

Rent and Sales Report

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Rent: December quarter 2016
Sales: September quarter 2016

**Department of Family and Community Services
Analysis and Research**
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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. 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 based on the new procedures, however reporting of annual changes will resume from June 2017. There is no significant impact on the sales statistics from new procedures.

Rent: December 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 and the Outer Ring at \$450 while it decreased by \$10 (1.9%) to \$520 in the Middle Ring. Median weekly rent increased by \$25 (4.1%) to \$635 in the Inner Ring and by \$10 (2.6%) to \$390 in the Rest of Greater Metropolitan Region (GMR) compared to the previous quarter.

For three bedroom separate houses, when compared with last quarter the median weekly rent increased by \$10 (2.1%) to \$480 in Greater Sydney, by \$5 (0.6%) to \$900 in the Inner Ring, by \$10 (1.7%) to \$590 in the Middle Ring and by \$10 (2.3%) to \$450 in the Outer Ring. The median

weekly rent remained the same for the Rest of GMR at \$400 when compared to the last quarter.

For two bedroom flats/units, when compared with the previous quarter the median rent decreased in Greater Sydney by \$10 (1.9%) to \$530 and in the Middle Ring by \$10 (2.0%) to \$500 while it increased in the Inner Ring by \$10 (1.5%) to \$690, in the Outer Ring by \$10 (2.4%) to \$430 and in the Rest of GMR by \$10 (3.0%) to \$340.

Outside of the GMR, the median weekly rent remained unchanged over the quarter for two bedroom flats/units at \$250 and for three bedroom separate houses at \$320.

The number of new bonds lodged over the quarter in Greater Sydney for all dwellings decreased by 1.9% to 52,078 bonds. The number of new bonds lodged decreased by 7.6% in the Inner Ring and by 7.2% in the Rest of GMR while it increased by 1.8% in the Outer Ring. No significant change was observed in the number of new bonds lodged in the Middle Ring.

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

Sales: September Quarter 2016

Over the quarter, the median sales price for all dwellings decreased by 0.9% in Greater Sydney, by 3.5% in the Inner Ring and by 1.2% in the Middle Ring while it increased by 0.7% in the Outer Ring and 3.1% in the Rest of GMR.

For non-strata dwellings when compared to the previous quarter, the median sales price decreased by 2.3% for Greater Sydney while it increased by 2.9% in the Inner Ring, by 1.6% in the Middle Ring, by 0.6% in the Outer Ring and by 2.6% in the Rest

Trends in Median Rents – Sydney and NSW

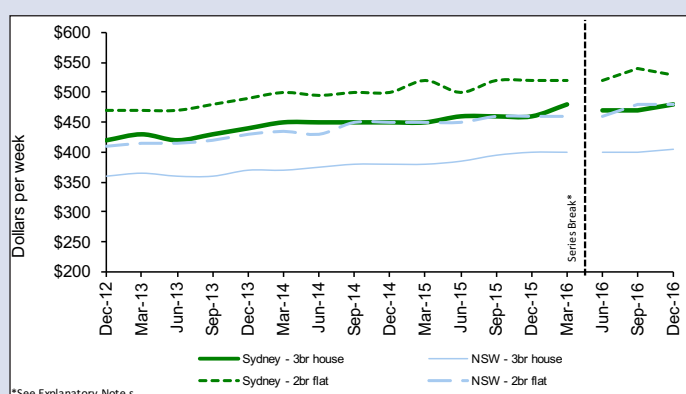


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Dec Qtr 2016	\$635	\$520	\$450	\$520	\$460
Qtlly change	4.1%	-1.9%	0.0%	0.0%	2.2%
Ann. change	Not available - See Explanatory Notes for details				
Sales (\$'000s)					
Sep Qtr 2016	\$1,042	\$840	\$685	\$776	\$618
Qtlly change	-3.5%	-1.2%	0.7%	-0.9%	0.5%
Ann. change	3.5%	-2.3%	3.0%	0.6%	1.3%

of GMR. In Greater Sydney, the largest quarterly increase of 28.2% was recorded in Strathfield followed by 16.7% in North Sydney. Maitland in the Rest of GMR recorded the largest quarterly decrease of 5.3% in the median sales price.

For strata dwellings when compared to the previous quarter, the median sales price remained the same in Greater Sydney while it increased by 0.1% in the Inner Ring, by 1.8% in the Outer Ring and by 5.9% in the Rest of GMR. There was a decrease of 1.0% in the median sales price for the Middle Ring. In Greater Sydney the largest quarterly increase was recorded in Pittwater (19.6%) followed by Lane Cove (8.8%) whereas the largest quarterly decrease was 11.0% in Hurstville.

Over the year, the median sales price for all dwellings increased by 0.6% in Greater Sydney, by 3.5% in the Inner Ring, by 3.0% in the Outer Ring and by 8.7% in the Rest of GMR while it decreased by 2.3% in the Middle Ring.

For non-strata dwellings, the median sales price decreased over the year by 2.8% for Greater Sydney and by 4.1% in the Middle Ring while it increased in the Inner Ring by 1.1%, in the Outer Ring by 2.1% and in the Rest of GMR by 7.3%. The largest annual increase in Greater Sydney for non-strata dwellings was 22.0% recorded in Strathfield followed by 20.7% in Botany Bay. Parramatta recorded the largest annual decrease of 9.5% in the median sales price. In the Rest of GMR, Wollongong recorded the highest increase (10.2%) over the year followed by Port Stephens (9.5%).

For strata dwellings, the median sales price increased over the year in Greater Sydney by 2.2%, in the

Inner Ring by 3.3%, in the Middle Ring by 0.7%, in the Outer Ring by 6.3% and by 11.7% in the Rest of GMR. Over the year, Pittwater recorded the largest increase in Greater Sydney of 27.3% followed by Waverly (11.8%). In the Rest of GMR, Port Stephens recorded the highest increase in the median sales price for strata dwellings over the year (34.0%).

