

Rent and Sales Report

No. 107 ISSN – 1440 – 0049



Rent: March quarter 2014
Sales: December 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: March quarter 2014

Trends for new bonds at state and regional levels

Over the quarter, the median rent for **all dwellings** increased by \$10 to \$490 in Greater Sydney. The median rent remained the same over the quarter in the Inner Ring at \$580 and in the Middle Ring at \$480 but increased by \$10 in the Outer Ring to \$420. Compared to the previous year the median rent increased by \$20 in the Inner Ring and Outer Ring and by \$10 in the Middle Ring.

Over the year, the median rent for a **two bedroom flat/unit** increased in Greater Sydney by \$30 (6.4%) to \$500 per week. The median rent increased over the year by \$25 (4.2%) to \$620 in the Inner Ring, by \$25 (5.8%) to \$455 in the Middle Ring, by \$10 (2.6%) to \$390 in the Outer Ring and by \$5 (1.6%) to \$320 in the rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased by \$10 (2%) in Greater Sydney, remained the same in the Inner and Outer Rings but increased by \$5 (1.1%) in the Middle Ring and by \$17 (5.8%) in the rest of the GMR.

The median rent for a **three bedroom separate house** increased over the year by \$20 (4.7%) to \$450 in Greater Sydney. It increased by \$10 (1.3%) to \$800 in the Inner Ring, by \$30 (5.8%) to \$550 in the Middle Ring, by \$10 (2.5%) to \$410 in the Outer Ring and by \$3 (0.7%) to \$375 in the rest of the GMR. Over the quarter, the median rent remained the same in the Inner and Middle Rings but increased by \$10 (2.5%) in the Outer Ring and by \$5 (1.4%) in the rest of the GMR.

For a **one bedroom flat/unit**, the median rent increased over the year by \$30 to \$340 in the Outer Ring, by \$25 to \$500 in the Inner Ring, by \$13 to \$240 in the rest of the GMR, and by \$10 to \$430 in the Middle Ring. Over the

quarter, the median rent increased by \$10 in the Inner, Middle and Outer Rings and by \$20 in the rest of the GMR.

The median rent for a **two bedroom separate house** increased over the year in the Inner Ring by \$30 to \$650, by \$10 to \$440 in the Middle Ring, by \$13 to \$343 in the Outer Ring and decreased by \$10 to \$320 in the rest of the GMR. Over the quarter, the median rent increased by \$10 in the Inner and Middle Rings, by \$3 in the Outer Ring and remained unchanged in the rest of the GMR.

Outside the GMR, the median rent for two bedroom flats/units increased by \$5 (2.2%) over the quarter and over the year to \$235 per week. The median rent for three bedroom separate houses remained unchanged over the quarter and the year at \$300.

Over the quarter, the number of new bonds lodged decreased across Greater Sydney by 1.7% to 44,816 bonds, increasing by 3.4% in the Inner Ring and by 0.5% in the Middle Ring but decreasing by 8% in the Outer Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 1.4% and in the rest of the GMR by 1.3%.

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

For **two bedroom flats/units** there were four LGAs in Greater Sydney recording an increase above 10% - Campbelltown (17.9%), Pittwater (12.2%), Auburn (10.5%) and Leichhardt (10.1%). Within the rest of the GMR, the largest annual increase was 16% in Shellharbour whilst Cessnock recorded the largest decrease at 10.7%.

The largest increases over the year in median rent for **three bedroom separate houses** in Greater Sydney were recorded in Willoughby (10.1%) and The Hills Shire (10%).

Trends in Median Rents – Sydney and NSW

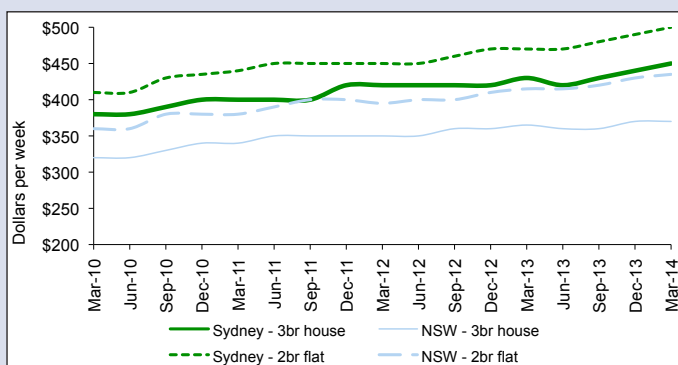


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Mar Qtr 2014	\$580	\$480	\$420	\$490	\$415
Qtly change	0.0%	0.0%	2.4%	2.1%	1.2%
Ann. change	3.6%	2.1%	5.0%	5.4%	3.8%
Sales (\$'000s)					
Dec Qtr 2013	\$822	\$680	\$519	\$630	\$511
Qtly change	7.3%	6.3%	6.5%	7.7%	5.3%
Ann. change	13.4%	10.6%	14.1%	12.9%	8.8%

In the rest of the GMR Cessnock recorded a decrease of 6.3% over the year.

For **one bedroom flats/units** the largest annual increases in median rent were observed in Hurstville (26.6%), Lane Cove (23.4%), Pittwater (15.1%), Gosford (13.6%) and Leichhardt (10%). The increases in Hurstville and Lane Cove are most likely due to lettings in newly developed blocks. Within the rest of the GMR, the largest annual increase was recorded in Wollongong (9.1%).

For **two bedroom separate houses**, the largest annual increases in median rent were 13.5% in Rockdale and 12.1% in Sydney. Within the rest of the GMR, the largest annual decrease was recorded in Cessnock at 10.7%.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), Lithgow Mudgee and the Southern Highlands recorded increases over the year in the median rent for a two bedroom dwelling that were in excess of 10%, whilst the Lower and Upper Hunter regions recorded decreases in excess of 10%. For three bedroom dwellings, only Bourke – Cobar – Coonamble recorded a 10% plus increase over the year whilst the Upper Hunter was the only region recording a decrease in excess of 10%.

Within Greater Sydney, 25 LGAs recorded a growth over the year in the number of new bonds lodged and 18 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: December quarter 2013

The median sales price for **all dwellings** across Greater Sydney increased by 7.7% over the December quarter and by 12.9% over the year. Over the quarter, the median sales price increased by 7.3% in the Inner Ring, by 6.3% in the

Middle Ring, by 6.5% in the Outer Ring and by 2.8% in the rest of GMR. Over the year, the median sales price increased in the Inner Ring (13.4%), in the Middle Ring (10.6%), Outer Ring (14.1%) and in the rest of the GMR (6.5%).

For **non-strata dwellings** in Greater Sydney, the median sales price increased by 10.5% for the quarter and by 15.8% over the year. Over the quarter, the sales price increased in the Inner Ring (4%), in the Middle Ring (7.5%), in the Outer Ring (5.6%) and in the rest of GMR (2.4%). The largest quarterly increase of 17.4% was recorded in Kogarah, whilst the largest decrease (-5.6%) was recorded in Lane Cove. Over the year, the sales price increased in the Inner Ring (19.3%), in the Middle Ring (14.6%), in the Outer Ring (13.4%) and in the rest of the GMR (4.9%). The largest annual increase was 26.4% recorded in Mosman.

For **strata dwellings** in Greater Sydney, the median sales price increased by 4.7% for the quarter and by 10.9% over the year. Over the quarter, the median sales price increased in the Inner Ring (3%), Middle Ring (5%) and Outer Ring (6.2%) but decreased in the Rest of GMR (-1.4%). The largest quarterly increase was recorded in Mosman (18%), whilst the largest quarterly decrease (-11.1%) was recorded in Botany Bay. Over the year, the median sales price increased in the Inner Ring (10.5%), Middle Ring (9.3%), Outer Ring (10.7%), and in the rest of GMR (3.4%). Over the year, Mosman recorded the largest increase of 30.2%, whilst the largest decrease (-6%) was recorded in Botany Bay. Nineteen LGAs recorded annual increases in excess of 10%.

