

Rent and Sales Report

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Rent: June quarter 2010
Sales: March quarter 2010

Changes to the geography

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

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Rent and Sales Summary

Rent: June Quarter 2010

Trends for new bonds at state and regional levels

During the June 2010 quarter the median rent for all dwellings increased by \$10 to \$410 in the Sydney Statistical Division (SD). The median rent increased by \$20 to \$500 in the Inner Ring and by \$20 to \$420 in the Middle Ring, but remained unchanged in the Outer Ring (\$350). Compared to the previous year, the median rent increased in the Sydney SD by \$20, in the Inner Ring by \$30, and in both the Middle Ring and the Outer Ring by \$20.

Over the year the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the Rest of GMR (8.3%), followed by the Inner Ring (8.0%), the Outer Ring (6.3%) and the Middle Ring (5.4%). Over the quarter, the median rent increased in the Inner Ring by 3.8% and the Middle Ring by 2.6%, but remained unchanged in the Outer Ring and the Rest of GMR.

Over the year the median rent for three bedroom separate houses increased in the Inner Ring by 8.5%, in the Middle Ring by 9.3%, in the Outer Ring by 9.4%, and in the Rest of GMR by 6.7%. Over the quarter the median rent increased in the Inner Ring by 6.1% and the Middle Ring by 2.2%, but remained unchanged in the Outer Ring and the Rest of GMR.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by 5.0%, in the Middle Ring by 8.8%, in the Outer Ring by 8.0% and in the Rest of GMR by 5.9%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 3.9% in the Middle Ring to 10.0% in the Inner Ring. The median rent increased in the Rest of GMR by 3.8%. Over the quarter the median rent increased in the Outer Ring by 2.7%, remained unchanged in the Inner Ring and declined in the Middle Ring and the Rest of GMR by 1.3% and 1.8% respectively.

Outside the GMR the median rent for two bedroom flats/units remained unchanged over the quarter, but increased by 5.6% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter, but increased by 4.0% over the year.

Over the quarter, the number of new bonds lodged fell in both the Sydney SD (2.6%) and the Rest of GMR (9.3%). Within the three Rings, the number of new bonds increased in the Outer Ring by 3.8%, but declined in both the Inner and Middle Rings by 6.7% and 4.9% respectively. Over the year the number of new bonds lodged increased in the Middle Ring by 0.8% but fell in the Inner Ring by 0.7%, the Outer Ring by 3.9%, and in the Rest of GMR by 4.9%.

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 (19.3%), Campbelltown (15.0%), and Bankstown (13.3%). Seven of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 5 LGAs with 10% or more increases for the previous quarter (March 2010). Within the Rest of GMR the biggest annual increase was 15.5% in Wollongong.

Over the year fourteen LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with 6 LGAs recording 10% or more increases in the March quarter. The largest increases were observed in Willoughby (17.6%), Ryde (14.6%), and Marrickville (12.7%). Within the Rest of GMR the largest annual increase was recorded in Port Stephens at 13.2%.

Within the Sydney SD, eight of the 43 LGAs recorded a 10% or higher annual increase in median rent for one bedroom flats/units. The largest increases were observed in Parramatta (16.4%), Ku-ring-gai (14.3%), and Manly

Trends in Median Rents – Sydney and NSW

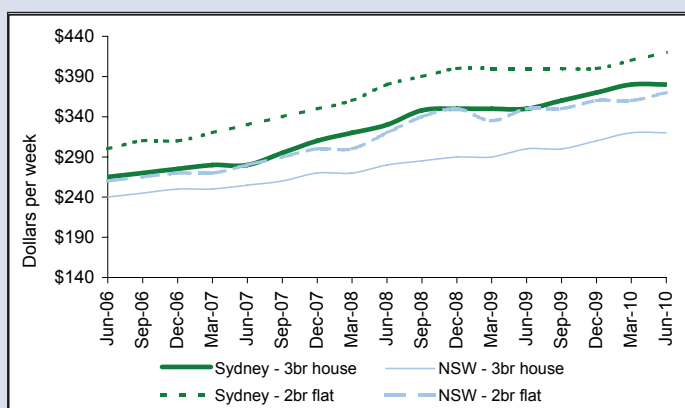


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Jun Qtr 2010	\$500	\$420	\$350	\$410	\$350
Qtlly change	4.2%	5.0%	0.0%	2.5%	0.0%
Ann. change	6.4%	5.0%	6.1%	5.1%	6.1%
Sales (\$'000s)					
Mar Qtr 2010	\$655	\$520	\$420	\$490	\$418
Qtlly change	1.1%	-2.1%	0.5%	-2.0%	-1.6%
Ann. change	27.2%	21.4%	16.7%	21.0%	16.1%

(13.6%). Within the Rest of GMR the largest annual increase was recorded in Newcastle at 8.3%.

Only Marrickville (17.1%) and Holroyd (11.3%) in the Sydney SD recorded an annual increase 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 17.1%.

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

Over half the LGAs in Sydney SD (25 out of 43 LGAs) recorded a decline in the number of new bonds lodged over the year, with only 17 LGAs experiencing a growth.

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

Sales: March Quarter 2010

The median sales price for all dwellings across the Sydney SD declined by 2.0% over the quarter, but increased by 21.0% over the year. Over the quarter the median sales price increased in the Inner Ring by 1.1%, in the Outer Ring by 0.5%, and in the Rest of GMR by 1.4%, but decreased in the Middle Ring by 2.1%. Over the year the median sales price increased in all regions, ranging from 7.7% in the Rest of GMR to 27.2% in the Inner Ring.

For non-strata dwellings in Sydney SD, the median sales price fell by 4.8% for the quarter but increased by 25.5% for the year. Over the quarter the sales price increased in the Inner Ring by 12.8%, but declined in the Middle Ring and the Outer Ring by 1.5% and 0.2%, respectively. The sales price remained unchanged in the Rest of GMR.

The largest quarterly increase was recorded in Strathfield (38.9%), whilst the largest decrease was recorded in Hunters Hill (17.1%). Over the year, the sales price increased in the Inner Ring by 34.2%, in the Middle Ring

by 27.7%, in the Outer Ring by 18.2%, and in the Rest of GMR by 7.4%. The largest annual increase was 59.1% recorded in Strathfield, whilst the smallest annual increase was 0.9% recorded in Mosman.

For strata dwellings in the Sydney SD, the median sales price decreased by 0.8% for the quarter, but increased by 14.9% over the year. Over the quarter the median sales price increased in the Inner Ring and the Outer Ring by 3.3% and 1.2% respectively, remained unchanged in the Middle Ring, and declined in the Rest of GMR by 1.5%. The largest quarterly increase was 12.7% recorded in Burwood, whilst the largest decrease was 6.0% recorded in Gosford. Over the year the median sales price increased in the Inner Ring by 19.1%, in the Middle Ring by 13.5%, in the Outer Ring by 9.9%, and in the Rest of GMR by 1.9%. Over the year 19 of the 43 LGAs in Sydney recorded increases of more than 10%, with Manly recording the largest increase at 36.9%.

