

Rent and Sales Report

No. 90 ISSN – 1440 – 0049



Rent: December quarter 2009
Sales: September 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: December Quarter 2009

Trends for new bonds at state and regional levels

During the December 2009 quarter, the median rent for all dwellings increased by \$5 to \$400 in the Sydney Statistical Division (SD). Within the Inner Ring the median rent increased by \$10 to \$470, remained unchanged in the Middle Ring at \$400, and increased by \$10 to \$350 in the Outer Ring. Compared to the previous year, the median rent increased by \$15 in the Sydney SD, remained unchanged in the Inner and Middle Rings and increased by \$20 in the Outer Ring.

Over the year, the median rent for two bedroom flats/units remained unchanged in the Inner Ring but increased in the Middle Ring by 5.6%, Outer Ring by 3.1% and in the Rest of GMR by 4.2%. Over the quarter, median rents in the Middle Ring increased by 2.7% but remained unchanged in the Inner and Outer Rings and the Rest of GMR.

Over the year, median rents for three bedroom separate houses increased in the Inner Ring by 4.8%, Middle Ring by 5.9% and Outer Ring by 7.9% and in the Rest of GMR by 6.9%. Over the quarter, the median rent remained unchanged in the Middle Ring but increased in the Inner Ring by 4.8%, in the Outer Ring by 3.0% and in the Rest of GMR by 3.3%.

Median rents for one bedroom flats/units increased over the year in the Inner Ring by 1.3% and the Middle Ring by 6.1% but remained unchanged in the Outer Ring. Over the quarter, the median rent remained unchanged in all three Rings.

Median rents for two bedroom separate houses increased over the year in each of the Rings, ranging from 0.7% in the Middle Ring to 12.0% in the Outer Ring. The median rent also went up in the Rest of GMR, by 4.0%. Over the quarter, median rents increased in the Inner Ring by 3.8% and the Outer Ring by 7.7%, but decreased by 1.9% in the Middle Ring and remained unchanged in the Rest of GMR.

Outside the GMR, the median rent for two bedroom flats/units increased by 2.8% over the quarter and the year. Median rents for three bedroom separate houses remained unchanged over the quarter but increased by 2.0% over the year.

Over the quarter, the number of new bonds lodged decreased by 6.1% in the Sydney SD, by 6.2% in the Rest of GMR and by 5.9% in the Rest of NSW. A decrease was observed in each of the Rings, ranging from a fall of 4.8% in the Outer Ring to a fall of 7.2% in the Inner Ring. Over the year, the number of new bonds lodged increased in the Sydney SD by 1.6%, in the Inner Ring by 5.2% and in the Middle Ring by 3.1%, but fell in both the Outer Ring by 2.9% and in the Rest of GMR by 2.0%.

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

For two bedroom flats/units the largest annual increases in median rent in the Sydney SD were recorded in Wyong (19.0%), Penrith (17.6%) and Fairfield (14.1%). Only 5 of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 21 LGAs with 10% plus increases for the same quarter last year (December 2008). Within the Rest of GMR the biggest annual increase was 14.1% in Cessnock.

Over the year only Liverpool (12.1%), Campbelltown (10.3%) and Hawkesbury (10.0%) experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with 22 LGAs (out of 43 Sydney SD LGAs) recording 10% plus increases for the same quarter last year. Within the Rest of GMR the largest annual increase was 10.3% in Lake Macquarie.

Within the Sydney SD, the only LGA to record an annual increase in median rent for one bedroom flats/units was Parramatta, which recorded an increase of 12.7%. Within the Rest of GMR the largest annual increase was observed in Lake Macquarie at 11.7%.

Trends in Median Rents – Sydney and NSW

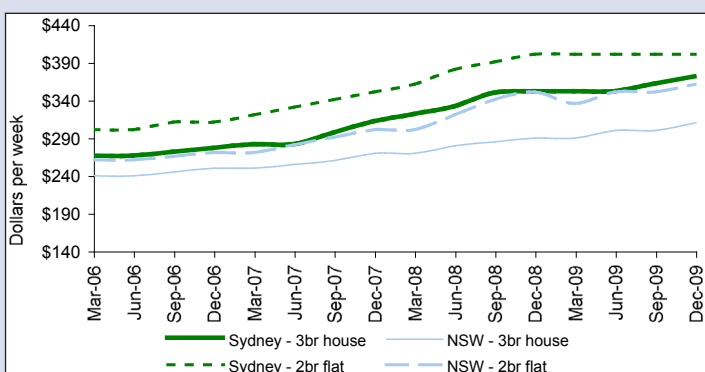


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Dec Qtr 2009	\$470	\$400	\$350	\$400	\$350
Qtlly change	2.2%	0.0%	2.9%	1.3%	2.9%
Ann. change	0.0%	0.0%	6.1%	3.9%	6.1%
Sales (\$'000s)					
Sep Qtr 2009	\$555	\$472	\$383	\$443	\$386
Qtlly change	0.9%	2.8%	2.0%	3.0%	2.3%
Ann. change	4.7%	7.3%	6.3%	5.5%	4.3%

Only Fairfield (11.5%) and Marrickville (11.1%) in the Sydney SD recorded annual increases in excess of 10% in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Cessnock at 10.5%.

Amongst the 34 Rural Statistical Sub-Divisions (SSD), for two bedroom dwellings 6 SSDs recorded annual increases in median rent in excess of 10%, and for three bedroom dwellings 5 SSDs recorded 10% plus increases.

The number of new bonds lodged over the year increased marginally in the Sydney SD by 1.6% with increases recorded in the majority of LGAs (26 of the 43 LGAs).

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

Sales: September Quarter 2009

The median sales price for all dwellings across the Sydney SD increased by 3.0% over the quarter and by 5.5% over the year. Over the quarter, the median sales prices increased in all Rings, ranging from 0.9% in the Inner Ring to 2.8% in the Middle Ring and by 2.4% in the Rest of GMR. Over the year, the median sales price increased in the Inner Ring by 4.7%, Middle Ring by 7.3%, Outer Ring by 6.3% and the Rest of GMR by 5.3%.

For non-strata dwellings in Sydney SD, the median sales price increased by 0.5% for the quarter and by 3.7% for the year. Over the quarter, the sales price increased in all Rings, ranging from 1.3% in the Outer Ring to 2.3% in the Inner Ring and by 2.1% in the Rest of GMR. The largest quarterly increase was 15.1% recorded in Mosman, whilst the largest decrease was 15.6% recorded in Ashfield.

Over the year, the sales price increased in the Inner Ring by 5.6%, Middle Ring by 5.1%, Outer Ring by 5.9% and in the Rest of GMR by 5.5%. The largest annual increase was 17.3% recorded in Kogarah, whilst the largest annual decrease was 5.4% recorded in Pittwater.

For strata dwellings in the Sydney SD, the median sales price increased by 4.8% for the quarter and by 7.4% 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%, 5.2%, 2.7% and 5.5% respectively. The largest quarterly increase was 18.4% recorded in Manly, whilst the largest decrease was 5.2% experienced in Auburn. Over the year, the median sales price increased in the Inner Ring by 5.3%, Middle Ring by 11.6% and the Outer Ring by 10.2%, and the Rest of GMR by 6.8%. Over the year, 27 of the 43 LGAs in Sydney recorded increases of more than 5%, with Canterbury recording the largest increase at 28.2%.