Trends in Median Sales Price – Sydney and NSW

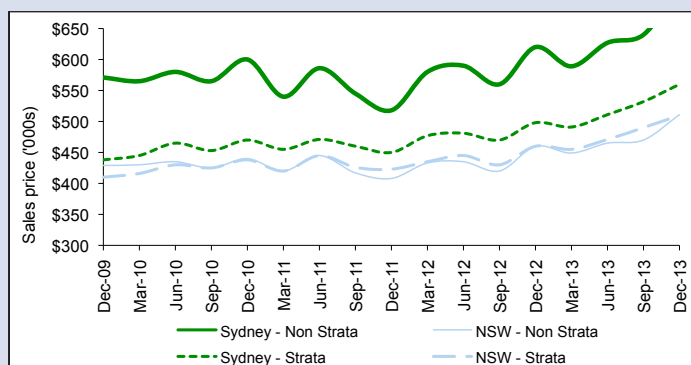


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2014

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %
GREATER SYDNEY	450	2.3	5.9	490	2.1	4.3	500	4.2	4.2	600	0.0	0.0
Inner Ring	500	2.0	6.4	630	0.8	5.0	850	1.8	6.3	1200	2.1	4.3
1 Ashfield	360	0.0	2.9	450	0.0	4.7	618	-0.8	2.9	900 s	12.5 s	23.3 s
2 Botany Bay	500	7.5	4.2	600	13.2	9.1	690	4.5	6.2	-	-	-
3 Lane Cove	470	18.2 s	22.1	495	-0.5	5.3	700	-6.7	0.7	1370 s	37.0 s	14.6 s
4 Leichhardt	440	-0.6	7.3	650	0.0	4.8	820	3.1	2.8	1150	-2.1	15.0
5 Marrickville	380	5.6	0.0	500	-2.0	2.0	713	-3.7	4.8	1000	19.4	25.8 s
6 Mosman	450	2.3	5.9	625	8.2	9.6	1100	2.3	10.6	2200 s	33.3 s	6.0
7 North Sydney	480	2.1	4.9	630	0.8	5.0	870	-2.8	3.6	1175 s	-20.3 s	-7.8 s
8 Randwick	460	2.2	2.2	580	0.9	5.5	800	5.3	4.2	1120	-4.7	6.7
9 Sydney	530	1.9	6.0	700	1.4	2.9	900	0.0	2.3	1000	0.0	0.5
10 Waverley	500	-5.7	0.0	670	3.1	3.1	950	5.6	5.6	1300	-4.4 s	-10.3
11 Woollahra	485	-2.0	5.4	670	3.1	3.1	1100	0.0	2.8	1650	3.3	6.6
Middle Ring	420	0.0	3.7	450	0.0	2.3	570	1.8	3.6	705	-4.7	-2.1
12 Auburn	410	-2.4	0.0	465	8.1	10.7	520	4.0	6.1	600	0.0	-4.8
13 Bankstown	260	4.0	3.0	390	-2.5	2.6	480	2.1	6.1	600	0.0	9.1
14 Burwood	390	-8.2	5.4	490	-5.8	3.7	650	10.2	4.8	650 s	-18.8 s	-7.1 s
15 Canterbury	295	-1.7	5.4	360	0.0	2.9	530	0.5	1.9	665	5.6	10.8
16 Canada Bay	483	-0.5	2.7	580	0.0	5.5	700	-2.8	0.0	890 s	-1.7	0.3 s
17 Hunters Hill	-	-	-	550 s	0.0	8.9 s	750 s	-9.1 s	-5.7 s	-	-	-
18 Hurstville	400	5.3	29.0	440	2.3	10.0	560	3.7	6.7	630	-3.1	1.6
19 Kogarah	350 s	12.9	4.5 s	440	1.7	4.8	550	0.0	1.9	750	4.2 s	7.1 s
20 Ku-ring-gai	475	3.3	3.3	580	-0.9	1.8	780	4.0	8.3	1050	0.0	0.0
21 Manly	528	5.5	5.5	688	1.9	5.8	910	-7.1	-4.2	1413	-5.8	9.1
22 Parramatta	333	-5.0	-5.0	420	2.4	5.0	480	0.0	2.1	580	-3.3	0.0
23 Rockdale	383	6.3	6.3	460	2.2	4.5	580	-0.4	1.8	700	1.8	0.0
24 Ryde	370	2.8	5.7	430	-2.3	0.0	600	-3.2	3.4	780	-0.6	5.4
25 Strathfield	385 s	1.3	1.3 s	460	-0.5	2.2	550	0.0	-1.8	720	-4.0 s	9.1 s
26 Willoughby	470	-6.0	-4.1	600	0.0	2.1	840	5.3	10.5	1250	4.2	4.2
Outer Ring	300	1.7	3.4	375	1.4	1.4	420	2.4	5.0	540	1.9	1.9
27 The Hills Shire	330	-21.4	0.0	480	-2.0	1.1	550	0.0	5.8	670	1.5	1.5
28 Blacktown	250	4.2	4.2	350	0.0	0.7	400	0.0	3.9	520	0.0	-1.0
29 Blue Mountains	240	-4.0	4.3	303	-5.5	0.8	380	0.0	5.6	470	0.0	4.4
30 Camden	-	-	-	390 s	4.0 s	2.6 s	420	0.0	2.4	510	2.0	-1.9
31 Campbelltown	298 s	-0.8 s	19.0 s	330	3.1	3.9	380	2.7	2.7	450	-2.2	-2.7
32 Fairfield	250	0.0	8.7	320	0.0	6.7	420	0.0	5.0	500	4.2	4.2
33 Gosford	250	8.7	4.2	330	0.0	3.1	400	2.6	2.6	540	5.9	9.1
34 Hawkesbury	250 s	8.7 s	-	313	4.2	-2.3	400	0.0	5.3	500	-5.2	0.5
35 Holroyd	270	-3.6	3.8	380	0.0	1.3	450	-2.2	1.7	600	5.7	17.6
36 Hornsby	390	4.0	5.4	480	2.1	6.7	568	1.3	3.2	720	0.0	2.9
37 Liverpool	260	4.0	4.0	325	-3.0	1.6	440	2.3	2.3	523	-1.4	4.5
38 Penrith	230	-2.1	0.0	300	0.0	3.4	390	2.6	2.6	480	0.0	4.3
39 Pittwater	420	2.4	16.7	560	7.2	12.0	813	1.9	8.3	1100	10.0	15.8
40 Sutherland	350	2.9	6.1	430	0.0	2.4	600	0.0	3.4	740	1.7	2.1
41 Warringah	425	3.7	6.3	550	0.0	4.8	760	-1.9	1.3	1000	-2.0	0.0
42 Wollondilly	-	-	-	300 s	-6.3 s	0.0	380	0.0	0.0	495	-8.3	3.1
43 Wyong	200	0.0	2.6	300	3.4	7.1	350	0.0	2.9	440	0.0	2.3
Rest of GMR	220	0.0	2.3	325	1.6	1.2	380	1.3	0.0	430	0.0	-2.3
44 Cessnock	178 s	-1.4 s	-6.6 s	255	-1.9	-8.9	300	0.0	-6.3	380	2.7	-7.3
45 Kiama	-	-	-	350 s	0.0	2.9	440	1.1	1.1	550 s	6.8 s	16.4 s
46 Lake Macquarie	220	0.0	4.8	320	0.0	0.0	375	-1.3	0.0	480	2.1	2.1
47 Maitland	185	-2.6	0.0	280	3.7	-5.1	335	1.5	-4.3	395	-1.3	-8.1
48 Newcastle	220	-4.3	0.0	360	0.0	-1.4	420	2.4	0.0	490	7.7	8.9
49 Port Stephens	200 s	6.7 s	8.1 s	280	0.0	0.0	350	0.0	0.0	410	-4.1	0.0
50 Shellharbour	-	-	-	320	7.6	14.3	390	2.6	2.6	480	-3.0	2.1
51 Wollongong	230	4.5	4.5	330	3.1	3.1	430	4.9	4.9	510	2.0	2.0
NEW SOUTH WALES	405	1.3	6.6	410	0.0	2.5	400	1.3	2.6	480	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 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - March Quarter 2014

