

Rent and Sales Report

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Rent: December quarter 2008
Sales: September 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: December quarter 2008

Trends for new bonds at state and regional levels

During the December 2008 quarter, the median rent for all dwellings increased by \$5 in the Sydney Statistical Division (SD) to \$385. Within the Inner Ring the median rent increased by \$20 to \$470, by \$20 to \$400 in the Middle Ring and by \$10 to \$330 in the Outer Ring. When compared to the previous year, median rents increased by \$35 in the Sydney SD, by \$50 in the Inner and Middle Rings and by \$40 in the Outer Ring.

Over the year, median rents for two bedroom flats/units increased by more than 10% in each of the Rings (from 11.1% in the Inner Ring to 14.3% in the Outer Ring) and by 9.1% in the Rest of GMR. Over the quarter, median rents increased in the Inner Ring (4.2%), Outer Ring (3.2%) and in the Rest of GMR (4.3%) but remained unchanged in the Middle Ring.

Over the year, median rents for three bedroom separate houses increased by 12.5% in each of the Inner and Outer Rings, by 9% in the Middle Ring and by 7.4% in the Rest of GMR. Over the quarter, median rents increased in the Outer Ring (1.6%) and Rest of GMR (1.8%), remained unchanged in the Inner Ring and decreased in the Middle Ring (-1.2%). The Outer Ring has recorded seven consecutive quarterly increases.

Median rents for one bedroom flats/units increased over the year in each of the Rings by between 8.7% and 10%. Over the quarter, median rents increased in the Inner Ring by 2.6%, Middle Ring by 0.8% and in the Outer Ring by 2.0%.

Median rents for two bedroom separate houses increased over the year by more than 10% in the Inner Ring (13.3%) and Middle Ring (10.1%). Median rent increased by 6.4% in the Outer Ring and by 4.2% in the Rest of GMR. Over

the quarter, median rents increased in the Inner Ring (2.5%) and in the Middle Ring (8.6%) but remained unchanged in the Outer Ring and Rest of GMR.

Outside the GMR, median rents for two bedroom flats/units increased by 2.9% over the quarter and by 9.1% over the year. Median rents for three bedroom separate houses increased by 2.1% over the quarter and by 6.5% over the year.

During the quarter, the number of new bonds lodged decreased across the board in the Sydney SD (-6.8%), Inner Ring (-10.4%), Middle Ring (-2.4%), Outer Ring (-6.3%) and Rest of GMR (-6.5%). During the year, the number of new bonds lodged decreased in each of the Sydney Rings (from 5.1% reduction in the Outer Ring to 7.9% in the Inner Ring). The number of bonds increased marginally in the Rest of GMR (0.9%).

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

Two bedroom flats/units in Fairfield (21.1%), Holroyd (18.5%) and Hurstville (17.9%) recorded the largest annual increases in median rent in the Sydney SD. Ryde, Sydney and Sutherland have each recorded eight or more consecutive quarterly increases. Twenty one of the 43 LGAs within Sydney SD recorded annual increases of 10% or more, representing 52% of the two bedroom flats/units rental market in Sydney SD. Within the Rest of GMR, Wollongong recorded the biggest annual increase of 19.0%, followed by Cessnock (18.2%).

Over the year, the biggest increase in median rent for three bedroom separate houses in the Sydney SD were recorded in Sydney (18.2%), Fairfield (17.9%) and Campbelltown (16.0%). Twenty two of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, representing 69% of the three bedroom separate houses rental market

Trends in Median Rents – Sydney and NSW

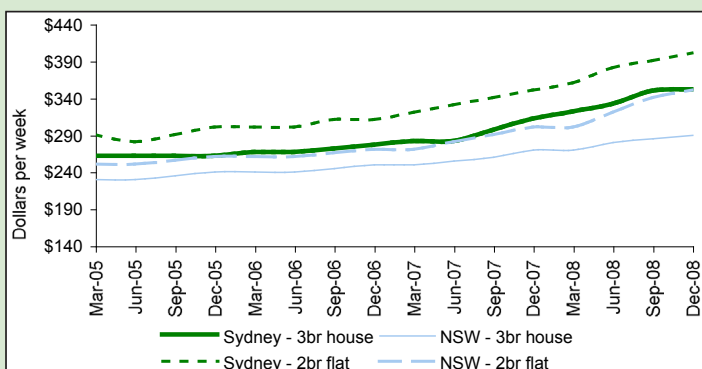


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Dec Qtr 2008	\$470	\$400	\$330	\$385	\$330
Qtly change	4.4%	5.3%	3.1%	1.3%	3.1%
Ann. change	11.9%	14.3%	13.8%	10.0%	10.0%
Sales (\$'000s)					
Sep Qtr 2008	\$525	\$430	\$360	\$413	\$365
Qtly change	-5.8%	-3.8%	-1.4%	-4.0%	-2.7%
Ann. change	-8.7%	-6.5%	-5.3%	-7.2%	-3.9%

in Sydney SD. Within the Rest of GMR the largest annual increases were recorded in Shellharbour (15.4%), Kiama (11.9%) and Port Stephens (11.3%).

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Hurstville (27.3%) and Burwood (25.3%). Fourteen 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 (11.7%).

Nine out of 43 LGAs within Sydney SD recorded an annual increase of 10% or more in median rent for two bedroom separate houses including Sutherland (21.2%), Leichhardt (19.6%) and Bankstown (16.7%). Within the Rest of GMR the biggest annual increase was recorded in Wollongong (8.3%).

Amongst Rural Statistical Sub-Divisions (SSD), 16 of the 34 SSDs recorded annual increases above 5% in median rent for two bedroom dwellings. For three bedroom dwellings 17 of the 34 SSDs recorded annual increases above 5%.

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

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

Sales: September Quarter 2008

The median sales price for all dwellings across the Sydney SD decreased by -4.0% over the quarter and by -7.2% over the year. Over the quarter, the median sales price decreased in the Inner Ring (-5.8%), Middle Ring (-3.8%), Outer Ring (-1.4%) and Rest of GMR (-0.9%). Over the year, the median sales price decreased across the Sydney SD (-7.2%) and within the Inner Ring (-8.7%), Middle Ring (-6.5%), Outer Ring (-5.3%) and Rest of GMR (-1.5%).

For non-strata dwellings in Sydney SD, the median sales price decreased by -7.3% for the quarter and -8.1% for the year. Over the quarter, the sales price decreased in the Inner Ring (-5.4%), Middle Ring (-6.4%), Outer Ring (-2.6%) and Rest of GMR (-3.0%). The largest quarterly increase was recorded in Woollahra (17.8%), while Mosman recorded the largest decrease (-21.8%). Over the year, the sales price decreased in the Inner Ring (-7.1%), Middle Ring (-6.4%), Outer Ring (-5.5%) and the Rest of GMR (-4.4%). The largest annual increases was recorded in Rockdale (4.2%), while Mosman recorded the largest annual decrease (-20.0%).

For strata dwellings in the Sydney SD, the median sales price decreased by -3.2% for the quarter and -5.6% over the year. Over the quarter, the median sales price decreased in the Inner Ring (-1.8%), Middle Ring (-3.8%), Outer Rings (-3.8%) but increased in the Rest of GMR (1.8%). The largest quarterly increase was recorded in Campbelltown (16.8%), whilst the largest decrease was recorded in Leichhardt (-14.3%). Over the year, the median sales price decreased in the Inner Ring (-5.7%), Middle Ring (-6.3%), Outer Ring (-8.2%) and in the Rest of GMR (-0.8%). Twelve out of the 43 LGAs in Sydney recorded annual decreases of more than 5% with the largest decrease being recorded in Auburn (-22.5%). Three of the 43 LGAs in Sydney recorded annual increases of more than 5%, with the largest increase recorded in Botany Bay (27.3%).

