

Rent and Sales Report

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Rent: March quarter 2008
Sales: December quarter 2007

Changes to the geography

A number of changes to the geography used in the Report were introduced into the December 2007 issue. See page 15 for details.

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Rent and Sales Summary

Rent: March Quarter 2008

Trends for new bonds at state and regional levels

Since the December 2007 quarter, the median rent for all dwellings in the Sydney Statistical Division (SD) remained unchanged at \$350. However, over the quarter the median rent increased by \$10 in each of the three Sydney rings, to \$430 in the Inner Ring, to \$360 in the Middle Ring and to \$300 in the Outer Ring. When compared to the previous year, median rents increased by \$30 in the Sydney SD, \$45 in the Inner Ring, \$40 in the Middle Ring and \$30 in the Outer Ring.

Median rents for one bedroom flats/units increased over the year in each of the Rings and Rest of GMR, ranging from 6.7% in the Rest of GMR to 16.1% in the Middle Ring. Over the quarter, median rents remained unchanged in the Outer Ring, increased in the Inner Ring (4.2%), Middle Ring (8.3%), and in the Rest of GMR (6.7%).

Over the year, median rents for two bedroom flats/units increased in each of the Rings and Rest of GMR, ranging from 11.5% in the Outer Ring to 12.5% in the Rest of GMR. Over the quarter, median rents increased in the Inner Ring (2.2%), Middle Ring (1.6%), Outer Ring (3.6%) and Rest of GMR (2.3%).

Median rents for two bedroom separate houses increased over the year in each of the Rings and Rest of GMR, ranging from 9.1% in the Outer Ring and Rest of GMR to 11.9% in the Inner Ring. Over the quarter, median rents decreased in the Middle Ring (1.4%), remained unchanged in the Rest of GMR and increased in the Inner Ring (4.4%) and in the Outer Ring (2.1%).

Over the year, median rents for three bedroom separate houses increased in each of the Rings and Rest of GMR, ranging from 11.5% in the Outer Ring to 14.3% in the Inner and Middle Rings. Over the quarter, median rents increased

in the Inner Ring (7.1%), Middle Ring (2.6%), Outer Ring (3.6%) and in the Rest of GMR (3.7%). The Middle Ring has recorded eight consecutive quarterly increases.

Outside the GMR, median rents for two bedroom flats/units increased by 3.0% over the quarter and 6.3% over the year. Median rents for three bedroom separate houses increased by 2.2% over the quarter and 6.8% over the year.

During the quarter, the number of new bonds lodged decreased by -3.9% in Sydney SD, -0.3% in the Inner Ring, -5.5% in the Middle Ring, -6.1% in the Outer Ring and increased by 15.9% in Rest of GMR. During the year, the number of new bonds lodged decreased (-9.5%) in the Sydney SD. Decreases also occurred in each of the three Rings and the Rest of GMR.

Notable rent movements for local government areas (ignoring small samples)

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Marrickville (18.2%) and Canterbury (17.6%). Thirteen out of 43 LGAs in Sydney SD recorded annual increases of 10% or more. Within the Rest of GMR the largest annual increase was observed in Lake Macquarie (15.4%) and Newcastle (10.3%).

Two bedroom flats/units in Canterbury (19.0%) and Marrickville (17.9%) recorded the largest annual increases in median rent in the Sydney SD. Ryde, Sydney and Warringah, have each recorded six consecutive quarterly increases. Twenty three of the 43 LGAs within Sydney SD recorded annual increases of 10% or more, representing 65% of the two bedroom flats/units rental market in Sydney SD. Within the Rest of GMR, Maitland recorded the biggest annual increase of 15.6%, followed by Cessnock (13.2%).

Trends in Median Rents – Sydney and NSW

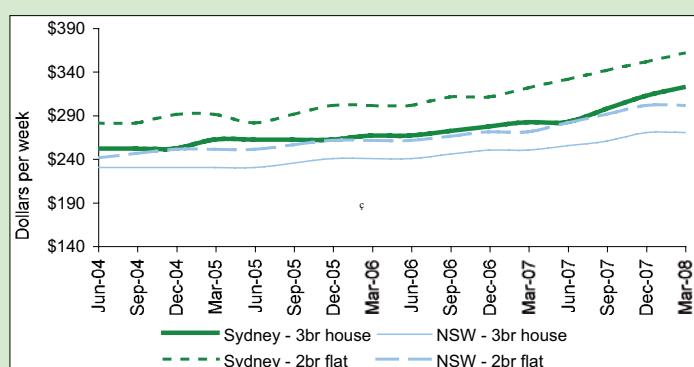


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Mar Qtr 2008	\$430	\$360	\$300	\$350	\$300
Qtly change	2.4%	2.9%	3.4%	0.0%	0.0%
Ann. change	11.7%	12.5%	11.1%	9.4%	11.1%
Sales (\$'000s)					
Dec Qtr 2007	\$580	\$465	\$384	\$450	\$385
Qtly change	1.8%	1.7%	1.1%	1.9%	1.6%
Ann. change	5.5%	1.1%	2.1%	2.3%	4.1%

Five out of 43 LGAs within Sydney SD recorded an annual increase of 10% or more in median rent for two bedroom separate houses including Fairfield (25.0%), Parramatta (19.6%) and Marrickville (16.0%). Within the Rest of GMR, Wollongong recorded the biggest annual increase of 12.0%.

Over the year, the biggest increase in median rent for three bedroom separate houses in the Sydney SD were recorded in Ku-ring-gai (23.0%) and Leichhardt (22.9%). Twenty three of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, representing 57% of the three bedroom separate houses rental market in Sydney SD. Within the Rest of GMR, Lake Macquarie and Shellharbour recorded the largest annual increases (12.0%).

Amongst Rural Statistical Sub-Divisions (SSD), 24 of the 34 SSDs recorded annual increases in median rent for two bedroom dwellings above 5% and ranging up to 11.5%. For three bedroom dwellings 25 of the 34 SSDs recorded annual increases above 5% and ranging up to 15.0%.

Within the Sydney SD, the number of new bonds lodged over the year decreased in each of the Rings, and within all but four LGAs.

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

Sales: December Quarter 2007

The median sales price for all dwellings across the Sydney SD increased by 1.9% over the quarter and by 2.3% over the year. Over the quarter, the sales price increased in the Inner Ring (1.8%), Middle Ring (1.7%), Outer Ring (1.1%) and the Rest of GMR (2.2%). Over the year, the median sales price increased in the Inner ring (5.5%), in the Middle Ring (1.1%), in the Outer Ring (2.1%) and in the Rest of GMR (2.2%).

For non-strata dwellings in the Sydney SD, the median sales price increased by 3.0% for the quarter and by 4.5% for the year. Over the quarter, the sales price decreased in the Inner Ring (-0.6%) but increased in the Middle Ring (4.8%), Outer Ring (2.2%) and Rest of GMR (0.6%). The largest quarterly increase was recorded in Woollahra (19.4%), while Mosman, Wollondilly and North Sydney recorded the largest quarterly decreases (-15.4%, -12.9% and -12.3% respectively). Over the year, the sales price increased in the Inner Ring (8.7%), Middle Ring (6.6%), Outer Ring (2.5%) and the Rest of GMR (3.0%). The largest annual increases were recorded in Waverly (34.5%) and Willoughby (20.6%).

For strata dwellings in the Sydney SD, the median sales price increased by 0.8% for the quarter and by 1.5% over the year. Over the quarter, the median sales price increased in the Inner and Outer Rings by 1.5% and in the Rest of GMR by 6.0%, but decreased in the Middle Ring by -0.3%. The largest quarterly increase was recorded in Manly (9.7%), whilst the largest decrease was recorded in Auburn (-12.8%). Over the year, the median sales price increased in the Inner Ring (5.9%), in the Middle Ring (1.1%), in the Outer Ring (3.5%) and in the Rest of GMR (2.5%). Two out of the 43 LGAs in Sydney recorded annual decreases of more than 10% with the largest decreases recorded in Botany Bay (-19.2%) and Liverpool (-10.7%). Five LGAs in Sydney recorded annual increases of more than 10%, with the largest increases recorded in Marrickville (13.6%), and Leichhardt (12.1%).

