

Rent and Sales Report

No. 96 ISSN – 1440 – 0049



Rent: June quarter 2011
Sales: March quarter 2011

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.

Housing Analysis and Research

www.housing.nsw.gov.au (under Quick Links)

© Crown Copyright 2011

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of release, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

Rent and Sales Summary

Rent: June quarter 2011

Trends for new bonds at state and regional levels

During the June 2011 quarter the median rent for all dwellings increased by \$10 to \$440 in the Sydney Statistical Division (SD). The median rent increased by \$20 to \$540 in the Inner Ring, by \$10 to \$440 in the Middle Ring and by \$5 to \$380 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 \$20, and in the Outer Ring by \$30.

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 (7.7%), followed by the Inner Ring (6.5%), the Outer Ring (5.9%), and the Middle Ring (5.1%). Over the quarter, the median rent increased in the Inner Ring by 2.7% and in the Middle Ring by 2.5%, remained unchanged in the Outer Ring, but declined by 1.8% in the Rest of GMR.

Over the year the median rent for three bedroom separate houses increased in the Rest of GMR by 9.4%, in the Inner and the Outer Rings by 7.1%, and in the Middle Ring by 3.2%. Over the quarter the median rent increased in the Inner Ring by 4.2%, in the Outer Ring by 1.4%, remained unchanged in the Rest of GMR, but declined in the Middle Ring by 3.0%.

The median rent for one bedroom flats/units increased over the year in the Rest of GMR by 11.1%, in the Inner Ring by 7.1%, and in the Outer Ring by 4.5%, but remained unchanged in the Middle Ring.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 6.3% in the Middle Ring to 8.2% in the Inner Ring. The median rent increased in the Rest of GMR by 7.3%. Over

the quarter the median rent increased in the Inner, in the Middle and in the Outer Rings by 2.6%, 2.4%, and 3.3% respectively, but decreased by 1.7% in the Rest of GMR.

Outside the GMR the median rent for two bedroom flats/units increased by 2.5% over the quarter, and by 7.9% over the year. The median rent for three bedroom separate houses increased by 1.8% over the quarter, and by 7.7% over the year.

Over the quarter, the number of new bonds lodged declined by 15.6% in the Rest of GMR, by 6.6% in the Inner Ring, by 5.3% in the Middle Ring, but Increased by 6.2% in the Outer Ring. Over the year the number of new bonds lodged increased in the Outer Ring by 2.0% and in the Rest of GMR by 0.9%, but fell in the Inner Ring by 2.7% and in the Middle 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 Waverley (14.3%), Campbelltown (13.0%), and Baulkham Hills (12.2%). Five of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to eight LGAs with 10% or more increases for the previous quarter (March 2011). Within the Rest of GMR the biggest annual increase was 16.7% in Lake Macquarie.

Over the year three LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with eight LGAs recording 10% or more increases in the March quarter. The largest increases were observed in Wollondilly (16.7%), Pittwater (12.1%), and Leichhardt (10.3%). Within the Rest of GMR the largest annual increase was recorded in Cessnock at 11.1%.

Trends in Median Rents – Sydney and NSW

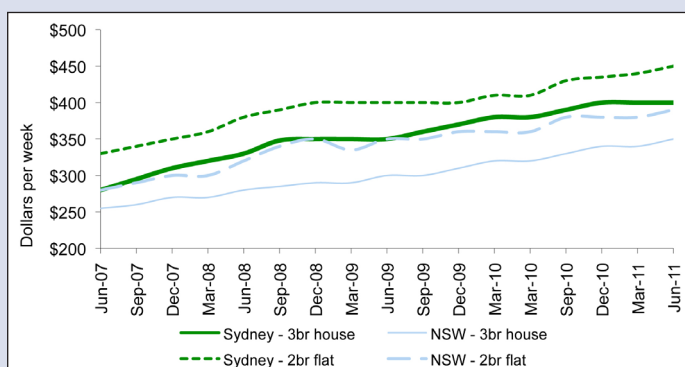


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Jun Qtr 2011	\$540	\$440	\$380	\$440	\$380
Qtly change	3.8%	2.3%	1.3%	2.3%	2.7%
Ann. change	8.0%	4.8%	8.6%	7.3%	8.6%
Sales (\$'000s)					
Mar Qtr 2011	\$649	\$565	\$425	\$490	\$420
Qtly change	-3.7%	5.5%	0.0%	-3.2%	-1.9%
Ann. change	1.2%	6.6%	1.2%	-2.0%	-1.2%

Within the Sydney SD, five 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 Ku-ring-gai (17.5%), North Sydney (12.5%), and Sydney (11.1%). Within the Rest of GMR the largest annual increase was recorded in Newcastle at 10.3%.

Only Parramatta (13.2%) and Blue Mountains (11.1%) 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 Wollongong at 12.8%.

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

Over 18 out of 43 LGAs recorded a growth in the number of new bonds lodged over the year, with 25 LGAs experiencing a decline.

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

Sales: March Quarter 2011

The median sales price for all dwellings across the Sydney SD declined by 7.2% over the quarter and by 2.0% over the year. Over the quarter the median sales price declined in the Inner Ring by 7.3%, in the Middle Ring by 6.7%, in the Outer Ring by 2.3% and by 0.1% in the Rest of GMR. Over the year the median sales price rose by 1.3% in the Rest of GMR, 0.6% in the Outer Ring and 0.4% in the Middle Ring, but declined in the Inner Ring by 3.1%.

For non-strata dwellings in Sydney SD, the median sales price decreased by 10.0% for the quarter and by 4.4% over the year. Over the quarter the sales price remained

unchanged in the Inner Ring, but declined in the Middle Ring by 4.9%, in the Outer Ring by 4.3%, and by 1.3% in the Rest of GMR. The largest quarterly increase of 14.7% was recorded in North Sydney, whilst the largest decrease of 21.1% was recorded in Woollahra. Over the year, the sales price increased in the Rest of GMR by 1.3% and remained unchanged in the Middle Ring, but decreased in the Inner Ring by 10.6% and in the Outer Ring by 1.5%. The largest annual increase was 16.8% recorded in Canada Bay, whilst the largest annual decrease was 19.3% recorded in Woollahra.

For strata dwellings in the Sydney SD, the median sales price declined by 3.2% for the quarter, but rose by 2.2% over the year. Over the quarter the median sales price fell in the Inner Ring (3.4%), in the Middle Ring (2.4%), and in the Rest of GMR (0.6%), but increased in the Outer Ring (2.8%). The largest quarterly increase in Sydney SD was 4.5% recorded in Mosman, whilst the largest decrease was 16.5% recorded in Pittwater. Over the year the median sales price increased in the Middle Ring by 3.3%, in the Outer Ring by 2.8%, and in the Rest of GMR by 1.2%, but declined by 0.9% in the Inner Ring. Over the year only 3 of the 43 LGAs in Sydney recorded increases of more than 10%, with Ashfield recording the largest increase at 14.5%.