Trends in Median Sales Price – Sydney and NSW

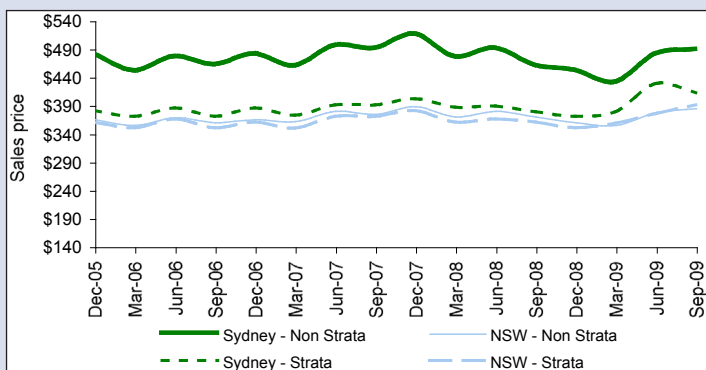


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2009

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	365	1.4	4.3	400	1.3	2.6	400	0.0	3.9	520	4.0	4.0
Inner Ring	400	0.0	1.9	510	2.0	2.0	695	0.0	2.2	950	0.0	0.0
1 Ashfield	300	0.0	3.4	370	2.8	5.7	500	0.0	2.0	570 s	-7.3	-10.9
2 Botany Bay	280	-6.7	-5.1	375	-10.7	-6.3	500	-9.1	-4.8	640 s	-8.6	-
3 Lane Cove	330 s	-1.5	1.5	400	1.3	-2.4	580	-3.3	-1.7	1000 s	-2.7	2.3
4 Leichhardt	360	2.9	2.9	540	3.8	2.9	650	3.2	1.6	990 s	10.3	38.5
5 Marrickville	290	-1.7	3.6	420	5.0	7.7	550	5.8	0.0	650 s	2.4	-13.9
6 Mosman	370	5.7	2.8	500	0.5	11.1	795	-3.6	-5.4	1725	15.0	-25.0
7 North Sydney	390	1.3	2.6	520	4.0	2.0	700	0.0	-3.4	1000 s	-4.8	0.0
8 Randwick	385	4.1	4.1	470	3.9	4.4	650	0.0	3.2	958	0.8	6.4
9 Sydney	430	1.2	2.4	560	-1.8	-1.8	750	0.0	3.1	800	0.0	1.3
10 Waverley	415	5.1	3.8	550	10.0	3.8	800	6.7	0.0	1405	30.1	6.0
11 Woollahra	388	-3.1	-1.9	550	2.8	0.0	900	-5.3	0.0	1450	-4.0	3.6
Middle Ring	330	-5.7	3.1	380	1.3	5.6	470	0.0	4.4	650	4.8	3.2
12 Auburn	370	1.4	12.1	360	0.0	-2.7	430	0.0	7.5	550	22.2	22.2
13 Bankstown	180	-14.3	-12.2	335	4.7	8.1	400	5.3	8.1	480	2.1	4.3
14 Burwood	240	-20.0	-14.3	420	5.0	5.0	530	6.0	6.0	630 s	5.0	5.0
15 Canterbury	240	-2.0	4.3	300	0.0	0.8	450	0.0	7.1	515	3.0	-1.0
16 Canada Bay	420	2.4	5.0	485	-1.0	5.4	610	1.7	5.2	760 s	1.3	8.6
17 Hunters Hill	-	-	-	480 s	20.8	20.0	583 s	-11.1	-0.4	925 s	9.5	-
18 Hurstville	290	0.0	3.6	350	0.0	2.9	440	-2.2	4.8	560	1.8	-3.4
19 Kogarah	270 s	-6.1	-0.9	373	3.5	3.5	493	7.1	9.4	670 s	26.4	-
20 Ku-ring-gai	380	16.9	18.8	490	8.9	8.9	620	-4.6	0.8	875	2.9	-2.8
21 Manly	410	7.9	2.5	550	3.8	3.8	750	0.0	0.0	1400	30.2	8.1
22 Parramatta	300	-3.2	11.1	350	0.0	2.9	410	2.5	2.5	500	4.2	11.1
23 Rockdale	300	0.0	3.4	380	4.1	5.6	470	2.2	2.2	600	5.3	15.4
24 Ryde	285	1.8	1.8	360	2.9	2.9	500	0.0	0.5	630	1.6	-3.1
25 Strathfield	320	-5.9	-3.0	400	-4.8	0.0	510	6.8	6.3	600 s	0.0	-7.7
26 Willoughby	435	1.2	1.2	495	-1.0	0.0	690	1.5	-1.4	1000	5.3	5.3
Outer Ring	240	0.0	4.3	320	3.2	6.7	350	2.9	9.4	475	3.3	5.6
27 Baulkham Hills	250	-3.8	9.9	380	3.4	4.8	450	2.3	4.7	570	2.7	1.8
28 Blacktown	180	-8.9	0.0	300	0.0	7.1	340	1.5	6.3	450	0.0	2.3
29 Blue Mountains	190	0.0	11.8	250	0.0	4.2	300	7.1	7.1	383	0.7	6.3
30 Camden	195 s	-15.2	-	305 s	5.2	15.1	360	2.9	9.1	460	2.2	9.5
31 Campbelltown	205 s	2.5	20.6	260	4.0	8.3	310	3.3	9.7	385	1.3	1.3
32 Fairfield	200	5.3	5.3	270	8.0	12.5	350	0.0	6.1	430	0.0	7.5
33 Gosford	180	-2.7	0.0	260	0.0	6.1	330	2.3	6.5	450	7.1	12.5
34 Hawkesbury	183 s	-8.8	4.3	250	0.0	8.7	330	3.1	10.0	445	4.7	26.2
35 Holroyd	220	14.3	0.0	330	0.0	3.1	380	1.3	5.6	490	7.7	8.9
36 Hornsby	325	1.6	1.6	395	1.3	3.9	475	5.6	5.6	600	3.4	0.0
37 Liverpool	190	0.0	-2.6	275	1.9	10.0	375	4.2	8.7	450	0.0	4.7
38 Penrith	200 s	6.7	11.1	253	1.0	9.8	320	0.0	8.5	413	3.1	8.6
39 Pittwater	325	8.3	3.2	460	8.2	2.2	650	8.3	4.8	818	4.5	-3.8
40 Sutherland	275	5.8	8.1	370	2.8	5.7	500	4.2	6.4	630	6.8	5.0
41 Warringah	350	2.9	4.5	450	2.5	4.7	625	0.8	-0.8	828	3.4	3.4
42 Wollondilly	-	-	-	230	-6.1	0.0	290	0.0	3.6	430	12.4	13.2
43 Wyong	168	4.7	-1.5	245	2.1	11.4	290	3.6	7.4	380	7.0	10.9
Rest of GMR	170	0.0	6.3	260	0.0	4.0	320	3.2	6.7	388	2.0	4.7
44 Cessnock	150 s	7.1	1.7	220	2.3	10.0	270	8.0	12.5	350	6.1	12.9
45 Kiama	-	-	-	270	0.9	8.0	340	3.0	3.0	400 s	5.3	5.3
46 Lake Macquarie	178	8.6	12.7	250	-1.2	0.0	320	6.7	8.5	420	5.0	10.5
47 Maitland	155	0.0	6.9	240	4.3	0.0	290	0.0	3.6	360	0.0	2.9
48 Newcastle	170	-5.6	0.0	290	1.8	7.4	340	-2.9	6.3	430	12.3	10.3
49 Port Stephens	180 s	5.9	2.9	225	2.3	2.3	290	3.6	7.4	350	2.9	0.0
50 Shellharbour	170 s	9.7	6.3	240	-4.0	4.3	310	-3.1	3.3	400	0.0	-2.4
51 Wollongong	175	2.9	6.1	265	1.9	6.0	350	2.2	6.1	430	2.4	2.4
NEW SOUTH WALES	320	-3.0	3.2	340	0.0	4.6	340	3.0	6.3	425	1.2	6.3