Trends in Median Sales Price – Sydney and NSW

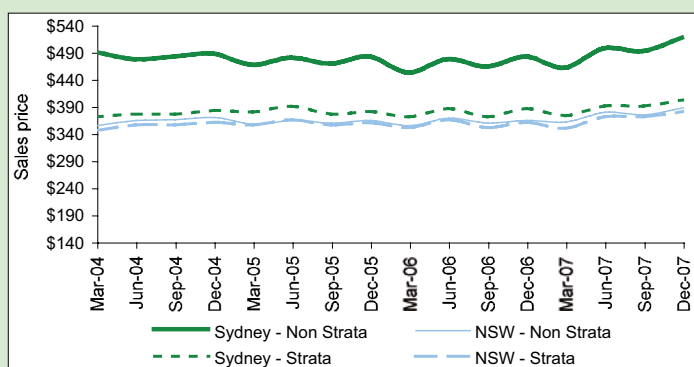


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2008

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %
SYDNEY SD	340	3.0	13.3	350	0.0	9.4	350	0.0	11.1	450	0.0	12.5
Inner Ring	370	5.7	8.8	470	4.4	13.3	640	6.7	16.4	900	13.9	25.0
1 Ashfield	250	0.0	8.7	323	4.0	13.2	485	14.8	12.8	508 s	1.5	12.8
2 Botany Bay	245 s	6.5	6.5	320	-1.5	11.3	450	-7.2	0.0	-	-	-
3 Lane Cove	320 s	10.3	21.9	360	1.4	12.5	550	1.9	11.1	950 s	13.1	18.8
4 Leichhardt	323	-0.8	8.4	500	6.4	13.6	630	7.7	14.5	730 s	-2.7	1.4
5 Marrickville	250	0.0	13.6	378	4.9	18.0	490	2.1	10.1	580 s	0.0	20.8
6 Mosman	350	1.4	12.9	455	1.1	8.3	795	-3.0	11.2	1700	1.5	3.3
7 North Sydney	375	7.1	8.3	480	0.0	6.7	680	-2.9	9.7	1000	-14.9	5.3
8 Randwick	350	0.0	11.1	440	7.3	18.9	590	7.3	18.0	865	15.3	28.6
9 Sydney	400	5.3	11.1	545	4.8	13.5	680	4.6	14.3	730	7.4	23.7
10 Waverley	360	-1.4	9.1	465	0.5	10.7	693	-1.1	9.9	1000	5.5	25.8
11 Woollahra	370	1.4	13.0	515	4.0	14.4	850	6.3	9.0	1925	28.3	28.3
Middle Ring	320	6.7	18.5	330	1.5	13.8	420	5.0	13.5	580	5.5	11.5
12 Auburn	330	-4.3	10.0	310	-6.1	10.7	355	1.4	7.6	500 s	28.2	31.6
13 Bankstown	185 s	4.2	15.6	270	0.0	8.0	350	2.9	16.7	400	1.3	5.3
14 Burwood	230 s	2.2	-6.1	370	2.8	12.1	483	12.2	14.9	600 s	-	14.3
15 Canterbury	200	2.6	14.3	250	0.0	13.6	375	-1.3	13.6	450	2.3	12.5
16 Canada Bay	400	8.1	17.6	450	0.0	15.4	560	1.8	24.4	650 s	-6.5	-8.5
17 Hunters Hill	320 s	-	-	450 s	8.4	14.6	575 s	4.5	6.5	-	-	-
18 Hurstville	230	9.5	2.2	300	3.4	11.1	400	3.2	11.1	500	8.7	14.9
19 Kogarah	240 s	-14.3	-2.0	330	3.1	10.0	420	5.0	18.3	540 s	-7.7	-2.7
20 Ku-ring-gai	280 s	-2.6	12.0	420	5.0	12.0	600	9.1	20.0	868	1.5	11.2
21 Manly	375	0.0	7.1	500	3.1	11.1	670	-10.7	1.5	1125	12.5	12.5
22 Parramatta	250	8.7	13.6	300	0.0	11.1	350	0.0	9.4	420	0.0	10.5
23 Rockdale	270	-4.4	3.8	320	-3.0	6.7	420	2.4	10.5	500	0.0	11.1
24 Ryde	260	8.3	18.2	320	3.2	10.3	460	2.2	10.8	555	7.2	11.0
25 Strathfield	300	7.1	11.1	350	0.0	9.4	450	0.0	12.5	550 s	1.9	14.6
26 Willoughby	410	2.5	12.3	480	6.7	12.9	680	4.6	23.6	900	0.6	5.9
Outer Ring	210	0.0	10.5	270	0.0	8.0	295	1.7	9.3	400	0.0	9.6
27 Baulkham Hills	220	-8.3	10.0	343	0.7	10.5	390	2.6	11.4	530	7.1	11.6
28 Blacktown	160	0.0	6.7	255	2.0	10.9	280	0.0	12.0	400	2.6	14.3
29 Blue Mountains	158	5.0	1.6	220	2.3	10.0	260	0.0	8.3	350	2.9	9.4
30 Camden	-	-	-	260 s	-1.9	18.2	300	0.0	11.1	400	0.0	8.1
31 Campbelltown	158 s	-3.1	16.7	210	0.0	10.5	260	4.0	13.0	338	5.5	19.5
32 Fairfield	150	-6.3	7.1	200	0.0	11.1	285	1.8	9.6	360	2.9	18.0
33 Gosford	158	-1.6	5.0	240	4.3	6.7	295	1.7	7.3	385	4.1	10.0
34 Hawkesbury	163 s	-	35.4	225	2.3	12.5	280	3.7	7.7	350	-2.8	6.1
35 Holroyd	200	11.1	14.3	280	3.7	12.0	320	-1.5	10.3	420	5.0	19.1
36 Hornsby	290	-0.9	1.8	350	1.4	6.1	420	0.0	10.5	550	1.9	17.0
37 Liverpool	155	-7.5	3.3	230	2.2	15.0	310	0.0	10.7	390	3.3	11.4
38 Penrith	168	4.7	11.7	200	0.0	11.1	270	0.0	8.0	350	0.0	9.4
39 Pittwater	300	0.0	14.3	425	6.3	10.4	600	0.8	11.1	800	2.2	17.6
40 Sutherland	230	0.0	9.5	330	3.1	13.8	430	2.4	10.3	565	6.6	15.3
41 Warringah	325	4.8	14.0	405	1.3	9.5	580	3.6	6.4	775	2.6	7.6
42 Wollondilly	165 s	-	-	205 s	0.0	5.1	260	0.0	8.3	360	2.9	20.0
43 Wyong	148	-1.3	5.7	210	0.0	5.0	260	4.0	8.3	340	6.3	13.3
Rest of GMR	150	0.0	0.0	235	2.2	6.8	290	5.5	11.5	350	2.9	11.1
44 Cessnock	130 s	0.0	4.0	190	5.6	10.1	220	-2.2	10.0	300	7.1	20.0
45 Kiama	-	-	-	225	-10.0	4.7	310	3.3	10.7	360 s	1.4	2.9
46 Lake Macquarie	150	5.3	7.1	230	0.0	7.0	280	1.8	7.7	363	3.6	6.6
47 Maitland	136	-2.8	4.7	210	0.0	7.7	265	1.9	10.4	323	0.8	9.3
48 Newcastle	160	0.0	6.7	260	0.0	8.3	320	6.7	10.3	350	-7.3	12.9
49 Port Stephens	150 s	-3.2	13.2	200	5.3	5.3	250	0.0	4.2	330	3.1	13.8
50 Shellharbour	170 s	13.3	13.3	210	5.0	16.7	280	4.7	9.8	380	5.6	16.0
51 Wollongong	150	0.0	0.0	235	2.2	6.8	320	6.7	10.3	400	5.3	11.1
NEW SOUTH WALES	300	5.3	15.4	290	1.8	11.5	295	1.7	9.3	370	0.0	5.7