Trends in Median Sales Price – Sydney and NSW

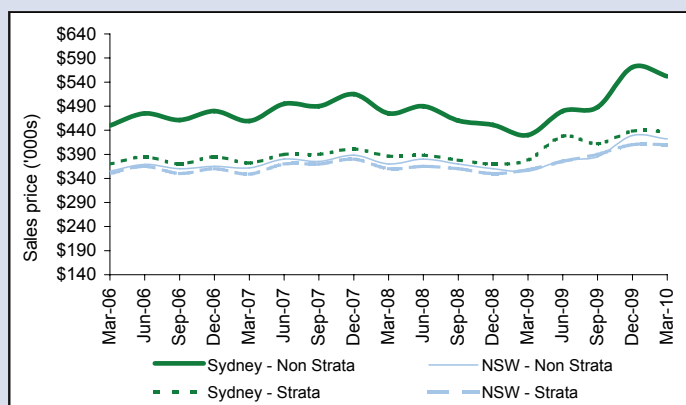


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2010

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %
SYDNEY SD	380	0.0	5.6	410	2.5	5.1	420	0.0	7.7	530	0.0	6.0
Inner Ring	420	5.0	5.0	545	4.8	9.0	725	3.6	5.1	1050	7.7	10.5
1 Ashfield	320	5.8	10.3	385	2.7	6.9	530	1.0	0.5	633 s	-	14.0 s
2 Botany Bay	320	12.3	6.7	395	3.9	3.9	558	-2.2	6.2	-	-	-
3 Lane Cove	345 s	0.0 s	-1.4 s	410	2.5	6.5	625	5.5	13.6	975 s	-2.5 s	-1.5 s
4 Leichhardt	380	15.2	0.0	570	3.6	9.6	710	1.4	9.2	915 s	-1.1 s	-1.1 s
5 Marrickville	310	5.1	6.9	440	7.3	10.0	600	3.4	9.1	750	7.1	11.1
6 Mosman	400	3.9	8.1	505	5.2	6.3	880	6.7	15.0	1500 s	0.0	-23.1
7 North Sydney	400	2.4	2.6	550	5.8	10.0	780	5.4	11.4	1213 s	10.5 s	19.5 s
8 Randwick	390	0.0	2.6	495	3.1	7.6	650	-3.0	0.0	1000	-7.0	5.3
9 Sydney	450	0.0	7.1	600	3.4	4.3	750	0.0	3.1	900	15.4	7.5
10 Waverley	420	-1.2	5.0	540	-3.6	8.0	850	0.0	13.3	1200	0.4	17.1
11 Woollahra	420	2.4	5.0	570	-1.7	3.6	975	8.9	10.8	1800	0.0	2.9
Middle Ring	360	2.9	9.1	390	2.6	5.4	500	4.2	11.1	610	-6.2	1.7
12 Auburn	320	0.0	-11.1	370	2.8	0.0	430	0.0	7.5	500 s	0.0	0.0
13 Bankstown	253 s	40.3	20.2	350	2.9	9.4	400	0.0	5.3	500	8.7	6.4
14 Burwood	285	-3.4	2.7	420	0.0	5.0	520	-5.5	-3.7	685 s	5.4 s	18.1 s
15 Canterbury	260	8.3	15.6	320	3.2	6.7	460	7.0	7.0	550	5.8	10.0
16 Canada Bay	430	2.4	7.5	510	2.0	5.2	635	-0.4	5.8	750 s	-13.8 s	15.4 s
17 Hunters Hill	-	-	-	490 s	16.7 s	8.9 s	670 s	2.3 s	-2.5 s	1275 s	38.6 s	38.6 s
18 Hurstville	280	0.0	0.0	360	0.0	2.9	480	4.3	6.7	580	0.4	5.5
19 Kogarah	310 s	3.3 s	10.7 s	390	2.6	11.4	500	0.0	6.4	600 s	3.4 s	0.0 s
20 Ku-ring-gai	390	2.6	5.4	500	6.4	8.7	680	5.4	9.2	885	-3.3	6.9
21 Manly	440	1.1	12.8	550	-5.2	7.8	800	-5.9	6.0	1200	-14.3	0.0
22 Parramatta	320	6.7	14.3	360	2.9	2.9	430	4.9	10.3	525	5.0	11.7
23 Rockdale	330	10.0	8.2	400	5.3	8.1	500	0.0	6.4	575	0.9	-4.2
24 Ryde	300	3.4	9.1	370	1.4	2.8	550	5.8	13.4	620	-3.1	3.3
25 Strathfield	365	1.4	12.3	425	1.2	6.3	520	8.6	4.0	615 s	2.5 s	-
26 Willoughby	450	2.3	2.3	520	-1.0	2.0	750	6.4	8.7	995	-3.4	5.3
Outer Ring	250	0.0	6.4	320	0.0	6.7	350	0.0	6.1	480	2.1	6.7
27 Baulkham Hills	323	21.7	16.2 s	400	1.3	5.3	465	3.3	8.1	583	-2.9	2.2
28 Blacktown	210	5.0	5.0	310	1.6	8.8	350	0.0	9.4	450	2.3	2.3
29 Blue Mountains	205	5.1	7.9	260	0.0	7.2	315	5.0	8.6	400	0.0	11.1
30 Camden	-	-	-	315 s	-3.1 s	12.5 s	380	0.7	11.8	465	1.1	3.3
31 Campbelltown	235 s	17.5 s	11.9 s	270	0.0	8.0	325	1.6	8.3	430	7.5	8.9
32 Fairfield	200	0.0	0.0	273	4.8	9.0	380	5.6	11.8	430	-2.3	4.9
33 Gosford	190	11.8	8.6	270	1.9	8.0	340	0.0	6.3	450	0.0	9.8
34 Hawkesbury	175 s	-	-4.1 s	260	0.0	6.1	345	1.5	7.8	428	-5.0	1.8
35 Holroyd	220	-2.2	10.0	340	3.0	6.3	390	2.6	6.1	475	2.7	10.5
36 Hornsby	350	2.9	9.4	410	2.5	7.9	500	4.2	11.1	650	4.8	12.6
37 Liverpool	200	0.0	5.3	285	1.8	9.6	380	0.0	8.6	470	4.4	6.8
38 Penrith	190	-5.0	11.8	260	4.0	13.0	330	0.0	10.0	413	-1.8	7.1
39 Pittwater	330	-5.7	10.0	460	2.2	4.5	660	-2.6	10.0	810	-4.7	2.5
40 Sutherland	280	0.0	7.7	380	2.7	8.6	528	1.4	9.9	625	-2.3	7.8
41 Warringah	350	0.0	2.9	460	2.2	7.0	675	3.8	8.9	850	3.0	10.0
42 Wollondilly	-	-	-	240 s	4.3 s	9.1	300	0.0	5.3	445	11.3	11.3
43 Wyong	190	11.8	18.8	260	4.0	13.0	300	3.4	7.1	385	3.4	6.9
Rest of GMR	180	2.9	5.9	275	1.9	5.8	330	0.0	6.5	400	1.3	6.7
44 Cessnock	150 s	-6.3 s	7.1 s	245	5.4	16.7	273	0.9	9.0	360	0.0	16.1 s
45 Kiama	-	-	-	270	-3.6	3.8	360	2.9	9.1	430 s	2.4 s	7.5
46 Lake Macquarie	170	0.0	-1.4	265	-1.9	1.9	325	-1.5	8.3	420	0.0	7.7
47 Maitland	160	3.2	6.7	250	0.0	13.6	300	3.4	5.3	395	6.8	12.9
48 Newcastle	190	5.6	5.6	300	0.0	7.1	360	2.9	5.9	420	16.7	7.7
49 Port Stephens	168 s	-4.3 s	-1.5 s	240	4.3	9.1	300	2.6	9.1	380	1.3	13.4
50 Shellharbour	185 s	12.1 s	8.8 s	260	8.3	15.6	320	-3.0	3.2	420	0.0	5.0
51 Wollongong	183	1.4	7.4	290	7.4	13.7	350	-5.4	2.9	440	-2.2	4.8
NEW SOUTH WALES	340	4.6	6.3	350	0.0	7.7	350	1.4	9.4	440	3.5	10.0

