

Rent and Sales Report

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Rent: September quarter 2011
Sales: June 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.

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Rent and Sales Summary

Rent: September quarter 2011

Trends for new bonds at state and regional levels

During the September 2011 quarter the median rent for all dwellings increased by \$10 to \$450 in the Sydney Statistical Division (SD). The median rent increased by \$10 to \$450 in the Middle Ring, but remained unchanged at \$540 in the Inner Ring and at \$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 \$30, and in the Outer Ring by \$20.

Over the year the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the Rest of GMR (7.4%), followed by the Middle Ring (6.3%), the Outer Ring (5.7%), and the Inner Ring (3.6%). Over the quarter, the median rent increased in the Rest of GMR by 3.6%, in the Outer Ring by 2.8% and in the Middle Ring by 2.4%, but declined by 0.9% in the Inner Ring.

Over the year the median rent for three bedroom separate houses increased in the Inner Ring by 7.1%, in the Rest of GMR by 6.1%, in the Outer Rings by 5.6%, and in the Middle Ring by 4.2%. Over the quarter the median rent increased in the Middle Ring by 3.1%, in the Outer Ring by 1.3%, but remained unchanged in the Inner Ring and in the Rest of GMR.

The median rent for one bedroom flats/units increased over the year in the Middle Ring by 11.1%, in the Outer Ring by 7.7%, in the Inner Ring by 7.1%, and in the Rest of GMR by 5.3%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 3.3% in the Outer Ring to 7.5% in the Middle Ring. The median rent increased in the Rest of GMR by 7.1%. Over

the quarter the median rent increased in the Inner, in the Middle Ring and in the Rest of GMR by 0.8%, 2.4% and 1.7% respectively, but remained unchanged in the Outer Ring.

Outside the GMR the median rent for two bedroom flats/units increased by 2.4% over the quarter, and by 7.7% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter, increased by 3.7% over the year.

Over the quarter, the number of new bonds lodged increased by 14.2% in the Rest of GMR, by 12.3% in the Inner Ring, by 8.6% in the Middle Ring, by 8.0% in the Outer Ring. Over the year the number of new bonds lodged increased in the Rest of GMR by 5.7%, in the Outer Ring by 2.4% and in the Middle Ring by 0.2%, but fell in the Inner Ring by 2.0%.

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

For two bedroom flats/units the largest annual increases in median rent in the Sydney SD were recorded in Leichhardt (20.5%), Fairfield (11.1%), and Kogarah (10.5%). Four of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to five LGAs with 10% or more increases for the previous quarter (June 2011). Within the Rest of GMR the biggest annual increase was 12.0% in Lake Macquarie.

Over the year five LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with three LGAs recording 10% or more increases in the June quarter. The largest increases were observed in Randwick (14.3%), Leichhardt (12.7%), and Ku-ring-gai (11.6%). Within the Rest of GMR the largest annual increase was recorded in Newcastle and Wollongong at 8.6%.

Trends in Median Rents – Sydney and NSW

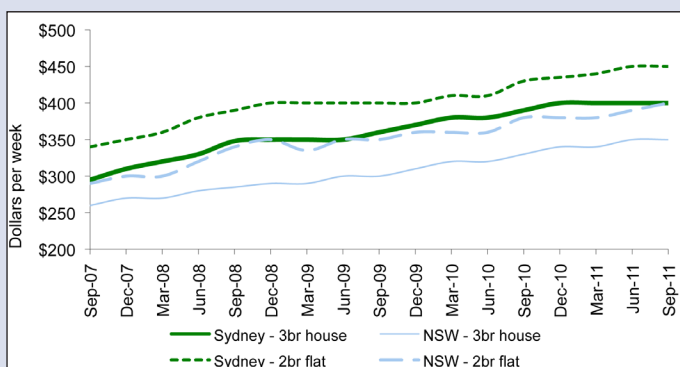


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Sep Qtr 2011	\$540	\$450	\$380	\$450	\$380
Qtlly change	0.0%	2.3%	0.0%	2.3%	0.0%
Ann. change	8.0%	7.1%	5.6%	7.1%	5.6%
Sales (\$'000s)					
Jun Qtr 2011	\$685	\$550	\$438	\$520	\$445
Qtlly change	4.6%	1.9%	3.1%	4.2%	4.7%
Ann. change	-0.7%	0.0%	1.9%	0.0%	1.1%

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 Kuring-gai (18.4%), Botany Bay (16.1%), and Ryde (15.3%). Within the Rest of GMR the largest annual increase was recorded in Newcastle at 15.7%.

Only Parramatta (11.1%), Wyong (10.9%) and Marrickville (10.3%) in the Sydney SD recorded an annual increase in excess of 10% in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Cessnock at 13.6%.

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

Within the Sydney SD 25 LGAs recorded a growth in the number of new bonds lodged with 18 LGAs experiencing a decline over the year.

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

Sales: June Quarter 2011

The median sales price for all dwellings across the Sydney SD increased by 4.2% over the quarter, but remained unchanged over the year. Over the quarter the median sales price increased in the Inner Ring by 4.6%, in the Middle Ring by 1.9%, in the Outer Ring by 3.1% and by 1.4% in the Rest of GMR. Over the year the median sales price rose by 1.9% in the Outer Ring and 2.7% in the Rest of GMR, remained unchanged in the Middle Ring, but declined in the Inner Ring by 0.7%.

For non-strata dwellings in Sydney SD, the median sales price increased by 6.6% for the quarter, but decreased by 1.0% over the year. Over the quarter the sales price

increased by 4.4% in the Middle Ring, 3.1% in the Outer Ring and 1.3% in the Rest of GMR, but declined by 2.3% in the Inner Ring. The largest quarterly increase of 15.8% was recorded in Wollondilly, whilst the largest decrease of 11.6% was recorded in Lane Cove. Over the year, the sales price increased in the Middle Ring by 2.3%, in the Outer Ring by 0.4% and in the Outer Ring by 0.5%, but decreased in the Inner Ring by 2.4%. The largest annual increase was 10.8% recorded in Waverley, whilst the largest annual decrease was 13.5% recorded in Strathfield.

For strata dwellings in the Sydney SD, the median sales price increased by 2.3% for the quarter, and by 0.1% over the year. Over the quarter the median sales price increased in the Inner Ring (2.6%), in the Middle Ring (1.8%), remained unchanged in the Outer Ring, but decreased in the Rest of GMR (0.6%). The largest quarterly increase in Sydney SD was 27.4% recorded in Pittwater, whilst the largest decrease was 6.1% recorded in Penrith. Over the year the median sales price increased in the Rest of GMR by 1.1%, remained unchanged in the Inner and the Outer Rings, but declined by 1.1% in the Middle Ring. Over the year 4 of the 43 LGAs in Sydney recorded increases of more than 10%, with Mosman recording the largest increase at 20.7%.