Trends in Median Sales Price – Sydney and NSW

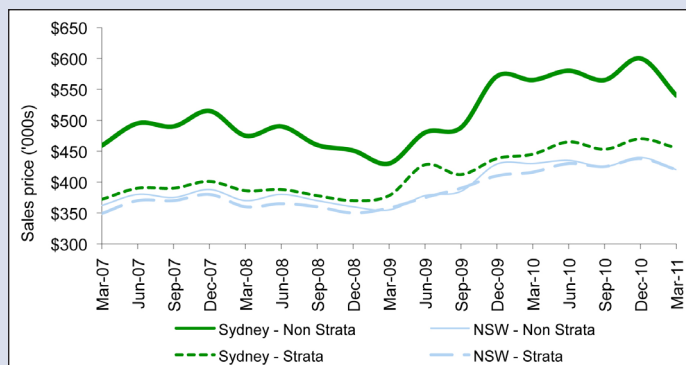


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2011

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
SYDNEY SD	400	2.6	5.3	440	2.3	7.3	450	0.0	7.1	550	-3.5	3.8
Inner Ring	450	2.3	7.1	580	3.6	6.4	795	6.0	9.7	1100	10.0	4.8
1 Ashfield	350	2.9	9.4	420	6.3	9.1	595	9.2	12.3	-	-	-
2 Botany Bay	345	-19.8	7.8	430	-17.3	8.9	650	11.1	16.6	-	-	-
3 Lane Cove	370 s	2.8 s	7.2 s	450	1.1	9.8	680	13.8	8.8	1188 s	3.3 s	21.8 s
4 Leichhardt	415	9.2	9.2	593	4.4	3.9	780	8.3	9.9	920 s	-5.6	0.5 s
5 Marrickville	325	1.6	4.8	450	3.4	2.3	650	4.8	8.3	725	-3.3	-3.3
6 Mosman	395	-1.9	-1.3	550	0.0	8.9	1000	11.1	13.6	1750	-14.6	16.7 s
7 North Sydney	450	7.1	12.5	595	3.5	8.2	830	3.8	6.4	1250 s	-3.8 s	3.1 s
8 Randwick	420	0.0	7.7	520	0.0	5.1	750	4.2	15.4	1100	8.9	10.0
9 Sydney	490	4.3	8.9	650	3.2	8.3	838	1.2	11.7	863	1.5	-4.2
10 Waverley	450	0.0	7.1	600	0.0	11.1	900	12.5	5.9	1600	36.2	33.3
11 Woollahra	450	0.0	7.1	615	2.5	7.9	1100	12.2	12.8	2000	21.2	11.1
Middle Ring	360	5.9	0.0	410	2.5	5.1	520	4.0	4.0	670	-1.5	9.8
12 Auburn	390	1.3	21.9	385	1.3	4.1	470	2.2	9.3	600	3.9	20.0 s
13 Bankstown	200	33.3	-20.8 s	365	2.8	4.3	433	3.0	8.1	525	-0.9	5.0
14 Burwood	285	-5.0	0.0	450	3.4	7.1	565	-3.4	8.7	730 s	7.7 s	6.6 s
15 Canterbury	270	3.8	3.8	340	3.0	6.3	495	3.1	7.6	600	9.1	9.1
16 Canada Bay	465	16.3	8.1	550	5.8	7.8	650	0.0	2.4	800 s	-3.0 s	6.7 s
17 Hunters Hill	-	-	-	508 s	10.3 s	3.6 s	760 s	15.2 s	13.4 s	-	-	-
18 Hurstville	300	0.0	7.1	380	0.0	5.6	495	-1.0	3.1	640	-1.5	10.3
19 Kogarah	295 s	-4.1 s	-4.8 s	400	0.0	2.6	530	1.9	6.0	673 s	3.5 s	12.1 s
20 Ku-ring-gai	470	14.6	20.5	550	0.0	10.0	743	6.1	9.2	973	-2.8	9.9
21 Manly	450	0.0	2.3	600	0.8	9.1	850	0.0	6.3	1253	-8.9	4.4
22 Parramatta	330	0.0	3.1	380	1.3	5.6	450	0.0	4.7	528	-4.1	0.5
23 Rockdale	350	9.4	6.1	400	-2.4	0.0	540	-1.8	8.0	643	7.1	11.7
24 Ryde	320	0.0	6.7	410	3.8	10.8	580	5.5	5.5	700	2.9	12.9
25 Strathfield	360	12.5	-1.4	440	2.3	3.5	550	0.0	5.8	685 s	7.0 s	11.4 s
26 Willoughby	460	0.0	2.2	560	1.8	7.7	798	6.3	6.3	1213	15.5	21.9
Outer Ring	260	0.0	4.0	350	0.0	9.4	380	0.0	8.6	495	-1.0	3.1
27 Baulkham Hills	283	-4.2	-12.4	450	9.8	12.5	480	0.0	3.2	640	-1.5	9.9
28 Blacktown	223	14.1	6.0	330	3.1	6.5	365	0.0	4.3	480	0.0	6.7
29 Blue Mountains	198	-1.3	-3.7	290	0.0	11.5	340	0.0	7.9	430	-2.3	7.5
30 Camden	-	-	-	350 s	1.4 s	11.1 s	390	1.3	2.6	495	3.1	6.5
31 Campbelltown	230 s	-8.0 s	-2.1 s	290	0.0	7.4	350	0.0	7.7	420	0.0	-2.3
32 Fairfield	210	-4.5	5.0	290	3.6	6.4	390	0.0	2.6	460	2.2	7.0
33 Gosford	190	-9.5	0.0	290	1.8	7.4	360	0.0	5.9	450	0.0	0.0
34 Hawkesbury	225 s	4.7 s	28.6 s	280	0.0	7.7	360	2.9	4.3	475	3.3	11.1
35 Holroyd	250	0.0	13.6	360	1.4	5.9	420	2.4	7.7	480	-3.0	1.1
36 Hornsby	370	2.8	5.7	425	-1.2	3.7	520	0.0	4.0	650	3.2	0.0
37 Liverpool	220	-10.2	10.0	300	3.4	5.3	400	0.0	5.3	480	-2.0	2.1
38 Penrith	220	10.0	15.8	270	0.0	3.8	355	1.4	7.6	450	0.0	9.1
39 Pittwater	350	-2.8	6.1	475	-5.0	3.3	700	0.0	6.1	920	-3.2	13.6
40 Sutherland	300	0.0	7.1	400	0.0	5.3	550	1.9	4.3	680	-0.7	8.8
41 Warringah	385	4.1	10.0	480	0.0	4.3	690	-1.4	2.2	875	-4.9	2.9
42 Wollondilly	200 s	-	-	255 s	2.0	6.3 s	350	2.9	16.7	423	-6.1	-5.1
43 Wyong	180	2.9	-5.3	270	0.9	3.8	320	3.2	6.7	420	5.0	9.1
Rest of GMR	193	6.9	6.9	290	-1.7	5.5	350	0.0	6.1	440	4.8	10.0
44 Cessnock	175 s	2.9 s	16.7 s	250	2.0	2.0	300	0.0	10.1	400	5.3	11.1
45 Kiama	-	-	-	315 s	5.0	16.7	390	-0.6	8.3	450 s	4.7 s	4.7 s
46 Lake Macquarie	180	0.0	5.9	290	1.4	9.4	350	0.0	7.7	451	0.2	7.4
47 Maitland	175 s	2.9	9.4	270	3.8	8.0	330	3.1	10.0	425	3.7	7.6
48 Newcastle	190	8.6	0.0	330	0.0	10.0	390	2.6	8.3	460	15.0	9.5
49 Port Stephens	193 s	16.7 s	14.9 s	260	-3.7	8.3	320	0.0	6.7	410	5.1	7.9
50 Shellharbour	225 s	-	21.6 s	250	0.0	-3.8	350	0.0	9.4	445	-3.3	6.0
51 Wollongong	200	2.6	9.6	300	0.0	3.4	400	1.3	14.3	500	5.8	13.6
NEW SOUTH WALES	350	2.9	2.9	370	0.0	5.7	365	1.4	4.3	450	0.0	2.3

