

# Rent and Sales Report

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**Rent:** March quarter 2011  
**Sales:** December 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: March quarter 2011

### Trends for new bonds at state and regional levels

During the March 2011 quarter the median rent for all dwellings remained unchanged at \$430 in the Sydney Statistical Division (SD). The median rent remained unchanged at \$520 in the Inner Ring and at \$430 in the Middle Ring but increased by \$5 to \$375 in the Outer Ring. Compared to the previous year, the median rent increased in the Sydney SD by \$30, in the Inner Ring by \$40, in the Middle Ring by \$30, and in the Outer Ring by \$25.

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 (9.6%), followed by the Inner Ring (7.7%), and the Outer Ring (5.9%). Over the quarter, the median rent increased in the Rest of GMR by 3.6%, the Outer Ring by 2.9% and the Inner Ring by 1.8% but remained unchanged in the Middle Ring.

Over the year the median rent for three bedroom separate houses increased in the Rest of GMR by 9.4%, in the Inner Ring by 9.1%, in the Middle Ring by 8.7%, and in the Outer Ring by 5.7%. Over the quarter the median rent decreased in the Inner Ring by 1.4%, increased in the Middle Ring by 2% and in the Rest of GMR by 4.5% but remained unchanged in the Outer Ring.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by 9.8%, in the Outer Ring by 9.4% and in the Rest of GMR by 8.3% but decreased in the Middle Ring by 5.6%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 2.5% in the Middle Ring to 7.1% in the Outer Ring. The median rent increased in the Rest of GMR by 7.1%. Over the quarter the median rent increased in the Inner Ring by 1.8% and in the Rest of GMR by 7.1% but remained unchanged in the Middle and the Outer Rings.

Outside the GMR the median rent for two bedroom flats/units remained unchanged over the quarter but increased by 5.3% over the year. The median rent for three bedroom separate houses increased by 1.9% over the quarter and by 5.8% over the year.

Over the quarter, the number of new bonds lodged increased across the State, ranging from 1.5% in the Middle Ring to 20.8% in the Rest of GMR but declined by 4.9% in the Outer Ring. Over the year the number of new bonds lodged increased in the Middle Ring by 0.1% and in the Rest of GMR by 8.5%, but fell in the Inner Ring by 2.8% and in the Outer Ring by 0.4%.

### 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 Botany Bay (35.1%), Ku-ring-gai (14.6%), Mosman and Campbelltown, both (12.5%) and Pittwater and Sutherland, both (11.1%). Eight of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to nine LGAs with 10% or more increases for the previous quarter (December 2010). Within the Rest of GMR the biggest annual increase was 28.6% in Port Stephens.

Over the year eight LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with nine LGAs recording 10% or more increases in the December quarter. The largest annual increases were observed in Marrickville (18.2%), Randwick (15.4%), Canterbury (13.6%) and Blue Mountains and Wollondilly, both (13.3%). Within the Rest of GMR the largest annual increase was recorded in Cessnock at 15.4%.

Within the Sydney SD, eight of the 43 LGAs recorded a 10% or higher annual increase in median rent for one

## Trends in Median Rents – Sydney and NSW

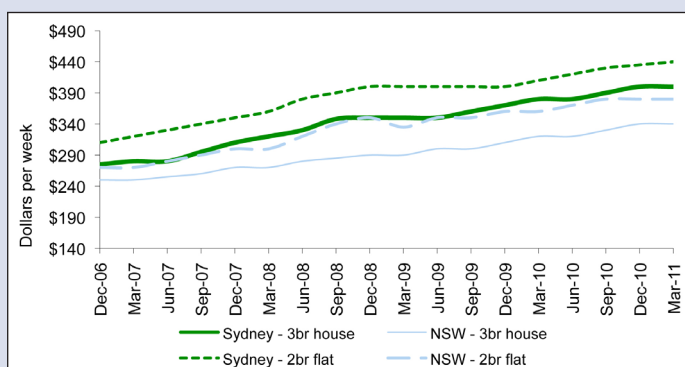


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
<b>Rent (\$/wk)</b>					
<b>Mar Qtr 2011</b>	<b>\$520</b>	<b>\$430</b>	<b>\$375</b>	<b>\$430</b>	<b>\$370</b>
<b>Qtlly change</b>	0.0%	0.0%	1.4%	0.0%	0.0%
<b>Ann. change</b>	8.3%	7.5%	7.1%	7.5%	5.7%
<b>Sales (\$'000s)</b>					
<b>Dec Qtr 2010</b>	<b>\$693</b>	<b>\$565</b>	<b>\$430</b>	<b>\$525</b>	<b>\$440</b>
<b>Qtlly change</b>	2.8%	5.5%	1.2%	3.8%	2.8%
<b>Ann. change</b>	8.1%	6.6%	2.4%	5.0%	3.5%

bedroom flats/units. The largest increases were observed in Botany Bay (43.3%), Gosford (25.7%), Liverpool (23.1%), and Leichhardt and Woollahra, both (12.5%). Within the Rest of GMR the largest annual increase was recorded in Maitland at 13.3%.

Only Blue Mountains (11.5%), Gosford (11.1%), and Marrickville (10.0%) in the Sydney SD recorded an annual increase of 10% or more in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Newcastle at 15.0%.

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

Just over half the LGAs in Sydney SD (23 out of 43 LGAs) recorded a growth in the number of new bonds lodged over the year, with 20 LGAs experiencing a decline.

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

### Sales: December Quarter 2010

The median sales price for all dwellings across the Sydney SD increased by 3.8% over the quarter and by 1.2% over the year. Over the quarter the median sales price increased in the Inner Ring by 2.8%, in the Middle Ring by 5.5%, in the Outer Ring by 1.2%, and in the Rest of GMR by 1.1%. Over the year the median sales price rose across Sydney, ranging from 2.4% in the Outer Ring to 8.1% in the Inner Ring.

For non-strata dwellings in Sydney SD, the median sales price increased by 4.3% for the quarter and by 3.9% for the year. Over the quarter the sales price decreased in the Inner Ring by 1.9% but increased in the Middle Ring by 2.7%, in the Outer Ring by 1.3% and in the Rest of GMR

by 1.3%. The largest quarterly increase was recorded in Woollahra (15.2%), whilst the largest decrease was recorded in Hunters Hill (12.2%). Over the year, the sales price increased in the Inner Ring by 5.0%, in the Middle Ring by 5.6%, in the Outer Ring by 2.2%, and in the Rest of GMR by 2.7%. The largest annual increase was 16.8% recorded in Strathfield, whilst the largest annual decrease was 5.7% recorded in Lane Cove.

For strata dwellings in the Sydney SD, the median sales price increased by 2.8% for the quarter, and by 5.4% over the year. Over the quarter the median sales price rose in the Inner Ring, in the Middle Ring, in the Outer Ring, and in the Rest of GMR by 0.1%, 3.4%, 1.6% and 3.1%, respectively. The largest quarterly increase in Sydney SD was 10.6% recorded in Auburn, whilst the largest decrease was 6.2% recorded in Pittwater. Over the year the median sales price increased in the Inner Ring by 6.4%, in the Middle Ring by 4.7% and in the Outer Ring by 1.8% but remained unchanged in the Rest of GMR. Over the year only 5 of the 43 LGAs in Sydney recorded 10% or higher increases, with Ryde recording the largest increase at 12.9%.

