

Rent and Sales Report

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Rent: June quarter 2017
Sales: March quarter 2017

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

Note: The production process for the Rent and Sales Report was streamlined in September 2016 quarter which involved an update of the geocoding processes. Due to this comparisons with rent tables prior to September 2016 may not be valid. However, there is no significant impact on the sales statistics from the new procedures. Quarterly and annual changes reported here are based on the new procedures. Note there are no changes to the overall statistical methodology used for the rent and sales tables.

Rent: June 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%) to \$540 in Greater Sydney. A similar trend was observed in the Middle Ring while Inner Ring witnessed an increase of \$30 (4.8%) to \$650 per week. However, median weekly rent remained stable at \$460 in the Outer Ring. Over the year, the median weekly rent increased by \$10 in the Outer Ring, by \$20 in both Greater Sydney and in the Middle Ring and by \$35 in the Inner Ring.

When compared with the March quarter 2017, the median rent for two bedroom flats/units increased by \$10 (1.9%) in Greater Sydney to \$550 per week. The median weekly rent increased by \$15 (2.2%) to \$700 in the Inner Ring, by \$20 (3.9%) to \$530 in the Middle Ring, by \$10 (2.3%) to \$450 in the Outer Ring while it decreased by \$10 (-2.8%) to \$350 in the Rest of GMR. The median weekly rent increased over the year by \$30 each in Greater Sydney and the Middle Ring, \$40 each in the Inner and Outer Rings and by \$10 in the Rest of GMR.

Over the quarter, the median weekly rent for three bedroom separate houses decreased by \$5 (-1.0%)

to \$485 in Greater Sydney and by \$10 (-2.4%) to \$410 in the Rest of GMR. The median rent increased in the Inner Ring by \$50 (5.6%) to \$950 per week and in the Middle Ring by \$15 (2.5%) to \$610 per week while it remained unchanged in the Outer Ring at \$450 per week. Over the year, the median rent increased by \$15 in the Greater Sydney, by \$50 in the Inner Ring, by \$30 in the Middle Ring, by \$10 in the Outer Ring and by \$20 in the Rest of GMR.

The median weekly rent for one bedroom flats/units remained same over the quarter for Greater Sydney and the Inner Ring at \$500 and \$550 respectively. However, the median weekly rent increased by \$20 (4.3%) to \$490 in the Middle Ring, by \$15 (3.9%) to \$395 in the Outer Ring and by \$5 (1.9%) to \$270 in the Rest of GMR. Over the year, the median weekly rent increased by \$5 in Greater Sydney, by \$20 each in the Inner Ring, Middle Ring and the Rest of GMR and by \$45 in the Middle Ring.

Over the quarter, the median weekly rent for two bedroom separate houses increased by \$20 (4.4%) in Greater Sydney to \$470, by \$20 (2.8%) in the Inner Ring to \$730 and by \$5 (1.4%) in the Rest of GMR to \$360 while it decreased by \$10 (-1.9%) in the Middle Ring to \$510 and remained unchanged for the Outer Ring at \$380 per week. Over the year, the median weekly rent for two bedroom separate houses increased by \$20 in Greater Sydney, by \$30 in the Inner Ring, by \$10 in the Middle Ring and the Rest of GMR and by \$5 in the Outer Ring.

Over the quarter, the number of new bonds lodged in Greater Sydney decreased by 7.5 percent to 51,076 bonds. The number of new bonds lodged decreased by 13.3 percent in the Inner Ring, by 11.0 percent in the Middle Ring and by 7.8 percent in the Rest of GMR while they increased by 0.8

Trends in Median Rents – Sydney and NSW

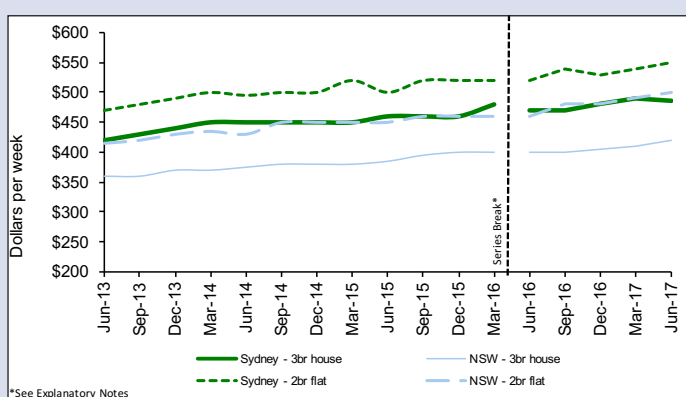


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Jun Qtr 2017	\$650	\$540	\$460	\$540	\$470
Qtlly change	4.8%	1.9%	0.0%	1.9%	2.2%
Ann. change	5.7%	3.8%	2.2%	3.8%	4.4%
Sales (\$'000s)					
Mar Qtr 2017	\$1,110	\$866	\$730	\$810	\$640
Qtlly change	-3.5%	-3.3%	-0.7%	-3.6%	-1.5%
Ann. change	11.0%	5.6%	10.6%	6.6%	8.4%

percent in the Outer Ring. Over the year, the number of new bonds lodged increased by 2.0 percent in Greater Sydney, by 5.3 percent in the Middle Ring, by 5.5 percent in the Outer Ring and by 4.1 percent in the Rest of GMR. However, the number of new bonds lodged decreased by 4.9 percent in the Inner Ring when compared with the previous year.

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

For two bedroom flats/units, the largest annual increases in the median weekly rent in Greater Sydney were recorded in Liverpool (18.0%) and Campbelltown (11.4%), followed by Parramatta (8.9%) and Ryde (8.5%).

The largest increases over the year in the median weekly rent for three bedroom separate houses in Greater Sydney were recorded in Sydney (11.1%) and Auburn (11.0%). Within the Rest of GMR, highest increase of 10.0% was observed in Cessnock.

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

Sales: March Quarter 2017

Over the quarter, the median sales price for all dwellings decreased by 3.6 percent in Greater Sydney, by 3.5 percent in the Inner Ring, by 3.3 percent in the Middle Ring, by 0.7 percent in the Outer Ring while it increased by 1.0 percent in the Rest of GMR.

For non-strata dwellings, when compared to the previous quarter, the median sales price decreased by 7.5 percent in Greater Sydney and by 0.8 percent in the Outer Ring while it increased by 4.9 percent in the Inner Ring, by 4.1 percent in the Middle Ring and by 1.7 percent in the Rest of GMR. In Greater Sydney, the largest

quarterly increase of 10.6 percent was recorded in Kogarah followed by 10.2 percent in Manly.

For strata dwellings, when compared to the previous quarter, the median sales price decreased in Greater Sydney by 1.4 percent and by 1.2 percent in the Outer Ring, while it increased by 2.5 percent in the Inner Ring and by 2.2 percent in the Rest of GMR. However, the median sales price remained same for the Middle Ring. In Greater Sydney the largest quarterly increase was recorded in Leichhardt (19.1%) followed by Manly (15.6%) whereas the largest quarterly decrease was recorded in Hawkesbury (-10.2%).

Over the year, the median sales price for all dwellings increased by 6.6 percent in Greater Sydney, by 11.0 percent in the Inner Ring, by 5.6 percent in the Middle Ring, by 10.6 percent in the Outer Ring and by 9.4 percent in the Rest of GMR.

For non-strata dwellings, the median sales price increased over the year by 5.9 percent in Greater Sydney, by 13.9 percent in the Inner Ring, by 16.6 percent in the Middle Ring, by 10.7 percent in the Outer Ring and by 9.8 percent in the Rest of GMR. The largest annual increase in Greater Sydney for non-strata dwellings was recorded in North Sydney (25.4%) followed by 23.9 percent in both Botany Bay and Rockdale.

For strata dwellings, the median sales price increased over the year in Greater Sydney by 5.9 percent, in the Inner Ring by 12.0 percent, in the Middle Ring by 6.1 percent, in the Outer Ring by 8.5 percent and by 9.5 percent in the Rest of GMR. Over the year, Mosman recorded the largest increase in Greater Sydney of 25.6 percent followed by 20.5 percent in Warringah.

