

Rent and Sales Report

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Rent: June quarter 2008
Sales: March quarter 2008

Changes to the geography

A number of changes to the geography used in the Report were introduced into the December 2007 issue. See page 15 for details.

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Rent and Sales Summary

Rent: June Quarter 2008

Trends for new bonds at state and regional levels

During the June 2008 quarter, the median rent for all dwellings increased by \$20 in the Sydney Statistical Division (SD) to \$370. Within the Inner and Middle Rings the median rent increased by \$20, to \$450 in the Inner Ring and to \$380 in the Middle Ring. The median rent remained unchanged in the Outer Ring at \$300. When compared to the previous year, median rents increased by \$45 in the Sydney SD, by \$50 in the Inner and Middle Rings and by \$25 in the Outer Ring.

Median rents for one bedroom flats/units increased over the year in each of the Rings and Rest of GMR, ranging from 6.7% in the Rest of GMR to 21.4% in the Middle Ring. Over the quarter, median rents increased in the Inner Ring (2.7%), Middle Ring (4.6%) and Outer Ring (6.5%) but remained unchanged in the Rest of GMR.

Over the year, median rents for two bedroom flats/units increased in each of the Rings and Rest of GMR, ranging from 14.0% in the Inner Ring to 16.7% in the Middle Ring. Over the quarter, median rents increased in the Inner Ring (6.5%), Middle Ring (7.7%), Outer Ring (3.4%) and Rest of GMR (2.2%).

Median rents for two bedroom separate houses increased over the year in each of the Rings and Rest of GMR, ranging from 4.3% in the Rest of GMR to 16.7% in the Middle Ring. Over the quarter, median rents increased in the Inner Ring (8.5%), in the Middle Ring (2.9%), and in the Outer Ring (4.2%) and remained unchanged in the Rest of GMR.

Over the year, median rents for three bedroom separate houses increased in each of the Rings and Rest of GMR, ranging from 11.5% in the Rest of GMR to 18.1% in the Inner Ring. Over the quarter, median rents increased in the Inner Ring (6.3%), Middle Ring (2.5%), and Outer Ring

(3.4%) and in the Rest of GMR (3.6%). The Middle Ring has recorded nine consecutive quarterly increases, whilst the Outer Ring has recorded five.

Outside the GMR, median rents for two bedroom flats/units remained unchanged over the quarter but increased by 6.3% over the year. Median rents for three bedroom separate houses increased by 2.1% over the quarter and 9.1% over the year.

During the quarter, the number of new bonds lodged decreased by -1.9% in Sydney SD, -5.4% in the Inner Ring, -3.4% in the Middle Ring, -8.3% in the Rest of GMR but increased by 2.9% in the Outer Ring. During the year, the number of new bonds lodged decreased (-4.9%) in the Sydney SD. Decreases also occurred in each of the three Rings but increased by 1.8% in the Rest of GMR.

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

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Rockdale (33.3%) and Parramatta (27.3%). Twenty one out of 43 LGAs in Sydney SD recorded annual increases of 10% or more. Within the Rest of GMR the largest annual increase was observed in Wollongong (14.3%) and Newcastle (9.4%).

Two bedroom flats/units in Canterbury (28.6%), Leichhardt (26.2%) and Auburn (25.0%) recorded the largest annual increases in median rent in the Sydney SD. Ryde, Sydney, Warringah and Sutherland have each recorded six or more consecutive quarterly increases. Thirty three of the 43 LGAs within Sydney SD recorded annual increases of 10% or more, representing 87% of the two bedroom flats/units rental market in Sydney SD. Within the Rest of GMR, Cessnock recorded the biggest annual increase of 23.5%, followed by Maitland (16.7%) and Wollongong (15.0%).

Trends in Median Rents – Sydney and NSW

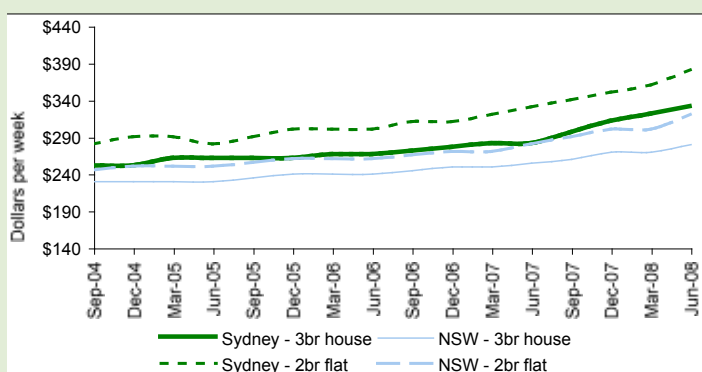


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Jun Qtr 2008	\$450	\$380	\$300	\$370	\$310
Qtlly change	4.7%	5.6%	0.0%	5.7%	3.3%
Ann. change	12.5%	15.2%	9.1%	13.8%	10.7%
Sales (\$'000s)					
Mar Qtr 2008	\$557	\$435	\$375	\$425	\$368
Qtlly change	-6.8%	-8.4%	-3.8%	-7.6%	-5.8%
Ann. change	3.5%	0.7%	0.0%	0.5%	0.7%

Seven out of 43 LGAs within Sydney SD recorded an annual increase of 10% or more in median rent for two bedroom separate houses including Fairfield (30.0%), Canterbury (23.3%) and Parramatta (21.9%). Within the Rest of GMR, Lake Macquarie recorded the biggest annual increase of 9.1%.

Over the year, the biggest increase in median rent for three bedroom separate houses in the Sydney SD were recorded in Randwick (27.3%) followed by Leichhardt and Marrickville (25.0%). Twenty three of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, representing 65% of the three bedroom separate houses rental market in Sydney SD. Within the Rest of GMR the largest annual increases were recorded in Lake Macquarie (11.5%), Newcastle (10.7%) and Maitland (10.4%).

Amongst Rural Statistical Sub-Divisions (SSD), 20 of the 34 SSDs recorded annual increases above 5% in median rent for two bedroom dwellings. For three bedroom dwellings 25 of the 34 SSDs recorded annual increases above 5% and ranging up to 20.3% in Far West.

Within the Sydney SD, the number of new bonds lodged over the year decreased in each of the Rings, and within all but ten LGAs.

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

Sales: March Quarter 2008

The median sales price for all dwellings across the Sydney SD decreased by -7.6% over the quarter but increased by 0.5% over the year. Over the quarter, the sales price decreased in the Inner Ring (-6.8%), Middle Ring (-8.4%), Outer Ring (-3.8%) and the Rest of GMR (-0.7%). Over the year, the median sales price increased in the Inner ring (3.5%), in the Middle Ring (0.7%), in the Rest of GMR (3.9%) and remained unchanged in the Outer Ring.

For non-strata dwellings in Sydney SD, the median sales price decreased by -9.6% for the quarter but increased by 0.7% for the year. Over the quarter, the sales price increased in the Inner Ring (1.1%) and Rest of GMR (0.4%) but decreased in the Middle Ring (-11.5%) and Outer Ring (-4.6%). The largest quarterly increase was recorded in North Sydney (12.7%), while Strathfield recorded the largest quarterly decrease (-27.6%). Over the year, the sales price increased in the Inner Ring (9.6%), Middle Ring (1.7%), Outer Ring (1.3%) and the Rest of GMR (4.5%). The largest annual increases were recorded in Leichhardt (30.4%) and Burwood (22.2%).

For strata dwellings in the Sydney SD, the median sales price decreased by -5.2% for the quarter but increased by 2.1% over the year. Over the quarter, the median sales price decreased in the Inner Rings (-3.0%), Middle Ring (-4.9%), Outer Ring (-5.4%) and in the Rest of GMR (-2.4%). The largest quarterly increase was recorded in Pittwater (23.4%), whilst the largest decrease was recorded in Manly (-20.3%). Over the year, the median sales price increased in the Inner Ring (5.7%), Middle Ring (2.1%), and Outer Ring (1.6%) and in the Rest of GMR (4.9%). Eight out of the 43 LGAs in Sydney recorded annual decreases with the largest decreases recorded in Botany Bay (-21.9%) and Bankstown (-11.5%). Six LGAs in Sydney recorded annual increases of more than 10%, with the largest increases recorded in Burwood (25.0%), Pittwater (24.9%) and Lane Cove (23.5%).