### Trends in Median Sales Price – Sydney and NSW

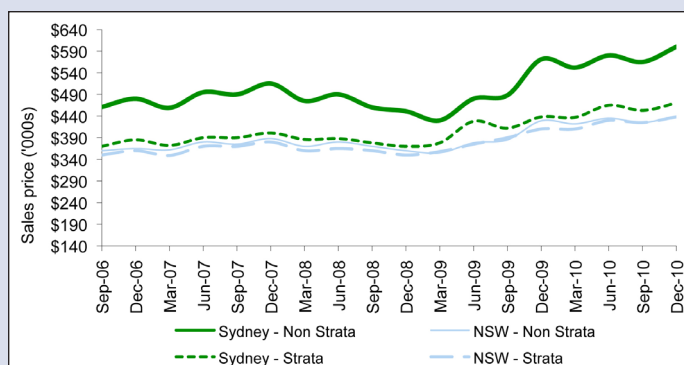


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2011

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %
<b>SYDNEY SD</b>	<b>390</b>	<b>0.0</b>	<b>2.6</b>	<b>430</b>	<b>0.0</b>	<b>7.5</b>	<b>450</b>	<b>2.3</b>	<b>7.1</b>	<b>570</b>	<b>3.6</b>	<b>7.5</b>
<b>Inner Ring</b>	<b>440</b>	<b>2.3</b>	<b>10.0</b>	<b>560</b>	<b>1.8</b>	<b>7.7</b>	<b>750</b>	<b>0.0</b>	<b>7.1</b>	<b>1000</b>	<b>-4.8</b>	<b>2.6</b>
1 Ashfield	340	6.3	12.4	395	-1.3	5.3	545	3.8	3.8	680 s	-	-
2 Botany Bay	430	28.4	50.9	520	30.0	36.8	585	-0.8	2.6	800 s	-	-
3 Lane Cove	360 s	0.0 s	4.3 s	445	-1.1	11.3	598	-0.4	0.8	1150 s	4.5 s	15.0 s
4 Leichhardt	380	-5.0	15.2	568	1.3	3.2	720	-3.4	2.9	975	-2.5 s	5.4 s
5 Marrickville	320	1.6	8.5	435	1.2	6.1	620	0.0	6.9	750	-1.3 s	7.1
6 Mosman	403	0.6	4.5	550	4.8	14.6	900	3.2	9.1	2050	13.9 s	36.7
7 North Sydney	420	0.0	7.6	575	2.7	10.6	800	0.0	8.1	1300 s	30.7	18.5 s
8 Randwick	420	5.0	7.7	520	2.0	8.3	720	1.8	7.5	1010	1.0	-6.0
9 Sydney	470	2.2	4.4	630	0.0	8.6	828	3.4	10.3	850	0.0	9.0
10 Waverley	450	2.3	5.9	600	0.0	7.1	800	-9.1	-5.9	1175	-11.3	-1.7
11 Woollahra	450	4.7	9.8	600	-1.6	3.4	980	-1.5	9.5	1650	6.5	-8.3
<b>Middle Ring</b>	<b>340</b>	<b>-5.6</b>	<b>-2.9</b>	<b>400</b>	<b>0.0</b>	<b>5.3</b>	<b>500</b>	<b>0.0</b>	<b>4.2</b>	<b>680</b>	<b>4.6</b>	<b>4.6</b>
12 Auburn	385	0.0	20.3	380	-4.4	5.6	460	2.2	7.0	578	5.0	15.5
13 Bankstown	150	-16.7	-16.7	355	1.4	4.4	420	-2.3	5.0	530	3.9	15.2
14 Burwood	300	0.0 s	1.7	435	1.2	3.6	585	9.3	6.4	678 s	-3.2 s	4.2 s
15 Canterbury	260	-1.9	8.3	330	3.1	6.5	480	4.3	11.6	550	7.8	5.8
16 Canada Bay	400	-9.6	-4.8	520	-1.4	4.0	650	0.0	2.0	825 s	3.1 s	-5.2 s
17 Hunters Hill	-	-	-	460 s	-11.1 s	9.5 s	660 s	-11.7 s	0.8 s	-	-	-
18 Hurstville	300	-6.3	7.1	380	1.3	5.6	500	4.2	8.7	650	8.3	12.6
19 Kogarah	308 s	2.5 s	2.5 s	400	1.3	5.3	520	4.0	4.0	650 s	1.6 s	12.1 s
20 Ku-ring-gai	410	6.5	7.9	550	3.8	17.0	700	0.0	8.5	1000	2.0	9.3
21 Manly	450	0.0	3.4	595	2.6	2.6	850	0.0	0.0	1375	8.1	-1.8
22 Parramatta	330	6.5	10.0	375	1.4	7.1	450	2.3	9.8	550	4.8	10.0
23 Rockdale	320	-3.0	6.7	410	2.5	7.9	550	5.8	10.0	600	-6.3	5.3
24 Ryde	320	3.2	10.3	395	3.9	8.2	550	0.0	5.8	680	3.8	6.3
25 Strathfield	320	-8.6 s	-11.1	430	2.4	2.4	550	3.4	14.8	640 s	-1.5 s	6.7 s
26 Willoughby	460	2.2	4.5	550	0.0	4.8	750	4.2	6.4	1050	13.8	1.9
<b>Outer Ring</b>	<b>260</b>	<b>4.0</b>	<b>4.0</b>	<b>350</b>	<b>2.9</b>	<b>9.4</b>	<b>380</b>	<b>0.0</b>	<b>8.6</b>	<b>500</b>	<b>2.0</b>	<b>6.4</b>
27 Baulkham Hills	295	7.3	11.3	410	0.0	3.8	480	1.1	6.7	650	8.3	8.3
28 Blacktown	195	-2.5	-2.5	320	-3.0	4.9	365	1.4	4.3	480	4.3	9.1
29 Blue Mountains	200	0.0	2.6	290	0.9	11.5	340	3.0	13.3	440	4.8	10.0
30 Camden	250 s	-	-	345 s	15.0 s	6.2 s	385	1.3	2.0	480	2.1	4.3
31 Campbelltown	250 s	2.0 s	25.0 s	290	3.6	7.4	350	2.9	9.4	420	2.4	5.0
32 Fairfield	220	0.0	10.0	280	0.0	7.7	390	2.6	8.3	450	0.0	2.3
33 Gosford	210	5.0	23.5	285	1.8	7.5	360	2.9	5.9	450	0.0	0.0
34 Hawkesbury	215 s	-5.5 s	-	280	0.0	7.7	350	0.0	2.9	460	0.0	2.2
35 Holroyd	250	12.4	11.1	355	1.4	7.6	410	2.5	7.9	495	6.5	7.0
36 Hornsby	360	4.3	5.9	430	0.0	7.5	520	4.0	8.3	630	-3.1	1.6
37 Liverpool	245	16.7	22.5	290	-3.3	3.6	400	0.0	5.3	490	4.3	8.9
38 Penrith	200	-2.4	0.0	270	0.0	8.0	350	0.0	6.1	450	4.7	7.1
39 Pittwater	360	2.9	2.9	500	0.5	11.1	700	0.0	3.3	950	10.1	11.8
40 Sutherland	300	3.4	7.1	400	0.0	8.1	540	1.4	3.8	685	1.1	7.0
41 Warringah	370	-4.5	5.7	480	0.0	6.7	700	2.9	7.7	920	5.4	11.5
42 Wollondilly	-	-	-	250	0.0 s	8.7 s	340	3.8	13.3	450	0.0	12.5
43 Wyong	175	-2.8	2.9	268	2.9	7.0	310	-0.8	6.9	400	2.6	7.4
<b>Rest of GMR</b>	<b>180</b>	<b>-2.7</b>	<b>2.9</b>	<b>295</b>	<b>5.4</b>	<b>9.3</b>	<b>350</b>	<b>2.2</b>	<b>6.1</b>	<b>420</b>	<b>0.0</b>	<b>6.3</b>
44 Cessnock	170 s	7.9	6.3 s	245	2.1	5.4	300	2.6	11.1	380	5.6	5.6
45 Kiama	-	-	-	300	15.4	7.1	393	0.6	12.1	430 s	0.0 s	2.4 s
46 Lake Macquarie	180	-5.3	5.9	286	4.0	5.9	350	2.9	6.1	450	4.7	7.1
47 Maitland	170	0.0 s	9.7	260	4.0	4.0	320	0.0	10.3	410	2.5	10.8
48 Newcastle	175	-7.9	-2.8	330	4.8	10.0	380	2.7	8.6	400	-11.1	11.1
49 Port Stephens	165 s	-13.2 s	-5.7 s	270	12.5	17.4	320	0.0	9.4	390	2.6	4.0
50 Shellharbour	-	-	-	250	6.4	4.2	350	2.9	6.1	460	2.2	9.5
51 Wollongong	195	2.6	8.3	300	0.0	11.1	395	3.3	6.8	473	-3.6	5.0
<b>NEW SOUTH WALES</b>	<b>340</b>	<b>-2.9</b>	<b>4.6</b>	<b>370</b>	<b>0.0</b>	<b>5.7</b>	<b>360</b>	<b>0.0</b>	<b>4.3</b>	<b>450</b>	<b>0.0</b>	<b>5.9</b>

