Rent and Sales Report

No. 100 ISSN – 1440 – 0049

Rent: June quarter 2012
Sales: March quarter 2012

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)

Quarter Century Of Rent And Sales Reports

Introduction:

The June Quarter 2012 edition of the *Rent and Sales Report* represents the 100th issue and 25th anniversary of this publication – the most objective and comprehensive report on housing rental and sales trends in NSW. To commemorate this edition, this feature article will highlight the origin of this report; key trends in rents and sales in Sydney over the past two decades; and how data in the report compares with alternative measures on trends in housing costs as reported by the Australian Bureau of Statistics (ABS).

How it all began

A 1986 inquiry into Sydney's private rental market recognised the need for an authoritative source of data on NSW rent movements. As a result, the then NSW Department of Housing launched the Rent Report, first published in the June Quarter 1987.

Although not as comprehensive as today's *Rent and Sales Report*, it's interesting to look at some of the earliest data – a time when the average rent for a one bedroom dwelling in the Sydney's Inner West was just $93 a week.

Purpose of the Report

By drawing data directly from new bonds lodged with the NSW Rental Bond Board, the *Rent and Sales Report* provides observers and policy makers with a genuine indication of actual price movements in the cost of entering the rental market. The Rent and Sales Report avoids biases that may be created by extracting trends from samples of advertised prices.

The Report serves the following broad functions:

- Guidance to tenants, landlords and the Consumer, Trader and Tenancy Tribunal on fair rent-setting practices;
- Financial information for social housing providers in setting market rents and costing head-leasing and special rental subsidies;
- Government monitoring of housing affordability and supply;
- Social and economic research;
- Financial information for private investment decisions.

Key trends in rental prices over the past two decades

Rents have increased substantially across Sydney over the past 20 years. In general, rent rises have been greater in areas closer to Sydney's Central Business District (CBD).

For example, the weekly rental price of a three bedroom house in Sydney's inner ring has risen from $275 in June 1990 to $750 in June 2012 – a rise of 272%. Median rents in Sydney's middle and outer rings rose by 232% and 227% respectively over the past 22 years. Figure 1 shows that rent increases have been most striking over the past six years.

Figure 2 clearly indicates the extent to which growth in rental prices in Sydney as a whole has mostly outstripped Consumer Price Index (CPI) growth – particularly over the periods 1995 to 2000 and 2006 to 2010.

TABLE 2a : Mean Rents - New Lettings, Metropolitan Divisions, 1986-87

1 BEDROOM DWELLINGS

RENTAL BOND BOARD DIVISION	JUNE QUARTER 1987 $/WEEK	PREVIOUS QUARTER $/WEEK	QUARTERLY CHANGE %	SAME QUARTER PREVIOUS YEAR $/WEEK	YEARLY CHANGE %
Inner Sydney	123	114	7.9	105	17.1
South Sydney	92	88	4.5	84	9.5
Eastern Suburbs	119	122	-2.5	101	17.8
Inner West	93	92	1.1	82	13.4
Lower North Shore	129	124	4.0	111	16.2
Upper North Shore	107	104	2.9	95	12.6
Mosman Cremorne	135	128	5.5	116	16.4
Manly Warringah	116	111	4.5	101	14.9
North Western	99	94	5.3	86	15.1
Western Suburbs	83	84	-1.2	75	10.7
Parramatta Hills	86	87	-1.1	77	11.7
Fairfield Liverpool	78	75	4.0	71	9.9
Canterbury Bankstown	84	76	10.5	73	15.1
St. George	88	82	7.3	77	14.3
Cronulla Sutherland	97	95	2.1	85	14.1
METROPOLITAN	108	104	3.8	93	16.1

Figure 1: Sydney Median Rents for a 3 Bedroom House, 1990 - 2012

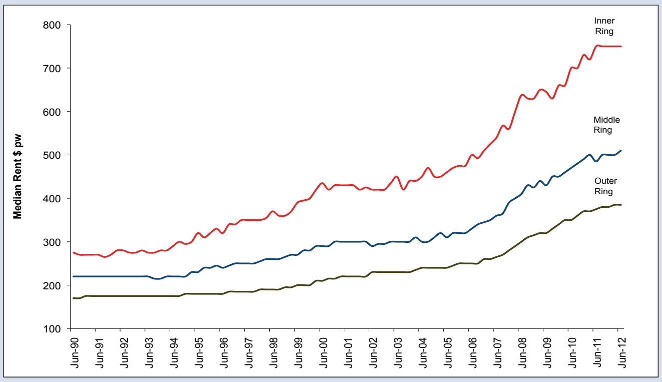
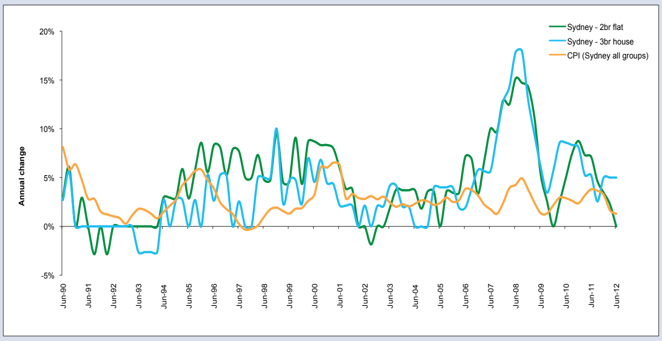


Figure 2: Annual Changes in Sydney Median Rents and CPI, 1990 - 2012



The trends in rental prices across NSW as reported in the *Rent and Sales Report* are mirrored by data reported by the ABS on median rents for all private renter households in NSW in their five yearly Census of Population and Housing. The key difference between the two data sources is that the Census is reporting the median rents that all renters pay, whereas the *Rent and Sales Report reports* only the median rents of new rentals during a quarter.

This means that the median rents as reported in the *Rent and Sales Report* are around $30 higher than those reported in the Census. Nevertheless, the general trends are similar, with both publications capturing the sharp increase in rents over the past five years.

Key trends in sales prices over the past two decades

It is interesting to contrast the trends in rental prices with median sales price trends. Figure 4 suggests a slight lag between rent and sale prices – rents tend to increase after sale prices rise. While the years 2000 to 2005 saw sharp increases in housing sale prices, rents tended to rise steeply in the second half of the decade. A second spike in housing prices then occurred in 2010.

Again, *Rent and Sales Report* data is consistent with trends reported by the ABS in the House Price Index, which measures the inflation or deflation of the price of houses over time. Figure 5 shows the rapid increase in housing price inflation since the turn of the century.

Figure 3: Median Rents reported in the Census and in the Rent and Sales Report, NSW, 1986 - 2011

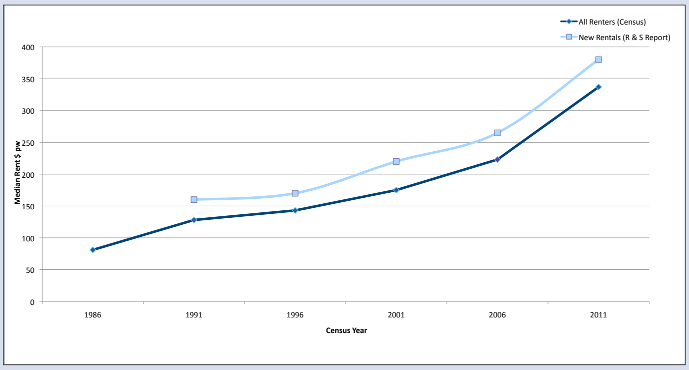


Figure 4: Sydney Median Sales Price for Non-Strata Dwellings, 1991 - 2012

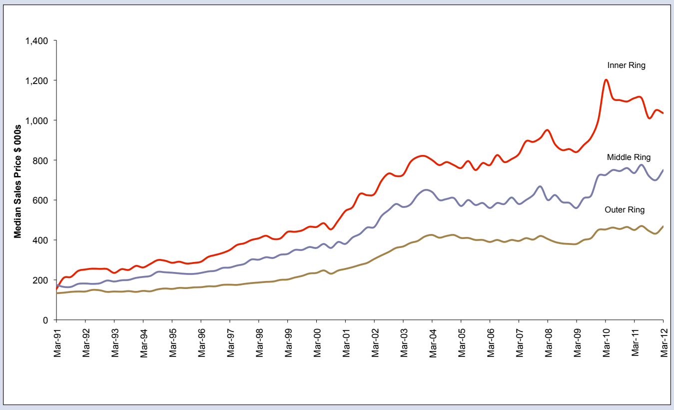
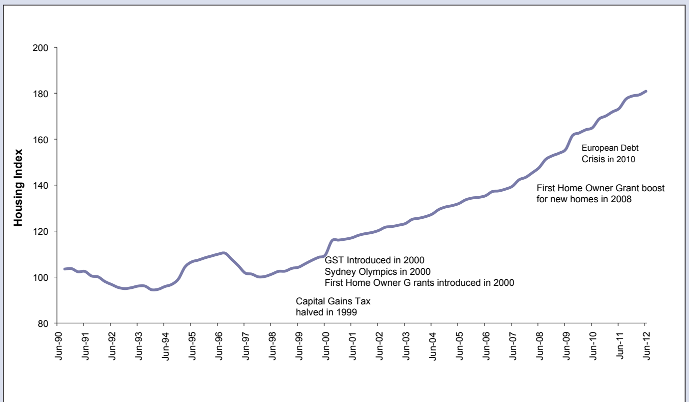


Figure 5: ABS House Price Index, Sydney, 1990 - 2012



Source: ABS Time Series Spreadsheets TABLE 5. CPI Series ID: A2325941A

Rent and Sales Summary

Rent: June Quarter 2012

Trends for new bonds at state and regional levels

For the third consecutive quarter the median rent for all dwellings remained unchanged at $450 in the Sydney Statistical Division (SD). The median rent also remained unchanged over the quarter in each of the Sydney Rings - Inner Ring ($550), Middle Ring ($450) and the Outer Ring ($390). Compared to the previous year the median rent increased by $10 in the Sydney SD and in each of the three Rings.

