

Rent and Sales Report

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Rent: December quarter 2013
Sales: September 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.

**Department of Family and Community Services
Analysis and Research**
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Rent and Sales Summary

Rent: December quarter 2013

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in Greater Sydney increased by \$10 to \$480 per week. The median rent increased in the Inner Ring by \$20 to \$580 and in the Outer Ring by \$10 to \$410 but remained unchanged in the Middle Ring at \$480. Compared to the previous year, the median rent increased by \$20 in the Inner Ring, by \$20 in the Middle Ring and by \$10 in the Outer Sydney Ring.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by \$20 (4.3%) to \$490 per week and by \$10 (2.1%) over the quarter. The rent increased over the year by \$25 (4.2%) to \$620 in the Inner Ring, by \$20 (4.7%) to \$450 in the Middle Ring, by \$10 (2.6%) to \$390 in the Outer Ring and remained unchanged in the rest of the Greater Metropolitan Region (GMR) at \$300. Over the quarter, the median rent increased by \$20 (3.3%) in the Inner Ring whilst remaining unchanged in the Middle Ring, the Outer Ring and the rest of the GMR.

For a three bedroom separate house the median rent increased by \$20 (4.8%) over the year to \$440 in Greater Sydney and by \$10 (2.3%) over the quarter. Over the year, the median rent increased by \$45 (6.0%) to \$795 in the Inner Ring, by \$30 (5.8%) to \$550 in the Middle Ring, by \$10 (2.6%) to \$400 in the Outer Ring and remained unchanged at \$370 in the rest of the GMR. Over the quarter, the median rent increased by \$20 in the Middle Ring, by \$5 in the Inner Ring and in the rest of the GMR and remained unchanged in the Outer Ring.

The median rent for one bedroom flats/units increased over the year by \$20 in each of the Sydney Rings, to \$490 in the Inner Ring, \$420 in the Middle Ring and \$330 in the Outer Ring, whilst remaining unchanged in the rest of the GMR at

\$220. Over the quarter, the median rent increased by \$15 in the Inner Ring, \$15 in the Middle Ring and \$30 in the Outer Ring but decreased by \$10 in the rest of the GMR.

The median rent for two bedroom separate houses increased over the year by \$25 in the Inner Ring to \$640, by \$10 in the Middle Ring to \$430 and by \$10 in the Outer Ring to \$340 but decreased by \$10 to \$320 in the rest of the GMR. Over the quarter, the median rent increased by \$20 in the Inner Ring and \$10 in the Outer Ring but remained unchanged in the Middle Ring and decreased by \$5 in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units remained unchanged over the quarter at \$230 per week but increased over the year by \$10 (4.5%). The median rent for three bedroom separate houses remained unchanged at \$300 over the quarter but increased by \$5 (1.7%) over the year.

The number of new bonds lodged over the quarter in Greater Sydney decreased by 4.7% to 45,986 bonds. There were decreases in bonds lodged in all of the rings, 6.5% in the Inner Ring, 3.2% in the Middle Ring and 4.1% in the Outer Ring and a decrease of 8.6% in the rest of the GMR. Over the year, the number of new bonds lodged increased in Greater Sydney by 1.6%, with a fall of -1.7% in the Inner Ring, an increase of 1.6% in the Middle Ring and an increase of 4.7% in the Outer Ring. The number of new bonds lodged increased over the year in the rest of the GMR by 8.8%.

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

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Leichhardt (10.9%), Burwood (10.9%), Hurstville (10.3%) and Liverpool

Trends in Median Rents – Sydney and NSW

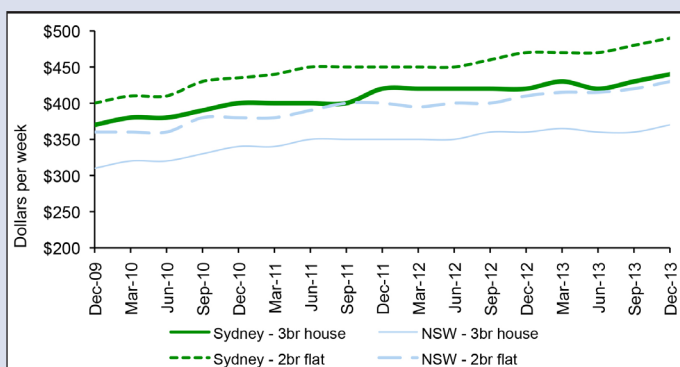


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Dec Qtr 2013	\$580	\$480	\$410	\$480	\$410
Qtly change	3.6%	0.0%	2.5%	2.1%	2.5%
Ann. change	3.6%	4.3%	2.5%	4.3%	2.5%
Sales (\$'000s)					
Sep Qtr 2013	\$762	\$635	\$482	\$580	\$480
Qtly change	1.1%	1.3%	2.6%	1.8%	1.9%
Ann. change	11.7%	12.4%	12.1%	12.6%	12.4%

(10%). Within the rest of the GMR, the biggest annual increase was 5.7% in Port Stephens.

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Sydney (11.1%), Canterbury (10%), Marrickville (9.8%) and Canada Bay (9.4%). Outside of the GMR, both Cessnock (-9.1%) and Maitland (-5.7%) recorded decreases in the median rent over the year.

For one bedroom flats/units, the largest annual increases in median rent were observed in Hurstville (17.2%) and Burwood (12.2%).

For two bedroom separate houses, the largest annual increase in Greater Sydney was 9.7% recorded in Rockdale.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Port Macquarie (7.7%) and the Southern Highlands (7.1%) recorded the largest annual increases in median rent for two bedroom dwellings. Bourke (15.8%), Moree (11.1%) and the Great Lakes (10.0%) recorded the largest annual increases for three bedroom dwellings.

Within Greater Sydney, 27 LGAs recorded a growth over the year in the number of new bonds lodged and 16 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: September quarter 2013

The median sales price for all dwellings across Greater Sydney increased by 1.8% over the September quarter and by 12.6% over the year. Over the quarter, the median sales price increased by 1.1% in the Inner Ring, by 1.3% in the Middle Ring, by 2.6% in the Outer Ring and by 1.5% in the rest of the GMR. Over the year, the median sales price

increased in all of the rings by 11.7% the Inner Ring, 12.4% in the Middle Ring, 12.1% in the Outer Ring and 7% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 1.6% for the quarter and by 13.3% over the year. Over the quarter, the sales price increased in the Inner Ring (1.8%), in the Middle Ring (4.3%), in the Outer Ring (3.2%) and in the rest of the GMR (1.8%). The largest quarterly increase of 22.2% was recorded in Ashfield, whilst the largest decrease of 16.1% was recorded in Woollahra. Over the year, the sales price increased in the Inner Ring (15.6%), in the Middle Ring (14.7%), in the Outer Ring (14.2%), and in the rest of the GMR (7.1%). The largest annual increase was 33.9% recorded in Lane Cove. No LGA recorded an annual decrease in sale price.

For strata dwellings in Greater Sydney, the median sales price increased by 2.7% for the quarter and by 12% over the year. Over the quarter, the median sales price increased in the Inner Ring (3.7%), in the Middle Ring (2%), in the Outer Ring (1.9%) and in the rest of the GMR (2.9%). The largest quarterly increase was recorded in Liverpool (11.5%), whilst the largest quarterly decrease was 6.8% in Auburn. Over the year, the median sales price increased in the Inner Ring (11.1%), in the Middle Ring (11.8%), in the Outer Ring (11.2%), and in the rest of the GMR (8.6%). Over the year, Hurstville recorded the largest increase of 23.5%, whilst Auburn was the only LGA to record a decrease, though small (-0.6%).

