

# Rent and Sales Report

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**Rent:** September quarter 2008  
**Sales:** June 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: September Quarter 2008

### Trends for new bonds at state and regional levels

During the September 2008 quarter, the median rent for all dwellings increased by \$10 in the Sydney Statistical Division (SD) to \$380. Within the Inner and Middle Rings the median rent remained unchanged at \$450 in the Inner Ring and \$380 in the Middle Ring. The median rent increased by \$20 in the Outer Ring at \$320. When compared to the previous year, median rents increased by \$50 in the Sydney SD and in the Inner Ring and by \$40 in the Middle and Outer Rings.

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 15.3% in the Outer Ring. Over the quarter, median rents remained unchanged in the Inner and Outer Rings and the Rest of GMR and decreased in the Middle Ring by -3.7%.

Over the year, median rents for two bedroom flats/units increased in each of the Rings and Rest of GMR, ranging from 9.5% in the Rest of GMR to 20.0% in the Middle Ring. Over the quarter, median rents increased in the Middle Ring (2.9%) and Outer Ring (3.3%), remained unchanged in the Rest of GMR and decreased in the Inner Ring (-2.0%).

Median rents for two bedroom separate houses increased over the year in each of the Rings and Rest of GMR, ranging from 6.1% in the Middle Ring to 11.1% in the Rest of GMR. Over the quarter, median rents increased in the Rest of GMR (4.2%), remained unchanged in the Middle and Outer Rings and decreased in the Inner Ring (-2.5%).

Over the year, median rents for three bedroom separate houses increased in each of the Rings and Rest of GMR, ranging from 9.6% in the Rest of GMR to 17.8% in the Middle Ring. Over the quarter, median rents increased in the Middle Ring (4.9%) and Outer Ring (3.3%) and

decreased in the Inner Ring (-1.2%) and in the Rest of GMR (-1.7%). The Middle Ring has recorded ten consecutive quarterly increases, whilst the Outer Ring has recorded six.

Outside the GMR, median rents for two bedroom flats/units increased by 2.9% over the quarter and by 9.4% over the year. Median rents for three bedroom separate houses remained unchanged over the quarter and increased by 9.1% over the year.

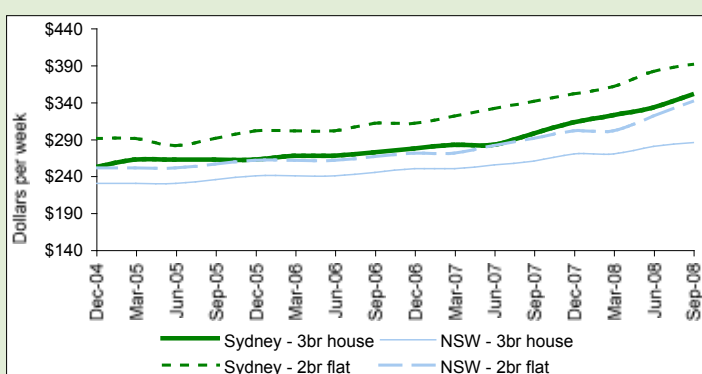
During the quarter, the number of new bonds lodged increased by 6.8% in Sydney SD, 9.0% in the Inner Ring, 6.5% in the Middle Ring, 4.9% in the Outer Ring and 1.5% in the Rest of GMR. During the year, the number of new bonds lodged decreased (-4.2%) in the Sydney SD. Decreases also occurred in each of the three Rings and 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 Botany Bay (42.9%) and Strathfield (26.0%). Twenty four 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 Maitland (12.0%).

Two bedroom flats/units in Botany Bay (24.1%), Canterbury (21.7%) and Parramatta (21.4%) recorded the largest annual increases in median rent in the Sydney SD. Ryde, Sydney and Sutherland have each recorded seven or more consecutive quarterly increases. Thirty one of the 43 LGAs within Sydney SD recorded annual increases of 10% or more, representing 76% of the two bedroom flats/units rental market in Sydney SD. Within the Rest of GMR, Lake Macquarie recorded the biggest annual increase of 17.1%, followed by Kiama (11.4%) and Port Stephens (9.6%).

## Trends in Median Rents – Sydney and NSW



## Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
<b>Rent (\$/wk)</b>					
Sep Qtr 2008	\$450	\$380	\$320	\$380	\$320
Qtly change	0.0%	0.0%	6.7%	2.7%	3.2%
Ann. change	12.5%	11.8%	14.3%	15.2%	10.3%
<b>Sales (\$'000s)</b>					
Jun Qtr 2008	\$553	\$443	\$363	\$425	\$373
Qtly change	-2.4%	0.7%	-4.0%	-1.2%	0.8%
Ann. change	-2.2%	-2.9%	-5.5%	-5.3%	-1.8%

Ten out of 43 LGAs within Sydney SD recorded an annual increase of 10% or more in median rent for two bedroom separate houses including Blacktown (26.1%), Canterbury (22.6%) and Bankstown (19.2%). Within the Rest of GMR, Cessnock recorded the biggest annual increase of 11.1 %.

Over the year, the biggest increase in median rent for three bedroom separate houses in the Sydney SD were recorded in Canterbury (28.6%), Fairfield (23.1%) and Auburn (22.6%). Twenty four of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, representing 80% of the three bedroom separate houses rental market in Sydney SD. Within the Rest of GMR the largest annual increases were recorded in Port Stephens (13.0%), Maitland (12.5%) and Cessnock (12.2%).

Amongst Rural Statistical Sub-Divisions (SSD), 19 of the 34 SSDs recorded annual increases above 5% in median rent for two bedroom dwellings. For three bedroom dwellings 22 of the 34 SSDs recorded annual increases above 5% and ranging up to 20.0% 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 eleven LGAs.

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

### Sales: June Quarter 2008

The median sales price for all dwellings across the Sydney SD decreased by -1.2% over the quarter and by -5.3% over the year. Over the quarter, the median sales price decreased in the Inner Ring (-2.4%), Outer Ring (-4.0%) and Rest of GMR (-3.2%), but increased in the Middle Ring (0.7%). Over the year, the median sales price decreased in the Inner Ring (-2.2%), Middle Ring (-2.9%), Outer Ring (-5.5%) and in the Rest of GMR (-2.4%).

For non-strata dwellings in Sydney SD, the median sales price increased by 1.0% for the quarter but decreased by -2.0% for the year. Over the quarter, the sales price increased in the Middle Ring (3.7%) but decreased in the Inner Ring (-8.0%), Outer Ring (-4.2%) and Rest of GMR (-2.9%). The largest quarterly increase was recorded in Hunters Hill (26.1%), while Woollahra recorded the largest decrease (-35.6%). Over the year, the sales price increased in the Middle Ring (3.3%) and decreased in the Inner Ring (-2.3%), Outer Ring (-5.4%) and the Rest of GMR (-0.9%). The largest annual increases were recorded in North Sydney (27.4%), while Woollahra recorded the largest annual decrease (-21.1%).

For strata dwellings in the Sydney SD, the median sales price decreased by -0.5% for the quarter and -2.8% over the year. Over the quarter, the median sales price decreased in the Inner and Outer Rings (-3.6%) and in the Rest of GMR (-7.0%) but increased in the Middle Ring (1.9%). The largest quarterly increase was recorded in Manly (10.4%), whilst the largest decrease was recorded in Pittwater (-29.8%). Over the year, the median sales price decreased in the Inner Ring (-1.6%), Outer Ring (-5.0%) and in the Rest of GMR (-5.1%) but remained unchanged in the Middle Ring. Twenty two out of the 43 LGAs in Sydney recorded annual decreases with the largest decreases recorded in Pittwater (-11.2%) and Hunters Hill (-9.8%). Five of the 43 LGAs in Sydney recorded annual increases of more than 5%, with the largest increases recorded in Burwood (8.0%), Ku-ring-gai (7.8%) and Leichhardt (7.4%).

