

Rent and Sales Report

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Rent: March quarter 2015
Sales: December quarter 2014

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

Rent: March quarter 2015

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 \$ 500. The median rent increased by \$5 to \$595 in the Inner Ring, by \$5 to \$500 in the Middle Ring and remained unchanged in the Outer Ring at \$ 430. Over the year, the median rent increased by \$15 in the Inner Ring, \$20 in the Middle Ring and \$10 in the Outer Ring.

The median rent for two bedroom flats/units increased in Greater Sydney by \$20 (4.0%) to \$520 per week over the year and over the quarter. The rent increased over the year by \$20 (3.2%) to \$640 in the Inner Ring, \$25 (5.5%) to \$480 in the Middle Ring, and by \$14 (3.7%) to \$404 in the Outer Ring. The median rent remained unchanged in the rest of the Greater Metropolitan Region (GMR). Over the quarter, the median rent increased by \$10 (2.1%) in the Middle Ring, by \$4 (1.1%) in the Outer Ring but remained unchanged in the Inner Ring and in the rest of the GMR.

For a three bedroom separate house the median rent remained the same over the year and over the quarter in Greater Sydney. Over the year, the median rent increased by \$45 (5.6%) to \$845 in the Inner Ring, by \$15 (3.7%) to \$425 in the Outer Ring and by \$5 (1.3%) to \$380 in the rest of the GMR. Over the quarter, the median rent increased by \$22 in the Inner Ring, \$5 in the Outer Ring, and \$10 in the rest of GMR. The median rent remained unchanged in the Middle Ring over the year and the quarter.

The median rent for one bedroom flats/units increased over the year in the Middle Ring by \$30 (7.0%) to \$460, in the Outer Ring by \$10 (2.9%) to \$350, in the rest of the GMR by \$10 (4.2%) to \$250, but remained unchanged in the Inner Ring. Over the quarter, the median rent remained unchanged in the Inner Ring but increased by \$20 in the Middle Ring, \$10 in the Outer Ring and \$10 in the rest of the GMR.

The median rent for two bedroom separate houses increased over the year by \$40 (6.2%) in the Inner Ring to \$690, by \$20 (4.5%) in the Middle Ring to \$460, by \$17 (5.1%) in the Outer Ring to \$360 and by \$20 (6.3%) to \$340 in the rest of the GMR. Over the quarter, the median rent increased by \$40 (6.2%) in the Inner Ring, \$10 (2.2%) in the Middle Ring, \$10 (2.9%) in the Outer Ring and \$15 (4.6%) in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units increased by \$5 (2.1%) over the year and \$10 (4.3%) over the quarter. The median rent for three bedroom separate houses increased \$10 (3.3%) over the year and the quarter.

The number of new bonds lodged over the quarter in Greater Sydney decreased by 3.4% to 47,117 bonds. The number of new bonds lodged decreased by 0.7% in the Inner Ring and 8.9% in the Outer Ring, but increased by 0.3% in the Middle Ring and 13.7% in the rest of GMR. Over the year, the number of new bonds lodged increased by 5.1% in Greater Sydney, 4.2% in the Inner Ring, 6.4% in the Middle Ring, 5.0% in the Outer Ring and 3.3% 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 increase in median rent in Greater Sydney was recorded in Rockdale (10.5%). Within the rest of the GMR, a decrease of 5.2% was observed in Maitland and an increase of 6.3% was observed in Wollongong.

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Ryde (11.6%), and Marrickville (10.7%).

For one bedroom flats/units, the largest annual increases in median rent were observed in Ryde (27.0%) and Burwood

Trends in Median Rents – Sydney and NSW

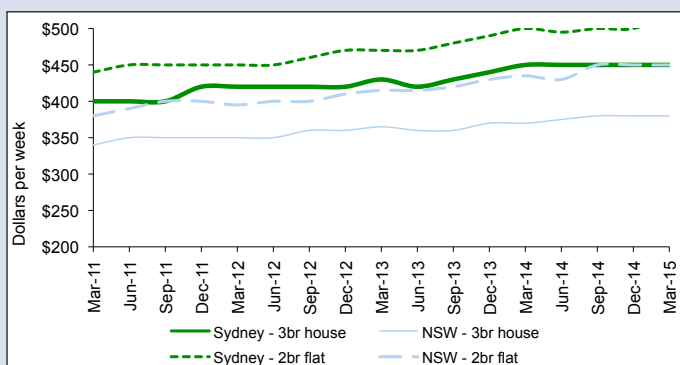


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Mar Qtr 2015	\$595	\$500	\$430	\$500	\$430
Qtlly change	0.8%	1.0%	0.0%	2.0%	0.0%
Ann. change	2.6%	4.2%	2.4%	2.0%	3.6%
Sales (\$'000s)					
Dec Qtr 2014	\$900	\$800	\$585	\$700	\$560
Qtlly change	2.9%	8.1%	5.4%	6.9%	4.7%
Ann. change	9.1%	16.6%	12.5%	11.1%	7.7%

(10.3%). The increase in Ryde and Burwood are most likely due to lettings in newly developed blocks.

For two bedroom separate houses, the largest annual increase in Greater Sydney was 8.0% recorded in Rockdale.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), none of the SA3s recorded annual increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings, an annual increase of 10.0% was observed in Shoalhaven.

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: December quarter 2014

The median sales price for all dwellings across Greater Sydney increased by 11.1% over the year and 6.9% over the quarter. Over the quarter, the median sales price increased by 2.9% in the Inner Ring, 8.1% in the Middle Ring, 5.4% in the Outer Ring, and 3.5% in the rest of the GMR. Over the year, the median sales price increased by 9.1% in the Inner Ring, 16.6% in the Middle Ring, 12.5% in the Outer Ring and 6.7% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price increased by 9.4% for the quarter and 11.2% over the year. Over the quarter, the sales price decreased in the Inner Ring (-0.5%) but increased in the Middle Ring (4.2%), the Outer Ring (5.9%) and the rest of the GMR (3.4%). The largest quarterly increase of 15.1% was recorded in Auburn followed by 10.8% in Leichhardt and 10.4% in Kogarah. Over the year, the sales price increased in the Inner Ring (8.9%), in the Middle Ring (17.6%), in the Outer Ring (12.6%), and in the rest of the GMR (6.6%). The largest annual increase was 55.6% recorded in Hunters Hill,

followed by 33.4% in Auburn, 29% in Strathfield and 23.3% in The Hills Shire.

In the rest of GMR, Shellharbour recorded the highest increase (15.3%) over the year, followed by Wollongong (12.6%).

For strata dwellings in Greater Sydney, the median sales price increased by 3.5% for the quarter and by 9.7% over the year. Over the quarter, the median sales price increased by 1.4% in the Inner Ring, 1.9% in the Middle Ring, 3.1% in the Outer Ring and 2.1% in the rest of the GMR. The largest quarterly increase was recorded in Willoughby (20.9%), whilst the largest quarterly decrease was 9.4% in North Sydney. Over the year, the median sales price increased in the Inner Ring (9.0%), in the Middle Ring (8.0%), in the Outer Ring (9.8%), and in the rest of the GMR (2.6%). Over the year, Canada Bay recorded the largest increase of 21.5% followed by Hawkesbury (20.7%), whilst Mosman recorded a decrease (4.7%).

In the rest of GMR, Port Stephens recorded the greatest increase over the year (15.5%) followed by Newcastle (11.0%).

