

Rent and Sales Report

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Rent: June quarter 2013
Sales: March quarter 2013

Changes to the geography

A number of changes to the geography used in the Report were introduced into the September 2012 issue. See page 15 for details.

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Rent and Sales Summary

Rent: June quarter 2013

Trends for new bonds at state and regional levels

In Greater Sydney, the median rent for all dwellings remained unchanged over the quarter at \$460. Over the quarter, the median rent increased in the Inner Ring by \$15 to \$575 and in the Middle Ring by \$5 to \$470 but remained unchanged in the Outer Ring at \$400. Compared to the previous year, the median rent increased by \$10 in Greater Sydney, \$25 in the Inner Ring, \$20 in the Middle Ring and \$10 in the Outer Ring.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by \$20 (4.4%) to \$470 per week but remained unchanged over the quarter. The median weekly rent for a two bedroom flat/unit increased over the year by \$5 to \$600 in the Inner Ring, \$25 to \$445 in the Middle Ring, \$10 to \$380 in the Outer Ring but remained unchanged in the rest of the Greater Metropolitan Region (GMR) at \$300. Over the quarter, the median rent remained unchanged in the Outer Ring, but increased by \$5 in the Inner Ring and \$15 in the Middle Ring and decreased by \$15 in the rest of the GMR.

For a three bedroom separate house, the median rent remained unchanged over the year at \$420 in Greater Sydney but decreased by \$10 (-2.3%) over the quarter. Over the year, the median rent increased by \$30 to \$780 in the Inner Ring, \$15 to \$525 in the Middle Ring, \$15 to \$400 in the Outer Ring and \$10 to \$370 in the rest of the GMR. Over the quarter, the median rent increased in the Middle Ring (\$5) but remained unchanged in the Outer Ring and in the rest of the GMR, and decreased by \$10 in the Inner Ring.

The largest percentage increase in the median rent for one bedroom flats/units over the year occurred in the rest of the GMR (9.5% or \$20), followed by 6.7% (\$20) in the Outer Ring, 6.5% (\$25) in the Middle Ring and 2.1% (\$10) in the Inner Ring. Over the quarter, the median rent increased by \$5 in the Inner Ring, \$12 in the Outer Ring and \$5 in the rest of the GMR but decreased by \$10 in the Middle Ring.

The median rent for two bedroom separate houses increased over the year by \$15 in the Inner Ring, \$10 in the Middle Ring, \$15 in the Outer Ring and \$10 in the rest of the GMR. Over the quarter, the median rent increased by \$15 in the Inner Ring, \$10 in the Middle Ring and \$5 in the Outer Ring but remained unchanged in the rest of the GMR.

Outside the GMR, the median weekly rent for two bedroom flats/units decreased by \$5 to \$225 over the quarter but increased by \$5 over the year. The median rent for three bedroom separate houses remained unchanged at \$300 over the quarter but increased by \$10 over the year.

The number of new bonds lodged over the quarter in Greater Sydney increased marginally by 0.2% to 44,663 bonds. In the Inner and Middle Rings and in the rest of the GMR, the number of new bonds fell by 6.0%, 2.5% and 7.0% respectively, but increased by 8.6% in the Outer Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 6.1% and in the rest of the GMR by 10.1%.

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

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Botany Bay (34.9%), Blue Mountains (20%) and Burwood (11.1%). Within the rest of the GMR, the biggest annual increases were 6.0% in Shellharbour and 5.1% in Wollongong.

Trends in Median Rents – Sydney and NSW

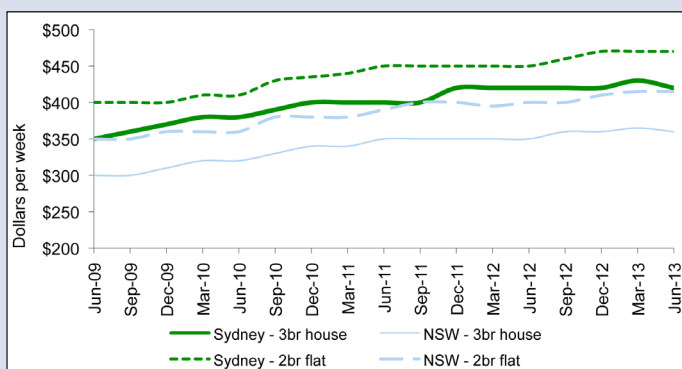


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Jun Qtr 2013	\$575	\$470	\$400	\$460	\$400
Qtrly change	2.7%	1.1%	0.0%	0.0%	0.0%
Ann. change	4.5%	4.4%	2.6%	2.2%	2.6%
Sales (\$'000s)					
Mar Qtr 2013	\$700	\$583	\$455	\$532	\$450
Qtrly change	-3.7%	-6.0%	0.0%	-5.0%	-3.2%
Ann. change	-0.4%	-0.9%	3.4%	-0.6%	2.3%

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Auburn (9.1%), Canada Bay (7.8%) and Hornsby (7.4%).

For one bedroom flats/units, the largest annual increases in median rent were observed in Blacktown (18.2%) and Rockdale (16.7%). Within the rest of the GMR, the largest annual increases were recorded in Newcastle (14.8%) and Maitland (11.8%).

For two bedroom separate houses, the largest annual increase in Greater Sydney was 7.8% recorded in Fairfield. Within the rest of the GMR, the largest annual increase was 6.8% recorded in Lake Macquarie.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), four SA3s recorded annual increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings, two SA3s recorded 10% plus increases. The exceptionally high increase recorded in Snowy Mountains is due to seasonal factors.

Within Greater Sydney, 34 Local Government Areas (LGAs) recorded a growth over the year in the number of new bonds lodged and 9 LGAs recorded falls 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 2013

The median sales price for all dwellings across Greater Sydney decreased by 5.0% over the March quarter and by 0.6% over the year. Over the quarter, the median sales price decreased by 3.7% in the Inner Ring and by 6.0% in the Middle Ring but remained unchanged in the Outer Ring and in the rest of the GMR. Over the year, the median sales

price decreased in the Inner Ring (-0.4%) and in the Middle Ring (-0.9%) but increased in the Outer Ring (3.4%) and in the rest of the GMR (1.3%).

For non-strata dwellings in Greater Sydney, the median sales price decreased by 5.8% for the quarter but increased by 0.5% over the year. Over the quarter, the sales price increased in the Inner Ring (2.2%) and in the rest of the GMR (1.9%) but decreased in the Middle Ring (-3.1%) and in the Outer Ring (-1.0%). The largest quarterly increase of 20.3% was recorded in Mosman, while the largest decrease of 12.4% was recorded in Auburn. Over the year, the sales price increased in the Inner Ring (5.5%), Middle Ring (3.8%), Outer Ring (2.0%), and in the rest of the GMR (2.1%). The largest annual increase was 18.9% recorded in North Sydney, while the largest annual decrease was 7.4% recorded in Auburn.

For strata dwellings in Greater Sydney, the median sales price decreased by 1.8% for the quarter and increased by 1.2% over the year. Over the quarter, the median sales price remained unchanged in the Inner Ring, increased in the Outer Ring (2.6%) and decreased in the Middle Ring (2.0%) and in the rest of the GMR (1.5%). The largest quarterly increase was recorded in Mosman (11.6%), while the largest quarterly decrease was 7.5% in Woollahra and Botany Bay. Over the year, the median sales price increased in the Inner Ring (2.1%), Outer Ring (5.9%), and in the rest of the GMR (1.5%) but remained unchanged in the Middle Ring. Over the year, Canterbury recorded the largest increase of 15.2%, while the largest decrease was 14.2% in Botany Bay.