### Trends in Median Sales Price – Sydney and NSW

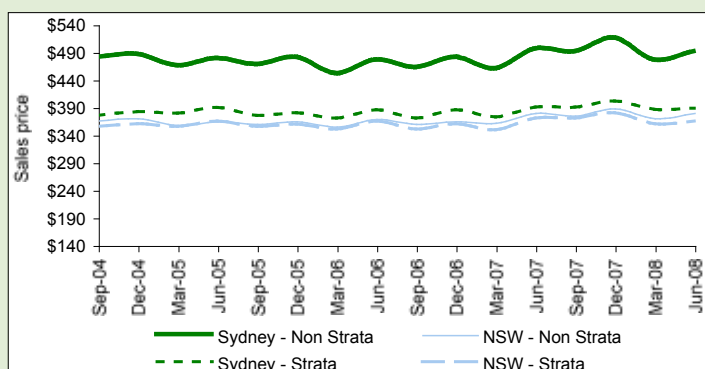


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2008

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 %
<b>SYDNEY SD</b>	<b>350</b>	<b>0.0</b>	<b>9.4</b>	<b>380</b>	<b>1.3</b>	<b>13.4</b>	<b>380</b>	<b>5.6</b>	<b>15.2</b>	<b>480</b>	<b>1.1</b>	<b>11.6</b>
<b>Inner Ring</b>	<b>385</b>	<b>1.3</b>	<b>10.0</b>	<b>490</b>	<b>-1.0</b>	<b>12.6</b>	<b>680</b>	<b>1.5</b>	<b>16.2</b>	<b>900</b>	<b>-1.9</b>	<b>17.6</b>
1 Ashfield	275	0.0	10.0	350	0.0	9.4	510	3.0	2.0	-	-	-
2 Botany Bay	325	35.4	46.1	370	5.7	23.3	520	-1.9	18.2	700 s	-	-
3 Lane Cove	335 s	3.1	19.6	393	-1.9	12.1	610	3.4	11.9	1100 s	11.1	42.9
4 Leichhardt	340	-2.9	9.7	520	-1.9	15.6	680	4.6	11.5	950 s	11.8	26.7
5 Marrickville	275	3.8	14.6	400	5.3	14.3	550	6.8	22.2	600	-6.3	5.3
6 Mosman	360	2.9	12.5	470	-6.0	11.2	860	3.6	19.4	1925	24.2	-2.5
7 North Sydney	390	2.6	11.4	495	-1.0	10.0	700	0.0	12.9	1000 s	0.0	11.1
8 Randwick	350	-2.8	9.4	450	0.0	15.4	633	0.4	19.3	800	-15.8	6.7
9 Sydney	420	2.4	13.5	560	0.0	12.0	700	0.0	11.1	765	2.0	13.3
10 Waverley	370	-2.6	12.1	480	-4.0	11.6	750	0.0	15.4	1075	-21.8	-2.3
11 Woollahra	390	2.6	17.3	528	5.5	14.7	850	-5.6	6.3	1450	-25.6	20.8
<b>Middle Ring</b>	<b>320</b>	<b>-3.0</b>	<b>10.3</b>	<b>360</b>	<b>2.9</b>	<b>16.1</b>	<b>450</b>	<b>1.1</b>	<b>16.9</b>	<b>595</b>	<b>0.8</b>	<b>10.2</b>
12 Auburn	350	-2.8	6.1	350	2.9	20.7	400	2.6	17.6	480	0.0	20.0
13 Bankstown	190 s	15.2	21.0	310	4.2	19.2	370	5.7	15.6	450	4.7	15.4
14 Burwood	270	2.9	22.7	400	5.3	17.6	480	-2.5	6.7	630 s	3.3	21.2
15 Canterbury	220	2.3	17.3	290	5.5	20.8	420	5.0	20.0	535	-2.7	27.4
16 Canada Bay	398	1.9	7.4	475	-1.0	13.1	620	12.7	17.0	750 s	7.1	13.6
17 Hunters Hill	300 s	7.1	-	410 s	2.5	7.9	600 s	-7.7	-6.6	-	-	-
18 Hurstville	260	-1.9	16.9	330	6.5	17.9	420	0.0	13.5	550	1.9	14.6
19 Kogarah	250 s	-15.3	4.2	350	0.0	12.9	460	2.2	21.1	550 s	0.9	3.3
20 Ku-ring-gai	305 s	-9.0	10.9	425	-5.6	10.4	600	-3.2	9.1	895	-8.7	11.9
21 Manly	390	1.3	11.4	500	0.0	4.2	720	0.0	10.8	1200	2.1	-1.2
22 Parramatta	270	1.9	21.3	340	6.3	21.4	380	0.0	11.8	450	0.0	9.8
23 Rockdale	283	-11.7	8.7	360	0.0	16.1	460	-1.1	16.5	550	-3.5	13.4
24 Ryde	273	4.8	18.5	350	0.0	16.7	490	2.1	11.4	560	-13.8	7.7
25 Strathfield	315	1.6	26.0	390	2.6	11.4	485	0.0	15.5	570 s	-5.0	3.6
26 Willoughby	420	3.1	10.5	485	-1.0	10.2	680	-2.9	7.9	950	2.7	2.7
<b>Outer Ring</b>	<b>220</b>	<b>0.0</b>	<b>10.0</b>	<b>290</b>	<b>3.6</b>	<b>11.5</b>	<b>320</b>	<b>6.7</b>	<b>14.3</b>	<b>430</b>	<b>2.4</b>	<b>10.3</b>
27 Baulkham Hills	290 s	7.4	31.8	370	2.8	15.6	420	2.4	12.8	550	0.0	17.0
28 Blacktown	180	0.0	12.5	280	5.7	16.7	310	3.3	19.2	440	7.3	12.8
29 Blue Mountains	185	8.8	15.6	223	1.1	11.3	270	0.0	8.0	350	0.0	6.1
30 Camden	200 s	-	-	260 s	2.0	8.3	320	3.2	10.3	420	5.0	9.1
31 Campbelltown	193 s	-	16.7	230	4.5	15.0	280	3.7	16.7	350	0.0	12.9
32 Fairfield	175	0.0	14.8	220	0.0	10.0	320	6.7	18.5	400	5.3	21.2
33 Gosford	160	-3.0	3.2	245	2.1	6.5	300	0.0	7.1	400	4.6	8.1
34 Hawkesbury	180 s	5.9	12.5	230	0.0	9.5	300	4.3	13.2	380	0.0	15.2
35 Holroyd	215	16.2	17.8	303	4.3	16.3	350	0.0	16.7	450	0.0	7.1
36 Hornsby	300	1.7	15.4	380	2.7	11.8	450	0.0	13.9	575	0.9	16.2
37 Liverpool	165	-7.0	10.0	250	6.4	25.0	345	7.8	19.0	428	6.9	21.3
38 Penrith	160	-5.9	6.7	220	0.0	15.8	295	5.4	13.5	380	5.6	11.8
39 Pittwater	300	0.0	15.4	430	2.4	7.5	600	0.0	9.1	780	-2.5	4.0
40 Sutherland	250	0.0	13.6	345	4.5	15.0	460	2.2	12.2	595	5.3	19.0
41 Warringah	330	0.0	10.0	425	1.2	10.4	600	0.0	9.1	818	6.2	12.0
42 Wollondilly	170 s	-	3.0	220	4.8	4.8	270	0.0	8.0	378	0.7	11.0
43 Wyong	155	3.3	3.3	220	0.0	10.0	270	3.8	10.2	343	3.8	10.5
<b>Rest of GMR</b>	<b>160</b>	<b>0.0</b>	<b>6.7</b>	<b>243</b>	<b>1.0</b>	<b>10.2</b>	<b>295</b>	<b>1.7</b>	<b>9.3</b>	<b>360</b>	<b>2.9</b>	<b>12.5</b>
44 Cessnock	140 s	7.7	7.7	200	3.9	11.1	238	3.3	13.1	320	6.7	13.3
45 Kiama	-	-	-	238	-8.7	-1.0	320	1.6	8.5	370 s	-2.6	5.7
46 Lake Macquarie	150	0.0	3.4	245	6.5	11.4	290	0.0	7.4	380	0.0	15.2
47 Maitland	140	3.7	7.7	210	-8.7	10.5	280	3.7	12.0	330	-2.9	9.1
48 Newcastle	175	2.9	9.4	270	1.9	8.0	320	0.0	12.3	380	-1.6	11.8
49 Port Stephens	150 s	-14.3	0.0	200	0.0	8.1	265	0.0	10.4	330	1.5	8.2
50 Shellharbour	148 s	-1.7	-1.7	220	4.8	15.8	300	7.1	15.4	400	6.7	11.1
51 Wollongong	160	0.0	6.7	250	4.2	9.9	320	3.2	6.7	380	-5.0	5.6
<b>NEW SOUTH WALES</b>	<b>310</b>	<b>0.0</b>	<b>10.7</b>	<b>320</b>	<b>6.7</b>	<b>14.3</b>	<b>310</b>	<b>3.3</b>	<b>10.7</b>	<b>400</b>	<b>3.9</b>	<b>14.3</b>