(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 - December 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	270	340	470	3.0	7.9	315	370	470	2.8	5.7
Inner Ring	480	540	600	3.8	5.9	550	660	800	4.8	4.8
1 Ashfield	375	480	520 s	-	6.7	490	520	625 s	-4.6	4.0
2 Botany Bay	-	-	-	-	-	460	560	600 s	1.8	1.8
3 Lane Cove	-	-	-	-	-	580	715	805 s	19.2	2.9
4 Leichhardt	495	550	620	0.0	0.0	574	650	760	8.3	4.8
5 Marrickville	435	500	550	1.0	11.1	500	550	620	5.8	0.0
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	673	775	893 s	3.3	-8.8
8 Randwick	-	-	-	-	-	600	700	800	7.7	7.7
9 Sydney	480	525	568	1.0	5.0	575	680	800	2.3	4.6
10 Waverley	-	-	-	-	-	688	850	1025 s	9.7	0.0
11 Woollahra	-	-	-	-	-	950	1100	1300 s	7.3	10.0
Middle Ring	330	383	450	-1.9	0.7	390	450	550	0.0	5.9
12 Auburn	305	330	370 s	-5.7	3.1	373	400	450	1.3	8.1
13 Bankstown	310	330	365	-2.9	5.6	350	390	420	2.6	8.3
14 Burwood	-	-	-	-	-	440	465	533 s	-7.0	0.0
15 Canterbury	330	380	410	-5.0	0.0	408	450	496	0.0	4.7
16 Canada Bay	478	550	605 s	14.6	10.0	510	570	650	3.6	3.6
17 Hunters Hill	-	-	-	-	-	495	558	713 s	-16.2	-19.8
18 Hurstville	330	360	410 s	-10.0	0.0	390	435	480	0.6	3.6
19 Kogarah	398	450	475 s	4.7	11.1	420	480	530	6.7	6.7
20 Ku-ring-gai	-	-	-	-	-	550	600	700	-4.0	-1.6
21 Manly	-	-	-	-	-	688	820	1013 s	-3.5	17.1
22 Parramatta	305	330	360 s	-1.5	2.3	350	390	450	0.0	2.6
23 Rockdale	380	420	450 s	0.0	7.7	430	490	535	8.9	8.9
24 Ryde	385	425	466 s	3.7	0.0	450	495	550	4.2	4.2
25 Strathfield	-	-	-	-	-	450	540	563 s	17.4	10.2
26 Willoughby	474	538	653 s	0.9	-0.5	630	700	800	7.7	2.9
Outer Ring	250	280	320	7.7	12.0	300	340	400	3.0	7.9
27 Baulkham Hills	345	400	400 s	-	27.0	410	450	490	4.7	5.9
28 Blacktown	270	293	309	4.5	4.5	300	340	370	3.0	9.7
29 Blue Mountains	230	260	280	4.0	8.3	270	298	330	2.6	6.3
30 Camden	-	-	-	-	-	330	360	390	2.9	9.1
31 Campbelltown	250	273	290 s	2.8	7.9	290	320	340	6.7	10.3
32 Fairfield	260	290	300	1.8	11.5	320	350	380	0.0	6.1
33 Gosford	250	265	290	1.9	6.0	295	330	365	1.5	6.5
34 Hawkesbury	250	280	300 s	-1.8	7.7	300	330	353	3.1	10.0
35 Holroyd	320	350	360 s	9.4	12.9	350	380	400	4.1	8.6
36 Hornsby	373	400	433 s	5.3	1.3	450	480	530	6.7	9.1
37 Liverpool	282	310	338 s	10.7	13.8	330	370	400	5.7	12.1
38 Penrith	250	260	295 s	0.0	2.0	300	320	350	0.0	6.7
39 Pittwater	458	533	600 s	25.3	-6.6	600	650	785	4.8	4.8
40 Sutherland	353	410	450 s	1.2	2.5	430	500	560	6.4	6.4
41 Warringah	490	530	600 s	3.9	0.0	570	650	700	8.3	3.6
42 Wollondilly	188	215	250 s	-14.0	-	260	290	330	-3.3	3.6
43 Wyong	220	240	260	4.3	9.1	260	285	320	1.8	5.6
Rest of GMR	235	260	300	0.0	4.0	280	310	350	3.3	6.9
44 Cessnock	190	210	240	0.0	10.5	240	260	290	4.0	8.3
45 Kiama	250	260	299 s	-	-	300	340	358 s	2.3	3.0
46 Lake Macquarie	230	253	285	-1.0	1.0	280	320	350	6.7	10.3
47 Maitland	240	258	276 s	-1.0	7.3	270	290	315	0.0	5.5
48 Newcastle	257	295	320	1.7	6.3	300	340	370	6.3	9.3
49 Port Stephens	200	225	263 s	2.3	0.0	253	285	320	1.8	5.6
50 Shellharbour	231	255	294 s	-	2.0	280	310	340	-3.1	3.3
51 Wollongong	250	280	329	1.8	7.7	300	330	390	3.1	9.1
NEW SOUTH WALES	200	260	340	4.0	4.0	255	310	380	3.3	6.9