Trends in Median Sales Price – Sydney and NSW

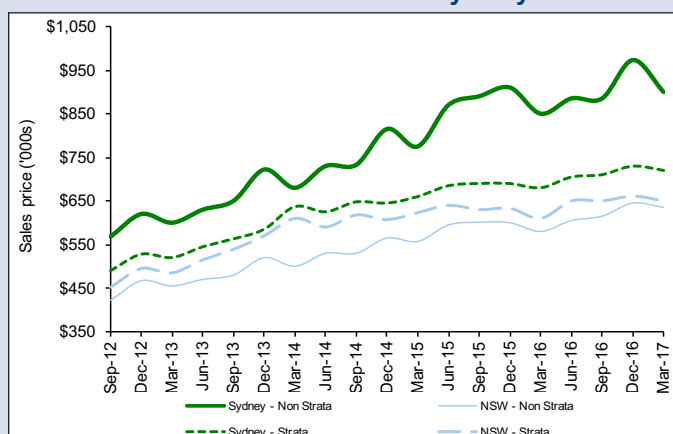


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2017

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	500	3.3	4.2	540	1.9	3.8	530	-1.9	3.9	650	1.6	4.8
Inner Ring	550	3.8	4.8	720	2.9	5.9	975	5.4	6.6	1350	3.8	3.8
1 Ashfield	400	-2.4	3.9	520	4.0	8.3	710	-5.3	7.6	845 s	5.6 s	4.0
2 Botany Bay	580	3.1	-3.3	660	-1.5	4.8	850	6.9	13.3	1000 s	0.0 s	-
3 Lane Cove	520	-1.0	2.0	593	0.4	2.2	850	6.3	7.6	1473	5.2	13.3
4 Leichhardt	480	-2.5	4.3	713	1.1	1.8	950	0.0	5.6	1250	7.5	5.3
5 Marrickville	440	-1.1	5.4	600	3.4	5.3	840	1.2	7.0	1100	0.0	0.0
6 Mosman	500	0.0	0.0	693	4.9	6.5	1175	-2.1	6.8	2000	1.3 s	0.0
7 North Sydney	525	2.9	5.0	700	0.7	6.1	1025	2.5	7.9	1433 s	-4.5 s	-4.5
8 Randwick	510	-1.9	2.0	650	0.0	3.2	900	5.9	2.9	1350	8.0	12.5
9 Sydney	580	5.5	7.4	795	4.6	6.0	1083	6.1	8.3	1238	0.6	7.6
10 Waverley	600	0.0	9.1	765	-1.3	6.3	1200	11.1	15.9	1790	-0.6	8.5
11 Woollahra	535	7.0	5.9	750	1.4	7.1	1295	7.9	7.9	2200	3.5	22.4
Middle Ring	480	3.2	4.3	525	2.9	5.0	630	1.6	5.0	800	3.9	6.7
12 Auburn	470	2.2	1.6	525	-0.9	5.0	600	8.1	9.1	650	0.0	0.0
13 Bankstown	300	0.0	11.1	440	4.8	4.8	520	-1.9	4.0	680	4.6	4.6
14 Burwood	440	1.7	-12.0	588	1.3	1.3	700	-2.8	0.4	850 s	-0.6 s	-0.6
15 Canterbury	393	-6.5	22.7	420	0.0	5.0	610	1.7	5.2	750	2.7	8.7
16 Canada Bay	530	-0.9	0.0	650	0.0	3.2	815	3.2	3.2	1050	10.5	9.9
17 Hunters Hill	-	-	-	580 s	-6.8 s	-5.7 s	1025 s	17.8 s	13.9 s	1300 s	-	0.8
18 Hurstville	405	-4.7	1.3	490	4.3	8.9	600	1.7	3.4	800	10.0	16.8
19 Kogarah	420	1.2	5.0	500	4.2	6.4	620	3.3	5.1	800 s	0.0 s	5.3
20 Ku-ring-gai	500	0.0	0.0	650	1.6	3.2	850	3.7	6.3	1200	-2.0	14.3
21 Manly	560	-6.7	-3.0	750	0.0	3.8	1170	-2.5	6.4	1610	1.9	-3.9
22 Parramatta	440	7.3	17.3	485	3.2	7.8	550	2.3	5.8	680	4.6	7.9
23 Rockdale	490	-1.5	4.3	550	2.3	5.8	660	3.1	1.5	850	7.6	10.4
24 Ryde	490	6.5	8.9	520	5.1	8.3	670	0.0	1.5	875	8.0	5.7
25 Strathfield	450	0.0	2.3	520	-1.9	1.0	650	4.8	8.3	850 s	1.8 s	9.0
26 Willoughby	580	3.6	7.4	673	1.1	-1.8	950	0.0	8.3	1463	12.5	13.4
Outer Ring	353	0.7	6.8	420	0.0	5.0	450	-1.1	0.0	590	0.9	3.5
27 The Hills Shire	440	4.8	11.4	510	-1.9	0.0	600	0.0	4.3	700	0.0	0.0
28 Blacktown	280	-3.4	3.7	380	0.0	0.0	440	0.0	3.5	590	0.0	5.4
29 Blue Mountains	290	11.5	7.4	373	0.7	4.9	450	0.0	7.1	530	-3.6	0.0
30 Camden	330 s	6.5 s	11.9 s	385	-1.3	2.7	460	0.0	2.2	540	0.0	0.0
31 Campbelltown	280	-3.4	-3.4	370	2.8	5.7	420	2.4	5.0	500	0.0	0.0
32 Fairfield	280	3.7	12.0	360	2.9	5.9	460	0.0	2.2	600	9.1	14.3
33 Gosford	280	0.0	3.7	370	0.7	2.8	450	0.0	0.0	590	-0.8	1.7
34 Hawkesbury	280 s	7.7 s	0.0 s	350	0.0	2.9	450	2.3	4.7	550	0.0	4.8
35 Holroyd	370	7.2	15.6	430	2.4	2.4	500	0.0	4.2	645	2.4	7.5
36 Hornsby	430	1.2	4.9	530	6.0	3.9	630	0.8	2.0	780	-1.6	4.0
37 Liverpool	340	14.3	17.2	400	8.1	14.3	475	0.0	3.3	595	2.6	3.0
38 Penrith	275	0.0	10.0	343	0.7	3.8	420	0.0	0.0	540	0.0	3.8
39 Pittwater	430	-4.4	1.2	630	0.8	0.8	883	1.4	10.3	1200	1.5	4.3
40 Sutherland	400	2.6	8.1	490	-2.0	4.3	650	0.0	0.0	810	1.3	3.8
41 Warringah	495	3.1	10.0	610	-0.8	1.7	850	0.0	3.7	1150	-4.2	4.5
42 Wollondilly	280 s	27.0 s	7.7 s	340	-2.9	0.0 s	425	-1.2	2.4	540	-1.8	1.4
43 Wyong	250	0.0	2.0	330	0.0	0.0	400	0.0	1.3	490	0.0	2.1
Rest of GMR	260	6.1	8.3	350	-2.8	1.4	420	0.0	7.7	480	0.0	3.2
44 Cessnock	200	0.0 s	6.7	280	3.7	7.7	330	3.1	10.0	395	1.3	3.9
45 Kiama	-	-	-	415	7.1	3.8	530	6.0	7.1	620 s	3.3 s	10.7
46 Lake Macquarie	245	-2.0	6.5	340	-2.9	0.0	400	0.0	5.3	495	3.1	1.0
47 Maitland	200	0.0	5.3	290	-1.7	3.6	360	4.3	5.9	420	2.4	2.4
48 Newcastle	270	17.4	12.5	380	0.0	2.7	430	-2.3	3.6	500	0.0	2.0
49 Port Stephens	220 s	-4.3 s	-4.3 s	300	0.0	0.0	380	0.0	5.6	480	2.1	6.7
50 Shellharbour	-	-	-	340	-2.2	3.8	460	2.2	5.7	570	-1.7	3.6
51 Wollongong	280	1.8	3.7	380	-2.6	4.1	500	0.0	6.4	600	0.0	3.4
GMR	490	4.3	6.5	520	2.0	5.1	500	0.0	4.2	600	0.0	1.7
Rest of NSW	200	2.6	5.3	265	0.0	3.9	330	0.0	3.1	420	1.2	5.0
NEW SOUTH WALES	465	3.3	6.9	475	2.2	6.7	450	0.9	5.9	550	0.0	5.8