(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 - June Quarter 2010

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
SYDNEY SD	270	330	450	-5.7	6.5	330	380	490	0.0	8.6
Inner Ring	485	550	620	0.0	10.0	600	700	870	6.1	8.5
1 Ashfield	-	-	-	-	-	500	530	600 s	3.4 s	-1.4 s
2 Botany Bay	-	-	-	-	-	503	580	610 s	0.9 s	11.0 s
3 Lane Cove	-	-	-	-	-	605	700	833 s	7.7 s	0.0 s
4 Leichhardt	468	550	628	-5.2	5.8	610	680	800	-2.9	10.6
5 Marrickville	460	530	600	6.0	17.1	550	620	680	12.7	12.7
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	720	950	1175 s	21.4 s	26.7 s
8 Randwick	539	600	650 s	-	9.1 s	598	700	863	7.7	1.4
9 Sydney	500	550	650 s	0.0	10.0 s	670	720	860	2.9	10.8
10 Waverley	-	-	-	-	-	755	925	1188 s	-15.9 s	10.4 s
11 Woollahra	-	-	-	-	-	956	1100	1296 s	10.0 s	22.2 s
Middle Ring	350	395	450	-1.3	3.9	410	470	575	2.2	9.3
12 Auburn	318	340	400 s	-2.9 s	15.3 s	358	410	450	2.5	7.9
13 Bankstown	310	350	380	0.0	7.7	370	400	449	0.0	5.3
14 Burwood	-	-	-	-	-	488	520	565 s	0.0 s	4.0 s
15 Canterbury	390	400	440	1.3 s	5.3	420	480	520	9.1	9.1
16 Canada Bay	485	550	615 s	10.0 s	12.8 s	543	615	700	4.2	11.8
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	350	400	450 s	0.0 s	5.3	438	473	520	5.0	5.0
19 Kogarah	380	420	458 s	-	0.0 s	483	520	550 s	4.0	6.1 s
20 Ku-ring-gai	-	-	-	-	-	575	675	750	3.8	8.9
21 Manly	-	-	-	-	-	720	800	1000	-17.7 s	0.0
22 Parramatta	304	340	368	-2.9 s	3.0	380	420	450	5.0	10.5
23 Rockdale	375	450	488 s	7.1	9.8	433	500	550	0.0	11.1
24 Ryde	370	430	500 s	3.0 s	4.9 s	470	550	580	9.5	14.6
25 Strathfield	-	-	-	-	-	465	520	640 s	9.5 s	9.5 s
26 Willoughby	-	-	-	-	-	700	800	880	11.1	17.6
Outer Ring	250	288	330	2.7	8.5	310	350	400	0.0	9.4
27 Baulkham Hills	300	370	425 s	5.7 s	-	410	470	500	6.8	9.3
28 Blacktown	280	300	330	3.4	9.1	311	350	380	2.9	9.4
29 Blue Mountains	245	270	310	3.8	3.8	290	320	350	6.7	10.3
30 Camden	-	-	-	-	-	350	370	400	-2.6	8.8
31 Campbelltown	250	270	290 s	-10.0 s	3.8 s	300	330	350	3.1	10.0
32 Fairfield	273	295	320	1.7 s	12.4 s	340	380	410	5.6	11.8
33 Gosford	260	280	320	3.7	7.7	300	350	380	2.9	9.4
34 Hawkesbury	243	295	320 s	9.3 s	18.0 s	320	350	370	2.9	9.4
35 Holroyd	313	345	365	4.5 s	11.3	360	400	420	5.3	11.1
36 Hornsby	339	440	473 s	10.7 s	21.4 s	453	500	550	4.2	11.1
37 Liverpool	258	320	350 s	6.7 s	12.3 s	350	383	420	0.7	9.3
38 Penrith	238	280	296 s	7.7 s	7.7 s	310	335	365	1.5	8.1
39 Pittwater	419	535	643 s	-7.4 s	7.0 s	586	660	728	-2.9	10.0
40 Sutherland	350	440	450 s	2.3 s	10.7	480	520	580	0.0	8.3
41 Warringah	460	570	585 s	8.6 s	3.6 s	611	675	748	3.8	8.9
42 Wollondilly	-	-	-	-	-	285	300	329	0.0	5.3
43 Wyong	230	250	275	0.0	8.7	270	300	330	3.4	7.1
Rest of GMR	240	275	300	-1.8	3.8	280	320	362	0.0	6.7
44 Cessnock	220	240	250	4.3	17.1	250	270	300	3.8	8.0
45 Kiama	-	-	-	-	-	325	365	400	4.3	10.6
46 Lake Macquarie	235	260	290	-5.5	-4.6	280	320	360	-3.0	6.7
47 Maitland	250	265	290 s	1.9 s	6.0 s	265	300	330	3.4	5.3
48 Newcastle	270	300	330	0.0	7.1	310	350	390	0.0	6.1
49 Port Stephens	220	250	280 s	12.4 s	8.7 s	263	300	330	3.4	13.2
50 Shellharbour	268	285	296 s	1.8 s	-	295	325	360	-1.5	4.8
51 Wollongong	250	293	330	0.9	8.3	300	345	390	-1.4	7.8
NEW SOUTH WALES	220	270	340	1.9	8.0	260	320	400	0.0	6.7

