7	
50	Shellharbour	380	437	475	419		-0.5		9.3	
51	Wollongong	407	490	573	493		0.6		11.4	
	GMR	**515**	**670**	**855**	**739**		**3.1**		**2.3**	
	REST OF NSW	**236**	**318**	**400**	**339**		**-0.6**		**9.7**	
	NEW SOUTH WALES	**445**	**625**	**820**	**682**		**4.2**		**0.8**	

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

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — June Quarter 2016

Rural SA3 and Code (a)	First Quartile $'000s	Median $'000s	Third Quartile $'000s	Mean $'000s	Change in Media Qtly %	Change in Media Ann %
52 Goulburn - Yass	273	350	458	394	1.4	3.2
53 Queanbeyan	351	478	595	489	-8.1	1.7
54 Snowy Mountains	180	247	355	276	13.8	0.8
55 South Coast	303	375	478	396	1.4	4.2
56 Bathurst	288	370	470	387	1.4	-2.6
57 Lachlan Valley	157	219	299	228	6.3	4.3
58 Lithgow - Mudgee	237	310	390	330	3.3	10.7
59 Orange	260	316	400	333	-4.5	-6.5
60 Clarence Valley	263	329	420	345	-0.3	8.2
61 Coffs Harbour	352	430	550	456	0.0	8.9
62 Bourke - Cobar - Coonamble	87	165	245	199	17.0	36.4
63 Broken Hill and Far West	53	82	141	108	-3.5	-25.5
64 Dubbo	205	300	378	304	1.4	6.0
65 Lower Hunter	265	330	428	366	0.0	3.4
66 Upper Hunter	195	268	357	291	-5.6	-10.7
67 Great Lakes	285	369	485	397	-6.1	-2.9
68 Kempsey - Nambucca	230	320	395	320	0.0	4.9
69 Port Macquarie	379	459	567	479	0.2	9.3
70 Taree - Gloucester	250	320	440	343	-3.0	3.2
71 Albury	206	287	370	299	4.4	4.7
72 Lower Murray	95	158	267	198	-7.1	-1.3
73 Upper Murray exc. Albury	150	214	317	245	-7.0	-2.7
74 Armidale	250	330	445	349	-4.3	5.8
75 Inverell - Tenterfield	160	203	270	224	-1.0	-9.8
76 Moree - Narrabri	130	220	355	244	-2.2	2.3
77 Tamworth - Gunnedah	237	307	400	322	-3.2	1.7
78 Richmond Valley - Coastal	450	590	758	657	3.5	10.3
79 Richmond Valley - Hinterland	236	314	425	341	-3.4	1.3
80 Tweed Valley	368	450	575	493	-2.0	7.1
81 Griffith - Murrumbidgee (West)	174	265	335	269	3.1	10.4
82 Tumut - Tumbarumba	166	250	330	251	29.5	19.0
83 Wagga Wagga	218	287	365	296	-7.1	2.9
84 Shoalhaven	370	455	580	492	5.8	15.2
85 Southern Highlands	526	660	864	736	6.5	17.9

