

Rent and Sales Report

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Rent: March quarter 2017

Sales: December quarter 2016

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

Note: Changes have been introduced in the production of rent and sales tables from September 2016 and comparisons with Rent and Sales Reports prior to September 2016 may not be valid. The production process for the Report has been streamlined and geocoding processes have been updated. Note there are no changes to the overall statistical methodology used for the rent and sales tables.

Improvements to geocoding processes have produced variation in the estimated rent statistics for some geography levels such as Lower Hunter SA3 leading to a break in the rent time series. Quarterly changes in the rent tables have been reported based on the new procedures, however reporting of annual changes will resume from June 2017. There is no significant impact on the sales statistics from new procedures.

Rent: March Quarter 2017

Trends for new bonds at state and regional levels

Over the quarter, the median weekly rent for all dwellings increased by \$10 (1.9%) in Greater Sydney to \$530, by \$10 (1.9%) in the Middle Ring to \$530 and by \$10 (2.2%) to \$460 in the Outer Ring while it decreased by \$15 (2.4%) to \$620 in the Inner Ring. Median weekly rent remained unchanged in the Rest of Greater Metropolitan Region (GMR) at \$390 when compared to the previous quarter.

For three bedroom separate houses, when compared with the last quarter, the median weekly rent increased by \$10 (2.1%) to \$490 in Greater Sydney and by \$5 (0.8%) to \$595 in the Middle Ring while it remained unchanged at \$900 for the Inner Ring and at \$450 for the Outer Ring. The median

weekly rent increased by \$20 (5.0%) to \$420 for the Rest of GMR when compared to the last quarter.

For two bedroom flats/units, when compared with the previous quarter, the median rent increased in Greater Sydney by \$10 (1.9%) to \$540, in the Middle Ring by \$10 (2.0%) to \$510 and in the Outer Ring by \$10 (2.3%) to \$440 while it decreased in the Inner Ring by \$5 (0.7%) to \$685. The median weekly rent increased over the quarter in the Rest of GMR by \$20 (5.9%) to \$360.

Outside of the GMR, the median weekly rent remained unchanged over the quarter for two bedroom flats/units at \$250 while it increased by \$10 (3.1%) for three bedroom separate houses to \$330.

The number of new bonds lodged over the quarter in Greater Sydney for all dwellings increased by 6.1% to 55,229 bonds. The number of new bonds lodged increased by 11.0% in the Inner Ring, by 9.6% in the Middle Ring and by 11.2% in the Rest of GMR while it decreased by 0.8% in the Outer Ring.

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

Sales: December Quarter 2016

Over the quarter, the median sales price for all dwellings increased by 5.7% in Greater Sydney, by 6.1% in the Inner Ring, by 5.9% in the Middle Ring, by 5.8% in the Outer Ring and by 4.0% in the Rest of GMR.

For non-strata dwellings, when compared to the previous quarter, the median sales price increased by 8.2% in Greater Sydney, by 5.5% in the Inner Ring, by 5.0% in the Middle and Outer Rings and by 3.3% in the Rest of GMR. In Greater Sydney, the

Trends in Median Rents – Sydney and NSW

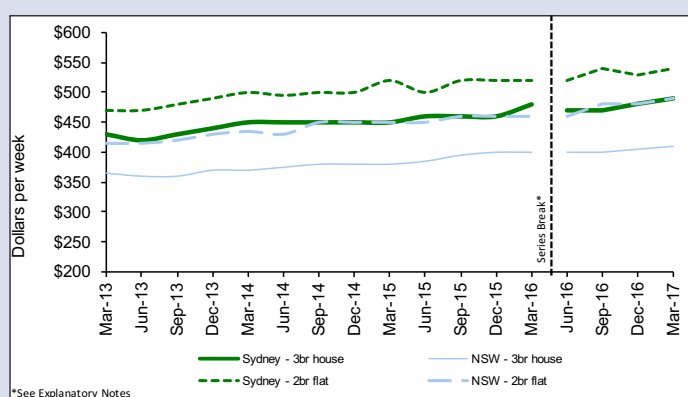


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Mar Qtr 2017	\$620	\$530	\$460	\$530	\$460
Qtlly change	-2.4%	1.9%	2.2%	1.9%	0.0%
Ann. change	Not available - See Explanatory Notes for details.				
Sales (\$'000s)					
Dec Qtr 2016	\$1,125	\$900	\$730	\$831	\$645
Qtlly change	6.1%	5.9%	5.8%	5.7%	2.4%
Ann. change	9.2%	2.3%	7.8%	4.5%	5.7%

largest quarterly increase of 20.0% was recorded in Waverley followed by 18.2% in Canada Bay. Kiama recorded the largest quarterly increase of 13.0% in the median sales price in the Rest of GMR.

For strata dwellings, when compared to the previous quarter, the median sales price increased in Greater Sydney by 4.0%, by 3.1% in the Inner Ring, by 1.0% in the Middle Ring, by 4.5% in the Outer Ring and by 0.7% in the Rest of GMR. In Greater Sydney the largest quarterly increase was recorded in Mosman (29.4%) followed by North Sydney and Hawkesbury (both 11.1%) whereas the largest quarterly decrease was recorded in Rockdale (13.8%).

Over the year, the median sales price for all dwellings increased by 4.5% in Greater Sydney, by 9.2% in the Inner Ring, by 2.3% in the Middle Ring, by 7.8% in the Outer Ring and by 9.5% in the Rest of GMR.

For non-strata dwellings, the median sales price increased over the year by 4.4% for Greater Sydney, by 14.6% in the Inner Ring, by 4.2% in the Middle Ring, by 7.0%, in the Outer Ring and by 8.5% in the Rest of GMR. The largest annual increase in Greater Sydney for non-strata dwellings was 33.3% recorded in Waverley followed by 28.8% in Lane Cove. Auburn recorded an annual decrease of 4.0% in the median sales price. In the Rest of GMR, Wollongong recorded the highest increase (16.0%) over the year followed by Kiama (13.0%).

For strata dwellings, the median sales price increased over the year in Greater Sydney by 5.3%, in the Inner Ring by 6.8%, in the Middle Ring by 2.6%, in the Outer Ring by 9.3% and by 7.1% in the Rest of GMR. Over the year, Mosman recorded the largest increase in Greater Sydney of 28.7% followed by

Woollahra (25.5%). In the Rest of GMR, Wollongong recorded the highest increase in the median sales price for strata dwellings over the year (16.9%).