Trends in Median Sales Price – Sydney and NSW

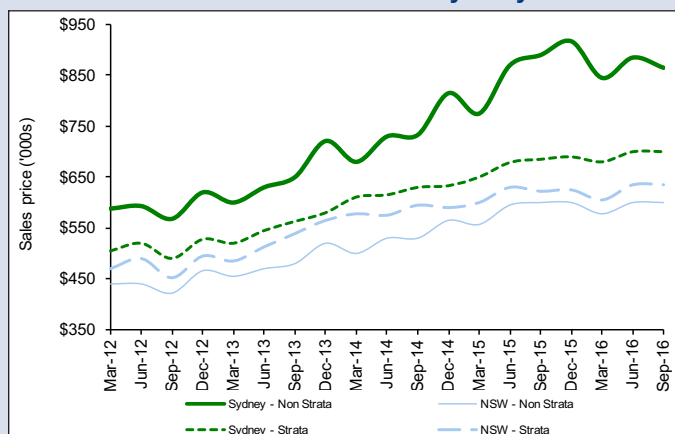


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2016

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change		Median	Change		Median	Change		Median	Change	
		\$	Qty		%	Ann*		\$	Qty		%	Ann*
GREATER SYDNEY	480	0.0		520	-1.9		530	1.9		630	0.0	
Inner Ring	530	1.9		700	2.2		925	-0.5		1285	-1.2	
1 Ashfield	390	-1.3		480	0.0		705	0.7		785 s	-7.6 s	
2 Botany Bay	550	-5.2		680	7.9		790	5.3		1120 s	12.0 s	
3 Lane Cove	510	2.0		600	1.7		800	0.0		1275 s	0.0 s	
4 Leichhardt	465	1.1		700	0.0		885	-1.1		1173	6.6	
5 Marrickville	440	2.3		580	1.8		800	0.3		970	-3.0	
6 Mosman	480	1.1		650	0.0		1150	0.9		1850	-11.9 s	
7 North Sydney	525	1.0		695	1.5		950	-4.0		1400	-3.4	
8 Randwick	520	4.0		650	4.8		900	2.3		1250	-3.8	
9 Sydney	550	3.8		750	0.0		1000	0.0		1200	-4.0	
10 Waverley	600	9.1		770	6.2		1100	2.8		1600	3.2	
11 Woollahra	523	6.6		750	7.1		1263	9.8		2100	11.1	
Middle Ring	460	-2.1		500	-2.0		620	1.6		780	2.6	
12 Auburn	450	-2.2		520	-1.9		550	-5.2		655	-2.2	
13 Bankstown	290	0.0		420	0.0		520	4.0		650	0.0	
14 Burwood	445	-10.1		550	-8.3		650	-5.8		915 s	-	
15 Canterbury	350	-14.6		420	0.0		580	1.8		710	1.4	
16 Canada Bay	530	-0.5		640	0.0		790	-0.3		985	15.9	
17 Hunters Hill	-	-		575 s	15.0 s		900 s	-2.7 s		1350 s	-	
18 Hurstville	405	-8.0		470	-4.1		608	1.3		750	7.9	
19 Kogarah	413	5.8 s		480	0.0		610	5.2		775 s	-3.1 s	
20 Ku-ring-gai	485	0.0		630	1.6		850	7.6		1200	4.3	
21 Manly	590	7.3		750	0.0		1163	9.4		1613	0.8	
22 Parramatta	400	0.0		455	-1.1		530	0.0		655	0.8	
23 Rockdale	460	-4.2		500	-9.1		635	-0.8		750	-7.4	
24 Ryde	450	-4.3		500	1.0		660	0.0		850	6.3	
25 Strathfield	460	7.0		540	3.8		650	3.2		780 s	-4.9 s	
26 Willoughby	550	-1.8		650	-5.8		950	0.0		1275	-1.9	
Outer Ring	350	6.1		410	2.5		450	0.0		585	0.9	
27 The Hills Shire	450	9.8		520	0.0		600	0.8		700	0.0	
28 Blacktown	275	-5.2		370	-2.6		430	0.0		580	0.0	
29 Blue Mountains	293	5.4 s		360	0.0		420	0.0		533	2.4	
30 Camden	300 s	-6.3 s		380	-2.6		450	-2.2		540	0.0	
31 Campbelltown	295 s	5.4 s		350	0.0		410	1.2		500	0.0	
32 Fairfield	260	-3.7		350	0.0		450	0.0		565	6.6	
33 Gosford	280	3.7		360	0.0		450	2.3		595	2.6	
34 Hawkesbury	278 s	11.0 s		350	0.0		440	2.3		600	9.1	
35 Holroyd	318	-0.8		420	0.0		500	0.0		630	5.0	
36 Hornsby	430	7.5		500	-2.4		630	3.3		780	-1.3	
37 Liverpool	295	1.7		370	0.7		470	1.6		580	1.8	
38 Penrith	250	0.0		340	3.0		420	0.6		540	1.9	
39 Pittwater	450	0.0		620	-0.4		850	3.3		1150	-2.1	
40 Sutherland	380	2.7		480	2.1		650	2.0		818	2.2	
41 Warringah	470	2.2		610	2.5		850	3.0		1150	0.9	
42 Wollondilly	-	-		350 s	2.9 s		425	1.2		550	0.0	
43 Wyong	250	4.2		330	0.0		395	1.3		490	1.0	
Rest of GMR	245	2.1		350	2.9		410	2.5		480	2.1	
44 Cessnock	198 s	3.9 s		270	3.8		315	1.6		390	2.6	
45 Kiama	-	-		420	5.0		480	0.0		600 s	3.4 s	
46 Lake Macquarie	230	-6.1		340	1.5		390	0.0		480	0.0	
47 Maitland	200	6.7 s		290	3.6		350	6.1		410	0.0	
48 Newcastle	250	4.2		375	4.2		430	1.2		500	1.5	
49 Port Stephens	235 s	6.8 s		300	3.4		370	2.8		480	2.1	
50 Shellharbour	230 s	-		330	0.0		453	0.6		580	3.6	
51 Wollongong	260	0.0		370	2.8		480	2.1		620	7.8	
GMR	470	0.0		500	0.0		500	4.2		600	0.8	
Rest of NSW	195	2.6		260	2.0		330	1.5		405	1.3	
NEW SOUTH WALES	450	0.0		450	0.0		440	2.3		550	3.8	