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - June 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 %
SYDNEY SD	300	370	500	0.0	12.1	350	400	500	0.0	5.3
Inner Ring	540	595	650	2.6	8.2	650	750	900	4.2	7.1
1 Ashfield	510	538	570 s	-	-	600	660	693 s	6.5 s	24.5 s
2 Botany Bay	-	-	-	-	-	535	610	690 s	-2.4 s	5.2 s
3 Lane Cove	-	-	-	-	-	580	695	795 s	-	-0.7 s
4 Leichhardt	540	600	650	0.8	9.1	630	750	900	4.2	10.3
5 Marrickville	480	550	600	0.0	3.8	600	650	740	0.0	4.8
6 Mosman	-	-	-	-	-	850	990	1300 s	-2.9 s	-
7 North Sydney	-	-	-	-	-	698	825	953 s	-2.9 s	-13.2 s
8 Randwick	560	600	720 s	0.0 s	0.0 s	675	750	850	0.0	7.1
9 Sydney	560	600	650	9.1 s	9.1 s	683	750	875 s	7.1 s	4.2
10 Waverley	-	-	-	-	-	850	945	1050 s	-5.5 s	2.2 s
11 Woollahra	-	-	-	-	-	1000	1150	1200 s	-4.2 s	4.5 s
Middle Ring	380	420	500	2.4	6.3	430	485	580	-3.0	3.2
12 Auburn	305	360	400 s	2.9 s	5.9 s	400	430	470	-4.4	4.9
13 Bankstown	350	380	400	2.7	8.6	400	430	460	2.4	7.5
14 Burwood	-	-	-	-	-	530	550	600 s	-2.7 s	5.8 s
15 Canterbury	350	410	450	0.0	2.5	460	500	550	0.0	4.2
16 Canada Bay	510	550	600 s	-2.7 s	0.0 s	560	650	778	4.8	5.7
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	400	435	480 s	1.2 s	8.7 s	430	480	520	-4.0	1.6
19 Kogarah	400	413	500 s	-14.1 s	-1.8 s	485	550	600	3.8	5.8 s
20 Ku-ring-gai	-	-	-	-	-	640	700	820	0.4	3.7
21 Manly	-	-	-	-	-	650	800	1100 s	-13.0 s	0.0
22 Parramatta	350	385	420	1.3	13.2	400	440	480	4.8	4.8
23 Rockdale	410	450	500	-7.2 s	0.0 s	490	540	580	-1.8	8.0
24 Ryde	455	500	515 s	11.1 s	16.3 s	500	560	650	4.7	1.8
25 Strathfield	-	-	-	-	-	450	455	600 s	-17.3 s	-12.5 s
26 Willoughby	-	-	-	-	-	650	750	880	0.0	-6.3
Outer Ring	275	310	360	3.3	7.8	340	375	430	1.4	7.1
27 Baulkham Hills	300	380	420 s	-5.0 s	2.7 s	450	500	530	4.2	6.4
28 Blacktown	285	320	340	6.7	6.7	330	360	400	-1.4	2.9
29 Blue Mountains	275	300	330	3.4	11.1	310	340	380	0.0	6.3
30 Camden	-	-	-	-	-	370	395	420	1.3	6.8
31 Campbelltown	263	280	313 s	-3.4 s	3.7 s	320	350	380	0.0	6.1
32 Fairfield	300	320	350	6.7	8.5	350	390	420	0.0	2.6
33 Gosford	280	295	330	-1.7	5.4	330	360	400	0.0	2.9
34 Hawkesbury	270	310	370 s	-11.4 s	5.1 s	350	370	410	5.7	5.7
35 Holroyd	350	370	400	2.8	7.2	380	410	440	2.5	2.5
36 Hornsby	370	400	460	5.3 s	-9.1 s	470	520	580	0.0	4.0
37 Liverpool	280	300	320 s	-	-6.3 s	360	400	450	1.9	4.6
38 Penrith	290	300	360 s	7.1 s	7.1 s	330	360	380	0.0	7.5
39 Pittwater	520	600	650 s	5.3 s	12.1 s	650	740	795	-0.7	12.1
40 Sutherland	400	453	500 s	11.7	2.8 s	500	550	600	0.0	5.8
41 Warringah	520	585	668 s	5.4 s	2.6 s	650	720	793	2.9	6.7
42 Wollondilly	250	283	300 s	10.8 s	-	320	350	385	2.9	16.7
43 Wyong	250	270	295	0.0	8.0	290	320	350	3.2	6.7
Rest of GMR	260	295	338	-1.7	7.3	305	350	390	0.0	9.4
44 Cessnock	230	250	265	0.0	4.2	263	300	330	0.0	11.1
45 Kiama	-	-	-	-	-	320	390	400 s	2.6 s	6.8
46 Lake Macquarie	265	290	310	0.0	11.5	310	350	390	2.9	9.4
47 Maitland	250	280	320 s	5.7 s	5.7 s	300	330	350	0.8	10.0
48 Newcastle	293	331	370	-4.1	10.3	331	370	401	2.5	5.7
49 Port Stephens	230	260	280 s	0.0 s	4.0 s	295	320	350	3.2	6.7
50 Shellharbour	-	-	-	-	-	330	350	385	0.0	7.7
51 Wollongong	295	330	380	3.1	12.8	330	375	430	1.4	8.7
NEW SOUTH WALES	240	290	380	0.0	7.4	280	350	420	2.9	9.4

(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 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 %
SYDNEY SD	330	410	490	2.5	5.1	360	450	560	2.3	7.1
Inner Ring	390	450	525	0.0	7.1	480	575	670	2.7	6.5
1 Ashfield	300	350	380	2.9	9.4	385	420	450	6.3	9.1
2 Botany Bay	300	370	450	-14.0	19.4 s	380	420	580	-16.0	7.7
3 Lane Cove	330	370	420 s	1.4 s	7.2 s	420	450	490	2.3	9.8
4 Leichhardt	350	400	480	11.1	6.7	460	530	650	-1.9	3.9
5 Marrickville	300	350	400	4.5	9.4	370	420	500	2.4	5.0
6 Mosman	370	395	445	-2.5	-1.3	480	550	630	1.9	10.0
7 North Sydney	400	450	520	7.1	12.5	510	595	680	4.8	8.2
8 Randwick	380	420	480	0.0	6.3	470	520	585	0.0	6.1
9 Sydney	430	500	555	4.2	11.1	600	650	750	1.6	4.8
10 Waverley	400	450	500	0.0	7.1	530	600	700	0.0	14.3
11 Woollahra	400	450	520	0.0	7.1	530	600	680	1.7	9.1
Middle Ring	300	370	450	8.8	0.0	350	410	495	2.5	5.1
12 Auburn	280	400	420	0.0	11.1	320	388	480	-1.3	4.7
13 Bankstown	135	179	250	28.5	-28.9 s	340	360	390	2.9	5.9
14 Burwood	260	310	350 s	-3.1	6.9 s	400	450	500	4.7	7.1
15 Canterbury	240	270	290 s	3.8	5.9	310	330	360	3.1	6.5
16 Canada Bay	400	470	480	11.9	9.3	480	550	600	5.8	7.8
17 Hunters Hill	-	-	-	-	-	440	523	575 s	16.1 s	0.5 s
18 Hurstville	280	300	360	0.0	7.1	340	380	420	0.0	8.6
19 Kogarah	270	315	370 s	4.1 s	5.0 s	360	400	440	0.0	3.9
20 Ku-ring-gai	450	470	500	13.3	17.5	500	550	620	0.0	7.8
21 Manly	380	450	520	0.0	2.9	490	580	700	-1.7	7.4
22 Parramatta	280	330	370	0.0	-2.2	350	380	420	1.3	5.6
23 Rockdale	300	350	410	9.4	-2.8	350	390	450	-2.5	0.0
24 Ryde	300	320	360	0.0	3.2	360	390	448	2.6	6.8
25 Strathfield	320	360	390	12.5 s	-4.6	400	435	480	1.2	3.6
26 Willoughby	400	460	490	0.0	2.2	490	550	650	1.9	5.8
Outer Ring	210	282	370	-2.7	4.5	290	360	430	0.0	5.9
27 Baulkham Hills	245	283	375 s	-11.7 s	-16.3 s	400	460	500	12.2	12.2
28 Blacktown	170	200	250	6.7	-4.8	290	340	362	3.0	9.7
29 Blue Mountains	180	200	220	5.3 s	-2.4 s	250	270	290 s	8.0 s	17.4
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	190	230	313 s	-8.0 s	-8.0 s	238	260	315	-3.7	13.0
32 Fairfield	192	218	232	-0.9	9.0	260	280	300	0.0	7.7
33 Gosford	170	198	230	-10.2	-1.3	260	290	320	3.6	11.5
34 Hawkesbury	-	-	-	-	-	265	280	300 s	3.7 s	12.0 s
35 Holroyd	210	250	290 s	0.0 s	7.5 s	330	350	380	0.0	2.9
36 Hornsby	320	370	395	1.4	5.7	390	430	470	-1.1	4.9
37 Liverpool	155	222	260	-7.4	10.9	270	295	330	1.7	5.4
38 Penrith	193	223	248	7.2	15.6 s	250	268	290	2.9	7.0
39 Pittwater	300	355	398	-1.4	6.0	420	460	500	-8.0	0.0
40 Sutherland	280	300	330	0.0	7.1	370	400	440	0.0	5.3
41 Warringah	350	380	430	2.7	8.6	430	480	550	1.1	5.5
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	163	180	200	-6.5	-5.3	230	260	320	0.0	-1.0
Rest of GMR	175	200	250	2.6	11.1	240	280	330	-1.8	7.7
44 Cessnock	163	185	272 s	12.1 s	23.3 s	223	260	270	8.3 s	6.1
45 Kiama	-	-	-	-	-	260	300	400 s	0.0 s	17.6 s
46 Lake Macquarie	160	185	220	2.8	5.7	230	280	310	7.7	16.7
47 Maitland	170	175	190 s	2.9	9.4 s	200	248	283	-1.0	12.5
48 Newcastle	185	215	300	-2.3	10.3	275	320	390	0.8	10.3
49 Port Stephens	-	-	-	-	-	225	250	280	-7.4	7.5
50 Shellharbour	175	225	290 s	-	21.6 s	184	200	240	-11.1	-4.8
51 Wollongong	180	200	245	0.0	9.6	250	290	340	0.0	3.6
NEW SOUTH WALES	250	375	470	5.6	7.1	280	390	520	2.6	5.4