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 (7.1%), followed by an increase of 3.5% in the Inner Ring, 2.8% in the Outer Ring, and 2.4% in the Middle Ring. Over the quarter, the median rent increased by 1.7% in the Inner Ring but remained unchanged in the Middle and Outer Rings and in the Rest of GMR.

Over the year the median rent for three bedroom separate houses increased by 5.2% in the Middle Ring, 2.7% in the Outer Ring and by 2.9% in the Rest of GMR but remained unchanged in the Inner Ring. Over the quarter the median rent increased in the Middle Ring (2.0%) but remained unchanged in the Inner and Outer Rings and in the Rest of GMR.

The median rent for one bedroom flats/units increased over the year by 6.3% in the Outer Ring followed by 5.0% in the Rest of GMR, 4.4% in the Inner Ring and 4.1% in the Middle Ring. Over the quarter the median rent increased in the Outer Ring by 3.4% and in the Inner Ring by 2.2%, remained unchanged in the Rest of GMR and declined in the Middle Ring by 3.8%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 2.4% in the Middle Ring to 4.2% in the Inner Ring. The median rent increased by 8.5% in the Rest of GMR. Over the quarter the median rent increased by 3.3% in the Inner and 3.2% in the Rest of GMR but remained unchanged in the Middle and Outer Rings.

Outside the GMR the median rent for two bedroom flats/ units remained unchanged over the quarter but increased by 7.3% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter but increased by 3.6% over the year.

Over the quarter, the number of new bonds lodged decreased across the State, ranging from a decrease of 0.9% in the Outer Ring to 17.5% in the Rest of GMR. Over the year the number of new bonds lodged increased in the Sydney SD by 2.2% and in the Rest of GMR by 7.5%.

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 (15.4%) and Leichhardt (13.2%). Within the Rest of GMR the biggest annual increase was 25.0% in Shellharbour. Over the quarter none of the LGAs in the Sydney SD and in the Rest of the GMR recorded increases in excess of 10%.

None of the LGAs in the Sydney SD experienced a 10.0% or higher increase over the year in median rent for three bedroom separate houses. The largest increases were 7.3% in Hurstville and 7.1 % in Ku-ring-gai. Within the Rest of GMR the largest annual increase was recorded in Shellharbour at 7.1%.

Trends in Median Rents – Sydney and NSW

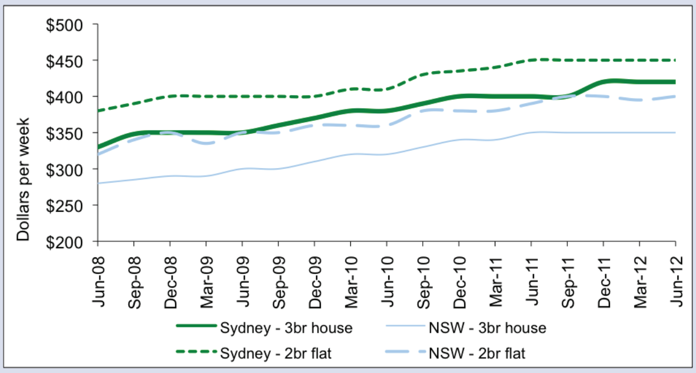


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
	Rent ($/wk)				
Jun Qtr 2012	**$550**	**$450**	**$390**	**$450**	**$390**
Qtly change	0.0%	0.0%	0.0%	0.0%	1.3%
Ann. change	1.9%	2.3%	2.6%	2.3%	2.6%
	Sales ($'000s)				
Mar Qtr 2012	**$690**	**$580**	**$439**	**$526**	**$433**
Qtly change	7.0%	14.2%	6.6%	9.6%	4.3%
Ann. change	4.9%	6.4%	2.8%	5.2%	1.2%

The largest annual increase in median rent for one bedroom flats/units was observed in Bankstown (32.3%). This was due to a very low median rent in the June 2011 rather than a particularly high median rent in the June 2012 quarter. The only other increases over 10% were recorded in Newcastle (11.6%), Gosford (11.4%), Auburn (10%) and Blacktown (10%).

The largest increases in median rent for two bedroom separate houses were 8.5% in Gosford and 7.3% in Marrickville. Within the Rest of GMR the largest annual increase was recorded in Cessnock at 12.0%.

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

Within the Sydney SD 31 LGAs recorded a growth over the year in the number of new bonds lodged, one LGA recorded no growth and 11 LGAs recorded declines in the number of new bonds lodged.

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

Sales: March Quarter 2012

The median sales price for all dwellings across the Sydney SD increased by 9.6% over the March quarter and 5.2% over the year. Over the quarter the median sales price increased in the Inner Ring by 7.0%, in the Middle Ring by 14.2%, in the Outer Ring by 6.6% and in the Rest of GMR by 5.6%. Over the year the median sales price increased across the board, lead by the Middle Ring (6.4%), Inner Ring (4.9%), Outer Ring (2.8%) and in the Rest of GMR (2.7%).

For non-strata dwellings in the Sydney SD, the median sales price increased by 11.5% for the quarter and 5.5% over the year. Over the quarter the sales price increased in the Middle Ring by 7.1%, in the Outer Ring by 8.3%, and in the Rest of GMR by 6.8%, but declined in the Inner Ring by 1.4%. The largest quarterly increase of 15.4% was recorded in Auburn, whilst the largest decrease of 7.5% was recorded in North Sydney. Over the year, the sales price increased in the Middle Ring by 2.0%, in the Outer Ring by 4.0% and in the Rest of GMR by 3.9% but declined in the Inner Ring by 6.8%. The largest annual increase was 15.4% recorded in Auburn, whilst the largest annual decrease was 25.2% recorded in North Sydney.

For strata dwellings in the Sydney SD, the median sales price increased by 6.0% for the quarter and 2.6% over the year. Over the quarter the median sales price increased in the Inner Ring (9.1%), in the Middle Ring (5.5%), in the Outer Ring (2.8%) and in the Rest of GMR (2.3%). The largest quarterly increase in the Sydney SD was 30.3% recorded in Botany Bay, whilst the largest quarterly decrease was 8.1% in both Fairfield and Liverpool. Over the year the median sales price increased in the Inner Ring (5.3%) and in the Middle Ring (1.5%) but declined in the Outer Ring (1.4%) and in the Rest of GMR (0.5%). Over the year Botany Bay recorded the largest increase of 31.1%, and was one of five LGAs in Sydney to record an increase of more than 10%.