Trends in Median Sales Price – Sydney and NSW

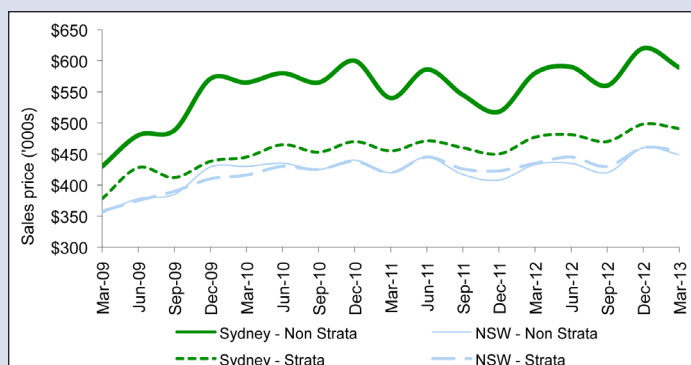


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2013

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change	Median	Qtly Change	Ann Change
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
GREATER SYDNEY	430	2.4	4.9	460	-1.1	2.2	460	-4.2	0.0	570	-5.0	-1.7
Inner Ring	480	2.1	4.3	620	3.3	3.3	840	5.0	5.0	1050	-8.7	-4.5
1 Ashfield	360	2.9	2.9	440	2.3	4.8	600	0.0	-4.8	743 s	1.7 s	-
2 Botany Bay	490	2.1	2.1	570	3.6	26.7	650	0.0	12.1	915 s	7.6 s	-
3 Lane Cove	425	10.4	6.3 s	480	2.1	0.0	680	-2.2	4.6	985 s	-17.6 s	-21.2 s
4 Leichhardt	415	1.8	-3.5	630	1.6	1.6	800	0.9	0.9	850 s	-15.0	-17.9
5 Marrickville	350	-7.9	0.0	500	2.0	8.7	690	1.8	1.5	875	10.1 s	2.9
6 Mosman	423	-0.6	0.6	590	3.5	1.7	1000	0.5	0.0	1900 s	-8.4	0.0 s
7 North Sydney	460	0.5	2.2	630	5.0	5.0	893	6.3	6.6	1250 s	-2.0 s	25.0 s
8 Randwick	457	1.6	3.9	560	1.8	1.8	800	4.2	6.7	1125	7.1	-6.3
9 Sydney	510	2.0	2.0	690	1.5	1.5	895	1.7	4.7	1000	0.5	8.1
10 Waverley	493	-1.5	1.5	650	0.0	4.0	950	5.6	5.6	1425	-1.7	0.0
11 Woollahra	480	4.3	0.5	660	1.5	1.5	1100	2.8	10.0	1550	0.2	-3.1
Middle Ring	400	0.0	6.7	440	1.1	4.8	550	0.0	0.0	700	-2.8	0.0
12 Auburn	420	2.4	-2.3	420	0.0	0.0	500	2.0	4.2	535	-12.3	-10.8
13 Bankstown	240	-3.4	9.1	380	0.0	0.0	460	1.7	2.2	580	5.5	9.4
14 Burwood	360	-2.7	0.0	495	4.8	10.0	630	1.6	5.0	700 s	0.0 s	-4.1 s
15 Canterbury	295	5.4	5.4	355	1.4	1.4	500	-3.8	0.0	645	7.5	-0.8
16 Canada Bay	478	1.6	0.5	570	3.6	0.0	730	4.3	5.8	855	-3.7 s	6.9
17 Hunters Hill	-	-	-	508 s	0.5 s	6.8 s	740 s	-6.9 s	-5.4 s	1125 s	-10.0 s	-
18 Hurstville	330	6.5	10.0	410	2.5	5.1	520	-1.0	4.0	655	5.6	0.8
19 Kogarah	375 s	11.9 s	7.1 s	440	4.8	4.8	550	1.9	0.0	720 s	2.9 s	5.9 s
20 Ku-ring-gai	473	2.7	5.0	583	2.2	5.9	750	4.2	0.7	1000	-4.8	-4.8
21 Manly	500	0.0	5.3	610	-6.2	2.1	950	0.0	6.7	1300	0.4	0.0
22 Parramatta	340	-2.9	0.0	400	0.0	2.6	470	0.0	0.0	580	0.0	3.6
23 Rockdale	395	9.7	12.9	450	2.3	7.1	580	1.8	5.5	640	-8.6	-7.9
24 Ryde	340	-2.9	4.6	430	0.0	2.4	580	0.0	-2.9	728	-1.7	-0.3
25 Strathfield	390	2.6 s	6.8	450	0.0	0.0	580	3.6	1.8	680 s	1.5 s	-9.3 s
26 Willoughby	500	2.0	4.2	600	2.6	2.1	800	5.3	0.0	1150	-4.2	-4.2
Outer Ring	300	5.3	7.1	360	-1.4	2.9	400	0.0	2.6	520	-1.9	0.0
27 Baulkham Hills	325	-1.5	4.8	430	-9.5	-4.4	520	0.0	2.0	650	-1.5	1.6
28 Blacktown	250	4.2	11.1	340	-1.4	0.0	385	0.0	1.3	500	-4.8	0.0
29 Blue Mountains	210 s	-8.7	5.0	300	1.7	9.1	350	-2.8	0.0	450	0.0	0.0
30 Camden	250 s	-	-5.7 s	380	0.0 s	5.6	430	4.9	5.5	510	-1.9	-1.9
31 Campbelltown	270 s	8.0 s	8.0	320	3.2	0.0	370	0.0	2.8	450	-2.7	0.0
32 Fairfield	230	0.0	0.0	310	3.3	3.3	400	0.0	0.0	480	0.0	2.1
33 Gosford	240	0.0	9.1	320	0.0	6.7	390	0.0	2.6	495	0.0	-1.0
34 Hawkesbury	250 s	-	0.0 s	300	-6.3	0.0	385	1.3	1.3	475	-4.5	-2.1
35 Holroyd	275	1.9	3.8	380	2.7	2.7	450	2.3	4.7	550	10.0	3.8
36 Hornsby	380	3.4	5.6	464	3.1	4.3	560	1.8	1.8	695	-0.7	0.0
37 Liverpool	250	0.0	0.0	320	0.0	6.7	420	-2.3	2.4	500	0.0	0.0
38 Penrith	215	-6.5	-2.9	300	3.4	3.4	380	0.0	2.7	480	3.8	4.3
39 Pittwater	370	2.8	-4.5	525	5.0	-2.8	745	-0.7	-0.7	900	-5.3	-2.2
40 Sutherland	330	2.3	3.1	420	0.0	1.2	570	-1.7	-0.9	700	-3.4	1.4
41 Warringah	400	0.0	0.0	520	-1.0	4.0	750	0.0	6.8	900	-10.0	0.6
42 Wollondilly	-	-	-	290 s	-3.3	1.8	370	-2.6	5.7	485	1.0	3.2
43 Wyong	205	5.1	2.5	290	3.6	3.6	350	2.9	2.9	440	2.3	2.3
Rest of GMR	211	-1.9	5.5	320	0.0	4.9	380	0.0	2.7	430	-2.3	-4.4
44 Cessnock	173	-9.2 s	1.5 s	273	-2.7	-2.7	320	0.0	0.0	395	-3.7	-6.0
45 Kiama	-	-	-	310	-8.8	-3.1	438	0.6	12.2	490 s	4.3 s	-2.5 s
46 Lake Macquarie	220	4.8	10.0	320	0.0	3.2	370	-1.3	2.8	476	1.3	0.2
47 Maitland	185	0.0	8.8	280	-5.1	-3.4	350	0.0	2.9	410	-3.5	-8.9
48 Newcastle	225	2.3	8.4	355	-2.7	1.4	415	-1.2	3.8	470	4.4	-1.6
49 Port Stephens	200 s	8.1 s	3.9 s	280	0.0	3.7	350	0.0	0.0	420	2.4	2.4
50 Shellharbour	-	-	-	290	3.6	6.4	380	0.0	5.6	480	2.1	4.3
51 Wollongong	220	0.0	6.8	320	0.0	6.7	400	-2.4	0.0	500	0.0	0.0
NEW SOUTH WALES	380	0.0	4.1	395	-1.3	3.9	385	-1.3	1.3	460	-4.2	-2.1