Trends in Median Sales Price – Sydney and NSW

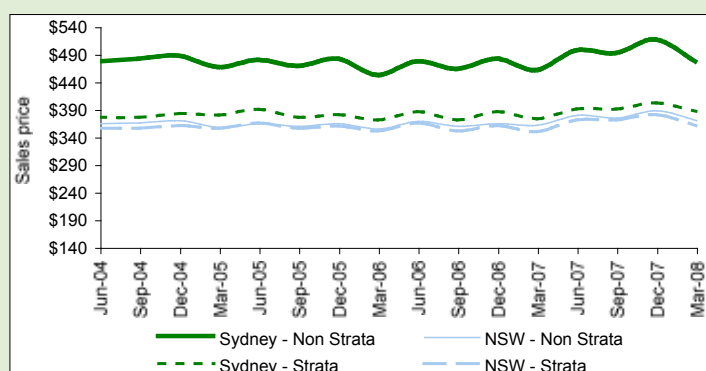


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2008

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %
SYDNEY SD	350	2.9	12.9	375	7.1	17.2	360	2.9	12.5	475	5.6	13.1
Inner Ring	380	2.7	8.6	495	5.3	15.1	670	4.7	11.7	918	1.9	22.3
1 Ashfield	275	10.0	19.6	350	8.5	16.7	495	2.1	10.0	-	-	-
2 Botany Bay	240 s	-2.0	6.7	350	9.4	25.0	530	17.8	17.8	-	-	-
3 Lane Cove	325 s	1.6	25.0	400	11.1	17.6	590	7.3	18.0	990 s	4.2	-
4 Leichhardt	350	8.5	14.8	530	6.0	20.5	650	3.2	18.2	850	16.4	13.3
5 Marrickville	265	6.0	10.4	380	0.7	17.8	515	5.1	14.4	640	10.3	30.6
6 Mosman	350	0.0	8.5	500	9.9	12.4	830	4.4	1.8	1550 s	-8.8	-6.1
7 North Sydney	380	1.3	5.6	500	4.2	8.7	700	2.9	4.5	1000	0.0	60.0
8 Randwick	360	2.9	12.5	450	2.3	12.5	630	6.8	14.5	950	9.8	18.8
9 Sydney	410	2.5	10.8	560	2.8	13.1	700	2.9	7.7	750	2.7	13.2
10 Waverley	380	5.6	15.2	500	7.5	16.3	750	8.3	14.5	1375	37.5	44.8
11 Woollahra	380	2.7	8.6	500	-2.9	4.2	900	5.9	12.5	1950	1.3	77.3
Middle Ring	330	3.1	20.0	350	6.1	16.7	445	6.0	20.3	590	1.7	13.5
12 Auburn	360	9.1	20.0	340	9.7	25.9	390	9.9	21.9	480 s	-4.0	6.7
13 Bankstown	165 s	-10.8	-7.0	298	10.2	14.4	350	0.0	16.7	430	7.5	7.5
14 Burwood	263	14.1	19.3	380	2.7	13.4	493	2.1	20.9	610 s	1.7	22.0
15 Canterbury	215	7.5	26.5	275	10.0	25.0	400	6.7	14.3	550	22.2	30.2
16 Canada Bay	390	-2.5	11.4	480	6.7	17.1	550	-1.8	10.0	700 s	7.7	-7.3
17 Hunters Hill	280 s	-12.5	-6.7	400 s	-11.1	1.3	650	13.0	30.0	975 s	-	-
18 Hurstville	265	15.2	20.5	310	3.3	10.7	420	5.0	16.7	540	8.0	20.0
19 Kogarah	295 s	22.9	28.3	350	6.1	16.7	450	7.1	18.4	545 s	0.9	4.8
20 Ku-ring-gai	335 s	19.6	21.8	450	7.1	20.0	620	3.3	14.8	980	13.0	22.5
21 Manly	385	2.7	10.0	500	0.0	11.1	720	7.5	5.5	1175	4.4	31.3
22 Parramatta	265	6.0	26.2	320	6.7	18.5	380	8.6	16.9	450	7.1	15.4
23 Rockdale	320	18.5	33.3	360	12.5	20.0	465	10.7	22.4	570	14.0	15.2
24 Ryde	260	0.0	18.2	350	9.4	16.7	480	4.3	17.1	650	17.1	19.3
25 Strathfield	310	3.3	14.8	380	8.6	15.2	485	7.8	21.3	600 s	9.1	20.0
26 Willoughby	408	-0.6	7.2	490	2.1	11.4	700	2.9	9.4	925	2.8	-2.6
Outer Ring	220	4.8	10.0	280	3.7	12.0	300	1.7	11.1	420	5.0	12.0
27 Baulkham Hills	270 s	22.7	35.0	360	5.1	12.5	410	5.1	13.9	550	3.8	22.2
28 Blacktown	180	12.5	9.1	265	3.9	15.2	300	7.1	15.4	410	2.5	13.9
29 Blue Mountains	170	7.9	6.3	220	0.0	10.0	270	3.8	10.2	350	0.0	9.4
30 Camden	-	-	-	255 s	-1.9	4.1	310	3.3	12.7	400	0.0	8.1
31 Campbelltown	-	-	-	220	4.8	15.8	270	3.8	12.5	350	3.7	12.9
32 Fairfield	175	16.7	16.7	220	10.0	15.8	300	5.3	11.1	380	5.6	15.2
33 Gosford	165	4.8	10.0	240	0.0	4.3	300	1.7	9.1	383	-0.6	6.3
34 Hawkesbury	170 s	4.6	3.0	230	2.2	9.5	288	2.7	6.5	380	8.6	11.8
35 Holroyd	185	-7.5	15.6	290	3.6	11.5	350	9.4	16.7	450	7.1	28.6
36 Hornsby	295	1.7	5.4	370	5.7	8.8	450	7.1	15.4	570	3.6	14.0
37 Liverpool	178	14.5	22.4	235	2.2	17.5	320	3.2	14.3	400	2.6	14.3
38 Penrith	170	1.5	13.3	220	10.0	18.9	280	3.7	9.8	360	2.9	9.1
39 Pittwater	300	0.0	11.1	420	-1.2	9.1	600	0.0	7.1	800	0.0	6.7
40 Sutherland	250	8.7	16.3	330	0.0	10.0	450	4.7	12.5	565	0.0	15.3
41 Warringah	330	1.5	11.9	420	3.7	10.5	600	3.4	9.1	770	-0.6	2.7
42 Wollondilly	-	-	-	210	2.4	13.5	270	3.8	12.5	375	4.2	15.4
43 Wyong	150	1.4	15.4	220	4.8	10.0	260	0.0	6.1	330	-2.9	6.5
Rest of GMR	160	6.7	6.7	240	2.1	9.1	290	0.0	9.4	350	0.0	12.9
44 Cessnock	130 s	0.0	2.0	193	1.3	10.0	230	4.5	9.5	300	0.0	20.0
45 Kiama	-	-	-	260	15.6	18.2	315	1.6	8.6	380	5.6	10.9
46 Lake Macquarie	150	0.0	1.4	230	0.0	4.5	290	3.6	11.5	380	4.8	18.8
47 Maitland	135	-0.8	0.0	230	9.5	15.0	270	1.9	12.5	340	5.4	17.2
48 Newcastle	170	6.3	6.3	265	1.9	6.0	320	0.0	10.3	386	10.3	10.3
49 Port Stephens	175 s	16.7	16.7	200	0.0	8.1	265	6.0	6.0	325	-1.5	8.3
50 Shellharbour	150 s	-11.8	-	210	0.0	10.5	280	0.0	5.7	375	-1.3	10.3
51 Wollongong	160	6.7	14.3	240	2.1	9.1	310	-3.1	5.1	400	0.0	14.3
NEW SOUTH WALES	310	3.3	12.7	300	3.4	11.1	300	1.7	11.1	385	4.1	10.0