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - June Quarter 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 %
REST OF NSW	220	0.0	10.0	290	3.6	7.4	280	1.8	7.7	205	2.5	7.9
54 Hunter SD Balance	240	6.7	9.1	300	0.0	7.1	300	1.7	11.1	220	0.0	10.0
55 Nowra-Bomaderry	220	10.0	15.8	290	3.6	7.4	290	3.6	6.4	220	12.8	15.8
56 Illawarra SD Balance	240	-4.0	9.1	300	0.0	9.1	300	0.8	10.1	225	-2.2	12.5
57 Tweed Heads & Tweed Coast	300	3.4	3.4	360	0.0	2.9	395	3.9	3.9	300	5.3	5.3
58 Lismore	235	2.2	6.8	310	0.0	3.3	320	3.2	0.0	230	4.5	10.8
59 Richmond-Tweed SD Balance	260	-3.7	-3.7	350	0.0	0.0	350	0.0	0.0	250	-3.8	0.0
60 Coffs Harbour	265	3.9	6.0	350	0.0	6.1	350	-2.1	6.1	240	0.0	9.1
61 Clarence	220	-4.3	0.0	290	1.8	3.6	295	1.7	5.4	210	5.0	5.0
62 Port Macquarie	235	-9.6	-2.1	355	2.9	4.4	360	2.9	5.9	230	-4.2	0.0
63 Hastings	210	5.0	7.7	270	3.8	8.0	270	3.8	8.0	185	0.0	0.0
64 Tamworth	210	-4.5	5.0	280	0.0	3.7	280	0.0	3.7	200	0.0	0.0
65 Northern Slopes	188	4.2	17.2	230	4.5	9.5	230	4.5	9.5	170	-11.7	13.3 s
66 Northern Tablelands	185	-2.6	5.7	250	0.0	0.0	240	-4.0	-4.0	185	-2.6	12.1
67 North Central Plain	145	-3.3	3.6	233	-4.1	3.3	250	2.0	8.7	135	-3.6	0.0
68 Dubbo	190	2.7	11.8	260	0.0	4.0	260	0.0	4.0	170	0.0	6.3
69 Central Macquarie	185	-7.5	5.7	230	-8.0	9.5	220	-8.3	4.8	165	-25.0	-5.7
70 Macquarie-Barwon	165 s	13.8 s	3.1	160	-9.9 s	-5.9 s	160	-11.1 s	-5.9 s	120 s	0.0 s	-20.0 s
71 Upper Darling	140 s	1.8 s	3.7	200 s	0.0	5.3	200 s	0.0 s	5.3 s	140 s	4.5 s	7.7 s
72 Bathurst	230	7.0	13.6	280	-3.4	7.7	285	-1.7	9.6	220	6.0	10.0
73 Orange	250	8.7	13.6	320	3.2	18.5	315	5.0	16.7	240	9.1	26.3
74 Central Tablelands	180	0.0	7.5	230	0.0	15.0	230	0.0	15.0	150	-4.8	0.0
75 Lachlan	140	-3.4	0.0	200	2.6	5.3	195	2.6	2.6	135	0.0	3.8
76 Queanbeyan	333	6.4	10.8	440	0.0	10.0	430	2.4	7.5	305	3.4	7.0
77 Southern Tableland	200	0.0	17.6	270	8.0	17.4	280	12.0	21.7	180	2.9	12.5
78 Lower South Coast	220	10.0	10.0	280	0.0	3.7	280	-0.9	3.7	200	1.0	8.1
79 Snowy	460	142.1	70.4	360	44.0	42.6	240	0.0	6.7	480	174.3	6.7
80 Wagga Wagga	230	0.0	10.8	300	-3.2	7.1	300	0.0	11.1	220	1.1	12.8
81 Central Murrumbidgee	175	9.4	6.1	210	5.0	16.7	210	5.0	16.7	175	16.7	6.1
82 Lower Murrumbidgee	165	0.0	0.0	220	-4.3	-2.2	220	0.0	0.0	160	0.0	0.0
83 Albury	170	-5.6	3.0	270	-1.8	8.0	260	-1.9	4.0	158	-7.4	5.0
84 Upper Murray	168	4.7	11.7	225	7.1	11.1	220	4.8	7.3	160	1.6	6.7 s
85 Central Murray	135	-18.2	-6.9	200	-4.8	8.1	200	-2.4	11.1	125	-25.4	-13.8
86 Murray-Darling	143 s	-3.4 s	-1.7 s	180 s	-5.3 s	0.0 s	180 s	-10.0 s	0.0 s	140 s	3.7 s	0.0 s
87 Far West	155	3.3	10.7	200	0.0	11.1	200	0.0	11.1	138 s	10.0 s	14.6 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 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 %
REST OF NSW	8018	4481	16353	-1.9	3.0	67894	39293	145326	1.3	3.9
54 Hunter SD Balance	511	278	1048	7.9	-93.4	4208	2195	8775	1.9	5.4
55 Nowra-Bomaderry	126	63	303	30.6	17.9	1230	665	2715	1.5	2.1
56 Illawarra SD Balance	551	127	851	1.9	3.7	4772	1115	8012	-0.1	3.8
57 Tweed Heads & Tweed Coast	250	315	859	8.7	6.2	2017	2264	6904	1.9	3.5
58 Lismore	177	112	381	-19.8	18.7	1503	1187	3711	1.8	2.7
59 Richmond-Tweed SD Balance	631	326	1241	-3.9	-1.9	5427	2859	11531	0.3	3.3
60 Coffs Harbour	231	171	640	-2.1	-6.0	1958	1644	5853	0.5	5.0
61 Clarence	556	198	902	12.9	-1.4	4379	1897	7787	1.1	3.3
62 Port Macquarie	187	183	561	19.4	-1.8	1474	1439	4619	1.9	4.1
63 Hastings	520	221	923	10.1	8.2	4575	2097	8431	1.6	4.9
64 Tamworth	302	187	563	1.3	20.3	2337	1391	4483	2.1	5.6
65 Northern Slopes	206	59	301	26.5	13.6	1539	582	2468	2.6	4.7
66 Northern Tablelands	358	188	703	-12.7	16.4	2812	1843	6094	1.0	2.9
67 North Central Plain	118	102	270	5.5	-4.3	993	929	2330	3.2	2.2
68 Dubbo	172	78	336	-6.9	-5.1	1663	915	3456	1.3	1.5
69 Central Macquarie	230	112	411	-15.8	-11.4	2027	894	3694	0.9	9.1
70 Macquarie-Barwon	52	21	82	22.4	-7.9	446	226	834	1.7	0.5
71 Upper Darling	46	45	117	18.2	-5.6	374	246	900	1.1	7.7
72 Bathurst	192	106	373	-18.7	1.4	1718	1055	3610	1.0	3.6
73 Orange	228	124	456	-12.0	1.6	2218	1076	3872	1.3	3.5
74 Central Tablelands	201	65	325	3.5	2.8	1866	501	3026	0.3	6.1
75 Lachlan	202	105	345	-19.0	5.8	1927	957	3462	0.6	4.3
76 Queanbeyan	81	111	369	-24.7	-13.4	924	1247	4292	-0.4	0.0
77 Southern Tableland	295	90	492	7.2	1.4	2367	983	4505	1.7	3.5
78 Lower South Coast	358	210	688	15.6	17.8	2767	1546	5534	0.6	2.6
79 Snowy	83	155	292	30.9	-6.7	702	563	1625	9.6	5.5
80 Wagga Wagga	220	173	591	-28.9	-0.7	2045	1765	5610	1.6	5.1
81 Central Murrumbidgee	147	59	257	-21.4	6.2	1394	629	2566	0.1	6.1
82 Lower Murrumbidgee	182	133	377	-6.2	-1.8	1588	1300	3643	0.9	2.3
83 Albury	198	183	622	-20.8	-6.3	1515	1809	5619	0.7	4.6
84 Upper Murray	104	41	162	5.9	11.7	732	327	1251	2.3	4.3
85 Central Murray	148	95	278	28.7	14.4	994	658	1866	4.7	2.5
86 Murray-Darling	32	22	60	-1.6	9.1	279	152	481	1.7	5.9
87 Far West	123	23	174	-5.9	-14.3	1124	337	1767	2.0	4.2