Trends in Median Sales – Sydney and NSW

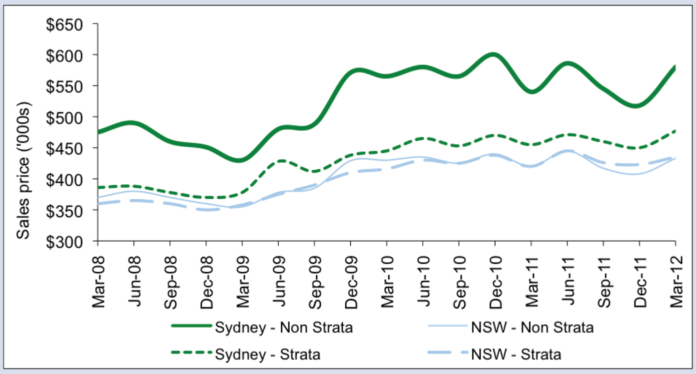


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2012

Local Government Area and Codes (a)	One Bedroom Median $	One Bedroom Change Qtly %	One Bedroom Change Ann %	Two Bedrooms Median $	Two Bedrooms Change Qtly %	Two Bedrooms Change Ann %	Three Bedrooms Median $	Three Bedrooms Change Qtly %	Three Bedrooms Change Ann %	Four + Bedrooms Median $	Four + Bedrooms Change Qtly %	Four + Bedrooms Change Ann %
SYDNEY SD	**410**	**-1.2**	**2.5**	**450**	**0.0**	**2.3**	**460**	**0.0**	**2.2**	**580**	**1.8**	**5.5**
Inner Ring	**460**	**0.0**	**2.2**	**600**	**0.8**	**3.4**	**800**	**0.0**	**0.6**	**1100**	**4.8**	**0.0**
1 Ashfield	350	2.9	0.0	420	2.4	0.0	630	6.3	5.9	-	-	-
2 Botany Bay	480	17.1	39.1	450	0.0	4.7	580	-10.8	-10.8	-	-	-
3 Lane Cove	400 s	0.6	8.1 s	480	4.3	6.7	650	0.0	-4.4	1250 s	4.6 s	5.3 s
4 Leichhardt	430	2.4	3.6	620	3.3	4.6	793	-0.9	1.6	1035	-3.3	12.5 s
5 Marrickville	350	3.7	7.7	460	2.2	2.2	680	4.6	4.6	850	10.4	17.2
6 Mosman	420	0.0	6.3	580	3.1	5.5	1000	6.4	0.0	1900 s	2.7 s	8.6
7 North Sydney	450	0.0	0.0	600	1.7	0.8	838	-1.5	0.9	1000 s	-23.1 s	-20.0 s
8 Randwick	440	-2.2	4.8	550	0.0	5.8	750	0.0	0.0	1200	20.0	9.1
9 Sydney	500	0.0	2.0	680	1.5	4.6	855	0.6	2.1	925	-2.6	7.2
10 Waverley	485	5.4	7.8	625	0.0	4.2	900	0.0	0.0	1425	5.6	-10.9
11 Woollahra	478	6.1	6.1	650	0.4	5.7	1000	0.0	-9.1	1600	3.2	-20.0
Middle Ring	**375**	**-1.3**	**4.2**	**420**	**0.0**	**2.4**	**550**	**3.8**	**5.8**	**700**	**2.9**	**4.5**
12 Auburn	430	4.9	10.3	420	5.0	9.1	480	0.0	2.1	600	6.2	0.0
13 Bankstown	220	7.3	10.0	380	2.7	4.1	450	0.0	4.0	530	-3.6	1.0
14 Burwood	360	2.9	26.3	450	-2.2	0.0	600	2.6	6.2	730 s	9.0 s	0.0 s
15 Canterbury	280	0.0	3.7	350	2.9	2.9	500	2.0	1.0	650	17.1	8.3
16 Canada Bay	475	-1.0	2.2	570	1.8	3.6	690	-0.4	6.2	800	0.0 s	0.0 s
17 Hunters Hill	-	-	-	475 s	-5.9 s	-6.4 s	783 s	12.6 s	3.0 s	-	-	-
18 Hurstville	300	3.4	0.0	390	-2.5	2.6	500	0.0	1.0	650	9.2	1.6
19 Kogarah	350 s	16.7 s	18.6 s	420	0.0	5.0	550	7.8	3.8	680 s	3.4 s	1.1 s
20 Ku-ring-gai	450	-4.3	-4.3	550	0.0	0.0	745	4.9	0.3	1050	4.5	8.0
21 Manly	475	-1.0	5.6	598	-3.6	-0.4	890	4.1	4.7	1300	6.1	3.8
22 Parramatta	340	4.6	3.0	390	1.3	2.6	470	2.7	4.4	560	-1.8	6.2
23 Rockdale	350	0.0	0.0	420	-0.6	5.0	550	3.8	1.9	695	2.2	8.2
24 Ryde	325	-1.5	1.6	420	2.4	2.4	598	0.4	3.0	730	2.5	4.3
25 Strathfield	365	-1.4	1.4	450	2.3	2.3	570	3.6	3.6	750 s	7.1 s	9.5 s
26 Willoughby	480	1.1	4.3	588	0.4	4.9	800	2.9	0.3	1200	9.1	-1.0
Outer Ring	**280**	**5.7**	**7.7**	**350**	**-2.8**	**0.0**	**390**	**0.0**	**2.6**	**520**	**0.0**	**5.1**
27 Baulkham Hills	310	3.3	9.7	450	5.9	0.0	510	2.0	6.3	640	-3.0	0.0
28 Blacktown	225	-2.2	1.1	340	0.0	3.0	380	0.0	4.1	500	-2.0	4.2
29 Blue Mountains	200	-9.1	1.3	275	-8.3	-5.2	350	0.0	2.9	450	-1.1	4.7
30 Camden	265 s	6.0 s	-	360	0.0 s	2.9 s	408	-0.6	4.5	520	4.0	5.1
31 Campbelltown	250	-15.3	8.7 s	320	6.7	10.3	360	0.0	2.9	450	2.3	7.1
32 Fairfield	230	4.5	9.5	300	0.0	3.4	400	0.0	2.6	470	2.2	2.2
33 Gosford	220	10.0	15.8	300	0.0	3.4	380	2.7	5.6	500	4.2	11.1
34 Hawkesbury	250 s	0.0 s	11.1 s	300	5.3	7.1	380	2.7	5.6	485	2.1	2.1
35 Holroyd	265	1.9	6.0	370	0.0	2.8	430	-2.3	2.4	530	3.9	10.4
36 Hornsby	360	0.0	-2.7	445	3.5	4.7	550	0.0	5.8	695	1.5	6.9
37 Liverpool	250	-3.8	13.6	300	-6.3	0.0	410	-2.4	2.5	500	2.0	4.2
38 Penrith	222	0.7	0.7	290	0.0	7.4	370	2.8	4.2	460	2.2	2.2
39 Pittwater	388	12.3	10.7	540	5.9	13.7	750	7.1	7.1	920	0.8	0.0
40 Sutherland	320	0.0	6.7	415	-1.2	3.8	575	2.7	4.5	690	0.7	1.5
41 Warringah	400	1.3	3.9	500	0.0	4.2	703	0.4	1.8	895	-0.6	2.3
42 Wollondilly	243 s	-	21.3 s	285	-0.9 s	11.8 s	350	0.0	0.0	470	0.0	11.2
43 Wyong	200	7.8	11.1	280	3.7	3.7	340	3.0	6.3	430	2.4	2.4
Rest of GMR	**200**	**5.3**	**3.9**	**305**	**-1.6**	**5.2**	**370**	**0.0**	**5.7**	**450**	**0.0**	**2.3**
44 Cessnock	170 s	-11.7 s	-2.9 s	280	3.7	12.0	320	6.7	6.7	420	5.0	5.0
45 Kiama	-	-	-	320	6.7	1.6 s	390	-2.5	0.0	503 s	1.5 s	11.7 s
46 Lake Macquarie	200	2.6	11.1	310	3.3	6.9	360	0.0	2.9	475	5.6	5.3
47 Maitland	170	0.0	-2.9 s	290	7.4	7.4	340	0.0	3.0	450	2.3	5.9
48 Newcastle	208	15.3	9.2	350	0.0	6.1	400	0.0	2.6	478	6.1	3.8
49 Port Stephens	193 s	6.9 s	0.0 s	270	3.8	3.8	350	0.0	9.4	410	1.2	0.0
50 Shellharbour	250 s	28.2 s	11.1 s	273	-2.7	9.0	360	-0.7	2.9	460	2.2	3.4
51 Wollongong	206	-1.9	3.0	300	-3.2	0.0	400	0.0	0.0	500	3.6	0.0
NEW SOUTH WALES	**365**	**4.3**	**4.3**	**380**	**0.0**	**2.7**	**380**	**0.0**	**4.1**	**470**	**0.0**	**4.4**

(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 2012

	Local Government Area and Codes (a)	Two Bedrooms First Quartile $	Two Bedrooms Median $	Two Bedrooms Third Quartile $	Two Bedrooms Change in Median Qtly %	Two Bedrooms Change in Median Ann %	Three Bedrooms First Quartile $	Three Bedrooms Median $	Three Bedrooms Third Quartile $	Three Bedrooms Change in Median Qtly %	Three Bedrooms Change in Median Ann %
	SYDNEY SD	**300**	**375**	**520**	**-1.3**	**1.4**	**360**	**420**	**520**	**0.0**	**5.0**
	Inner Ring	**550**	**620**	**700**	**3.3**	**4.2**	**650**	**750**	**900**	**0.0**	**0.0**
1	Ashfield	-	-	-	-	-	630	660	750 s	4.8 s	0.0 s
2	Botany Bay	-	-	-	-	-	510	580	700 s	-14.7 s	-4.9 s
3	Lane Cove	-	-	-	-	-	-	-	-	-	-
4	Leichhardt	570	620	685	-0.8	3.3	650	780	900	2.6	4.0
5	Marrickville	550	590	645	5.4	7.3	600	680	780	4.6	4.6
6	Mosman	-	-	-	-	-	875	1000	1150 s	-3.4 s	1.0 s
7	North Sydney	600	750	820 s	-	-	710	850	1100 s	-6.8 s	3.0 s
8	Randwick	488	600	670 s	0.0 s	0.0 s	695	778	950	-1.0	3.7
9	Sydney	525	620	690 s	3.3 s	3.3	625	760	850 s	-4.7	1.3 s
10	Waverley	680	778	875 s	-	-	825	1020	1200 s	-5.1 s	7.9 s
11	Woollahra	735	890	1233 s	-	-	900	995	1200 s	-5.2 s	-13.5 s
	Middle Ring	**380**	**430**	**500**	**0.0**	**2.4**	**450**	**510**	**630**	**2.0**	**5.2**
12	Auburn	368	400	430 s	11.1 s	11.1 s	415	440	480	-1.1	2.3
13	Bankstown	370	390	420	2.6	2.6	430	450	485	0.0	4.7
14	Burwood	-	-	-	-	-	490	568	600 s	0.4 s	3.2 s
15	Canterbury	400	430	480 s	1.2	4.9	470	500	550	0.0	0.0
16	Canada Bay	530	600	625 s	11.1 s	9.1 s	620	670	740	3.1	3.1
17	Hunters Hill	-	-	-	-	-	-	-	-	-	-
18	Hurstville	370	395	440 s	-10.2 s	-9.2 s	480	515	575	3.2	7.3
19	Kogarah	410	460	490 s	5.7 s	11.5 s	520	560	620	12.0	1.8
20	Ku-ring-gai	-	-	-	-	-	635	750	868	10.3	7.1
21	Manly	-	-	-	-	-	793	873	1073 s	-3.1 s	9.1 s
22	Parramatta	360	400	450 s	5.3	3.9	410	450	500	0.0	2.3
23	Rockdale	400	465	520	3.3	3.3	495	550	600	4.8	1.9
24	Ryde	-	-	-	-	-	530	580	640	2.7	3.6
25	Strathfield	-	-	-	-	-	475	545	640 s	0.9	19.8 s
26	Willoughby	-	-	-	-	-	700	780	950	-1.9	4.0
	Outer Ring	**280**	**320**	**370**	**0.0**	**3.2**	**350**	**385**	**450**	**0.0**	**2.7**
27	Baulkham Hills	-	-	-	-	-	460	510	555	2.5	2.0
28	Blacktown	310	330	350	-5.7	3.1	340	375	400	0.0	4.2
29	Blue Mountains	270	300	320	-4.8	0.0	320	350	380	0.0	2.9
30	Camden	-	-	-	-	-	390	408	440	0.6	3.2
31	Campbelltown	300	320	330 s	-	14.3 s	340	360	390	0.0	2.9
32	Fairfield	300	320	360	-1.5	0.0	370	400	440	0.0	2.6
33	Gosford	295	320	350	0.0	8.5	350	380	425	2.7	5.6
34	Hawkesbury	250	315	360 s	0.0 s	1.6 s	355	380	420	2.7	2.7
35	Holroyd	300	370	400	0.0 s	0.0	400	430	460	2.4	4.9
36	Hornsby	395	440	505 s	4.1 s	10.0	480	540	580	-1.8	3.8
37	Liverpool	-	-	-	-	-	380	410	450	-2.4	2.5
38	Penrith	290	310	360 s	0.0 s	3.3 s	350	370	400	0.0	2.8
39	Pittwater	595	675	700 s	18.4 s	12.5 s	660	750	838	7.1	1.4
40	Sutherland	410	460	500	-3.2	1.7 s	520	570	650	3.6	3.6
41	Warringah	558	625	688 s	7.8 s	6.8 s	650	750	840	7.1	4.2
42	Wollondilly	255	290	310 s	-	2.7 s	330	350	380	0.0	0.0
43	Wyong	265	280	300	3.7	3.7	310	340	370	3.0	6.3
	Rest of GMR	**280**	**320**	**360**	**3.2**	**8.5**	**320**	**360**	**400**	**0.0**	**2.9**
44	Cessnock	250	280	300	7.7	12.0	290	320	350	6.7	6.7
45	Kiama	-	-	-	-	-	350	395	430	-3.7 s	1.3 s
46	Lake Macquarie	280	300	340	0.0	3.4	330	360	400	0.0	2.9
47	Maitland	290	300	310 s	-1.6 s	7.1 s	315	340	373	0.0	3.0
48	Newcastle	315	350	376	2.9	5.7	350	390	440	1.8	5.4
49	Port Stephens	260	263	300 s	7.1 s	1.0 s	300	340	370	3.0	6.3
50	Shellharbour	-	-	-	-	-	340	375	400	1.4	7.1
51	Wollongong	280	330	370	3.1	0.0	340	390	440	1.3	4.0
	NEW SOUTH WALES	**240**	**300**	**380**	**0.0**	**3.4**	**290**	**350**	**430**	**0.0**	**0.0**