Trends in Median Sales Price – Sydney and NSW

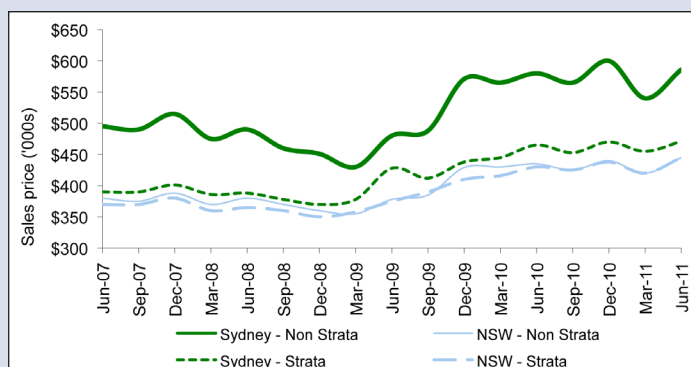


Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September Quarter 2011

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	375	500	1.4	7.1	350	400	520	0.0	2.6
Inner Ring	530	600	650	0.8	5.3	650	750	900	0.0	7.1
1 Ashfield	-	-	-	-	-	550	660	750 s	0.0 s	11.4 s
2 Botany Bay	-	-	-	-	-	590	650	690 s	6.6 s	16.1 s
3 Lane Cove	-	-	-	-	-	630	750	820 s	7.9 s	5.6 s
4 Leichhardt	530	620	670	3.3	6.0	680	800	900	6.7	12.7
5 Marrickville	520	560	600	1.8	10.3	535	645	698	-0.8	7.5
6 Mosman	-	-	-	-	-	900	1125	1400 s	13.6 s	7.1 s
7 North Sydney	-	-	-	-	-	713	788	990 s	-4.5 s	-3.1 s
8 Randwick	595	630	725 s	5.0 s	3.3 s	700	800	950	6.7	14.3
9 Sydney	550	598	650	-0.4	4.8	700	750	900 s	0.0 s	7.1
10 Waverley	-	-	-	-	-	830	980	1200	3.7 s	8.9 s
11 Woollahra	-	-	-	-	-	900	950	1250 s	-17.4 s	-20.3 s
Middle Ring	380	430	500	2.4	7.5	450	500	600	3.1	4.2
12 Auburn	340	370	415 s	2.8 s	2.8 s	410	450	520	4.7	7.1
13 Bankstown	350	380	400	0.0	8.6	400	440	480	2.3	6.0
14 Burwood	-	-	-	-	-	500	568	700 s	3.2 s	9.1 s
15 Canterbury	400	440	490	7.3	10.0	460	500	550	0.0	5.8
16 Canada Bay	520	550	600 s	0.0 s	10.0 s	580	655	788	0.8	9.2
17 Hunters Hill	-	-	-	-	-	640	745	875 s	-	19.2 s
18 Hurstville	375	410	460	-5.7 s	2.5 s	460	490	550	2.1	4.3
19 Kogarah	400	430	470 s	4.2 s	-4.4 s	465	510	600	-7.3	-1.9
20 Ku-ring-gai	-	-	-	-	-	600	720	850	2.9	11.6
21 Manly	-	-	-	-	-	800	895	1050 s	11.9 s	6.9
22 Parramatta	360	400	425	3.9	11.1	400	450	480	2.3	7.1
23 Rockdale	385	455	500	1.1	5.8	485	550	600	1.9	10.0
24 Ryde	450	460	580 s	-8.0 s	9.5 s	520	550	620	-1.8	10.0
25 Strathfield	-	-	-	-	-	480	520	600 s	14.3 s	0.0
26 Willoughby	570	685	750 s	-	14.2 s	660	750	840	0.0	-2.3
Outer Ring	280	310	360	0.0	3.3	340	380	440	1.3	5.6
27 Baulkham Hills	378	420	475 s	10.5 s	26.3 s	450	493	540	-1.5	2.6
28 Blacktown	295	330	350	3.1	10.0	330	365	400	1.4	4.3
29 Blue Mountains	258	300	330	0.0	4.3	310	343	380	0.7	7.0
30 Camden	-	-	-	-	-	365	398	420	0.6	6.0
31 Campbelltown	290	300	310 s	7.1 s	7.1 s	330	350	380	0.0	2.9
32 Fairfield	300	320	350	0.0	0.0	360	400	430	2.6	5.3
33 Gosford	275	295	320	0.0	5.4	330	360	400	0.0	5.9
34 Hawkesbury	300	320	350 s	3.2 s	6.7 s	350	370	400	0.0	5.7
35 Holroyd	330	360	390	-2.7	2.9	390	420	450	2.4	5.0
36 Hornsby	440	460	495 s	15.0	14.3 s	500	530	593	1.9	6.0
37 Liverpool	320	340	355 s	13.3 s	21.4 s	370	420	450	5.0	9.1
38 Penrith	270	290	300 s	-3.3 s	3.6 s	340	360	390	0.0	2.9
39 Pittwater	450	550	680 s	-8.3 s	4.8 s	650	700	795	-5.4	0.7
40 Sutherland	383	445	510 s	-1.7 s	3.5	500	550	618	0.0	7.8
41 Warringah	500	595	630 s	1.7 s	3.0 s	650	700	798	-2.8	5.3
42 Wollondilly	250	280	340 s	-0.9 s	12.0 s	290	320	350	-8.6	-3.0
43 Wyong	250	280	300	3.7	10.9	295	320	350	0.0	6.7
Rest of GMR	270	300	340	1.7	7.1	310	350	390	0.0	6.1
44 Cessnock	220	250	275	0.0	13.6	280	300	340	0.0	7.1
45 Kiama	-	-	-	-	-	360	390	450 s	0.0 s	8.3 s
46 Lake Macquarie	268	290	320	0.0	5.5	320	345	380	-1.4	6.2
47 Maitland	265	288	300 s	2.7 s	10.6 s	300	330	350	0.0	3.1
48 Newcastle	296	326	360	-1.7	8.5	340	380	420	2.7	8.6
49 Port Stephens	240	258	290 s	-1.0 s	3.0 s	280	320	350	0.0	6.7
50 Shellharbour	260	290	343 s	-	3.6 s	325	350	380	0.0	2.9
51 Wollongong	280	320	380	-3.0	6.7	340	380	430	1.3	8.6
NEW SOUTH WALES	240	300	385	3.4	7.1	280	350	420	0.0	6.1

