

Rent and Sales Report

No. 109 ISSN – 1440 – 0049



Rent: September quarter 2014
Sales: June quarter 2014

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: September quarter 2014

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 \$490 per week. The median rent decreased in the Inner Ring by \$5 to \$580 and increased in the Middle Ring by \$10 to \$500. The median rent remained unchanged in the Outer Ring at \$420. Compared to the previous year, the median rent increased by \$15 in the Inner Ring and by \$20 in the Middle and Outer Rings.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by \$20 (4.2%) to \$500 per week and by \$5 (1%) over the quarter. The rent increased over the year by \$20 (3.3%) to \$620 in the Inner Ring, by \$20 (4.4%) to \$470 in the Middle Ring, and remained unchanged at \$395 in the Outer Ring. The median rent increased by \$20 (6.7%) in the rest of the Greater Metropolitan Region (GMR) to \$320. Over the quarter, the median rent decreased by \$10 (1.6%) in the Inner Ring and by \$5 (1.3%) in the Outer Ring but increased by \$10 (2.2%) in the Middle Ring and by \$20 (6.7%) in the rest of the GMR.

For a three bedroom separate house the median rent increased by \$20 (4.7%) over the year to \$450 in Greater Sydney but remained the same over the quarter. Over the year, the median rent increased by \$25 (1.9%) to \$815 in the Inner Ring, by \$20 (3.8%) to \$550 in the Middle Ring, by \$20 (5%) to \$420 in the Outer Ring and by \$5 (1.4%) \$370 in the rest of the GMR. Over the quarter, the median rent decreased by \$25 in the Inner Ring, increased by \$10 in the Middle Ring but remained unchanged in the Outer Ring and the rest of GMR.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by \$25 (4.2%) to \$500, in the Middle Ring by \$45 (9.8%) to \$450, in the Outer Ring

by \$30 (10%) to \$330, and in the rest of the GMR by \$5 (2.2%) to \$235. Over the quarter, the median rent remained unchanged in the Inner Ring, the Middle Ring and the Outer Ring but increased by \$5 in the rest of the GMR.

The median rent for two bedroom separate houses increased over the year by \$30 (4.4%) in the Inner Ring to \$650, by \$30 (7.0%) in the Middle Ring to \$460, by \$20 (6.1%) in the Outer Ring to \$350 and by \$10 (3.1%) to \$335 in the rest of the GMR. Over the quarter, the median rent remained unchanged in the Inner Ring and the Outer Ring but increased by \$10 (2.2%) in the Middle Ring and by \$5 (1.5%) in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units remained unchanged over the year at \$230 per week but decreased over the quarter by \$5 (2.1%). The median rent for three bedroom separate houses remained unchanged at \$300 over the quarter and over the year.

The number of new bonds lodged over the quarter in Greater Sydney increased by 9.9% to 49,042 bonds. The number of bonds lodged increased by 16.1% in the Inner Ring, by 9.0% in the Middle Ring, by 5.2% in the Outer Ring and by 4.6% in the rest of GMR. Over the year, the number of new bonds lodged increased in Greater Sydney by 2.9%, by 3.1% in the Inner Ring, by 5.8% in the Middle Ring, by 0.7% in the Outer Ring and by 1.0% in the rest of the GMR.

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 Pittwater (8.5%), Woollahra (8.3%) and Warringah (7.8%). A decrease of 9.1% was observed for Burwood. Within the rest of the GMR, the biggest annual increase was 14.9% in Shellharbour. A decrease of 5.6% was observed for Cessnock.

Trends in Median Rents – Sydney and NSW

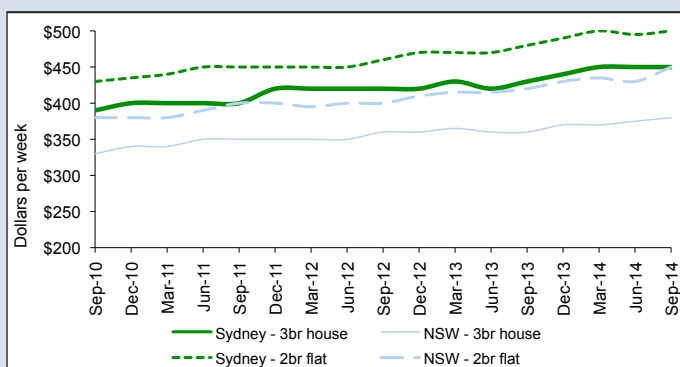


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Sep Qtr 2014	\$585	\$500	\$420	\$490	\$420
Qtly change	-0.9%	2.0%	0.0%	2.1%	1.2%
Ann. change	2.7%	4.2%	5.0%	4.3%	5.0%
Sales (\$'000s)					
Jun Qtr 2014	\$850	\$725	\$540	\$647	\$527
Qtly change	1.8%	7.4%	3.8%	5.7%	5.4%
Ann. change	14.9%	16.9%	14.6%	13.5%	10.7%

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Kogarah (14.6%), Hawkesbury (10.5%), Rockdale (9.1%) and Pittwater (8.3%). Within the rest of the GMR, Maitland recorded a decrease of 3.6% in the median rent over the year.

For one bedroom flats/units, the largest annual increases in median rent were observed in Botany Bay (34.2%), Rockdale (21.5%), Hurstville (19.4%) and Lane Cove (14.3%).

For two bedroom separate houses, the largest annual increase in Greater Sydney was 13.3% recorded in the Blue Mountains and Penrith.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), four SA3s recorded increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings two SA3 recorded an increase of 10% or more while a decrease was recorded for Upper Hunter (13.3%) and Moree-Narrabri (11.8%).

Within Greater Sydney, 28 LGAs recorded a growth over the year in the number of new bonds lodged and 15 LGAs recorded falls in the number of new bonds lodged.

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

Sales: June quarter 2014

The median sales price for all dwellings across Greater Sydney increased by 5.7% over the June quarter and by 13.5% over the year. Over the quarter, the median sales price increased by 1.8% in the Inner Ring, by 7.4% in the Middle Ring, by 3.8% in the Outer Ring and by 2.4% in the rest of the GMR. Over the year, the median sales price increased by 14.9% in the Inner Ring, 16.9% in the Middle Ring, 14.6% in the Outer Ring and 9.0% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 6.6% for the quarter and by 14.7% over the year. Over the quarter, the sales price decreased in the Inner Ring (1.5%) and increased in the Middle Ring (7.4%), the Outer Ring (3.1%) and in the rest of the GMR (2.3%). The largest quarterly increase of 16.8% was recorded in Botany Bay followed by 14.2% in Rockdale, whilst the largest decrease was recorded in Ashfield (12.6%) followed by North Sydney (12.4%). Over the year, the sales price increased in the Inner Ring (12.5%), in the Middle Ring (21.8%), in the Outer Ring (14.4%), and in the rest of the GMR (8.5%). The largest annual increase was 36.7% recorded in Burwood. Twelve LGAs recorded annual increases in excess of 20% while Woollahra (-7.0%) and North Sydney (-1.5%) both recorded an annual decrease in sale price.

In the rest of GMR, both Kiama (-10.9%) and Shellharbour (-4.9%) recorded a decrease over the quarter. Over the year Wollongong recorded the highest increase (11.1%) followed by Lake Macquarie (10.8%).

For strata dwellings in Greater Sydney, the median sales price increased by 4.4% for the quarter and by 11.6% over the year. Over the quarter, the median sales price increased by 1.2% in the Inner Ring, by 5.5% in the Middle Ring, by 4.0% in the Outer Ring and by 1.4% in the rest of the GMR. The largest quarterly increase was recorded in Mosman (15.7%), whilst the largest quarterly decrease was 5.4% in Botany Bay. Over the year, the median sales price increased in the Inner Ring (11.7%), in the Middle Ring (11.5%), in the Outer Ring (10.0%), and in the rest of the GMR (9.8%). Over the year, Hunters Hill recorded the largest increase of 27.8% followed by Burwood (20.4%), whilst Botany Bay recorded the largest decrease (3.8%).