(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 2012

Local Government Area and Codes (a)	One Bedroom First Quartile $	One Bedroom Median $	One Bedroom Third Quartile $	One Bedroom Change in Median Qtly %	One Bedroom Change in Median Ann %	Two Bedrooms First Quartile $	Two Bedrooms Median $	Two Bedrooms Third Quartile $	Two Bedrooms Change in Median Qtly %	Two Bedrooms Change in Median Ann %
SYDNEY SD	**340**	**430**	**500**	**1.2**	**4.9**	**370**	**450**	**580**	**0.0**	**0.0**
Inner Ring	**400**	**470**	**550**	**2.2**	**4.4**	**500**	**595**	**690**	**1.7**	**3.5**
1 Ashfield	323	350	380	2.9	0.0	385	420	450	2.4	0.0
2 Botany Bay	360	485	515 s	15.5	31.1	380	430	560	0.0	2.4
3 Lane Cove	360	400	480 s	2.6	8.1 s	433	470	520	2.2	4.4
4 Leichhardt	350	420	520	0.6	5.0	500	600	695	8.1	13.2
5 Marrickville	310	350	410	0.0	0.0	390	430	500	2.4	2.4
6 Mosman	390	420	480	0.0	6.3	510	573	650	1.8	4.1
7 North Sydney	415	450	525	0.0	0.0	550	600	685	2.6	0.8
8 Randwick	400	440	480	-2.2	4.8	490	550	610	0.0	5.8
9 Sydney	450	510	580	2.0	2.0	600	680	800	0.0	4.6
10 Waverley	430	490	550	3.7	8.9	550	620	740	-0.8	3.3
11 Woollahra	420	478	560	6.1	6.1	550	620	725	-0.8	3.3
Middle Ring	**320**	**385**	**470**	**-3.8**	**4.1**	**370**	**420**	**500**	**0.0**	**2.4**
12 Auburn	400	440	470	4.8	10.0	350	430	500	4.9	11.0
13 Bankstown	151	238	283	8.0	32.3	350	380	400	4.8	5.6
14 Burwood	315	360	430	-2.7	16.1 s	400	450	490	-2.2	0.0
15 Canterbury	260	280	310	3.7	3.7 s	315	340	370	3.0	3.0
16 Canada Bay	390	480	500	0.0	2.1	480	560	600	1.8	1.8
17 Hunters Hill	-	-	-	-	-	440	475	550 s	-5.9 s	-9.1 s
18 Hurstville	280	320	360	3.2	6.7	360	390	430	0.0	2.6
19 Kogarah	310	350	400 s	12.9 s	11.1 s	383	420	465	0.0	5.0
20 Ku-ring-gai	420	460	495	-2.1	-2.1	500	550	620	0.0	0.0
21 Manly	420	485	550	1.6	7.8	520	590	700	-3.7	1.7
22 Parramatta	300	340	380	3.0	3.0	360	385	430	1.3	1.3
23 Rockdale	320	360	450	-2.7	2.9	380	420	470	0.0	7.7
24 Ryde	300	328	370	-0.8	2.3	380	410	460	2.5	5.1
25 Strathfield	340	365	410	0.0 s	1.4	410	450	500	2.3	3.4
26 Willoughby	445	490	530	3.2	6.5	520	585	675	0.9	6.4
Outer Ring	**230**	**300**	**380**	**3.4**	**6.3**	**300**	**370**	**450**	**0.0**	**2.8**
27 Baulkham Hills	300	330	425	3.1 s	16.8 s	390	460	500	9.5	0.0
28 Blacktown	185	220	280	0.0	10.0	300	340	365	0.0	0.0
29 Blue Mountains	190	200	230	-4.8	0.0	230	250	270	-7.4	-7.4 s
30 Camden	-	-	-	-	-	335	360	380 s	12.5 s	-
31 Campbelltown	220	250	310 s	-16.7 s	8.7 s	260	300	380	7.1	15.4
32 Fairfield	210	230	260	-4.2	5.5	280	300	320	0.0	7.1
33 Gosford	195	220	250	7.3	11.4	270	300	330	0.0	3.4
34 Hawkesbury	220	250	255 s	25.0 s	-	275	290	330	3.6	3.6 s
35 Holroyd	255	280	308 s	0.9 s	12.0 s	340	370	390	0.7	5.7
36 Hornsby	320	360	410	-2.7	-2.7	420	440	480	2.3	2.3
37 Liverpool	240	260	285 s	0.0	17.0	280	300	340	-2.4	1.7
38 Penrith	198	220	235	0.0	-1.1	270	290	320	3.6	8.4
39 Pittwater	310	378	420	11.0 s	6.3	460	520	565	4.0	13.0
40 Sutherland	300	320	350	0.0	6.7	380	400	450	-2.4	0.0
41 Warringah	365	400	450	2.6	5.3	450	495	560	-1.0	3.1
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	180	195	250 s	1.0	8.3	250	285	320	5.6	9.6
Rest of GMR	**180**	**210**	**250**	**0.0**	**5.0**	**250**	**300**	**350**	**0.0**	**7.1**
44 Cessnock	150	170	190 s	-10.5 s	-8.1 s	255	280	290	7.7	7.7
45 Kiama	-	-	-	-	-	260	300	320 s	1.7 s	0.0 s
46 Lake Macquarie	180	200	240	5.3	8.1	250	290	358	3.6	3.6
47 Maitland	160	170	180	0.0	-2.9 s	220	270	300	4.9	9.1
48 Newcastle	200	240	300	-2.0	11.6	300	340	395	0.0	6.3
49 Port Stephens	155	188	205 s	4.2 s	-	240	263	288	1.0	5.0
50 Shellharbour	-	-	-	-	-	220	250	280	0.0	25.0
51 Wollongong	180	210	250	-4.5	5.0	250	295	350	-1.7	1.7
NEW SOUTH WALES	**250**	**390**	**480**	**2.6**	**4.0**	**290**	**400**	**530**	**1.3**	**2.6**