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - March Quarter 2008

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
SYDNEY SD	230	285	400	1.8	9.6	265	320	415	3.2	14.3
Inner Ring	420	470	550	4.4	11.9	500	600	750	7.1	14.3
1 Ashfield	325	370	450 s	5.7	4.2	443	520	573 s	15.6	20.9
2 Botany Bay	-	-	-	-	-	410	525	588 s	5.0	12.9
3 Lane Cove	-	-	-	-	-	490	550	651 s	0.9	-0.9
4 Leichhardt	463	520	580	13.0	15.6	550	630	745	10.0	22.9
5 Marrickville	388	435	480	1.8	16.0	443	500	550	4.2	11.1
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	500	625	775 s	-	-	650	750	850 s	2.7	15.4
8 Randwick	450	480	535 s	-4.0	6.7	510	600	750	5.7	20.0
9 Sydney	383	450	548	-5.3	12.5	530	655	728 s	19.1	32.3
10 Waverley	-	-	-	-	-	740	850	925 s	13.3	9.0
11 Woollahra	-	-	-	-	-	750	930	1750 s	-5.8	1.1
Middle Ring	290	340	400	-1.4	9.7	340	400	500	2.6	14.3
12 Auburn	240	260	310 s	-3.7	4.0	290	325	370	0.0	12.1
13 Bankstown	270	290	320	5.5	13.7	300	340	370	6.3	17.2
14 Burwood	343	375	398 s	-2.6	-	373	445	585 s	7.2	17.1
15 Canterbury	298	345	385 s	4.5	15.0	340	380	420	0.0	15.2
16 Canada Bay	373	445	485 s	4.7	17.1	460	500	599	0.0	11.1
17 Hunters Hill	-	-	-	-	-	550	590	730 s	-	-
18 Hurstville	296	330	350 s	0.0	6.5	380	400	424	8.1	14.3
19 Kogarah	330	350	398 s	-	-	380	430	493	7.5	22.9
20 Ku-ring-gai	400	480	500 s	3.2	24.7	500	615	734	11.8	23.0
21 Manly	-	-	-	-	-	620	700	800 s	-2.4	-6.7
22 Parramatta	260	305	330	8.9	19.6	300	340	366	0.0	13.3
23 Rockdale	320	350	400 s	-6.7	6.1	368	415	450	1.2	12.2
24 Ryde	330	390	460 s	-2.5	14.7	400	450	500	7.1	18.4
25 Strathfield	-	-	-	-	-	360	480	550 s	6.7	20.0
26 Willoughby	450	520	598 s	-2.3	12.4	630	690	780	9.5	20.0
Outer Ring	205	240	275	2.1	9.1	250	290	340	3.6	11.5
27 Baulkham Hills	-	-	-	-	-	350	390	430	4.0	11.4
28 Blacktown	220	240	260	0.0	9.1	245	280	320	1.8	12.0
29 Blue Mountains	200	225	255	0.0	7.1	240	260	300	4.0	8.3
30 Camden	-	-	-	-	-	280	300	340	0.0	11.1
31 Campbelltown	220	228	249 s	5.8	8.3	245	268	280	7.0	13.8
32 Fairfield	220	250	260	8.7	25.0	254	280	310	0.0	7.7
33 Gosford	220	240	260	0.0	4.3	260	290	333	0.0	7.4
34 Hawkesbury	224	255	275 s	8.5	18.6	265	290	320	5.5	11.5
35 Holroyd	260	290	300 s	3.6	16.0	290	320	340	3.2	14.3
36 Hornsby	300	360	413 s	2.9	16.1	385	425	480	3.7	11.8
37 Liverpool	200	250	270 s	2.0	25.0	273	300	350	0.0	9.1
38 Penrith	190	210	240	0.0	6.3	250	270	299	0.0	8.0
39 Pittwater	-	-	-	-	-	540	630	750	8.6	17.8
40 Sutherland	285	350	400	6.1	6.1	390	430	493	0.0	7.5
41 Warringah	480	523	550 s	6.6	13.6	544	600	700	7.1	15.4
42 Wollondilly	155	190	230 s	-13.6	-7.3	250	260	300	-1.9	8.3
43 Wyong	190	210	230	5.0	5.0	233	250	280	0.0	4.2
Rest of GMR	200	240	265	0.0	9.1	245	280	320	3.7	12.0
44 Cessnock	170	185	200	2.8	8.8	190	220	246	0.0	10.0
45 Kiama	-	-	-	-	-	270	310	348 s	5.1	10.7
46 Lake Macquarie	210	235	260	0.0	6.8	245	280	310	1.8	12.0
47 Maitland	183	210	240	0.0	2.4	240	260	280	3.0	10.6
48 Newcastle	233	260	280	-1.0	8.3	270	300	340	1.7	7.1
49 Port Stephens	190	200	230	-4.8	2.6	220	250	274	3.1	4.2
50 Shellharbour	186	220	248 s	0.0	4.8	260	280	310	7.7	12.0
51 Wollongong	220	258	280	7.3	12.0	260	300	340	7.1	11.1
NEW SOUTH WALES	185	230	295	0.0	4.5	230	270	335	0.0	8.0

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - March Quarter 2008

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile	Median	Third Quartile	Change in Median		First Quartile	Median	Third Quartile	Change in Median	
	\$	\$	\$	Qtly %	Ann %	\$	\$	\$	Qtly %	Ann %
SYDNEY SD	270	350	420	6.1	12.9	280	360	470	2.9	12.5
Inner Ring	320	375	450	4.2	10.3	390	460	560	2.2	12.2
1 Ashfield	230	250	305	0.0	8.7	290	320	370	6.7	14.3
2 Botany Bay	228	250	278 s	8.7	8.7	275	310	380	-3.1	10.7
3 Lane Cove	280	320	380 s	10.3	21.9	330	350	400	0.0	9.4
4 Leichhardt	258	320	400	0.0	8.5	390	460	550	-2.1	0.0
5 Marrickville	220	260	320	4.0	18.2	280	330	410	-5.7	17.9
6 Mosman	316	350	420	2.9	12.9	400	450	525	0.0	11.1
7 North Sydney	330	375	435	7.1	7.1	410	475	550	-1.0	8.0
8 Randwick	300	350	415	0.0	9.4	380	430	520	4.9	17.8
9 Sydney	350	400	480	5.3	9.6	470	550	650	3.8	14.6
10 Waverley	310	370	430	0.0	12.1	400	455	575	-1.1	8.3
11 Woollahra	340	370	458	2.8	12.1	440	500	600	5.3	12.4
Middle Ring	240	325	385	8.3	16.1	270	325	400	1.6	12.1
12 Auburn	203	338	374	-2.2	10.7	250	320	400	-5.9	6.7
13 Bankstown	161	193	218 s	8.5	28.3	250	260	300	-3.7	4.0
14 Burwood	200	230	295 s	1.1	-8.0	320	360	400	1.4	5.9
15 Canterbury	176	200	220	2.6	17.6	220	250	280	4.2	19.0
16 Canada Bay	380	400	420	5.3	16.8	380	460	525	2.2	16.5
17 Hunters Hill	250	320	380 s	-	-	358	450	556 s	8.4	18.4
18 Hurstville	210	230	270	4.5	-8.9	258	290	330	3.6	13.7
19 Kogarah	215	260	305 s	-10.3	6.1	280	310	350	-1.6	5.1
20 Ku-ring-gai	220	280	350 s	-	12.0	360	400	455	2.6	17.6
21 Manly	340	370	420	-2.6	5.7	420	500	589	4.2	16.3
22 Parramatta	200	250	290	5.3	8.7	270	300	350	0.0	11.1
23 Rockdale	240	300	360	4.3	15.4	280	320	380	0.0	11.3
24 Ryde	235	258	340	7.3	17.0	280	320	360	6.7	14.3
25 Strathfield	260	300	348	7.1	12.1	310	350	400	-1.4	9.4
26 Willoughby	374	410	440	2.5	10.8	420	485	571	7.8	15.5
Outer Ring	165	230	300	0.0	15.0	220	290	350	3.6	11.5
27 Baulkham Hills	165	200	300 s	-31.0	-16.7	290	345	370	1.5	11.3
28 Blacktown	150	160	220 s	0.0	6.7	230	260	280	4.0	14.3
29 Blue Mountains	149	150	171 s	0.0	0.0	176	200	238	11.1	11.1
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	165	175	210	-5.4	2.9
32 Fairfield	140	150	171 s	-9.1	7.1	170	190	220	0.0	5.6
33 Gosford	145	165	183	2.5	3.1	205	230	265	0.0	4.5
34 Hawkesbury	-	-	-	-	-	190	220	240 s	10.0	18.9
35 Holroyd	148	200	220 s	3.9	12.7	240	270	300	0.0	8.0
36 Hornsby	240	295	330	-1.7	1.7	324	350	395	0.0	6.1
37 Liverpool	75	150	184 s	-14.3	-3.2	190	220	280	0.0	15.8
38 Penrith	150	170	189 s	4.6	13.3	175	200	250	5.3	14.3
39 Pittwater	250	280	333	-6.7	7.7	360	420	475	5.0	9.1
40 Sutherland	210	240	260	4.3	14.3	290	320	360	3.2	14.3
41 Warringah	290	325	360	4.8	14.0	355	400	460	1.3	9.6
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	130	149	170	-6.9	1.0	180	220	270	4.8	15.8
Rest of GMR	135	160	189	6.7	6.7	185	225	270	2.3	12.5
44 Cessnock	115	125	140 s	-3.8	0.0	151	193	220	16.7	13.2
45 Kiama	-	-	-	-	-	191	220	248 s	12.8	15.8
46 Lake Macquarie	130	150	165	7.1	15.4	200	220	250	0.0	10.0
47 Maitland	123	130	150 s	-7.1	0.0	150	185	220	-2.6	15.6
48 Newcastle	145	171	210	3.6	10.3	220	250	301	0.0	4.2
49 Port Stephens	135	150	160 s	-	9.1	170	190	235	0.0	5.6
50 Shellharbour	143	168	179 s	-	11.7	150	170	203	-5.6	6.3
51 Wollongong	130	153	180	1.7	1.7	180	220	270	4.8	10.0
NEW SOUTH WALES	190	320	400	6.7	14.3	215	300	420	0.0	11.1