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



Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - September Quarter 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 %
<b>SYDNEY SD</b>	<b>245</b>	<b>310</b>	<b>430</b>	<b>3.3</b>	<b>12.7</b>	<b>285</b>	<b>348</b>	<b>450</b>	<b>5.3</b>	<b>17.8</b>
<b>Inner Ring</b>	<b>450</b>	<b>498</b>	<b>550</b>	<b>-2.5</b>	<b>10.6</b>	<b>550</b>	<b>630</b>	<b>788</b>	<b>-1.2</b>	<b>11.0</b>
1 Ashfield	-	-	-	-	-	460	520	598 s	-3.7	15.6
2 Botany Bay	400	440	500 s	-	-	320	498	600 s	-9.5	7.0
3 Lane Cove	-	-	-	-	-	600	620	690 s	-11.4	6.0
4 Leichhardt	460	500	575	-7.4	8.7	584	650	805	0.0	9.2
5 Marrickville	420	450	520	0.0	16.9	450	535	600	-2.7	16.3
6 Mosman	-	-	-	-	-	800	925	1125 s	20.1	30.3
7 North Sydney	-	-	-	-	-	680	700	800 s	-13.0	7.7
8 Randwick	500	575	825 s	6.5	43.8	535	625	700	-10.7	8.2
9 Sydney	450	480	550	-4.0	11.3	560	630	765	-0.8	14.5
10 Waverley	515	550	650 s	-	-9.8	788	920	1050 s	-7.5	24.3
11 Woollahra	-	-	-	-	-	790	900	1075 s	-22.4	9.1
<b>Middle Ring</b>	<b>310</b>	<b>350</b>	<b>420</b>	<b>0.0</b>	<b>6.1</b>	<b>360</b>	<b>430</b>	<b>520</b>	<b>4.9</b>	<b>17.8</b>
12 Auburn	300	310	350 s	3.3	10.7	350	380	430	5.6	22.6
13 Bankstown	280	310	330	3.3	19.2	330	360	400	2.9	12.5
14 Burwood	-	-	-	-	-	400	470	515 s	4.4	15.3
15 Canterbury	338	380	421	2.7	22.6	400	450	480	9.8	28.6
16 Canada Bay	385	468	533 s	1.6	10.0	489	550	650	10.0	22.2
17 Hunters Hill	-	-	-	-	-	570	600	1070 s	-11.1	-
18 Hurstville	315	350	393 s	0.7	11.1	380	420	463	2.4	16.7
19 Kogarah	370	400	425 s	11.1	15.9	410	460	533	2.2	21.1
20 Ku-ring-gai	-	-	-	-	-	500	598	680	-0.4	11.2
21 Manly	-	-	-	-	-	711	785	1025 s	10.6	20.8
22 Parramatta	300	315	353	-1.6	12.5	330	360	410	0.0	12.5
23 Rockdale	340	365	420	-3.9	4.3	400	470	490	2.2	20.5
24 Ryde	370	395	430 s	8.2	8.2	445	475	520	5.6	18.8
25 Strathfield	-	-	-	-	-	410	460	510 s	2.2	17.9
26 Willoughby	395	460	565 s	-16.4	-8.0	600	690	800	-1.1	9.5
<b>Outer Ring</b>	<b>220</b>	<b>250</b>	<b>300</b>	<b>0.0</b>	<b>8.7</b>	<b>270</b>	<b>310</b>	<b>370</b>	<b>3.3</b>	<b>14.8</b>
27 Baulkham Hills	-	-	-	-	-	368	420	461	0.0	16.7
28 Blacktown	250	278	290	13.3	26.1	260	300	340	0.0	15.4
29 Blue Mountains	214	240	266	7.9	14.3	245	268	310	0.0	7.0
30 Camden	-	-	-	-	-	300	330	350	6.5	10.0
31 Campbelltown	220	230	255 s	1.1	9.5	260	280	303	3.7	12.0
32 Fairfield	220	260	280	0.0	18.2	285	320	350	6.7	23.1
33 Gosford	230	250	280	0.0	9.9	275	300	340	0.0	7.1
34 Hawkesbury	-	-	-	-	-	280	300	330	4.3	13.2
35 Holroyd	250	295	320 s	5.4	16.8	320	350	375	6.1	20.7
36 Hornsby	320	355	400 s	-4.1	7.6	410	450	500	-2.2	15.4
37 Liverpool	250	265	288 s	1.9	17.8	300	340	380	6.3	20.4
38 Penrith	220	240	260	0.0	20.0	270	300	320	7.1	15.4
39 Pittwater	460	500	530 s	0.0	8.7	520	600	680	0.0	9.1
40 Sutherland	328	380	440	5.6	11.8	400	460	500	2.2	12.2
41 Warringah	450	500	580 s	-2.0	0.0	550	620	680	3.3	12.7
42 Wollondilly	-	-	-	-	-	250	270	310	-1.8	8.0
43 Wyong	200	220	250	0.0	10.0	243	265	290	1.9	10.4
<b>Rest of GMR</b>	<b>220</b>	<b>250</b>	<b>280</b>	<b>4.2</b>	<b>11.1</b>	<b>260</b>	<b>285</b>	<b>320</b>	<b>-1.7</b>	<b>9.6</b>
44 Cessnock	184	200	220	5.3	11.1	201	230	260	0.0	12.2
45 Kiama	-	-	-	-	-	280	300	350	-3.2	3.4
46 Lake Macquarie	220	245	270	2.1	8.9	260	290	320	0.0	9.4
47 Maitland	205	250	260 s	13.6	25.0	250	270	299	1.9	12.5
48 Newcastle	248	270	300	2.9	8.0	275	310	350	0.0	10.7
49 Port Stephens	190	210	230 s	-2.3	16.7	236	260	285	0.0	13.0
50 Shellharbour	205	250	270 s	16.3	4.2	270	290	320	2.7	11.5
51 Wollongong	225	250	290	0.0	8.7	270	300	350	0.0	7.1
<b>NEW SOUTH WALES</b>	<b>190</b>	<b>245</b>	<b>310</b>	<b>2.1</b>	<b>11.4</b>	<b>240</b>	<b>285</b>	<b>350</b>	<b>1.8</b>	<b>9.6</b>