(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 2012

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents $	Change Qtly %	Change Ann %	Median Rents $	Change Qtly %	Change Ann %	Median Rents $	Change Qtly %	Change Ann %	Median Rents $	Change Qtly %	Change Ann %
REST OF NSW	**230**	**0.0**	**4.5**	**300**	**0.0**	**3.4**	**290**	**0.0**	**3.6**	**220**	**0.0**	**7.3**
54 Hunter SD Balance	240	-3.0	0.0	340	0.0	13.3	330	0.8	10.0	230	-2.1	4.5
55 Nowra-Bomaderry	230	7.0	4.5	290	-3.3	0.0	290	0.0	0.0	200	0.0	-9.1
56 Illawarra SD Balance	250	0.0	4.2	300	0.0	0.0	300	0.0	0.0	250	2.0	11.1
57 Tweed Heads & Tweed Coast	298	0.8	-0.8	363	2.1	0.7	400	1.9	1.3	290	1.8	-3.3
58 Lismore	230	0.0	-2.1	300	0.0	-3.2	300	-6.3	-6.3	220	0.0	-4.3
59 Richmond-Tweed SD Balance	280	0.9	7.7	350	2.9	0.0	350	6.1	0.0	260	0.0	4.0
60 Coffs Harbour	250	-5.7	-5.7	350	0.0	0.0	350	-1.4	0.0	240	-4.0	0.0
61 Clarence	230	4.5	4.5	290	0.0	0.0	295	1.7	0.0	210	3.7	0.0
62 Port Macquarie	260	4.0	10.6	355	-1.4	0.0	360	-1.4	0.0	250	2.0	8.7
63 Hastings	220	0.0	4.8	280	0.0	3.7	275	-1.8	1.9	210	5.0	13.5
64 Tamworth	220	-4.3	4.8	290	0.0	3.6	285	-1.7	1.8	210	-4.5	5.0
65 Northern Slopes	185	-7.5	-1.3	240	-4.0	4.3	240	-2.0	4.3	178	-19.3 s	4.4
66 Northern Tablelands	200	-4.8	8.1	260	-3.7	4.0	250	-3.8	4.2	190	-9.5	2.7
67 North Central Plain	150	0.0	3.4	280	3.7	20.4	280	0.0	12.0	150	0.0	11.1
68 Dubbo	198	3.9	3.9	280	0.0	7.7	280	0.9	7.7	175	0.0	2.9
69 Central Macquarie	198	-6.0	6.8	300	29.0	30.4	270	17.4	22.7	250	16.3	51.5
70 Macquarie-Barwon	165 s	0.0	0.0 s	180 s	-7.7 s	12.5	180 s	-7.7 s	12.5	165 s	0.0 s	37.5 s
71 Upper Darling	150 s	0.0 s	7.1 s	245	36.1 s	22.5 s	250	31.6 s	25.0 s	150 s	11.9 s	7.1 s
72 Bathurst	235	-2.1	2.2	310	0.0	10.7	305	-4.7	7.0	225	-2.2	2.3
73 Orange	260	-10.3	4.0	340	-2.9	6.3	340	-2.9	7.9	258	-8.0	7.3
74 Central Tablelands	200	5.3	11.1	250	0.0	8.7	250	0.0	8.7	170 s	-1.4 s	13.3
75 Lachlan	160	0.0	14.3	210	0.0	5.0	210	2.4	7.7	150	0.0	11.1
76 Queanbeyan	330	0.0	-0.8	460	-2.1	4.5	450	-2.2	4.7	310	0.0	1.6
77 Southern Tableland	210	0.0	5.0	280	0.0	3.7	280	0.0	0.0	183	-1.4	1.4
78 Lower South Coast	220	0.0	0.0	300	3.4	7.1	300	3.4	7.1	203	-3.6	1.3
79 Snowy	475	126.2	3.3	330	22.2	-8.3	265	6.0	10.4	480	128.6	0.0
80 Wagga Wagga	240	-4.0	4.3	295	-1.7	-1.7	290	-3.3	-3.3	240	0.0	9.1
81 Central Murrumbidgee	170	0.0	-2.9	220	0.0	4.8	220	0.0	4.8	160	-1.5	-8.6
82 Lower Murrumbidgee	170	-2.9	3.0	220	-6.4	0.0	220	-4.3	0.0	165	-2.9	3.1
83 Albury	190	0.0	11.8	270	0.0	0.0	260	-1.9	0.0	170	-5.6	7.9
84 Upper Murray	160	0.0	-4.5	220	0.0	-2.2	220	0.0	0.0	160 s	6.7	0.0
85 Central Murray	135	-15.6	0.0	220	4.8	10.0	220	4.8	10.0	135	-12.9	8.0
86 Murray-Darling	150 s	7.1 s	5.3 s	183 s	-3.9 s	1.4 s	185 s	-2.6 s	2.8 s	145 s	3.6 s	3.6 s
87 Far West	160	-5.9	3.2	220	10.0	10.0	220	10.0	10.0	140 s	-17.6 s	1.8 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 2012

Rural SSD and Code (a)	New Bonds Lodged: Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Total Bonds Held: Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
REST OF NSW	**8186**	**4364**	**16905**	**-8.6**	**3.4**	**70695**	**40179**	**151840**	**1.4**	**4.5**
54 Hunter SD Balance	514	253	1053	-2.0	0.5	4439	2250	9296	1.3	5.9
55 Nowra-Bomaderry	142	62	294	5.4	-3.0	1258	666	2820	0.9	3.9
56 Illawarra SD Balance	599	116	942	6.2	10.7	4982	1118	8384	1.8	4.6
57 Tweed Heads & Tweed Coast	234	314	822	-9.5	-4.3	2092	2404	7201	1.5	4.3
58 Lismore	179	126	383	-31.7	0.5	1594	1211	3817	0.2	2.9
59 Richmond-Tweed SD Balance	654	293	1313	-10.4	5.8	5676	2994	12098	0.6	4.9
60 Coffs Harbour	222	193	707	-1.8	10.5	2021	1740	6150	1.3	5.1
61 Clarence	510	168	848	-7.2	-6.0	4598	1892	8136	1.1	4.5
62 Port Macquarie	162	173	517	-12.8	-7.8	1533	1488	4764	0.0	3.1
63 Hastings	502	224	928	-4.1	0.5	4591	2151	8741	0.8	3.7
64 Tamworth	325	175	622	2.0	10.5	2569	1400	4803	2.1	7.1
65 Northern Slopes	187	55	261	-9.4	-13.3	1645	597	2610	2.2	5.8
66 Northern Tablelands	362	206	762	-16.0	8.4	2927	1848	6393	2.4	4.9
67 North Central Plain	110	95	264	-6.0	-2.2	1001	887	2335	1.1	0.2
68 Dubbo	215	84	374	5.9	11.3	1713	952	3547	1.5	2.6
69 Central Macquarie	277	101	463	-6.7	12.7	2130	875	3867	1.4	4.7
70 Macquarie-Barwon	42	34	89	4.7	8.5	459	221	863	0.3	3.5
71 Upper Darling	50	29	107	0.9	-8.5	408	255	939	2.1	4.3
72 Bathurst	189	110	382	-29.3	2.4	1735	1073	3689	1.0	2.2
73 Orange	296	136	507	-5.1	11.2	2290	1070	4010	1.0	3.6
74 Central Tablelands	206	48	331	-0.9	1.8	1944	493	3174	0.3	4.9
75 Lachlan	170	71	349	-2.8	1.2	1900	951	3591	2.0	3.7
76 Queanbeyan	79	110	431	-15.0	16.8	941	1201	4486	0.9	4.5
77 Southern Tableland	255	95	442	-21.1	-10.2	2513	945	4658	-0.1	3.4
78 Lower South Coast	321	204	659	1.5	-4.2	2839	1626	5723	0.9	3.4
79 Snowy	103	148	351	65.6	20.2	695	551	1731	12.5	6.5
80 Wagga Wagga	295	194	701	-29.8	18.6	2110	1829	5988	2.8	6.7
81 Central Murrumbidgee	221	72	356	3.2	38.5	1487	612	2692	2.7	4.9
82 Lower Murrumbidgee	161	104	347	-23.2	-8.0	1648	1370	3809	0.8	4.6
83 Albury	211	191	670	-16.4	7.7	1659	1950	5890	1.6	4.8
84 Upper Murray	94	46	156	1.3	-3.7	731	355	1267	1.4	1.3
85 Central Murray	134	80	241	-9.4	-13.3	1068	671	1981	1.7	6.2
86 Murray-Darling	38	23	64	-9.9	6.7	299	162	514	2.0	6.9
87 Far West	127	31	169	-22.5	-2.9	1200	371	1873	0.8	6.0

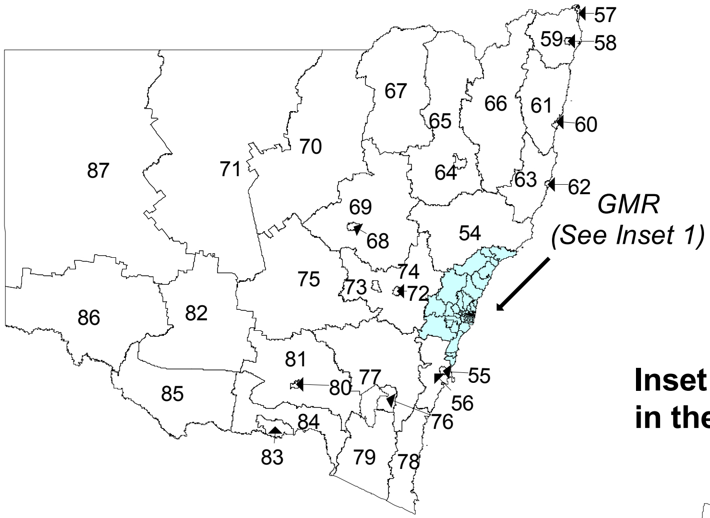
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other ' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 2012