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

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

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First	Median	Third	Change in Median		First	Median	Third	Change in Median	
	Quartile		Quartile	Qty	Ann	Quartile		Quartile	Qty	Ann
	\$	\$	\$	%	%	\$	\$	\$	%	%
SYDNEY SD	330	415	495	1.2	6.4	370	450	565	0.0	4.7
Inner Ring	390	450	530	0.0	7.1	480	570	670	-0.9	3.6
1 Ashfield	305	330	370	-5.7	3.1	380	400	450	-4.8	5.3
2 Botany Bay	310	360	460	-2.7	16.1	380	430	580	2.4	8.9
3 Lane Cove	355	400	463 s	8.1 s	14.3 s	415	445	490	-1.1	3.5
4 Leichhardt	350	420	485	5.0	13.5	480	600	690	13.2	20.5
5 Marrickville	300	350	410	0.0	9.4	380	420	500	0.0	5.0
6 Mosman	370	400	450	1.3	0.0	470	543	625	-1.4	5.9
7 North Sydney	403	450	520	0.0	9.1	503	580	660	-2.5	5.5
8 Randwick	380	420	470	0.0	5.0	470	525	600	1.0	6.6
9 Sydney	420	495	560	-1.0	7.6	600	660	760	1.5	6.5
10 Waverley	400	450	530	0.0	9.8	500	580	660	-3.3	5.5
11 Woollahra	420	460	545	2.2	10.8	520	595	685	-0.8	7.2
Middle Ring	300	400	460	8.1	11.1	360	420	500	2.4	6.3
12 Auburn	290	400	420	0.0	2.6	330	390	470	0.6	-2.5
13 Bankstown	135	170	280	-5.3	-	330	360	380	0.0	2.9
14 Burwood	300	330	380 s	6.5 s	10.0	410	453	500	0.6	2.8
15 Canterbury	230	265	280	-1.9 s	6.0	300	340	370	3.0	7.9
16 Canada Bay	450	473	490	0.5	7.4	480	560	610	1.8	4.7
17 Hunters Hill	-	-	-	-	-	410	440	470 s	-15.8 s	2.3 s
18 Hurstville	260	300	330	0.0	0.0	340	370	410	-2.6	2.8
19 Kogarah	275	303	370 s	-4.0 s	0.0 s	380	420	460	5.0	10.5
20 Ku-ring-gai	400	450	480	-4.3	18.4	520	568	620	3.2	8.1
21 Manly	400	450	520	0.0	3.4	500	600	700	3.4	9.1
22 Parramatta	270	330	380	0.0	3.1	350	385	430	1.3	6.9
23 Rockdale	280	340	420	-2.9	-2.2	370	400	468	2.6	2.6
24 Ryde	310	340	420	6.3	15.3	370	400	430	2.6	5.3
25 Strathfield	350	380	400	5.6	11.8 s	400	450	490	3.4	7.1
26 Willoughby	440	480	515	4.3	5.5	500	560	660	1.8	5.7
Outer Ring	218	280	350	-0.7	7.7	300	370	430	2.8	5.7
27 Baulkham Hills	280	320	400 s	13.3 s	0.0 s	390	440	490	-4.3	10.0
28 Blacktown	193	230	250	15.0	7.0	300	330	365	-2.9	0.0
29 Blue Mountains	180	210	230	5.0	13.5 s	250	280	310	3.7 s	17.9 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	180	218	280 s	-5.4 s	-13.0 s	230	260	300	0.0	8.3
32 Fairfield	200	219	240	0.5	-0.5	280	300	320	7.1	11.1
33 Gosford	180	200	230	1.3	1.3	265	290	320	0.0	7.4
34 Hawkesbury	-	-	-	-	-	250	270	300 s	-3.6 s	0.0
35 Holroyd	240	275	330 s	10.0 s	14.6	340	360	380	2.9	5.9
36 Hornsby	333	345	383	-6.8	-1.4	405	430	470	0.0	3.6
37 Liverpool	200	250	270 s	12.5	4.2	280	300	340	1.7	7.1
38 Penrith	195	238	280	6.7	15.9 s	240	265	300	-0.9	1.9
39 Pittwater	275	350	385	-1.4	6.1	440	475	530	3.3	5.6
40 Sutherland	280	300	330	0.0	0.0	370	400	440	0.0	5.3
41 Warringah	350	390	430	2.6	8.3	430	480	550	0.0	4.3
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	180	195	230	8.3	-1.3	230	270	320	3.8	3.8
Rest of GMR	180	200	255	0.0	5.3	250	290	340	3.6	7.4
44 Cessnock	160	185	275 s	0.0 s	23.3 s	220	253	270	-2.9	5.2
45 Kiama	-	-	-	-	-	270	295	335 s	-1.7 s	7.3 s
46 Lake Macquarie	170	193	221	4.1	13.2	240	280	320	0.0	12.0
47 Maitland	160	180	200	2.9 s	12.5 s	228	273	295	10.1	9.0
48 Newcastle	190	240	330	11.6	15.7	290	328	410	2.3	9.2
49 Port Stephens	170	180	210 s	-	-	225	250	280	0.0	9.9
50 Shellharbour	175	200	220 s	-11.1 s	-	210	240	270	20.0	9.1
51 Wollongong	180	210	250	5.0	10.5	250	300	340	3.4	5.3
NEW SOUTH WALES	249	380	470	1.3	8.6	290	400	520	2.6	5.3