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - September Quarter 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 %
<b>SYDNEY SD</b>	<b>280</b>	<b>360</b>	<b>430</b>	<b>2.9</b>	<b>12.5</b>	<b>310</b>	<b>390</b>	<b>490</b>	<b>2.6</b>	<b>14.7</b>
<b>Inner Ring</b>	<b>330</b>	<b>385</b>	<b>450</b>	<b>0.0</b>	<b>10.0</b>	<b>400</b>	<b>480</b>	<b>580</b>	<b>-2.0</b>	<b>11.6</b>
1 Ashfield	240	275	303	0.0	10.0	310	350	380	0.0	9.4
2 Botany Bay	250	325	413	35.4	42.9	300	360	500	4.3	24.1
3 Lane Cove	300	335	370 s	1.5	17.5	350	390	435	-1.3	11.4
4 Leichhardt	265	330	420	-4.3	10.0	414	520	600	-1.9	16.9
5 Marrickville	240	280	350	3.7	16.7	300	360	440	5.9	12.5
6 Mosman	340	360	400	2.9	9.1	420	460	529	-7.1	11.5
7 North Sydney	350	385	440	1.3	10.0	420	490	580	-0.5	8.9
8 Randwick	310	360	426	-1.4	12.5	400	443	500	-1.7	14.9
9 Sydney	360	420	500	2.4	13.5	500	570	685	1.8	9.6
10 Waverley	330	375	448	-1.3	13.6	420	470	550	-4.6	11.9
11 Woollahra	340	390	440	0.6	16.4	460	500	585	1.0	11.1
<b>Middle Ring</b>	<b>260</b>	<b>328</b>	<b>400</b>	<b>-3.7</b>	<b>11.0</b>	<b>300</b>	<b>360</b>	<b>430</b>	<b>2.9</b>	<b>20.0</b>
12 Auburn	210	355	380	-1.4	6.0	280	360	430	2.9	20.0
13 Bankstown	-	-	-	-	-	280	300	330	3.4	15.4
14 Burwood	228	275	313 s	3.8	25.0	346	400	439	5.3	17.6
15 Canterbury	186	220	250	14.3	15.8	250	280	310	3.7	21.7
16 Canada Bay	300	400	430	0.0	8.1	400	480	540	-1.0	14.3
17 Hunters Hill	258	293	401 s	-	-	355	395	510 s	1.9	23.4
18 Hurstville	225	260	300	-2.8	18.2	285	320	350	6.7	15.3
19 Kogarah	240	255	310 s	-	2.0	320	350	400	2.9	16.7
20 Ku-ring-gai	268	310	350 s	-7.6	12.7	381	423	520	-6.1	11.2
21 Manly	335	400	480	2.6	14.3	420	500	600	0.0	8.7
22 Parramatta	224	270	353	-3.6	18.7	300	340	380	6.3	21.4
23 Rockdale	250	290	380	-9.4	11.5	315	360	430	2.9	20.0
24 Ryde	250	280	360	5.7	20.4	300	340	380	3.0	17.2
25 Strathfield	280	315	350	1.6	26.0	350	390	420	2.6	11.4
26 Willoughby	380	420	450	0.0	10.5	430	480	560	-1.0	9.1
<b>Outer Ring</b>	<b>175</b>	<b>245</b>	<b>300</b>	<b>0.0</b>	<b>15.3</b>	<b>235</b>	<b>310</b>	<b>370</b>	<b>3.3</b>	<b>14.8</b>
27 Baulkham Hills	239	348	368 s	28.7	44.8	339	373	400	0.7	16.4
28 Blacktown	160	180	270	-2.7	14.3	235	283	320	4.6	17.7
29 Blue Mountains	150	175	199	9.4	16.7	180	185	230	0.0	0.0
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	180	193	231	4.1	11.6
32 Fairfield	165	175	238	0.0	16.7	200	220	260	4.8	18.9
33 Gosford	141	160	189	-3.0	3.2	208	240	270	4.3	6.7
34 Hawkesbury	-	-	-	-	-	200	233	253 s	4.5	22.4
35 Holroyd	185	220	260 s	22.2	20.5	280	300	329	3.4	15.4
36 Hornsby	250	315	350	5.0	16.7	350	380	420	2.7	10.1
37 Liverpool	154	173	213 s	-4.2	11.3	210	240	283	9.1	20.0
38 Penrith	153	160	193 s	-9.9	6.7	190	210	265	5.0	16.7
39 Pittwater	264	300	343	0.0	25.0	360	395	475	-1.3	3.3
40 Sutherland	220	250	280	-2.0	13.6	309	340	370	3.0	13.3
41 Warringah	290	330	370	0.0	10.0	380	420	490	0.0	10.5
42 Wollondilly	-	-	-	-	-	186	200	220 s	0.0	-
43 Wyong	140	175	200	16.7	12.9	178	220	265	0.0	15.8
<b>Rest of GMR</b>	<b>135</b>	<b>160</b>	<b>190</b>	<b>0.0</b>	<b>6.7</b>	<b>190</b>	<b>230</b>	<b>275</b>	<b>0.0</b>	<b>9.5</b>
44 Cessnock	120	140	153 s	7.7	7.7	160	200	240	-4.8	9.6
45 Kiama	-	-	-	-	-	190	220	280 s	-1.1	11.4
46 Lake Macquarie	130	150	170	1.7	3.4	199	240	270	11.6	17.1
47 Maitland	125	140	155 s	5.7	12.0	160	190	220	-9.5	5.6
48 Newcastle	150	180	210	2.9	5.9	220	260	300	2.8	8.3
49 Port Stephens	100	145	160 s	-12.1	3.6	180	200	220	8.1	9.6
50 Shellharbour	125	140	165 s	-6.7	-6.7	170	185	210	4.2	8.8
51 Wollongong	140	160	194	0.0	6.7	200	233	280	1.1	5.7
<b>NEW SOUTH WALES</b>	<b>210</b>	<b>330</b>	<b>400</b>	<b>1.5</b>	<b>11.9</b>	<b>230</b>	<b>340</b>	<b>450</b>	<b>6.3</b>	<b>17.2</b>

(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 - September 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 %
<b>REST OF NSW</b>	<b>180</b>	<b>0.0</b>	<b>5.9</b>	<b>245</b>	<b>2.1</b>	<b>6.5</b>	<b>240</b>	<b>0.0</b>	<b>9.1</b>	<b>175</b>	<b>2.9</b>	<b>9.4</b>
54 Hunter SD Balance	190	0.0	5.6	260	4.0	8.3	250	4.2	8.7	180	0.0	0.0
55 Nowra-Bomaderry	170	1.5	3.0	240	4.3	9.1	240	4.3	9.1	165	3.1	3.1
56 Illawarra SD Balance	190	0.0	2.7	250	4.2	9.9	245	2.1	8.9	180	1.4	5.9
57 Tweed Heads & Tweed Coast	285	0.0	7.5	350	0.0	9.4	365	-1.4	4.3	280	-1.8	9.8
58 Lismore	200	5.3	11.1	280	3.7	15.5	283	0.0	13.0	190	2.7	8.6
59 Richmond-Tweed SD Balance	250	4.2	13.6	340	3.0	13.3	330	3.1	14.8	230	4.5	15.0
60 Coffs Harbour	220	4.8	15.8	295	1.7	5.4	293	0.9	4.5	195	2.6	9.9
61 Clarence	195	2.6	8.3	250	0.0	13.6	250	0.0	11.1	180	0.0	5.9
62 Port Macquarie	210	0.0	7.7	295	0.0	9.3	300	1.7	11.1	195	-2.5	5.4
63 Hastings	180	2.9	5.9	230	0.0	4.5	230	0.0	4.5	165	-2.9	3.1
64 Tamworth	185	1.4	8.8	240	-2.0	2.1	240	0.0	4.3	175	0.0	9.4
65 Northern Slopes	140	0.0	3.7	180	5.9	5.9	180	2.9	3.4	130	0.0	0.0
66 Northern Tablelands	160	0.0	6.7	220	10.0	12.8	210	5.0	10.5	153	-1.6	1.7
67 North Central Plain	135	0.0	1.9	220	2.3	4.8	220	0.0	4.8	135	3.8	3.8
68 Dubbo	160	0.0	6.7	230	0.0	4.5	230	0.0	4.5	145	-3.3	3.6
69 Central Macquarie	150	-6.3	7.1	193	1.3	4.1	188	1.4	4.2	150	0.0	15.4
70 Macquarie-Barwon	160	18.5	0.0	160	-3.0	6.7	160	-3.0	6.7	160 s	14.3	0.0
71 Upper Darling	160 s	-15.8	-11.1	220 s	-12.0	10.0	220 s	-12.0	14.3	157 s	-17.4	-7.7
72 Bathurst	180	0.0	-1.4	235	-2.1	4.4	235	-1.1	2.2	180	0.0	0.0
73 Orange	180	-5.3	2.9	250	0.0	8.7	250	2.0	7.5	175	-4.1	2.9
74 Central Tablelands	155	3.3	10.7	180	-5.3	2.9	183	-3.9	1.4	120	-14.3	-7.7
75 Lachlan	130	-3.7	0.0	175	-2.8	2.9	170	-5.6	0.0	125	-3.8	-2.0
76 Queanbeyan	260	-3.7	13.0	370	2.8	5.7	380	4.1	8.6	250	0.0	13.6
77 Southern Tableland	160	0.0	6.7	220	4.8	10.0	220	4.8	10.0	150	3.4	7.1
78 Lower South Coast	185	2.8	2.8	240	-2.0	9.1	240	-2.0	9.1	175	1.4	2.9
79 Snowy	210	-35.9	23.5	200	-20.0	0.0	190	-13.6	0.0	360 s	-7.7	44.0
80 Wagga Wagga	200	17.6	14.3	260	-3.7	6.1	260	-3.7	6.1	190	15.2	15.2
81 Central Murrumbidgee	140	-3.4	0.0	180	-1.4	5.9	180	-1.4	5.9	143	-1.7	5.6
82 Lower Murrumbidgee	155	1.6	3.3	210	0.0	5.0	210	0.0	5.0	155	6.9	6.9
83 Albury	163	-1.5	1.6	250	4.2	8.7	240	0.0	4.3	150	0.0	0.0
84 Upper Murray	158	12.5	12.5	200	2.6	11.1	195	-1.3	8.3	150 s	22.4	7.1
85 Central Murray	150	-3.2	5.3	180	-6.5	-10.0	180	-10.0	-7.7	150	-6.3	9.1
86 Murray-Darling	135 s	-3.6	0.0	183 s	7.4	17.7	185 s	8.8	17.5	135 s	-1.8	-
87 Far West	150	9.1	15.4	180	-6.5	20.0	180	-10.0	20.0	125 s	4.2	4.2

