

# Rent and Sales Report

No. 87 ISSN – 1440 – 0049



**Rent:** March quarter 2009  
**Sales:** December 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.

**Housing Analysis and Research**  
[www.housing.nsw.gov.au](http://www.housing.nsw.gov.au) (under Quick Links)

© Crown Copyright 2009

### DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of release, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

# Rent and Sales Summary

## Rent: March quarter 2009

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

During the March 2009 quarter, the median rent for all dwellings increased by \$5 in the Sydney Statistical Division (SD) to \$390. Within the Inner Ring the median rent decreased by \$5 to \$465, remained unchanged at \$400 in the Middle Ring and \$330 in the Outer Ring. When compared to the previous year, median rents increased by \$40 in the Sydney SD and in the Middle Ring, by \$35 in the Inner Ring and by \$30 in the Outer Ring.

Over the year, median rents for two bedroom flats/units increased in each of the Rings (ranging from 8.7% in the Inner Ring to 13.8% in the Middle Ring) and by 8.9% in the Rest of GMR. Over the quarter, median rents remained unchanged in the Inner and Outer Rings, and increased in the Middle Ring (2.8%) and in the Rest of GMR (2.1%).

Over the year, median rents for three bedroom separate houses increased in each of the Rings (ranging from 8.3% in the Inner Ring to 10.3% in the Outer Ring) and by 7.1% in the Rest of GMR. Over the quarter, median rents increased in the Inner Ring (3.2%), Middle Ring (3.5%), Outer Ring (1.6%) and Rest of GMR (3.4%).

Median rents for one bedroom flats/units increased over the year in each of the Rings by between 4.0% and 4.6%. Over the quarter, median rents increased in the Middle Ring (3.0%) but decreased in the Inner Ring (-1.3%) and Outer Ring (-4.0%).

Median rents for two bedroom separate houses increased over the year in each of the Rings (ranging from 6.4% in the Inner Ring and 9.6% in the Middle Ring) and by 8.3% in the Rest of GMR. Over the quarter, median rents increased by 4.0% in the Outer Ring and Rest of GMR but decreased by -2.0% in the Inner and Middle Rings.

Outside the GMR, median rents for two bedroom flats/units remained unchanged over the quarter and increased by 5.9% over the year. Median rents for three bedroom separate houses remained unchanged over the quarter and increased by 4.3% over the year.

During the quarter, the number of new bonds lodged increased in the Sydney SD (3.0%), Inner Ring (8.6%), Outer Ring (0.1%) and Rest of GMR (16.8%) but decreased marginally in the Middle Ring (-0.2%). During the year, the number of new bonds lodged increased marginally in each of the Sydney Rings (ranging from 0.2% in the Middle Ring to 1.2% in the Outer Ring) and 1.7% in the Rest of GMR.

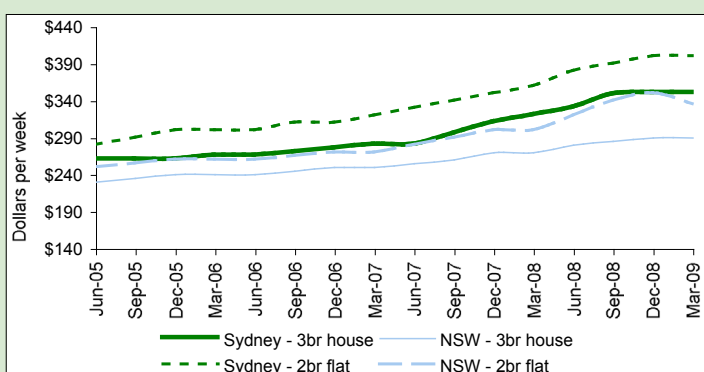
### Notable rent movements for local government areas (ignoring small samples)

Two bedroom flats/units in Fairfield (25.0%), Bankstown (23.1%) and Blue Mountains (20.0%) recorded the largest annual increases in median rent in the Sydney SD. Hurstville has recorded eight consecutive quarterly increases. Twenty four of the 43 LGAs within Sydney SD recorded annual increases of 10% or more, representing 51% of the two bedroom flats/units rental market in Sydney SD. Within the Rest of GMR, Wollongong recorded the biggest annual increase of 13.6%.

Over the year, the biggest increase in median rent for three bedroom separate houses in the Sydney SD were recorded in Fairfield (21.4%), Auburn (16.9%) and Liverpool (16.7%). Thirteen of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, representing 54% of the three bedroom separate houses rental market in Sydney SD. Within the Rest of GMR the largest annual increase was recorded in Cessnock (13.6%).

Within the Sydney SD, the largest annual increases in median rent for one bedroom flats/units were recorded in Ashfield (16%) and Hurstville (15.2%). Five out of 43 LGAs

## 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>					
<b>Mar Qtr 2009</b>	<b>\$465</b>	<b>\$400</b>	<b>\$330</b>	<b>\$390</b>	<b>\$325</b>
<b>Qtlly change</b>	-1.1%	0.0%	0.0%	1.3%	-1.5%
<b>Ann. change</b>	8.1%	11.1%	10.0%	11.4%	8.3%
<b>Sales (\$'000s)</b>					
<b>Dec Qtr 2008</b>	<b>\$530</b>	<b>\$425</b>	<b>\$355</b>	<b>\$406</b>	<b>\$358</b>
<b>Qtlly change</b>	0.0%	-2.3%	-1.4%	-2.9%	-3.2%
<b>Ann. change</b>	-11.6%	-11.5%	-9.0%	-12.3%	-8.2%

in Sydney SD recorded annual increases of 10% or more. Within the Rest of GMR the largest annual increase was observed in Newcastle (8.2%).

