

Rent and Sales Report

No. 105 ISSN – 1440 – 0049



Rent: September quarter 2013
Sales: June 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.

Housing Analysis and Research

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

© Crown Copyright 2013

DISCLAIMER

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

Rent and Sales Summary

Rent: September quarter 2013

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings increased by \$10 to \$470 in Greater Sydney. The median rent decreased by \$15 over the quarter in the Inner Ring to \$560 but increased in the Middle Ring by \$10 to \$480 and remained the same in the Outer Ring at \$400. Compared to the previous year the median rent increased by \$10 in the Inner Ring, by \$20 in the Middle Ring and remained the same in the Outer Sydney Ring.

Over the year, the median rent for two bedroom flats/units increased in Greater Sydney by \$20 (4.3%) to \$480 per week. The median weekly rent for a two bedroom flat/unit increased over the year by \$15 (2.6%) to \$600 in the Inner Ring, \$20 (4.7%) in the Middle Ring to \$450, \$20 (5.4%) in the Outer Ring to \$390 but remained unchanged in the rest of the Greater Metropolitan Region (GMR) at \$300. Over the quarter, the median rent remained unchanged in the Inner Ring and the Rest of GMR but increased by \$5 (1.1%) in the Middle Ring and by \$10 (2.6%) in the Outer Ring.

The median rent for a three bedroom separate house increased over the year by \$10 (2.4%) to \$430 in Greater Sydney. It increased by \$23 (2.9%) to \$793 in the Inner Ring, \$10 (1.9%) in the Middle Ring to \$530, \$10 (2.6%) in the Outer Ring to \$400 but decreased by \$5 (-1.4%) in the rest of GMR to \$365. Over the quarter, the median rent increased in the Inner Ring by \$13 (1.6%) and in the Middle Ring by \$5 (1%), remained unchanged in the Outer Ring and decreased by \$5 (-1.4%) in the rest of GMR.

The largest percentage increase in the median rent for one bedroom flats/units over the year occurred in the rest of GMR (4.5% or \$10), followed by 2.5% (\$10) in the Middle Ring, 2.2% (\$10) in the Inner Ring, and no change in the

Outer Ring. Over the quarter, the median rent decreased by \$5 in the Inner Ring, by \$5 in the Middle Ring and by \$20 in the Outer Ring whilst remaining unchanged in the rest of GMR.

The median rent for two bedroom separate houses increased over the year in the Inner Ring by \$5 to \$620, by \$3 to \$330 in the Outer Ring, by \$5 to \$325 in the rest of GMR and decreased by \$20 to \$430 in the Middle Ring. Over the quarter, the median rent decreased in all of the Rings, by \$15 in the Inner Ring, by \$10 in the Middle Ring, by \$5 in the Outer Ring and by \$5 in the rest of GMR.

Outside the GMR, the median rent for two bedroom flats/units increased by \$5 (2.2%) over the quarter and by \$10 (4.5%) over the year to \$230. The median rent for three bedroom separate houses remained unchanged over the quarter but increased by \$10 (3.4%) over the year to \$300.

Over the quarter, the number of new bonds lodged increased across Greater Sydney by 8% to 48,247 bonds, increasing by 11% in the Inner Ring, by 7.9% in the Middle Ring and by 5.5% in the Outer Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 2.8% and in the rest of GMR by 8.7%.

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

For two bedroom flats/units there were very large annual increases recorded in median rent in Botany Bay (31%) and Burwood (22.2%). In both locations the big increase is due to the lodgement of a large number of bonds related to one apartment block. The only other LGA in Greater Sydney recording an increase above 10% was Campbelltown where the median rent increase by 11.1%. Within the rest of GMR, the largest annual increase was 6.7% in Wollongong.

Trends in Median Rents – Sydney and NSW

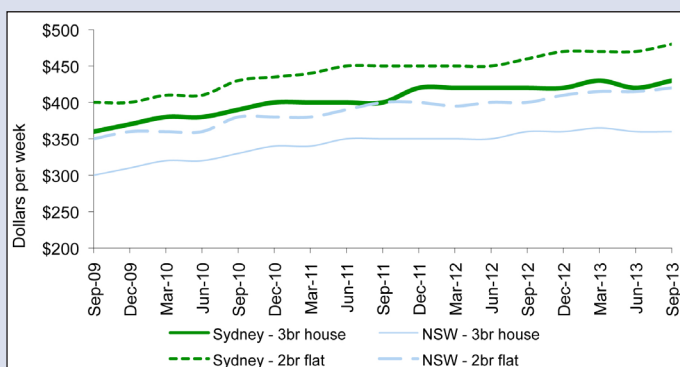


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Sep Qtr 2013	\$560	\$480	\$400	\$470	\$400
Qtly change	-2.6%	2.1%	0.0%	2.2%	0.0%
Ann. change	1.8%	4.3%	0.0%	4.4%	0.0%
Sales (\$'000s)					
Jun Qtr 2013	\$750	\$620	\$468	\$565	\$468
Qtly change	5.3%	6.0%	1.7%	4.6%	2.9%
Ann. change	8.3%	6.9%	4.9%	5.6%	5.2%

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Ryde (12.7%) and Leichhardt (10%).

For one bedroom flats/units the largest annual increases in median rent were observed in Burwood (31.4%), Parramatta (12.5%) and Canterbury (10.7%). Within the rest of GMR, the only annual increases were recorded in Wollongong (9.1%) and Lake Macquarie (6%).

For two bedroom separate houses, the largest annual increase was 6.7% in both Marrickville and Canterbury. Within the rest of GMR, the largest annual increase was recorded in Wollongong at 6.1%.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), only one SA3 (Albury) recorded an annual increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings, five SA3s recorded 10% plus increases.

Within Greater Sydney, 29 LGAs recorded a growth over the year in the number of new bonds lodged and 13 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: June quarter 2013

The median sales price for all dwellings across Greater Sydney increased by 4.6% over the June quarter and by 5.6% over the year. Over the quarter, the median sales price increased by 5.3% in the Inner Ring, by 6% in the Middle Ring, by 1.7% in the Outer Ring and remained unchanged in the rest of GMR. Over the year, the median sales price increased in the Inner Ring (8.3%), in the Middle Ring (6.9%), Outer Ring (4.9%) and in the rest of GMR (2.6%).

For non-strata dwellings in Greater Sydney, the median sales price increased by 4.8% for the quarter and by 6.2% over the year. Over the quarter, the sales price increased in the Inner Ring (2.4%), in the Middle Ring (4.4%), in the Outer Ring (2.4%) but decreased in the rest of GMR (-2.1%). The largest quarterly increase of 14.8% was recorded in Canada Bay, whilst the largest decrease (-11.7%) was recorded in Randwick. Over the year, the sales price increased in the Inner Ring (11.2%), in the Middle Ring (10.7%), in the Outer Ring (4.1%) and in the rest of GMR (1.6%). The largest annual increase was 16.4% recorded in Ku-ring-gai.

For strata dwellings in Greater Sydney, the median sales price increased by 3.2% for the quarter and by 4.3% over the year. Over the quarter, the median sales price increased in the Inner Ring (3.4%), Middle Ring (2%), and in the rest of GMR (1.8%) but decreased in the Outer Ring (-1.3%). The largest quarterly increase was recorded in Pittwater (16.8%), whilst the largest quarterly decrease (-8.2%) was recorded in Auburn. Over the year, the median sales price increased in the Inner Ring (6.3%), Middle Ring (2%), Outer Ring (1.5%), and in the rest of GMR (2.4%). Over the year, Willoughby recorded the largest increase of 13.4%, whilst the largest decrease (-5.6%) was recorded in Burwood.

