

Rent and Sales Report

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Rent: June quarter 2009
Sales: March quarter 2009

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: June Quarter 2009

Trends for new bonds at state and regional levels

During the June 2009 quarter, the median rent for all dwellings remained unchanged in the Sydney Statistical Division (SD) at \$390. Within the Inner Ring the median rent increased by \$5 to \$470, but remained unchanged in the Middle Ring (\$400) and in the Outer Ring (\$330). When compared to the previous year, median rents increased by \$20 in the Sydney SD, Middle and Inner Rings and by \$30 in the Outer Ring.

Over the year, median rents for two bedroom flats/units increased in each of the Rings (ranging from 2.0% in the Inner Ring to 6.7% in the Outer Ring) and by 4.3% in the Rest of GMR. Over the quarter, median rents remained unchanged in the Inner, Middle and Outer Rings, and decreased in the Rest of GMR by -2.0%.

Over the year, median rents for three bedroom separate houses increased in each of the Rings (ranging from 1.2% in the Inner Ring to 6.7% in the Outer Ring) and by 3.4% in the Rest of GMR. Over the quarter, median rents decreased in the Inner Ring (-0.8%) and Middle Ring (-2.3%) but remained unchanged in the Outer Ring and Rest of GMR.

Median rents for one bedroom flats/units increased over the year in the Inner Ring (3.9%) and in the Outer Ring (2.0%) but remained unchanged in the Middle Ring. Over the quarter, median rents increased in the Inner Ring (2.6%) and Outer Ring (4.2%) but remained unchanged in the Middle Ring.

Median rents for two bedroom separate houses increased over the year in the Middle Ring (8.6%), in the Outer Ring (6.0%) and in the Rest of GMR (10.4%), but decreased in the Inner Ring (-2.0%). Over the quarter, median rents increased in the Middle Ring (2.0%), in the Outer Ring

(1.9%) and in the Rest of GMR (1.9%) but remained unchanged in the Inner Ring.

Outside the GMR, median rents for two bedroom flats/units remained unchanged over the quarter but increased by 5.9% over the year. Median rents for three bedroom separate houses increased over the quarter by 2.0% and the year by 4.2%.

Over the quarter, the number of new bonds lodged decreased in the Sydney SD (-1.5%), Inner Ring (-6.5%), and Rest of GMR (-12.2%) but increased in the Middle Ring (1.4%) and Outer Ring (1.7%). Over the year, the number of new bonds lodged increased in the Sydney SD (1.0%) and in the Middle Ring (5.1%), remained unchanged in the Outer Ring and decreased in the Inner Ring (-0.8%) and Rest of GMR (-2.7%).

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

Two bedroom flats/units in Penrith (15.0%), Fairfield (14.3%), Liverpool (13.6%), Hurstville (13.3%) and Auburn (11.4%) recorded the largest annual increases in median rent in the Sydney SD. These five locations were the only LGAs within Sydney SD recording annual increases of 10% or more, compared with 13 LGAs in the March quarter. Within the Rest of GMR, Shellharbour recorded the biggest annual increase of 18.3%.

Over the year, the only LGAs experiencing 10% or higher increases in median rent for three bedroom separate houses in the Sydney SD were recorded in Fairfield (13.3%), Hawkesbury (11.3%), Campbelltown (11.1%), Penrith (10.7%) and Canada Bay (10%). Rental bonds in these locations represented 22% of the three bedroom separate houses rental market in Sydney SD during the June 2009 quarter. Within the Rest of GMR the largest annual increase was recorded in Shellharbour (9.7%).

Trends in Median Rents – Sydney and NSW

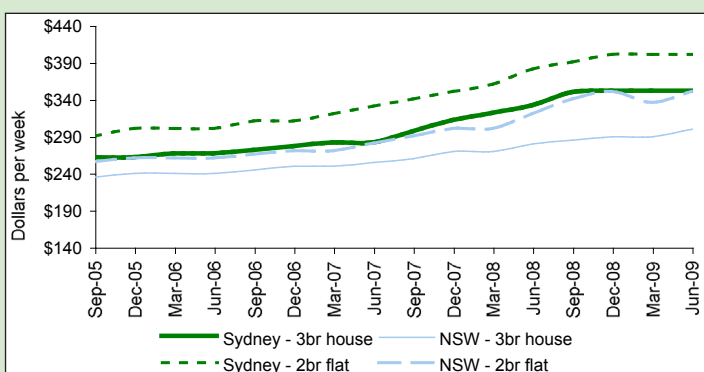


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
June Qtr 2009	\$470	\$400	\$330	\$390	\$330
Qtly change	1.1%	0.0%	0.0%	0.0%	1.5%
Ann. change	4.4%	5.3%	10.0%	5.4%	6.5%
Sales (\$'000s)					
Mar Qtr 2009	\$515	\$423	\$360	\$400	\$356
Qtly change	-3.7%	-1.1%	0.7%	-2.4%	-1.3%
Ann. change	-8.8%	-3.9%	-4.8%	-7.0%	-3.9%

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Canterbury (19.5%) and Fairfield (14.3%). Five 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 (15.3%).

Only four of the Sydney SD LGAs recorded an annual increase of 10% or more in median rent for two bedroom separate houses, of which Blue Mountains (16.9%) and Blacktown (12.2%) recorded the largest. Within the Rest of GMR the biggest annual increase was recorded in Lake Macquarie (13.5%).

Amongst Rural Statistical Sub-Divisions (SSD), five of the 34 SSDs recorded annual increases above 10% in median rent for two bedroom dwellings. For three bedroom dwellings, only two of the 34 SSDs recorded annual increases above 10%.

The number of new bonds lodged over the year increased in the Sydney SD by 1.0% with increases recorded in 27 of the 43 LGAs.

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

Sales: December Quarter 2008

The median sales price for all dwellings across the Sydney SD decreased by -2.4% over the quarter and by -7.0% over the year. Over the quarter, the median sales price decreased in the Inner Ring (-3.7%) and in the Middle Ring (-1.1%), but increased in the Outer Ring (0.7%) and Rest of GMR (0.9%). Over the year, the median sales price decreased in the Inner Ring (-8.8%), Middle Ring (-3.9%), Outer Ring (-4.8%) and Rest of GMR (-4.4%).

For non-strata dwellings in Sydney SD, the median sales price decreased by -5.9% for the quarter and by -11.3% for the year. Over the quarter, the sales price decreased in

the Inner Ring (-4.1%), Middle Ring (-5.6%), but remained unchanged in the Outer Ring and increased in the Rest of GMR (2.6%). The largest quarterly increase was recorded in North Sydney (10.9%), whilst Mosman recorded the largest decrease (-18.1%). Over the year, the sales price decreased in the Inner Ring (-13.7%), Middle Ring (-8.4%), Outer Ring (-6.2%) and Rest of GMR (-4.6%). The largest annual increase was recorded in Strathfield (10.3%), whilst Woollahra recorded the largest annual decrease (-25.6%).

For strata dwellings in the Sydney SD, the median sales price increased by 2.2% for the quarter and but decreased by -3.1% over the year. Over the quarter, the median sales price increased in the Inner Ring (0.4%), Middle Ring (1.4%), Outer Ring (3.2%) but decreased in the Rest of GMR (-1.7%). The largest quarterly increase was recorded in Marrickville (13.3%), whilst the largest decrease was recorded in Wyong (-11.7%). Over the year, the median sales price decreased in the Inner Ring (-4.1%), Middle Ring (-0.8%), Outer Ring (-3.0%) and in the Rest of GMR (-4.4%). Ten out of the 43 LGAs in Sydney recorded annual decreases of more than 5% with the largest decrease being recorded in Pittwater (-17.9%). A further nine of the 43 LGAs in Sydney recorded annual increases of more than 5%, with the largest increase recorded in Auburn (18.5%).

