

Rent and Sales Report

No. 98 ISSN – 1440 – 0049



Rent: December quarter 2011
Sales: September 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 2012

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: December quarter 2011

Trends for new bonds at state and regional levels

During the December 2011 quarter the median rent for all dwellings remained unchanged at \$450 in the Sydney Statistical Division (SD). The median rent increased by \$10 in both the Inner Ring (\$550) and the Outer Ring (\$390), but remained unchanged at \$450 in the Middle Ring. Compared to the previous year, the median rent increased by \$20 in the Sydney SD, in the Middle Ring and in the Outer Ring; the median rent increased by \$30 in the Inner Ring.

Over the year the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the Inner Ring (7.3%), followed by the Outer Ring (7.1%), the Middle Ring (5.0%), and the Rest of Greater Metropolitan Region (GMR) (3.6%). Over the quarter, the median rent increased in the Inner Ring by 3.5%, in the Outer Ring by 1.4%, remained unchanged in the Middle Ring, and declined by 1.7% in the Rest of GMR.

Over the year the median rent for three bedroom separate houses increased across the State, ranging from 2% in the Middle Ring to 4.5% in the Rest of GMR. Over the quarter the median rent remained unchanged in all three Rings and in the Rest of GMR.

The median rent for one bedroom flats/units increased over the year in the Inner Ring and the Outer Ring by 8.1%, in the Rest of GMR by 5.3%, but remained unchanged in the Middle Ring. Over the quarter the median rent increased in the Inner Ring by 3.3%, in the Outer Ring by 7.1%, remained unchanged in the Rest of GMR, and decreased in the Middle Ring by 5%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 5.3% in the Inner Ring to 7.3% in the Middle Ring. The

median rent increased by 7.1% in the Rest of GMR. Over the quarter the median rent increased in the Middle Ring by 2.3% and in the Outer Ring by 3.2%, but remained unchanged in the Inner Ring and in the Rest of GMR.

Outside the GMR the median rent for two bedroom flats/units remained unchanged over the quarter, and increased by 5.0% over the year. The median rent for three bedroom separate houses increased by 3.6% over the quarter and by 7.4% over the year.

Over the quarter, the number of new bonds lodged fell across the State, ranging from a drop of 11.4% in the Rest of GMR to 3.9% in the Middle Ring. Over the year the number of new bonds lodged increased moderately in the Rest of GMR (3.0%), in the Outer Ring (1.3%), and in the Middle Ring (0.4%), but declined in the Inner Ring by 1.7%.

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 Campbelltown (14.8%), Penrith (12.0%), and Fairfield (11.1%). These three Sydney LGAs were the only ones in the Sydney SD recording annual increases of 10% or more, compared to four LGAs over 10% in the previous quarter (Sept 2011). Within the Rest of GMR the biggest annual increase was 14.3% in Shellharbour.

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 five LGAs recording 10% or more increases in the September quarter. The largest increases were observed in Willoughby (16.0%), Marrickville (10.2%), and Warringah (10.0%). Within the Rest of GMR the largest annual increase was recorded in Port Stephens at 13.3%.

Trends in Median Rents – Sydney and NSW

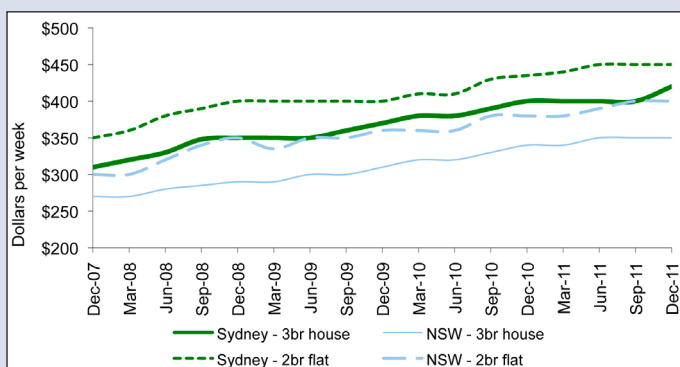


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Dec Qtr 2011	\$550	\$450	\$390	\$450	\$390
Qtlly change	1.9%	0.0%	2.6%	0.0%	2.6%
Ann. change	5.8%	4.7%	5.4%	4.7%	5.4%
Sales (\$'000s)					
Sep Qtr 2011	\$655	\$540	\$418	\$495	\$420
Qtlly change	-6.4%	-3.4%	-5.0%	-6.6%	-6.7%
Ann. change	-3.0%	0.0%	-2.2%	-2.9%	-2.3%

Within the Sydney SD, two 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 Rockdale (20.0%), followed by Woollahra (10.8%). Within the Rest of GMR the largest annual increase was recorded in Wollongong at 10.5%.

Only Fairfield (16.7%) and Bankstown (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 Cessnock at 13.0%.

Amongst the 34 Rural Statistical Sub-Divisions (SSD) five 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.

Within the Sydney SD 24 LGAs recorded a growth over the year in the number of new bonds lodged with 19 LGAs experiencing a decline.

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

Sales: September Quarter 2011

The median sales price for all dwellings across the Sydney SD decreased by 6.6% over the quarter, and fell by 2.9% over the year. Over the quarter the median sales price declined in the Inner Ring by 6.4%, in the Middle Ring by 3.4%, in the Outer Ring by 5.0%, and in the Rest of GMR by 4%. Over the year the median sales price also fell moderately in the Inner Ring by 3%, in the Outer Ring by 2.2%, and in the Rest of GMR by 2%, but remained unchanged in the Middle Ring.

For non-strata dwellings in Sydney SD, the median sales price decreased by 9.2% for the quarter, and fell by 5.2% over the year. Over the quarter the sales price declined in

the Inner Ring by 10.4%, in the Middle Ring by the 7.7%, in the Outer Ring by the 6.0%, and in the Rest of GMR by 2.6%. The largest quarterly increase of 7.3% was recorded in Hawkesbury, whilst the largest decrease of 20.5% was recorded in Burwood. Over the year, the sales price declined in the Inner Ring by 8.8%, in the Middle Ring by 3.8%, in the Outer Ring by 3.3%, and in the Rest of GMR by 1.3%. The largest annual increase was 15.1% recorded in Strathfield, whilst the largest annual decrease was 20.7% recorded in Hunters Hill.

For strata dwellings in the Sydney SD, the median sales price decreased by 3.4% for the quarter, but remained unchanged over the year. Over the quarter the median sales price decreased in the Inner Ring (2.8%), in the Middle Ring (2.2%), in the Outer Ring (1.7%), and in the Rest of GMR (3.5%). The largest quarterly increase in Sydney SD was 9.1% recorded in Woollahra, whilst the largest decrease was 22.7% recorded in Burwood. Over the year the median sales price increased in the Middle Ring by 2.3% and in the Outer Ring by 0.8%, but declined in the Inner Ring by 1.7% and in the Rest of GMR by 0.5%. Over the year Ryde recorded the largest increase of 12.7%, and was the only LGA in Sydney recording an increase of more than 10%.