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



Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - March Quarter 2011

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 %
<b>SYDNEY SD</b>	<b>300</b>	<b>370</b>	<b>500</b>	<b>0.0</b>	<b>5.7</b>	<b>350</b>	<b>400</b>	<b>520</b>	<b>0.0</b>	<b>5.3</b>
<b>Inner Ring</b>	<b>525</b>	<b>580</b>	<b>650</b>	<b>1.8</b>	<b>5.5</b>	<b>615</b>	<b>720</b>	<b>900</b>	<b>-1.4</b>	<b>9.1</b>
1 Ashfield	-	-	-	-	-	545	620	750 s	-0.8 s	21.0 s
2 Botany Bay	-	-	-	-	-	545	625	665 s	-0.8 s	8.7 s
3 Lane Cove	-	-	-	-	-	-	-	-	-	-
4 Leichhardt	520	595	650	8.2	2.6	623	720	800	-1.4	2.9
5 Marrickville	520	550	600	0.0	10.0	560	650	695	10.2	18.2
6 Mosman	-	-	-	-	-	900	1020	1100 s	-18.4 s	-5.1 s
7 North Sydney	-	-	-	-	-	665	850	1100 s	2.4 s	8.6 s
8 Randwick	580	600	703 s	0.0 s	-	660	750	970	-3.8	15.4
9 Sydney	525	550	630 s	-5.2	0.0	650	700	810 s	0.0	0.0
10 Waverley	-	-	-	-	-	700	1000	1350 s	6.4 s	-9.1 s
11 Woollahra	-	-	-	-	-	870	1200	1800 s	24.7 s	20.0 s
<b>Middle Ring</b>	<b>370</b>	<b>410</b>	<b>500</b>	<b>0.0</b>	<b>2.5</b>	<b>425</b>	<b>500</b>	<b>600</b>	<b>2.0</b>	<b>8.7</b>
12 Auburn	340	350	380 s	-	0.0 s	390	450	500	2.3	12.5
13 Bankstown	330	370	380	2.8	5.7	390	420	460	0.0	5.0
14 Burwood	-	-	-	-	-	495	565	625 s	8.7 s	8.7 s
15 Canterbury	360	410	440	-4.7	3.8 s	450	500	530	4.2	13.6
16 Canada Bay	500	565	620 s	20.2 s	13.0 s	550	620	695	3.3	5.1
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	400	430	450 s	0.0 s	7.5 s	450	500	530	4.2	11.1
19 Kogarah	450	480	560 s	10.3 s	-	460	530	600	5.0	6.0
20 Ku-ring-gai	-	-	-	-	-	620	698	825	-1.8	7.3
21 Manly	-	-	-	-	-	800	920	1200 s	2.2 s	-5.4 s
22 Parramatta	340	380	400	5.6 s	8.6 s	398	420	470	0.0	5.0
23 Rockdale	420	485	540 s	7.8 s	15.5	480	550	600	7.8	10.0
24 Ryde	400	450	460 s	0.0 s	7.8 s	480	535	580	-2.7	6.5
25 Strathfield	-	-	-	-	-	470	550	600 s	0.0 s	15.8 s
26 Willoughby	550	580	650 s	-	-	630	750	845	4.2	4.2
<b>Outer Ring</b>	<b>270</b>	<b>300</b>	<b>350</b>	<b>0.0</b>	<b>7.1</b>	<b>330</b>	<b>370</b>	<b>430</b>	<b>0.0</b>	<b>5.7</b>
27 Baulkham Hills	380	400	415 s	5.3 s	14.3 s	450	480	530	4.3	9.1
28 Blacktown	270	300	325	-3.2	3.4	330	365	390	1.4	7.4
29 Blue Mountains	260	290	315	-3.3	11.5	305	340	380	3.0	13.3
30 Camden	-	-	-	-	-	350	390	420	2.6	2.6
31 Campbelltown	275	290	305 s	-	-3.3 s	330	350	370	0.0	9.4
32 Fairfield	290	300	330	0.0	3.4 s	360	390	420	2.6	8.3
33 Gosford	275	300	330	3.4	11.1	320	360	400	2.9	5.9
34 Hawkesbury	300	350	390 s	12.9 s	29.6 s	335	350	370	-2.8	2.9
35 Holroyd	350	360	380	0.0	9.1 s	380	400	450	0.0	5.3
36 Hornsby	350	380	450 s	-5.0 s	-4.4 s	470	520	565	4.0	8.3
37 Liverpool	-	-	-	-	-	360	393	450	-0.6	3.3
38 Penrith	260	280	330 s	-3.4 s	7.7 s	330	360	380	2.9	9.1
39 Pittwater	400	570	650 s	-	-1.3 s	640	745	780	-0.7	9.6
40 Sutherland	375	405	460	-10.0	-5.8 s	490	550	630	3.3	5.8
41 Warringah	495	555	610 s	-12.6 s	5.7 s	649	700	800	4.1	7.7
42 Wollondilly	250	255	280 s	-3.8 s	-	310	340	370	3.8	13.3
43 Wyong	250	270	290	4.9	8.0	285	310	350	0.0	6.9
<b>Rest of GMR</b>	<b>260</b>	<b>300</b>	<b>350</b>	<b>7.1</b>	<b>7.1</b>	<b>300</b>	<b>350</b>	<b>380</b>	<b>4.5</b>	<b>9.4</b>
44 Cessnock	220	250	265	8.7	8.7	270	300	335	1.7	15.4
45 Kiama	-	-	-	-	-	360	380	410 s	-7.3 s	8.6
46 Lake Macquarie	260	290	320	7.4	5.5	300	340	375	3.0	3.0
47 Maitland	245	265	295 s	-1.9 s	1.9 s	300	328	350	2.3	12.9
48 Newcastle	290	345	370	11.3	15.0	330	361	400	0.3	3.1
49 Port Stephens	220	260	290 s	4.0 s	16.9 s	280	310	350	3.3	6.9
50 Shellharbour	-	-	-	-	-	325	350	380	2.9	6.1
51 Wollongong	285	320	360	6.7	10.3	320	370	420	2.8	5.7
<b>NEW SOUTH WALES</b>	<b>230</b>	<b>290</b>	<b>380</b>	<b>0.0</b>	<b>9.4</b>	<b>280</b>	<b>340</b>	<b>410</b>	<b>0.0</b>	<b>6.3</b>

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - March Quarter 2011

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	
	\$	\$	\$	Qty	Ann %	\$	\$	\$	Qty	Ann %
<b>SYDNEY SD</b>	<b>320</b>	<b>400</b>	<b>480</b>	<b>0.0</b>	<b>3.9</b>	<b>360</b>	<b>440</b>	<b>550</b>	<b>1.1</b>	<b>7.3</b>
<b>Inner Ring</b>	<b>380</b>	<b>450</b>	<b>520</b>	<b>4.7</b>	<b>9.8</b>	<b>470</b>	<b>560</b>	<b>650</b>	<b>1.8</b>	<b>7.7</b>
1 Ashfield	300	340	355	6.3	9.7	370	395	420	0.0	3.9
2 Botany Bay	340	430	450	34.4 s	43.3	370	500	565	26.6	35.1
3 Lane Cove	300	365	385 s	1.4 s	4.3 s	400	440	480	-2.2	10.0
4 Leichhardt	320	360	425	-5.3	12.5	440	540	640	-1.8	8.0
5 Marrickville	283	335	380	4.7	11.7	360	410	470	2.5	7.9
6 Mosman	385	405	440	1.3	3.8	460	540	625	5.9	12.5
7 North Sydney	380	420	490	0.0	6.3	495	568	650	3.2	10.2
8 Randwick	380	420	460	5.0	5.0	460	520	585	4.0	8.3
9 Sydney	420	480	550	2.1	6.7	575	640	750	0.0	8.5
10 Waverley	390	450	515	0.0	4.7	500	600	700	0.0	9.1
11 Woollahra	365	450	550	8.4	12.5	520	590	670	0.9	3.5
<b>Middle Ring</b>	<b>290</b>	<b>340</b>	<b>430</b>	<b>-10.5</b>	<b>-5.6</b>	<b>350</b>	<b>400</b>	<b>490</b>	<b>0.0</b>	<b>5.3</b>
12 Auburn	278	400	440	1.3	8.1	330	393	470	-1.9	8.3
13 Bankstown	93	140	190	-33.5 s	-34.3 s	310	350	370	0.0	4.5
14 Burwood	280	320	360	6.7 s	0.0	380	430	470	2.4	2.4
15 Canterbury	240	260	280	0.0	8.3	300	320	350	0.0	6.7
16 Canada Bay	200	420	465	-6.1	0.0	460	520	570	-1.9	2.0
17 Hunters Hill	-	-	-	-	-	425	450	540 s	-13.5 s	7.1 s
18 Hurstville	280	300	370	-6.3 s	7.1	345	380	420	4.1	8.6
19 Kogarah	265	303	320 s	-2.4 s	-2.4 s	360	400	440	2.6	6.7
20 Ku-ring-gai	345	415	480	3.8	9.2	480	550	610	3.8	14.6
21 Manly	393	450	513	0.0	1.1	500	590	700	3.5	1.7
22 Parramatta	280	330	360	0.0	6.5	350	375	410	1.4	7.1
23 Rockdale	288	320	400	-8.6	6.7	370	400	473	2.6	5.3
24 Ryde	295	320	350	3.2	10.3	360	380	440	0.0	5.6
25 Strathfield	235	320	400 s	-8.6 s	-11.1	400	430	470	2.4	2.4
26 Willoughby	420	460	493	2.2	4.5	490	540	600	0.0	3.8
<b>Outer Ring</b>	<b>220</b>	<b>290</b>	<b>360</b>	<b>4.5</b>	<b>9.4</b>	<b>290</b>	<b>360</b>	<b>430</b>	<b>2.9</b>	<b>5.9</b>
27 Baulkham Hills	270	320	410 s	7.6	-11.1 s	350	410	450	0.0	5.1
28 Blacktown	150	188	255	-4.3	-6.3 s	290	330	350	0.0	3.1
29 Blue Mountains	165	190	220 s	-5.0 s	0.0 s	220	250	288 s	0.0 s	-3.8 s
30 Camden	-	-	-	-	-	290	330	385 s	-	-
31 Campbelltown	210	250	280 s	-3.8 s	-	240	270	340	6.9	12.5
32 Fairfield	200	220	250	1.1	4.8	260	280	300	3.7	7.7
33 Gosford	190	220	250	4.8	25.7	260	280	320	0.0	7.7
34 Hawkesbury	185	223	230 s	-	-	240	270	310 s	-5.3 s	8.0 s
35 Holroyd	220	250	290 s	-7.4 s	2.0 s	330	350	370	0.0	9.4
36 Hornsby	305	365	398	5.0	4.3	390	435	470	1.2	8.7
37 Liverpool	200	240	260	9.1	23.1	270	290	350	-1.7	3.6
38 Penrith	193	208	240	-2.4	4.3 s	225	260	305	4.0	8.3
39 Pittwater	300	360	393	2.9 s	1.4	450	500	590	5.8	11.1
40 Sutherland	285	300	330	1.7	7.1	360	400	440	2.6	11.1
41 Warringah	350	370	420	-6.3	5.7	430	475	550	-1.0	5.6
42 Wollondilly	-	-	-	-	-	220	250	270 s	-	-
43 Wyong	170	193	210	0.0	10.0	210	260	310	0.0	0.0
<b>Rest of GMR</b>	<b>165</b>	<b>195</b>	<b>240</b>	<b>2.6</b>	<b>8.3</b>	<b>240</b>	<b>285</b>	<b>340</b>	<b>3.6</b>	<b>9.6</b>
44 Cessnock	150	165	185 s	3.1 s	-	201	240	258 s	0.0	9.1
45 Kiama	-	-	-	-	-	250	300	340 s	20.0 s	11.1
46 Lake Macquarie	163	180	203	-5.3	10.8	220	260	328	-1.9	4.0
47 Maitland	155	170	185	0.0 s	13.3	220	250	285	4.2	13.6
48 Newcastle	181	220	275	7.3	12.8	270	318	380	5.8	11.4
49 Port Stephens	150	170	185 s	-	-1.4 s	225	270	280	17.4	28.6
50 Shellharbour	-	-	-	-	-	180	225	250	7.1	2.3
51 Wollongong	165	200	240	5.3	11.1	240	290	340	1.8	9.4
<b>NEW SOUTH WALES</b>	<b>220</b>	<b>355</b>	<b>450</b>	<b>-2.7</b>	<b>1.4</b>	<b>280</b>	<b>380</b>	<b>500</b>	<b>0.0</b>	<b>5.6</b>