Trends in Median Sales Price – Sydney and NSW

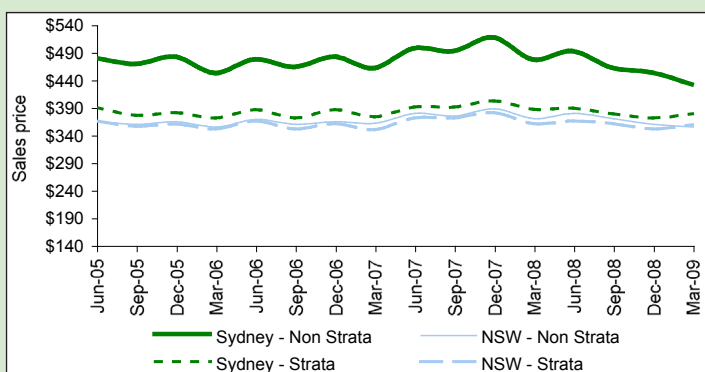


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2009

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %
SYDNEY SD	360	1.4	2.9	390	0.0	4.0	390	0.0	8.3	500	0.0	5.3
Inner Ring	400	2.6	5.3	500	0.0	1.0	690	1.5	3.0	950	5.6	3.5
1 Ashfield	290	0.0	5.5	360	1.3	2.9	528	8.8	6.6	555 s	-18.4	-
2 Botany Bay	300	12.1	25.0	380	11.8	8.6	525	-4.5	-0.9	700 s	-	-
3 Lane Cove	350 s	7.7	7.7	385	-3.8	-3.8	550	-7.6	-6.8	990 s	5.3	0.0
4 Leichhardt	380	8.6	8.6	520	0.0	-1.9	650	-3.0	0.0	925 s	3.9	8.8
5 Marrickville	290	3.6	9.4	400	0.0	5.3	550	0.9	6.8	675	0.0	5.5
6 Mosman	370	-2.6	5.7	475	-5.0	-5.0	765	-10.0	-7.8	1950	50.0	25.8
7 North Sydney	390	0.0	2.6	500	0.0	0.0	700	0.0	0.0	1015 s	6.8	1.5
8 Randwick	380	2.7	5.6	460	1.7	2.2	650	0.8	3.2	950	11.8	0.0
9 Sydney	420	0.0	2.4	575	4.5	2.7	728	1.7	3.9	838	11.7	11.7
10 Waverley	400	0.0	5.3	500	-5.7	0.0	750	-5.1	0.0	1025	-21.2	-25.5
11 Woollahra	400	0.0	5.3	550	0.0	10.0	880	-0.3	-2.2	1750	45.8	-10.3
Middle Ring	330	0.0	0.0	370	0.0	5.7	450	0.0	1.1	600	0.0	1.7
12 Auburn	360	-1.4	0.0	370	1.4	8.8	400	-1.2	2.6	500	-2.9	4.2
13 Bankstown	210	16.7	27.3	320	0.0	7.6	380	0.0	8.6	470	4.4	9.3
14 Burwood	278	-2.6	5.7	400	0.0	5.3	540	8.5	9.6	580 s	-7.9	-4.9
15 Canterbury	225	-2.2	4.7	300	0.0	9.1	430	0.0	7.5	500	0.0	-9.1
16 Canada Bay	400	-4.8	2.6	485	1.0	1.0	600	1.7	9.1	650 s	-3.7	-7.1
17 Hunters Hill	355 s	22.4	26.8	450 s	0.0	12.5	688 s	17.5	5.8	920 s	-	-5.6
18 Hurstville	280	12.0	5.7	350	0.0	12.9	450	2.3	7.1	550	-1.8	1.9
19 Kogarah	280 s	-12.5	-5.1	350	-4.1	0.0	470	4.4	4.4	600 s	14.3	10.1
20 Ku-ring-gai	370	10.4	10.4	460	-5.2	2.2	623	0.4	0.4	828	-7.0	-15.6
21 Manly	390	-2.5	1.3	510	-5.6	2.0	755	2.0	4.9	1200	0.0	2.1
22 Parramatta	280	7.7	5.7	350	2.9	9.4	390	0.6	2.6	470	0.0	4.4
23 Rockdale	305	-6.2	-4.7	370	1.4	2.8	470	4.4	1.1	600	9.1	5.3
24 Ryde	275	1.9	5.8	360	0.0	2.9	485	-3.0	1.0	600	4.3	-7.7
25 Strathfield	325	4.8	4.8	400	0.0	5.3	500	1.0	3.1	-	-	-
26 Willoughby	440	2.3	8.0	510	2.0	4.1	690	-1.4	-1.4	945	-5.5	2.2
Outer Ring	235	4.4	6.8	300	0.0	7.1	330	0.0	10.0	450	0.0	7.1
27 Baulkham Hills	278 s	20.7	2.8	380	2.0	5.6	430	2.4	4.9	570	3.6	3.6
28 Blacktown	200	11.1	11.1	285	-1.7	7.5	320	0.0	6.7	440	3.5	7.3
29 Blue Mountains	190	0.0	11.8	243	1.0	10.2	290	3.6	7.4	360	-5.3	2.9
30 Camden	-	-	-	280 s	0.0	9.8	340	0.0	9.7	450	4.7	12.5
31 Campbelltown	210 s	-4.5	-	250	6.4	13.6	300	3.4	11.1	395	9.7	12.9
32 Fairfield	200	8.1	14.3	250	0.0	13.6	340	0.0	13.3	410	2.5	7.9
33 Gosford	175	6.1	6.1	250	0.0	4.2	320	1.6	6.7	410	2.5	7.2
34 Hawkesbury	183 s	-	7.4	245	2.1	6.5	320	6.7	11.3	420	6.3	10.5
35 Holroyd	200	-8.0	8.1	320	0.0	10.3	368	2.1	5.0	430	-4.4	-4.4
36 Hornsby	320	-3.0	8.5	380	-2.6	2.7	450	0.0	0.0	578	0.4	1.3
37 Liverpool	190	1.3	7.0	260	4.0	10.6	350	0.0	9.4	440	2.3	10.0
38 Penrith	170	-8.1	0.0	230	0.0	4.5	300	0.0	7.1	385	1.3	6.9
39 Pittwater	300	1.7	0.0	440	-2.2	4.8	600	0.0	0.0	790	-7.1	-1.3
40 Sutherland	260	0.0	4.0	350	0.0	6.1	480	2.1	6.7	580	-1.7	2.7
41 Warringah	340	3.0	3.0	430	-2.3	2.4	620	-3.1	3.3	773	-1.0	0.3
42 Wollondilly	175 s	-	-	220	0.0	4.8	285	1.8	5.6	400	5.3	6.7
43 Wyong	160	3.2	6.7	230	0.0	4.5	280	1.8	7.7	360	2.9	9.1
Rest of GMR	170	3.0	6.3	260	4.0	8.3	310	3.3	6.9	375	1.4	7.1
44 Cessnock	140 s	-12.5	7.7	210	5.0	9.1	250	0.0	8.7	310 s	-3.9	3.3
45 Kiama	-	-	-	260	4.0	0.0	330	-2.9	4.8	400	-4.8	5.3
46 Lake Macquarie	173	2.7	15.0	260	2.0	13.0	300	0.0	3.4	390	-1.3	2.6
47 Maitland	150	0.0	11.1	220	-4.3	-4.3	285	1.8	5.6	350	0.0	2.9
48 Newcastle	180	5.9	5.9	280	0.0	5.7	340	2.9	6.3	390	8.3	1.0
49 Port Stephens	170 s	13.3	-2.9	220	0.0	10.0	275	0.0	3.8	335	-1.5	3.1
50 Shellharbour	170 s	6.3	13.3	225	7.1	7.1	310	3.3	10.7	400	0.0	6.7
51 Wollongong	170	6.3	6.3	255	0.0	6.3	340	4.6	9.7	420	-4.5	5.0
NEW SOUTH WALES	320	6.7	3.2	325	1.6	8.3	320	0.0	6.7	400	0.0	3.9

