

Rent and Sales Report

No. 89 ISSN – 1440 – 0049



Rent: September quarter 2009
Sales: June 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: September Quarter 2009

Trends for new bonds at state and regional levels

During the September 2009 quarter, the median rent for all dwellings increased by \$5 to \$395 in the Sydney Statistical Division (SD). Within the Inner Ring the median rent decreased by \$10 to \$460, remained unchanged in the Middle Ring at \$400, and increased by \$10 to \$340 in the Outer Ring. Compared to the previous year, the median rents increased by \$15 in the Sydney SD, by \$10 in the Inner Ring, and by \$20 in the Middle and the Outer Rings.

Over the year, the median rents for two bedroom flats/units increased in each of the Rings, ranging from 2.8% in the Middle Ring to 6.5% in the Outer Ring. Similarly the median rent went up by 8.7% in the Rest of GMR. Over the quarter, median rents remained unchanged in the Inner and Middle Rings, and increased in the Outer Ring and the Rest of GMR by 3.1% and 4.2%, respectively.

Over the year, median rents for three bedroom separate houses remained unchanged in the Inner Ring, but increased in the Middle Ring 4.7% and the Outer Ring 6.5%. In the Rest of GMR, the median rent increased by 5.3% over the same period. Over the quarter, median rents decreased in the Inner Ring 2.3%, but increased in the Middle Ring 4.7% and the Outer Ring 3.1%, and remained unchanged in the Rest of GMR.

Median rents for one bedroom flats/units increased over the year in the Inner, the Middle and the Outer Rings by 3.9%, 6.9%, and 2.0%, respectively. Over the quarter, the median rent remained unchanged in the Inner and the Outer Rings, but increased in the Middle Ring by 2.9%.

Median rents for two bedroom separate houses increased over the year in each of the Rings, ranging from 4.0% in the Outer Ring to 11.4% in the Middle Ring. The median rent also went up by 4.0% in the Rest of GMR. Over the

quarter, median rents increased in the Inner Ring 4.0% and the Middle Ring 2.6%, but decreased by 1.9% in both the Outer Ring and Rest of GMR.

Outside the GMR, the median rent for two bedroom flats/units remained unchanged over the quarter, but increased by 2.9% over the year. Median rents for three bedroom separate houses remained unchanged over the quarter, and up by 4.2% over the year.

Over the quarter, the number of new bonds lodged increased in the Sydney SD by 6.6%, in the Inner Ring by 11.6%, Middle Ring by 8.8%, Outer Ring by 0.2% and in the Rest of GMR by 2.0%. Over the year, the number of new bonds lodged increased in the Sydney SD by 0.9%, in the Inner Ring by 1.6% and in the Middle Ring by 7.4%, but declined in the Outer Ring by 4.4% and in the Rest of GMR by 2.3%.

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

For two bedroom flats/units, 6 LGAs within the Sydney SD recorded increases in annual median rent of 10% or more, compared with 5 LGAs in the June quarter and 13 LGAs in the March quarter. The largest increases were in the Blue Mountains 21.6%, Campbelltown 14.3% and Penrith 14.3%. Within the Rest of GMR the largest annual increase was 13.5% in Shellharbour.

Over the year within the Sydney SD, only Wollondilly 11.1% and Blacktown 10.0% experienced increases of 10% or more in median rent for three bedroom separate houses. Within the Rest of GMR the largest annual increase was 10.8% in Kiama.

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Gosford 18.8% and Parramatta 18.5%. Only four out of 43 LGAs in Sydney SD recorded annual increases of 10% or more.

Trends in Median Rents – Sydney and NSW

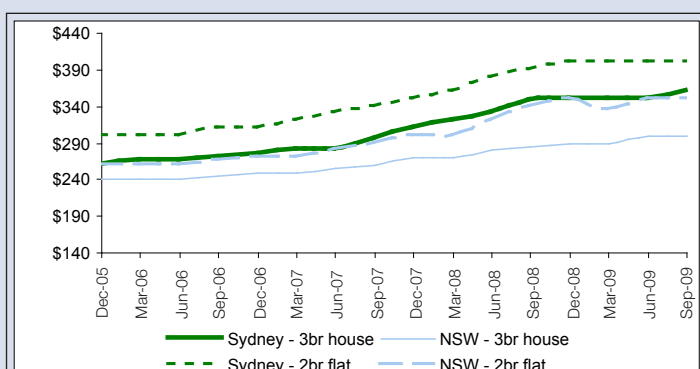


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Sep Qtr 2009	\$460	\$400	\$340	\$395	\$340
Qtrly change	-2.1%	0.0%	3.0%	1.3%	3.0%
Ann. change	2.2%	5.3%	6.3%	3.9%	6.3%
Sales (\$'000s)					
Jun Qtr 2009	\$550	\$452	\$373	\$428	\$375
Qtrly change	6.0%	6.4%	3.5%	5.7%	4.2%
Ann. change	-1.3%	0.4%	2.1%	-1.0%	-0.8%

Only three of the Sydney SD LGAs recorded an annual increase of 10% or more in median rent for two bedroom separate houses - Rockdale 15.1%, Leichhardt 10% and Marrickville 10.0%. Within the Rest of GMR the biggest annual increase was recorded in Wollongong at 10.0%.

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

The number of new bonds lodged over the year increased marginally in the Sydney SD by 0.9% with increases recorded in 28 of the 43 LGAs.

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

Sales: June Quarter 2009

The median sales price for all dwellings across the Sydney SD increased by 5.7% over the quarter, but decreased marginally by 1.0% over the year. Over the quarter, the median sales prices increased in all Rings, ranging from 3.5% in the Outer Ring to 6.4% in the Middle Ring and by 2.1% in the Rest of GMR. Over the year, the median sales price decreased by 1.3% in the Inner Ring, but increased in the Middle Ring, the Outer Ring, and the Rest of GMR by 0.4%, 2.1%, and 1.2%, respectively.

For non-strata dwellings in Sydney SD, the median sales price surged by 9.1% for the quarter, but declined by 3.8% for the year. Over the quarter, the sales price increased in all Rings, ranging from 1.7% in the Inner Ring to 7.7% in the Middle Ring and by 2.1% in the Rest of GMR. The largest quarterly increase was 24.6% recorded in Strathfield, whilst the largest decrease was 11.7% recorded in Woollahra.

Over the year, the sales price decreased by 3.0% in the Inner Ring, and by 3.7% in the Middle Ring whilst the Outer Ring and the Rest of GMR experienced small increases of

1.5% and 0.6%, respectively. The largest annual increase was 20.1% recorded in Ashfield, whilst the largest annual decrease was 14.8% recorded in Mosman.

For strata dwellings in the Sydney SD, the median sales price increased by 2.6% for the quarter, but decreased by 0.5% over the year. Over the quarter, the median sales prices increased in the Inner Ring, Middle Ring, Outer Ring and Rest of GMR by 2.1%, 4.1%, 2.2% and 1.7% respectively. The largest quarterly increase was 12.9% recorded in Ku-ring-gai, whilst the largest decrease was 10.9% experienced in Botany Bay. Over the year, the median sales price remained unchanged in the Inner Ring, but increased in the Middle Ring by 1.3%, Outer Ring by 3.1% and in the Rest of GMR by 3.1%. Five out of the 43 LGAs in Sydney recorded annual decreases of more than 5% with the largest decrease of 9.7% being recorded in Ku-ring-gai. Over the year, seventeen of the 43 LGAs in Sydney recorded increases of more than 5%, with Fairfield recording the largest increase at 21.9%.