Trends in Median Sales Price – Sydney and NSW

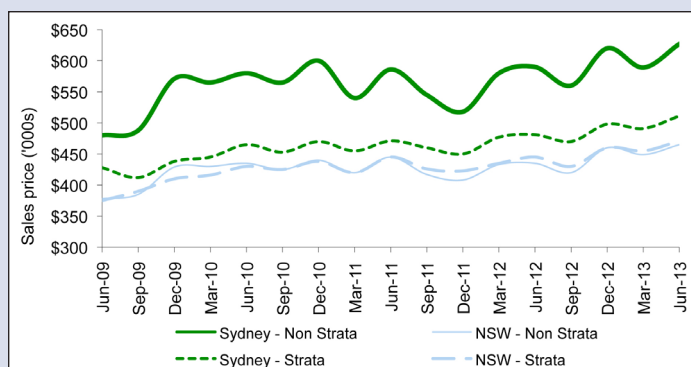


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2013

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	425	-1.2	1.2	480	4.3	4.3	480	4.3	4.3	570	0.0	1.8
Inner Ring	475	-1.0	3.3	600	-3.2	0.0	830	-1.2	3.8	1100	4.8	0.0
1 Ashfield	350	-2.8	0.0	430	-2.3	3.6	605	0.8	0.8	780 s	5.1 s	-
2 Botany Bay	360	-26.5	-7.7	568	-0.4	26.1	680	4.6	4.6	-	-	-
3 Lane Cove	425	0.0	14.9	480	0.0	2.1	710	4.4	6.0	1125 s	14.2 s	-10.0 s
4 Leichhardt	440	6.0	4.8	630	0.0	0.8	850	6.3	10.4	1100	29.4 s	2.3 s
5 Marrickville	370	5.7	5.7	490	-2.0	2.1	700	1.4	0.7	800	-8.6	6.7
6 Mosman	440	4.1	8.6	598	1.3	8.6	895	-10.5	-5.8	1800	-5.3 s	33.3
7 North Sydney	460	0.0	2.2	610	-3.2	1.7	850	-4.8	0.0	1295	3.6 s	-0.4 s
8 Randwick	450	-1.5	4.7	550	-1.8	0.0	760	-5.0	1.3	1100	-2.2	0.0
9 Sydney	510	0.0	2.0	680	-1.4	0.7	880	-1.7	3.5	930	-7.0	1.1
10 Waverley	480	-2.5	2.1	635	-2.3	5.8	925	-2.6	-2.6	1475	3.5	10.3
11 Woollahra	473	-1.6	5.0	630	-4.5	0.0	1000	-9.1	0.5	1750	12.9	16.7
Middle Ring	400	0.0	2.6	450	2.3	3.4	550	0.0	0.0	700	0.0	0.0
12 Auburn	418	-0.6	1.8	420	0.0	-2.3	500	0.0	-1.0	600 s	12.1	-1.6
13 Bankstown	250	4.2	13.6 s	390	2.6	2.6	460	0.0	2.2	560	-3.4	1.8
14 Burwood	460	27.8	31.4	550	11.1	18.3	650	3.2	10.2	700 s	0.0 s	-0.7 s
15 Canterbury	300	1.7	7.1	370	4.2	5.7	520	4.0	4.0	600	-7.0	0.0
16 Canada Bay	490	2.6	6.5	590	3.5	7.3	720	-1.4	3.9	900 s	5.3	5.9 s
17 Hunters Hill	-	-	-	510 s	0.5 s	2.0 s	800	8.1 s	14.3 s	-	-	-
18 Hurstville	330	0.0	10.0	400	-2.4	0.0	540	3.8	4.9	665	1.5	19.8
19 Kogarah	350 s	-6.7 s	-5.4 s	450	2.3	4.7	550	0.0	4.3	675 s	-6.3 s	7.1 s
20 Ku-ring-gai	468	-1.1	3.9	590	1.3	0.9	725	-3.3	3.6	1000	0.0	2.6
21 Manly	480	-4.0	4.3	650	6.6	6.6	920	-3.2	2.5	1395	7.3	9.4
22 Parramatta	330	-2.9	6.5	410	2.5	5.1	475	1.1	1.1	580	0.0	-2.9
23 Rockdale	360	-8.9	-7.7	440	-2.2	2.3	550	-5.2	1.9	650	1.6	-4.4
24 Ryde	360	5.9	2.9	430	0.0	0.0	620	6.9	5.1	750	3.1	7.1
25 Strathfield	385	-1.3	3.4 s	470	4.4	4.4	540	-6.9	-8.5	700 s	2.9 s	12.9 s
26 Willoughby	490	-2.0	2.1	595	-0.8	4.4	845	5.6	6.3	1200	4.3	0.0
Outer Ring	280	-6.7	-1.8	370	2.8	2.8	400	0.0	0.0	510	-1.9	0.0
27 Baulkham Hills	350	7.7	1.4	470	9.3	1.1	530	1.9	1.9	650	0.0	0.0
28 Blacktown	248	-1.0	3.1	350	2.9	2.9	390	1.3	1.3	500	0.0	-2.0
29 Blue Mountains	235	11.9 s	11.9	300	0.0	3.4	370	5.7	5.7	460	2.2	7.0
30 Camden	278 s	11.0 s	11.0 s	370	-2.6	5.7 s	420	-2.3	0.0	500	-2.0	0.0
31 Campbelltown	250	-7.4 s	-2.0 s	323	0.8	2.4	365	-1.4	1.4	450	0.0	2.3
32 Fairfield	235	2.2	4.4	310	0.0	3.3	410	2.5	2.5	500	4.2	4.2
33 Gosford	230	-4.2	4.5	320	0.0	6.7	390	0.0	2.6	493	-0.5	4.8
34 Hawkesbury	220 s	-12.0 s	10.0 s	315	5.0	5.0	380	-1.3	2.7	480	1.1	1.6
35 Holroyd	270	-1.8	3.8	390	2.6	5.4	450	0.0	2.3	550	0.0	10.0
36 Hornsby	358	-5.9	-2.1	460	-0.9	2.2	570	1.8	5.6	705	1.4	3.7
37 Liverpool	245	-2.0	-2.0	320	0.0	3.2	420	0.0	2.4	510	2.0	-1.9
38 Penrith	225	4.7	2.3	295	-1.7	1.7	380	0.0	2.7	470	-2.1	-2.1
39 Pittwater	380	2.7	2.7	530	1.0	-1.9	750	0.7	0.0	900	0.0	-2.7
40 Sutherland	320	-3.0	0.0	430	2.4	2.4	580	1.8	3.6	725	3.6	5.1
41 Warringah	400	0.0	3.2	515	-1.0	1.5	748	-0.3	6.8	975	8.3	1.6
42 Wollondilly	-	-	-	270 s	-6.9 s	-6.9 s	370	0.0	-0.7	470	-3.1	4.4
43 Wyong	200	-2.4	0.0	290	0.0	3.6	350	0.0	2.9	440	0.0	4.8
Rest of GMR	220	4.3	4.8	315	-1.6	1.6	370	-2.6	-1.3	430	0.0	-4.4
44 Cessnock	170 s	-1.4	0.0 s	270	-0.9	-3.6	310	-3.1	-6.1	380	-3.8	-9.5
45 Kiama	-	-	-	345	11.3	1.5	420	-4.0	6.3	500 s	2.0 s	0.0 s
46 Lake Macquarie	218	-1.1	3.6	315	-1.6	-1.6	375	1.4	0.0	470	-1.3	0.0
47 Maitland	185	0.0	0.0	280	0.0	-6.7	340	-2.9	-2.9	400	-2.4	-9.1
48 Newcastle	213	-5.6	-10.7	350	-1.4	0.0	400	-3.6	-0.2	480	2.1	-7.7
49 Port Stephens	195 s	-2.5 s	-	265	-5.4	-1.9	340	-2.9	0.0	420	0.0	-2.3
50 Shellharbour	-	-	-	290	0.0	4.5	380	0.0	2.7	500	4.2	6.4
51 Wollongong	230	4.5	7.0	320	0.0	3.2	400	0.0	0.0	500	0.0	2.0
NEW SOUTH WALES	385	1.3	1.3	400	1.3	2.6	390	1.3	2.6	470	2.2	0.0