(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 - December Quarter 2016

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile	Median	Third Quartile	Change in Median		First Quartile	Median	Third Quartile	Change in Median	
	\$	\$	\$	Qty	Ann*	\$	\$	\$	Qty	Ann*
GREATER SYDNEY	360	440	600	-2.2		420	480	610	2.1	
Inner Ring	620	700	780	0.0		790	900	1100	0.6	
1 Ashfield	-	-	-	-		660	750	850 s	-1.3 s	
2 Botany Bay	580	610	650 s	-3.2 s		695	798	873 s	6.3 s	
3 Lane Cove	-	-	-	-		730	800	930	-9.6 s	
4 Leichhardt	660	750	800	4.2		775	870	960	-2.8	
5 Marrickville	600	660	750	-1.9		750	815	890	1.9	
6 Mosman	-	-	-	-		1163	1350	1800 s	-	
7 North Sydney	-	-	-	-		880	1100	1350 s	-2.2 s	
8 Randwick	535	623	705 s	-15.6 s		810	950	1150	0.0	
9 Sydney	650	700	750	0.0		845	925	1100	-2.1	
10 Waverley	775	833	1025 s	-5.4 s		1100	1263	1450	7.0 s	
11 Woollahra	-	-	-	-		1100	1308	1600 s	0.6 s	
Middle Ring	440	495	580	-1.0		510	590	700	1.7	
12 Auburn	400	420	450 s	-12.5 s		490	550	690	0.0	
13 Bankstown	410	450	460	2.9		480	518	550	3.5	
14 Burwood	-	-	-	-		590	630	665 s	-0.8 s	
15 Canterbury	490	530	600	6.0		515	580	620	2.7	
16 Canada Bay	550	625	750 s	-6.7 s		670	750	850	0.0	
17 Hunters Hill	-	-	-	-		-	-	-	-	
18 Hurstville	450	495	510 s	3.1 s		550	590	650	0.0	
19 Kogarah	-	-	-	-		570	650	720	15.0	
20 Ku-ring-gai	-	-	-	-		730	850	950	6.9	
21 Manly	700	798	965 s	-		925	1125	1293 s	7.1 s	
22 Parramatta	400	428	458	-5.0		450	500	550	0.0	
23 Rockdale	490	550	580	2.8		570	635	700	0.8	
24 Ryde	470	503	610	-6.9 s		593	650	710	0.0	
25 Strathfield	-	-	-	-		500	640	700	12.3 s	
26 Willoughby	635	700	770 s	1.4 s		850	920	1050	-8.0	
Outer Ring	350	380	430	2.7		400	450	510	2.3	
27 The Hills Shire	440	490	510 s	11.4 s		530	588	630	-0.4	
28 Blacktown	340	370	400	-2.6		390	430	480	0.0	
29 Blue Mountains	340	380	400	4.8		400	420	450	0.0	
30 Camden	-	-	-	-		430	465	490	1.1	
31 Campbelltown	330	350	365	0.0		380	410	440	0.0	
32 Fairfield	340	375	405	4.2		420	450	490	0.0	
33 Gosford	350	375	400	-1.3		410	450	520	2.3	
34 Hawkesbury	350	385	400 s	6.2 s		400	450	470	2.3	
35 Holroyd	400	420	460	0.0		450	490	550	2.1	
36 Hornsby	475	518	600	3.5 s		575	630	680	2.0	
37 Liverpool	350	380	430	0.0 s		430	470	520	2.2	
38 Penrith	330	350	370	0.0		398	420	455	0.0	
39 Pittwater	575	650	750 s	-1.9 s		800	860	995	0.0	
40 Sutherland	480	523	570	0.5		575	650	690	0.0	
41 Warringah	600	710	785	1.4 s		800	850	950	3.0	
42 Wollondilly	-	-	-	-		395	420	460	0.0	
43 Wyong	310	340	370	0.0		365	390	430	0.0	
Rest of GMR	310	350	400	0.0		355	400	460	0.0	
44 Cessnock	250	270	280	3.8		290	310	340	0.0	
45 Kiama	-	-	-	-		430	480	520 s	0.0 s	
46 Lake Macquarie	320	345	375	1.5		350	385	425	0.0	
47 Maitland	295	300	320 s	0.0 s		330	350	370	2.9	
48 Newcastle	340	370	420	0.0		380	420	470	0.0	
49 Port Stephens	290	310	340 s	-3.1 s		340	370	400	2.8	
50 Shellharbour	-	-	-	-		410	455	480	3.4	
51 Wollongong	363	400	455	2.6		420	470	550	0.0	
GMR	350	400	540	0.0		400	460	570	2.2	
Rest of NSW	225	270	310	1.9		270	320	370	0.0	
NEW SOUTH WALES	290	360	450	2.9		333	405	500	1.3	

(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 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - December 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	
	\$	\$	\$	Qty	Ann*	\$	\$	\$	Qty	Ann*
GREATER SYDNEY	410	495	570	0.0		430	530	650	-1.9	
Inner Ring	470	540	600	1.9		590	690	790	1.5	
1 Ashfield	360	398	430	-0.6		443	478	535	0.5	
2 Botany Bay	510	550	580	0.0		480	670	700	9.8	
3 Lane Cove	450	510	560	2.0		500	550	630	0.0	
4 Leichhardt	400	450	550	0.0		520	630	750	-9.0	
5 Marrickville	380	440	520	2.3		460	520	630	-1.9	
6 Mosman	430	475	550	0.0		595	650	760	0.0	
7 North Sydney	460	520	595	1.0		600	680	790	0.0	
8 Randwick	450	520	570	4.0		580	650	720	4.8	
9 Sydney	500	570	640	1.8		690	760	870	1.3	
10 Waverley	520	600	700	5.3		680	755	900	4.9	
11 Woollahra	440	520	600	7.8		660	730	850	4.7	
Middle Ring	400	460	520	-4.2		430	500	580	-2.0	
12 Auburn	410	450	480	-2.2		440	520	570	-3.7	
13 Bankstown	290	350	370 s	17.6 s		390	420	450	0.0	
14 Burwood	390	455	520	-10.8		470	540	600	-11.5	
15 Canterbury	300	350	430	-14.6		360	410	490	2.5	
16 Canada Bay	500	535	550	-0.9		550	640	690	0.0	
17 Hunters Hill	-	-	-	-		510	588	650 s	14.6 s	
18 Hurstville	355	405	450	-10.0		420	460	520	-6.1	
19 Kogarah	380	420	470 s	13.5 s		430	470	520	-1.1	
20 Ku-ring-gai	445	488	520	-0.5		570	630	660	1.6	
21 Manly	500	590	670	4.4		640	750	875	0.0	
22 Parramatta	360	400	450	-2.4		410	460	500	0.0	
23 Rockdale	405	470	510	-4.1		440	500	595	-9.1	
24 Ryde	380	450	510	-6.3		430	490	590	1.0	
25 Strathfield	430	460	480	4.5		490	540	580	3.8	
26 Willoughby	484	540	580	-3.6		588	650	750	-3.0	
Outer Ring	295	395	450	9.7		360	430	520	2.4	
27 The Hills Shire	420	450	460	4.7		500	520	540	-1.9	
28 Blacktown	240	280	320	-4.3		330	370	400	-2.6	
29 Blue Mountains	250	275	320 s	3.8 s		290	315	350 s	-10.0 s	
30 Camden	270	300	330 s	-6.3 s		380	400	415 s	0.0 s	
31 Campbelltown	260	330	380 s	14.8 s		310	360	410	0.0	
32 Fairfield	250	280	300	0.9		310	350	400	6.1	
33 Gosford	250	280	300	3.7		330	360	395	2.9	
34 Hawkesbury	240	260	280 s	4.0 s		310	350	370 s	2.9 s	
35 Holroyd	280	325	400	-1.5		390	420	460	1.2	
36 Hornsby	400	430	450	7.5		470	500	540	-2.0	
37 Liverpool	260	300	380	0.0		320	368	430	2.1	
38 Penrith	243	265	313 s	6.0 s		295	330	360	3.1	
39 Pittwater	420	460	520	2.2		573	613	690	-0.4	
40 Sutherland	333	380	413	0.7		430	480	530	4.3	
41 Warringah	420	470	525	1.6		550	600	670	1.7	
42 Wollondilly	-	-	-	-		-	-	-	-	
43 Wyong	215	250	293	4.2		280	310	360	-8.8	
Rest of GMR	220	250	310	-2.0		290	340	400	3.0	
44 Cessnock	180	200	210 s	5.3 s		250	260	280	4.0	
45 Kiama	-	-	-	-		370	410	460 s	5.1 s	
46 Lake Macquarie	210	230	268	-2.5		280	323	350	2.4	
47 Maitland	175	200	210 s	5.3 s		240	260	290	-3.7	
48 Newcastle	225	275	330	3.8		315	370	420	5.7	
49 Port Stephens	220	230	270 s	4.5 s		270	290	320	3.6	
50 Shellharbour	-	-	-	-		285	310	330	-1.6	
51 Wollongong	230	260	320	-3.7		320	360	430	0.0	
GMR	390	480	560	0.0		415	510	650	-1.9	
Rest of NSW	160	195	250	5.4		200	250	295	0.0	
NEW SOUTH WALES	345	460	550	-2.1		360	480	620	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 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - December 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 \$	Qtlly %	Change Ann* %	Median Rents \$	Qtlly %	Change Ann* %	Median Rents \$	Qtlly %	Change Ann* %	Median Rents \$	Qtlly %	Change Ann* %			
52 Goulburn - Yass	250	4.2		310	0.0		315	1.6		220	10.0				
53 Queanbeyan	300	0.0		450	4.7		450	4.7		285	6.5				
54 Snowy Mountains	250	47.1	s	290	7.4		260	-3.7		240	41.2	s			
55 South Coast	260	4.0		340	0.0		340	-1.4		258	3.0				
56 Bathurst	250	-3.8		320	0.0		325	1.6		230	-8.0				
57 Lachlan Valley	180	-2.7		243	1.0		240	0.0		160	-5.9				
58 Lithgow - Mudgee	250	0.0		300	-3.2		300	0.0		230	0.0	s			
59 Orange	250	0.0		310	3.3		320	6.7		248	4.2				
60 Clarence Valley	263	-4.5		330	1.5		325	1.6		260	0.0				
61 Coffs Harbour	305	1.7		390	0.0		390	0.0		290	3.6				
62 Bourke - Cobar - Coonamble	180	-5.3		223	1.4		230	0.0		160	6.7	s			
63 Broken Hill and Far West	200	5.3		245	16.7		245	16.7		-	-				
64 Dubbo	240	0.0		290	-3.3		285	-5.0		220	-4.3				
65 Lower Hunter	260	0.0		320	3.2		320	3.2		250	4.2				
66 Upper Hunter	198	-1.3		250	0.0		250	0.0		185	0.0	s			
67 Great Lakes	280	0.0		365	1.4		365	0.7		270	8.0				
68 Kempsey - Nambucca	250	-2.9		320	-1.5		320	0.0		240	-4.0				
69 Port Macquarie	310	3.3		400	1.3		400	1.3		300	3.4				
70 Taree - Gloucester	250	0.0		330	3.1		330	3.1		230	-4.2				
71 Albury	215	2.4		290	3.6		290	5.5		200	5.3				
72 Lower Murray	165	s	-8.3	s	220	-6.4	s	225	s	-4.3	s	160	s	-3.0	s
73 Upper Murray exc. Albury	195	-2.5		253	-6.5		250	-7.4		180	-8.9				
74 Armidale	233	1.1		320	0.0		320	0.0		230	4.5				
75 Inverell - Tenterfield	200	0.0		260	4.0		260	4.0		180	0.0				
76 Moree - Narrabri	190	5.6		280	-12.5		280	-9.7		190	5.6				
77 Tamworth - Gunnedah	250	0.0		310	3.3		310	3.3		240	0.0				
78 Richmond Valley - Coastal	350	-5.4		500	4.2		520	8.3		320	-8.6				
79 Richmond Valley - Hinterland	250	5.3		325	1.6		330	3.1		233	5.7				
80 Tweed Valley	350	0.0		435	3.6		460	2.2		350	0.0				
81 Griffith - Murrumbidgee (West)	200	0.0		270	0.0		270	3.8		200	8.1				
82 Tumut - Tumbarumba	200	5.3	s	250	0.0		250	0.0		195	s	4.0	s		
83 Wagga Wagga	240	4.3		300	3.4		300	3.4		220	1.1				
84 Shoalhaven	285	1.8		350	0.0		350	0.0		265	1.9				
85 Southern Highlands	370	5.7		450	-2.2		450	-2.2		350	12.9	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 -December Quarter 2016