Trends in Median Sales Price – Sydney and NSW

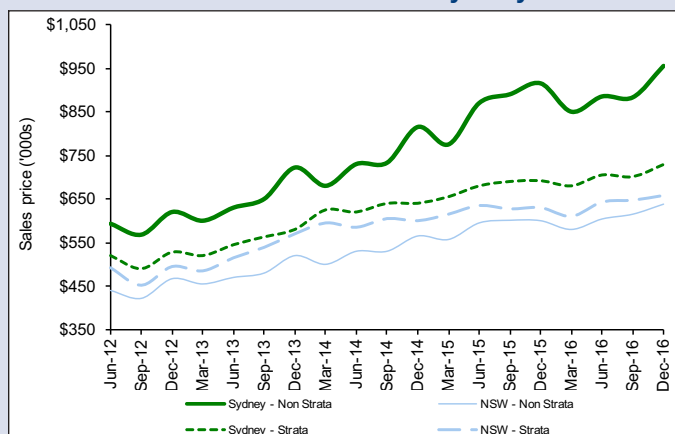


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2017

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 %
GREATER SYDNEY	484	0.8		530	1.9		540	1.9		640	1.6	
Inner Ring	530	0.0		700	0.0		925	0.0		1300	1.2	
1 Ashfield	410	5.1		500	4.2		750	6.4		800 s	1.9 s	
2 Botany Bay	563	2.3		670	-1.5		795	0.6		1000 s	-10.7 s	
3 Lane Cove	525	2.9		590	-1.7		800	0.0		1400	9.8 s	
4 Leichhardt	493	5.9		705	0.7		950	7.3		1163	-0.9	
5 Marrickville	445	1.1		580	0.0		830	3.8		1100	13.4	
6 Mosman	500	4.2		660	1.5		1200	4.3		1975 s	6.8 s	
7 North Sydney	510	-2.9		695	0.0		1000	5.3		1500 s	7.1 s	
8 Randwick	520	0.0		650	0.0		850	-5.6		1250	0.0	
9 Sydney	550	0.0		760	1.3		1020	2.0		1230	2.5	
10 Waverley	600	0.0		775	0.6		1080	-1.8		1800	12.5	
11 Woollahra	500	-4.3		740	-1.3		1200	-5.0		2125	1.2	
Middle Ring	465	1.1		510	2.0		620	0.0		770	-1.3	
12 Auburn	460	2.2		530	1.9		555	0.9		650	-0.8	
13 Bankstown	300	3.4		420	0.0		530	1.9		650	0.0	
14 Burwood	433	-2.8		580	5.5		720	10.8		855 s	-6.6 s	
15 Canterbury	420	20.0		420	0.0		600	3.4		730	2.8	
16 Canada Bay	535	0.9		650	1.6		790	0.0		950	-3.6	
17 Hunters Hill	450 s	-		623	8.3 s		870 s	-3.3 s		-	-	
18 Hurstville	425	4.9		470	0.0		590	-2.9		728	-3.0	
19 Kogarah	415	0.6		480	0.0		600	-1.6		800	3.2 s	
20 Ku-ring-gai	500	3.1		640	1.6		820	-3.5		1225	2.1	
21 Manly	600	1.7		750	0.0		1200	3.2		1580	-2.0	
22 Parramatta	410	2.5		470	3.3		538	1.4		650	-0.8	
23 Rockdale	498	8.2		538	7.5		640	0.8		790	5.3	
24 Ryde	460	2.2		495	-1.0		670	1.5		810	-4.7	
25 Strathfield	450	-2.2		530	-1.9		620	-4.6		835 s	7.1 s	
26 Willoughby	560	1.8		665	2.3		950	0.0		1300	2.0	
Outer Ring	350	0.0		420	2.4		455	1.1		585	0.0	
27 The Hills Shire	420	-6.7		520	0.0		600	0.0		700	0.0	
28 Blacktown	290	5.5		380	2.7		440	2.3		590	1.7	
29 Blue Mountains	260	-11.1		370	2.8		450	7.1		550	3.3	
30 Camden	310 s	3.3 s		390	2.6		460	2.2		540	0.0	
31 Campbelltown	290	-1.7 s		360	2.9		410	0.0		500	0.0	
32 Fairfield	270	3.8		350	0.0		460	2.2		550	-2.7	
33 Gosford	280	0.0		368	2.1		450	0.0		595	0.0	
34 Hawkesbury	260 s	-6.3 s		350	0.0		440	0.0		550	-8.3	
35 Holroyd	345	8.7		420	0.0		500	0.0		630	0.0	
36 Hornsby	425	-1.2		500	0.0		625	-0.8		793	1.6	
37 Liverpool	298	0.8		370	0.0		475	1.1		580	0.0	
38 Penrith	275	10.0		340	0.0		420	0.0		540	0.0	
39 Pittwater	450	0.0		625	0.8		870	2.4		1183	2.8	
40 Sutherland	390	2.6		500	4.2		650	0.0		800	-2.1	
41 Warringah	480	2.1		615	0.8		850	0.0		1200	4.3	
42 Wollondilly	220 s	-		350	0.0 s		430	1.2		550	0.0	
43 Wyong	250	0.0		330	0.0		400	1.3		490	0.0	
Rest of GMR	245	0.0		360	2.9		420	2.4		480	0.0	
44 Cessnock	200 s	1.3 s		270	0.0		320	1.6		390	0.0	
45 Kiama	-	-		388	-7.7		500	4.2		600 s	0.0 s	
46 Lake Macquarie	250	8.7		350	2.9		400	2.6		480	0.0	
47 Maitland	200	0.0		295	1.7		345	-1.4		410	0.0	
48 Newcastle	230	-8.0		380	1.3		440	2.3		500	0.0	
49 Port Stephens	230 s	-2.1 s		300	0.0		380	2.7		470	-2.1	
50 Shellharbour	-	-		348	5.3		450	-0.6		580	0.0	
51 Wollongong	275	5.8		390	5.4		500	4.2		600	-3.2	
GMR	470	0.0		510	2.0		500	0.0		600	0.0	
Rest of NSW	195	0.0		265	1.9		330	0.0		415	2.5	
NEW SOUTH WALES	450	0.0		465	3.3		446	1.4		550	0.0	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - March Quarter 2017