Trends in Median Sales Price – Sydney and NSW

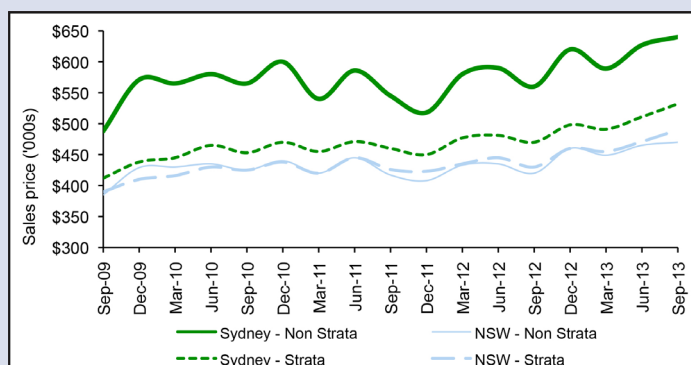


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2013

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	440	3.5	4.8	480	0.0	4.3	480	0.0	4.3	600	5.3	3.4
Inner Ring	490	3.2	4.3	625	4.2	4.2	830	0.0	3.8	1150	4.5	15.0
1 Ashfield	360	2.9	2.9	450	4.7	7.1	620	2.5	5.1	800 s	2.6 s	6.7 s
2 Botany Bay	465	29.2	3.3	530	-6.6	-3.6	660	-2.9	1.5	925 s	-	-
3 Lane Cove	398 s	-6.5	-0.6	498	3.6	4.7	750	5.6	8.7	1000 s	-11.1 s	-
4 Leichhardt	440	0.0	-2.2	650	3.2	8.3	795	-6.5	0.6	1175	6.8	19.9
5 Marrickville	360	-2.7	2.9	510	4.1	8.5	740	5.7	8.8	838	4.7	2.1
6 Mosman	440	0.0	4.8	575	-3.8	-0.9	1075	20.1	26.5	1650 s	-8.3	-2.9
7 North Sydney	470	2.2	4.4	625	2.5	4.2	895	5.3	7.8	1475 s	13.9	28.3 s
8 Randwick	450	0.0	0.0	575	4.5	4.5	760	0.0	1.3	1150	4.5	18.6
9 Sydney	520	2.0	4.0	690	1.5	1.5	900	2.3	2.3	1000	7.5	6.4
10 Waverley	523	8.9	4.5	650	2.4	0.0	900	-2.7	-5.3	1360 s	-7.8	0.7
11 Woollahra	495	4.8	7.6	650	3.2	0.0	1100	10.0	4.8	1598	-8.7	-15.4
Middle Ring	413	3.1	5.8	450	0.0	4.7	560	1.8	1.8	740	5.7	7.2
12 Auburn	420	0.6	2.4	430	2.4	-6.5	500	0.0	2.0	600	0.0 s	9.1
13 Bankstown	245	-2.0	22.5	395	1.3	3.9	470	2.2	3.3	600	7.1	9.1
14 Burwood	415	-9.8	18.6	520	-5.5	12.4	590	-9.2	-1.7	800 s	14.3 s	14.3 s
15 Canterbury	300	0.0	7.1	360	-2.7	2.9	523	0.5	6.6	630	5.0	5.0
16 Canada Bay	480	-2.0	2.1	580	-1.7	5.5	720	0.0	2.9	905	0.6 s	13.1 s
17 Hunters Hill	-	-	-	550	7.8 s	19.6	825 s	3.1	12.2 s	1225 s	-	23.7 s
18 Hurstville	380	15.2	26.7	430	7.5	8.9	540	0.0	1.9	650	-2.3	0.0
19 Kogarah	310	-11.4 s	-1.6	433	-3.9	0.6	550	0.0	0.0	720 s	6.7 s	5.9 s
20 Ku-ring-gai	460	-1.6	4.5	585	-0.8	4.5	750	3.4	4.2	1050	5.0	5.0
21 Manly	500	4.2	4.7	675	3.8	5.5	978	6.3	8.6	1500	7.5	7.1
22 Parramatta	350	4.5	9.4	410	0.0	5.1	480	1.1	1.6	600	4.8	9.1
23 Rockdale	360	0.0	0.0	450	2.3	4.7	583	5.9	4.0	688	5.8	5.8
24 Ryde	360	0.0	4.3	440	2.3	4.8	620	0.0	6.9	775	3.3	7.3
25 Strathfield	380	-1.3	0.0	463	-1.6	2.8	550	1.9	-3.5	750 s	7.1 s	0.0 s
26 Willoughby	500	2.0	3.1	600	0.8	5.3	793	-6.2	-6.8	1200	0.0	9.1
Outer Ring	290	3.6	3.6	370	0.0	2.8	410	2.5	2.5	530	3.9	1.9
27 The Hills Shire	420	20.0	37.7	490	0.0	6.5	550	3.8	7.4	660	1.5	3.1
28 Blacktown	240	-3.0	-4.0	350	0.0	1.4	400	2.6	2.6	520	4.0	4.0
29 Blue Mountains	250	6.4	13.6	320	6.7	8.5	380	2.7	5.6	470	2.2	4.4
30 Camden	250 s	-9.9 s	0.0 s	375 s	1.4	4.2 s	420	0.0	1.2	500	0.0	-2.0
31 Campbelltown	300 s	20.0	20.0 s	320	-0.8	0.0	370	1.4	0.7	460	2.2	4.5
32 Fairfield	250	6.4	9.9	320	3.2	6.7	420	2.4	5.0	480	-4.0	2.1
33 Gosford	230	0.0	0.0	330	3.1	4.8	390	0.0	2.6	510	3.6	3.0
34 Hawkesbury	218 s	-1.1 s	-11.2 s	300	-4.0	0.0	400	5.3	5.3	525	9.4	8.2
35 Holroyd	280	3.7	5.7	380	-2.6	2.7	460	2.2	5.7	568	3.2	4.1
36 Hornsby	360	0.7	-2.7	470	2.2	4.4	560	-1.8	1.8	720	2.1	10.8
37 Liverpool	250	2.0	0.0	335	4.7	5.5	430	2.4	2.4	530	3.9	0.0
38 Penrith	235	4.4	-2.1	300	1.7	5.3	380	0.0	2.7	480	2.1	0.0
39 Pittwater	405	6.6	9.5	520	-1.9	-1.0	798	6.3	6.3	1000	11.1	1.0
40 Sutherland	340	6.3	6.3	430	0.0	2.4	600	3.4	7.1	728	0.3	5.4
41 Warringah	410	2.5	3.8	550	6.8	6.8	775	3.7	6.9	1020	4.6	7.4
42 Wollondilly	-	-	-	320 s	18.5 s	10.3 s	380	2.7	2.7	540	14.9	20.0
43 Wyong	200	0.0	5.3	290	0.0	3.6	350	0.0	2.9	440	0.0	2.3
Rest of GMR	220	0.0	4.8	315	0.0	-1.6	375	1.4	0.0	430	0.0	-4.4
44 Cessnock	180 s	5.9 s	0.0 s	260	-3.7	-7.1	300	-3.2	-11.8	370	-2.6	-11.9
45 Kiama	-	-	-	350	1.4	0.0	435	3.6	2.4	515 s	3.0 s	8.4 s
46 Lake Macquarie	215	-1.1	-2.3	320	1.6	2.9	380	1.3	2.7	470	0.0	-2.1
47 Maitland	190	2.7	-5.0	270	-3.6	-5.3	330	-2.9	-5.7	400	0.5	-11.1