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - June Quarter 2008

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
SYDNEY SD	240	300	420	5.3	15.4	275	330	430	3.1	17.9
Inner Ring	450	510	580	8.5	15.3	550	638	800	6.3	18.1
1 Ashfield	-	-	-	-	-	483	540	583 s	3.8	16.1
2 Botany Bay	-	-	-	-	-	470	550	560 s	4.8	22.2
3 Lane Cove	-	-	-	-	-	565	700	800 s	27.3	20.7
4 Leichhardt	480	540	630	3.8	17.4	530	650	750	3.2	25.0
5 Marrickville	405	450	525	3.4	21.6	470	550	600	10.0	25.0
6 Mosman	-	-	-	-	-	660	770	920 s	-	-
7 North Sydney	-	-	-	-	-	660	805	1200 s	7.3	13.4
8 Randwick	454	540	579 s	12.5	35.0	550	700	850	16.7	27.3
9 Sydney	470	500	560	11.1	22.0	560	635	650 s	-3.1	18.1
10 Waverley	-	-	-	-	-	784	995	1313 s	17.1	50.8
11 Woollahra	-	-	-	-	-	900	1160	1500 s	24.7	16.0
Middle Ring	300	350	410	2.9	16.7	350	410	500	2.5	13.9
12 Auburn	250	300	340 s	15.4	22.4	330	360	400	10.8	24.1
13 Bankstown	278	300	330	3.4	15.4	320	350	370	2.9	16.7
14 Burwood	-	-	-	-	-	400	450	495 s	1.1	20.0
15 Canterbury	300	370	390	7.2	23.3	365	410	470	7.9	17.1
16 Canada Bay	408	460	523 s	3.4	15.0	458	500	550	0.0	13.6
17 Hunters Hill	-	-	-	-	-	573	675	869 s	14.4	-
18 Hurstville	313	348	388 s	5.3	15.8	380	410	450	2.5	17.1
19 Kogarah	340	360	430 s	2.9	-	400	450	500	4.7	12.5
20 Ku-ring-gai	400	470	620 s	-2.1	9.3	500	600	700	-2.4	13.2
21 Manly	-	-	-	-	-	625	710	836 s	1.4	-5.3
22 Parramatta	300	320	350	4.9	21.9	320	360	400	5.9	16.1
23 Rockdale	350	380	425	8.6	10.1	400	460	530	10.8	20.3
24 Ryde	350	365	405 s	-6.4	-1.4	420	450	500	0.0	12.5
25 Strathfield	-	-	-	-	-	368	450	506 s	-6.3	12.5
26 Willoughby	460	550	590 s	5.8	10.0	600	698	850	1.1	7.3
Outer Ring	220	250	290	4.2	13.6	260	300	350	3.4	13.2
27 Baulkham Hills	-	-	-	-	-	370	420	460	7.7	20.0
28 Blacktown	220	245	265	2.1	8.9	250	300	330	7.1	17.6
29 Blue Mountains	200	223	250	-1.1	1.1	240	268	300	2.9	9.2
30 Camden	-	-	-	-	-	284	310	350	3.3	10.7
31 Campbelltown	210	228	253 s	0.0	13.8	250	270	300	0.9	8.0
32 Fairfield	220	260	285	4.0	30.0	265	300	330	7.1	15.4
33 Gosford	230	250	280	4.2	11.1	270	300	340	3.4	11.1
34 Hawkesbury	240	250	280 s	-2.0	4.2	260	288	310	-0.9	8.5
35 Holroyd	260	280	320	-3.4	7.7	300	330	363	3.1	13.8
36 Hornsby	350	370	400 s	2.8	12.1	403	460	500	8.2	17.9
37 Liverpool	240	260	290 s	4.0	30.0	290	320	360	6.7	14.3
38 Penrith	215	240	250 s	14.3	9.1	260	280	310	3.7	7.7
39 Pittwater	455	500	578 s	-	11.1	546	600	700	-4.8	4.3
40 Sutherland	330	360	400	2.9	9.1	410	450	510	4.7	11.1
41 Warringah	415	510	550 s	-2.4	6.3	550	600	664	0.0	9.1
42 Wollondilly	183	210	275 s	10.5	5.0	250	275	320	5.8	14.6
43 Wyong	200	220	238	4.8	12.8	240	260	285	4.0	8.3
Rest of GMR	204	240	275	0.0	4.3	250	290	320	3.6	11.5
44 Cessnock	170	190	200	2.7	8.6	200	230	260	4.5	9.5
45 Kiama	250	270	310 s	-	17.4	280	310	330	0.0	6.9
46 Lake Macquarie	215	240	270	2.1	9.1	260	290	325	3.6	11.5
47 Maitland	195	220	250 s	4.8	10.0	250	265	290	1.9	10.4
48 Newcastle	240	263	290	1.0	5.0	280	310	350	3.3	10.7
49 Port Stephens	190	215	250	7.5	13.2	240	260	290	4.0	4.0
50 Shellharbour	168	215	235 s	-2.3	-	250	283	310	0.9	8.7
51 Wollongong	220	250	280	-2.9	8.7	260	300	350	0.0	7.1
NEW SOUTH WALES	190	240	300	4.3	9.1	235	280	350	3.7	9.8

(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 2008

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile	Median	Third Quartile	Change in Median		First Quartile	Median	Third Quartile	Change in Median	
	\$	\$	\$	Qtly %	Ann %	\$	\$	\$	Qtly %	Ann %
SYDNEY SD	280	350	420	0.0	9.4	300	380	490	5.6	15.2
Inner Ring	330	385	450	2.7	10.0	400	490	580	6.5	14.0
1 Ashfield	240	275	320	10.0	19.6	300	350	395	9.4	17.6
2 Botany Bay	215	240	298 s	-4.0	4.3	290	345	463	11.3	23.2
3 Lane Cove	285	330	368 s	3.1	26.9	360	395	421	12.9	16.2
4 Leichhardt	290	345	415	7.8	16.9	400	530	613	15.2	26.2
5 Marrickville	224	270	330	3.8	12.5	300	340	400	3.0	13.3
6 Mosman	330	350	388	0.0	7.7	430	495	560	10.0	12.5
7 North Sydney	350	380	450	1.3	5.6	430	493	580	3.7	9.4
8 Randwick	320	365	430	4.3	14.1	400	450	520	4.7	13.9
9 Sydney	360	410	480	2.5	10.8	500	560	670	1.8	12.0
10 Waverley	330	380	466	2.7	15.2	420	493	600	8.2	17.3
11 Woollahra	341	388	450	4.7	10.7	440	495	595	-1.0	9.4
Middle Ring	260	340	393	4.6	21.4	290	350	434	7.7	16.7
12 Auburn	205	360	378	6.7	16.1	271	350	410	9.4	25.0
13 Bankstown	145	195	270 s	1.3	5.4	270	290	320	11.5	11.5
14 Burwood	240	265	345 s	15.2	20.5	350	380	420	5.6	11.8
15 Canterbury	170	193	243	-3.8	16.7	240	270	300	8.0	28.6
16 Canada Bay	330	400	430	0.0	14.3	420	485	540	5.4	12.8
17 Hunters Hill	-	-	-	-	-	335	388	456 s	-13.9	7.6
18 Hurstville	250	268	303	16.3	21.6	275	300	350	3.4	11.1
19 Kogarah	-	-	-	-	-	300	340	380	9.7	9.7
20 Ku-ring-gai	300	335	358 s	19.8	24.2	390	450	510	12.5	21.6
21 Manly	350	390	480	5.4	10.6	430	500	600	0.0	11.1
22 Parramatta	250	280	338	12.0	27.3	285	320	365	6.7	16.4
23 Rockdale	250	320	370	6.7	33.3	300	350	431	9.4	16.7
24 Ryde	240	265	310	2.9	20.5	300	330	390	3.1	15.8
25 Strathfield	280	310	350 s	3.3	14.8	350	380	430	8.6	15.2
26 Willoughby	371	420	450	2.4	10.5	430	485	600	0.0	11.5
Outer Ring	180	245	310	6.5	11.4	230	300	370	3.4	15.4
27 Baulkham Hills	200	270	340 s	35.0	35.0	320	370	400	7.2	15.6
28 Blacktown	168	185	200 s	15.6	15.6	230	270	300	3.8	17.4
29 Blue Mountains	141	160	183 s	6.7	6.7	175	185	213 s	-7.5	2.8
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	170	185	230	5.7	12.1
32 Fairfield	155	175	189	16.7	16.7	190	210	240	10.5	13.5
33 Gosford	150	165	185	0.0	3.1	210	230	260	0.0	0.0
34 Hawkesbury	140	165	190 s	-	3.1	194	223	243	1.1	11.3
35 Holroyd	130	180	230 s	-10.0	9.1	260	290	320	7.4	13.7
36 Hornsby	250	300	340	1.7	3.4	350	370	400	5.7	8.8
37 Liverpool	81	180	220	20.0	12.5	200	220	275	0.0	10.0
38 Penrith	150	178	213 s	4.4	16.4	180	200	260	0.0	11.1
39 Pittwater	280	300	340	7.1	11.1	360	400	453	-4.8	6.0
40 Sutherland	230	255	280	6.3	15.9	300	330	370	3.1	11.9
41 Warringah	295	330	370	1.5	11.9	360	420	480	5.0	13.5
42 Wollondilly	-	-	-	-	-	185	200	219 s	-	14.3
43 Wyong	125	150	173	0.7	15.4	180	220	270	0.0	10.0
Rest of GMR	138	160	185	0.0	6.7	180	230	271	2.2	15.0
44 Cessnock	120	130	140 s	4.0	4.0	170	210	230	9.1	23.5
45 Kiama	-	-	-	-	-	189	223	280	1.1	9.9
46 Lake Macquarie	130	148	165	-1.7	1.7	160	215	260	-2.3	-2.3
47 Maitland	125	133	145 s	1.9	-1.9	180	210	250	13.5	16.7
48 Newcastle	150	175	200	2.3	9.4	220	253	303	1.2	1.2
49 Port Stephens	148	165	186 s	10.0	-	170	185	200	-2.6	2.8
50 Shellharbour	133	150	163 s	-10.4	-	160	178	219	4.4	7.6
51 Wollongong	145	160	200	4.9	14.3	185	230	280	4.5	15.0
NEW SOUTH WALES	200	325	400	1.6	12.1	220	320	450	6.7	14.3