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	
	\$	\$	\$	Qty	Ann %	\$	\$	\$	Qty	Ann %
GREATER SYDNEY	368	450	640	2.3		420	490	625	2.1	
Inner Ring	650	710	800	1.4		800	900	1100	0.0	
1 Ashfield	-	-	-	-		730	775	830 s	3.3 s	
2 Botany Bay	500	655	730 s	7.4 s		700	770	865 s	-3.4 s	
3 Lane Cove	-	-	-	-		800	893	1100 s	11.6 s	
4 Leichhardt	660	723	800	-3.7		810	950	1100	9.2	
5 Marrickville	650	700	750	6.1		750	850	910	4.3	
6 Mosman	-	-	-	-		-	-	-	-	
7 North Sydney	-	-	-	-		900	1075	1200 s	-2.3 s	
8 Randwick	650	710	795 s	14.1 s		800	883	1100	-7.1	
9 Sydney	660	730	795	4.3		850	960	1150	3.8	
10 Waverley	865	1000	1125 s	20.1 s		1000	1200	1600 s	-5.0 s	
11 Woollahra	710	835	1050 s	-		1100	1200	1530 s	-8.2 s	
Middle Ring	440	520	600	5.1		520	595	720	0.8	
12 Auburn	390	450	500 s	7.1 s		480	520	580	-5.5	
13 Bankstown	410	450	480	0.0		478	520	555	0.5	
14 Burwood	-	-	-	-		575	650	800 s	3.2 s	
15 Canterbury	460	540	580	1.9		540	600	650	3.4	
16 Canada Bay	610	680	735 s	8.8 s		650	750	850	0.0	
17 Hunters Hill	-	-	-	-		-	-	-	-	
18 Hurstville	480	525	550 s	6.1 s		545	580	650	-1.7	
19 Kogarah	400	480	550 s	-		580	635	700	-2.3	
20 Ku-ring-gai	560	600	650 s	-		748	810	943	-4.7	
21 Manly	-	-	-	-		1175	1350	1450 s	20.0 s	
22 Parramatta	400	430	460	0.6		470	500	560	0.0	
23 Rockdale	470	540	595 s	-1.8 s		580	640	700	0.8	
24 Ryde	460	540	595	7.5		600	665	720	2.3	
25 Strathfield	-	-	-	-		550	620	680 s	-3.1 s	
26 Willoughby	600	650	695 s	-7.1 s		850	950	1025	3.3	
Outer Ring	345	380	420	0.0		400	450	520	0.0	
27 The Hills Shire	420	470	530 s	-4.1 s		535	593	645	0.9	
28 Blacktown	350	375	400	1.4		390	440	480	2.3	
29 Blue Mountains	340	380	400	0.0		410	450	490	7.1	
30 Camden	-	-	-	-		430	460	485	-1.1	
31 Campbelltown	320	350	380	0.0		380	410	450	0.0	
32 Fairfield	350	390	420	4.0		430	460	500	2.2	
33 Gosford	350	370	410	-1.3		410	450	500	0.0	
34 Hawkesbury	350	370	400 s	-3.9 s		400	450	485	0.0	
35 Holroyd	400	410	450	-2.4		450	480	540	-2.0	
36 Hornsby	420	495	550 s	-4.3 s		570	635	695	0.8	
37 Liverpool	360	398	415 s	4.7 s		430	480	520	2.1	
38 Penrith	320	350	360	0.0		395	430	460	2.4	
39 Pittwater	563	635	700 s	-2.3 s		850	900	980	4.7	
40 Sutherland	480	540	600	3.3		565	640	700	-1.5	
41 Warringah	650	690	775 s	-2.8 s		795	855	905	0.6	
42 Wollondilly	340	360	380 s	-		390	430	470	2.4	
43 Wyong	310	340	360	0.0		375	400	440	2.6	
Rest of GMR	320	355	400	1.4		360	420	480	5.0	
44 Cessnock	250	270	295	0.0		300	320	350	3.2	
45 Kiama	-	-	-	-		480	500	600	4.2 s	
46 Lake Macquarie	320	350	370	1.4		360	400	445	3.9	
47 Maitland	285	300	320 s	0.0 s		320	350	370	0.0	
48 Newcastle	345	380	430	2.7		390	430	480	2.4	
49 Port Stephens	290	330	360 s	6.5 s		340	380	435	2.7	
50 Shellharbour	-	-	-	-		400	440	480	-3.3	
51 Wollongong	370	420	480	5.0		420	480	550	2.1	
GMR	350	410	560	2.5		400	470	580	2.2	
Rest of NSW	230	280	320	3.7		280	330	380	3.1	
NEW SOUTH WALES	295	360	475	0.0		340	410	500	1.2	

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

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Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - March Quarter 2017

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	420	500	575	1.0		440	540	660	1.9	
Inner Ring	470	550	610	1.9		590	685	790	-0.7	
1 Ashfield	370	420	510	5.7		453	495	573	3.7	
2 Botany Bay	530	560	580	1.8		510	670	700	0.0	
3 Lane Cove	490	530	560	3.9		500	570	650	3.6	
4 Leichhardt	405	490	565	8.9		550	640	750	1.6	
5 Marrickville	385	450	510	2.3		460	520	625	0.0	
6 Mosman	450	495	600	4.2		580	660	760	1.5	
7 North Sydney	460	510	580	-1.9		600	680	800	0.0	
8 Randwick	450	530	580	1.9		590	650	730	0.0	
9 Sydney	510	580	640	1.8		700	775	880	2.0	
10 Waverley	510	603	700	0.4		668	755	880	0.0	
11 Woollahra	420	500	590	-3.8		650	723	830	-1.0	
Middle Ring	410	470	530	2.2		440	510	600	2.0	
12 Auburn	435	460	480	2.2		450	530	575	1.9	
13 Bankstown	260	330	400	-5.7 s		390	420	450	0.0	
14 Burwood	400	448	540	-1.6		500	580	650	7.4	
15 Canterbury	350	430	460	22.9		370	420	510	2.4	
16 Canada Bay	500	535	560	0.0		560	650	700	1.6	
17 Hunters Hill	-	-	-	-		500	600	650	2.1 s	
18 Hurstville	370	440	460	8.6		420	465	530	1.1	
19 Kogarah	370	420	450	0.0 s		440	470	523	0.0	
20 Ku-ring-gai	460	500	520	2.6		570	640	668	1.6	
21 Manly	520	600	655	1.7		623	745	850	-0.7	
22 Parramatta	360	420	470	5.0		420	470	520	2.2	
23 Rockdale	450	500	530	6.4		450	550	610	10.0	
24 Ryde	380	470	520	4.4		430	480	580	-2.0	
25 Strathfield	400	450	480	-2.2		480	530	620	-1.9	
26 Willoughby	495	560	600	3.7		580	668	760	2.7	
Outer Ring	300	380	450	-3.8		360	440	520	2.3	
27 The Hills Shire	350	430	460	-4.4		490	520	550	0.0	
28 Blacktown	250	295	325	5.4		350	380	410	2.7	
29 Blue Mountains	240	260	300 s	-5.5 s		315	353	400 s	11.9 s	
30 Camden	285	318	330 s	5.8 s		380	400	400 s	0.0 s	
31 Campbelltown	255	295	340 s	-10.6 s		330	380	420	5.6	
32 Fairfield	250	285	300	1.8		320	350	400	0.0	
33 Gosford	258	280	315	0.0		330	360	390	0.0	
34 Hawkesbury	220	265	285 s	1.9 s		300	335	360	-4.3 s	
35 Holroyd	300	380	410	16.9		390	420	460	0.0	
36 Hornsby	380	430	460	0.0		460	500	540	0.0	
37 Liverpool	265	300	390	0.0		320	360	430	-2.0	
38 Penrith	260	280	320	5.7 s		290	325	375	-1.5	
39 Pittwater	400	460	510	0.0		560	620	695	1.2	
40 Sutherland	350	400	445	5.3		440	490	550	2.1	
41 Warringah	440	480	510	2.1		550	600	670	0.0	
42 Wollondilly	-	-	-	-		-	-	-	-	
43 Wyong	210	255	290	2.0		295	330	360	6.5	
Rest of GMR	220	265	320	6.0		310	360	420	5.9	
44 Cessnock	180	193	230 s	-3.8 s		250	263	280	1.0	
45 Kiama	-	-	-	-		340	370	450 s	-9.8 s	
46 Lake Macquarie	210	250	310	8.7		303	345	380	7.0	
47 Maitland	185	200	230 s	0.0 s		260	285	310	9.6	
48 Newcastle	220	285	350	3.6		325	365	458	-1.4	
49 Port Stephens	210	220	250 s	-4.3 s		270	290	340	0.0	
50 Shellharbour	-	-	-	-		310	330	370	6.5	
51 Wollongong	245	273	315	4.8		340	380	430	5.6	
GMR	395	490	570	2.1		420	520	650	2.0	
Rest of NSW	160	190	250	-2.6		210	250	300	0.0	
NEW SOUTH WALES	350	470	560	2.2		370	490	630	2.1	

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

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Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - March Quarter 2017