48 Newcastle	230	8.2	4.3	360	2.9	2.9	410	2.5	1.2	455	-5.2	-8.1
49 Port Stephens	185 s	-5.1 s	-5.1 s	280	5.7	1.8	350	2.9	0.0	425	1.2	1.2
50 Shellharbour	-	-	-	293	0.9	4.5	380	0.0	2.7	495	-1.0	-1.0
51 Wollongong	220	-4.3	4.8	320	0.0	0.0	405	1.3	3.8	500	0.0	0.0
NEW SOUTH WALES	395	2.6	3.9	400	0.0	1.3	395	1.3	1.3	480	2.1	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 - December 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	330	390	540	0.0	2.6	380	440	550	2.3	4.8
Inner Ring	578	640	720	3.2	4.1	700	795	950	0.6	6.0
1 Ashfield	-	-	-	-	-	610	700	790 s	7.7 s	16.7 s
2 Botany Bay	525	555	605 s	-	0.9 s	650	678	720 s	-3.2 s	4.2 s
3 Lane Cove	-	-	-	-	-	750	850	940 s	3.0 s	15.3 s
4 Leichhardt	598	650	723	3.2	3.2	695	775	850	-6.1	3.3
5 Marrickville	570	620	690	3.8	8.8	650	730	795	2.8	9.8
6 Mosman	-	-	-	-	-	900	1213	1448 s	-	18.3 s
7 North Sydney	-	-	-	-	-	900	950	1250 s	11.8 s	-5.0 s
8 Randwick	635	650	775 s	-1.5 s	4.0 s	750	800	950	0.0	3.9
9 Sydney	580	650	715	4.8	1.6 s	785	873	1099	2.6	11.9
10 Waverley	-	-	-	-	-	860	1090	1200 s	9.0 s	11.8 s
11 Woollahra	-	-	-	-	-	1050	1225	1700 s	11.4 s	11.4 s
Middle Ring	385	430	500	0.0	2.4	470	550	650	3.8	5.8
12 Auburn	375	400	425 s	3.9 s	6.7 s	440	490	550	2.1	8.9
13 Bankstown	380	400	430	1.9	5.3	450	470	520	1.1	2.7
14 Burwood	-	-	-	-	-	500	550	595 s	-3.1 s	-8.3 s
15 Canterbury	370	450	490	-6.3	8.4	490	550	580	5.3	10.0
16 Canada Bay	565	610	650 s	10.9 s	10.9 s	640	700	790	1.4	9.4
17 Hunters Hill	-	-	-	-	-	625	825	1200 s	-10.3 s	6.5 s
18 Hurstville	400	473	500 s	18.1 s	11.2 s	500	550	600	3.8	3.8
19 Kogarah	380	430	470	-6.5	0.0 s	470	575	620	12.7	4.5
20 Ku-ring-gai	-	-	-	-	-	650	730	850	-2.7	4.3
21 Manly	-	-	-	-	-	778	973	1275	-7.4	0.8 s
22 Parramatta	390	410	450	3.8	7.9	440	470	525	2.2	4.4
23 Rockdale	365	425	500	1.2	9.7	500	580	630	5.5	3.6
24 Ryde	-	-	-	-	-	550	600	660	-3.2	5.3
25 Strathfield	-	-	-	-	-	460	540	630 s	-10.0 s	-1.8 s
26 Willoughby	650	753	830 s	-	-	750	850	930	0.6	0.0
Outer Ring	300	340	380	3.0	3.0	365	400	460	0.0	2.6
27 The Hills Shire	-	-	-	-	-	495	525	560	1.0	5.0
28 Blacktown	320	350	360	0.0	0.0	360	400	430	2.6	5.3
29 Blue Mountains	293	320	350	6.7	8.5	350	380	430	2.7	4.8
30 Camden	-	-	-	-	-	400	430	450	2.4	4.2
31 Campbelltown	300	325	345 s	0.0 s	1.6 s	350	380	400	2.7	2.7
32 Fairfield	330	360	380	2.9	2.9 s	380	425	450	1.2	6.3
33 Gosford	310	340	360	3.0	3.0	360	395	435	0.0	3.9
34 Hawkesbury	275	320	375 s	-11.1 s	-8.6 s	380	400	430	5.3	2.6
35 Holroyd	360	380	450	0.0 s	0.0	400	450	488	0.0	4.7
36 Hornsby	420	475	520 s	3.3 s	18.8 s	500	555	600	-2.6	0.9
37 Liverpool	300	360	400 s	12.5 s	4.3 s	390	430	470	2.4	4.9
38 Penrith	278	315	345	5.0	1.6 s	360	380	410	0.0	1.3
39 Pittwater	-	-	-	-	-	725	800	875	6.7	6.0
40 Sutherland	440	499	550	8.5	8.5	520	575	640	-0.9	0.4
41 Warringah	620	650	700 s	9.7 s	0.0 s	700	770	845	2.7	4.4
42 Wollondilly	270	350	520 s	-	-	355	380	420	2.7	4.8
43 Wyong	270	290	320	0.0	4.5	330	350	380	0.0	6.1
Rest of GMR	285	320	360	-1.5	-3.0	330	370	420	1.4	0.0
44 Cessnock	240	260	285	-3.7	-5.5	280	300	340	-1.6	-9.1
45 Kiama	350	395	400 s	9.7 s	-	395	423	450 s	1.2 s	-1.7
46 Lake Macquarie	285	320	350	0.8	3.2	345	380	420	2.7	2.7
47 Maitland	290	300	310 s	5.3 s	0.0 s	300	330	355	-3.6	-5.7
48 Newcastle	320	360	395	2.9	2.9	350	400	450	0.0	0.0
49 Port Stephens	270	283	320 s	1.8 s	1.8 s	310	350	370	2.9	2.9
50 Shellharbour	-	-	-	-	-	360	380	415	0.0	1.3
51 Wollongong	300	358	390	2.1	2.1	355	400	460	0.0	5.3
NEW SOUTH WALES	260	320	400	0.0	1.6	300	370	450	2.8	2.8