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - March Quarter 2011

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 %
<b>REST OF NSW</b>	<b>220</b>	<b>4.8</b>	<b>10.0</b>	<b>280</b>	<b>0.0</b>	<b>5.7</b>	<b>275</b>	<b>1.9</b>	<b>5.8</b>	<b>200</b>	<b>0.0</b>	<b>5.3</b>
54 Hunter SD Balance	225	3.4	7.1	300	0.0	11.1	295	1.7	11.3	220	10.0	10.0
55 Nowra-Bomaderry	200	-4.8	0.0	280	0.0	3.7	280	0.0	5.7	195	0.0	2.6
56 Illawarra SD Balance	250	4.2	19.0	300	7.1	11.1	298	6.3	10.2	230	-2.1	17.9
57 Tweed Heads & Tweed Coast	290	-1.7	0.0	360	0.0	0.0	380	0.0	2.0	285	-1.7	1.8
58 Lismore	230	2.2	7.0	310	0.0	5.1	310	-3.1	3.3	220	0.0	10.0
59 Richmond-Tweed SD Balance	270	-1.8	0.0	350	0.0	0.0	350	0.0	2.9	260	2.0	4.0
60 Coffs Harbour	255	2.0	6.3	350	0.0	9.4	358	2.1	10.9	240	9.1	9.1
61 Clarence	230	4.5	9.5	285	-1.7	1.8	290	-1.7	3.6	200	0.0	2.6
62 Port Macquarie	260	7.2	13.0	345	-1.4	1.5	350	0.0	0.0	240	4.3	9.1
63 Hastings	200	0.0	2.6	260	0.0	4.0	260	0.0	4.0	185	-2.6	2.8
64 Tamworth	220	0.0	10.0	280	1.8	3.7	280	3.7	5.7	200	-5.9	2.6
65 Northern Slopes	180	12.5	12.5	220	4.8	10.0	220	4.8	10.0	193	28.3 s	28.3
66 Northern Tablelands	190	0.0	11.8	250	4.2	4.2	250	4.2	4.2	190	2.7	11.8
67 North Central Plain	150	7.1	7.1	243	5.4	15.5	245	6.5	19.5	140	0.0	0.0
68 Dubbo	185	2.8	5.7	260	4.0	4.0	260	4.0	4.0	170	6.3	6.3
69 Central Macquarie	200	8.1	19.4	250	8.7	4.2	240	14.3	9.1	220	12.8	25.7
70 Macquarie-Barwon	145 s	11.5 s	0.0 s	178 s	4.4	4.4	180 s	7.5 s	5.9	120 s	-7.7 s	-11.1 s
71 Upper Darling	138 s	-8.3 s	5.8 s	200	-9.1 s	11.1 s	200 s	-9.1 s	0.0 s	134 s	7.2 s	-
72 Bathurst	215	7.5	7.5	290	8.4	16.0	290	7.4	11.5	208	3.8	3.8
73 Orange	230	-3.2	9.5	310	3.3	14.8	300	1.7	11.1	220	-4.3	10.0
74 Central Tablelands	180	2.9	12.5	230	0.0	15.0	230	0.0	15.0	158	-1.6 s	5.0
75 Lachlan	145	7.4	0.0	195	8.3	5.4	190	5.6	2.7	135	3.4	0.0
76 Queanbeyan	313	2.5	7.8	440	0.0	10.0	420	-6.7	0.0	295	1.7	5.4
77 Southern Tableland	200	5.3	14.3	250	0.0	6.4	250	0.0	4.2	175	9.4	9.4
78 Lower South Coast	200	-4.8	5.3	280	3.7	7.7	283	4.6	8.7	198	1.5	10.0
79 Snowy	190	-1.3	5.6	250	4.2	14.9	240	4.3	9.1	175	9.4	9.4
80 Wagga Wagga	230	0.0	2.2	310	3.3	5.1	300	1.7	4.3	218	6.1	3.6
81 Central Murrumbidgee	160	-1.5	6.7	200	-2.4	0.0	200	0.0	0.0	150	0.0	0.0
82 Lower Murrumbidgee	165	10.0	0.0	230	4.5	0.0	220	4.8	-4.3	160	6.7	0.0
83 Albury	180	0.0	0.0	275	5.8	5.8	265	1.9	1.9	170	6.3	6.3
84 Upper Murray	160	0.0	6.7	210	-8.7	5.0	210	-8.7	5.0	158	1.6 s	5.0
85 Central Murray	165	13.8	17.9	210	5.0	5.0	205	6.5	7.9	168	24.1	28.8
86 Murray-Darling	148 s	9.3 s	3.5 s	190 s	5.6 s	15.2 s	200 s	3.9 s	19.4 s	135 s	-1.8 s	-3.6 s
87 Far West	150	-6.3	0.0	200	14.3	11.1	200	14.3	11.1	125 s	-20.6 s	4.2 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 - March Quarter 2011