(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 - June 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	380	470	650	4.4	4.4	420	485	625	-1.0	3.2
Inner Ring	650	730	815	2.8	4.3	830	950	1150	5.6	5.6
1 Ashfield	520	600	660 s	-	0.8 s	700	785	890 s	1.3 s	4.7 s
2 Botany Bay	500	605	700 s	-7.6 s	-	800	850	900 s	10.4 s	13.3 s
3 Lane Cove	-	-	-	-	-	860	950	1075 s	6.4 s	6.7 s
4 Leichhardt	660	730	800	1.0	0.7	830	930	1100	-2.1	0.0
5 Marrickville	630	700	775	0.0	6.9	780	850	950	0.0	4.9
6 Mosman	-	-	-	-	-	1100	1400	1500 s	-	-
7 North Sydney	780	820	875 s	-	-	925	1100	1250 s	2.3 s	11.1 s
8 Randwick	610	700	788	-1.4 s	1.4 s	835	900	1150	2.0	-4.0
9 Sydney	660	730	800	0.0	0.0	900	1000	1200	4.2	11.1
10 Waverley	760	860	1008 s	-14.0 s	13.5 s	1100	1200	1500 s	0.0 s	4.3 s
11 Woollahra	795	953	1175	14.1 s	-	1100	1350	1600	12.5 s	3.8
Middle Ring	450	510	600	-1.9	2.0	520	610	750	2.5	5.2
12 Auburn	430	450	493 s	0.0 s	0.0 s	500	555	700	6.7	11.0
13 Bankstown	420	450	480	0.0	0.0	480	520	560	0.0	4.0
14 Burwood	-	-	-	-	-	-	-	-	-	-
15 Canterbury	470	500	590	-7.4	2.0	550	610	660	1.7	4.7
16 Canada Bay	595	635	770 s	-6.6 s	-5.6 s	690	800	880	6.7	2.9
17 Hunters Hill	-	-	-	-	-	850	1000	1250 s	-	-
18 Hurstville	490	520	550 s	-1.0 s	6.1 s	540	593	630	2.2	5.8
19 Kogarah	450	500	545 s	4.2 s	4.7 s	595	650	693	2.4	0.0
20 Ku-ring-gai	550	620	650 s	3.3 s	-	750	870	970	7.4	8.8
21 Manly	730	820	1000 s	-	-	1095	1250	1400	-7.4 s	8.7 s
22 Parramatta	405	450	520	4.7	4.7	470	520	580	4.0	4.0
23 Rockdale	520	560	600	3.7 s	9.8 s	620	670	750	4.7	6.3
24 Ryde	510	550	620	1.9	10.0 s	600	670	750	0.8	3.1
25 Strathfield	-	-	-	-	-	590	658	750 s	6.0 s	13.4 s
26 Willoughby	660	690	770 s	6.2 s	-13.8 s	800	935	1138	-1.6	4.5
Outer Ring	345	380	440	0.0	1.3	400	450	520	0.0	2.3
27 The Hills Shire	425	450	533 s	-4.3 s	-6.3 s	530	590	620	-0.4	1.7
28 Blacktown	350	380	400	1.3	2.7	400	440	480	0.0	4.8
29 Blue Mountains	378	400	428	5.3	3.9	400	440	480	-2.2	4.8
30 Camden	370	400	430 s	-	14.3 s	430	460	490	0.0	2.2
31 Campbelltown	330	350	380	0.0	6.1 s	390	420	450	2.4	5.0
32 Fairfield	380	400	425	2.6	5.3	430	470	520	2.2	4.4
33 Gosford	350	380	410	2.7	4.4	420	460	523	2.2	2.2
34 Hawkesbury	350	378	460 s	2.0 s	7.9 s	410	450	490	0.0	4.7
35 Holroyd	380	430	480	4.9	4.9	460	500	550	4.2	6.4
36 Hornsby	493	525	568 s	6.1 s	5.0 s	590	650	695	2.4	8.3
37 Liverpool	335	370	400	-7.0 s	2.8 s	430	480	520	0.0	6.7
38 Penrith	310	350	360	0.0	0.0	400	430	460	0.0	2.4
39 Pittwater	620	650	770 s	2.4 s	0.0 s	840	900	990	0.0	9.1
40 Sutherland	485	525	578	-2.8	5.0	600	650	750	1.6	0.0
41 Warringah	580	680	790 s	-1.4 s	4.6 s	790	850	950	-0.6	2.4
42 Wollondilly	310	345	415 s	-4.2 s	-	400	430	470	0.0	2.4
43 Wyong	300	340	370	0.0	3.0	370	400	440	0.0	0.0
Rest of GMR	320	360	400	1.4	2.9	365	410	470	-2.4	5.1
44 Cessnock	270	285	300	5.6	9.6	300	330	360	3.1	10.0
45 Kiama	380	423	480 s	-	-0.6 s	473	520	605	4.0	6.1 s
46 Lake Macquarie	320	350	375	0.0	2.9	360	400	430	0.0	5.3
47 Maitland	270	320	350 s	6.7 s	6.7 s	340	360	380	2.9	5.9
48 Newcastle	350	385	420	1.3	1.3	390	425	480	-1.2	6.3
49 Port Stephens	280	300	340 s	-9.1 s	0.0 s	333	370	400	-2.6	2.8
50 Shellharbour	310	350	395 s	-	-	425	460	510	4.5	4.5
51 Wollongong	370	400	450	-4.8	8.1	450	490	560	2.1	8.9
GMR	360	430	595	4.9	7.5	400	460	580	-2.1	2.2
Rest of NSW	230	275	320	-1.8	5.8	280	330	380	0.0	4.8
NEW SOUTH WALES	300	380	500	5.6	8.6	350	420	500	2.4	5.0