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - June Quarter 2010

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	310	390	450	1.3	5.4	340	420	530	2.4	5.0
Inner Ring	360	420	495	2.4	5.0	450	540	625	3.8	8.0
1 Ashfield	280	320	358	3.2	6.7	358	385	420	1.3	6.9
2 Botany Bay	265	310	435 s	3.3	3.3 s	350	390	538	5.4	8.3
3 Lane Cove	323	345	380 s	-1.4 s	-1.4 s	380	410	450	2.5	7.9
4 Leichhardt	318	375	450	17.2	1.4	423	510	635	2.0	2.0
5 Marrickville	280	320	380	6.7	9.4	350	400	471	5.3	8.1
6 Mosman	375	400	460	2.6	7.4	450	500	584	4.2	11.1
7 North Sydney	370	400	460	1.3	2.6	470	550	620	6.8	10.0
8 Randwick	350	395	450	-1.3	3.9	440	490	550	2.1	8.9
9 Sydney	395	450	530	0.0	5.9	550	620	720	5.1	6.9
10 Waverley	360	420	500	-2.3	5.0	470	525	620	-4.5	5.0
11 Woollahra	360	420	493	5.0	5.7	500	550	658	-3.5	4.8
Middle Ring	290	370	430	2.8	8.8	340	390	470	2.6	5.4
12 Auburn	240	360	400	-2.7	-2.7	320	370	460	2.1	-5.1
13 Bankstown	200	253	284 s	18.8 s	20.2 s	320	340	370	1.5	13.3
14 Burwood	270	290	320 s	-9.4	4.5 s	380	420	470	0.0	5.0
15 Canterbury	230	255	283	6.3	10.9	280	310	340	3.3	6.9
16 Canada Bay	400	430	450	2.4	7.5	450	510	560	0.0	2.0
17 Hunters Hill	-	-	-	-	-	433	520	618 s	23.8 s	15.6 s
18 Hurstville	238	280	350	0.0	-6.7	320	350	390	0.0	2.9
19 Kogarah	260	300	340 s	-3.2 s	7.1 s	350	385	430	2.7	10.0
20 Ku-ring-gai	343	400	450	5.3	14.3	425	510	560	6.3	6.3
21 Manly	370	438	500	-1.7	13.6	490	540	630	-6.9	8.0
22 Parramatta	280	338	370	8.9	16.4	330	360	400	2.9	2.9
23 Rockdale	280	360	400	20.0	7.5	350	390	450	2.6	8.3
24 Ryde	285	310	340	6.9	12.7	340	365	400	1.4	4.3
25 Strathfield	328	378	390	4.9	18.0 s	390	420	484	0.0	5.0
26 Willoughby	410	450	480	2.3	2.3	460	520	610	0.0	4.0
Outer Ring	210	270	350	1.9	8.0	270	340	400	0.0	6.3
27 Baulkham Hills	286	338	400 s	-6.3 s	13.4 s	360	410	450	5.1	5.1
28 Blacktown	170	210	243	5.0 s	7.7	278	310	340	-3.1	8.8
29 Blue Mountains	176	205	224 s	7.9 s	15.5 s	220	230	260	-11.5 s	4.5
30 Camden	-	-	-	-	-	293	313	370 s	-	-
31 Campbelltown	208	250	295 s	-	25.0 s	210	230	289	-4.2	15.0
32 Fairfield	180	200	220	-4.8	0.0	240	260	290	0.0	8.3
33 Gosford	170	200	230	14.3	11.1	230	260	295	0.0	4.0
34 Hawkesbury	-	-	-	-	-	195	250	300 s	0.0 s	19.0
35 Holroyd	188	233	261 s	-5.1 s	16.3 s	310	340	360	6.3	9.7
36 Hornsby	300	350	368	0.0	6.1	375	410	450	2.5	5.1
37 Liverpool	165	200	240	2.8	5.5	260	280	320	0.0	12.0
38 Penrith	170	193	225 s	-3.3 s	10.0	218	250	288	4.2	8.7
39 Pittwater	300	335	360	-5.6	11.7	405	460	545	2.2	7.0
40 Sutherland	260	280	310	0.0	7.7	340	380	400	5.6	8.6
41 Warringah	320	350	390	0.0	2.9	420	455	520	1.1	7.1
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	160	190	236	8.6	11.8	220	263	300	1.0	19.3
Rest of GMR	160	180	215	0.0	5.9	220	260	310	0.0	8.3
44 Cessnock	140	150	160 s	-	11.1 s	215	245	270	11.4	14.0
45 Kiama	-	-	-	-	-	235	255	316 s	-5.6	-2.9 s
46 Lake Macquarie	145	175	200	7.7	2.9	178	240	280	-4.0	-4.0
47 Maitland	150	160	175 s	6.7	6.7	199	220	250	0.0	10.0
48 Newcastle	170	195	235	0.0	8.3	250	290	340	1.8	7.4
49 Port Stephens	155	165	170 s	-4.3 s	3.1 s	200	233	253	10.7	10.7
50 Shellharbour	170	185	198 s	-	10.4 s	185	210	250	-4.5	0.0
51 Wollongong	160	183	223	1.4	7.4	230	280	330	5.7	15.5
NEW SOUTH WALES	230	350	440	0.0	4.5	260	370	490	2.8	5.7

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - June Quarter 2010

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change	
		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %
REST OF NSW	200	0.0	5.3	270	1.9	8.0	260	0.0	4.0	190	0.0	5.6
54 Hunter SD Balance	220	4.8	12.8	280	3.7	7.7	270	1.9	8.0	200	0.0	8.1
55 Nowra-Bomaderry	190	-5.0	0.0	270	0.0	8.0	273	2.8	9.0	190	0.0	2.7
56 Illawarra SD Balance	220	4.8	4.8	275	1.9	7.8	273	0.9	7.9	200	2.6	9.6
57 Tweed Heads & Tweed Coast	290	0.0	1.8	350	-2.8	0.0	380	2.0	5.6	285	1.8	0.0
58 Lismore	220	2.3	10.0	300	1.7	7.1	320	6.7	14.3	208	3.8	3.8
59 Richmond-Tweed SD Balance	270	0.0	5.9	350	0.0	2.9	350	2.9	2.9	250	0.0	8.7
60 Coffs Harbour	250	4.2	8.7	330	3.1	10.0	330	2.3	10.0	220	0.0	0.0
61 Clarence	220	4.8	10.0	280	0.0	7.7	280	0.0	7.7	200	2.6	5.3
62 Port Macquarie	240	4.3	9.1	340	0.0	13.3	340	-2.9	13.3	230	4.5	15.0
63 Hastings	195	0.0	5.4	250	0.0	4.2	250	0.0	4.2	185	2.8	8.8
64 Tamworth	200	0.0	8.1	270	0.0	8.0	270	1.9	8.0	200	2.6	14.3
65 Northern Slopes	160	0.0	0.0	210	5.0	10.5	210	5.0	10.5	150 s	0.0	0.0
66 Northern Tablelands	175	2.9	6.1	250	4.2	13.6	250	4.2	13.6	165	-2.9	3.1
67 North Central Plain	140	0.0	3.7	225	7.1	7.1	230	12.2	4.5	135	-3.6	0.0
68 Dubbo	170	-2.9	0.0	250	0.0	4.2	250	0.0	4.2	160	0.0	3.2
69 Central Macquarie	175	4.5	16.7	210	-12.5	5.0	210	-4.5	10.5	175	0.0	25.0
70 Macquarie-Barwon	160	10.3 s	6.7	170 s	0.0	-1.4 s	170 s	0.0	0.0 s	150 s	11.1 s	0.0 s
71 Upper Darling	135	3.8 s	3.8 s	190	5.6 s	5.6	190 s	-5.0 s	5.6	130 s	-	8.3 s
72 Bathurst	203	1.3	6.6	260	4.0	4.0	260	0.0	4.0	200	0.0	6.7
73 Orange	220	4.8	10.0	270	0.0	3.8	270	0.0	3.8	190	-5.0	0.0
74 Central Tablelands	168	4.7	8.1	200	0.0	2.6	200	0.0	2.6	150	0.0	7.1 s
75 Lachlan	140	-3.4	7.7	190	2.7	5.6	190	2.7	5.6	130	-3.7	4.0
76 Queanbeyan	300	3.4	7.1	400	0.0	3.9	400	-4.8	3.9	285	1.8	9.6
77 Southern Tableland	170	-2.9	3.0	230	-2.1	4.5	230	-4.2	0.0	160	0.0	6.7
78 Lower South Coast	200	5.3	5.3	270	3.8	8.0	270	3.8	8.0	185	2.8	2.8
79 Snowy	270	50.0	8.0	253	16.1	1.0	225	2.3	0.0	450	181.3	80.0
80 Wagga Wagga	208	-7.8	-1.2	280	-5.1	1.8	270	-6.1	-1.8	195	-7.1	2.6
81 Central Murrumbidgee	165	10.0	10.0	180	-10.0	-5.3	180	-10.0	-5.3	165	10.0	10.0
82 Lower Murrumbidgee	165	0.0	6.5	225	-2.2	3.4	220	-4.3	4.8	160	0.0	6.7
83 Albury	165	-8.3	-2.9	250	-3.8	4.2	250	-3.8	4.2	150	-6.3	-6.3
84 Upper Murray	150	0.0	0.0	203	1.3	3.8	205	2.5	5.1	150 s	0.0	-3.2 s
85 Central Murray	145	3.6	0.0	185	-7.5	-2.6	180	-5.3	-5.3	145	11.5	9.4
86 Murray-Darling	145 s	1.8 s	7.4 s	180 s	9.1 s	2.9 s	180 s	7.5 s	2.9 s	140 s	0.0 s	7.7 s
87 Far West	140	-6.7	0.0	180	0.0	0.0	180	0.0	0.0	120 s	0.0 s	-3.5 s