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	340	400	570	2.6	2.6	390	450	580	2.3	4.7
Inner Ring	600	650	740	1.6	4.8	700	800	978	0.0	1.3
1 Ashfield	548	580	610 s	-	-	635	690	785 s	-1.4 s	6.2 s
2 Botany Bay	-	-	-	-	-	600	695	750 s	2.6 s	-0.7 s
3 Lane Cove	-	-	-	-	-	700	825	975 s	-2.9 s	2.5 s
4 Leichhardt	620	670	730	3.1	7.6	720	800	950	2.6	4.2
5 Marrickville	575	605	650	-2.4	0.8	650	700	773	-4.1	2.6
6 Mosman	-	-	-	-	-	950	1125	1300 s	-7.2 s	-6.3 s
7 North Sydney	-	-	-	-	-	790	973	1350 s	2.4 s	-2.3 s
8 Randwick	-	-	-	-	-	740	845	970	5.6	2.4
9 Sydney	600	695	740	6.9	12.1	750	850	975	-2.6	6.2
10 Waverley	-	-	-	-	-	930	1250	1500 s	14.7 s	15.7 s
11 Woollahra	-	-	-	-	-	-	-	-	-	-
Middle Ring	380	440	520	2.3	2.3	480	550	650	0.0	5.8
12 Auburn	380	420	450 s	5.0 s	8.4 s	450	500	550	2.0	5.3
13 Bankstown	375	400	440	0.0	4.6	440	480	520	2.1	4.3
14 Burwood	-	-	-	-	-	560	648	735 s	17.7 s	7.9 s
15 Canterbury	350	463	520	2.8	0.5	495	530	590	-3.6	-3.6
16 Canada Bay	530	580	650 s	-4.9 s	0.0 s	600	673	750	-3.9	-1.1
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	380	420	485 s	-11.1 s	1.2 s	500	550	650	0.0	5.8
19 Kogarah	375	440	470	2.3	7.3	530	588	640	2.2	8.8
20 Ku-ring-gai	-	-	-	-	-	660	780	880	6.8	9.9
21 Manly	-	-	-	-	-	855	910	1150 s	-6.4	-3.2 s
22 Parramatta	370	390	420 s	-4.9	-2.5	420	465	510	-1.1	3.3
23 Rockdale	393	440	495	3.5	13.5	500	575	650	-0.9	3.6
24 Ryde	430	515	645 s	-	4.6 s	540	583	650	-2.9	4.0
25 Strathfield	-	-	-	-	-	455	505	575 s	-6.5 s	-8.2 s
26 Willoughby	560	640	695 s	-15.0 s	-	780	875	1000	2.9	10.1
Outer Ring	300	343	395	0.7	3.8	370	410	470	2.5	2.5
27 The Hills Shire	400	430	450 s	-	-4.4 s	480	550	600	4.8	10.0
28 Blacktown	330	350	365	0.0	2.2	360	395	440	-1.3	3.9
29 Blue Mountains	300	325	350	1.6	8.3	350	380	408	0.0	5.6
30 Camden	-	-	-	-	-	410	425	455	-1.2	3.7
31 Campbelltown	300	320	360 s	-3.0 s	0.0 s	360	380	405	0.0	2.7
32 Fairfield	350	368	380 s	2.1	8.1	395	425	450	0.0	6.3
33 Gosford	300	338	360	-0.7	5.5	370	410	450	3.8	5.1
34 Hawkesbury	280	340	405 s	6.3 s	-6.2 s	368	400	430	0.0	5.3
35 Holroyd	350	380	393	0.0	0.0 s	400	448	480	-0.6	4.1
36 Hornsby	430	470	500 s	-1.1 s	0.0 s	520	570	620	1.8	3.6
37 Liverpool	300	350	380 s	-2.8 s	9.4 s	400	440	490	2.3	2.3
38 Penrith	280	300	320	-4.8	-3.2 s	360	400	420	5.3	5.3
39 Pittwater	590	600	675 s	-	12.1 s	725	818	950	2.2	6.2
40 Sutherland	470	500	550 s	0.1	8.6	540	603	680	4.9	4.0
41 Warringah	600	650	698 s	0.0 s	0.8 s	710	780	850	1.3	2.6
42 Wollondilly	290	300	350 s	-14.3 s	-	350	380	420	0.0	0.0
43 Wyong	280	300	320	2.6	7.1	320	350	380	0.0	0.0
Rest of GMR	290	320	360	0.0	-3.0	335	375	430	1.4	0.7
44 Cessnock	228	250	275	-3.8	-10.7	280	300	330	0.0	-6.3
45 Kiama	-	-	-	-	-	410	458	500	8.3 s	6.4 s
46 Lake Macquarie	290	320	350	0.0	0.0	340	370	420	-2.6	-0.7
47 Maitland	275	290	320	-3.3 s	-3.3 s	300	340	360	3.0	-2.9
48 Newcastle	320	350	380	-2.8	-2.8	370	410	450	2.5	2.5
49 Port Stephens	260	288	310 s	1.8 s	2.7 s	303	350	380	0.0	0.0
50 Shellharbour	300	350	390 s	-	16.7 s	360	380	430	0.0	-1.3
51 Wollongong	320	350	400	-2.1	2.9	360	410	465	2.5	2.5
NEW SOUTH WALES	260	320	400	0.0	3.2	300	370	450	0.0	1.4