In the rest of GMR, Shellharbour recorded the greatest increase (6.5%) over the quarter. Over the year Newcastle recorded the highest increase (16.4%).

Trends in Median Sales Price – Sydney and NSW

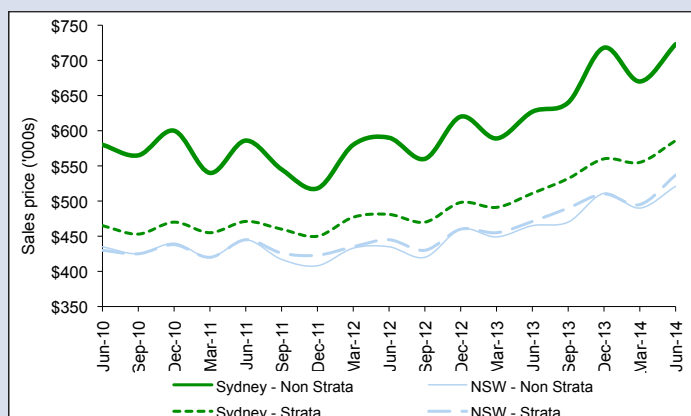


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2014

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	0.0	5.9	490	2.1	2.1	495	3.1	3.1	600	0.0	5.3
Inner Ring	495	-1.0	4.2	630	-2.3	5.0	850	0.0	2.4	1150	-4.2	4.5
1 Ashfield	360	0.0	2.9	450	0.0	3.4	635	-0.8	5.0	783 s	-	-0.9 s
2 Botany Bay	480	11.6	33.3	590	20.4	4.0	675	-1.5	-0.7	940 s	-	-
3 Lane Cove	480	-4.0	12.9	500	0.0	4.2	800	8.1	12.7	1200 s	7.1 s	6.7 s
4 Leichhardt	450	2.3	1.1	650	0.0	3.2	815	-4.1	-4.1	1100 s	-8.3 s	0.0
5 Marrickville	395	2.6	6.8	510	0.0	3.6	750	2.4	7.1	850	-5.6	6.3
6 Mosman	450	0.0	2.3	620	1.6	3.8	1050	-4.5	17.3	1798 s	-10.1 s	-0.1
7 North Sydney	480	0.0	4.3	625	-3.1	2.5	893	-0.8	5.0	1200 s	-28.1 s	-7.3
8 Randwick	455	-3.2	1.1	590	0.0	7.3	790	-1.3	3.9	1175	10.3	6.8
9 Sydney	520	-3.7	2.0	700	0.0	2.9	925	-0.5	3.9	1080	2.9	16.1
10 Waverley	493	-1.5	2.6	650	-4.4	2.4	963	1.3	4.1	1400	-26.3	-5.1
11 Woollahra	478	-0.5	0.5	675	-0.7	7.1	1098	4.5	9.7	1600	0.0	-8.6
Middle Ring	430	0.0	7.5	460	0.0	2.2	570	1.8	3.6	700	0.0	0.0
12 Auburn	420	-2.3	0.6	450	0.0	7.1	520	4.0	4.0	630	-0.8	5.0 s
13 Bankstown	280	7.7	9.8	400	0.0	2.6	480	0.0	4.3	600	0.0	7.1
14 Burwood	435	7.4	-5.4	500	0.0	-9.1	650	0.0	0.0	830 s	16.1 s	18.6 s
15 Canterbury	300	0.0	0.0	375	1.4	1.4	540	-1.8	3.8	635	-0.4	4.1
16 Canada Bay	500	0.0	1.0	600	0.0	1.7	730	-3.0	1.4	900	-1.1	0.0 s
17 Hunters Hill	435 s	-	-	578 s	-0.4 s	13.2 s	780 s	-25.7 s	-2.5	-	-	-
18 Hurstville	400	11.1	21.2	420	0.0	5.0	545	-0.9	0.9	640	-6.2	-3.8
19 Kogarah	350 s	0.0 s	0.0 s	450	2.3	0.0	560	1.8	1.8	700 s	0.0 s	3.7 s
20 Ku-ring-gai	460	-1.1	-1.6	590	0.0	0.0	780	0.0	7.6	1100	1.4	10.0
21 Manly	500	-5.2	4.2	663	1.9	1.9	963	-2.5	4.6	1300	0.4	-6.8
22 Parramatta	348	-8.6	-0.7	420	0.0	2.4	490	-2.0	3.2	593	1.3	2.2
23 Rockdale	410	0.0	13.9	460	2.2	4.5	600	3.4	9.1	700	2.2	7.7
24 Ryde	400	-4.8	11.1	450	0.0	4.7	630	3.3	1.6	760	-5.0	1.3
25 Strathfield	380	-5.0	-1.3	480	0.0	0.0	575	-0.9	7.5	800	14.3	14.3 s
26 Willoughby	525	5.0	7.1	610	0.0	2.5	897	-3.1	5.8	1250	4.2	4.2
Outer Ring	300	0.0	7.1	380	0.0	2.7	420	0.0	5.0	550	0.0	7.8
27 The Hills Shire	410	24.2	17.1	490	4.3	4.3	555	-0.9	4.7	700	0.0	7.7
28 Blacktown	240	-4.0	-4.0	360	2.9	2.9	400	0.0	2.6	550	2.8	10.0
29 Blue Mountains	240	-4.0	0.0	330	0.0	10.0	380	-3.8	2.7	490	-2.0	6.5
30 Camden	-	-	-	360	-3.4	-2.7	440	2.3	4.8	530	1.9	6.0
31 Campbelltown	240	-11.1	-4.0	340	5.4	4.6	390	1.3	6.8	460	-1.1	2.2
32 Fairfield	250	0.0	4.2	320	0.0	3.2	430	2.4	2.4	500	0.0	0.0
33 Gosford	250	4.2	5.3	335	1.5	4.7	400	0.0	2.6	535	2.9	8.6
34 Hawkesbury	238 s	3.3 s	8.0 s	320	6.7	1.6	420	2.4	10.5	500	4.2	4.2
35 Holroyd	290	1.8	7.4	390	-2.5	0.0	460	1.1	2.2	585	6.4	6.4
36 Hornsby	395	1.3	8.2	475	-0.5	3.3	580	-0.9	1.8	720	-2.0	1.4
37 Liverpool	265	6.0	8.2	340	-2.9	6.3	450	2.3	7.1	520	-3.7	1.0
38 Penrith	245	2.1	6.5	300	0.0	0.0	395	1.3	3.9	500	2.5	6.4
39 Pittwater	410	2.5	8.6	575	2.7	8.5	800	0.0	6.7	950	-15.6	5.6
40 Sutherland	350	0.0	9.4	450	2.3	4.7	600	0.0	3.4	750	2.7	3.4
41 Warringah	420	-1.2	5.0	550	0.0	6.8	795	0.0	6.4	1000	0.5	2.6
42 Wollondilly	-	-	-	320	0.0 s	18.5 s	380	-2.6	2.7	490	2.1	3.7
43 Wyong	220	3.5	10.0	300	0.0	3.4	370	2.8	5.7	450	0.0	2.3
Rest of GMR	220	4.8	0.0	325	1.6	2.4	380	0.0	2.7	420	-2.3	-2.3
44 Cessnock	180 s	-2.7	5.9 s	255	-1.9	-5.6	300	0.0	-3.2	375	-1.3	-1.3
45 Kiama	-	-	-	360	2.9	4.3	440	-2.2	4.8	570 s	4.6 s	14.0 s
46 Lake Macquarie	220	0.0	2.3	321	-2.7	0.3	380	0.0	1.3	460	-2.6	-2.1
47 Maitland	190 s	2.7	2.7	280	1.8	0.0	330	0.0	-2.9	395	-1.3	-1.3
48 Newcastle	220	2.3	2.3	351	-2.5	0.3	400	-1.8	0.0	450	-4.3	-8.2
49 Port Stephens	208 s	5.1 s	3.8 s	280	-3.4	5.7	350	-1.4	2.9	420	0.0	0.0
50 Shellharbour	-	-	-	320	6.7	10.3	390	-1.3	2.6	500	0.0	0.0
51 Wollongong	240	9.1	4.3	335	3.9	3.1	428	4.3	6.9	500	-2.0	-1.0
NEW SOUTH WALES	410	2.5	5.1	420	2.4	5.0	400	0.0	2.6	485	-1.0	3.2