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - June Quarter 2009

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	250	310	425	-3.1	3.3	300	350	450	0.0	6.1
Inner Ring	445	500	598	0.0	-2.0	550	645	788	-0.8	1.2
1 Ashfield	341	430	480 s	-2.3	-	485	538	553 s	12.0	-0.5
2 Botany Bay	-	-	-	-	-	495	523	563 s	-3.2	-5.0
3 Lane Cove	-	-	-	-	-	670	700	800 s	3.7	0.0
4 Leichhardt	454	520	599	0.0	-3.7	550	615	725	-8.9	-5.4
5 Marrickville	400	453	525	-1.6	0.6	500	550	603	0.0	0.0
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	620	750	850 s	-7.4	-6.8
8 Randwick	475	550	600 s	8.9	1.9	573	690	800	6.2	-1.4
9 Sydney	471	500	536 s	0.0	0.0	540	650	750	0.8	2.4
10 Waverley	-	-	-	-	-	674	838	1000 s	-1.5	-15.8
11 Woollahra	-	-	-	-	-	800	900	1200 s	-9.1	-22.4
Middle Ring	330	380	440	2.0	8.6	380	430	507	-2.3	4.9
12 Auburn	258	295	330 s	-7.8	-1.7	350	380	400	0.0	5.6
13 Bankstown	300	325	350	1.6	8.3	350	380	400	0.7	8.6
14 Burwood	-	-	-	-	-	465	500	560 s	13.0	11.1
15 Canterbury	340	380	400	-1.3	2.7	400	440	490	0.0	7.3
16 Canada Bay	415	488	564 s	1.6	6.0	465	550	650	3.3	10.0
17 Hunters Hill	-	-	-	-	-	615	725	880 s	15.5	7.4
18 Hurstville	350	380	400	7.0	9.4	400	450	500	2.3	9.8
19 Kogarah	340	420	450 s	7.7	16.7	450	490	550 s	7.1	8.9
20 Ku-ring-gai	-	-	-	-	-	520	620	683	3.3	3.3
21 Manly	-	-	-	-	-	684	800	938	-2.1	12.7
22 Parramatta	310	330	350	0.0	3.1	348	380	400	1.3	5.6
23 Rockdale	368	410	450	5.1	7.9	410	450	500	0.0	-2.2
24 Ryde	380	410	460 s	2.5	12.3	430	480	520	0.0	6.7
25 Strathfield	-	-	-	-	-	390	475	510 s	5.6	5.6
26 Willoughby	496	550	599 s	7.3	0.0	600	680	750	-2.9	-2.5
Outer Ring	230	265	300	1.9	6.0	285	320	380	0.0	6.7
27 Baulkham Hills	-	-	-	-	-	396	430	480	2.4	2.4
28 Blacktown	239	275	300	3.8	12.2	280	320	350	3.2	6.7
29 Blue Mountains	220	260	280	8.3	16.9	260	290	325	3.6	8.4
30 Camden	-	-	-	-	-	313	340	360	0.0	9.7
31 Campbelltown	235	260	278 s	4.0	14.3	280	300	320	0.0	11.1
32 Fairfield	246	263	300 s	-2.8	1.0	300	340	380	0.0	13.3
33 Gosford	238	260	280	0.0	4.0	285	320	350	1.6	6.7
34 Hawkesbury	235	250	300 s	-9.9	0.0	300	320	350	3.2	11.3
35 Holroyd	280	310	343	-6.1	10.7	330	360	390	0.0	9.1
36 Hornsby	345	363	395 s	-2.0	-2.0	420	450	500	0.0	-2.2
37 Liverpool	250	285	320 s	14.0	9.6	320	350	380	0.0	9.4
38 Penrith	230	260	270 s	4.0	8.3	280	310	330	3.3	10.7
39 Pittwater	410	500	560 s	-20.0	0.0	520	600	700	-0.8	0.0
40 Sutherland	354	398	450	-0.6	10.4	425	480	520	4.3	6.7
41 Warringah	465	550	600 s	2.8	7.8	570	620	675	-2.7	3.3
42 Wollondilly	210	220	250 s	-2.2	4.8	260	285	320	1.8	3.6
43 Wyong	210	230	260	0.0	4.5	255	280	310	3.7	7.7
Rest of GMR	229	265	295	1.9	10.4	265	300	350	0.0	3.4
44 Cessnock	185	205	230	2.5	7.9	220	250	270	0.0	8.7
45 Kiama	-	-	-	-	-	298	330	373	0.0	6.5
46 Lake Macquarie	240	273	295	4.8	13.5	265	300	330	0.0	3.4
47 Maitland	193	250	295 s	0.0	13.6	260	285	310	1.8	7.5
48 Newcastle	260	280	300	0.0	6.7	290	330	371	3.1	6.5
49 Port Stephens	188	230	255 s	2.2	7.0	240	265	295	-1.9	1.9
50 Shellharbour	-	-	-	-	-	280	310	340	3.3	9.7
51 Wollongong	230	270	310	-1.8	8.0	280	320	365	6.7	6.7
NEW SOUTH WALES	200	250	320	0.0	4.2	250	300	370	3.4	7.1