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - December Quarter 2013

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qty %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qty %	Ann %
GREATER SYDNEY	365	450	520	3.4	4.7	395	490	602	2.1	4.3
Inner Ring	420	490	550	3.2	4.3	525	620	710	3.3	4.2
1 Ashfield	340	360	380	1.4	0.0	418	448	493	4.1	6.5
2 Botany Bay	360	470	500	28.8	4.4	410	505	625	-11.4	-8.2
3 Lane Cove	380	398	420 s	-5.4	-0.6 s	440	495	535	3.1	5.3
4 Leichhardt	360	440	520	5.3	-0.6	528	635	695	5.8	10.9
5 Marrickville	320	380	450	0.0	8.6	400	450	550	0.0	4.7
6 Mosman	400	440	490	0.0	6.0	500	575	690	-1.3	-0.4
7 North Sydney	420	470	530	2.2	4.4	545	620	700	3.3	4.2
8 Randwick	400	450	500	0.0	0.0	510	565	640	2.7	2.7
9 Sydney	450	520	590	0.0	4.0	630	700	820	1.4	1.4
10 Waverley	450	520	600	8.3	4.0	580	650	760	4.8	0.0
11 Woollahra	440	495	550	7.6	8.8	580	630	750	5.0	0.0
Middle Ring	340	420	485	3.7	5.0	390	450	550	0.0	4.7
12 Auburn	400	420	440	0.0	2.4	370	450	520	4.7	-4.3
13 Bankstown	220	255	280	0.0	27.5 s	370	390	420	1.3	5.4
14 Burwood	340	415	510	-9.8	12.2	440	510	560	-7.3	10.9
15 Canterbury	270	300	330	-3.2	7.1	330	360	385	-2.7	2.9
16 Canada Bay	450	488	510	-0.5	3.7	500	580	630	0.0	5.5
17 Hunters Hill	-	-	-	-	-	438	528	623 s	9.9 s	17.2 s
18 Hurstville	310	375	420	11.9	17.2	390	430	480	7.5	10.3
19 Kogarah	250	300	390 s	-16.7 s	-11.8 s	390	440	478	-2.2	2.3
20 Ku-ring-gai	430	460	490	-2.1	4.0	533	590	640	-1.7	5.4
21 Manly	450	500	575	3.6	4.2	580	668	800	5.5	4.3
22 Parramatta	313	360	400	-1.4	8.3	380	410	465	2.5	6.5
23 Rockdale	350	380	460	5.6	0.0	410	450	540	2.3	3.4
24 Ryde	330	360	450	1.4	5.9	390	425	495	1.2	6.3
25 Strathfield	350	380	420	-2.6	0.0 s	420	465	500	-1.1	3.3
26 Willoughby	450	500	540	1.5	2.0	530	595	650	1.7	6.3
Outer Ring	250	330	400	10.0	6.5	320	390	470	0.0	2.6
27 The Hills Shire	380	430	450	17.8 s	13.2 s	460	500	520	0.0	4.2
28 Blacktown	230	260	300	4.0	8.3	320	355	390	1.4	1.4
29 Blue Mountains	205	220	255 s	-2.2 s	0.0	270	310	350 s	3.3 s	6.9 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	270	310	320 s	24.0 s	3.3 s	265	290	360	-10.8	-1.7
32 Fairfield	240	250	280	0.0	0.0	290	310	340	3.3	3.3
33 Gosford	200	238	273	3.3	5.6	290	320	350	3.2	3.2
34 Hawkesbury	200	205	250 s	-6.8 s	-	270	280	300	-6.7 s	-6.7 s
35 Holroyd	220	290	320	3.6	3.6 s	350	380	400	-1.3	5.6
36 Hornsby	300	375	420	0.0	-1.3	428	460	500	0.0	4.5
37 Liverpool	220	255	270 s	2.0 s	4.1 s	300	330	370	3.1	10.0
38 Penrith	210	240	283	0.0 s	-4.0 s	270	290	325	-3.3	3.6
39 Pittwater	375	400	445	6.7	6.7	480	520	590	4.0	5.1
40 Sutherland	320	340	370	6.3	6.3	390	420	465	0.0	0.0
41 Warringah	385	410	465	1.9	2.5	480	540	595	5.9	8.0
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	200	215	250 s	7.5	7.5	243	283	330	0.9	0.9
Rest of GMR	190	220	275	-4.3	0.0	260	300	350	0.0	0.0
44 Cessnock	170	180	185 s	7.5 s	2.9 s	230	250	265	-7.4	-7.4
45 Kiama	-	-	-	-	-	270	298	330 s	1.7 s	10.2 s
46 Lake Macquarie	195	210	230	-4.5	-4.5	260	300	348	0.0	-3.2
47 Maitland	180	190	210	5.6 s	-5.0 s	230	260	290	-3.7	-7.1
48 Newcastle	220	250	320	2.0	0.0	310	350	400	0.7	1.3
49 Port Stephens	155	183	195 s	-6.4 s	-5.2 s	245	280	295	7.7	5.7
50 Shellharbour	-	-	-	-	-	245	260	300	4.0	-3.7
51 Wollongong	190	220	275	-8.3	4.8	265	310	360	-3.1	3.3
NEW SOUTH WALES	285	410	500	2.5	2.5	315	430	570	2.4	4.9

(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 - December 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	1.7	230	0.0	4.5
52 Goulburn - Yass	220	-4.3	4.8	300	3.4	3.4	300	3.4	3.4	190	-5.0	-5.0
53 Queanbeyan	300	0.0	-9.1	438	1.7	-2.8	430	0.0	-6.5	300	0.0	-3.2
54 Snowy Mountains	220	-2.2	0.0	270	-0.9	5.9	253	-6.5 s	2.0	220 s	25.7 s	0.0
55 South Coast	220	-4.3	0.0	300	0.0	3.4	300	0.0	3.4	210	-4.5	0.0
56 Bathurst	240	0.0	-2.0	300	0.0	0.0	310	3.3	3.3	245	6.5	4.3
57 Lachlan Valley	150	-11.8	-6.3	220	0.0	2.3	223	1.1	6.0	150	-6.3	0.0
58 Lithgow - Mudgee	240	0.0	4.3	300	0.0	1.7	300	0.0	3.4	240	-4.0	9.1
59 Orange	250	0.0	0.0	300	-0.8	-6.3	300	-3.2	-6.3	245	-2.0	-2.0
60 Clarence Valley	230	0.0	0.0	285	1.8	1.8	290	1.8	3.6	220	4.8	0.0
61 Coffs Harbour	270	0.0	3.8	355	1.4	1.4	355	-0.7	1.4	260	8.3	8.3
62 Bourke - Cobar - Coonara	170	0.0	0.0	220	10.0	15.8	215	13.2	10.3	160	13.7	3.2
63 Broken Hill and Far West	180	0.0	2.9	220	0.0	0.0	220	0.0	0.0	180 s	20.0 s	20.0 s
64 Dubbo	200	-3.6	5.3	280	0.0	7.7	280	1.8	7.7	188	1.4	7.1
65 Lower Hunter	255	-5.6	-8.9	300	-4.8	-14.9	300	-3.2	-14.3	250	-7.4	-10.7
66 Upper Hunter	250	8.7	-3.8	300	0.0	-14.3	288	-4.2	-16.1	225 s	7.1	-10.0 s
67 Great Lakes	225	-6.3	-2.2	330	0.0	10.0	340	3.0	13.3	220	-8.3	0.0
68 Kempsey - Nambucca	230	4.5	4.5	290	3.6	3.6	290	3.6	3.6	215	-1.1	7.5
69 Port Macquarie	280	3.7	7.7	360	0.7	0.0	360	0.0	2.9	265	1.9	6.0
70 Taree - Gloucester	220	7.3	4.8	283	-2.6	0.9	280	-1.8	0.0	200	2.9	0.0
71 Albury	195	-7.1	0.0	280	1.8	0.0	285	5.6	4.6	180	-4.0	2.9
72 Lower Murray	140 s	3.7 s	-9.7 s	200 s	8.1	2.6 s	200 s	8.1	0.0 s	135 s	3.8 s	-6.9 s
73 Upper Murray exc. Albury	175	2.9	6.1	250	6.4	6.4	240	0.0	2.1	170	0.0	6.3
74 Armidale	230	0.0	4.5	313	-2.3	4.2	313	-2.3	4.2	220	-4.3	0.0
75 Inverell - Tenterfield	180	2.9	5.9	243	3.2	1.0	240	4.3	0.0	170	13.3	13.3
76 Moree - Narrabri	173	4.5	1.5	300	-11.8	11.1	300	-6.3	12.1	168	4.7	4.7
77 Tamworth - Gunnedah	235	2.2	2.2	300	1.7	3.4	295	0.0	1.7	230	0.0	4.5
78 Richmond Valley - Coastal	300	-3.2	0.0	418	-0.6	4.4	420	0.0	2.4	290	-3.3	1.8
79 Richmond Valley - Hinterland	220	-2.2	0.0	290	0.0	3.6	295	1.7	5.4	213	1.2	3.7
80 Tweed Valley	295	1.7	1.7	370	0.0	2.8	390	1.3	4.0	290	3.6	1.8
81 Griffith - Murrumbidgee (Central)	180	0.0	0.0	250	4.2	4.2	245	2.1	2.1	170	0.0	-1.4
82 Tumut - Tumbarumba	180	0.0 s	5.9 s	250	6.4	0.0	240	2.1	0.0	170 s	-5.6 s	0.0 s
83 Wagga Wagga	225	0.0	2.3	295	4.4	1.7	295	5.4	3.5	210	-4.5	-4.5
84 Shoalhaven	250	0.0	2.0	300	3.4	3.4	300	3.4	3.4	238	3.3	3.3
85 Southern Highlands	300	0.0	7.1	380	4.8	5.6	380	8.6	8.6	275	-6.8 s	-1.8 s