(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 - September 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 %
<b>REST OF NSW</b>	<b>8286</b>	<b>4560</b>	<b>16435</b>	<b>1.3</b>	<b>1.7</b>	<b>63523</b>	<b>37274</b>	<b>132809</b>	<b>1.4</b>	<b>4.1</b>
54 Hunter SD Balance	493	242	1035	-1.2	3.8	3885	1871	7933	2.6	6.4
55 Nowra-Bomaderry	139	92	305	-4.1	0.0	1226	647	2579	0.9	2.8
56 Illawarra SD Balance	594	109	930	11.4	5.1	4561	945	7270	1.5	4.9
57 Tweed Heads & Tweed Coast	246	285	767	-1.5	-2.7	1732	1961	6180	1.5	6.7
58 Lismore	163	89	320	-3.3	-2.4	1458	1169	3573	0.3	1.0
59 Richmond-Tweed SD Balance	633	320	1241	1.4	-4.2	5167	2758	10781	1.3	2.2
60 Coffs Harbour	245	226	692	3.7	4.1	1925	1482	5441	1.1	2.4
61 Clarence	494	209	840	5.4	2.2	4037	1786	7138	1.8	3.6
62 Port Macquarie	190	160	505	-9.8	-6.5	1377	1428	4219	-0.2	-0.4
63 Hastings	599	239	954	2.1	-4.3	4497	1976	7756	1.4	4.8
64 Tamworth	308	176	548	4.4	13.5	2035	1289	3928	1.2	3.6
65 Northern Slopes	154	70	235	2.6	3.1	1281	531	2089	1.6	5.0
66 Northern Tablelands	307	209	655	-4.8	4.1	2622	1779	5618	1.1	3.7
67 North Central Plain	145	119	288	15.7	3.2	895	864	2072	3.8	3.7
68 Dubbo	214	127	406	4.9	4.1	1666	988	3321	1.7	2.4
69 Central Macquarie	265	82	403	-2.4	-5.6	1866	746	3153	1.4	5.9
70 Macquarie-Barwon	59	40	102	0.0	22.9	439	218	774	2.5	7.5
71 Upper Darling	52	30	108	-18.8	-18.8	402	254	891	1.7	10.5
72 Bathurst	232	151	455	14.6	13.8	1640	1050	3303	1.4	4.3
73 Orange	295	136	478	5.8	15.7	2043	1065	3521	2.9	6.1
74 Central Tablelands	258	61	373	8.4	17.7	1746	459	2710	2.0	6.5
75 Lachlan	207	119	417	1.0	16.5	1729	897	3186	2.7	5.5
76 Queanbeyan	138	154	459	-10.7	-15.0	988	1394	4147	-0.6	2.1
77 Southern Tableland	295	127	528	4.8	6.2	2130	958	4138	1.4	4.4
78 Lower South Coast	356	181	651	-1.7	8.9	2789	1411	5108	0.3	3.8
79 Snowy	88	41	158	-46.4	-24.8	578	446	1340	-1.2	4.4
80 Wagga Wagga	219	180	580	11.1	-7.2	1915	1840	5135	0.3	3.4
81 Central Murrumbidgee	166	57	282	-4.7	-6.3	1319	582	2390	1.8	5.3
82 Lower Murrumbidgee	166	143	421	-4.5	2.9	1455	1273	3459	1.3	4.6
83 Albury	190	221	686	18.3	2.4	1419	1902	5031	1.5	3.4
84 Upper Murray	87	30	146	-5.2	30.4	624	286	1119	2.7	8.2
85 Central Murray	150	84	256	11.3	4.9	876	579	1606	2.4	-0.5
86 Murray-Darling	42	19	67	9.8	31.4	268	129	431	4.1	10.5
87 Far West	97	32	144	5.9	0.7	933	311	1469	2.2	8.0

(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 - September Quarter 2008

Local Government Area and Codes (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 %
<b>SYDNEY SD</b>	<b>10298</b>	<b>20659</b>	<b>44334</b>	<b>6.8</b>	<b>-4.2</b>	<b>101826</b>	<b>192143</b>	<b>443351</b>	<b>0.5</b>	<b>0.6</b>
<b>Inner Ring</b>	<b>1055</b>	<b>10136</b>	<b>16347</b>	<b>9.0</b>	<b>-3.2</b>	<b>9816</b>	<b>88277</b>	<b>155053</b>	<b>0.4</b>	<b>0.4</b>
1 Ashfield	45	362	572	9.4	-2.9	592	4068	7010	0.0	-1.5
2 Botany Bay	45	224	372	36.8	14.8	552	2413	4173	1.2	-0.3
3 Lane Cove	49	199	346	2.1	-4.2	523	2241	3648	-0.2	-0.1
4 Leichhardt	224	337	911	-1.0	-4.8	1871	3311	9158	0.3	-0.5
5 Marrickville	195	575	1206	-4.1	-8.4	1902	6409	15228	-0.4	0.2
6 Mosman	50	290	476	7.9	0.0	438	2455	4308	-0.1	-1.8
7 North Sydney	52	1321	1904	13.7	-2.8	515	11034	17075	0.6	-0.1
8 Randwick	119	1320	2139	16.1	-4.6	1414	12221	21370	0.2	0.6
9 Sydney	132	3889	5764	7.4	-2.4	976	29943	48164	0.7	1.2
10 Waverley	79	1070	1633	12.1	-7.3	537	9175	15008	0.8	0.3
11 Woollahra	65	549	1024	13.1	2.6	496	5007	9911	0.6	0.4
<b>Middle Ring</b>	<b>2148</b>	<b>5766</b>	<b>11441</b>	<b>6.5</b>	<b>-6.0</b>	<b>23282</b>	<b>59334</b>	<b>122910</b>	<b>0.1</b>	<b>0.4</b>
12 Auburn	149	484	806	6.1	-4.8	1623	4375	8144	0.6	2.0
13 Bankstown	316	196	884	2.4	-10.6	3769	2561	10762	0.4	1.2
14 Burwood	42	197	352	12.5	-6.1	525	1961	4007	-1.3	-1.4
15 Canterbury	195	480	1071	3.9	-10.2	2468	7660	15613	0.0	-0.5
16 Canada Bay	100	510	940	4.7	-2.9	1190	4406	8451	0.0	2.6
17 Hunters Hill	25	46	86	-14.9	-1.1	221	369	853	-0.6	0.9
18 Hurstville	129	306	575	3.8	-5.6	1443	3457	6870	-0.5	-1.0
19 Kogarah	79	243	426	11.8	-2.1	862	2531	4767	0.1	-0.8
20 Ku-ring-gai	267	117	496	10.7	5.8	2250	1105	4436	1.1	3.1
21 Manly	66	552	845	13.9	-4.5	575	3909	6419	1.7	0.6
22 Parramatta	280	772	1612	13.4	-8.8	3017	8005	17188	0.4	0.5
23 Rockdale	158	637	1009	8.5	1.4	1834	6226	10952	0.1	-0.2
24 Ryde	173	542	1022	7.9	-16.0	1800	5841	11450	-0.4	-0.3
25 Strathfield	47	274	427	-5.7	-0.5	500	2439	4185	0.2	0.8
26 Willoughby	122	410	890	-1.4	-2.5	1205	4489	8813	-0.5	0.4
<b>Outer Ring</b>	<b>7095</b>	<b>4757</b>	<b>16546</b>	<b>4.9</b>	<b>-3.9</b>	<b>68728</b>	<b>44532</b>	<b>165388</b>	<b>0.8</b>	<b>1.1</b>
27 Baulkham Hills	407	152	900	11.7	-11.7	3458	1382	8026	0.7	-0.9
28 Blacktown	914	309	1729	8.1	-4.5	9936	2347	18255	0.7	1.7
29 Blue Mountains	449	81	603	15.1	4.5	3747	638	5244	1.1	-0.1
30 Camden	215	16	302	14.8	4.1	1757	115	2474	1.9	2.1
31 Campbelltown	418	72	762	-7.1	-20.0	4641	906	9058	0.0	0.4
32 Fairfield	346	298	953	7.7	1.3	4690	3700	12699	0.9	2.0
33 Gosford	705	435	1607	4.0	-2.0	6182	3375	13890	1.1	1.2
34 Hawkesbury	206	46	347	-13.0	-25.4	2228	590	4186	0.0	0.0
35 Holroyd	196	317	815	-12.9	-15.7	2334	4031	10020	0.4	1.2
36 Hornsby	317	358	931	4.7	-13.2	2987	3810	10030	-0.8	-2.8
37 Liverpool	452	376	1070	3.6	-3.4	4731	3677	12326	0.8	2.5
38 Penrith	657	235	1291	4.9	-1.7	6226	2254	13339	1.4	2.6
39 Pittwater	148	155	412	-6.2	4.8	1376	1296	3776	1.0	1.0
40 Sutherland	368	813	1668	11.9	-0.5	3107	7224	14483	0.7	-0.3
41 Warringah	243	755	1357	8.0	4.7	2425	6744	12538	0.8	-0.1
42 Wollondilly	169	30	236	18.6	12.9	1264	165	1742	3.6	6.2
43 Wyong	885	309	1563	7.0	5.7	7639	2278	13302	1.5	3.5
<b>Rest of GMR</b>	<b>2935</b>	<b>1891</b>	<b>6778</b>	<b>1.5</b>	<b>-1.9</b>	<b>26898</b>	<b>17812</b>	<b>63708</b>	<b>0.9</b>	<b>2.8</b>
44 Cessnock	254	81	395	11.3	7.9	2146	563	3338	1.8	6.1
45 Kiama	65	40	144	-27.6	-11.1	642	318	1352	0.7	2.3
46 Lake Macquarie	640	198	1141	-1.8	-6.2	6230	2110	11448	0.9	1.1
47 Maitland	298	125	564	12.6	6.4	2441	1126	4655	2.0	4.3
48 Newcastle	633	531	1899	1.6	-0.8	6093	4836	17792	1.1	2.6
49 Port Stephens	280	119	591	7.5	2.4	2495	931	4892	1.2	3.9
50 Shellharbour	229	84	431	5.6	1.7	1906	860	3905	0.5	3.5
51 Wollongong	536	713	1613	-1.1	-6.3	4945	7068	16326	0.1	2.7
<b>NEW SOUTH WALES</b>	<b>21519</b>	<b>27110</b>	<b>67547</b>	<b>4.9</b>	<b>-2.6</b>	<b>192247</b>	<b>247229</b>	<b>639868</b>	<b>0.7</b>	<b>1.5</b>