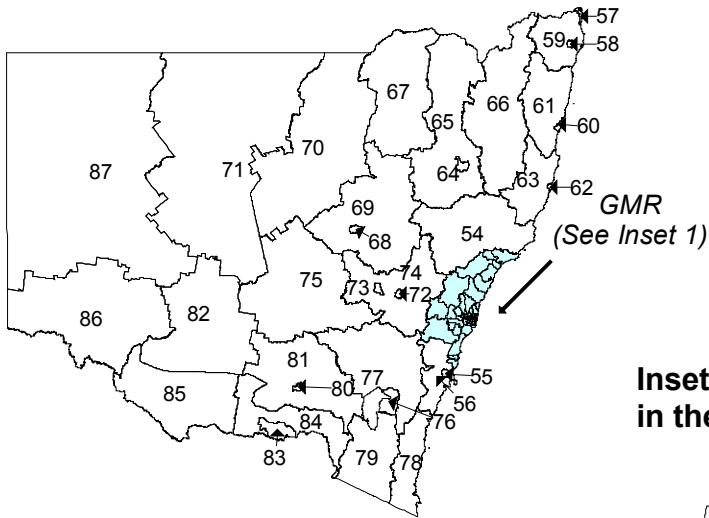
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 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 %
SYDNEY SD	9159	19066	41178	-1.8	-0.3	101578	194103	459707	0.4	3.8
Inner Ring	899	8552	14376	-6.6	-2.7	10022	87861	159449	-0.1	2.4
1 Ashfield	44	311	530	-5.4	2.3	582	3880	7040	0.6	2.1
2 Botany Bay	34	211	350	-24.4	25.0	516	2609	4561	0.1	9.0
3 Lane Cove	51	179	326	-0.3	-2.7	496	2022	3667	0.4	-0.1
4 Leichhardt	167	299	856	-0.3	-1.6	1969	3222	9390	-0.3	2.0
5 Marrickville	148	511	1218	-3.6	-0.3	1925	6225	15672	0.5	3.0
6 Mosman	62	263	425	1.2	-5.1	444	2538	4462	0.3	1.7
7 North Sydney	44	1223	1694	6.1	1.3	506	11308	17321	0.1	1.8
8 Randwick	124	1056	1787	-19.5	-3.8	1439	12241	21902	0.0	1.9
9 Sydney	100	3220	5037	-9.0	-3.7	1058	29654	49970	-0.2	3.0
10 Waverley	67	808	1276	1.3	-9.2	563	9076	15175	-0.7	0.9
11 Woollahra	58	471	877	-1.3	-6.4	524	5086	10289	-0.5	2.7
Middle Ring	1960	5896	11342	-5.3	-0.4	23100	61172	129493	0.7	4.7
12 Auburn	130	494	872	10.9	28.0	1520	4405	8405	2.0	6.5
13 Bankstown	345	314	1030	10.5	12.4	3788	2829	11572	1.6	8.0
14 Burwood	37	177	327	-13.9	7.6	501	1964	4181	0.3	4.9
15 Canterbury	151	454	1049	-8.5	-5.2	2439	7125	15991	0.6	3.4
16 Canada Bay	92	538	920	-11.2	-8.9	1121	5026	9431	0.4	3.6
17 Hunters Hill	15	36	65	-18.8	-17.7	206	387	869	-2.2	-0.5
18 Hurstville	115	279	569	-10.8	-7.5	1468	3417	7230	0.4	7.4
19 Kogarah	84	223	401	-6.7	-13.8	889	2415	4791	0.1	4.0
20 Ku-ring-gai	215	333	672	8.4	24.4	2225	1895	5530	2.4	9.6
21 Manly	62	413	661	-2.2	-4.9	517	3939	6671	-0.4	2.4
22 Parramatta	266	931	1670	-4.1	-0.5	3071	8802	18226	0.8	5.0
23 Rockdale	153	597	979	3.3	0.2	1782	6203	11174	0.4	3.5
24 Ryde	160	504	970	-17.9	-2.1	1844	6099	12070	0.3	4.8
25 Strathfield	35	249	410	-3.5	-4.0	505	2415	4305	1.3	3.2
26 Willoughby	100	354	747	-22.3	-16.8	1224	4251	9047	-0.4	2.2
Outer Ring	6300	4618	15460	6.2	2.0	68456	45070	170765	0.5	4.3
27 Baulkham Hills	332	228	815	6.4	17.8	3506	1609	8315	0.4	6.3
28 Blacktown	909	245	1715	9.1	1.2	10217	2531	19022	1.0	4.6
29 Blue Mountains	355	65	513	7.8	1.0	3570	695	5430	0.4	5.2
30 Camden	200	10	314	14.2	6.1	1806	126	2818	1.2	10.2
31 Campbelltown	402	88	750	-7.4	-7.4	4595	968	9123	0.0	3.0
32 Fairfield	375	338	1094	20.0	37.4	4653	3607	13376	1.7	8.3
33 Gosford	593	376	1372	3.9	-9.5	6166	3601	14648	-0.2	2.0
34 Hawkesbury	181	41	369	-1.6	-9.8	2092	550	4369	0.0	5.5
35 Holroyd	266	406	921	11.5	6.4	2511	4190	10259	0.9	4.8
36 Hornsby	276	299	803	-15.0	-2.8	2982	3645	9815	-0.8	1.7
37 Liverpool	442	368	1105	6.3	4.3	4751	3862	12850	1.1	5.2
38 Penrith	511	191	1140	5.4	-6.2	6105	2257	13594	1.1	4.4
39 Pittwater	143	154	409	16.5	4.3	1322	1348	4072	1.0	6.7
40 Sutherland	274	689	1378	6.6	-1.0	2915	6756	14562	-0.2	2.8
41 Warringah	228	827	1302	10.1	7.9	2334	6759	12551	0.3	1.9
42 Wollondilly	121	21	180	0.0	16.1	1265	172	1873	0.9	7.7
43 Wyong	692	272	1280	11.2	-3.7	7666	2394	14088	0.4	3.4
Rest of GMR	2421	1677	6232	-15.6	0.9	27034	18466	67583	0.7	3.7
44 Cessnock	232	86	419	18.7	-3.9	2336	709	3877	1.0	7.6
45 Kiama	41	17	155	4.0	5.4	605	298	1428	-0.1	2.3
46 Lake Macquarie	533	162	1042	-11.3	-2.4	6148	2138	12207	0.7	2.8
47 Maitland	303	100	574	10.6	15.5	2685	1157	5166	2.2	8.5
48 Newcastle	469	446	1611	-36.6	-2.2	5900	4905	18583	-0.1	2.1
49 Port Stephens	266	133	562	22.7	6.2	2488	998	5113	1.4	3.1
50 Shellharbour	171	79	392	21.4	12.0	1859	950	4028	1.6	3.4
51 Wollongong	406	654	1477	-21.0	-1.7	5013	7311	17181	0.5	4.3
NEW SOUTH WALES	19598	25224	63763	-3.4	0.6	196506	251862	672616	0.6	3.8