Trends in Median Sales Price – Sydney and NSW

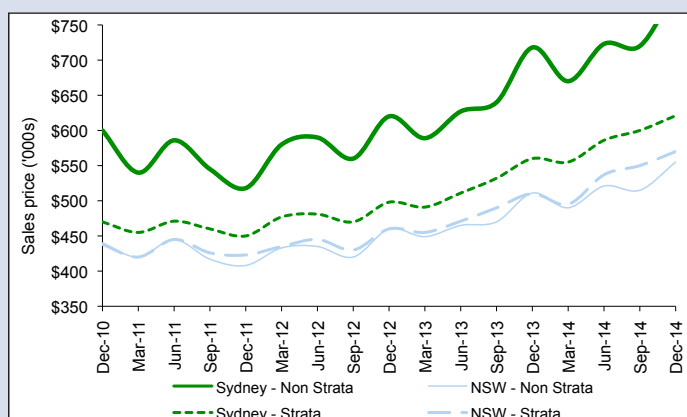


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2015

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change		Median	Change		Median	Change		Median	Change	
	\$	Qtly %	Ann %	\$	Qtly %	Ann %	\$	Qtly %	Ann %	\$	Qtly %	Ann %
GREATER SYDNEY	460	2.2	2.2	500	0.0	2.0	500	1.0	0.0	620	3.3	3.3
Inner Ring	500	0.2	0.0	650	0.0	3.2	870	2.4	2.4	1200	-4.0	0.0
1 Ashfield	368	-0.7	2.1	460	2.2	2.2	680	4.6	10.1	890 s	4.7 s	-1.1 s
2 Botany Bay	510	4.1	2.0	600	9.1	0.0	690	1.5	0.0	1000 s	-	-
3 Lane Cove	495	2.6	5.3	515	3.0	4.0	760	1.3	8.6	1200 s	2.1 s	-12.4 s
4 Leichhardt	420	0.0	-4.5	670	6.3	3.1	845	2.4	3.0	1200	9.3	4.3
5 Marrickville	400	5.3	5.3	520	4.0	4.0	778	4.5	9.1	978	8.0	-2.3
6 Mosman	450	0.0	0.0	605	1.3	-3.2	1075	10.3	-2.3	2150 s	13.8	-2.3 s
7 North Sydney	480	-2.0	0.0	638	-1.9	1.2	900	-1.6	3.4	1238	-17.5	5.3 s
8 Randwick	485	-1.0	5.4	600	1.7	3.4	800	1.3	0.0	1150	-8.0	2.7
9 Sydney	530	1.9	0.0	700	0.0	0.0	950	1.6	5.6	1100	-8.3	10.0
10 Waverley	510	-2.9	2.0	695	0.0	3.7	1020	2.0	7.4	1600	-9.5	23.1
11 Woollahra	480	-2.0	-1.0	699	2.8	4.3	1200	9.3	9.1	1600 s	1.6	-3.0
Middle Ring	450	4.7	7.1	480	2.1	6.7	580	0.9	1.8	750	4.2	6.4
12 Auburn	435	2.4	6.1	460	-2.1	-1.1	530	1.0	1.9	610	3.4	1.7
13 Bankstown	270	-1.8	3.8	400	0.0	2.6	500	2.0	4.2	630	3.3	5.0
14 Burwood	425	3.7	9.0	520	2.0	6.1	633	2.0	-2.7	815 s	8.7 s	25.4 s
15 Canterbury	300	-6.3	1.7	380	0.0	5.6	550	0.0	3.8	650	-3.0	-2.3
16 Canada Bay	500	-2.0	3.6	610	1.7	5.2	740	0.0	5.7	950	8.0 s	6.7 s
17 Hunters Hill	393 s	9.0 s	-	590 s	-1.7 s	7.3 s	965 s	17.7 s	28.7 s	1475 s	-	-
18 Hurstville	390	4.0	-2.5	430	-2.3	-2.3	550	0.0	-1.8	700	2.9	11.1
19 Kogarah	400	21.2	14.3 s	468	3.9	6.3	580	3.6	5.5	780 s	19.1 s	4.0
20 Ku-ring-gai	470	-2.1	-1.1	600	0.0	3.4	770	-1.3	-1.3	1100	0.0	4.8
21 Manly	530	0.0	0.5	695	-0.7	1.1	998	-0.2	9.6	1500	7.5	6.2
22 Parramatta	355	-2.1	6.8	420	0.0	0.0	500	0.0	4.2	600	-3.2	3.4
23 Rockdale	450	0.0	17.6	500	1.5	8.7	600	0.0	3.4	735	5.0	5.0
24 Ryde	460	15.0	24.3	450	2.3	4.7	650	4.8	8.3	750	-3.8	-3.8
25 Strathfield	400	2.6	3.9 s	490	2.1	6.5	600	0.0	9.1	760 s	6.7	5.6
26 Willoughby	515	3.0	9.6	643	7.1	7.1	850	-2.3	1.2	1200	-11.1	-4.0
Outer Ring	303	0.8	0.8	390	2.6	4.0	430	0.0	2.4	550	0.0	1.9
27 The Hills Shire	395	-1.3	19.7	500	0.0	4.2	570	1.3	3.6	680	0.0	1.5
28 Blacktown	250	0.0	0.0	360	0.0	2.9	410	0.0	2.5	540	5.9	3.8
29 Blue Mountains	245	-2.0	2.1	335	1.5	10.7	400	0.0	5.3	490	2.1	4.3
30 Camden	-	-	-	375	4.2 s	-3.8 s	435	1.2	3.6	530	1.9	3.9
31 Campbelltown	255	2.0	-14.3 s	330	0.0	0.0	390	0.0	2.6	480	1.6	6.7
32 Fairfield	240	-4.0	-4.0	330	0.0	3.1	435	0.0	3.6	500	-1.0	0.0
33 Gosford	250	4.2	0.0	350	2.9	6.1	420	3.7	5.0	550	2.8	1.9
34 Hawkesbury	240 s	3.2 s	-4.0 s	320	0.0	2.4	420	0.0	5.0	500	0.0	0.0
35 Holroyd	303	4.3	12.0	400	0.0	5.3	475	3.3	5.6	578	-3.8	-3.8
36 Hornsby	390	0.0	0.0	483	0.5	0.5	590	1.8	4.0	750	3.4	4.2
37 Liverpool	270	3.8	3.8	350	2.9	7.7	450	0.0	2.3	560	1.8	7.2
38 Penrith	250	4.2	8.7	310	0.0	3.3	400	0.0	2.6	495	-1.0	3.1
39 Pittwater	400	0.0	-4.8	595	-0.8	6.3	800	-1.8	-1.5	1100	6.8	0.0
40 Sutherland	360	2.9	2.9	450	0.0	4.7	600	-3.2	0.0	770	2.7	4.1
41 Warringah	425	-3.4	0.0	565	1.3	2.7	795	-1.2	4.6	1088	3.6	8.8
42 Wollondilly	245 s	-	-	320	3.2	6.7 s	383	3.4	0.7	490	-8.4	-1.0
43 Wyong	220	4.8	10.0	310	3.3	3.3	370	1.4	5.7	450	0.0	2.3
Rest of GMR	240	4.3	9.1	330	1.5	1.5	381	0.3	0.3	440	-0.6	2.3
44 Cessnock	183 s	-3.9 s	2.8 s	255	2.0	0.0	300	0.0	0.0	380	2.7	0.0
45 Kiama	-	-	-	375	4.2	7.1 s	460	0.0	4.5	500 s	-4.8 s	-9.1 s
46 Lake Macquarie	230	2.2	4.5	320	0.0	0.0	380	0.0	1.3	470	2.2	-2.1
47 Maitland	198	9.7 s	6.8	273	-2.7	-2.7	330	0.0	-1.5	390	0.0	-1.3
48 Newcastle	240	-4.0	9.1	365	1.4	1.4	420	2.4	0.0	455	-7.6	-7.1
49 Port Stephens	215 s	8.9 s	7.5 s	285	4.6	1.8	350	0.0	0.0	440	2.3	7.3
50 Shellharbour	-	-	-	310	0.0	-3.1	410	2.5	5.1	520	0.0	8.3
51 Wollongong	250	2.0	8.7	350	2.9	6.1	450	3.4	4.7	555	1.8	8.8
NEW SOUTH WALES	420	0.0	3.7	425	1.2	3.7	410	0.0	2.5	500	0.0	4.2