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 %
<b>REST OF NSW</b>	<b>7908</b>	<b>4665</b>	<b>16668</b>	<b>13.1</b>	<b>-0.6</b>	<b>67176</b>	<b>38703</b>	<b>143518</b>	<b>0.9</b>	<b>3.7</b>
54 Hunter SD Balance	463	257	971	9.5	-94.2	4147	2141	8608	0.9	3.6
55 Nowra-Bomaderry	116	60	232	0.4	-9.7	1245	667	2676	-1.3	1.6
56 Illawarra SD Balance	526	129	835	12.8	0.4	4779	1098	8024	0.1	4.3
57 Tweed Heads & Tweed Coast	221	298	790	0.3	-8.5	1975	2234	6776	0.1	2.5
58 Lismore	197	148	475	41.4	10.0	1468	1164	3647	2.2	2.4
59 Richmond-Tweed SD Balance	591	345	1291	15.7	1.5	5376	2851	11495	0.7	3.4
60 Coffs Harbour	218	192	654	5.7	-0.5	1957	1644	5824	0.3	5.8
61 Clarence	486	179	799	1.3	-7.1	4320	1884	7704	-0.5	3.6
62 Port Macquarie	135	139	470	-5.4	-8.7	1429	1424	4535	0.3	3.3
63 Hastings	432	265	837	1.0	-3.3	4507	2077	8298	0.6	2.9
64 Tamworth	307	172	556	21.4	9.2	2273	1362	4390	1.4	4.1
65 Northern Slopes	162	66	238	-1.2	-10.9	1502	575	2406	-0.2	5.2
66 Northern Tablelands	364	241	805	33.3	-8.3	2798	1838	6036	2.2	3.3
67 North Central Plain	111	116	256	21.3	-7.2	978	898	2258	0.8	2.5
68 Dubbo	193	71	361	3.4	-6.2	1627	912	3410	-0.1	1.0
69 Central Macquarie	250	133	488	27.1	27.7	2018	879	3660	3.7	10.1
70 Macquarie-Barwon	33	25	67	-10.7	-29.5	428	231	820	-2.6	1.6
71 Upper Darling	49	29	99	-2.9	12.5	371	230	890	-0.2	9.2
72 Bathurst	231	124	459	13.1	-11.2	1685	1052	3575	1.0	3.5
73 Orange	307	143	518	22.5	-1.7	2249	1057	3823	2.4	4.8
74 Central Tablelands	200	56	314	-0.6	1.3	1874	487	3016	0.6	7.2
75 Lachlan	242	129	426	29.9	-1.2	1919	949	3441	2.0	2.7
76 Queanbeyan	114	137	490	13.7	13.4	941	1245	4308	1.1	0.2
77 Southern Tableland	258	107	459	4.6	-3.8	2315	972	4430	0.7	3.6
78 Lower South Coast	309	184	595	14.9	-3.3	2760	1522	5503	1.0	2.9
79 Snowy	112	76	223	13.2	6.7	698	448	1482	2.9	6.5
80 Wagga Wagga	322	219	831	45.0	1.7	2048	1725	5521	3.0	3.7
81 Central Murrumbidgee	186	90	327	11.2	11.6	1403	627	2562	3.0	5.0
82 Lower Murrumbidgee	182	154	402	3.6	-0.5	1573	1271	3612	0.6	1.3
83 Albury	209	223	785	32.4	0.5	1461	1812	5578	1.7	5.6
84 Upper Murray	88	46	153	19.5	-10.5	714	321	1223	0.5	2.9
85 Central Murray	126	65	216	-6.9	-4.8	962	626	1782	-1.8	0.1
86 Murray-Darling	32	18	61	1.7	0.0	281	145	473	2.8	7.5
87 Far West	136	29	185	17.1	10.8	1095	335	1732	-0.1	4.7

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

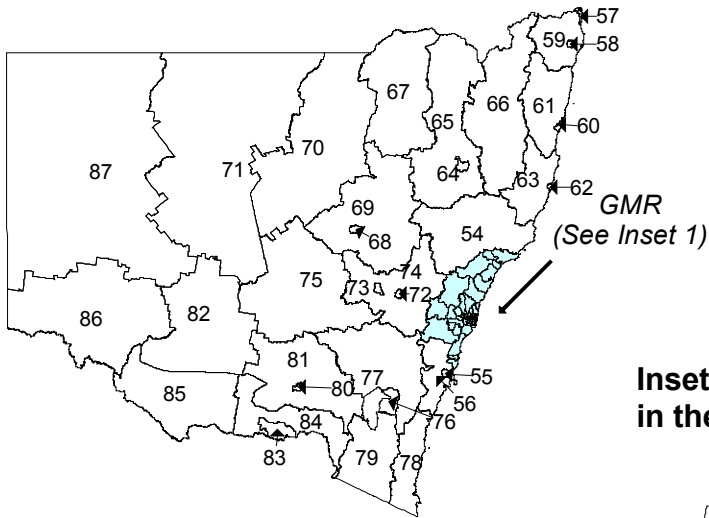


Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2011

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 %
<b>SYDNEY SD</b>	<b>8870</b>	<b>19693</b>	<b>41930</b>	<b>-0.4</b>	<b>-1.1</b>	<b>101148</b>	<b>193261</b>	<b>458063</b>	<b>0.5</b>	<b>3.5</b>
<b>Inner Ring</b>	<b>938</b>	<b>8974</b>	<b>15392</b>	<b>2.7</b>	<b>-2.8</b>	<b>9987</b>	<b>87981</b>	<b>159562</b>	<b>0.5</b>	<b>2.3</b>
1 Ashfield	44	318	560	7.5	-7.9	582	3857	7001	1.4	0.6
2 Botany Bay	35	266	463	21.8	29.3	523	2602	4556	3.2	8.6
3 Lane Cove	54	182	327	0.9	-8.7	482	2039	3654	-0.5	-0.4
4 Leichhardt	211	326	859	-9.2	-11.4	1989	3250	9419	-0.3	1.7
5 Marrickville	163	481	1263	8.5	-3.0	1914	6239	15591	0.2	2.3
6 Mosman	53	258	420	1.0	2.9	421	2542	4448	0.0	1.7
7 North Sydney	51	1142	1596	-6.7	-10.7	509	11273	17310	0.0	1.1
8 Randwick	132	1223	2220	13.4	0.4	1428	12252	21911	1.1	1.5
9 Sydney	93	3489	5535	3.8	-1.9	1055	29673	50051	0.8	3.2
10 Waverley	51	815	1260	-1.1	-3.7	558	9169	15284	-0.1	1.3
11 Woollahra	51	474	889	-8.1	2.2	526	5085	10337	-0.3	2.8
<b>Middle Ring</b>	<b>2046</b>	<b>6424</b>	<b>11981</b>	<b>1.5</b>	<b>0.1</b>	<b>23043</b>	<b>60617</b>	<b>128640</b>	<b>1.0</b>	<b>4.4</b>
12 Auburn	126	439	786	0.8	0.4	1505	4327	8244	1.0	3.6
13 Bankstown	319	284	932	0.0	9.9	3748	2716	11386	1.3	6.8
14 Burwood	32	207	380	-2.1	-13.6	499	1961	4170	0.7	4.7
15 Canterbury	95	623	1036	-2.1	-4.8	1115	5012	9392	0.6	3.7
16 Canada Bay	174	529	1146	-8.5	1.8	2441	7082	15897	0.4	3.0
17 Hunters Hill	14	40	80	8.1	-14.0	214	385	889	0.8	0.5
18 Hurstville	129	341	638	4.2	0.3	1460	3415	7199	1.3	7.9
19 Kogarah	96	229	430	2.6	5.9	886	2392	4788	2.2	4.7
20 Ku-ring-gai	254	236	620	-2.5	-5.9	2266	1743	5400	1.2	7.4
21 Manly	60	416	676	-3.0	-4.9	525	3969	6697	0.4	2.0
22 Parramatta	258	1031	1742	7.1	1.4	3044	8664	18073	1.8	5.0
23 Rockdale	143	613	948	-0.3	-0.3	1776	6143	11133	0.5	3.9
24 Ryde	158	693	1181	7.6	9.3	1836	6099	12037	0.9	4.8
25 Strathfield	46	265	425	8.1	-16.2	496	2407	4251	0.0	2.8
26 Willoughby	142	478	961	9.0	3.6	1232	4302	9084	1.1	3.0
<b>Outer Ring</b>	<b>5886</b>	<b>4295</b>	<b>14557</b>	<b>-4.9</b>	<b>-0.4</b>	<b>68118</b>	<b>44663</b>	<b>169861</b>	<b>0.3</b>	<b>3.9</b>
27 Baulkham Hills	318	181	766	-7.3	0.8	3500	1542	8280	0.1	5.3
28 Blacktown	851	236	1572	-8.9	1.1	10137	2494	18833	0.8	4.7
29 Blue Mountains	321	64	476	4.2	4.8	3557	701	5409	0.1	4.7
30 Camden	154	24	275	-4.8	1.1	1787	131	2784	1.7	9.8
31 Campbelltown	434	104	810	17.1	11.7	4598	967	9122	0.8	3.9
32 Fairfield	349	261	912	-9.6	15.6	4615	3498	13156	0.5	6.4
33 Gosford	561	354	1320	-2.6	-11.2	6194	3575	14673	-0.1	2.2
34 Hawkesbury	184	46	375	-10.3	4.2	2091	544	4367	1.1	6.0
35 Holroyd	197	388	826	-10.6	-10.0	2448	4145	10168	-0.4	4.1
36 Hornsby	312	373	945	11.2	-3.1	2999	3669	9892	0.9	1.8
37 Liverpool	388	361	1040	-2.8	6.6	4688	3798	12710	0.2	4.5
38 Penrith	493	190	1082	-9.1	0.2	6068	2243	13444	0.2	3.9
39 Pittwater	112	147	351	5.1	-0.6	1290	1334	4031	-0.6	4.8
40 Sutherland	286	617	1293	-13.9	-6.6	2918	6780	14591	-0.8	2.6
41 Warringah	214	713	1183	-7.4	-2.3	2332	6685	12510	0.4	1.2
42 Wollondilly	107	20	180	11.1	11.8	1255	170	1857	0.2	6.3
43 Wyong	605	216	1151	-5.6	0.2	7641	2387	14034	0.5	3.7
<b>Rest of GMR</b>	<b>2642</b>	<b>2086</b>	<b>7388</b>	<b>20.8</b>	<b>8.5</b>	<b>26940</b>	<b>18407</b>	<b>67144</b>	<b>1.5</b>	<b>3.4</b>
44 Cessnock	203	63	353	-23.8	-1.9	2335	697	3839	0.7	9.8
45 Kiama	63	32	149	21.1	14.6	633	307	1429	0.7	2.5
46 Lake Macquarie	601	192	1175	25.3	12.8	6143	2116	12121	1.3	2.9
47 Maitland	289	109	519	1.2	13.1	2612	1159	5055	1.5	7.3
48 Newcastle	675	604	2541	53.9	11.7	5897	4903	18595	2.4	1.7
49 Port Stephens	214	104	458	0.9	-10.2	2451	981	5040	0.5	1.3
50 Shellharbour	153	67	323	-12.0	-14.8	1859	945	3964	0.1	2.1
51 Wollongong	444	915	1870	16.2	12.9	5010	7299	17101	1.4	4.3
<b>NEW SOUTH WALES</b>	<b>19420</b>	<b>26444</b>	<b>65986</b>	<b>4.8</b>	<b>0.0</b>	<b>195264</b>	<b>250371</b>	<b>668725</b>	<b>0.7</b>	<b>3.5</b>