(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 2013

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 %
GREATER SYDNEY	325	390	520	0.0	4.0	370	420	530	-2.3	0.0
Inner Ring	570	635	700	2.4	2.4	675	780	935	-1.3	4.0
1 Ashfield	-	-	-	-	-	600	635	690 s	-2.3 s	-3.8 s
2 Botany Bay	-	-	-	-	-	600	683	740 s	-2.5 s	17.7 s
3 Lane Cove	-	-	-	-	-	585	750	825 s	-6.8 s	-
4 Leichhardt	570	635	695	2.0	2.4	700	770	918	1.7	-1.3
5 Marrickville	570	625	650	4.2	5.9	620	720	790	5.5	5.9
6 Mosman	-	-	-	-	-	875	1050	1250 s	-12.5 s	5.0 s
7 North Sydney	-	-	-	-	-	850	925	1100 s	-7.0 s	8.8 s
8 Randwick	520	635	700 s	-	5.8 s	700	820	920	-0.6	5.5
9 Sydney	550	650	720	4.8	4.8 s	680	787	900 s	-1.6	3.6 s
10 Waverley	-	-	-	-	-	900	1075	1200 s	-0.5 s	5.4 s
11 Woollahra	-	-	-	-	-	-	-	-	-	-
Middle Ring	390	440	500	2.3	2.3	460	525	620	1.0	2.9
12 Auburn	360	385	410 s	0.0 s	-3.8 s	430	480	525	2.1	9.1
13 Bankstown	350	385	410	0.7	-1.3	430	460	500	0.0	2.2
14 Burwood	-	-	-	-	-	550	560	600 s	-6.7 s	-1.3 s
15 Canterbury	410	450	500	-2.2	4.7 s	480	525	580	-3.7	5.0
16 Canada Bay	583	640	675 s	10.3 s	6.7 s	655	723	830	6.3	7.8
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	400	450	480 s	8.4 s	13.9 s	480	520	550	0.0	1.0
19 Kogarah	400	445	493	8.5	-3.3 s	500	555	605	2.8	-0.9
20 Ku-ring-gai	-	-	-	-	-	650	750	850	5.6	0.0
21 Manly	-	-	-	-	-	850	945	1150 s	0.5 s	8.3 s
22 Parramatta	380	400	420	0.0	0.0 s	420	460	500	2.2	2.2
23 Rockdale	380	430	480	11.0	-7.5	500	560	600	0.9	1.8
24 Ryde	450	500	555 s	1.5 s	-	500	570	640	1.8	-1.7
25 Strathfield	-	-	-	-	-	480	620	650 s	12.7 s	13.8 s
26 Willoughby	-	-	-	-	-	700	810	950	1.9	3.8
Outer Ring	300	335	380	1.5	4.7	360	400	450	0.0	3.9
27 Baulkham Hills	-	-	-	-	-	450	500	550	0.0	-2.0
28 Blacktown	320	340	360	-0.7	3.0	350	380	420	0.0	1.3
29 Blue Mountains	290	310	350	3.3	3.3	330	360	395	0.0	2.9
30 Camden	-	-	-	-	-	400	430	460	4.2	5.5
31 Campbelltown	320	325	350 s	1.6 s	1.6 s	350	370	400	0.0	2.8
32 Fairfield	310	345	370	1.5	7.8	380	410	450	2.5	2.5
33 Gosford	300	330	355	3.1	3.1	360	390	430	0.0	2.6
34 Hawkesbury	300	340	365 s	-6.2 s	7.9 s	365	400	423	5.3	5.3
35 Holroyd	350	393	405 s	3.3 s	6.1	405	438	480	1.7	1.7
36 Hornsby	430	475	520 s	1.1 s	8.0 s	530	580	640	5.5	7.4
37 Liverpool	330	350	370 s	9.4 s	-	390	420	460	-2.3	2.4
38 Penrith	260	305	350	-1.6 s	-1.6 s	360	380	410	0.0	2.7
39 Pittwater	525	585	620 s	9.3 s	-13.3 s	600	750	825	-2.6	0.0
40 Sutherland	430	490	550 s	6.5	6.5	500	550	620	-5.2	-3.5
41 Warringah	600	680	750 s	5.4 s	8.8 s	680	750	830	-1.3	0.0
42 Wollondilly	250	260	300 s	-	-10.3 s	330	370	400	-2.6	5.7
43 Wyong	270	290	320	3.6	3.6	320	350	380	0.0	2.9
Rest of GMR	285	330	360	0.0	3.1	340	370	410	0.0	2.8
44 Cessnock	250	270	290	-3.6	-3.6	285	320	350	0.0	0.0
45 Kiama	-	-	-	-	-	393	433	478 s	0.6 s	9.5
46 Lake Macquarie	285	321	350	0.2	6.8	340	370	415	0.0	2.8
47 Maitland	275	298	330 s	-0.8 s	-0.8 s	323	350	370	0.0	2.9
48 Newcastle	330	350	395	-2.8	0.0	370	400	450	0.0	2.6
49 Port Stephens	260	305	333 s	8.9 s	16.2 s	315	345	363	-1.4	1.5
50 Shellharbour	300	310	360 s	3.3 s	-	360	380	400	-1.3	1.3
51 Wollongong	300	340	360	0.0	3.0	350	390	430	-2.5	0.0
NEW SOUTH WALES	250	310	400	0.0	3.3	300	360	430	-1.4	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 - June Quarter 2013

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 %
GREATER SYDNEY	350	440	520	0.0	2.3	380	470	600	0.0	4.4
Inner Ring	410	480	550	1.1	2.1	515	600	700	0.8	0.8
1 Ashfield	330	363	400	3.6	3.6	400	430	465	1.2	2.4
2 Botany Bay	465	490	500	2.1	1.0 s	423	580	625	5.5	34.9
3 Lane Cove	335	398	463 s	3.2	-0.6 s	440	475	520	3.3	1.1
4 Leichhardt	360	410	510	2.5	-2.4	495	593	700	8.7	-1.3
5 Marrickville	320	360	430	-6.5	2.9	400	450	550	-2.2	4.7
6 Mosman	395	420	490	-1.8	0.0	540	590	700	5.4	3.1
7 North Sydney	416	460	538	2.2	2.2	550	620	695	3.3	3.3
8 Randwick	410	460	525	2.2	4.5	500	550	625	0.0	0.0
9 Sydney	450	520	580	2.0	2.0	625	700	800	2.2	2.9
10 Waverley	440	500	575	0.0	2.0	570	650	750	0.0	4.8
11 Woollahra	400	485	550	3.2	1.6	590	650	750	0.8	4.8
Middle Ring	325	410	480	-2.4	6.5	380	445	540	3.5	6.0
12 Auburn	400	420	440	1.8	-4.5	360	428	500	-0.6	-0.6
13 Bankstown	200	243	290 s	-4.9 s	2.1	365	380	400	1.3	0.0
14 Burwood	340	360	450	-4.0	0.0	440	500	560	7.5	11.1
15 Canterbury	265	293	320	4.5	4.5	325	350	385	0.0	2.9
16 Canada Bay	440	480	510	2.1	0.0	490	550	620	0.0	-1.8
17 Hunters Hill	-	-	-	-	-	445	530	650 s	5.0 s	11.6 s
18 Hurstville	298	330	383	3.1	3.1	370	400	450	0.0	2.6
19 Kogarah	-	-	-	-	-	400	440	490	4.8	4.8
20 Ku-ring-gai	415	478	500	2.7	3.8	530	600	650	6.2	9.1
21 Manly	430	500	555	0.0	3.1	540	600	708	-7.7	1.7
22 Parramatta	290	345	380	-4.2	1.5	370	400	440	0.0	3.9
23 Rockdale	335	420	450	0.0	16.7	400	450	530	4.7	7.1
24 Ryde	320	340	430	-2.9	3.8	385	420	488	0.0	2.4
25 Strathfield	350	390	430 s	2.6 s	6.8	400	450	510	0.0	0.0
26 Willoughby	465	500	540	2.0	2.0	530	593	660	2.2	1.3
Outer Ring	250	320	390	4.1	6.7	315	380	450	0.0	2.7
27 Baulkham Hills	305	370	465 s	2.8 s	12.1	390	430	500	-11.3	-6.5
28 Blacktown	220	260	280	6.1	18.2	310	340	370	-2.9	0.0
29 Blue Mountains	200	213	250 s	-5.6 s	6.3	260	300	315	7.1 s	20.0
30 Camden	-	-	-	-	-	330	380	398 s	-	5.6 s
31 Campbelltown	-	-	-	-	-	265	300	350	7.1	0.0
32 Fairfield	205	240	260	0.0	4.3	290	300	320	0.0	0.0
33 Gosford	200	240	270	9.1	9.1	280	310	340	0.0	3.3
34 Hawkesbury	-	-	-	-	-	275	283	300 s	-4.2 s	-2.6
35 Holroyd	250	295	340 s	9.3	5.4 s	350	370	400	0.0	0.0
36 Hornsby	330	390	415	8.3	8.3	430	460	490	2.2	4.5
37 Liverpool	170	250	320 s	6.4 s	-3.8 s	290	310	350	-2.4	3.3
38 Penrith	192	213	240 s	1.2 s	-3.4	275	300	350	7.1	3.4
39 Pittwater	330	370	410	1.4	-2.0	450	505	578	3.1	-2.9
40 Sutherland	300	340	360	6.3	6.3	390	420	450	0.0	5.0
41 Warringah	365	400	450	0.0	0.0	460	510	575	-1.0	3.0
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	190	210	225	7.7	7.7 s	250	290	330	3.6	1.8
Rest of GMR	195	230	280	2.2	9.5	270	300	360	-4.8	0.0
44 Cessnock	160	170	185 s	-10.5 s	0.0 s	250	280	285	0.0	0.0
45 Kiama	-	-	-	-	-	260	295	310 s	1.7 s	-1.7 s
46 Lake Macquarie	193	213	248	3.7	6.3	275	300	340	1.7	3.4
47 Maitland	180	190	215	2.7 s	11.8	250	270	300	-3.6	0.0
48 Newcastle	223	276	340	8.0	14.8	300	350	401	-5.4	2.9
49 Port Stephens	169	190	200 s	2.7 s	1.3 s	250	275	300	-1.8	4.8
50 Shellharbour	-	-	-	-	-	250	265	290	3.9	6.0
51 Wollongong	195	225	260	2.3	7.1	270	310	360	0.0	5.1
NEW SOUTH WALES	270	400	500	0.0	2.6	300	415	550	0.0	3.8