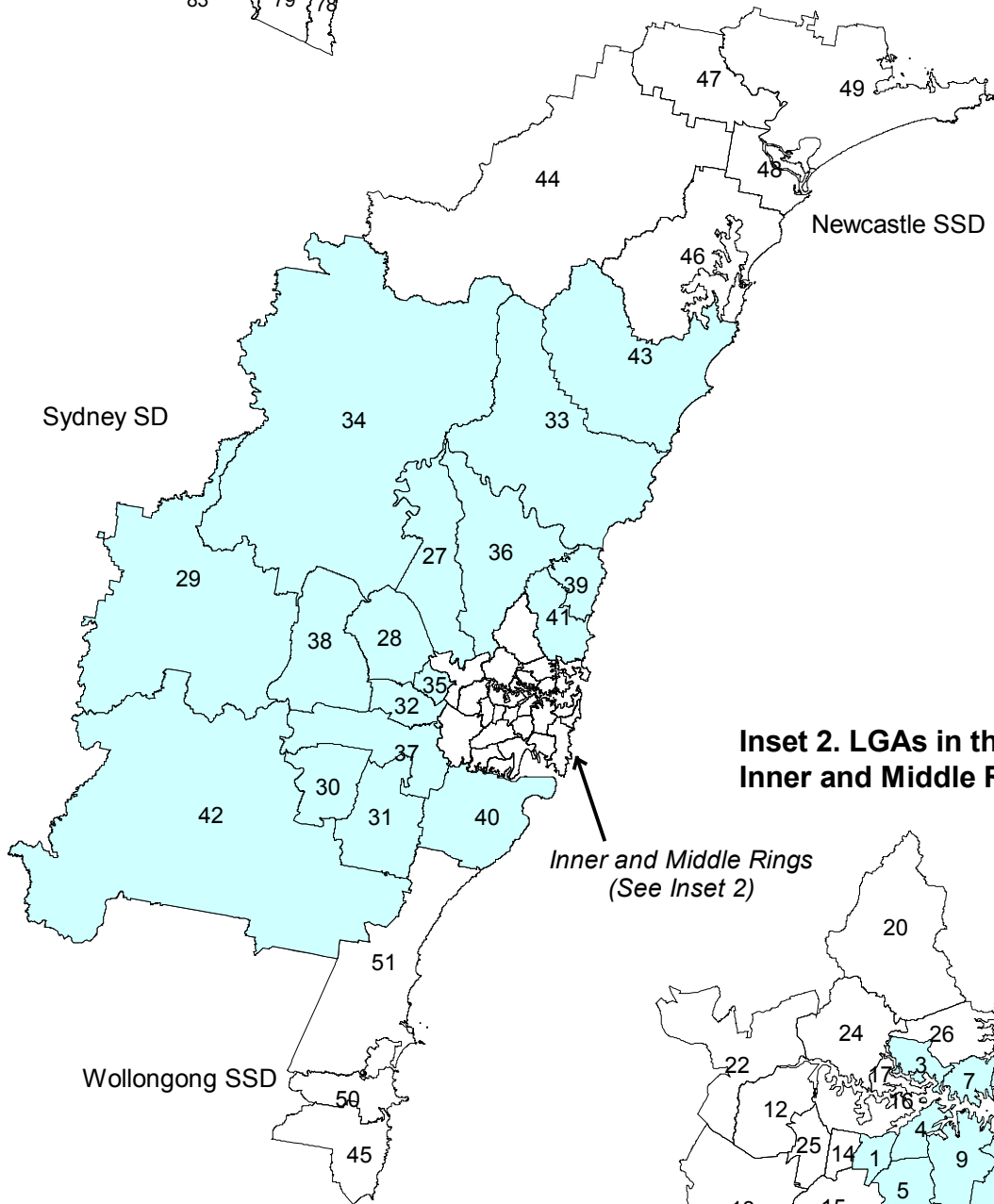
(a) the numbers shown on the map on page 9; (\*) includes 'not stated' and 'other' dwelling types.