Rural SA3 and Code (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses	Flats/ Units	All Dwellings	Change in All Dwellings		Separate Houses	Flats/ Units	All Dwellings	Qtly	Ann*
	No.	No.	No.	Qtly	Ann*	No.	No.	No.	%	%
52 Goulburn - Yass	255	76	435	-19.3		2809	932	5117	0.6	
53 Queanbeyan	141	129	502	2.7		1121	1349	5265	0.3	
54 Snowy Mountains	77	84	205	22.8		600	438	1619	-5.9	
55 South Coast	235	184	524	-16.6		2803	1664	5872	-0.4	
56 Bathurst	307	116	513	6.2		2415	1174	4668	0.3	
57 Lachlan Valley	201	75	308	-10.5		2126	914	3799	-0.5	
58 Lithgow - Mudgee	269	75	460	-1.1		2391	693	4326	1.2	
59 Orange	371	141	577	-9.0		3332	1287	5404	0.4	
60 Clarence Valley	255	119	439	-2.0		2503	1227	4586	1.1	
61 Coffs Harbour	399	226	928	-2.4		3531	2188	9116	0.9	
62 Bourke - Cobar - Coonamble	107	48	188	21.3		866	377	1703	2.8	
63 Broken Hill and Far West	128	30	166	1.8		1252	316	1786	2.7	
64 Dubbo	418	119	633	-12.1		3381	1332	6203	1.3	
65 Lower Hunter	405	167	717	-10.0		4499	1457	7535	0.6	
66 Upper Hunter	147	60	372	8.8		1498	507	3584	0.5	
67 Great Lakes	104	93	250	-15.5		1242	1012	3020	-0.4	
68 Kempsey - Nambucca	232	102	395	-4.1		2245	965	4258	0.2	
69 Port Macquarie	350	298	857	0.8		3153	2251	7527	0.7	
70 Taree - Gloucester	212	99	417	-11.5		2251	1203	4820	-0.2	
71 Albury	360	230	755	4.4		2566	2134	7125	0.2	
72 Lower Murray	40	20	69	-19.8		412	257	775	0.0	
73 Upper Murray exc. Albury	168	113	324	-0.9		1560	1036	2994	0.5	
74 Armidale	247	124	437	4.3		1957	1325	4116	-0.1	
75 Inverell - Tenterfield	221	75	366	6.7		1682	596	2982	0.6	
76 Moree - Narrabri	131	94	252	5.0		979	803	2223	0.7	
77 Tamworth - Gunnedah	541	222	895	-2.0		4831	2123	8292	1.1	
78 Richmond Valley - Coastal	322	202	717	-11.9		3417	2229	8456	-0.6	
79 Richmond Valley - Hinterland	244	119	482	-8.2		3339	1704	6453	-1.4	
80 Tweed Valley	273	261	790	0.8		2928	2996	8746	-0.2	
81 Griffith - Murrumbidgee (West)	141	77	370	-6.1		1784	1166	4032	0.1	
82 Tumut - Tumbarumba	77	34	121	10.0		593	277	1045	0.9	
83 Wagga Wagga	443	186	843	-4.0		3958	2152	8297	-1.2	
84 Shoalhaven	463	121	772	-3.7		4468	1182	7997	0.7	
85 Southern Highlands	207	68	350	18.6		1874	542	3362	2.4	