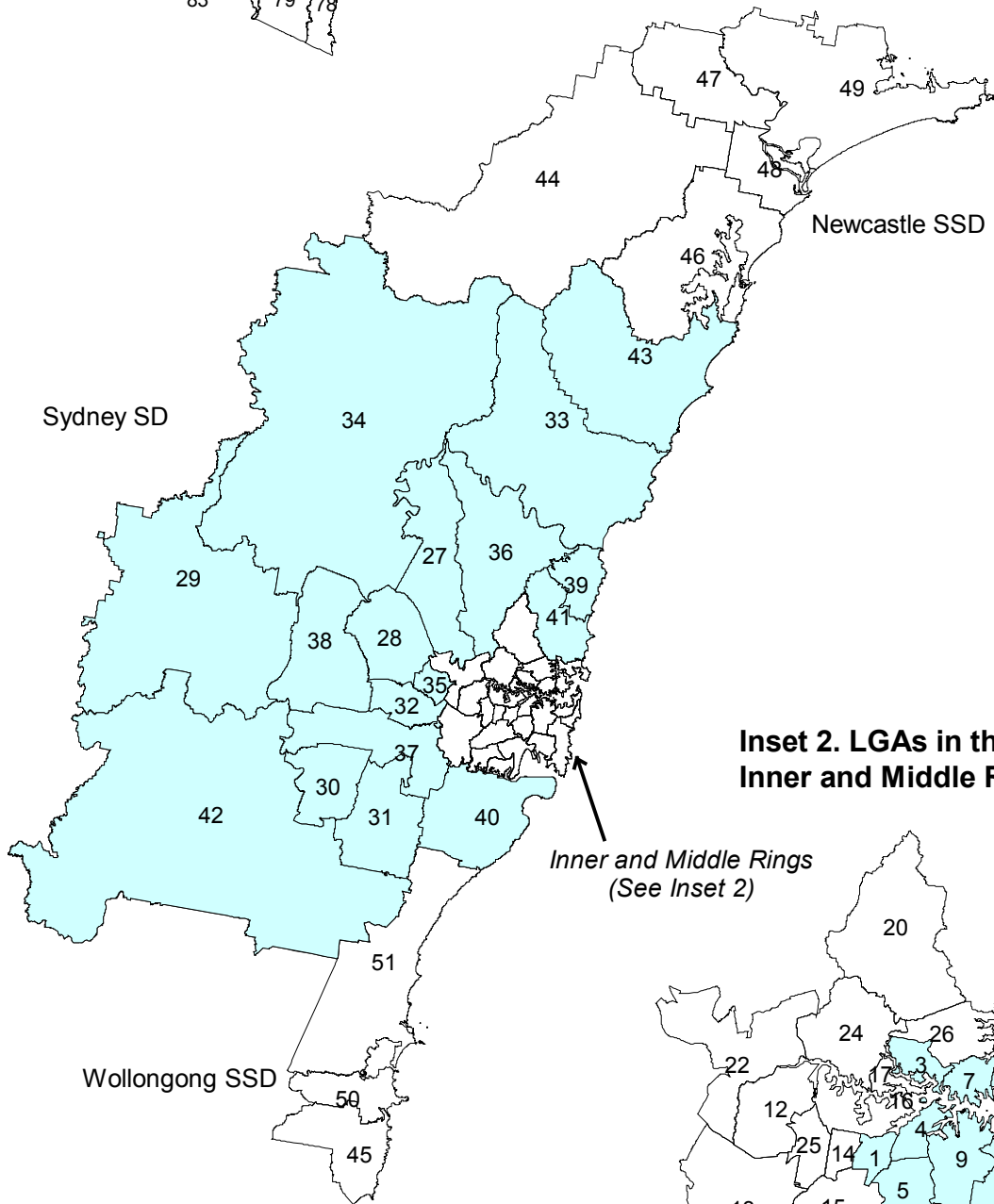
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