Trends in Median Sales Price – Sydney and NSW

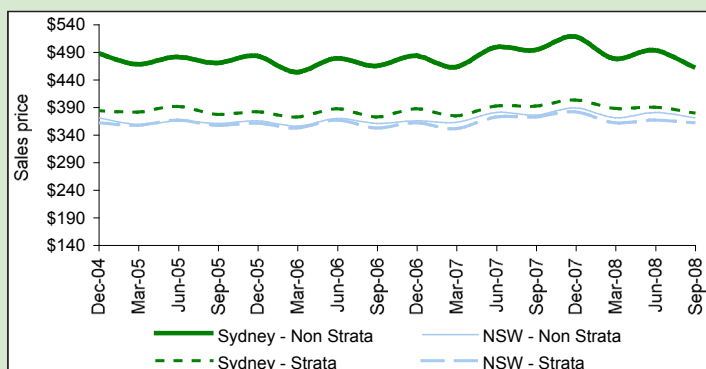


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2008

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %	Median \$	Change Qtly %	Ann %
SYDNEY SD	350	0.0	6.1	390	2.6	11.4	385	1.3	10.0	500	4.2	11.1
Inner Ring	393	1.9	12.1	500	2.0	11.1	680	0.0	13.3	950	5.6	20.3
1 Ashfield	290	5.5	16.0	350	0.0	12.9	490	-3.9	16.0	640 s	-	28.0
2 Botany Bay	295 s	-9.2	28.3	400	8.1	23.1	525	1.0	8.2	-	-	-
3 Lane Cove	325 s	-3.0	12.1	410	4.5	15.5	590	-3.3	9.3	978 s	-11.1	16.4
4 Leichhardt	350	2.9	7.7	525	1.0	11.7	640	-5.9	9.4	715 s	-24.7	-4.7
5 Marrickville	280	1.8	12.0	390	-2.5	8.3	550	0.0	14.6	755 s	25.8	30.2
6 Mosman	360	0.0	4.3	450	-4.3	0.0	840	-2.3	2.4	2300	19.5	37.3
7 North Sydney	380	-2.6	8.6	510	3.0	6.3	725	3.6	3.6	1000	0.0	-14.9
8 Randwick	370	5.7	5.7	450	0.0	9.8	630	-0.4	14.5	900	12.5	20.0
9 Sydney	420	0.0	10.5	570	1.8	9.6	728	3.9	11.9	790	3.3	16.2
10 Waverley	400	8.1	9.6	530	10.4	14.6	800	6.7	14.3	1325	23.3	39.8
11 Woollahra	395	1.3	8.2	550	4.3	11.1	900	5.9	12.5	1400	-3.4	-6.7
Middle Ring	320	0.0	6.7	360	0.0	10.8	450	0.0	12.5	630	5.9	14.5
12 Auburn	330	-5.7	-4.3	370	5.7	12.1	400	0.0	14.3	450	-6.3	15.4
13 Bankstown	205 s	7.9	15.5	310	0.0	14.8	370	0.0	8.8	460	2.2	16.5
14 Burwood	280	3.7	24.4	400	0.0	11.1	500	4.2	16.3	600	-4.8	-
15 Canterbury	230	4.5	17.9	298	2.6	19.0	420	0.0	10.5	520	-2.8	18.2
16 Canada Bay	400	0.6	8.1	460	-3.2	2.2	580	-6.5	5.5	700	-6.7	0.7
17 Hunters Hill	-	-	-	400 s	-2.4	-3.6	585 s	-2.5	6.4	-	-	-
18 Hurstville	280	7.7	33.3	340	3.0	17.2	420	0.0	8.4	580 s	5.5	26.1
19 Kogarah	273 s	9.0	-2.7	360	2.9	12.5	450	-2.2	12.5	-	-	-
20 Ku-ring-gai	320 s	4.9	11.3	450	5.9	12.5	615	2.5	11.8	900	0.6	5.3
21 Manly	400	2.6	6.7	530	6.0	9.3	750	4.2	0.0	1295 s	7.9	29.5
22 Parramatta	270	0.0	17.4	340	0.0	13.3	400	5.3	14.3	450	0.0	7.1
23 Rockdale	290	2.7	2.7	360	0.0	9.1	460	0.0	12.2	520	-5.5	4.0
24 Ryde	280	2.8	16.7	350	0.0	12.9	498	1.5	10.6	650	16.1	25.6
25 Strathfield	330	4.8	17.9	400	2.6	14.3	480	-1.0	6.7	650 s	14.0	20.4
26 Willoughby	430	2.4	7.5	495	2.1	10.0	700	2.9	7.7	950	0.0	6.1
Outer Ring	230	4.5	9.5	300	3.4	11.1	320	0.0	10.3	450	4.7	12.5
27 Baulkham Hills	228	-21.6	-5.2	363	-2.0	6.6	430	2.4	13.2	560	1.8	13.1
28 Blacktown	180	0.0	12.5	280	0.0	12.0	320	3.2	14.3	440	0.0	12.8
29 Blue Mountains	170	-8.1	13.3	240	7.9	11.6	280	3.7	7.7	360	2.9	5.9
30 Camden	-	-	-	265 s	1.9	0.0	330	3.1	10.0	420	0.0	5.0
31 Campbelltown	170 s	-11.7	4.6	240	4.3	14.3	283	0.9	13.0	380	8.6	18.8
32 Fairfield	190	8.6	18.8	240	9.1	20.0	330	3.1	17.9	400	0.0	14.3
33 Gosford	180	12.5	12.5	245	0.0	6.5	310	3.3	6.9	400	0.0	8.1
34 Hawkesbury	175 s	-2.8	-	230	0.0	4.5	300	0.0	11.1	353	-7.2	-2.1
35 Holroyd	220	2.3	22.2	320	5.8	18.5	360	2.9	10.8	450	0.0	12.5
36 Hornsby	320	6.7	9.4	380	0.0	10.1	450	0.0	7.1	600	4.3	11.1
37 Liverpool	195	18.2	16.4	250	0.0	11.1	345	0.0	11.3	430	0.6	13.9
38 Penrith	180	12.5	12.5	230	4.5	15.0	295	0.0	9.3	380	0.0	8.6
39 Pittwater	315	5.0	5.0	450	4.7	12.5	620	3.3	4.2	850	9.0	8.6
40 Sutherland	255	1.8	10.7	350	1.4	9.4	470	2.2	11.9	600	0.8	13.2
41 Warringah	335	1.5	8.1	430	1.2	7.5	630	5.0	12.5	800	-2.1	6.0
42 Wollondilly	170 s	0.0	-	230 s	4.5	12.2	280	3.7	7.7	380	0.7	8.6
43 Wyong	170	9.7	13.3	220	0.0	4.8	270	0.0	8.0	343	0.0	7.0
Rest of GMR	160	0.0	6.7	250	3.1	8.7	300	1.7	9.1	370	2.8	8.8
44 Cessnock	148 s	5.4	13.5	200	0.0	11.1	240	1.1	6.7	310	-3.1	10.7
45 Kiama	-	-	-	250	5.3	0.0	330	3.1	10.0	380 s	2.7	7.0
46 Lake Macquarie	158	5.0	10.5	250	2.0	8.7	295	1.7	7.3	380	0.0	8.6
47 Maitland	145	3.6	3.6	240	14.3	14.3	280	0.0	7.7	350	6.1	9.4
48 Newcastle	170	-2.9	6.3	270	0.0	3.8	320	0.0	6.7	390	2.6	3.3
49 Port Stephens	175 s	16.7	12.9	220	10.0	15.8	270	1.9	8.0	350	6.1	9.4
50 Shellharbour	160 s	8.5	6.7	230	4.5	15.0	300	0.0	12.1	410	2.5	13.9
51 Wollongong	165	3.1	10.0	250	0.0	8.7	330	3.1	10.0	420	10.5	10.5
NEW SOUTH WALES	310	0.0	8.8	325	1.6	14.0	320	3.2	10.3	400	0.0	8.1