(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 Subdivisions - June Quarter 2008

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median	Change		Median	Change		Median	Change		Median	Change	
	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %	Rents \$	Qtly %	Ann %
REST OF NSW	180	0.0	5.9	240	0.0	4.3	240	2.1	9.1	170	0.0	6.3
54 Hunter SD Balance	190	2.7	8.6	250	0.0	6.4	240	0.0	4.3	180	0.0	5.9
55 Nowra-Bomaderry	168	-4.3	1.5	230	0.0	4.5	230	0.0	4.5	160	-1.5	0.0
56 Illawarra SD Balance	190	0.0	5.6	240	4.3	9.1	240	4.3	9.1	178	-1.4	4.4
57 Tweed Heads & Tweed Coast	285	3.6	9.6	350	2.9	12.0	370	0.0	5.7	285	5.6	14.0
58 Lismore	190	-2.6	5.6	270	3.8	8.0	283	8.7	13.0	185	0.0	5.7
59 Richmond-Tweed SD Balance	240	0.0	9.1	330	3.1	10.0	320	0.0	12.3	220	0.0	10.0
60 Coffs Harbour	210	1.2	7.7	290	0.0	7.4	290	0.0	5.5	190	-2.6	5.6
61 Clarence	190	5.6	8.6	250	4.2	13.6	250	2.0	8.7	180	2.9	12.5
62 Port Macquarie	210	5.0	7.7	295	1.7	9.3	295	3.5	7.3	200	5.3	5.3
63 Hastings	175	0.0	2.9	230	0.0	8.2	230	0.0	9.5	170	3.0	6.3
64 Tamworth	183	1.4	14.1	245	0.0	6.5	240	-2.0	4.3	175	2.9	12.9
65 Northern Slopes	140	0.0	7.7	170	-5.6	3.0	175	-2.8	6.1	130 s	0.0	0.0
66 Northern Tablelands	160	0.0	6.7	200	-7.0	2.6	200	-7.0	1.3	155	-1.6	3.3
67 North Central Plain	135	3.8	3.8	215	-6.5	7.5	220	-2.2	10.0	130	0.0	0.0
68 Dubbo	160	0.0	6.7	230	1.1	9.5	230	2.2	8.2	150	3.4	7.1
69 Central Macquarie	160	23.1	6.7	190	-5.0	5.6	185	-5.1	5.7	150	15.4	7.1
70 Macquarie-Barwon	135	3.8	-10.0	165 s	10.0	3.1	165 s	10.0	6.5	140 s	16.7	-6.7
71 Upper Darling	190	18.8	24.6	250	8.7	0.0	250	4.2	0.0	190 s	40.7	22.6
72 Bathurst	180	-2.7	0.0	240	0.0	9.1	238	-1.0	3.3	180	0.0	0.0
73 Orange	190	2.7	5.6	250	4.2	11.1	245	1.0	6.5	183	4.3	4.3
74 Central Tablelands	150	-3.2	1.7	190	2.7	8.6	190	2.7	8.6	140	7.7	7.7
75 Lachlan	135	3.8	5.9	180	4.3	5.9	180	5.9	5.9	130	4.0	4.0
76 Queanbeyan	270	3.8	12.5	360	-2.0	2.9	365	-3.9	4.3	250	4.2	20.5
77 Southern Tableland	160	0.0	4.9	210	5.0	10.5	210	0.0	10.5	145	-3.3	0.0
78 Lower South Coast	180	0.0	2.9	245	4.3	6.5	245	2.1	4.3	173	0.0	4.5
79 Snowy	328	92.6	42.4	250	11.1	13.6	220	0.0	10.0	390	113.7	56.0
80 Wagga Wagga	170	-10.5	0.0	270	0.0	9.1	270	3.8	8.0	165	-8.3	3.1
81 Central Murrumbidgee	145	3.6	11.5	183	-1.4	9.0	183	-3.9	10.6	145	3.6	13.3
82 Lower Murrumbidgee	153	-1.6	1.7	210	5.0	5.0	210	7.7	5.0	145	-6.5	0.0
83 Albury	165	-2.9	3.1	240	-4.0	0.0	240	-4.0	0.0	150	0.0	0.0
84 Upper Murray	140	-6.7	-3.4	195	2.6	5.4	198	3.9	6.8	123 s	-15.5	-10.9
85 Central Murray	155	10.7	10.7	193	-3.8	10.0	200	0.0	11.1	160	14.3	18.5
86 Murray-Darling	140 s	12.0	7.7	170 s	3.0	-5.6	170 s	0.0	-5.6	138 s	10.0	10.0
87 Far West	138	-5.2	5.8	193	13.2	20.3	200	11.1	25.0	120 s	0.0	0.0