(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 - March Quarter 2014

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	
				Qtly %	Ann %				Qtly %	Ann %
GREATER SYDNEY	390	460	530	2.2	4.5	400	500	610	2.0	6.4
Inner Ring	430	500	560	2.0	5.3	530	620	720	0.0	4.2
1 Ashfield	350	360	400	0.0	2.1	413	450	485	0.0	5.9
2 Botany Bay	400	500	550	6.4	4.2	450	600	650	18.8	9.1
3 Lane Cove	400	475	525	19.5 s	23.4	450	490	540	-1.0	6.5
4 Leichhardt	370	440	520	0.0	10.0	515	600	723	-5.5	10.1
5 Marrickville	350	390	483	2.6	0.0	420	460	550	2.2	0.0
6 Mosman	408	445	505	1.1	4.1	535	600	730	4.3	6.7
7 North Sydney	430	485	550	3.2	7.8	550	620	720	0.0	3.3
8 Randwick	400	460	500	2.2	2.2	520	575	650	0.9	4.5
9 Sydney	475	530	600	1.9	3.9	630	700	820	0.0	2.2
10 Waverley	460	510	600	-3.8	2.0	580	675	770	3.8	3.8
11 Woollahra	425	480	550	-3.0	2.1	585	650	745	3.2	0.8
Middle Ring	360	430	490	2.4	2.4	390	455	550	1.1	5.8
12 Auburn	400	410	430	-2.4	-0.6	380	475	520	5.6	10.5
13 Bankstown	265	280	315 s	8.7	2.8 s	365	380	400	-2.6	0.0
14 Burwood	350	390	450	-7.1	4.0	430	490	550	-3.9	5.4
15 Canterbury	250	290	330	-3.3	3.6	340	360	400	0.0	2.9
16 Canada Bay	460	488	500	-0.5	3.7	520	580	620	0.0	5.5
17 Hunters Hill	-	-	-	-	-	525	550	600 s	4.3 s	8.9 s
18 Hurstville	325	405	430	8.0	26.6	385	430	510	0.0	7.5
19 Kogarah	-	-	-	-	-	400	440	475	0.0	4.8
20 Ku-ring-gai	450	480	500	4.3	3.2	520	580	640	-1.7	2.7
21 Manly	470	540	595	8.0	8.0	570	680	820	1.9	4.6
22 Parramatta	300	343	390	-4.9	-4.9	380	420	460	2.4	5.0
23 Rockdale	360	420	463	10.5	0.0	420	453	540	0.6	5.2
24 Ryde	340	370	450	2.8	5.7	390	420	468	-1.2	0.0
25 Strathfield	375	400	450 s	5.3	5.3 s	420	460	500	-1.1	2.2
26 Willoughby	445	480	530	-4.0	-2.0	550	600	675	0.8	3.4
Outer Ring	250	340	410	3.0	9.7	325	390	480	0.0	2.6
27 The Hills Shire	300	365	440 s	-15.1	1.4 s	450	500	520	0.0	3.1
28 Blacktown	200	250	283	-3.8	2.0	320	350	380	-1.4	0.0
29 Blue Mountains	200	230	255 s	0.0 s	0.0 s	255	285	303	-8.1 s	1.8 s
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	240	320	340 s	3.2 s	16.4 s	280	330	380	12.8	17.9
32 Fairfield	240	250	270	0.0	4.2	300	320	350	3.2	6.7
33 Gosford	220	250	285	4.2	13.6	290	320	350	0.0	3.2
34 Hawkesbury	-	-	-	-	-	278	300	335	7.1	1.7 s
35 Holroyd	250	270	300 s	-6.9	0.0	350	380	400	0.0	2.7
36 Hornsby	350	395	420	1.3	7.5	430	475	510	3.3	5.6
37 Liverpool	250	260	300 s	0.0 s	4.0 s	290	320	360	-3.0	0.0
38 Penrith	200	235	250 s	-2.1	11.9 s	280	300	340	1.7	7.1
39 Pittwater	350	420	450	5.0	15.1	480	550	615	5.8	12.2
40 Sutherland	315	350	375	2.9	9.4	400	430	470	2.4	2.4
41 Warringah	385	425	475	3.7	6.3	480	543	600	0.5	5.3
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	190	200	240 s	-9.1 s	2.6	260	290	330	0.9	3.6
Rest of GMR	200	240	290	9.1	5.5	270	320	370	5.8	1.6
44 Cessnock	-	-	-	-	-	235	250	270	0.0	-10.7
45 Kiama	-	-	-	-	-	300	340	360 s	14.3 s	17.2 s
46 Lake Macquarie	190	215	250	2.4	6.2	250	300	350	0.0	1.7
47 Maitland	170	190	200 s	0.0	0.0 s	250	270	300	3.8	-3.6
48 Newcastle	221	275	330	6.8	6.8	310	360	440	2.9	-2.7
49 Port Stephens	180	195	215 s	5.4 s	5.4 s	250	280	305	0.0	0.0
50 Shellharbour	-	-	-	-	-	250	290	320	11.5	16.0
51 Wollongong	200	240	280	9.1	9.1	280	320	370	1.6	3.2
NEW SOUTH WALES	300	430	520	2.4	7.5	320	435	570	1.2	3.6

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - March Quarter 2014

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	250	4.2	4.2	310	3.3	3.3	300	0.0	0.0	235	2.2	2.2
52 Goulburn - Yass	230	4.5	4.5	295	-1.7	3.5	300	0.0	5.3	200	5.3	0.0
53 Queanbeyan	310	3.3	0.0	420	-4.5	-4.5	390	-9.3	-7.1	290	-3.3	-3.3
54 Snowy Mountains	250	13.6	8.7	270	0.0	3.8	265	5.0	5.0	213 s	-3.4 s	-3.4 s
55 South Coast	235	5.6	5.6	300	0.0	0.0	300	0.0	0.0	230	9.5	15.0
56 Bathurst	250	4.2	0.0	315	5.0	1.6	320	3.2	0.0	240	-2.0	0.0
57 Lachlan Valley	168	11.7	4.7	233	5.7	5.7	230	4.5	5.7	160	6.7	0.0
58 Lithgow - Mudgee	250	4.2	11.1	320	6.7	4.9	320	6.7	6.7	260	8.3	0.0
59 Orange	245	-2.0	-5.8	300	0.0	-6.3	300	0.0	-6.3	240	-2.0	-4.0
60 Clarence Valley	250	4.2	8.7	283	-0.9	0.9	290	1.8	1.8	225	2.3	0.9
61 Coffs Harbour	280	3.7	3.7	360	1.4	2.9	365	2.8	4.3	260	0.0	4.0
62 Bourke - Cobar - Coonara	180	5.9	-4.0	250	13.6	19.0	240	9.1	9.1	170 s	3.0	-10.5
63 Broken Hill and Far West	200	8.1	5.3	230	4.5	0.0	235	6.8	2.2	-	-	-
64 Dubbo	210	0.0	1.2	290	1.8	7.4	290	3.6	8.4	200	5.3	0.0
65 Lower Hunter	250	0.0	-12.3	310	3.3	-8.8	310	3.3	-6.1	250	0.0	-13.8
66 Upper Hunter	230	-8.0	-17.9	270	-10.0	-13.3	270	-1.8	-10.0	220 s	0.0 s	-15.4 s
67 Great Lakes	250	11.1	4.2	340	3.0	6.3	345	1.5	7.8	250	13.6	13.6
68 Kempsey - Nambucca	230	0.0	4.5	290	0.0	3.6	290	0.0	3.6	220	2.3	10.0
69 Port Macquarie	280	0.0	3.7	360	0.0	0.0	370	2.8	2.8	260	-1.9	0.0
70 Taree - Gloucester	233	5.7	3.3	293	0.9	4.5	290	3.6	3.6	220	10.0	10.0
71 Albury	225	15.4	7.1	280	0.0	0.0	280	-1.8	0.0	200	11.1	11.1
72 Lower Murray	145 s	3.6 s	-3.3	200 s	0.0 s	11.1	200 s	0.0 s	5.3	138 s	1.9 s	-5.2 s
73 Upper Murray exc. Albury	180	2.9	0.0	240	-4.0	4.3	243	1.0	5.4	178	4.4	0.0
74 Armidale	230	0.0	0.0	320	2.4	3.2	325	4.0	8.3	230	4.5	4.5
75 Inverell - Tenterfield	180	0.0	2.9	240	-1.0	0.0	240	0.0	4.3	160 s	-5.9	0.0
76 Moree - Narrabri	180	4.3	9.1	280	-6.7	-6.7	290	-3.3	-3.3	160	-4.5	0.0
77 Tamworth - Gunnedah	235	0.0	-2.1	310	3.3	5.1	308	4.2	4.2	230	0.0	-4.2
78 Richmond Valley - Coastal	318	5.8	5.8	430	2.4	7.5	428	1.8	9.6	300	3.4	7.1
79 Richmond Valley - Hinterland	225	2.3	0.0	300	3.4	7.1	300	1.7	3.4	215	1.8	-2.3
80 Tweed Valley	300	1.7	3.4	380	2.7	2.7	380	-2.6	-0.7	290	0.0	0.0
81 Griffith - Murrumbidgee (Central)	190	5.6	5.6	260	4.0	4.0	260	6.1	5.1	185	8.8	12.1
82 Tumut - Tumbarumba	195	8.3	18.2 s	250	0.0	8.7	250	4.2	8.7	180 s	5.9 s	10.8 s
83 Wagga Wagga	230	2.2	-6.1	300	1.7	0.0	290	-1.7	-3.3	228	8.3	-1.1
84 Shoalhaven	260	4.0	4.0	300	0.0	1.7	300	0.0	0.0	230	-3.2	-2.1
85 Southern Highlands	320	6.7	14.3	365	-3.9	1.4	360	-5.3	0.0	320 s	16.4	14.3 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 - March Quarter 2014