(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 - December Quarter 2008

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
SYDNEY SD	250	315	440	1.6	12.5	290	350	450	0.7	12.9
Inner Ring	445	510	595	2.5	13.3	540	630	800	0.0	12.5
1 Ashfield	345	450	473 s	-	28.6	424	500	600 s	-3.8	11.1
2 Botany Bay	-	-	-	-	-	500	550	680	10.6	10.0
3 Lane Cove	-	-	-	-	-	600	695	800 s	12.1	27.5
4 Leichhardt	490	550	600	10.0	19.6	550	620	730	-4.6	8.3
5 Marrickville	400	450	490	0.0	5.3	470	550	600	2.8	14.6
6 Mosman	-	-	-	-	-	760	995	1188 s	7.6	34.5
7 North Sydney	-	-	-	-	-	635	850	910 s	21.4	16.4
8 Randwick	400	550	740 s	-4.3	10.0	553	650	750	4.0	14.5
9 Sydney	419	500	550 s	4.2	5.3	580	650	793	3.2	18.2
10 Waverley	-	-	-	-	-	750	850	975 s	-7.6	13.3
11 Woollahra	-	-	-	-	-	900	1000	1550 s	11.1	1.3
Middle Ring	325	380	440	8.6	10.1	370	425	500	-1.2	9.0
12 Auburn	264	320	350 s	3.2	18.5	345	370	400	-2.6	13.8
13 Bankstown	280	313	350	0.8	13.6	350	360	400	0.0	12.5
14 Burwood	-	-	-	-	-	416	465	556 s	-1.1	12.0
15 Canterbury	350	380	408	0.0	15.2	390	430	475	-4.4	13.2
16 Canada Bay	440	500	560 s	7.0	17.6	455	550	643	0.0	10.0
17 Hunters Hill	-	-	-	-	-	500	695	1200 s	15.8	-
18 Hurstville	330	360	395 s	2.9	9.1	383	420	450	0.0	13.5
19 Kogarah	319	405	443 s	1.3	-	405	450	500	-2.2	12.5
20 Ku-ring-gai	423	485	594 s	-	4.3	500	610	750	2.1	10.9
21 Manly	-	-	-	-	-	648	700	838 s	-10.8	-2.4
22 Parramatta	300	323	358	2.4	15.2	340	380	420	5.6	11.8
23 Rockdale	350	390	448	6.8	4.0	400	450	500	-4.3	9.8
24 Ryde	355	425	484 s	7.6	6.3	420	475	535	0.0	13.1
25 Strathfield	-	-	-	-	-	403	490	530 s	6.5	8.9
26 Willoughby	470	540	665 s	17.4	1.4	600	680	825	-1.4	7.9
Outer Ring	220	250	300	0.0	6.4	280	315	370	1.6	12.5
27 Baulkham Hills	280	315	350 s	-	-	380	425	470	1.2	13.3
28 Blacktown	245	280	295	0.9	16.7	270	310	350	3.3	12.7
29 Blue Mountains	220	240	256	0.0	6.7	250	280	310	4.7	12.0
30 Camden	-	-	-	-	-	313	330	350	0.0	10.0
31 Campbelltown	233	253	276 s	9.8	17.4	265	290	320	3.6	16.0
32 Fairfield	235	260	293	0.0	13.0	295	330	360	3.1	17.9
33 Gosford	230	250	280	0.0	4.2	280	310	350	3.3	6.9
34 Hawkesbury	195	260	300 s	-	10.6	280	300	330	0.0	9.1
35 Holroyd	270	310	340	5.1	10.7	330	350	380	0.0	12.9
36 Hornsby	340	395	400 s	11.3	12.9	400	440	485	-2.2	7.3
37 Liverpool	250	273	323 s	2.8	11.2	300	330	380	-2.9	10.0
38 Penrith	243	255	279 s	6.3	21.4	270	300	329	0.0	11.1
39 Pittwater	463	570	650 s	14.0	54.1	550	620	718	3.3	6.9
40 Sutherland	360	400	450	5.3	21.2	420	470	513	2.2	9.3
41 Warringah	498	530	570 s	6.0	8.2	571	628	691	1.2	12.1
42 Wollondilly	-	-	-	-	-	250	280	300	3.7	5.7
43 Wyong	200	220	250	0.0	10.0	245	270	300	1.9	8.0
Rest of GMR	220	250	285	0.0	4.2	260	290	330	1.8	7.4
44 Cessnock	174	190	213	-5.0	5.6	204	240	270	4.3	9.1
45 Kiama	-	-	-	-	-	289	330	343	10.0	11.9
46 Lake Macquarie	230	250	280	2.0	6.4	260	290	330	0.0	5.5
47 Maitland	189	240	260 s	-4.0	14.3	250	275	300	1.9	8.9
48 Newcastle	250	278	300	2.8	5.7	280	311	360	0.3	5.4
49 Port Stephens	199	225	250 s	7.1	7.1	240	270	300	3.8	11.3
50 Shellharbour	200	250	290 s	0.0	13.6	268	300	330	3.4	15.4
51 Wollongong	220	260	290	4.0	8.3	280	303	350	0.8	8.0
NEW SOUTH WALES	200	250	320	2.0	8.7	240	290	360	1.8	7.4