(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. New and Total Bonds - Greater Metropolitan Region - December 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	12525	24644	52078	-1.9		126593	243331	560262	1.6	
Inner Ring	1249	10323	16609	-7.6		11594	105568	184229	1.2	
1 Ashfield	46	390	608	11.2		601	4516	7871	1.5	
2 Botany Bay	56	413	612	-3.6		645	4206	6685	3.3	
3 Lane Cove	72	296	560	8.9		585	3185	5130	4.1	
4 Leichhardt	177	344	869	-2.2		1840	3434	9679	1.4	
5 Marrickville	216	745	1458	1.4		2281	7885	17658	1.5	
6 Mosman	59	270	431	3.4		455	2788	4641	1.4	
7 North Sydney	73	1250	1741	1.2		639	12616	18693	1.7	
8 Randwick	165	1161	1777	-13.8		1696	13834	24041	0.6	
9 Sydney	208	3909	6275	-14.7		1559	37005	62758	0.7	
10 Waverley	108	952	1384	-4.0		688	9926	15768	1.7	
11 Woollahra	69	593	894	-6.9		605	6173	11305	1.1	
Middle Ring	2485	8660	15404	0.0		27476	82902	165440	1.7	
12 Auburn	147	686	1157	-2.6		1921	6716	12215	1.7	
13 Bankstown	403	310	1233	0.3		4590	3409	14578	1.7	
14 Burwood	53	292	521	3.2		477	2301	4958	3.1	
15 Canterbury	219	821	1524	-0.5		2906	9548	19917	1.7	
16 Canada Bay	123	701	1165	2.0		1347	6965	12060	0.6	
17 Hunters Hill	25	36	82	-4.7		230	457	969	0.4	
18 Hurstville	157	420	810	-5.2		1670	4177	8990	1.7	
19 Kogarah	96	275	525	11.7		1146	3051	6020	1.1	
20 Ku-ring-gai	253	340	700	-1.7		2323	3080	7065	0.1	
21 Manly	80	408	584	-11.2		620	4197	6769	-0.6	
22 Parramatta	339	1538	2533	4.5		3929	12779	25021	2.4	
23 Rockdale	175	856	1354	-11.6		2272	8724	15020	1.8	
24 Ryde	222	909	1453	4.3		2127	8211	15016	1.7	
25 Strathfield	54	543	764	48.1		575	3510	5740	5.8	
26 Willoughby	139	525	999	-14.0		1343	5777	11102	1.5	
Outer Ring	8791	5661	20065	1.8		87523	54861	210593	1.9	
27 The Hills Shire	562	421	1353	10.7		4923	2430	11087	3.7	
28 Blacktown	1405	350	2571	0.9		14716	3526	27016	2.4	
29 Blue Mountains	262	57	395	-12.2		3322	726	5380	-0.5	
30 Camden	475	41	663	2.5		3704	277	5183	4.7	
31 Campbelltown	636	172	1136	-4.7		6725	1531	12388	2.4	
32 Fairfield	543	410	1434	8.7		6059	4409	17015	2.9	
33 Gosford	702	370	1535	-5.7		6607	3743	15751	0.7	
34 Hawkesbury	212	52	392	-4.9		2206	619	4759	0.7	
35 Holroyd	313	539	1234	16.2		3154	5291	12949	2.1	
36 Hornsby	319	583	1217	12.2		3449	4405	11598	2.3	
37 Liverpool	606	460	1415	-1.3		6418	5083	16141	1.9	
38 Penrith	933	242	1761	-5.6		8965	2625	18628	2.1	
39 Pittwater	139	170	428	-13.7		1258	1649	4583	0.3	
40 Sutherland	337	743	1509	12.0		3218	7717	16019	1.1	
41 Warringah	286	782	1342	0.4		2607	7969	14312	0.8	
42 Wollondilly	138	13	182	-10.8		1342	193	2201	0.8	
43 Wyong	923	256	1498	1.9		8850	2668	15583	1.4	
Rest of GMR	3241	1990	7421	-7.2		32537	20071	78094	0.8	
44 Cessnock	270	95	487	-7.2		3075	886	5098	1.3	
45 Kiama	73	32	156	-11.4		615	346	1522	1.5	
46 Lake Macquarie	688	186	1222	-14.9		7370	2319	14056	1.1	
47 Maitland	392	103	665	-2.8		3865	1278	6893	0.2	
48 Newcastle	725	614	2095	-10.3		6728	5348	20879	0.4	
49 Port Stephens	303	117	575	-5.3		2987	1026	5688	1.0	
50 Shellharbour	219	71	435	-10.7		2261	952	4779	1.3	
51 Wollongong	571	772	1786	2.5		5636	7916	19179	0.9	
GMR	15766	26634	59499	-2.6		159130	263402	638356	1.5	
Rest of NSW	8241	4099	15981	-3.3		77511	41019	162443	0.2	
NEW SOUTH WALES	24007	30733	75480	-2.8		236641	304421	800799	1.3	

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

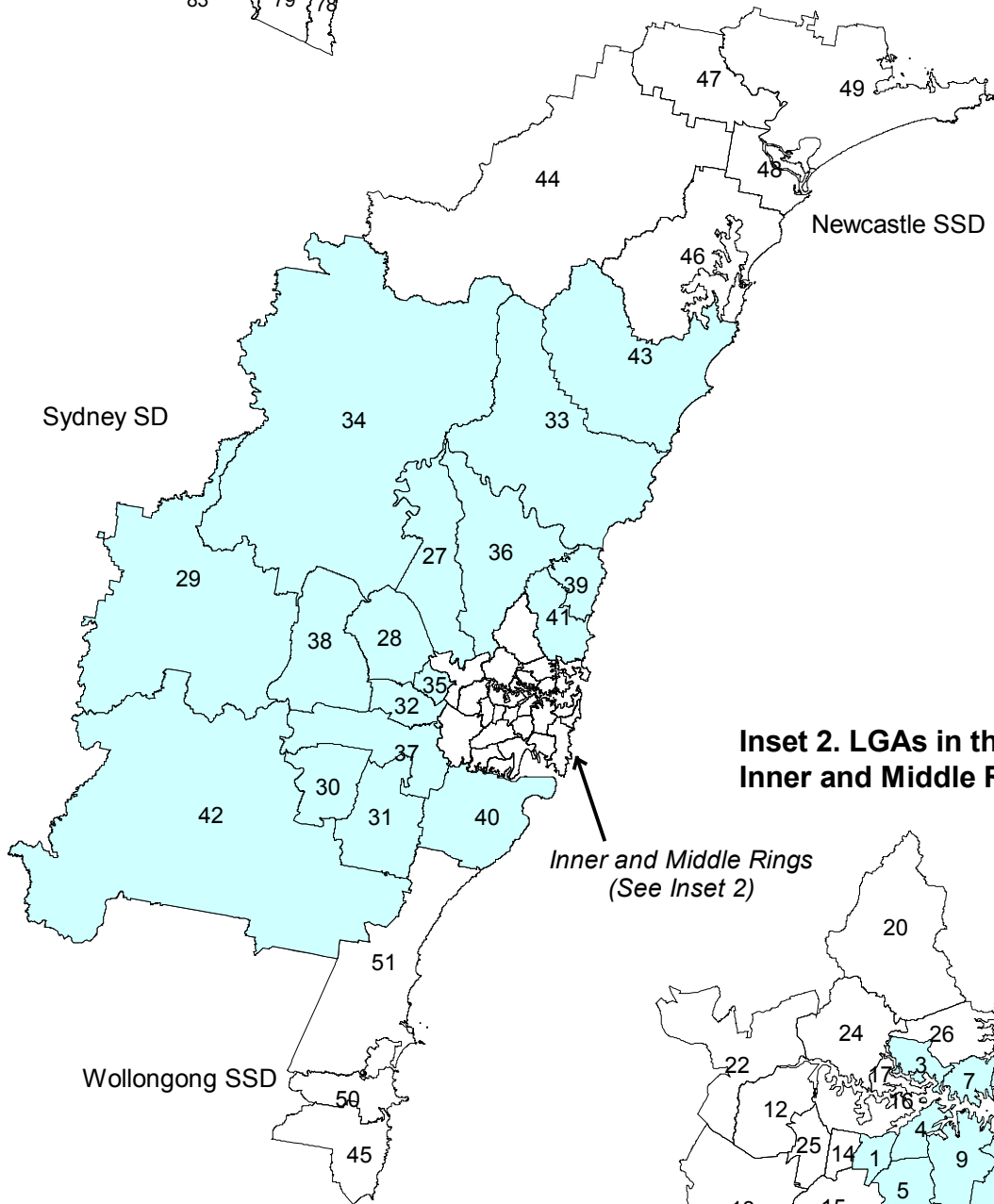
*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