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September Quarter 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	350	410	550	2.5	5.1	390	450	560	0.0	4.7
Inner Ring	600	650	730	0.0	4.4	700	815	975	-3.0	1.9
1 Ashfield	-	-	-	-	-	650	700	810 s	7.7 s	7.7 s
2 Botany Bay	-	-	-	-	-	500	673	750 s	-5.3 s	-3.9 s
3 Lane Cove	-	-	-	-	-	770	860	950 s	-5.0 s	4.2 s
4 Leichhardt	620	650	700	-1.9	3.2	733	815	970	-4.1	-3.6
5 Marrickville	540	600	650	-7.7	0.0	650	738	850	-1.3	2.4
6 Mosman	-	-	-	-	-	925	1150	1400 s	-	-
7 North Sydney	-	-	-	-	-	750	865	950 s	-21.0 s	1.8 s
8 Randwick	-	-	-	-	-	720	815	900	-4.1	1.9
9 Sydney	600	680	730	1.5 s	9.7	700	750	893	-6.3 s	-11.8
10 Waverley	-	-	-	-	-	900	1130	1325 s	7.6 s	13.0 s
11 Woollahra	800	850	920 s	-	-	1000	1100	1350 s	4.8 s	0.0 s
Middle Ring	400	460	520	2.2	7.0	480	550	650	1.9	3.8
12 Auburn	400	430	450 s	0.0 s	11.7 s	450	480	540	-0.5	0.0
13 Bankstown	400	430	450	7.5	8.9	450	480	520	0.0	2.1
14 Burwood	-	-	-	-	-	-	-	-	-	-
15 Canterbury	450	495	530	2.1	3.1	500	540	590	-1.8	3.3
16 Canada Bay	560	600	650 s	3.0 s	9.1 s	630	695	800	-0.7	0.7
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	370	450	460 s	-4.3 s	12.5 s	490	530	570	-3.6	-0.9
19 Kogarah	415	455	500	1.1	-1.1	500	590	650	3.5	14.6
20 Ku-ring-gai	-	-	-	-	-	718	788	878	0.0	5.0
21 Manly	725	864	975 s	-	-	825	975	1195 s	2.6 s	-7.1
22 Parramatta	355	400	435	0.0	1.9	440	480	535	2.7	4.3
23 Rockdale	400	440	490	0.0	4.8	550	600	650	1.7	9.1
24 Ryde	460	510	565 s	2.0 s	12.1 s	560	620	700	3.3	0.0
25 Strathfield	-	-	-	-	-	500	590	670 s	5.4 s	-5.6 s
26 Willoughby	-	-	-	-	-	795	895	1050	0.8	5.9
Outer Ring	320	350	400	0.0	6.1	380	420	480	0.0	5.0
27 The Hills Shire	-	-	-	-	-	500	550	600	0.0	5.8
28 Blacktown	320	350	380	0.0	0.0	360	400	450	0.0	2.6
29 Blue Mountains	300	340	360	3.0	13.3	350	380	425	-5.0	2.7
30 Camden	360	380	400 s	-	-	420	440	460	2.3	4.8
31 Campbelltown	345	350	365 s	2.9 s	7.7 s	370	390	420	0.0	5.4
32 Fairfield	340	350	380	-2.8	0.0	400	430	460	0.0	2.4
33 Gosford	325	350	380	1.4	6.1	370	400	450	0.0	1.3
34 Hawkesbury	310	330	355 s	-	-8.3 s	385	420	455	0.0	10.5
35 Holroyd	370	400	435	1.9	5.3 s	420	450	500	0.0	0.0
36 Hornsby	468	495	528 s	7.6 s	7.6 s	520	578	620	-2.1	1.3
37 Liverpool	350	380	423 s	5.6 s	18.8 s	400	450	490	1.1	7.1
38 Penrith	310	340	368	6.3 s	13.3	373	400	430	1.3	5.3
39 Pittwater	510	580	650 s	-	-5.7 s	690	813	913	0.9	8.3
40 Sutherland	450	495	560 s	3.1 s	7.6	555	600	670	0.0	3.4
41 Warringah	570	650	650 s	-	9.7 s	750	800	870	0.3	6.7
42 Wollondilly	300	330	370 s	0.0 s	-	350	375	420	-1.3	2.7
43 Wyong	290	310	340	0.0	6.0	340	370	400	2.8	5.7
Rest of GMR	290	335	365	1.5	3.1	330	370	420	0.0	1.4
44 Cessnock	230	250	280	-3.8	-6.5	280	300	325	0.0	-1.6
45 Kiama	-	-	-	-	-	400	440	480 s	-2.2	5.4 s
46 Lake Macquarie	295	328	350	-0.8	3.1	350	380	405	0.0	2.6
47 Maitland	260	290	310 s	-3.3 s	0.0 s	300	330	360	-2.9	-3.6
48 Newcastle	330	355	380	1.4	1.4	360	400	450	0.0	0.0
49 Port Stephens	260	290	320 s	-0.9	4.5 s	320	350	380	0.0	2.9
50 Shellharbour	280	340	360 s	-2.9 s	-2.9 s	365	390	430	-1.3	2.6
51 Wollongong	323	365	410	7.4	4.3	360	400	455	0.0	0.0
NEW SOUTH WALES	260	330	420	1.5	3.1	310	380	460	1.3	4.1