Trends in Median Sales Price – Sydney and NSW

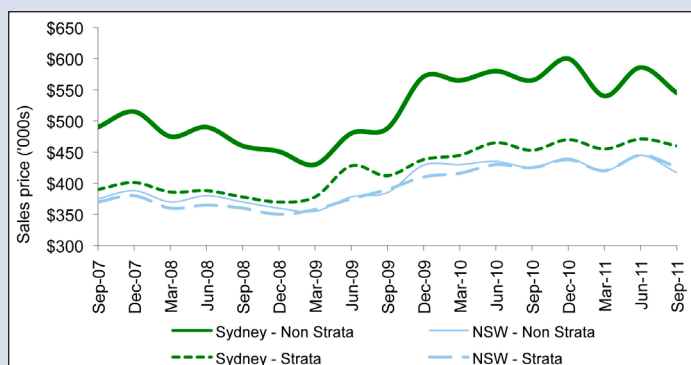


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2011

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 %
SYDNEY SD	410	2.5	5.1	450	0.0	4.7	460	2.2	4.5	570	1.8	3.6
Inner Ring	460	2.2	7.0	595	2.6	8.2	800	1.3	6.7	1100	1.6	4.8
1 Ashfield	350	6.1	9.4	420	1.2	5.0	620	3.3	18.1	-	-	-
2 Botany Bay	390	2.6	16.4	430	-4.4	7.5	630	0.0	6.8	-	-	-
3 Lane Cove	390 s	-1.3	8.3 s	450	0.0	0.0	720	10.8	20.0	1100	0.0 s	0.0 s
4 Leichhardt	420	-2.3	5.0	590	-3.3	5.4	765	-0.6	2.7	855 s	-20.5	-14.5 s
5 Marrickville	330	-4.3	4.8	450	-2.2	4.7	668	2.7	7.7	850 s	10.0	11.8 s
6 Mosman	405	1.3	1.3	550	0.0	4.8	950	0.0	8.9	1900 s	0.0 s	5.6 s
7 North Sydney	450	0.0	7.1	590	1.7	5.4	850	6.3	6.3	998 s	-16.9	0.3
8 Randwick	430	5.5	7.5	540	1.9	5.9	740	1.4	4.6	1100	0.0	10.0
9 Sydney	500	4.2	8.7	660	1.5	4.8	850	0.0	6.3	978	23.0	15.0
10 Waverley	495	10.0	12.5	630	6.3	5.0	950	11.8	8.0	1375	12.2	3.8
11 Woollahra	450	-2.2	4.7	620	3.3	1.6	995	1.5	0.0	1600	-8.6	3.2
Middle Ring	375	-1.3	4.2	420	0.0	5.0	530	0.0	6.0	670	-4.3	3.1
12 Auburn	400	0.0	3.9	420	5.0	5.7	460	-4.2	2.2	580	0.0	5.5
13 Bankstown	210	5.0	16.7	380	5.6	8.6	440	0.0	2.3	550	0.0	7.8
14 Burwood	330	6.5 s	10.0 s	450	-2.2	4.7	560	-1.3	4.7	600 s	-14.3 s	-14.3 s
15 Canterbury	280	7.7	5.7	340	0.0	6.3	500	4.2	8.7	600	3.4	17.6
16 Canada Bay	460	-2.1	4.0	560	0.0	6.2	675	-0.7	3.8	813	-4.4 s	1.6 s
17 Hunters Hill	-	-	-	-	-	-	620 s	-17.3 s	-17.1 s	1500 s	53.8 s	-
18 Hurstville	300	3.4	-6.3	390	2.6	4.0	520	2.0	8.3	620 s	-4.6	3.3
19 Kogarah	330 s	10.0 s	10.0 s	420	0.0	6.3	530	5.0	6.0	650 s	-12.2 s	1.6 s
20 Ku-ring-gai	420	-5.6	9.1	555	0.0	4.7	705	0.7	0.7	1010	6.3	3.1
21 Manly	450	0.0	0.0	600	0.0	3.4	915	7.6	7.6	1400	3.7	10.0
22 Parramatta	320	0.0	3.2	390	0.0	5.4	460	2.2	4.5	550	0.9	4.8
23 Rockdale	410	28.1	24.2	420	2.4	5.0	550	0.0	5.8	650	-7.1	1.6
24 Ryde	320	-4.5	3.2	400	0.0	5.3	570	-1.7	3.6	690	-8.0	5.3
25 Strathfield	350	-7.9	0.0 s	450	0.0	7.1	535	-2.7	0.6	750 s	0.0 s	15.4 s
26 Willoughby	480	1.1	6.7	570	1.8	3.6	760	4.8	5.6	1000	0.3	8.4
Outer Ring	280	7.7	12.0	350	0.0	2.9	390	2.6	2.6	510	2.0	4.1
27 Baulkham Hills	320 s	3.2	16.4	440	0.0	7.3	500	0.0	5.3	650	4.8	8.3
28 Blacktown	233	3.3	16.3	340	3.0	3.0	380	2.7	5.6	490	2.1	6.5
29 Blue Mountains	205	-2.4	2.5	285	-5.0	-0.9	350	2.2	6.1	440	-2.2	4.8
30 Camden	270 s	-	-	350 s	20.7 s	16.7 s	400	2.6	5.3	500	4.2	6.4
31 Campbelltown	260	4.0	6.1 s	310	5.1	10.7	360	2.9	5.9	430	2.4	4.9
32 Fairfield	220	10.0	0.0	300	0.0	7.1	390	-2.5	2.6	465	-3.1	3.3
33 Gosford	210	5.0	5.0	300	3.4	7.1	370	2.8	5.7	480	2.1	6.7
34 Hawkesbury	250 s	6.4 s	9.9 s	300	3.4	7.1	378	2.0	7.9	440	-7.4	-4.3
35 Holroyd	270	8.0	21.3	370	2.8	5.7	435	3.6	8.7	523	4.5	12.4
36 Hornsby	345	0.0	0.0	430	0.0	0.0	530	1.0	6.0	670	3.1	3.1
37 Liverpool	240	0.0	14.3	310	0.0	3.3	410	0.0	2.5	515	3.0	9.6
38 Penrith	220	-4.3	7.3	285	3.6	5.6	360	0.0	2.9	450	0.0	4.7
39 Pittwater	350	0.0	0.0	500	2.0	0.5	790	13.7	12.9	950	5.6	10.1
40 Sutherland	310	3.3	6.9	420	5.0	5.0	560	1.8	5.2	700	0.0	3.3
41 Warringah	395	3.3	1.9	510	4.1	6.3	720	2.9	5.9	945	7.4	8.3
42 Wollondilly	-	-	-	280 s	0.0 s	12.0 s	330	3.1	0.8	455	1.1	1.1
43 Wyong	185	-5.1	2.8	275	1.9	5.8	325	1.6	4.0	420	0.0	7.7
Rest of GMR	195	-2.5	5.4	300	0.0	7.1	360	2.9	5.1	450	4.7	7.1
44 Cessnock	183	0.0	15.9	265	1.9	10.4	313	4.2	6.8	400	0.0	11.1
45 Kiama	-	-	-	290	-6.5	11.5	410	2.5	5.1	475 s	-2.1 s	10.5 s
46 Lake Macquarie	175	-11.4	-7.9	280	-3.4	1.8	350	0.0	2.9	460	7.0	7.0
47 Maitland	173	-4.2	1.5 s	288	2.7	15.0	335	1.5	4.7	430	2.4	7.5
48 Newcastle	200	-4.8	5.3	330	0.0	4.8	385	-2.5	4.1	455	-1.2	1.1
49 Port Stephens	190 s	5.6 s	0.0 s	260	4.0	8.3	340	6.3	6.3	420	7.7	10.5
50 Shellharbour	-	-	-	250	-7.4	6.4	360	2.9	5.9	460	1.1	2.2
51 Wollongong	200	0.0	5.3	300	0.0	0.0	395	0.0	3.3	475	-5.0	-3.1
NEW SOUTH WALES	360	0.0	2.9	380	0.0	2.7	380	2.7	5.6	465	1.1	3.3