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

Table 6. New and Total Bonds - Rural Statistical Areas Level 3 - December 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	8024	4262	16743	-4.6	3.7	73889	40958	159215	0.7	2.8
52 Goulburn - Yass	260	80	458	-16.4	2.2	2486	930	4805	0.8	5.7
53 Queanbeyan	104	145	540	-5.8	19.7	1013	1232	4871	1.4	3.0
54 Snowy Mountains	69	74	213	13.3	18.3	635	449	1629	-4.8	3.2
55 South Coast	295	183	617	-8.2	-2.8	2902	1615	5922	0.5	1.5
56 Bathurst	231	139	482	-2.0	1.0	2123	1177	4366	-0.4	2.4
57 Lachlan Valley	258	84	396	10.9	32.4	2041	950	3803	0.6	2.0
58 Lithgow - Mudgee	292	80	471	-4.5	7.5	2294	798	4094	2.2	3.3
59 Orange	398	143	611	-0.2	1.5	2981	1257	5090	0.4	3.6
60 Clarence Valley	250	109	454	-9.7	20.7	2395	1186	4399	0.6	3.2
61 Coffs Harbour	327	220	877	-11.9	-8.6	3545	2173	8937	0.6	2.0
62 Bourke - Cobar - Coonara	84	56	198	5.9	-0.5	907	524	1955	1.1	2.6
63 Broken Hill and Far West	117	38	170	-29.5	-7.1	1217	396	1948	-0.4	3.1
64 Dubbo	302	119	570	-7.3	-1.9	2996	1362	5688	0.6	3.5
65 Lower Hunter	580	203	974	-2.0	24.9	4051	1385	6963	3.1	4.9
66 Upper Hunter	191	58	448	-16.3	23.4	1509	550	3412	1.6	3.4
67 Great Lakes	133	150	361	17.2	4.0	1255	1073	3043	2.5	1.6
68 Kempsey - Nambucca	211	96	406	-4.0	-1.9	2243	948	4294	1.4	1.9
69 Port Macquarie	350	220	724	-10.6	-1.1	2988	2085	7094	0.6	2.7
70 Taree - Gloucester	228	104	490	-4.3	-0.4	2297	1252	4771	0.9	3.0
71 Albury	253	209	733	3.1	3.5	1959	1987	6568	1.0	5.3
72 Lower Murray	32	23	67	-23.9	-1.5	454	258	807	-0.9	2.2
73 Upper Murray exc. Albury	149	98	289	-15.2	-1.0	1514	970	2860	0.3	1.8
74 Armidale	208	136	438	11.7	9.5	1757	1310	4129	-0.6	3.5
75 Inverell - Tenterfield	185	56	328	8.3	6.1	1629	623	2945	1.1	3.8
76 Moree - Narrabri	87	81	239	6.2	-1.2	950	910	2396	1.2	1.2
77 Tamworth - Gunnedah	489	209	857	-5.2	7.9	4310	1961	7706	1.9	3.6
78 Richmond Valley - Coast	318	188	768	-11.7	-7.8	3396	2199	8445	0.0	2.0
79 Richmond Valley - Hinterland	357	174	678	0.9	6.3	3392	1711	6630	0.7	2.3
80 Tweed Valley	331	327	924	-2.4	-8.8	3104	2892	9087	0.5	1.5
81 Griffith - Murrumbidgee (excl. Wagga)	173	105	386	0.5	0.8	1823	1333	4085	2.3	2.6
82 Tumut - Tumbarumba	74	25	126	24.8	35.5	519	242	1006	2.1	3.4
83 Wagga Wagga	425	246	855	-0.1	3.4	3482	2260	8041	-0.3	5.0
84 Shoalhaven	413	130	792	-12.3	12.2	4338	1241	7964	0.0	2.7
85 Southern Highlands	212	62	364	6.7	4.6	1954	538	3672	1.1	0.9