(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 Areas Level 3 - June Quarter 2013

Rural SA3 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	240	0.0	4.3	300	0.0	0.0	300	0.0	3.4	225	-2.2	2.3
52 Goulburn - Yass	210	-4.5	0.0	290	1.8	3.6	290	0.9	3.6	200	0.0	11.1
53 Queanbeyan	330	6.5	0.0	420	-4.5	-6.7	420	0.0	-1.2	310	3.3	0.0
54 Snowy Mountains	470	104.3	-1.1	700	169.2	112.1	290	16.0	9.4	520	136.4 s	8.3
55 South Coast	230	3.4	4.5	300	0.0	0.0	300	0.0	0.0	220	10.0	8.6
56 Bathurst	240	-4.0	4.3	300	-3.2	0.0	300	-6.3	0.0	240	0.0	9.1
57 Lachlan Valley	160	0.0	1.6	230	4.5	9.5	230	4.5	12.2	160	0.0	6.7
58 Lithgow - Mudgee	240	6.7	4.3	310	3.3	3.3	300	0.0	0.0	250	0.0	-5.7
59 Orange	250	-3.8	-2.0	320	0.0	-3.0	320	0.0	-2.3	250	0.0	0.0
60 Clarence Valley	230	0.0	0.0	280	0.0	-1.8	290	2.7	0.0	215	-3.6	2.4
61 Coffs Harbour	265	0.0	6.0	360	2.9	2.9	360	2.9	2.9	250	0.0	4.2
62 Bourke - Cobar - Coonara	180	-4.0	12.5	245	16.7	22.5	230	4.5	15.0	185	-2.6	15.6
63 Broken Hill and Far West	170	-10.5	6.3	220	-4.3	0.0	220	-4.3	0.0	140 s	-24.3 s	0.0 s
64 Dubbo	200	-3.6	11.1	280	5.7	9.8	280	5.7	12.0	190	-5.0	11.8
65 Lower Hunter	273	-4.4	-2.7	330	-2.9	-5.7	330	0.0	0.0	280	-3.4	0.0
66 Upper Hunter	250	-10.7	6.4	305	-2.0	-7.6	300	0.0	-1.6	230 s	-11.5 s	4.5 s
67 Great Lakes	230	-4.2	-2.1	320	0.0	6.7	315	-1.6	5.0	225	2.3	2.3
68 Kempsey - Nambucca	230	4.5	4.5	280	0.0	3.7	280	0.0	5.7	220	10.0	4.8
69 Port Macquarie	260	-3.7	0.0	360	0.0	5.9	360	0.0	5.9	250	-3.8	2.0
70 Taree - Gloucester	210	-6.7	0.0	280	0.0	3.7	280	0.0	3.7	190	-5.0	-2.6
71 Albury	198	-6.0	3.9	270	-3.6	3.8	270	-3.6	8.0	180	0.0	5.9
72 Lower Murray	140 s	-6.7	-3.4	225 s	25.0	25.0	230 s	21.1	24.3 s	138 s	-5.2 s	-1.8 s
73 Upper Murray exc. Albury	170	-5.6	13.3	230	0.0	0.0	230	0.0	0.0	165	-7.0	10.0
74 Armidale	220	-4.3	0.0	290	-6.5	-3.3	290	-3.3	0.0	210	-4.5	5.0
75 Inverell - Tenterfield	170	-2.9	1.5	230	-4.2	0.0	230	0.0	4.5	153 s	-4.7	5.2
76 Moree - Narrabri	165	0.0	10.0	280	-6.7	0.9	280	-6.7	0.0	165	3.1	10.0
77 Tamworth - Gunnedah	230	-4.2	4.5	300	1.7	7.1	295	0.0	5.4	220	-8.3	4.8
78 Richmond Valley - Coastal	300	0.0	0.0	400	0.0	4.6	400	2.6	5.3	290	3.6	3.6
79 Richmond Valley - Hinterland	220	-2.2	0.0	288	2.7	2.7	290	0.0	3.6	208	-5.7	3.8
80 Tweed Valley	295	1.7	1.7	380	2.7	7.0	390	2.0	9.9	290	0.0	1.8
81 Griffith - Murrumbidgee (Central)	180	0.0	5.9	240	-4.0	9.1	240	-3.0	9.1	170	3.0	6.3
82 Tumut - Tumbarumba	180	9.1 s	0.0	230	0.0	0.0	230	0.0	0.0	175 s	7.7 s	-7.9 s
83 Wagga Wagga	218	-11.2	-1.1	285	-5.0	1.8	280	-6.7	0.0	210	-8.7	-8.7
84 Shoalhaven	250	0.0	2.0	290	-1.7	0.0	290	-3.3	0.0	230	-2.1	2.2
85 Southern Highlands	285	1.8	1.8	370	2.8	5.7	363	0.7	3.6	270	-3.6 s	8.0

(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 Areas Level 3 - June Quarter 2013