Trends in Median Sales Price – Sydney and NSW

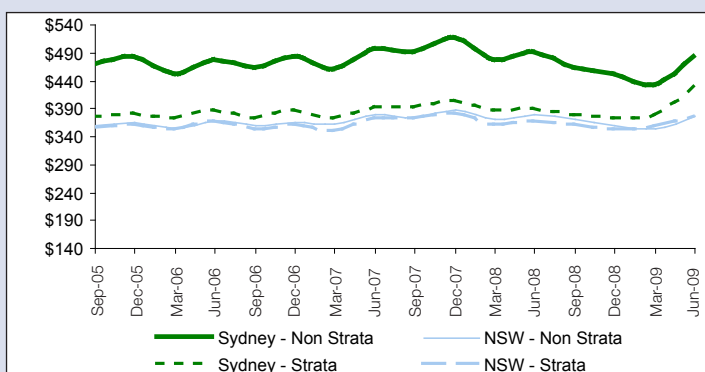


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2009

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	360	0.0	2.9	395	1.3	3.9	400	2.6	5.3	500	0.0	4.2
Inner Ring	400	0.0	3.9	500	0.0	2.0	695	0.7	2.2	950	0.0	5.6
1 Ashfield	300	3.4	9.1	360	0.0	2.9	500	-5.2	-2.0	615 s	10.8	-
2 Botany Bay	300	0.0	-7.7	420	10.5	13.5	550	4.8	5.8	700 s	0.0	0.0
3 Lane Cove	335 s	-4.3	0.0	395	2.6	0.6	600	9.1	-1.6	1028 s	3.8	-6.5
4 Leichhardt	350	-7.9	2.9	520	0.0	0.0	630	-3.1	-7.4	898 s	-3.0	-5.5
5 Marrickville	295	1.7	7.3	400	0.0	0.0	520	-5.5	-5.5	635 s	-5.9	5.8
6 Mosman	350	-5.4	-2.8	498	4.7	5.9	825	7.8	-4.1	1500	-23.1	-22.1
7 North Sydney	385	-1.3	-1.3	500	0.0	1.0	700	0.0	0.0	1050 s	3.4	5.0
8 Randwick	370	-2.6	5.7	453	-1.6	0.6	650	0.0	2.8	950	0.0	18.8
9 Sydney	425	1.2	1.2	570	-0.9	1.8	750	3.1	7.1	800	-4.5	4.6
10 Waverley	395	-1.3	6.8	500	0.0	4.2	750	0.0	0.0	1080	5.4	0.5
11 Woollahra	400	0.0	2.6	535	-2.7	1.4	950	8.0	11.8	1510	-13.7	4.2
Middle Ring	350	6.1	9.4	375	1.4	4.2	470	4.4	4.4	620	3.3	4.2
12 Auburn	365	1.4	4.3	360	-2.7	2.9	430	7.5	7.5	450 s	-10.0	-6.3
13 Bankstown	210	0.0	10.5	320	0.0	3.2	380	0.0	2.7	470	0.0	4.4
14 Burwood	300	8.1	11.1	400	0.0	0.0	500	-7.4	4.2	600 s	3.4	-4.8
15 Canterbury	245	8.9	11.4	300	0.0	3.4	450	4.7	7.1	500	0.0	-6.5
16 Canada Bay	410	2.5	3.1	490	1.0	3.2	600	0.0	-3.2	750	15.4	0.0
17 Hunters Hill	320 s	-9.9	6.7	398	-11.7	-3.0	655 s	-4.7	9.2	845 s	-8.2	-
18 Hurstville	290	3.6	11.5	350	0.0	6.1	450	0.0	7.1	550	0.0	0.0
19 Kogarah	288 s	2.7	15.0	360	2.9	2.9	460	-2.1	0.0	530 s	-11.7	-3.6
20 Ku-ring-gai	325	-12.2	6.6	450	-2.2	5.9	650	4.4	8.3	850	2.7	-5.0
21 Manly	380	-2.6	-2.6	530	3.9	6.0	750	-0.7	4.2	1075	-10.4	-10.4
22 Parramatta	310	10.7	14.8	350	0.0	2.9	400	2.6	5.3	480	2.1	6.7
23 Rockdale	300	-1.6	6.2	365	-1.4	1.4	460	-2.1	0.0	570	-5.0	3.6
24 Ryde	280	1.8	2.8	350	-2.8	0.0	500	3.1	2.0	620	3.3	10.7
25 Strathfield	340 s	4.6	7.9	420	5.0	7.7	478	-4.5	-1.5	600 s	-	5.3
26 Willoughby	430	-2.3	2.4	500	-2.0	3.1	680	-1.4	0.0	950	0.5	0.0
Outer Ring	240	2.1	9.1	310	3.3	6.9	340	3.0	6.3	460	2.2	7.0
27 Baulkham Hills	260 s	-6.3	-10.3	368	-3.3	-0.7	440	2.3	4.8	555	-2.6	0.9
28 Blacktown	198	-1.3	9.7	300	5.3	7.1	335	4.7	8.1	450	2.3	2.3
29 Blue Mountains	190	0.0	2.7	250	3.1	12.4	280	-3.4	3.7	380	5.6	8.6
30 Camden	230 s	-	15.0	290 s	3.6	11.5	350	2.9	9.4	450	0.0	7.1
31 Campbelltown	200 s	-4.8	3.9	250	0.0	8.7	300	0.0	7.1	380	-3.8	8.6
32 Fairfield	190	-5.0	8.6	250	0.0	13.6	350	2.9	9.4	430	4.9	7.5
33 Gosford	185	5.7	15.6	260	4.0	6.1	323	0.8	7.5	420	2.4	5.0
34 Hawkesbury	200 s	9.6	11.1	250	2.0	8.7	320	0.0	6.7	425	1.2	11.8
35 Holroyd	193	-3.8	-10.5	330	3.1	9.1	375	2.0	7.1	455	5.8	1.1
36 Hornsby	320	0.0	6.7	390	2.6	2.6	450	0.0	0.0	580	0.4	0.9
37 Liverpool	190	0.0	15.2	270	3.8	8.0	360	2.9	4.3	450	2.3	5.3
38 Penrith	188	10.3	17.2	250	8.7	13.6	320	6.7	8.5	400	3.9	5.3
39 Pittwater	300	0.0	0.0	425	-3.4	-1.2	600	0.0	0.0	783	-0.9	0.3
40 Sutherland	260	0.0	4.0	360	2.9	4.3	480	0.0	4.3	590	1.7	-0.8
41 Warringah	340	0.0	3.0	439	2.1	3.3	620	0.0	3.3	800	3.6	-2.1
42 Wollondilly	-	-	-	245 s	11.4	11.4	290	1.8	7.4	383	-4.4	1.3
43 Wyong	160	0.0	3.2	240	4.3	9.1	280	0.0	3.7	355	-1.4	3.6
Rest of GMR	170	0.0	6.3	260	0.0	7.2	310	0.0	5.1	380	1.3	5.6
44 Cessnock	140 s	0.0	0.0	215	2.4	7.5	250	0.0	5.3	330	6.5	3.1
45 Kiama	-	-	-	268	2.9	12.6	330	0.0	3.1	380	-5.0	2.7
46 Lake Macquarie	163	-5.3	8.9	253	-2.7	3.3	300	0.0	3.4	400	2.6	5.3
47 Maitland	155	3.3	10.7	230	4.5	9.5	290	1.8	3.6	360	2.9	9.1
48 Newcastle	180	0.0	2.9	285	1.8	5.6	350	2.9	9.4	383	-1.8	0.8
49 Port Stephens	170 s	0.0	13.3	220	0.0	10.0	280	1.8	5.7	340	1.5	3.0
50 Shellharbour	155 s	-8.8	5.1	250	11.1	13.6	320	3.2	6.7	400	0.0	0.0
51 Wollongong	170	0.0	6.3	260	2.0	4.0	343	0.7	7.0	420	0.0	10.5
NEW SOUTH WALES	330	3.1	6.5	340	4.6	6.3	330	3.1	6.5	420	5.0	5.0