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

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

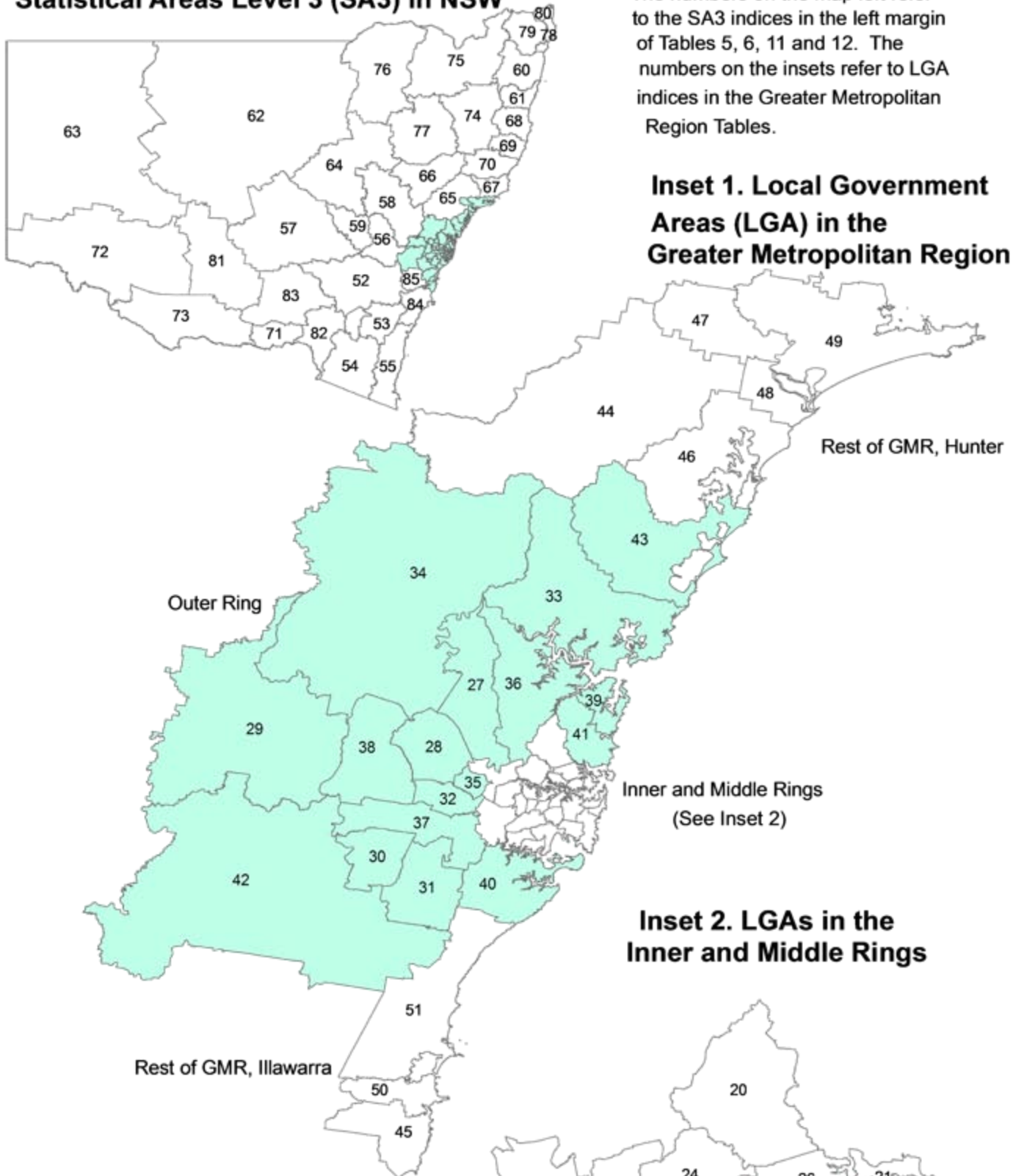
Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	10381	21121	45986	-4.7	1.6	110144	210451	500085	1.4	3.7
Inner Ring	934	9616	15646	-6.5	-1.7	10056	93363	168484	1.2	2.3
1 Ashfield	47	354	593	0.2	-0.7	589	4145	7445	1.5	2.0
2 Botany Bay	59	338	516	8.9	-3.0	563	3153	5266	2.8	9.2
3 Lane Cove	44	210	331	-11.7	4.1	491	2291	3866	0.8	2.4
4 Leichhardt	178	356	893	-8.6	-1.3	1785	3357	9588	0.6	0.9
5 Marrickville	149	629	1335	-0.4	-5.7	2044	6836	16629	0.9	2.4
6 Mosman	57	258	423	-2.5	-8.0	427	2607	4541	0.5	0.2
7 North Sydney	53	1228	1688	-5.0	-2.7	528	11658	17859	1.1	1.4
8 Randwick	132	1207	2027	-5.2	4.3	1481	12800	22942	1.3	2.3
9 Sydney	124	3556	5485	-9.3	-2.3	1111	31826	53957	1.2	3.3
10 Waverley	44	912	1318	-15.0	-4.4	586	9304	15593	1.1	0.2
11 Woollahra	47	568	1037	0.4	2.3	451	5386	10798	1.4	0.9
Middle Ring	2258	6752	13182	-3.2	1.6	24971	67881	144021	1.4	4.4
12 Auburn	138	578	1023	16.9	-7.8	1693	5118	10027	1.9	5.7
13 Bankstown	320	271	1054	-14.0	-4.0	4069	3165	13147	1.7	5.6
14 Burwood	45	202	403	-35.7	1.3	497	2229	4724	0.9	6.3
15 Canterbury	218	618	1316	1.3	4.8	2614	7722	17284	1.4	3.8
16 Canada Bay	103	709	1190	2.9	2.7	1192	5674	10749	1.4	4.8
17 Hunters Hill	25	32	91	7.1	-4.2	220	403	917	5.2	2.7
18 Hurstville	112	351	715	2.4	15.5	1460	3534	7809	1.7	3.3
19 Kogarah	114	256	502	6.6	13.8	1046	2611	5260	1.3	3.2
20 Ku-ring-gai	246	329	730	0.6	0.1	2258	2551	6398	1.3	5.0
21 Manly	78	394	610	-21.7	-11.7	586	4096	6839	0.2	0.3
22 Parramatta	309	995	1971	-0.2	0.1	3460	10364	21506	1.6	6.1
23 Rockdale	203	632	1133	3.0	4.6	2134	6532	12289	1.7	4.4
24 Ryde	152	613	1102	-10.7	2.3	1917	6606	12922	0.4	3.3
25 Strathfield	56	303	477	-3.8	12.0	553	2697	4736	3.0	6.9
26 Willoughby	139	469	865	-0.2	4.5	1272	4579	9414	0.3	1.7
Outer Ring	7190	4753	17160	-4.1	4.7	75152	49226	187657	1.7	4.3
27 The Hills Shire	388	235	943	2.4	13.9	3781	1553	8667	2.6	5.5
28 Blacktown	1114	314	2137	-1.0	10.0	12044	2927	22129	2.9	7.7
29 Blue Mountains	340	54	498	-1.2	-7.1	3558	721	5671	0.2	0.9
30 Camden	320	19	443	5.5	38.4	2337	164	3432	3.7	10.8
31 Campbelltown	500	112	938	-5.3	9.8	5395	1132	10340	1.7	5.8
32 Fairfield	384	299	1049	-15.7	-3.7	5389	4059	15412	1.7	5.0
33 Gosford	629	382	1447	-6.0	0.2	6243	3753	15245	0.8	1.6
34 Hawkesbury	197	52	420	-3.0	1.0	2113	560	4741	0.8	3.2
35 Holroyd	262	422	1053	1.0	9.5	2696	4738	11502	2.3	5.9
36 Hornsby	304	361	911	-0.5	0.9	3231	3964	10556	0.6	3.2
37 Liverpool	510	343	1224	-2.5	11.9	5324	4150	14127	1.9	3.8
38 Penrith	691	239	1431	-7.3	8.9	6915	2408	15618	2.2	7.1
39 Pittwater	121	144	407	-13.2	-4.2	1293	1424	4361	0.3	2.1
40 Sutherland	327	791	1531	-1.3	5.7	3054	7390	15497	2.3	3.6
41 Warringah	243	747	1217	-9.7	-8.4	2470	7472	13360	0.8	2.1
42 Wollondilly	113	11	173	-6.5	9.5	1248	178	2038	1.2	4.8
43 Wyong	747	228	1338	-3.1	1.0	8061	2633	14961	0.7	1.3
Rest of GMR	3130	2012	7327	-8.6	8.8	29562	19457	73607	0.5	3.2
44 Cessnock	389	123	618	2.0	21.9	2758	908	4639	3.4	6.0
45 Kiama	60	20	121	-27.1	-18.2	641	307	1521	-0.1	0.3
46 Lake Macquarie	625	167	1153	-8.0	7.1	6482	2256	12966	0.3	1.5
47 Maitland	431	161	744	-13.7	23.6	3443	1319	6278	1.9	7.9
48 Newcastle	617	561	1983	-12.9	9.3	6223	5193	19925	-0.5	3.3
49 Port Stephens	245	113	535	-11.3	-0.9	2611	1033	5428	-0.3	-0.7
50 Shellharbour	226	71	417	-5.7	5.6	2055	926	4372	0.7	2.8
51 Wollongong	535	796	1753	-2.4	6.4	5304	7494	18386	1.0	3.8
NEW SOUTH WALES	21535	27395	70056	-5.1	2.8	213595	270866	732907	1.2	3.4