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - September Quarter 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	4.8	290	0.0	5.5	280	0.0	3.7	210	2.4	7.7
54 Hunter SD Balance	230	-4.2	7.0	310	3.3	6.9	305	1.7	5.2	225	2.3	12.5
55 Nowra-Bomaderry	200	-9.1	-4.8	290	0.0	5.5	290	0.0	7.4	198	-10.2	6.8
56 Illawarra SD Balance	240	0.0	2.1	300	0.0	7.1	300	0.0	7.1	225	0.0	2.3
57 Tweed Heads & Tweed Coast	285	-5.0	-1.7	360	0.0	0.0	390	-1.3	2.0	280	-6.7	0.0
58 Lismore	230	-2.1	4.5	300	-3.2	0.0	310	-3.1	0.8	228	-1.1	8.3
59 Richmond-Tweed SD Balance	270	3.8	0.0	350	0.0	0.0	350	0.0	0.0	260	4.0	4.0
60 Coffs Harbour	250	-5.7	4.2	345	-1.4	1.5	345	-1.4	1.5	230	-4.2	4.5
61 Clarence	230	4.5	4.5	290	0.0	3.6	290	-1.7	3.6	208	-1.2	3.8
62 Port Macquarie	250	6.4	4.2	350	-1.4	6.1	350	-2.8	2.9	240	4.3	9.1
63 Hastings	200	-4.8	0.0	270	0.0	3.8	270	0.0	3.8	190	2.7	5.6
64 Tamworth	215	2.4	10.3	280	0.0	3.7	280	0.0	7.7	210	5.0	10.5
65 Northern Slopes	190	1.3	18.8	240	4.3	20.0	240	4.3	26.3	185 s	8.8	23.3
66 Northern Tablelands	193	4.1	6.9	250	0.0	4.2	250	4.2	4.2	190	2.7	8.6
67 North Central Plain	160	10.3	11.9	273	17.2	13.5	280	12.0	16.7	150	11.1	7.1
68 Dubbo	180	-5.3	2.9	260	0.0	4.0	260	0.0	4.0	175	2.9	2.9
69 Central Macquarie	213	14.9	25.0	288	25.0	26.4	275	25.0	25.0	220	33.3	29.4
70 Macquarie-Barwon	153	-7.6 s	8.9 s	173 s	7.8	7.8 s	175 s	9.4	9.4 s	160 s	33.3 s	23.1 s
71 Upper Darling	150 s	7.1 s	7.1 s	220	10.0 s	46.7	225	12.5 s	50.0 s	150 s	7.1 s	11.1 s
72 Bathurst	220	-4.3	4.8	290	3.6	9.4	290	1.8	8.4	210	-4.5	5.0
73 Orange	250	0.0	13.6	330	3.1	13.8	330	4.8	15.8	238	-1.0	18.8
74 Central Tablelands	195	8.3	21.9	230	0.0	4.5	230	0.0	4.5	175 s	16.7	25.0
75 Lachlan	150	7.1	11.1	200	0.0	11.1	190	-2.6	5.6	138	1.9	5.8
76 Queanbeyan	320	-3.8	6.7	448	1.7	9.1	450	4.7	12.5	300	-1.6	3.4
77 Southern Tableland	210	5.0	16.7	250	-7.4	0.0	250	-10.7	0.0	180	0.0	9.1
78 Lower South Coast	220	0.0	10.0	290	3.6	10.5	290	3.6	9.4	200	0.0	2.6
79 Snowy	170	-63.0	-1.4	250	-30.6	4.2	245	2.1	2.1	160 s	-66.7	-7.2 s
80 Wagga Wagga	240	4.3	9.1	295	-1.7	3.5	290	-3.3	3.6	220	0.0	0.0
81 Central Murrumbidgee	160	-8.6	0.0	220	4.8	10.0	220	4.8	10.0	160	-8.6	6.7
82 Lower Murrumbidgee	170	3.0	6.3	230	4.5	4.5	230	4.5	4.5	165	3.1	10.0
83 Albury	185	8.8	2.8	270	0.0	3.8	265	1.9	1.9	163	3.2	-2.4
84 Upper Murray	165	-1.5	10.0	228	1.1	8.3	220	0.0	7.3	153 s	-4.7	1.7 s
85 Central Murray	150	11.1	0.0	220	10.0	22.2	220	10.0	22.2	125	0.0	-13.8
86 Murray-Darling	148 s	3.5 s	1.7 s	220 s	22.2 s	18.9 s	220 s	22.2 s	15.8 s	135 s	-3.6 s	-
87 Far West	158	1.6	12.5	190	-5.0	5.6	190	-5.0	5.6	150 s	9.1 s	25.0 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 - September 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	8410	4577	17182	5.1	5.4	68813	39581	147199	1.3	4.1
54 Hunter SD Balance	488	273	1071	2.2	2.1	4251	2197	8896	1.4	4.9
55 Nowra-Bomaderry	142	64	285	-5.9	5.2	1224	662	2727	0.4	1.7
56 Illawarra SD Balance	597	145	951	11.8	10.2	4850	1135	8143	1.6	4.9
57 Tweed Heads & Tweed Coast	199	272	759	-11.6	-3.3	1981	2252	6857	-0.7	3.1
58 Lismore	180	126	384	0.8	16.4	1519	1187	3712	0.0	2.0
59 Richmond-Tweed SD Balance	696	385	1395	12.4	8.4	5477	2944	11669	1.2	3.6
60 Coffs Harbour	265	229	776	21.3	10.4	2001	1700	5993	2.4	6.2
61 Clarence	588	206	948	5.1	1.7	4490	1917	7928	1.8	3.1
62 Port Macquarie	192	179	562	0.2	-2.1	1490	1453	4664	1.0	4.1
63 Hastings	517	227	927	0.4	-4.4	4622	2113	8541	1.3	4.5
64 Tamworth	350	179	603	7.1	13.8	2429	1398	4599	2.6	6.7
65 Northern Slopes	165	48	235	-21.9	-9.3	1535	566	2455	-0.5	1.7
66 Northern Tablelands	347	247	770	9.5	23.4	2820	1875	6185	1.5	3.8
67 North Central Plain	113	107	262	-3.0	8.7	1003	886	2281	-2.1	0.2
68 Dubbo	180	91	345	2.7	6.2	1664	913	3461	0.1	2.2
69 Central Macquarie	248	107	455	10.7	14.9	2042	886	3739	1.2	9.8
70 Macquarie-Barwon	50	39	104	26.8	22.4	449	237	850	1.9	0.8
71 Upper Darling	65	42	128	9.4	8.5	398	259	932	3.6	6.8
72 Bathurst	196	112	391	4.8	-4.6	1702	1063	3620	0.3	3.2
73 Orange	293	117	506	11.0	26.5	2285	1084	4001	3.3	5.9
74 Central Tablelands	219	54	340	4.6	1.5	1906	501	3095	2.3	6.9
75 Lachlan	231	109	399	15.7	10.2	1966	977	3543	2.3	6.1
76 Queanbeyan	103	131	524	42.0	10.5	923	1240	4382	2.1	1.2
77 Southern Tableland	328	96	538	9.3	9.8	2432	977	4592	1.9	4.9
78 Lower South Coast	366	193	672	-2.3	-0.7	2801	1553	5555	0.4	1.9
79 Snowy	94	66	206	-29.5	37.3	725	537	1640	0.9	5.7
80 Wagga Wagga	267	156	642	8.6	-3.0	2077	1795	5741	2.3	5.0
81 Central Murrumbidgee	148	65	289	12.5	-4.6	1389	631	2587	0.8	4.5
82 Lower Murrumbidgee	182	151	408	8.2	1.7	1610	1312	3675	0.9	2.2
83 Albury	219	204	676	8.7	4.8	1580	1843	5697	1.4	4.0
84 Upper Murray	90	42	152	-6.2	-1.3	717	329	1236	-1.2	0.7
85 Central Murray	143	67	245	-11.9	1.2	1017	642	1885	1.0	3.9
86 Murray-Darling	31	25	59	-1.7	9.3	288	169	505	5.0	11.0
87 Far West	118	23	175	0.6	-12.1	1150	348	1813	2.6	3.5