Only four of the Sydney SD LGAs recorded an annual increase of 10% or more in median rent for two bedroom separate houses, of which Sutherland (14.3%) and Sydney (11.1%) recorded the largest. Within the Rest of GMR the biggest annual increase was recorded in Lake Macquarie (10.6%).

Amongst Rural Statistical Sub-Divisions (SSD), 13 of the 34 SSDs recorded annual increases above 5% in median rent for two bedroom dwellings. For three bedroom dwellings, ten of the 34 SSDs recorded annual increases above 5%.

Within the Sydney SD, the number of new bonds lodged over the year increased marginally in each of the Rings and with increases recorded in 22 of the 43 LGAs.

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

### Sales: December Quarter 2008

The median sales price for all dwellings across the Sydney SD decreased by -2.9% over the quarter and by -12.3% over the year. Over the quarter, the median sales price remained unchanged in the Inner Ring, and decreased in the Middle Ring (-2.3%), Outer Ring (-1.4%) and Rest of GMR (-1.6%). Over the year, the median sales price decreased in the Inner Ring (-11.6%), Middle Ring (-11.5%), Outer Ring (-9.0%) and Rest of GMR (-6.0%).

For non-strata dwellings in Sydney SD, the median sales price decreased by -4.0% for the quarter and by -14.8% for the year. Over the quarter, the sales price decreased in the Inner Ring (-1.8%), Middle Ring (-2.5%), Outer Ring (-0.4%) and Rest of GMR (-2.1%). The largest quarterly increase was recorded in Kogarah (12.5%), whilst Woollahra recorded the largest decrease (-24.5%). Over the

year, the sales price decreased in the Inner Ring (-8.2%), Middle Ring (-13.5%), Outer Ring (-9.5%) and the Rest of GMR (-6.8%). The largest annual increase was recorded in Sydney (3.2%), whilst Woollahra recorded the largest annual decrease (-41.0%).

For strata dwellings in the Sydney SD, the median sales price decreased by -2.6% for the quarter and by -9.8% over the year. Over the quarter, the median sales price decreased in the Inner Ring (-0.9%), Middle Ring (-0.8%) but remained unchanged in the Outer Ring and the Rest of GMR. The largest quarterly increase was recorded in Canterbury (16.9%), whilst the largest decrease was recorded in Marrickville (-10.5%). Over the year, the median sales price decreased in the Inner Ring (-6.8%), Middle Ring (-7.3%), Outer Ring (-10.1%) and in the Rest of GMR (-5.2%). Fifteen out of the 43 LGAs in Sydney recorded annual decreases of more than 5% with the largest decrease being recorded in Woollahra (-18.9%). Only three of the 43 LGAs in Sydney recorded annual increases of more than 5%, with the largest increase recorded in Botany Bay (20.4%).