(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 - September 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	320	390	520	0.0	2.6	375	430	550	2.4	2.4
Inner Ring	560	620	695	-2.4	0.8	700	793	928	1.6	2.9
1 Ashfield	-	-	-	-	-	610	650	700 s	2.4 s	-4.4 s
2 Botany Bay	-	-	-	-	-	620	700	750 s	2.6 s	7.7 s
3 Lane Cove	-	-	-	-	-	700	825	900 s	10.0 s	-2.9 s
4 Leichhardt	580	630	700	-0.8	0.8	750	825	930	7.1	10.0
5 Marrickville	535	598	650	-4.4	6.7	620	710	760	-1.4	2.9
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	745	850	1125 s	-8.1 s	-10.5 s
8 Randwick	530	660	750 s	3.9 s	-5.7 s	710	800	910	-2.4	0.0
9 Sydney	585	620	675	-4.6	-1.6	750	850	930	8.0 s	2.4 s
10 Waverley	760	800	850 s	-	-	913	1000	1200 s	-7.0 s	-9.1 s
11 Woollahra	-	-	-	-	-	1000	1100	1300 s	-	15.8 s
Middle Ring	380	430	500	-2.3	-4.4	460	530	648	1.0	1.9
12 Auburn	350	385	420 s	0.0 s	0.0 s	450	480	535	0.0	0.0
13 Bankstown	350	393	430	1.9	0.6	425	465	500	1.1	3.3
14 Burwood	-	-	-	-	-	500	568	650 s	1.3 s	-4.6 s
15 Canterbury	400	480	510	6.7	6.7	480	523	570	-0.5	2.5
16 Canada Bay	540	550	630 s	-14.1 s	-8.3 s	645	690	750	-4.5	6.2
17 Hunters Hill	-	-	-	-	-	740	920	1050 s	-	16.5 s
18 Hurstville	370	400	450 s	-11.1 s	-11.1 s	490	530	570	1.9	5.0
19 Kogarah	410	460	510	3.4	2.2 s	480	510	570	-8.1	-3.8
20 Ku-ring-gai	-	-	-	-	-	680	750	850	0.0	3.4
21 Manly	-	-	-	-	-	895	1050	1350	11.1 s	13.5 s
22 Parramatta	360	393	430	-1.9	-1.9	420	460	500	0.0	2.2
23 Rockdale	390	420	490	-2.3	-10.6	500	550	600	-1.8	1.9
24 Ryde	430	455	500 s	-9.0 s	-6.7 s	560	620	670	8.8	12.7
25 Strathfield	-	-	-	-	-	570	600	680 s	-3.2 s	0.0 s
26 Willoughby	-	-	-	-	-	750	845	980	4.3	5.6
Outer Ring	300	330	375	-1.5	0.8	360	400	460	0.0	2.6
27 Baulkham Hills	-	-	-	-	-	480	520	590	4.0	2.0
28 Blacktown	330	350	370	2.9	2.9	350	390	420	2.6	2.6
29 Blue Mountains	280	300	335	-3.2	0.0	340	370	400	2.8	5.7
30 Camden	-	-	-	-	-	400	420	440	-2.3	0.0
31 Campbelltown	300	325	350 s	0.0 s	8.3 s	350	370	390	0.0	2.8
32 Fairfield	325	350	370	1.4	6.1	390	420	450	2.4	5.0
33 Gosford	300	330	350	0.0	3.1	360	395	440	1.3	3.9
34 Hawkesbury	300	360	400 s	5.9 s	16.1 s	360	380	420	-5.0	0.0
35 Holroyd	335	380	420 s	-3.2 s	2.7	400	450	480	2.9	2.3
36 Hornsby	400	460	505 s	-3.2 s	-6.1 s	510	570	620	-1.7	3.6
37 Liverpool	300	320	350 s	-8.6 s	-1.5 s	380	420	460	0.0	5.0
38 Penrith	260	300	345	-1.6	0.0 s	360	380	410	0.0	0.0
39 Pittwater	595	615	665 s	5.1 s	-5.4 s	650	750	800	0.0	0.3
40 Sutherland	440	460	500	-6.1 s	0.0	540	580	650	5.5	3.6
41 Warringah	550	593	650 s	-12.9 s	-0.8 s	700	750	820	0.0	3.4
42 Wollondilly	-	-	-	-	-	340	365	425	-1.4	-2.7
43 Wyong	260	290	320	0.0	3.6	320	350	375	0.0	2.9
Rest of GMR	280	325	360	-1.5	1.6	330	365	410	-1.4	-1.4
44 Cessnock	250	270	285	0.0	-3.6	290	303	338	-5.5	-8.3
45 Kiama	315	360	393 s	-	2.9 s	370	418	450 s	-3.5 s	5.7
46 Lake Macquarie	290	318	345	-0.9	-0.8	340	370	400	0.0	-1.3
47 Maitland	270	290	320 s	-2.5 s	-6.5 s	315	343	360	-2.1	-2.1
48 Newcastle	325	350	380	0.0	0.0	360	400	440	0.0	2.6
49 Port Stephens	255	278	295 s	-9.0 s	-0.9 s	300	340	370	-1.4	0.0
50 Shellharbour	310	350	360 s	12.9 s	-	350	380	400	0.0	2.7
51 Wollongong	310	350	390	2.9	6.1	350	400	450	2.6	5.3
NEW SOUTH WALES	260	320	400	3.2	6.7	300	360	450	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 - September 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	435	510	-1.1	1.2	390	480	600	2.1	4.3
Inner Ring	400	475	550	-1.0	2.2	500	600	700	0.0	2.6
1 Ashfield	315	355	380	-2.1	1.4	400	430	480	0.0	4.9
2 Botany Bay	320	365	475	-25.5	-5.2	413	570	620	-1.7	31.0
3 Lane Cove	380	420	510	5.7 s	12.8 s	450	480	540	1.1	4.3
4 Leichhardt	350	418	510	2.0	-0.5	500	600	700	1.3	0.0
5 Marrickville	330	380	430	5.6	5.6	410	450	500	0.0	2.3
6 Mosman	400	440	470	4.8	7.3	518	583	698	-1.3	5.9
7 North Sydney	410	460	525	0.0	2.2	550	600	695	-3.2	0.0
8 Randwick	400	450	500	-2.2	4.7	500	550	620	0.0	0.0
9 Sydney	450	520	580	0.0	4.0	600	690	800	-1.4	1.5
10 Waverley	410	480	550	-4.0	2.1	560	620	730	-4.6	4.2
11 Woollahra	410	460	528	-5.2	2.2	550	600	700	-7.7	-3.2
Middle Ring	330	405	480	-1.2	2.5	390	450	550	1.1	4.7
12 Auburn	360	420	450	0.0	2.4	350	430	520	0.6	-4.4
13 Bankstown	250	255	270	5.2 s	15.9 s	360	385	400	1.3	2.7
14 Burwood	380	460	480	27.8	31.4	460	550	600	10.0	22.2
15 Canterbury	280	310	400	6.0	10.7	335	370	420	5.7	7.2
16 Canada Bay	460	490	510	2.1	7.7	500	580	630	5.5	5.5
17 Hunters Hill	-	-	-	-	-	440	480	585 s	-9.4 s	-2.5 s
18 Hurstville	280	335	385	1.5	4.7	370	400	460	0.0	1.3
19 Kogarah	300	360	380 s	-	-7.1 s	410	450	500	2.3	4.7
20 Ku-ring-gai	395	470	498	-1.6	4.4	550	600	630	0.0	1.7
21 Manly	423	483	550	-3.5	4.9	530	633	750	5.4	5.4
22 Parramatta	290	360	395	4.3	12.5	370	400	450	0.0	3.9
23 Rockdale	325	360	470	-14.3	-10.0	400	440	515	-2.2	4.8
24 Ryde	320	355	440	4.4	1.4	380	420	480	0.0	0.0
25 Strathfield	355	390	420	0.0 s	1.3 s	420	470	510	4.4	4.4
26 Willoughby	450	493	530	-1.5	2.6	530	580	650	-2.1	1.8
Outer Ring	250	300	380	-6.3	0.0	320	390	460	2.6	5.4
27 Baulkham Hills	290	400	440	8.1 s	7.4 s	430	490	520	14.0	2.1
28 Blacktown	220	250	285	-3.8	4.2	320	350	380	2.9	0.0
29 Blue Mountains	200	225	250 s	5.9 s	9.8 s	280	300	330 s	0.0	14.3 s
30 Camden	-	-	-	-	-	330	370	390 s	-2.6 s	-
31 Campbelltown	220	250	330 s	-	-18.0 s	275	325	375	8.3	11.1
32 Fairfield	220	250	265	4.2	4.2	290	300	330	0.0	0.0
33 Gosford	200	230	250	-4.2	2.2	275	310	340	0.0	3.3
34 Hawkesbury	195	220	250 s	-	-	290	300	330 s	6.2 s	0.0 s
35 Holroyd	250	280	305	-5.1 s	0.0	360	385	420	4.1	4.1
36 Hornsby	300	375	415	-3.8	0.7	420	460	490	0.0	2.2
37 Liverpool	230	250	280 s	0.0 s	0.0 s	295	320	360	3.2	3.2
38 Penrith	210	240	280 s	12.9 s	5.5 s	275	300	330	0.0	5.3
39 Pittwater	350	375	400	1.4	2.7	450	500	550	-1.0	0.0
40 Sutherland	300	320	350	-5.9	0.0	395	420	453	0.0	2.4
41 Warringah	370	403	450	0.6	3.2	450	510	570	0.0	2.0
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	180	200	220	-4.8	-4.8	245	280	323	-3.4	0.0
Rest of GMR	200	230	270	0.0	4.5	260	300	350	0.0	0.0
44 Cessnock	165	168	180 s	-1.5 s	1.5 s	250	270	280	-3.6	-3.6
45 Kiama	-	-	-	-	-	270	293	358 s	-0.8 s	-2.5 s
46 Lake Macquarie	200	220	250	3.5	6.0	270	300	330	0.0	-3.2
47 Maitland	150	180	203 s	-5.3	-2.7 s	230	270	300	0.0	-3.6
48 Newcastle	205	245	295	-11.1	-5.8	300	348	405	-0.7	-0.7
49 Port Stephens	180	195	220 s	2.6 s	-	240	260	285	-5.5	0.0
50 Shellharbour	-	-	-	-	-	230	250	285	-5.7	0.0
51 Wollongong	200	240	285	6.7	9.1	270	320	360	3.2	6.7
NEW SOUTH WALES	270	400	495	0.0	1.3	310	420	560	1.2	5.0