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

Table 7. New and Total Bonds - Greater Metropolitan Region - September Quarter 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 %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
SYDNEY SD	10158	20643	45163	9.7	0.2	102400	195752	463436	0.8	4.0
Inner Ring	985	9489	16143	12.3	-2.0	10012	88282	160348	0.6	2.8
1 Ashfield	45	331	557	5.1	0.7	585	3893	7054	0.2	3.0
2 Botany Bay	36	241	380	8.6	18.4	515	2636	4596	0.8	9.9
3 Lane Cove	48	202	375	15.0	5.3	493	2031	3710	1.2	1.9
4 Leichhardt	205	386	982	14.7	0.7	1965	3243	9416	0.3	2.6
5 Marrickville	172	537	1365	12.1	0.8	1922	6183	15658	-0.1	2.6
6 Mosman	48	272	445	4.7	-7.7	443	2549	4472	0.2	1.5
7 North Sydney	67	1208	1727	1.9	-8.6	514	11336	17367	0.3	2.1
8 Randwick	140	1332	2214	23.9	1.7	1444	12407	22177	1.3	3.0
9 Sydney	95	3520	5611	11.4	-2.1	1032	29809	50329	0.7	3.3
10 Waverley	69	926	1486	16.5	-7.8	566	9082	15230	0.4	0.5
11 Woollahra	60	534	1001	14.1	-1.7	533	5113	10339	0.5	3.3
Middle Ring	2264	6348	12321	8.6	0.2	23314	61811	130587	0.8	5.0
12 Auburn	127	412	825	-5.4	1.4	1547	4393	8513	1.3	6.7
13 Bankstown	360	290	1007	-2.2	6.1	3852	2909	11743	1.5	9.2
14 Burwood	47	182	380	16.2	-11.6	509	1952	4201	0.5	5.2
15 Canterbury	204	579	1229	17.2	9.5	2442	7198	16078	0.5	3.8
16 Canada Bay	117	701	1123	22.1	12.4	1137	5124	9510	0.8	4.1
17 Hunters Hill	30	33	75	15.4	-22.7	214	396	886	2.0	1.1
18 Hurstville	138	318	639	12.3	3.9	1471	3443	7274	0.6	8.6
19 Kogarah	76	247	440	9.7	-1.8	886	2452	4822	0.6	4.4
20 Ku-ring-gai	261	329	740	10.1	16.2	2218	2020	5677	2.7	10.4
21 Manly	81	495	738	11.6	-7.4	527	3967	6676	0.1	2.0
22 Parramatta	310	898	1760	5.4	-7.8	3140	8942	18489	1.4	4.6
23 Rockdale	178	589	1005	2.7	4.6	1807	6185	11213	0.3	3.8
24 Ryde	170	594	1088	12.2	-8.0	1839	6149	12140	0.6	4.2
25 Strathfield	48	239	399	-2.7	-12.3	504	2427	4310	0.1	3.1
26 Willoughby	117	442	873	16.9	-1.5	1221	4254	9055	0.1	2.9
Outer Ring	6909	4806	16699	8.0	2.4	69074	45659	172501	1.0	4.4
27 Baulkham Hills	395	179	849	4.2	-6.0	3561	1621	8429	1.4	7.0
28 Blacktown	978	264	1789	4.3	0.8	10335	2583	19277	1.3	4.5
29 Blue Mountains	344	88	534	4.1	8.1	3540	712	5431	0.0	5.3
30 Camden	251	12	342	8.9	5.2	1829	126	2838	0.7	8.5
31 Campbelltown	468	146	902	20.3	2.0	4688	1012	9279	1.7	2.6
32 Fairfield	440	279	1071	-2.1	11.9	4751	3643	13560	1.4	8.8
33 Gosford	649	442	1544	12.5	-3.3	6183	3643	14696	0.3	1.2
34 Hawkesbury	207	43	433	17.3	11.6	2101	551	4412	1.0	6.0
35 Holroyd	236	412	946	2.7	-1.8	2537	4233	10336	0.8	3.8
36 Hornsby	311	365	923	14.9	1.3	3007	3682	9878	0.6	2.2
37 Liverpool	417	344	1072	-3.0	-0.3	4780	3890	12922	0.6	4.6
38 Penrith	570	226	1349	18.3	8.7	6147	2259	13802	1.5	4.6
39 Pittwater	169	143	433	5.9	7.2	1335	1359	4111	1.0	6.9
40 Sutherland	293	762	1513	9.8	3.4	2931	6843	14695	0.9	4.1
41 Warringah	267	807	1309	0.5	2.0	2356	6896	12653	0.8	2.9
42 Wollondilly	130	12	216	20.0	-2.3	1249	172	1899	1.4	6.7
43 Wyong	784	282	1474	15.2	3.1	7744	2434	14283	1.4	3.7
Rest of GMR	2796	1886	7115	14.2	5.7	27302	18562	68402	1.2	4.2
44 Cessnock	268	116	471	12.4	2.4	2373	761	3992	3.0	8.2
45 Kiama	65	32	167	7.7	23.7	614	299	1452	1.7	5.4
46 Lake Macquarie	580	193	1270	21.9	13.5	6186	2123	12378	1.4	3.9
47 Maitland	354	115	695	21.1	29.7	2759	1169	5347	3.5	10.8
48 Newcastle	566	497	1918	19.1	2.8	5958	4949	18764	1.0	2.4
49 Port Stephens	274	128	569	1.2	9.2	2515	1029	5184	1.4	4.5
50 Shellharbour	198	77	388	-1.0	-10.8	1881	933	4058	0.7	3.0
51 Wollongong	491	728	1637	10.8	-1.3	5016	7299	17227	0.3	3.7
NEW SOUTH WALES	21364	27106	69460	8.9	2.0	198515	253895	679037	1.0	4.0