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - December Quarter 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	380	500	1.3	2.7	360	420	530	5.0	5.0
Inner Ring	540	600	670	0.0	5.3	650	750	895	0.0	2.7
1 Ashfield	-	-	-	-	-	520	630	680 s	-4.5 s	0.8 s
2 Botany Bay	-	-	-	-	-	520	655	750 s	0.8 s	4.0 s
3 Lane Cove	-	-	-	-	-	600	725	800 s	-3.3 s	-3.3 s
4 Leichhardt	560	600	660	-3.2	9.1	650	728	823	-9.1	-0.3
5 Marrickville	520	565	600	0.9	2.7	575	650	720	0.8	10.2
6 Mosman	-	-	-	-	-	840	975	1150 s	-13.3 s	-22.0 s
7 North Sydney	-	-	-	-	-	800	925	1100 s	17.5 s	11.4 s
8 Randwick	560	600	720 s	-4.8 s	0.0 s	700	758	900	-5.3	-2.9
9 Sydney	520	575	625 s	-3.8	-0.9	675	758	925 s	1.0 s	8.2
10 Waverley	-	-	-	-	-	830	1050	1500 s	7.1	11.7 s
11 Woollahra	-	-	-	-	-	900	1000	1375 s	5.3 s	3.9 s
Middle Ring	380	440	500	2.3	7.3	450	500	600	0.0	2.0
12 Auburn	350	380	420 s	2.7 s	-	420	450	473	0.0	2.3
13 Bankstown	350	400	420	5.3	11.1	400	440	480	0.0	4.8
14 Burwood	-	-	-	-	-	-	-	-	-	-
15 Canterbury	380	450	485	2.3	4.7	470	510	550	2.0	6.3
16 Canada Bay	473	550	673 s	0.0 s	17.0 s	598	650	733	-0.8	8.3
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	400	450	460 s	9.8	4.7 s	470	520	600	6.1	8.3
19 Kogarah	400	450	480 s	4.7 s	3.4 s	485	555	600	8.8	9.9
20 Ku-ring-gai	-	-	-	-	-	620	700	750	-2.8	-1.4
21 Manly	-	-	-	-	-	850	1000	1125 s	11.7 s	11.1 s
22 Parramatta	378	410	450	2.5	13.9 s	400	450	498	0.0	7.1
23 Rockdale	380	435	500	-4.4	-3.3 s	495	550	570	0.0	7.8
24 Ryde	445	488	535 s	6.0 s	8.3 s	505	560	600	1.8	1.8
25 Strathfield	-	-	-	-	-	470	520	590 s	0.0 s	-5.5 s
26 Willoughby	615	658	785 s	-4.0 s	-	710	835	920	11.3	16.0
Outer Ring	285	320	360	3.2	6.7	350	380	450	0.0	2.7
27 Baulkham Hills	320	445	470 s	6.0 s	17.1 s	450	500	550	1.5	8.7
28 Blacktown	310	330	350	0.0	6.5	340	380	410	4.1	5.6
29 Blue Mountains	280	300	320	0.0	0.0	320	350	380	2.2	6.1
30 Camden	-	-	-	-	-	370	400	430	0.6	5.3
31 Campbelltown	305	330	355 s	10.0 s	-	340	360	380	2.9	2.9
32 Fairfield	320	350	350	9.4	16.7	350	380	420	-5.0	0.0
33 Gosford	285	300	330	1.7	3.4	350	380	420	5.6	8.6
34 Hawkesbury	275	330	355 s	3.1 s	6.5 s	350	380	410	2.7	5.6
35 Holroyd	350	370	388 s	2.8	2.8	390	420	450	0.0	5.0
36 Hornsby	415	450	495 s	-2.2 s	12.5 s	500	540	600	1.9	8.0
37 Liverpool	300	330	360 s	-2.9 s	6.5 s	380	420	450	0.0	6.3
38 Penrith	283	295	300 s	1.7 s	1.7 s	340	370	395	2.8	5.7
39 Pittwater	480	563	670 s	2.3 s	-	650	755	850	7.9	0.7
40 Sutherland	405	450	495 s	1.1 s	0.0	510	560	630	1.8	5.2
41 Warringah	575	600	700 s	0.8 s	-5.5 s	670	740	795	5.7	10.0
42 Wollondilly	-	-	-	-	-	320	340	360	6.3	3.8
43 Wyong	250	280	300	0.0	8.7	300	323	350	0.8	4.0
Rest of GMR	270	300	345	0.0	7.1	320	350	395	0.0	4.5
44 Cessnock	225	260	275	4.0	13.0	280	310	350	3.3	5.1
45 Kiama	-	-	-	-	-	360	395	425 s	1.3 s	-3.7 s
46 Lake Macquarie	270	293	320	0.9	8.3	310	350	390	1.4	6.1
47 Maitland	260	290	300 s	0.9 s	7.4 s	300	335	360	1.5	4.7
48 Newcastle	300	340	365	4.5	9.7	340	378	420	-0.7	4.9
49 Port Stephens	248	268	300 s	3.9 s	7.0 s	300	340	360	6.3	13.3
50 Shellharbour	-	-	-	-	-	330	360	388	2.9	5.9
51 Wollongong	290	320	350	0.0	6.7	340	380	438	0.0	5.6
NEW SOUTH WALES	240	300	380	0.0	3.4	290	350	430	0.0	2.9