# Statistical Subdivisions (SSDs) in NSW



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

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



## Inset 2. LGAs in the Inner and Middle Rings

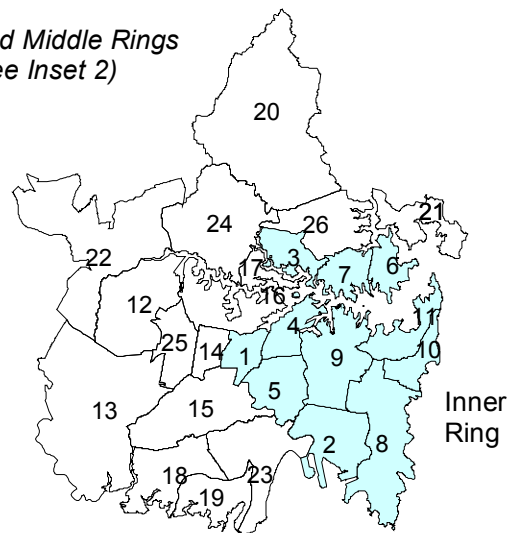


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>320</b>	<b>425</b>	<b>614</b>	<b>531</b>	<b>-1.2</b>	<b>-5.3</b>
<b>Inner Ring</b>	<b>410</b>	<b>553</b>	<b>786</b>	<b>699</b>	<b>-2.4</b>	<b>-2.2</b>
1 Ashfield	306	363	538	462	-10.4	-8.1
2 Botany Bay	310	449	571	465	-8.7	-2.5
3 Lane Cove	382	523	1030	747	-1.8	-10.0
4 Leichhardt	599	743	900	770	-2.3	3.8
5 Marrickville	351	460	635	498	-1.1	-8.1
6 Mosman	445	690	1520	1216	-11.0	-19.3
7 North Sydney	475	621	830	753	0.2	3.3
8 Randwick	450	570	843	704	3.6	-3.6
9 Sydney	370	500	667	555	-2.3	0.2
10 Waverley	465	600	981	830	-18.9	-12.4
11 Woollahra	563	870	1544	1260	-17.5	-11.2
<b>Middle Ring</b>	<b>340</b>	<b>443</b>	<b>646</b>	<b>552</b>	<b>0.7</b>	<b>-2.9</b>
12 Auburn	289	381	451	377	4.2	1.5
13 Bankstown	306	375	430	374	-3.8	-0.1
14 Burwood	400	498	685	578	3.6	1.2
15 Canterbury	225	356	500	380	4.2	-3.7
16 Canada Bay	480	603	804	670	-0.7	2.1
17 Hunters Hill	392	835	1450	1076	8.4	-6.7
18 Hurstville	325	442	568	465	4.5	-1.9
19 Kogarah	360	470	695	558	-1.6	2.2
20 Ku-ring-gai	725	901	1258	1024	-3.0	-1.0
21 Manly	550	850	1250	991	-4.8	0.0
22 Parramatta	300	368	461	390	-1.2	-0.5
23 Rockdale	330	395	500	432	0.0	0.8
24 Ryde	377	520	696	548	11.8	3.7
25 Strathfield	335	400	496	532	-2.4	-10.1
26 Willoughby	491	690	1050	844	9.5	0.4
<b>Outer Ring</b>	<b>288</b>	<b>363</b>	<b>495</b>	<b>423</b>	<b>-4.0</b>	<b>-5.5</b>
27 Baulkham Hills	445	528	646	564	-4.0	-4.4
28 Blacktown	270	325	400	338	-4.4	-1.5
29 Blue Mountains	289	340	410	360	-3.8	0.0
30 Camden	315	385	445	392	1.0	0.8
31 Campbelltown	230	274	318	275	-0.4	-4.2
32 Fairfield	244	300	355	298	-4.0	-6.3
33 Gosford	295	355	450	398	-9.0	-6.6
34 Hawkesbury	286	335	450	394	-4.3	-1.5
35 Holroyd	270	328	390	334	-3.5	-6.8
36 Hornsby	390	537	680	556	-0.4	0.4
37 Liverpool	258	329	404	335	-6.0	-6.8
38 Penrith	260	305	360	313	-2.7	-3.2
39 Pittwater	647	799	1050	886	-6.0	-4.3
40 Sutherland	355	492	620	517	-3.5	-4.4
41 Warringah	440	642	830	667	3.9	-0.5
42 Wollondilly	280	350	483	395	-9.7	-4.9
43 Wyong	248	290	358	309	-3.3	-3.3
<b>Rest of GMR</b>	<b>263</b>	<b>322</b>	<b>405</b>	<b>345</b>	<b>-3.2</b>	<b>-2.4</b>
44 Cessnock	195	244	297	263	1.7	10.9
45 Kiama	302	427	550	453	-0.8	-3.1
46 Lake Macquarie	273	332	414	352	-2.4	0.6
47 Maitland	249	300	350	305	1.7	5.4
48 Newcastle	276	320	400	354	-3.0	0.0
49 Port Stephens	268	340	446	365	-1.7	-5.6
50 Shellharbour	270	314	375	328	-3.4	-3.4
51 Wollongong	271	348	430	359	-0.6	-3.0
<b>NEW SOUTH WALES</b>	<b>276</b>	<b>373</b>	<b>526</b>	<b>456</b>	<b>0.8</b>	<b>-1.8</b>

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — June Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>345</b>	<b>490</b>	<b>740</b>	<b>621</b>	<b>1.0</b>	<b>-2.0</b>
<b>Inner Ring</b>	<b>665</b>	<b>870</b>	<b>1279</b>	<b>1119</b>	<b>-8.0</b>	<b>-2.3</b>
1 Ashfield	570	683	950	807	-5.8	-11.5
2 Botany Bay	560	641	743	663	-9.7	6.4
3 Lane Cove	964	1210	1523	1326	-4.0	9.7
4 Leichhardt	666	788	955	854	-10.1	1.0
5 Marrickville	559	639	737	653	1.5	6.4
6 Mosman	1350	2200	3395	2422	4.8	1.1
7 North Sydney	938	1325	1758	1460	0.4	27.4
8 Randwick	826	1050	1325	1104	-0.5	-0.5
9 Sydney	590	705	863	754	-9.9	3.3
10 Waverley	1050	1370	1950	1557	-8.7	4.7
11 Woollahra	1050	1500	2500	1939	-35.6	-21.1
<b>Middle Ring</b>	<b>455</b>	<b>620</b>	<b>870</b>	<b>743</b>	<b>3.7</b>	<b>3.3</b>
12 Auburn	380	450	507	460	5.4	-2.8
13 Bankstown	360	400	460	413	-4.8	-0.7
14 Burwood	590	695	915	779	-9.7	-0.7
15 Canterbury	422	515	633	536	-0.5	1.7
16 Canada Bay	755	885	1065	946	0.1	10.4
17 Hunters Hill	1000	1450	2100	1669	26.1	3.6
18 Hurstville	500	580	679	600	0.4	4.1
19 Kogarah	601	745	900	802	-2.0	8.6
20 Ku-ring-gai	850	1026	1350	1156	-3.4	-4.1
21 Manly	1113	1385	1879	1548	-0.4	6.5
22 Parramatta	390	465	555	488	3.3	4.5
23 Rockdale	500	582	684	594	-1.5	5.6
24 Ryde	656	729	850	759	0.1	7.2
25 Strathfield	670	900	1200	1004	24.1	-18.2
26 Willoughby	891	1150	1525	1232	-0.6	0.0
<b>Outer Ring</b>	<b>305</b>	<b>388</b>	<b>545</b>	<b>459</b>	<b>-4.2</b>	<b>-5.4</b>
27 Baulkham Hills	515	582	695	624	-4.1	-4.2
28 Blacktown	290	340	412	353	-3.7	0.0
29 Blue Mountains	290	340	415	364	-4.2	-0.7
30 Camden	323	385	445	390	-4.9	-0.5
31 Campbelltown	259	287	328	296	-1.2	-4.5
32 Fairfield	290	325	379	336	-5.0	-4.4
33 Gosford	315	377	488	423	-8.0	-6.9
34 Hawkesbury	309	370	493	427	-0.1	0.4
35 Holroyd	355	385	430	395	-4.9	-2.5
36 Hornsby	550	648	754	672	-1.1	5.3
37 Liverpool	308	370	440	373	-0.7	-2.6
38 Penrith	285	327	382	338	-2.4	-2.4
39 Pittwater	750	930	1211	1055	-0.5	3.0
40 Sutherland	524	601	740	644	-4.6	-1.8
41 Warringah	750	830	1000	886	-2.9	1.8
42 Wollondilly	287	359	489	403	-7.9	-5.5
43 Wyong	250	295	360	312	-6.3	-3.3
<b>Rest of GMR</b>	<b>273</b>	<b>335</b>	<b>420</b>	<b>357</b>	<b>-2.9</b>	<b>-0.9</b>
44 Cessnock	196	243	299	266	1.3	10.5
45 Kiama	418	500	615	520	1.0	9.2
46 Lake Macquarie	275	335	420	356	-2.9	0.0
47 Maitland	255	311	370	316	3.7	5.4
48 Newcastle	283	328	400	361	-3.5	-0.6
49 Port Stephens	270	352	460	370	1.7	-2.2
50 Shellharbour	288	335	405	348	-0.9	-2.0
51 Wollongong	313	374	460	391	-6.5	-3.9
<b>NEW SOUTH WALES</b>	<b>280</b>	<b>380</b>	<b>565</b>	<b>485</b>	<b>1.3</b>	<b>-1.3</b>

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — June Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>SYDNEY SD</b>	<b>295</b>	<b>388</b>	<b>500</b>	<b>431</b>	<b>-0.5</b>	<b>-2.8</b>
<b>Inner Ring</b>	<b>370</b>	<b>473</b>	<b>613</b>	<b>529</b>	<b>-3.6</b>	<b>-1.6</b>
1 Ashfield	286	335	380	332	-3.5	-4.3
2 Botany Bay	280	380	479	385	1.9	-1.3
3 Lane Cove	350	411	515	415	-2.1	5.4
4 Leichhardt	447	580	740	596	6.4	7.4
5 Marrickville	295	359	412	357	5.6	2.6
6 Mosman	406	494	679	555	6.1	-1.8
7 North Sydney	440	573	715	602	1.0	3.1
8 Randwick	435	486	600	530	0.1	1.1
9 Sydney	353	463	597	518	-4.5	-1.5
10 Waverley	425	525	640	565	-8.7	-1.9
11 Woollahra	512	631	915	830	-2.6	-2.2
<b>Middle Ring</b>	<b>285</b>	<b>370</b>	<b>460</b>	<b>402</b>	<b>1.9</b>	<b>0.0</b>
12 Auburn	242	335	395	332	9.8	3.2
13 Bankstown	245	270	340	290	5.9	0.0
14 Burwood	366	405	460	416	-8.0	8.0
15 Canterbury	195	236	310	257	-2.7	-1.9
16 Canada Bay	435	510	610	531	-4.0	-4.3
17 Hunters Hill	305	406	785	498	-2.2	-9.8
18 Hurstville	275	341	410	348	3.3	6.6
19 Kogarah	340	377	434	386	1.8	4.2
20 Ku-ring-gai	490	610	834	703	-2.6	7.8
21 Manly	490	610	870	712	10.4	-2.4
22 Parramatta	265	318	381	325	-2.2	-4.7
23 Rockdale	292	350	397	351	-2.1	2.9
24 Ryde	310	405	500	419	4.5	1.3
25 Strathfield	315	352	421	364	-4.9	-9.7
26 Willoughby	430	505	565	518	-0.4	3.3
<b>Outer Ring</b>	<b>246</b>	<b>318</b>	<b>400</b>	<b>335</b>	<b>-3.6</b>	<b>-5.0</b>
27 Baulkham Hills	374	420	454	416	-6.5	4.0
28 Blacktown	215	265	315	268	-7.0	-1.9
29 Blue Mountains	279	325	356	307	4.8	14.0
30 Camden	226	290	699	420	5.5	10.5
31 Campbelltown	179	198	225	206	-7.9	-0.5
32 Fairfield	155	175	243	196	-9.6	-7.9
33 Gosford	252	298	360	325	3.3	-9.7
34 Hawkesbury	230	250	283	253	-2.7	-5.7
35 Holroyd	234	270	291	266	2.5	3.8
36 Hornsby	333	373	448	385	-3.2	0.7
37 Liverpool	175	239	291	244	-13.1	-7.7
38 Penrith	200	247	270	240	-3.4	-1.6
39 Pittwater	365	475	700	538	-29.8	-11.2
40 Sutherland	315	359	452	389	-4.8	-5.5
41 Warringah	366	440	508	446	-0.5	1.1
42 Wollondilly	-	-	-	-	-	-
43 Wyong	241	271	338	294	9.6	-3.4
<b>Rest of GMR</b>	<b>230</b>	<b>280</b>	<b>350</b>	<b>302</b>	<b>-7.0</b>	<b>-5.1</b>
44 Cessnock	134	248	285	227	-3.0	31.0
45 Kiama	219	275	359	292	-11.3	-26.3
46 Lake Macquarie	238	318	381	316	3.3	11.4
47 Maitland	210	260	300	250	0.0	1.0
48 Newcastle	249	293	380	326	5.1	0.5
49 Port Stephens	251	298	396	344	-12.5	-13.8
50 Shellharbour	224	265	298	263	-8.0	-2.2
51 Wollongong	220	280	362	298	-12.5	-9.4
<b>NEW SOUTH WALES</b>	<b>275</b>	<b>365</b>	<b>485</b>	<b>407</b>	<b>0.3</b>	<b>-2.7</b>