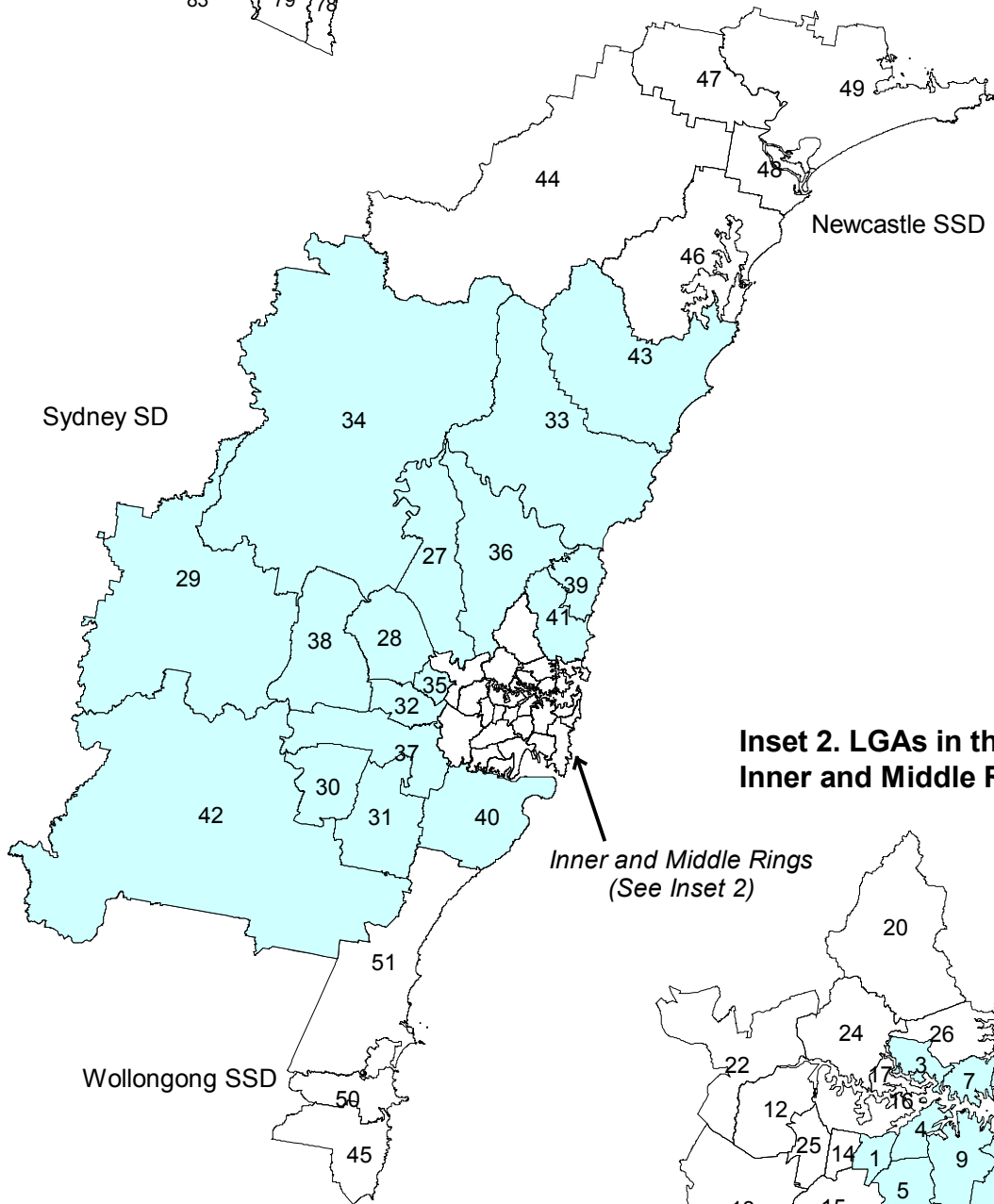
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

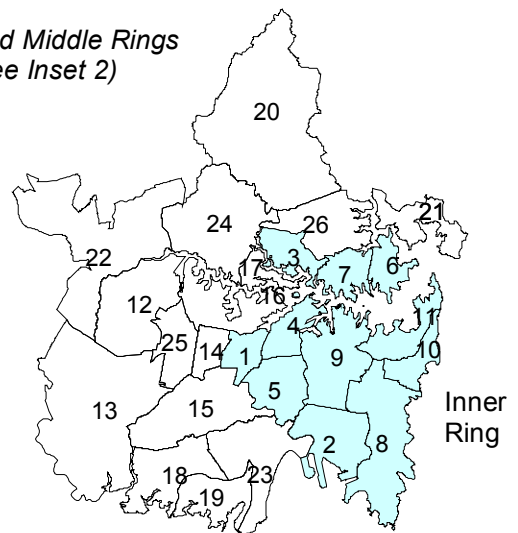


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	390	520	745	630	4.2	0.0
Inner Ring	525	685	960	849	4.6	-0.7
1 Ashfield	461	547	825	649	8.8	7.2
2 Botany Bay	450	601	770	631	13.8	4.5
3 Lane Cove	460	550	1210	892	-6.9	-26.0
4 Leichhardt	730	880	1150	936	6.0	1.7
5 Marrickville	470	631	800	657	5.3	-1.5
6 Mosman	560	1021	2060	1541	23.8	-8.8
7 North Sydney	530	690	952	830	4.2	-4.2
8 Randwick	584	753	1120	906	11.5	6.0
9 Sydney	480	609	770	664	0.7	-1.1
10 Waverley	605	790	1286	1044	3.3	-1.3
11 Woollahra	635	995	1860	1441	-11.7	-21.8
Middle Ring	427	550	790	665	1.9	0.0
12 Auburn	360	455	590	487	8.2	-3.6
13 Bankstown	405	490	560	482	2.0	4.1
14 Burwood	508	664	1195	824	5.6	2.2
15 Canterbury	310	470	649	491	13.5	4.4
16 Canada Bay	550	675	951	769	3.9	1.0
17 Hunters Hill	505	1210	1670	1130	-3.0	24.5
18 Hurstville	440	574	747	610	6.2	7.3
19 Kogarah	483	640	925	738	15.4	14.2
20 Ku-ring-gai	677	915	1290	1047	3.0	-1.2
21 Manly	648	1026	1335	1152	20.4	18.2
22 Parramatta	365	436	540	475	-0.9	2.5
23 Rockdale	409	500	638	545	4.2	-1.5
24 Ryde	465	669	868	696	11.5	-2.5
25 Strathfield	397	441	760	675	-5.2	-4.1
26 Willoughby	615	923	1325	1019	12.0	19.8
Outer Ring	342	438	600	507	3.1	1.9
27 Baulkham Hills	565	655	780	693	0.0	0.0
28 Blacktown	320	382	472	398	-2.1	3.2
29 Blue Mountains	315	375	460	397	-3.8	-2.6
30 Camden	395	453	497	460	4.1	-1.3
31 Campbelltown	290	328	370	332	4.0	1.6
32 Fairfield	348	419	485	421	4.7	8.8
33 Gosford	325	400	500	439	0.1	3.9
34 Hawkesbury	358	403	485	446	1.9	1.9
35 Holroyd	340	410	490	418	-1.2	2.5
36 Hornsby	565	685	820	692	5.4	5.4
37 Liverpool	326	410	495	417	-1.3	3.8
38 Penrith	295	343	410	358	-1.3	0.5
39 Pittwater	775	921	1200	1069	5.8	2.3
40 Sutherland	500	641	809	679	14.5	7.0
41 Warringah	500	735	920	761	19.6	8.1
42 Wollondilly	315	415	600	457	12.8	7.8
43 Wyong	266	319	389	336	-1.9	-1.9
Rest of GMR	302	375	470	398	1.4	2.7
44 Cessnock	212	260	338	287	6.1	2.4
45 Kiama	408	493	600	523	1.5	-2.7
46 Lake Macquarie	306	375	454	388	1.4	1.6
47 Maitland	284	339	408	355	-1.2	2.3
48 Newcastle	315	375	470	409	1.5	2.7
49 Port Stephens	297	375	470	399	4.5	2.6
50 Shellharbour	329	384	449	417	6.6	9.7
51 Wollongong	320	403	511	426	-0.6	-0.6
NEW SOUTH WALES	330	445	630	538	4.7	1.1