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	8150	4433	16954	4.3	-0.5	72252	39244	152855	-0.4	1.6
52 Goulburn - Yass	291	78	461	2.9	-6.3	2468	893	4581	-1.2	3.0
53 Queanbeyan	94	114	507	-4.7	-4.7	993	1169	4693	-0.9	2.1
54 Snowy Mountains	66	59	171	-14.1	-10.5	606	441	1552	-0.4	0.6
55 South Coast	258	196	595	-0.3	-3.4	2809	1597	5740	0.3	1.4
56 Bathurst	259	172	583	22.0	3.7	2123	1183	4371	0.8	1.8
57 Lachlan Valley	206	90	370	-6.3	3.6	1968	899	3681	-1.4	-0.2
58 Lithgow - Mudgee	261	88	435	-7.1	-7.8	2214	710	3912	-3.0	0.7
59 Orange	364	158	584	-4.4	-10.7	2964	1179	4924	-3.1	-1.6
60 Clarence Valley	255	104	450	7.9	-7.4	2336	1140	4305	1.2	1.8
61 Coffs Harbour	348	220	944	9.6	-3.4	3429	2132	8786	0.5	2.2
62 Bourke - Cobar - Coonabarabran	89	34	170	-10.5	-15.8	781	345	1611	-13.7	-10.7
63 Broken Hill and Far West	135	17	162	7.3	-1.2	1147	290	1684	-6.1	-5.3
64 Dubbo	327	140	598	7.9	9.3	2920	1278	5524	0.0	2.5
65 Lower Hunter	445	166	799	-17.5	5.0	4025	1303	6825	0.4	4.8
66 Upper Hunter	187	67	472	11.1	27.6	1383	471	3091	1.6	3.1
67 Great Lakes	124	112	290	-18.8	2.1	1204	1034	2950	0.4	1.9
68 Kempsey - Nambucca	235	104	410	4.6	1.5	2209	923	4164	0.7	3.4
69 Port Macquarie	319	229	739	3.2	-3.4	2997	2068	6928	0.8	2.3
70 Taree - Gloucester	238	136	521	9.7	7.9	2207	1211	4635	0.6	2.5
71 Albury	306	230	826	12.7	-4.9	2020	1976	6561	0.3	3.9
72 Lower Murray	45	27	78	16.4	-27.8	421	226	736	-7.4	-6.1
73 Upper Murray exc. Albury	181	129	352	21.8	-5.4	1470	951	2764	-3.2	-2.4
74 Armidale	257	193	544	30.8	0.6	1755	1297	3967	1.4	2.1
75 Inverell - Tenterfield	213	45	320	1.3	0.9	1562	553	2762	-0.8	3.1
76 Moree - Narrabri	87	69	226	-4.6	5.6	857	768	2136	-4.8	-2.5
77 Tamworth - Gunnedah	470	232	806	-1.9	5.6	4209	1931	7324	-0.9	2.3
78 Richmond Valley - Coast	366	211	840	16.5	-0.2	3398	2148	8232	0.5	1.4
79 Richmond Valley - Hinterland	356	189	681	5.6	1.9	3356	1684	6390	0.4	2.3
80 Tweed Valley	299	323	892	0.8	-6.8	3094	2845	8894	0.6	1.3
81 Griffith - Murrumbidgee (excl. Wagga Wagga)	155	89	326	-14.2	-11.4	1717	1212	3826	-2.4	1.4
82 Tumut - Tumbarumba	67	35	117	-7.1	6.4	506	240	979	-2.5	0.3
83 Wagga Wagga	545	291	1081	27.8	4.8	3514	2191	7810	0.1	3.8
84 Shoalhaven	412	119	788	6.6	14.5	4247	1196	7300	1.1	2.9
85 Southern Highlands	153	51	265	-24.9	-14.2	1874	517	3290	-0.5	-0.1

(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 - March Quarter 2014

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	9701	21230	44816	-1.7	1.4	108842	207591	491663	0.3	3.3
Inner Ring	1040	10002	16072	3.4	0.6	9916	92529	166470	0.4	2.2
1 Ashfield	45	324	552	-5.3	-10.1	564	4044	7242	0.6	1.7
2 Botany Bay	34	427	577	11.8	20.7	545	3292	5381	3.3	10.4
3 Lane Cove	55	244	386	17.0	13.5	494	2330	3897	1.6	5.2
4 Leichhardt	243	341	889	0.2	-5.1	1808	3355	9435	0.0	0.5
5 Marrickville	193	726	1433	8.6	6.8	1969	6808	16366	1.0	3.4
6 Mosman	42	257	420	-0.5	-0.2	396	2598	4502	-0.7	-0.8
7 North Sydney	42	1304	1799	6.8	1.0	528	11670	17880	0.4	0.5
8 Randwick	138	1293	2128	5.5	-2.4	1457	12721	22770	0.2	1.9
9 Sydney	133	3799	5866	7.7	3.0	1117	31114	52875	0.5	3.3
10 Waverley	58	779	1126	-13.8	-10.4	582	9180	15322	-1.0	-0.4
11 Woollahra	57	508	896	-13.6	-3.4	456	5417	10800	0.2	1.1
Middle Ring	2171	6948	13165	0.5	3.4	24645	67196	142036	0.6	4.6
12 Auburn	123	693	1107	8.4	20.5	1666	5213	10073	1.9	6.5
13 Bankstown	351	273	1036	0.3	2.5	3968	2926	12363	0.1	5.0
14 Burwood	45	240	439	9.5	17.7	490	2230	4687	0.7	7.4
15 Canterbury	185	526	1172	-10.5	-2.8	2582	7649	17057	0.3	3.5
16 Canada Bay	120	777	1290	8.8	2.5	1207	5775	10859	2.4	4.5
17 Hunters Hill	12	30	78	-14.3	2.6	207	378	898	-0.1	2.6
18 Hurstville	130	412	795	12.4	25.6	1443	3591	7874	1.7	4.1
19 Kogarah	110	240	463	-7.8	1.1	1053	2615	5266	0.7	2.2
20 Ku-ring-gai	242	351	766	4.9	5.4	2226	2612	6458	1.1	4.4
21 Manly	56	412	572	-6.1	-3.5	575	4074	6763	-0.7	0.2
22 Parramatta	253	962	1897	-3.1	3.5	3385	9947	20818	-0.3	8.6
23 Rockdale	178	559	954	-15.5	-9.8	2133	6502	12201	-0.1	3.0
24 Ryde	172	644	1166	6.4	-5.7	1890	6363	12587	0.6	2.5
25 Strathfield	63	273	438	-8.0	-1.4	554	2723	4717	1.0	7.5
26 Willoughby	131	556	992	15.8	10.1	1266	4598	9415	0.9	2.9
Outer Ring	6496	4283	15590	-8.0	0.6	74315	47886	183236	-0.1	3.4
27 The Hills Shire	394	160	864	-8.4	0.3	3830	1573	8737	1.1	-0.7
28 Blacktown	957	253	1822	-13.8	5.3	11998	2831	21895	0.5	7.7
29 Blue Mountains	304	75	456	-5.4	-5.6	3423	663	5346	-0.2	0.4
30 Camden	263	16	363	-18.1	15.2	2382	173	3489	2.3	12.2
31 Campbelltown	452	123	865	-4.5	6.9	5407	1083	9990	0.9	6.0
32 Fairfield	369	226	909	-12.9	-11.8	5273	3834	14903	-2.2	2.9
33 Gosford	528	366	1290	-9.2	-8.4	6122	3564	14658	-0.4	0.6
34 Hawkesbury	220	49	410	2.8	11.7	2079	528	4502	0.0	3.1
35 Holroyd	203	344	884	-15.6	-0.3	2622	4564	11114	-0.9	3.2
36 Hornsby	317	375	1001	11.5	2.1	3226	3863	10421	1.1	3.5
37 Liverpool	477	328	1120	-7.9	10.0	5251	4030	13739	-1.3	2.8
38 Penrith	554	191	1277	-9.3	-0.8	6797	2230	15204	0.5	5.9
39 Pittwater	117	147	393	-1.5	2.9	1272	1429	4330	0.0	2.0
40 Sutherland	294	652	1322	-13.6	-9.8	3022	7366	15386	-0.3	2.5
41 Warringah	250	761	1251	3.3	12.1	2466	7497	13298	0.6	2.7
42 Wollondilly	104	15	176	6.7	-5.9	1211	170	1931	-0.4	2.7
43 Wyong	693	202	1187	-9.7	2.2	7934	2488	14293	-0.3	1.2
Rest of GMR	3153	2233	7945	10.3	1.3	29357	18861	70957	0.6	2.7
44 Cessnock	282	99	500	-18.6	6.8	2723	849	4508	0.1	5.9
45 Kiama	67	22	136	12.4	3.8	638	297	1482	-0.3	-0.1
46 Lake Macquarie	626	196	1215	7.4	7.4	6454	2087	12467	0.8	1.8
47 Maitland	450	153	752	3.6	12.6	3522	1256	6178	2.8	8.6
48 Newcastle	730	655	2463	26.7	-8.3	6090	4960	18989	-0.5	0.9
49 Port Stephens	283	97	554	5.3	5.1	2613	989	5330	0.7	-0.1
50 Shellharbour	205	64	381	-6.8	11.1	2048	913	4204	1.2	4.5
51 Wollongong	504	944	1933	11.9	2.5	5227	7489	17708	0.8	3.5
NEW SOUTH WALES	21004	27896	69715	1.0	0.9	210451	265696	715475	0.2	2.9

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

Statistical Areas Level 3 (SA3) in NSW

The numbers on the map left refer to the SA3 indices in the left margin of Tables 5, 6, 11 and 12. The numbers on the insets refer to LGA indices in the Greater Metropolitan Region Tables.