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September 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	256	330	450	6.5	6.5	310	360	460	2.9	3.6
Inner Ring	465	520	599	4.0	4.5	540	630	780	-2.3	0.0
1 Ashfield	-	-	-	-	-	505	545	573 s	1.4	4.8
2 Botany Bay	380	430	495 s	-	-2.3	510	550	595 s	5.3	10.6
3 Lane Cove	-	-	-	-	-	525	600	690 s	-14.3	-3.2
4 Leichhardt	491	550	600	5.8	10.0	538	600	793	-2.4	-7.7
5 Marrickville	440	495	550	9.4	10.0	450	520	588	-5.5	-2.8
6 Mosman	-	-	-	-	-	750	935	1014 s	-	1.1
7 North Sydney	-	-	-	-	-	700	750	875 s	0.0	7.1
8 Randwick	435	500	603 s	-9.1	-13.0	583	650	724	-5.8	4.0
9 Sydney	490	520	558	4.0	8.3	600	665	781	2.3	5.6
10 Waverley	550	675	820 s	-	22.7	700	775	955	-7.5	-15.8
11 Woollahra	-	-	-	-	-	828	1025	1464 s	13.9	13.9
Middle Ring	340	390	450	2.6	11.4	385	450	530	4.7	4.7
12 Auburn	300	350	380 s	18.6	12.9	360	395	450	3.9	3.9
13 Bankstown	310	340	350	4.6	9.7	360	380	420	0.0	5.6
14 Burwood	-	-	-	-	-	446	500	550 s	0.0	6.4
15 Canterbury	358	400	425	5.3	5.3	400	450	500	2.3	0.0
16 Canada Bay	435	480	550 s	-1.5	2.7	500	550	635	0.0	0.0
17 Hunters Hill	-	-	-	-	-	548	665	750 s	-8.3	10.8
18 Hurstville	373	400	420 s	5.3	14.3	400	433	488	-3.9	3.0
19 Kogarah	395	430	450 s	2.4	7.5	400	450	494	-8.2	-2.2
20 Ku-ring-gai	418	450	485 s	-	-	530	625	730	0.8	4.6
21 Manly	-	-	-	-	-	713	850	938 s	6.3	8.3
22 Parramatta	300	335	360	1.5	6.3	360	390	430	2.6	8.3
23 Rockdale	380	420	450	2.4	15.1	410	450	500	0.0	-4.3
24 Ryde	370	410	470 s	0.0	3.8	420	475	525	-1.0	0.0
25 Strathfield	-	-	-	-	-	400	460	531	-3.2	0.0
26 Willoughby	490	533	648 s	-3.2	15.8	560	650	750	-4.4	-5.8
Outer Ring	230	260	300	-1.9	4.0	290	330	380	3.1	6.5
27 Baulkham Hills	-	-	-	-	-	390	430	480	0.0	2.4
28 Blacktown	260	280	300	1.8	0.9	300	330	360	3.1	10.0
29 Blue Mountains	220	250	273	-3.8	4.2	260	290	320	0.0	8.4
30 Camden	-	-	-	-	-	323	350	373	2.9	6.1
31 Campbelltown	248	265	293 s	1.9	15.2	290	300	330	0.0	7.1
32 Fairfield	230	285	320	8.6	9.6	320	350	380	2.9	9.4
33 Gosford	240	260	283	0.0	4.0	295	325	355	1.6	8.3
34 Hawkesbury	240	285	350 s	14.0	-	300	320	350	0.0	6.7
35 Holroyd	300	320	350 s	3.2	8.5	330	365	400	1.4	4.3
36 Hornsby	340	380	400 s	4.8	7.0	420	450	495	0.0	0.0
37 Liverpool	250	280	300 s	-1.8	5.7	323	350	390	0.0	2.9
38 Penrith	225	260	280	0.0	8.3	295	320	345	3.2	6.7
39 Pittwater	385	425	513 s	-15.0	-15.0	550	620	700	3.3	3.3
40 Sutherland	329	405	443 s	1.9	6.6	430	470	520	-2.1	2.2
41 Warringah	474	510	541 s	-7.3	2.0	570	600	661	-3.2	-3.2
42 Wollondilly	240	250	300 s	13.6	-	268	300	323	5.3	11.1
43 Wyong	213	230	250	0.0	4.5	258	280	305	0.0	5.7
Rest of GMR	230	260	295	-1.9	4.0	270	300	345	0.0	5.3
44 Cessnock	190	210	235	2.4	5.0	225	250	280	0.0	8.7
45 Kiama	-	-	-	-	-	300	333	358	0.8	10.8
46 Lake Macquarie	234	255	295	-6.4	4.1	280	300	340	0.0	3.4
47 Maitland	225	260	288 s	4.0	4.0	270	290	315	1.8	7.4
48 Newcastle	270	290	320	3.6	7.4	290	320	360	-3.0	3.2
49 Port Stephens	200	220	250 s	-4.3	4.8	250	280	310	5.7	7.7
50 Shellharbour	-	-	-	-	-	290	320	340	3.2	10.3
51 Wollongong	246	275	308	1.9	10.0	290	320	370	0.0	6.7
NEW SOUTH WALES	200	250	340	0.0	2.0	250	300	375	0.0	5.3