(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 - June 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	585	0.0	1.0	450	550	690	1.9	5.8
Inner Ring	475	550	630	0.0	3.8	600	700	820	2.2	6.1
1 Ashfield	380	418	470	-0.6	5.7	460	500	560	1.0	5.3
2 Botany Bay	520	580	635	3.6	3.6	490	650	750	-3.0	4.8
3 Lane Cove	490	520	553	-1.9	0.0	520	580	680	1.8	2.7
4 Leichhardt	400	480	550	-2.0	5.5	550	690	780	7.8	6.1
5 Marrickville	380	443	500	-1.7	5.4	490	550	650	5.8	4.8
6 Mosman	465	500	580	1.0	0.0	600	675	810	2.3	4.7
7 North Sydney	475	525	600	2.9	2.9	620	695	800	2.2	6.9
8 Randwick	460	520	580	-1.9	4.0	600	650	725	0.0	4.8
9 Sydney	520	580	650	0.0	3.6	720	800	900	3.2	6.7
10 Waverley	500	600	700	-0.4	9.1	690	760	899	0.7	7.0
11 Woollahra	450	535	620	7.0	7.0	650	730	850	1.0	5.4
Middle Ring	410	490	540	4.3	4.3	440	530	620	3.9	6.0
12 Auburn	445	470	495	2.2	1.1	430	540	580	1.9	8.0
13 Bankstown	250	320	360	-3.0	7.5	400	430	480	2.4	4.9
14 Burwood	400	500	570	11.7	0.0	500	588	680	1.3	3.1
15 Canterbury	330	395	440	-8.1	23.4	380	410	480	-2.4	5.1
16 Canada Bay	500	530	560	-0.9	0.0	580	650	720	0.0	3.2
17 Hunters Hill	-	-	-	-	-	540	585	685 s	-2.5 s	-1.7 s
18 Hurstville	355	415	475	-5.7	3.8	430	480	550	3.2	6.7
19 Kogarah	350	420	475	0.0	5.0	450	500	550	6.4	6.4
20 Ku-ring-gai	470	500	530	0.0	0.0	590	650	700	1.6	3.2
21 Manly	500	560	630	-6.7	-4.3	670	750	860	0.7	3.4
22 Parramatta	370	450	510	7.1	15.4	430	490	550	4.3	8.9
23 Rockdale	400	500	535	0.0	6.4	465	540	640	-1.8	1.9
24 Ryde	400	493	530	4.8	7.1	448	510	610	6.3	8.5
25 Strathfield	420	450	490	0.0	0.6	470	520	575	-1.9	1.0
26 Willoughby	520	580	630	3.6	7.4	600	660	780	-1.1	-1.5
Outer Ring	300	395	460	3.9	12.9	360	450	520	2.3	9.8
27 The Hills Shire	373	450	475	4.7	4.7	495	520	550	0.0	0.0
28 Blacktown	260	300	340	1.7	7.1	350	383	410	0.7	2.0
29 Blue Mountains	250	270	300 s	3.8 s	1.9 s	295	350	360 s	-0.7 s	6.1 s
30 Camden	-	-	-	-	-	340	390	415 s	-2.5 s	0.0 s
31 Campbelltown	250	330	360 s	11.9 s	13.8 s	340	390	420	2.6	11.4
32 Fairfield	263	290	308	1.8	11.5	330	350	400	0.0	6.1
33 Gosford	265	280	300	0.0	1.8	340	360	400	0.0	2.9
34 Hawkesbury	-	-	-	-	-	300	323	360 s	-3.7 s	0.8 s
35 Holroyd	320	400	420	5.3	21.2	400	430	480	2.4	4.9
36 Hornsby	375	430	460	0.0	2.4	490	530	560	6.0	3.9
37 Liverpool	278	360	395	20.0	22.0	335	410	460	13.9	18.0
38 Penrith	250	285	320	1.8	14.0	293	325	370	0.0	1.6
39 Pittwater	400	440	495	-4.3	1.1	550	620	700	0.0	4.2
40 Sutherland	360	400	450	0.0	6.7	450	480	540	-2.0	3.2
41 Warringah	430	495	535	3.1	10.0	550	600	680	0.0	1.7
42 Wollondilly	250	280	285 s	-	-	305	315	350 s	-	-
43 Wyong	230	260	290	2.0	4.0	295	320	350	-3.0	0.0
Rest of GMR	225	270	320	1.9	8.0	300	350	400	-2.8	2.9
44 Cessnock	183	200	208 s	3.9 s	11.1 s	250	260	280	-1.0	0.0
45 Kiama	-	-	-	-	-	380	400	470 s	8.1 s	9.6 s
46 Lake Macquarie	220	230	260	-8.0	0.0	315	340	360	-1.4	6.3
47 Maitland	193	210	230 s	5.0 s	7.7 s	250	275	300	-3.5	10.0
48 Newcastle	245	285	350	0.0	7.5	320	360	450	-1.4	2.9
49 Port Stephens	200	218	255 s	-1.1 s	-1.1 s	265	290	310	0.0	3.6
50 Shellharbour	-	-	-	-	-	300	320	350	-3.0	6.7
51 Wollongong	250	285	330	4.6	3.6	328	375	430	-1.3	4.2
GMR	400	500	580	2.0	4.2	430	540	675	3.8	8.0
Rest of NSW	160	200	250	5.3	5.3	210	250	300	0.0	2.0
NEW SOUTH WALES	360	480	570	2.1	4.3	380	500	650	2.0	8.7

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - June 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	260	4.0	10.6	313	4.2	0.8	313	0.8	0.8	220	0.0	10.0
53 Queanbeyan	320	6.7	6.7	450	2.3	8.4	480	9.7	11.6	280	3.7	7.7
54 Snowy Mountains	570	147.8	12.9	690	131.9	86.5	418	44.0	60.6	596	171.0	14.7
55 South Coast	260	-1.9	4.0	350	0.0	2.9	360	2.9	5.9	250	-3.8	0.0
56 Bathurst	270	3.8	3.8	320	3.2	0.0	320	0.0	0.0	260	0.0	2.0
57 Lachlan Valley	180	-5.3	0.0	250	1.0	4.2	250	2.0	4.2	180	2.9	2.9
58 Lithgow - Mudgee	250	-3.8	0.0	320	0.0	6.7	320	0.0	6.7	220 s	-12.0 s	-12.0 s
59 Orange	250	-2.0	4.2	310	-3.1	3.3	310	-3.1	3.3	260	4.0	8.3
60 Clarence Valley	290	0.9	16.0	350	2.9	9.4	345	1.5	9.5	270	-3.6	12.5
61 Coffs Harbour	300	-3.2	0.0	400	0.0	3.9	400	0.0	3.9	293	-2.5	2.6
62 Bourke - Cobar - Coonamble	190	5.6	0.0	218	-1.1	1.2	205	-6.8	-6.8	180	20.0 s	0.0 s
63 Broken Hill and Far West	193	-6.1	-3.8	225	-10.0	-2.2	225	-10.0	-2.2	-	-	-
64 Dubbo	240	0.0	4.3	310	0.0	6.9	300	-2.4	5.3	228	-1.1	3.4
65 Lower Hunter	275	3.8	10.0	330	3.1	10.0	333	0.8	10.8	260	0.0	8.3
66 Upper Hunter	198	-6.0	-1.3	270	3.8	8.0	260	-1.9	4.0	180 s	-10.0 s	-10.0 s
67 Great Lakes	280	0.0	7.7	370	-2.6	5.7	365	-6.4	4.3	280	3.7	7.7
68 Kempsey - Nambucca	260	0.0	0.0	330	3.1	3.1	330	0.8	3.1	240	-4.0	-4.0
69 Port Macquarie	320	0.0	6.7	410	0.0	2.5	420	1.2	5.0	300	0.0	3.4
70 Taree - Gloucester	260	4.0	4.0	330	3.1	4.8	330	1.5	6.5	250	0.0	8.7
71 Albury	220	-4.3	0.0	290	-3.3	1.8	290	-3.3	1.8	200	-4.8	-4.8
72 Lower Murray	160 s	-11.1 s	3.2 s	210	0.0 s	5.0 s	210	0.0 s	5.0 s	155 s	-8.8 s	6.9 s
73 Upper Murray exc. Albury	193	-3.8	4.1	270	3.8	0.0	270	0.0	3.8	190	5.6	8.6
74 Armidale	245	2.1	2.1	320	-3.0	-1.5	320	-4.5	0.0	240	0.0	4.3
75 Inverell - Tenterfield	200	-4.8	0.0	263	-2.8	5.0	260	-3.7	4.0	188	0.3	10.3
76 Moree - Narrabri	190	-2.6	5.6	290	-9.4	3.6	280	-12.5	0.0	200	8.1	11.1
77 Tamworth - Gunnedah	250	-3.8	4.2	320	0.0	0.0	320	3.2	0.0	240	-4.0	4.3
78 Richmond Valley - Coastal	380	0.0	10.1	500	-3.8	1.0	510	-4.7	6.3	350	2.9	6.1
79 Richmond Valley - Hinterland	250	0.0	0.0	320	-3.0	3.2	330	-1.5	3.1	240	0.0	4.3
80 Tweed Valley	360	1.4	9.1	450	0.0	2.3	460	0.0	2.2	350	0.0	9.4
81 Griffith - Murrumbidgee (West)	223	6.0	11.3	280	2.8	12.0	270	0.0	3.8	220	10.0	12.8
82 Tumut - Tumbarumba	220	8.6 s	15.8	270	8.0	3.8	270	8.0	3.8	195 s	-8.2 s	5.4 s
83 Wagga Wagga	240	-4.0	6.7	300	-4.0	2.6	300	-3.2	3.4	230	-4.2	4.5
84 Shoalhaven	300	1.7	3.4	360	2.9	5.9	360	2.9	5.9	290	3.6	2.7
85 Southern Highlands	390	18.2	11.4	480	6.7	6.7	478	6.1	6.1	350 s	9.4 s	12.9 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 -June 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	322	79	527	3.9	4.6	2841	934	5160	1.3	3.0
53 Queanbeyan	137	140	441	-21.5	-22.9	1168	1412	5287	0.2	1.7
54 Snowy Mountains	112	110	251	38.7	-16.6	677	512	1741	5.9	0.2
55 South Coast	322	166	609	6.3	1.5	2847	1649	5885	0.5	0.8
56 Bathurst	263	132	504	-14.1	9.6	2417	1180	4759	0.9	3.6
57 Lachlan Valley	201	71	330	-5.2	-12.2	2181	910	3860	0.9	2.1
58 Lithgow - Mudgee	245	51	419	-7.9	-6.9	2447	669	4382	0.4	4.1
59 Orange	385	158	602	-16.3	-2.6	3414	1303	5496	0.6	2.9
60 Clarence Valley	230	109	390	-8.7	-10.6	2472	1219	4536	-0.6	0.9
61 Coffs Harbour	405	192	879	-5.3	-3.8	3598	2188	9156	0.3	1.7
62 Bourke - Cobar - Coonamble	124	75	245	55.1	40.0	915	398	1779	4.7	8.4
63 Broken Hill and Far West	146	21	175	5.4	1.7	1282	334	1838	2.7	7.5
64 Dubbo	415	132	666	1.1	1.2	3473	1340	6300	0.6	5.4
65 Lower Hunter	438	142	674	-1.6	-14.1	4561	1478	7588	0.5	2.6
66 Upper Hunter	123	53	327	-9.4	-22.3	1520	499	3590	-0.2	1.7
67 Great Lakes	109	88	240	-7.0	-25.5	1254	991	2987	-0.8	-0.9
68 Kempsey - Nambucca	211	89	366	-5.9	-6.6	2246	956	4250	-0.7	1.0
69 Port Macquarie	384	227	791	-9.5	-0.9	3244	2270	7652	0.9	4.0
70 Taree - Gloucester	218	105	438	-8.0	-4.8	2298	1212	4842	0.1	1.0
71 Albury	383	256	801	-11.8	0.3	2727	2241	7253	1.7	3.0
72 Lower Murray	51	25	84	40.0	-4.5	401	254	764	0.8	0.5
73 Upper Murray exc. Albury	197	100	328	2.5	-6.8	1573	1025	2957	0.6	-0.3
74 Armidale	214	140	378	-38.0	-13.9	2027	1375	4206	0.2	2.3
75 Inverell - Tenterfield	217	63	334	-5.4	-7.0	1710	593	3017	0.1	2.8
76 Moree - Narrabri	114	89	222	-6.7	-19.0	1001	803	2222	0.7	1.5
77 Tamworth - Gunnedah	552	223	875	-4.0	-5.1	4937	2149	8411	0.8	3.6
78 Richmond Valley - Coastal	347	219	788	-1.0	7.7	3437	2229	8462	0.1	0.9
79 Richmond Valley - Hinterland	313	121	494	-9.7	-6.8	3328	1690	6363	-0.7	-2.1
80 Tweed Valley	284	228	688	-8.3	-14.0	2980	2939	8677	-0.4	-0.7
81 Griffith - Murrumbidgee (West)	164	94	338	-6.4	-4.2	1791	1194	4036	-0.1	1.4
82 Tumut - Tumbarumba	75	28	111	20.7	-9.8	599	275	1036	1.0	0.0
83 Wagga Wagga	528	228	884	-27.2	-3.4	4233	2204	8595	1.5	3.8
84 Shoalhaven	486	104	764	-2.6	-6.7	4601	1204	8096	0.4	2.5
85 Southern Highlands	187	56	298	1.4	12.5	1895	559	3378	-0.3	4.0