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

Inner and Middle Rings (See Inset 2)

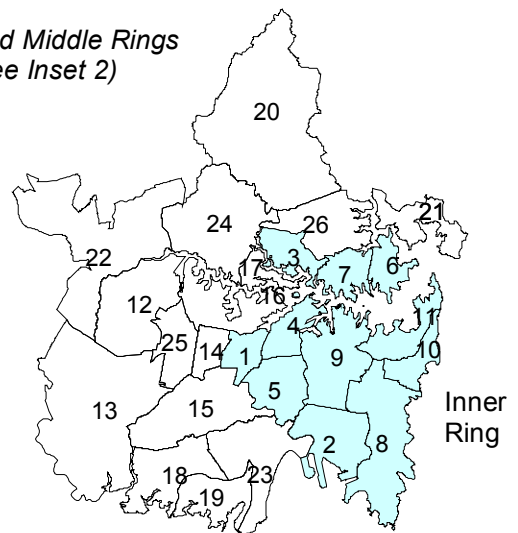


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	605	776	1100	954	-0.9	0.6
Inner Ring	760	1042	1559	1305	-3.5	3.5
1 Ashfield	635	735	1160	945	-14.5	-14.3
2 Botany Bay	670	850	1234	973	-1.4	-0.1
3 Lane Cove	735	910	1572	1239	8.3	-9.0
4 Leichhardt	1060	1398	1665	1369	5.3	7.5
5 Marrickville	700	1018	1303	1039	5.7	2.0
6 Mosman	845	1550	3000	2266	-7.1	24.0
7 North Sydney	830	1065	1430	1261	1.4	8.7
8 Randwick	843	1200	1750	1382	1.7	29.3
9 Sydney	691	902	1218	1008	-4.0	-0.3
10 Waverley	905	1303	2155	1638	5.9	0.2
11 Woollahra	1190	2000	3030	2309	5.0	2.6
Middle Ring	643	840	1200	1025	-1.2	-2.3
12 Auburn	594	710	850	739	0.0	6.8
13 Bankstown	650	831	935	800	1.3	-1.1
14 Burwood	725	855	1400	1078	-3.2	-7.4
15 Canterbury	483	669	1000	783	-4.4	2.1
16 Canada Bay	835	1055	1500	1228	0.5	1.9
17 Hunters Hill	860	1720	2450	1759	-21.9	-17.4
18 Hurstville	618	693	1110	866	-5.1	-18.5
19 Kogarah	695	940	1415	1093	-6.0	4.4
20 Ku-ring-gai	1060	1695	2200	1711	5.9	6.6
21 Manly	1026	1425	1900	1623	-15.9	-7.8
22 Parramatta	550	680	896	750	-6.8	-9.3
23 Rockdale	635	777	950	828	-4.1	0.9
24 Ryde	687	870	1440	1055	-17.1	-7.2
25 Strathfield	605	675	1310	1176	-3.6	-13.5
26 Willoughby	872	1413	2250	1625	-5.8	6.4
Outer Ring	550	685	890	780	0.7	3.0
27 The Hills Shire	875	1100	1335	1140	0.9	-0.9
28 Blacktown	550	660	795	673	3.9	1.7
29 Blue Mountains	503	585	710	612	1.7	8.1
30 Camden	628	710	780	711	1.0	4.6
31 Campbelltown	498	565	633	565	3.1	2.7
32 Fairfield	570	690	785	674	-1.4	-1.4
33 Gosford	505	610	750	642	0.8	5.4
34 Hawkesbury	570	660	888	748	2.3	6.5
35 Holroyd	540	675	820	701	0.4	-6.9
36 Hornsby	782	1075	1408	1105	1.4	2.4
37 Liverpool	560	680	812	691	-2.9	0.7
38 Penrith	530	610	708	622	3.4	2.5
39 Pittwater	1135	1405	1710	1486	0.4	10.2
40 Sutherland	710	915	1200	978	-0.5	-3.2
41 Warringah	750	1201	1510	1184	15.7	18.7
42 Wollondilly	545	675	865	716	-2.0	2.1
43 Wyong	418	495	601	516	3.1	6.0
Rest of GMR	400	500	635	541	3.1	8.7
44 Cessnock	269	321	390	354	1.3	7.0
45 Kiama	622	728	875	755	4.9	5.5
46 Lake Macquarie	410	485	601	516	2.1	5.7
47 Maitland	328	395	485	420	-5.3	5.3
48 Newcastle	425	500	619	543	1.8	6.4
49 Port Stephens	387	488	620	584	8.4	13.8
50 Shellharbour	482	540	639	565	2.9	11.1
51 Wollongong	489	600	756	643	0.8	13.2
GMR	550	720	998	882	-0.1	1.4
REST OF NSW	260	365	493	405	-0.3	4.3
NEW SOUTH WALES	429	618	870	746	0.5	1.3