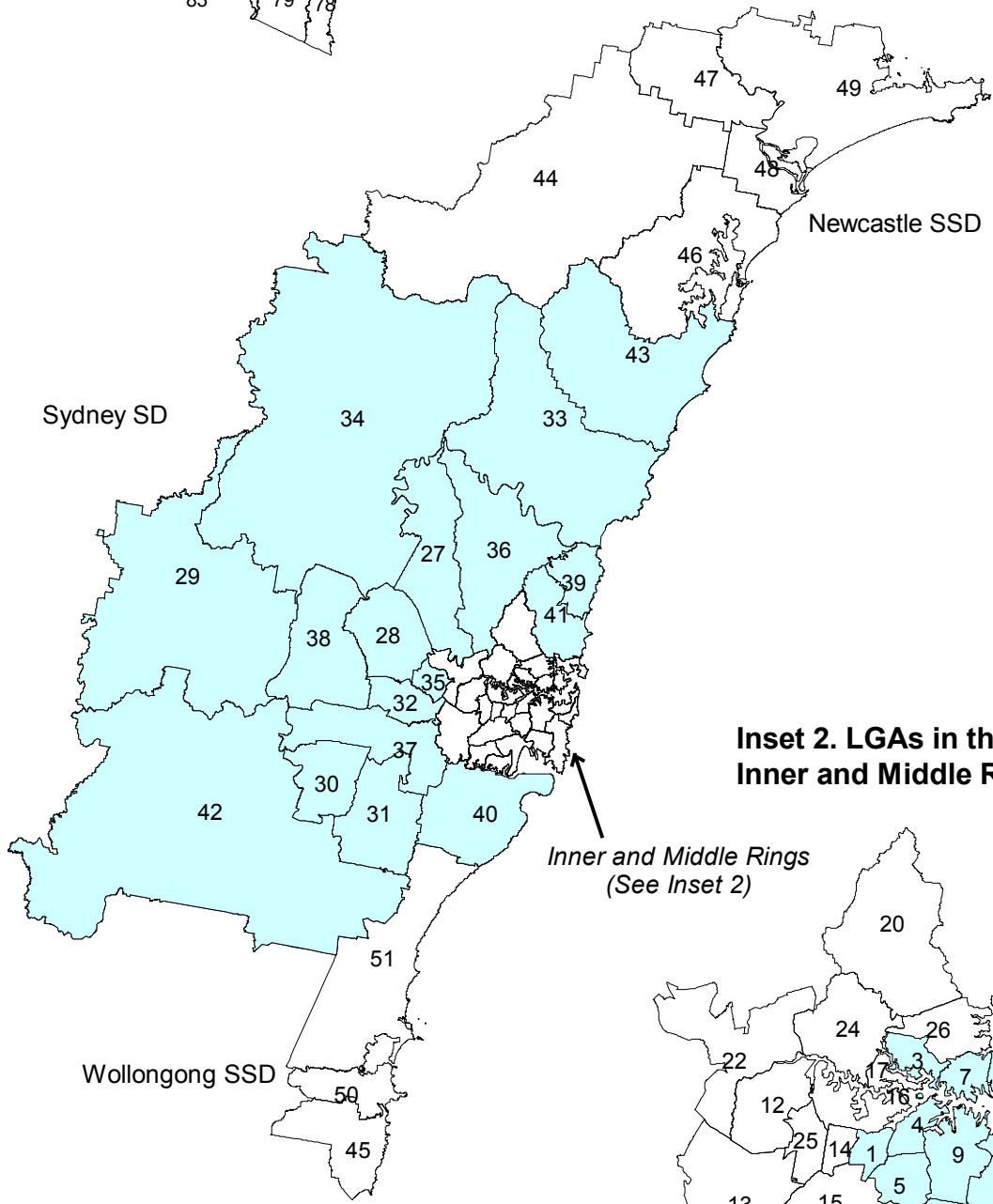
(a) the numbers shown on the map on page 9; (\*) includes 'not stated' and 'other' dwelling types.

# Statistical Subdivisions (SSDs) in NSW



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

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



## Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

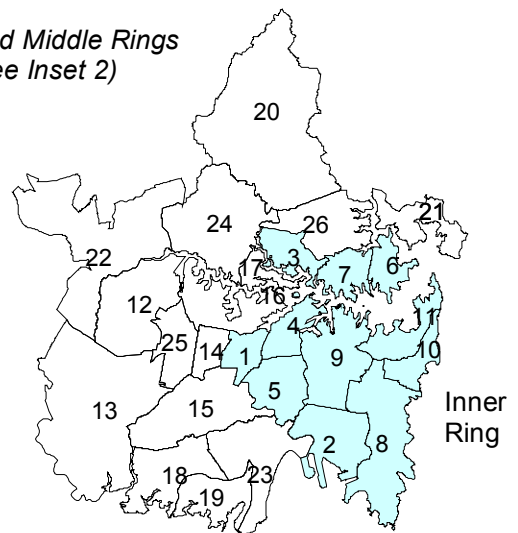


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>386</b>	<b>525</b>	<b>750</b>	<b>636</b>	<b>3.8</b>	<b>1.2</b>
<b>Inner Ring</b>	<b>516</b>	<b>693</b>	<b>970</b>	<b>856</b>	<b>2.8</b>	<b>8.1</b>
1 Ashfield	430	505	795	636	-1.5	-1.4
2 Botany Bay	423	575	775	618	6.5	9.1
3 Lane Cove	470	681	1209	965	3.9	-20.9
4 Leichhardt	720	855	1097	919	-0.3	5.9
5 Marrickville	495	705	835	689	14.2	24.8
6 Mosman	520	800	1600	1262	-10.6	-5.9
7 North Sydney	532	680	900	790	2.6	0.0
8 Randwick	537	650	990	808	-4.4	-7.1
9 Sydney	470	610	820	682	-0.8	10.9
10 Waverley	620	870	1415	1081	11.5	11.5
11 Woollahra	710	1200	2063	1545	12.1	0.0
<b>Middle Ring</b>	<b>431</b>	<b>565</b>	<b>805</b>	<b>675</b>	<b>5.5</b>	<b>6.6</b>
12 Auburn	371	460	546	472	4.0	7.5
13 Bankstown	400	475	545	474	-0.2	9.7
14 Burwood	472	584	830	677	-2.8	-7.3
15 Canterbury	310	441	645	485	1.3	7.4
16 Canada Bay	560	690	945	781	-1.4	6.2
17 Hunters Hill	670	1039	1675	1286	12.9	22.2
18 Hurstville	445	594	740	617	10.1	8.3
19 Kogarah	455	590	849	694	7.3	8.3
20 Ku-ring-gai	810	1030	1360	1118	7.7	10.8
21 Manly	650	955	1337	1073	3.0	0.0
22 Parramatta	358	450	569	477	7.1	11.1
23 Rockdale	402	494	665	547	6.7	5.1
24 Ryde	470	661	880	696	9.7	10.2
25 Strathfield	407	485	780	661	1.6	8.7
26 Willoughby	600	845	1201	947	14.5	3.7
<b>Outer Ring</b>	<b>335</b>	<b>430</b>	<b>605</b>	<b>501</b>	<b>1.2</b>	<b>2.4</b>
27 Baulkham Hills	577	675	810	710	2.3	10.5
28 Blacktown	318	380	457	388	6.1	7.0
29 Blue Mountains	319	375	478	405	-1.3	3.9
30 Camden	365	436	520	445	0.3	3.9
31 Campbelltown	285	317	363	327	0.5	3.9
32 Fairfield	312	390	451	386	0.5	6.0
33 Gosford	324	389	505	429	1.0	-2.8
34 Hawkesbury	335	385	520	445	0.1	-0.3
35 Holroyd	325	400	490	416	3.4	5.3
36 Hornsby	525	660	785	669	4.7	6.5
37 Liverpool	313	390	478	401	-7.1	4.0
38 Penrith	298	348	411	359	0.9	3.9
39 Pittwater	740	894	1168	977	-1.3	1.5
40 Sutherland	435	602	752	631	-2.2	3.4
41 Warringah	545	750	940	774	11.1	9.4
42 Wollondilly	340	423	593	480	0.6	8.5
43 Wyong	270	320	391	341	-1.5	-1.5
<b>Rest of GMR</b>	<b>305</b>	<b>370</b>	<b>465</b>	<b>398</b>	<b>1.1</b>	<b>2.8</b>
44 Cessnock	210	245	310	273	-5.8	0.0
45 Kiama	423	495	665	568	-3.1	0.0
46 Lake Macquarie	320	370	460	395	1.4	2.8
47 Maitland	295	359	435	372	7.2	8.1
48 Newcastle	320	375	461	412	1.4	5.4
49 Port Stephens	283	365	470	395	-0.8	1.4
50 Shellharbour	310	349	420	369	-0.3	2.6
51 Wollongong	330	403	495	425	2.0	2.0
<b>NEW SOUTH WALES</b>	<b>323</b>	<b>440</b>	<b>630</b>	<b>536</b>	<b>2.8</b>	<b>3.5</b>