(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 - September 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	2.1	300	0.0	0.0	300	0.0	3.4	230	2.2	4.5
52 Goulburn - Yass	230	9.5	4.5	290	0.0	1.8	290	0.0	0.0	200	0.0	-2.4
53 Queanbeyan	300	-9.1	-6.3	430	2.4	-6.5	430	2.4	-2.3	300	-3.2	-3.2
54 Snowy Mountains	225	-52.1	-10.0	273	-61.1	0.9	270 s	-6.9	1.9	175 s	-66.3	-27.8 s
55 South Coast	230	0.0	4.5	300	0.0	3.4	300	0.0	1.7	220	0.0	10.0
56 Bathurst	240	0.0	0.0	300	0.0	1.7	300	0.0	1.7	230	-4.2	-2.1
57 Lachlan Valley	170	6.3	0.0	220	-4.3	4.8	220	-4.3	4.8	160	0.0	3.2
58 Lithgow - Mudgee	240	0.0	-4.0	300	-3.2	-3.2	300	0.0	0.0	250	0.0	-7.4
59 Orange	250	0.0	-2.0	300	-6.3	-6.3	310	-3.1	-6.1	250	0.0	0.0
60 Clarence Valley	230	0.0	0.0	280	0.0	0.0	285	-1.7	1.8	210	-2.3	-4.5
61 Coffs Harbour	270	1.9	3.8	350	-2.8	2.9	358	-0.7	5.1	240	-4.0	-4.0
62 Bourke - Cobar - Coonara	170	-5.6	-2.9	200	-18.4	-13.0	190	-17.4	-17.4	141	-23.9	-21.8
63 Broken Hill and Far West	180	5.9	-5.3	220	0.0	10.0	220	0.0	10.0	150 s	7.1 s	-25.0 s
64 Dubbo	208	3.8	9.2	280	0.0	12.0	275	-1.8	10.0	185	-2.6	2.8
65 Lower Hunter	270	-0.9	-3.6	315	-4.5	-10.0	310	-6.1	-11.4	270	-3.6	-3.6
66 Upper Hunter	230	-8.0	-17.9	300	-1.6	-11.8	300	0.0	-9.1	210	-8.7 s	-27.6 s
67 Great Lakes	240	4.3	4.3	330	3.1	10.0	330	4.8	7.3	240	6.7	4.3
68 Kempsey - Nambucca	220	-4.3	0.0	280	0.0	3.7	280	0.0	3.7	218	-1.1	8.7
69 Port Macquarie	270	3.8	3.8	358	-0.7	2.1	360	0.0	2.9	260	4.0	4.0
70 Taree - Gloucester	205	-2.4	2.5	290	3.6	5.5	285	1.8	5.6	194	2.3	4.9
71 Albury	210	6.3	12.0	275	1.9	3.8	270	0.0	3.8	188	4.2	10.3
72 Lower Murray	135 s	-3.6 s	-6.9	185	-17.8 s	4.2	185	-19.6 s	2.8	130 s	-5.5 s	-7.1 s
73 Upper Murray exc. Albury	170	0.0	3.0	235	2.2	-1.1	240	4.3	3.2	170	3.0	4.6
74 Armidale	230	4.5	4.5	320	10.3	14.3	320	10.3	16.4	230	9.5	4.5
75 Inverell - Tenterfield	175	2.9	0.0	235	2.2	2.2	230	0.0	4.5	150	-1.6 s	0.0
76 Moree - Narrabri	165	0.0	0.0	340	21.4	21.4	320	14.3	10.3	160	-3.0	0.0
77 Tamworth - Gunnedah	230	0.0	0.0	295	-1.7	3.5	295	0.0	5.4	230	4.5	4.5
78 Richmond Valley - Coastal	310	3.3	3.3	420	5.0	6.3	420	5.0	5.0	300	3.4	5.3
79 Richmond Valley - Hinterland	225	2.3	2.3	290	0.9	1.8	290	0.0	2.7	210	1.2	0.0
80 Tweed Valley	290	-1.7	0.0	370	-2.6	2.8	380	-2.6	2.7	280	-3.4	-1.8
81 Griffith - Murrumbidgee (Central)	180	0.0	5.9	240	0.0	4.3	240	0.0	4.3	170	0.0	3.0
82 Tumut - Tumbarumba	180 s	0.0	5.9	235	2.2	2.2	235	2.2	2.2	180 s	2.9 s	5.9 s
83 Wagga Wagga	225	3.4	2.3	283	-0.9	0.9	280	0.0	0.0	220	4.8	0.0
84 Shoalhaven	250	0.0	4.2	290	0.0	0.0	290	0.0	1.8	230	0.0	0.0
85 Southern Highlands	300	5.3	9.1	365	-1.4	4.3	350	-3.4	0.0	295 s	9.3	13.5