(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 — September 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	650	865	1350	1098	-2.3	-2.8
Inner Ring	1400	1800	2389	2103	2.9	1.1
1 Ashfield	1200	1600	1880	1541	10.1	0.6
2 Botany Bay	1275	1448	1600	1409	0.6	20.7
3 Lane Cove	1870	2030	2625	2249	1.5	0.2
4 Leichhardt	1353	1568	1836	1632	4.5	10.0
5 Marrickville	1200	1317	1538	1372	2.9	4.1
6 Mosman	2730	3538	4725	3968	9.7	5.6
7 North Sydney	1960	2465	2800	2586	16.7	11.3
8 Randwick	1712	1900	2400	2119	-6.9	2.3
9 Sydney	1295	1530	1900	1596	-4.4	3.4
10 Waverley	1956	2388	3200	2592	-11.6	-0.1
11 Woollahra	2400	3313	4405	3590	-8.4	12.1
Middle Ring	935	1275	1751	1450	1.6	-4.1
12 Auburn	802	950	1145	971	1.3	-4.4
13 Bankstown	820	890	981	900	2.9	-1.7
14 Burwood	1510	1750	2020	1762	18.4	5.5
15 Canterbury	888	1125	1323	1140	7.1	-2.2
16 Canada Bay	1580	1751	2170	1893	-2.2	-4.1
17 Hunters Hill	2010	2575	2775	2595	-20.8	-1.0
18 Hurstville	1050	1183	1415	1231	1.1	-1.4
19 Kogarah	1231	1430	1611	1489	-6.8	-1.4
20 Ku-ring-gai	1675	1950	2360	2085	5.5	1.0
21 Manly	1770	2062	2800	2394	-1.3	-7.1
22 Parramatta	830	950	1140	992	-2.1	-9.5
23 Rockdale	1070	1231	1400	1259	8.6	-6.7
24 Ryde	1404	1535	1738	1581	1.0	-2.6
25 Strathfield	1635	2563	3320	2573	28.2	22.0
26 Willoughby	1900	2308	2800	2406	3.0	16.3
Outer Ring	595	730	970	841	0.6	2.1
27 The Hills Shire	1046	1205	1405	1258	0.4	-1.6
28 Blacktown	590	690	825	705	3.0	1.9
29 Blue Mountains	510	596	720	620	1.9	7.2
30 Camden	637	715	795	720	0.0	4.2
31 Campbelltown	540	585	650	600	3.0	1.7
32 Fairfield	660	730	803	741	-2.0	-2.7
33 Gosford	560	663	810	701	2.0	6.9
34 Hawkesbury	596	701	935	800	0.1	2.5
35 Holroyd	768	825	940	866	3.0	-3.8
36 Hornsby	1100	1319	1505	1309	5.5	2.6
37 Liverpool	641	742	853	758	0.3	0.4
38 Penrith	580	650	738	670	4.3	4.0
39 Pittwater	1380	1530	1830	1692	-1.3	8.9
40 Sutherland	980	1180	1380	1216	4.4	1.7
41 Warringah	1370	1505	1680	1548	-1.0	3.8
42 Wollondilly	547	682	878	724	-2.6	1.8
43 Wyong	432	510	619	535	3.7	6.3
REST OF GMR	412	515	650	545	2.6	7.3
44 Cessnock	275	325	400	361	0.9	5.9
45 Kiama	680	755	885	793	0.7	3.9
46 Lake Macquarie	420	500	622	528	2.5	5.3
47 Maitland	337	407	500	427	-5.3	5.2
48 Newcastle	450	532	660	569	4.3	6.4
49 Port Stephens	400	495	620	516	3.1	9.5
50 Shellharbour	490	560	650	586	-0.7	7.7
51 Wollongong	530	667	817	700	1.1	10.2
GMR	569	760	1195	970	-1.0	-0.7
REST OF NSW	270	380	510	414	0.5	4.1
NEW SOUTH WALES	410	600	895	770	0.0	0.0

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — September 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	560	700	891	774	0.0	2.2
Inner Ring	700	870	1135	981	0.1	3.3
1 Ashfield	620	650	750	675	-4.7	-11.0
2 Botany Bay	620	780	865	772	3.9	-2.5
3 Lane Cove	710	800	938	852	8.8	9.9
4 Leichhardt	643	880	1210	929	-8.3	-3.9
5 Marrickville	610	700	835	723	-4.1	2.6
6 Mosman	749	875	1275	1056	-10.3	3.6
7 North Sydney	790	980	1200	1053	3.2	6.5
8 Randwick	765	905	1200	973	2.3	10.4
9 Sydney	660	850	1045	908	0.6	1.2
10 Waverley	835	1050	1329	1148	7.7	11.8
11 Woollahra	970	1343	2150	1632	5.3	7.9
Middle Ring	575	685	845	733	-1.0	0.7
12 Auburn	545	650	734	644	-1.7	0.9
13 Bankstown	488	570	677	584	-7.0	3.4
14 Burwood	660	800	888	789	8.5	-3.1
15 Canterbury	420	519	650	539	-4.8	1.6
16 Canada Bay	790	898	1120	954	6.9	2.6
17 Hunters Hill	760	890	1250	1013 s	-17.8 s	6.0 s
18 Hurstville	575	620	675	630	-11.0	-0.6
19 Kogarah	640	700	770	716	2.8	-4.1
20 Ku-ring-gai	755	858	1060	921	-0.8	2.8
21 Manly	800	1200	1500	1205	-1.8	8.1
22 Parramatta	500	575	660	585	0.0	-5.0
23 Rockdale	632	745	897	757	2.8	9.9
24 Ryde	620	733	855	762	-1.6	0.4
25 Strathfield	585	630	695	640	-1.6	-5.0
26 Willoughby	770	881	1010	938	4.9	2.4
Outer Ring	455	570	710	607	1.8	6.3
27 The Hills Shire	690	760	839	763	0.5	-2.7
28 Blacktown	445	520	601	524	4.0	5.1
29 Blue Mountains	410	482	537	477 s	7.1 s	19.3 s
30 Camden	498	518	540	521 s	3.8 s	1.4 s
31 Campbelltown	391	422	453	420	1.7	0.5
32 Fairfield	390	426	490	450	1.4	-4.7
33 Gosford	410	468	561	491	1.7	4.0
34 Hawkesbury	378	450	498	415	-5.7	-8.2
35 Holroyd	475	540	610	543	5.3	5.7
36 Hornsby	635	705	798	727	-0.6	-0.7
37 Liverpool	401	478	540	472	0.2	6.2
38 Penrith	410	470	512	458	4.4	3.3
39 Pittwater	775	993	1160	977	19.6	27.3
40 Sutherland	612	720	860	760	2.9	5.1
41 Warringah	660	750	890	782	-2.8	4.7
42 Wollondilly	-	-	-	-	-	- s
43 Wyong	345	390	453	412	4.0	4.6
REST OF GMR	379	450	550	522	5.9	11.7
44 Cessnock	220	250	347	288 s	-5.7	-2.0 s
45 Kiama	500	558	730	615 s	-0.4 s	21.8 s
46 Lake Macquarie	353	415	481	426	12.2	12.2
47 Maitland	268	305	333	302 s	10.9	3.4
48 Newcastle	380	430	510	465	-2.3	2.6
49 Port Stephens	342	422	670	794	14.1	34.0
50 Shellharbour	405	450	497	450	2.3	15.7
51 Wollongong	440	518	613	537	4.6	15.1
GMR	530	675	873	752	-0.7	3.1
REST OF NSW	225	300	399	358	-6.3	-0.3
NEW SOUTH WALES	462	635	840	698	0.0	2.1