(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 - December 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	375	450	1.4	4.2	330	400	500	0.0	0.0
Inner Ring	350	400	470	0.0	1.3	425	500	600	0.0	0.0
1 Ashfield	260	300	340	0.0	3.4	340	370	400	2.8	5.7
2 Botany Bay	260	280	370	-6.7	-5.1	320	360	540	-12.2	2.9
3 Lane Cove	295	330	380 s	-1.5	1.5	380	400	440	2.6	0.0
4 Leichhardt	300	350	435	1.4	0.0	400	498	590	3.6	1.5
5 Marrickville	260	300	360	0.0	3.4	340	375	440	-1.3	4.2
6 Mosman	340	370	450	5.7	2.8	430	490	573	2.1	8.9
7 North Sydney	350	390	450	1.3	2.6	448	510	600	2.0	2.0
8 Randwick	340	390	450	2.6	5.4	420	470	550	4.4	4.4
9 Sydney	380	430	500	0.0	2.4	520	570	680	-1.7	-0.9
10 Waverley	359	420	490	6.3	5.0	460	540	650	9.1	8.0
11 Woollahra	340	380	453	-5.0	-1.3	471	540	600	3.8	1.9
Middle Ring	270	350	400	0.0	6.1	330	380	450	2.7	5.6
12 Auburn	263	375	390	1.4	2.7	300	360	440	-2.7	-5.3
13 Bankstown	169	190	243 s	-9.5	0.0	310	335	358	4.7	8.1
14 Burwood	240	265	310	-11.7	-7.0	383	420	455	5.0	5.0
15 Canterbury	218	240	250	2.1	4.3	280	300	330	3.4	7.1
16 Canada Bay	380	420	440	2.4	2.4	424	480	550	-4.0	4.3
17 Hunters Hill	-	-	-	-	-	380	420	540 s	6.3	-
18 Hurstville	250	300	355	3.4	7.1	310	345	380	1.5	4.5
19 Kogarah	250	270	335 s	-3.6	3.8	340	370	430	2.8	5.7
20 Ku-ring-gai	331	380	433	18.8	16.9	420	490	550	10.1	7.7
21 Manly	353	420	480	10.5	5.0	460	540	650	3.3	2.9
22 Parramatta	270	310	360	-3.1	12.7	320	350	390	0.0	2.9
23 Rockdale	265	310	378	3.3	5.1	340	370	430	2.8	2.8
24 Ryde	270	285	320	0.0	1.8	325	350	390	0.0	0.0
25 Strathfield	290	330	380	2.3	-4.3	370	400	460	-4.8	0.0
26 Willoughby	400	438	470	0.0	-1.7	435	490	590	-2.0	1.6
Outer Ring	190	250	330	0.0	0.0	270	330	395	0.0	3.1
27 Baulkham Hills	220	250	310 s	-8.3	-16.7	350	380	420	3.4	2.7
28 Blacktown	160	180	220	-8.9	0.0	270	310	330	0.0	12.7
29 Blue Mountains	160	180	200 s	-5.3	9.1	199	228	265	1.1	13.8
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	200	250	270 s	25.0	-	200	220	285	0.0	10.0
32 Fairfield	180	200	220	2.6	5.3	240	263	300	9.4	14.1
33 Gosford	160	185	220	-2.6	-2.6	230	260	290	4.0	8.3
34 Hawkesbury	160	180	198 s	-	-	210	230	265	-3.2	2.2
35 Holroyd	181	228	258 s	7.1	-1.1	300	320	350	0.0	0.0
36 Hornsby	250	340	360	3.8	3.0	370	400	430	1.3	3.9
37 Liverpool	150	200	234 s	3.9	0.0	250	268	300	0.9	7.0
38 Penrith	180	195	210 s	4.0	8.3	220	250	290	4.2	17.6
39 Pittwater	290	325	360	4.8	1.6	380	440	500	2.9	2.3
40 Sutherland	250	270	300	3.8	3.8	340	370	410	5.7	5.7
41 Warringah	320	350	380	4.5	4.5	393	440	498	2.3	3.5
42 Wollondilly	-	-	-	-	-	190	225	250 s	-	-
43 Wyong	160	170	208	-5.6	-1.4	210	250	290	0.0	19.0
Rest of GMR	150	180	200	2.9	12.5	210	250	300	0.0	4.2
44 Cessnock	138	150	183 s	3.4	7.1	188	223	250	3.5	14.1
45 Kiama	-	-	-	-	-	230	245	319 s	-3.9	6.5
46 Lake Macquarie	150	168	200	4.7	11.7	188	240	280	4.3	9.1
47 Maitland	150	155	168 s	-1.6	10.7	180	220	250	10.0	7.3
48 Newcastle	158	185	213	-2.6	5.7	240	280	340	0.0	7.7
49 Port Stephens	168	178	181 s	7.6	18.3	196	220	240	0.0	10.0
50 Shellharbour	140	155	205 s	3.3	0.0	180	200	250	-4.8	8.1
51 Wollongong	150	180	205	5.9	7.5	220	260	300	3.0	4.0
NEW SOUTH WALES	220	340	420	0.0	3.0	260	360	470	2.9	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 - December 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	200	2.6	5.3	260	2.0	4.0	250	0.0	2.0	185	2.8	2.8
54 Hunter SD Balance	200	0.0	0.0	260	-2.8	0.0	260	0.0	4.0	200	8.1	3.9
55 Nowra-Bomaderry	195	8.3	11.4	260	6.1	8.3	260	8.3	8.3	180	2.9	10.8
56 Illawarra SD Balance	210	2.4	5.0	255	-1.9	6.3	250	-2.0	4.2	210	5.0	5.0
57 Tweed Heads & Tweed Coast	290	1.8	3.6	350	0.0	0.0	370	-1.3	0.0	280	-1.8	0.0
58 Lismore	205	3.8	0.0	290	3.6	5.5	300	7.1	5.3	200	2.6	0.0
59 Richmond-Tweed SD Balance	260	0.0	0.0	350	4.5	2.9	330	0.0	-2.9	240	-2.0	5.6
60 Coffs Harbour	230	2.2	5.7	320	1.6	6.7	320	0.0	6.7	220	4.8	12.8
61 Clarence	210	5.0	5.0	270	1.9	8.0	270	3.8	3.8	195	2.6	11.4
62 Port Macquarie	230	7.0	15.0	320	6.7	6.7	320	3.2	6.7	220	4.8	12.8
63 Hastings	185	2.8	5.7	250	0.0	4.2	250	4.2	8.7	173	-1.4	4.5
64 Tamworth	200	5.3	12.7	260	2.0	4.0	260	4.0	8.3	190	5.6	11.8
65 Northern Slopes	160	3.2	6.7	215	14.7	19.4	210	12.0	16.7	145 s	-3.3	3.6
66 Northern Tablelands	170	0.0	6.3	230	4.5	9.5	220	0.0	4.8	165	0.0	3.1
67 North Central Plain	140	3.7	0.0	210	5.0	-4.5	210	0.0	-4.5	138	5.8	1.9
68 Dubbo	170	-5.6	0.0	250	2.0	6.4	250	2.0	4.2	160	-1.5	6.7
69 Central Macquarie	160	6.7	3.2	218	11.5	14.5	210	10.5	13.5	168	15.5	11.7
70 Macquarie-Barwon	150 s	-6.3	-4.8	155	-3.1	1.6	150 s	-6.3	-1.6	160 s	-1.5	4.9
71 Upper Darling	120 s	-4.0	-33.3	163 s	8.3	-18.8	163 s	8.3	-26.1	120 s	-	-
72 Bathurst	200	8.1	11.1	245	-2.0	2.1	240	-4.0	0.0	195	8.3	8.3
73 Orange	200	1.3	5.3	260	4.0	4.0	255	-1.9	0.0	200	8.1	11.1
74 Central Tablelands	160	6.7	6.7	210	5.0	10.5	210	5.0	5.0	145	-3.3	3.6
75 Lachlan	130	-8.8	0.0	180	0.0	0.0	180	0.0	0.0	130	0.0	4.0
76 Queanbeyan	283	-0.9	6.6	400	5.3	8.1	390	2.6	2.6	270	0.9	8.0
77 Southern Tableland	180	2.9	12.5	240	9.1	9.1	240	5.5	9.1	165	10.0	17.9
78 Lower South Coast	190	0.0	5.6	250	0.0	4.2	250	-2.9	4.2	180	0.0	2.9
79 Snowy	180	-18.2	2.9	235	2.2	2.2	230	4.5	7.0	173	-25.0	-1.4
80 Wagga Wagga	210	0.0	5.0	290	3.6	7.4	280	0.0	3.7	180	-7.7	-7.7
81 Central Murrumbidgee	160	6.7	6.7	200	11.1	5.3	200	14.3	5.3	170	21.4	33.3
82 Lower Murrumbidgee	155	-3.1	1.6	220	4.8	10.0	210	5.0	5.0	150	0.0	0.0
83 Albury	165	3.1	0.0	250	5.3	0.0	250	4.2	0.0	150	0.0	0.0
84 Upper Murray	160	3.2	10.3	200	0.0	-2.4	200	0.5	-4.8	155 s	0.0	21.6
85 Central Murray	150	0.0	3.4	210	7.7	13.5	210	7.7	13.5	150	0.0	7.1
86 Murray-Darling	140 s	0.0	-	170 s	0.0	0.0	170 s	0.0	-5.6	140 s	-1.8	-
87 Far West	150	7.1	0.0	180	5.9	2.9	180	7.5	0.0	-	-	-