(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 - June Quarter 2009

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	290	370	435	2.8	5.7	320	400	500	0.0	5.3
Inner Ring	343	400	460	2.6	3.9	420	500	595	0.0	2.0
1 Ashfield	260	300	320	3.4	9.1	333	360	398	2.9	2.9
2 Botany Bay	270	300	403 s	11.1	25.0	320	360	520	9.1	4.3
3 Lane Cove	300	350	370 s	7.7	6.1	363	380	430	-3.8	-3.8
4 Leichhardt	298	370	450	12.1	7.2	385	500	585	-2.9	-5.7
5 Marrickville	250	293	350	2.6	8.3	326	370	440	1.4	8.8
6 Mosman	340	373	404	-2.0	6.4	415	450	550	-10.0	-9.1
7 North Sydney	350	390	450	0.0	2.6	440	500	575	0.0	1.5
8 Randwick	330	380	430	2.7	4.1	410	450	525	0.0	0.0
9 Sydney	370	425	500	1.2	3.7	500	580	700	3.6	3.6
10 Waverley	350	400	480	0.0	5.3	440	500	588	-3.8	1.5
11 Woollahra	360	398	450	1.3	2.6	460	525	600	-0.9	6.1
Middle Ring	270	340	400	0.0	0.0	320	370	450	0.0	5.7
12 Auburn	240	370	390	0.0	2.8	296	390	440	2.6	11.4
13 Bankstown	183	210	235 s	2.4	7.7	285	300	340	-6.3	3.4
14 Burwood	250	278	330 s	-2.6	4.7	350	400	450	-1.2	5.3
15 Canterbury	200	230	260	4.5	19.5	260	290	320	0.0	7.4
16 Canada Bay	330	400	430	-4.8	0.0	415	500	550	0.0	3.1
17 Hunters Hill	-	-	-	-	-	383	450	539 s	-4.3	16.1
18 Hurstville	226	300	350	13.2	12.1	301	340	360	-2.2	13.3
19 Kogarah	250	280	325 s	-12.5	-	320	350	400	-2.8	2.9
20 Ku-ring-gai	280	350	410	1.4	4.4	412	480	540	1.1	6.7
21 Manly	338	385	450	-3.8	-1.3	430	500	603	-2.0	0.0
22 Parramatta	260	290	340	7.4	3.6	310	350	400	2.9	9.4
23 Rockdale	269	335	390	-2.2	4.7	320	360	429	0.0	2.9
24 Ryde	250	275	336	1.9	3.8	315	350	390	2.9	6.1
25 Strathfield	299	320	338 s	1.6	3.2	360	400	448	0.0	5.3
26 Willoughby	384	440	470	2.3	4.8	430	500	565	0.0	3.1
Outer Ring	185	250	320	4.2	2.0	250	320	380	0.0	6.7
27 Baulkham Hills	213	298	365 s	29.3	10.2	345	390	420	2.6	5.4
28 Blacktown	155	195	230	8.3	5.4	250	285	320	-5.0	5.6
29 Blue Mountains	160	178	200 s	-1.4	10.9	198	220	235	-8.3	18.9
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	160	200	244 s	-	-	190	200	250	0.0	8.1
32 Fairfield	170	200	226	5.3	14.3	220	240	280	1.1	14.3
33 Gosford	160	180	200	0.0	9.1	220	250	280	4.2	8.7
34 Hawkesbury	-	-	-	-	-	190	210	250	-8.7	-5.6
35 Holroyd	180	200	248 s	-11.1	11.1	290	310	334	0.0	6.9
36 Hornsby	271	330	360	-0.8	10.0	359	390	430	-1.3	5.4
37 Liverpool	150	190	245	0.0	5.6	224	250	290	0.0	13.6
38 Penrith	155	175	200	-5.4	-1.4	201	230	280	4.5	15.0
39 Pittwater	260	300	340	2.6	0.0	380	430	480	1.8	7.5
40 Sutherland	240	260	290	0.0	2.0	320	350	380	0.0	6.1
41 Warringah	300	340	383	3.0	3.0	380	425	490	-1.2	1.2
42 Wollondilly	-	-	-	-	-	183	215	230 s	-	7.5
43 Wyong	145	170	200	7.9	13.3	185	220	265	-4.3	0.0
Rest of GMR	150	170	199	3.0	6.3	200	240	300	-2.0	4.3
44 Cessnock	130	135	150 s	-18.2	3.8	165	215	234	4.9	2.4
45 Kiama	-	-	-	-	-	223	263	318 s	19.3	18.0
46 Lake Macquarie	155	170	185	6.3	15.3	200	250	278	4.2	16.3
47 Maitland	139	150	165	3.4	13.2	180	200	240	0.0	-4.8
48 Newcastle	160	180	225	-2.7	2.9	240	270	330	-1.8	6.7
49 Port Stephens	140	160	183 s	-	-3.0	190	210	238	0.0	13.5
50 Shellharbour	136	168	184 s	4.7	11.7	180	210	245	10.5	18.3
51 Wollongong	143	170	195	6.3	6.3	200	243	310	-3.0	5.4
NEW SOUTH WALES	210	335	410	3.1	3.1	240	350	450	4.5	9.4

(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 - June Quarter 2009

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	190	2.7	5.6	250	0.0	4.2	250	2.0	4.2	180	0.0	5.9
54 Hunter SD Balance	195	2.6	2.6	260	0.0	4.0	250	-2.0	4.2	185	-2.6	2.8
55 Nowra-Bomaderry	190	8.6	13.4	250	0.0	8.7	250	0.0	8.7	185	8.8	15.6
56 Illawarra SD Balance	210	5.0	10.5	255	2.0	6.3	253	1.0	5.2	183	-8.8	2.8
57 Tweed Heads & Tweed Coast	285	0.0	0.0	350	0.0	0.0	360	-0.7	-2.7	285	0.0	0.0
58 Lismore	200	0.0	5.3	280	0.0	3.7	280	0.0	-0.9	200	0.0	8.1
59 Richmond-Tweed SD Balance	255	2.0	6.3	340	0.0	3.0	340	3.0	6.3	230	-2.1	4.5
60 Coffs Harbour	230	4.5	9.5	300	0.0	3.4	300	-3.2	3.4	220	10.0	15.8
61 Clarence	200	0.0	5.3	260	0.0	4.0	260	0.0	4.0	190	4.1	5.6
62 Port Macquarie	220	4.8	4.8	300	0.0	1.7	300	0.0	1.7	200	0.0	0.0
63 Hastings	185	2.8	5.7	240	0.0	4.3	240	0.0	4.3	170	0.0	0.0
64 Tamworth	185	1.4	1.4	250	0.0	2.0	250	4.2	4.2	175	0.0	0.0
65 Northern Slopes	160	6.7	14.3	190	0.0	11.8	190	0.0	8.6	150	7.1	15.4
66 Northern Tablelands	165	-2.9	3.1	220	0.0	10.0	220	0.0	10.0	160	-3.0	3.2
67 North Central Plain	135	-3.6	0.0	210	-4.5	-2.3	220	0.0	0.0	135	0.0	3.8
68 Dubbo	170	0.0	6.3	240	4.3	4.3	240	4.3	4.3	155	0.0	3.3
69 Central Macquarie	150	0.0	-6.3	200	2.6	5.3	190	-1.3	2.7	140	-1.8	-6.7
70 Macquarie-Barwon	150	0.0	11.1	173 s	7.8	4.5	170 s	7.9	3.0	150 s	-3.2	7.1
71 Upper Darling	130 s	-7.1	-31.6	180	-4.0	-28.0	180	-2.7	-28.0	120 s	-14.3	-36.8
72 Bathurst	190	1.3	5.6	250	4.2	4.2	250	4.2	5.3	188	1.4	4.2
73 Orange	200	0.0	5.3	260	4.0	4.0	260	4.0	6.1	190	0.0	4.1
74 Central Tablelands	155	0.0	3.3	195	-2.5	2.6	195	-2.5	2.6	140 s	0.0	0.0
75 Lachlan	130	-3.7	-3.7	180	0.0	0.0	180	0.0	0.0	125	2.0	-3.8
76 Queanbeyan	280	3.7	3.7	385	4.1	6.9	385	2.7	5.5	260	0.0	4.0
77 Southern Tableland	165	-2.9	3.1	220	0.0	4.8	230	4.5	9.5	150	-6.3	3.4
78 Lower South Coast	190	2.7	5.6	250	0.0	2.0	250	0.0	2.0	180	0.0	4.3
79 Snowy	250	40.8	-23.7	250	0.0	0.0	225	-7.2	2.3	250	47.1	-35.9
80 Wagga Wagga	210	0.0	23.5	275	0.0	1.9	275	1.9	1.9	190	-5.0	15.2
81 Central Murrumbidgee	150	-3.2	3.4	190	0.0	4.1	190	2.7	4.1	150	3.4	3.4
82 Lower Murrumbidgee	155	3.3	1.6	218	8.7	3.6	210	5.0	0.0	150	0.0	3.4
83 Albury	170	6.3	3.0	240	-4.0	0.0	240	0.0	0.0	160	10.3	6.7
84 Upper Murray	150	3.4	7.1	195	0.0	0.0	195	4.0	-1.3	155 s	8.8	26.5
85 Central Murray	145	0.0	-6.5	190	5.6	-1.3	190	5.6	-5.0	133	-7.0	-17.2
86 Murray-Darling	135 s	0.0	-3.6	175 s	9.4	2.9	175 s	7.7	2.9	130 s	-3.7	-5.5
87 Far West	140	0.0	1.8	180	5.9	-6.5	180	7.5	-10.0	124 s	3.7	3.7