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - June Quarter 2008

Rural SSD and Code (a)	New Bonds Lodged					Total Bonds Held				
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings	
				Qtly %	Ann %				Qtly %	Ann %
REST OF NSW	7956	4605	16220	-2.8	3.3	62462	37052	131004	1.2	3.7
54 Hunter SD Balance	512	270	1048	6.6	2.0	3814	1826	7735	1.7	4.9
55 Nowra-Bomaderry	162	70	318	22.3	15.2	1230	627	2556	1.8	3.9
56 Illawarra SD Balance	526	107	835	-6.9	-2.0	4527	944	7160	1.0	4.4
57 Tweed Heads & Tweed Coast	230	288	779	-5.0	7.7	1673	1916	6088	1.1	4.8
58 Lismore	119	113	331	-25.3	8.5	1426	1177	3564	0.2	0.0
59 Richmond-Tweed SD Balance	588	315	1224	-1.0	2.3	5067	2737	10639	0.8	1.6
60 Coffs Harbour	234	197	667	6.2	-8.0	1880	1449	5382	0.5	2.1
61 Clarence	487	173	797	-7.4	-8.1	3979	1750	7015	0.9	3.0
62 Port Macquarie	165	206	560	18.4	21.7	1371	1428	4226	0.9	1.0
63 Hastings	563	236	934	10.3	-1.6	4395	1967	7652	0.8	5.4
64 Tamworth	290	160	525	4.0	9.8	1983	1301	3880	0.6	3.3
65 Northern Slopes	170	48	229	-6.5	7.0	1281	504	2057	2.1	5.2
66 Northern Tablelands	331	212	688	-10.5	-6.0	2624	1767	5558	1.3	3.8
67 North Central Plain	112	110	249	20.3	1.6	850	845	1996	2.5	2.1
68 Dubbo	192	136	387	-3.3	4.9	1626	983	3264	-0.6	1.6
69 Central Macquarie	258	99	413	-3.5	11.9	1834	741	3108	1.7	5.9
70 Macquarie-Barwon	53	45	102	1.0	30.8	424	211	755	3.7	9.3
71 Upper Darling	65	36	133	16.7	62.2	397	258	876	3.7	17.0
72 Bathurst	226	105	397	-26.8	0.3	1599	1043	3256	1.5	2.1
73 Orange	273	132	452	-1.7	1.6	1978	1047	3422	1.5	3.3
74 Central Tablelands	231	61	344	-0.9	15.8	1704	459	2657	1.4	5.8
75 Lachlan	223	103	413	25.5	10.1	1711	874	3102	3.0	3.8
76 Queanbeyan	124	134	514	2.2	17.4	963	1422	4174	1.5	3.8
77 Southern Tableland	293	130	504	-2.3	-2.5	2098	939	4081	0.5	3.4
78 Lower South Coast	354	193	662	11.4	8.9	2788	1427	5094	1.0	4.1
79 Snowy	94	154	295	63.0	31.1	576	458	1356	11.5	10.3
80 Wagga Wagga	212	181	522	-31.2	-5.4	1910	1856	5120	0.6	4.0
81 Central Murrumbidgee	191	61	296	-10.3	6.1	1291	593	2348	2.4	5.7
82 Lower Murrumbidgee	156	177	441	-10.9	-0.2	1434	1297	3415	1.2	3.3
83 Albury	170	189	580	-27.0	-5.4	1413	1910	4958	0.6	3.7
84 Upper Murray	82	36	154	2.0	-5.5	605	284	1090	0.7	5.3
85 Central Murray	143	74	230	14.4	19.2	844	576	1569	-0.6	-1.1
86 Murray-Darling	38	21	61	-22.8	-3.2	257	128	414	3.5	7.3
87 Far West	89	33	136	-28.4	-4.2	910	308	1437	0.4	10.2

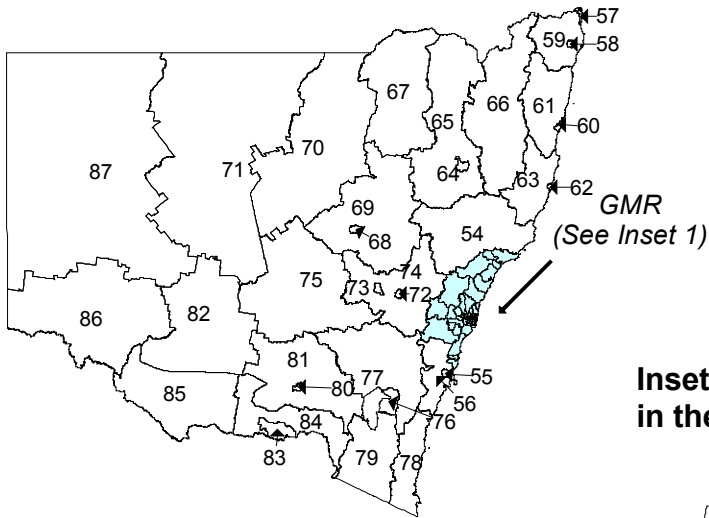
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 2008

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
SYDNEY SD	9754	19455	41522	-1.9	-4.9	100951	191285	441266	-0.2	0.3
Inner Ring	959	9341	15000	-5.4	-1.3	9699	87787	154391	-0.5	-0.2
1 Ashfield	33	313	523	-10.6	-8.6	603	4042	7012	-0.5	-1.8
2 Botany Bay	44	173	272	-8.7	-23.2	545	2392	4123	-1.3	-2.4
3 Lane Cove	46	215	339	1.8	-4.0	541	2259	3655	-0.2	-1.7
4 Leichhardt	231	343	920	4.3	-0.9	1806	3325	9135	-0.1	-1.6
5 Marrickville	174	569	1258	-8.2	-2.3	1860	6397	15295	0.1	-0.1
6 Mosman	43	257	441	10.5	7.6	439	2440	4313	-1.2	-1.8
7 North Sydney	47	1191	1675	-8.2	-5.2	531	10985	16974	-0.9	-0.8
8 Randwick	113	1149	1843	-19.3	3.1	1426	12193	21325	-0.5	0.4
9 Sydney	101	3611	5367	-4.6	-0.3	928	29711	47813	-0.2	0.4
10 Waverley	60	1007	1457	6.4	1.3	525	9080	14896	-0.7	0.5
11 Woollahra	67	513	905	2.0	-1.6	495	4963	9850	-0.8	-0.3
Middle Ring	2102	5520	10746	-3.4	-7.5	23200	59384	122773	-0.2	0.5
12 Auburn	146	490	760	2.2	-5.5	1611	4357	8094	0.1	2.4
13 Bankstown	333	185	863	-0.5	-15.6	3763	2574	10724	0.0	1.9
14 Burwood	42	171	313	-8.7	-2.8	544	1980	4060	0.2	-0.1
15 Canterbury	179	470	1031	-3.8	-10.5	2443	7730	15615	-0.3	-0.3
16 Canada Bay	101	542	898	2.2	-6.5	1199	4438	8454	0.1	2.8
17 Hunters Hill	38	42	101	13.5	8.6	224	366	858	0.9	0.4
18 Hurstville	136	290	554	0.5	-9.6	1428	3476	6905	-0.5	-0.8
19 Kogarah	86	202	381	-5.9	-15.1	854	2500	4764	-0.2	-1.0
20 Ku-ring-gai	236	124	448	-15.5	3.7	2222	1100	4389	0.3	2.5
21 Manly	63	496	742	14.5	1.8	600	3836	6310	-0.2	-1.0
22 Parramatta	255	679	1422	-4.2	-17.9	2983	7979	17128	-0.4	1.1
23 Rockdale	161	574	930	-1.8	-4.8	1827	6188	10941	-0.3	-0.8
24 Ryde	150	510	947	-16.9	-4.1	1790	5869	11497	-0.4	0.3
25 Strathfield	52	292	453	3.0	2.3	498	2428	4177	0.0	-0.5
26 Willoughby	124	453	903	-8.1	-0.3	1214	4563	8857	-0.2	0.1
Outer Ring	6693	4594	15776	2.9	-6.4	68052	44114	164102	0.1	0.6
27 Baulkham Hills	362	168	806	1.5	-9.9	3401	1381	7968	-0.4	-0.9
28 Blacktown	872	228	1599	3.8	-7.5	9884	2252	18126	0.0	1.7
29 Blue Mountains	394	50	524	-6.9	-6.3	3717	619	5189	-0.4	-1.8
30 Camden	173	12	263	-6.4	-4.7	1722	114	2429	-0.6	-0.6
31 Campbelltown	472	90	820	0.6	-5.7	4586	912	9054	0.2	1.4
32 Fairfield	369	229	885	5.0	-9.7	4667	3640	12583	0.5	1.6
33 Gosford	688	426	1545	4.0	-8.5	6134	3308	13735	-0.2	0.2
34 Hawkesbury	236	57	399	5.8	-8.9	2232	589	4188	0.9	1.6
35 Holroyd	213	379	936	8.1	-1.9	2313	4057	9984	0.7	1.2
36 Hornsby	257	389	889	-11.0	-18.7	2991	3866	10114	-1.0	-2.2
37 Liverpool	426	333	1033	-2.9	1.3	4676	3600	12223	0.7	2.2
38 Penrith	560	231	1231	-2.8	-6.2	6121	2204	13154	0.0	1.9
39 Pittwater	168	150	439	17.7	3.8	1351	1291	3739	0.3	-1.1
40 Sutherland	309	813	1491	8.0	-3.7	3059	7206	14389	-0.6	-0.6
41 Warringah	238	720	1256	7.8	-10.6	2440	6693	12440	-0.1	-1.4
42 Wollondilly	147	18	199	22.1	-3.9	1230	154	1682	0.5	5.1
43 Wyong	809	301	1461	7.6	0.8	7528	2228	13105	0.8	2.5
Rest of GMR	2921	1978	6675	-8.3	1.8	26599	17796	63168	0.7	2.1
44 Cessnock	253	72	355	4.4	-11.3	2110	549	3280	1.7	3.6
45 Kiama	88	55	199	67.2	35.4	637	312	1342	2.2	1.2
46 Lake Macquarie	688	224	1162	6.4	9.0	6188	2085	11349	0.3	0.6
47 Maitland	265	112	501	1.6	-1.4	2401	1114	4564	1.1	3.5
48 Newcastle	651	544	1869	-20.3	2.5	6015	4843	17596	0.5	1.5
49 Port Stephens	271	102	550	-5.3	-0.2	2482	922	4836	0.4	3.0
50 Shellharbour	214	94	408	13.6	8.5	1888	866	3886	0.7	3.4
51 Wollongong	491	775	1631	-16.2	-3.3	4878	7105	16315	0.9	2.7
NEW SOUTH WALES	20631	26038	64417	-2.8	-2.3	190012	246133	635438	0.2	1.2