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - December 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	7390	4432	15179	-5.9	-0.3	66000	38188	137431	0.3	2.3
54 Hunter SD Balance	471	300	964	-10.2	-0.2	4125	2103	8290	0.4	2.4
55 Nowra-Bomaderry	122	60	247	-15.1	-1.6	1221	669	2586	1.1	0.1
56 Illawarra SD Balance	523	153	846	-8.3	-1.2	4784	1047	7632	0.8	2.8
57 Tweed Heads & Tweed Coast	264	287	814	-8.1	4.9	1927	2162	6530	1.7	3.6
58 Lismore	146	110	325	-6.6	3.5	1467	1155	3514	-1.9	-0.6
59 Richmond-Tweed SD Balance	521	282	1150	-11.0	4.1	5345	2750	11046	-0.2	1.4
60 Coffs Harbour	226	215	630	-6.7	-7.5	1971	1626	5492	0.2	-0.2
61 Clarence	457	191	813	-1.6	7.7	4196	1857	7420	0.9	3.3
62 Port Macquarie	197	188	526	7.3	9.4	1461	1438	4358	1.6	1.4
63 Hastings	467	210	823	-8.1	-9.6	4555	2023	8041	0.5	2.2
64 Tamworth	274	153	495	-5.5	-13.9	2205	1329	4189	1.1	3.4
65 Northern Slopes	168	47	229	-5.4	-7.3	1413	555	2263	0.5	5.2
66 Northern Tablelands	303	217	623	-5.9	1.3	2668	1787	5772	0.5	2.5
67 North Central Plain	107	113	242	-16.3	15.2	979	885	2171	-0.3	3.9
68 Dubbo	179	130	376	3.0	-1.6	1660	969	3369	1.6	0.5
69 Central Macquarie	267	111	419	26.2	6.6	2000	826	3379	1.7	5.6
70 Macquarie-Barwon	47	30	95	-9.5	33.8	457	226	820	2.8	5.3
71 Upper Darling	40	25	88	-3.3	-7.4	367	204	830	3.0	-3.0
72 Bathurst	197	144	407	4.1	-10.0	1645	1104	3402	-1.1	0.8
73 Orange	255	121	422	-6.0	6.8	2100	1063	3581	-0.2	1.5
74 Central Tablelands	179	64	279	-22.1	-13.6	1798	495	2802	-0.5	1.3
75 Lachlan	187	103	307	-11.5	-5.2	1806	905	3258	-0.3	1.4
76 Queanbeyan	95	119	455	-5.2	-3.8	990	1298	4324	0.8	3.2
77 Southern Tableland	229	93	428	-7.2	-2.5	2199	966	4255	-0.2	2.2
78 Lower South Coast	292	232	647	6.4	1.4	2799	1444	5305	0.4	2.2
79 Snowy	102	72	198	-7.0	10.6	657	431	1361	-9.0	9.1
80 Wagga Wagga	250	135	541	-9.4	2.5	2022	1741	5250	-0.5	2.5
81 Central Murrumbidgee	163	80	284	6.0	3.3	1316	607	2433	-0.9	-0.1
82 Lower Murrumbidgee	173	134	376	-1.8	1.6	1562	1255	3546	0.2	0.8
83 Albury	154	161	587	-6.8	-6.7	1413	1841	5179	-0.7	2.4
84 Upper Murray	84	35	138	-11.5	10.4	674	309	1180	1.9	4.1
85 Central Murray	138	76	229	-4.6	19.3	958	639	1782	2.4	8.9
86 Murray-Darling	27	19	49	-29.0	28.9	264	143	438	-0.9	7.1
87 Far West	86	22	127	-28.2	-19.1	996	336	1633	-0.2	9.1

(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 - December 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	9223	20365	41980	-6.1	1.6	101921	190717	441531	0.0	-0.9
Inner Ring	992	9733	15415	-7.2	5.2	10251	88175	155516	0.2	0.0
1 Ashfield	46	390	592	2.6	6.5	604	3935	6889	0.3	-2.1
2 Botany Bay	39	235	356	1.7	-2.2	549	2431	4164	-0.8	-1.2
3 Lane Cove	58	227	374	5.9	3.9	520	2182	3676	0.6	0.2
4 Leichhardt	216	359	909	-3.6	2.0	2009	3316	9274	0.3	0.2
5 Marrickville	167	560	1256	-0.2	7.1	2003	6384	15169	0.0	-0.6
6 Mosman	47	269	441	-8.1	6.0	419	2504	4390	0.9	1.0
7 North Sydney	60	1298	1785	-8.2	7.2	528	11086	17103	0.5	0.0
8 Randwick	133	1228	1975	-9.9	4.2	1441	12258	21430	-0.2	0.4
9 Sydney	113	3725	5430	-6.5	4.5	1066	29728	48218	0.2	-0.1
10 Waverley	55	895	1336	-21.0	6.9	581	9292	15147	0.5	0.4
11 Woollahra	58	547	961	-5.3	9.1	531	5059	10056	0.1	0.6
Middle Ring	2001	6099	11511	-6.4	3.1	23264	58629	122447	0.0	-0.9
12 Auburn	139	522	803	-2.5	6.6	1590	4335	7971	-0.3	-2.9
13 Bankstown	288	306	944	7.9	2.1	3701	2623	10681	0.5	-1.2
14 Burwood	42	226	381	2.1	1.9	510	1951	3906	-0.2	-3.7
15 Canterbury	161	472	1136	-9.5	5.3	2446	7212	15418	-0.1	-1.3
16 Canada Bay	97	592	1010	-5.9	-4.9	1205	4628	8924	0.1	3.1
17 Hunters Hill	29	30	84	-16.8	29.2	235	361	871	0.0	3.9
18 Hurstville	115	303	556	-9.2	-0.2	1439	3354	6643	-1.2	-2.6
19 Kogarah	81	228	381	-6.4	-0.3	854	2366	4560	-1.4	-3.9
20 Ku-ring-gai	263	232	632	-0.6	13.3	2302	1438	4928	2.5	8.4
21 Manly	63	422	638	-26.2	-2.6	560	3912	6491	-0.2	0.2
22 Parramatta	241	919	1691	-6.0	7.6	3031	8023	17097	0.4	-0.9
23 Rockdale	143	547	914	-9.5	1.4	1814	5991	10697	-0.5	-1.9
24 Ryde	167	569	1048	-2.1	5.6	1838	5779	11415	0.0	-0.7
25 Strathfield	44	289	436	-2.2	-1.4	499	2369	4043	-0.6	-4.0
26 Willoughby	128	442	857	-9.5	0.9	1240	4287	8802	-0.2	-0.7
Outer Ring	6230	4533	15054	-4.8	-2.9	68406	43913	163568	-0.1	-1.7
27 Baulkham Hills	367	187	829	-7.8	-6.1	3457	1393	7871	-0.4	-2.8
28 Blacktown	878	260	1595	-0.3	-8.2	9906	2379	17972	0.0	-2.7
29 Blue Mountains	398	67	520	6.3	-8.9	3729	684	5264	0.1	-0.8
30 Camden	168	19	261	3.2	3.2	1719	117	2486	0.4	-0.3
31 Campbelltown	411	94	732	-9.6	-5.8	4569	914	8776	-0.1	-2.9
32 Fairfield	315	224	798	-8.1	-1.0	4624	3530	12413	-0.6	-2.5
33 Gosford	552	437	1408	-14.1	-8.8	6220	3547	14326	0.0	1.7
34 Hawkesbury	214	65	402	5.5	9.2	2148	550	4123	0.0	-1.8
35 Holroyd	217	387	907	10.2	12.8	2395	3849	9727	-0.1	-3.1
36 Hornsby	291	375	889	-7.5	-1.6	3034	3621	9696	-0.7	-2.8
37 Liverpool	376	339	963	1.8	3.3	4725	3745	12166	0.2	-1.8
38 Penrith	535	212	1137	-0.8	-3.1	6086	2173	12932	0.3	-3.5
39 Pittwater	159	150	425	-3.2	14.6	1354	1340	3863	0.8	2.4
40 Sutherland	278	717	1472	-5.6	-5.2	3084	6998	14303	-0.1	-1.6
41 Warringah	250	680	1219	-10.2	-2.9	2441	6516	12362	-0.5	-1.8
42 Wollondilly	125	22	174	-2.8	3.0	1267	169	1747	-0.5	0.4
43 Wyong	696	298	1323	-9.6	-5.4	7648	2388	13541	0.3	0.5
Rest of GMR	2546	1834	6211	-6.2	-2.0	26793	18122	64540	-0.1	0.4
44 Cessnock	240	66	365	-9.9	-0.3	2204	613	3455	1.8	1.8
45 Kiama	54	29	140	-4.8	-16.7	662	311	1397	-0.1	1.5
46 Lake Macquarie	584	198	1118	-5.8	-1.1	6187	2109	11779	0.4	0.9
47 Maitland	249	107	476	1.9	-6.5	2447	1115	4681	0.4	-0.4
48 Newcastle	536	477	1714	-6.7	5.7	5967	4910	17983	-0.7	1.2
49 Port Stephens	229	79	479	-14.6	-14.0	2453	917	4968	0.0	-0.3
50 Shellharbour	182	107	369	2.5	7.0	1854	970	3889	-0.2	-0.9
51 Wollongong	472	771	1550	-6.6	-5.4	5019	7177	16388	-0.4	-0.6
NEW SOUTH WALES	19159	26631	63370	-6.1	0.8	194714	247027	643502	0.1	-0.1