(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 - March Quarter 2015

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	420	560	5.0	5.0	400	450	580	0.0	0.0
Inner Ring	610	690	750	6.2	6.2	730	845	1000	2.7	5.6
1 Ashfield	-	-	-	-	-	640	710	800 s	9.2 s	2.9 s
2 Botany Bay	-	-	-	-	-	680	725	800 s	5.8 s	4.3 s
3 Lane Cove	-	-	-	-	-	680	880	960 s	8.0 s	6.7 s
4 Leichhardt	650	710	770	4.4	6.0	775	830	970	0.3	3.8
5 Marrickville	580	630	700	-1.6	4.1	730	775	850	4.9	10.7
6 Mosman	-	-	-	-	-	-	-	-	-	-
7 North Sydney	-	-	-	-	-	855	1100	1248 s	7.3 s	13.1 s
8 Randwick	650	690	700 s	6.2 s	-	680	868	995	8.4	2.7
9 Sydney	630	730	780	12.3	5.0	848	880	1000	-7.4	3.5
10 Waverley	-	-	-	-	-	950	1050	1300 s	-6.7 s	-16.0 s
11 Woollahra	-	-	-	-	-	950	1150	1250 s	2.9 s	-
Middle Ring	400	460	520	2.2	4.5	500	550	650	0.0	0.0
12 Auburn	370	400	430 s	0.0 s	-4.8 s	460	508	550	2.5	1.5
13 Bankstown	390	420	460	0.0	5.0	450	500	550	2.0	4.2
14 Burwood	-	-	-	-	-	560	600	650 s	-3.2 s	-7.3 s
15 Canterbury	450	498	535 s	4.7	7.6	520	550	600	0.0	3.8
16 Canada Bay	530	583	640 s	4.0 s	0.4 s	645	720	780	1.4	7.1
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	380	430	485 s	-4.4 s	2.4 s	500	545	580	-2.7	-0.9
19 Kogarah	410	470	530	5.6 s	6.8	500	583	650	1.3	-0.9
20 Ku-ring-gai	-	-	-	-	-	695	780	890	-2.5	0.0
21 Manly	-	-	-	-	-	900	1098	1200 s	-0.2 s	20.6 s
22 Parramatta	380	410	455	3.8	5.1 s	430	490	540	2.1	5.4
23 Rockdale	420	475	530	10.5	8.0	550	600	650	0.0	4.3
24 Ryde	480	500	550 s	-9.1 s	-2.9 s	575	650	700	8.3	11.6
25 Strathfield	-	-	-	-	-	530	590	650 s	-1.7 s	16.8 s
26 Willoughby	-	-	-	-	-	800	860	1000	-1.4	-1.7
Outer Ring	320	360	410	2.9	5.1	380	425	480	1.2	3.7
27 The Hills Shire	365	410	450 s	-	-4.7 s	500	550	600	0.0	0.0
28 Blacktown	330	350	370	-2.8	0.0	370	410	450	0.0	3.8
29 Blue Mountains	320	340	380	-2.9	4.6	360	400	440	1.3	5.3
30 Camden	-	-	-	-	-	420	433	460	0.0	1.8
31 Campbelltown	338	355	370 s	6.0 s	10.9 s	370	395	420	1.3	3.9
32 Fairfield	360	390	410	8.3	6.1 s	400	430	460	-2.3	1.2
33 Gosford	333	360	390	2.9	6.7	390	420	480	2.4	2.4
34 Hawkesbury	300	350	380 s	-5.4 s	2.9 s	400	423	460	-1.7	5.6
35 Holroyd	350	400	420 s	0.0 s	5.3	430	460	510	0.0	2.8
36 Hornsby	440	470	500 s	-2.1 s	0.0 s	530	600	650	3.2	5.3
37 Liverpool	350	380	400 s	8.6 s	8.6 s	410	450	500	0.0	2.3
38 Penrith	320	340	350 s	6.3	13.3	380	410	440	2.5	2.5
39 Pittwater	-	-	-	-	-	710	818	893	-3.8	0.0
40 Sutherland	470	523	580	-5.0 s	4.6 s	550	600	670	-3.2	-0.5
41 Warringah	585	680	720 s	-2.9 s	4.6 s	750	800	855	-4.2	2.6
42 Wollondilly	280	350	375 s	-	16.7 s	360	380	420	2.7	0.0
43 Wyong	290	320	340	3.2	6.7	350	370	410	0.0	5.7
Rest of GMR	298	340	380	4.6	6.3	340	380	430	2.7	1.3
44 Cessnock	240	260	280	4.0	4.0	278	300	320	0.0	0.0
45 Kiama	-	-	-	-	-	415	470	545 s	-1.1	2.7
46 Lake Macquarie	300	330	360	3.1	3.1	350	380	415	0.0	2.7
47 Maitland	275	300	310 s	0.0 s	3.4	315	330	350	0.0	-2.9
48 Newcastle	330	365	395	4.3	4.3	370	400	460	0.0	-2.4
49 Port Stephens	275	320	345 s	14.3 s	11.3 s	320	350	380	0.0	0.0
50 Shellharbour	320	350	370 s	-	0.0 s	380	410	430	3.1	7.9
51 Wollongong	350	380	450	8.6	8.6	370	420	480	0.0	2.4
NEW SOUTH WALES	260	335	420	1.5	4.7	320	380	470	0.0	2.7

(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 2015

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	400	479	540	3.0	4.1	415	520	640	4.0	4.0
Inner Ring	440	500	570	0.0	0.0	550	640	725	0.0	3.2
1 Ashfield	350	370	400	-2.6	2.8	420	450	500	0.0	0.0
2 Botany Bay	460	520	530	6.1	4.0	450	600	660	8.1	0.0
3 Lane Cove	430	495	525	3.1	4.2	480	510	560	4.1	4.1
4 Leichhardt	360	420	520	1.2	-4.5	500	635	710	3.7	5.8
5 Marrickville	360	400	460	2.6	2.6	430	480	550	3.2	4.3
6 Mosman	410	450	500	0.0	1.1	540	600	695	1.7	0.0
7 North Sydney	435	480	540	-1.0	-1.0	570	630	710	-3.1	1.6
8 Randwick	420	485	540	-1.0	5.4	533	595	650	0.8	3.5
9 Sydney	480	540	600	1.9	1.9	650	720	810	0.7	2.9
10 Waverley	450	515	600	-2.4	1.0	615	695	780	0.7	3.0
11 Woollahra	430	485	555	-1.0	1.0	610	675	760	0.4	3.8
Middle Ring	375	460	510	4.5	7.0	400	480	575	2.1	5.5
12 Auburn	410	440	460	2.3	7.3	390	480	550	0.0	1.1
13 Bankstown	232	279	300	-0.2	-0.2 s	370	400	425	0.0	5.3
14 Burwood	375	430	490	3.6	10.3	480	520	580	0.0	6.1
15 Canterbury	280	300	350	-6.3	3.4	350	380	440	0.0	5.6
16 Canada Bay	480	500	530	0.0	2.6	525	610	650	1.7	5.2
17 Hunters Hill	380	393	435 s	10.6 s	-	-	-	-	-	-
18 Hurstville	330	400	430	5.3	-1.2	390	430	490	0.0	0.0
19 Kogarah	340	418	450 s	21.0 s	-	418	460	505	2.2	4.5
20 Ku-ring-gai	430	480	500	-2.0	0.0	550	610	660	1.7	5.2
21 Manly	458	525	590	-2.8	-2.8	600	690	800	-0.7	1.5
22 Parramatta	310	370	410	0.0	8.0	390	420	480	-2.3	0.0
23 Rockdale	365	450	500	0.0	7.1	430	500	580	0.0	10.5
24 Ryde	360	470	515	13.9	27.0	410	450	545	3.4	7.1
25 Strathfield	365	400	440	2.6	0.0 s	450	490	530	2.1	6.5
26 Willoughby	479	519	560	3.8	8.1	560	638	720	6.3	6.3
Outer Ring	265	350	415	2.9	2.9	340	404	495	1.1	3.7
27 The Hills Shire	340	400	430	-4.8	9.6 s	470	510	530	-1.9	2.0
28 Blacktown	230	260	285	2.0	4.0	330	360	395	0.0	2.9
29 Blue Mountains	220	248	260 s	3.1 s	7.6 s	280	300	350 s	0.0	5.3
30 Camden	-	-	-	-	-	345	385	415 s	2.0 s	-
31 Campbelltown	250	283	325 s	4.6 s	-11.7 s	280	320	383	0.8	-3.0
32 Fairfield	250	260	300 s	4.0	4.0	300	325	350	1.6	1.6
33 Gosford	220	260	280	8.3	4.0	300	340	370	2.3	6.3
34 Hawkesbury	-	-	-	-	-	280	290	345	-9.4	-3.3
35 Holroyd	290	320	355 s	2.4 s	18.5 s	370	400	420	2.6	5.3
36 Hornsby	345	390	430	-2.5	-1.3	450	480	530	0.5	1.1
37 Liverpool	250	270	280 s	3.8	3.8 s	300	340	380	3.0	6.3
38 Penrith	210	245	270 s	-2.0 s	4.3 s	280	300	340	0.0	0.0
39 Pittwater	355	395	478	-1.3	-6.0	500	560	630	-3.4	1.8
40 Sutherland	330	360	395	2.9	2.9	410	450	500	2.3	4.7
41 Warringah	385	425	470	-3.4	0.0	500	550	620	0.0	1.4
42 Wollondilly	-	-	-	-	-	270	280	290 s	-6.7 s	-
43 Wyong	205	240	270	4.3	20.0 s	268	300	340	3.4	3.4
Rest of GMR	210	250	300	4.2	4.2	280	320	380	0.0	0.0
44 Cessnock	165	175	193 s	-4.1 s	-	225	250	265	0.0	0.0
45 Kiama	-	-	-	-	-	315	330	388 s	-5.7 s	-2.9 s
46 Lake Macquarie	200	233	260	5.7	8.1	270	310	350	0.0	3.3
47 Maitland	180	200	220 s	17.6 s	5.3 s	230	256	290	-4.3	-5.2
48 Newcastle	233	280	325	3.7	1.8	310	350	420	-2.8	-2.8
49 Port Stephens	195	205	225 s	3.8 s	5.1 s	250	275	300	3.8	-1.8
50 Shellharbour	-	-	-	-	-	260	290	320	0.0	0.0
51 Wollongong	220	250	295	0.0	4.2	295	340	395	3.0	6.3
NEW SOUTH WALES	320	445	525	1.1	3.5	330	450	600	0.0	3.4