Inset 1. Local Government Areas (LGA) in the Greater Metropolitan Region

Rest of GMR, Hunter

Outer Ring

Inner and Middle Rings
(See Inset 2)

Inset 2. LGAs in the Inner and Middle Rings

Rest of GMR, Illawarra

Inner Ring

Please refer to Explanatory Notes , page 15

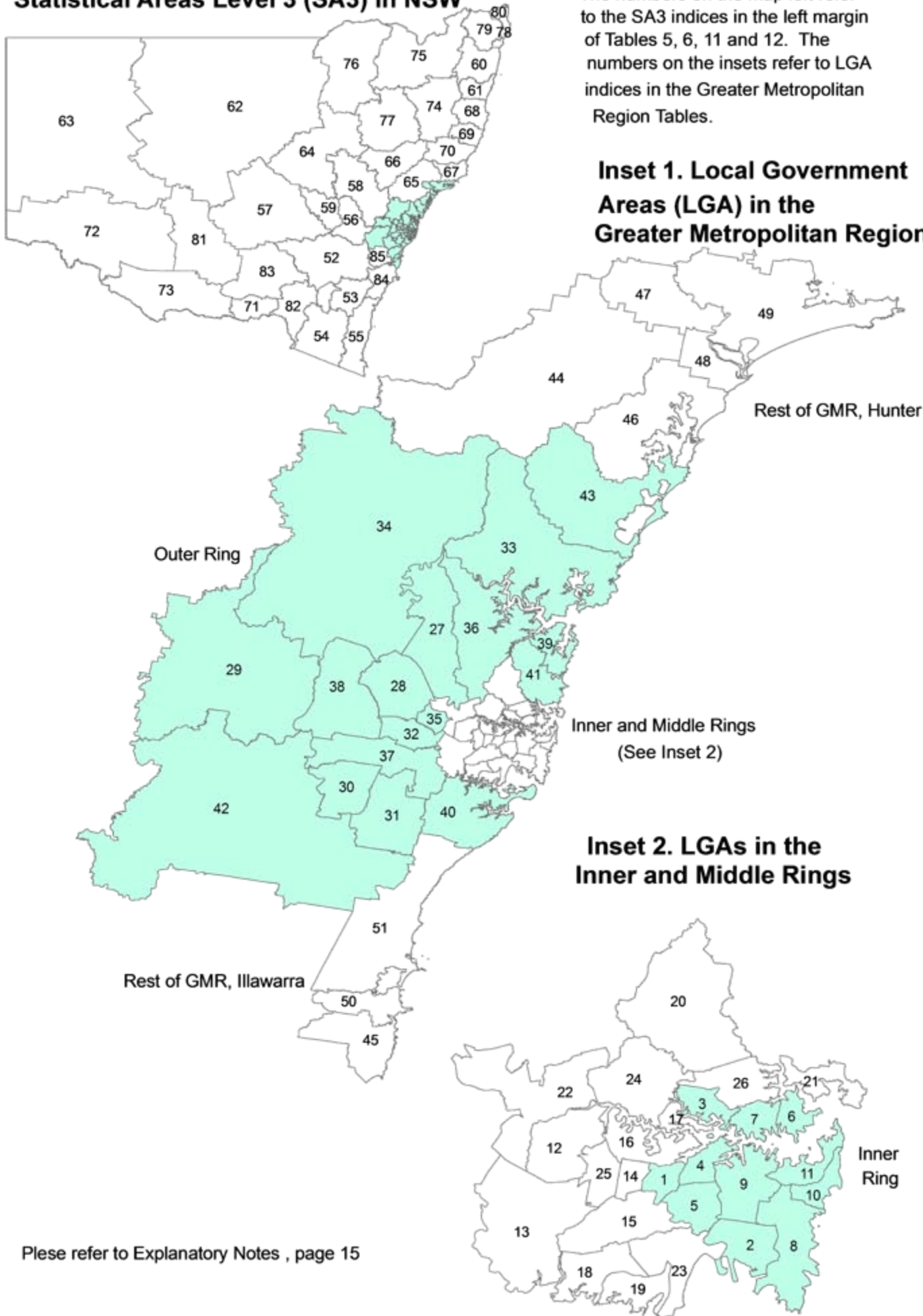


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2013

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	460	630	885	752	7.7	12.9
Inner Ring	625	822	1210	1018	7.3	13.4
1 Ashfield	540	655	1030	787	13.9	21.5
2 Botany Bay	500	689	820	713	0.6	11.0
3 Lane Cove	600	766	1475	1118	-4.3	17.8
4 Leichhardt	850	1035	1350	1117	9.8	21.4
5 Marrickville	572	802	973	806	0.2	17.9
6 Mosman	800	1310	2380	1753	6.5	44.0
7 North Sydney	671	841	1240	1012	6.4	16.3
8 Randwick	625	790	1275	987	9.0	9.1
9 Sydney	563	730	960	809	6.2	8.7
10 Waverley	672	895	1395	1154	2.8	4.1
11 Woollahra	825	1360	2200	1703	-2.9	13.3
Middle Ring	530	680	970	818	6.3	10.6
12 Auburn	412	520	620	541	5.4	0.2
13 Bankstown	510	610	700	602	6.0	13.0
14 Burwood	630	741	1101	876	15.0	13.9
15 Canterbury	400	570	805	618	6.5	8.6
16 Canada Bay	630	700	962	851	-4.8	6.1
17 Hunters Hill	755	1204	1511	1326	0.3	43.3
18 Hurstville	540	693	870	735	7.4	11.8
19 Kogarah	600	850	1190	922	16.4	17.2
20 Ku-ring-gai	850	1155	1580	1258	13.2	16.7
21 Manly	799	1165	1546	1220	18.3	26.5
22 Parramatta	439	545	683	585	0.7	11.4
23 Rockdale	497	620	850	689	9.2	9.7
24 Ryde	565	813	1070	851	9.9	9.1
25 Strathfield	495	585	1100	854	7.3	10.4
26 Willoughby	720	1150	1600	1212	9.5	21.1
Outer Ring	400	519	716	596	6.5	14.1
27 The Hills Shire	700	815	965	857	5.8	22.4
28 Blacktown	395	467	577	489	6.1	13.9
29 Blue Mountains	354	415	513	441	3.1	7.8
30 Camden	430	510	570	508	1.6	12.7
31 Campbelltown	337	384	437	392	6.5	10.7
32 Fairfield	397	500	590	496	10.4	16.3
33 Gosford	380	465	600	519	11.2	13.4
34 Hawkesbury	395	469	600	525	0.8	12.9
35 Holroyd	400	525	630	528	2.6	19.4
36 Hornsby	671	845	1040	869	13.8	20.7
37 Liverpool	385	483	578	482	4.4	12.2
38 Penrith	365	423	500	436	4.5	14.7
39 Pittwater	680	946	1273	1048	-0.3	13.3
40 Sutherland	560	724	880	757	7.7	11.4
41 Warringah	585	860	1092	877	14.4	12.4
42 Wollondilly	390	474	700	537	4.2	7.8
43 Wyong	301	355	435	376	0.0	9.2
Rest of GMR	330	410	510	432	2.8	6.5
44 Cessnock	227	288	360	307	-0.7	4.7
45 Kiama	451	545	684	589	2.4	6.9
46 Lake Macquarie	338	410	500	430	0.2	5.2
47 Maitland	298	355	446	377	-3.0	-0.6
48 Newcastle	355	420	525	457	3.7	5.3
49 Port Stephens	300	380	490	402	-2.6	3.4
50 Shellharbour	340	400	481	418	7.2	7.0
51 Wollongong	340	432	535	450	2.4	2.9
NEW SOUTH WALES	365	511	740	623	5.3	8.8