Rural SA3 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	8446	4535	17365	0.0	2.7	73121	40861	157274	1.0	3.6
52 Goulburn - Yass	266	108	515	1.2	22.0	2425	941	4674	1.3	4.1
53 Queanbeyan	111	153	551	2.4	22.2	1009	1209	4773	1.1	2.6
54 Snowy Mountains	112	170	349	72.8	-0.6	685	552	1771	11.2	2.8
55 South Coast	313	153	599	-4.0	-9.2	2897	1603	5853	0.2	2.2
56 Bathurst	273	135	505	-10.5	17.7	2121	1190	4351	0.6	4.6
57 Lachlan Valley	202	77	340	-5.6	-6.8	1977	964	3794	0.9	0.6
58 Lithgow - Mudgee	300	77	491	2.1	5.1	2234	795	3996	1.2	3.6
59 Orange	377	158	628	-4.0	5.9	2906	1272	5060	0.9	5.7
60 Clarence Valley	253	110	422	-14.4	5.0	2396	1171	4323	-0.6	3.4
61 Coffs Harbour	386	247	967	-2.8	-0.5	3539	2143	8817	0.4	3.3
62 Bourke - Cobar - Coonara	83	76	209	2.0	6.6	905	528	1927	2.2	6.9
63 Broken Hill and Far West	130	46	191	11.0	12.4	1211	359	1893	0.1	0.7
64 Dubbo	346	112	548	-0.4	-0.5	2964	1325	5562	0.5	4.9
65 Lower Hunter	510	172	832	8.9	14.0	3889	1318	6650	0.2	3.1
66 Upper Hunter	212	74	418	6.1	21.5	1460	583	3321	0.9	2.7
67 Great Lakes	158	126	348	20.8	9.8	1270	1047	3008	0.5	2.9
68 Kempsey - Nambucca	237	99	435	7.4	1.9	2258	926	4211	0.5	1.9
69 Port Macquarie	336	261	781	0.5	2.5	2920	2042	7040	0.7	3.8
70 Taree - Gloucester	234	138	507	3.5	4.5	2318	1288	4723	0.9	4.0
71 Albury	223	188	751	-13.8	7.1	1903	1999	6442	1.5	4.5
72 Lower Murray	43	23	74	-32.1	-10.8	448	257	801	0.3	2.0
73 Upper Murray exc. Albury	184	122	340	-8.6	-1.7	1534	946	2859	0.8	3.3
74 Armidale	210	137	415	-24.8	-10.2	1738	1331	4143	1.5	3.6
75 Inverell - Tenterfield	204	67	354	6.3	6.9	1626	633	2911	2.8	7.4
76 Moree - Narrabri	85	97	221	1.4	-7.9	935	913	2371	1.1	5.6
77 Tamworth - Gunnedah	505	209	849	8.8	-2.7	4174	1957	7468	0.8	3.8
78 Richmond Valley - Coast	344	242	844	-1.2	-3.1	3357	2203	8365	0.3	3.7
79 Richmond Valley - Hinterland	368	191	677	-0.7	4.5	3350	1753	6589	1.5	4.7
80 Tweed Valley	339	333	996	3.2	-0.6	3066	2867	9051	0.5	3.5
81 Griffith - Murrumbidgee (excl. Waggoner)	217	107	415	12.2	14.3	1785	1330	3990	1.4	1.5
82 Tumut - Tumbarumba	62	26	123	11.8	-10.9	515	246	988	1.1	2.0
83 Wagga Wagga	486	232	979	-6.5	8.3	3389	2206	7973	3.0	6.0
84 Shoalhaven	458	107	847	14.5	-2.4	4397	1206	7903	1.0	3.1
85 Southern Highlands	183	56	325	0.6	-11.7	1943	537	3636	-0.6	2.5

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

Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 2013

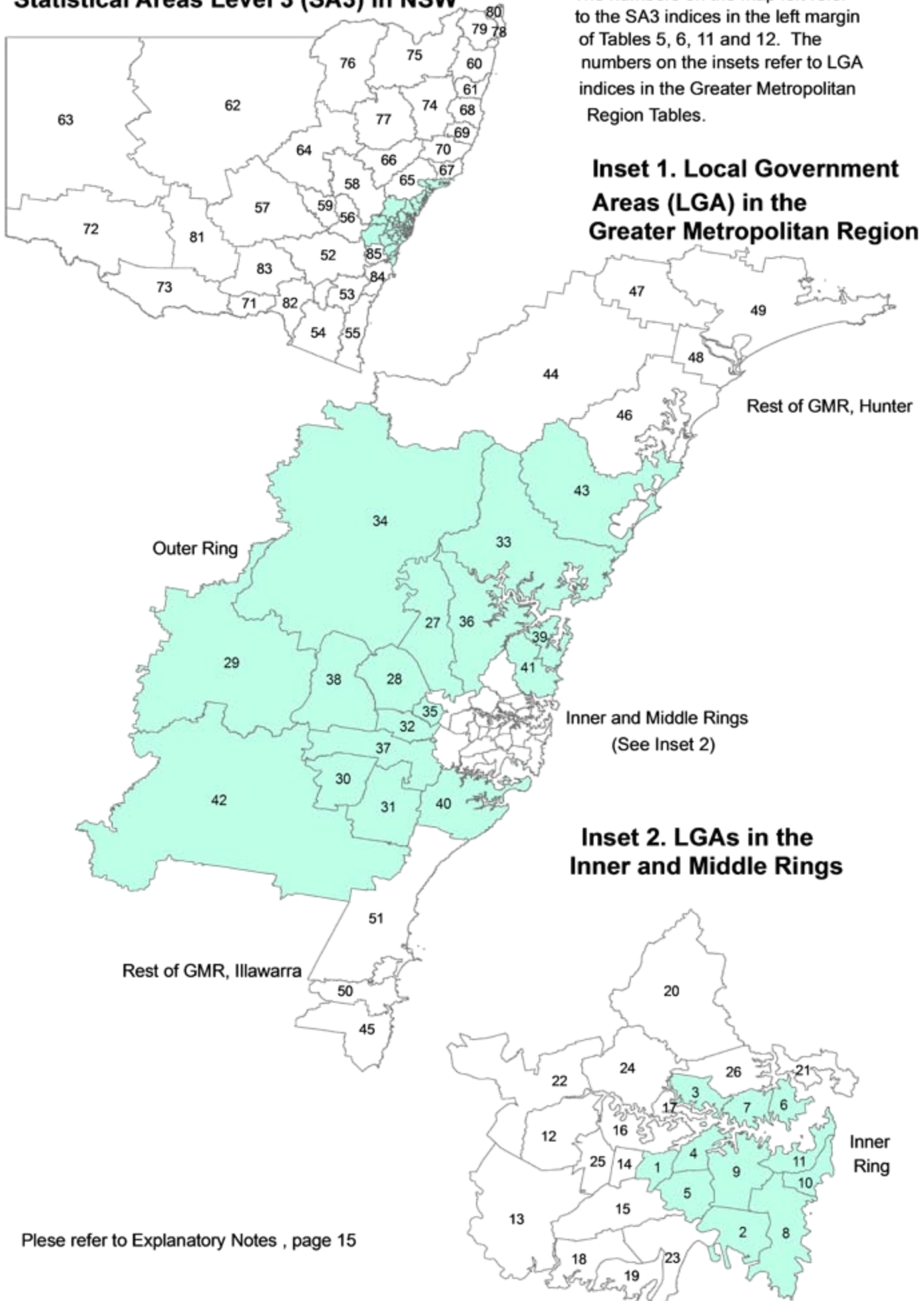
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	9984	20057	44663	0.2	6.1	107601	205564	489205	0.8	4.0
Inner Ring	889	9043	15088	-6.0	4.3	9950	91420	165942	0.2	2.8
1 Ashfield	41	298	507	-18.6	-5.9	580	4082	7351	-0.1	2.9
2 Botany Bay	45	312	476	-0.6	33.0	540	2979	5038	2.2	9.4
3 Lane Cove	34	195	314	-7.6	-6.8	486	2196	3761	0.7	1.5
4 Leichhardt	155	322	835	-11.3	-4.6	1800	3310	9520	-0.2	1.0
5 Marrickville	180	659	1373	1.3	11.8	1991	6684	16451	0.9	3.8
6 Mosman	44	261	403	-4.5	-6.9	437	2587	4531	-0.4	1.8
7 North Sydney	61	1168	1662	-6.8	5.6	524	11590	17850	0.1	2.4
8 Randwick	125	1115	1880	-14.0	4.7	1472	12646	22580	0.1	2.3
9 Sydney	103	3336	5316	-7.1	3.7	1059	30957	52762	0.5	3.3
10 Waverley	56	860	1379	9.5	7.2	584	9118	15417	-0.6	1.7
11 Woollahra	45	517	943	1.4	3.5	477	5271	10681	-0.3	1.9
Middle Ring	2113	6253	12533	-2.5	6.9	24483	65898	140044	1.0	5.0
12 Auburn	144	578	1043	12.8	17.3	1682	5060	9812	2.3	9.6
13 Bankstown	340	234	1048	1.2	9.3	3968	3041	12709	1.2	6.4
14 Burwood	30	200	402	7.2	6.1	494	2073	4493	1.4	3.3
15 Canterbury	181	549	1232	0.8	2.5	2537	7555	16945	1.1	4.0
16 Canada Bay	102	606	1059	-16.3	7.1	1230	5597	10623	0.8	8.1
17 Hunters Hill	15	32	66	-13.2	-16.5	216	393	888	-0.6	0.5
18 Hurstville	108	244	573	-9.6	-5.1	1469	3458	7630	0.1	2.8
19 Kogarah	108	179	401	-12.4	1.8	1009	2597	5176	-0.2	4.7
20 Ku-ring-gai	192	283	618	-15.0	1.8	2225	2449	6232	0.6	6.3
21 Manly	62	491	697	17.5	8.4	570	4106	6798	0.3	1.7
22 Parramatta	256	1006	1912	1.8	8.8	3275	9705	20119	1.8	6.2
23 Rockdale	202	559	1063	0.5	6.0	2042	6396	12005	0.8	4.5
24 Ryde	201	602	1105	-11.6	8.9	1924	6460	12780	0.8	4.1
25 Strathfield	47	246	443	-1.8	12.2	547	2553	4520	1.4	3.8
26 Willoughby	125	444	871	-3.5	7.7	1295	4455	9314	0.9	2.1
Outer Ring	6988	4762	17048	8.6	7.2	73206	48269	183313	1.1	4.4
27 Baulkham Hills	341	193	850	-1.7	0.2	3703	1776	8917	0.9	3.9
28 Blacktown	1079	258	1902	9.6	12.8	11433	2845	20994	1.7	6.9
29 Blue Mountains	331	62	488	-2.4	-19.5	3524	757	5630	0.2	3.2
30 Camden	267	29	374	17.2	19.1	2147	157	3190	1.8	7.7
31 Campbelltown	550	119	958	16.5	17.4	5205	1126	10011	1.9	5.3
32 Fairfield	442	323	1243	19.9	14.7	5232	3924	14920	1.7	6.0
33 Gosford	585	389	1447	0.9	-0.1	6176	3653	15067	0.0	1.7
34 Hawkesbury	195	49	430	14.4	13.5	2097	554	4638	1.2	4.0
35 Holroyd	197	406	987	7.4	5.4	2657	4560	11233	1.6	6.5
36 Hornsby	304	341	923	-6.9	7.0	3221	3899	10468	1.5	3.6
37 Liverpool	482	325	1149	11.9	1.3	5107	4049	13691	0.8	4.4
38 Penrith	735	217	1488	13.2	18.6	6714	2337	15149	2.0	7.4
39 Pittwater	124	159	444	16.2	12.1	1298	1412	4300	0.7	2.6
40 Sutherland	277	761	1463	-0.4	3.7	2965	7192	15110	0.2	1.9
41 Warringah	231	820	1317	17.4	5.1	2444	7272	13175	0.7	2.8
42 Wollondilly	113	16	192	-0.5	-4.0	1252	173	1996	1.0	3.0
43 Wyong	735	295	1393	16.9	9.6	8031	2583	14824	0.6	2.9
Rest of GMR	3026	1943	7388	-7.0	10.1	29031	19190	72658	0.9	3.6
44 Cessnock	321	107	536	14.0	18.6	2607	861	4384	0.5	6.0
45 Kiama	57	29	137	3.8	-6.2	626	311	1510	-0.5	5.1
46 Lake Macquarie	658	213	1231	6.0	14.7	6482	2274	12926	0.7	2.5
47 Maitland	440	125	728	7.1	17.8	3294	1261	6042	1.6	6.1
48 Newcastle	643	560	2179	-19.7	16.8	6181	5174	19937	1.7	3.4
49 Port Stephens	255	117	529	-0.2	-6.4	2620	1039	5440	-0.5	2.4
50 Shellharbour	208	77	408	18.3	8.8	2005	917	4271	0.6	2.4
51 Wollongong	436	714	1631	-14.7	1.5	5166	7329	18039	0.7	3.8
NEW SOUTH WALES	21456	26535	69416	-0.7	5.7	209753	265615	719137	0.8	3.9