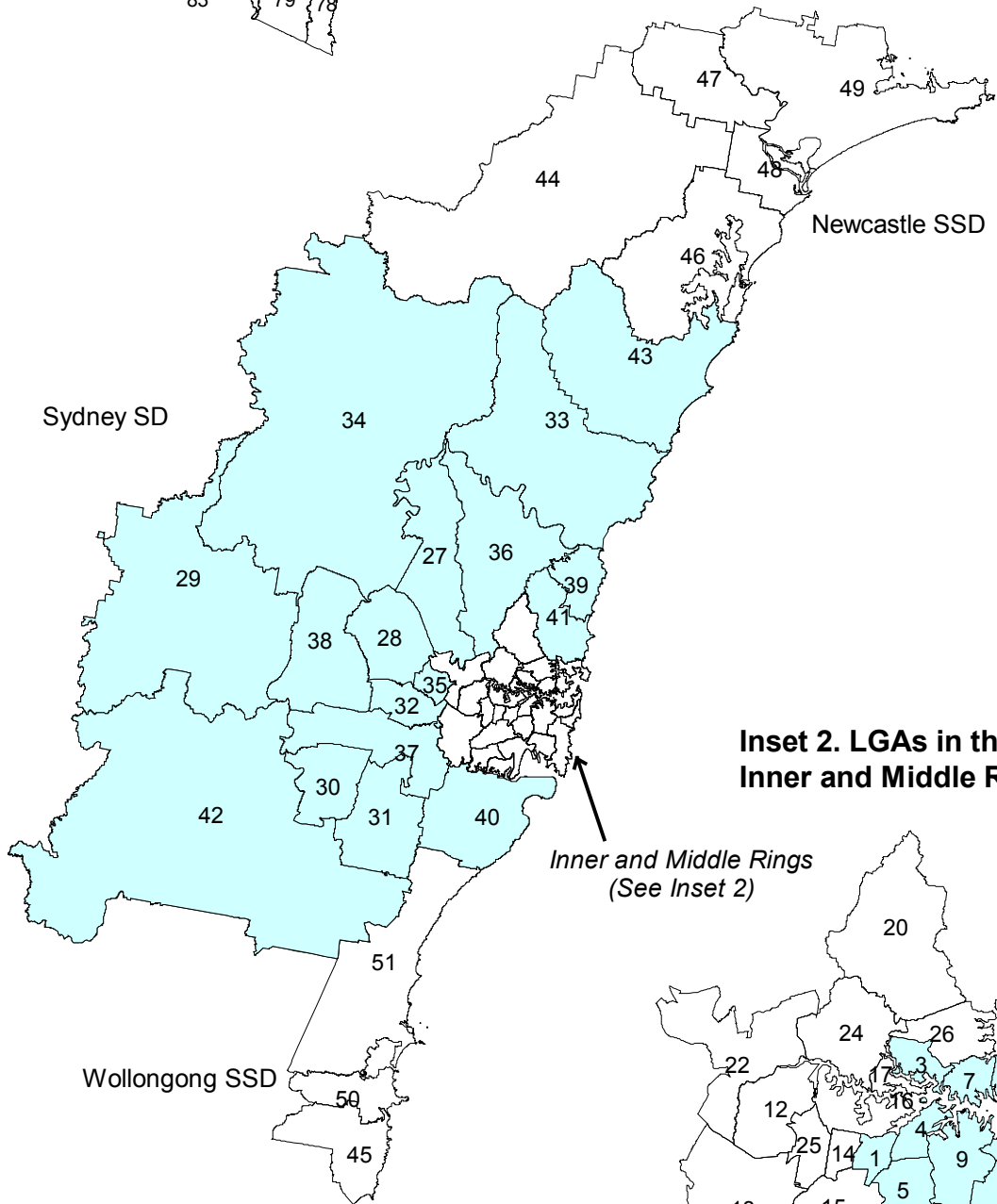
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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