(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 - September 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	8632	4324	17542	1.0	1.2	73630	40741	158102	0.5	2.8
52 Goulburn - Yass	303	89	548	6.4	18.1	2458	936	4766	2.0	5.6
53 Queanbeyan	103	154	573	4.0	11.7	993	1213	4803	0.6	1.8
54 Snowy Mountains	60	63	188	-46.1	11.2	660	506	1712	-3.3	0.6
55 South Coast	310	214	672	12.2	-5.5	2913	1607	5892	0.7	1.5
56 Bathurst	250	121	491	-2.8	2.3	2158	1177	4382	0.7	4.2
57 Lachlan Valley	215	76	357	5.0	4.7	1998	954	3782	-0.3	0.9
58 Lithgow - Mudgee	299	86	493	0.4	-7.5	2250	789	4004	0.2	0.9
59 Orange	390	149	613	-2.4	-3.6	2950	1258	5074	0.3	4.3
60 Clarence Valley	281	134	503	19.2	0.2	2396	1192	4373	1.2	2.1
61 Coffs Harbour	423	216	996	3.0	-6.1	3571	2133	8881	0.7	2.8
62 Bourke - Cobar - Coonara	89	53	187	-10.5	-13.0	906	518	1933	0.3	4.0
63 Broken Hill and Far West	165	47	241	26.2	56.5	1231	380	1955	3.3	4.2
64 Dubbo	360	146	615	12.2	8.1	3011	1369	5652	1.6	4.8
65 Lower Hunter	548	242	994	19.5	35.6	3921	1344	6749	1.5	3.0
66 Upper Hunter	231	85	535	28.0	43.4	1481	559	3358	1.1	3.6
67 Great Lakes	121	110	305	-12.4	4.5	1245	1035	2974	-1.1	1.6
68 Kempsey - Nambucca	201	99	423	-2.8	-2.8	2237	925	4236	0.6	1.6
69 Port Macquarie	404	249	810	3.7	-3.1	2953	2066	7048	0.1	2.6
70 Taree - Gloucester	241	120	516	1.8	-1.7	2315	1262	4736	0.3	3.3
71 Albury	239	154	711	-5.3	8.5	1915	1971	6503	0.9	5.2
72 Lower Murray	60	24	88	18.9	-3.3	469	256	815	1.7	2.3
73 Upper Murray exc. Albury	182	115	341	0.3	-3.1	1530	951	2851	-0.3	1.9
74 Armidale	205	125	392	-5.5	0.5	1774	1332	4152	0.2	3.6
75 Inverell - Tenterfield	163	64	303	-14.4	-18.8	1625	622	2913	0.1	5.1
76 Moree - Narrabri	93	76	225	1.8	-12.5	944	902	2367	-0.2	2.4
77 Tamworth - Gunnedah	554	201	904	6.5	0.9	4257	1940	7561	1.2	2.8
78 Richmond Valley - Coast	359	225	867	2.7	-6.6	3391	2199	8419	0.6	2.1
79 Richmond Valley - Hinterland	390	137	672	-0.7	-7.3	3376	1713	6585	-0.1	2.4
80 Tweed Valley	323	330	949	-4.7	-1.1	3076	2865	9055	0.0	2.8
81 Griffith - Murrumbidgee (excl. Wagga)	188	94	384	-7.5	5.2	1792	1316	3991	0.0	0.7
82 Tumut - Tumbarumba	58	21	101	-17.9	-1.9	511	242	985	-0.3	2.1
83 Wagga Wagga	445	237	856	-12.6	4.8	3472	2239	8064	1.1	5.5
84 Shoalhaven	497	135	903	6.6	-2.6	4396	1226	7965	0.8	2.1
85 Southern Highlands	210	48	340	4.6	-11.5	1930	532	3632	-0.1	1.1