(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 - September 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	300	370	440	0.0	2.8	330	400	500	0.0	2.6
Inner Ring	340	400	460	0.0	3.9	420	500	595	0.0	4.2
1 Ashfield	260	300	330	0.0	9.1	340	360	400	0.0	2.9
2 Botany Bay	260	300	418	0.0	-7.7	325	410	528	13.9	13.9
3 Lane Cove	320	335	373 s	-4.3	0.0	360	390	420	2.6	0.0
4 Leichhardt	300	345	428	-6.8	4.5	395	480	580	-4.0	-7.7
5 Marrickville	250	300	350	2.6	7.1	331	380	448	2.7	5.6
6 Mosman	320	350	389	-6.0	-2.8	420	480	561	6.7	4.3
7 North Sydney	350	385	450	-1.3	0.0	440	500	580	0.0	2.0
8 Randwick	340	380	440	0.0	5.6	400	450	525	0.0	1.7
9 Sydney	370	430	500	1.2	2.4	500	580	690	0.0	1.8
10 Waverley	350	395	475	-1.3	5.3	430	495	575	-1.0	5.3
11 Woollahra	340	400	440	0.6	2.6	450	520	600	-1.0	4.0
Middle Ring	280	350	400	2.9	6.9	320	370	450	0.0	2.8
12 Auburn	270	370	390	0.0	4.2	300	370	440	-5.1	2.8
13 Bankstown	160	210	230 s	0.0	-	300	320	349	6.7	6.7
14 Burwood	260	300	344	8.1	9.1	358	400	443	0.0	0.0
15 Canterbury	196	235	269	2.2	6.8	265	290	320	0.0	3.6
16 Canada Bay	355	410	440	2.5	2.5	420	500	550	0.0	4.2
17 Hunters Hill	-	-	-	-	-	350	395	450 s	-12.2	0.0
18 Hurstville	250	290	343	-3.3	11.5	300	340	380	0.0	6.3
19 Kogarah	248	280	341 s	0.0	9.8	330	360	400	2.9	2.9
20 Ku-ring-gai	280	320	360	-8.6	3.2	410	445	505	-7.3	5.3
21 Manly	350	380	450	-1.3	-5.0	450	523	631	4.5	4.5
22 Parramatta	270	320	360	10.3	18.5	310	350	390	0.0	2.9
23 Rockdale	266	300	380	-10.4	3.4	325	360	420	0.0	0.0
24 Ryde	260	285	375	3.6	1.8	310	350	394	0.0	2.9
25 Strathfield	298	323	365 s	0.8	2.4	380	420	460	5.0	7.7
26 Willoughby	381	438	470	-0.6	4.2	450	500	580	0.0	4.2
Outer Ring	195	250	325	0.0	2.0	260	330	390	3.1	6.5
27 Baulkham Hills	205	273	370 s	-8.4	-21.6	340	368	420	-5.8	-1.3
28 Blacktown	179	198	220	1.3	9.7	270	310	340	8.8	9.7
29 Blue Mountains	160	190	220 s	7.0	8.6	190	225	283	2.3	21.6
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	175	200	228 s	0.0	-	200	220	280	10.0	14.3
32 Fairfield	176	195	228	-2.5	11.4	220	240	270	0.0	9.1
33 Gosford	160	190	225	5.6	18.8	225	250	290	0.0	4.2
34 Hawkesbury	-	-	-	-	-	220	238	260 s	13.1	2.2
35 Holroyd	158	213	244 s	6.3	-3.4	300	320	340	3.2	6.7
36 Hornsby	250	328	350	-0.8	4.0	360	395	430	1.3	3.9
37 Liverpool	165	193	250 s	1.3	11.6	250	265	310	6.0	10.4
38 Penrith	170	188	203 s	7.1	17.2	210	240	295	4.3	14.3
39 Pittwater	284	310	353	3.3	3.3	390	428	500	-0.6	8.2
40 Sutherland	220	260	286	0.0	4.0	330	350	390	0.0	2.9
41 Warringah	300	335	373	-1.5	1.5	380	430	495	1.2	2.4
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	158	180	200	5.9	2.9	200	250	290	13.6	13.6
Rest of GMR	150	175	200	2.9	9.4	210	250	300	4.2	8.7
44 Cessnock	126	145	175 s	7.4	3.6	170	215	240	0.0	7.5
45 Kiama	-	-	-	-	-	220	255	280 s	-2.9	15.9
46 Lake Macquarie	148	160	181	-5.9	6.7	200	230	270	-8.0	-4.2
47 Maitland	149	158	165 s	5.0	12.5	180	200	250	0.0	5.3
48 Newcastle	170	190	240	5.6	5.6	250	280	330	3.7	7.7
49 Port Stephens	153	165	193 s	3.1	13.8	200	220	234	4.8	10.0
50 Shellharbour	136	150	191 s	-10.4	7.1	180	210	265	0.0	13.5
51 Wollongong	150	170	200	0.0	6.3	214	253	310	4.1	8.6
NEW SOUTH WALES	225	340	420	1.5	3.0	250	350	460	0.0	2.9

(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 - September 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	195	2.6	8.3	255	2.0	4.1	250	0.0	4.2	180	0.0	2.9
54 Hunter SD Balance	200	2.6	5.3	268	2.9	2.9	260	4.0	4.0	185	0.0	2.8
55 Nowra-Bomaderry	180	-5.3	5.9	245	-2.0	2.1	240	-4.0	0.0	175	-5.4	6.1
56 Illawarra SD Balance	205	-2.4	7.9	260	2.0	4.0	255	1.0	4.1	200	9.6	11.1
57 Tweed Heads & Tweed Coast	285	0.0	0.0	350	0.0	0.0	375	4.2	2.7	285	0.0	1.8
58 Lismore	198	-1.3	-1.3	280	0.0	0.0	280	0.0	-0.9	195	-2.5	2.6
59 Richmond-Tweed SD Balance	260	2.0	4.0	335	-1.5	-1.5	330	-2.9	0.0	245	6.5	6.5
60 Coffs Harbour	225	-2.2	2.3	315	5.0	6.8	320	6.7	9.4	210	-4.5	7.7
61 Clarence	200	0.0	2.6	265	1.9	6.0	260	0.0	4.0	190	0.0	5.6
62 Port Macquarie	215	-2.3	2.4	300	0.0	1.7	310	3.3	3.3	210	5.0	7.7
63 Hastings	180	-2.7	0.0	250	4.2	8.7	240	0.0	4.3	175	2.9	6.1
64 Tamworth	190	2.7	2.7	255	2.0	6.3	250	0.0	4.2	180	2.9	2.9
65 Northern Slopes	155	-3.1	10.7	188	-1.3	4.2	188	-1.3	4.2	150	0.0	15.4
66 Northern Tablelands	170	3.0	6.3	220	0.0	0.0	220	0.0	4.8	165	3.1	8.2
67 North Central Plain	135	0.0	0.0	200	-4.8	-9.1	210	-4.5	-4.5	130	-3.7	-3.7
68 Dubbo	180	5.9	12.5	245	2.1	6.5	245	2.1	6.5	163	4.8	12.1
69 Central Macquarie	150	0.0	0.0	195	-2.5	1.3	190	0.0	1.3	145	3.6	-3.3
70 Macquarie-Barwon	160 s	6.7	0.0	160	-7.2	0.0	160	-5.9	0.0	163 s	8.3	1.6
71 Upper Darling	125 s	-3.8	-21.9	150	-16.7	-31.8	150 s	-16.7	-31.8	-	-	-
72 Bathurst	185	-2.6	2.8	250	0.0	6.4	250	0.0	6.4	180	-4.0	0.0
73 Orange	198	-1.3	9.7	250	-3.8	0.0	260	0.0	4.0	185	-2.6	5.7
74 Central Tablelands	150	-3.2	-3.2	200	2.6	11.1	200	2.6	9.6	150	7.1	25.0
75 Lachlan	143	9.6	9.6	180	0.0	2.9	180	0.0	5.9	130	4.0	4.0
76 Queanbeyan	285	1.8	9.6	380	-1.3	2.7	380	-1.3	0.0	268	2.9	7.0
77 Southern Tableland	175	6.1	9.4	220	0.0	0.0	228	-1.1	3.4	150	0.0	0.0
78 Lower South Coast	190	0.0	2.7	250	0.0	4.2	258	3.0	7.3	180	0.0	2.9
79 Snowy	220	-12.0	4.8	230	-8.0	15.0	220	-2.2	15.8	230	-8.0	-36.1
80 Wagga Wagga	210	0.0	5.0	280	1.8	7.7	280	1.8	7.7	195	2.6	2.6
81 Central Murrumbidgee	150	0.0	7.1	180	-5.3	0.0	175	-7.9	-2.8	140	-6.7	-1.8
82 Lower Murrumbidgee	160	3.2	3.2	210	-3.4	0.0	200	-4.8	-4.8	150	0.0	-3.2
83 Albury	160	-5.9	-1.5	238	-1.0	-5.0	240	0.0	0.0	150	-6.3	0.0
84 Upper Murray	155	3.3	-1.6	200	2.6	0.0	199	2.1	2.1	155 s	0.0	3.3
85 Central Murray	150	3.4	0.0	195	2.6	8.3	195	2.6	8.3	150	13.2	0.0
86 Murray-Darling	140 s	3.7	3.7	170 s	-2.9	-6.8	170 s	-2.9	-8.1	143 s	9.6	5.6
87 Far West	140	0.0	-6.7	170	-5.6	-5.6	168	-6.9	-6.9	120 s	-3.5	-4.0