Local Government Area and Codes (a)	New Bonds Lodged: Separate Houses No.	New Bonds Lodged: Flats/ Units No.	New Bonds Lodged: All* Dwellings No.	New Bonds Lodged: Change in All Dwellings Qtly %	New Bonds Lodged: Change in All Dwellings Ann %	Total Bonds Held: Separate Houses No.	Total Bonds Held: Flats/ Units No.	Total Bonds Held: All* Dwellings No.	Total Bonds Held: Change in All Dwellings Qtly %	Total Bonds Held: Change in All Dwellings Ann %
SYDNEY SD	**9482**	**19003**	**42089**	**-6.1**	**2.2**	**103777**	**198130**	**470279**	**0.4**	**2.3**
Inner Ring	**897**	**8540**	**14463**	**-10.0**	**0.6**	**9962**	**88789**	**161390**	**-0.2**	**1.2**
1 Ashfield	43	322	539	-14.6	1.7	601	3952	7144	0.3	1.5
2 Botany Bay	32	222	358	-10.7	2.3	524	2628	4607	-0.5	1.0
3 Lane Cove	37	227	337	-11.1	3.4	487	2070	3706	-0.2	1.1
4 Leichhardt	170	319	875	-7.1	2.2	1857	3260	9422	0.0	0.3
5 Marrickville	158	538	1228	-12.3	0.8	1915	6286	15849	-0.1	1.1
6 Mosman	58	258	433	5.6	1.9	453	2513	4452	-0.6	-0.2
7 North Sydney	54	1109	1574	-11.1	-7.1	517	11281	17436	-0.5	0.7
8 Randwick	134	1084	1795	-19.7	0.4	1486	12435	22077	-0.2	0.8
9 Sydney	84	3206	5127	-10.7	1.8	1026	30240	51053	0.1	2.2
10 Waverley	69	801	1286	3.9	0.8	581	9014	15159	-0.5	-0.1
11 Woollahra	58	454	911	-1.0	3.9	515	5110	10485	-0.6	1.9
Middle Ring	**2042**	**5893**	**11725**	**-7.7**	**3.4**	**23783**	**62829**	**133353**	**0.8**	**3.0**
12 Auburn	140	484	889	4.2	1.9	1620	4539	8950	2.2	6.5
13 Bankstown	338	252	959	-4.2	-6.9	3891	2924	11947	0.6	3.2
14 Burwood	40	201	379	-23.4	15.9	516	2059	4349	0.7	4.0
15 Canterbury	167	530	1202	-2.5	14.6	2462	7258	16296	0.9	1.9
16 Canada Bay	113	546	989	-14.3	7.5	1187	5326	9831	1.3	4.2
17 Hunters Hill	16	42	79	-1.3	21.5	212	389	884	0.1	1.7
18 Hurstville	108	293	604	-10.5	6.2	1444	3470	7423	1.1	2.7
19 Kogarah	72	217	394	-11.1	-1.7	901	2523	4943	0.0	3.2
20 Ku-ring-gai	217	281	607	-14.3	-9.7	2209	2159	5863	-0.1	6.0
21 Manly	72	409	643	2.2	-2.7	557	3956	6684	-0.5	0.2
22 Parramatta	262	886	1758	-3.1	5.3	3229	9069	18941	1.3	3.9
23 Rockdale	168	540	1003	-6.8	2.5	1911	6195	11491	0.9	2.8
24 Ryde	156	547	1015	-10.3	4.6	1875	6194	12273	0.3	1.7
25 Strathfield	41	262	395	-17.2	-3.7	521	2472	4356	0.3	1.2
26 Willoughby	132	403	809	-13.3	8.3	1248	4296	9122	0.0	0.8
Outer Ring	**6543**	**4570**	**15901**	**-0.9**	**2.9**	**70032**	**46512**	**175536**	**0.7**	**2.8**
27 Baulkham Hills	361	203	848	-4.5	4.0	3613	1658	8580	1.4	3.2
28 Blacktown	953	228	1686	-4.4	-1.7	10673	2630	19646	0.6	3.3
29 Blue Mountains	388	90	606	17.9	18.1	3470	719	5455	1.7	0.5
30 Camden	190	22	314	-7.1	0.0	1910	132	2963	1.4	5.1
31 Campbelltown	464	110	816	4.7	8.8	4802	1080	9503	1.4	4.2
32 Fairfield	379	299	1084	5.9	-0.9	4922	3787	14074	1.4	5.2
33 Gosford	622	387	1449	4.7	5.6	6190	3624	14808	0.7	1.1
34 Hawkesbury	186	63	379	-7.6	2.7	2052	551	4460	-0.1	2.1
35 Holroyd	244	382	936	-5.1	1.6	2564	4286	10546	0.7	2.8
36 Hornsby	301	332	863	-11.7	7.5	3110	3770	10105	0.5	3.0
37 Liverpool	401	345	1134	-6.0	2.6	4782	3933	13108	0.9	2.0
38 Penrith	522	188	1255	2.3	10.1	6176	2192	14100	0.7	3.7
39 Pittwater	139	132	396	3.4	-3.2	1312	1412	4191	0.4	2.9
40 Sutherland	295	775	1411	-1.9	2.4	2969	7068	14829	0.5	1.8
41 Warringah	249	732	1253	4.9	-3.8	2400	6974	12817	0.2	2.1
42 Wollondilly	123	21	200	2.6	11.1	1249	171	1937	1.9	3.4
43 Wyong	726	261	1271	-5.4	-0.7	7838	2525	14414	-0.2	2.3
Rest of GMR	**2682**	**1831**	**6701**	**-17.5**	**7.5**	**27872**	**18858**	**70011**	**1.0**	**3.6**
44 Cessnock	271	92	452	11.3	7.9	2439	794	4135	1.6	6.7
45 Kiama	63	33	146	15.0	-5.8	590	298	1437	0.1	0.6
46 Lake Macquarie	551	183	1073	-11.6	3.0	6308	2206	12610	0.2	3.3
47 Maitland	350	131	618	-3.7	7.7	2971	1251	5696	2.1	10.3
48 Newcastle	550	496	1865	-34.3	15.8	5997	5091	19274	1.2	3.7
49 Port Stephens	255	120	565	11.0	0.5	2564	1051	5313	1.6	3.9
50 Shellharbour	190	77	375	-14.0	-4.3	1961	932	4172	1.0	3.6
51 Wollongong	452	699	1607	-17.6	8.8	5042	7235	17374	0.6	1.1
NEW SOUTH WALES	**20350**	**25198**	**65695**	**-8.0**	**3.0**	**202344**	**257167**	**692130**	**0.7**	**2.9**

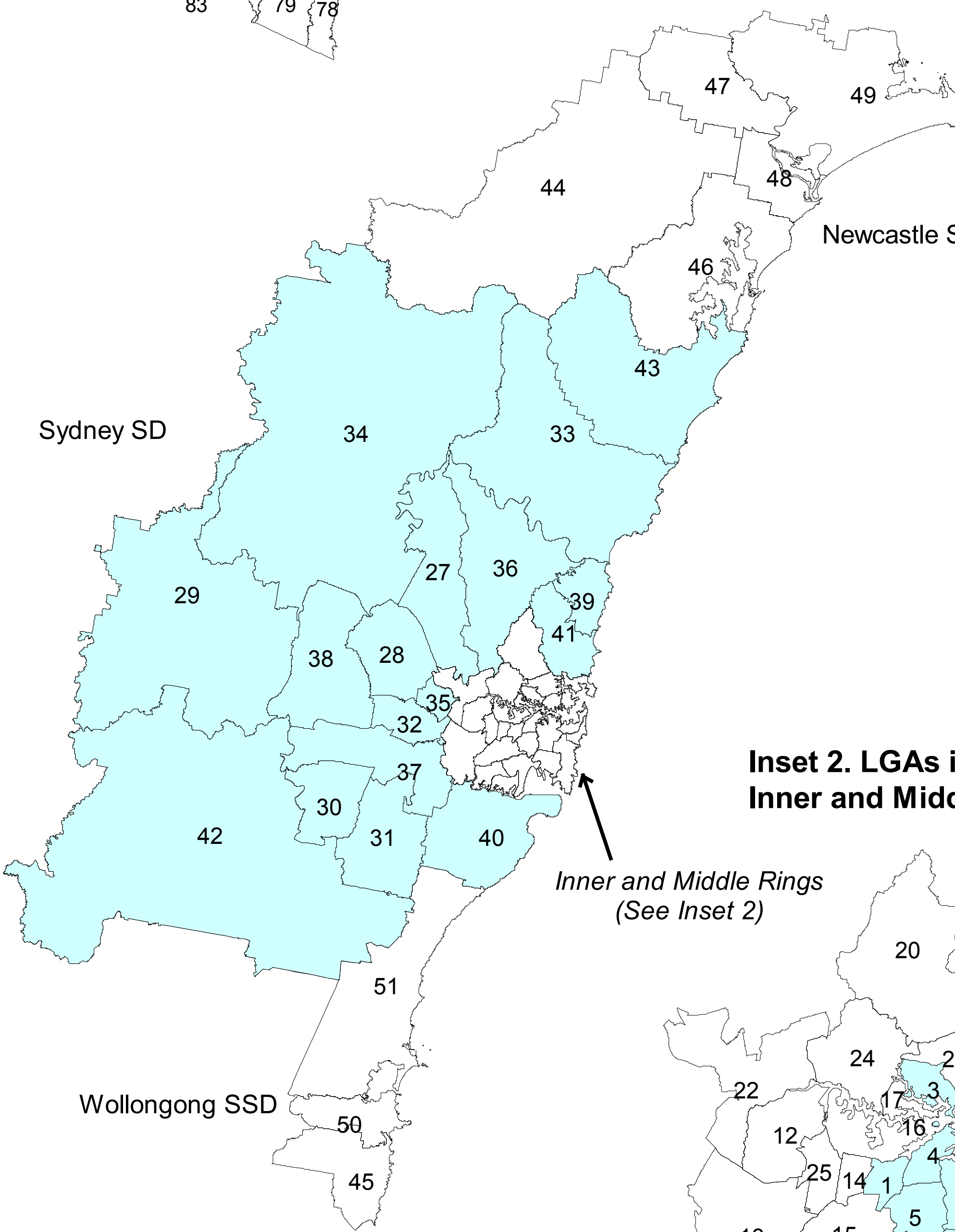
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other ' dwelling types.