(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 2015

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	2.0	0.0	320	3.2	3.2	310	3.3	3.3	240	4.3	2.1
52 Goulburn - Yass	230	4.5	0.0	290	-3.3	-1.7	290	-3.3	-3.3	220	4.8	10.0
53 Queanbeyan	290	3.6	-6.5	410	2.5	-2.4	420	1.8	7.7	255	-1.0	-12.1
54 Snowy Mountains	230	0.0	-8.0	280	0.0	3.7	270 s	-3.6 s	1.9	228 s	-5.2 s	7.1 s
55 South Coast	245	2.1	4.3	320	0.0	6.7	320	0.0	6.7	230	0.0	0.0
56 Bathurst	250	0.0	0.0	320	3.2	1.6	320	3.2	0.0	250	2.0	4.2
57 Lachlan Valley	180	9.1	7.5	220	-4.3	-5.4	225	-2.2	-2.2	165	3.1	3.1
58 Lithgow - Mudgee	238	3.3	-5.0	300	1.7	-6.3	300	1.7	-6.3	250	19.0 s	-3.8
59 Orange	240	0.0	-2.0	300	0.0	0.0	300	0.0	0.0	230	4.5	-4.2
60 Clarence Valley	250	2.0	0.0	300	3.4	6.2	300	1.7	3.4	250	8.7	11.1
61 Coffs Harbour	290	3.6	3.6	375	2.7	4.2	373	1.4	2.1	280	7.7	7.7
62 Bourke - Cobar - Coonara	190	5.6	5.6	250	16.3	0.0	260	18.2	8.3	180 s	4.3 s	5.9 s
63 Broken Hill and Far West	200	0.0	0.0	220	-4.3	-4.3	218	-5.4	-7.4	165 s	-	-
64 Dubbo	210	-8.7	0.0	290	0.0	0.0	285	-1.7	-1.7	200	-2.4	0.0
65 Lower Hunter	250	0.0	0.0	300	0.0	-3.2	300	0.0	-3.2	245	2.1	-2.0
66 Upper Hunter	213	6.3	-7.6	250	0.0	-7.4	250	0.0	-7.4	210	10.5 s	-4.5 s
67 Great Lakes	240	-4.0	-4.0	350	-1.4	2.9	360	0.0	4.3	240	0.0	-4.0
68 Kempsey - Nambucca	248	-1.0	7.6	300	1.7	3.4	300	0.0	3.4	220	-4.3	0.0
69 Port Macquarie	290	1.8	3.6	380	0.7	5.6	390	2.6	5.4	280	0.0	7.7
70 Taree - Gloucester	235	1.1	1.1	295	-1.7	0.9	295	-1.7	1.7	220	2.3	0.0
71 Albury	210	0.0	-6.7	300	7.1	7.1	290	3.6	3.6	205	7.9	2.5
72 Lower Murray	158 s	5.0 s	8.6 s	220 s	0.0	10.0 s	215 s	-3.4 s	7.5 s	150 s	7.1 s	9.1 s
73 Upper Murray exc. Albury	180	0.0	0.0	260	4.0	8.3	258	3.0	6.2	180	7.5	1.4
74 Armidale	240	0.0	4.3	335	4.7	4.7	340	6.3	4.6	230	-3.2	0.0
75 Inverell - Tenterfield	180	-2.7	0.0	250	0.0	4.2	250	0.0	4.2	175	6.1	9.4 s
76 Moree - Narrabri	183	1.4	1.4	290	3.6	3.6	300	14.3	3.4	180	12.5	12.5
77 Tamworth - Gunnedah	250	8.7	6.4	310	0.0	0.0	310	3.3	0.8	243	5.4	5.4
78 Richmond Valley - Coast	345	4.5	8.7	450	0.0	4.7	450	3.4	5.3	320	7.6	6.7
79 Richmond Valley - Hinton	233	1.1	3.3	300	3.4	0.0	300	0.0	0.0	220	1.1	2.3
80 Tweed Valley	320	6.7	6.7	400	3.2	5.3	420	2.4	10.5	310	3.3	6.9
81 Griffith - Murrumbidgee (200	8.1	5.3	260	8.3	0.0	270	12.5	3.8	190	5.6	2.7
82 Tumut - Tumbarumba	180 s	-5.3 s	-7.7	230	-2.1	-8.0	245 s	6.5	-2.0	190 s	5.6 s	5.6 s
83 Wagga Wagga	230	2.2	0.0	300	1.7	0.0	300	1.7	3.4	220	0.0	-3.3
84 Shoalhaven	270	3.8	3.8	330	3.1	10.0	320	0.0	6.7	270	12.5	17.4
85 Southern Highlands	320	0.0	0.0	390	-2.5	6.8	380	-2.6	5.6	290 s	-6.5 s	-9.4 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 2015