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

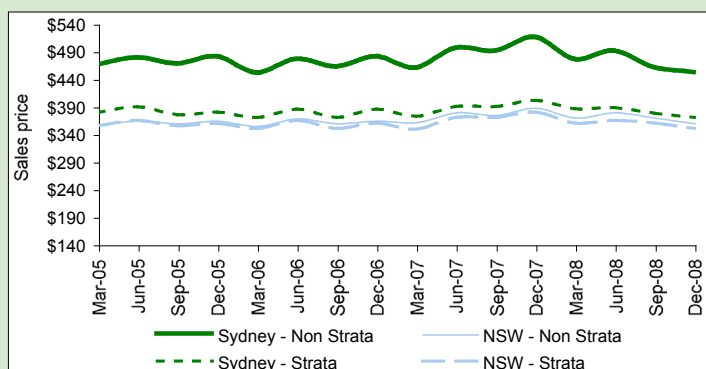


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2009

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>355</b>	<b>1.4</b>	<b>4.4</b>	<b>390</b>	<b>0.0</b>	<b>11.4</b>	<b>390</b>	<b>1.3</b>	<b>11.4</b>	<b>500</b>	<b>0.0</b>	<b>11.1</b>
<b>Inner Ring</b>	<b>390</b>	<b>-0.6</b>	<b>5.4</b>	<b>500</b>	<b>0.0</b>	<b>6.4</b>	<b>680</b>	<b>0.0</b>	<b>6.3</b>	<b>900</b>	<b>-5.3</b>	<b>0.0</b>
1 Ashfield	290	0.0	16.0	356	1.6	10.2	485	-1.0	0.0	680 s	6.3	34.0
2 Botany Bay	268	-9.3	9.2	340	-15.0	6.3	550	4.8	22.2	-	-	-
3 Lane Cove	325 s	0.0	1.6	400	-2.4	11.1	595	0.8	8.2	940 s	-3.8	-1.1
4 Leichhardt	350	0.0	8.5	520	-1.0	4.0	670	4.7	6.3	890 s	24.5	21.9
5 Marrickville	280	0.0	12.0	400	2.6	6.0	545	-0.9	11.2	675	-10.6	16.4
6 Mosman	380	5.6	8.6	500	11.1	9.9	850	1.2	6.9	1300	-43.5	-23.5
7 North Sydney	390	2.6	4.0	500	-2.0	4.2	700	-3.4	2.9	950	-5.0	-5.0
8 Randwick	370	0.0	5.7	453	0.6	2.8	645	2.4	9.3	850	-5.6	-1.7
9 Sydney	420	0.0	5.0	550	-3.5	0.9	715	-1.7	5.1	750	-5.1	2.7
10 Waverley	400	0.0	11.1	530	0.0	14.0	790	-1.3	14.1	1300	-1.9	30.0
11 Woollahra	400	1.3	8.1	550	0.0	6.8	883	-1.9	3.8	1200	-14.3	-37.7
<b>Middle Ring</b>	<b>330</b>	<b>3.1</b>	<b>3.1</b>	<b>370</b>	<b>2.8</b>	<b>12.1</b>	<b>450</b>	<b>0.0</b>	<b>7.1</b>	<b>600</b>	<b>-4.8</b>	<b>3.4</b>
12 Auburn	365	10.6	10.6	365	-1.4	17.7	405	1.3	14.1	515 s	14.4	3.0
13 Bankstown	180	-12.2	-2.7	320	3.2	18.5	380	2.7	8.6	450	-2.2	12.5
14 Burwood	285	1.8	23.9	400	0.0	8.1	498	-0.5	3.1	630 s	5.0	5.0
15 Canterbury	230	0.0	15.0	300	0.8	20.0	430	2.4	14.7	500	-3.8	11.1
16 Canada Bay	420	5.0	5.0	480	4.3	6.7	590	1.7	5.4	675	-3.6	3.8
17 Hunters Hill	290 s	-	-9.4	450	12.5	0.0	585 s	0.0	1.7	-	-	-
18 Hurstville	250	-10.7	8.7	350	2.9	16.7	440	4.8	10.0	560	-3.4	12.0
19 Kogarah	320 s	17.4	33.3	365	1.4	10.6	450	0.0	7.1	525 s	-	-2.8
20 Ku-ring-gai	335	4.7	19.6	485	7.8	15.5	620	0.8	3.3	890	-1.1	2.6
21 Manly	400	0.0	6.7	540	1.9	8.0	740	-1.3	10.4	1200	-7.3	6.7
22 Parramatta	260	-3.7	4.0	340	0.0	13.3	388	-3.1	10.7	470	4.4	11.9
23 Rockdale	325	12.1	20.4	365	1.4	14.1	450	-2.2	7.1	550	5.8	10.0
24 Ryde	270	-3.6	3.8	360	2.9	12.5	500	0.5	8.7	575	-11.5	3.6
25 Strathfield	310 s	-6.1	3.3	400	0.0	14.3	495	3.1	10.0	580 s	-10.8	5.5
26 Willoughby	430	0.0	4.9	500	1.0	4.2	700	0.0	2.9	1000	5.3	11.1
<b>Outer Ring</b>	<b>225</b>	<b>-2.2</b>	<b>7.1</b>	<b>300</b>	<b>0.0</b>	<b>11.1</b>	<b>330</b>	<b>3.1</b>	<b>11.9</b>	<b>450</b>	<b>0.0</b>	<b>12.5</b>
27 Baulkham Hills	230 s	1.1	4.5	373	2.8	8.8	420	-2.3	7.7	550	-1.8	3.8
28 Blacktown	180	0.0	12.5	290	3.6	13.7	320	0.0	14.3	425	-3.4	6.3
29 Blue Mountains	190	11.8	20.6	240	0.0	9.1	280	0.0	7.7	380	5.6	8.6
30 Camden	205 s	-	-	280 s	5.7	7.7	340	3.0	13.3	430	2.4	7.5
31 Campbelltown	220 s	29.4	39.7	235	-2.1	11.9	290	2.7	11.5	360	-5.3	6.7
32 Fairfield	185	-2.6	23.3	250	4.2	25.0	340	3.0	19.3	400	0.0	11.1
33 Gosford	165	-8.3	4.8	250	2.0	4.2	315	1.6	6.8	400	0.0	3.9
34 Hawkesbury	-	-	-	240	4.3	6.7	300	0.0	7.1	395	12.1	12.9
35 Holroyd	218	-1.1	8.7	320	0.0	14.3	360	0.0	12.5	450	0.0	7.1
36 Hornsby	330	3.1	13.8	390	2.6	11.4	450	0.0	7.1	575	-4.2	4.5
37 Liverpool	188	-3.8	21.0	250	0.0	8.7	350	1.4	12.9	430	0.0	10.3
38 Penrith	185 s	2.8	10.4	230	0.0	15.0	300	1.7	11.1	380	0.0	8.6
39 Pittwater	295	-6.3	-1.7	450	0.0	5.9	600	-3.2	0.0	850	0.0	6.3
40 Sutherland	260	2.2	13.0	350	0.0	6.1	470	0.0	9.3	590	-1.7	4.4
41 Warringah	330	-1.5	1.5	440	2.3	8.6	640	1.6	10.3	780	-2.5	0.6
42 Wollondilly	-	-	-	220 s	-4.3	7.3	280	0.0	7.7	380	0.0	5.6
43 Wyong	155	-8.8	4.7	230	4.5	9.5	275	1.9	5.8	350	2.2	2.9
<b>Rest of GMR</b>	<b>165</b>	<b>3.1</b>	<b>10.0</b>	<b>250</b>	<b>0.0</b>	<b>6.4</b>	<b>300</b>	<b>0.0</b>	<b>3.4</b>	<b>370</b>	<b>0.0</b>	<b>5.7</b>
44 Cessnock	160 s	8.5	23.1	200	0.0	5.3	250	4.2	13.6	323	4.0	7.5
45 Kiama	-	-	-	250	0.0	11.1	340	3.0	9.7	420 s	10.5	16.7
46 Lake Macquarie	168	6.7	12.0	255	2.0	10.9	300	1.7	7.1	395	3.9	9.0
47 Maitland	150	3.4	10.2	230	-4.2	9.5	280	0.0	5.7	350	0.0	8.5
48 Newcastle	170	0.0	6.3	280	3.7	7.7	331	3.3	3.3	360	-7.7	2.9
49 Port Stephens	150 s	-14.3	0.0	220	0.0	10.0	275	1.9	10.0	340	-2.9	3.0
50 Shellharbour	160 s	0.0	-5.9	210	-8.7	0.0	300	0.0	7.1	400	-2.4	5.3
51 Wollongong	160	-3.0	6.7	255	2.0	8.5	325	-1.5	1.6	440	4.8	10.0
<b>NEW SOUTH WALES</b>	<b>300</b>	<b>-3.2</b>	<b>0.0</b>	<b>320</b>	<b>-1.5</b>	<b>10.3</b>	<b>320</b>	<b>0.0</b>	<b>8.5</b>	<b>400</b>	<b>0.0</b>	<b>8.1</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 - March Quarter 2009