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

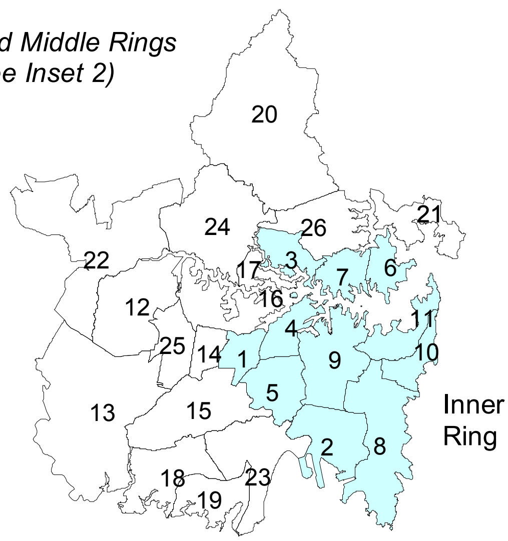


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2012

	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	**385**	**526**	**722**	**611**	**9.6**	**5.2**
	Inner Ring	**533**	**690**	**955**	**830**	**7.0**	**4.9**
1	Ashfield	415	505	725	594	-2.2	-1.3
2	Botany Bay	485	617	775	654	11.2	16.9
3	Lane Cove	510	658	1270	886	17.4	9.7
4	Leichhardt	682	840	1100	883	4.1	1.2
5	Marrickville	480	651	800	662	4.7	10.8
6	Mosman	575	852	1543	1312	1.2	0.2
7	North Sydney	563	690	903	782	9.4	4.2
8	Randwick	570	676	1065	858	-2.1	-0.7
9	Sydney	490	640	825	694	12.3	5.8
10	Waverley	588	819	1225	996	8.3	7.0
11	Woollahra	686	1020	1648	1293	-3.5	-10.1
	Middle Ring	**445**	**580**	**785**	**668**	**14.2**	**6.4**
12	Auburn	375	474	600	483	7.7	12.1
13	Bankstown	410	510	582	498	8.3	6.3
14	Burwood	479	593	773	663	6.9	-8.8
15	Canterbury	294	432	635	476	0.3	3.7
16	Canada Bay	590	710	905	778	10.1	7.6
17	Hunters Hill	513	870	1420	1091	-40.3	-30.4
18	Hurstville	475	620	760	644	14.8	14.8
19	Kogarah	491	627	888	725	17.1	13.5
20	Ku-ring-gai	748	960	1250	1046	-0.7	8.5
21	Manly	630	908	1230	997	17.9	6.0
22	Parramatta	371	453	560	481	3.2	-0.4
23	Rockdale	435	562	701	584	15.9	14.7
24	Ryde	477	680	845	682	24.8	13.3
25	Strathfield	428	537	968	762	11.9	15.1
26	Willoughby	596	798	1230	933	17.3	-3.2
	Outer Ring	**342**	**439**	**600**	**497**	**6.6**	**2.8**
27	Baulkham Hills	584	668	790	697	2.8	2.8
28	Blacktown	321	390	490	407	4.8	0.0
29	Blue Mountains	325	377	460	402	0.5	-3.3
30	Camden	399	445	505	459	3.5	2.3
31	Campbelltown	281	325	365	331	0.0	3.2
32	Fairfield	315	415	485	407	3.8	3.8
33	Gosford	320	382	490	419	1.8	-4.6
34	Hawkesbury	345	410	540	467	2.8	3.8
35	Holroyd	326	420	505	432	5.0	-1.6
36	Hornsby	588	685	802	687	5.5	5.1
37	Liverpool	350	430	517	429	7.5	3.6
38	Penrith	305	360	420	368	3.4	4.3
39	Pittwater	735	859	1080	944	-1.8	-1.0
40	Sutherland	490	628	760	654	12.1	11.4
41	Warringah	518	750	910	761	29.3	22.0
42	Wollondilly	328	416	549	446	-0.5	13.0
43	Wyong	275	332	400	348	5.5	1.3
	Rest of GMR	**310**	**380**	**480**	**405**	**5.6**	**2.7**
44	Cessnock	222	270	352	307	1.1	10.2
45	Kiama	417	520	628	531	0.5	7.2
46	Lake Macquarie	320	383	480	404	6.5	3.4
47	Maitland	300	360	428	369	7.5	5.9
48	Newcastle	326	385	490	425	6.9	4.2
49	Port Stephens	290	360	452	377	-1.4	0.9
50	Shellharbour	298	357	445	373	-0.8	-0.8
51	Wollongong	332	413	510	434	7.1	1.1
	NEW SOUTH WALES	**320**	**433**	**615**	**512**	**4.3**	**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 2012

	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	**405**	**580**	**820**	**676**		**11.5**	**5.5**
	Inner Ring	**810**	**1035**	**1400**	**1208**		**-1.4**	**-6.8**
1	Ashfield	725	847	1058	893		-3.3	-5.7
2	Botany Bay	624	805	932	792		-1.8	-5.3
3	Lane Cove	1085	1393	1750	1416		9.5	-5.3
4	Leichhardt	823	958	1170	1006		6.6	5.2
5	Marrickville	667	756	875	779		-1.2	-1.6
6	Mosman	1495	2000	2911	2401		-1.5	-16.2
7	North Sydney	1002	1205	1720	1367		-7.5	-25.2
8	Randwick	978	1245	1550	1308		8.4	-1.4
9	Sydney	735	850	1045	931		1.2	-2.9
10	Waverley	1207	1480	1948	1613		-4.5	-4.8
11	Woollahra	1200	1668	2375	1909		-4.7	-9.9
	Middle Ring	**580**	**750**	**985**	**844**		**7.1**	**2.0**
12	Auburn	520	600	689	613		15.4	15.4
13	Bankstown	480	550	612	547		5.8	4.0
14	Burwood	756	915	1100	941	s	-2.7	1.7
15	Canterbury	557	648	756	662		2.8	4.4
16	Canada Bay	865	1000	1175	1044		-2.9	-8.0
17	Hunters Hill	1130	1470	1900	1727	s	-8.6	3.3
18	Hurstville	661	735	876	785		2.3	1.4
19	Kogarah	735	879	1075	924		-1.0	4.7
20	Ku-ring-gai	940	1130	1380	1226		-1.7	-2.2
21	Manly	985	1260	1650	1353		-5.6	-13.4
22	Parramatta	480	561	650	585		6.4	1.2
23	Rockdale	640	718	845	744		-1.0	-3.0
24	Ryde	764	856	960	878		0.5	-0.4
25	Strathfield	765	1035	1440	1157		3.5	-1.4
26	Willoughby	1030	1275	1500	1285		2.0	-2.9
	Outer Ring	**365**	**468**	**645**	**533**		**8.3**	**4.0**
27	Baulkham Hills	632	715	815	740		4.4	2.5
28	Blacktown	350	410	527	427		3.8	-1.2
29	Blue Mountains	330	385	470	408		1.3	-2.0
30	Camden	410	452	514	473		4.0	3.0
31	Campbelltown	305	340	377	349		0.0	3.0
32	Fairfield	390	434	515	451		2.2	3.4
33	Gosford	343	410	525	447		2.8	-3.5
34	Hawkesbury	364	450	590	496		8.3	8.0
35	Holroyd	453	485	568	509		0.8	1.3
36	Hornsby	650	745	826	753		0.1	-0.6
37	Liverpool	400	465	532	473		4.5	4.6
38	Penrith	345	380	448	401		1.3	3.8
39	Pittwater	818	943	1110	1036		-0.3	-4.3
40	Sutherland	635	732	863	783		3.1	3.8
41	Warringah	827	900	1050	964		0.8	-2.0
42	Wollondilly	345	425	555	455		-0.7	14.9
43	Wyong	283	345	414	358		7.1	3.0
	Rest of GMR	**325**	**395**	**500**	**421**		**6.8**	**3.9**
44	Cessnock	224	277	359	315		0.7	10.6
45	Kiama	472	565	700	588		6.6	9.3
46	Lake Macquarie	325	391	485	411		8.1	3.5
47	Maitland	308	365	435	377		6.0	4.3
48	Newcastle	338	396	515	443		6.4	3.5
49	Port Stephens	305	377	468	393		0.7	-0.9
50	Shellharbour	329	395	458	401		5.2	6.0
51	Wollongong	365	448	550	469		5.4	-0.5
	NEW SOUTH WALES	**320**	**433**	**640**	**530**		**5.5**	**1.5**