(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 - June 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	13871	25502	51076	-7.5	2.0	132245	251989	573353	1.0	5.7
Inner Ring	1632	10752	15974	-13.3	-4.9	12566	107801	186130	0.2	3.6
1 Ashfield	63	412	616	-21.6	11.8	618	4756	8129	1.2	4.9
2 Botany Bay	68	385	568	-25.7	-13.3	696	4472	7033	1.2	12.3
3 Lane Cove	66	341	482	-19.0	-18.3	603	3296	5262	0.5	10.3
4 Leichhardt	255	350	830	-12.6	2.7	2007	3518	9742	0.4	2.6
5 Marrickville	245	708	1304	-6.6	-12.3	2384	8034	17694	0.0	2.7
6 Mosman	53	342	473	15.1	27.2	448	2882	4706	1.1	3.0
7 North Sydney	73	1170	1572	-9.9	-0.2	656	12616	18728	-0.2	2.8
8 Randwick	227	1259	1838	-15.6	1.3	1857	14211	24223	0.4	2.2
9 Sydney	351	4251	6006	-19.9	-10.7	1871	37855	63537	0.1	3.7
10 Waverley	115	1014	1402	14.0	9.8	752	9998	15867	0.4	3.5
11 Woollahra	116	520	883	1.0	-6.5	674	6163	11209	-0.7	0.9
Middle Ring	2635	9022	15037	-11.0	5.3	28325	87470	170938	1.4	7.0
12 Auburn	119	715	1099	-21.5	4.5	1946	7106	12705	1.3	8.3
13 Bankstown	458	343	1256	2.5	5.9	4704	3549	14904	1.0	6.1
14 Burwood	41	193	360	-33.6	-22.9	494	2392	5089	0.7	8.4
15 Canterbury	222	789	1439	-15.7	1.3	2996	10018	20479	1.2	6.6
16 Canada Bay	150	799	1176	-14.0	4.5	1413	7238	12360	0.7	3.7
17 Hunters Hill	27	37	79	-16.0	-14.1	248	448	962	-0.3	0.5
18 Hurstville	144	437	787	-13.0	15.6	1699	4435	9378	2.0	8.8
19 Kogarah	86	261	441	-12.7	-3.5	1139	3123	6087	0.3	3.2
20 Ku-ring-gai	239	382	694	-25.1	-13.4	2382	3352	7369	1.0	5.7
21 Manly	106	466	657	22.6	9.5	649	4226	6734	-0.1	-0.5
22 Parramatta	406	1718	2715	-10.1	17.8	4144	14184	26706	3.2	11.4
23 Rockdale	193	841	1274	-1.5	0.9	2318	8969	15343	0.6	7.1
24 Ryde	262	1003	1529	-4.0	18.3	2252	8694	15557	2.2	6.8
25 Strathfield	47	407	573	-18.7	6.7	556	3778	6028	1.6	12.3
26 Willoughby	135	631	958	-10.3	-3.9	1385	5958	11237	0.7	4.6
Outer Ring	9604	5728	20065	0.8	5.5	91354	56718	216285	1.3	6.5
27 The Hills Shire	540	321	1139	-9.7	11.2	5216	2651	11629	1.7	11.9
28 Blacktown	1594	325	2607	2.2	6.9	15456	3580	27980	1.8	8.5
29 Blue Mountains	284	71	442	0.0	-2.2	3356	704	5379	0.0	0.5
30 Camden	564	34	718	6.8	13.1	4080	287	5627	4.2	19.1
31 Campbelltown	715	180	1239	5.7	0.2	7082	1577	12831	2.0	8.1
32 Fairfield	491	302	1151	2.6	-11.9	6231	4446	17231	0.6	6.0
33 Gosford	768	331	1470	0.5	-1.5	6836	3752	15943	0.6	3.1
34 Hawkesbury	252	43	401	-7.6	-8.2	2277	622	4794	0.0	3.1
35 Holroyd	348	584	1271	0.2	13.2	3292	5546	13372	1.5	6.8
36 Hornsby	345	522	1114	-17.7	7.7	3535	4817	12144	1.7	9.3
37 Liverpool	710	634	1703	22.2	13.9	6729	5351	16747	2.5	7.6
38 Penrith	987	335	1874	-4.3	7.8	9420	2819	19352	1.9	8.9
39 Pittwater	150	186	431	-1.4	8.8	1313	1713	4614	-0.2	2.7
40 Sutherland	366	748	1396	-7.7	1.6	3314	7863	16143	0.3	1.9
41 Warringah	292	814	1296	3.7	4.8	2686	8058	14388	0.5	2.6
42 Wollondilly	167	27	228	8.6	3.6	1409	204	2254	1.4	4.4
43 Wyong	1031	271	1585	12.3	14.9	9122	2728	15857	1.2	4.5
Rest of GMR	3737	1987	7612	-7.8	4.1	34042	20453	79507	0.9	4.3
44 Cessnock	297	92	459	8.5	-6.3	3124	900	5135	0.5	3.4
45 Kiama	73	32	141	8.5	2.9	632	359	1544	0.4	5.5
46 Lake Macquarie	878	197	1334	-0.7	0.5	7729	2388	14362	1.0	5.5
47 Maitland	424	115	657	4.5	3.0	3989	1297	7000	1.2	3.3
48 Newcastle	893	649	2296	-18.6	8.9	7291	5580	21428	1.2	4.8
49 Port Stephens	352	110	592	5.2	10.0	3082	1028	5770	1.0	4.1
50 Shellharbour	235	86	470	10.3	14.4	2331	957	4854	1.1	5.3
51 Wollongong	585	706	1663	-13.4	-0.1	5864	7944	19414	0.5	3.4
GMR	17608	27489	58688	-7.6	2.2	166287	272442	652860	1.0	5.5
Rest of NSW	8623	4030	15838	-7.7	-5.5	79194	41385	163875	0.5	2.1
NEW SOUTH WALES	26231	31519	74526	-7.6	0.5	245481	313827	816735	0.9	4.8