(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 - December 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	285	360	430	0.0	9.1	320	400	500	2.6	14.3
Inner Ring	340	395	460	2.6	9.7	418	500	600	4.2	11.1
1 Ashfield	260	290	320	5.5	16.0	320	350	390	0.0	16.7
2 Botany Bay	260	295	390 s	-9.2	28.3	310	350	524	-2.8	9.4
3 Lane Cove	316	325	361 s	-3.0	12.1	370	400	438	2.6	14.3
4 Leichhardt	290	350	430	6.1	9.4	405	490	595	-5.8	4.3
5 Marrickville	250	290	350	3.6	16.0	320	360	440	0.0	2.9
6 Mosman	330	360	420	0.0	5.9	400	450	530	-2.2	0.0
7 North Sydney	350	380	450	-1.3	8.6	440	500	585	2.0	4.2
8 Randwick	320	370	420	2.8	5.7	400	450	520	1.7	9.8
9 Sydney	370	420	500	0.0	10.5	520	575	700	0.9	8.5
10 Waverley	350	400	470	6.7	8.1	430	500	600	6.4	8.7
11 Woollahra	330	385	485	-1.3	6.9	470	530	650	6.0	11.6
Middle Ring	260	330	400	0.8	10.0	310	360	450	0.0	12.5
12 Auburn	243	365	390	2.8	5.8	300	380	450	5.6	11.8
13 Bankstown	163	190	250 s	-	7.0	285	310	340	3.3	14.8
14 Burwood	240	285	340	3.6	25.3	350	400	445	0.0	12.7
15 Canterbury	200	230	250	4.5	17.9	260	280	320	0.0	16.7
16 Canada Bay	335	410	430	2.5	7.9	400	460	530	-4.2	2.2
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	240	280	320	7.7	27.3	290	330	360	3.1	17.9
19 Kogarah	220	260	330 s	2.0	-10.3	320	350	390	0.0	11.1
20 Ku-ring-gai	283	325	385 s	4.8	-	390	455	550	7.7	16.7
21 Manly	350	400	480	0.0	5.3	440	525	630	5.0	9.4
22 Parramatta	250	275	319	1.9	15.8	300	340	371	0.0	13.3
23 Rockdale	248	295	380	1.7	2.6	320	360	428	0.0	12.5
24 Ryde	250	280	338	0.0	16.7	320	350	390	2.9	16.7
25 Strathfield	310	345	373 s	9.5	23.2	360	400	450	2.6	12.7
26 Willoughby	390	445	463	6.0	11.3	430	483	580	0.5	7.2
Outer Ring	190	250	320	2.0	8.7	250	320	385	3.2	14.3
27 Baulkham Hills	215	300	370 s	-13.7	3.4	335	370	400	-0.7	8.8
28 Blacktown	170	180	200	0.0	12.5	244	275	320	-2.7	10.0
29 Blue Mountains	138	165	188 s	-5.7	10.0	185	200	230 s	8.1	11.1
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	189	200	240	3.9	8.1
32 Fairfield	160	190	205	8.6	15.2	210	230	270	4.5	21.1
33 Gosford	160	190	230	18.8	18.0	205	240	275	0.0	4.3
34 Hawkesbury	-	-	-	-	-	200	225	310 s	-3.2	12.5
35 Holroyd	200	230	280 s	4.5	19.5	290	320	340	6.7	18.5
36 Hornsby	275	330	350	4.8	10.0	351	385	420	1.3	10.0
37 Liverpool	165	200	250 s	15.9	14.3	230	250	290	4.2	13.6
38 Penrith	165	180	200 s	12.5	10.8	190	213	270	1.2	11.8
39 Pittwater	285	320	368	6.7	6.7	380	430	480	8.9	7.5
40 Sutherland	230	260	290	4.0	13.0	320	350	381	2.9	12.9
41 Warringah	310	335	380	1.5	8.1	380	425	490	1.2	7.6
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	150	173	210	-1.4	7.8	180	210	269	-4.5	0.0
Rest of GMR	140	160	185	0.0	6.7	190	240	280	4.3	9.1
44 Cessnock	130	140	159 s	0.0	7.7	170	195	231	-2.5	18.2
45 Kiama	-	-	-	-	-	215	230	280 s	4.5	17.9
46 Lake Macquarie	129	150	170	0.0	7.1	179	220	270	-8.3	0.0
47 Maitland	120	140	150 s	0.0	0.0	175	205	259	7.9	7.9
48 Newcastle	155	175	215	-2.8	6.1	226	260	300	0.0	4.0
49 Port Stephens	148	150	178 s	3.4	-	185	200	238	0.0	5.3
50 Shellharbour	140	155	173 s	10.7	-	170	185	240	0.0	2.8
51 Wollongong	140	168	185	4.7	11.7	200	250	300	7.5	19.0
NEW SOUTH WALES	210	330	410	0.0	10.0	240	350	450	2.9	16.7

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - December 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	190	5.6	8.6	250	2.0	8.5	245	2.1	6.5	180	2.9	9.1
54 Hunter SD Balance	200	5.3	11.1	260	0.0	8.3	250	0.0	8.7	193	6.9	13.2
55 Nowra-Bomaderry	175	2.9	9.4	240	0.0	9.1	240	0.0	9.1	163	-1.5	8.3
56 Illawarra SD Balance	200	5.3	8.1	240	-4.0	4.3	240	-2.0	6.7	200	11.1	17.6
57 Tweed Heads & Tweed Coast	280	-1.8	7.7	350	0.0	4.5	370	1.4	4.2	280	0.0	7.7
58 Lismore	205	2.5	13.9	275	-1.8	7.8	285	0.9	9.6	200	5.3	14.3
59 Richmond-Tweed SD Balance	260	4.0	10.6	340	0.0	13.3	340	3.0	13.3	227	-1.2	8.2
60 Coffs Harbour	218	-1.1	8.7	300	1.7	5.3	300	2.6	5.3	195	0.0	2.6
61 Clarence	200	2.6	11.1	250	0.0	4.2	260	4.0	8.3	175	-2.8	0.0
62 Port Macquarie	200	-4.8	0.0	300	1.7	9.1	300	0.0	11.1	195	0.0	2.6
63 Hastings	175	-2.8	6.1	240	4.3	9.1	230	0.0	4.5	165	0.0	3.1
64 Tamworth	178	-4.1	1.4	250	4.2	4.2	240	0.0	-1.0	170	-2.9	0.0
65 Northern Slopes	150	7.1	7.1	180	0.0	5.9	180	0.0	2.9	140	7.7	3.7
66 Northern Tablelands	160	0.0	3.2	210	-4.5	2.4	210	0.0	5.0	160	4.9	6.7
67 North Central Plain	140	3.7	7.7	220	0.0	10.0	220	0.0	10.0	135	0.0	8.0
68 Dubbo	170	6.3	9.7	235	2.2	4.4	240	4.3	4.3	150	3.4	3.4
69 Central Macquarie	155	3.3	3.3	190	-1.3	2.7	185	-1.3	2.8	150	0.0	3.4
70 Macquarie-Barwon	158 s	-1.6	0.0	153 s	-4.7	-7.6	153 s	-4.7	-7.6	153 s	-4.7	-
71 Upper Darling	180 s	12.5	12.5	200	-9.1	-20.0	220	0.0	-13.7	-	-	-
72 Bathurst	180	0.0	0.0	240	2.1	4.3	240	2.1	3.2	180	0.0	0.0
73 Orange	190	5.6	2.7	250	0.0	8.7	255	2.0	10.9	180	2.9	2.9
74 Central Tablelands	150	-3.2	3.4	190	5.6	0.0	200	9.6	5.3	140	16.7	5.7
75 Lachlan	130	0.0	-5.5	180	2.9	2.9	180	5.9	5.9	125	0.0	2.0
76 Queanbeyan	265	1.9	6.0	370	0.0	5.7	380	0.0	8.6	250	0.0	8.7
77 Southern Tableland	160	0.0	0.0	220	0.0	10.0	220	0.0	4.8	140	-6.7	-3.4
78 Lower South Coast	180	-2.7	0.0	240	0.0	5.5	240	0.0	4.3	175	0.0	2.9
79 Snowy	175	-16.7	2.9	230	15.0	13.6	215	13.2	7.5	175	-51.4	-2.8
80 Wagga Wagga	200	0.0	15.9	270	3.8	3.8	270	3.8	4.9	195	2.6	21.9
81 Central Murrumbidgee	150	7.1	7.1	190	5.6	5.6	190	5.6	5.6	128 s	-10.5	-8.9
82 Lower Murrumbidgee	153	-1.6	-1.6	200	-4.8	0.0	200	-4.8	2.6	150	-3.2	0.0
83 Albury	165	1.5	4.8	250	0.0	2.0	250	4.2	2.0	150	0.0	3.4
84 Upper Murray	145	-7.9	3.6	205	2.5	7.9	210	7.7	13.5	128 s	-15.0	-12.1
85 Central Murray	145	-3.3	3.6	185	2.8	2.8	185	2.8	2.8	140	-6.7	-1.8
86 Murray-Darling	-	-	-	170 s	-6.8	-4.2	180 s	-2.7	-1.4	-	-	-
87 Far West	150	0.0	7.1	175	-2.8	6.1	180	0.0	9.1	120 s	-4.0	-9.4