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - September Quarter 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	
				Qty %	Ann %				Qty %	Ann %
GREATER SYDNEY	380	460	530	0.0	4.5	400	500	620	1.0	4.2
Inner Ring	425	500	563	0.0	4.2	530	620	720	-1.6	3.3
1 Ashfield	340	370	395	2.8	2.8	420	450	490	0.0	4.7
2 Botany Bay	400	490	530	5.4	34.2	450	593	640	23.4	3.9
3 Lane Cove	400	480	545	-3.5	14.3	460	500	565	1.0	4.2
4 Leichhardt	365	450	525	2.3	7.7	480	595	710	-0.8	-0.8
5 Marrickville	340	395	450	-1.3	3.9	430	480	570	2.1	6.7
6 Mosman	400	450	500	0.0	2.3	530	600	750	0.0	3.0
7 North Sydney	425	480	550	0.0	4.3	555	620	700	-1.6	3.3
8 Randwick	410	450	500	-4.3	0.0	520	583	650	0.4	5.9
9 Sydney	470	540	600	-1.8	3.8	640	700	800	-2.8	1.4
10 Waverley	430	495	570	-1.0	3.1	595	650	750	-4.4	4.8
11 Woollahra	410	475	550	-4.0	3.3	580	650	750	-3.7	8.3
Middle Ring	360	450	500	0.0	9.8	400	470	560	2.2	4.4
12 Auburn	385	430	450	-2.3	2.4	370	460	525	-2.1	7.0
13 Bankstown	270	285	300 s	-1.7 s	11.8	375	400	420	1.3	2.6
14 Burwood	365	460	495	12.2	0.0	450	500	560	0.0	-9.1
15 Canterbury	280	300	355	0.0	-3.2	340	370	400	0.0	0.0
16 Canada Bay	470	500	520	0.0	1.0	520	600	650	0.0	3.4
17 Hunters Hill	368	435	460 s	-	-	480	540	650 s	-1.8 s	12.5 s
18 Hurstville	350	400	430	5.3	19.4	385	420	480	0.0	5.0
19 Kogarah	315	350	410 s	-4.1 s	-2.8 s	410	450	510	4.7	0.0
20 Ku-ring-gai	435	473	500	-0.5	0.5	540	598	635	-0.4	-0.4
21 Manly	450	500	590	-5.7	3.6	560	650	760	0.0	2.8
22 Parramatta	300	350	395	-7.9	-5.4	390	430	470	2.4	4.9
23 Rockdale	350	438	470	-2.8	21.5	420	460	550	2.2	4.5
24 Ryde	340	400	475	-2.4	11.1	410	450	538	2.3	7.1
25 Strathfield	350	375	420 s	-6.3 s	-3.8	430	480	520	0.0	0.0
26 Willoughby	480	530	570	6.0	7.6	545	610	700	1.7	4.7
Outer Ring	250	330	405	0.0	10.0	330	395	470	-1.3	0.0
27 The Hills Shire	380	420	470	16.7	5.0	440	500	530	2.0	2.0
28 Blacktown	210	245	295	-2.0	-2.0	330	360	390	2.9	2.9
29 Blue Mountains	190	235	258	-3.1 s	2.2 s	280	320	350 s	4.9 s	6.7 s
30 Camden	-	-	-	-	-	338	355	388 s	-7.8 s	-4.1 s
31 Campbelltown	250	315	340 s	12.5 s	26.0 s	280	340	390	9.7	4.6
32 Fairfield	235	250	270	0.0	0.0	300	320	350	3.2	6.7
33 Gosford	210	250	280	0.0	5.3	300	330	350	3.1	6.5
34 Hawkesbury	230	243	270 s	-	10.2 s	270	300	320 s	1.7 s	0.0 s
35 Holroyd	260	290	310 s	-3.3	3.6	363	390	410	-2.5	1.3
36 Hornsby	370	410	420	3.8	8.6	430	470	500	0.0	2.2
37 Liverpool	245	265	278 s	6.0 s	6.0 s	300	330	370	-5.7	3.1
38 Penrith	220	250	270	0.0	4.2 s	280	300	330	0.0	0.0
39 Pittwater	373	405	450	1.3	8.0	470	543	620	4.3	8.5
40 Sutherland	310	340	380	-2.9	6.3	410	440	480	2.3	4.8
41 Warringah	383	420	465	-2.3	4.3	480	550	600	0.0	7.8
42 Wollondilly	-	-	-	-	-	275	295	310 s	-	-
43 Wyong	195	220	260	0.0	10.0	260	300	330	0.0	7.1
Rest of GMR	200	235	280	2.2	2.2	275	320	375	6.7	6.7
44 Cessnock	165	170	180 s	-8.1 s	3.0 s	240	255	278	2.0	-5.6
45 Kiama	-	-	-	-	-	300	318	380 s	-0.8 s	8.5 s
46 Lake Macquarie	195	210	250	-6.7	-4.5	260	300	345	0.0	0.0
47 Maitland	175	190	210 s	0.0	0.0 s	220	260	290	0.0	-2.8
48 Newcastle	220	260	300	-3.7	4.0	300	350	420	0.0	0.0
49 Port Stephens	200	203	245 s	3.8 s	1.3 s	250	268	295	-4.5	2.9
50 Shellharbour	-	-	-	-	-	260	290	310 s	0.0	14.9
51 Wollongong	200	240	290	4.3	0.0	280	330	380	3.1	3.1
NEW SOUTH WALES	300	430	520	2.4	7.5	330	450	580	4.7	4.7

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - September Quarter 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	0.0	4.2	300	0.0	0.0	300	0.0	0.0	230	-2.1	0.0
52 Goulburn - Yass	230	3.4	0.0	290	0.0	0.0	290	0.0	0.0	215	2.4	7.5
53 Queanbeyan	295	-4.8	-1.7	400	-4.8	-7.0	420	7.7	-2.3	270	-5.3	-10.0
54 Snowy Mountains	300 s	-30.4	33.3	320	-19.0	17.4	280 s	-5.9	3.7 s	450 s	-14.3	157.1 s
55 South Coast	230	-3.2	0.0	308	2.5	2.5	310	3.3	3.3	220	-0.9	0.0
56 Bathurst	250	0.0	4.2	295	-1.7	-1.7	300	0.0	0.0	250	4.2	8.7
57 Lachlan Valley	180	5.9	5.9	230	0.0	4.5	230	0.0	4.5	170	6.3	6.3
58 Lithgow - Mudgee	240	-4.0	0.0	300	0.0	0.0	300	0.0	0.0	240 s	-4.0	-4.0
59 Orange	240	4.3	-4.0	290	-3.3	-4.1	295	-1.7	-4.8	230	0.0	-8.0
60 Clarence Valley	238	-1.0	3.3	290	0.0	3.6	290	0.0	1.8	220	0.0	3.5
61 Coffs Harbour	280	0.0	3.7	365	1.4	4.3	365	4.3	1.4	260	-3.7	8.3
62 Bourke - Cobar - Coonara	200	11.1	17.6	230	4.5	15.0	230	15.0	15.0	200 s	17.6 s	42.1
63 Broken Hill and Far West	200	0.0	11.1	225	-2.2	-2.2	225	-2.2	2.3	-	-	-
64 Dubbo	220	0.0	4.8	290	0.0	3.6	280	0.0	1.8	198	-9.2	3.9
65 Lower Hunter	250	-3.8	-7.4	300	-3.2	-6.3	300	0.0	-3.2	250	0.0	-5.7
66 Upper Hunter	220	10.0	0.0	260	-3.7	-13.3	250	-3.8	-13.0	180 s	-2.7	-18.2 s
67 Great Lakes	250	0.0	4.2	340	3.0	3.0	340	3.0	3.0	240	0.0	0.0
68 Kempsey - Nambucca	240	4.3	9.1	300	1.7	7.1	300	3.4	7.1	230	4.5	4.5
69 Port Macquarie	290	2.7	6.4	363	-2.0	1.4	365	-1.4	1.4	270	0.0	3.8
70 Taree - Gloucester	240	6.7	14.3	300	3.4	3.4	295	1.7	3.5	225	12.5	12.5
71 Albury	210	5.0	0.0	280	0.0	1.8	275	-1.8	1.9	195	6.8	4.0
72 Lower Murray	150 s	-3.2 s	11.1 s	200 s	0.0 s	8.1	200 s	0.0 s	8.1	145 s	-3.3 s	11.5 s
73 Upper Murray exc. Albury	175	-1.4	2.9	250	0.0	6.4	250	-2.0	4.2	170	0.0	0.0
74 Armidale	243	5.4	5.4	315	-1.6	-1.6	310	-3.1	-3.1	235	2.2	2.2
75 Inverell - Tenterfield	180	-2.7	2.9	240	-4.0	2.1	240	-4.0	4.3	165	0.0	10.0
76 Moree - Narrabri	180	5.9	5.9	300	0.0	-11.8	300	-6.3	-7.0	170	3.0	6.3
77 Tamworth - Gunnedah	235	-1.1	2.2	300	0.0	1.7	300	0.0	1.7	230	0.0	0.0
78 Richmond Valley - Coast	330	3.9	6.5	440	0.6	4.8	440	2.3	4.8	310	3.3	3.3
79 Richmond Valley - Hinton	220	-2.2	-2.2	300	1.7	3.4	300	0.0	3.4	200	-4.8	-4.8
80 Tweed Valley	300	0.0	3.4	390	2.6	5.4	410	2.5	7.2	298	-0.8	6.3
81 Griffith - Murrumbidgee (180	-5.3	0.0	255	2.0	6.3	260	4.0	8.3	175	0.0	2.9
82 Tumut - Tumbarumba	185 s	2.8	2.8 s	250	8.7	6.4	250 s	8.7	6.4	180 s	5.9 s	0.0 s
83 Wagga Wagga	220	-4.3	-2.2	295	5.4	4.4	290	3.6	3.6	205	-6.8	-6.8
84 Shoalhaven	268	2.9	7.0	310	3.3	6.9	310	3.3	6.9	250	0.0	8.7
85 Southern Highlands	300	-3.2	0.0	373	-3.2	1.4	360	-4.0	0.0	280 s	-5.1 s	-6.7 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 - September 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	8194	4157	16738	1.4	-1.9	73355	39687	155335	0.5	1.8
52 Goulburn - Yass	297	91	503	-5.8	-5.5	2570	914	4715	0.6	2.7
53 Queanbeyan	138	171	666	28.8	18.3	988	1204	4768	1.9	2.0
54 Snowy Mountains	45	47	150	-54.1	-14.3	629	516	1706	-1.1	3.3
55 South Coast	325	196	644	5.6	-0.2	2843	1594	5775	-0.2	1.2
56 Bathurst	213	121	439	-9.1	-9.5	2125	1190	4381	-0.7	0.7
57 Lachlan Valley	191	83	355	7.6	0.3	1981	920	3713	0.6	0.2
58 Lithgow - Mudgee	240	58	413	-14.5	-16.1	2247	676	3986	-0.4	1.2
59 Orange	365	151	598	-1.5	-2.3	3066	1193	5063	0.6	-0.1
60 Clarence Valley	225	110	420	4.5	-15.0	2340	1154	4337	0.4	1.9
61 Coffs Harbour	360	210	928	2.3	-4.8	3418	2128	8877	0.3	2.1
62 Bourke - Cobar - Coonara	100	34	181	0.0	-1.6	810	347	1651	1.0	-10.9
63 Broken Hill and Far West	118	18	146	-9.3	-31.1	1152	284	1686	-1.5	-6.5
64 Dubbo	380	128	630	6.2	8.1	2983	1269	5631	1.0	2.5
65 Lower Hunter	546	168	861	11.7	-10.9	4167	1294	6975	0.9	5.9
66 Upper Hunter	208	45	487	9.9	1.7	1440	454	3241	1.7	8.1
67 Great Lakes	133	124	326	6.5	8.7	1230	1030	2966	0.2	3.4
68 Kempsey - Nambucca	251	99	422	6.3	0.7	2225	926	4187	0.4	2.5
69 Port Macquarie	375	261	817	13.0	1.4	3070	2129	7069	1.5	3.4
70 Taree - Gloucester	229	120	492	0.6	-2.8	2194	1225	4686	0.1	2.4
71 Albury	239	167	673	-9.7	-5.3	2100	2007	6731	0.6	4.0
72 Lower Murray	37	24	68	-21.8	-22.7	418	243	751	-0.5	-6.6
73 Upper Murray exc. Albury	187	121	351	5.7	2.9	1515	990	2853	1.3	0.3
74 Armidale	185	130	358	-3.2	-3.2	1792	1330	3995	-0.3	1.2
75 Inverell - Tenterfield	200	68	335	8.1	15.1	1577	578	2787	0.7	0.9
76 Moree - Narrabri	98	69	246	7.9	11.8	873	746	2157	0.5	-2.7
77 Tamworth - Gunnedah	571	236	918	-2.7	5.8	4366	2040	7617	1.5	4.8
78 Richmond Valley - Coast	346	214	834	9.0	-2.5	3386	2147	8285	0.4	1.1
79 Richmond Valley - Hinterland	333	174	633	-0.2	-3.4	3403	1713	6497	0.6	2.5
80 Tweed Valley	305	314	869	7.7	-7.0	3074	2868	8856	-0.2	0.3
81 Griffith - Murrumbidgee (excl. Wagga)	188	94	381	7.3	1.3	1723	1184	3815	-0.3	-0.3
82 Tumut - Tumbarumba	67	31	126	-3.1	26.0	545	259	1035	2.5	5.3
83 Wagga Wagga	418	194	845	-2.5	0.8	3629	2181	8000	0.6	2.3
84 Shoalhaven	451	113	823	-1.9	-3.2	4264	1201	7460	0.6	3.3
85 Southern Highlands	177	54	315	-1.6	-1.3	1861	524	3323	-0.3	1.7