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	8079	4483	17061	8.0	0.6	73684	39665	156431	0.5	2.3
52 Goulburn - Yass	297	109	529	4.3	14.8	2616	908	4772	1.1	4.2
53 Queanbeyan	129	160	634	13.6	25.0	1002	1184	4850	0.8	3.3
54 Snowy Mountains	51	49	169	-8.2	-1.2	558	415	1544	-0.8	-0.5
55 South Coast	277	169	577	-1.4	-3.0	2851	1613	5817	-0.4	1.3
56 Bathurst	325	196	657	49.0	12.7	2258	1237	4576	5.0	4.7
57 Lachlan Valley	188	87	350	14.8	-5.4	1986	921	3742	0.5	1.7
58 Lithgow - Mudgee	264	101	501	9.4	15.2	2192	645	3945	0.1	0.8
59 Orange	406	142	637	10.4	9.1	3136	1186	5168	1.1	5.0
60 Clarence Valley	242	103	420	8.8	-6.7	2357	1166	4381	1.3	1.8
61 Coffs Harbour	330	231	919	-0.1	-2.6	3425	2121	8890	-0.2	1.2
62 Bourke - Cobar - Coonara	80	30	129	-20.4	-24.1	797	330	1621	-2.1	0.6
63 Broken Hill and Far West	135	20	159	16.1	-1.9	1170	291	1696	0.8	0.7
64 Dubbo	360	130	639	24.8	6.9	2987	1245	5658	0.1	2.4
65 Lower Hunter	470	183	825	3.0	3.3	4269	1353	7155	1.3	4.8
66 Upper Hunter	183	63	438	-2.2	-7.2	1505	459	3387	3.3	9.6
67 Great Lakes	99	114	256	-17.4	-11.7	1219	1046	2988	-0.4	1.3
68 Kempsey - Nambucca	200	104	362	-4.7	-11.7	2228	945	4219	0.2	1.3
69 Port Macquarie	290	232	678	-9.4	-8.3	3086	2197	7164	0.1	3.4
70 Taree - Gloucester	214	122	485	8.5	-6.9	2205	1200	4698	0.5	1.4
71 Albury	288	234	843	19.1	2.1	2134	1986	6724	0.4	2.5
72 Lower Murray	40	23	68	-6.8	-12.8	423	230	749	-2.2	1.8
73 Upper Murray exc. Albury	176	136	359	4.7	2.0	1562	1005	2933	1.6	6.1
74 Armidale	244	188	500	14.4	-8.1	1836	1354	4009	0.4	1.1
75 Inverell - Tenterfield	206	77	353	7.6	10.3	1600	578	2822	0.4	2.2
76 Moree - Narrabri	78	69	211	-6.2	-6.6	825	721	2088	-2.7	-2.2
77 Tamworth - Gunnedah	478	232	836	-4.3	3.7	4390	2021	7684	-0.4	4.9
78 Richmond Valley - Coast	326	190	804	1.4	-4.3	3351	2150	8340	0.7	1.3
79 Richmond Valley - Hinterland	335	177	652	19.6	-4.3	3389	1694	6489	0.2	1.5
80 Tweed Valley	285	315	824	2.9	-7.6	3036	2927	8831	0.0	-0.7
81 Griffith - Murrumbidgee (excl. Wagga)	167	120	386	1.3	18.4	1773	1201	3913	1.1	2.3
82 Tumut - Tumbarumba	52	26	94	-7.8	-19.7	545	257	1035	-0.2	5.7
83 Wagga Wagga	553	268	1149	46.9	6.3	3603	2150	8018	1.6	2.7
84 Shoalhaven	396	104	739	6.5	-6.2	4262	1184	7547	0.7	3.4
85 Southern Highlands	181	56	326	11.6	23.0	1824	515	3300	0.6	0.3

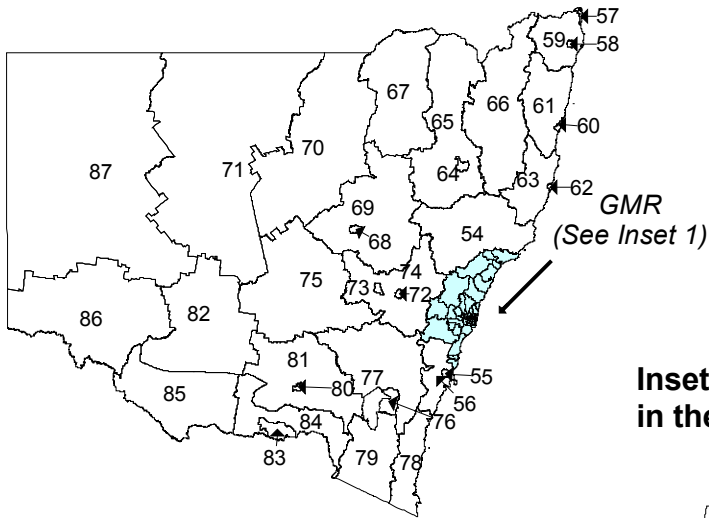
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2015

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	10038	22074	47117	-3.4	5.1	112766	217863	512472	0.8	4.2
Inner Ring	1023	10317	16751	-0.7	4.2	10209	96790	171937	0.8	3.3
1 Ashfield	62	353	627	2.5	13.6	562	4146	7505	1.1	3.6
2 Botany Bay	42	490	675	22.1	17.0	552	3739	5924	3.8	10.1
3 Lane Cove	58	248	374	-13.6	-3.1	507	2598	4169	1.0	7.0
4 Leichhardt	192	381	899	2.5	1.1	1792	3459	9476	-0.1	0.4
5 Marrickville	165	675	1398	-2.6	-2.4	2054	7153	16848	0.4	2.9
6 Mosman	67	214	374	-11.4	-11.0	440	2565	4480	-0.8	-0.5
7 North Sydney	76	1282	1721	-2.4	-4.3	562	12084	18243	0.3	2.0
8 Randwick	136	1361	2197	7.3	3.2	1511	13034	23161	0.4	1.7
9 Sydney	124	4090	6556	2.5	11.8	1158	33084	55916	1.6	5.8
10 Waverley	56	726	1081	-19.3	-4.0	595	9384	15424	-0.6	0.7
11 Woollahra	45	497	849	-14.4	-5.2	476	5544	10791	-0.2	-0.1
Middle Ring	2155	7495	14003	0.3	6.4	25323	71471	149516	1.1	5.3
12 Auburn	143	685	1127	-0.7	1.8	1726	5610	10631	1.6	5.5
13 Bankstown	363	259	1106	-1.7	6.8	4186	3051	13022	0.7	5.3
14 Burwood	30	194	438	-3.1	-0.2	469	2237	4828	0.5	3.0
15 Canterbury	191	677	1373	-3.6	17.2	2612	8065	17731	0.8	4.0
16 Canada Bay	105	764	1209	0.9	-6.3	1216	6275	11404	1.1	5.0
17 Hunters Hill	18	31	82	5.1	5.1	188	400	906	-1.0	0.9
18 Hurstville	141	357	708	2.8	-10.9	1525	3697	8311	0.8	5.5
19 Kogarah	96	220	476	7.9	2.8	1137	2676	5485	1.5	4.2
20 Ku-ring-gai	232	383	746	1.5	-2.6	2193	2764	6602	1.4	2.2
21 Manly	61	350	554	-13.7	-3.1	560	4071	6757	-1.1	-0.1
22 Parramatta	268	1002	1910	-3.0	0.7	3498	10526	21981	0.7	5.6
23 Rockdale	164	763	1253	-7.0	31.3	2233	7117	13184	1.6	8.1
24 Ryde	169	803	1386	10.1	18.9	1948	6921	13568	2.4	7.8
25 Strathfield	43	310	503	1.0	14.8	553	2909	4979	2.0	5.6
26 Willoughby	131	697	1132	16.2	14.1	1279	5152	10127	2.0	7.6
Outer Ring	6867	4261	16368	-8.9	5.0	77291	49616	191117	0.5	4.3
27 The Hills Shire	422	238	1019	-5.6	17.9	4074	1753	9430	2.0	7.9
28 Blacktown	1096	294	2063	-11.3	13.2	12647	3024	23479	1.2	7.2
29 Blue Mountains	281	61	406	-19.0	-11.0	3368	699	5363	-0.2	0.3
30 Camden	337	22	449	-2.2	23.7	2794	195	3931	3.3	12.7
31 Campbelltown	533	124	992	-4.7	14.7	5847	1190	10766	1.2	7.8
32 Fairfield	396	237	966	-16.7	6.3	5534	3939	15532	0.1	4.2
33 Gosford	525	336	1300	-10.8	0.8	6130	3643	14856	-0.5	1.4
34 Hawkesbury	166	48	358	-11.4	-12.7	2060	561	4576	-0.3	1.6
35 Holroyd	224	373	931	-4.8	5.3	2741	4649	11451	0.1	3.0
36 Hornsby	331	368	1053	12.7	5.2	3261	3962	10824	1.7	3.9
37 Liverpool	497	325	1142	-9.5	2.0	5621	4287	14470	0.4	5.3
38 Penrith	644	200	1406	-8.6	10.1	7309	2300	16124	1.1	6.1
39 Pittwater	111	132	409	-9.5	4.1	1238	1450	4428	0.0	2.3
40 Sutherland	290	615	1277	-13.5	-3.4	3033	7541	15633	-0.2	1.6
41 Warringah	221	657	1205	-6.5	-3.7	2427	7658	13598	0.1	2.3
42 Wollondilly	130	26	196	-4.9	11.4	1249	187	2004	0.9	3.8
43 Wyong	663	205	1196	-15.1	0.8	7958	2578	14652	-0.1	2.5
Rest of GMR	3265	2221	8210	13.7	3.3	30651	19247	73601	0.9	3.7
44 Cessnock	288	89	487	-3.8	-2.6	2911	866	4749	0.9	5.3
45 Kiama	71	30	147	5.0	8.1	636	303	1474	1.4	-0.5
46 Lake Macquarie	689	227	1285	10.0	5.8	6726	2182	12957	1.4	3.9
47 Maitland	461	153	743	3.1	-1.2	3879	1324	6595	1.8	6.7
48 Newcastle	753	658	2659	40.6	8.0	6323	5035	19654	0.1	3.5
49 Port Stephens	311	117	607	7.1	9.6	2713	997	5423	1.1	1.7
50 Shellharbour	185	87	391	-8.9	2.6	2105	930	4443	0.7	5.7
51 Wollongong	499	861	1884	6.3	-2.5	5293	7595	18196	1.0	2.8
NEW SOUTH WALES	21382	28778	72388	0.8	3.8	217101	276775	742504	0.7	3.8