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

Statistical Areas Level 3 (SA3) in NSW

The numbers on the map left refer to the SA3 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



Please refer to Explanatory Notes , page 15

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2013

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	400	532	725	630	-5.0	-0.6
Inner Ring	543	700	980	884	-3.7	-0.4
1 Ashfield	450	535	790	656	-0.7	3.3
2 Botany Bay	425	595	719	615	-8.5	-3.0
3 Lane Cove	505	688	1244	929	-5.2	3.0
4 Leichhardt	725	850	1050	904	-0.6	1.0
5 Marrickville	497	677	853	681	0.1	4.0
6 Mosman	605	849	1750	1381	-6.8	-6.0
7 North Sydney	595	760	1050	911	5.4	9.4
8 Randwick	580	730	1111	934	1.0	6.2
9 Sydney	495	620	770	670	-5.3	-4.2
10 Waverley	635	807	1226	1013	-5.6	-5.9
11 Woollahra	750	1200	2025	1588	0.0	5.7
Middle Ring	455	583	796	686	-6.0	-0.9
12 Auburn	382	479	565	493	-7.0	-1.2
13 Bankstown	420	520	600	512	-3.7	2.0
14 Burwood	554	673	918	774	3.5	12.5
15 Canterbury	338	488	630	508	-8.0	12.8
16 Canada Bay	560	645	860	744	-9.2	-7.2
17 Hunters Hill	830	1100	1353	1236	22.9	25.4
18 Hurstville	475	620	787	668	0.0	0.0
19 Kogarah	475	597	872	728	-18.2	-4.1
20 Ku-ring-gai	719	938	1289	1052	-7.6	-0.2
21 Manly	639	924	1380	1088	0.4	1.5
22 Parramatta	384	462	590	493	-5.5	-0.6
23 Rockdale	437	529	661	579	-6.5	-6.4
24 Ryde	496	650	875	710	-12.8	-6.4
25 Strathfield	430	523	1035	809	-10.9	-5.4
26 Willoughby	628	845	1261	990	-12.0	6.3
Outer Ring	355	455	615	510	0.0	3.4
27 Baulkham Hills	611	686	810	722	1.6	3.2
28 Blacktown	336	413	500	423	1.6	4.4
29 Blue Mountains	332	404	470	411	4.9	7.2
30 Camden	414	480	545	487	6.1	7.4
31 Campbelltown	300	340	390	349	-1.8	3.2
32 Fairfield	359	435	500	434	1.6	4.8
33 Gosford	333	407	530	449	-0.7	5.9
34 Hawkesbury	347	407	545	467	-1.9	-4.2
35 Holroyd	369	450	538	462	1.6	9.8
36 Hornsby	558	700	836	706	-1.3	1.4
37 Liverpool	350	420	520	438	-2.8	-2.3
38 Penrith	317	365	443	384	-1.1	1.4
39 Pittwater	645	884	1050	917	4.6	3.3
40 Sutherland	490	620	760	646	-4.5	-1.6
41 Warringah	510	680	880	724	-11.2	-11.2
42 Wollondilly	345	435	545	463	0.0	4.6
43 Wyong	270	338	408	354	3.9	0.8
Rest of GMR	320	385	490	415	0.0	1.3
44 Cessnock	240	289	357	314	4.9	4.2
45 Kiama	427	510	613	535	-1.0	-1.9
46 Lake Macquarie	320	385	480	405	-1.0	0.7
47 Maitland	310	370	450	384	5.7	2.8
48 Newcastle	338	400	520	449	0.0	3.9
49 Port Stephens	310	372	460	390	1.2	1.9
50 Shellharbour	327	379	465	408	1.6	6.8
51 Wollongong	322	410	510	426	-2.4	-1.2
NEW SOUTH WALES	330	450	628	533	-3.2	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 — March Quarter 2013