(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 9. Sale Prices — Greater Metropolitan Region — Non Strata — December 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	490	718	1050	855	10.5	15.8
Inner Ring	990	1300	1788	1530	4.0	19.3
1 Ashfield	861	1064	1275	1122	-3.3	21.5
2 Botany Bay	827	1000	1150	1016	1.0	21.4
3 Lane Cove	1270	1528	2105	1717	-5.6	13.1
4 Leichhardt	950	1170	1425	1243	14.4	22.8
5 Marrickville	840	943	1155	996	4.7	14.9
6 Mosman	1850	2500	3500	2746	14.9	26.4
7 North Sydney	1340	1553	2000	1753	5.6	17.2
8 Randwick	1203	1480	1800	1522	13.8	23.3
9 Sydney	875	1055	1380	1165	4.5	17.2
10 Waverley	1425	1800	2350	1956	7.5	6.5
11 Woollahra	1633	2200	2900	2456	1.0	7.3
Middle Ring	705	930	1299	1058	7.5	14.6
12 Auburn	583	685	835	709	1.8	5.4
13 Bankstown	588	650	725	659	4.5	12.1
14 Burwood	895	1125	1433	1172	2.3	24.3
15 Canterbury	700	815	934	823	6.7	19.0
16 Canada Bay	1015	1283	1513	1294	6.9	18.0
17 Hunters Hill	1230	1375	1850	1693	-23.6	-6.3 s
18 Hurstville	755	864	1000	900	1.0	15.1
19 Kogarah	915	1151	1315	1176	17.4	24.8
20 Ku-ring-gai	1150	1399	1800	1508	7.2	16.5
21 Manly	1263	1600	1925	1670	6.0	7.9
22 Parramatta	575	683	800	714	1.2	10.2
23 Rockdale	800	895	1050	933	7.8	13.1
24 Ryde	930	1100	1288	1133	11.3	22.2
25 Strathfield	952	1270	1850	1382	-1.7	-0.7
26 Willoughby	1270	1520	1800	1592	1.3	16.7
Outer Ring	427	551	785	642	5.6	13.4
27 The Hills Shire	760	860	1020	912	5.3	18.8
28 Blacktown	430	505	603	519	7.4	17.4
29 Blue Mountains	360	425	516	447	4.9	9.0
30 Camden	440	515	575	516	0.6	11.4
31 Campbelltown	363	400	450	413	6.4	10.3
32 Fairfield	480	539	625	549	6.7	18.5
33 Gosford	412	508	640	563	12.9	15.5
34 Hawkesbury	419	485	647	555	-2.9	7.8
35 Holroyd	540	603	675	614	4.0	18.2
36 Hornsby	827	938	1118	993	11.7	24.2
37 Liverpool	461	526	607	535	2.6	10.6
38 Penrith	395	450	524	468	4.9	11.1
39 Pittwater	930	1128	1425	1270	7.4	18.7
40 Sutherland	735	850	970	902	5.3	10.4
41 Warringah	930	1075	1275	1123	2.4	16.2
42 Wollondilly	400	530	710	554	8.2	17.5
43 Wyong	316	369	450	391	1.0	10.2
Rest of GMR	347	425	535	452	2.4	4.9
44 Cessnock	229	290	372	314	0.0	2.7
45 Kiama	505	595	725	639	6.3	6.3
46 Lake Macquarie	345	415	515	439	-1.1	3.8
47 Maitland	311	370	455	388	-2.2	1.4
48 Newcastle	370	440	549	479	4.8	4.0
49 Port Stephens	342	415	520	433	2.7	7.1
50 Shellharbour	350	414	520	436	6.3	4.7
51 Wollongong	380	480	605	495	4.1	4.3
NEW SOUTH WALES	365	511	808	657	6.9	9.9

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December 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	560	700	605	4.7	10.9
Inner Ring	560	685	860	765	3.0	10.5
1 Ashfield	445	552	621	524	5.9	14.2
2 Botany Bay	465	560	695	575	-11.1	-6.0
3 Lane Cove	554	613	689	623	6.1	17.9
4 Leichhardt	663	763	928	804	5.9	21.5
5 Marrickville	470	545	628	552	-7.7	5.9
6 Mosman	620	820	1073	903	18.0	30.2
7 North Sydney	651	780	1015	896	6.8	20.0
8 Randwick	572	656	773	684	0.9	7.5
9 Sydney	535	676	850	733	3.9	6.8
10 Waverley	611	750	920	786	3.4	9.1
11 Woollahra	710	873	1275	1162	1.8	2.0
Middle Ring	448	547	660	576	5.0	9.3
12 Auburn	370	446	539	454	7.7	-0.6
13 Bankstown	369	420	490	434	6.3	11.9
14 Burwood	500	638	690	611	13.2	4.1
15 Canterbury	345	410	490	424	6.2	12.7
16 Canada Bay	600	650	743	677	0.0	8.3
17 Hunters Hill	466	710	1080	887	-14.1	16.8 s
18 Hurstville	460	530	620	542	1.7	12.2
19 Kogarah	523	586	630	584	7.5	18.1
20 Ku-ring-gai	630	711	839	743	2.1	5.3
21 Manly	626	853	1100	907	7.3	21.9
22 Parramatta	400	453	528	467	2.7	6.6
23 Rockdale	465	527	590	535	4.4	10.9
24 Ryde	500	579	705	604	7.8	9.5
25 Strathfield	450	509	567	516	6.0	13.1
26 Willoughby	612	695	800	713	0.0	10.5
Outer Ring	333	430	560	460	6.2	10.7
27 The Hills Shire	555	600	663	601	9.1	11.0
28 Blacktown	333	371	433	372	2.7	6.8
29 Blue Mountains	338	341	390	354 s	12.0 s	9.1 s
30 Camden	305	325	378	332 s	-7.3 s	-5.8 s
31 Campbelltown	275	300	320	300	3.4	13.2
32 Fairfield	285	320	364	327	6.7	14.3
33 Gosford	301	367	450	388	9.5	12.2
34 Hawkesbury	289	336	374	337	1.7	13.0
35 Holroyd	355	381	430	396	-2.4	8.8
36 Hornsby	505	550	640	572	5.2	12.2
37 Liverpool	280	335	390	338	3.9	4.7
38 Penrith	285	325	355	321	4.0	7.1
39 Pittwater	488	606	723	640	-8.6	7.5
40 Sutherland	470	540	650	569	4.9	8.0
41 Warringah	498	580	690	603	3.1	9.4
42 Wollondilly	295	350	403	336 s	13.4 s	-
43 Wyong	245	280	320	288	0.4	7.7
Rest of GMR	290	350	428	363	-1.4	3.4
44 Cessnock	200	268	295	247 s	-4.3 s	7.6 s
45 Kiama	343	392	449	403 s	-0.8 s	3.2
46 Lake Macquarie	305	345	425	359	1.2	12.7
47 Maitland	250	283	310	292	-4.1 s	6.8
48 Newcastle	325	365	439	392	2.8	0.8
49 Port Stephens	255	290	350	312	-6.5	-6.5
50 Shellharbour	280	350	415	349	7.7	13.6
51 Wollongong	290	380	445	374	0.8	4.1
NEW SOUTH WALES	370	510	668	556	3.0	8.5