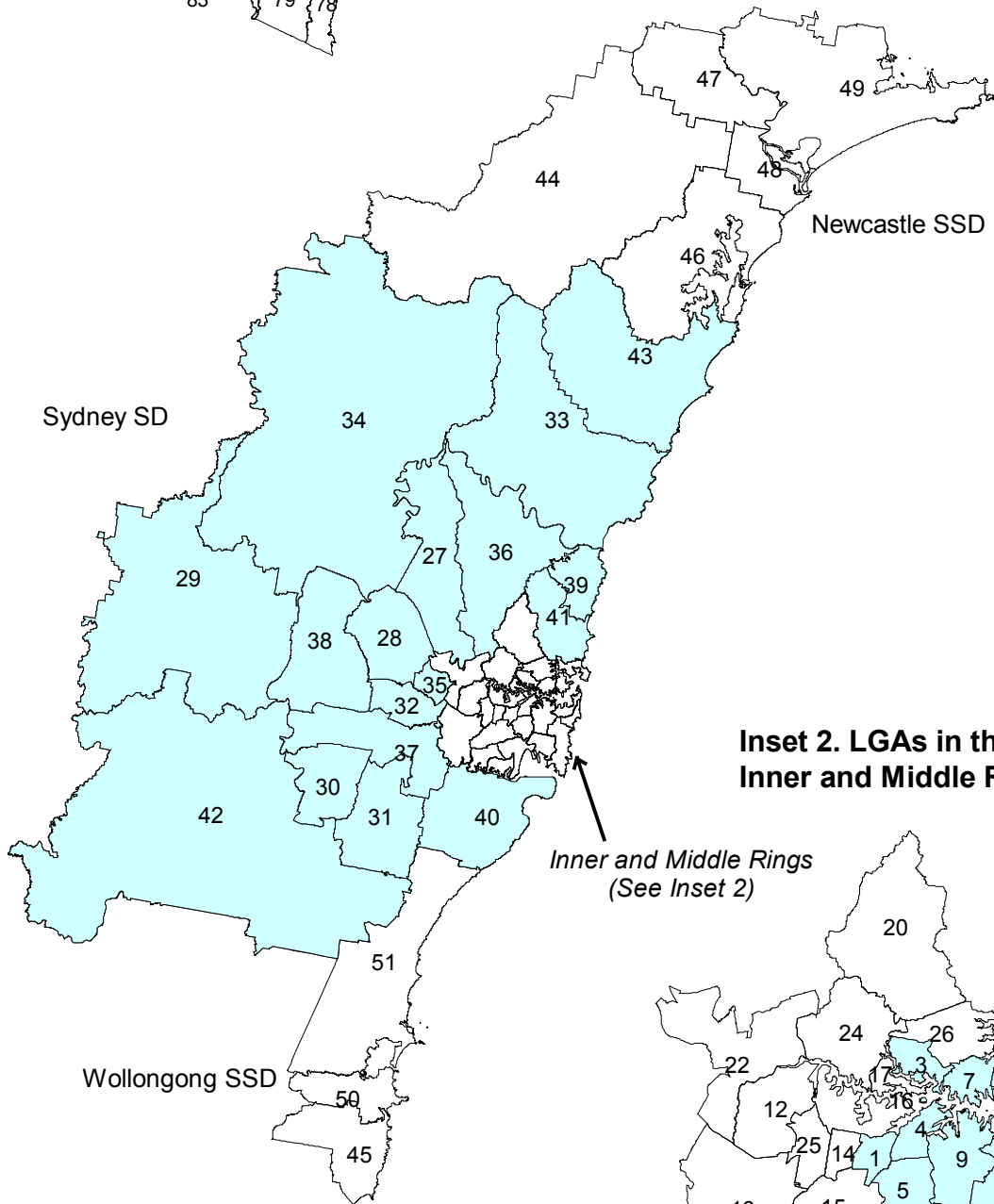
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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