(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 - December 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	7793	4107	15220	-7.4	-1.0	64525	37342	134281	1.1	4.6
54 Hunter SD Balance	475	240	966	-6.7	0.6	3968	1919	8097	2.1	7.5
55 Nowra-Bomaderry	141	51	251	-17.7	-20.3	1219	646	2583	0.2	2.1
56 Illawarra SD Balance	537	99	856	-8.0	2.5	4625	950	7425	2.1	6.0
57 Tweed Heads & Tweed Coast	250	306	776	1.2	2.2	1805	2035	6306	2.0	7.6
58 Lismore	140	115	314	-1.9	0.0	1459	1169	3536	-1.0	1.5
59 Richmond-Tweed SD Balance	578	266	1105	-11.0	-2.8	5251	2766	10891	1.0	3.5
60 Coffs Harbour	254	213	681	-1.6	4.4	1970	1516	5501	1.1	3.1
61 Clarence	465	181	755	-10.1	-2.5	4082	1800	7180	0.6	3.6
62 Port Macquarie	188	158	481	-4.8	-12.2	1421	1437	4298	1.9	2.9
63 Hastings	545	237	910	-4.6	6.8	4553	2001	7866	1.4	4.6
64 Tamworth	341	184	575	4.9	23.4	2119	1331	4052	3.2	6.5
65 Northern Slopes	173	58	247	5.1	21.7	1328	540	2151	3.0	8.1
66 Northern Tablelands	304	193	615	-6.1	-4.9	2638	1771	5632	0.2	3.3
67 North Central Plain	108	89	210	-27.1	-2.8	917	867	2089	0.8	4.0
68 Dubbo	214	97	382	-5.9	-9.7	1688	981	3351	0.9	2.3
69 Central Macquarie	260	93	393	-2.5	12.0	1912	748	3200	1.5	6.5
70 Macquarie-Barwon	45	24	71	-30.4	16.4	443	220	779	0.6	10.2
71 Upper Darling	53	13	95	-12.0	-10.4	392	231	856	-3.9	2.0
72 Bathurst	234	164	452	-0.7	9.4	1688	1079	3374	2.1	7.3
73 Orange	249	118	395	-17.4	-18.7	2058	1057	3527	0.2	4.3
74 Central Tablelands	215	62	323	-13.4	-6.1	1774	472	2767	2.1	6.5
75 Lachlan	197	72	324	-22.3	-10.0	1746	891	3214	0.9	5.7
76 Queanbeyan	118	119	473	3.1	5.3	984	1369	4189	1.0	2.7
77 Southern Tableland	234	116	439	-16.9	-12.7	2138	973	4165	0.7	3.5
78 Lower South Coast	329	188	638	-2.0	-2.7	2821	1422	5192	1.6	4.0
79 Snowy	87	64	179	13.3	1.1	586	360	1248	-6.9	4.0
80 Wagga Wagga	225	117	528	-9.0	-12.7	1930	1773	5124	-0.2	1.9
81 Central Murrumbidgee	190	48	275	-2.5	21.1	1361	585	2436	1.9	8.6
82 Lower Murrumbidgee	162	122	370	-12.1	-7.5	1497	1270	3519	1.7	5.6
83 Albury	184	165	629	-8.3	0.3	1428	1858	5056	0.5	3.6
84 Upper Murray	76	33	125	-14.4	-6.0	637	294	1134	1.3	7.1
85 Central Murray	115	56	192	-25.0	-9.9	909	570	1637	1.9	2.0
86 Murray-Darling	24	13	38	-43.3	-26.9	252	127	409	-5.1	5.7
87 Far West	83	33	157	9.0	40.2	926	314	1497	1.9	9.8

(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 - December 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 %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
SYDNEY SD	9858	18853	41310	-6.8	-6.1	102691	192624	445447	0.5	0.8
Inner Ring	1019	8942	14647	-10.4	-7.9	9961	88486	155584	0.3	0.5
1 Ashfield	55	327	556	-2.8	-6.4	603	4053	7038	0.4	-0.5
2 Botany Bay	49	229	364	-2.2	6.4	563	2439	4216	1.0	1.1
3 Lane Cove	53	185	360	4.0	-3.2	516	2224	3670	0.6	0.2
4 Leichhardt	236	327	891	-2.2	-2.8	1925	3341	9251	1.0	1.1
5 Marrickville	168	546	1173	-2.7	-14.6	1948	6442	15266	0.2	0.2
6 Mosman	61	259	416	-12.6	3.0	448	2494	4345	0.9	-0.5
7 North Sydney	51	1160	1665	-12.6	-5.7	506	11023	17102	0.2	0.2
8 Randwick	126	1183	1896	-11.4	-1.8	1412	12242	21345	-0.1	0.4
9 Sydney	89	3469	5195	-9.9	-9.2	989	29956	48265	0.2	1.0
10 Waverley	61	782	1250	-23.5	-15.0	550	9219	15090	0.5	0.0
11 Woollahra	70	475	881	-14.0	-12.6	501	5053	9996	0.9	0.4
Middle Ring	2150	5578	11165	-2.4	-5.2	23462	59494	123514	0.5	0.6
12 Auburn	130	452	753	-6.6	-11.6	1622	4428	8212	0.8	1.7
13 Bankstown	313	234	925	4.6	-1.5	3777	2557	10813	0.5	1.2
14 Burwood	49	200	374	6.3	2.2	537	1994	4057	1.2	0.0
15 Canterbury	218	476	1079	0.7	3.0	2481	7635	15620	0.0	-0.2
16 Canada Bay	102	624	1062	13.0	1.1	1199	4527	8653	2.4	2.9
17 Hunters Hill	20	23	65	-24.4	-31.6	226	349	838	-1.8	-1.1
18 Hurstville	119	294	557	-3.1	-13.9	1447	3420	6823	-0.7	-2.3
19 Kogarah	69	185	382	-10.3	-8.4	866	2477	4743	-0.5	-0.6
20 Ku-ring-gai	314	143	558	12.5	13.4	2315	1141	4546	2.5	4.8
21 Manly	50	428	655	-22.5	-2.4	557	3945	6475	0.9	1.7
22 Parramatta	269	787	1571	-2.5	-6.1	3025	8102	17254	0.4	0.2
23 Rockdale	154	522	901	-10.7	-8.0	1848	6171	10908	-0.4	-0.4
24 Ryde	158	529	992	-2.9	-12.6	1823	5847	11500	0.4	0.0
25 Strathfield	47	279	442	3.5	-6.9	509	2448	4211	0.6	0.9
26 Willoughby	138	402	849	-4.6	-9.0	1230	4453	8861	0.5	0.8
Outer Ring	6689	4333	15498	-6.3	-5.1	69268	44644	166349	0.6	1.3
27 Baulkham Hills	374	181	883	-1.9	4.5	3504	1400	8096	0.9	0.4
28 Blacktown	927	240	1738	0.5	-1.5	10022	2402	18466	1.2	2.0
29 Blue Mountains	445	48	571	-5.3	7.3	3814	633	5309	1.2	1.5
30 Camden	167	14	253	-16.2	0.0	1760	113	2494	0.8	2.8
31 Campbelltown	453	90	777	2.0	-17.9	4663	917	9035	-0.3	-0.5
32 Fairfield	306	238	806	-15.4	-6.6	4678	3704	12737	0.3	2.0
33 Gosford	689	409	1544	-3.9	-2.2	6284	3413	14091	1.4	2.2
34 Hawkesbury	198	36	368	6.1	-12.4	2231	577	4198	0.3	0.2
35 Holroyd	206	367	804	-1.3	-6.2	2361	4068	10038	0.2	1.4
36 Hornsby	299	376	903	-3.0	-13.8	2994	3782	9977	-0.5	-2.6
37 Liverpool	393	294	932	-12.9	-7.4	4793	3687	12392	0.5	2.5
38 Penrith	578	191	1173	-9.1	-8.0	6289	2243	13396	0.4	2.0
39 Pittwater	139	131	371	-10.0	-13.7	1364	1297	3773	-0.1	0.3
40 Sutherland	347	767	1552	-7.0	-1.7	3125	7211	14542	0.4	-0.1
41 Warringah	260	676	1256	-7.4	-5.2	2432	6717	12587	0.4	0.0
42 Wollondilly	123	16	169	-28.4	-11.1	1263	165	1740	-0.1	4.4
43 Wyong	785	259	1398	-10.6	-2.0	7691	2315	13478	1.3	3.8
Rest of GMR	2694	1871	6337	-6.5	0.9	27189	18027	64304	0.9	3.9
44 Cessnock	235	83	366	-7.3	-6.9	2174	596	3395	1.7	6.3
45 Kiama	81	37	168	16.7	21.7	652	323	1377	1.8	3.8
46 Lake Macquarie	585	187	1131	-0.9	12.6	6316	2131	11676	2.0	3.4
47 Maitland	284	96	509	-9.8	4.1	2463	1121	4701	1.0	4.4
48 Newcastle	560	482	1622	-14.6	-0.5	6113	4876	17767	-0.1	3.9
49 Port Stephens	254	112	557	-5.8	-0.9	2510	940	4981	1.8	5.5
50 Shellharbour	172	88	345	-20.0	-15.0	1923	873	3926	0.5	2.5
51 Wollongong	523	786	1639	1.6	-1.2	5038	7167	16481	0.9	3.6
NEW SOUTH WALES	20345	24831	62867	-6.9	-4.3	194405	247993	644032	0.7	1.9