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - March Quarter 2008

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median	Change		Median	Change		Median	Change		Median	Change	
	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %
REST OF NSW	180	2.9	5.9	240	4.2	6.7	235	2.2	6.8	170	3.0	6.3
54 Hunter SD Balance	185	2.8	5.7	250	4.2	8.7	240	4.3	4.3	180	5.9	5.9
55 Nowra-Bomaderry	175	9.4	9.4	230	4.5	7.0	230	4.5	7.0	163	8.3	14.0
56 Illawarra SD Balance	190	2.7	5.6	230	0.0	4.5	230	2.2	4.5	180	5.9	1.4
57 Tweed Heads & Tweed Coast	275	5.8	10.0	340	1.5	9.7	370	4.2	12.1	270	3.8	8.0
58 Lismore	195	8.3	11.4	260	2.0	8.3	260	0.0	4.0	185	5.7	8.8
59 Richmond-Tweed SD Balance	240	2.1	9.1	320	6.7	10.3	320	6.7	14.3	220	4.8	12.8
60 Coffs Harbour	208	3.8	9.2	290	1.8	7.4	290	1.8	7.4	195	2.6	11.4
61 Clarence	180	0.0	5.9	240	0.0	9.1	245	2.1	11.4	175	0.0	12.9
62 Port Macquarie	200	0.0	5.3	290	5.5	11.5	285	5.6	9.6	190	0.0	8.6
63 Hastings	175	6.1	6.1	230	4.5	4.5	230	4.5	4.5	165	3.1	6.5
64 Tamworth	180	2.9	5.9	245	2.1	6.5	245	1.0	6.5	170	0.0	4.6
65 Northern Slopes	140	0.0	7.7	180	5.9	12.5	180	2.9	12.5	130	-3.7	0.0
66 Northern Tablelands	160	3.2	6.7	215	4.9	7.5	215	7.5	7.5	158	5.0	5.0
67 North Central Plain	130	0.0	-3.7	230	15.0	10.8	225	12.5	12.5	130	4.0	0.0
68 Dubbo	160	3.2	6.7	228	1.1	8.3	225	-2.2	7.1	145	0.0	3.6
69 Central Macquarie	130	-13.3	-10.3	200	8.1	11.1	195	8.3	14.7	130	-10.3	-7.1
70 Macquarie-Barwon	130	-17.5	-10.3	150 s	-9.1	13.2	150 s	-9.1	11.1	120 s	-	-17.2
71 Upper Darling	160 s	0.0	10.3	230	-8.0	15.0	240	-5.9	2.1	135 s	-14.3	0.0
72 Bathurst	185	2.8	2.8	240	4.3	4.3	240	3.2	4.3	180	0.0	2.9
73 Orange	185	0.0	5.7	240	4.3	9.1	243	5.4	7.8	175	0.0	2.9
74 Central Tablelands	155	6.9	10.7	185	-2.6	2.8	185	-2.6	2.8	130	-1.9	4.0
75 Lachlan	130	-5.5	-3.7	173	-1.4	-1.4	170	0.0	-2.9	125	2.0	0.0
76 Queanbeyan	260	4.0	5.1	368	5.0	8.1	380	8.6	11.8	240	4.3	14.3
77 Southern Tableland	160	0.0	6.7	200	0.0	0.0	210	0.0	5.0	150	3.4	9.1
78 Lower South Coast	180	0.0	4.3	235	3.3	6.8	240	4.3	4.3	173	1.5	1.5
79 Snowy	170	0.0	9.7	225	11.1	11.1	220	10.0	10.0	183	1.4	14.1
80 Wagga Wagga	190	10.1	8.6	270	3.8	12.5	260	1.0	8.3	180	12.5	12.5
81 Central Murrumbidgee	140	0.0	0.0	185	2.8	12.1	190	5.6	13.4	140	0.0	3.7
82 Lower Murrumbidgee	155	0.0	3.3	200	0.0	0.0	195	0.0	-2.5	155	3.3	3.3
83 Albury	170	7.9	6.3	250	2.0	-2.0	250	2.0	0.0	150	3.4	0.0
84 Upper Murray	150	7.1	11.1	190	0.0	5.6	190	2.7	2.7	145 s	0.0	20.8
85 Central Murray	140	0.0	3.7	200	11.1	11.1	200	11.1	11.1	140	-1.8	7.7
86 Murray-Darling	125	-3.8	-3.8	165 s	-7.0	0.0	170 s	-6.8	0.0	125 s	-	-3.8
87 Far West	145	3.6	11.5	170	3.0	13.3	180	9.1	20.0	120 s	-9.4	0.0