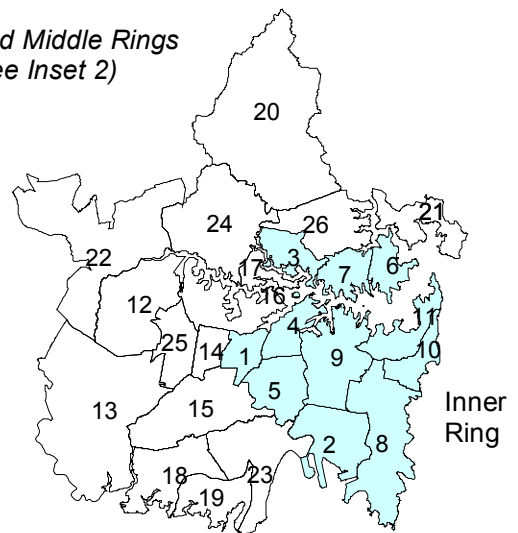


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	520	700	1000	844	6.9	11.1
Inner Ring	685	900	1330	1120	2.9	9.1
1 Ashfield	605	730	1125	885	7.4	8.6
2 Botany Bay	619	771	950	819	2.8	11.5
3 Lane Cove	650	955	1660	1224	31.7	24.7
4 Leichhardt	930	1200	1550	1396	4.6	15.1
5 Marrickville	650	880	1175	923	4.9	13.4
6 Mosman	735	1283	2200	1675	23.4	-6.7
7 North Sydney	686	840	1203	1014	-5.2	-1.5
8 Randwick	712	865	1350	1090	-4.0	9.5
9 Sydney	615	805	1025	866	3.7	9.2
10 Waverley	779	1000	1525	1243	-13.0	8.7
11 Woollahra	948	1500	2350	1808	-1.2	4.9
Middle Ring	606	800	1200	956	8.1	16.6
12 Auburn	498	620	851	704	3.3	17.4
13 Bankstown	580	710	818	696	5.2	15.3
14 Burwood	685	842	1330	1013	1.4	12.2
15 Canterbury	449	660	870	703	1.5	17.9
16 Canada Bay	758	915	1341	1063	-0.5	29.8
17 Hunters Hill	999	1543	2472	1787	13.4	28.4
18 Hurstville	610	840	1060	874	4.8	16.7
19 Kogarah	620	906	1353	1031	24.6	9.8
20 Ku-ring-gai	935	1400	1815	1442	4.8	21.7
21 Manly	808	1200	1611	1267	-6.6	3.4
22 Parramatta	510	650	807	687	8.0	20.4
23 Rockdale	540	700	911	758	6.2	12.0
24 Ryde	613	939	1300	988	25.2	20.4
25 Strathfield	550	700	1472	995	2.2	19.6
26 Willoughby	940	1465	1936	1477	52.6	62.8
Outer Ring	455	585	804	671	5.4	12.5
27 The Hills Shire	835	980	1200	1022	4.8	19.5
28 Blacktown	455	553	677	575	5.3	17.6
29 Blue Mountains	395	475	585	499	5.7	15.9
30 Camden	490	577	650	584	4.9	15.4
31 Campbelltown	403	455	530	470	5.8	17.4
32 Fairfield	480	597	680	585	6.8	18.2
33 Gosford	420	510	642	550	4.1	9.7
34 Hawkesbury	448	528	705	600	1.5	11.2
35 Holroyd	451	633	750	624	15.1	17.7
36 Hornsby	751	920	1200	973	3.4	10.2
37 Liverpool	465	575	675	575	4.5	20.4
38 Penrith	430	490	569	505	3.8	15.3
39 Pittwater	850	1101	1330	1163	3.2	15.9
40 Sutherland	658	820	989	856	9.3	12.3
41 Warringah	650	955	1265	986	3.8	11.7
42 Wollondilly	455	570	760	609	9.6	20.8
43 Wyong	330	390	473	415	1.3	9.9
Rest of GMR	355	445	570	483	3.5	6.7
44 Cessnock	260	301	375	331	5.3	3.6
45 Kiama	483	612	700	607	2.2	11.3
46 Lake Macquarie	355	435	535	455	0.0	6.1
47 Maitland	315	367	435	383	-0.9	1.1
48 Newcastle	380	460	563	494	4.5	9.3
49 Port Stephens	320	390	510	422	1.0	1.3
50 Shellharbour	365	435	529	457	4.8	11.5
51 Wollongong	390	490	610	517	7.7	14.0
NEW SOUTH WALES	393	560	821	686	4.7	7.7

(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 — December 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	550	801	1200	958	9.4	11.2
Inner Ring	1150	1470	1950	1709	-0.5	8.9
1 Ashfield	1002	1205	1501	1287	-15.4	12.0
2 Botany Bay	904	1065	1200	1067	-6.3	6.5
3 Lane Cove	1530	1713	2130	1910	-5.1	8.7
4 Leichhardt	1145	1380	1690	1634	10.8	15.0
5 Marrickville	930	1086	1320	1141	8.4	14.3
6 Mosman	1953	2400	3275	2796	-12.7	-4.0
7 North Sydney	1455	1800	2230	1929	4.3	10.8
8 Randwick	1321	1529	1903	1664	-6.8	1.9
9 Sydney	982	1170	1420	1234	-3.3	9.3
10 Waverley	1600	1900	2430	2056	-5.7	1.6
11 Woollahra	1650	2200	3025	2502	-10.6	-4.1
Middle Ring	840	1100	1500	1231	4.2	17.6
12 Auburn	768	921	1105	952	15.1	33.4
13 Bankstown	680	760	860	766	4.1	16.4
14 Burwood	1075	1320	1600	1356	-3.5	12.4
15 Canterbury	768	872	1065	932	-3.1	6.3
16 Canada Bay	1270	1475	1710	1497	1.7	13.5
17 Hunters Hill	1503	2194	2955	2305	35.4 s	55.6
18 Hurstville	911	1018	1200	1073	1.0	16.3
19 Kogarah	1070	1300	1560	1370	10.4	13.0
20 Ku-ring-gai	1350	1633	2035	1717	4.6	16.6
21 Manly	1358	1669	2100	1763	-11.5	1.1
22 Parramatta	715	829	962	859	2.3	18.4
23 Rockdale	900	989	1215	1058	-0.6	10.4
24 Ryde	1163	1300	1500	1334	0.9	18.1
25 Strathfield	1380	1650	1815	1611	2.2	29.0
26 Willoughby	1552	1810	2150	1867	6.2	16.8
Outer Ring	485	625	875	722	5.9	12.6
27 The Hills Shire	910	1061	1251	1104	7.7	23.3
28 Blacktown	501	594	710	607	6.5	17.6
29 Blue Mountains	400	480	588	505	5.6	14.8
30 Camden	500	580	657	594	4.2	14.4
31 Campbelltown	431	475	550	496	6.1	18.1
32 Fairfield	575	635	710	652	6.2	17.6
33 Gosford	458	546	688	594	2.9	7.0
34 Hawkesbury	465	550	750	631	-1.8	10.3
35 Holroyd	650	726	800	734	7.5	18.9
36 Hornsby	904	1082	1295	1119	8.2	14.9
37 Liverpool	550	629	715	640	4.0	19.2
38 Penrith	466	520	592	540	3.0	14.5
39 Pittwater	1080	1250	1460	1357	0.0	10.6
40 Sutherland	834	941	1162	1011	7.9	10.6
41 Warringah	1065	1250	1415	1268	2.5	14.9
42 Wollondilly	465	578	768	621	4.8	9.0
43 Wyong	350	405	488	431	1.3	9.5
Rest of GMR	368	455	580	490	3.4	6.6
44 Cessnock	260	306	387	335	5.5	3.7
45 Kiama	580	653	745	676	1.2	9.7
46 Lake Macquarie	365	445	550	463	-0.9	7.2
47 Maitland	323	374	442	391	-2.9	-0.3
48 Newcastle	398	475	580	510	5.6	6.7
49 Port Stephens	333	415	537	444	3.8	-0.7
50 Shellharbour	388	460	555	482	4.8	15.3
51 Wollongong	418	535	650	556	8.1	12.6
NEW SOUTH WALES	386	555	890	720	6.3	6.7

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December 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	621	780	671	3.5	9.7
Inner Ring	617	750	940	825	1.4	9.0
1 Ashfield	532	645	716	650	4.4	14.2
2 Botany Bay	540	643	755	654	2.5	11.4
3 Lane Cove	597	668	800	720	6.9	7.7
4 Leichhardt	629	760	970	848	-6.7	0.0
5 Marrickville	528	622	714	617	-4.5	12.1
6 Mosman	630	775	1140	918	5.4	-4.7
7 North Sydney	650	770	966	827	-9.4	-2.5
8 Randwick	666	750	861	787	0.0	14.2
9 Sydney	590	745	924	793	3.4	8.8
10 Waverley	705	855	1040	898	4.2	14.0
11 Woollahra	795	980	1495	1267	1.3	10.7
Middle Ring	500	611	750	661	1.9	8.0
12 Auburn	434	520	608	528	-3.1	10.1
13 Bankstown	425	475	575	505	2.8	13.1
14 Burwood	570	685	724	661	4.6	6.7
15 Canterbury	385	451	568	486	4.2	0.1
16 Canada Bay	690	790	902	820	6.0	21.5
17 Hunters Hill	690	978	1220	1047 s	13.5 s	26.9
18 Hurstville	508	589	708	600	4.0	10.7
19 Kogarah	565	615	665	617	-0.2	3.5
20 Ku-ring-gai	670	760	875	778	2.8	7.8
21 Manly	699	885	1200	958	3.0	4.1
22 Parramatta	450	527	615	537	7.2	14.7
23 Rockdale	505	573	670	589	-0.4	6.0
24 Ryde	545	623	750	653	1.2	3.8
25 Strathfield	518	575	650	587	0.9	13.0
26 Willoughby	715	907	1198	1050	20.9	17.8
Outer Ring	375	472	630	512	3.1	9.8
27 The Hills Shire	600	670	745	661	1.5	11.7
28 Blacktown	364	415	468	423	5.1	10.7
29 Blue Mountains	320	350	452	381 s	-4.8 s	2.8 s
30 Camden	345	370	411	388 s	-7.5 s	5.1 s
31 Campbelltown	310	340	370	342	1.5	11.5
32 Fairfield	340	374	423	394	6.9	16.9
33 Gosford	332	384	450	416	-3.0	2.3
34 Hawkesbury	327	405	450	388	6.6	20.7
35 Holroyd	400	431	487	447	-1.9	10.5
36 Hornsby	558	623	730	644	2.9	11.2
37 Liverpool	325	395	445	386	6.3	12.9
38 Penrith	336	381	420	375	4.2	17.8
39 Pittwater	585	720	825	725	1.8	17.5
40 Sutherland	535	625	730	646	4.2	14.7
41 Warringah	555	639	735	661	5.7	10.2
42 Wollondilly	-	-	-	-	-	-
43 Wyong	270	310	370	325	3.0	8.8
Rest of GMR	320	395	520	455	2.1	2.6
44 Cessnock	265	295	320	289 s	15.7 s	10.1 s
45 Kiama	361	421	450	436	-1.3 s	7.1 s
46 Lake Macquarie	310	350	415	375	-1.4	-2.0
47 Maitland	248	284	309	277 s	-7.1	-0.4
48 Newcastle	330	405	525	432	-1.2	11.0
49 Port Stephens	275	335	390	338	-0.4	15.5
50 Shellharbour	304	346	410	353	3.1	-2.5
51 Wollongong	335	413	495	421	8.6	7.7
NEW SOUTH WALES	408	570	745	613	3.2	8.6