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - June Quarter 2010

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	7845	4576	15871	-5.3	-2.2	67030	38733	139836	1.0	2.5
54 Hunter SD Balance	451	257	930	4.6	-1.9	4109	2099	8327	0.2	1.5
55 Nowra-Bomaderry	147	75	257	0.0	-14.9	1267	687	2660	1.0	4.1
56 Illawarra SD Balance	561	127	821	-1.3	-5.7	4855	1085	7716	0.3	2.6
57 Tweed Heads & Tweed Coast	220	335	809	-6.3	0.1	1936	2265	6668	0.9	4.9
58 Lismore	152	106	321	-25.7	-5.9	1499	1183	3615	1.5	0.9
59 Richmond-Tweed SD Balance	638	327	1265	-0.6	-1.9	5417	2798	11158	0.4	1.4
60 Coffs Harbour	246	228	681	3.7	-2.7	1979	1676	5575	1.3	1.5
61 Clarence	582	209	915	6.4	5.4	4297	1899	7540	1.4	2.3
62 Port Macquarie	186	198	571	10.9	4.6	1476	1479	4436	1.0	3.0
63 Hastings	525	192	853	-1.5	-6.4	4535	2008	8038	-0.3	1.0
64 Tamworth	242	157	468	-8.1	-2.3	2196	1357	4246	0.7	3.0
65 Northern Slopes	176	61	265	-0.7	12.3	1471	563	2357	3.0	6.4
66 Northern Tablelands	305	197	604	-31.2	-6.4	2758	1834	5925	1.4	3.3
67 North Central Plain	124	120	282	2.2	23.7	1014	922	2279	3.5	5.3
68 Dubbo	165	100	354	-8.1	-3.3	1641	955	3405	0.9	2.0
69 Central Macquarie	280	121	464	21.5	1.8	1999	833	3386	1.9	1.9
70 Macquarie-Barwon	61	22	89	-6.3	3.5	465	223	830	2.9	6.3
71 Upper Darling	52	37	124	40.9	14.8	360	210	836	2.6	4.6
72 Bathurst	174	109	368	-28.8	-21.2	1696	1081	3485	0.9	0.7
73 Orange	276	104	449	-14.8	-0.9	2210	1069	3741	2.5	5.4
74 Central Tablelands	203	70	316	1.9	-5.7	1835	497	2851	1.4	3.3
75 Lachlan	186	106	326	-24.4	-21.4	1866	931	3320	-0.9	2.1
76 Queanbeyan	89	108	426	-1.4	2.4	959	1260	4293	-0.1	-0.2
77 Southern Tableland	277	121	485	1.7	2.8	2291	974	4354	1.9	2.6
78 Lower South Coast	293	180	584	-5.0	-15.2	2823	1479	5396	0.9	2.5
79 Snowy	116	159	313	49.8	3.0	713	547	1540	10.7	6.5
80 Wagga Wagga	249	160	595	-27.2	6.3	2018	1728	5338	0.3	2.4
81 Central Murrumbidgee	138	55	242	-17.4	-15.1	1303	596	2418	-0.9	-2.1
82 Lower Murrumbidgee	153	148	384	-5.0	2.7	1551	1242	3561	-0.1	-0.2
83 Albury	180	186	664	-15.0	-0.3	1482	1801	5373	1.8	3.9
84 Upper Murray	90	47	145	-15.2	0.7	712	310	1199	0.8	4.6
85 Central Murray	136	90	243	7.0	4.3	972	645	1820	2.2	6.9
86 Murray-Darling	25	26	55	-9.8	-3.5	270	152	454	3.2	7.3
87 Far West	147	38	203	21.6	16.0	1055	345	1696	2.5	7.2

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

Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 2010

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	9472	19405	41319	-2.6	-1.5	101759	192310	443081	0.1	0.2
Inner Ring	977	9067	14774	-6.7	-0.7	10133	88346	155655	-0.2	0.4
1 Ashfield	47	305	518	-14.8	2.4	586	3929	6893	-1.0	-0.5
2 Botany Bay	31	176	280	-21.8	-13.0	534	2486	4183	-0.3	-0.6
3 Lane Cove	46	191	335	-6.4	-7.5	511	2157	3671	0.1	1.0
4 Leichhardt	208	315	870	-10.3	-6.8	1987	3266	9206	-0.6	-0.6
5 Marrickville	150	534	1222	-6.1	-0.5	1957	6370	15219	-0.1	-0.1
6 Mosman	43	272	448	9.8	-2.0	414	2515	4386	0.3	0.6
7 North Sydney	68	1255	1672	-6.5	-1.4	527	11156	17020	-0.6	0.2
8 Randwick	147	1162	1857	-16.0	2.6	1426	12250	21502	-0.4	0.0
9 Sydney	99	3409	5229	-7.4	0.6	1070	29893	48516	0.1	1.0
10 Waverley	70	919	1406	7.4	-1.2	585	9232	15037	-0.3	0.7
11 Woollahra	68	529	937	7.7	-0.6	536	5092	10022	-0.4	0.2
Middle Ring	2001	5878	11383	-4.9	0.8	23089	59852	123639	0.4	0.7
12 Auburn	107	381	681	-13.0	-10.9	1558	4289	7893	-0.8	-2.2
13 Bankstown	302	225	916	8.0	-2.0	3687	2627	10713	0.5	-0.1
14 Burwood	37	164	304	-30.9	-9.0	517	2013	3987	0.1	-0.3
15 Canterbury	177	495	1107	-1.7	1.1	2411	7182	15464	0.2	0.0
16 Canada Bay	92	640	1010	-7.2	4.3	1179	4831	9102	0.5	3.1
17 Hunters Hill	24	35	79	-15.1	-17.7	235	375	873	-1.4	1.3
18 Hurstville	123	312	615	-3.3	0.0	1476	3407	6734	0.9	-0.5
19 Kogarah	82	260	465	14.5	21.4	847	2413	4607	0.8	-1.2
20 Ku-ring-gai	206	220	540	-18.1	-3.4	2271	1581	5046	0.3	7.1
21 Manly	79	446	695	-2.3	-8.9	538	3977	6516	-0.7	2.0
22 Parramatta	279	898	1678	-2.3	7.1	2993	8401	17363	0.8	1.7
23 Rockdale	139	586	977	2.7	3.4	1789	6116	10800	0.8	0.2
24 Ryde	190	512	991	-8.3	-1.4	1854	5893	11522	0.3	0.6
25 Strathfield	46	274	427	-15.8	9.8	509	2451	4171	0.9	1.7
26 Willoughby	118	430	898	-3.2	2.2	1225	4296	8848	0.3	0.0
Outer Ring	6494	4460	15162	3.8	-3.9	68537	44112	163787	0.2	-0.4
27 Baulkham Hills	320	147	692	-8.9	-13.0	3440	1421	7825	-0.5	-1.4
28 Blacktown	933	268	1694	8.9	5.5	10017	2425	18181	1.0	0.6
29 Blue Mountains	371	85	508	11.9	-13.2	3657	696	5161	-0.1	-3.0
30 Camden	201	20	296	8.8	9.2	1748	116	2557	0.8	2.4
31 Campbelltown	465	106	810	11.7	1.1	4654	938	8861	0.9	0.2
32 Fairfield	315	228	796	0.9	1.4	4585	3507	12356	-0.1	-1.6
33 Gosford	702	416	1516	2.0	-6.7	6255	3561	14367	0.1	0.9
34 Hawkesbury	224	40	409	13.6	6.5	2145	545	4141	0.6	0.2
35 Holroyd	205	385	866	-5.7	-3.7	2434	3943	9792	0.2	-1.1
36 Hornsby	275	340	826	-15.3	-13.9	3038	3647	9651	-0.7	-2.3
37 Liverpool	426	339	1059	8.5	9.7	4758	3760	12214	0.4	-0.5
38 Penrith	556	196	1215	12.5	6.2	6089	2170	13019	0.6	-0.2
39 Pittwater	143	141	392	11.0	-9.7	1332	1322	3817	-0.8	-0.8
40 Sutherland	265	724	1392	0.5	-7.4	2992	6962	14163	-0.4	-1.2
41 Warringah	220	727	1207	-0.3	-8.3	2406	6529	12315	-0.3	-0.7
42 Wollondilly	122	13	155	-3.7	-24.8	1279	164	1739	-0.5	-1.8
43 Wyong	751	285	1329	15.7	-11.2	7708	2406	13628	0.7	1.2
Rest of GMR	2637	1733	6177	-9.3	-4.9	27058	18229	65161	0.4	0.7
44 Cessnock	262	86	436	21.1	36.7	2267	643	3603	3.1	6.8
45 Kiama	76	35	147	13.1	-13.5	682	319	1396	0.1	-0.1
46 Lake Macquarie	589	167	1068	2.5	-2.9	6227	2146	11871	0.8	1.4
47 Maitland	276	106	497	8.3	1.4	2493	1132	4762	1.1	1.7
48 Newcastle	492	470	1647	-27.6	-11.9	5962	4874	18201	-0.5	0.6
49 Port Stephens	261	114	529	3.7	-7.8	2472	933	4961	-0.3	-0.1
50 Shellharbour	180	77	350	-7.7	-15.5	1869	953	3894	0.3	-1.0
51 Wollongong	501	678	1503	-9.2	-3.8	5086	7229	16473	0.5	-0.6
NEW SOUTH WALES	19954	25714	63367	-4.0	-2.0	195847	249272	648078	0.3	0.7