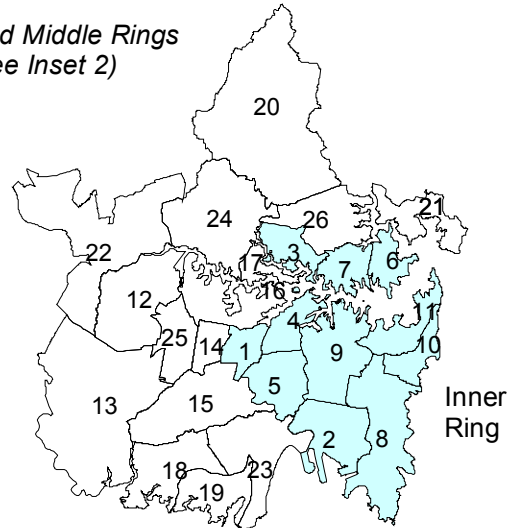


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	375	490	680	595	-7.2	-2.0
Inner Ring	494	649	880	815	-7.3	-3.1
1 Ashfield	436	500	770	629	-2.9	8.2
2 Botany Bay	415	524	695	571	-8.1	-6.9
3 Lane Cove	493	579	1187	898	-18.6	-15.5
4 Leichhardt	670	825	1040	867	-3.5	-3.3
5 Marrickville	448	590	780	645	-16.3	13.4
6 Mosman	590	780	1875	1632	-8.2	-22.8
7 North Sydney	500	650	860	770	-4.8	-9.7
8 Randwick	530	661	950	824	0.8	-12.8
9 Sydney	460	600	764	648	-1.6	4.3
10 Waverley	570	751	1329	1025	-18.0	-10.3
11 Woollahra	600	975	1470	1327	-21.1	-27.8
Middle Ring	410	532	745	646	-6.7	0.4
12 Auburn	335	420	490	424	-8.7	-2.0
13 Bankstown	355	480	557	467	-0.1	8.6
14 Burwood	475	603	900	820	3.1	1.6
15 Canterbury	289	404	595	443	-8.9	-0.5
16 Canada Bay	535	635	920	789	-9.9	-4.6
17 Hunters Hill	820	1205	1706	1382	8.6	24.4
18 Hurstville	400	535	713	566	-10.2	-2.7
19 Kogarah	440	545	830	654	-9.2	6.9
20 Ku-ring-gai	655	885	1250	989	-13.4	-4.3
21 Manly	625	851	1400	1093	-12.0	-7.5
22 Parramatta	360	435	545	462	-4.1	8.7
23 Rockdale	405	470	590	521	-6.0	-1.1
24 Ryde	430	600	827	664	-10.8	7.1
25 Strathfield	395	463	750	708	-5.9	-1.1
26 Willoughby	595	825	1260	953	-3.5	-1.8
Outer Ring	335	425	560	476	-2.3	0.6
27 Baulkham Hills	550	650	755	654	-3.0	1.6
28 Blacktown	330	390	482	409	3.3	6.8
29 Blue Mountains	328	390	472	406	4.3	3.4
30 Camden	382	435	520	453	-0.2	0.0
31 Campbelltown	264	312	355	312	-2.5	0.6
32 Fairfield	327	398	452	390	1.9	10.4
33 Gosford	326	395	515	446	1.3	1.5
34 Hawkesbury	331	389	464	408	0.0	-2.3
35 Holroyd	317	413	480	415	2.9	5.8
36 Hornsby	498	645	775	649	-2.3	1.6
37 Liverpool	340	415	485	414	2.5	9.2
38 Penrith	305	347	400	352	-0.1	2.9
39 Pittwater	671	858	1060	911	-4.3	-1.4
40 Sutherland	425	551	695	573	-10.5	-6.7
41 Warringah	491	608	903	710	-19.3	-10.7
42 Wollondilly	315	368	471	399	-13.4	-8.0
43 Wyong	270	322	391	337	0.6	1.6
Rest of GMR	300	370	465	390	-0.1	1.3
44 Cessnock	195	245	310	257	0.0	-2.0
45 Kiama	420	485	585	511	-0.5	-6.4
46 Lake Macquarie	310	368	470	393	-0.5	0.8
47 Maitland	283	340	409	350	-5.6	1.5
48 Newcastle	311	365	460	389	-1.9	1.4
49 Port Stephens	280	355	450	380	-2.7	-1.4
50 Shellharbour	317	360	435	377	2.9	0.7
51 Wollongong	325	405	510	427	0.1	3.8
NEW SOUTH WALES	315	420	585	505	-4.5	-1.2

(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 9. Sale Prices — Greater Metropolitan Region — Non Strata — March Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	390	540	800	679	-10.0	-4.4
Inner Ring	818	1070	1480	1331	0.0	-10.6
1 Ashfield	182	862	275	233	-4.8	-4.6
2 Botany Bay	730	850	925	844 s	6.3	11.5
3 Lane Cove	1150	1398	1900	1567	7.5	-6.8
4 Leichhardt	800	905	1165	998	-2.2	-5.2
5 Marrickville	650	767	970	803	-4.7	2.3
6 Mosman	1750	2250	4190	3156	-2.2	-2.1
7 North Sydney	1066	1515	1950	1591	14.7	4.5
8 Randwick	918	1210	1540	1291	-2.4	-9.0
9 Sydney	770	865	1050	929	-2.3	-0.1
10 Waverley	1275	1522	1910	1690	-5.8	-9.1
11 Woollahra	1270	1775	2900	2158	-21.1	-19.3
Middle Ring	550	723	1000	859	-4.9	0.0
12 Auburn	446	509	628	528	-5.4	-1.2
13 Bankstown	472	527	597	528	1.1	5.3
14 Burwood	745	891	1102	1110	7.3	1.0
15 Canterbury	518	619	714	610	-4.8	2.3
16 Canada Bay	885	1080	1320	1129	0.7	16.8
17 Hunters Hill	1200	1375	1963	1711	-19.1	4.6
18 Hurstville	625	720	805	727	0.0	3.0
19 Kogarah	720	839	1075	875	-3.5	3.2
20 Ku-ring-gai	920	1113	1450	1236	-7.7	-7.3
21 Manly	1200	1405	1885	1638	5.0	-5.1
22 Parramatta	461	550	635	571	-3.9	4.0
23 Rockdale	620	721	825	717	-0.9	3.4
24 Ryde	765	853	1065	933	-3.3	0.6
25 Strathfield	743	1015	1430	1234	-2.4	-18.3
26 Willoughby	1059	1306	1610	1354	4.4	-3.2
Outer Ring	358	445	610	509	-4.3	-1.5
27 Baulkham Hills	615	695	783	699	-3.1	0.7
28 Blacktown	350	411	500	427	3.0	6.1
29 Blue Mountains	335	394	480	413	3.7	3.7
30 Camden	388	440	522	460	0.0	-2.2
31 Campbelltown	292	330	370	334	-0.2	-0.2
32 Fairfield	380	420	479	431	-1.6	6.3
33 Gosford	350	423	540	468	0.8	2.2
34 Hawkesbury	354	415	495	435	1.3	0.4
35 Holroyd	443	475	522	491	-2.1	1.5
36 Hornsby	650	745	838	757	0.9	2.1
37 Liverpool	395	445	510	453	1.1	4.0
38 Penrith	330	366	420	377	-2.5	1.0
39 Pittwater	850	970	1160	1118	-1.5	-1.7
40 Sutherland	618	700	795	719	-4.4	-2.1
41 Warringah	820	917	1055	943	-2.5	1.3
42 Wollondilly	324	370	474	409	-14.5	-13.0
43 Wyong	280	331	395	344	0.3	0.3
Rest of GMR	311	380	475	403	-1.3	0.5
44 Cessnock	200	250	323	263	0.0	0.0
45 Kiama	445	519	590	527	-3.9	-7.7
46 Lake Macquarie	312	375	480	400	0.1	-0.3
47 Maitland	288	348	410	350	-5.9	-1.3
48 Newcastle	324	380	465	402	-1.3	3.2
49 Port Stephens	305	377	470	401	-2.8	0.4
50 Shellharbour	328	374	450	390	1.6	-0.3
51 Wollongong	348	450	558	458	0.0	5.1
NEW SOUTH WALES	315	420	615	530	-4.5	-2.3

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
SYDNEY SD	350	455	580	487	-3.2	2.2
Inner Ring	451	560	685	598	-3.4	-0.9
1 Ashfield	414	457	510	459	3.6	14.5
2 Botany Bay	395	440	550	461	-2.2	-4.3
3 Lane Cove	455	509	575	532	2.1	8.2
4 Leichhardt	510	633	750	643	-1.9	2.4
5 Marrickville	398	460	531	468	1.4	12.2
6 Mosman	567	640	780	698	4.5	0.8
7 North Sydney	475	605	760	640	-4.5	-8.3
8 Randwick	500	585	680	602	-1.4	-2.4
9 Sydney	433	560	680	601	0.4	1.8
10 Waverley	492	625	710	604	-7.4	-3.8
11 Woollahra	518	654	950	731	-15.1	-23.7
Middle Ring	355	439	542	471	-2.4	3.3
12 Auburn	300	376	465	378	-8.3	-1.1
13 Bankstown	285	327	375	336	-6.6	-6.0
14 Burwood	445	475	540	482	-1.5	-5.0
15 Canterbury	262	316	368	324	1.2	10.7
16 Canada Bay	515	575	693	664	-4.2	-4.2
17 Hunters Hill	473	645	823	686 s	17.1 s	5.7 s
18 Hurstville	367	410	482	426	-3.5	3.8
19 Kogarah	420	450	497	461	-3.0	2.3
20 Ku-ring-gai	540	630	700	639	-6.3	-3.1
21 Manly	590	670	825	760	-8.3	-9.2
22 Parramatta	321	370	430	378	0.0	2.8
23 Rockdale	387	425	491	438	1.7	4.6
24 Ryde	394	442	547	467	-8.0	-5.1
25 Strathfield	380	415	465	419	-3.0	3.0
26 Willoughby	515	600	680	604	-1.6	2.0
Outer Ring	277	370	480	387	2.8	2.8
27 Baulkham Hills	430	480	542	483	-2.0	2.1
28 Blacktown	267	306	355	312	2.3	5.3
29 Blue Mountains	250	275	410	317 s	-4.3 s	-13.1 s
30 Camden	279	310	362	321 s	-	16.0 s
31 Campbelltown	203	235	263	235	-8.2	1.2
32 Fairfield	227	250	285	259	-2.0	5.0
33 Gosford	268	318	420	376	1.0	0.7
34 Hawkesbury	270	290	335	305	5.5 s	1.5 s
35 Holroyd	284	312	349	319	-2.5	-1.0
36 Hornsby	409	453	522	468	-2.6	2.7
37 Liverpool	235	261	325	282	-5.2	-1.6
38 Penrith	245	283	310	271	5.2	1.1
39 Pittwater	310	508	664	477	-16.5	-15.4
40 Sutherland	380	445	520	464	0.9	-1.3
41 Warringah	445	500	567	509	-8.3	-0.2
42 Wollondilly	-	-	-	-	-	-
43 Wyong	230	267	360	297	0.8	2.3
Rest of GMR	270	329	400	344	-0.6	1.2
44 Cessnock	170	187	248	198 s	-23.7 s	-
45 Kiama	365	385	580	448 s	1.5 s	4.3 s
46 Lake Macquarie	290	326	386	340	-5.5	6.9
47 Maitland	220	288	357	349 s	7.3 s	-2.0 s
48 Newcastle	250	325	403	343	-3.0	-3.0
49 Port Stephens	256	296	360	318	-1.3	-11.4
50 Shellharbour	250	290	348	311	-2.5	-3.0
51 Wollongong	290	360	420	362	2.9	6.2
NEW SOUTH WALES	313	420	550	455	-4.1	1.0