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - December Quarter 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	335	420	500	1.2	5.0	370	450	580	0.0	3.4
Inner Ring	400	465	550	3.3	8.1	500	590	695	3.5	7.3
1 Ashfield	320	350	370	6.1	9.4	380	415	450	3.8	5.1
2 Botany Bay	320	450	480 s	25.0	40.6 s	380	420	573	-2.3	6.3
3 Lane Cove	375	420	525 s	5.0 s	16.7 s	410	445	520	0.0	-1.1
4 Leichhardt	350	400	500	-4.8	5.3	480	560	695	-6.7	1.8
5 Marrickville	295	340	400	-2.9	6.3	378	423	493	0.6	5.6
6 Mosman	378	405	450	1.3	1.3	490	550	640	1.4	7.8
7 North Sydney	400	450	500	0.0	7.1	515	580	665	0.0	5.5
8 Randwick	380	430	500	2.4	7.5	480	540	600	2.9	8.0
9 Sydney	440	500	580	1.0	6.4	600	670	780	1.5	4.7
10 Waverley	425	488	593	8.3	8.3	550	630	748	8.6	5.0
11 Woollahra	400	460	520	0.0	10.8	550	600	700	0.8	2.6
Middle Ring	300	380	450	-5.0	0.0	365	420	500	0.0	5.0
12 Auburn	280	400	420	0.0	1.3	330	410	495	5.1	2.5
13 Bankstown	200	220	270 s	29.4	4.8 s	350	370	390	2.8	5.7
14 Burwood	285	350	420	6.1 s	16.7 s	400	440	480	-2.8	4.8
15 Canterbury	250	280	310	5.7	7.7	300	330	360	-2.9	3.1
16 Canada Bay	410	460	480	-2.6	2.8	480	550	600	-1.8	3.8
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	280	330	385	10.0	3.1 s	350	380	430	2.7	4.1
19 Kogarah	260	310	380 s	2.5 s	0.0 s	370	420	460	0.0	7.7
20 Ku-ring-gai	395	450	480 s	0.0	12.5	500	550	600	-3.1	3.8
21 Manly	400	450	510	0.0	0.0	520	590	700	-1.7	3.5
22 Parramatta	280	345	380	4.5	4.5	360	390	430	1.3	5.4
23 Rockdale	320	420	460	23.5	20.0	370	405	480	1.3	3.8
24 Ryde	300	330	370	-2.9	6.5	360	400	450	0.0	5.3
25 Strathfield	310	360	410 s	-5.3	2.9 s	410	440	500	-2.2	4.8
26 Willoughby	450	478	520	-0.5	6.1	490	550	650	-1.8	1.9
Outer Ring	225	300	375	7.1	8.1	300	375	450	1.4	7.1
27 Baulkham Hills	300	348	410 s	8.6 s	16.8	400	450	490	2.3	9.8
28 Blacktown	175	220	250 s	-4.3	12.3	310	343	370	3.8	3.8
29 Blue Mountains	188	200	243 s	-4.8	0.0 s	240	250	280	-10.7	0.0 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	210	293	330 s	34.5 s	12.5 s	250	290	380	11.5	14.8
32 Fairfield	205	230	253	5.0	5.7	280	300	330	0.0	11.1
33 Gosford	195	215	248	7.5	2.4	270	295	320	1.7	5.4
34 Hawkesbury	-	-	-	-	-	230	285	320 s	5.6 s	0.0 s
35 Holroyd	250	280	320	1.8 s	3.7 s	340	360	385	0.0	2.9
36 Hornsby	300	345	380	0.0	-0.7	400	430	470	0.0	0.0
37 Liverpool	164	240	270 s	-4.0 s	9.1	280	303	350	0.8	2.5
38 Penrith	200	220	230 s	-7.4	3.5	260	280	310	5.7	12.0
39 Pittwater	320	350	380	0.0	0.0 s	440	485	565	2.1	2.6
40 Sutherland	280	305	340	1.7	3.4	380	415	460	3.8	6.4
41 Warringah	358	395	430	1.3	0.0	450	500	580	4.2	4.2
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	137	170	200	-12.8	-11.7	230	265	310	-1.9	1.9
Rest of GMR	170	200	250	0.0	5.3	250	285	335	-1.7	3.6
44 Cessnock	160	188	277 s	1.4 s	17.2 s	198	270	290	6.9	12.5
45 Kiama	-	-	-	-	-	240	265	320 s	-10.2 s	6.0 s
46 Lake Macquarie	135	168	200	-13.0	-11.8	210	265	300	-5.4	0.0
47 Maitland	155	168	190	-6.9	-1.4 s	220	270	300	-0.9	12.5
48 Newcastle	195	220	280	-8.3	7.3	280	320	380	-2.3	6.7
49 Port Stephens	175	185	195 s	2.8 s	-	230	250	280	0.0	8.7
50 Shellharbour	-	-	-	-	-	220	240	260	0.0	14.3
51 Wollongong	180	210	250	0.0	10.5	250	290	345	-3.3	1.8
NEW SOUTH WALES	250	380	480	0.0	4.1	290	400	530	0.0	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 - December 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	300	3.4	7.1	290	3.6	7.4	210	0.0	5.0
54 Hunter SD Balance	240	4.3	10.3	320	3.2	6.7	320	4.9	10.3	240	6.7	20.0
55 Nowra-Bomaderry	230	15.0	9.5	295	1.7	5.4	295	1.7	5.4	230 s	16.5	17.9
56 Illawarra SD Balance	250	4.2	4.2	310	3.3	10.7	310	3.3	10.7	220	-2.2	-6.4
57 Tweed Heads & Tweed Coast	295	3.5	0.0	355	-1.4	-1.4	390	0.0	2.6	285	1.8	-1.7
58 Lismore	228	-1.1	1.1	310	3.3	0.0	320	3.2	0.0	223	-2.2	1.1
59 Richmond-Tweed SD Balance	270	0.0	-1.8	350	0.0	0.0	350	0.0	0.0	255	-1.9	0.0
60 Coffs Harbour	260	4.0	4.0	350	1.4	0.0	350	1.4	0.0	245	6.5	11.4
61 Clarence	230	0.0	4.5	290	0.0	0.0	290	0.0	-1.7	210	1.2	5.0
62 Port Macquarie	250	0.0	3.1	350	0.0	0.0	350	0.0	0.0	248	3.1	7.6
63 Hastings	210	5.0	5.0	280	3.7	7.7	278	2.8	6.7	195	2.6	2.6
64 Tamworth	223	3.5	1.1	285	1.8	3.6	280	0.0	3.7	220	4.8	3.5
65 Northern Slopes	190	0.0	18.8	250	4.2	19.0	250	4.2	19.0	198	6.8 s	31.7 s
66 Northern Tablelands	195	1.3	2.6	250	0.0	4.2	250	0.0	4.2	198	3.9	6.8
67 North Central Plain	150	-6.3	7.1	278	1.8	20.7	280	0.0	21.7	150	0.0	7.1
68 Dubbo	198	9.7	9.7	265	1.9	6.0	270	3.8	8.0	175	0.0	9.4
69 Central Macquarie	175	-17.6	-5.4	245	-14.8	6.5	210	-23.6	0.0	170	-22.7	-12.8
70 Macquarie-Barwon	150 s	-1.6	15.4 s	180 s	4.3 s	5.9	180 s	2.9 s	7.5 s	140 s	-12.5 s	7.7 s
71 Upper Darling	150 s	0.0 s	0.0 s	250 s	13.6	13.6 s	250 s	11.1	13.6 s	140 s	-6.7 s	12.0 s
72 Bathurst	235	6.8	17.5	300	3.4	12.1	300	3.4	11.1	235	11.9	17.5
73 Orange	260	4.0	9.5	345	4.5	15.0	345	4.5	16.9	250	5.3	8.7
74 Central Tablelands	190	-2.6	8.6	230	0.0	0.0	230	0.0	0.0	173 s	-1.4 s	7.8 s
75 Lachlan	150	0.0	11.1	200	0.0	11.1	200	5.3	11.1	145	5.5	11.1
76 Queanbeyan	320	0.0	4.9	450	0.6	2.3	430	-4.4	-4.4	310	3.3	6.9
77 Southern Tableland	200	-4.8	5.3	273	9.0	9.0	278	11.0	11.0	185	2.8	15.6
78 Lower South Coast	220	0.0	4.8	285	-1.7	5.6	290	0.0	7.4	210	5.0	7.7
79 Snowy	220	29.4	14.3	245	-2.0	2.1	240	-2.0	4.3	220	37.5 s	37.5
80 Wagga Wagga	240	0.0	4.3	310	5.1	3.3	300	3.4	1.7	220	0.0	7.3
81 Central Murrumbidgee	160	0.0	-1.5	220	0.0	7.3	213	-3.4	6.3	160	0.0	6.7
82 Lower Murrumbidgee	160	-5.9	6.7	230	0.0	4.5	230	0.0	9.5	160	-3.0	6.7
83 Albury	195	5.4	8.3	275	1.9	5.8	270	1.9	3.8	180	10.8	12.5
84 Upper Murray	168	1.5	4.7	215	-5.5	-6.5	215	-2.3	-6.5	160 s	4.9 s	3.2 s
85 Central Murray	150	0.0	3.4	200	-9.1	0.0	200	-9.1	3.9	160	28.0	18.5
86 Murray-Darling	-	-	-	180 s	-18.2 s	0.0 s	180 s	-18.2 s	-6.5 s	-	-	-
87 Far West	150	-4.8	-6.3	200	5.3	14.3	200	5.3	14.3	-	-	-