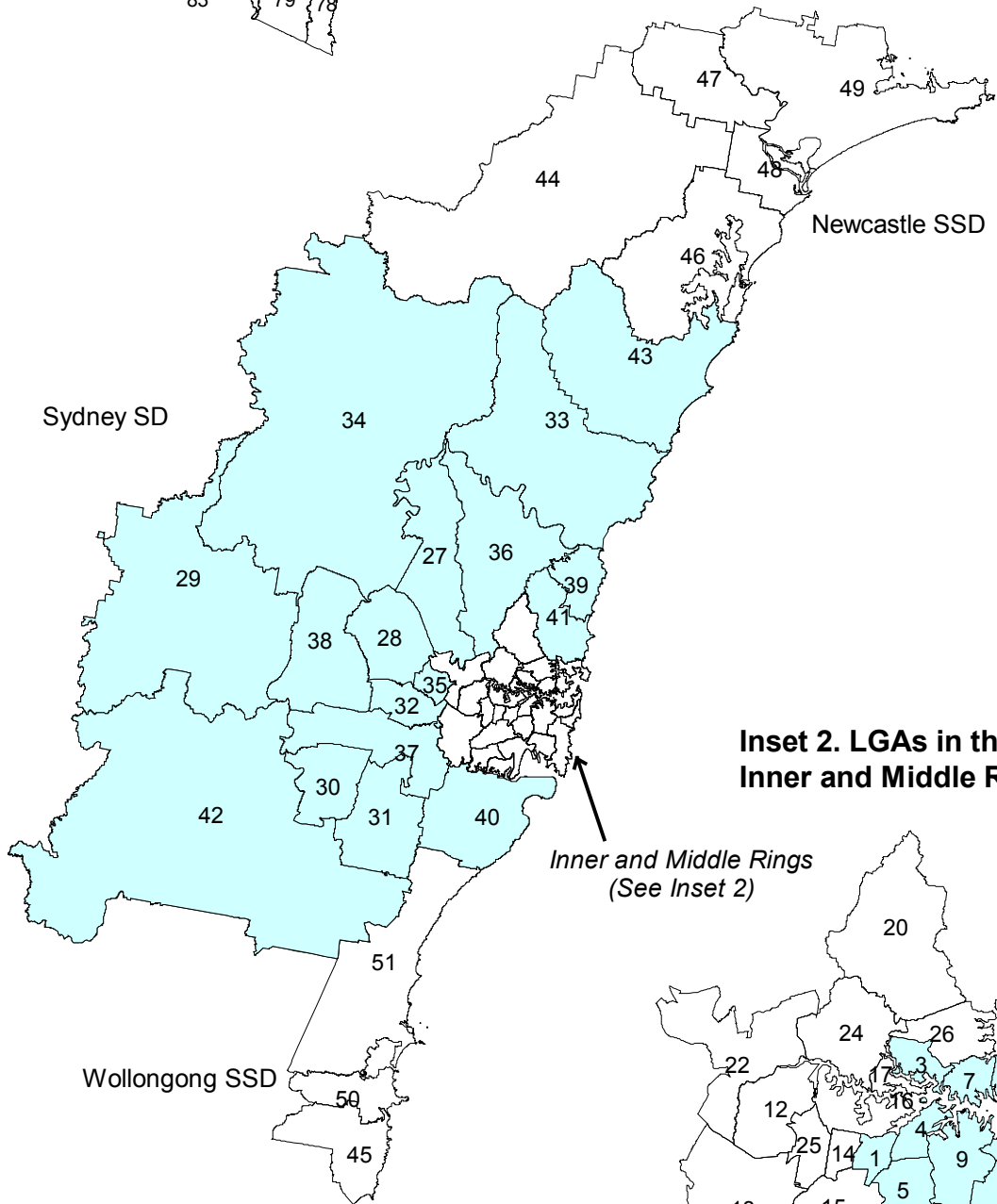
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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

Inner and Middle Rings (See Inset 2)