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

Table 7. New and Total Bonds - Greater Metropolitan Region - September Quarter 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	10746	22647	49042	9.9	2.9	110650	211503	500138	0.9	3.5
Inner Ring	1002	10470	17106	16.1	3.1	9985	93630	167722	0.5	2.3
1 Ashfield	38	338	603	9.8	5.2	547	4066	7313	0.6	3.1
2 Botany Bay	39	445	626	58.9	32.9	531	3432	5558	3.0	9.7
3 Lane Cove	57	287	413	2.7	11.0	502	2468	4021	1.4	6.9
4 Leichhardt	182	400	945	16.1	-2.3	1808	3378	9413	-0.1	0.4
5 Marrickville	166	693	1427	4.7	8.6	1988	7025	16574	0.3	3.3
6 Mosman	54	252	442	20.1	2.1	410	2557	4486	0.1	-0.5
7 North Sydney	51	1223	1717	-0.4	-3.8	518	11777	17946	-0.1	1.0
8 Randwick	148	1275	2145	23.4	0.7	1480	12715	22799	0.1	1.6
9 Sydney	120	3946	6233	16.8	4.4	1135	31543	53592	0.9	3.1
10 Waverley	77	991	1486	22.9	-3.9	607	9252	15322	0.7	0.1
11 Woollahra	70	620	1069	27.4	3.6	459	5417	10698	0.1	0.7
Middle Ring	2388	7251	14154	9.0	5.8	25033	68938	145325	1.1	5.0
12 Auburn	140	565	966	4.5	11.4	1652	5260	10112	0.0	4.2
13 Bankstown	399	274	1199	15.0	1.2	4151	2978	12751	1.8	5.1
14 Burwood	30	253	476	20.5	-23.7	487	2235	4743	0.7	2.8
15 Canterbury	197	584	1281	3.7	-0.2	2591	7769	17319	0.7	3.4
16 Canada Bay	126	777	1289	9.9	12.4	1218	5992	11129	1.2	6.4
17 Hunters Hill	19	51	102	14.6	21.4	200	397	915	0.7	7.1
18 Hurstville	152	320	764	6.9	10.1	1475	3617	8130	1.5	6.7
19 Kogarah	135	232	494	19.3	5.3	1108	2631	5366	1.3	3.9
20 Ku-ring-gai	218	313	678	4.5	-6.6	2172	2608	6440	-0.3	2.1
21 Manly	83	550	783	25.7	0.6	572	4176	6818	1.3	0.3
22 Parramatta	305	1027	2016	0.5	7.7	3472	10306	21493	1.2	8.8
23 Rockdale	210	680	1204	10.8	9.6	2195	6666	12509	1.3	4.1
24 Ryde	174	725	1309	5.5	7.6	1902	6630	13020	1.1	4.6
25 Strathfield	62	297	483	16.7	-1.0	562	2794	4799	1.4	6.0
26 Willoughby	138	603	1110	12.9	30.4	1276	4879	9781	2.5	6.1
Outer Ring	7363	4930	17796	5.2	0.7	75670	48953	187177	1.0	3.3
27 The Hills Shire	446	193	999	22.7	1.9	3939	1582	8968	1.3	-0.6
28 Blacktown	1189	300	2184	5.9	4.0	12330	2925	22691	1.9	7.8
29 Blue Mountains	322	69	488	9.9	1.9	3407	674	5369	0.1	0.6
30 Camden	357	24	454	6.3	8.6	2581	183	3676	3.0	11.9
31 Campbelltown	534	159	1026	3.8	7.1	5631	1138	10403	1.7	6.8
32 Fairfield	440	324	1160	8.2	-6.2	5391	3919	15287	1.3	2.1
33 Gosford	611	412	1475	1.9	-1.7	6094	3680	14780	0.4	1.2
34 Hawkesbury	179	56	417	10.3	1.7	2060	548	4538	0.9	1.7
35 Holroyd	242	425	1007	8.4	-2.7	2670	4621	11288	0.7	1.7
36 Hornsby	316	364	996	4.5	9.7	3253	3906	10556	0.5	3.0
37 Liverpool	479	376	1184	-8.8	-4.6	5433	4227	14197	0.9	4.0
38 Penrith	699	226	1511	5.1	-2.5	7039	2276	15677	1.5	4.7
39 Pittwater	120	168	453	-2.2	-3.0	1264	1448	4382	0.3	1.3
40 Sutherland	294	725	1445	0.3	-6.8	2987	7463	15436	-0.1	2.3
41 Warringah	216	788	1301	3.7	-3.1	2421	7638	13442	0.6	2.5
42 Wollondilly	134	28	216	13.7	22.0	1228	174	1958	1.4	1.9
43 Wyong	785	293	1480	12.3	11.5	7942	2551	14529	1.1	2.1
Rest of GMR	3321	2026	7851	4.6	1.0	29876	18986	72578	0.7	3.5
44 Cessnock	376	90	559	5.7	-3.0	2836	861	4652	1.6	7.2
45 Kiama	61	31	149	-2.0	-9.7	627	304	1471	-1.0	-1.0
46 Lake Macquarie	711	201	1310	13.7	7.2	6500	2123	12660	1.0	2.8
47 Maitland	462	120	745	4.6	-11.7	3695	1292	6398	1.1	8.1
48 Newcastle	706	611	2316	-3.0	6.5	6210	5016	19794	1.2	3.2
49 Port Stephens	278	115	544	-3.0	-8.3	2642	1007	5351	-0.1	1.0
50 Shellharbour	217	59	427	-3.2	-1.2	2087	906	4322	1.1	4.8
51 Wollongong	503	795	1786	14.7	1.8	5226	7458	17825	0.0	2.5
NEW SOUTH WALES	22261	28830	73631	7.3	1.6	213881	270176	728051	0.8	3.1