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - December Quarter 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	7734	4151	15776	-8.2	7.0	69265	39637	148076	0.6	4.1
54 Hunter SD Balance	472	246	976	-8.9	10.0	4314	2229	9054	1.8	6.1
55 Nowra-Bomaderry	134	63	254	-10.9	10.0	1247	677	2780	1.9	2.5
56 Illawarra SD Balance	551	95	836	-12.1	13.0	4887	1133	8211	0.8	2.5
57 Tweed Heads & Tweed Coast	247	288	825	8.7	4.7	2021	2294	6963	1.5	2.9
58 Lismore	156	118	374	-2.6	11.3	1500	1185	3665	-1.3	2.7
59 Richmond-Tweed SD Balance	684	316	1347	-3.4	20.7	5580	2949	11805	1.2	3.4
60 Coffs Harbour	251	215	691	-11.0	11.6	2023	1733	6049	0.9	4.2
61 Clarence	524	167	836	-11.8	6.0	4532	1901	7983	0.7	3.1
62 Port Macquarie	198	193	586	4.3	17.9	1513	1480	4713	1.1	4.3
63 Hastings	441	214	871	-6.0	5.1	4619	2138	8643	1.2	4.8
64 Tamworth	318	127	537	-10.9	17.2	2481	1400	4679	1.7	8.0
65 Northern Slopes	202	67	301	28.1	24.9	1588	582	2538	3.4	5.2
66 Northern Tablelands	333	169	659	-14.4	9.1	2824	1831	6168	-0.3	4.4
67 North Central Plain	78	83	207	-21.0	-1.9	1001	878	2294	0.6	2.4
68 Dubbo	197	93	371	7.5	6.3	1696	932	3527	1.9	3.4
69 Central Macquarie	235	105	415	-8.8	8.1	2045	873	3743	0.1	6.1
70 Macquarie-Barwon	45	30	96	-7.7	28.0	461	241	878	3.3	4.3
71 Upper Darling	48	22	78	-39.1	-23.5	409	265	935	0.3	4.8
72 Bathurst	156	97	321	-17.9	-20.9	1662	1042	3544	-2.1	0.1
73 Orange	260	90	382	-24.5	-9.7	2269	1068	3947	-1.3	5.7
74 Central Tablelands	213	44	308	-9.4	-2.5	1936	511	3140	1.5	4.7
75 Lachlan	168	85	306	-23.3	-6.7	1946	965	3521	-0.6	4.4
76 Queanbeyan	90	102	447	-14.7	3.7	913	1239	4416	0.8	3.6
77 Southern Tableland	249	79	425	-21.0	-3.2	2449	960	4602	0.2	4.6
78 Lower South Coast	306	209	647	-3.7	24.9	2819	1589	5626	1.3	3.2
79 Snowy	67	69	194	-5.8	-1.5	681	458	1515	-7.6	5.2
80 Wagga Wagga	225	149	607	-5.5	5.9	2009	1752	5660	-1.4	5.6
81 Central Murrumbidgee	173	72	296	2.4	0.7	1413	618	2591	0.2	4.1
82 Lower Murrumbidgee	155	166	380	-6.9	-2.1	1612	1340	3705	0.8	3.2
83 Albury	205	224	643	-4.9	8.4	1607	1874	5684	-0.2	3.6
84 Upper Murray	90	37	135	-11.2	5.5	725	335	1248	1.0	2.5
85 Central Murray	136	84	251	2.4	8.2	1036	647	1920	1.9	5.8
86 Murray-Darling	30	12	46	-22.0	-23.3	293	167	511	1.2	11.1
87 Far West	97	21	128	-26.9	-19.0	1154	351	1818	0.3	4.9

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

Table 7. New and Total Bonds - Greater Metropolitan Region - December Quarter 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	9437	19258	42078	-6.8	0.0	103233	197145	466984	0.8	2.5
Inner Ring	881	8828	14735	-8.7	-1.7	10020	88863	161374	0.6	1.6
1 Ashfield	49	294	523	-6.1	0.4	597	3874	7047	-0.1	2.0
2 Botany Bay	28	220	347	-8.7	-8.7	520	2647	4640	1.0	5.1
3 Lane Cove	68	181	339	-9.6	4.6	506	2009	3696	-0.4	0.6
4 Leichhardt	168	336	860	-12.4	-9.1	1928	3262	9435	0.2	-0.1
5 Marrickville	116	613	1284	-5.9	10.3	1906	6268	15771	0.7	1.4
6 Mosman	63	240	415	-6.7	-0.2	446	2553	4486	0.3	0.9
7 North Sydney	56	1118	1607	-6.9	-6.1	521	11359	17481	0.7	1.0
8 Randwick	149	1099	1891	-14.6	-3.4	1474	12401	22216	0.2	2.5
9 Sydney	78	3366	5149	-8.2	-3.4	1014	30139	50670	0.7	2.0
10 Waverley	62	848	1318	-11.3	3.5	577	9158	15335	0.7	0.2
11 Woollahra	44	513	1002	0.1	3.6	531	5193	10597	2.5	2.2
Middle Ring	2132	6025	11842	-3.9	0.4	23602	62225	131705	0.9	3.4
12 Auburn	145	521	965	17.0	23.7	1582	4467	8717	2.4	6.8
13 Bankstown	335	221	924	-8.2	-0.9	3900	2925	11871	1.1	5.7
14 Burwood	41	228	406	6.8	4.6	511	1972	4226	0.6	2.0
15 Canterbury	178	487	1078	-12.3	-13.9	2459	7225	16125	0.3	1.8
16 Canada Bay	108	567	961	-14.4	-9.2	1149	5152	9559	0.5	2.4
17 Hunters Hill	17	20	55	-26.7	-25.7	207	391	878	-0.9	-0.5
18 Hurstville	88	291	594	-7.0	-2.9	1456	3416	7289	0.2	2.5
19 Kogarah	94	240	463	5.2	10.5	910	2497	4903	1.7	4.7
20 Ku-ring-gai	227	260	612	-17.3	-3.8	2230	2077	5776	1.7	8.2
21 Manly	78	433	672	-8.9	-3.6	551	4021	6772	1.4	1.5
22 Parramatta	291	864	1729	-1.8	6.3	3187	8953	18650	0.9	5.1
23 Rockdale	178	597	1008	0.3	6.0	1853	6242	11335	1.1	2.3
24 Ryde	177	621	1111	2.1	1.2	1856	6159	12169	0.2	2.0
25 Strathfield	43	265	424	6.3	7.9	509	2446	4323	0.3	1.7
26 Willoughby	132	410	840	-3.8	-4.8	1242	4282	9112	0.6	1.4
Outer Ring	6424	4405	15501	-7.2	1.3	69611	46057	173905	0.8	2.7
27 Baulkham Hills	366	174	833	-1.9	0.8	3561	1610	8425	0.0	1.9
28 Blacktown	964	251	1716	-4.1	-0.6	10503	2626	19549	1.4	4.6
29 Blue Mountains	349	65	517	-3.2	13.1	3495	707	5401	-0.6	-0.1
30 Camden	230	13	319	-6.7	10.4	1876	128	2887	1.7	5.5
31 Campbelltown	404	106	789	-12.5	14.0	4721	1045	9377	1.1	3.6
32 Fairfield	386	289	1029	-3.9	2.0	4853	3715	13819	1.9	5.6
33 Gosford	589	348	1395	-9.7	3.0	6194	3647	14743	0.3	0.4
34 Hawkesbury	168	38	347	-19.9	-17.0	2099	539	4436	0.5	2.7
35 Holroyd	206	354	856	-9.5	-7.4	2544	4221	10358	0.2	1.4
36 Hornsby	303	377	940	1.8	10.6	3057	3731	9976	1.0	1.7
37 Liverpool	407	286	999	-6.8	-6.6	4775	3896	12935	0.1	2.0
38 Penrith	516	153	1191	-11.7	0.1	6195	2226	13945	1.0	4.0
39 Pittwater	148	140	415	-4.2	24.3	1348	1374	4171	1.5	2.8
40 Sutherland	332	798	1524	0.7	1.5	2969	6944	14813	0.8	0.7
41 Warringah	240	718	1208	-7.7	-5.5	2391	6978	12793	1.1	2.7
42 Wollondilly	133	11	183	-15.3	13.0	1268	172	1928	1.5	4.0
43 Wyong	683	284	1240	-15.9	1.7	7762	2498	14349	0.5	2.7
Rest of GMR	2469	1852	6301	-11.4	3.0	27353	18667	68509	0.2	3.5
44 Cessnock	233	96	418	-11.3	-9.7	2394	779	4061	1.7	6.5
45 Kiama	48	25	130	-22.2	5.7	603	291	1443	-0.6	1.7
46 Lake Macquarie	543	202	1090	-14.2	16.2	6242	2166	12486	0.9	4.4
47 Maitland	330	141	605	-12.9	17.9	2805	1203	5434	1.6	9.2
48 Newcastle	484	515	1694	-11.7	2.6	5864	5014	18549	-1.1	2.2
49 Port Stephens	216	113	482	-15.3	6.2	2518	1048	5222	0.7	4.2
50 Shellharbour	170	73	342	-11.9	-6.8	1907	922	4085	0.7	3.1
51 Wollongong	445	687	1540	-5.9	-4.3	5020	7244	17229	0.0	2.2
NEW SOUTH WALES	19640	25261	64155	-7.6	1.9	199851	255449	683569	0.7	2.9