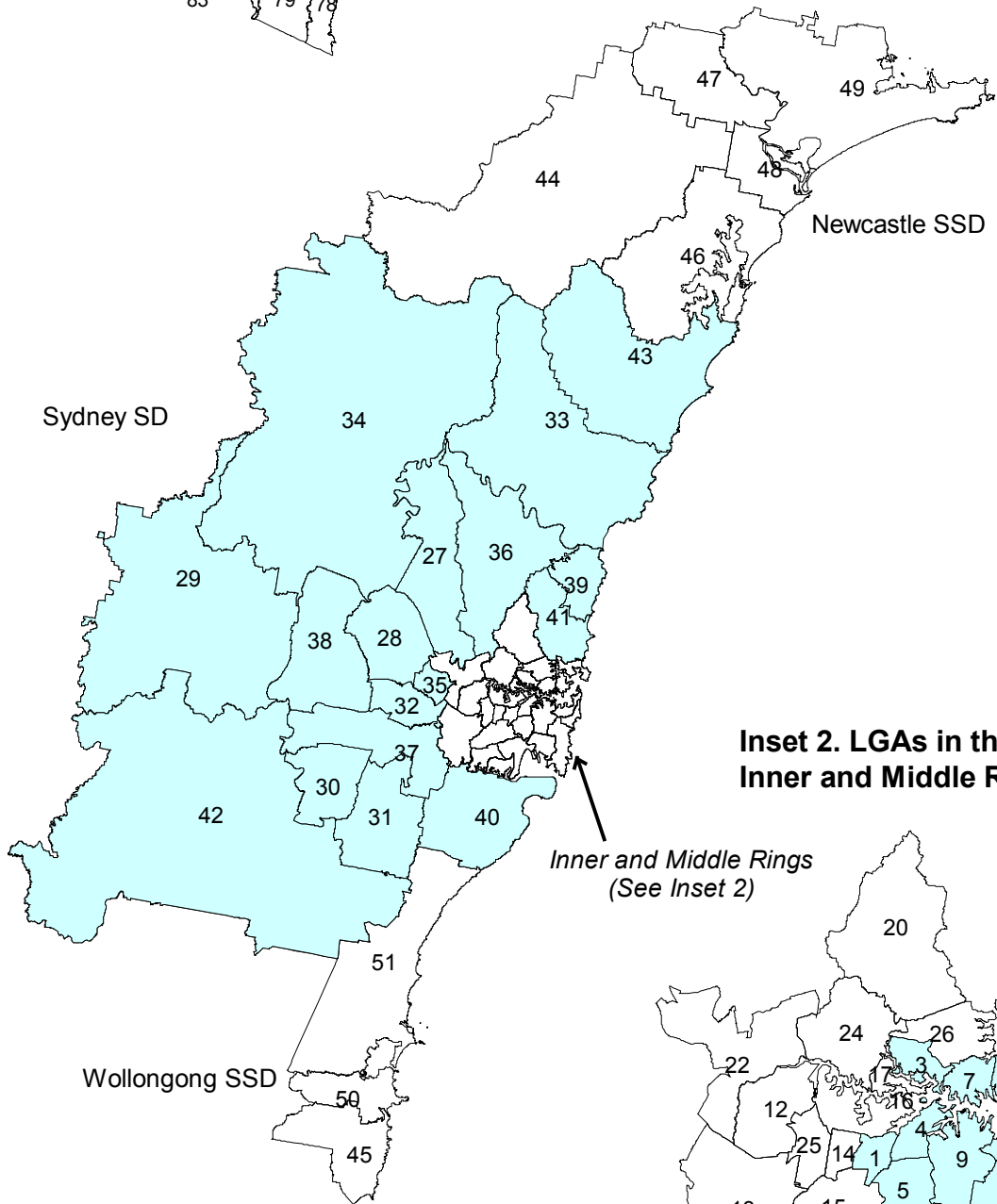
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

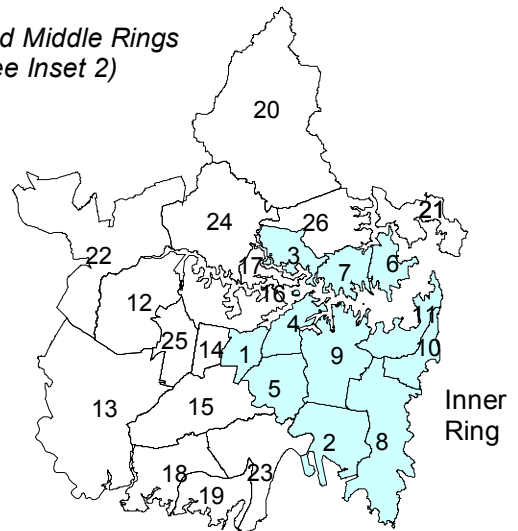


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	320	425	600	523	-7.6	0.5
Inner Ring	415	557	800	707	-6.8	3.5
1 Ashfield	321	396	616	477	-1.1	-0.1
2 Botany Bay	280	490	707	522	-0.5	8.9
3 Lane Cove	394	501	1033	773	-1.7	16.6
4 Leichhardt	600	760	940	793	2.7	22.6
5 Marrickville	330	465	629	493	-11.4	1.1
6 Mosman	415	665	1350	1159	-16.4	-20.6
7 North Sydney	480	610	860	739	-2.4	4.1
8 Randwick	445	550	790	673	-8.9	-8.3
9 Sydney	380	500	675	553	-2.3	3.7
10 Waverley	510	720	1100	921	-1.6	10.8
11 Woollahra	545	891	1436	1295	-19.0	-0.6
Middle Ring	335	435	618	537	-8.4	0.7
12 Auburn	275	363	440	372	-1.9	-5.7
13 Bankstown	310	390	455	384	-1.8	2.6
14 Burwood	422	480	750	577	-14.3	6.7
15 Canterbury	228	336	491	368	-9.2	0.3
16 Canada Bay	499	598	830	690	-6.6	4.4
17 Hunters Hill	420	853	1195	881	-21.4	-1.4
18 Hurstville	315	419	555	455	-4.8	-3.2
19 Kogarah	352	455	717	582	-9.0	3.4
20 Ku-ring-gai	738	920	1250	1035	-3.2	3.7
21 Manly	530	852	1415	1025	-5.3	17.5
22 Parramatta	302	369	450	388	-3.4	3.9
23 Rockdale	325	396	490	434	-4.6	2.9
24 Ryde	358	449	679	549	-9.3	-5.5
25 Strathfield	311	424	603	512	-3.3	2.1
26 Willoughby	475	628	1006	791	-6.5	-0.4
Outer Ring	296	375	506	433	-3.8	0.0
27 Baulkham Hills	475	555	675	591	-1.2	4.7
28 Blacktown	281	340	405	346	0.0	0.1
29 Blue Mountains	294	354	437	371	-1.5	1.3
30 Camden	321	385	450	404	-3.5	2.7
31 Campbelltown	239	275	326	286	-0.7	-3.5
32 Fairfield	245	312	365	308	-2.5	-2.5
33 Gosford	311	380	475	424	1.3	4.1
34 Hawkesbury	285	337	421	375	-7.7	-2.7
35 Holroyd	264	340	408	345	-4.8	3.0
36 Hornsby	395	530	672	547	-4.5	1.6
37 Liverpool	280	350	410	348	0.0	-1.4
38 Penrith	265	312	363	318	0.0	0.6
39 Pittwater	715	848	1042	914	-3.1	5.4
40 Sutherland	381	510	635	534	-1.9	4.1
41 Warringah	424	595	820	657	-7.0	3.5
42 Wollondilly	300	390	539	423	7.3	-4.3
43 Wyong	250	300	383	325	-0.3	-0.8
Rest of GMR	272	333	415	357	-0.7	3.9
44 Cessnock	185	235	305	252	5.6	10.3
45 Kiama	356	430	583	483	-4.4	-8.5
46 Lake Macquarie	285	340	420	362	0.0	4.2
47 Maitland	243	295	379	307	-1.5	7.1
48 Newcastle	268	327	399	349	0.6	5.0
49 Port Stephens	282	346	455	384	-4.0	-5.3
50 Shellharbour	290	327	395	354	0.6	3.8
51 Wollongong	295	350	440	375	-5.4	0.0
NEW SOUTH WALES	275	368	510	443	-5.8	0.7