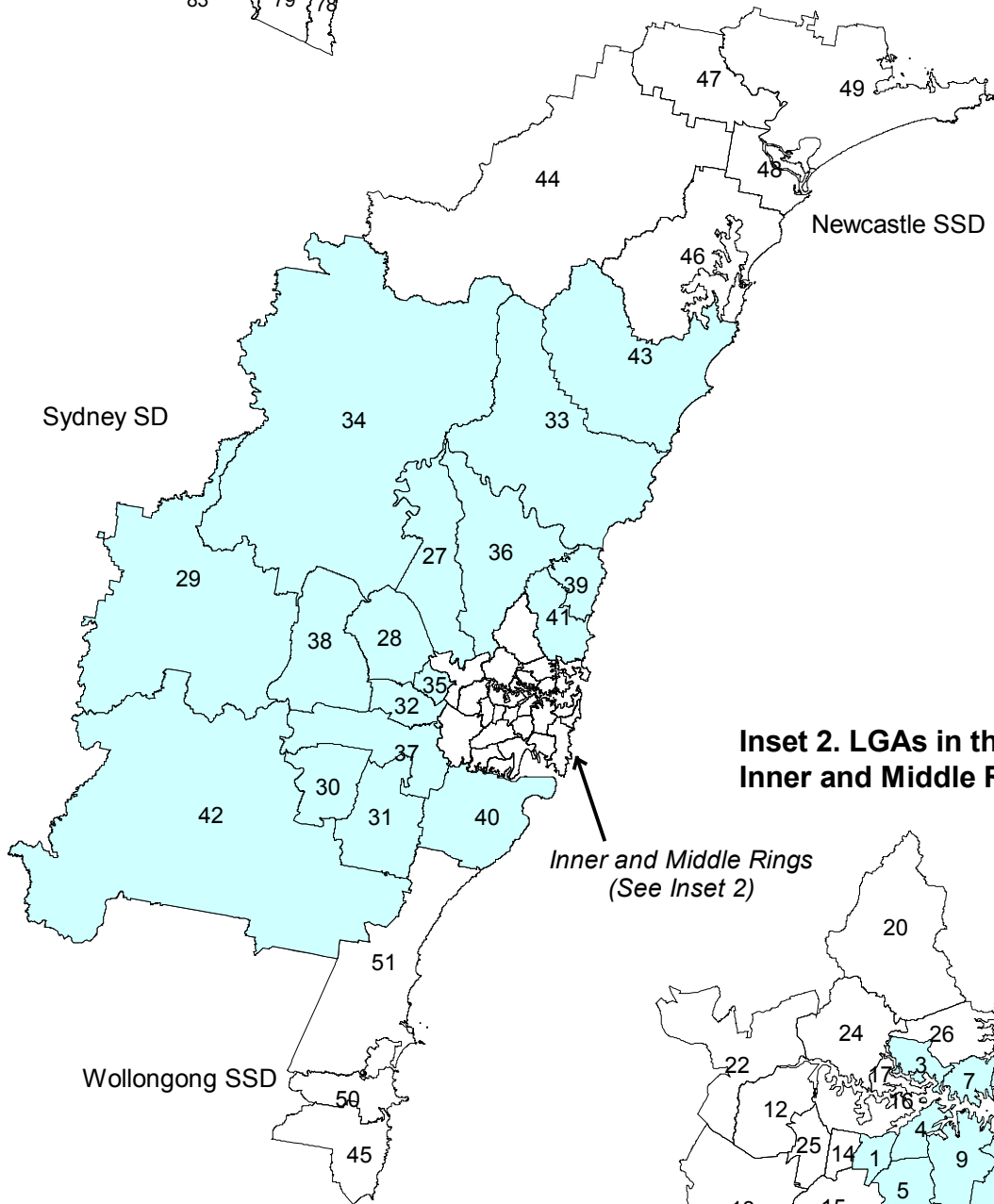
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