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 %
52 Goulburn - Yass	250	0.0		300	-3.2		310	-1.6		220	0.0	
53 Queanbeyan	300	0.0		440	-2.2		438	-2.8		270	-5.3	
54 Snowy Mountains	230	-8.0		298	2.6		290	11.5		220	-8.3	
55 South Coast	265	1.9		350	2.9		350	2.9		260	1.0	
56 Bathurst	260	4.0		310	-3.1		320	-1.5		260	13.0	
57 Lachlan Valley	190	5.6		248	2.1		245	2.1		175	9.4	
58 Lithgow - Mudgee	260	4.0		320	6.7		320	6.7		250	8.7	
59 Orange	255	2.0		320	3.2		320	0.0		250	1.0	
60 Clarence Valley	288	9.5		340	3.0		340	4.6		280	7.7	
61 Coffs Harbour	310	1.6		400	2.6		400	2.6		300	3.4	
62 Bourke - Cobar - Coonamble	180	0.0		220	-1.3		220	-4.3		150 s	-6.3 s	
63 Broken Hill and Far West	205	2.5		250	2.0		250	2.0		-	-	
64 Dubbo	240	0.0		310	6.9		308	7.9		230	4.5	
65 Lower Hunter	265	1.9		320	0.0		330	3.1		260	4.0	
66 Upper Hunter	210	6.3		260	4.0		265	6.0		200 s	8.1 s	
67 Great Lakes	280	0.0		380	4.1		390	6.8		270	0.0	
68 Kempsey - Nambucca	260	4.0		320	0.0		328	2.3		250	4.2	
69 Port Macquarie	320	3.2		410	2.5		415	3.8		300	0.0	
70 Taree - Gloucester	250	0.0		320	-3.0		325	-1.5		250	8.7	
71 Albury	230	7.0		300	3.4		300	3.4		210	5.0	
72 Lower Murray	180 s	9.1 s		210 s	-4.5 s		210 s	-6.7 s		170 s	6.3 s	
73 Upper Murray exc. Albury	200	2.6		260	3.0		270	8.0		180	0.0	
74 Armidale	240	3.2		330	3.1		335	4.7		240	4.3	
75 Inverell - Tenterfield	210	5.0		270	3.8		270	3.8		187	3.9	
76 Moree - Narrabri	195	2.6		320	14.3		320	14.3		185	-2.6	
77 Tamworth - Gunnedah	260	4.0		320	3.2		310	0.0		250	4.2	
78 Richmond Valley - Coastal	380	8.6		520	4.0		535	2.9		340	6.3	
79 Richmond Valley - Hinterland	250	0.0		330	1.5		335	1.5		240	3.2	
80 Tweed Valley	355	1.4		450	3.4		460	0.0		350	0.0	
81 Griffith - Murrumbidgee (West)	210	5.0		273	0.9		270	0.0		200	0.0	
82 Tumut - Tumbarumba	203 s	1.3 s		250	0.0		250	0.0		213 s	9.0 s	
83 Wagga Wagga	250	4.2		313	4.2		310	3.3		240	9.1	
84 Shoalhaven	295	3.5		350	0.0		350	0.0		280	5.7	
85 Southern Highlands	330	-10.8		450	0.0		450	0.0		320 s	-8.6 s	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 6. New and Total Bonds - Rural Statistical Areas Level 3 -March Quarter 2017

Rural SA3 and Code (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses	Flats/ Units	All Dwellings	Change in All Dwellings		Separate Houses	Flats/ Units	All Dwellings	Qtly	Ann*
	No.	No.	No.	Qtly	Ann*	No.	No.	No.	%	%
52 Goulburn - Yass	312	89	507	16.6		2809	928	5094	-0.4	
53 Queanbeyan	147	162	562	12.0		1130	1371	5278	0.2	
54 Snowy Mountains	74	66	181	-11.7		620	449	1644	1.5	
55 South Coast	283	187	573	9.4		2792	1675	5857	-0.3	
56 Bathurst	292	126	587	14.4		2414	1169	4718	1.1	
57 Lachlan Valley	215	86	348	13.0		2148	918	3827	0.7	
58 Lithgow - Mudgee	293	62	455	-1.1		2446	683	4364	0.9	
59 Orange	489	163	719	24.6		3384	1308	5461	1.1	
60 Clarence Valley	254	104	427	-2.7		2486	1215	4562	-0.5	
61 Coffs Harbour	384	238	928	0.0		3538	2190	9132	0.2	
62 Bourke - Cobar - Coonamble	104	30	158	-16.0		883	368	1699	-0.2	
63 Broken Hill and Far West	113	47	166	0.0		1238	333	1790	0.2	
64 Dubbo	394	142	659	4.1		3426	1341	6260	0.9	
65 Lower Hunter	431	165	685	-4.5		4513	1478	7551	0.2	
66 Upper Hunter	163	48	361	-3.0		1527	503	3596	0.3	
67 Great Lakes	110	97	258	3.2		1252	1004	3011	-0.3	
68 Kempsey - Nambucca	213	91	389	-1.5		2273	951	4282	0.6	
69 Port Macquarie	404	225	874	2.0		3192	2239	7586	0.8	
70 Taree - Gloucester	234	137	476	14.1		2284	1220	4839	0.4	
71 Albury	389	291	908	20.3		2617	2181	7135	0.1	
72 Lower Murray	31	24	60	-13.0		401	253	758	-2.2	
73 Upper Murray exc. Albury	192	103	320	-1.2		1556	1018	2940	-1.8	
74 Armidale	328	212	610	39.6		2003	1367	4199	2.0	
75 Inverell - Tenterfield	195	68	353	-3.6		1681	606	3015	1.1	
76 Moree - Narrabri	125	86	238	-5.6		988	793	2207	-0.7	
77 Tamworth - Gunnedah	580	233	911	1.8		4897	2131	8347	0.7	
78 Richmond Valley - Coastal	370	197	796	11.0		3418	2225	8454	0.0	
79 Richmond Valley - Hinterland	311	151	547	13.5		3304	1700	6405	-0.7	
80 Tweed Valley	278	272	750	-5.1		2938	2976	8709	-0.4	
81 Griffith - Murrumbidgee (West)	177	97	361	-2.4		1795	1171	4041	0.2	
82 Tumut - Tumbarumba	60	27	92	-24.0		584	277	1026	-1.8	
83 Wagga Wagga	661	283	1214	44.0		4084	2177	8468	2.1	
84 Shoalhaven	478	115	784	1.6		4538	1205	8064	0.8	
85 Southern Highlands	190	53	294	-16.0		1902	553	3387	0.7	