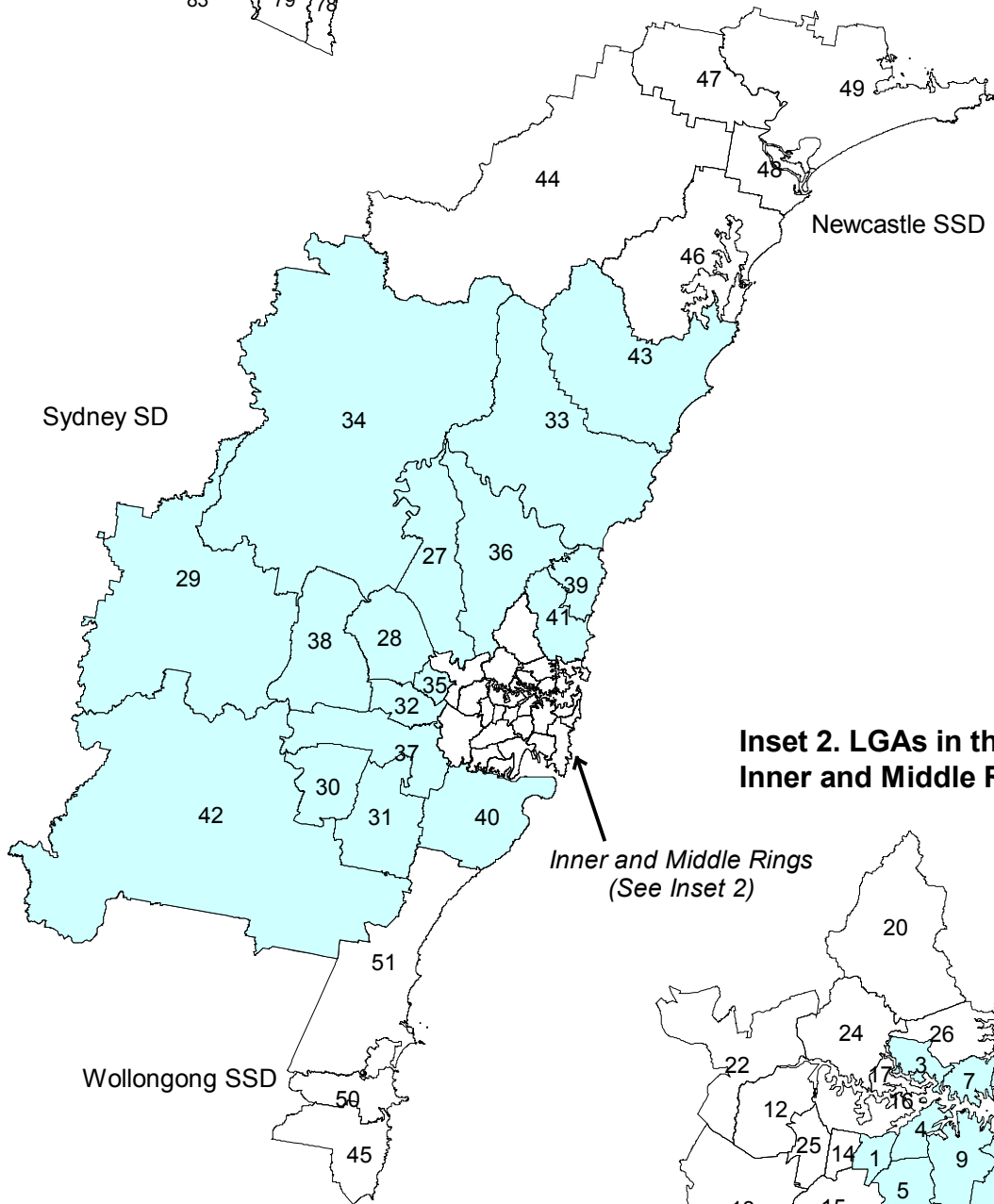
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