(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 2012

	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	**359**	**477**	**610**	**515**		**6.0**		**2.6**	
	Inner Ring	**485**	**600**	**730**	**654**		**9.1**		**5.3**	
1	Ashfield	390	448	518	449		-4.7		-4.1	
2	Botany Bay	465	580	655	564		30.3		31.1	
3	Lane Cove	440	520	572	511		4.0		2.0	
4	Leichhardt	488	646	735	683		15.1		1.1	
5	Marrickville	413	460	537	478		-3.2		-1.1	
6	Mosman	499	610	810	691		8.4		-3.2	
7	North Sydney	535	655	770	676		11.0		6.5	
8	Randwick	524	590	660	605		0.0		-0.2	
9	Sydney	457	585	750	643		8.3		1.7	
10	Waverley	540	649	819	687		1.4		3.0	
11	Woollahra	638	768	1190	994		2.3		12.9	
	Middle Ring	**377**	**462**	**585**	**498**		**5.5**		**1.5**	
12	Auburn	308	402	480	406		4.4		3.3	
13	Bankstown	320	375	430	382		7.9		14.5	
14	Burwood	450	518	630	545		3.6		-3.2	
15	Canterbury	258	304	360	319		-8.0		-4.0	
16	Canada Bay	555	615	715	644		10.3		3.7	
17	Hunters Hill	350	522	653	543	s	-		-25.7	s
18	Hurstville	402	448	525	456		6.7		9.3	
19	Kogarah	445	490	550	501		5.4		8.6	
20	Ku-ring-gai	588	653	770	701		-1.6		2.6	
21	Manly	590	687	930	803		14.0		2.2	
22	Parramatta	340	385	450	397		0.0		-0.5	
23	Rockdale	395	450	520	467		1.1		3.4	
24	Ryde	414	495	588	509		8.8		11.5	
25	Strathfield	382	440	508	443		1.0		5.9	
26	Willoughby	534	610	679	623		10.2		1.2	
	Outer Ring	**280**	**365**	**476**	**389**		**2.8**		**-1.4**	
27	Baulkham Hills	445	505	555	501		4.4		4.9	
28	Blacktown	261	297	350	307		-1.0		-3.4	
29	Blue Mountains	239	341	390	327	s	11.1		24.0	s
30	Camden	300	300	326	315	s	-5.2	s	-3.4	s
31	Campbelltown	236	262	300	268		3.1		8.9	
32	Fairfield	230	262	280	261		-8.1		4.8	
33	Gosford	270	325	395	341		1.9		2.2	
34	Hawkesbury	285	313	380	317	s	4.5		7.5	
35	Holroyd	299	322	375	331		-1.0		2.3	
36	Hornsby	412	473	562	482		2.7		4.3	
37	Liverpool	230	271	349	292		-8.1		3.3	
38	Penrith	216	265	306	263		-3.6		-7.0	
39	Pittwater	523	610	666	629		1.7		15.1	
40	Sutherland	410	478	565	498		5.3		7.3	
41	Warringah	450	510	580	524		5.2		2.0	
42	Wollondilly	-	-	-	-		-		-	
43	Wyong	234	271	350	300		4.2		0.4	
	Rest of GMR	**270**	**328**	**405**	**343**		**2.3**		**-0.5**	
44	Cessnock	179	240	277	237	s	-1.2	s	22.4	s
45	Kiama	275	350	415	360	s	-2.2	s	-8.5	s
46	Lake Macquarie	290	320	398	349		0.9		-3.8	
47	Maitland	218	268	308	272	s	-0.7		-10.7	s
48	Newcastle	294	340	428	367		1.5		4.6	
49	Port Stephens	235	285	400	315		-1.7		-4.0	
50	Shellharbour	234	289	330	292		-5.3		-0.9	
51	Wollongong	291	350	430	359		6.1		-2.5	
	NEW SOUTH WALES	**311**	**435**	**580**	**474**		**2.7**		**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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — March Quarter 2012

	Rural SSD and Code (a)	First Quartile $'000s	Median $'000s	Third Quartile $'000s	Mean $'000s		Change in Media Qtly %		Change in Media Ann %	
	REST OF NSW	**225**	**300**	**395**	**324**		**3.4**		**0.0**	
54	Hunter SD Balance	260	320	400	349		-4.6		0.5	
55	Nowra-Bomaderry	252	305	360	317		4.3		1.7	
56	Illawarra SD Balance	300	385	500	416		10.0		2.7	
57	Tweed Heads and Tweed Coast	292	383	470	390		-4.7		-8.9	
58	Lismore	260	343	457	408		16.7		5.4	
59	Richmond-Tweed SD Balance	314	419	535	433		4.8		1.9	
60	Coffs Harbour	299	365	450	382		8.8		7.5	
61	Clarence	260	330	415	349		8.2		-1.5	
62	Port Macquarie	296	362	450	381		6.3		-2.2	
63	Hastings	240	307	390	325		5.9		1.3	
64	Tamworth	200	265	330	276		1.1		1.9	
65	Northern Slopes	185	261	342	266		28.4		19.3	
66	Northern Tablelands	180	250	310	253		3.3		2.0	
67	North Central Plain	150	230	294	228		4.5		21.8	
68	Dubbo	230	267	335	283		1.4		3.7	
69	Central Macquarie	165	252	339	261		1.9		6.6	
70	Macquarie-Barwon	67	100	159	120		-16.7		-23.1	
71	Upper Darling	155	217	289	219	s	61.6	s	49.3	s
72	Bathurst	235	283	368	303		-4.7		1.6	
73	Orange	255	317	395	324		0.6		7.5	
74	Central Tablelands	200	270	387	301		6.5		20.0	
75	Lachlan	135	187	260	209		0.5		13.3	
76	Queanbeyan	320	488	642	495		13.4		15.0	
77	Southern Tablelands	210	275	365	305		-0.7		-2.0	
78	Lower South Coast	275	320	410	348		0.2		-3.2	
79	Snowy	135	200	325	237		-3.3		-12.7	
80	Wagga Wagga	243	297	365	313		4.3		-1.1	
81	Central Murrumbidgee	145	190	266	216		8.6		11.8	
82	Lower Murrumbidgee	143	225	295	217		3.0		-2.2	
83	Albury	197	260	339	268		7.4		-4.4	
84	Upper Murray	138	189	278	227		-5.6		-10.1	
85	Central Murray	135	220	320	236		15.8		-1.8	
86	Murray-Darling	140	230	280	200	s	25.8		22.0	s
87	Far West	75	120	170	136		3.2		-9.1	

(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 — March Quarter 2012

Rural SSD and Code (a)	Non Strata First Quartile $'000s	Non Strata Median $'000s	Non Strata Third Quartile $'000s	Non Strata Mean $'000s	Non Strata Change in Median Qtly %	Non Strata Change in Median Ann %	Strata First Quartile $'000s	Strata Median $'000s	Strata Third Quartile $'000s	Strata Mean $'000s	Strata Change in Median Qtly %	Strata Change in Median Ann %
REST OF NSW	**228**	**310**	**405**	**330**	**4.9**	**0.0**	**208**	**270**	**340**	**291**	**3.8**	**2.7**
54 Hunter SD Balance	270	345	440	367	-1.4	4.5	226	290	325	284	5.3	9.4
55 Nowra-Bomaderry	260	315	369	324	5.0	-0.2	-	-	-	-	-	-
56 Illawarra SD Balance	304	380	498	419	6.2	-0.6	260	405	500	391	29.6	40.9
57 Tweed Heads and Tweed Coast	395	450	520	469	4.0	-9.6	250	296	370	313	-7.5	-13.3
58 Lismore	260	337	389	344	8.5	0.7	250	390	990	579 s	57.6 s	48.3 s
59 Richmond-Tweed SD Balance	335	444	570	455	5.7	2.6	275	359	455	363	-2.9	-5.4
60 Coffs Harbour	338	387	465	419	9.0	9.0	205	241	298	281	-6.4	-7.3
61 Clarence	263	331	414	346	8.5	-2.9	235	291	430	375 s	16.2 s	16.2
62 Port Macquarie	339	395	473	414	7.6	-1.3	234	280	320	292	-1.4	-3.0
63 Hastings	245	315	400	332	5.0	-0.5	172	250	303	268	19.0	3.5
64 Tamworth	209	265	340	281	0.0	0.0	174	184	274	207 s	11.5 s	-0.5 s
65 Northern Slopes	184	261	342	266	30.0	24.4	-	-	-	-	-	-
66 Northern Tablelands	185	250	320	258	2.7	2.0	144	185	265	198 s	-	-25.1 s
67 North Central Plain	150	230	294	228	3.8	19.5	-	-	-	-	-	-
68 Dubbo	235	271	335	286	2.3	4.0	-	-	-	-	-	-
69 Central Macquarie	160	245	340	260	-1.2	7.7	-	-	-	-	-	-
70 Macquarie-Barwon	67	100	155	120	-16.7	-23.1	-	-	-	-	-	-
71 Upper Darling	155	217	289	219 s	61.6 s	49.3 s	-	-	-	-	-	-
72 Bathurst	257	305	383	320	-2.4	3.1	182	215	225	202 s	23.9 s	-1.3
73 Orange	280	330	400	337	1.5	9.6	213	226	273	247 s	3.7 s	-4.2 s
74 Central Tablelands	200	275	389	302	9.1	22.2	-	-	-	-	-	-
75 Lachlan	135	187	270	209	1.1	13.3	-	-	-	-	-	-
76 Queanbeyan	482	576	700	597	16.3	5.7	217	270	350	279	-21.5	0.0
77 Southern Tablelands	215	280	370	311	-1.8	-3.4	175	205	225	204 s	0.0 s	10.8 s
78 Lower South Coast	295	355	440	375	7.6	-2.1	218	275	300	267	17.0	13.6
79 Snowy	140	205	335	248	-2.4	-10.5	117	190	245	201 s	-5.0 s	-20.4 s
80 Wagga Wagga	255	310	378	325	6.7	-3.1	195	224	234	219 s	1.3 s	-5.6 s
81 Central Murrumbidgee	146	197	266	216	12.6	15.9	-	-	-	-	-	-
82 Lower Murrumbidgee	145	227	300	220	3.3	-1.5	-	-	-	-	-	-
83 Albury	220	277	350	289	5.2	-1.8	136	190	225	185	0.0	-2.1 s
84 Upper Murray	140	196	275	222	0.5	-6.7	132	176	315	252 s	-	-
85 Central Murray	135	219	315	232	18.1	-2.0	-	-	-	-	-	-
86 Murray-Darling	85	205	250	183 s	17.1	-3.0 s	-	-	-	-	-	-
87 Far West	75	120	170	136	3.2	-9.1	-	-	-	-	-	-

(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 and 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 Local Government Area (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 the 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 the 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 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).