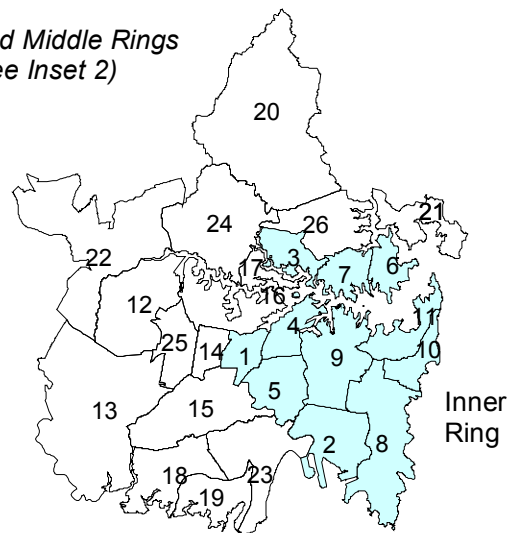


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	342	443	600	531	3.0	5.5
Inner Ring	435	555	773	691	0.9	4.7
1 Ashfield	369	420	502	478	1.8	11.5
2 Botany Bay	369	506	662	546	4.8	13.7
3 Lane Cove	404	480	885	699	-5.9	1.1
4 Leichhardt	563	700	870	733	-1.8	1.4
5 Marrickville	380	510	687	550	-3.8	4.6
6 Mosman	468	650	1663	1227	-10.3	-18.8
7 North Sydney	445	595	775	715	5.3	3.5
8 Randwick	475	575	813	686	0.1	1.9
9 Sydney	408	513	655	562	3.6	3.6
10 Waverley	525	680	1200	901	3.0	4.2
11 Woollahra	592	900	1500	1240	-4.8	0.6
Middle Ring	370	472	639	562	2.8	7.3
12 Auburn	314	406	505	418	-0.2	8.9
13 Bankstown	345	410	476	410	2.5	9.3
14 Burwood	397	483	635	566	-0.5	0.5
15 Canterbury	266	385	520	408	11.3	20.3
16 Canada Bay	517	619	741	664	1.1	10.5
17 Hunters Hill	573	950	1548	1380	-28.0	28.2
18 Hurstville	366	480	606	505	3.2	7.9
19 Kogarah	405	486	740	596	3.8	8.9
20 Ku-ring-gai	635	860	1165	948	-0.9	-6.5
21 Manly	561	900	1250	985	14.5	13.2
22 Parramatta	325	390	485	416	1.3	5.4
23 Rockdale	357	440	561	484	6.0	10.0
24 Ryde	395	510	696	558	-3.8	1.0
25 Strathfield	344	395	497	521	-3.7	3.9
26 Willoughby	494	618	1050	819	-4.3	-9.2
Outer Ring	310	383	505	439	2.0	6.3
27 Baulkham Hills	480	566	693	601	-0.8	3.2
28 Blacktown	285	345	408	354	1.5	6.2
29 Blue Mountains	300	350	425	368	6.1	3.9
30 Camden	346	415	474	413	7.8	10.7
31 Campbelltown	251	295	339	300	-0.7	8.1
32 Fairfield	275	342	395	362	1.9	8.4
33 Gosford	310	365	461	401	4.3	2.8
34 Hawkesbury	317	367	492	416	-0.3	4.8
35 Holroyd	290	362	429	366	2.1	9.4
36 Hornsby	415	550	700	570	1.8	3.0
37 Liverpool	280	361	435	362	-1.2	7.7
38 Penrith	276	325	369	328	0.0	6.6
39 Pittwater	639	805	1000	906	3.9	2.5
40 Sutherland	390	499	625	539	2.5	3.5
41 Warringah	450	603	818	670	4.9	-6.5
42 Wollondilly	299	382	553	426	3.2	-6.8
43 Wyong	255	310	375	324	5.1	9.9
Rest of GMR	276	337	415	358	2.4	5.3
44 Cessnock	203	248	315	275	3.8	12.7
45 Kiama	390	460	551	496	4.4	7.1
46 Lake Macquarie	285	338	405	353	1.0	5.6
47 Maitland	250	300	362	312	-3.2	-1.6
48 Newcastle	286	342	420	377	4.0	6.9
49 Port Stephens	270	348	425	359	5.3	5.3
50 Shellharbour	286	336	411	353	-0.3	6.0
51 Wollongong	290	351	439	372	1.2	3.2
NEW SOUTH WALES	295	386	529	459	2.3	4.3

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

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

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	360	488	720	608	0.5	3.7
Inner Ring	693	897	1300	1133	2.3	5.6
1 Ashfield	559	692	884	761	-15.6	-2.5
2 Botany Bay	638	736	843	764	10.4	13.5
3 Lane Cove	931	1200	1458	1238	2.1	-2.4
4 Leichhardt	680	811	980	858	1.4	4.6
5 Marrickville	561	673	804	687	5.2	10.4
6 Mosman	1538	2188	3100	2441	15.1	12.5
7 North Sydney	925	1200	1773	1468	4.3	-3.1
8 Randwick	880	1058	1320	1129	9.6	12.3
9 Sydney	646	775	934	813	9.2	6.2
10 Waverley	1201	1440	1843	1580	3.6	12.7
11 Woollahra	1260	1907	2450	2181	10.4	0.0
Middle Ring	475	620	872	740	2.2	5.1
12 Auburn	407	465	582	486	0.8	8.1
13 Bankstown	405	450	500	458	0.6	7.1
14 Burwood	628	772	1011	834	-3.6	7.2
15 Canterbury	450	528	630	542	5.0	2.5
16 Canada Bay	750	900	1113	956	1.0	6.5
17 Hunters Hill	958	1310	2813	1894	-15.1	0.8
18 Hurstville	553	624	722	647	7.6	9.6
19 Kogarah	660	772	950	831	6.5	17.3
20 Ku-ring-gai	879	1083	1350	1167	1.2	3.1
21 Manly	1093	1300	1728	1426	-3.0	-1.3
22 Parramatta	410	495	578	512	2.7	8.1
23 Rockdale	535	650	765	662	13.0	11.9
24 Ryde	663	743	858	771	-0.9	3.2
25 Strathfield	642	886	1258	981	-7.2	0.2
26 Willoughby	971	1214	1500	1281	3.3	-0.9
Outer Ring	328	405	549	473	1.3	5.9
27 Baulkham Hills	545	625	740	659	1.3	4.6
28 Blacktown	310	360	439	372	0.0	5.9
29 Blue Mountains	302	350	430	372	4.5	3.2
30 Camden	351	420	479	419	5.0	12.0
31 Campbelltown	281	317	357	324	0.7	9.4
32 Fairfield	330	375	415	378	2.7	10.3
33 Gosford	325	383	490	425	0.7	3.4
34 Hawkesbury	340	387	516	447	-1.8	2.1
35 Holroyd	395	430	476	437	-0.1	13.0
36 Hornsby	571	675	767	675	4.7	6.5
37 Liverpool	342	400	460	402	0.0	6.4
38 Penrith	310	345	385	356	1.5	6.2
39 Pittwater	781	873	1123	1054	-2.5	-5.4
40 Sutherland	545	623	770	686	-0.4	6.4
41 Warringah	755	849	1000	917	4.8	3.3
42 Wollondilly	303	401	560	436	5.5	-3.6
43 Wyong	265	315	380	330	2.4	9.4
Rest of GMR	284	345	429	366	2.1	5.5
44 Cessnock	201	248	320	277	4.4	17.5
45 Kiama	425	490	605	525	-1.1	7.1
46 Lake Macquarie	285	345	413	358	1.5	7.1
47 Maitland	259	310	368	319	-4.6	0.0
48 Newcastle	292	345	421	377	3.1	6.2
49 Port Stephens	288	355	447	373	4.4	7.6
50 Shellharbour	300	360	435	371	2.9	8.9
51 Wollongong	315	381	475	401	0.5	4.4
NEW SOUTH WALES	290	385	550	478	1.3	3.8

(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 10. Sale Prices — Greater Metropolitan Region — Strata — September 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	325	412	527	451	4.8	7.4
Inner Ring	400	495	615	543	2.1	5.3
1 Ashfield	350	399	445	399	6.3	14.2
2 Botany Bay	350	425	510	439	1.2	-0.6
3 Lane Cove	380	440	487	452	-2.5	0.7
4 Leichhardt	401	517	663	544	-1.5	3.7
5 Marrickville	329	377	428	383	-0.8	0.0
6 Mosman	445	500	655	625	-4.8	-7.4
7 North Sydney	428	550	672	584	3.8	0.4
8 Randwick	455	515	605	545	1.0	6.9
9 Sydney	393	490	600	530	4.3	5.4
10 Waverley	476	579	720	624	7.2	9.2
11 Woollahra	543	636	977	802	0.9	-1.6
Middle Ring	329	405	510	439	5.2	11.6
12 Auburn	295	349	465	380	-5.2	5.6
13 Bankstown	270	315	370	322	-1.6	12.5
14 Burwood	363	441	493	435	1.4	10.5
15 Canterbury	230	285	370	312	5.0	28.2
16 Canada Bay	495	580	658	579	5.9	12.0
17 Hunters Hill	388	490	695	534	s -19.7	-7.8
18 Hurstville	341	386	461	410	4.3	14.6
19 Kogarah	362	418	458	417	3.2	12.4
20 Ku-ring-gai	525	616	750	651	4.4	0.2
21 Manly	499	675	959	778	18.4	3.9
22 Parramatta	295	350	405	359	4.5	8.7
23 Rockdale	340	394	450	404	3.7	10.6
24 Ryde	370	420	502	436	0.2	9.1
25 Strathfield	335	373	417	379	0.0	6.6
26 Willoughby	431	515	585	515	3.0	5.1
Outer Ring	265	340	425	365	2.7	10.2
27 Baulkham Hills	407	450	483	448	9.2	6.1
28 Blacktown	253	287	350	298	0.6	12.5
29 Blue Mountains	261	315	367	319	s -1.6	12.1
30 Camden	-	-	-	-	-	-
31 Campbelltown	203	230	260	226	-4.2	-1.1
32 Fairfield	200	235	295	330	9.8	23.7
33 Gosford	266	305	370	331	6.0	3.7
34 Hawkesbury	236	290	312	278	-0.7	19.8
35 Holroyd	265	290	336	303	-1.7	9.4
36 Hornsby	372	400	463	419	3.1	1.3
37 Liverpool	220	262	305	268	-1.1	16.4
38 Penrith	215	265	306	265	-1.9	6.0
39 Pittwater	445	575	700	596	7.5	10.6
40 Sutherland	350	405	480	424	2.5	14.6
41 Warringah	405	476	555	488	4.6	7.3
42 Wollondilly	223	275	304	260	s -	-
43 Wyong	228	255	335	291	0.8	0.0
Rest of GMR	254	315	370	329	5.5	6.8
44 Cessnock	228	240	271	242	s -2.1	-6.0
45 Kiama	325	346	415	396	s -1.4	-12.4
46 Lake Macquarie	265	320	360	319	3.6	10.0
47 Maitland	208	243	276	243	-9.7	-12.9
48 Newcastle	275	330	420	376	8.9	13.3
49 Port Stephens	220	280	385	301	-1.8	-6.7
50 Shellharbour	231	283	339	284	0.4	0.4
51 Wollongong	256	320	370	326	4.9	8.7
NEW SOUTH WALES	300	390	502	427	4.0	6.8