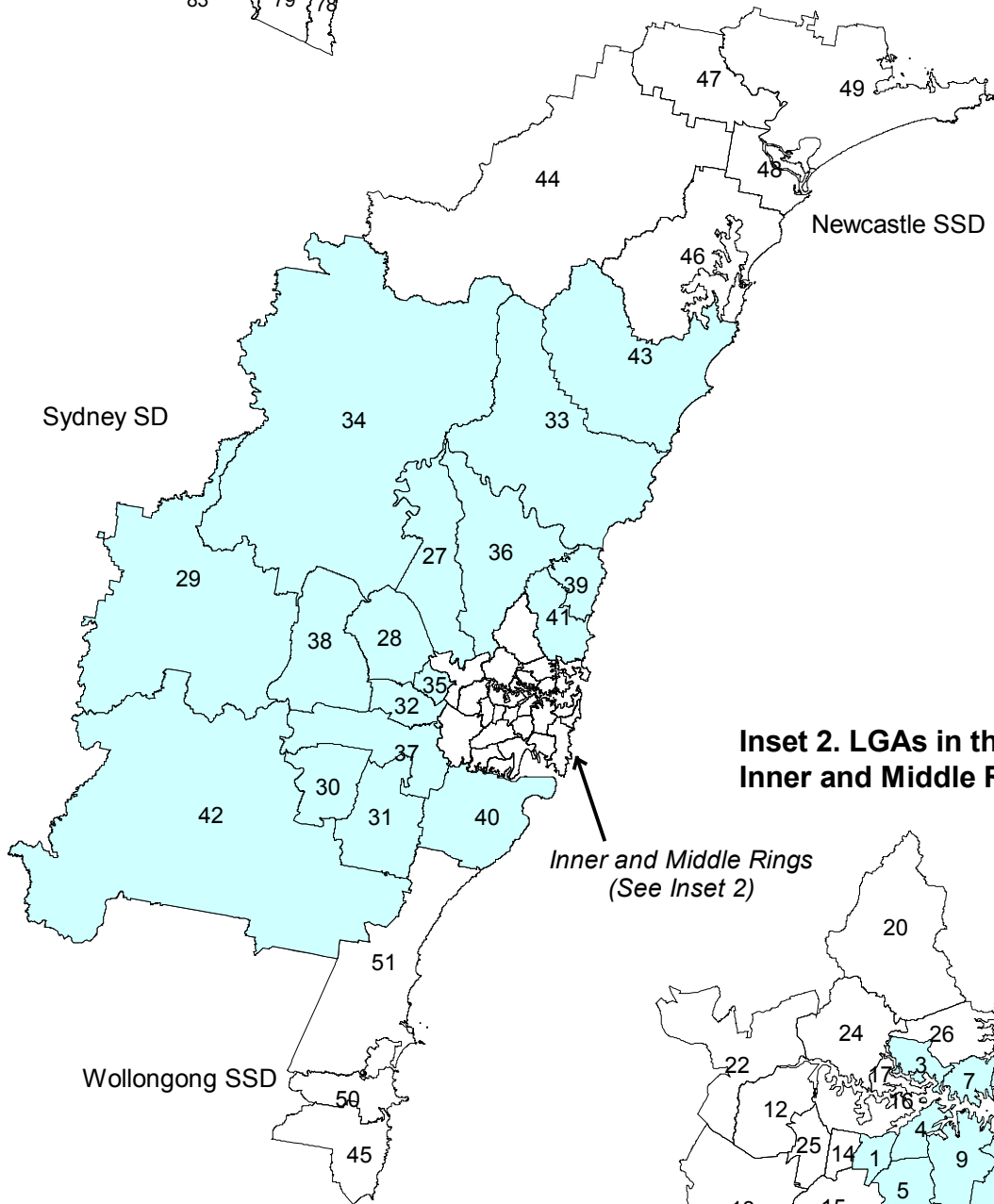
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