(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 - June Quarter 2009

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	8064	4551	16234	-9.4	0.1	65450	37833	136376	0.4	4.1
54 Hunter SD Balance	480	279	948	-11.6	-9.5	4010	2048	8201	-0.6	6.0
55 Nowra-Bomaderry	148	90	302	14.0	-5.0	1219	654	2556	-0.8	0.0
56 Illawarra SD Balance	582	112	871	-5.3	4.3	4696	969	7518	0.5	5.0
57 Tweed Heads & Tweed Coast	250	303	808	-2.5	3.7	1831	2094	6359	0.3	4.5
58 Lismore	168	112	341	-21.8	3.0	1477	1177	3581	0.3	0.5
59 Richmond-Tweed SD Balance	667	282	1290	3.7	5.4	5359	2729	11004	0.5	3.4
60 Coffs Harbour	258	231	700	3.9	4.9	1968	1542	5495	0.4	2.1
61 Clarence	514	214	868	-5.2	8.9	4192	1866	7373	0.8	5.1
62 Port Macquarie	165	165	546	-7.1	-2.5	1442	1400	4305	-0.5	1.9
63 Hastings	542	205	911	-6.7	-2.5	4583	1971	7955	-0.1	4.0
64 Tamworth	251	165	479	-11.1	-8.8	2155	1338	4122	-0.1	6.2
65 Northern Slopes	165	57	236	-14.5	3.1	1370	559	2215	1.1	7.7
66 Northern Tablelands	318	184	645	-24.0	-6.3	2658	1784	5734	0.4	3.2
67 North Central Plain	112	99	228	-25.0	-8.4	971	886	2165	-0.1	8.5
68 Dubbo	176	115	366	-13.3	-5.4	1666	962	3337	-0.1	2.2
69 Central Macquarie	276	130	456	-7.5	10.4	1957	809	3323	2.2	6.9
70 Macquarie-Barwon	47	37	86	0.0	-15.7	448	215	781	-0.1	3.4
71 Upper Darling	53	18	108	-6.9	-18.8	355	196	799	-2.9	-8.8
72 Bathurst	197	144	467	-13.5	17.6	1674	1125	3460	1.1	6.3
73 Orange	280	133	453	-10.1	0.2	2072	1062	3550	-0.1	3.7
74 Central Tablelands	253	41	335	-3.7	-2.6	1796	461	2761	-0.7	3.9
75 Lachlan	225	114	415	0.0	0.5	1769	875	3253	1.2	4.9
76 Queanbeyan	101	102	416	-26.0	-19.1	1000	1333	4301	0.3	3.0
77 Southern Tableland	247	114	472	-14.0	-6.3	2187	987	4242	0.8	3.9
78 Lower South Coast	377	174	689	-1.0	4.1	2844	1391	5265	0.5	3.4
79 Snowy	121	146	304	36.3	3.1	657	487	1446	9.5	6.6
80 Wagga Wagga	245	161	560	-30.6	7.3	1968	1749	5215	0.2	1.9
81 Central Murrumbidgee	153	79	285	-9.5	-3.7	1352	622	2471	-0.2	5.2
82 Lower Murrumbidgee	172	130	374	-16.5	-15.2	1541	1284	3567	-0.3	4.5
83 Albury	167	240	666	-16.5	14.8	1435	1897	5169	0.4	4.3
84 Upper Murray	90	33	144	-7.1	-6.5	653	285	1146	0.1	5.1
85 Central Murray	121	91	233	-19.1	1.3	931	602	1702	0.4	8.5
86 Murray-Darling	37	17	57	-5.0	-6.6	256	138	423	1.0	2.2
87 Far West	106	34	175	-14.2	28.7	958	336	1582	2.5	10.1

(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 - June Quarter 2009

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	9825	19284	41948	-1.5	1.0	102427	190321	442342	-0.7	0.2
Inner Ring	1038	9041	14876	-6.5	-0.8	10166	87742	155096	-0.7	0.5
1 Ashfield	42	310	506	-7.8	-3.3	602	3963	6925	-1.5	-1.2
2 Botany Bay	32	209	322	-5.0	18.4	552	2445	4210	0.0	2.1
3 Lane Cove	48	213	362	-1.4	6.8	527	2158	3633	-1.1	-0.6
4 Leichhardt	263	337	933	-1.4	1.4	2016	3312	9262	-0.3	1.4
5 Marrickville	183	580	1228	-9.6	-2.4	1971	6457	15231	-0.4	-0.4
6 Mosman	47	270	457	12.6	3.6	431	2493	4362	-0.2	1.1
7 North Sydney	47	1195	1696	-4.6	1.3	508	10933	16990	-0.8	0.1
8 Randwick	131	1123	1810	-18.4	-1.8	1435	12278	21508	-0.2	0.9
9 Sydney	116	3352	5196	-8.7	-3.2	1021	29563	48036	-0.8	0.5
10 Waverley	61	950	1423	8.4	-2.3	564	9128	14933	-0.9	0.2
11 Woollahra	68	502	943	0.3	4.2	539	5012	10006	-0.5	1.6
Middle Ring	2062	5721	11297	1.4	5.1	23465	58565	122740	-0.4	0.0
12 Auburn	128	480	764	0.8	0.5	1598	4352	8071	-1.1	-0.3
13 Bankstown	334	245	935	12.2	8.3	3762	2537	10728	-0.4	0.0
14 Burwood	38	196	334	3.1	6.7	535	1970	3999	-0.6	-1.5
15 Canterbury	211	458	1095	-0.5	6.2	2508	7395	15463	-0.6	-1.0
16 Canada Bay	85	540	968	-6.4	7.8	1176	4576	8832	0.7	4.5
17 Hunters Hill	30	43	96	-5.9	-5.0	236	363	862	0.7	0.5
18 Hurstville	144	313	615	8.1	11.0	1474	3382	6771	-0.1	-1.9
19 Kogarah	72	206	383	-2.5	0.5	867	2407	4662	-1.0	-2.1
20 Ku-ring-gai	241	200	559	9.8	24.8	2335	1254	4711	2.0	7.3
21 Manly	67	502	763	25.9	2.8	556	3858	6389	-0.6	1.3
22 Parramatta	249	774	1567	2.5	10.2	3038	7953	17068	-0.4	-0.4
23 Rockdale	146	560	945	2.6	1.6	1828	6021	10775	-1.1	-1.5
24 Ryde	160	521	1005	-4.9	6.1	1825	5763	11458	-0.1	-0.3
25 Strathfield	33	263	389	-7.2	-14.1	491	2391	4101	-1.7	-1.8
26 Willoughby	124	420	879	-11.1	-2.7	1236	4343	8850	-0.8	-0.1
Outer Ring	6725	4522	15775	1.7	0.0	68796	44014	164506	-1.0	0.2
27 Baulkham Hills	348	153	795	-3.0	-1.4	3430	1384	7933	-1.6	-0.4
28 Blacktown	918	243	1606	-3.4	0.4	9900	2380	18079	-1.7	-0.3
29 Blue Mountains	416	88	585	10.0	11.6	3797	677	5321	0.1	2.5
30 Camden	173	14	271	-6.6	3.0	1745	110	2498	0.0	2.8
31 Campbelltown	434	91	801	1.8	-2.3	4575	906	8846	-1.3	-2.3
32 Fairfield	297	214	785	-2.7	-11.3	4666	3621	12554	-0.9	-0.2
33 Gosford	686	433	1625	-2.2	5.2	6284	3438	14238	-0.4	3.7
34 Hawkesbury	203	46	384	0.3	-3.8	2153	550	4134	-1.2	-1.3
35 Holroyd	230	335	899	6.6	-4.0	2424	3940	9899	-1.0	-0.9
36 Hornsby	316	383	959	-2.7	7.9	3038	3722	9874	-0.9	-2.4
37 Liverpool	412	312	965	-5.2	-6.6	4769	3715	12272	-0.7	0.4
38 Penrith	585	193	1144	2.3	-7.1	6143	2162	13039	-1.9	-0.9
39 Pittwater	167	166	434	-0.2	-1.1	1379	1331	3849	0.0	2.9
40 Sutherland	308	794	1504	2.9	0.9	3111	7070	14331	-1.2	-0.4
41 Warringah	245	735	1316	13.4	4.8	2442	6520	12405	-0.8	-0.3
42 Wollondilly	164	21	206	17.0	3.5	1297	171	1771	1.1	5.3
43 Wyong	823	301	1496	8.7	2.4	7643	2317	13463	-0.4	2.7
Rest of GMR	2615	1914	6498	-12.2	-2.7	26906	18132	64731	-0.3	2.5
44 Cessnock	196	61	319	-18.0	-10.1	2145	603	3375	-1.8	2.9
45 Kiama	75	36	170	29.8	-14.6	654	321	1398	1.8	4.2
46 Lake Macquarie	527	184	1100	-8.0	-5.3	6203	2114	11711	-0.2	3.2
47 Maitland	257	115	490	-10.7	-2.2	2434	1128	4683	-1.2	2.6
48 Newcastle	593	539	1869	-18.3	0.0	6058	4912	18088	0.0	2.8
49 Port Stephens	265	135	574	10.0	4.4	2451	934	4966	-0.3	2.7
50 Shellharbour	191	130	414	1.0	1.5	1881	945	3932	-0.6	1.2
51 Wollongong	511	714	1562	-18.5	-4.2	5080	7175	16578	-0.2	1.6
NEW SOUTH WALES	20504	25749	64680	-4.7	0.4	194783	246286	643449	-0.4	1.3