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

*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2017

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		Separate Houses No.	Flats/ Units No.	All Dwellings No.	Qtly %	Ann* %
				Qtly %	Ann* %					
GREATER SYDNEY	12917	26921	55229	6.1		128982	247823	567715	1.3	
Inner Ring	1488	11212	18429	11.0		11948	106786	185725	0.8	
1 Ashfield	56	545	786	29.3		606	4652	8032	2.0	
2 Botany Bay	71	534	764	24.8		670	4427	6947	3.9	
3 Lane Cove	67	394	595	6.3		586	3271	5235	2.0	
4 Leichhardt	281	359	950	9.3		1902	3448	9700	0.2	
5 Marrickville	242	762	1396	-4.3		2326	7978	17697	0.2	
6 Mosman	49	284	411	-4.6		450	2818	4655	0.3	
7 North Sydney	61	1256	1744	0.2		640	12654	18769	0.4	
8 Randwick	209	1449	2178	22.6		1758	14008	24135	0.4	
9 Sydney	279	4267	7501	19.5		1691	37392	63459	1.1	
10 Waverley	94	805	1230	-11.1		691	9917	15806	0.2	
11 Woollahra	79	557	874	-2.2		628	6221	11290	-0.1	
Middle Ring	2562	9920	16889	9.6		27855	85250	168580	1.9	
12 Auburn	138	936	1400	21.0		1932	6985	12543	2.7	
13 Bankstown	392	303	1225	-0.6		4625	3465	14756	1.2	
14 Burwood	44	299	542	4.0		486	2362	5052	1.9	
15 Canterbury	214	993	1708	12.1		2943	9822	20235	1.6	
16 Canada Bay	151	856	1367	17.3		1380	7100	12270	1.7	
17 Hunters Hill	27	52	94	14.6		238	457	965	-0.4	
18 Hurstville	139	462	905	11.7		1683	4298	9196	2.3	
19 Kogarah	99	269	505	-3.8		1156	3078	6068	0.8	
20 Ku-ring-gai	278	498	926	32.3		2367	3241	7293	3.2	
21 Manly	54	391	536	-8.2		612	4205	6743	-0.4	
22 Parramatta	415	1913	3021	19.3		4029	13494	25890	3.5	
23 Rockdale	162	836	1294	-4.4		2299	8872	15254	1.6	
24 Ryde	262	1001	1593	9.6		2188	8381	15227	1.4	
25 Strathfield	37	477	705	-7.7		558	3665	5932	3.3	
26 Willoughby	150	634	1068	6.9		1359	5825	11156	0.5	
Outer Ring	8867	5789	19911	-0.8		89179	55787	213410	1.3	
27 The Hills Shire	577	378	1261	-6.8		5111	2578	11438	3.2	
28 Blacktown	1482	336	2550	-0.8		15027	3558	27484	1.7	
29 Blue Mountains	305	54	442	11.9		3363	707	5380	0.0	
30 Camden	517	40	672	1.4		3887	285	5399	4.2	
31 Campbelltown	658	195	1172	3.2		6889	1553	12579	1.5	
32 Fairfield	455	290	1122	-21.8		6133	4429	17131	0.7	
33 Gosford	675	362	1462	-4.8		6689	3757	15849	0.6	
34 Hawkesbury	226	60	434	10.7		2239	624	4792	0.7	
35 Holroyd	320	580	1268	2.8		3208	5422	13178	1.8	
36 Hornsby	358	638	1354	11.3		3466	4658	11942	3.0	
37 Liverpool	601	489	1394	-1.5		6527	5172	16334	1.2	
38 Penrith	968	359	1959	11.2		9202	2721	18990	1.9	
39 Pittwater	139	194	437	2.1		1284	1708	4624	0.9	
40 Sutherland	348	787	1513	0.3		3257	7771	16089	0.4	
41 Warringah	249	725	1250	-6.9		2606	7942	14314	0.0	
42 Wollondilly	150	20	210	15.4		1371	197	2223	1.0	
43 Wyong	839	282	1411	-5.8		8920	2705	15664	0.5	
Rest of GMR	3647	2282	8255	11.2		33199	20313	78803	0.9	
44 Cessnock	273	89	423	-13.1		3087	904	5111	0.3	
45 Kiama	62	38	130	-16.7		621	361	1538	1.1	
46 Lake Macquarie	779	247	1344	10.0		7506	2372	14216	1.1	
47 Maitland	374	115	629	-5.4		3906	1273	6920	0.4	
48 Newcastle	977	803	2819	34.6		6997	5525	21177	1.4	
49 Port Stephens	324	87	563	-2.1		3018	1009	5715	0.5	
50 Shellharbour	222	70	426	-2.1		2286	954	4800	0.4	
51 Wollongong	636	833	1921	7.6		5778	7915	19326	0.8	
GMR	16564	29203	63484	6.7		162181	268136	646518	1.3	
Rest of NSW	9016	4396	17168	7.4		78197	41170	163040	0.4	
NEW SOUTH WALES	25580	33599	80652	6.9		240378	309306	809558	1.1	

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

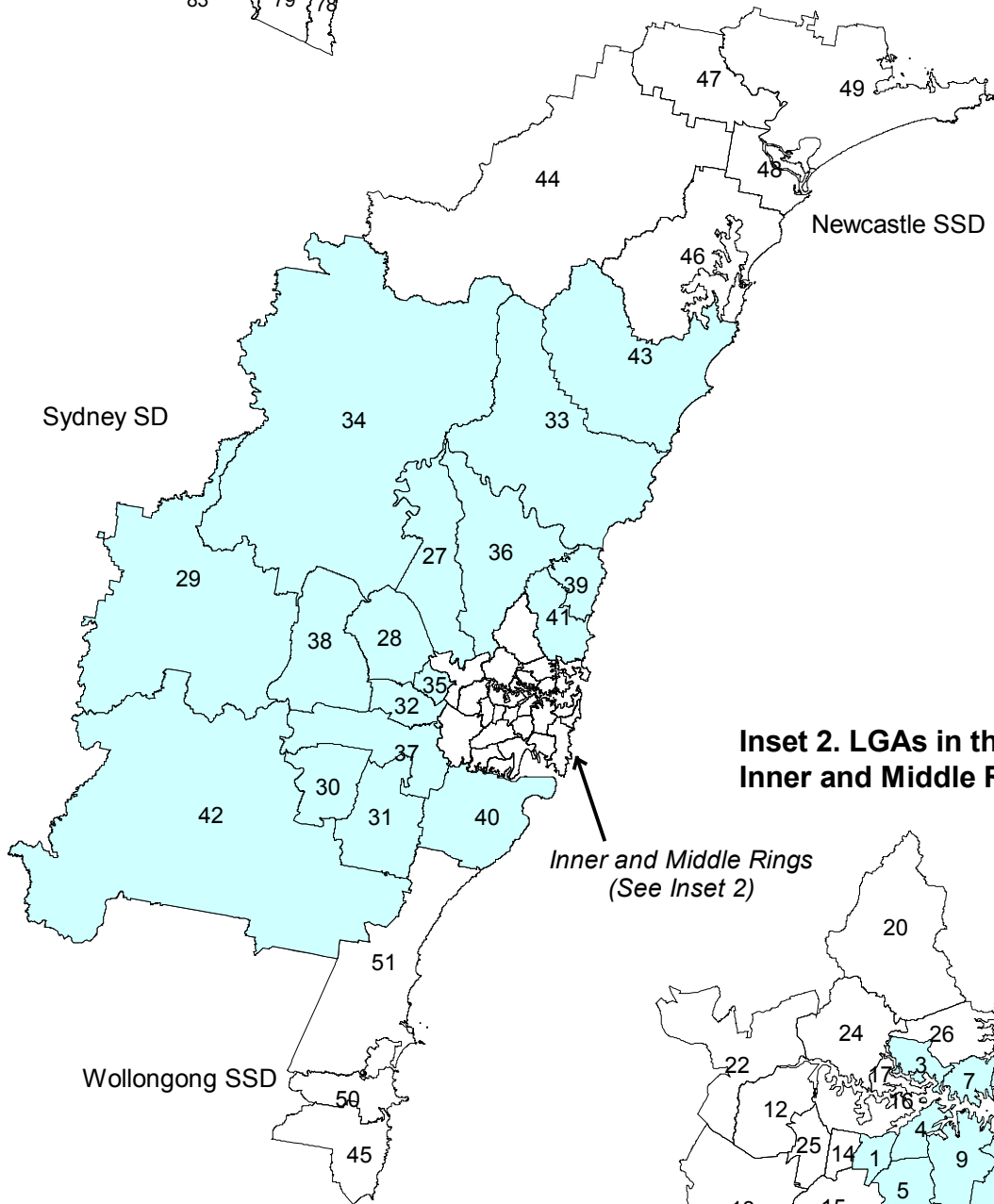
*Annual changes have not been reported due to a break in the rent series. Reporting will resume from June 2017 onwards. See Explanatory Notes.