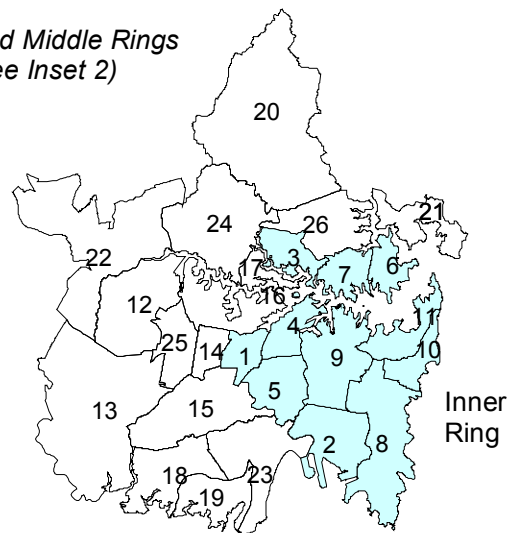


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	480	647	905	773	5.7	13.5
Inner Ring	650	850	1235	1045	1.8	14.9
1 Ashfield	550	655	1105	826	-3.1	23.6
2 Botany Bay	520	708	950	782	-0.3	14.2
3 Lane Cove	598	740	1500	1035	-3.6	7.2
4 Leichhardt	870	1035	1280	1080	2.5	8.7
5 Marrickville	605	817	1020	847	2.1	23.3
6 Mosman	680	1300	2315	1726	48.1	4.0
7 North Sydney	661	850	1200	977	-1.3	14.9
8 Randwick	701	857	1293	1061	4.5	13.4
9 Sydney	590	770	975	845	1.3	12.2
10 Waverley	707	923	1538	1213	-3.9	3.6
11 Woollahra	855	1301	2100	1727	-2.9	5.5
Middle Ring	560	725	1031	862	7.4	16.9
12 Auburn	465	575	716	608	14.9	11.7
13 Bankstown	550	660	760	652	6.5	20.0
14 Burwood	620	783	1255	946	5.5	19.1
15 Canterbury	395	596	850	640	17.9	14.5
16 Canada Bay	680	818	1102	929	7.6	12.0
17 Hunters Hill	950	1341	2075	1542	6.4	30.1
18 Hurstville	570	771	1000	816	4.8	23.4
19 Kogarah	610	720	1156	909	4.3	16.1
20 Ku-ring-gai	850	1230	1650	1305	4.2	18.2
21 Manly	778	1145	1582	1247	5.5	13.4
22 Parramatta	462	589	732	619	1.0	15.5
23 Rockdale	537	649	900	745	4.5	14.0
24 Ryde	591	830	1200	907	8.9	15.3
25 Strathfield	530	630	1070	878	5.0	10.5
26 Willoughby	750	1113	1560	1211	8.0	14.5
Outer Ring	423	540	730	617	3.8	14.6
27 The Hills Shire	757	886	1080	938	1.8	21.1
28 Blacktown	422	500	610	519	4.2	19.0
29 Blue Mountains	376	450	540	471	0.9	9.8
30 Camden	463	537	605	543	2.2	10.7
31 Campbelltown	368	415	465	422	1.8	21.3
32 Fairfield	442	540	625	536	8.0	17.4
33 Gosford	390	460	590	511	0.0	10.0
34 Hawkesbury	420	500	640	552	3.7	11.1
35 Holroyd	425	532	658	560	1.3	15.7
36 Hornsby	640	815	1020	862	-4.7	8.7
37 Liverpool	432	530	615	525	5.0	12.8
38 Penrith	390	455	529	464	4.6	18.8
39 Pittwater	715	995	1270	1064	-4.8	5.5
40 Sutherland	565	730	910	777	-1.2	9.8
41 Warringah	615	900	1175	930	7.8	15.4
42 Wollondilly	420	530	705	562	2.9	17.1
43 Wyong	315	372	455	396	0.5	7.8
Rest of GMR	345	425	525	447	2.4	9.0
44 Cessnock	230	278	358	306	0.9	0.9
45 Kiama	457	538	680	578	-10.4	3.3
46 Lake Macquarie	355	420	520	448	2.4	8.8
47 Maitland	310	369	445	383	1.1	3.4
48 Newcastle	379	450	555	483	3.4	12.5
49 Port Stephens	335	410	500	423	5.1	7.9
50 Shellharbour	340	400	493	421	-4.8	6.7
51 Wollongong	363	451	555	474	3.1	8.6
NEW SOUTH WALES	380	527	760	638	5.4	10.7

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — June Quarter 2014

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	510	723	1076	874	6.6	14.7
Inner Ring	1055	1350	1820	1583	-1.5	12.5
1 Ashfield	921	1140	1370	1179	-12.6	26.7
2 Botany Bay	907	1110	1285	1104	16.8	28.2
3 Lane Cove	1506	1731	2000	1822	8.8	20.0
4 Leichhardt	945	1100	1363	1194	-6.7	8.9
5 Marrickville	871	991	1213	1043	3.8	16.5
6 Mosman	1825	2545	3500	2812	4.2	7.7
7 North Sydney	1300	1566	2045	1646	-12.4	-1.5
8 Randwick	1250	1470	1890	1607	-7.0	15.5
9 Sydney	950	1190	1500	1275	7.7	24.0
10 Waverley	1500	1916	2300	1984	3.5	14.0
11 Woollahra	1500	2185	2925	2655	2.8	-7.0
Middle Ring	765	1000	1360	1122	7.4	21.8
12 Auburn	672	770	940	803	-3.3	18.0
13 Bankstown	645	707	795	724	5.5	17.8
14 Burwood	953	1340	1680	1347	4.7	36.7
15 Canterbury	710	850	985	855	2.6	18.9
16 Canada Bay	1125	1318	1545	1345	5.0	14.2
17 Hunters Hill	1448	1808	2388	2048	16.6 s	16.1
18 Hurstville	840	980	1155	1010	4.4	22.5
19 Kogarah	1000	1199	1505	1251	9.5	29.1
20 Ku-ring-gai	1215	1480	1825	1570	0.3	12.1
21 Manly	1361	1605	2031	1707	-1.2	0.1
22 Parramatta	632	741	860	764	-0.6	14.0
23 Rockdale	888	1057	1205	1067	14.2	32.1
24 Ryde	1100	1250	1381	1250	8.7	35.7
25 Strathfield	990	1350	1780	1417	-10.0	5.0
26 Willoughby	1300	1560	1888	1634	-4.5	9.1
Outer Ring	450	572	792	663	3.1	14.4
27 The Hills Shire	827	933	1163	1005	2.5	19.3
28 Blacktown	456	530	635	545	3.9	20.5
29 Blue Mountains	390	459	547	480	2.0	12.0
30 Camden	475	542	608	551	2.3	9.5
31 Campbelltown	390	428	485	444	0.7	18.9
32 Fairfield	510	575	654	591	3.6	17.3
33 Gosford	425	500	635	553	0.0	11.4
34 Hawkesbury	442	530	665	579	5.5	10.4
35 Holroyd	587	651	735	676	5.0	20.3
36 Hornsby	822	946	1200	1010	-2.0	14.0
37 Liverpool	500	560	637	573	0.5	12.0
38 Penrith	430	481	555	503	2.2	14.4
39 Pittwater	960	1150	1378	1259	-2.1	9.5
40 Sutherland	775	888	1090	954	3.0	13.8
41 Warringah	1001	1158	1360	1218	0.4	21.3
42 Wollondilly	444	549	729	584	2.0	16.7
43 Wyong	325	385	470	408	0.0	8.5
Rest of GMR	360	440	543	464	2.3	8.5
44 Cessnock	233	289	365	314	0.3	3.2
45 Kiama	517	597	715	630	-10.9	4.8
46 Lake Macquarie	364	435	530	458	3.6	10.8
47 Maitland	320	385	450	393	2.7	4.1
48 Newcastle	390	459	562	496	2.1	6.8
49 Port Stephens	350	425	519	438	1.2	9.0
50 Shellharbour	365	420	520	448	-4.9	7.6
51 Wollongong	399	500	600	519	5.3	11.1
NEW SOUTH WALES	375	521	813	668	5.3	10.9

(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 — June Quarter 2014

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	445	586	738	628	4.4	11.6
Inner Ring	585	715	885	783	1.2	11.7
1 Ashfield	480	570	622	556	-4.2	13.5
2 Botany Bay	496	563	695	582	-5.4	-3.8
3 Lane Cove	570	640	742	655	-1.5	12.3
4 Leichhardt	565	775	961	798	15.0	5.4
5 Marrickville	500	595	688	605	-0.8	14.4
6 Mosman	640	810	1145	961	15.7	15.7
7 North Sydney	635	761	965	841	-4.9	11.9
8 Randwick	650	735	850	767	5.0	15.7
9 Sydney	560	710	875	759	1.4	10.2
10 Waverley	660	780	916	826	-2.8	10.5
11 Woollahra	709	929	1253	1093	0.5	14.4
Middle Ring	470	580	700	614	5.5	11.5
12 Auburn	413	494	585	497	13.3	10.1
13 Bankstown	390	430	517	456	0.0	10.3
14 Burwood	490	650	725	621	8.3	20.4
15 Canterbury	350	400	470	424	-0.2	6.1
16 Canada Bay	630	733	845	754	5.8	14.5
17 Hunters Hill	585	920	1100	935 s	26.0 s	27.8
18 Hurstville	480	544	630	559	2.7	5.7
19 Kogarah	567	620	665	617	6.0	17.0
20 Ku-ring-gai	620	734	838	750	3.3	10.2
21 Manly	691	903	1190	969	4.3	17.0
22 Parramatta	420	482	595	509	6.4	7.4
23 Rockdale	500	567	645	575	5.0	16.9
24 Ryde	532	618	714	637	2.6	6.0
25 Strathfield	491	548	623	566	3.2	15.4
26 Willoughby	650	750	868	793	0.0	11.9
Outer Ring	355	442	590	482	4.0	10.0
27 The Hills Shire	568	650	723	642	8.2	18.8
28 Blacktown	350	390	438	388	1.7	11.1
29 Blue Mountains	300	328	388	340 s	1.6 s	-2.2 s
30 Camden	348	399	428	392 s	8.4 s	1.0 s
31 Campbelltown	299	322	360	325	2.1	13.0
32 Fairfield	318	340	385	351	4.6	12.4
33 Gosford	315	360	430	377	-1.4	3.9
34 Hawkesbury	320	373	400	359	13.4	12.0
35 Holroyd	385	422	470	432	9.5	17.3
36 Hornsby	527	601	675	595	5.4	20.2
37 Liverpool	289	346	405	348	-3.4	15.2
38 Penrith	282	340	387	331	1.4	11.5
39 Pittwater	580	660	825	705	0.8	-0.9
40 Sutherland	486	565	671	590	1.8	12.0
41 Warringah	522	608	699	617	1.3	11.5
42 Wollondilly	279	330	385	317 s	20.0 s	10.4 s
43 Wyong	247	292	352	310	0.7	6.2
Rest of GMR	305	370	445	383	1.4	9.8
44 Cessnock	170	198	250	215 s	-12.6 s	-11.8 s
45 Kiama	373	400	450	420 s	-2.0	-0.9 s
46 Lake Macquarie	310	345	383	361	1.2	2.6
47 Maitland	224	285	333	283 s	-6.7 s	7.4
48 Newcastle	330	390	533	440	-2.5	16.4
49 Port Stephens	270	344	420	362	1.5	11.0
50 Shellharbour	255	338	415	338	6.5	0.1
51 Wollongong	310	386	458	390	-2.3	5.8
NEW SOUTH WALES	390	537	700	577	6.2	10.6