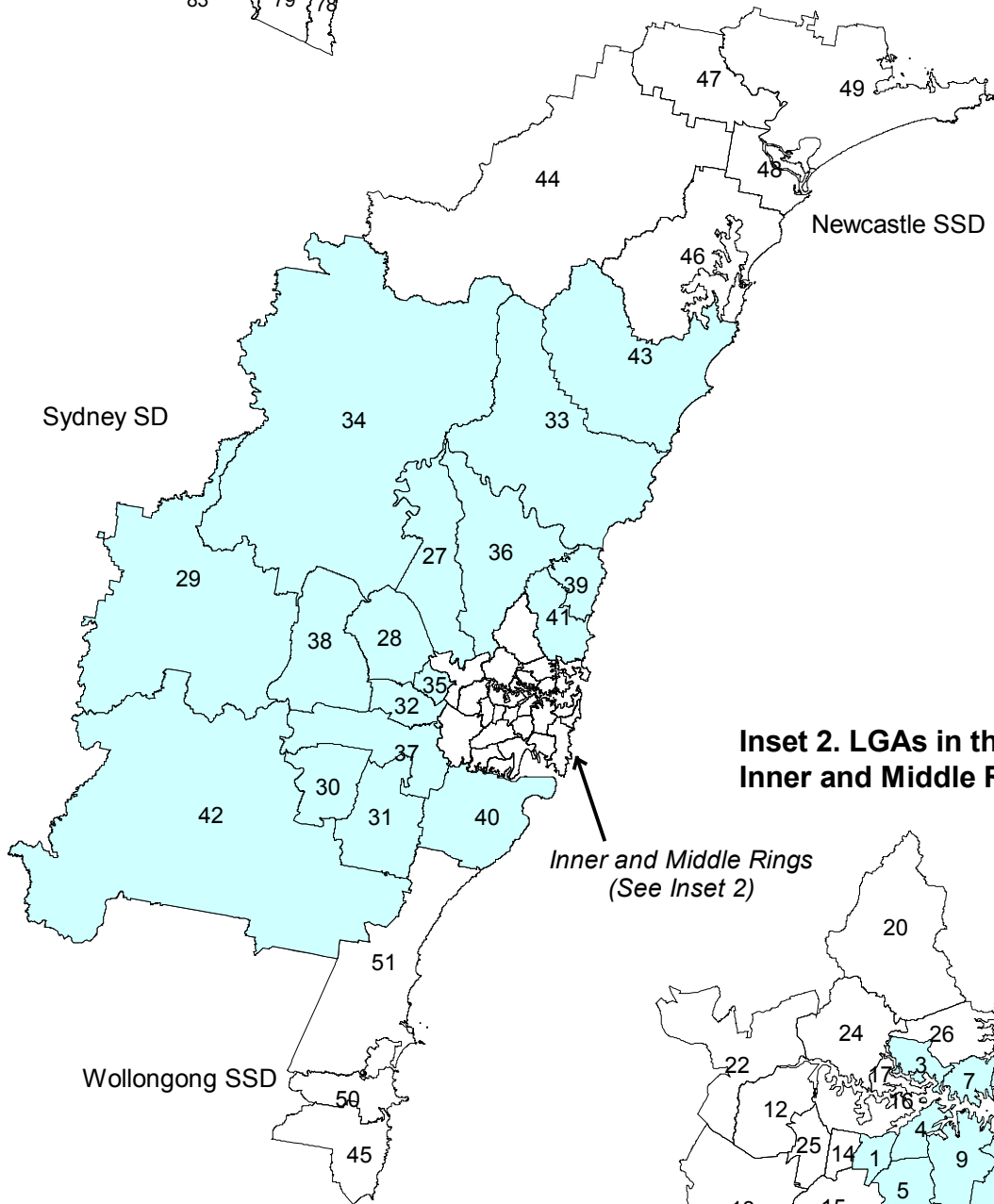
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