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

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

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>413</b>	<b>600</b>	<b>875</b>	<b>728</b>	<b>4.3</b>	<b>3.9</b>
<b>Inner Ring</b>	<b>830</b>	<b>1050</b>	<b>1510</b>	<b>1298</b>	<b>-1.9</b>	<b>5.0</b>
1 Ashfield	726	906	1148	955	-0.4	11.4
2 Botany Bay	703	800	908	799	0.3	14.3
3 Lane Cove	1065	1288	1750	1532	-1.7	-5.7
4 Leichhardt	820	925	1190	1039	-4.1	4.8
5 Marrickville	720	805	900	828	3.5	15.0
6 Mosman	1600	2310	3200	2598	4.8	12.7
7 North Sydney	995	1305	1752	1438	-0.4	0.4
8 Randwick	1000	1220	1485	1280	-1.8	3.8
9 Sydney	750	880	1080	944	0.1	10.0
10 Waverley	1320	1603	1995	1710	-0.5	-0.5
11 Woollahra	1410	2200	2908	2417	15.2	7.8
<b>Middle Ring</b>	<b>570</b>	<b>760</b>	<b>1050</b>	<b>869</b>	<b>2.7</b>	<b>5.6</b>
12 Auburn	458	534	651	556	-6.4	-0.2
13 Bankstown	466	520	580	526	0.0	8.8
14 Burwood	690	830	1034	888	-8.0	4.9
15 Canterbury	530	650	742	651	-0.5	9.5
16 Canada Bay	890	1073	1260	1084	-3.8	10.3
17 Hunters Hill	1100	1580	2200	1768	-12.2	0.8
18 Hurstville	628	719	834	748	2.7	6.5
19 Kogarah	738	855	1030	941	-5.0	0.0
20 Ku-ring-gai	1000	1215	1523	1323	0.4	1.3
21 Manly	1150	1334	1700	1474	-3.5	-5.3
22 Parramatta	480	573	664	589	3.2	12.3
23 Rockdale	627	722	813	730	0.2	5.9
24 Ryde	800	880	1000	924	-1.7	8.0
25 Strathfield	740	1020	1310	1064	-5.3	16.8
26 Willoughby	1062	1250	1475	1316	-8.1	-3.1
<b>Outer Ring</b>	<b>358</b>	<b>460</b>	<b>660</b>	<b>540</b>	<b>1.3</b>	<b>2.2</b>
27 Baulkham Hills	630	723	850	764	2.5	7.0
28 Blacktown	340	398	480	409	3.9	4.6
29 Blue Mountains	325	380	490	412	-1.3	2.7
30 Camden	380	440	523	453	0.0	4.5
31 Campbelltown	300	328	376	341	-0.6	2.5
32 Fairfield	386	426	475	438	1.4	7.8
33 Gosford	340	415	520	453	-2.8	-4.2
34 Hawkesbury	350	403	559	469	-2.3	-4.5
35 Holroyd	428	485	560	498	0.0	9.4
36 Hornsby	650	740	840	758	1.1	3.9
37 Liverpool	370	432	503	447	-3.0	4.1
38 Penrith	335	375	440	393	3.2	5.5
39 Pittwater	850	975	1300	1109	-4.4	0.3
40 Sutherland	630	729	875	787	2.7	4.1
41 Warringah	836	939	1100	990	2.0	7.3
42 Wollondilly	362	430	600	497	1.7	6.2
43 Wyong	280	327	396	349	-2.4	-1.5
<b>Rest of GMR</b>	<b>317</b>	<b>385</b>	<b>480</b>	<b>409</b>	<b>1.3</b>	<b>2.7</b>
44 Cessnock	210	245	321	278	-4.7	0.0
45 Kiama	446	535	780	623	-5.3	2.9
46 Lake Macquarie	325	374	470	400	-1.6	1.9
47 Maitland	309	370	439	383	5.7	6.3
48 Newcastle	335	390	471	421	1.3	6.8
49 Port Stephens	299	385	485	407	1.3	2.7
50 Shellharbour	318	366	430	381	0.1	-2.4
51 Wollongong	360	450	540	458	4.7	6.5
<b>NEW SOUTH WALES</b>	<b>320</b>	<b>440</b>	<b>680</b>	<b>563</b>	<b>2.3</b>	<b>1.7</b>

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

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

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>360</b>	<b>470</b>	<b>610</b>	<b>518</b>	<b>2.8</b>	<b>5.4</b>
<b>Inner Ring</b>	<b>465</b>	<b>578</b>	<b>730</b>	<b>643</b>	<b>0.1</b>	<b>6.4</b>
1 Ashfield	405	441	500	448	0.2	9.0
2 Botany Bay	391	453	557	479	2.8	-10.3
3 Lane Cove	453	498	567	525	-3.9	1.8
4 Leichhardt	503	647	765	672	8.3	2.7
5 Marrickville	390	451	536	469	-0.3	6.1
6 Mosman	463	607	828	664	-1.3	1.6
7 North Sydney	515	634	775	666	2.2	-1.0
8 Randwick	495	590	670	606	-0.8	3.3
9 Sydney	440	560	710	624	-1.2	6.3
10 Waverley	538	660	851	737	3.9	3.1
11 Woollahra	600	760	1200	987	-0.3	3.3
<b>Middle Ring</b>	<b>365</b>	<b>450</b>	<b>561</b>	<b>488</b>	<b>3.4</b>	<b>4.7</b>
12 Auburn	339	408	489	413	10.6	6.4
13 Bankstown	310	350	406	361	3.9	12.0
14 Burwood	425	482	536	477	-1.1	8.3
15 Canterbury	260	312	398	328	-1.3	11.4
16 Canada Bay	511	600	706	626	-1.6	2.6
17 Hunters Hill	400	551	785	612	s 9.1	-4.4
18 Hurstville	370	425	520	443	4.2	8.0
19 Kogarah	410	463	520	472	3.6	3.9
20 Ku-ring-gai	570	665	860	714	-0.4	11.8
21 Manly	579	716	935	806	5.3	-4.5
22 Parramatta	320	369	435	380	3.1	2.4
23 Rockdale	376	418	470	430	1.8	4.0
24 Ryde	409	480	557	488	7.6	12.9
25 Strathfield	383	428	479	435	1.8	7.8
26 Willoughby	544	610	710	634	5.0	7.1
<b>Outer Ring</b>	<b>280</b>	<b>362</b>	<b>483</b>	<b>396</b>	<b>1.6</b>	<b>1.8</b>
27 Baulkham Hills	438	490	535	486	-2.0	8.0
28 Blacktown	260	310	340	302	9.0	2.7
29 Blue Mountains	247	280	345	294	s -11.7	s -13.8
30 Camden	-	-	-	-	-	-
31 Campbelltown	220	255	280	255	6.3	2.4
32 Fairfield	230	255	300	265	6.3	8.5
33 Gosford	268	315	389	352	3.3	-6.0
34 Hawkesbury	250	275	335	282	s -8.5	-6.6
35 Holroyd	295	320	352	323	1.6	8.5
36 Hornsby	410	465	555	481	3.4	6.4
37 Liverpool	218	270	325	276	-5.6	4.4
38 Penrith	228	265	300	262	-5.4	-2.6
39 Pittwater	470	608	700	595	-6.2	2.4
40 Sutherland	380	436	540	477	-3.1	1.4
41 Warringah	450	545	628	550	9.5	10.1
42 Wollondilly	211	230	288	251	s -	s -12.4
43 Wyong	230	262	330	299	0.6	4.1
<b>Rest of GMR</b>	<b>271</b>	<b>330</b>	<b>400</b>	<b>357</b>	<b>3.1</b>	<b>0.0</b>
44 Cessnock	200	245	271	234	s -10.9	s 0.0
45 Kiama	345	384	470	404	s 13.9	s -10.0
46 Lake Macquarie	281	345	400	352	11.3	7.8
47 Maitland	225	268	315	262	s -0.7	3.7
48 Newcastle	285	338	420	387	3.4	0.9
49 Port Stephens	256	300	365	361	-9.1	-6.3
50 Shellharbour	255	295	330	292	2.8	4.6
51 Wollongong	291	348	415	359	2.4	-0.6
<b>NEW SOUTH WALES</b>	<b>327</b>	<b>438</b>	<b>580</b>	<b>484</b>	<b>2.9</b>	<b>4.4</b>