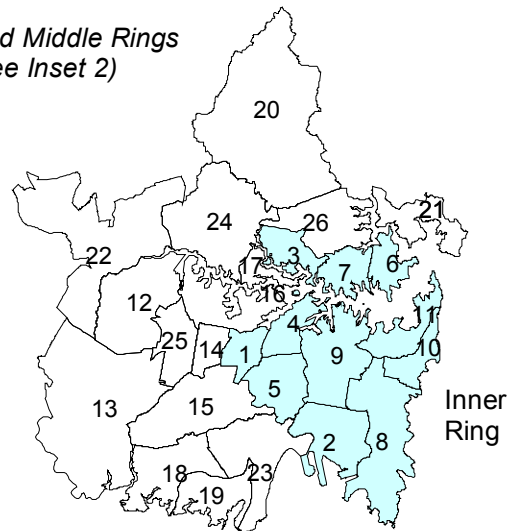


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2008

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	315	413	580	503	-4.0	-7.2
Inner Ring	400	525	745	660	-5.8	-8.7
1 Ashfield	308	375	530	454	3.3	-8.1
2 Botany Bay	338	432	490	451	-7.0	-16.1
3 Lane Cove	410	473	891	718	-9.5	-10.6
4 Leichhardt	544	682	848	713	-8.1	-2.6
5 Marrickville	365	490	617	502	8.3	-4.9
6 Mosman	474	714	1351	1096	-0.6	-29.5
7 North Sydney	445	580	850	712	-6.8	-3.3
8 Randwick	440	550	797	688	-7.4	-2.1
9 Sydney	385	495	643	542	-2.0	-2.9
10 Waverley	475	616	1000	833	0.8	-13.8
11 Woollahra	540	850	1530	1189	-2.9	-15.0
Middle Ring	331	430	612	527	-3.8	-6.5
12 Auburn	285	362	455	379	-6.0	-12.8
13 Bankstown	310	374	440	379	-0.3	-6.5
14 Burwood	385	480	678	575	-3.5	15.7
15 Canterbury	206	320	473	356	-11.1	-11.1
16 Canada Bay	467	565	769	628	-6.6	-5.5
17 Hunters Hill	488	825	1365	969	-2.9	-30.5
18 Hurstville	333	435	560	461	-2.2	-2.2
19 Kogarah	360	445	635	514	-7.3	-4.7
20 Ku-ring-gai	709	909	1241	983	-0.4	-2.4
21 Manly	552	785	1131	930	-8.2	-1.3
22 Parramatta	300	365	450	385	-1.4	-2.7
23 Rockdale	325	397	500	436	0.5	-0.5
24 Ryde	360	500	683	537	-3.8	-4.4
25 Strathfield	337	375	592	521	-6.4	-9.6
26 Willoughby	464	686	1166	837	-0.9	7.2
Outer Ring	285	360	480	412	-1.4	-5.3
27 Baulkham Hills	451	540	660	584	1.9	-6.1
28 Blacktown	270	325	392	333	-0.3	-3.0
29 Blue Mountains	284	338	400	349	-0.6	-0.7
30 Camden	330	375	435	383	-2.6	-4.6
31 Campbelltown	233	272	321	282	-0.7	-3.5
32 Fairfield	250	314	365	309	4.8	0.1
33 Gosford	300	350	465	398	-2.1	-4.8
34 Hawkesbury	287	349	475	394	2.5	-4.5
35 Holroyd	265	330	385	334	1.4	-1.5
36 Hornsby	410	530	655	543	-1.3	-3.6
37 Liverpool	260	338	406	336	2.3	-3.6
38 Penrith	255	305	360	314	0.0	-1.6
39 Pittwater	620	765	1002	854	-5.0	-5.8
40 Sutherland	350	480	600	500	-3.8	-4.5
41 Warringah	435	633	821	665	-2.7	3.7
42 Wollondilly	305	400	590	456	14.3	3.9
43 Wyong	238	280	345	297	-3.4	-6.7
Rest of GMR	255	320	398	340	-0.9	-1.5
44 Cessnock	178	220	277	244	-9.8	0.0
45 Kiama	367	426	485	451	-1.0	-10.9
46 Lake Macquarie	259	320	387	334	-3.3	-4.5
47 Maitland	247	309	370	314	3.0	7.7
48 Newcastle	260	315	385	338	-1.6	0.8
49 Port Stephens	266	329	450	375	-4.1	-6.1
50 Shellharbour	267	313	379	332	-0.6	-5.3
51 Wollongong	275	338	430	364	-3.4	-4.8
NEW SOUTH WALES	275	365	505	439	-2.7	-3.9

(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 — September 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	340	460	688	579	-7.3	-8.1
Inner Ring	643	828	1210	1054	-5.4	-7.1
1 Ashfield	583	710	839	779	4.0	-2.5
2 Botany Bay	562	653	818	693	0.4	-5.4
3 Lane Cove	971	1230	1863	1388	1.7	-4.7
4 Leichhardt	640	775	930	807	-1.6	0.0
5 Marrickville	536	610	696	617	-4.2	0.8
6 Mosman	1300	1760	2500	2048	-21.8	-20.0
7 North Sydney	872	1115	1860	1368	-17.4	-11.9
8 Randwick	775	942	1294	1089	-11.8	-5.8
9 Sydney	609	730	850	758	3.5	0.0
10 Waverley	1070	1260	1815	1552	-10.0	-16.0
11 Woollahra	1323	1794	2638	2100	17.8	-3.0
Middle Ring	444	585	840	700	-6.4	-6.4
12 Auburn	360	428	552	448	-4.9	-7.4
13 Bankstown	365	410	468	425	2.5	-6.3
14 Burwood	556	702	913	760	-0.8	-2.5
15 Canterbury	425	500	601	518	-3.5	-2.1
16 Canada Bay	735	848	980	855	-4.5	3.4
17 Hunters Hill	870	1263	1695	1326	-14.1	-11.1
18 Hurstville	485	562	650	588	-3.1	0.4
19 Kogarah	599	658	824	719	-12.3	-7.6
20 Ku-ring-gai	840	1039	1326	1135	-1.1	-5.6
21 Manly	875	1275	1651	1370	-7.6	-4.2
22 Parramatta	380	457	532	464	-2.1	-0.7
23 Rockdale	500	583	671	603	-0.3	4.2
24 Ryde	615	719	820	734	-1.5	3.4
25 Strathfield	548	869	1044	849	-4.9	-5.6
26 Willoughby	923	1215	1521	1285	5.7	3.4
Outer Ring	307	380	523	447	-2.6	-5.5
27 Baulkham Hills	510	590	710	633	0.9	-4.8
28 Blacktown	285	340	410	347	0.0	-1.4
29 Blue Mountains	287	340	403	354	0.0	-1.4
30 Camden	334	377	435	387	-2.0	-4.8
31 Campbelltown	265	290	340	306	1.0	-1.7
32 Fairfield	300	340	383	351	4.0	0.1
33 Gosford	320	370	493	419	-2.6	-5.1
34 Hawkesbury	319	375	500	428	0.7	-0.5
35 Holroyd	347	380	431	389	-1.3	-2.6
36 Hornsby	550	632	740	646	-2.3	-2.7
37 Liverpool	320	380	435	379	2.7	0.6
38 Penrith	280	327	380	341	0.6	-0.9
39 Pittwater	762	899	1175	1035	-4.4	2.7
40 Sutherland	516	580	706	632	-4.9	-5.7
41 Warringah	718	821	975	873	-1.7	-2.7
42 Wollondilly	317	410	597	467	13.9	-1.2
43 Wyong	245	286	350	303	-3.0	-7.6
Rest of GMR	260	325	403	347	-3.0	-4.4
44 Cessnock	175	210	275	237	-13.9	-4.1
45 Kiama	385	455	494	484	-9.0	-8.8
46 Lake Macquarie	260	322	390	338	-4.0	-6.0
47 Maitland	248	315	373	322	1.3	5.4
48 Newcastle	265	323	383	340	-1.7	0.7
49 Port Stephens	272	330	450	378	-6.3	-8.3
50 Shellharbour	275	323	400	343	-3.2	-7.8
51 Wollongong	295	360	455	393	-4.0	-6.3
NEW SOUTH WALES	275	370	538	462	-2.6	-2.6

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — September 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	378	490	417	-3.2	-5.6
Inner Ring	370	467	588	519	-1.8	-5.7
1 Ashfield	285	349	393	347	5.1	-4.4
2 Botany Bay	325	410	468	398	5.9	27.3
3 Lane Cove	380	433	485	440	5.4	8.3
4 Leichhardt	409	497	658	544	-14.3	-9.6
5 Marrickville	305	370	420	371	2.8	1.7
6 Mosman	393	540	710	605	6.9	2.9
7 North Sydney	429	552	755	608	-4.0	-1.4
8 Randwick	410	479	570	501	-1.8	-0.2
9 Sydney	369	465	578	506	-1.6	-2.1
10 Waverley	418	525	660	536	-1.1	-11.0
11 Woollahra	500	637	1050	836	0.6	-2.3
Middle Ring	283	356	440	385	-3.8	-6.3
12 Auburn	259	310	392	333	-8.6	-22.5
13 Bankstown	239	277	330	288	2.6	-2.1
14 Burwood	374	401	460	424	-1.4	2.2
15 Canterbury	189	223	300	248	-5.3	-5.1
16 Canada Bay	433	517	605	524	1.4	-5.1
17 Hunters Hill	405	505	741	556	s 24.4	-13.7
18 Hurstville	288	335	390	346	-1.9	-1.5
19 Kogarah	325	372	415	367	-0.8	-3.9
20 Ku-ring-gai	466	588	735	641	-9.3	-4.9
21 Manly	455	618	795	654	1.3	-0.3
22 Parramatta	275	320	379	331	0.7	-1.5
23 Rockdale	300	356	409	356	-0.8	2.3
24 Ryde	306	375	452	388	-7.4	-6.3
25 Strathfield	320	350	380	353	-1.1	-9.4
26 Willoughby	401	495	589	508	-2.4	-1.0
Outer Ring	233	308	395	326	-3.5	-8.2
27 Baulkham Hills	380	420	465	429	0.0	-1.2
28 Blacktown	214	255	314	261	-3.8	-13.6
29 Blue Mountains	204	281	348	273	s -13.5	7.0
30 Camden	260	294	425	328	s 1.2	-0.7
31 Campbelltown	188	233	233	214	16.8	8.1
32 Fairfield	165	190	240	204	8.6	2.7
33 Gosford	238	292	378	333	-2.6	-3.7
34 Hawkesbury	208	249	288	252	-1.8	-14.3
35 Holroyd	233	260	296	267	-3.6	2.1
36 Hornsby	345	395	445	397	6.2	-0.3
37 Liverpool	196	225	285	241	-8.2	-13.5
38 Penrith	186	245	290	243	-3.0	-1.4
39 Pittwater	390	520	660	516	9.5	-5.5
40 Sutherland	302	351	418	373	-2.5	-6.4
41 Warringah	380	440	520	456	-0.8	0.5
42 Wollondilly	-	-	-	-	-	-
43 Wyong	208	254	319	263	-6.1	-3.1
Rest of GMR	239	290	360	316	1.8	-0.8
44 Cessnock	230	255	495	323	s 2.8	2.0
45 Kiama	300	345	450	368	s 25.5	-1.4
46 Lake Macquarie	242	283	339	304	-11.7	-2.4
47 Maitland	240	279	315	270	6.3	3.1
48 Newcastle	230	290	408	332	-1.7	-1.7
49 Port Stephens	248	300	417	365	0.0	0.0
50 Shellharbour	235	278	316	269	4.7	2.8
51 Wollongong	235	290	365	310	3.6	-3.0
NEW SOUTH WALES	270	360	472	399	-1.9	-4.5