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

Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — June Quarter 2014

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	235	323	426	349	0.8	4.0
52 Goulburn - Yass	248	310	425	355	6.9	5.1
53 Queanbeyan	360	484	633	503	7.4	12.4
54 Snowy Mountains	170	225	329	254	-15.1	7.1
55 South Coast	275	335	435	360	-5.3	-0.7
56 Bathurst	260	339	430	355	4.3	4.3
57 Lachlan Valley	136	185	270	221	13.5	3.3
58 Lithgow - Mudgee	218	302	393	320	7.7	3.1
59 Orange	280	329	414	362	4.3	2.7
60 Clarence Valley	230	311	380	317	0.3	7.6
61 Coffs Harbour	300	372	470	387	0.0	6.3
62 Bourke - Cobar - Coonamble	65	120	200	152	11.1	1.7
63 Broken Hill and Far West	81	110	170	129	11.1	-7.8
64 Dubbo	190	273	337	269	6.0	9.0
65 Lower Hunter	242	315	395	341	3.3	-0.6
66 Upper Hunter	230	284	382	311	-1.5	-9.2
67 Great Lakes	260	330	410	344	3.1	3.1
68 Kempsey - Nambucca	228	290	375	301	-2.7	3.6
69 Port Macquarie	325	400	483	413	1.3	9.6
70 Taree - Gloucester	218	285	380	305	7.1	5.6
71 Albury	190	248	346	289	-1.6	5.5
72 Lower Murray	114	192	251	197	-19.0	37.1
73 Upper Murray exc. Albury	145	212	279	221	-1.9	-0.5
74 Armidale	216	300	373	304	3.8	-3.5
75 Inverell - Tenterfield	160	195	277	224	4.3	-11.4
76 Moree - Narrabri	165	263	328	261	7.1	13.1
77 Tamworth - Gunnedah	210	285	370	294	-0.3	3.6
78 Richmond Valley - Coastal	395	500	640	540	5.9	7.0
79 Richmond Valley - Hinterland	243	300	379	316	-3.8	5.3
80 Tweed Valley	312	411	515	428	4.1	6.8
81 Griffith - Murrumbidgee (West)	155	218	300	230	0.9	-0.9
82 Tumut - Tumbarumba	155	180	245	200	-15.9	-19.6
83 Wagga Wagga	192	265	340	275	-3.8	1.7
84 Shoalhaven	285	360	448	388	0.0	7.5
85 Southern Highlands	400	500	690	583	0.1	8.4

(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 12. Sale Prices — Rural Statistical Areas Level 3 — June Quarter 2014

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	245	335	440	358	1.5	5.2	205	270	350	293	-2.2	0.0
52 Goulburn - Yass	255	317	425	360	7.3	5.5	198	219	270	241 s	-	-3.7 s
53 Queanbeyan	425	570	675	565	6.5	10.7	250	335	385	317	7.2	8.1
54 Snowy Mountains	180	240	330	268	-7.2	4.9	140	200	263	207 s	-25.7 s	2.6
55 South Coast	303	380	460	393	2.7	8.6	179	230	308	249	-5.2	-13.2
56 Bathurst	282	350	451	370	3.6	5.9	198	240	265	226 s	-3.4 s	0.2 s
57 Lachlan Valley	136	185	270	221	14.6	4.8	-	-	-	-	-	-
58 Lithgow - Mudgee	220	303	395	321	8.2	4.5	-	-	-	-	-	-
59 Orange	281	343	422	368	7.3	5.6	218	298	320	275 s	-	-
60 Clarence Valley	230	311	380	317	-2.8	2.8	250	308	376	317 s	6.0 s	26.8 s
61 Coffs Harbour	336	413	486	419	0.6	11.6	205	275	325	280	-0.2	-2.0
62 Bourke - Cobar - Coonamble	65	120	200	152	11.1	1.7	-	-	-	-	-	-
63 Broken Hill and Far West	80	110	170	130	11.1	-7.2	-	-	-	-	-	-
64 Dubbo	190	276	340	270	5.5	10.5	-	-	-	-	-	-
65 Lower Hunter	250	321	419	351	2.4	-1.2	190	245	304	242 s	4.7 s	2.5 s
66 Upper Hunter	230	287	390	317	0.7	-10.3	-	-	-	-	-	-
67 Great Lakes	300	358	465	389	2.2	7.8	195	242	320	258	-6.9	-12.8
68 Kempsey - Nambucca	230	305	376	307	1.7	8.9	200	265	295	250 s	26.2 s	-
69 Port Macquarie	370	423	503	443	-1.2	8.5	252	288	350	311	-4.0	9.9
70 Taree - Gloucester	229	299	390	316	6.8	6.6	170	206	229	210 s	12.4	6.7
71 Albury	205	270	361	314	1.9	5.9	150	190	219	189	11.8	14.5
72 Lower Murray	117	193	251	198	-18.2	27.0	-	-	-	-	-	-
73 Upper Murray exc. Albury	150	231	287	228	1.5	5.7	138	180	210	171 s	-11.5 s	1.4 s
74 Armidale	218	303	378	303	0.8	-5.0	200	289	349	317 s	41.0 s	-3.7 s
75 Inverell - Tenterfield	160	195	277	224	4.3	-10.6	-	-	-	-	-	-
76 Moree - Narrabri	160	263	335	262	7.1	13.1	-	-	-	-	-	-
77 Tamworth - Gunnedah	222	286	374	299	-2.9	3.9	178	187	280	213 s	2.5 s	-25.2 s
78 Richmond Valley - Coastal	428	529	683	573	0.7	1.7	315	415	575	458	9.2	9.8
79 Richmond Valley - Hinterland	245	300	380	321	-4.1	1.9	210	254	343	264 s	-0.4 s	14.2 s
80 Tweed Valley	390	465	578	498	3.3	5.9	250	300	390	316	-8.8	0.0
81 Griffith - Murrumbidgee (West)	155	221	300	233	-2.5	2.0	-	-	-	-	-	-
82 Tumut - Tumbarumba	155	180	245	200	-19.9	-20.0	-	-	-	-	-	-
83 Wagga Wagga	199	270	355	279	-4.6	1.7	183	229	263	229 s	7.8	20.3 s
84 Shoalhaven	295	365	460	399	-0.5	7.4	205	260	298	269	5.7	-2.4 s
85 Southern Highlands	410	515	700	600	0.5	9.6	370	480	510	466	6.7 s	23.1 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 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).