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

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

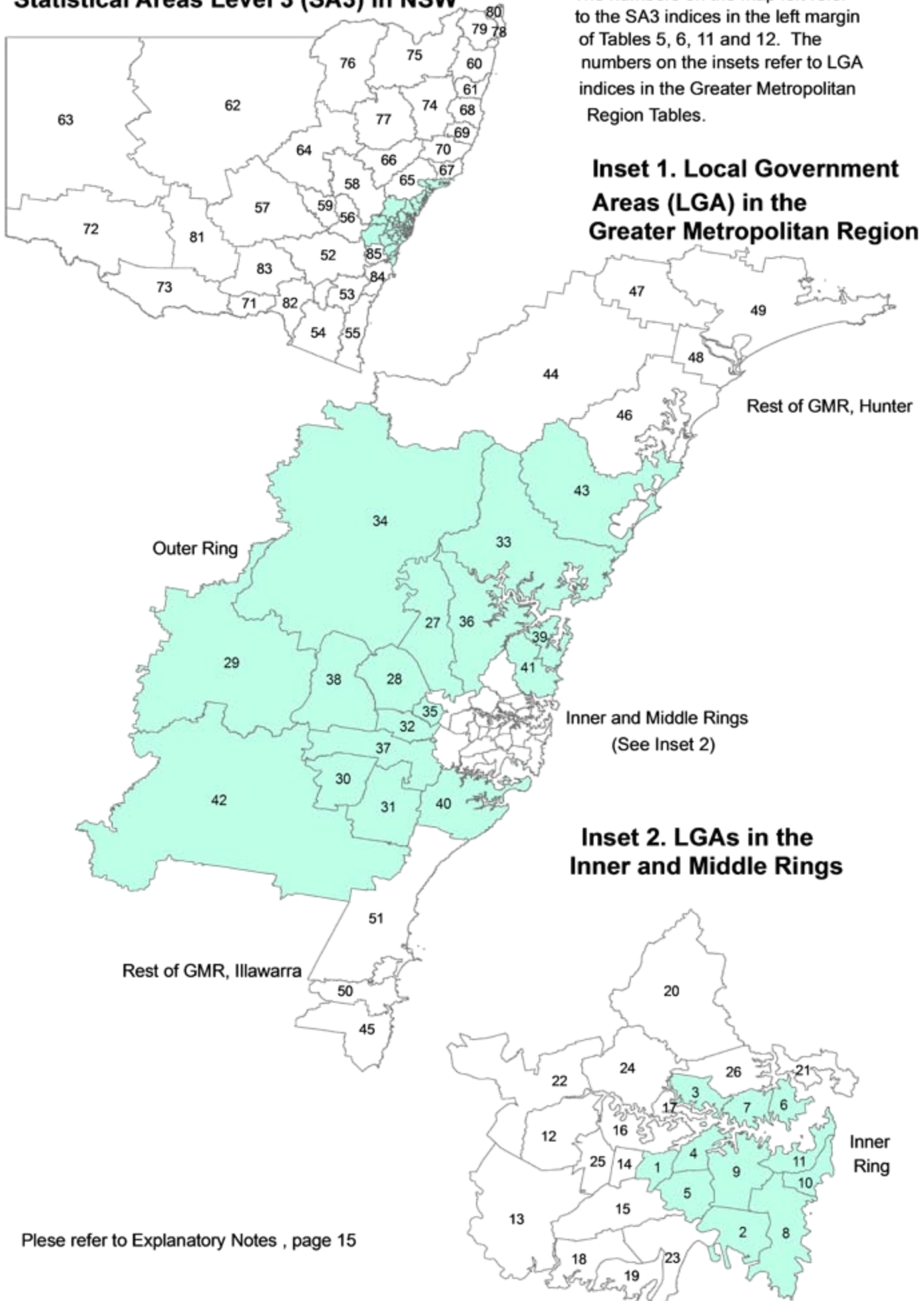
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	10731	21854	48247	8.0	2.8	108578	207096	493083	0.8	3.7
Inner Ring	1048	10072	16750	11.0	0.4	9984	91965	166600	0.4	2.4
1 Ashfield	39	370	592	16.8	0.2	581	4079	7335	-0.2	1.6
2 Botany Bay	49	314	474	-0.4	13.7	549	3048	5122	1.7	10.0
3 Lane Cove	65	251	373	18.8	1.4	491	2250	3793	0.9	1.5
4 Leichhardt	218	346	977	17.0	2.6	1786	3335	9529	0.1	1.0
5 Marrickville	184	618	1341	-2.3	-6.9	2026	6726	16484	0.2	3.1
6 Mosman	53	242	434	7.7	-13.4	429	2575	4517	-0.3	0.7
7 North Sydney	69	1261	1791	7.8	-2.0	533	11558	17807	-0.2	1.6
8 Randwick	140	1320	2138	13.7	4.6	1460	12668	22642	0.3	2.0
9 Sydney	116	3746	6046	13.7	0.4	1067	31280	53296	1.0	3.1
10 Waverley	67	1014	1551	12.5	1.2	589	9139	15422	0.0	1.0
11 Woollahra	48	590	1033	9.5	3.5	473	5307	10653	-0.3	1.2
Middle Ring	2312	6810	13525	7.9	4.0	24627	66432	141185	0.8	4.7
12 Auburn	111	478	875	-16.1	-2.9	1668	5045	9841	0.3	8.4
13 Bankstown	388	304	1225	16.9	14.9	4039	3091	12927	1.7	6.1
14 Burwood	37	375	627	56.0	53.7	481	2228	4682	4.2	7.2
15 Canterbury	195	595	1299	5.4	5.9	2550	7598	17040	0.6	4.0
16 Canada Bay	110	597	1156	9.2	-6.2	1208	5571	10605	-0.2	5.4
17 Hunters Hill	23	41	85	28.8	-3.4	206	391	872	-1.8	-1.4
18 Hurstville	134	330	698	21.8	10.3	1460	3473	7676	0.6	2.7
19 Kogarah	112	223	471	17.5	-2.9	1023	2585	5193	0.3	3.4
20 Ku-ring-gai	236	326	726	17.5	2.1	2243	2486	6315	1.3	6.1
21 Manly	86	511	779	11.8	-2.6	575	4104	6826	0.4	1.2
22 Parramatta	305	960	1898	-0.7	-0.4	3332	9806	20367	1.2	6.1
23 Rockdale	226	602	1100	3.5	1.0	2102	6425	12085	0.7	4.0
24 Ryde	183	689	1232	11.5	1.1	1924	6555	12863	0.6	3.8
25 Strathfield	40	313	496	12.0	25.3	542	2614	4598	1.7	5.3
26 Willoughby	126	466	858	-1.5	1.4	1274	4460	9295	-0.2	1.9
Outer Ring	7377	4972	17980	5.5	4.3	74006	48720	185388	1.1	4.2
27 Baulkham Hills	407	248	980	15.3	5.0	3747	1839	9068	1.7	4.5
28 Blacktown	1149	281	2122	11.6	11.0	11617	2859	21358	1.7	6.9
29 Blue Mountains	337	51	504	3.3	-9.2	3556	733	5655	0.4	1.7
30 Camden	310	25	420	12.3	10.8	2242	167	3311	3.8	8.7
31 Campbelltown	510	127	990	3.3	17.7	5285	1121	10165	1.5	5.9
32 Fairfield	454	334	1244	0.1	9.3	5305	3978	15156	1.6	5.5
33 Gosford	659	423	1540	6.4	1.6	6186	3699	15126	0.4	1.2
34 Hawkesbury	173	53	429	-0.2	2.4	2090	566	4693	1.2	4.6
35 Holroyd	239	473	1060	7.4	3.8	2681	4666	11396	1.5	6.4
36 Hornsby	286	380	916	-0.8	1.9	3224	3919	10497	0.3	3.2
37 Liverpool	521	351	1256	9.3	6.5	5221	4078	13863	1.3	3.7
38 Penrith	740	206	1584	6.5	8.3	6882	2333	15475	2.2	7.3
39 Pittwater	129	157	469	5.6	4.5	1293	1416	4350	1.2	2.8
40 Sutherland	320	739	1551	6.0	3.9	2967	7184	15149	0.3	2.0
41 Warringah	239	849	1348	2.4	-1.5	2455	7366	13252	0.6	2.4
42 Wollondilly	122	14	186	-3.1	-1.1	1247	177	2021	1.3	3.5
43 Wyong	782	261	1381	-0.9	-7.7	8008	2619	14853	0.2	1.6
Rest of GMR	3317	2167	8013	8.5	8.7	29237	19299	73234	0.8	3.1
44 Cessnock	346	128	601	12.1	20.4	2649	872	4472	2.0	5.2
45 Kiama	71	25	166	21.2	-20.6	636	304	1522	0.8	1.5
46 Lake Macquarie	647	219	1253	1.8	4.2	6453	2276	12931	0.0	1.5
47 Maitland	516	163	869	19.4	36.0	3391	1283	6190	2.4	6.3
48 Newcastle	648	629	2276	4.5	19.5	6174	5197	20032	0.5	3.6
49 Port Stephens	294	120	601	13.6	-3.5	2614	1033	5429	-0.2	0.5
50 Shellharbour	230	85	442	8.3	10.0	2047	918	4342	1.7	3.8
51 Wollongong	559	797	1796	10.1	-5.1	5224	7393	18212	1.0	3.0
NEW SOUTH WALES	22680	28345	73802	6.3	3.0	211445	267136	724419	0.7	3.5

(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 — June 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	565	786	671	4.6	5.6
Inner Ring	580	750	1080	926	5.3	8.3
1 Ashfield	480	530	790	639	-1.9	-7.2
2 Botany Bay	490	640	766	676	4.1	6.7
3 Lane Cove	520	745	1375	1021	6.4	12.0
4 Leichhardt	780	954	1261	1036	10.9	14.0
5 Marrickville	525	692	855	720	1.8	9.0
6 Mosman	643	1125	2200	1486	21.2	15.7
7 North Sydney	595	735	1000	902	-4.1	3.5
8 Randwick	611	775	1140	925	3.3	11.5
9 Sydney	520	680	875	733	8.8	8.8
10 Waverley	665	850	1416	1097	3.0	5.6
11 Woollahra	734	1196	1920	1523	-7.3	17.8
Middle Ring	478	620	850	731	6.0	6.9
12 Auburn	387	498	600	508	2.6	8.2
13 Bankstown	445	550	640	543	4.8	6.8
14 Burwood	518	650	820	718	-1.5	7.9
15 Canterbury	350	480	690	530	-2.0	-7.7
16 Canada Bay	600	749	1003	843	15.2	13.8
17 Hunters Hill	720	1075	1595	1314	-2.3	-16.0
18 Hurstville	480	620	778	663	-1.6	6.0
19 Kogarah	520	622	900	747	3.7	3.7
20 Ku-ring-gai	780	1055	1455	1153	12.5	13.4
21 Manly	680	990	1440	1134	4.2	16.4
22 Parramatta	410	505	625	535	7.4	7.8
23 Rockdale	460	560	731	626	5.7	3.7
24 Ryde	535	760	911	757	16.0	18.6
25 Strathfield	455	565	955	795	8.9	19.2
26 Willoughby	660	920	1378	1054	9.5	6.4
Outer Ring	364	468	640	533	1.7	4.9
27 The Hills Shire	625	733	858	763	6.2	11.8
28 Blacktown	343	418	499	429	0.7	3.2
29 Blue Mountains	340	406	491	427	-0.7	1.4
30 Camden	420	490	558	505	1.3	5.4
31 Campbelltown	310	341	392	356	0.1	3.2
32 Fairfield	380	458	525	454	5.4	10.4
33 Gosford	335	415	535	451	1.2	6.5
34 Hawkesbury	370	440	580	497	8.1	7.3
35 Holroyd	360	450	542	461	-1.4	7.1
36 Hornsby	620	750	880	762	7.1	13.3
37 Liverpool	372	470	553	472	11.9	11.9
38 Penrith	320	380	459	397	4.1	2.7
39 Pittwater	750	935	1200	1018	6.0	9.9
40 Sutherland	521	660	810	697	5.6	5.7
41 Warringah	539	785	942	784	15.4	12.1
42 Wollondilly	370	453	623	496	4.3	8.4
43 Wyong	280	340	412	354	0.3	4.6
Rest of GMR	320	390	485	413	0.0	2.6
44 Cessnock	223	270	348	300	-7.6	1.9
45 Kiama	421	525	640	542	2.7	1.9
46 Lake Macquarie	325	387	485	411	0.5	-0.3
47 Maitland	305	359	438	372	-3.0	-0.1
48 Newcastle	345	405	495	441	1.3	6.6
49 Port Stephens	309	375	464	399	0.8	3.9
50 Shellharbour	325	375	448	389	-1.3	-1.8
51 Wollongong	330	410	510	433	-2.4	0.5
NEW SOUTH WALES	340	468	670	564	2.9	5.2