(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 - September 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	8205	4634	16138	-0.6	-1.8	65961	38048	137058	0.5	3.2
54 Hunter SD Balance	572	296	1074	13.3	3.8	4118	2049	8260	0.7	4.1
55 Nowra-Bomaderry	152	84	291	-3.6	-4.6	1222	657	2559	0.1	-0.8
56 Illawarra SD Balance	645	135	923	6.0	-0.8	4789	991	7571	0.7	4.1
57 Tweed Heads & Tweed Coast	289	327	886	9.7	15.5	1877	2137	6423	1.0	3.9
58 Lismore	160	126	348	2.1	8.7	1474	1179	3581	0.0	0.2
59 Richmond-Tweed SD Balance	649	341	1292	0.2	4.1	5404	2758	11071	0.6	2.7
60 Coffs Harbour	263	217	675	-3.6	-2.5	1972	1582	5483	-0.2	0.8
61 Clarence	498	188	826	-4.8	-1.7	4185	1838	7353	-0.3	3.0
62 Port Macquarie	152	177	490	-10.3	-3.0	1422	1409	4288	-0.4	1.6
63 Hastings	525	228	896	-1.6	-6.1	4564	2007	8003	0.6	3.2
64 Tamworth	285	163	524	9.4	-4.4	2170	1329	4143	0.5	5.5
65 Northern Slopes	176	54	242	2.5	3.0	1398	569	2252	1.7	7.8
66 Northern Tablelands	336	196	662	2.6	1.1	2659	1764	5745	0.2	2.3
67 North Central Plain	139	134	289	26.8	0.3	989	885	2178	0.6	5.1
68 Dubbo	203	88	365	-0.3	-10.1	1641	947	3316	-0.6	-0.2
69 Central Macquarie	199	91	332	-27.2	-17.6	1964	808	3321	-0.1	5.3
70 Macquarie-Barwon	65	32	105	22.1	2.9	455	220	798	2.2	3.1
71 Upper Darling	56	17	91	-15.7	-15.7	364	194	806	0.9	-9.5
72 Bathurst	192	126	391	-16.3	-14.1	1673	1107	3441	-0.5	4.2
73 Orange	266	133	449	-0.9	-6.1	2101	1074	3589	1.1	1.9
74 Central Tablelands	235	75	358	6.9	-4.0	1819	487	2815	2.0	3.9
75 Lachlan	221	96	347	-16.4	-16.8	1807	883	3268	0.5	2.6
76 Queanbeyan	122	140	480	15.4	4.6	1002	1317	4289	-0.3	3.4
77 Southern Tableland	250	98	461	-2.3	-12.7	2189	989	4264	0.5	3.0
78 Lower South Coast	320	186	608	-11.8	-6.6	2841	1405	5282	0.3	3.4
79 Snowy	95	86	213	-29.9	34.8	683	503	1496	3.5	11.6
80 Wagga Wagga	265	207	597	6.6	2.9	2004	1781	5278	1.2	2.8
81 Central Murrumbidgee	143	68	268	-6.0	-5.0	1325	616	2456	-0.6	2.8
82 Lower Murrumbidgee	167	141	383	2.4	-9.0	1546	1262	3538	-0.8	2.3
83 Albury	168	203	630	-5.4	-8.2	1438	1896	5215	0.9	3.7
84 Upper Murray	101	47	156	8.3	6.8	661	304	1158	1.0	3.5
85 Central Murray	137	80	240	3.0	-6.3	944	618	1740	2.2	8.3
86 Murray-Darling	42	24	69	21.1	3.0	265	148	442	4.5	2.6
87 Far West	117	30	177	1.1	22.9	996	335	1636	3.4	11.4

(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 - September 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 %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
SYDNEY SD	9941	21199	44715	6.6	0.9	102073	189988	441395	-0.2	-0.4
Inner Ring	1094	10191	16609	11.6	1.6	10197	87803	155192	0.1	0.1
1 Ashfield	55	361	577	14.0	0.9	603	3907	6869	-0.8	-2.0
2 Botany Bay	47	212	350	8.7	-5.9	551	2439	4198	-0.3	0.6
3 Lane Cove	53	198	353	-2.5	2.0	523	2161	3653	0.6	0.1
4 Leichhardt	208	357	943	1.1	3.5	2017	3300	9248	-0.2	1.0
5 Marrickville	184	566	1258	2.4	4.3	1986	6412	15163	-0.4	-0.4
6 Mosman	58	255	480	5.0	0.8	416	2482	4351	-0.3	1.0
7 North Sydney	63	1382	1944	14.6	2.1	520	10966	17016	0.2	-0.3
8 Randwick	149	1334	2192	21.1	2.5	1427	12253	21465	-0.2	0.4
9 Sydney	128	3850	5806	11.7	0.7	1043	29614	48115	0.2	-0.1
10 Waverley	79	1140	1691	18.8	3.6	574	9233	15071	0.9	0.4
11 Woollahra	70	536	1015	7.6	-0.9	537	5036	10043	0.4	1.3
Middle Ring	2161	6453	12292	8.8	7.4	23410	58392	122503	-0.2	-0.3
12 Auburn	135	516	824	7.9	2.2	1601	4298	7997	-0.9	-1.8
13 Bankstown	299	226	875	-6.4	-1.0	3714	2527	10626	-1.0	-1.3
14 Burwood	40	223	373	11.7	6.0	524	1923	3914	-2.1	-2.3
15 Canterbury	183	524	1255	14.6	17.2	2481	7247	15429	-0.2	-1.2
16 Canada Bay	124	611	1073	10.8	14.1	1196	4628	8915	0.9	5.5
17 Hunters Hill	33	47	101	5.2	17.4	234	371	871	1.0	2.1
18 Hurstville	128	341	612	-0.5	6.4	1466	3385	6726	-0.7	-2.1
19 Kogarah	68	224	407	6.3	-4.5	865	2375	4627	-0.8	-2.9
20 Ku-ring-gai	281	224	636	13.8	28.2	2325	1335	4806	2.0	8.3
21 Manly	84	557	865	13.4	2.4	569	3906	6501	1.8	1.3
22 Parramatta	273	964	1798	14.7	11.5	3035	7957	17034	-0.2	-0.9
23 Rockdale	160	618	1010	6.9	0.1	1818	6027	10754	-0.2	-1.8
24 Ryde	166	619	1070	6.5	4.7	1844	5751	11418	-0.3	-0.3
25 Strathfield	64	288	446	14.7	4.4	498	2373	4067	-0.8	-2.8
26 Willoughby	123	471	947	7.7	6.4	1240	4289	8818	-0.4	0.1
Outer Ring	6686	4555	15814	0.2	-4.4	68466	43793	163700	-0.5	-1.0
27 Baulkham Hills	417	158	899	13.1	-0.1	3429	1387	7902	-0.4	-1.5
28 Blacktown	905	245	1599	-0.4	-7.5	9888	2358	17977	-0.6	-1.5
29 Blue Mountains	352	70	489	-16.4	-18.9	3728	680	5261	-1.1	0.3
30 Camden	170	20	253	-6.6	-16.2	1726	113	2477	-0.8	0.1
31 Campbelltown	467	96	810	1.1	6.3	4551	910	8781	-0.7	-3.1
32 Fairfield	347	239	868	10.6	-8.9	4658	3559	12490	-0.5	-1.6
33 Gosford	692	443	1640	0.9	2.1	6289	3484	14324	0.6	3.1
34 Hawkesbury	211	38	381	-0.8	9.8	2145	541	4125	-0.2	-1.5
35 Holroyd	202	334	823	-8.5	1.0	2398	3869	9739	-1.6	-2.8
36 Hornsby	287	408	961	0.2	3.2	3015	3663	9764	-1.1	-2.7
37 Liverpool	402	283	946	-2.0	-11.6	4723	3701	12139	-1.1	-1.5
38 Penrith	538	216	1146	0.2	-11.2	6047	2159	12888	-1.2	-3.4
39 Pittwater	150	152	439	1.2	6.6	1358	1322	3834	-0.4	1.5
40 Sutherland	330	766	1560	3.7	-6.5	3105	7027	14317	-0.1	-1.1
41 Warringah	265	775	1357	3.1	0.0	2452	6521	12425	0.2	-0.9
42 Wollondilly	132	19	179	-13.1	-24.2	1289	169	1755	-0.9	0.7
43 Wyong	819	293	1464	-2.1	-6.3	7665	2330	13502	0.3	1.5
Rest of GMR	2766	1970	6625	2.0	-2.3	26824	18151	64616	-0.2	1.4
44 Cessnock	271	73	405	27.0	2.5	2159	608	3395	0.6	1.7
45 Kiama	82	32	147	-13.5	2.1	673	317	1399	0.1	3.5
46 Lake Macquarie	623	189	1187	7.9	4.0	6160	2124	11735	0.2	2.5
47 Maitland	240	106	467	-4.7	-17.2	2429	1123	4663	-0.4	0.2
48 Newcastle	577	551	1838	-1.7	-3.2	6039	4936	18111	0.1	1.8
49 Port Stephens	286	102	561	-2.3	-5.1	2473	929	4968	0.0	1.6
50 Shellharbour	165	112	360	-13.0	-16.5	1851	969	3896	-0.9	-0.2
51 Wollongong	522	805	1660	6.3	2.9	5040	7145	16449	-0.8	0.8
NEW SOUTH WALES	20912	27803	67478	4.3	-0.1	194858	246187	643069	-0.1	0.5