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — June 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	415	586	865	720	6.6	-1.0
Inner Ring	830	1075	1510	1300	-2.3	-2.4
1 Ashfield	730	851	1059	890	-3.4	-0.8
2 Botany Bay	753	817	920	839	-3.9	-1.7
3 Lane Cove	1100	1275	1725	1434	-11.6	-10.8
4 Leichhardt	843	1025	1231	1054	12.6	7.7
5 Marrickville	695	793	910	820	3.1	3.6
6 Mosman	2035	2600	3470	2876	s 10.6	23.8
7 North Sydney	1160	1500	2300	1716	s -6.3	-1.2
8 Randwick	1010	1207	1600	1315	-2.8	-10.6
9 Sydney	750	865	1060	945	-1.1	0.0
10 Waverley	1248	1663	2081	1711	7.1	10.8
11 Woollahra	1500	2026	3250	2386	8.9	-5.1
Middle Ring	570	767	1050	875	4.4	2.3
12 Auburn	489	590	740	607	13.5	3.5
13 Bankstown	480	533	584	539	0.7	6.6
14 Burwood	805	1218	1466	1165	s 35.3	34.9
15 Canterbury	550	655	770	665	5.6	2.3
16 Canada Bay	945	1063	1195	1075	-1.6	-3.4
17 Hunters Hill	1355	1653	1746	1599	s 18.0	18.0
18 Hurstville	638	749	864	763	3.3	6.1
19 Kogarah	790	925	1163	986	10.3	7.8
20 Ku-ring-gai	936	1193	1540	1297	3.7	-2.3
21 Manly	1205	1351	2030	1672	-5.8	-8.5
22 Parramatta	472	563	685	592	1.9	6.0
23 Rockdale	650	730	835	760	-1.4	-1.4
24 Ryde	778	881	1015	918	2.5	-1.8
25 Strathfield	793	1125	1533	1265	7.1	-13.5
26 Willoughby	1180	1340	1660	1441	1.9	-0.7
Outer Ring	365	463	650	544	3.1	0.4
27 Baulkham Hills	625	702	836	746	0.3	-0.5
28 Blacktown	343	400	490	416	-3.6	1.3
29 Blue Mountains	320	380	460	404	-3.3	-3.8
30 Camden	400	455	498	463	3.8	-2.2
31 Campbelltown	310	340	385	349	3.0	0.7
32 Fairfield	405	450	521	469	7.1	7.1
33 Gosford	354	435	562	477	2.4	3.6
34 Hawkesbury	366	415	500	462	-0.4	2.0
35 Holroyd	427	475	533	483	0.0	2.2
36 Hornsby	660	765	866	783	2.3	-0.6
37 Liverpool	393	445	517	459	0.0	3.0
38 Penrith	329	371	430	389	1.6	0.3
39 Pittwater	875	1050	1500	1224	7.1	1.7
40 Sutherland	651	769	910	814	9.1	5.6
41 Warringah	830	930	1145	1014	1.2	-3.3
42 Wollondilly	323	428	600	472	15.8	7.7
43 Wyong	280	330	410	348	-1.5	-0.2
Rest of GMR	315	385	482	408	1.3	0.5
44 Cessnock	220	265	350	296	6.0	3.9
45 Kiama	450	565	670	575	9.3	-2.6
46 Lake Macquarie	310	378	455	391	0.1	0.7
47 Maitland	291	348	422	364	-0.1	-2.1
48 Newcastle	325	380	475	416	0.0	0.0
49 Port Stephens	318	385	475	408	1.2	-0.1
50 Shellharbour	330	400	460	407	7.4	9.9
51 Wollongong	355	450	540	462	0.0	2.3
NEW SOUTH WALES	329	445	675	567	4.7	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 10. Sale Prices — Greater Metropolitan Region — Strata — June 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	365	471	600	510	2.3	0.1
Inner Ring	470	585	720	636	2.6	0.0
1 Ashfield	390	465	519	463	1.4	10.3
2 Botany Bay	400	482	580	487	8.9	14.8
3 Lane Cove	450	480	530	501	-5.9	-2.0
4 Leichhardt	554	685	910	744	7.2	9.6
5 Marrickville	408	463	545	473	0.7	5.2
6 Mosman	515	728	988	783	15.5	20.7
7 North Sydney	497	655	845	710	7.3	-1.5
8 Randwick	530	603	700	620	2.2	3.1
9 Sydney	458	574	690	608	0.0	-0.2
10 Waverley	575	665	770	685	5.6	3.9
11 Woollahra	550	703	985	866	3.6	-12.8
Middle Ring	365	450	550	478	1.8	-1.1
12 Auburn	327	390	473	413	2.6	-1.0
13 Bankstown	309	340	410	361	4.2	-5.6
14 Burwood	462	511	555	524	7.5	-5.5
15 Canterbury	266	320	402	342	1.3	7.0
16 Canada Bay	517	590	670	602	1.7	-1.7
17 Hunters Hill	440	505	530	506	-28.2	46.4
18 Hurstville	377	440	550	466	7.1	10.0
19 Kogarah	430	483	529	489	7.3	2.3
20 Ku-ring-gai	567	640	778	679	1.6	-1.5
21 Manly	550	721	980	793	7.6	7.2
22 Parramatta	327	374	432	381	-0.5	-1.1
23 Rockdale	385	443	506	447	4.1	2.9
24 Ryde	415	469	550	492	6.2	-2.3
25 Strathfield	364	410	444	416	-1.2	-3.5
26 Willoughby	525	615	701	634	2.2	2.1
Outer Ring	285	370	485	396	0.0	0.0
27 Baulkham Hills	465	510	555	505	6.3	-1.0
28 Blacktown	250	296	343	303	-3.3	-1.5
29 Blue Mountains	-	-	-	-	-	-
30 Camden	-	-	-	-	-	-
31 Campbelltown	215	240	271	253	0.0	0.0
32 Fairfield	250	279	329	288	11.6	7.9
33 Gosford	260	310	369	324	-2.5	-2.7
34 Hawkesbury	280	348	370	333	19.5	13.0
35 Holroyd	300	327	363	336	4.1	2.2
36 Hornsby	412	464	540	476	2.4	3.3
37 Liverpool	235	280	320	284	6.8	-0.2
38 Penrith	213	266	303	258	-6.1	-1.7
39 Pittwater	505	675	820	676	27.4	12.0
40 Sutherland	400	459	570	487	3.1	2.2
41 Warringah	445	510	605	531	2.0	1.0
42 Wollondilly	-	-	-	-	-	-
43 Wyong	235	272	316	278	0.6	-4.7
Rest of GMR	268	328	403	358	-0.6	1.1
44 Cessnock	194	228	279	238	21.8	-5.1
45 Kiama	290	372	379	353	-3.6	4.8
46 Lake Macquarie	299	323	415	354	-1.6	2.5
47 Maitland	228	279	322	275	-3.0	4.0
48 Newcastle	295	358	445	385	7.1	10.2
49 Port Stephens	258	298	400	344	0.7	-9.0
50 Shellharbour	290	375	415	447	28.6	17.4
51 Wollongong	270	338	410	353	-6.1	-3.4
NEW SOUTH WALES	330	445	580	480	4.7	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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — June Quarter 2011