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — June Quarter 2016

Rural SA3 and Code (a)	Non Strata First Quartile $'000s	Non Strata Median $'000s	Non Strata Third Quartile $'000s	Non Strata Mean $'000s	Non Strata Change in Median Qtly %	Non Strata Change in Median Ann %	Strata First Quartile $'000s	Strata Median $'000s	Strata Third Quartile $'000s	Strata Mean $'000s	Strata Change in Median Qtly %	Strata Change in Median Ann %
52 Goulburn - Yass	275	354	460	399	1.7	2.6	165	300	380	290 s	-4.8 s	66.7 s
53 Queanbeyan	440	540	650	562	-9.4	1.5	215	263	360	282	-16.8	-14.1
54 Snowy Mountains	180	250	360	281	11.1	-13.8	180	240	350	261	15.4	5.7
55 South Coast	342	412	500	426	4.3	7.0	218	255	340	273	-5.6	0.0
56 Bathurst	300	381	480	402	0.3	-5.9	210	250	347	272 s	-16.7 s	13.6 s
57 Lachlan Valley	156	214	300	227	3.9	1.9	-	-	-	- -	- -	- -
58 Lithgow - Mudgee	237	310	395	331	3.3	7.3	-	-	-	- -	- -	- s
59 Orange	265	325	400	338	-3.0	-5.2	234	260	296	270 s	4.8 s	12.1 s
60 Clarence Valley	270	330	415	347	0.0	6.8	255	310	435	336	-7.5 s	11.5 s
61 Coffs Harbour	400	466	583	499	0.2	9.6	234	305	376	330	-10.3	9.7
62 Bourke - Cobar - Coonamble	85	164	233	197	19.7	39.0	-	-	-	- -	- -	- -
63 Broken Hill and Far West	53	82	141	108	-3.5	-25.5	-	-	-	- -	- -	- -
64 Dubbo	206	301	380	308	1.7	2.7	198	255	329	261 s	-10.5 s	17.0 s
65 Lower Hunter	273	340	440	376	0.0	6.3	215	265	309	260	9.1 s	2.3
66 Upper Hunter	200	280	360	298	-1.1	-6.7	-	-	-	- -	- -	- -
67 Great Lakes	315	410	540	430	-2.1	-2.4	262	321	384	326	18.9	16.7
68 Kempsey - Nambucca	257	333	403	332	1.8	4.1	160	204	265	215 s	-24.2 s	-13.2
69 Port Macquarie	430	499	590	520	4.0	9.7	305	350	430	373	5.4	14.8
70 Taree - Gloucester	260	340	449	359	-2.3	5.9	148	184	290	213	-23.0	-24.9
71 Albury	230	311	380	317	3.3	4.0	146	185	228	196	-1.1	2.8
72 Lower Murray	95	158	268	200	-7.1	-1.3	-	-	-	- -	- -	- -
73 Upper Murray exc. Albury	150	217	319	249	-5.7	-1.4	130	188	264	209 s	-16.8 s	-9.6 s
74 Armidale	275	345	450	364	-0.9	6.2	180	215	258	222 s	-22.1 -	-4.0 s
75 Inverell - Tenterfield	160	202	270	225	-1.5	-5.2	-	-	-	- -	- -	- -
76 Moree - Narrabri	135	220	360	248	-2.2	0.0	-	-	-	- -	- -	- -
77 Tamworth - Gunnedah	239	309	400	319	-3.4	-0.3	195	268	410	360 s	4.3 s	24.7 s
78 Richmond Valley - Coastal	515	660	830	720	3.1	6.5	353	455	600	515	-3.2	4.6
79 Richmond Valley - Hinterland	252	335	445	361	2.4	8.1	164	217	266	219	2.8 s	-18.7 s
80 Tweed Valley	435	529	650	563	-2.0	8.4	315	380	452	396	8.6	13.4
81 Griffith - Murrumbidgee (West)	180	268	335	272	3.1	11.7	155	240	274	230 s	2.6 -	38.7 -
82 Tumut - Tumbarumba	166	258	330	253	33.0	22.9	-	-	-	- -	- -	- -
83 Wagga Wagga	220	290	365	300	-7.9	0.0	199	220	250	242 s	-10.9 s	7.3 s
84 Shoalhaven	375	463	600	501	5.7	15.8	290	335	390	358	2.4	5.0
85 Southern Highlands	537	678	895	753	9.4	18.5	450	578	760	597	-6.8	31.4

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

Explanatory notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the bond lodgement form that is lodged with Rental Bonds (RB), NSW Fair Trading, 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.

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.
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.

Changes to the Report

Changes have been introduced in the production of rent and sales tables from September 2016 and comparisons with Rent and Sales Reports prior to September 2016 may not be valid. This quarter the production process for the Report has been streamlined and geocoding processes have been updated. Note there are no changes to the overall statistical methodology used for the rent and sales tables. Improvements to geocoding processes have produced variation in the estimated rent statistics for some geography levels such as Lower Hunter SA3 leading to a break in the rent time series. Quarterly changes in the rent tables have been reported for September 2016 as the June 2016 Quarter was recalculated using new procedures but no annual changes have been reported. Reporting of annual changes in the rent tables will resume from June 2017. There is no significant impact on the sales statistics from new procedures.

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). For further details see Explanatory Notes in Report No. 106.

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). For further details see Explanatory Notes in Report No. 101.

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 9434)
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