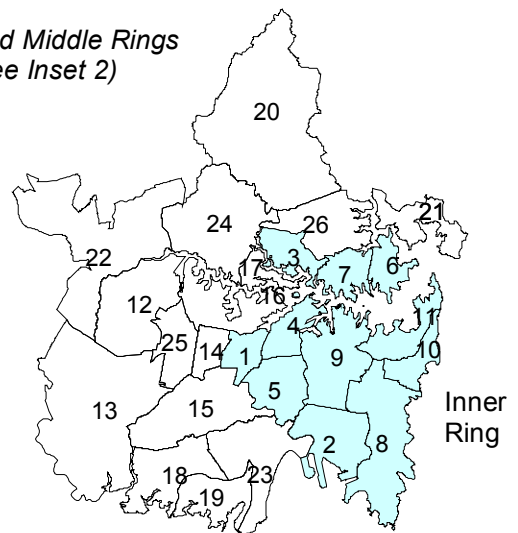


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2017

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	633	810	1200	1025	-3.6	6.6
Inner Ring	790	1110	1670	1398	-3.5	11.0
1 Ashfield	654	765	1100	1025	-4.4	3.4
2 Botany Bay	730	880	1248	1005	-5.9	12.2
3 Lane Cove	743	883	1628	1319	-10.7	-2.0
4 Leichhardt	1044	1495	1911	1505	5.7	12.8
5 Marrickville	720	1045	1400	1133	-6.8	10.6
6 Mosman	1020	2013	3410	2608	-3.6	31.3
7 North Sydney	875	1227	1780	1452	3.5	23.9
8 Randwick	845	1175	1800	1404	2.2	21.1
9 Sydney	720	955	1288	1079	-3.5	7.9
10 Waverley	1040	1422	2200	1738	8.5	0.5
11 Woollahra	1207	1898	3165	2322	-9.6	-8.2
Middle Ring	662	866	1370	1128	-3.3	5.6
12 Auburn	585	675	820	731	-3.3	0.7
13 Bankstown	640	850	1000	841	-2.9	3.7
14 Burwood	740	823	1285	1048	-17.7	3.1
15 Canterbury	503	655	997	778	-9.7	-3.2
16 Canada Bay	853	1095	1700	1312	-1.8	14.1
17 Hunters Hill	1070	2200	3320	2348	18.9	14.6
18 Hurstville	684	828	1250	980	6.4	28.4
19 Kogarah	690	950	1558	1145	-18.5	0.0
20 Ku-ring-gai	1107	1868	2518	1918	5.4	15.6
21 Manly	1215	1838	2444	1933	8.1	14.8
22 Parramatta	587	736	960	836	-0.5	-1.2
23 Rockdale	615	740	1050	894	-11.9	8.0
24 Ryde	680	870	1630	1151	-13.1	-0.5
25 Strathfield	615	685	876	1039	-2.1	2.2
26 Willoughby	925	1410	2425	1758	-18.7	9.3
Outer Ring	591	730	945	839	-0.7	10.6
27 The Hills Shire	960	1210	1450	1256	3.4	12.0
28 Blacktown	620	725	858	737	5.8	14.2
29 Blue Mountains	575	641	765	671	0.9	14.5
30 Camden	660	735	810	731	2.1	5.3
31 Campbelltown	546	610	677	609	3.4	15.1
32 Fairfield	575	760	835	714	2.7	12.6
33 Gosford	570	685	830	730	5.6	14.2
34 Hawkesbury	565	669	820	723	-1.0	8.7
35 Holroyd	555	683	889	738	-2.5	0.0
36 Hornsby	747	1063	1500	1140	-4.3	1.2
37 Liverpool	580	735	855	731	0.7	10.7
38 Penrith	550	657	755	655	2.7	15.3
39 Pittwater	970	1580	2000	1618	-0.9	19.0
40 Sutherland	735	1030	1327	1078	-2.8	15.7
41 Warringah	885	1384	1730	1379	4.3	26.0
42 Wollondilly	600	748	948	799	3.9	15.0
43 Wyong	440	530	630	545	3.9	17.0
REST OF GMR	415	525	670	562	1.0	9.4
44 Cessnock	280	332	413	363	-2.4	7.1
45 Kiama	691	818	985	867	3.5	7.9
46 Lake Macquarie	430	520	630	545	1.6	8.3
47 Maitland	349	420	499	436	2.2	6.9
48 Newcastle	440	545	685	589	4.8	14.6
49 Port Stephens	378	488	630	506	1.7	8.7
50 Shellharbour	507	585	690	609	4.5	15.0
51 Wollongong	520	650	810	684	2.4	18.2
GMR	580	750	1065	938	-2.6	7.1
REST OF NSW	278	385	525	423	1.3	6.2
NEW SOUTH WALES	440	640	900	785	-1.5	8.4

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — March Quarter 2017

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	685	900	1475	1191	-7.5	5.9
Inner Ring	1575	2050	2750	2359	4.9	13.9
1 Ashfield	1290	1523	2250	1880	-5.9	-3.0
2 Botany Bay	1350	1555	1800	1548	7.2	23.9
3 Lane Cove	1940	2500	3015	2605	3.3	23.2
4 Leichhardt	1440	1750	2180	1822	-1.1	23.2
5 Marrickville	1275	1455	1795	1548	1.7	16.4
6 Mosman	2720	3825	5500	4389	0.1	18.8
7 North Sydney	2105	2571	3550	2905	2.6	25.4
8 Randwick	1810	2170	2700	2273	1.2	11.3
9 Sydney	1480	1810	2250	1916	8.4	12.7
10 Waverley	2215	2808	3490	2959	-6.4	20.8
11 Woollahra	2300	3000	4200	3377	-14.3	-7.7
Middle Ring	1031	1443	2025	1643	4.1	16.6
12 Auburn	820	980	1220	1001	0.8	-4.4
13 Bankstown	855	945	1100	972	1.6	9.9
14 Burwood	1370	1630	2000	1690	0.8	5.2
15 Canterbury	948	1106	1360	1168	-7.4	3.4
16 Canada Bay	1700	2030	2410	2052	-5.4	18.0
17 Hunters Hill	2460	2875	3450	3206	11.2	4.5
18 Hurstville	1150	1313	1535	1347	7.6	16.2
19 Kogarah	1380	1621	2035	1694	10.6	17.9
20 Ku-ring-gai	1888	2275	2875	2419	7.9	16.7
21 Manly	2248	2678	3110	2789	10.2	23.7
22 Parramatta	880	1100	1345	1148	5.7	13.6
23 Rockdale	1200	1400	1650	1395	2.9	23.9
24 Ryde	1596	1785	2000	1821	7.3	17.2
25 Strathfield	1705	2153	2605	2228	-6.1	10.4
26 Willoughby	2152	2500	3150	2671	3.3	8.7
Outer Ring	640	775	1025	908	-0.8	10.7
27 The Hills Shire	1160	1308	1585	1398	2.0	12.5
28 Blacktown	670	770	885	779	6.5	15.4
29 Blue Mountains	590	651	771	685	0.9	14.6
30 Camden	670	740	815	745	1.0	5.3
31 Campbelltown	585	634	696	649	3.0	13.7
32 Fairfield	740	800	875	811	2.8	12.7
33 Gosford	628	730	875	783	4.6	15.9
34 Hawkesbury	622	690	870	777	-3.5	6.2
35 Holroyd	800	880	985	923	2.3	14.0
36 Hornsby	1190	1410	1650	1406	4.4	15.6
37 Liverpool	713	800	900	818	1.3	9.6
38 Penrith	635	698	780	708	1.7	15.4
39 Pittwater	1575	1800	2320	2003	3.7	19.2
40 Sutherland	1100	1270	1500	1334	0.8	14.4
41 Warringah	1525	1700	2000	1799	0.4	19.0
42 Wollondilly	611	759	965	817	3.9	13.2
43 Wyong	465	555	645	567	4.7	16.8
REST OF GMR	435	549	700	583	1.7	9.8
44 Cessnock	285	339	432	372	-3.1	5.9
45 Kiama	727	835	1005	898	-3.6	-0.6
46 Lake Macquarie	450	539	643	561	1.7	7.6
47 Maitland	375	439	513	456	4.2	7.7
48 Newcastle	466	560	713	615	3.4	12.9
49 Port Stephens	400	500	650	527	0.0	6.4
50 Shellharbour	535	618	727	639	6.5	16.1
51 Wollongong	570	736	855	751	5.9	20.7
GMR	602	791	1250	1041	-5.7	7.6
REST OF NSW	285	400	541	435	2.6	7.3
NEW SOUTH WALES	425	635	920	816	-1.6	9.5

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2017

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	578	720	940	815	-1.4	5.9
Inner Ring	727	930	1228	1044	2.5	12.0
1 Ashfield	605	708	785	702	-0.1	3.4
2 Botany Bay	702	818	980	851	1.2	6.9
3 Lane Cove	685	785	907	833	-2.5	11.3
4 Leichhardt	665	905	1235	964	19.1	0.6
5 Marrickville	644	750	958	797	1.8	0.0
6 Mosman	850	1105	1650	1328	-5.6	25.6
7 North Sydney	820	1100	1418	1168	-0.7	20.2
8 Randwick	775	941	1200	983	5.3	16.1
9 Sydney	694	891	1150	966	0.1	8.7
10 Waverley	945	1200	1500	1271	11.1	13.7
11 Woollahra	1000	1395	2201	1698	4.8	6.1
Middle Ring	590	700	850	763	0.0	6.1
12 Auburn	570	635	733	657	-0.5	2.3
13 Bankstown	515	600	675	603	3.4	-25.0
14 Burwood	700	769	835	766	0.5	5.3
15 Canterbury	455	535	650	557	-4.9	4.9
16 Canada Bay	805	930	1180	1008	1.1	10.4
17 Hunters Hill	855	995	1280	1155 s	-7.9	20.0 s
18 Hurstville	607	710	780	700	6.8	18.3
19 Kogarah	650	718	860	765	1.1	2.6
20 Ku-ring-gai	750	930	1180	977	3.0	8.5
21 Manly	995	1364	1690	1372	15.6	13.7
22 Parramatta	535	628	730	637	1.2	4.8
23 Rockdale	585	680	788	696	-2.9	10.1
24 Ryde	620	724	842	767	0.5	9.2
25 Strathfield	604	650	709	658	0.0	5.9
26 Willoughby	834	955	1200	1029	5.5	15.8
Outer Ring	479	597	770	647	-1.2	8.5
27 The Hills Shire	750	835	915	832	5.6	5.0
28 Blacktown	470	550	649	552	0.5	12.6
29 Blue Mountains	452	500	565	498 s	2.0 s	20.5 s
30 Camden	413	481	565	475 s	-20.1 s	0.1 s
31 Campbelltown	420	458	497	455	0.5	7.6
32 Fairfield	390	439	503	451	-2.4	-3.4
33 Gosford	450	546	660	576	6.0	12.6
34 Hawkesbury	383	449	520	436	-10.2	-0.2 s
35 Holroyd	480	550	590	533	3.4	10.4
36 Hornsby	672	730	851	762	0.8	4.0
37 Liverpool	435	520	561	502	6.1	8.3
38 Penrith	422	499	535	480	4.7	15.9
39 Pittwater	710	845	1090	914	-6.1	5.5
40 Sutherland	630	748	948	817	-4.1	7.5
41 Warringah	768	880	1015	909	7.3	20.5
42 Wollondilly	-	-	-	-	- s	-
43 Wyong	358	415	483	426	-0.4	13.7
REST OF GMR	356	460	575	479	2.2	9.5
44 Cessnock	258	287	315	290 s	10.0 s	12.5 s
45 Kiama	560	650	735	691 s	27.2	26.2 s
46 Lake Macquarie	370	418	460	429	11.5	14.5
47 Maitland	237	280	338	287	0.4	0.0 s
48 Newcastle	360	458	611	515	-2.7	6.4
49 Port Stephens	317	399	540	439	3.6	12.4
50 Shellharbour	438	475	530	484	3.5	10.0
51 Wollongong	449	527	630	541	-2.6	8.2
GMR	545	695	908	783	-1.4	6.9
REST OF NSW	250	329	420	357	-0.3	2.8
NEW SOUTH WALES	475	650	865	722	-1.6	6.6