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

Inner and Middle Rings (See Inset 2)

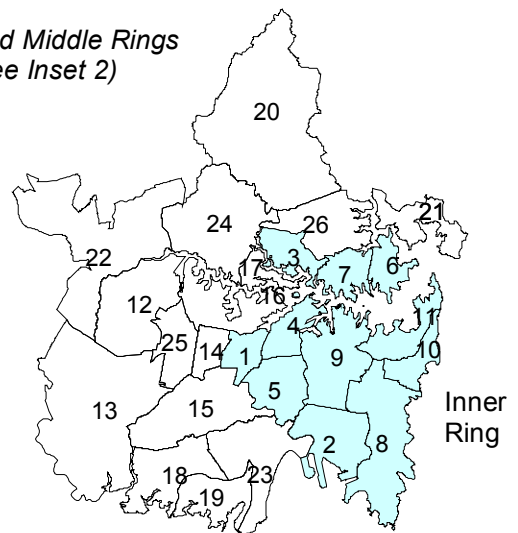


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	639	831	1250	1047	5.7	4.5
Inner Ring	805	1125	1680	1424	6.1	9.2
1 Ashfield	670	787	1328	1025	8.7	-6.1
2 Botany Bay	750	901	1258	1031	3.7	4.0
3 Lane Cove	750	938	2200	1494	2.3	3.9
4 Leichhardt	1003	1478	1863	1466	5.6	10.3
5 Marrickville	785	1130	1450	1150	11.3	15.5
6 Mosman	1015	1888	3381	2613	-3.2	28.9
7 North Sydney	852	1178	1650	1369	9.6	12.7
8 Randwick	840	1125	1838	1408	-7.0	5.1
9 Sydney	730	960	1335	1087	5.5	5.5
10 Waverley	970	1303	2010	1651	-3.8	10.6
11 Woollahra	1200	1963	3200	2531	-5.6	21.7
Middle Ring	679	900	1380	1128	5.9	2.3
12 Auburn	597	705	860	770	0.0	-0.7
13 Bankstown	720	870	990	849	3.9	7.4
14 Burwood	750	996	1475	1163	10.7	2.2
15 Canterbury	523	721	1100	842	6.8	-3.9
16 Canada Bay	840	1130	1733	1360	4.6	-5.8
17 Hunters Hill	1150	1825	2620	1943	1.4	-16.9
18 Hurstville	621	795	1105	897	17.8	16.1
19 Kogarah	725	1145	1483	1209	5.2	22.1
20 Ku-ring-gai	1020	1755	2322	1801	3.2	11.8
21 Manly	1010	1665	2200	1758	5.8	11.0
22 Parramatta	596	740	991	829	7.2	-5.1
23 Rockdale	650	800	1200	935	-7.0	7.4
24 Ryde	670	965	1592	1152	7.9	-1.0
25 Strathfield	630	698	1294	1113	2.6	-5.4
26 Willoughby	901	1700	2420	1759	14.1	16.8
Outer Ring	580	730	980	847	5.8	7.8
27 The Hills Shire	935	1168	1411	1200	6.2	7.2
28 Blacktown	590	685	819	701	3.8	7.0
29 Blue Mountains	525	635	750	641	8.5	15.9
30 Camden	650	720	795	734	1.4	5.9
31 Campbelltown	515	585	666	592	3.4	10.4
32 Fairfield	550	736	827	703	5.1	5.9
33 Gosford	540	645	820	696	4.9	7.5
34 Hawkesbury	550	673	950	798	0.7	7.3
35 Holroyd	530	684	865	708	-0.9	-6.4
36 Hornsby	835	1115	1427	1143	3.7	6.2
37 Liverpool	570	725	850	725	5.5	6.5
38 Penrith	546	640	722	639	4.9	10.0
39 Pittwater	1300	1550	1975	1654	9.5	19.2
40 Sutherland	790	1050	1365	1106	12.9	12.9
41 Warringah	820	1293	1675	1304	4.6	14.9
42 Wollondilly	566	718	913	776	5.0	15.2
43 Wyong	435	510	620	540	2.2	10.4
REST OF GMR	415	520	655	552	4.0	9.5
44 Cessnock	278	340	425	372	5.9	7.9
45 Kiama	650	790	930	802	5.5	10.0
46 Lake Macquarie	424	511	615	530	4.9	9.7
47 Maitland	338	410	502	424	3.8	5.7
48 Newcastle	430	520	660	568	4.0	7.2
49 Port Stephens	385	482	601	500	-1.6	9.0
50 Shellharbour	485	555	653	576	1.8	9.9
51 Wollongong	520	635	783	668	5.0	16.5
GMR	580	762	1125	962	4.4	5.1
REST OF NSW	275	379	513	417	3.3	5.3
NEW SOUTH WALES	440	645	935	804	2.4	5.7