(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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — September 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	190	270	360	293	-1.8	-1.8
54 Hunter SD Balance	233	300	395	345	-1.6	0.0
55 Nowra-Bomaderry	220	280	346	287	1.6	7.5
56 Illawarra SD Balance	260	337	422	383	2.1	-5.9
57 Tweed Heads and Tweed Coast	335	410	510	440	-2.4	-1.2
58 Lismore	237	278	336	287	-7.3	6.7
59 Richmond-Tweed SD Balance	288	385	525	437	-7.1	-4.9
60 Coffs Harbour	254	317	380	321	2.3	6.0
61 Clarence	225	282	360	298	-6.0	-2.8
62 Port Macquarie	261	318	385	341	-4.2	-3.8
63 Hastings	205	280	358	291	3.7	6.7
64 Tamworth	190	240	300	252	1.7	0.8
65 Northern Slopes	128	178	280	206	-7.4	-11.0
66 Northern Tablelands	155	220	282	228	2.3	8.4
67 North Central Plain	100	170	294	225	0.0	4.9
68 Dubbo	167	218	277	225	-5.2	0.2
69 Central Macquarie	130	218	293	224	17.6	23.6
70 Macquarie-Barwon	44	100	160	125	23.5	20.5
71 Upper Darling	40	115	173	127	27.8	-28.1
72 Bathurst	208	240	299	256	-10.8	-4.0
Orange	205	265	315	264	-3.3	-0.6
73 Central Tablelands	158	196	275	221	3.2	4.3
74 Lachlan	103	155	224	167	-6.1	-10.4
75 Queanbeyan	280	353	462	379	-6.1	2.3
76 Southern Tablelands	170	220	310	264	-8.8	-8.3
77 Lower South Coast	247	310	380	325	0.0	-3.1
78 Snowy	158	208	311	247	6.4	-5.5
79 Wagga Wagga	210	250	325	267	-2.9	0.4
80 Central Murrumbidgee	124	160	228	176	-4.2	-8.8
81 Lower Murrumbidgee	144	217	282	225	-5.9	-11.4
82 Albury	183	240	300	253	4.3	-2.0
83 Upper Murray	118	154	203	179	-11.8	-22.9
84 Central Murray	112	180	240	192	-1.6	-5.3
85 Murray-Darling	123	203	288	216	26.6	44.6
86 Far West	74	118	155	120	6.8	-2.1

(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 — September Quarter 2008

Rural SSD and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	190	272	365	295	-2.7	-2.7	195	260	335	286	4.6	1.2
54 Hunter SD Balance	234	305	401	354	-3.9	-3.2	229	276	351	308	10.9	17.8
55 Nowra-Bomaderry	238	293	353	300	2.6	8.3	-	-	-	-	-	-
56 Illawarra SD Balance	260	339	429	383	1.1	-8.4	246	300	406	380	8.5	4.5
57 Tweed Heads and Tweed Coast	401	470	554	499	-7.8	0.0	294	340	438	380	-2.9	1.6
58 Lismore	256	289	346	300	-6.8	8.6	198	212	255	229 s	-9.8	11.6
59 Richmond-Tweed SD Balance	298	388	530	441	-13.9	-9.7	280	344	501	422	14.6	-1.8
60 Coffs Harbour	300	344	405	361	-3.1	1.3	185	235	320	252	-4.1	6.8
61 Clarence	225	290	375	305	-6.4	-0.8	181	225	273	235	0.0	-15.1
62 Port Macquarie	305	347	408	376	-6.3	-4.2	215	246	300	281	-2.4	-5.4
63 Hastings	210	286	365	298	5.7	5.9	175	205	301	233	-12.4	-2.4
64 Tamworth	198	240	300	254	-0.4	0.0	130	180	273	229 s	7.5	0.0
65 Northern Slopes	125	176	280	206	-9.9	-11.6	-	-	-	-	-	-
66 Northern Tablelands	155	222	280	229	0.9	7.5	132	198	299	214 s	8.2	21.5
67 North Central Plain	100	170	300	223	0.0	4.9	-	-	-	-	-	-
68 Dubbo	170	220	281	228	-6.4	-2.2	133	190	221	190 s	-	46.2
69 Central Macquarie	130	218	300	224	20.8	26.5	-	-	-	-	-	-
70 Macquarie-Barwon	44	100	160	125	22.0	19.0	-	-	-	-	-	-
71 Upper Darling	40	115	173	127 s	27.8	-28.1	-	-	-	-	-	-
72 Bathurst	213	248	307	267	-13.0	-4.6	92	178	248	173 s	12.8	-9.9
Orange	215	277	324	270	0.7	0.7	179	200	231	212 s	28.7	12.4
73 Central Tablelands	157	195	275	222	2.6	4.0	-	-	-	-	-	-
74 Lachlan	100	155	224	166	-6.1	-10.4	-	-	-	-	-	-
75 Queanbeyan	350	449	535	451	-3.5	1.1	215	285	342	281	18.8	2.5
76 Southern Tablelands	170	220	310	266	-10.4	-8.3	162	226	277	218 s	18.9	26.6
77 Lower South Coast	267	330	395	342	0.8	0.0	181	251	296	247	16.5	10.0
78 Snowy	162	216	323	262	20.0	-1.8	123	193	266	209 s	-12.5	3.5
79 Wagga Wagga	215	260	333	277	-3.7	0.0	150	188	230	198	-17.8	7.8
80 Central Murrumbidgee	125	162	229	179	-3.0	-6.6	-	-	-	-	-	-
81 Lower Murrumbidgee	143	225	281	227	-3.2	-10.0	-	-	-	-	-	-
82 Albury	210	260	319	273	4.0	-1.7	134	171	206	173	6.9	-0.6
83 Upper Murray	110	153	197	174	-13.1	-21.5	-	-	-	-	-	-
84 Central Murray	100	178	240	191	-7.6	-5.6	-	-	-	-	-	-
85 Murray-Darling	123	203	288	216 s	22.7	44.6	-	-	-	-	-	-
86 Far West	74	118	155	120	6.8	-2.1	-	-	-	-	-	-

(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).