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 %
<b>SYDNEY SD</b>	<b>250</b>	<b>320</b>	<b>445</b>	<b>1.6</b>	<b>12.3</b>	<b>300</b>	<b>350</b>	<b>450</b>	<b>0.0</b>	<b>9.4</b>
<b>Inner Ring</b>	<b>450</b>	<b>500</b>	<b>580</b>	<b>-2.0</b>	<b>6.4</b>	<b>540</b>	<b>650</b>	<b>810</b>	<b>3.2</b>	<b>8.3</b>
1 Ashfield	410	440	480 s	-2.2	18.9	458	480	585 s	-4.0	-7.7
2 Botany Bay	-	-	-	-	-	493	540	596 s	-1.8	2.9
3 Lane Cove	-	-	-	-	-	580	675	750 s	-2.9	22.7
4 Leichhardt	453	520	580	-5.5	0.0	598	675	855	8.9	7.1
5 Marrickville	420	460	500	2.2	5.7	455	550	635	0.0	10.0
6 Mosman	-	-	-	-	-	775	1000	1400 s	0.5	-
7 North Sydney	-	-	-	-	-	715	810	928 s	-4.7	8.0
8 Randwick	470	505	565 s	-8.2	5.2	565	650	750	0.0	8.3
9 Sydney	455	500	550	0.0	11.1	529	645	750	-0.8	-1.5
10 Waverley	-	-	-	-	-	750	850	1000 s	0.0	0.0
11 Woollahra	-	-	-	-	-	850	990	1163 s	-1.0	6.5
<b>Middle Ring</b>	<b>320</b>	<b>373</b>	<b>420</b>	<b>-2.0</b>	<b>9.6</b>	<b>380</b>	<b>440</b>	<b>543</b>	<b>3.5</b>	<b>10.0</b>
12 Auburn	275	320	350 s	0.0	23.1	355	380	420	2.7	16.9
13 Bankstown	300	320	350	2.4	10.3	340	378	400	4.9	11.0
14 Burwood	-	-	-	-	-	375	443	505 s	-4.8	-0.6
15 Canterbury	350	385	413	1.3	11.6	383	440	480	2.3	15.8
16 Canada Bay	435	480	543 s	-4.0	7.9	450	533	600	-3.2	6.5
17 Hunters Hill	-	-	-	-	-	558	628	844 s	-9.7	6.4
18 Hurstville	340	355	386 s	-1.4	7.6	390	440	475	4.8	10.0
19 Kogarah	350	390	420 s	-3.7	11.4	400	458	513 s	1.7	6.4
20 Ku-ring-gai	-	-	-	-	-	534	600	700	-1.6	-2.4
21 Manly	-	-	-	-	-	724	818	1013 s	16.8	16.8
22 Parramatta	300	330	380	2.3	8.2	350	375	400	-1.3	10.3
23 Rockdale	350	390	423 s	0.0	11.4	400	450	500	0.0	8.4
24 Ryde	375	400	450 s	-5.9	2.6	445	480	550	1.1	6.7
25 Strathfield	-	-	-	-	-	395	450	545 s	-8.2	-6.3
26 Willoughby	464	513	588 s	-5.1	-1.4	615	700	783	2.9	1.4
<b>Outer Ring</b>	<b>230</b>	<b>260</b>	<b>300</b>	<b>4.0</b>	<b>8.3</b>	<b>280</b>	<b>320</b>	<b>380</b>	<b>1.6</b>	<b>10.3</b>
27 Baulkham Hills	275	325	369 s	3.2	-	380	420	460	-1.2	7.7
28 Blacktown	240	265	290	-5.4	10.4	280	310	350	0.0	10.7
29 Blue Mountains	220	240	260	0.0	6.7	260	280	315	0.0	7.7
30 Camden	-	-	-	-	-	308	340	350	3.0	13.3
31 Campbelltown	223	250	254 s	-1.0	9.9	275	300	320	3.4	12.1
32 Fairfield	240	270	290	3.8	8.0	310	340	380	3.0	21.4
33 Gosford	240	260	285	4.0	8.3	280	315	350	1.6	8.6
34 Hawkesbury	255	278	313 s	6.7	8.8	280	310	340	3.3	6.9
35 Holroyd	303	330	350 s	6.5	13.8	330	360	400	2.9	12.5
36 Hornsby	308	370	403 s	-6.3	2.8	420	450	518	2.3	5.9
37 Liverpool	230	250	315 s	-8.3	0.0	300	350	380	6.1	16.7
38 Penrith	238	250	266 s	-2.0	19.0	280	300	330	0.0	11.1
39 Pittwater	505	625	650 s	9.6	-	562	605	700	-2.4	-4.0
40 Sutherland	350	400	440	0.0	14.3	430	460	520	-2.1	7.0
41 Warringah	500	535	550 s	0.9	2.4	568	638	700	1.6	6.3
42 Wollondilly	203	225	255 s	-	18.4	260	280	300	0.0	7.7
43 Wyong	210	230	250	4.5	9.5	250	270	300	0.0	8.0
<b>Rest of GMR</b>	<b>220</b>	<b>260</b>	<b>290</b>	<b>4.0</b>	<b>8.3</b>	<b>260</b>	<b>300</b>	<b>340</b>	<b>3.4</b>	<b>7.1</b>
44 Cessnock	180	200	220	5.3	8.1	220	250	280	4.2	13.6
45 Kiama	-	-	-	-	-	285	330	360 s	0.0	6.5
46 Lake Macquarie	220	260	280	4.0	10.6	265	300	340	3.4	7.1
47 Maitland	220	250	260 s	4.2	19.0	250	280	310	1.8	7.7
48 Newcastle	260	280	300	0.9	7.7	280	320	360	2.9	6.7
49 Port Stephens	200	225	250 s	0.0	12.5	235	270	300	0.0	8.0
50 Shellharbour	-	-	-	-	-	270	300	323	0.0	7.1
51 Wollongong	230	275	329	5.8	6.8	275	300	350	-0.8	0.0
<b>NEW SOUTH WALES</b>	<b>200</b>	<b>250</b>	<b>330</b>	<b>0.0</b>	<b>8.7</b>	<b>240</b>	<b>290</b>	<b>360</b>	<b>0.0</b>	<b>7.4</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 - March Quarter 2009