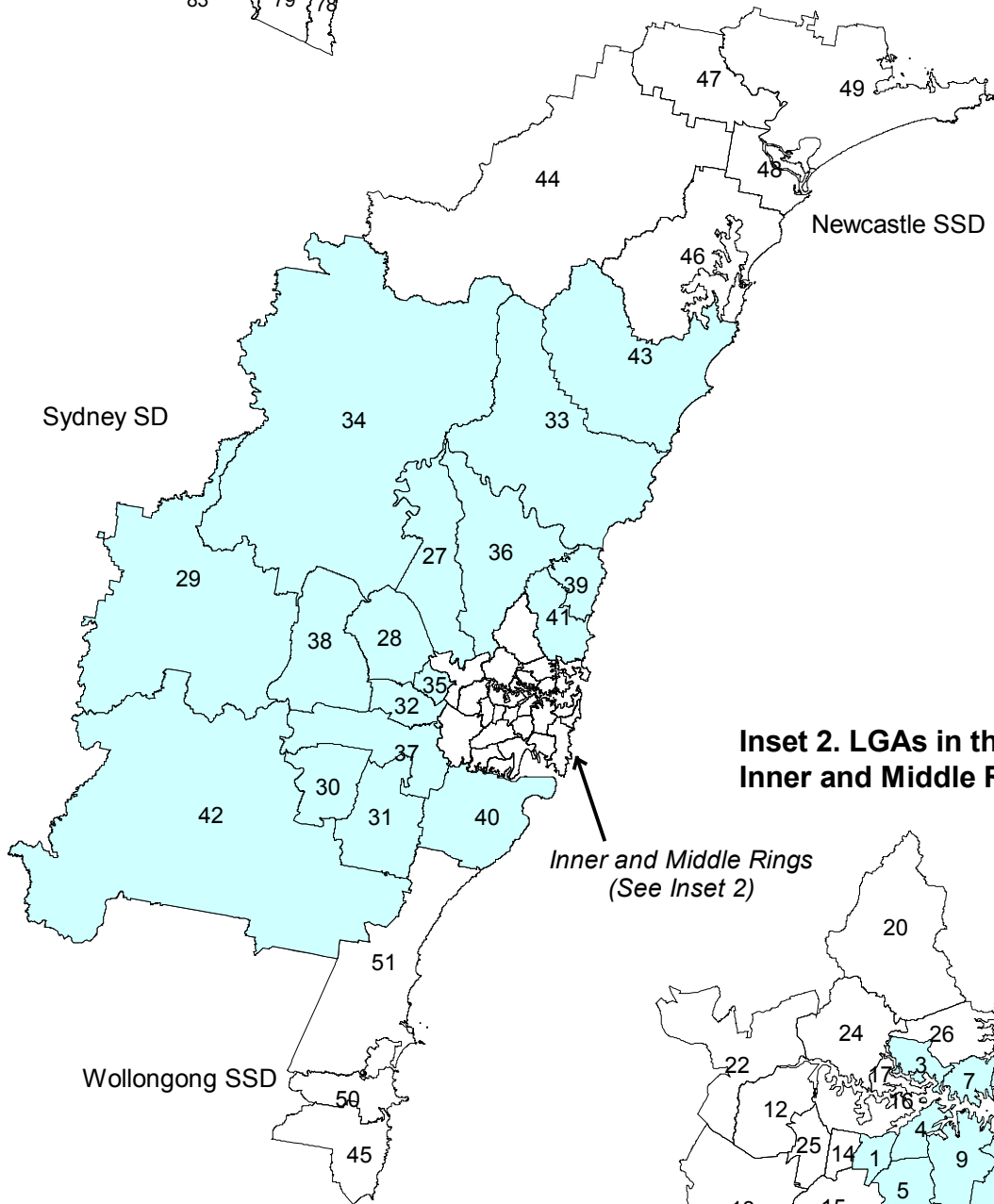
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