(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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — September 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	205	280	373	302	3.3	2.9
54 Hunter SD Balance	240	310	385	321	5.1	3.3
55 Nowra-Bomaderry	228	270	334	292	0.7	-3.4
56 Illawarra SD Balance	285	355	465	392	1.7	4.4
57 Tweed Heads and Tweed Coast	320	405	480	420	1.3	-2.4
58 Lismore	255	309	350	311	8.2	10.2
59 Richmond-Tweed SD Balance	303	385	515	443	-1.3	-1.3
60 Coffs Harbour	260	310	389	331	0.0	-2.2
61 Clarence	237	300	380	319	0.6	5.3
62 Port Macquarie	274	329	402	343	2.8	2.0
63 Hastings	220	280	353	292	1.6	-1.2
64 Tamworth	192	227	285	252	0.4	-6.2
65 Northern Slopes	150	195	285	222	-11.4	8.8
66 Northern Tablelands	176	232	299	247	3.3	5.0
67 North Central Plain	100	195	258	201	-3.2	13.7
68 Dubbo	194	238	295	245	-6.7	8.5
69 Central Macquarie	149	205	280	218	5.1	-6.8
70 Macquarie-Barwon	65	95	143	138	5.6	-5.0
71 Upper Darling	70	118	198	133	30.6	2.2
72 Bathurst	196	247	304	252	-3.3	0.6
73 Orange	218	278	340	282	6.7	4.7
74 Central Tablelands	157	215	300	246	2.6	7.5
75 Lachlan	115	170	234	176	9.7	6.9
76 Queanbeyan	295	395	535	421	6.8	10.6
77 Southern Tablelands	185	245	326	272	4.9	8.7
78 Lower South Coast	240	305	379	316	-3.2	-2.0
79 Snowy	156	208	307	245	-9.8	3.8
80 Wagga Wagga	234	265	310	278	2.1	5.8
81 Central Murrumbidgee	120	180	288	208	-10.0	9.1
82 Lower Murrumbidgee	130	200	275	211	-7.0	-7.6
83 Albury	180	228	297	246	-1.1	-6.0
84 Upper Murray	149	200	265	216	13.6	29.0
85 Central Murray	115	193	270	201	-5.9	6.0
86 Murray-Darling	124	155	264	229	0.0	-23.5
87 Far West	69	110	168	119	-9.3	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 12. Sale Prices — Rural Statistical Subdivisions — September 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	208	285	380	305	2.7	3.6	200	259	340	286	2.6	-1.6
54 Hunter SD Balance	247	318	400	329	5.3	4.4	205	275	335	289	3.8	-2.3
55 Nowra-Bomaderry	237	282	345	303	-2.1	-3.8	166	191	217	192 s	7.9	-
56 Illawarra SD Balance	288	355	470	394	1.4	4.4	264	338	445	374	28.1	19.5
57 Tweed Heads and Tweed Coast	420	465	543	493	0.6	-2.1	287	340	411	365	3.3	-1.2
58 Lismore	275	318	355	323	8.2	9.7	200	235	280	247 s	4.4	11.4
59 Richmond-Tweed SD Balance	310	400	543	454	-2.4	-1.2	284	368	441	406	7.3	-0.7
60 Coffs Harbour	295	335	415	359	1.2	-2.9	219	240	305	273	-5.1	1.7
61 Clarence	245	308	384	325	-0.3	4.4	200	240	343	280	-4.0	6.7
62 Port Macquarie	310	375	438	381	2.7	8.1	217	251	310	266	-3.5	-0.8
63 Hastings	226	290	364	302	1.8	0.0	155	224	255	208	14.9	8.0
64 Tamworth	201	230	294	256	0.0	-5.0	159	173	197	183 s	-1.7	-2.5
65 Northern Slopes	150	195	285	223	-10.9	9.4	-	-	-	-	-	-
66 Northern Tablelands	179	235	307	251	4.4	4.9	133	185	231	193 s	-9.8	-14.0
67 North Central Plain	100	195	250	195	-2.5	14.7	-	-	-	-	-	-
68 Dubbo	194	237	281	245	-9.4	7.9	135	246	355	246 s	70.2	29.5
69 Central Macquarie	145	205	280	218	5.1	-6.8	-	-	-	-	-	-
70 Macquarie-Barwon	65	95	143	138	2.7	-5.0	-	-	-	-	-	-
71 Upper Darling	70	118	198	133	30.6	2.2	-	-	-	-	-	-
72 Bathurst	213	260	316	266	-3.7	4.0	146	175	217	180 s	-13.6	-1.7
73 Orange	230	284	355	290	6.3	2.5	164	206	245	213 s	-3.7	3.0
74 Central Tablelands	157	219	301	248	1.6	9.3	-	-	-	-	-	-
75 Lachlan	115	170	234	176	9.7	9.0	-	-	-	-	-	-
76 Queanbeyan	416	490	586	513	3.5	8.9	220	273	334	274	-4.0	-4.5
77 Southern Tablelands	190	249	335	276	4.6	13.2	130	171	220	188 s	6.9	-24.3
78 Lower South Coast	270	330	400	338	-1.6	-0.7	180	226	275	236	0.8	-9.5
79 Snowy	150	200	293	227	-13.0	1.7	180	240	352	294 s	5.8	14.0
80 Wagga Wagga	238	273	322	288	4.0	4.8	149	193	241	191 s	23.1	3.1
81 Central Murrumbidgee	120	180	291	209	-9.5	9.1	159	168	222	183 s	-22.8	-
82 Lower Murrumbidgee	130	200	275	211	-7.0	-11.1	-	-	-	-	-	-
83 Albury	195	242	315	263	-6.3	-7.2	140	175	216	176	-2.2	2.0
84 Upper Murray	150	200	265	213	17.6	31.1	141	195	258	233 s	8.3	-
85 Central Murray	115	194	275	202	-7.6	7.8	126	180	265	194 s	5.0	-
86 Murray-Darling	129	180	293	238 s	12.2	-11.4	-	-	-	-	-	-
87 Far West	69	110	168	119	-9.3	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

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).