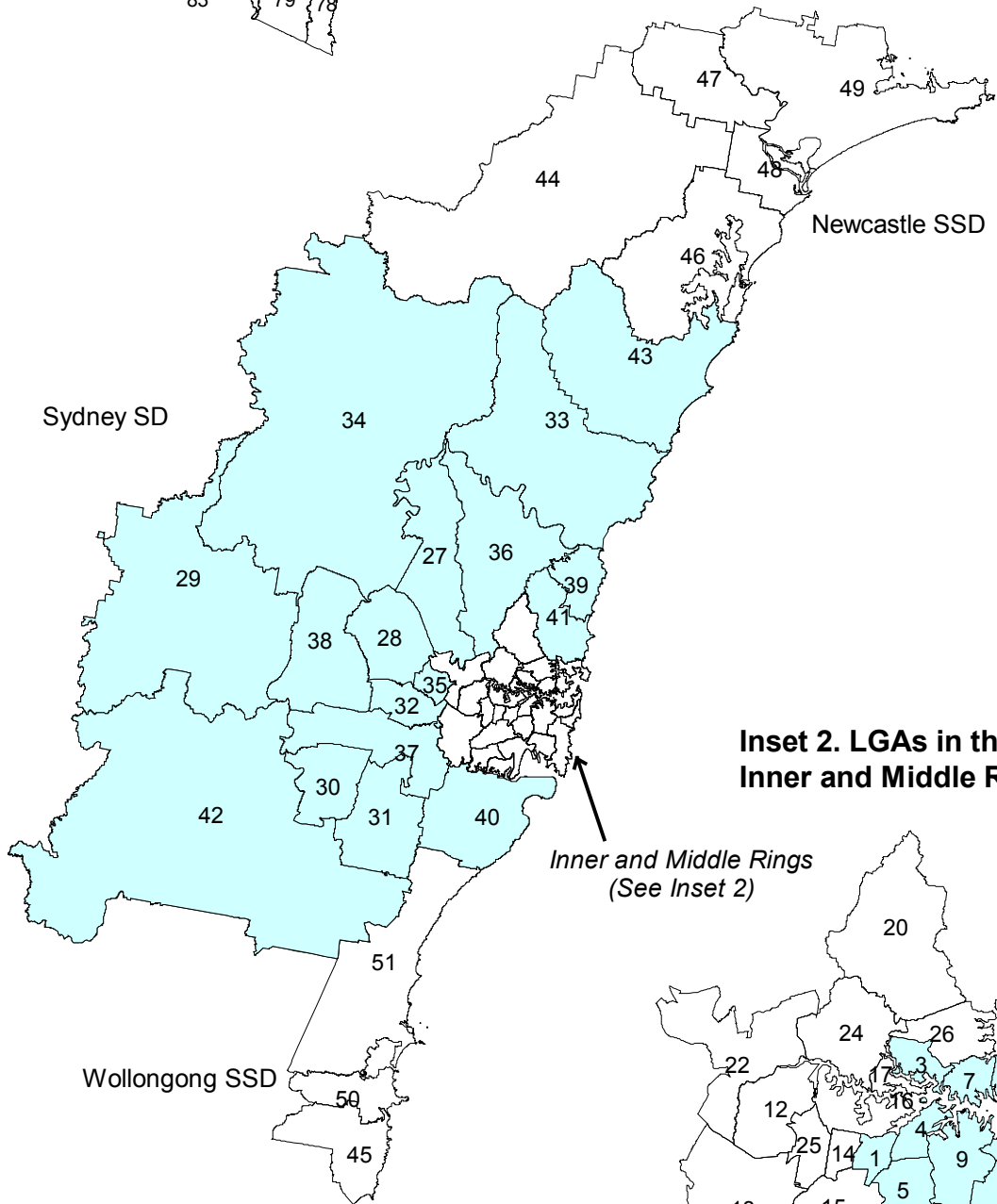
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