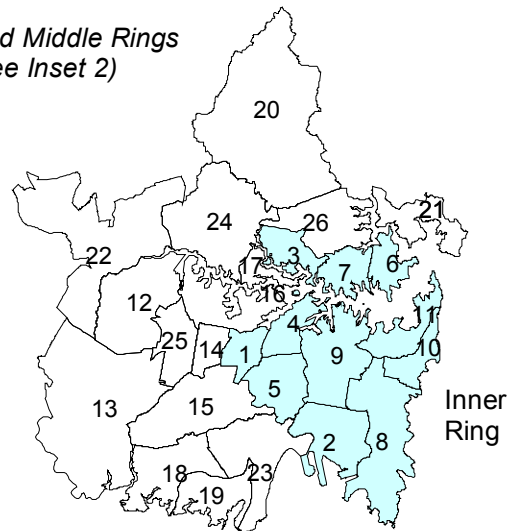


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	363	490	700	600	-2.0	21.0
Inner Ring	482	655	935	831	1.1	27.2
1 Ashfield	380	460	742	595	-10.2	14.3
2 Botany Bay	380	549	750	585	3.7	12.0
3 Lane Cove	456	612	1389	984	-28.9	26.9
4 Leichhardt	665	848	1140	904	4.4	22.0
5 Marrickville	391	500	739	574	-11.5	6.4
6 Mosman	569	888	1790	1333	4.4	41.6
7 North Sydney	560	710	950	850	5.2	30.5
8 Randwick	550	720	1072	870	0.0	28.1
9 Sydney	430	565	735	621	2.7	18.9
10 Waverley	594	786	1340	1016	0.4	33.2
11 Woollahra	700	1213	1964	1566	1.0	39.4
Middle Ring	390	520	750	633	-2.1	21.4
12 Auburn	331	415	499	424	0.4	4.1
13 Bankstown	360	440	525	446	0.7	18.9
14 Burwood	455	580	856	700	-7.9	23.4
15 Canterbury	265	400	575	442	-1.7	21.2
16 Canada Bay	540	658	850	740	-0.3	11.8
17 Hunters Hill	629	948	1397	1092	11.5	25.4
18 Hurstville	392	555	690	561	-0.9	25.8
19 Kogarah	421	495	742	618	-9.2	5.3
20 Ku-ring-gai	710	940	1275	1042	-3.1	17.5
21 Manly	628	910	1360	1042	-4.5	41.9
22 Parramatta	332	400	495	423	0.0	11.1
23 Rockdale	380	469	640	525	-0.2	13.7
24 Ryde	425	587	825	642	-8.6	23.7
25 Strathfield	375	462	818	717	0.4	20.0
26 Willoughby	570	820	1300	960	0.0	45.3
Outer Ring	327	420	575	484	0.5	16.7
27 Baulkham Hills	523	640	758	659	4.1	20.1
28 Blacktown	300	360	437	376	2.1	9.1
29 Blue Mountains	322	376	450	390	4.4	14.8
30 Camden	369	441	510	445	5.0	14.6
31 Campbelltown	267	310	355	314	1.6	6.9
32 Fairfield	285	360	415	356	-0.6	8.2
33 Gosford	320	385	495	425	-4.5	10.0
34 Hawkesbury	338	390	515	437	0.3	11.7
35 Holroyd	310	389	470	399	3.7	12.3
36 Hornsby	501	635	765	643	1.3	19.8
37 Liverpool	295	380	465	382	0.5	7.0
38 Penrith	293	335	395	351	0.7	4.8
39 Pittwater	720	861	1185	1003	-2.2	16.2
40 Sutherland	451	582	748	618	-0.1	23.7
41 Warringah	490	692	896	734	-1.9	25.8
42 Wollondilly	309	410	575	455	4.6	14.2
43 Wyong	265	315	390	335	-1.6	8.6
Rest of GMR	293	365	455	385	1.4	7.7
44 Cessnock	195	250	335	276	4.2	6.4
45 Kiama	417	503	627	537	0.8	8.9
46 Lake Macquarie	294	365	470	388	1.4	12.3
47 Maitland	270	335	410	348	0.9	15.5
48 Newcastle	300	358	450	389	0.8	11.9
49 Port Stephens	296	363	450	378	-0.5	11.5
50 Shellharbour	300	355	435	371	4.4	10.2
51 Wollongong	318	388	475	403	-0.6	11.7
NEW SOUTH WALES	310	418	595	511	-1.6	16.1

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — March Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	387	552	821	690	-4.8	25.5
Inner Ring	825	1128	1579	1335	12.8	34.2
1 Ashfield	742	903	1200	976	9.8	31.8
2 Botany Bay	678	755	873	785	7.9	20.2
3 Lane Cove	1175	1450	1900	1643	6.2	48.0
4 Leichhardt	779	936	1216	1038	6.7	22.4
5 Marrickville	632	745	875	753	6.4	26.3
6 Mosman	1453	1978	2763	2345	-3.5	0.9
7 North Sydney	1098	1450	1850	1530	14.0	16.0
8 Randwick	1010	1258	1574	1336	4.8	23.0
9 Sydney	712	857	1124	929	7.1	14.2
10 Waverley	1325	1651	2064	1714	3.2	20.7
11 Woollahra	1515	2025	3050	2464	1.8	3.8
Middle Ring	530	715	985	835	-1.5	27.7
12 Auburn	420	481	581	504	-3.5	10.6
13 Bankstown	435	500	564	503	5.2	16.3
14 Burwood	645	860	1205	941	8.7	28.1
15 Canterbury	515	610	755	628	3.9	24.5
16 Canada Bay	810	918	1205	1030	-5.4	8.0
17 Hunters Hill	969	1300	1645	1427	-17.1	6.8 s
18 Hurstville	608	690	794	710	2.2	19.0
19 Kogarah	644	801	969	857	-6.3	8.5
20 Ku-ring-gai	922	1173	1460	1240	-2.1	11.7
21 Manly	1053	1401	1833	1453	0.0	8.1
22 Parramatta	435	520	603	524	2.0	13.9
23 Rockdale	611	698	833	717	2.6	21.5
24 Ryde	750	841	946	875	3.1	17.6
25 Strathfield	776	1213	1598	1307	38.9	59.1
26 Willoughby	1000	1338	1611	1341	3.7	27.4
Outer Ring	350	449	636	526	-0.2	18.2
27 Baulkham Hills	603	682	795	718	1.0	15.6
28 Blacktown	326	381	470	398	0.9	10.4
29 Blue Mountains	327	380	455	397	3.3	15.2
30 Camden	374	450	514	453	6.9	15.4
31 Campbelltown	294	328	370	338	3.5	6.1
32 Fairfield	355	394	440	405	0.0	10.2
33 Gosford	344	411	533	451	-5.0	9.3
34 Hawkesbury	353	408	553	463	-3.9	9.4
35 Holroyd	420	467	513	473	6.3	13.8
36 Hornsby	645	730	820	745	2.1	19.7
37 Liverpool	356	425	490	424	2.4	9.5
38 Penrith	323	362	423	381	2.0	8.1
39 Pittwater	845	978	1279	1173	1.8	12.4
40 Sutherland	600	708	841	753	1.1	21.3
41 Warringah	810	895	1095	968	2.3	15.5
42 Wollondilly	323	430	600	469	5.4	18.1
43 Wyong	279	330	401	348	0.0	7.1
Rest of GMR	303	375	473	398	0.0	7.4
44 Cessnock	195	252	340	280	2.9	12.0
45 Kiama	455	540	658	588	2.7	10.4
46 Lake Macquarie	300	375	481	399	2.2	12.1
47 Maitland	275	347	430	357	-0.2	16.9
48 Newcastle	310	366	450	397	0.1	12.8
49 Port Stephens	307	376	461	389	0.3	14.0
50 Shellharbour	315	372	446	390	-0.4	8.7
51 Wollongong	335	420	507	434	0.0	12.0
NEW SOUTH WALES	315	422	630	539	-2.0	17.2

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	335	437	580	490	-0.8	14.9
Inner Ring	435	560	720	621	3.3	19.1
1 Ashfield	356	396	463	408	-2.1	5.9
2 Botany Bay	349	419	517	443	-2.6	-9.9
3 Lane Cove	410	465	565	488	-3.1	9.5
4 Leichhardt	455	620	815	661	-1.6	17.9
5 Marrickville	350	405	475	407	-3.6	6.6
6 Mosman	495	621	880	757	4.4	21.8
7 North Sydney	520	655	839	698	3.1	26.2
8 Randwick	506	590	720	615	3.5	18.0
9 Sydney	411	540	680	574	2.8	17.8
10 Waverley	538	642	825	704	-0.1	16.7
11 Woollahra	581	820	1350	1042	10.8	31.7
Middle Ring	337	420	542	464	0.0	13.5
12 Auburn	307	355	425	370	-4.1	-5.3
13 Bankstown	288	341	395	347	10.6	4.8
14 Burwood	405	500	574	493	12.7	23.0
15 Canterbury	230	280	367	303	0.1	7.8
16 Canada Bay	481	592	684	600	-1.7	11.6
17 Hunters Hill	500	580	723	650	0.6	16.0
18 Hurstville	342	396	502	418	-0.4	9.0
19 Kogarah	391	440	483	443	-1.1	9.6
20 Ku-ring-gai	578	655	833	720	5.0	21.3
21 Manly	575	733	956	792	-2.9	36.9
22 Parramatta	305	352	405	360	0.6	4.9
23 Rockdale	360	405	456	411	0.6	9.5
24 Ryde	370	440	524	448	3.2	7.3
25 Strathfield	343	391	481	416	2.9	10.1
26 Willoughby	520	583	671	629	3.2	19.0
Outer Ring	278	356	460	379	1.2	9.9
27 Baulkham Hills	420	457	504	464	1.6	7.1
28 Blacktown	265	290	348	299	-3.3	5.6
29 Blue Mountains	205	300	371	300	-7.7	0.0
30 Camden	249	270	408	311	-	-0.7
31 Campbelltown	209	232	260	233	-2.9	2.4
32 Fairfield	206	236	285	245	0.4	12.4
33 Gosford	272	315	399	343	-6.0	10.5
34 Hawkesbury	230	285	320	273	-4.0	5.6
35 Holroyd	285	306	350	316	3.7	10.0
36 Hornsby	395	439	514	453	1.6	15.4
37 Liverpool	205	263	315	264	5.0	2.5
38 Penrith	228	279	305	271	3.1	9.2
39 Pittwater	450	592	680	583	-0.1	6.6
40 Sutherland	375	448	530	470	4.1	15.2
41 Warringah	423	500	570	515	2.0	10.4
42 Wollondilly	-	-	-	-	-	-
43 Wyong	221	260	320	272	4.0	13.0
Rest of GMR	266	325	395	341	-1.5	1.9
44 Cessnock	-	-	-	-	-	-
45 Kiama	283	369	425	371	-13.6	8.5
46 Lake Macquarie	268	305	355	315	-3.2	7.0
47 Maitland	234	279	313	276	7.7	9.2
48 Newcastle	270	328	440	364	-2.0	5.9
49 Port Stephens	267	336	412	353	-0.6	7.6
50 Shellharbour	235	299	346	290	6.0	15.2
51 Wollongong	268	339	412	346	-2.9	14.9
NEW SOUTH WALES	306	410	550	459	-0.7	13.6