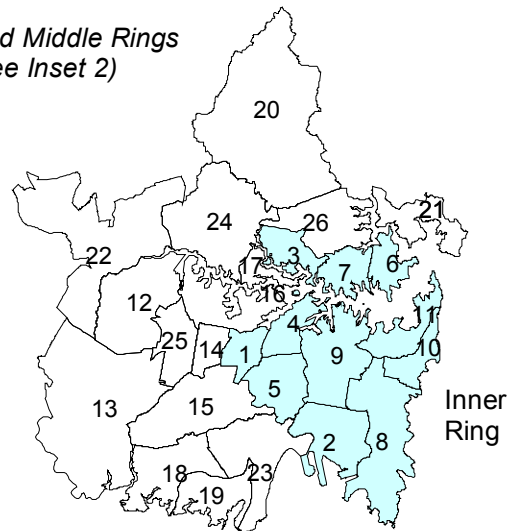


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	375	495	685	589	-6.6	-2.9
Inner Ring	503	655	895	801	-6.4	-3.0
1 Ashfield	440	505	750	646	-12.2	-1.9
2 Botany Bay	425	569	750	593	-5.1	2.7
3 Lane Cove	485	584	1075	841	-15.4	-10.8
4 Leichhardt	646	817	1025	848	-7.4	-4.9
5 Marrickville	455	654	800	644	0.6	7.7
6 Mosman	539	783	1495	1188	-44.0	-12.1
7 North Sydney	525	670	878	776	-3.6	0.8
8 Randwick	563	670	911	815	-14.1	-1.5
9 Sydney	465	591	750	648	-3.9	-3.9
10 Waverley	600	760	1310	1001	-7.3	-3.1
11 Woollahra	690	1100	1800	1463	3.3	1.9
Middle Ring	420	540	740	634	-3.4	0.0
12 Auburn	342	450	530	454	-5.1	-0.9
13 Bankstown	405	490	573	484	0.0	2.1
14 Burwood	498	600	780	698	-11.1	4.1
15 Canterbury	305	450	630	482	-4.7	2.3
16 Canada Bay	570	700	935	787	2.9	1.4
17 Hunters Hill	740	1238	1501	1239	-1.0	31.0
18 Hurstville	419	560	724	597	-2.7	3.9
19 Kogarah	475	580	868	680	-9.0	5.5
20 Ku-ring-gai	670	918	1238	997	-0.3	-2.4
21 Manly	625	870	1235	997	-18.7	-7.7
22 Parramatta	359	424	525	447	-3.5	-0.5
23 Rockdale	413	509	658	553	-2.2	7.1
24 Ryde	453	586	800	652	-12.8	-2.7
25 Strathfield	410	464	720	681	4.3	-3.4
26 Willoughby	610	847	1230	956	-10.9	13.8
Outer Ring	335	418	560	476	-5.0	-2.2
27 Baulkham Hills	545	632	765	673	-4.2	-4.2
28 Blacktown	317	377	464	392	-1.3	4.1
29 Blue Mountains	328	378	450	393	0.8	-0.5
30 Camden	385	450	515	458	-0.2	3.7
31 Campbelltown	280	320	363	325	-2.9	0.0
32 Fairfield	323	400	455	393	-4.3	2.6
33 Gosford	320	376	476	420	-6.0	-2.3
34 Hawkesbury	339	410	545	468	0.0	6.5
35 Holroyd	325	400	498	418	-3.6	2.6
36 Hornsby	500	648	791	662	-8.1	1.7
37 Liverpool	340	411	488	421	0.1	-2.3
38 Penrith	300	346	400	353	1.4	0.3
39 Pittwater	745	915	1200	970	-3.4	1.1
40 Sutherland	440	580	719	611	-11.5	-5.5
41 Warringah	488	653	880	714	-11.8	-3.3
42 Wollondilly	340	427	615	491	1.1	1.7
43 Wyong	265	320	400	342	0.0	-1.8
Rest of GMR	300	360	442	381	-4.0	-2.0
44 Cessnock	213	260	313	270	0.0	0.0
45 Kiama	400	475	600	513	-7.0	-7.0
46 Lake Macquarie	305	367	448	385	-0.8	-0.3
47 Maitland	275	325	399	345	-3.0	-4.4
48 Newcastle	320	372	452	399	-0.9	0.4
49 Port Stephens	290	352	430	368	-6.3	-4.5
50 Shellharbour	307	354	420	365	-7.8	1.1
51 Wollongong	315	380	480	405	-7.3	-3.8
NEW SOUTH WALES	315	420	587	500	-6.7	-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 9. Sale Prices — Greater Metropolitan Region — Non Strata — September 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	393	545	800	664	-9.2	-5.2
Inner Ring	800	990	1430	1241	-10.4	-8.8
1 Ashfield	830	908	1105	1063	3.1	-0.3
2 Botany Bay	707	801	875	790	-1.8	0.8
3 Lane Cove	1073	1274	1700	1389	-2.9	-2.4
4 Leichhardt	805	928	1138	999	-9.7	-3.8
5 Marrickville	715	783	900	807	-2.2	0.6
6 Mosman	1560	2330	3040	2329	-10.4	3.4
7 North Sydney	1100	1375	1675	1481	-8.3	5.8
8 Randwick	913	1235	1541	1267	1.4	-0.3
9 Sydney	720	820	979	891	-5.2	-7.3
10 Waverley	1175	1500	1925	1628	-9.6	-4.5
11 Woollahra	1345	1975	2950	2326	-10.3	-1.6
Middle Ring	556	717	985	828	-7.7	-3.8
12 Auburn	470	550	660	573	-8.3	-6.4
13 Bankstown	475	535	600	542	0.0	2.4
14 Burwood	719	954	1208	970	-20.5	5.7
15 Canterbury	531	650	750	654	-2.8	-0.5
16 Canada Bay	878	1042	1220	1055	-2.3	-7.4
17 Hunters Hill	1238	1378	1875	1556	-17.4	-20.7
18 Hurstville	650	725	870	762	-3.3	3.3
19 Kogarah	760	877	1000	915	-5.7	-2.6
20 Ku-ring-gai	926	1155	1435	1230	-5.1	-5.3
21 Manly	1115	1319	1732	1445	-2.4	-4.4
22 Parramatta	457	540	629	552	-6.1	-3.1
23 Rockdale	650	711	822	746	-6.4	-1.4
24 Ryde	790	873	978	908	-1.5	-2.5
25 Strathfield	810	1240	1502	1262	2.9	15.1
26 Willoughby	1089	1275	1520	1326	-5.4	-4.5
Outer Ring	353	440	608	512	-6.0	-3.3
27 Baulkham Hills	610	680	800	731	-3.5	-4.2
28 Blacktown	335	399	490	410	-0.4	2.2
29 Blue Mountains	330	380	452	398	-1.3	-1.3
30 Camden	390	453	515	461	0.2	4.1
31 Campbelltown	300	335	375	344	-1.5	1.1
32 Fairfield	392	430	480	442	-4.4	1.8
33 Gosford	339	405	526	448	-7.5	-5.3
34 Hawkesbury	367	449	570	509	7.3	8.2
35 Holroyd	430	484	543	489	1.4	-0.3
36 Hornsby	655	746	851	768	-2.5	0.8
37 Liverpool	395	450	510	462	1.1	0.6
38 Penrith	335	370	422	384	-0.5	2.1
39 Pittwater	840	965	1325	1102	-8.5	-5.4
40 Sutherland	630	722	850	779	-7.1	1.7
41 Warringah	815	889	1050	947	-6.2	-3.9
42 Wollondilly	360	440	620	503	1.7	3.9
43 Wyong	273	330	405	351	-1.1	-1.8
Rest of GMR	310	375	463	395	-2.6	-1.3
44 Cessnock	213	260	320	274	-1.9	3.2
45 Kiama	455	535	623	563	-5.3	-2.7
46 Lake Macquarie	310	375	455	391	-0.4	-1.3
47 Maitland	280	341	419	356	-2.6	-5.0
48 Newcastle	330	385	470	411	0.6	0.0
49 Port Stephens	307	370	466	385	-3.8	-2.6
50 Shellharbour	322	376	430	381	-5.6	2.5
51 Wollongong	349	426	530	445	-6.3	-0.9
NEW SOUTH WALES	315	417	612	519	-7.3	-3.0