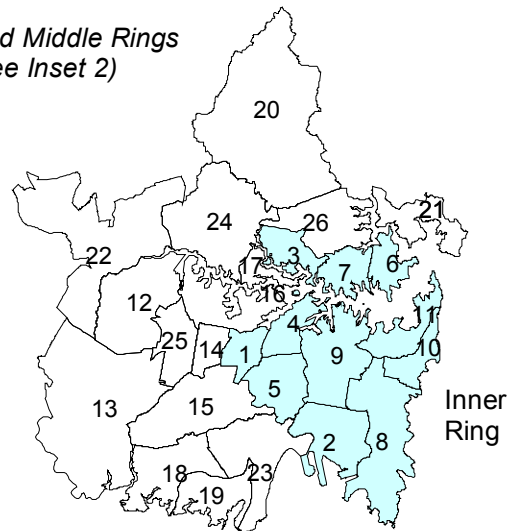


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	330	428	580	516	5.7	-1.0
Inner Ring	425	550	755	688	6.0	-1.3
1 Ashfield	355	408	600	514	1.7	12.4
2 Botany Bay	346	475	571	495	-4.0	1.1
3 Lane Cove	418	504	790	696	5.0	-3.5
4 Leichhardt	570	715	850	746	2.9	-3.6
5 Marrickville	390	527	646	534	10.0	14.6
6 Mosman	485	685	1400	1130	9.8	-5.5
7 North Sydney	441	561	791	666	3.8	-9.9
8 Randwick	469	570	774	676	1.8	-4.2
9 Sydney	390	495	631	531	3.4	-2.0
10 Waverley	491	650	1100	906	10.2	5.7
11 Woollahra	580	850	1623	1340	-0.3	-3.4
Middle Ring	353	452	612	545	6.4	0.4
12 Auburn	320	400	490	406	1.3	3.2
13 Bankstown	330	398	462	398	7.6	6.0
14 Burwood	388	478	729	593	-0.6	-4.4
15 Canterbury	252	342	480	386	3.6	-5.0
16 Canada Bay	492	615	750	675	2.5	4.2
17 Hunters Hill	742	1300	1850	1455	72.0	55.7
18 Hurstville	355	465	567	480	8.1	3.3
19 Kogarah	380	463	681	554	0.5	-3.6
20 Ku-ring-gai	695	875	1160	972	7.0	-6.8
21 Manly	505	750	1200	938	11.1	-12.8
22 Parramatta	315	380	475	404	5.6	2.0
23 Rockdale	355	413	500	450	0.6	4.4
24 Ryde	384	521	715	562	10.1	0.1
25 Strathfield	335	409	503	520	5.4	2.3
26 Willoughby	480	640	1065	813	13.8	-7.2
Outer Ring	300	373	490	424	3.5	2.1
27 Baulkham Hills	477	560	665	592	4.7	5.7
28 Blacktown	285	338	405	349	2.3	3.5
29 Blue Mountains	290	330	400	351	0.8	-2.7
30 Camden	343	389	467	408	1.0	1.0
31 Campbelltown	265	295	333	301	2.1	7.7
32 Fairfield	250	335	385	325	0.9	11.7
33 Gosford	298	350	440	382	0.0	-2.2
34 Hawkesbury	315	365	460	408	5.0	5.7
35 Holroyd	290	350	430	363	1.4	6.4
36 Hornsby	405	540	675	550	1.9	0.6
37 Liverpool	290	365	425	363	2.1	10.5
38 Penrith	275	323	369	327	0.9	5.9
39 Pittwater	620	766	970	876	2.7	-4.8
40 Sutherland	380	487	615	529	3.6	-2.2
41 Warringah	430	561	795	636	2.1	-15.6
42 Wollondilly	303	370	525	416	3.0	5.4
43 Wyong	250	295	370	313	1.0	1.7
Rest of GMR	273	328	400	347	2.1	1.2
44 Cessnock	196	240	293	259	2.8	-1.8
45 Kiama	380	443	600	500	-3.7	3.0
46 Lake Macquarie	284	330	403	355	1.5	0.0
47 Maitland	265	310	375	320	6.9	3.3
48 Newcastle	283	328	389	349	2.3	2.3
49 Port Stephens	262	330	410	349	1.5	-4.3
50 Shellharbour	295	335	399	346	4.0	6.2
51 Wollongong	281	347	423	358	0.0	-0.9
NEW SOUTH WALES	285	375	505	444	4.2	-0.8

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — June 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	354	480	700	599	9.1	-3.8
Inner Ring	680	854	1270	1104	1.7	-3.0
1 Ashfield	605	820	1010	844	20.6	20.1
2 Botany Bay	535	660	756	677	4.8	1.5
3 Lane Cove	828	1156	1475	1191	18.0	-4.5
4 Leichhardt	680	799	960	849	4.4	1.5
5 Marrickville	563	637	727	661	7.9	0.0
6 Mosman	1316	1950	2881	2185	0.8	-14.8
7 North Sydney	840	1140	1550	1240	-8.8	-14.0
8 Randwick	815	960	1295	1062	-6.3	-10.1
9 Sydney	612	710	906	759	-5.6	0.7
10 Waverley	1060	1380	2010	1557	1.1	-5.8
11 Woollahra	1050	1600	3050	2087	-11.7	0.0
Middle Ring	470	602	850	733	7.7	-3.7
12 Auburn	390	450	570	475	5.4	-1.1
13 Bankstown	400	444	490	451	3.1	10.9
14 Burwood	660	790	1028	892	17.7	10.0
15 Canterbury	440	500	591	530	2.6	-3.8
16 Canada Bay	730	875	1085	957	2.9	-1.4
17 Hunters Hill	1128	1495	2018	1777	24.7	1.7
18 Hurstville	509	580	668	597	0.0	0.0
19 Kogarah	619	726	864	773	0.8	-3.3
20 Ku-ring-gai	850	1063	1369	1163	0.2	0.2
21 Manly	1040	1300	1735	1469	0.7	-6.1
22 Parramatta	413	481	555	494	5.7	2.8
23 Rockdale	500	573	666	599	0.4	-2.1
24 Ryde	655	752	848	769	5.2	3.0
25 Strathfield	620	950	1305	985	24.6	1.9
26 Willoughby	954	1145	1405	1222	9.0	-0.4
Outer Ring	322	396	535	461	4.2	1.5
27 Baulkham Hills	535	602	702	649	2.0	2.9
28 Blacktown	306	358	430	368	3.6	5.1
29 Blue Mountains	290	335	402	356	1.5	-1.5
30 Camden	349	405	475	417	3.7	5.1
31 Campbelltown	282	312	344	319	2.3	8.7
32 Fairfield	330	365	410	371	2.0	11.6
33 Gosford	323	380	475	415	0.8	0.0
34 Hawkesbury	330	390	492	433	5.1	4.0
35 Holroyd	390	430	480	434	4.9	11.7
36 Hornsby	556	644	739	649	5.6	-0.6
37 Liverpool	342	400	455	402	3.2	8.1
38 Penrith	305	340	390	355	1.5	4.3
39 Pittwater	758	893	1176	1061	3.2	-5.0
40 Sutherland	545	624	742	685	7.5	2.3
41 Warringah	735	805	935	863	3.9	-3.6
42 Wollondilly	314	380	530	426	4.4	5.6
43 Wyong	260	305	379	320	-1.3	3.3
Rest of GMR	280	337	415	356	2.1	0.6
44 Cessnock	196	239	300	262	5.8	-2.0
45 Kiama	422	500	661	556	3.0	-0.1
46 Lake Macquarie	288	335	420	362	0.6	0.0
47 Maitland	270	326	380	329	9.0	4.8
48 Newcastle	290	332	390	353	2.2	1.1
49 Port Stephens	275	340	416	356	3.0	-3.4
50 Shellharbour	309	347	413	362	1.4	3.6
51 Wollongong	300	378	455	384	0.7	0.7
NEW SOUTH WALES	285	378	535	469	4.9	-0.7

(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 — June 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	310	390	498	425		2.6	-0.5
Inner Ring	390	480	590	524		2.1	0.0
1 Ashfield	330	375	421	379		1.2	12.8
2 Botany Bay	322	392	489	402		-10.9	-2.0
3 Lane Cove	398	452	535	484		7.2	9.3
4 Leichhardt	411	533	700	590		2.5	-8.1
5 Marrickville	313	378	440	382		-0.5	3.6
6 Mosman	442	520	675	584		2.0	3.0
7 North Sydney	419	530	662	561		2.6	-8.1
8 Randwick	440	510	581	522		2.0	4.1
9 Sydney	372	468	576	496		2.0	-1.5
10 Waverley	465	540	650	564		-1.8	0.9
11 Woollahra	520	623	885	871		-0.2	-1.7
Middle Ring	312	380	475	411		4.1	1.3
12 Auburn	298	370	465	377		0.0	9.1
13 Bankstown	268	320	362	319		-1.2	18.1
14 Burwood	359	423	479	432		1.9	4.0
15 Canterbury	225	272	337	305		4.6	14.5
16 Canada Bay	465	540	642	557		2.9	4.2
17 Hunters Hill	470	654	1131	924	s	26.4	61.1
18 Hurstville	325	370	438	385		6.0	7.2
19 Kogarah	353	400	438	401		0.3	6.7
20 Ku-ring-gai	510	610	764	648		12.9	-9.7
21 Manly	434	562	711	607		2.8	-8.3
22 Parramatta	290	330	393	347		-1.5	3.1
23 Rockdale	335	380	419	378		2.7	5.8
24 Ryde	347	416	490	426		1.5	2.7
25 Strathfield	320	371	445	382		4.5	4.8
26 Willoughby	434	499	570	514		2.1	-1.8
Outer Ring	260	330	405	344		2.2	3.1
27 Baulkham Hills	385	410	456	419		-4.2	-2.4
28 Blacktown	240	280	320	281		4.7	5.5
29 Blue Mountains	260	310	335	300		3.3	-4.6
30 Camden	333	338	344	336		25.4	16.6
31 Campbelltown	215	240	275	240		6.9	20.0
32 Fairfield	188	214	279	236		1.9	21.9
33 Gosford	253	286	332	303		0.5	-4.5
34 Hawkesbury	255	295	315	286		9.3	16.6
35 Holroyd	255	290	325	293		4.4	7.4
36 Hornsby	355	387	445	398		1.8	3.9
37 Liverpool	214	264	330	274		3.5	7.8
38 Penrith	218	270	303	261		5.9	6.8
39 Pittwater	405	528	640	524		-5.5	10.0
40 Sutherland	342	393	455	406		1.9	9.0
41 Warringah	390	450	520	474		-0.4	0.2
42 Wollondilly	-	-	-	-		-	-
43 Wyong	215	251	337	277		9.7	-8.6
Rest of GMR	248	295	350	313		1.7	3.1
44 Cessnock	179	243	265	230	s	-4.9	-2.2
45 Kiama	297	348	410	357	s	2.4	21.0
46 Lake Macquarie	260	300	347	316		5.3	-4.8
47 Maitland	232	265	295	264		4.5	1.0
48 Newcastle	260	300	385	336		-3.2	1.7
49 Port Stephens	208	279	372	325		-10.7	-7.0
50 Shellharbour	242	279	301	269		7.5	5.3
51 Wollongong	249	305	365	312		3.2	7.2
NEW SOUTH WALES	285	370	479	403		2.8	0.0