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - March Quarter 2008

Rural SSD and Code (a)	New Bonds Lodged					Total Bonds Held				
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings	
				Qtly %	Ann %				Qtly %	Ann %
REST OF NSW	8033	4895	16688	8.5	-1.7	61778	36803	129458	0.9	3.0
54 Hunter SD Balance	461	279	983	2.4	-1.4	3742	1806	7603	0.9	4.1
55 Nowra-Bomaderry	136	64	260	-17.5	-18.2	1196	626	2511	-0.8	2.1
56 Illawarra SD Balance	568	119	897	7.4	7.4	4508	949	7092	1.3	3.0
57 Tweed Heads & Tweed Coast	199	300	820	8.0	5.7	1656	1841	6021	2.7	3.6
58 Lismore	194	153	443	41.1	0.0	1434	1185	3557	2.1	-0.6
59 Richmond-Tweed SD Balance	587	330	1236	8.7	1.9	5035	2727	10554	0.3	0.4
60 Coffs Harbour	217	150	628	-3.7	-7.6	1862	1434	5356	0.3	4.2
61 Clarence	514	212	861	11.2	8.4	3950	1745	6950	0.3	4.2
62 Port Macquarie	125	192	473	-13.7	-13.8	1381	1396	4188	0.2	-1.1
63 Hastings	511	192	847	-0.6	-9.3	4358	1960	7589	0.9	6.2
64 Tamworth	279	180	505	8.4	11.0	1962	1306	3855	1.3	2.5
65 Northern Slopes	160	63	245	20.7	14.0	1237	507	2014	1.2	4.4
66 Northern Tablelands	353	282	769	18.9	-0.5	2606	1762	5488	0.6	4.7
67 North Central Plain	96	95	207	-4.2	-25.3	838	820	1947	-3.0	0.5
68 Dubbo	216	117	400	-5.4	-5.0	1649	983	3285	0.2	2.7
69 Central Macquarie	263	108	428	21.9	14.7	1791	738	3056	1.7	3.2
70 Macquarie-Barwon	61	37	101	65.6	16.1	408	197	728	3.0	6.4
71 Upper Darling	67	35	114	7.5	4.6	394	253	845	0.7	11.5
72 Bathurst	249	187	542	31.2	-16.4	1548	1057	3207	2.0	1.5
73 Orange	279	140	460	-5.3	-8.4	1924	1053	3370	-0.4	2.3
74 Central Tablelands	225	63	347	0.9	-7.5	1687	447	2621	0.9	5.4
75 Lachlan	193	101	329	-8.6	-14.5	1679	868	3011	-1.0	1.6
76 Queanbeyan	110	140	503	12.0	-2.7	957	1442	4114	0.9	1.1
77 Southern Tableland	267	142	516	2.6	5.7	2074	931	4062	1.0	3.7
78 Lower South Coast	334	194	594	-9.5	-10.3	2768	1434	5043	1.0	2.7
79 Snowy	80	60	181	2.3	-2.7	545	361	1216	1.3	5.1
80 Wagga Wagga	296	266	759	25.5	-6.3	1893	1842	5088	1.2	3.1
81 Central Murrumbidgee	191	97	330	45.4	6.5	1228	605	2292	2.1	3.3
82 Lower Murrumbidgee	220	189	495	23.8	13.3	1444	1289	3373	1.2	1.0
83 Albury	197	232	794	26.6	3.8	1420	1932	4930	1.0	3.0
84 Upper Murray	89	35	151	13.5	2.0	607	288	1082	2.2	7.1
85 Central Murray	109	76	201	-5.6	-25.6	832	594	1579	-1.6	-1.0
86 Murray-Darling	44	31	79	51.9	23.4	247	122	400	3.4	3.4
87 Far West	143	34	190	69.6	18.8	918	303	1431	5.0	13.6

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

Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2008

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
SYDNEY SD	9377	20180	42312	-3.9	-9.5	100989	191672	442107	0.0	0.3
Inner Ring	1001	9918	15857	-0.3	-8.3	9725	88209	155098	0.2	-0.6
1 Ashfield	55	365	585	-1.5	-13.8	608	4083	7050	-0.4	-1.1
2 Botany Bay	33	184	298	-12.9	-24.9	548	2425	4179	0.2	-0.6
3 Lane Cove	48	215	333	-10.5	-16.5	549	2274	3661	0.0	-1.6
4 Leichhardt	203	337	882	-3.8	-11.9	1804	3322	9141	-0.1	-2.3
5 Marrickville	178	655	1370	-0.2	-4.8	1814	6394	15280	0.3	-0.3
6 Mosman	60	226	399	-1.2	-16.0	453	2485	4367	0.0	-2.3
7 North Sydney	58	1311	1824	3.3	-5.0	562	11056	17129	0.4	-0.9
8 Randwick	161	1352	2283	18.3	-8.7	1456	12277	21435	0.8	0.2
9 Sydney	86	3846	5626	-1.7	-9.2	917	29793	47924	0.3	-0.2
10 Waverley	57	934	1370	-6.9	-0.2	524	9092	15003	-0.6	-0.4
11 Woollahra	62	493	887	-12.0	-2.8	490	5008	9929	-0.3	-1.1
Middle Ring	2035	5856	11121	-5.5	-9.6	23216	59610	122991	0.1	0.7
12 Auburn	105	476	744	-12.7	-8.3	1592	4349	8089	0.2	3.1
13 Bankstown	322	201	867	-7.7	-12.5	3761	2610	10724	0.3	2.7
14 Burwood	54	176	343	-6.3	-22.0	548	1962	4051	-0.1	-2.4
15 Canterbury	177	523	1072	2.3	-20.0	2441	7806	15658	0.1	0.0
16 Canada Bay	110	503	879	-16.3	-0.7	1193	4425	8447	0.5	3.8
17 Hunters Hill	28	37	89	-6.3	9.9	216	362	850	0.4	-1.3
18 Hurstville	115	321	551	-14.8	-17.4	1441	3490	6938	-0.7	-0.8
19 Kogarah	71	224	405	-2.9	6.9	849	2503	4773	0.1	-0.6
20 Ku-ring-gai	279	129	530	7.7	-0.2	2239	1081	4376	0.9	0.6
21 Manly	62	411	648	-3.4	-9.7	620	3844	6322	-0.7	-1.6
22 Parramatta	236	747	1484	-11.3	-17.9	2986	8015	17199	-0.1	2.5
23 Rockdale	141	600	947	-3.3	-8.6	1807	6215	10974	0.2	-0.7
24 Ryde	165	670	1139	0.4	1.7	1794	5908	11544	0.4	0.2
25 Strathfield	38	309	440	-7.4	-10.6	506	2425	4175	0.0	0.1
26 Willoughby	132	529	983	5.4	-1.9	1223	4615	8871	0.9	-0.2
Outer Ring	6341	4406	15334	-6.1	-10.8	68048	43853	164018	-0.2	0.9
27 Baulkham Hills	338	164	794	-6.0	-10.3	3415	1361	8002	-0.7	-0.7
28 Blacktown	825	205	1541	-12.7	-13.3	9892	2248	18133	0.2	1.7
29 Blue Mountains	431	75	563	5.8	-11.8	3733	630	5210	-0.4	-1.2
30 Camden	184	13	281	11.1	9.8	1753	113	2444	0.7	-0.2
31 Campbelltown	385	85	815	-13.8	-13.6	4535	894	9039	-0.4	1.6
32 Fairfield	357	218	843	-2.3	-7.2	4636	3645	12526	0.3	1.5
33 Gosford	631	418	1486	-5.8	-11.8	6138	3269	13762	-0.2	1.1
34 Hawkesbury	207	44	377	-10.2	-23.4	2193	583	4149	-1.0	0.9
35 Holroyd	173	378	866	1.1	-0.7	2299	4026	9917	0.2	0.5
36 Hornsby	266	435	999	-4.7	-13.9	3019	3882	10213	-0.3	-0.6
37 Liverpool	428	325	1064	5.8	-12.2	4645	3528	12139	0.4	2.0
38 Penrith	606	230	1266	-0.7	-5.7	6158	2153	13148	0.1	2.9
39 Pittwater	124	140	373	-13.3	-7.2	1357	1289	3727	-1.0	-1.8
40 Sutherland	269	714	1380	-12.6	-15.1	3114	7200	14474	-0.6	-0.6
41 Warringah	235	682	1165	-12.1	-6.0	2453	6702	12454	-1.1	-0.8
42 Wollondilly	113	12	163	-14.2	-18.1	1231	156	1674	0.5	5.5
43 Wyong	769	268	1358	-4.8	-12.3	7477	2174	13007	0.2	2.2
Rest of GMR	2926	2272	7277	15.9	-7.4	26349	17613	62730	1.4	1.5
44 Cessnock	221	67	340	-13.5	-0.3	2053	531	3225	1.0	3.4
45 Kiama	49	32	119	-13.8	-42.2	630	299	1313	-1.1	-0.8
46 Lake Macquarie	623	197	1092	8.8	-8.6	6154	2037	11317	0.3	-0.1
47 Maitland	281	111	493	0.8	-10.0	2362	1116	4515	0.2	2.7
48 Newcastle	718	701	2346	43.9	-1.8	5989	4821	17510	2.4	0.7
49 Port Stephens	306	97	581	3.4	-4.3	2483	915	4816	2.0	2.9
50 Shellharbour	194	71	359	-11.6	-17.8	1863	865	3859	0.7	2.8
51 Wollongong	534	996	1947	17.4	-8.8	4815	7029	16175	1.7	2.4
NEW SOUTH WALES	20336	27347	66277	0.9	-7.4	189116	246088	634295	0.3	1.0