(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 — June 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	440	627	900	755	4.8	6.2
Inner Ring	890	1185	1625	1380	2.4	11.2
1 Ashfield	782	893	1050	925	-7.5	0.8
2 Botany Bay	730	870	945	911	4.9	7.4
3 Lane Cove	1266	1413	1780	1593	5.6	0.0
4 Leichhardt	865	1005	1345	1127	10.1	10.7
5 Marrickville	750	845	990	864	0.0	11.0
6 Mosman	1892	2300	2750	2521	-9.8	12.2
7 North Sydney	1100	1585	2000	1619	3.6	3.4
8 Randwick	1075	1270	1548	1358	-11.7	6.1
9 Sydney	832	940	1250	1042	2.1	5.6
10 Waverley	1340	1639	2050	1742	4.1	3.7
11 Woollahra	1480	2125	3105	2405	-1.2	13.3
Middle Ring	640	825	1150	948	4.4	10.7
12 Auburn	534	614	743	638	6.8	2.3
13 Bankstown	535	598	661	600	4.1	7.8
14 Burwood	800	980	1220	1017	2.5	9.8
15 Canterbury	585	715	810	718	10.6	6.7
16 Canada Bay	980	1150	1375	1186	14.8	15.6
17 Hunters Hill	1300	1500	2375	1783	-5.2	7.9
18 Hurstville	700	800	920	829	0.0	9.5
19 Kogarah	800	927	1225	1024	-2.4	15.7
20 Ku-ring-gai	1050	1315	1580	1378	9.6	16.4
21 Manly	1340	1575	1850	1649	3.3	6.8
22 Parramatta	540	645	750	663	5.0	12.2
23 Rockdale	704	800	920	842	3.2	9.1
24 Ryde	842	920	1056	965	1.1	7.0
25 Strathfield	876	1286	1750	1349	-5.5	5.0
26 Willoughby	1190	1410	1700	1481	9.5	3.0
Outer Ring	387	495	685	568	2.4	4.1
27 The Hills Shire	685	775	910	822	5.3	7.6
28 Blacktown	370	438	533	450	1.6	3.0
29 Blue Mountains	341	409	500	429	-1.9	2.0
30 Camden	429	495	566	512	2.0	4.2
31 Campbelltown	327	360	410	374	2.0	5.3
32 Fairfield	437	488	550	497	6.0	10.2
33 Gosford	360	445	563	479	0.0	7.2
34 Hawkesbury	395	470	620	529	6.8	8.0
35 Holroyd	480	540	599	546	2.9	3.8
36 Hornsby	725	825	935	858	7.1	10.7
37 Liverpool	430	500	582	513	5.7	9.9
38 Penrith	362	415	485	429	3.8	2.5
39 Pittwater	890	1040	1285	1168	3.1	12.1
40 Sutherland	675	780	925	834	5.0	2.6
41 Warringah	859	946	1143	1015	4.8	4.4
42 Wollondilly	385	469	639	509	6.4	9.0
43 Wyong	290	350	430	366	-1.4	4.5
Rest of GMR	333	402	500	428	-2.1	1.6
44 Cessnock	229	275	357	308	-7.6	3.8
45 Kiama	473	570	690	583	2.7	1.3
46 Lake Macquarie	330	390	490	417	-2.5	-2.5
47 Maitland	313	369	443	382	-4.2	-1.7
48 Newcastle	360	425	515	459	2.2	9.0
49 Port Stephens	320	390	490	415	-0.1	2.5
50 Shellharbour	337	390	479	407	-2.6	-3.1
51 Wollongong	364	450	555	470	-2.2	0.0
NEW SOUTH WALES	339	465	706	588	3.3	5.7

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — June Quarter 2013

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	393	511	650	555	3.2	4.3
Inner Ring	515	638	784	700	3.4	6.3
1 Ashfield	440	500	533	488	5.3	6.4
2 Botany Bay	438	580	648	547	13.7	-1.5
3 Lane Cove	480	535	660	569	1.1	1.5
4 Leichhardt	547	710	885	748	2.2	6.8
5 Marrickville	463	520	620	533	6.1	8.7
6 Mosman	562	685	890	769	-2.1	3.2
7 North Sydney	569	680	850	755	-2.2	2.3
8 Randwick	565	635	740	668	1.2	6.7
9 Sydney	485	630	798	678	6.8	6.8
10 Waverley	620	706	831	754	4.4	6.8
11 Woollahra	665	796	1200	1022	0.6	5.4
Middle Ring	407	500	618	530	2.0	2.0
12 Auburn	360	410	505	431	-8.2	2.8
13 Bankstown	337	380	457	404	5.6	5.6
14 Burwood	480	540	650	555	-4.4	-5.6
15 Canterbury	296	355	435	371	-0.5	4.5
16 Canada Bay	560	636	748	657	5.1	5.1
17 Hunters Hill	580	693	898	761	s -23.1	s -16.1
18 Hurstville	420	495	610	512	3.2	7.0
19 Kogarah	475	525	570	526	7.1	7.1
20 Ku-ring-gai	580	650	755	673	0.0	-2.4
21 Manly	615	773	980	846	9.6	5.1
22 Parramatta	365	421	505	435	4.0	2.7
23 Rockdale	428	480	545	492	1.9	4.3
24 Ryde	458	553	691	581	3.2	7.3
25 Strathfield	425	475	560	490	2.0	5.6
26 Willoughby	561	670	760	674	5.5	13.4
Outer Ring	310	395	515	429	-1.3	1.5
27 The Hills Shire	480	544	599	534	0.6	4.5
28 Blacktown	303	335	400	348	3.1	-2.9
29 Blue Mountains	302	335	428	364	s -8.8	-
30 Camden	315	355	475	386	s 0.6	s 4.4
31 Campbelltown	260	283	306	281	6.8	8.8
32 Fairfield	268	302	350	310	6.3	7.5
33 Gosford	289	342	439	376	8.1	10.7
34 Hawkesbury	293	333	378	337	6.0	4.9
35 Holroyd	324	355	410	360	1.2	-5.3
36 Hornsby	447	499	608	521	0.4	7.3
37 Liverpool	255	289	364	305	-7.4	7.1
38 Penrith	260	305	320	292	2.4	6.2
39 Pittwater	560	660	860	734	16.8	5.6
40 Sutherland	428	500	615	532	2.0	3.5
41 Warringah	465	549	650	561	5.2	4.1
42 Wollondilly	219	295	386	305	s -	-
43 Wyong	233	270	320	283	3.1	1.9
Rest of GMR	275	338	410	358	1.8	2.4
44 Cessnock	200	224	275	227	s -10.4	s -20.0
45 Kiama	330	408	485	410	s 7.4	s 14.6
46 Lake Macquarie	303	340	398	354	9.7	2.1
47 Maitland	243	282	324	277	s -1.7	2.7
48 Newcastle	290	345	420	383	-2.0	-3.5
49 Port Stephens	240	308	399	339	3.8	2.8
50 Shellharbour	286	335	380	332	6.8	6.9
51 Wollongong	275	353	425	367	0.7	0.9
NEW SOUTH WALES	346	471	625	515	2.3	4.6