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

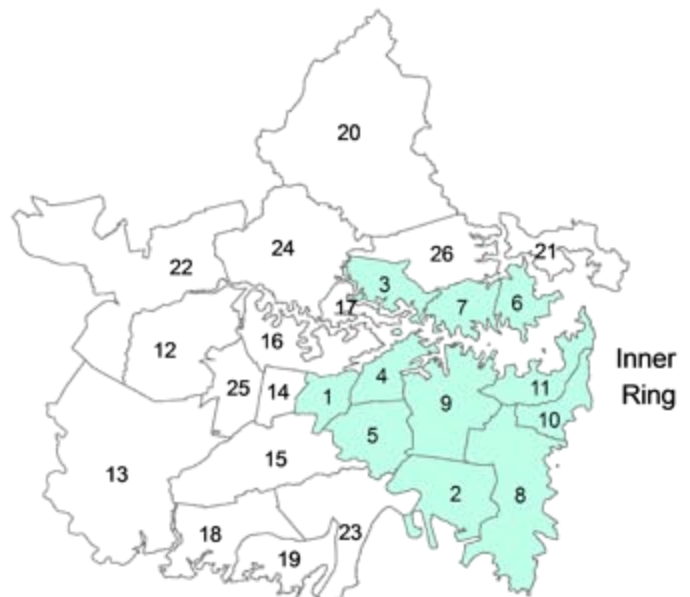
Statistical Areas Level 3 (SA3) in NSW

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



Inset 2. LGAs in the Inner and Middle Rings



Please refer to Explanatory Notes , page 15

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September 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	430	580	800	684	1.8	12.6
Inner Ring	591	762	1100	936	1.1	11.7
1 Ashfield	500	570	898	738	7.5	6.4
2 Botany Bay	459	685	870	723	8.7	12.6
3 Lane Cove	575	820	1490	1122	11.3	35.3
4 Leichhardt	760	938	1206	987	-1.8	16.1
5 Marrickville	599	795	940	791	16.2	17.8
6 Mosman	641	1173	1821	1380	-2.2	43.0
7 North Sydney	608	779	1100	897	5.9	10.6
8 Randwick	610	724	1070	879	-6.6	6.3
9 Sydney	540	683	875	750	-0.3	9.3
10 Waverley	679	861	1465	1107	-2.8	17.1
11 Woollahra	760	1300	1900	1670	7.4	23.2
Middle Ring	489	635	874	744	1.3	12.4
12 Auburn	386	490	618	518	-3.9	4.3
13 Bankstown	450	571	650	556	3.8	13.1
14 Burwood	519	630	940	765	-3.4	2.4
15 Canterbury	377	520	743	577	5.7	15.2
16 Canada Bay	603	737	935	812	-1.8	7.0
17 Hunters Hill	788	1133	1800	1410	8.6	2.7
18 Hurstville	480	640	793	662	2.4	13.7
19 Kogarah	545	705	960	797	12.3	17.5
20 Ku-ring-gai	730	1015	1380	1115	-2.4	3.6
21 Manly	728	985	1415	1101	-3.0	18.7
22 Parramatta	425	541	660	570	6.1	18.9
23 Rockdale	472	570	780	641	1.8	12.2
24 Ryde	505	740	960	770	-2.6	18.4
25 Strathfield	450	532	1000	780	-6.7	5.6
26 Willoughby	700	1029	1500	1134	5.9	17.5
Outer Ring	379	482	650	548	2.6	12.1
27 The Hills Shire	650	770	915	800	4.8	14.9
28 Blacktown	375	440	550	463	4.8	12.8
29 Blue Mountains	350	403	490	425	-1.8	3.9
30 Camden	434	505	560	508	3.3	11.0
31 Campbelltown	320	360	416	371	5.7	8.8
32 Fairfield	332	453	540	454	-0.9	7.9
33 Gosford	350	418	525	451	0.4	10.2
34 Hawkesbury	385	461	600	514	2.3	18.1
35 Holroyd	405	510	590	506	11.8	21.4
36 Hornsby	585	740	892	757	-2.0	8.0
37 Liverpool	370	462	545	463	-1.6	10.3
38 Penrith	348	400	470	414	4.4	12.7
39 Pittwater	785	949	1200	1039	0.8	13.3
40 Sutherland	510	662	813	688	0.2	6.8
41 Warringah	553	768	1015	820	-2.2	3.7
42 Wollondilly	358	455	655	506	0.6	8.9
43 Wyong	290	354	431	375	2.5	10.5
Rest of GMR	325	396	500	423	1.5	7.0
44 Cessnock	240	289	375	317	5.5	7.0
45 Kiama	450	520	625	547	-0.1	2.0
46 Lake Macquarie	330	400	491	426	3.0	6.7
47 Maitland	300	365	435	374	0.0	4.6
48 Newcastle	345	408	500	434	0.7	8.8
49 Port Stephens	315	390	505	413	2.9	8.3
50 Shellharbour	322	365	446	394	-2.7	2.3
51 Wollongong	334	420	547	451	1.2	7.7
NEW SOUTH WALES	350	480	684	575	1.9	12.4

(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 9. Sale Prices — Greater Metropolitan Region — Non Strata — September 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	451	640	930	770	1.6	13.3
Inner Ring	940	1222	1630	1438	1.8	15.6
1 Ashfield	825	1100	1301	1104	22.2	28.5
2 Botany Bay	865	965	1175	998	10.9	15.4
3 Lane Cove	1260	1614	2020	1776	11.9	33.9
4 Leichhardt	888	1013	1295	1106	0.2	13.1
5 Marrickville	800	905	1059	936	7.5	14.6
6 Mosman	1650	2075	2700	2261	-10.6	6.4
7 North Sydney	1210	1400	1675	1570	-11.4	2.6
8 Randwick	1050	1300	1555	1332	2.1	3.3
9 Sydney	868	998	1295	1092	4.2	19.8
10 Waverley	1370	1670	2050	1728	-0.3	23.5
11 Woollahra	1600	1979	3300	2624	-16.1	9.9
Middle Ring	665	861	1200	976	4.3	14.7
12 Auburn	580	673	775	686	4.7	7.6
13 Bankstown	550	615	682	617	2.5	9.8
14 Burwood	877	1050	1275	1108	7.1	20.0
15 Canterbury	635	756	895	777	5.4	16.1
16 Canada Bay	1020	1200	1350	1216	4.2	15.4
17 Hunters Hill	1324	1800	2678	2007	18.4	21.6
18 Hurstville	750	840	970	864	5.0	11.4
19 Kogarah	865	963	1203	1052	3.8	10.0
20 Ku-ring-gai	1085	1300	1610	1399	-1.5	6.6
21 Manly	1240	1510	1801	1573	-5.6	7.9
22 Parramatta	580	670	781	709	3.6	15.5
23 Rockdale	753	830	960	873	3.8	14.1
24 Ryde	875	985	1162	1030	7.1	15.2
25 Strathfield	1000	1270	1680	1354	-1.8	0.4
26 Willoughby	1235	1481	1739	1530	4.5	13.9
Outer Ring	405	516	700	587	3.2	14.2
27 The Hills Shire	725	817	960	861	4.8	12.3
28 Blacktown	400	470	575	489	6.8	14.1
29 Blue Mountains	352	405	498	430	-1.2	3.6
30 Camden	445	512	566	519	3.4	12.5
31 Campbelltown	345	373	430	392	3.6	6.6
32 Fairfield	450	500	591	517	2.5	10.5
33 Gosford	376	450	565	485	0.4	9.8
34 Hawkesbury	423	500	635	548	4.2	19.0
35 Holroyd	525	580	640	588	7.4	15.7
36 Hornsby	725	835	953	863	0.6	11.3
37 Liverpool	448	510	575	517	2.0	12.1
38 Penrith	385	425	499	448	1.2	13.3
39 Pittwater	880	1045	1300	1168	-0.5	7.4
40 Sutherland	690	801	939	834	2.7	6.8
41 Warringah	917	1041	1224	1096	9.1	16.6
42 Wollondilly	368	490	670	528	4.3	14.9
43 Wyong	305	366	450	389	3.0	11.3
Rest of GMR	335	412	510	433	1.8	7.1
44 Cessnock	240	290	385	320	3.4	5.3
45 Kiama	475	560	630	570	-1.7	1.8
46 Lake Macquarie	340	415	500	434	5.9	7.8
47 Maitland	309	380	446	380	2.6	6.9
48 Newcastle	360	420	512	447	-1.9	6.6
49 Port Stephens	326	401	499	420	2.8	6.2
50 Shellharbour	330	384	475	408	-1.7	6.2
51 Wollongong	360	460	562	479	2.2	8.5
NEW SOUTH WALES	344	470	720	596	0.0	11.4

(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 10. Sale Prices — Greater Metropolitan Region — Strata — September 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	403	532	676	573	2.7	12.0
Inner Ring	540	665	818	724	3.7	11.1
1 Ashfield	458	520	569	526	4.0	5.1
2 Botany Bay	430	613	692	580	7.5	17.9
3 Lane Cove	510	582	710	613	5.7	15.1
4 Leichhardt	556	720	870	753	1.4	10.3
5 Marrickville	470	574	684	613	11.2	13.7
6 Mosman	580	688	995	820	-1.8	6.6
7 North Sydney	575	730	900	780	7.4	10.2
8 Randwick	569	650	745	670	1.6	8.9
9 Sydney	520	650	800	700	1.6	10.2
10 Waverley	637	721	875	822	2.1	15.4
11 Woollahra	680	818	1261	1005	2.3	9.1
Middle Ring	419	520	638	549	2.0	11.8
12 Auburn	370	410	515	442	-6.8	-0.6
13 Bankstown	360	391	462	415	2.8	7.9
14 Burwood	470	560	615	546	3.7	21.1
15 Canterbury	320	385	455	399	8.1	18.6
16 Canada Bay	578	650	780	680	0.0	4.2
17 Hunters Hill	629	795	988	887	11.1	17.7 s
18 Hurstville	420	519	614	515	3.3	23.5
19 Kogarah	495	545	600	547	3.8	12.3
20 Ku-ring-gai	600	697	765	703	5.5	4.5
21 Manly	625	795	985	854	2.3	14.8
22 Parramatta	385	440	539	460	3.4	15.1
23 Rockdale	447	495	560	508	3.1	7.6
24 Ryde	453	530	647	556	-4.5	8.1
25 Strathfield	422	480	535	493	1.1	5.5
26 Willoughby	614	695	753	687	3.7	11.6
Outer Ring	315	403	530	437	1.9	11.2
27 The Hills Shire	501	550	600	549	0.9	6.8
28 Blacktown	310	360	410	359	5.3	15.9
29 Blue Mountains	235	304	365	309 s	-9.3 s	-4.4 s
30 Camden	280	356	380	348 s	-1.8 s	8.7 s
31 Campbelltown	268	290	320	293	1.8	11.5
32 Fairfield	270	295	355	311	-2.4	5.7
33 Gosford	285	331	400	350	-4.1	11.9
34 Hawkesbury	310	330	365	334	-0.8	11.0
35 Holroyd	345	390	445	400	9.9	17.6
36 Hornsby	468	522	585	525	4.5	12.2
37 Liverpool	265	325	375	321	11.5	16.1
38 Penrith	265	310	345	307	1.6	7.1
39 Pittwater	593	685	955	805	2.8	9.8
40 Sutherland	445	510	616	539	2.0	8.5
41 Warringah	480	560	648	572	2.0	6.7
42 Wollondilly	256	309	349	298 s	3.2 s	-
43 Wyong	240	279	320	282	1.5	9.4
Rest of GMR	300	353	440	391	2.9	8.6
44 Cessnock	220	280	330	268 s	25.0 s	14.3 s
45 Kiama	335	395	479	442 s	-2.1 s	9.7 s
46 Lake Macquarie	300	341	411	364	-1.3	6.7
47 Maitland	273	295	335	301 s	1.9 s	1.0 s
48 Newcastle	305	355	440	395	2.9	1.4
49 Port Stephens	273	330	530	383	6.5	21.8
50 Shellharbour	295	324	369	332	-3.4	5.0
51 Wollongong	302	370	470	411	1.4	10.3
NEW SOUTH WALES	360	490	645	534	3.2	12.6