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — June 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	360	291	-0.9	-2.2
54 Hunter SD Balance	225	295	360	302	-4.5	-3.3
55 Nowra-Bomaderry	224	266	324	283	-1.4	-3.2
56 Illawarra SD Balance	270	340	425	372	4.6	3.0
57 Tweed Heads and Tweed Coast	320	400	483	408	2.6	-4.8
58 Lismore	235	285	336	297	1.5	-5.0
59 Richmond-Tweed SD Balance	290	387	510	419	3.1	-6.8
60 Coffs Harbour	255	310	376	322	-1.1	0.0
61 Clarence	233	300	380	318	-0.3	-0.2
62 Port Macquarie	260	325	389	330	-0.9	-1.5
63 Hastings	211	275	348	288	-1.4	2.0
64 Tamworth	195	226	280	240	-3.8	-4.6
65 Northern Slopes	145	220	312	240	4.8	14.6
66 Northern Tablelands	170	223	290	235	6.2	3.7
67 North Central Plain	107	192	240	185	2.5	12.6
68 Dubbo	210	257	325	268	10.8	11.5
69 Central Macquarie	135	195	275	208	8.3	8.3
70 Macquarie-Barwon	54	93	145	116	-15.9	14.2
71 Upper Darling	45	90	180	124	-25.0	0.0
72 Bathurst	211	255	309	262	0.4	-5.2
73 Orange	206	260	320	266	-7.1	-5.5
74 Central Tablelands	155	213	275	227	1.4	7.6
75 Lachlan	108	160	230	179	6.7	-3.0
76 Queanbeyan	281	379	500	392	2.4	0.7
77 Southern Tablelands	180	230	315	262	-1.7	-4.2
78 Lower South Coast	247	310	382	319	2.8	0.0
79 Snowy	174	229	280	241	5.7	17.3
80 Wagga Wagga	225	260	320	274	3.8	0.5
81 Central Murrumbidgee	145	196	265	213	4.0	16.7
82 Lower Murrumbidgee	160	215	270	217	0.0	-5.3
83 Albury	185	230	295	245	0.0	0.0
84 Upper Murray	139	177	223	188	0.9	0.9
85 Central Murray	141	190	255	206	10.8	3.8
86 Murray-Darling	95	130	205	167	-3.7	-18.8
87 Far West	85	121	175	139	1.1	10.3

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

Table 12. Sale Prices — Rural Statistical Subdivisions — June Quarter 2009

Rural SSD and Code (a)	Non Strata						Strata					
	First Quartile	Median	Third Quartile	Mean	Change in Median		First Quartile	Median	Third Quartile	Mean	Change in Median	
	\$'000s	\$'000s	\$'000s	\$'000s	Qtly %	Ann %	\$'000s	\$'000s	\$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	205	276	360	294	2.2	-2.3	191	255	339	272	2.0	-2.8
54 Hunter SD Balance	238	300	370	311	-3.2	-5.7	187	265	315	260	-7.0	6.4
55 Nowra-Bomaderry	236	285	328	297	3.6	0.0	144	175	191	170 s	-7.9	-5.4
56 Illawarra SD Balance	277	350	430	376	6.1	4.5	220	265	385	312	1.9	1.9
57 Tweed Heads and Tweed Coast	414	462	528	474	-1.7	-9.4	283	330	390	346	-3.1	-5.9
58 Lismore	258	292	357	311	1.0	-6.0	201	223	244	226 s	3.5	-5.3
59 Richmond-Tweed SD Balance	303	405	535	437	4.7	-10.2	258	342	441	361	4.5	14.1
60 Coffs Harbour	292	333	389	353	-2.9	-6.2	205	250	314	265	9.4	4.2
61 Clarence	237	309	385	324	1.3	-0.3	216	250	287	265	8.7	11.1
62 Port Macquarie	300	361	410	361	1.7	-2.2	226	260	320	275	3.0	3.2
63 Hastings	221	285	360	300	-0.7	5.4	141	195	255	202	-5.6	-15.3
64 Tamworth	200	230	286	243	-2.1	-5.0	151	181	209	185 s	-8.1	8.1
65 Northern Slopes	145	219	314	240	4.2	14.0	-	-	-	-	-	-
66 Northern Tablelands	170	224	290	237	6.7	1.8	150	208	234	205 s	9.5	13.7
67 North Central Plain	106	190	240	184	2.7	11.8	-	-	-	-	-	-
68 Dubbo	216	265	333	276	12.5	12.8	134	145	221	172 s	-19.7	-
69 Central Macquarie	135	195	275	209	9.9	8.3	-	-	-	-	-	-
70 Macquarie-Barwon	55	95	145	117	-13.6	15.9	-	-	-	-	-	-
71 Upper Darling	45	90	180	124	-25.0	0.0	-	-	-	-	-	-
72 Bathurst	228	270	320	277	5.9	-5.3	152	202	225	191 s	1.4	28.2
73 Orange	218	266	325	272	-6.7	-4.1	176	218	238	208 s	8.7	40.3
74 Central Tablelands	160	216	276	232	3.0	9.2	60	136	225	142 s	-	-
75 Lachlan	105	155	233	179	3.3	-6.1	-	-	-	-	-	-
76 Queanbeyan	385	472	540	466	-1.7	2.1	222	272	341	279	-3.0	7.7
77 Southern Tablelands	182	235	320	267	0.0	-4.1	145	160	190	174 s	-5.9	-15.8
78 Lower South Coast	266	330	395	337	4.1	0.8	177	224	294	245	0.7	3.0
79 Snowy	175	230	285	243	-4.2	27.8	170	225	270	235 s	35.3	2.3
80 Wagga Wagga	228	263	325	283	-0.2	-3.1	146	156	230	188 s	-13.3	-30.4
81 Central Murrumbidgee	142	195	265	214	5.4	16.1	156	220	247	204 s	-	-
82 Lower Murrumbidgee	160	215	280	218	-1.3	-6.5	164	213	246	205 s	-	14.9
83 Albury	212	255	315	265	-2.1	2.0	145	179	201	173	6.5	13.7
84 Upper Murray	109	172	230	189	3.9	-2.6	168	180	200	183 s	-	20.0
85 Central Murray	150	203	252	210	9.5	5.5	47	160	293	178 s	33.4	-5.9
86 Murray-Darling	106	140	213	170 s	3.7	-15.2	-	-	-	-	-	-
87 Far West	85	121	175	139	1.1	10.3	-	-	-	-	-	-

(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 Geographical 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).