(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 — March Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	348	475	715	603	-9.6	0.7
Inner Ring	700	910	1330	1177	1.1	9.6
1 Ashfield	620	725	870	754	0.0	11.5
2 Botany Bay	596	713	836	745	8.9	20.8
3 Lane Cove	1009	1280	1735	1392	6.7	11.7
4 Leichhardt	716	880	1127	932	10.0	30.4
5 Marrickville	549	635	741	645	-1.2	13.0
6 Mosman	1136	2090	3963	2510	-6.5	-5.0
7 North Sydney	1033	1268	1743	1487	12.7	3.3
8 Randwick	830	1030	1376	1111	-0.5	13.2
9 Sydney	639	780	970	815	11.4	19.1
10 Waverley	1074	1450	1875	1594	-10.0	18.1
11 Woollahra	1350	1858	3263	2531	-17.4	4.2
Middle Ring	443	590	855	716	-11.5	1.7
12 Auburn	370	430	505	457	-9.0	-8.0
13 Bankstown	375	420	475	426	-2.3	2.9
14 Burwood	650	770	972	797	7.2	22.2
15 Canterbury	430	518	601	525	-0.4	10.2
16 Canada Bay	760	883	1128	947	2.6	16.1
17 Hunters Hill	900	1150	1438	1183	-19.6	-11.5
18 Hurstville	510	578	660	603	0.5	6.9
19 Kogarah	611	770	950	844	0.7	8.3
20 Ku-ring-gai	856	1050	1366	1190	-3.4	5.0
21 Manly	1028	1385	1785	1444	1.1	10.8
22 Parramatta	375	450	520	466	-2.8	5.4
23 Rockdale	490	590	711	607	-2.6	11.1
24 Ryde	656	725	890	813	-1.2	11.0
25 Strathfield	539	724	973	763	-27.6	-11.7
26 Willoughby	897	1150	1400	1178	-0.2	12.7
Outer Ring	317	400	550	468	-4.6	1.3
27 Baulkham Hills	540	600	727	655	-1.3	6.2
28 Blacktown	300	350	420	359	0.0	0.0
29 Blue Mountains	295	355	445	375	-1.4	1.1
30 Camden	333	405	450	413	0.0	8.0
31 Campbelltown	260	289	338	304	-0.3	-3.0
32 Fairfield	300	340	380	347	-0.1	0.9
33 Gosford	333	404	500	448	-0.9	4.9
34 Hawkesbury	315	361	450	400	-7.4	0.0
35 Holroyd	360	404	465	417	-1.6	8.4
36 Hornsby	556	650	750	661	0.4	9.4
37 Liverpool	316	372	430	377	-0.8	-1.8
38 Penrith	297	335	385	344	1.5	4.0
39 Pittwater	816	925	1200	1058	-3.6	7.9
40 Sutherland	531	625	740	657	0.8	6.8
41 Warringah	772	847	1050	914	-3.8	10.3
42 Wollondilly	320	390	543	432	5.3	-8.2
43 Wyong	262	315	391	337	1.7	1.6
Rest of GMR	282	345	430	368	0.4	4.5
44 Cessnock	185	235	307	253	5.4	11.9
45 Kiama	420	490	630	552	1.4	0.5
46 Lake Macquarie	290	345	431	368	-1.4	4.5
47 Maitland	249	300	385	314	-1.6	7.1
48 Newcastle	280	340	410	364	3.2	7.3
49 Port Stephens	288	346	450	380	-5.3	-6.5
50 Shellharbour	305	341	430	367	-2.6	5.6
51 Wollongong	320	400	491	417	3.9	3.9
NEW SOUTH WALES	277	370	533	465	-6.3	0.0

(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 10. Sale Prices — Greater Metropolitan Region — Strata — March Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	290	386	500	428	-5.2	2.1
Inner Ring	380	485	625	534	-3.0	5.7
1 Ashfield	305	347	405	358	5.2	1.8
2 Botany Bay	259	290	415	330	-9.4	-21.9
3 Lane Cove	372	420	495	439	2.1	23.5
4 Leichhardt	389	529	687	553	-7.7	5.7
5 Marrickville	294	340	393	348	-9.3	3.0
6 Mosman	382	460	667	582	-16.4	-9.8
7 North Sydney	465	565	713	612	2.7	7.3
8 Randwick	420	480	570	503	-7.7	1.1
9 Sydney	365	480	630	516	0.9	6.7
10 Waverley	489	575	756	629	-0.9	10.5
11 Woollahra	508	630	1060	801	-13.4	1.6
Middle Ring	278	360	445	390	-4.9	2.1
12 Auburn	248	303	396	328	-11.0	-1.6
13 Bankstown	240	255	313	277	-12.1	-11.5
14 Burwood	361	440	464	429	6.0	25.0
15 Canterbury	190	240	299	257	-4.0	2.1
16 Canada Bay	451	529	620	553	-0.3	2.6
17 Hunters Hill	390	421	609	607	s -24.9	-24.2
18 Hurstville	274	326	382	337	-4.1	1.9
19 Kogarah	320	370	421	386	-2.1	5.7
20 Ku-ring-gai	483	610	750	637	4.3	17.9
21 Manly	433	550	780	736	-20.3	1.9
22 Parramatta	271	325	380	326	0.0	3.0
23 Rockdale	303	358	400	356	4.2	6.7
24 Ryde	320	386	440	395	-3.6	10.1
25 Strathfield	295	351	435	363	1.7	-1.1
26 Willoughby	440	500	580	517	0.0	8.7
Outer Ring	252	325	420	348	-5.4	1.6
27 Baulkham Hills	395	435	478	433	0.7	8.7
28 Blacktown	230	280	340	281	0.4	0.0
29 Blue Mountains	255	310	385	308	s -7.5	1.0
30 Camden	250	275	280	262	s -20.9	-
31 Campbelltown	189	215	237	214	4.2	9.1
32 Fairfield	170	193	250	209	3.5	1.0
33 Gosford	248	284	382	333	-8.4	-3.6
34 Hawkesbury	229	257	267	251	-11.3	2.9
35 Holroyd	228	264	300	269	-5.9	1.5
36 Hornsby	334	385	444	391	-2.5	6.9
37 Liverpool	189	272	316	257	-1.0	6.8
38 Penrith	210	252	280	245	-2.1	4.6
39 Pittwater	446	678	775	633	23.4	24.9
40 Sutherland	320	380	465	405	-5.0	4.1
41 Warringah	360	440	511	449	-1.1	0.7
42 Wollondilly	-	-	-	-	-	-
43 Wyong	205	240	305	259	-5.3	-0.8
Rest of GMR	247	300	355	318	-2.4	4.9
44 Cessnock	-	-	-	-	-	-
45 Kiama	273	310	371	321	-6.6	-8.8
46 Lake Macquarie	259	308	370	327	1.8	0.2
47 Maitland	230	252	290	256	-4.9	7.5
48 Newcastle	232	273	340	296	-14.8	-4.6
49 Port Stephens	245	340	475	398	3.3	3.0
50 Shellharbour	225	288	325	307	5.5	10.0
51 Wollongong	268	320	360	316	-2.6	10.9
NEW SOUTH WALES	272	360	479	402	-6.5	2.0