(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 — June Quarter 2008

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
<b>REST OF NSW</b>	<b>190</b>	<b>275</b>	<b>370</b>	<b>299</b>	<b>-1.8</b>	<b>0.0</b>
54 Hunter SD Balance	230	305	375	322	-1.3	-0.8
55 Nowra-Bomaderry	220	275	353	296	-1.8	8.3
56 Illawarra SD Balance	260	328	450	374	-10.2	-11.5
57 Tweed Heads and Tweed C	326	420	529	441	-5.1	8.8
58 Lismore	246	298	393	322	10.3	13.3
59 Richmond-Tweed SD Balance	285	409	565	461	-0.2	2.3
60 Coffs Harbour	255	310	384	327	-7.4	1.6
61 Clarence	235	295	390	318	-1.7	5.4
62 Port Macquarie	275	330	424	347	0.0	-2.7
63 Hastings	202	267	347	283	-5.6	-4.1
64 Tamworth	180	237	310	255	-1.3	2.1
65 Northern Slopes	140	192	283	211	1.1	-2.0
66 Northern Tablelands	156	215	295	245	-6.5	10.3
67 North Central Plain	100	168	245	200	-22.8	-4.3
68 Dubbo	186	230	309	249	-3.4	0.0
69 Central Macquarie	120	185	280	210	-2.6	-2.4
70 Macquarie-Barwon	50	80	120	96	-14.4	-2.4
71 Upper Darling	34	87	175	117	-33.6	-42.0
72 Bathurst	196	269	353	274	2.3	10.2
Orange	200	275	329	270	-1.6	1.9
73 Central Tablelands	145	185	250	221	-2.6	-7.5
74 Lachlan	115	165	250	210	13.8	-2.9
75 Queanbeyan	269	370	495	384	-4.4	9.1
76 Southern Tablelands	185	240	330	279	2.1	2.7
77 Lower South Coast	240	307	375	318	-4.8	-5.8
78 Snowy	160	193	275	227	-14.2	-7.9
79 Wagga Wagga	220	257	335	281	2.8	2.8
80 Central Murrumbidgee	121	165	230	186	0.0	-8.3
81 Lower Murrumbidgee	150	230	321	244	21.1	4.5
82 Albury	184	231	295	246	-0.6	-4.7
83 Upper Murray	136	170	236	205	-9.0	-15.0
84 Central Murray	109	180	250	186	-2.7	-5.3
85 Murray-Darling	106	160	225	177	-9.9	-5.5
86 Far West	70	111	159	121	-18.4	-3.5

(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 12. Sale Prices — Rural Statistical Subdivisions — June 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 %	
<b>REST OF NSW</b>	<b>195</b>	<b>280</b>	<b>380</b>	<b>304</b>	<b>-1.2</b>	<b>0.2</b>	<b>177</b>	<b>245</b>	<b>321</b>	<b>268</b>	<b>-5.8</b>	<b>-7.5</b>	
54 Hunter SD Balance	250	316	380	338	0.3	1.9	179	245	295	258	-14.0	-19.9	
55 Nowra-Bomaderry	240	285	363	307	0.0	8.8	129	185	215	177	s	1.1	-8.0
56 Illawarra SD Balance	265	333	456	377	-10.0	-11.2	174	267	318	329		-9.7	-11.2
57 Tweed Heads and Tweed Cc	434	501	581	527	-4.8	12.4	302	350	420	375		-2.8	9.4
58 Lismore	259	308	393	326	6.2	11.8	205	235	339	292	s	18.1	31.4
59 Richmond-Tweed SD Balance	333	450	640	511	5.9	8.4	225	300	395	322		-16.7	-12.4
60 Coffs Harbour	295	353	421	369	-3.2	10.9	197	247	299	245		-1.2	7.4
61 Clarence	250	304	395	326	-0.4	6.6	186	220	293	248		-17.0	-12.0
62 Port Macquarie	307	369	437	380	2.8	2.6	190	260	320	274		-3.7	-5.5
63 Hastings	214	270	353	290	-8.5	-5.3	138	218	300	228		-0.9	-16.2
64 Tamworth	183	242	330	257	-1.2	3.6	149	168	215	224	s	19.6	-27.5
65 Northern Slopes	140	193	283	212	1.3	-1.8	-	-	-	-		-	-
66 Northern Tablelands	157	219	297	248	-4.8	13.5	145	180	215	190	s	-17.8	-18.2
67 North Central Plain	101	170	260	204	-21.7	-2.9	-	-	-	-		-	-
68 Dubbo	190	235	310	253	-2.1	-2.1	-	-	-	-		-	-
69 Central Macquarie	120	180	281	208	-2.7	-5.3	-	-	-	-		-	-
70 Macquarie-Barwon	50	81	120	96	-16.5	-1.2	-	-	-	-		-	-
71 Upper Darling	34	87	175	117	-33.6	-42.0	-	-	-	-		-	-
72 Bathurst	210	285	359	289	7.1	8.0	93	158	196	142	s	-7.4	12.5
Orange	215	278	335	276	-1.6	1.1	154	155	254	190	s	-22.5	-24.9
73 Central Tablelands	145	185	250	221	-2.6	-7.5	-	-	-	-		-	-
74 Lachlan	115	165	250	211	13.8	-2.9	-	-	-	-		-	-
75 Queanbeyan	380	460	564	467	-5.3	5.5	209	240	309	252		-1.6	2.1
76 Southern Tablelands	185	243	340	283	3.2	3.2	120	190	265	191	s	0.0	8.6
77 Lower South Coast	270	325	394	341	-4.4	-4.4	170	215	285	229		-9.7	-15.4
78 Snowy	150	175	275	228	-34.0	-12.5	195	220	279	227	s	22.2	-14.6
79 Wagga Wagga	227	266	342	290	0.4	2.3	195	228	247	221		25.3	14.0
80 Central Murrumbidgee	120	166	232	186	0.6	-7.8	-	-	-	-		-	-
81 Lower Murrumbidgee	150	233	322	246	17.7	5.7	135	185	296	219	s	-	-
82 Albury	218	250	320	271	-7.4	-2.0	124	155	175	155		-9.4	-6.1
83 Upper Murray	147	176	247	202	-6.0	-9.1	126	135	189	222	s	-32.5	-
84 Central Murray	105	183	258	190	-4.9	-1.3	130	170	187	170	s	-1.4	-30.6
85 Murray-Darling	108	174	242	183	-5.4	2.8	-	-	-	-		-	-
86 Far West	70	111	159	121	-18.4	-3.5	-	-	-	-		-	-

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

# 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](http://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).