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

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — June 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	400	328	-0.5	1.0
52 Goulburn - Yass	225	292	390	320	-0.9	1.3
53 Queanbeyan	330	440	575	465	-5.5	4.4
54 Snowy Mountains	150	210	349	250	-22.8	-2.3
55 South Coast	270	334	415	347	-0.3	2.8
56 Bathurst	268	325	380	327	3.2	0.0
57 Lachlan Valley	130	177	251	198	-4.5	-3.8
58 Lithgow - Mudgee	215	290	370	300	4.1	-0.2
59 Orange	243	315	398	327	-3.1	-1.6
60 Clarence Valley	235	285	365	300	-0.3	-1.7
61 Coffs Harbour	295	349	415	363	-2.8	0.0
62 Bourke - Cobar - Coonamble	60	115	185	135	-23.3	-17.9
63 Broken Hill and Far West	70	119	196	135	3.7	25.6
64 Dubbo	191	250	330	263	5.3	-0.2
65 Lower Hunter	235	310	400	336	-3.1	-3.1
66 Upper Hunter	230	313	383	320	-2.3	1.6
67 Great Lakes	250	320	424	339	-0.3	-1.5
68 Kempsey - Nambucca	225	280	355	300	6.9	1.3
69 Port Macquarie	290	365	440	378	2.8	3.7
70 Taree - Gloucester	210	270	350	285	-1.8	7.6
71 Albury	180	233	313	253	-3.6	-7.0
72 Lower Murray	79	140	195	158	-26.5	3.7
73 Upper Murray exc. Albury	155	214	295	252	7.0	4.4
74 Armidale	215	312	365	321	1.0	9.5
75 Inverell - Tenterfield	165	220	292	241	10.0	7.3
76 Moree - Narrabri	143	234	323	247	4.0	6.4
77 Tamworth - Gunnedah	216	269	360	287	-5.6	3.5
78 Richmond Valley - Coastal	365	465	620	510	-7.0	-1.0
79 Richmond Valley - Hinterland	218	285	365	306	0.0	-8.1
80 Tweed Valley	294	385	485	404	-4.9	2.7
81 Griffith - Murrumbidgee (West)	151	220	293	246	0.0	0.0
82 Tumut - Tumbarumba	162	225	300	264	16.9	18.2
83 Wagga Wagga	191	260	350	279	-3.7	2.0
84 Shoalhaven	265	333	408	350	-4.9	-3.5
85 Southern Highlands	350	453	608	498	-3.7	4.0

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — June 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	230	317	414	335	-0.9	1.4	210	268	338	282	5.1	-0.7
52 Goulburn - Yass	230	297	395	325	-1.2	2.2	163	228	271	222	s -0.9	s -3.2
53 Queanbeyan	415	520	625	537	-4.9	1.0	245	307	360	301	8.7	-4.2
54 Snowy Mountains	155	226	355	271	-19.2	0.6	112	195	254	204	s -7.1	s -2.5
55 South Coast	283	348	427	362	-2.1	0.7	210	264	330	272	19.8	18.4
56 Bathurst	280	330	390	342	1.5	-1.5	186	239	315	240	s 8.6	s 32.8
57 Lachlan Valley	130	175	254	199	-5.4	1.7	-	-	-	-	-	-
58 Lithgow - Mudgee	210	290	375	301	3.4	-5.1	-	-	-	-	-	-
59 Orange	245	320	400	331	-5.3	-1.5	-	-	-	-	-	-
60 Clarence Valley	239	300	375	306	5.6	6.2	221	247	274	246	s -18.0	s -27.3
61 Coffs Harbour	310	360	432	380	-5.5	-2.7	235	283	341	288	7.6	6.6
62 Bourke - Cobar - Coonamble	60	115	185	135	-23.3	-17.9	-	-	-	-	-	-
63 Broken Hill and Far West	70	119	190	134	1.3	31.7	-	-	-	-	-	-
64 Dubbo	195	250	330	264	3.1	-0.3	-	-	-	-	-	-
65 Lower Hunter	243	320	420	346	-3.0	-2.4	205	232	297	245	s -7.8	s -17.7
66 Upper Hunter	240	320	395	326	-0.3	-1.2	-	-	-	-	-	-
67 Great Lakes	270	336	449	359	-5.4	-1.0	200	267	330	279	1.9	9.0
68 Kempsey - Nambucca	230	280	355	298	-1.8	-2.8	-	-	-	-	-	-
69 Port Macquarie	330	389	470	406	-0.3	3.7	237	261	320	281	1.6	1.6
70 Taree - Gloucester	220	281	367	300	0.2	7.9	149	189	265	208	-17.8	-4.5
71 Albury	200	255	326	272	-1.9	-5.6	131	162	190	162	-14.7	-4.1
72 Lower Murray	78	152	203	161	-21.0	0.5	-	-	-	-	-	-
73 Upper Murray exc. Albury	156	223	296	250	11.3	8.7	129	175	198	263	s 5.1	s -
74 Armidale	219	318	390	336	-0.5	11.7	153	300	320	255	s 69.0	s -
75 Inverell - Tenterfield	163	218	297	241	10.4	7.9	-	-	-	-	-	-
76 Moree - Narrabri	143	234	323	247	-0.4	6.4	-	-	-	-	-	-
77 Tamworth - Gunnedah	216	275	365	289	-5.2	5.8	210	245	284	257	s 18.8	s 7.7
78 Richmond Valley - Coastal	410	510	675	555	-5.1	2.0	303	378	484	398	-3.7	-3.4
79 Richmond Valley - Hinterland	222	292	377	314	0.7	-5.8	175	223	285	228	s -5.3	s -14.4
80 Tweed Valley	362	439	540	459	-5.6	3.9	255	295	378	324	0.0	-3.3
81 Griffith - Murrumbidgee (West)	143	219	296	247	-0.5	-2.7	190	245	285	237	s -	s -
82 Tumut - Tumbarumba	159	228	305	267	18.2	19.5	-	-	-	-	-	-
83 Wagga Wagga	202	265	363	284	-3.6	2.3	157	190	252	202	s -1.8	s -15.6
84 Shoalhaven	272	338	412	356	-4.3	-4.8	185	268	320	258	s 8.3	s 8.3
85 Southern Highlands	360	463	628	507	-4.1	3.0	305	350	500	393	s 0.0	s -12.3

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

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 (2011). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2011) 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.
- price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.
3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.
 4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling, the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.
 5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However, any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by 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

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 Geographic 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.

Changes were introduced into the September 2013 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Australian Standard Geographical Classification (ASGC 2011) in parallel with ASGS (2011). The names of two LGAs were changed: Baulkham Hills is now known as The Hills Shire and Hastings is known as Port Macquarie-Hastings. These LGAs were given new codes and the codes of three rural LGAs were also changed but with no name change. There have essentially been no boundary changes since 2005.

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).