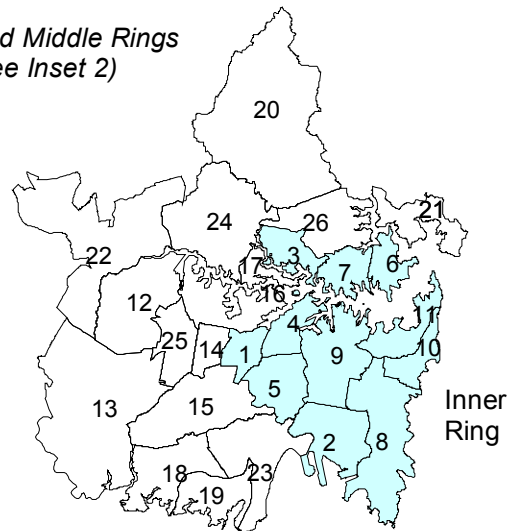


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	316	400	528	469	-2.4	-7.0
Inner Ring	405	515	684	629	-3.7	-8.8
1 Ashfield	327	400	520	459	8.1	-1.2
2 Botany Bay	344	481	557	466	0.2	-2.3
3 Lane Cove	395	480	759	643	3.2	-9.8
4 Leichhardt	565	705	842	718	-1.4	-7.8
5 Marrickville	360	470	580	485	-6.0	1.4
6 Mosman	440	627	1238	1091	-19.6	-19.6
7 North Sydney	435	529	694	644	-8.0	-14.7
8 Randwick	451	555	750	657	-1.6	0.7
9 Sydney	375	475	575	499	-2.7	-7.2
10 Waverley	470	590	861	745	-9.2	-21.3
11 Woollahra	574	795	1419	1237	-9.9	-25.0
Middle Ring	337	423	550	495	-1.1	-3.9
12 Auburn	318	390	470	399	1.3	5.4
13 Bankstown	315	380	446	382	-1.3	-2.6
14 Burwood	385	465	617	520	1.8	-3.1
15 Canterbury	227	324	439	349	-6.6	-5.7
16 Canada Bay	481	577	744	655	-1.8	-4.6
17 Hunters Hill	460	735	1180	955	24.0	-4.5
18 Hurstville	326	424	548	451	-3.2	-0.3
19 Kogarah	380	440	572	523	-2.2	-9.3
20 Ku-ring-gai	610	810	1100	904	-10.4	-12.4
21 Manly	491	635	949	814	-20.6	-29.0
22 Parramatta	310	360	450	383	1.4	-4.0
23 Rockdale	341	400	491	432	0.9	1.3
24 Ryde	365	465	645	516	0.0	0.0
25 Strathfield	340	385	484	496	6.9	-6.7
26 Willoughby	455	550	883	709	-9.5	-12.7
Outer Ring	293	360	475	404	0.7	-4.8
27 Baulkham Hills	462	535	630	567	-0.6	-2.7
28 Blacktown	280	330	396	342	1.5	-4.0
29 Blue Mountains	283	328	375	335	-3.7	-7.7
30 Camden	335	382	435	389	-0.3	0.9
31 Campbelltown	255	287	325	292	2.5	4.4
32 Fairfield	265	330	380	323	1.5	5.6
33 Gosford	293	350	436	381	2.6	-10.0
34 Hawkesbury	295	340	440	388	-1.4	-2.9
35 Holroyd	275	338	405	347	-1.1	0.7
36 Hornsby	410	530	638	532	1.2	-1.7
37 Liverpool	280	350	420	352	1.2	0.0
38 Penrith	270	318	365	322	4.3	1.0
39 Pittwater	560	740	901	799	-5.0	-12.9
40 Sutherland	362	465	565	483	-4.7	-8.8
41 Warringah	426	544	740	605	-5.0	-11.1
42 Wollondilly	293	359	459	385	-1.9	-7.9
43 Wyong	244	290	355	306	0.0	-3.3
Rest of GMR	263	320	392	336	0.9	-4.4
44 Cessnock	190	233	289	252	3.3	-3.1
45 Kiama	383	462	549	470	15.7	7.3
46 Lake Macquarie	275	325	395	343	3.2	-4.4
47 Maitland	250	290	350	302	0.7	-1.7
48 Newcastle	274	320	390	341	0.6	-3.0
49 Port Stephens	249	325	395	331	-3.0	-7.1
50 Shellharbour	270	320	383	331	4.9	-1.5
51 Wollongong	275	344	419	351	0.1	-1.8
NEW SOUTH WALES	275	356	475	410	-1.3	-3.9

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — March Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	334	430	602	529	-5.9	-11.3
Inner Ring	635	820	1178	1059	-4.1	-13.7
1 Ashfield	580	680	815	717	0.1	-6.2
2 Botany Bay	531	633	669	578	-3.7	-10.8
3 Lane Cove	778	975	1349	1102	-12.6	-22.6
4 Leichhardt	677	780	900	821	0.6	-11.2
5 Marrickville	524	592	711	618	-3.8	-6.0
6 Mosman	1225	1780	2950	2296	-18.1	-15.2
7 North Sydney	949	1275	1655	1381	10.9	-13.6
8 Randwick	820	985	1275	1072	0.0	-6.6
9 Sydney	572	715	935	768	-1.4	-8.3
10 Waverley	1020	1285	1716	1467	-4.8	-15.0
11 Woollahra	1139	1760	3225	2396	8.3	-25.6
Middle Ring	437	550	755	663	-5.6	-8.4
12 Auburn	376	426	543	462	-2.7	-0.9
13 Bankstown	380	426	480	432	1.4	1.2
14 Burwood	505	660	830	698	0.0	-14.3
15 Canterbury	406	482	579	497	-3.6	-6.9
16 Canada Bay	712	840	1075	937	-0.3	-4.8
17 Hunters Hill	809	1078	1973	1439	-7.1	-6.3
18 Hurstville	495	579	656	590	3.5	-0.1
19 Kogarah	545	700	840	750	-6.7	-9.1
20 Ku-ring-gai	819	1013	1303	1110	-4.7	-4.6
21 Manly	1011	1245	1845	1449	0.4	-12.2
22 Parramatta	392	455	514	460	1.1	1.1
23 Rockdale	497	570	664	586	-4.4	-3.5
24 Ryde	635	710	807	730	1.4	-2.5
25 Strathfield	536	800	942	862	-8.6	10.3
26 Willoughby	810	1005	1337	1075	-2.4	-13.7
Outer Ring	313	380	500	432	0.0	-6.2
27 Baulkham Hills	526	590	698	631	1.9	-2.9
28 Blacktown	301	345	425	363	1.5	-2.8
29 Blue Mountains	284	330	380	338	-2.9	-7.0
30 Camden	345	390	440	396	0.5	-0.8
31 Campbelltown	271	304	337	309	2.9	4.7
32 Fairfield	325	360	401	366	2.9	5.2
33 Gosford	316	375	465	411	4.2	-8.5
34 Hawkesbury	315	365	473	413	-3.2	-1.4
35 Holroyd	366	405	464	415	3.8	-0.7
36 Hornsby	540	608	695	622	-2.8	-7.3
37 Liverpool	327	385	445	387	1.3	3.4
38 Penrith	300	335	382	348	2.8	-0.6
39 Pittwater	744	865	1053	974	-4.7	-7.5
40 Sutherland	508	575	675	605	-3.8	-8.7
41 Warringah	700	775	900	815	-4.3	-9.4
42 Wollondilly	295	364	460	392	-2.9	-6.7
43 Wyong	259	305	363	318	2.9	-3.2
Rest of GMR	270	330	400	343	2.6	-4.6
44 Cessnock	190	226	287	245	3.3	-5.8
45 Kiama	420	493	591	517	12.6	-1.5
46 Lake Macquarie	283	330	400	348	4.8	-4.6
47 Maitland	255	300	358	308	3.4	0.0
48 Newcastle	280	325	384	341	1.6	-4.5
49 Port Stephens	250	326	390	331	-4.3	-7.7
50 Shellharbour	286	339	400	347	5.8	0.6
51 Wollongong	310	375	448	383	2.7	-6.3
NEW SOUTH WALES	279	355	485	425	-2.7	-5.3

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		
					Qtly %	Ann %	
SYDNEY SD	294	378	480	403	2.2	-3.1	
Inner Ring	380	470	575	498	0.4	-4.1	
1 Ashfield	299	360	407	353	2.9	3.7	
2 Botany Bay	324	430	505	426	-8.0	10.3	
3 Lane Cove	388	420	515	466	3.7	0.0	
4 Leichhardt	370	523	650	540	-4.9	-4.9	
5 Marrickville	311	380	439	376	13.3	11.5	
6 Mosman	420	515	700	626	-1.9	15.7	
7 North Sydney	425	515	620	541	-1.5	-9.2	
8 Randwick	427	495	600	516	-1.0	2.1	
9 Sydney	370	455	548	469	-1.1	-7.0	
10 Waverley	449	545	645	563	3.8	-5.2	
11 Woollahra	511	620	911	747	3.3	-4.6	
Middle Ring	300	365	450	388	1.4	-0.8	
12 Auburn	292	365	450	363	7.4	18.5	
13 Bankstown	255	282	350	300	5.2	10.6	
14 Burwood	344	415	483	420	0.9	-5.7	
15 Canterbury	202	256	324	272	-1.7	5.6	
16 Canada Bay	435	520	614	545	0.0	-3.7	
17 Hunters Hill	335	500	713	606	s	-6.5	20.5
18 Hurstville	294	343	404	349	-0.6	3.9	
19 Kogarah	352	400	457	407	3.9	8.1	
20 Ku-ring-gai	485	540	663	579	-7.7	-16.9	
21 Manly	445	538	688	572	-8.0	-2.6	
22 Parramatta	287	335	382	341	4.7	1.5	
23 Rockdale	318	370	421	373	5.7	3.9	
24 Ryde	335	395	463	406	8.2	1.5	
25 Strathfield	320	355	407	364	2.1	-4.1	
26 Willoughby	418	486	535	482	-2.4	-4.0	
Outer Ring	250	320	410	338	3.2	-3.0	
27 Baulkham Hills	384	421	465	426	2.7	-6.4	
28 Blacktown	234	265	320	272	-3.6	-10.2	
29 Blue Mountains	247	298	356	293	s	4.1	-4.0
30 Camden	243	270	335	293	s	-2.5	-2.0
31 Campbelltown	204	222	252	226	2.3	3.3	
32 Fairfield	189	210	263	224	5.0	7.7	
33 Gosford	249	284	345	301	3.3	-2.0	
34 Hawkesbury	243	270	308	270	12.3	4.9	
35 Holroyd	248	275	309	281	1.8	5.9	
36 Hornsby	330	380	445	387	2.0	-1.3	
37 Liverpool	200	253	292	250	2.0	-8.0	
38 Penrith	210	253	285	248	5.2	-1.0	
39 Pittwater	460	557	645	581	2.6	-17.9	
40 Sutherland	328	384	451	396	2.5	1.1	
41 Warringah	390	452	520	464	4.2	1.6	
42 Wollondilly	-	-	-	-	-	-	
43 Wyong	200	230	271	242	-11.7	-7.0	
Rest of GMR	234	290	360	311	-1.7	-4.4	
44 Cessnock	231	255	576	338	s	-1.5	-0.3
45 Kiama	274	340	413	342	s	-2.9	7.9
46 Lake Macquarie	236	280	325	295	-6.5	-9.4	
47 Maitland	210	252	281	244	-9.2	-3.1	
48 Newcastle	248	307	405	339	2.3	7.5	
49 Port Stephens	220	313	405	332	-0.6	-8.1	
50 Shellharbour	225	258	300	266	1.2	-10.4	
51 Wollongong	233	295	360	303	1.7	-7.8	
NEW SOUTH WALES	273	358	460	383	1.7	-1.9	