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	420	589	840	706	-5.8	0.5
Inner Ring	860	1113	1600	1375	2.2	5.5
1 Ashfield	780	915	1155	982	4.6	7.0
2 Botany Bay	718	825	950	844	0.2	3.1
3 Lane Cove	1140	1300	1800	1451	-3.7	-6.9
4 Leichhardt	815	902	1100	991	-5.3	-6.8
5 Marrickville	720	841	936	831	3.1	9.9
6 Mosman	1775	2375	3185	2687	20.3	8.0
7 North Sydney	1177	1451	1850	1548	9.3	18.9
8 Randwick	1057	1395	1650	1492	17.5	11.6
9 Sydney	785	920	1149	990	1.4	6.1
10 Waverley	1250	1575	2040	1673	-6.6	0.0
11 Woollahra	1400	2010	2755	2381	0.5	15.9
Middle Ring	600	785	1060	897	-3.1	3.8
12 Auburn	500	570	699	604	-12.4	-7.4
13 Bankstown	500	573	636	574	-1.2	4.2
14 Burwood	800	953	1285	1022	5.5	1.7 s
15 Canterbury	560	646	780	664	-5.3	-0.6
16 Canada Bay	870	1000	1290	1078	-8.0	-0.5
17 Hunters Hill	1105	1553	2000	1709 s	5.8 s	0.5 s
18 Hurstville	670	790	890	846	5.3	5.7
19 Kogarah	760	915	1235	999	-0.8	5.2
20 Ku-ring-gai	940	1180	1490	1277	-1.7	2.6
21 Manly	1211	1500	1900	1642	1.7	17.6
22 Parramatta	518	606	685	619	-2.1	7.0
23 Rockdale	665	770	875	787	-2.7	4.3
24 Ryde	827	910	1070	965	1.1	5.8
25 Strathfield	980	1286	1680	1412	-0.5	16.9
26 Willoughby	1105	1270	1560	1375	-2.7	-0.6
Outer Ring	378	480	660	545	-1.0	2.0
27 Baulkham Hills	657	732	850	769	1.5	1.7
28 Blacktown	368	430	528	444	1.1	3.6
29 Blue Mountains	335	416	470	415	6.5	7.6
30 Camden	425	485	548	495	5.4	6.6
31 Campbelltown	320	352	414	368	-2.2	2.9
32 Fairfield	420	460	530	480	1.1	4.5
33 Gosford	360	440	567	484	0.0	7.3
34 Hawkesbury	370	440	608	495	-2.2	-4.5
35 Holroyd	460	520	587	530	2.5	6.1
36 Hornsby	684	766	880	798	1.4	2.1
37 Liverpool	400	475	545	482	1.1	2.2
38 Penrith	352	398	472	419	-0.5	2.1
39 Pittwater	890	990	1265	1109	4.2	4.8
40 Sutherland	640	738	872	777	-4.2	-0.3
41 Warringah	822	900	1053	957	-2.7	0.0
42 Wollondilly	355	442	550	472	-1.8	3.9
43 Wyong	285	355	425	370	6.0	2.7
Rest of GMR	333	408	509	432	1.9	2.1
44 Cessnock	242	297	370	322	5.5	4.9
45 Kiama	484	553	673	585	-1.8	-2.2
46 Lake Macquarie	332	400	491	419	0.0	2.0
47 Maitland	320	380	455	392	4.9	4.1
48 Newcastle	350	415	525	463	-1.9	2.8
49 Port Stephens	330	390	480	414	1.3	1.6
50 Shellharbour	345	395	490	418	0.0	0.1
51 Wollongong	349	450	560	462	-2.2	-0.4
NEW SOUTH WALES	333	449	656	554	-3.4	2.5

(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 2013

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Change in Median Ann %
GREATER SYDNEY	380	491	620	529	-1.8	1.2
Inner Ring	495	615	750	672	0.0	2.1
1 Ashfield	430	475	538	482	-1.7	5.6
2 Botany Bay	418	509	622	524	-7.5	-14.2
3 Lane Cove	485	525	658	568	1.0	1.0
4 Leichhardt	530	693	874	753	9.9	6.9
5 Marrickville	405	490	612	503	-3.9	4.3
6 Mosman	520	700	870	791	11.6	12.9
7 North Sydney	570	695	870	772	6.9	5.7
8 Randwick	525	620	730	654	1.6	5.1
9 Sydney	472	585	690	618	-4.9	-2.5
10 Waverley	614	677	817	700	-1.9	3.4
11 Woollahra	615	775	1265	1037	-7.5	-7.2
Middle Ring	395	485	591	513	-2.0	0.0
12 Auburn	345	420	501	432	-2.3	1.8
13 Bankstown	322	360	435	379	-4.3	-4.3
14 Burwood	480	572	650	565	-1.1	3.9
15 Canterbury	295	352	455	378	3.5	15.2
16 Canada Bay	530	600	701	624	-2.9	-4.0
17 Hunters Hill	655	900	1100	874	56.5 s	69.5 s
18 Hurstville	415	480	587	499	6.7	6.7
19 Kogarah	455	490	565	509	-0.5	-0.1
20 Ku-ring-gai	560	650	740	671	-5.1	1.2
21 Manly	545	710	923	780	1.4	4.0
22 Parramatta	346	398	460	406	-4.1	-1.7
23 Rockdale	420	473	537	480	-0.4	4.2
24 Ryde	450	525	627	539	1.0	3.8
25 Strathfield	409	457	507	463	1.4	3.8
26 Willoughby	568	635	730	654	1.8	6.4
Outer Ring	300	392	510	415	2.6	5.9
27 Baulkham Hills	507	545	610	546	-0.6	7.9
28 Blacktown	285	323	392	339	-3.2	7.7
29 Blue Mountains	285	368	385	350 s	17.8 s	3.2 s
30 Camden	314	353	420	376 s	2.3 s	17.6 s
31 Campbelltown	238	265	291	268	0.0	1.5
32 Fairfield	260	285	335	296	1.8	7.0
33 Gosford	275	315	396	351	-3.7	-2.6
34 Hawkesbury	285	314	350	314	5.7	0.4 s
35 Holroyd	314	345	410	362	1.4	4.9
36 Hornsby	440	495	567	503	1.9	4.2
37 Liverpool	260	313	357	311	2.5	9.3
38 Penrith	254	295	318	285	-1.7	2.1
39 Pittwater	510	571	690	604	0.7	-2.8
40 Sutherland	425	490	563	509	-2.0	0.6
41 Warringah	449	522	615	540	-1.4	2.4
42 Wollondilly	-	-	-	-	-	-
43 Wyong	235	264	315	280	2.5	-2.6
Rest of GMR	271	330	408	352	-1.5	1.5
44 Cessnock	195	241	285	243 s	0.0 s	-12.7 s
45 Kiama	308	380	410	371 s	0.0	8.6 s
46 Lake Macquarie	225	302	365	308	-1.1	-7.2
47 Maitland	255	285	313	284 s	7.5	1.8 s
48 Newcastle	290	351	475	404	-2.2	4.8
49 Port Stephens	215	297	348	300	-4.2	4.2
50 Shellharbour	261	304	367	357	-0.8	7.5
51 Wollongong	282	340	425	357	-5.4	-4.0
NEW SOUTH WALES	330	455	595	489	-2.1	3.4

(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 Areas Level 3 — All Dwellings — March Quarter 2013