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — December Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	698	955	1500	1220	8.2	4.4
Inner Ring	1507	1925	2670	2336	5.5	14.6
1 Ashfield	1400	1600	2000	1691	-2.4	1.3
2 Botany Bay	1350	1450	1710	1521	0.1	19.0
3 Lane Cove	2100	2350	2733	2585	14.6	28.8
4 Leichhardt	1438	1749	2096	1794	11.0	20.6
5 Marrickville	1240	1430	1650	1459	8.4	17.2
6 Mosman	2920	3832	5800	4420	0.2	25.2
7 North Sydney	2150	2510	3125	2773	1.1	12.8
8 Randwick	1800	2128	2627	2262	11.4	9.4
9 Sydney	1360	1570	2050	1706	2.1	9.1
10 Waverley	2376	3000	3445	2995	20.0	33.3
11 Woollahra	2360	3430	4800	3942	0.7	14.3
Middle Ring	1000	1365	1910	1551	5.0	4.2
12 Auburn	868	970	1280	1058	3.7	-4.0
13 Bankstown	855	930	1020	945	3.9	8.1
14 Burwood	1315	1592	1956	1653	-9.0	0.4
15 Canterbury	966	1198	1425	1235	4.2	6.6
16 Canada Bay	1715	2110	2465	2123	18.2	19.7
17 Hunters Hill	2045	2540	3188	2615	-1.4 s	3.7
18 Hurstville	1060	1200	1413	1247	0.0	9.1
19 Kogarah	1235	1450	1817	1596	-1.2	3.6
20 Ku-ring-gai	1770	2100	2600	2246	7.7	11.1
21 Manly	2043	2405	3033	2617	8.3	9.3
22 Parramatta	860	1021	1260	1087	6.5	7.5
23 Rockdale	1200	1360	1500	1376	10.8	10.3
24 Ryde	1489	1650	1873	1701	6.5	10.0
25 Strathfield	1600	2085	2800	2208	-19.7	12.7
26 Willoughby	2005	2410	2900	2498	1.7	16.1
Outer Ring	629	776	1093	915	5.0	7.0
27 The Hills Shire	1105	1285	1511	1346	6.2	8.3
28 Blacktown	635	720	855	738	4.3	7.5
29 Blue Mountains	540	645	756	653	8.0	15.2
30 Camden	663	729	800	746	1.3	7.2
31 Campbelltown	560	614	690	629	4.1	10.2
32 Fairfield	700	775	855	778	6.2	6.2
33 Gosford	585	693	850	745	3.4	7.9
34 Hawkesbury	605	715	1022	857	0.1	5.9
35 Holroyd	790	855	945	868	3.0	3.4
36 Hornsby	1150	1350	1528	1362	1.7	11.3
37 Liverpool	680	785	892	798	4.7	6.8
38 Penrith	625	681	768	704	4.1	9.8
39 Pittwater	1460	1718	2100	1867	10.8	22.7
40 Sutherland	1040	1250	1500	1304	4.2	11.1
41 Warringah	1500	1675	1918	1765	10.9	15.9
42 Wollondilly	595	730	930	798	5.8	14.1
43 Wyong	450	526	630	561	3.1	10.7
REST OF GMR	430	535	675	571	3.3	8.5
44 Cessnock	285	350	430	382	7.7	11.1
45 Kiama	718	859	980	898	13.0	13.0
46 Lake Macquarie	443	528	630	549	4.6	8.9
47 Maitland	355	421	515	437	3.4	5.5
48 Newcastle	450	540	677	589	0.9	6.3
49 Port Stephens	405	500	635	523	0.6	8.7
50 Shellharbour	518	580	670	600	3.0	8.0
51 Wollongong	560	696	850	722	3.9	16.0
GMR	601	825	1335	1074	6.5	5.8
REST OF NSW	280	390	530	429	2.6	5.4
NEW SOUTH WALES	425	638	991	840	3.7	6.3

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December Quarter 2016

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	580	729	938	815	4.0	5.3
Inner Ring	727	905	1200	1024	3.1	6.8
1 Ashfield	615	708	800	713	6.9	4.4
2 Botany Bay	695	805	953	860	-0.4	0.6
3 Lane Cove	710	805	905	803	0.6	12.1
4 Leichhardt	629	808	1163	907	-8.2	-14.9
5 Marrickville	650	743	912	783	6.1	7.7
6 Mosman	839	1165	1558	1328	29.4	28.7
7 North Sydney	813	1100	1382	1146	11.1	20.9
8 Randwick	760	895	1120	953	-0.8	7.3
9 Sydney	700	880	1160	981	2.9	3.5
10 Waverley	900	1079	1378	1166	3.0	15.9
11 Woollahra	920	1280	2100	1543	-9.4	25.5
Middle Ring	585	698	840	752	1.0	2.6
12 Auburn	550	656	720	645	0.2	5.0
13 Bankstown	495	580	670	584	2.1	-0.5
14 Burwood	685	765	880	788	-4.4	2.0
15 Canterbury	459	555	690	577	4.5	4.7
16 Canada Bay	780	920	1200	997	2.2	6.6
17 Hunters Hill	790	1080	1420	1109 s	25.6 s	15.1 s
18 Hurstville	580	636	760	665	2.6	-0.6
19 Kogarah	630	710	800	739	1.4	4.7
20 Ku-ring-gai	780	903	1030	937	4.6	0.3
21 Manly	880	1158	1585	1256	-3.5	12.0
22 Parramatta	525	611	695	613	5.2	3.2
23 Rockdale	617	690	800	713	-13.8	6.2
24 Ryde	615	715	857	759	-2.2	4.1
25 Strathfield	606	655	735	677	2.3	4.0
26 Willoughby	785	898	1140	960	2.4	5.6
Outer Ring	470	601	780	657	4.5	9.3
27 The Hills Shire	685	789	920	805	3.8	8.1
28 Blacktown	452	547	622	539	0.9	12.8
29 Blue Mountains	410	495	561	469 s	2.7 s	9.0 s
30 Camden	460	607	640	551 s	14.5 s	-2.1 s
31 Campbelltown	415	451	485	455	5.9	10.0
32 Fairfield	405	450	500	451	5.6	3.7
33 Gosford	425	515	620	543	9.6	12.0
34 Hawkesbury	434	500	541	485	11.1	9.6
35 Holroyd	460	530	590	530	-2.2	4.1
36 Hornsby	650	725	871	755	0.7	9.4
37 Liverpool	407	483	543	479	1.0	8.5
38 Penrith	395	475	530	467	0.0	8.2
39 Pittwater	730	895	1130	947	-10.5	12.2
40 Sutherland	635	778	1001	871	7.3	13.6
41 Warringah	710	820	945	846	7.9	13.1
42 Wollondilly	360	385	439	394 s	- -	- -
43 Wyong	340	419	494	415	7.4	18.4
REST OF GMR	363	450	568	474	0.7	7.1
44 Cessnock	250	261	295	265 s	4.4 s	-17.1 s
45 Kiama	435	511	660	522	-9.6 s	8.7
46 Lake Macquarie	338	368	448	395	-10.2	-9.1
47 Maitland	245	279	329	286	-8.5 s	-3.8
48 Newcastle	390	471	620	511	9.5	9.5
49 Port Stephens	333	390	475	410	-8.2	11.4
50 Shellharbour	420	459	510	457	0.9	9.3
51 Wollongong	435	540	635	542	3.8	16.9
GMR	550	700	910	785	2.5	4.5
REST OF NSW	250	326	415	347	6.9	3.5
NEW SOUTH WALES	480	658	870	726	1.7	4.4

(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 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — December Quarter 2016