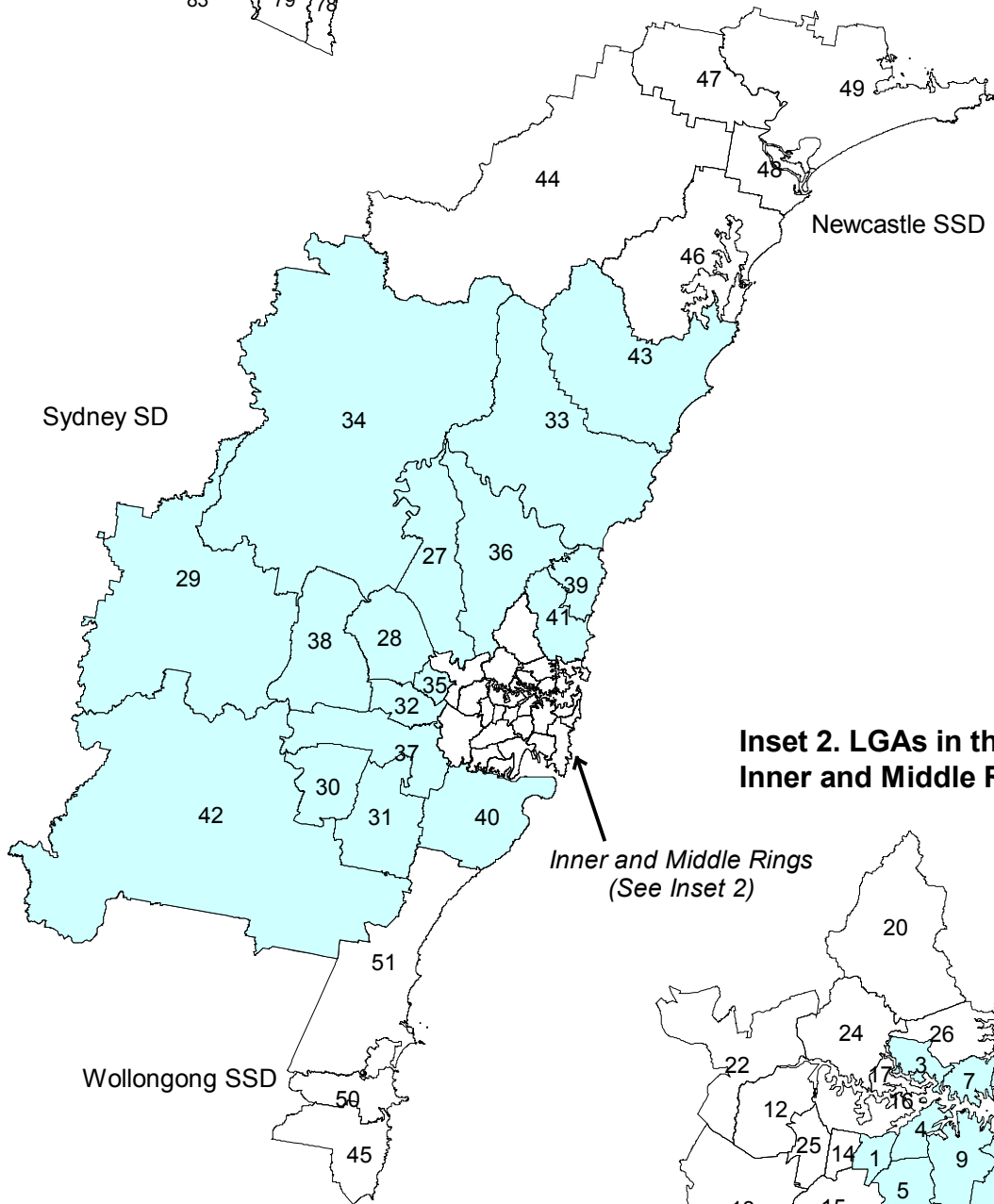
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



The numbers on map left refer to the SSD indices in the left margin of Tables 5, 6, 11 and 12. The numbers on the insets refer to LGA indices in the Greater Metropolitan Region Tables.

Inset 1. Local Government Areas (LGA) in the Greater Metropolitan Region



Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

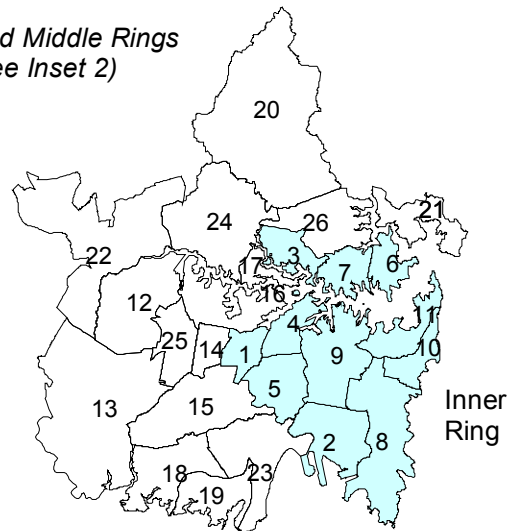


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2007

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	335	450	650	566	1.9	2.3
Inner Ring	430	580	840	746	1.8	5.5
1 Ashfield	307	394	641	507	-3.2	-17.5
2 Botany Bay	291	479	624	484	-7.0	8.9
3 Lane Cove	376	486	1040	750	-8.0	-16.6
4 Leichhardt	600	720	900	789	2.9	11.6
5 Marrickville	379	522	652	534	0.4	8.4
6 Mosman	445	739	1700	1280	-25.2	-13.1
7 North Sydney	480	625	885	740	4.2	13.6
8 Randwick	475	599	835	706	9.0	2.7
9 Sydney	385	500	683	588	-1.0	0.1
10 Waverley	524	720	1279	990	2.1	4.3
11 Woollahra	601	1033	1879	1459	3.8	-4.0
Middle Ring	350	465	690	584	1.7	1.1
12 Auburn	300	368	460	383	-10.2	-9.1
13 Bankstown	326	396	458	392	-1.1	4.1
14 Burwood	405	530	707	602	18.0	14.1
15 Canterbury	230	365	513	400	1.4	1.4
16 Canada Bay	505	633	848	701	3.3	9.1
17 Hunters Hill	570	1025	1500	1213	-10.9	5.9
18 Hurstville	314	436	563	456	1.0	1.0
19 Kogarah	368	470	729	591	2.1	1.4
20 Ku-ring-gai	765	941	1300	1054	0.6	4.5
21 Manly	603	855	1300	1040	8.6	0.7
22 Parramatta	315	383	470	405	2.0	7.1
23 Rockdale	320	410	530	448	3.0	3.8
24 Ryde	359	492	687	542	-4.7	-9.7
25 Strathfield	335	428	772	620	1.4	10.9
26 Willoughby	480	630	1025	810	-0.9	-16.2
Outer Ring	301	384	530	456	1.1	2.1
27 Baulkham Hills	482	560	680	603	-1.8	5.3
28 Blacktown	281	338	410	348	1.0	2.5
29 Blue Mountains	295	355	438	376	4.3	2.8
30 Camden	339	397	485	424	0.6	4.6
31 Campbelltown	238	275	320	284	-2.5	-0.2
32 Fairfield	260	320	370	316	1.6	0.0
33 Gosford	305	372	505	441	1.9	-2.4
34 Hawkesbury	309	360	511	427	0.1	0.8
35 Holroyd	285	357	415	359	6.6	3.5
36 Hornsby	426	550	679	560	0.0	5.4
37 Liverpool	280	345	425	353	-1.4	-3.7
38 Penrith	271	312	367	325	0.6	4.0
39 Pittwater	706	855	1100	993	4.9	0.0
40 Sutherland	385	518	644	557	2.9	2.5
41 Warringah	425	638	848	670	5.7	1.2
42 Wollondilly	284	355	520	419	-7.8	4.0
43 Wyong	250	300	370	317	0.0	-3.2
Rest of GMR	268	332	425	362	2.2	2.2
44 Cessnock	180	222	285	238	0.9	0.9
45 Kiama	388	444	543	489	-7.1	3.3
46 Lake Macquarie	279	339	422	367	1.8	4.3
47 Maitland	246	298	360	309	4.0	3.9
48 Newcastle	273	326	421	368	3.5	0.3
49 Port Stephens	271	358	465	392	3.9	3.9
50 Shellharbour	271	320	380	335	-3.0	-2.7
51 Wollongong	297	369	455	390	3.9	4.8
NEW SOUTH WALES	285	385	550	478	1.6	4.1