(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 — March Quarter 2017

Rural SA3 and Code (a)					Change in Media	
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtly %	Ann %
52 Goulburn - Yass	290	380	485	404	-0.8	8.6
53 Queanbeyan	395	533	675	530	7.7	2.5
54 Snowy Mountains	175	270	380	301	-3.9	24.7
55 South Coast	325	400	515	423	5.8	8.1
56 Bathurst	300	387	490	403	-1.5	6.0
57 Lachlan Valley	160	219	300	239	9.5	6.3
58 Lithgow - Mudgee	263	315	400	351	-5.1	4.0
59 Orange	268	335	430	362	-4.4	0.2
60 Clarence Valley	288	369	459	372	5.4	11.8
61 Coffs Harbour	375	459	562	480	4.3	6.7
62 Bourke - Cobar - Coonamble	85	125	170	139	-10.7	-10.7
63 Broken Hill and Far West	65	100	165	122	-13.5	21.3
64 Dubbo	208	300	391	303	-7.7	0.4
65 Lower Hunter	290	350	475	397	-4.9	6.1
66 Upper Hunter	185	259	360	284	-0.4	-8.3
67 Great Lakes	354	435	550	469	3.8	10.7
68 Kempsey - Nambucca	265	350	437	360	2.6	9.4
69 Port Macquarie	395	490	588	500	2.4	6.9
70 Taree - Gloucester	275	350	470	375	0.0	6.1
71 Albury	199	280	400	318	-9.2	1.8
72 Lower Murray	133	177	260	207	-8.1	3.8
73 Upper Murray exc. Albury	175	255	360	279	7.6	10.9
74 Armidale	249	305	375	328	-9.5	-11.6
75 Inverell - Tenterfield	160	220	295	237	3.7	7.3
76 Moree - Narrabri	146	214	310	298	-14.4	-5.4
77 Tamworth - Gunnedah	240	320	405	337	1.3	1.6
78 Richmond Valley - Coastal	470	645	850	719	-0.8	13.2
79 Richmond Valley - Hinterland	280	340	414	370	4.6	4.6
80 Tweed Valley	400	520	639	532	4.8	13.0
81 Griffith - Murrumbidgee (West)	190	275	355	279	7.8	7.0
82 Tumut - Tumbarumba	155	197	300	231	-3.9	2.1
83 Wagga Wagga	240	315	395	319	2.4	1.9
84 Shoalhaven	405	515	650	543	8.4	19.8
85 Southern Highlands	595	770	970	846	-1.3	24.2

(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 — March Quarter 2017

Rural SA3 and Code (a)	Non Strata						Strata						
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtlly %	Ann %	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Qtlly %	Ann %	
52 Goulburn - Yass	295	381	490	410	-1.0	8.9	260	320	408	322	s	15.3 s	1.6 s
53 Queanbeyan	505	615	705	617	3.4	2.9	249	330	385	318		-3.4	4.3
54 Snowy Mountains	175	265	385	300	-9.8	18.4	193	286	373	305		14.6	37.5
55 South Coast	365	437	545	458	6.6	10.6	220	275	342	287		-3.8	2.0
56 Bathurst	325	400	510	419	-1.2	5.3	230	284	339	274	s	-3.8 s	-5.4 s
57 Lachlan Valley	160	219	300	240	8.1	6.8	-	-	-	-	-	-	-
58 Lithgow - Mudgee	263	320	407	355	-4.5	5.6	-	-	-	-	-	-	-
59 Orange	280	346	445	372	-3.9	2.2	235	255	286	265	s	3.2 s	3.0 s
60 Clarence Valley	295	375	465	382	4.2	13.6	255	315	373	311		-1.6	-6.0 s
61 Coffs Harbour	410	490	605	516	3.7	5.2	270	340	440	372		-0.6	-2.6
62 Bourke - Cobar - Coonamble	82	125	170	139	-10.7	-5.7	-	-	-	-	-	-	-
63 Broken Hill and Far West	65	100	165	122	-13.5	21.3	-	-	-	-	-	-	-
64 Dubbo	213	307	395	305	-5.7	3.0	189	228	308	254	s	-17.3 s	-24.2 s
65 Lower Hunter	300	365	485	411	-3.2	7.4	239	285	315	277		9.6	17.5 s
66 Upper Hunter	185	260	360	286	-0.4	-7.7	-	-	-	-	-	-	-
67 Great Lakes	400	485	645	517	7.2	15.9	290	350	416	366		2.5	16.7
68 Kempsey - Nambucca	285	370	445	376	4.2	12.8	218	260	330	276		0.0	-3.3 s
69 Port Macquarie	450	525	610	541	1.2	9.4	322	367	445	384		1.9	10.0
70 Taree - Gloucester	290	388	490	395	9.3	10.4	200	262	330	263		-6.2	9.4
71 Albury	225	308	425	339	-6.4	2.3	162	199	254	224		-10.0	6.8
72 Lower Murray	138	198	266	215	1.3	14.5	-	-	-	-	-	-	-
73 Upper Murray exc. Albury	176	255	364	280	5.4	10.9	175	240	340	274		10.3 s	4.6 s
74 Armidale	260	315	375	337	-4.5	-10.0	165	238	275	253	s	-38.8	-13.9
75 Inverell - Tenterfield	160	220	295	237	3.7	7.3	-	-	-	-	-	-	-
76 Moree - Narrabri	149	216	310	301	-13.7	-4.1	-	-	-	-	-	-	-
77 Tamworth - Gunnedah	245	320	410	340	-2.4	0.6	218	293	375	305	s	14.7 s	13.8 s
78 Richmond Valley - Coastal	549	720	940	803	-0.7	12.3	355	475	692	558		-4.2	-0.5
79 Richmond Valley - Hinterland	295	355	440	386	5.0	8.6	205	230	283	241		-5.7	8.9 s
80 Tweed Valley	498	585	695	617	2.6	8.3	317	385	475	403		6.9	7.7
81 Griffith - Murrumbidgee (West)	191	275	360	283	5.8	5.8	165	209	292	222	s	18.8 s	-10.5
82 Tumut - Tumbarumba	162	200	300	233	-3.6	3.1	-	-	-	-	-	-	-
83 Wagga Wagga	246	318	399	323	-0.6	1.0	175	214	269	223	s	0.0 s	-13.4 s
84 Shoalhaven	415	525	655	551	8.2	19.5	320	365	479	404		-2.7	12.1
85 Southern Highlands	640	813	1005	886	0.9	31.0	450	530	720	605		7.6 s	-15.2

(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 RentandSales@facss.nsw.gov.au