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — March Quarter 2010

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Media	
					Qtly %	Ann %
REST OF NSW	223	309	405	331	-0.3	13.2
54 Hunter SD Balance	267	340	432	363	6.3	9.7
55 Nowra-Bomaderry	228	282	347	303	4.3	4.3
56 Illawarra SD Balance	295	376	475	415	-1.1	15.7
57 Tweed Heads and Tweed Coast	342	427	518	436	-4.0	9.5
58 Lismore	250	318	366	317	1.9	13.2
59 Richmond-Tweed SD Balance	310	420	550	464	-4.5	12.0
60 Coffs Harbour	275	340	440	364	1.2	7.9
61 Clarence	256	330	420	355	1.5	9.6
62 Port Macquarie	291	370	425	371	1.9	12.8
63 Hastings	230	305	380	319	-1.9	9.1
64 Tamworth	200	240	315	256	-7.7	2.1
65 Northern Slopes	150	235	340	286	5.6	12.5
66 Northern Tablelands	160	230	315	250	-4.4	9.5
67 North Central Plain	156	215	281	233	2.4	16.2
68 Dubbo	209	248	315	268	-2.2	7.0
69 Central Macquarie	154	245	318	248	-1.6	36.1
70 Macquarie-Barwon	71	98	168	122 s	8.3	-11.4
71 Upper Darling	110	190	247	188 s	18.8	65.2
72 Bathurst	229	285	355	293	-1.2	12.6
73 Orange	232	288	355	292	-1.5	2.9
74 Central Tablelands	157	210	337	256	-7.7	0.0
75 Lachlan	114	180	266	188	2.9	20.0
76 Queanbeyan	320	430	555	446	1.8	16.9
77 Southern Tablelands	194	265	336	289	-3.6	13.5
78 Lower South Coast	270	335	428	359	3.1	8.2
79 Snowy	161	235	384	286	-12.1	8.5
80 Wagga Wagga	230	273	338	286	-2.3	9.2
81 Central Murrumbidgee	135	189	285	216	-5.5	1.2
82 Lower Murrumbidgee	162	225	320	244	-6.3	4.7
83 Albury	180	248	334	262	-6.4	7.6
84 Upper Murray	150	220	309	232	7.3	25.7
85 Central Murray	130	210	295	220	2.3	24.3
86 Murray-Darling	126	165	244	210 s	-0.6 s	22.2
87 Far West	64	99	176	122	-21.2	-17.9

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

Table 12. Sale Prices — Rural Statistical Subdivisions — March Quarter 2010

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	229	315	412	336	0.0	14.0	207	278	370	307	1.1	9.0
54 Hunter SD Balance	276	356	450	377	5.2	14.7	198	298	350	291	1.7	3.5
55 Nowra-Bomaderry	250	288	355	317	1.1	4.7	152	185	199	181 s	-15.9 s	-2.6 s
56 Illawarra SD Balance	300	381	487	422	-0.7	15.7	261	320	380	344	-1.9	23.1
57 Tweed Heads and Tweed Coast	420	485	564	492	-3.6	3.2	311	378	441	384	1.1	11.2
58 Lismore	275	330	375	336	4.1	14.6	169	227	258	218 s	-6.3 s	5.7 s
59 Richmond-Tweed SD Balance	320	448	593	490	-2.8	15.8	286	362	440	387	-7.2	8.9
60 Coffs Harbour	323	375	455	400	-1.0	8.9	204	260	323	305	7.7	13.3
61 Clarence	260	333	422	351	1.2	9.1	223	300	372	378	11.1	27.7
62 Port Macquarie	330	385	440	398	-5.4	8.5	218	275	375	317	1.7	8.7
63 Hastings	252	315	390	325	-7.4	9.6	153	209	260	285	-9.3	1.0
64 Tamworth	203	248	316	264	-5.5	5.3	123	145	214	167 s	-17.1 s	-26.4 s
65 Northern Slopes	150	234	341	287	6.4	11.4	-	-	-	-	-	-
66 Northern Tablelands	162	230	318	252	-6.1	9.5	146	213	312	224 s	21.4 s	12.1 s
67 North Central Plain	156	215	281	233	0.0	16.2	-	-	-	-	-	-
68 Dubbo	210	256	316	272	0.4	8.5	-	-	-	-	-	-
69 Central Macquarie	150	241	341	247	0.5	37.9	-	-	-	-	-	-
70 Macquarie-Barwon	74	102	170	124 s	13.3	-7.3	-	-	-	-	-	-
71 Upper Darling	110	190	247	188 s	18.8	65.2	-	-	-	-	-	-
72 Bathurst	258	305	363	311	1.7	19.6	140	190	230	184 s	-5.0 s	-4.8 s
73 Orange	242	297	355	297	-3.6	4.2	-	-	-	-	-	-
74 Central Tablelands	157	210	332	256	-8.7	-1.2	-	-	-	-	-	-
75 Lachlan	112	180	266	187	4.7	20.0	-	-	-	-	-	-
76 Queanbeyan	440	525	620	544	-4.5	9.4	228	268	348	286	-8.1	-3.4
77 Southern Tablelands	200	265	343	294	-6.0	12.8	137	178	273	196 s	21.1 s	4.7 s
78 Lower South Coast	290	360	450	382	2.9	13.2	201	260	330	271	6.1	16.9
79 Snowy	164	258	384	284	-6.9	7.5	160	220	410	296 s	-4.3 s	32.1 s
80 Wagga Wagga	235	280	347	291	-2.9	7.1	200	228	255	225 s	-1.0	27.3
81 Central Murrumbidgee	136	193	286	217	-3.8	4.1	-	-	-	-	-	-
82 Lower Murrumbidgee	164	244	329	247	0.1	12.2	-	-	-	-	-	-
83 Albury	220	270	353	283	-4.3	3.3	110	155	235	187	-18.4	-7.7
84 Upper Murray	149	220	310	232	11.1	33.3	-	-	-	-	-	-
85 Central Murray	130	210	302	220	0.0	16.7	-	-	-	-	-	-
86 Murray-Darling	116	170	256	213 s	-13.0 s	25.9	-	-	-	-	-	-
87 Far West	64	99	176	122	-20.4	-17.9	-	-	-	-	-	-

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

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).