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	225	308	410	330	-2.9	2.6
52 Goulburn - Yass	230	295	390	324	4.9	7.3
53 Queanbeyan	320	465	610	481	4.5	1.3
54 Snowy Mountains	180	264	375	294	7.8	25.7
55 South Coast	249	335	408	339	0.8	4.7
56 Bathurst	248	315	395	324	-7.4	6.8
57 Lachlan Valley	121	185	265	204	-7.5	-2.6
58 Lithgow - Mudgee	191	276	390	289	-12.4	-6.4
59 Orange	263	325	405	341	0.9	4.3
60 Clarence Valley	227	286	365	299	-4.2	-8.5
61 Coffs Harbour	280	355	437	365	-6.6	-4.1
62 Bourke - Cobar - Coonamble	100	153	235	241	3.0	22.0
63 Broken Hill and Far West	80	115	150	124	0.0	-4.2
64 Dubbo	175	237	298	243	-3.3	0.9
65 Lower Hunter	245	320	400	349	4.1	3.2
66 Upper Hunter	243	320	399	325	-5.1	6.7
67 Great Lakes	255	321	400	330	0.2	3.4
68 Kempsey - Nambucca	213	264	375	288	-5.9	-7.5
69 Port Macquarie	285	357	430	366	-4.8	-6.5
70 Taree - Gloucester	218	273	350	286	4.4	0.9
71 Albury	186	238	321	252	-13.5	-6.7
72 Lower Murray	96	191	265	193	3.0	3.0
73 Upper Murray exc. Albury	155	198	267	215	-9.2	-10.8
74 Armidale	240	309	389	309	-1.5	10.4
75 Inverell - Tenterfield	165	200	265	231	0.0	-0.5
76 Moree - Narrabri	190	235	370	263	34.3	8.8
77 Tamworth - Gunnedah	205	285	350	283	2.5	7.5
78 Richmond Valley - Coastal	395	500	640	527	6.4	6.4
79 Richmond Valley - Hinterland	225	285	349	298	-1.7	0.0
80 Tweed Valley	315	400	513	436	4.4	3.4
81 Griffith - Murrumbidgee (West)	146	220	300	233	-4.3	-1.1
82 Tumut - Tumbarumba	140	193	279	207	4.3	-12.3
83 Wagga Wagga	199	265	350	281	-3.6	6.0
84 Shoalhaven	275	350	446	373	0.0	6.4
85 Southern Highlands	355	450	623	511	-3.2	2.9

(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 Areas Level 3 — March Quarter 2013

Rural SA3 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	231	319	420	340	-1.8	2.1	200	255	333	275	-5.6	-5.6
52 Goulburn - Yass	233	300	400	331	3.4	7.5	190	233	272	228 s	43.5 s	13.4 s
53 Queanbeyan	445	535	665	561	-0.7	-4.0	248	280	371	305	-15.2	-5.9
54 Snowy Mountains	187	264	375	310	-1.9	3.5	109	260	372	244 s	42.5 s	36.8 s
55 South Coast	275	355	429	361	-1.4	0.0	180	220	258	236	3.0	-20.0
56 Bathurst	262	325	410	338	-8.5	-3.0	192	220	275	231 s	-4.3 s	3.0 s
57 Lachlan Valley	121	185	272	206	-6.6	-2.6	-	-	-	-	-	-
58 Lithgow - Mudgee	191	280	395	294	-11.1	-5.7	-	-	-	-	-	-
59 Orange	279	339	410	350	1.8	4.2	181	225	263	233 s	-4.9 s	-0.7 s
60 Clarence Valley	227	283	370	303	-5.7	-10.0	232	310	344	271 s	8.8 s	8.8 s
61 Coffs Harbour	318	380	460	395	-3.9	-1.3	216	260	318	270	-5.5	-2.4
62 Bourke - Cobar - Coonamble	100	153	235	241	2.3	23.2	-	-	-	-	-	-
63 Broken Hill and Far West	80	117	150	124	1.7	-2.5	-	-	-	-	-	-
64 Dubbo	178	241	303	246	-1.6	2.6	-	-	-	-	-	-
65 Lower Hunter	250	330	420	359	3.5	0.0	196	248	295	250 s	0.6 s	-10.5
66 Upper Hunter	250	322	400	329	-6.7	4.7	-	-	-	-	-	-
67 Great Lakes	281	353	435	362	-3.4	4.9	187	255	325	261	5.8	-3.0
68 Kempsey - Nambucca	224	285	379	298	-0.6	-0.9	165	210	249	221 s	0.0 s	-23.1 s
69 Port Macquarie	339	390	455	403	1.3	-2.9	201	255	286	257	-10.5	-12.1
70 Taree - Gloucester	225	278	350	290	3.4	-0.9	188	230	350	269	6.0 s	-2.1 s
71 Albury	198	250	340	267	-12.6	-8.8	110	190	220	180	3.3	-5.5
72 Lower Murray	96	193	265	196	-3.8	-1.3 s	-	-	-	-	-	-
73 Upper Murray exc. Albury	155	200	268	217	-8.0	-8.5	150	167	210	207 s	-26.0 s	-32.0 s
74 Armidale	260	320	398	324	1.1	10.3	140	168	240	183 s	-	-9.2 s
75 Inverell - Tenterfield	165	198	260	211	-1.3	-1.3	-	-	-	-	-	-
76 Moree - Narrabri	190	243	371	266	34.7	5.4	-	-	-	-	-	-
77 Tamworth - Gunnedah	210	290	350	286	3.1	7.4	180	206	245	231 s	10.3 s	12.1 s
78 Richmond Valley - Coastal	430	533	675	574	2.9	6.2	295	390	480	408	-0.8	2.0
79 Richmond Valley - Hinterland	230	290	350	303	-3.3	-5.8	200	235	288	250 s	13.9 s	2.2 s
80 Tweed Valley	390	465	580	510	10.2	4.3	248	296	367	312	-7.5	0.0
81 Griffith - Murrumbidgee (West)	141	220	306	234	-5.6	-2.2	-	-	-	-	-	-
82 Tumut - Tumbarumba	140	193	279	207	1.6	-12.3	-	-	-	-	-	-
83 Wagga Wagga	210	273	364	286	-3.2	6.0	150	194	235	196 s	4.6 s	-12.8 s
84 Shoalhaven	283	355	450	379	-0.9	6.8	223	248	335	283 s	-12.2	-4.1 s
85 Southern Highlands	385	465	630	526	0.0	8.1	308	350	515	402 s	-19.7 s	-22.2

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

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 Statistical Geography Standard (ASGS) of the Australian Bureau of Statistics (ABS) (2011) and on the Australian Standard Geographical Classification (ASGC) of the ABS (2006). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2006) and then aggregated to the Local Government Area (LGA). The address of each dwelling is also coded to the Statistical Area Level 2 (SA2) under the ASGS (2011) and then aggregated to Statistical Areas Level 3 and Level 4 (SA3, SA4). Of the 28 SA4s in NSW, 15 aggregate to Greater Sydney and 13 aggregate to the Rest of NSW. The combined area of Greater Sydney and the LGAs of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama is defined as the 'Greater Metropolitan Region (GMR)'. 'Rest of NSW' as used in this publication is that part of the state not in the GMR. The LGAs in Greater Sydney are also 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

Changes were introduced into the September 2012 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Statistical Geography Framework described in the Australian Statistical Geography Standard (ASGS) (2011). Details of the new ASGS are available at www.abs.gov.au, cat. no.1270.0.55.001. The changes incorporated into the report are:

1. The Sydney region is now referred to as "Greater Sydney" and is defined as the aggregation of 15 Statistical Areas Level 4 (SA4) of the ASGS (2011). Greater Sydney approximates the Sydney Statistical Division (SD) under the former ASGC (2006) although the boundaries are not exactly coincident (the differences are marginal).
2. The Greater Metropolitan Region (GMR) is now defined as Greater Sydney combined with the Local Government Areas (LGAs) of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama.
3. "Rest of NSW" as used in this publication is that part of NSW that is not in the GMR. Rent and sales statistics in "Rest of NSW" are now reported by Statistical Area Level 3 (SA3) of the ASGS (2011) rather than by Statistical Subdivisions of the ASGC (2006).
4. Cessnock and Kiama LGAs are reported in both the GMR and the "Rest of NSW" figures due to the boundaries of the Lower Hunter and Southern Highlands SA3s crossing the boundary of the GMR.

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).