(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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — March Quarter 2008

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	200	279	375	303	-2.1	2.6
54 Hunter SD Balance	231	308	380	326	-0.8	-2.1
55 Nowra-Bomaderry	220	280	330	285	8.5	0.9
56 Illawarra SD Balance	276	363	465	403	-2.0	4.7
57 Tweed Heads and Tweed C	345	435	550	462	3.6	16.0
58 Lismore	237	270	354	300	0.9	7.1
59 Richmond-Tweed SD Balance	300	405	539	443	-5.8	5.9
60 Coffs Harbour	273	335	405	355	2.9	7.9
61 Clarence	243	296	380	320	0.3	2.1
62 Port Macquarie	275	325	385	339	-6.5	-3.9
63 Hastings	213	280	361	294	-6.7	0.0
64 Tamworth	188	239	296	249	-0.3	4.0
65 Northern Slopes	138	190	320	244	-10.6	2.7
66 Northern Tablelands	168	230	295	235	5.0	15.0
67 North Central Plain	151	216	269	214	39.4	23.4
68 Dubbo	195	238	285	247	0.6	6.5
69 Central Macquarie	129	200	268	211	-4.8	3.9
70 Macquarie-Barwon	45	94	153	105	13.3	8.3
71 Upper Darling	80	135	212	138	-6.9	-15.6
72 Bathurst	214	261	315	267	-2.6	-3.8
Orange	200	277	330	276	1.7	3.2
73 Central Tablelands	145	186	279	221	-9.3	-9.3
74 Lachlan	100	145	228	168	-17.3	-13.7
75 Queanbeyan	275	381	499	398	-1.7	12.1
76 Southern Tablelands	180	230	306	253	-8.9	6.1
77 Lower South Coast	249	320	400	333	-2.9	-0.4
78 Snowy	121	222	340	253	-8.6	-16.3
79 Wagga Wagga	201	250	317	264	-4.8	6.4
80 Central Murrumbidgee	130	170	235	188	9.7	0.0
81 Lower Murrumbidgee	115	185	269	215	-15.5	-15.1
82 Albury	175	230	318	252	-8.0	-4.6
83 Upper Murray	150	187	253	205	-0.6	-7.7
84 Central Murray	139	185	254	209	-9.1	-6.1
85 Murray-Darling	133	176	263	195	3.2	9.7
86 Far West	86	139	200	146	7.4	20.4

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

Table 12. Sale Prices — Rural Statistical Subdivisions — March Quarter 2008

Rural SSD and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %					Qtly %	Ann %
REST OF NSW	201	280	380	307	-1.9	0.9	198	259	343	282	-7.5	2.8
54 Hunter SD Balance	249	315	390	331	0.0	-2.0	190	283	358	308	7.2	0.7
55 Nowra-Bomaderry	244	285	331	295	6.3	-0.9	145	183	201	172 s	13.1	5.6
56 Illawarra SD Balance	282	368	475	411	-0.6	5.1	241	282	374	308	-13.8	-18.3
57 Tweed Heads and Tweed Cc	440	515	615	547	5.3	25.2	307	360	431	382	2.0	16.0
58 Lismore	247	285	358	310	0.7	9.6	185	199	227	213 s	-15.0	-1.5
59 Richmond-Tweed SD Balance	318	420	560	463	-6.7	5.0	282	358	430	372	-8.3	11.7
60 Coffs Harbour	301	365	429	383	2.8	8.5	222	250	315	287	-4.6	6.4
61 Clarence	248	305	385	323	3.4	3.4	227	260	330	279	-6.1	8.9
62 Port Macquarie	303	352	418	373	-5.0	-1.0	225	270	312	272	4.7	0.4
63 Hastings	220	295	375	305	-6.3	2.1	165	220	260	220	-4.3	2.3
64 Tamworth	192	244	303	254	-0.6	5.0	132	140	197	172 s	-34.3	-25.9
65 Northern Slopes	138	190	322	244	-9.5	3.0	-	-	-	-	-	-
66 Northern Tablelands	165	230	298	236	5.0	12.2	174	219	255	210 s	1.2	38.6
67 North Central Plain	152	216	268	214	37.1	23.4	-	-	-	-	-	-
68 Dubbo	203	240	285	252	-0.4	5.3	-	-	-	-	-	-
69 Central Macquarie	129	190	269	211	-8.4	0.0	-	-	-	-	-	-
70 Macquarie-Barwon	45	97	155	105	17.6	12.4	-	-	-	-	-	-
71 Upper Darling	80	135	212	138	-6.9	-15.6	-	-	-	-	-	-
72 Bathurst	230	265	329	277	-3.6	-6.2	144	175	211	185 s	3.4	-15.5
Orange	216	280	337	281	0.0	0.6	189	200	295	232 s	2.6	-7.8
73 Central Tablelands	148	190	288	222	-7.3	-7.3	-	-	-	-	-	-
74 Lachlan	100	145	226	168	-17.3	-13.4	-	-	-	-	-	-
75 Queanbeyan	390	473	580	492	2.8	14.3	200	235	317	260	-17.7	-6.2
76 Southern Tablelands	180	235	310	256	-8.7	7.6	139	190	230	197 s	-	-3.6
77 Lower South Coast	270	335	415	353	-1.5	1.5	205	238	285	249	-11.9	-6.4
78 Snowy	153	268	380	293	24.4	8.7	117	165	284	195 s	-45.2	-40.0
79 Wagga Wagga	219	265	339	277	-3.6	7.1	151	186	234	194	-3.6	19.4
80 Central Murrumbidgee	130	170	235	188	13.3	0.0	-	-	-	-	-	-
81 Lower Murrumbidgee	129	196	269	212	-10.4	-10.4	-	-	-	-	-	-
82 Albury	215	269	336	278	-1.3	1.7	129	172	195	165	4.6	4.2
83 Upper Murray	150	187	260	206	-4.3	-8.9	180	200	220	187 s	-	0.0
84 Central Murray	135	185	273	212	-8.4	-8.6	144	173	190	177 s	-15.9	-5.0
85 Murray-Darling	154	178	270	202	4.4	7.6	-	-	-	-	-	-
86 Far West	86	139	200	146	6.9	20.4	-	-	-	-	-	-

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

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 the Renting Services Branch (RSB) of the Office of Fair Trading. 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 NSW.

2. The geographic areas for reporting data are based on the Australian Standard Geographical Classification (ASGC) of the Australian Bureau of Statistics (ABS). For both the rent and sales data sets, the address of each dwelling has been coded to the Statistical Local Area (SLA) under the ASGC and then aggregated to the LGA, SSD and SD level. The combined area of Sydney SD, Newcastle SSD and Wollongong SSD is defined as the Greater Metropolitan Region (GMR) and the LGAs in Sydney SD are grouped into Inner, Middle and Outer rings.

3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.

4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

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 RSB 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 RSB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.

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.

3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.

4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.

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

Changes to the geography

Minor changes were introduced into the December 2007 issue of the Rent and Sales Report to reflect boundary changes made by the ABS to rural statistical subdivisions (SSDs) within NSW for the 2006 Census (see map on page 9). The changes reflect the ABS Australian Standard Geographic Classification (ASGC) effective from 1 July 2006. The changes incorporated are:

1. The inclusion of the coastal strip to the south of Tweed Heads to form the new SSD Tweed Heads and Tweed Coast;

2. Replacement of the Bathurst-Orange SSD with the newly defined Bathurst SSD and Orange SSD increasing the number of SSDs from 33 to 34;

3. Some further boundary changes without name changes for a few of the other SSDs due to redefinition of the underlying statistical local areas (SLAs).

There have been no changes to local government area boundaries from the previous (2005) framework.

A trend series of median rents 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 September 2001 quarter.

For further information about these statistics contact Housing Analysis and Research (02 8753 8495).