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>0.0</b>	<b>2.9</b>	<b>320</b>	<b>400</b>	<b>500</b>	<b>0.0</b>	<b>11.1</b>
<b>Inner Ring</b>	<b>335</b>	<b>390</b>	<b>460</b>	<b>-1.3</b>	<b>4.0</b>	<b>420</b>	<b>500</b>	<b>590</b>	<b>0.0</b>	<b>8.7</b>
1 Ashfield	250	290	334	0.0	16.0	325	350	390	0.0	9.4
2 Botany Bay	254	270	384	-8.5	8.0	300	330	500	-5.7	6.5
3 Lane Cove	316	325	368 s	0.0	1.6	370	395	430	-1.3	12.9
4 Leichhardt	280	330	418	-5.7	3.1	408	515	585	5.1	12.0
5 Marrickville	238	285	345	-1.7	9.6	320	365	430	1.4	10.6
6 Mosman	335	380	426	5.6	8.6	440	500	600	11.1	11.1
7 North Sydney	350	390	450	2.6	4.0	449	500	585	0.0	5.3
8 Randwick	340	370	420	0.0	5.7	400	450	540	0.0	4.7
9 Sydney	360	420	500	0.0	5.0	500	560	660	-2.6	1.8
10 Waverley	350	400	475	0.0	8.1	450	520	600	4.0	14.3
11 Woollahra	360	393	461	1.9	6.1	460	530	600	0.0	6.0
<b>Middle Ring</b>	<b>260</b>	<b>340</b>	<b>400</b>	<b>3.0</b>	<b>4.6</b>	<b>310</b>	<b>370</b>	<b>450</b>	<b>2.8</b>	<b>13.8</b>
12 Auburn	224	370	385	1.4	9.6	300	380	440	0.0	18.8
13 Bankstown	180	205	250 s	7.9	6.5	280	320	340	3.2	23.1
14 Burwood	230	285	335 s	0.0	23.9	350	405	450	1.3	12.5
15 Canterbury	180	220	250	-4.3	10.0	265	290	320	3.6	16.0
16 Canada Bay	363	420	440	2.4	5.0	414	500	550	8.7	8.7
17 Hunters Hill	250	290	363 s	-	-9.4	410	470	530 s	-	4.4
18 Hurstville	220	265	320	-5.4	15.2	290	348	380	5.3	19.8
19 Kogarah	280	320	335 s	23.1	23.1	325	360	400	2.9	16.1
20 Ku-ring-gai	264	345	375 s	6.2	23.2	400	475	550	4.4	18.8
21 Manly	360	400	484	0.0	8.1	440	510	605	-2.9	2.0
22 Parramatta	233	270	315	-1.8	8.0	300	340	380	0.0	13.3
23 Rockdale	260	343	380	16.1	14.2	320	360	430	0.0	12.5
24 Ryde	250	270	308	-3.6	4.9	310	340	390	-2.9	6.3
25 Strathfield	278	315	360 s	-8.7	5.0	360	400	450	0.0	14.3
26 Willoughby	390	430	460	-3.4	4.9	450	500	594	3.6	3.1
<b>Outer Ring</b>	<b>185</b>	<b>240</b>	<b>320</b>	<b>-4.0</b>	<b>4.3</b>	<b>250</b>	<b>320</b>	<b>380</b>	<b>0.0</b>	<b>10.3</b>
27 Baulkham Hills	156	230	385 s	-23.3	15.0	320	380	400	2.7	10.1
28 Blacktown	141	180	200 s	0.0	12.5	260	300	325	9.1	15.4
29 Blue Mountains	150	180	215	9.1	20.0	200	240	260	20.0	20.0
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	190	200	240	0.0	14.3
32 Fairfield	165	190	208	0.0	26.7	210	238	260	3.3	25.0
33 Gosford	150	180	210	-5.3	9.1	210	240	280	0.0	4.3
34 Hawkesbury	-	-	-	-	-	209	230	268 s	2.2	4.5
35 Holroyd	195	225	265 s	-2.2	12.5	280	310	340	-3.1	14.8
36 Hornsby	278	333	360	0.8	12.7	360	395	430	2.6	12.9
37 Liverpool	166	190	220 s	-5.0	26.7	220	250	280	0.0	13.6
38 Penrith	160	185	210 s	2.8	8.8	200	220	260	3.5	10.0
39 Pittwater	251	293	328	-8.6	4.5	380	423	500	-1.7	0.6
40 Sutherland	233	260	290	0.0	8.3	320	350	380	0.0	9.4
41 Warringah	300	330	360	-1.5	1.5	380	430	495	1.2	7.5
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	144	158	200	-8.7	5.7	195	230	280	9.5	4.5
<b>Rest of GMR</b>	<b>145</b>	<b>165</b>	<b>200</b>	<b>3.1</b>	<b>3.1</b>	<b>200</b>	<b>245</b>	<b>290</b>	<b>2.1</b>	<b>8.9</b>
44 Cessnock	130	165	235 s	17.9	32.0	170	205	235	5.1	6.5
45 Kiama	-	-	-	-	-	200	220	265 s	-4.3	0.0
46 Lake Macquarie	140	160	185	6.7	6.7	194	240	285	9.1	9.1
47 Maitland	133	145	150 s	3.6	11.5	180	200	240	-2.4	8.1
48 Newcastle	160	185	231	5.7	8.2	230	275	325	5.8	10.0
49 Port Stephens	-	-	-	-	-	179	210	226	5.0	10.5
50 Shellharbour	140	160	178 s	3.2	-4.5	170	190	210	2.7	11.8
51 Wollongong	140	160	190	-4.5	4.9	200	250	300	0.0	13.6
<b>NEW SOUTH WALES</b>	<b>195</b>	<b>325</b>	<b>405</b>	<b>-1.5</b>	<b>1.6</b>	<b>230</b>	<b>335</b>	<b>450</b>	<b>-4.3</b>	<b>11.7</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 - March Quarter 2009