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

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — December 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	235	320	420	344	3.6	0.9
52 Goulburn - Yass	220	300	386	331	5.3	7.1
53 Queanbeyan	308	445	615	473	2.3	1.7
54 Snowy Mountains	172	222	382	275	-3.5	-12.1
55 South Coast	254	330	411	344	-3.1	-0.9
56 Bathurst	263	328	398	339	-0.8	-3.7
57 Lachlan Valley	130	205	320	239	17.1	2.5
58 Lithgow - Mudgee	225	293	397	317	12.5	-7.1
59 Orange	250	335	423	355	8.8	3.9
60 Clarence Valley	230	280	355	299	-3.4	-6.7
61 Coffs Harbour	295	358	438	373	-1.9	-5.8
62 Bourke - Cobar - Coonamble	80	125	190	146	16.8	-15.5
63 Broken Hill and Far West	85	113	162	128	-10.0	-3.0
64 Dubbo	204	270	345	279	4.7	10.2
65 Lower Hunter	238	320	400	334	-2.9	3.2
66 Upper Hunter	247	335	410	364	5.5	0.1
67 Great Lakes	275	330	400	345	-1.5	3.1
68 Kempsey - Nambucca	245	300	375	326	9.1	7.1
69 Port Macquarie	303	380	462	388	2.7	1.3
70 Taree - Gloucester	225	284	380	307	8.1	8.6
71 Albury	216	275	350	287	19.6	-0.5
72 Lower Murray	103	155	240	189	3.3	-22.5
73 Upper Murray exc. Albury	160	222	309	245	13.6	0.7
74 Armidale	250	324	387	350	14.9	3.1
75 Inverell - Tenterfield	144	200	255	208	11.1	0.0
76 Moree - Narrabri	130	231	330	228	7.3	32.2
77 Tamworth - Gunnedah	203	267	345	286	2.7	-4.6
78 Richmond Valley - Coastal	385	484	615	526	5.8	3.0
79 Richmond Valley - Hinterland	230	290	373	306	-2.8	0.0
80 Tweed Valley	312	400	510	419	2.6	4.4
81 Griffith - Murrumbidgee (West)	155	220	282	221	10.0	-2.2
82 Tumut - Tumbarumba	135	208	270	212	-6.7	15.3
83 Wagga Wagga	194	263	347	285	-1.2	-4.4
84 Shoalhaven	275	350	430	376	2.9	0.0
85 Southern Highlands	392	503	670	547	3.6	8.1

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — December Quarter 2013

Rural SA3 and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	242	330	432	352	4.8	1.5	217	275	350	294	2.8	1.9
52 Goulburn - Yass	220	307	396	338	5.1	5.9	212	242	308	247	s 5.9	s 40.4
53 Queanbeyan	425	522	665	546	-1.4	-3.7	230	295	330	293	0.0	-10.9
54 Snowy Mountains	172	238	395	298	-6.7	-13.9	152	215	278	220	s 17.8	s 4.9
55 South Coast	290	357	429	369	3.1	-0.7	197	223	286	251	-15.1	5.0
56 Bathurst	285	340	408	352	-0.3	-4.2	158	230	274	215	s 17.9	s 0.0
57 Lachlan Valley	134	210	320	241	20.0	5.0	-	-	-	-	-	-
58 Lithgow - Mudgee	225	295	400	320	14.4	-6.3	-	-	-	-	-	-
59 Orange	260	349	430	364	8.4	5.0	180	218	230	201	s -1.1	s -7.8
60 Clarence Valley	235	290	365	304	-1.7	-3.3	210	265	335	265	s 20.5	s -7.0
61 Coffs Harbour	324	385	470	403	-0.7	-2.7	221	275	335	282	4.6	0.0
62 Bourke - Cobar - Coonamble	80	125	190	146	16.8	-16.1	-	-	-	-	-	-
63 Broken Hill and Far West	85	113	162	128	-10.0	-3.0	-	-	-	-	-	-
64 Dubbo	206	270	346	281	3.8	9.3	-	-	-	-	-	-
65 Lower Hunter	240	330	420	343	0.0	3.1	188	272	315	248	s -8.0	s 7.7
66 Upper Hunter	263	343	410	367	7.5	-0.6	-	-	-	-	-	-
67 Great Lakes	289	348	420	363	-6.1	-4.8	226	310	355	299	19.2	28.6
68 Kempsey - Nambucca	250	309	379	329	10.4	7.7	208	253	350	293	s 23.1	s 20.5
69 Port Macquarie	340	410	480	417	3.8	6.5	231	280	339	296	-6.7	-1.8
70 Taree - Gloucester	235	295	387	316	5.4	9.3	165	209	264	214	s 10.9	s -11.1
71 Albury	237	295	365	305	18.0	0.0	130	205	240	197	20.6	11.4
72 Lower Murray	117	157	257	194	0.6	-21.5	-	-	-	-	-	-
73 Upper Murray exc. Albury	168	238	310	250	24.0	8.2	156	185	226	224	s -11.9	s -17.8
74 Armidale	250	324	392	352	11.1	2.2	240	322	370	335	s 48.0	s -
75 Inverell - Tenterfield	144	199	255	208	10.4	-0.6	-	-	-	-	-	-
76 Moree - Narrabri	130	230	325	226	9.0	27.8	-	-	-	-	-	-
77 Tamworth - Gunnedah	208	270	354	290	1.9	-5.3	173	198	215	199	s -20.8	s 5.9
78 Richmond Valley - Coastal	438	525	680	575	9.4	1.4	318	380	470	411	-1.3	-3.3
79 Richmond Valley - Hinterland	240	299	383	315	-0.5	-0.5	170	210	295	233	s -9.9	s 1.8
80 Tweed Valley	376	447	555	474	2.6	5.8	273	320	390	338	0.0	0.0
81 Griffith - Murrumbidgee (West)	156	223	287	224	11.3	-4.4	-	-	-	-	-	-
82 Tumut - Tumbarumba	131	220	273	215	-2.2	18.9	-	-	-	-	-	-
83 Wagga Wagga	194	274	357	290	1.5	-2.2	188	231	261	230	-3.4	24.8
84 Shoalhaven	285	360	440	384	3.3	0.7	235	263	332	287	18.2	-6.9
85 Southern Highlands	395	520	690	560	4.5	11.8	363	492	515	453	22.9	s 12.5

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

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 Rental Bonds (RB), NSW Fair Trading, Office of Finance and Services, Department of The Treasury. 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), Office of Finance and Services, Department of The Treasury.
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 SA4 in NSW, 15 aggregate to Greater Sydney and 13 aggregate to 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)". The LGAs in Greater Sydney are also grouped into Inner, Middle and Outer rings. "Rest of NSW" as used in this publication is that part of the state not in the GMR.
3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.
4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.
2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.
3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.
4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.
5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However, any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by RB 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 RB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.
3. Rental bonds lodged by Community Housing Organisations (CHOs) have been identified and excluded from the calculation of rent statistics back to June 2009. CHOs have been lodging bonds with the RB for over a decade for dwellings that they manage and which they rent to tenants at below market rents (usually at least 20% below market rents). Over the last three years (since 2011) the inclusion of rental bonds submitted by CHOs for social or affordable housing tenancies has had a measurable effect on median rents for the locations where there are substantial pockets of community housing. Hence these bonds are now excluded from the rent calculations so that the rents published reflect new private rentals only and are not diluted by lower social housing rents.

Sales statistics

1. Sales are reported according to their contract date. Generally, the vendor and purchaser agree on the sale price on or before the contract date. In many instances, there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.

Changes to the geography

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 SSD 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 December 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 now known as Port Macquarie-Hastings. While there have been no boundary changes since 2005, the implementation of updated concordance tables has improved the accuracy of boundary definition which has led to changes in some LGAs. Impact has been greatest in the LGAs of Hawkesbury, Parramatta, The Hills Shire, Lane Cove, North Sydney, Willoughby, Cessnock and Maitland. As a consequence, application of the new concordances has been back-cast to December Quarter 2012.

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).