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — December Quarter 2007

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	357	515	771	654	3.0	4.5
Inner Ring	670	875	1315	1142	-0.6	8.7
1 Ashfield	582	700	934	768	-3.9	3.3
2 Botany Bay	515	655	783	640	-3.0	8.8
3 Lane Cove	955	1185	1450	1272	-8.1	15.6
4 Leichhardt	687	786	988	886	2.1	10.3
5 Marrickville	552	635	740	662	5.0	16.6
6 Mosman	1590	1861	2853	2453	-15.4	7.3
7 North Sydney	885	1123	1500	1254	-12.3	-0.9
8 Randwick	800	964	1295	1062	-2.8	3.7
9 Sydney	590	698	915	774	-4.5	14.3
10 Waverley	1203	1600	2210	1734	6.7	34.5
11 Woollahra	1408	2150	3450	2527	19.4	5.3
Middle Ring	470	650	915	773	4.8	6.6
12 Auburn	366	470	574	474	5.0	4.4
13 Bankstown	385	429	480	434	-1.9	7.3
14 Burwood	581	704	875	792	-2.3	5.0
15 Canterbury	423	518	610	528	1.5	9.9
16 Canada Bay	748	860	1050	927	4.9	11.0
17 Hunters Hill	1093	1405	1988	1662	0.1	8.9
18 Hurstville	483	565	650	579	1.4	0.9
19 Kogarah	640	755	945	849	5.8	16.2
20 Ku-ring-gai	863	1043	1400	1184	-5.2	0.8
21 Manly	1010	1295	1850	1475	-4.0	4.9
22 Parramatta	395	463	525	483	0.7	9.0
23 Rockdale	516	606	721	628	8.1	10.1
24 Ryde	644	730	851	754	5.4	10.6
25 Strathfield	730	908	1438	1066	-1.4	5.2
26 Willoughby	911	1150	1484	1249	-2.1	20.6
Outer Ring	318	410	580	491	2.2	2.5
27 Baulkham Hills	527	600	718	651	-3.2	6.1
28 Blacktown	295	349	430	361	1.1	2.6
29 Blue Mountains	297	360	450	381	4.3	4.3
30 Camden	340	400	487	429	0.7	5.0
31 Campbelltown	258	290	335	301	-1.7	0.5
32 Fairfield	308	340	382	351	0.0	-1.4
33 Gosford	325	405	550	473	5.2	1.3
34 Hawkesbury	330	386	550	451	2.9	0.5
35 Holroyd	365	410	468	423	5.1	7.9
36 Hornsby	565	645	725	662	-0.8	11.1
37 Liverpool	320	374	450	384	-0.3	-0.3
38 Penrith	294	330	384	349	0.0	5.8
39 Pittwater	802	939	1355	1156	7.5	0.4
40 Sutherland	529	603	745	686	-2.0	2.2
41 Warringah	755	868	1049	930	3.3	13.0
42 Wollondilly	287	364	570	432	-12.9	1.7
43 Wyong	257	307	375	323	-1.0	-1.6
Rest of GMR	275	340	431	369	0.6	3.0
44 Cessnock	180	223	286	239	1.1	1.1
45 Kiama	410	483	570	531	-3.2	-3.3
46 Lake Macquarie	283	345	438	373	1.5	5.8
47 Maitland	250	304	366	315	1.2	4.7
48 Newcastle	275	326	420	372	1.9	-1.2
49 Port Stephens	280	360	469	401	2.9	4.0
50 Shellharbour	285	350	423	353	0.0	4.2
51 Wollongong	322	385	467	407	0.9	2.0
NEW SOUTH WALES	280	388	582	501	2.1	4.4

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December Quarter 2007

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	313	401	530	460	0.8	1.5
Inner Ring	381	498	645	568	1.5	5.9
1 Ashfield	280	330	376	332	-9.6	-2.9
2 Botany Bay	258	319	484	368	0.9	-19.2
3 Lane Cove	345	417	450	411	4.1	2.8
4 Leichhardt	470	570	699	606	3.6	12.1
5 Marrickville	317	375	441	381	2.7	13.6
6 Mosman	395	536	725	660	4.1	7.3
7 North Sydney	445	550	718	613	-1.8	6.8
8 Randwick	440	520	609	545	8.3	11.8
9 Sydney	370	473	620	551	0.5	2.7
10 Waverley	464	576	726	620	-2.4	9.7
11 Woollahra	544	695	1124	931	6.9	5.3
Middle Ring	295	374	483	419	-0.3	1.1
12 Auburn	282	340	395	339	-12.8	-8.4
13 Bankstown	242	290	348	296	2.5	4.3
14 Burwood	340	408	493	422	5.8	7.9
15 Canterbury	198	245	341	306	4.3	6.5
16 Canada Bay	450	525	612	544	0.0	3.4
17 Hunters Hill	401	560	685	549	s 0.0	43.6
18 Hurstville	277	333	413	360	-1.9	10.8
19 Kogarah	330	378	426	390	-1.8	11.2
20 Ku-ring-gai	490	580	780	655	-1.7	8.7
21 Manly	506	680	963	823	9.7	4.9
22 Parramatta	280	323	385	338	0.9	-2.9
23 Rockdale	292	340	408	349	-2.3	0.7
24 Ryde	320	400	461	406	0.1	6.7
25 Strathfield	320	340	415	363	-9.3	-4.2
26 Willoughby	407	500	580	509	-0.1	-8.0
Outer Ring	262	340	440	364	1.5	3.5
27 Baulkham Hills	400	430	475	431	1.2	9.6
28 Blacktown	228	273	335	280	-8.7	2.1
29 Blue Mountains	265	335	350	305	s 27.6	2.7
30 Camden	245	295	415	348	s -6.3	8.9
31 Campbelltown	175	205	236	210	-4.7	1.7
32 Fairfield	159	186	249	200	0.5	3.2
33 Gosford	248	309	388	350	0.3	-9.0
34 Hawkesbury	249	290	335	290	0.0	2.8
35 Holroyd	235	270	335	285	5.9	3.1
36 Hornsby	335	390	455	397	-1.3	0.4
37 Liverpool	189	265	329	276	1.9	-10.7
38 Penrith	200	256	290	247	3.2	2.4
39 Pittwater	422	539	710	565	-2.0	7.8
40 Sutherland	326	390	508	439	4.0	4.0
41 Warringah	365	443	516	455	1.3	5.4
42 Wollondilly	-	-	-	-	-	-
43 Wyong	215	260	320	274	0.3	-8.8
Rest of GMR	241	308	386	336	6.0	2.5
44 Cessnock	179	200	245	220	s -20.0	-26.3
45 Kiama	230	341	420	339	s -2.6	7.2
46 Lake Macquarie	251	305	383	321	5.5	9.5
47 Maitland	211	250	287	254	-5.7	-7.1
48 Newcastle	268	325	440	356	6.7	6.7
49 Port Stephens	250	330	404	360	10.0	-2.9
50 Shellharbour	231	274	315	273	2.2	-11.3
51 Wollongong	237	325	395	350	10.2	6.8
NEW SOUTH WALES	290	380	506	435	1.3	4.0