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



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

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Media	
					Qtly %	Ann %
<b>REST OF NSW</b>	<b>220</b>	<b>300</b>	<b>400</b>	<b>328</b>	<b>-0.8</b>	<b>-3.2</b>
54 Hunter SD Balance	255	327	415	346	-0.6	2.2
55 Nowra-Bomaderry	250	306	356	331	-1.4	13.3
56 Illawarra SD Balance	295	365	500	425	-1.4	-3.9
57 Tweed Heads and Tweed Coast	342	425	513	445	0.5	-4.6
58 Lismore	259	316	366	317	-3.5	1.1
59 Richmond-Tweed SD Balance	309	426	553	451	-2.6	-4.6
60 Coffs Harbour	285	355	420	356	0.7	4.4
61 Clarence	270	330	400	348	3.1	1.5
62 Port Macquarie	300	380	447	384	5.6	4.7
63 Hastings	227	298	385	311	4.0	-5.4
64 Tamworth	225	277	361	298	4.5	5.1
65 Northern Slopes	165	235	325	307	9.3	8.0
66 Northern Tablelands	196	255	340	273	10.9	6.3
67 North Central Plain	112	173	245	183	-3.9	-17.0
68 Dubbo	195	236	305	281	-7.8	-7.5
69 Central Macquarie	135	217	300	233	-9.6	-13.2
70 Macquarie-Barwon	60	122	182	143	6.1	35.6
71 Upper Darling	3	50	124	67 s	-72.7 s	-68.8
72 Bathurst	225	282	358	297	5.6	-2.8
73 Orange	192	280	350	273	-4.1	-5.1
74 Central Tablelands	160	232	320	264	5.6	2.1
75 Lachlan	110	171	247	183	-8.2	-2.2
76 Queanbeyan	345	433	580	473	-6.0	3.0
77 Southern Tablelands	193	269	357	302	-2.2	-2.7
78 Lower South Coast	276	349	425	363	4.3	7.5
79 Snowy	150	198	275	231	-6.4	-25.5
80 Wagga Wagga	238	291	385	313	2.1	4.0
81 Central Murrumbidgee	140	180	235	211	12.5	-10.0
82 Lower Murrumbidgee	160	239	315	295	8.9	-0.6
83 Albury	212	263	355	283	5.0	-1.1
84 Upper Murray	150	200	255	237	-7.0	-0.6
85 Central Murray	160	230	316	236	15.0	15.0
86 Murray-Darling	120	160	242	209	-7.2	-1.8 s
87 Far West	65	90	155	107	-20.0	-28.0

(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 — December Quarter 2010

Rural SSD and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %					Qtly %	Ann %
<b>REST OF NSW</b>	<b>223</b>	<b>310</b>	<b>411</b>	<b>334</b>	<b>0.0</b>	<b>-1.6</b>	<b>205</b>	<b>273</b>	<b>350</b>	<b>296</b>	<b>-0.7</b>	<b>-1.0</b>
54 Hunter SD Balance	265	340	430	363	0.3	0.0	205	280	329	274	12.0	-5.1
55 Nowra-Bomaderry	265	312	363	344	-2.7	9.3	172	201	235	198 s	-	-8.6 s
56 Illawarra SD Balance	300	370	512	434	-2.4	-3.4	235	284	370	315	-14.6	-13.1
57 Tweed Heads and Tweed Coast	400	460	541	485	-4.2	-8.5	306	365	449	405	1.3	-2.5
58 Lismore	283	324	373	332	-6.1	2.1	210	235	250	237 s	-5.6	-3.1 s
59 Richmond-Tweed SD Balance	320	439	600	466	-4.3	-5.1	287	391	480	393	-1.1	1.5
60 Coffs Harbour	340	379	448	401	-0.3	-0.3	197	252	329	264	-10.0	4.6
61 Clarence	275	340	405	355	4.8	3.0	229	288	351	299	0.9	6.5
62 Port Macquarie	350	408	465	418	4.6	0.6	230	286	346	306	2.3	6.0
63 Hastings	232	315	394	324	3.3	-7.6	155	228	283	227	11.0	-1.6
64 Tamworth	232	281	365	303	3.3	4.1	180	191	275	209 s	8.5 s	9.1 s
65 Northern Slopes	162	230	333	308	9.3	6.7	-	-	-	-	-	-
66 Northern Tablelands	195	255	345	273	11.8	4.1	225	250	316	279 s	-21.0 s	25.0 s
67 North Central Plain	118	174	248	184	-3.3	-18.3	-	-	-	-	-	-
68 Dubbo	195	235	295	253	-12.6	-7.8	-	-	-	-	-	-
69 Central Macquarie	135	217	300	232	-9.6	-12.9	-	-	-	-	-	-
70 Macquarie-Barwon	60	122	182	143	6.1	35.6	-	-	-	-	-	-
71 Upper Darling	3	50	124	67 s	-72.7 s	-68.8	-	-	-	-	-	-
72 Bathurst	238	299	375	309	5.4	-0.3	165	196	230	212 s	-0.4 s	-4.2 s
73 Orange	221	285	360	286	-8.1	-7.8	107	158	257	177 s	-41.5 s	-34.2 s
74 Central Tablelands	160	234	320	266	6.3	1.7	-	-	-	-	-	-
75 Lachlan	109	171	245	182	-7.7	-0.4	-	-	-	-	-	-
76 Queanbeyan	415	525	645	550	-4.4	-4.5	246	295	357	301	-7.5	1.4
77 Southern Tablelands	203	272	364	310	-3.0	-4.4	150	162	170	178 s	-9.5 s	10.2 s
78 Lower South Coast	295	360	435	377	2.9	2.9	195	260	330	298	-1.9	7.7
79 Snowy	150	180	268	236	-14.3	-35.0	151	203	284	216 s	-10.4 s	-12.0 s
80 Wagga Wagga	250	305	390	320	2.9	5.2	176	209	280	228 s	4.2 s	-7.1
81 Central Murrumbidgee	138	179	245	212	11.9	-10.8	-	-	-	-	-	-
82 Lower Murrumbidgee	160	240	318	302	4.3	-0.8	-	-	-	-	-	-
83 Albury	230	286	370	302	1.0	0.5	140	197	220	186	19.3	3.6
84 Upper Murray	151	200	255	235	-5.9	1.0	-	-	-	-	-	-
85 Central Murray	160	220	315	235	5.4	5.9	-	-	-	-	-	-
86 Murray-Darling	120	160	248	217	-7.2 s	-16.4 s	-	-	-	-	-	-
87 Far West	65	90	155	107	-20.0	-27.3	-	-	-	-	-	-

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

# Explanatory notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the bond lodgement form that is lodged with the Renting Services Branch (RSB) of the Office of Fair Trading. Sales statistics are derived from information provided on the 'Notice of Sale or Transfer of Land' form that is lodged with Land and Property Information NSW.

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

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

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

## Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by RSB does not equal the total number of rental properties. The two main reasons are that at any given time some properties are vacant, and secondly that there are cases where bonds are not always required by a landlord from their tenant, for example for informal lettings.

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

## Sales statistics

1. Sales are reported according to their contract date. Generally the vendor and purchaser agree on the sale price on or before the contract date. In many instances there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.

2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.

3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.

4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.

5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

## Changes to the geography

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

1. The inclusion of the coastal strip to the south of Tweed Heads to form the new SSD Tweed Heads and Tweed Coast;
2. Replacement of the Bathurst-Orange SSD with the newly defined Bathurst SSD and Orange SSD increasing the number of SSDs from 33 to 34;
3. Some further boundary changes without name changes for a few of the other SSDs due to redefinition of the underlying statistical local areas (SLAs).

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

A trend series of median rents by LGA for the Greater Metropolitan Region is available on the Housing NSW website at [www.housing.nsw.gov.au](http://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).