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>185</b>	<b>-2.6</b>	<b>2.8</b>	<b>250</b>	<b>0.0</b>	<b>4.2</b>	<b>245</b>	<b>0.0</b>	<b>4.3</b>	<b>180</b>	<b>0.0</b>	<b>5.9</b>
54 Hunter SD Balance	190	-5.0	2.7	260	0.0	4.0	255	2.0	6.3	190	-1.3	5.6
55 Nowra-Bomaderry	175	0.0	0.0	250	4.2	8.7	250	4.2	8.7	170	4.6	4.6
56 Illawarra SD Balance	200	0.0	5.3	250	4.2	8.7	250	4.2	8.7	200	0.0	11.1
57 Tweed Heads & Tweed Coast	285	1.8	3.6	350	0.0	2.9	363	-2.0	-2.0	285	1.8	5.6
58 Lismore	200	-2.4	2.6	280	1.8	7.7	280	-1.8	7.7	200	0.0	8.1
59 Richmond-Tweed SD Balance	250	-3.8	4.2	340	0.0	6.3	330	-2.9	3.1	235	3.4	6.8
60 Coffs Harbour	220	1.1	6.0	300	0.0	3.4	310	3.3	6.9	200	2.6	2.6
61 Clarence	200	0.0	11.1	260	4.0	8.3	260	0.0	6.1	183	4.3	4.3
62 Port Macquarie	210	5.0	5.0	300	0.0	3.4	300	0.0	5.3	200	2.6	5.3
63 Hastings	180	2.9	2.9	240	0.0	4.3	240	4.3	4.3	170	3.0	3.0
64 Tamworth	183	2.8	1.4	250	0.0	2.0	240	0.0	-2.0	175	2.9	2.9
65 Northern Slopes	150	0.0	7.1	190	5.6	5.6	190	5.6	5.6	140	0.0	7.7
66 Northern Tablelands	170	6.3	6.3	220	4.8	2.3	220	4.8	2.3	165	3.1	4.8
67 North Central Plain	140	0.0	7.7	220	0.0	-4.3	220	0.0	-2.2	135	0.0	3.8
68 Dubbo	170	0.0	6.3	230	-2.1	1.1	230	-4.2	2.2	155	3.3	6.9
69 Central Macquarie	150	-3.2	15.4	195	2.6	-2.5	193	4.1	-1.3	143	-5.0	9.6
70 Macquarie-Barwon	150 s	-4.8	15.4	160 s	4.9	6.7	158 s	3.3	5.0	155 s	1.6	29.2
71 Upper Darling	140 s	-22.2	-12.5	188	-6.3	-18.5	185 s	-15.9	-22.9	140 s	-	3.7
72 Bathurst	188	4.2	1.4	240	0.0	0.0	240	0.0	0.0	185	2.8	2.8
73 Orange	200	5.3	8.1	250	0.0	4.2	250	-2.0	3.1	190	5.6	8.6
74 Central Tablelands	155	3.3	0.0	200	5.3	8.1	200	0.0	8.1	140 s	0.0	7.7
75 Lachlan	135	3.8	3.8	180	0.0	4.3	180	0.0	5.9	123	-2.0	-2.0
76 Queanbeyan	270	1.9	3.8	370	0.0	0.7	375	-1.3	-1.3	260	4.0	8.3
77 Southern Tableland	170	6.3	6.3	220	0.0	10.0	220	0.0	4.8	160	14.3	6.7
78 Lower South Coast	185	2.8	2.8	250	4.2	6.4	250	4.2	4.2	180	2.9	4.3
79 Snowy	178	1.4	4.4	250	8.7	11.1	243	12.8	10.2	170	-2.9	-6.8
80 Wagga Wagga	210	5.0	10.5	275	1.9	1.9	270	0.0	3.8	200	2.6	11.1
81 Central Murrumbidgee	155	3.3	10.7	190	0.0	2.7	185	-2.6	-2.6	145	13.7	3.6
82 Lower Murrumbidgee	150	-1.6	-3.2	200	0.0	0.0	200	0.0	2.6	150	0.0	-3.2
83 Albury	160	-3.0	-5.9	250	0.0	0.0	240	-4.0	-4.0	145	-3.3	-3.3
84 Upper Murray	145	0.0	-3.3	195	-4.9	2.6	188	-10.7	-1.3	143 s	11.8	-1.7
85 Central Murray	145	0.0	3.6	180	-2.7	-10.0	180	-2.7	-10.0	143	1.8	1.8
86 Murray-Darling	135 s	-	8.0	160 s	-5.9	-3.0	163 s	-9.7	-4.4	135 s	-	8.0
87 Far West	140	-6.7	-3.4	170	-2.9	0.0	168	-6.9	-6.9	120 s	0.0	0.0