(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 — September 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	355	460	582	496	-3.4	0.0
Inner Ring	460	569	710	624	-2.8	-1.7
1 Ashfield	413	465	513	462	0.0	5.4
2 Botany Bay	404	465	577	493	-3.3	5.6
3 Lane Cove	450	517	580	539	7.7	0.4
4 Leichhardt	505	635	800	650	-9.1	6.3
5 Marrickville	392	453	515	455	-2.4	-0.7
6 Mosman	470	575	840	680	-15.4	-6.5
7 North Sydney	497	618	757	648	-6.1	-0.6
8 Randwick	527	601	710	632	0.1	1.3
9 Sydney	441	553	695	606	-4.7	-3.1
10 Waverley	533	631	750	668	-5.8	-0.6
11 Woollahra	611	776	1185	985	9.1	1.4
Middle Ring	364	450	552	475	-2.2	2.3
12 Auburn	307	371	465	386	-7.8	0.3
13 Bankstown	296	335	401	345	-1.5	-0.3
14 Burwood	470	510	615	552	-22.7	2.0
15 Canterbury	265	320	407	343	0.0	0.0
16 Canada Bay	530	600	700	628	1.7	-1.6
17 Hunters Hill	500	635	875	730 s	25.7 s	25.7
18 Hurstville	370	420	490	435	-4.5	2.4
19 Kogarah	430	480	526	477	-2.4	6.7
20 Ku-ring-gai	555	640	788	674	0.2	-4.5
21 Manly	550	685	870	728	-8.1	0.7
22 Parramatta	322	370	430	379	-1.3	0.2
23 Rockdale	385	437	505	449	-5.0	4.8
24 Ryde	425	503	585	517	6.3	12.7
25 Strathfield	398	435	473	446	6.1	3.4
26 Willoughby	535	613	708	628	-0.4	5.3
Outer Ring	284	363	460	382	-1.7	0.8
27 Baulkham Hills	445	487	532	493	-5.1	-4.5
28 Blacktown	268	298	345	307	0.5	4.4
29 Blue Mountains	231	315	385	304 s	18.0 s	-0.6 s
30 Camden	-	-	-	-	-	-
31 Campbelltown	220	248	276	247	-2.7	1.2
32 Fairfield	235	265	305	274	-5.0	9.7
33 Gosford	278	320	377	332	2.5	4.9
34 Hawkesbury	255	302	330	288	-13.2 s	-1.3
35 Holroyd	300	320	359	328	-2.7	1.3
36 Hornsby	413	460	510	466	-0.9	2.4
37 Liverpool	255	300	345	302	7.1	3.8
38 Penrith	215	268	302	260	0.1	-5.2
39 Pittwater	469	563	725	615	-16.9	-13.5
40 Sutherland	385	450	525	467	-1.7	0.0
41 Warringah	426	499	561	501	-1.2	0.2
42 Wollondilly	-	-	-	-	-	-
43 Wyong	222	270	347	294	-0.7	0.2
Rest of GMR	260	319	370	326	-3.5	-0.5
44 Cessnock	205	248	270	241 s	7.1 s	-9.8 s
45 Kiama	315	355	400	344 s	-4.6 s	5.2 s
46 Lake Macquarie	275	320	363	327	-0.9	2.9
47 Maitland	205	250	301	253	-15.3 s	-10.7
48 Newcastle	299	339	410	364	-5.8	3.0
49 Port Stephens	235	295	358	300	-1.0 s	-10.6
50 Shellharbour	257	305	340	303	-19.0	6.1
51 Wollongong	250	327	380	328	-4.2	-3.8
NEW SOUTH WALES	317	426	555	463	-5.0	-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 — September 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	215	290	385	312	-5.7	-4.9
54 Hunter SD Balance	255	329	412	349	-0.5	-0.3
55 Nowra-Bomaderry	252	290	345	311	-6.1	-6.8
56 Illawarra SD Balance	292	370	499	424	-6.3	0.0
57 Tweed Heads and Tweed Coast	315	403	495	419	1.9	-4.8
58 Lismore	252	300	365	316	-3.2	-8.3
59 Richmond-Tweed SD Balance	290	394	518	422	-3.3	-10.5
60 Coffs Harbour	297	343	427	361	-2.0	-3.4
61 Clarence	247	323	400	329	-0.7	0.9
62 Port Macquarie	275	344	410	353	-7.9	-4.7
63 Hastings	239	310	385	318	0.0	7.3
64 Tamworth	215	270	345	282	-8.7	0.2
65 Northern Slopes	155	215	310	246	0.0	0.0
66 Northern Tablelands	170	232	320	267	-1.3	1.8
67 North Central Plain	141	198	305	222	-21.0	6.6
68 Dubbo	217	250	300	268	-3.8	-2.3
69 Central Macquarie	145	230	320	238	-11.9	-3.8
70 Macquarie-Barwon	50	85	140	110	-52.8 s	-26.7
71 Upper Darling	65	139	208	149	6.8 s	-24.2 s
72 Bathurst	224	290	338	289	-4.9	8.6
73 Orange	236	297	350	295	4.2	1.7
74 Central Tablelands	178	225	300	264	-11.8	2.3
75 Lachlan	120	170	242	185	-3.7	-8.7
76 Queanbeyan	323	434	567	457	-2.5	-3.6
77 Southern Tablelands	204	270	352	301	-11.2	-2.0
78 Lower South Coast	263	334	413	344	-1.9	-0.4
79 Snowy	178	225	325	256	-2.4	6.4
80 Wagga Wagga	245	295	355	297	5.7	2.4
81 Central Murrumbidgee	125	180	230	195	-0.8	12.5
82 Lower Murrumbidgee	155	206	281	217	-12.5	-5.9
83 Albury	200	237	300	256	-11.5	-5.2
84 Upper Murray	140	180	264	210	-16.3	-16.3
85 Central Murray	130	199	254	205	-9.5	-0.5
86 Murray-Darling	90	157	262	166 s	-37.2 s	-9.0
87 Far West	80	108	182	127	44.0	-7.1

(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 12. Sale Prices — Rural Statistical Subdivisions — September 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	220	300	395	319	-3.2	-4.8	195	250	320	266	-4.9	-10.7
54 Hunter SD Balance	275	350	440	367	-0.3	3.2	200	273	320	276	-2.7	8.3
55 Nowra-Bomaderry	260	295	350	319	-7.4	-7.8	175	219	245	203 s	1.6 s	-
56 Illawarra SD Balance	300	380	500	434	-5.0	0.7	228	290	388	332	-19.7 s	-11.7
57 Tweed Heads and Tweed Coast	400	470	540	488	1.1	-2.1	260	305	395	332	-11.6	-15.3
58 Lismore	265	314	380	329	-0.5	-9.0	195	248	290	243 s	-	-0.4
59 Richmond-Tweed SD Balance	300	420	545	440	-4.0	-8.7	270	325	393	348	-3.7	-17.7
60 Coffs Harbour	325	390	437	397	4.0	2.6	204	246	326	260	-13.0 s	-12.2
61 Clarence	257	330	403	335	0.2	1.5	187	218	323	265 s	-30.2 s	-23.7
62 Port Macquarie	335	380	430	393	-6.1	-2.6	220	259	315	282	-5.1	-9.8
63 Hastings	247	315	387	325	-4.5	2.4	175	239	270	234 s	8.6 s	16.6
64 Tamworth	220	272	350	287	-9.3	-1.1	175	185	235	199 s	-	5.1 s
65 Northern Slopes	155	220	315	251	10.0	4.8	-	-	-	-	-	-
66 Northern Tablelands	167	235	330	272	0.0	3.8	200	215	240	215 s	-	-32.1 s
67 North Central Plain	140	195	305	222	-22.0	5.2	-	-	-	-	-	-
68 Dubbo	218	257	310	271	-3.0	-4.4	-	-	-	-	-	-
69 Central Macquarie	140	230	321	239	-12.7	-3.4	-	-	-	-	-	-
70 Macquarie-Barwon	50	90	150	112	-50.0 s	-22.4	-	-	-	-	-	-
71 Upper Darling	65	139	208	149	6.8 s	-24.2 s	-	-	-	-	-	-
72 Bathurst	252	294	344	303	-7.2	3.6	145	184	222	196 s	-15.7 s	-6.7 s
73 Orange	245	305	355	303	0.0	-1.6	213	228	270	228 s	6.8 s	-16.2 s
74 Central Tablelands	180	225	317	267	-11.8	2.3	-	-	-	-	-	-
75 Lachlan	121	169	244	186	-3.4	-8.6	-	-	-	-	-	-
76 Queanbeyan	443	527	650	555	-7.6	-4.1	231	288	365	293	-10.2	-10.0
77 Southern Tablelands	210	275	368	308	-13.4	-1.8	140	205	235	199 s	0.0 s	14.5 s
78 Lower South Coast	281	350	421	362	-2.8	0.0	183	226	290	249	-4.0	-14.9
79 Snowy	175	225	325	254	2.3	7.1	-	-	-	-	-	-
80 Wagga Wagga	253	299	360	306	4.5	-0.3	164	206	262	230 s	-9.7 s	2.5 s
81 Central Murrumbidgee	125	181	233	196	0.6	13.5	-	-	-	-	-	-
82 Lower Murrumbidgee	160	218	288	223	-7.4	-5.2	140	165	185	162 s	-	-
83 Albury	216	260	327	277	-7.1	-8.3	153	185	206	177	-7.5 s	12.1
84 Upper Murray	135	178	265	211	-14.3	-16.5	-	-	-	-	-	-
85 Central Murray	131	203	258	209	-10.6	-3.0	120	180	220	171 s	-	-
86 Murray-Darling	90	157	262	167 s	-40.3 s	-9.0 s	-	-	-	-	-	-
87 Far West	80	108	182	127	44.0	-7.1	-	-	-	-	-	-

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

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.
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.

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.

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 Geographic 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 and median sales 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 March 1990 quarter for rents and March 1991 for Sales.

For further information about these statistics contact Housing Analysis and Research (02 8753 8495).