(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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — December Quarter 2007

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	205	282	385	313	3.5	6.4
54 Hunter SD Balance	225	310	410	331	3.3	6.5
55 Nowra-Bomaderry	210	258	321	285	-0.9	-2.6
56 Illawarra SD Balance	285	365	480	412	3.1	4.0
57 Tweed Heads and Tweed Coast	343	421	500	447	2.1	12.5
58 Lismore	240	266	325	288	1.7	6.2
59 Richmond-Tweed SD Balance	327	420	575	480	5.0	12.9
60 Coffs Harbour	262	325	405	341	8.3	4.8
61 Clarence	239	290	375	311	0.0	7.4
62 Port Macquarie	270	346	400	348	4.9	4.5
63 Hastings	223	300	400	321	13.6	5.8
64 Tamworth	192	241	300	256	1.9	4.8
65 Northern Slopes	142	220	305	284	9.7	16.1
66 Northern Tablelands	155	215	271	229	6.7	7.5
67 North Central Plain	105	155	226	183	-4.3	-3.1
68 Dubbo	183	235	282	238	7.8	11.9
69 Central Macquarie	122	202	307	221	12.2	12.8
70 Macquarie-Barwon	42	80	159	99	-5.9	-11.1
71 Upper Darling	100	150	223	165	-6.3	10.3
72 Bathurst	210	263	330	277	6.3	9.4
Orange	218	270	355	306	0.6	-1.8
73 Central Tablelands	149	205	279	234	9.7	0.0
74 Lachlan	110	175	241	190	0.6	9.4
75 Queanbeyan	297	380	504	416	4.7	11.8
76 Southern Tablelands	190	250	351	285	4.2	12.0
77 Lower South Coast	260	320	395	334	0.5	3.1
78 Snowy	169	240	355	267	9.1	21.2
79 Wagga Wagga	212	263	350	281	5.5	8.6
80 Central Murrumbidgee	125	155	235	186	-9.9	-12.4
81 Lower Murrumbidgee	150	216	286	228	-11.3	-6.1
82 Albury	189	242	309	257	-1.2	2.1
83 Upper Murray	143	188	244	199	-6.0	0.3
84 Central Murray	146	205	269	222	10.8	-2.4
85 Murray-Darling	101	166	250	183	18.6	-8.0
86 Far West	75	127	170	133	5.7	42.5

(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 Subdivisions — December Quarter 2007

Rural SSD and Code (a)	Non Strata						Strata						
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		
					Qtly %	Ann %					Qtly %	Ann %	
REST OF NSW	205	285	390	315	2.2	6.3	205	275	360	303	10.0	10.0	
54 Hunter SD Balance	240	315	420	337	0.3	5.0	174	264	340	305	14.8	2.3	
55 Nowra-Bomaderry	229	268	331	299	-0.9	-2.5	124	162	189	159	s	-15.5	-2.8
56 Illawarra SD Balance	290	365	480	417	-0.3	1.7	240	323	425	367		12.4	2.4
57 Tweed Heads and Tweed Coast	433	486	590	533	3.3	17.6	298	350	406	362		5.6	7.4
58 Lismore	252	282	333	299	5.6	11.5	194	234	255	224	s	23.2	8.8
59 Richmond-Tweed SD Balance	338	435	587	491	1.9	10.1	305	385	495	437		12.0	21.3
60 Coffs Harbour	293	355	428	374	4.4	6.0	205	258	325	276		18.9	17.8
61 Clarence	240	295	375	312	0.5	7.7	225	275	360	308		3.8	27.9
62 Port Macquarie	329	370	420	383	2.5	4.2	210	258	350	291		0.2	-5.8
63 Hastings	230	315	404	333	16.7	8.6	180	226	310	249		7.6	2.7
64 Tamworth	195	245	306	260	2.3	6.5	158	212	230	208	s	21.3	-
65 Northern Slopes	140	219	305	285	10.1	16.3	-	-	-	-		-	-
66 Northern Tablelands	150	215	271	229	4.5	10.3	174	217	276	227	s	33.2	-5.9
67 North Central Plain	98	153	229	184	-5.9	-7.6	-	-	-	-		-	-
68 Dubbo	191	240	289	243	6.7	11.6	117	157	165	150	s	20.4	5.7
69 Central Macquarie	118	195	307	220	10.8	9.4	-	-	-	-		-	-
70 Macquarie-Barwon	42	80	159	99	-5.9	-11.1	-	-	-	-		-	-
71 Upper Darling	100	150	223	165	-6.3	10.3	-	-	-	-		-	-
72 Bathurst	220	272	335	286	4.7	8.7	148	165	193	174	s	-16.5	5.4
Orange	228	277	355	291	0.3	-1.1	187	217	975	444	s	22.1	5.7
73 Central Tablelands	149	205	279	234	10.5	0.0	-	-	-	-		-	-
74 Lachlan	110	175	240	190	0.0	9.4	-	-	-	-		-	-
75 Queanbeyan	383	452	578	496	2.7	5.2	219	283	325	270		28.4	22.8
76 Southern Tablelands	194	255	354	287	6.3	10.9	-	-	-	-		-	-
77 Lower South Coast	270	336	405	348	2.3	4.3	208	264	326	271		16.7	7.1
78 Snowy	163	215	320	254	-2.3	10.3	210	280	380	317	s	31.8	24.4
79 Wagga Wagga	221	275	358	290	5.8	11.8	147	194	253	199		11.5	-0.5
80 Central Murrumbidgee	120	155	233	186	-8.3	-13.4	-	-	-	-		-	-
81 Lower Murrumbidgee	150	216	306	230	-13.6	-8.7	-	-	-	-		-	-
82 Albury	222	264	335	280	-0.6	1.3	138	163	190	171		-5.8	9.8
83 Upper Murray	142	188	240	200	-4.6	4.0	-	-	-	-		-	-
84 Central Murray	146	208	268	222	13.4	-1.9	128	193	342	221	s	-7.5	-0.3
85 Murray-Darling	101	168	250	184	20.0	-4.0	-	-	-	-		-	-
86 Far West	75	128	170	133	6.3	43.3	-	-	-	-		-	-

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

Explanatory notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the bond lodgement form that is lodged with the Renting Services Branch (RSB) of the Office of Fair Trading. 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 NSW.

2. The geographic areas for reporting data are based on the Australian Standard Geographical Classification (ASGC) of the Australian Bureau of Statistics (ABS). For both the rent and sales data sets, the address of each dwelling has been coded to the Statistical Local Area (SLA) under the ASGC and then aggregated to the LGA, SSD and SD level. The combined area of Sydney SD, Newcastle SSD and Wollongong SSD is defined as the Greater Metropolitan Region (GMR) and the LGAs in Sydney SD are grouped into Inner, Middle and Outer rings.

3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.

4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

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 RSB 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 RSB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.

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 geography

Minor changes were introduced into the December 2007 issue of the Rent and Sales Report to reflect boundary changes made by the ABS to rural statistical subdivisions (SSDs) within NSW for the 2006 Census (see map on page 9). The changes reflect the ABS Australian Standard Geographic Classification (ASGC) effective from 1 July 2006. The changes incorporated are:

1. The inclusion of the coastal strip to the south of Tweed Heads to form the new SSD Tweed Heads and Tweed Coast;

2. Replacement of the Bathurst-Orange SSD with the newly defined Bathurst SSD and Orange SSD increasing the number of SSDs from 33 to 34;

3. Some further boundary changes without name changes for a few of the other SSDs due to redefinition of the underlying statistical local areas (SLAs).

There have been no changes to local government area boundaries from the previous (2005) framework.

A trend series of median rents 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 September 2001 quarter.

For further information about these statistics contact Housing Analysis and Research (02 8753 8495).