(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 — September Quarter 2013

Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	222	307	400	325	-1.0	5.9
52 Goulburn - Yass	212	285	383	322	-3.4	5.9
53 Queanbeyan	315	430	600	468	-0.1	2.4
54 Snowy Mountains	170	220	358	268	3.5	-1.1
55 South Coast	266	339	410	342	0.3	1.8
56 Bathurst	260	330	416	340	1.4	6.3
57 Lachlan Valley	125	175	262	197	-2.8	0.0
58 Lithgow - Mudgee	195	260	360	288	-11.1	-15.4
59 Orange	230	307	390	316	-4.1	0.7
60 Clarence Valley	220	289	365	304	0.7	-2.0
61 Coffs Harbour	300	360	429	367	2.9	3.2
62 Bourke - Cobar - Coonamble	75	110	170	129	-5.6	-16.7
63 Broken Hill and Far West	85	125	170	132	4.4	13.2
64 Dubbo	198	259	330	271	3.4	12.4
65 Lower Hunter	255	325	395	349	3.2	1.6
66 Upper Hunter	235	318	375	315	1.6	-1.6
67 Great Lakes	260	330	426	355	3.1	4.8
68 Kempsey - Nambucca	220	275	330	276	-1.8	10.2
69 Port Macquarie	310	370	460	392	1.4	9.1
70 Taree - Gloucester	210	262	345	283	-2.9	1.7
71 Albury	170	230	291	238	-1.9	-3.7
72 Lower Murray	95	139	200	163	-4.8	-7.3
73 Upper Murray exc. Albury	135	195	273	213	-8.5	5.4
74 Armidale	230	285	355	296	-8.5	-2.2
75 Inverell - Tenterfield	154	180	225	199	-19.1	-5.3
76 Moree - Narrabri	130	220	298	228	-6.0	0.0
77 Tamworth - Gunnedah	215	260	330	274	-3.7	0.0
78 Richmond Valley - Coastal	358	453	553	481	-3.7	5.9
79 Richmond Valley - Hinterland	235	299	375	306	4.9	8.7
80 Tweed Valley	309	390	480	413	1.3	4.0
81 Griffith - Murrumbidgee (West)	150	198	275	210	-9.8	-10.5
82 Tumut - Tumbarumba	148	228	290	233	1.7	13.8
83 Wagga Wagga	200	265	340	270	1.9	6.0
84 Shoalhaven	265	340	430	368	1.5	6.3
85 Southern Highlands	380	485	630	526	5.4	12.8

(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 — September 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	227	315	412	332	-1.3	6.1	208	265	345	288	-1.9	3.9
52 Goulburn - Yass	216	292	393	330	-2.7	6.2	196	228	233	219 s	0.2 s	3.6 s
53 Queanbeyan	415	525	650	537	1.0	1.4	240	290	356	295	-5.5	0.0
54 Snowy Mountains	185	260	370	280	13.0	9.0	130	181	310	239	-7.2	-7.2 s
55 South Coast	280	346	415	354	-1.3	0.1	200	262	330	279	-0.6	15.2
56 Bathurst	290	340	420	355	3.0	5.1	180	195	282	204 s	-18.6 s	-4.9 s
57 Lachlan Valley	125	175	262	197	-1.8	-0.8	-	-	-	-	-	-
58 Lithgow - Mudgee	193	258	368	288	-11.0	-16.1	-	-	-	-	-	-
59 Orange	247	322	393	323	-0.9	2.2	213	220	233	247 s	-	9.8 s
60 Clarence Valley	227	294	367	312	-2.5	-0.2	194	216	337	258 s	-10.9 s	-27.4 s
61 Coffs Harbour	335	385	449	400	4.3	4.2	218	262	315	272	-6.4	-6.4
62 Bourke - Cobar - Coonamble	75	110	170	129	-5.6	-16.7	-	-	-	-	-	-
63 Broken Hill and Far West	84	125	173	136	5.5	13.6	-	-	-	-	-	-
64 Dubbo	199	260	330	272	4.0	10.8	-	-	-	-	-	-
65 Lower Hunter	255	327	408	353	1.2	-1.1	260	295	340	289 s	23.9 s	19.7
66 Upper Hunter	238	319	375	318	-0.3	-1.8	-	-	-	-	-	-
67 Great Lakes	280	365	464	387	9.9	4.6	205	260	322	271	-6.3	0.6
68 Kempsey - Nambucca	230	280	339	282	-0.5	9.8	195	206	250	218 s	-	-4.2 s
69 Port Macquarie	330	392	470	414	0.5	5.9	250	299	351	318	14.6	13.9
70 Taree - Gloucester	223	280	365	295	-0.2	4.9	150	188	255	196	-2.8	-12.8 s
71 Albury	189	250	310	252	-1.0	-3.8	140	170	210	184	3.7	0.0
72 Lower Murray	95	145	200	165	-5.5	-3.3	-	-	-	-	-	-
73 Upper Murray exc. Albury	132	198	278	214	-10.0	1.5	158	191	225	211 s	9.1 s	66.1 s
74 Armidale	242	293	360	305	-8.1	-1.2	180	228	308	227 s	-24.0 s	-
75 Inverell - Tenterfield	155	180	225	199	-18.2	-5.3	-	-	-	-	-	-
76 Moree - Narrabri	130	220	305	228	-6.0	0.0	-	-	-	-	-	-
77 Tamworth - Gunnedah	219	260	330	273	-5.5	0.0	172	250	260	282 s	0.0 s	16.0 s
78 Richmond Valley - Coastal	410	480	635	532	-7.7	2.1	284	380	465	387	0.6	8.6
79 Richmond Valley - Hinterland	245	300	380	312	3.4	7.1	198	233	285	234 s	4.7 s	-2.5 s
80 Tweed Valley	370	435	520	452	-0.9	1.2	275	320	380	350	7.6	3.6
81 Griffith - Murrumbidgee (West)	148	198	280	210	-7.9	-15.0	-	-	-	-	-	-
82 Tumut - Tumbarumba	148	229	290	234	1.7	12.2	-	-	-	-	-	-
83 Wagga Wagga	200	268	344	272	0.9	4.9	213	238	275	254	25.3 s	24.6 s
84 Shoalhaven	279	346	440	377	1.6	6.3	187	226	277	247	-15.7 s	2.7 s
85 Southern Highlands	390	496	650	539	6.4	12.8	293	400	506	402 s	8.1 s	6.0 s

(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.

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 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 Department of Family and Community Services Analysis and Research (02 8753 8495).