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - March Quarter 2009

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>8828</b>	<b>5149</b>	<b>17917</b>	<b>17.7</b>	<b>7.4</b>	<b>65369</b>	<b>37625</b>	<b>135871</b>	<b>1.2</b>	<b>5.0</b>
54 Hunter SD Balance	523	321	1072	11.0	9.1	4021	2019	8251	1.9	8.5
55 Nowra-Bomaderry	144	76	265	5.6	1.9	1234	644	2576	-0.3	2.6
56 Illawarra SD Balance	588	138	920	7.5	2.6	4652	968	7478	0.7	5.4
57 Tweed Heads & Tweed Coast	238	310	829	6.8	1.1	1809	2073	6343	0.6	5.3
58 Lismore	199	141	436	38.9	-1.6	1456	1173	3571	1.0	0.4
59 Richmond-Tweed SD Balance	655	284	1244	12.6	0.6	5326	2742	10949	0.5	3.7
60 Coffs Harbour	244	219	674	-1.0	7.3	1980	1510	5474	-0.5	2.2
61 Clarence	552	228	916	21.3	6.4	4177	1835	7314	1.9	5.2
62 Port Macquarie	205	202	588	22.2	24.3	1450	1430	4328	0.7	3.3
63 Hastings	580	236	976	7.3	15.2	4600	1991	7963	1.2	4.9
64 Tamworth	305	154	539	-6.3	6.7	2183	1324	4125	1.8	7.0
65 Northern Slopes	193	69	276	11.7	12.7	1347	556	2191	1.9	8.8
66 Northern Tablelands	392	284	849	38.0	10.4	2663	1787	5714	1.5	4.1
67 North Central Plain	144	140	304	44.8	46.9	967	892	2168	3.8	11.4
68 Dubbo	220	126	422	10.5	5.5	1676	968	3339	-0.4	1.6
69 Central Macquarie	298	116	493	25.4	15.2	1920	767	3250	1.6	6.3
70 Macquarie-Barwon	58	24	86	21.1	-14.9	458	204	782	0.4	7.4
71 Upper Darling	59	27	116	22.1	1.8	374	219	823	-3.9	-2.6
72 Bathurst	242	208	540	19.5	-0.4	1714	1118	3424	1.5	6.8
73 Orange	299	145	504	27.6	9.6	2064	1057	3552	0.7	5.4
74 Central Tablelands	247	52	348	7.7	0.3	1795	471	2781	0.5	6.1
75 Lachlan	230	106	415	28.1	26.1	1766	855	3214	0.0	6.7
76 Queanbeyan	132	157	562	18.8	11.7	1011	1367	4286	2.3	4.2
77 Southern Tableland	297	147	549	25.1	6.4	2167	995	4208	1.0	3.6
78 Lower South Coast	357	185	696	9.1	17.2	2826	1409	5241	0.9	3.9
79 Snowy	108	88	223	24.6	23.2	623	400	1320	5.8	8.6
80 Wagga Wagga	311	228	807	52.8	6.3	1960	1751	5203	1.5	2.3
81 Central Murrumbidgee	188	83	315	14.5	-4.5	1380	601	2476	1.6	8.0
82 Lower Murrumbidgee	205	171	448	21.1	-9.5	1536	1286	3576	1.6	6.0
83 Albury	211	265	798	26.9	0.5	1441	1875	5148	1.8	4.4
84 Upper Murray	94	35	155	24.0	2.6	644	289	1145	1.0	5.8
85 Central Murray	159	103	288	50.0	43.3	943	587	1695	3.5	7.3
86 Murray-Darling	34	24	60	57.9	-24.1	260	131	419	2.4	4.8
87 Far West	117	57	204	29.9	7.4	946	331	1544	3.1	7.9