Rural SSD and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	225	305	400	328	1.7	-1.0
54 Hunter SD Balance	260	330	410	347	3.6	1.5
55 Nowra-Bomaderry	244	310	366	327	2.3	4.2
56 Illawarra SD Balance	310	395	538	449	5.3	3.9
57 Tweed Heads and Tweed Coast	339	395	485	425	-6.0	-10.2
58 Lismore	280	310	360	341	-4.0	-6.1
59 Richmond-Tweed SD Balance	305	390	555	450	-4.9	-11.4
60 Coffs Harbour	280	347	409	359	3.7	0.6
61 Clarence	256	318	410	341	-5.1	-3.0
62 Port Macquarie	300	372	435	374	0.5	-0.8
63 Hastings	225	313	389	320	3.5	0.2
64 Tamworth	229	292	370	301	12.3	8.1
65 Northern Slopes	158	215	305	247	-3.1	0.7
66 Northern Tablelands	180	235	305	249	-5.4	-2.1
67 North Central Plain	170	255	300	243	34.2	0.5
68 Dubbo	218	253	323	278	-1.8	-4.3
69 Central Macquarie	175	265	350	268	12.8	18.0
70 Macquarie-Barwon	123	190	280	228 s	40.7	64.5
71 Upper Darling	43	133	184	133 s	-8.6 s	-17.2
72 Bathurst	235	303	360	298	9.0	2.4
73 Orange	217	285	345	284	-3.4	-1.7
74 Central Tablelands	175	253	360	285	12.4	7.7
75 Lachlan	135	178	245	204	9.2	1.5
76 Queanbeyan	348	452	617	490	8.0	0.5
77 Southern Tablelands	230	300	386	332	7.1	17.6
78 Lower South Coast	265	340	405	343	3.0	3.5
79 Snowy	180	230	365	277	0.7	-4.2
80 Wagga Wagga	237	279	373	308	-7.0	-1.4
81 Central Murrumbidgee	130	180	264	199	7.5	-10.0
82 Lower Murrumbidgee	200	236	305	248	2.6	7.3
83 Albury	208	268	350	286	0.1	9.3
84 Upper Murray	158	215	264	222	2.4	19.4
85 Central Murray	165	216	262	232	-3.0	10.9
86 Murray-Darling	120	135	330	224 s	-29.7 s	-40.7 s
87 Far West	57	75	165	111	-43.2	-25.0

(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 — June 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	230	311	410	334	0.3	-1.3	208	268	350	292	1.9	-4.3
54 Hunter SD Balance	269	350	440	361	6.1	2.2	220	280	335	283	5.7	-2.1
55 Nowra-Bomaderry	265	320	393	343	1.4	3.2	175	216	225	204 s	19.1 s	15.4 s
56 Illawarra SD Balance	315	400	540	457	4.6	2.6	285	361	475	373 s	25.6	9.4
57 Tweed Heads and Tweed Coast	398	464	530	496	-6.9	-7.3	290	345	395	356	0.7	-9.3
58 Lismore	285	316	360	334	-5.1	-8.4	-	-	-	-	-	-
59 Richmond-Tweed SD Balance	340	416	583	471	-4.5	-7.9	275	340	415	370	-10.5	-10.5
60 Coffs Harbour	320	375	439	387	5.6	0.0	228	278	350	289 s	7.8	9.9
61 Clarence	259	318	418	343	-6.8	-3.8	220	318	360	317 s	31.7 s	12.8
62 Port Macquarie	347	401	444	406	0.2	1.6	220	273	372	303	-5.5	-8.7
63 Hastings	246	330	400	328	4.1	3.1	160	205	340	246 s	-15.1	-12.8
64 Tamworth	229	300	375	304	13.6	7.5	-	-	-	-	-	-
65 Northern Slopes	150	200	300	221	-9.8	-6.3	-	-	-	-	-	-
66 Northern Tablelands	180	235	315	254	-5.4	-3.5	-	-	-	-	-	-
67 North Central Plain	170	255	300	243	30.8	2.0	-	-	-	-	-	-
68 Dubbo	223	258	359	287	-0.8	-2.7	-	-	-	-	-	-
69 Central Macquarie	175	273	355	270	21.1	23.9	-	-	-	-	-	-
70 Macquarie-Barwon	123	190	280	228 s	40.7	64.5	-	-	-	-	-	-
71 Upper Darling	43	133	184	133 s	-8.6 s	-17.2	-	-	-	-	-	-
72 Bathurst	251	316	365	310	6.7	4.4	155	218	245	223 s	0.1	-0.9 s
73 Orange	237	303	357	296	1.5	-0.8	174	213	234	220 s	-9.7 s	-6.4 s
74 Central Tablelands	175	253	360	285	12.4	7.7	-	-	-	-	-	-
75 Lachlan	135	178	245	204	8.5	1.7	-	-	-	-	-	-
76 Queanbeyan	443	575	670	576	6.1	10.1	267	315	380	314	16.7	6.8
77 Southern Tablelands	235	311	393	340	7.6	19.8	-	-	-	-	-	-
78 Lower South Coast	300	358	435	370	-0.6	2.3	191	233	285	255	-3.9	-7.0
79 Snowy	175	210	365	270	-8.0	-11.6	-	-	-	-	-	-
80 Wagga Wagga	241	286	384	317	-10.5	-3.1	177	225	246	217 s	-5.3 s	32.0 s
81 Central Murrumbidgee	130	178	265	200	4.7	-11.0	-	-	-	-	-	-
82 Lower Murrumbidgee	190	236	305	246	2.6	0.9	-	-	-	-	-	-
83 Albury	225	281	375	307	0.4	2.2	165	200	239	205 s	3.1 s	2.3
84 Upper Murray	155	211	270	221	0.5	22.3	-	-	-	-	-	-
85 Central Murray	165	220	265	230	-1.3	15.8	-	-	-	-	-	-
86 Murray-Darling	120	253	405	245 s	13.5 s	11.0 s	-	-	-	-	-	-
87 Far West	57	75	165	111	-43.2	-25.0	-	-	-	-	-	-

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

Explanatory notes

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