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — March Quarter 2011

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Media	
					Qtly %	Ann %
REST OF NSW	220	299	390	318	-2.0	-3.5
54 Hunter SD Balance	247	315	395	335	-3.7	-8.0
55 Nowra-Bomaderry	254	305	360	328	-0.3	7.0
56 Illawarra SD Balance	296	372	485	403	1.9	-0.8
57 Tweed Heads and Tweed Coast	325	420	524	447	-2.9	-1.2
58 Lismore	284	324	379	339	6.2	1.9
59 Richmond-Tweed SD Balance	305	406	550	445	-5.6	-5.6
60 Coffs Harbour	275	332	395	341	-6.7	-2.4
61 Clarence	257	335	417	347	0.0	0.0
62 Port Macquarie	310	369	440	386	-1.6	-0.3
63 Hastings	230	296	387	316	-1.3	-1.3
64 Tamworth	215	260	319	275	-7.1	6.1
65 Northern Slopes	150	219	270	217	-6.8	-6.8
66 Northern Tablelands	170	245	365	281	-3.9	6.5
67 North Central Plain	155	193	265	227	6.9	-10.5
68 Dubbo	192	256	322	265	2.2	4.3
69 Central Macquarie	157	233	310	238	-7.0	-5.1
70 Macquarie-Barwon	95	138	191	180	14.6	34.8
71 Upper Darling	105	151	190	160 s	186.7 s	-20.8 s
72 Bathurst	220	278	360	286	-3.1	-2.9
73 Orange	219	291	341	276	4.0	1.9
74 Central Tablelands	160	219	285	241	-5.6	-0.5
75 Lachlan	120	163	230	173	-7.1	-9.7
76 Queanbeyan	300	412	570	441	-6.6	-4.2
77 Southern Tablelands	220	280	383	310	2.4	5.7
78 Lower South Coast	275	330	400	341	-5.6	-1.5
79 Snowy	176	226	286	261	13.2	-0.5
80 Wagga Wagga	239	295	370	308	0.8	7.9
81 Central Murrumbidgee	129	170	248	201	-5.6	-12.8
82 Lower Murrumbidgee	131	230	282	218	-2.1	0.0
83 Albury	194	263	327	265	-0.9	3.1
84 Upper Murray	155	210	320	232	2.4	-4.5
85 Central Murray	142	222	300	247	-3.7	3.5
86 Murray-Darling	117	178	273	228 s	10.9	4.4 s
87 Far West	90	134	190	142	48.3	37.6

(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 12. Sale Prices — Rural Statistical Subdivisions — March Quarter 2011

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 %
REST OF NSW	223	305	400	325	-2.2	-3.2	208	263	337	283	-5.7	-5.5
54 Hunter SD Balance	260	330	420	349	-2.9	-7.7	198	265	322	274	-6.6	-10.6
55 Nowra-Bomaderry	265	316	366	341	1.3	6.9	132	180	234	187 s	-10.4 s	-2.7 s
56 Illawarra SD Balance	303	380	490	411	2.7	0.0	215	298	392	307	4.6	-8.5
57 Tweed Heads and Tweed Coast	420	501	589	532	8.5	2.2	285	341	420	364	-12.5	-9.0
58 Lismore	290	334	392	352	3.6	1.2	225	263	270	265 s	19.5 s	15.7 s
59 Richmond-Tweed SD Balance	318	427	583	456	-3.1	-7.7	280	379	495	402	-4.1	3.3
60 Coffs Harbour	315	355	430	387	-6.6	-5.3	204	258	320	266	-3.7	-5.2
61 Clarence	265	340	420	356	0.0	0.0	199	242	310	248 s	-19.5	-13.1
62 Port Macquarie	350	400	460	419	-1.8	3.8	230	289	376	307	-2.1	5.0
63 Hastings	235	311	395	326	-1.3	-1.3	179	242	283	240	7.3	20.8
64 Tamworth	225	264	325	281	-7.4	5.2	167	185	234	207 s	-20.4 s	14.9 s
65 Northern Slopes	140	210	270	215	-9.7	-10.3	-	-	-	-	-	-
66 Northern Tablelands	175	249	365	284	-2.5	8.0	125	200	334	237 s	-20.0 s	-7.5 s
67 North Central Plain	155	197	270	230	9.2	-8.6	-	-	-	-	-	-
68 Dubbo	210	260	338	272	5.1	3.0	-	-	-	-	-	-
69 Central Macquarie	150	225	310	236	-10.0	-8.2	240	270	293	267 s	-	-
70 Macquarie-Barwon	95	138	191	180	14.6	21.1 s	-	-	-	-	-	-
71 Upper Darling	105	151	190	160 s	186.7 s	-20.8 s	-	-	-	-	-	-
72 Bathurst	235	296	365	301	-1.4	-3.8	162	223	260	224	12.6 s	17.4 s
73 Orange	219	295	345	280	3.5	0.0	206	236	299	246 s	49.4 s	-
74 Central Tablelands	160	219	285	241	-5.8	-0.5	-	-	-	-	-	-
75 Lachlan	120	163	230	173	-7.0	-9.6	-	-	-	-	-	-
76 Queanbeyan	449	540	625	548	2.9	2.9	240	270	360	292	-8.8	0.0
77 Southern Tablelands	222	288	385	317	2.9	6.7	156	193	223	191 s	15.3 s	8.1 s
78 Lower South Coast	305	360	419	367	-0.6	0.0	213	242	278	249	-6.9	-6.9
79 Snowy	183	228	286	255	20.6	-8.3	163	211	303	289 s	3.1 s	1.8 s
80 Wagga Wagga	260	314	375	321	3.0	11.2	195	234	246	230 s	11.9 s	2.8 s
81 Central Murrumbidgee	127	170	250	203	-5.6	-12.8	-	-	-	-	-	-
82 Lower Murrumbidgee	131	230	282	218	-4.2	-7.4	-	-	-	-	-	-
83 Albury	205	280	332	271	-1.8	2.9	146	193	280	234 s	-2.2	24.2
84 Upper Murray	162	210	324	234	3.7	-4.5	-	-	-	-	-	-
85 Central Murray	140	222	300	247	-1.6	3.5	152	241	298	244 s	-	-
86 Murray-Darling	117	196	335	249 s	22.5	10.4 s	-	-	-	-	-	-
87 Far West	90	134	190	142	48.3	37.6	-	-	-	-	-	-

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

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).