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

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

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
52 Goulburn - Yass	260	349	457	377	-1.4	5.1
53 Queanbeyan	315	461	615	474	-4.0	2.4
54 Snowy Mountains	170	240	372	283	-4.0	0.8
55 South Coast	310	390	495	409	4.0	8.3
56 Bathurst	300	375	444	380	1.4	3.6
57 Lachlan Valley	135	200	270	221	-9.1	-1.0
58 Lithgow - Mudgee	255	303	415	343	-3.8	1.0
59 Orange	265	330	410	337	3.1	1.9
60 Clarence Valley	254	328	415	345	-0.3	5.8
61 Coffs Harbour	340	420	520	437	-2.3	3.4
62 Bourke - Cobarr - Coonamble	85	132	195	258	-20.0	20.0
63 Broken Hill and Far West	76	130	180	145	56.6	4.0
64 Dubbo	220	318	399	364	6.0	3.2
65 Lower Hunter	280	340	460	410	3.0	6.3
66 Upper Hunter	205	270	360	305	0.0	8.0
67 Great Lakes	312	392	499	417	5.9	3.2
68 Kempsey - Nambucca	235	325	400	327	1.6	4.8
69 Port Macquarie	375	455	550	470	-1.1	6.3
70 Taree - Gloucester	255	328	447	354	2.5	4.1
71 Albury	210	271	363	289	-5.6	2.3
72 Lower Murray	160	195	284	224	11.4	3.2
73 Upper Murray exc. Albury	170	227	309	257	6.1	-2.2
74 Armidale	265	322	420	362	-2.4	0.6
75 Inverell - Tenterfield	155	210	290	245	4.5	-6.7
76 Moree - Narrabri	123	190	325	234	-13.6	-29.6
77 Tamworth - Gunnedah	240	315	400	325	1.9	11.7
78 Richmond Valley - Coastal	466	620	810	667	3.3	14.0
79 Richmond Valley - Hinterland	250	319	408	336	1.3	6.3
80 Tweed Valley	376	480	599	504	5.7	9.3
81 Griffith - Murrumbidgee (West)	165	243	325	253	-8.3	8.0
82 Tumut - Tumbarumba	177	242	341	316	-5.1	-3.2
83 Wagga Wagga	215	281	365	374	-3.1	0.7
84 Shoalhaven	378	455	575	494	-1.1	11.0
85 Southern Highlands	550	750	950	779	13.5	22.0

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — September 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	Quartile	\$'000s	Qtly	Ann	Quartile	\$'000s	Quartile	\$'000s	Qtly	Ann
	\$'000s	\$'000s	\$'000s	\$'000s	%	%	\$'000s	\$'000s	\$'000s	\$'000s	%	%
52 Goulburn - Yass	275	353	460	390	-1.9	5.4	178	200	287	231 s	-37.1 s	-7.0 s
53 Queanbeyan	462	560	665	575	3.3	-1.8	180	258	355	271	-4.4	-21.8
54 Snowy Mountains	178	242	390	301	-6.6	0.8	148	218	313	245	-11.0	2.8 s
55 South Coast	337	415	513	437	0.5	6.4	217	287	385	304	7.1	13.9
56 Bathurst	320	384	446	391	0.3	1.1	227	254	280	252 s	1.6 s	-10.6 s
57 Lachlan Valley	148	200	270	225	-8.7	-1.0	117	117	130	144 s	-57.0	-18.8
58 Lithgow - Mudgee	255	317	420	349	0.6	1.6	260	265	280	257 s	-16.7	-3.6
59 Orange	290	345	424	355	5.2	2.1	150	212	248	201	-18.5 s	1.4 s
60 Clarence Valley	259	340	420	351	3.0	9.7	243	295	330	307	-6.3	1.7
61 Coffs Harbour	376	450	555	481	-4.9	2.5	222	299	413	321	-3.5	-3.5
62 Bourke - Cobarr - Coonamble	85	135	195	260	-17.7	22.7	-	-	-	-	-	-
63 Broken Hill and Far West	76	130	180	145	56.6	4.0	-	-	-	-	-	-
64 Dubbo	228	320	402	342	5.3	3.9	205	230	372	704 s	-13.2 s	-8.0
65 Lower Hunter	290	348	480	402	2.4	3.9	223	277	365	483	4.5	17.9 s
66 Upper Hunter	210	285	370	313	0.0	9.6	-	-	-	-	-	-
67 Great Lakes	330	419	530	442	3.5	-3.7	267	331	420	352	0.3	12.2
68 Kempsey - Nambucca	250	335	415	340	0.6	6.3	193	220	307	229	7.8 s	-1.3 s
69 Port Macquarie	427	495	590	510	-1.0	9.3	300	347	405	359	-1.4	-1.7
70 Taree - Gloucester	265	345	460	367	0.6	3.0	173	240	295	250	31.1	-5.9
71 Albury	230	296	380	309	-4.8	-1.3	160	184	229	203	-0.5	1.1
72 Lower Murray	160	195	250	214	9.6	-4.9	-	-	-	-	-	-
73 Upper Murray exc. Albury	170	231	315	251	6.5	-2.9	178	218	280	307 s	16.0 s	11.2 s
74 Armidale	275	335	435	376	-3.5	4.0	179	260	296	255 s	13.5 s	-3.7 s
75 Inverell - Tenterfield	155	212	305	246	7.1	-5.8	-	-	-	-	-	-
76 Moree - Narrabri	117	190	329	235	-13.6	-29.9	-	-	-	-	-	-
77 Tamworth - Gunnedah	245	320	405	331	3.2	10.3	200	218	241	236 s	-18.7 s	3.8 s
78 Richmond Valley - Coastal	510	670	875	735	0.8	11.7	345	513	633	506	11.8	14.0
79 Richmond Valley - Hinterland	260	325	420	347	-3.6	3.8	194	224	271	237	3.2	-6.7
80 Tweed Valley	467	546	679	578	3.0	10.3	310	363	452	383	-6.4	10.0
81 Griffith - Murrumbidgee (West)	170	255	340	258	-4.9	12.8	134	190	240	199 s	-20.8 s	-15.6 s
82 Tumut - Tumbarumba	177	243	341	317	-6.5	5.7	-	-	-	-	-	-
83 Wagga Wagga	224	285	369	302	-2.4	-0.7	152	199	248	1296 s	-9.5 s	-10.4
84 Shoalhaven	390	470	590	509	1.1	11.9	287	318	380	335	-4.5	4.3
85 Southern Highlands	570	768	970	804	12.9	20.9	475	565	645	547 s	-3.4	36.1

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

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 SA4s in NSW, 15 aggregate to Greater Sydney and 13 aggregate to the remainder 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.

4. 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.
5. 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 the 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.
6. 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. 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 based on the new procedures, however reporting of annual changes 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 the March 1991 quarter for Sales.

For further information about these statistics contact Department of Family and Community Services Analysis and Research (02 8753 9434) Monika.Sarangal@fac.s.nsw.gov.au