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — March Quarter 2009

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	200	270	355	288	1.1	-3.6
54 Hunter SD Balance	236	304	378	318	3.0	-1.4
55 Nowra-Bomaderry	218	270	310	277	5.9	-3.6
56 Illawarra SD Balance	251	322	410	350	0.4	-11.8
57 Tweed Heads and Tweed Coast	310	385	487	410	-2.5	-13.5
58 Lismore	250	285	316	292	-0.7	5.6
59 Richmond-Tweed SD Balance	274	372	473	397	-4.6	-9.3
60 Coffs Harbour	260	315	388	328	8.6	-5.9
61 Clarence	240	300	380	315	0.2	0.0
62 Port Macquarie	270	327	393	340	2.2	-0.9
63 Hastings	210	280	348	286	4.1	-1.1
64 Tamworth	197	235	300	245	-2.1	-2.1
65 Northern Slopes	141	203	280	219	7.1	6.6
66 Northern Tablelands	160	210	267	221	-4.5	-8.7
67 North Central Plain	132	189	240	188	10.7	-12.8
68 Dubbo	190	230	285	239	0.0	-3.4
69 Central Macquarie	130	180	260	195	-9.1	-5.3
70 Macquarie-Barwon	60	110	155	259	33.3	13.4
71 Upper Darling	63	130	195	148	100.0	-0.8
72 Bathurst	205	252	311	257	-3.1	-3.8
Orange	230	280	330	285	1.8	0.4
73 Central Tablelands	154	210	295	228	-0.5	10.5
74 Lachlan	95	150	210	166	-2.0	1.7
75 Queanbeyan	262	370	481	381	3.8	-4.4
76 Southern Tablelands	170	230	315	255	4.5	-2.1
77 Lower South Coast	246	303	365	311	1.0	-6.0
78 Snowy	156	213	310	244	-1.6	-5.6
79 Wagga Wagga	216	247	305	264	-2.6	-1.2
80 Central Murrumbidgee	132	185	282	215	8.8	8.8
81 Lower Murrumbidgee	155	213	260	212	-6.8	11.8
82 Albury	179	230	299	240	-2.1	0.0
83 Upper Murray	141	180	235	197	-2.3	-3.7
84 Central Murray	110	164	260	190	-20.4	-12.5
85 Murray-Darling	52	118	180	134	-41.0	-33.5
86 Far West	49	125	198	128	-16.7	-8.8

(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 — March Quarter 2009

Rural SSD and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	205	275	360	291	1.9	-2.7	190	250	325	268	0.3	-4.7
54 Hunter SD Balance	242	310	380	326	3.3	-1.6	189	269	370	282	1.1	-4.9
55 Nowra-Bomaderry	225	275	320	285	5.8	-3.5	176	189	204	191 s	18.9	3.3
56 Illawarra SD Balance	260	326	415	356	0.3	-11.9	220	256	362	289	-14.8	-13.4
57 Tweed Heads and Tweed Coast	398	465	545	490	3.3	-11.8	290	338	390	350	2.3	-6.3
58 Lismore	259	290	320	301	-4.3	0.0	184	213	238	229 s	2.7	4.9
59 Richmond-Tweed SD Balance	280	385	501	414	-8.3	-9.4	258	320	408	345	-3.0	-13.3
60 Coffs Harbour	288	342	396	358	0.6	-6.3	188	228	284	246	-3.0	-8.8
61 Clarence	246	305	387	322	1.7	0.0	189	230	299	248	-18.0	-13.2
62 Port Macquarie	310	355	410	367	4.7	-1.1	226	250	299	274	-3.8	-7.4
63 Hastings	215	287	355	292	4.4	-2.9	174	201	260	235	-3.4	-10.1
64 Tamworth	200	235	300	245	-3.5	-3.5	-	-	-	-	-	-
65 Northern Slopes	144	203	280	220	8.3	6.6	-	-	-	-	-	-
66 Northern Tablelands	160	210	260	221	-6.3	-8.7	153	190	283	226 s	-	-13.5
67 North Central Plain	129	189	240	187	10.9	-13.1	-	-	-	-	-	-
68 Dubbo	195	233	288	244	-0.3	-3.0	143	180	216	179 s	-19.3	-
69 Central Macquarie	130	180	260	195	-8.7	-2.7	-	-	-	-	-	-
70 Macquarie-Barwon	60	110	155	259	29.4	13.4	-	-	-	-	-	-
71 Upper Darling	63	130	195	148	100.0	-0.8	-	-	-	-	-	-
72 Bathurst	210	255	324	267	-3.8	-4.0	158	195	249	189 s	-2.5	14.7
Orange	245	288	331	295	2.3	2.3	150	200	217	198 s	-	0.0
73 Central Tablelands	155	210	296	229	-0.2	10.5	-	-	-	-	-	-
74 Lachlan	95	150	210	166	-2.0	3.4	-	-	-	-	-	-
75 Queanbeyan	400	477	559	483	6.2	-2.5	203	260	329	266	-11.9	4.8
76 Southern Tablelands	175	232	330	259	2.9	-1.5	158	170	260	202 s	5.3	-10.5
77 Lower South Coast	260	317	378	324	0.6	-6.6	177	224	273	237	-9.8	-6.0
78 Snowy	161	240	345	268	12.1	-9.4	118	166	205	161 s	-36.2	-7.8
79 Wagga Wagga	228	260	326	279	-1.9	-1.9	152	180	219	187	-10.0	-1.1
80 Central Murrumbidgee	130	184	285	215	8.2	8.2	-	-	-	-	-	-
81 Lower Murrumbidgee	154	217	261	214	-5.9	9.6	-	-	-	-	-	-
82 Albury	208	260	313	261	2.0	-3.5	129	169	202	172	-3.4	-0.6
83 Upper Murray	131	165	233	182	-7.0	-11.6	-	-	-	-	-	-
84 Central Murray	111	172	277	197	-18.3	-12.1	88	120	162	130 s	-33.8	-31.5
85 Murray-Darling	52	118	180	134 s	-41.0	-35.5	-	-	-	-	-	-
86 Far West	49	125	198	128	-16.7	-8.8	-	-	-	-	-	-

(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).