(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 — December Quarter 2014

Rural SA3 and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Media	
					Qtly %	Ann %
REST OF NSW	245	335	440	361	3.1	3.7
52 Goulburn - Yass	255	320	425	358	1.6	3.6
53 Queanbeyan	370	471	620	507	-1.5	4.7
54 Snowy Mountains	185	273	375	297	19.2	23.0
55 South Coast	280	359	440	371	2.9	8.5
56 Bathurst	278	329	410	347	-0.5	-0.5
57 Lachlan Valley	150	202	275	234	10.6	-8.6
58 Lithgow - Mudgee	230	281	355	312	-3.1	-4.7
59 Orange	250	330	445	357	2.2	-1.0
60 Clarence Valley	250	318	409	375	-5.2	-13.0
61 Coffs Harbour	319	377	460	394	-1.3	4.7
62 Bourke - Cobar - Coonamble	85	157	230	197	11.8	14.7
63 Broken Hill and Far West	77	121	180	138	22.5	7.8
64 Dubbo	190	267	350	279	-1.2	-1.2
65 Lower Hunter	265	326	440	373	3.5	0.5
66 Upper Hunter	225	320	420	355	16.4	-5.6
67 Great Lakes	263	338	432	363	0.1	0.9
68 Kempsey - Nambucca	225	288	375	312	2.5	-4.0
69 Port Macquarie	330	415	517	436	9.2	8.6
70 Taree - Gloucester	241	300	401	337	3.4	3.9
71 Albury	194	258	350	283	7.3	-8.0
72 Lower Murray	108	178	239	213	-3.8	11.9
73 Upper Murray exc. Albury	174	250	389	295	9.4	10.9
74 Armidale	268	320	388	356	3.2	0.0
75 Inverell - Tenterfield	175	260	475	371	20.9	31.8
76 Moree - Narrabri	160	268	380	280	13.8	16.3
77 Tamworth - Gunnedah	212	290	370	313	3.6	7.4
78 Richmond Valley - Coastal	407	499	636	551	1.7	0.7
79 Richmond Valley - Hinterland	240	305	405	336	-1.9	5.6
80 Tweed Valley	330	410	530	437	0.0	2.5
81 Griffith - Murrumbidgee (West)	185	256	321	271	19.7	16.1
82 Tumut - Tumbarumba	160	219	325	259	-8.8	1.8
83 Wagga Wagga	205	270	340	286	-1.5	2.7
84 Shoalhaven	300	370	465	400	2.8	5.7
85 Southern Highlands	430	560	759	625	10.1	9.4

(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 — December 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	255	345	455	372	3.0	3.9	210	280	360	297	1.8	0.2
52 Goulburn - Yass	260	325	430	366	0.8	3.2	176	216	278	233	s -13.6	s -8.9
53 Queanbeyan	440	545	679	577	-0.9	0.0	248	320	375	308	24.0	8.1
54 Snowy Mountains	205	305	388	318	21.8	21.2	126	200	275	208	s -2.4	s -4.8
55 South Coast	315	375	464	399	1.4	4.7	181	234	305	255	-4.7	3.5
56 Bathurst	290	342	419	361	0.6	-0.9	183	257	290	240	s 6.6	s 7.1
57 Lachlan Valley	150	198	270	219	8.2	-6.0	250	489	618	464	s -	s -1.3
58 Lithgow - Mudgee	230	281	365	314	-3.9	-5.2	-	-	-	-	-	-
59 Orange	262	342	449	369	5.2	-0.9	145	200	223	179	s -	s -10.4
60 Clarence Valley	250	319	395	328	2.9	10.0	255	313	1198	592	-58.3	-57.5
61 Coffs Harbour	352	412	490	430	0.5	7.0	206	260	350	280	-5.5	-5.8
62 Bourke - Cobar - Coonamble	90	160	230	199	14.3	25.5	-	-	-	-	-	-
63 Broken Hill and Far West	77	121	180	138	23.8	7.8	-	-	-	-	-	-
64 Dubbo	190	277	350	280	-1.3	1.7	174	198	228	234	s -3.5	s -
65 Lower Hunter	265	330	450	377	3.1	-1.5	243	295	320	320	s 25.8	s 8.7
66 Upper Hunter	220	320	417	340	13.3	-7.0	-	-	-	-	-	-
67 Great Lakes	310	363	455	394	-2.0	3.6	212	265	370	295	1.1	-16.0
68 Kempsey - Nambucca	240	300	388	323	5.3	-2.6	181	218	270	228	s -1.1	s -14.0
69 Port Macquarie	380	445	560	476	8.5	8.5	270	310	375	323	6.9	8.8
70 Taree - Gloucester	245	314	405	341	3.0	4.7	183	243	380	311	13.0	13.0
71 Albury	220	300	375	310	15.4	1.7	148	178	215	188	-3.9	-13.3
72 Lower Murray	123	183	253	211	-6.4	10.6	-	-	-	-	-	-
73 Upper Murray exc. Albury	175	260	389	296	11.6	8.3	144	212	419	289	s 35.6	s 14.3
74 Armidale	275	322	388	363	0.6	0.6	-	-	-	-	-	-
75 Inverell - Tenterfield	160	213	310	271	-1.2	7.9	705	815	847	722	-	-
76 Moree - Narrabri	175	275	365	275	18.3	19.6	83	198	570	308	s -	s -
77 Tamworth - Gunnedah	212	290	370	303	3.3	6.8	185	310	810	461	s 20.6	55.8
78 Richmond Valley - Coastal	440	540	700	608	-4.2	0.9	335	429	523	435	10.0	10.0
79 Richmond Valley - Hinterland	250	319	405	341	2.6	7.1	174	255	431	304	-19.0	s 20.6
80 Tweed Valley	395	470	570	492	1.9	4.4	280	324	380	349	-2.6	1.1
81 Griffith - Murrumbidgee (West)	188	259	320	268	15.0	15.0	149	187	327	311	s 0.8	s -
82 Tumut - Tumbarumba	160	218	325	260	-9.4	-3.3	-	-	-	-	-	-
83 Wagga Wagga	209	275	345	288	-1.1	0.0	188	245	275	263	6.8	s 4.3
84 Shoalhaven	313	380	470	406	1.8	5.3	216	265	328	297	4.9	0.1
85 Southern Highlands	437	565	773	639	10.2	7.6	295	460	630	494	1.1	-7.8

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

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) Ji.Yu@facss.nsw.gov.au.