Rural SA3 and Code (a)					Change in Media	
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtly %	Ann %
52 Goulburn - Yass	280	380	494	417	8.9	12.4
53 Queanbeyan	375	495	655	528	5.3	4.7
54 Snowy Mountains	200	280	398	311	15.7	7.7
55 South Coast	307	375	470	400	-5.1	0.0
56 Bathurst	315	393	459	392	4.2	7.7
57 Lachlan Valley	150	200	280	225	0.0	-6.1
58 Lithgow - Mudgee	260	332	420	350	7.1	7.1
59 Orange	280	350	439	383	6.1	6.1
60 Clarence Valley	288	350	435	371	6.1	5.7
61 Coffs Harbour	360	440	550	463	2.8	6.0
62 Bourke - Cobar - Coonamble	65	150	220	169	10.3	30.4
63 Broken Hill and Far West	75	115	165	122	-11.5	-4.2
64 Dubbo	221	315	390	312	-1.6	6.1
65 Lower Hunter	285	365	460	395	7.4	12.3
66 Upper Hunter	210	260	350	298	-6.1	-14.8
67 Great Lakes	337	415	550	448	5.6	6.4
68 Kempsey - Nambucca	260	340	430	356	4.6	6.3
69 Port Macquarie	395	476	570	495	2.4	4.6
70 Taree - Gloucester	263	345	462	367	5.8	4.5
71 Albury	230	310	412	336	14.0	6.9
72 Lower Murray	135	191	281	209	-3.5	-5.0
73 Upper Murray exc. Albury	168	237	320	263	6.3	6.3
74 Armidale	256	337	409	396	4.3	2.1
75 Inverell - Tenterfield	145	212	280	233	3.9	-6.2
76 Moree - Narrabri	145	250	350	258	31.6	4.2
77 Tamworth - Gunnedah	250	320	420	345	0.0	1.6
78 Richmond Valley - Coastal	480	643	855	703	2.6	9.9
79 Richmond Valley - Hinterland	260	329	439	359	3.1	6.1
80 Tweed Valley	385	500	620	520	4.2	13.6
81 Griffith - Murrumbidgee (West)	170	255	325	256	0.0	10.9
82 Tumut - Tumbarumba	163	200	290	245	-17.7	-4.8
83 Wagga Wagga	225	308	395	317	9.2	2.7
84 Shoalhaven	385	475	595	512	4.2	12.0
85 Southern Highlands	595	775	980	844	3.3	23.0

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

Table 12. Sale Prices — Rural Statistical Areas Level 3 — December Quarter 2016

Rural SA3 and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtly %	Ann %	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtly %	Ann %
52 Goulburn - Yass	289	380	500	422	7.3	12.4	185	278	400	329	s	-13.1 s
53 Queanbeyan	490	595	740	631	4.8	6.3	223	321	384	306		0.3
54 Snowy Mountains	210	293	425	330	18.1	10.6	185	235	355	269		2.2
55 South Coast	335	410	495	429	-1.9	2.5	227	285	340	285		9.6
56 Bathurst	330	405	463	401	5.2	6.6	246	295	350	291	s	22.9 s
57 Lachlan Valley	150	200	285	225	-1.0	-9.1	-	-	-	-	-	- s
58 Lithgow - Mudgee	260	335	420	352	4.7	7.0	-	-	-	-	-	- s
59 Orange	288	355	445	392	2.9	6.0	200	247	270	236	s	4.7 s
60 Clarence Valley	290	360	445	378	5.9	7.5	281	320	346	320		8.5 s
61 Coffs Harbour	390	470	575	497	2.2	3.5	255	335	405	343		5.3
62 Bourke - Cobar - Coonamble	65	150	220	169	10.3	30.4	-	-	-	-	-	-
63 Broken Hill and Far West	75	115	160	120	-11.5	-4.2	-	-	-	-	-	-
64 Dubbo	225	320	393	315	-0.9	8.1	195	273	335	262	s	-17.0 s
65 Lower Hunter	300	376	485	408	8.0	13.9	215	260	295	252		-8.8
66 Upper Hunter	210	261	355	303	-9.7	-15.3	-	-	-	-	-	-
67 Great Lakes	383	449	583	485	6.9	5.2	315	340	426	373		6.9
68 Kempsey - Nambucca	270	355	435	364	6.0	9.2	229	260	350	298		12.6 s
69 Port Macquarie	440	518	610	533	3.6	7.9	309	360	445	387		5.9
70 Taree - Gloucester	270	350	470	375	1.4	0.0	233	279	355	300		20.8
71 Albury	250	330	422	358	10.4	4.8	162	215	273	233		2.4
72 Lower Murray	158	195	281	216	0.0	-5.3	-	-	-	-	-	-
73 Upper Murray exc. Albury	170	241	327	265	5.2	5.2	153	215	280	237	s	-0.9 s
74 Armidale	256	330	409	399	-2.1	-2.7	-	-	-	-	-	- s
75 Inverell - Tenterfield	145	212	280	234	1.0	-6.2	-	-	-	-	-	-
76 Moree - Narrabri	148	250	350	260	31.6	4.2	-	-	-	-	-	-
77 Tamworth - Gunnedah	260	329	420	350	1.2	1.2	195	220	280	270	s	-7.2 s
78 Richmond Valley - Coastal	575	720	939	790	5.1	10.8	370	488	627	525		10.9
79 Richmond Valley - Hinterland	278	339	450	373	4.3	7.6	210	240	264	226		20.6 s
80 Tweed Valley	480	570	690	604	3.8	14.0	316	360	460	391		2.9
81 Griffith - Murrumbidgee (West)	175	255	325	261	-0.8	9.0	105	176	239	185	s	8.0 -
82 Tumut - Tumbarumba	163	203	300	249	-16.8	-3.3	-	-	-	-	-	-
83 Wagga Wagga	231	320	405	324	12.3	4.9	161	214	250	212	s	-7.8 s
84 Shoalhaven	395	485	610	524	3.2	11.5	301	352	433	366		12.5
85 Southern Highlands	620	803	1030	873	3.6	23.7	455	490	710	566	s	-5.0

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

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, Department of Finance, Services and Innovation. 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), Department of Finance, Services and Innovation.
2. The geographic areas for reporting data are based on the Australian Statistical Geography Standard (ASGS) of the Australian Bureau of Statistics (ABS) (2011) and on the Australian Standard Geographical Classification (ASGC) of the ABS (2011). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2011) and then aggregated to the Local Government Area (LGA). The address of each dwelling is also coded to the Statistical Area Level 2 (SA2) under the ASGS (2011) and then aggregated to Statistical Areas Level 3 and Level 4 (SA3, SA4). Of the 28 SA4s in NSW, 15 aggregate to Greater Sydney and 13 aggregate to the remainder 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 11 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.
4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

Rent statistics

1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by 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. Community Housing Organisations (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). The inclusion of rental bonds submitted by CHOs for social or affordable housing tenancies has a measurable effect on the median rents calculated for locations where there are substantial pockets of community housing. Hence, these bonds are excluded from the rent calculations so that the rents published reflect new private rentals only and are not diluted by lower social housing rents. Rental bonds lodged by CHOs have been identified and excluded from the calculation of rent statistics back to June 2009.

Sales statistics

1. Sales are reported according to their contract date. Generally, the vendor and purchaser agree on the sale price on or before the contract date. In many instances, there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.
2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted

sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.

4. 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.
5. 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 the 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.
6. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However, any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

Changes to the Report

Changes have been introduced in the production of rent and sales tables from September 2016 and comparisons with Rent and Sales Reports prior to September 2016 may not be valid. The production process for the Report has been streamlined and geocoding processes have been updated. Note there are no changes to the overall statistical methodology used for the rent and sales tables. Improvements to geocoding processes have produced variation in the estimated rent statistics for some geography levels such as Lower Hunter SA3 leading to a break in the rent time series. Quarterly changes in the rent tables have been reported based on the new procedures, however reporting of annual changes will resume from June 2017. There is no significant impact on the sales statistics from new procedures.

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). For further details see Explanatory Notes in Report No. 106.

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). For further details see Explanatory Notes in Report No. 101.

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 the March 1991 quarter for Sales.

For further information about these statistics contact Department of Family and Community Services Analysis and Research (02 8753 9434) Monika.Sarangal@fac.s.nsw.gov.au