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

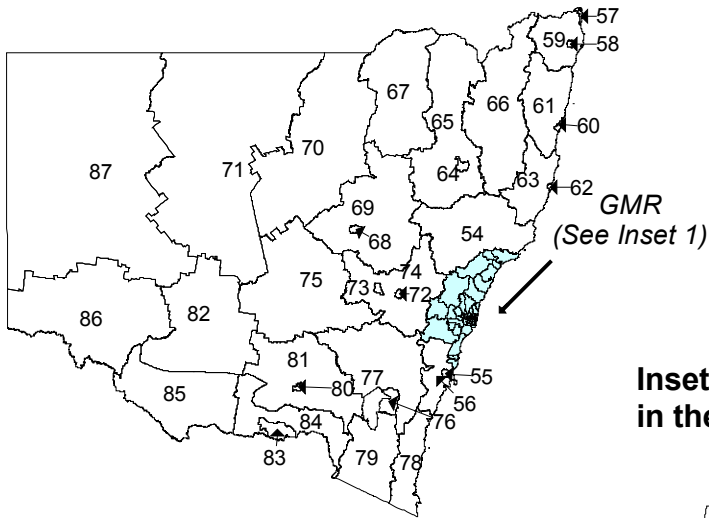


Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2009

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>9776</b>	<b>19430</b>	<b>42568</b>	<b>3.0</b>	<b>0.6</b>	<b>102966</b>	<b>192136</b>	<b>445510</b>	<b>0.0</b>	<b>0.8</b>
<b>Inner Ring</b>	<b>1065</b>	<b>9542</b>	<b>15907</b>	<b>8.6</b>	<b>0.3</b>	<b>10111</b>	<b>88610</b>	<b>156120</b>	<b>0.3</b>	<b>0.7</b>
1 Ashfield	47	340	549	-1.3	-6.2	610	4042	7030	-0.1	-0.3
2 Botany Bay	38	216	339	-6.9	13.8	567	2431	4210	-0.1	0.7
3 Lane Cove	63	221	367	1.9	10.2	530	2214	3672	0.1	0.3
4 Leichhardt	223	361	946	6.2	7.3	1959	3341	9293	0.5	1.7
5 Marrickville	180	640	1358	15.8	-0.9	1967	6472	15294	0.2	0.1
6 Mosman	46	229	406	-2.4	1.8	442	2510	4370	0.6	0.1
7 North Sydney	54	1249	1778	6.8	-2.5	516	11040	17134	0.2	0.0
8 Randwick	138	1245	2217	16.9	-2.9	1413	12316	21545	0.9	0.5
9 Sydney	129	3708	5694	9.6	1.2	1013	29983	48446	0.4	1.1
10 Waverley	68	828	1313	5.0	-4.2	568	9186	15071	-0.1	0.5
11 Woollahra	79	505	940	6.7	6.0	526	5075	10055	0.6	1.3
<b>Middle Ring</b>	<b>2075</b>	<b>5484</b>	<b>11144</b>	<b>-0.2</b>	<b>0.2</b>	<b>23485</b>	<b>59037</b>	<b>123276</b>	<b>-0.2</b>	<b>0.2</b>
12 Auburn	136	480	758	0.7	1.9	1620	4397	8162	-0.6	0.9
13 Bankstown	304	194	833	-9.9	-3.9	3776	2529	10776	-0.3	0.5
14 Burwood	46	170	324	-13.4	-5.5	536	1965	4024	-0.8	-0.7
15 Canterbury	175	451	1101	2.0	2.7	2490	7507	15558	-0.4	-0.6
16 Canada Bay	117	575	1034	-2.6	17.6	1193	4567	8770	1.4	3.8
17 Hunters Hill	29	47	102	56.9	14.6	230	363	856	2.1	0.7
18 Hurstville	134	288	569	2.2	3.3	1454	3385	6780	-0.6	-2.3
19 Kogarah	72	218	393	2.9	-3.0	867	2458	4709	-0.7	-1.3
20 Ku-ring-gai	248	156	509	-8.8	-4.0	2328	1180	4619	1.6	5.6
21 Manly	69	363	606	-7.5	-6.5	561	3879	6427	-0.7	1.7
22 Parramatta	273	711	1529	-2.7	3.0	3027	8018	17143	-0.6	-0.3
23 Rockdale	134	532	921	2.2	-2.7	1839	6117	10896	-0.1	-0.7
24 Ryde	159	540	1057	6.6	-7.2	1816	5809	11465	-0.3	-0.7
25 Strathfield	40	270	419	-5.2	-4.8	503	2422	4174	-0.9	0.0
26 Willoughby	139	489	989	16.5	0.6	1245	4441	8917	0.6	0.5
<b>Outer Ring</b>	<b>6636</b>	<b>4404</b>	<b>15517</b>	<b>0.1</b>	<b>1.2</b>	<b>69370</b>	<b>44489</b>	<b>166114</b>	<b>-0.1</b>	<b>1.3</b>
27 Baulkham Hills	360	183	820	-7.1	3.3	3488	1426	8058	-0.5	0.7
28 Blacktown	914	231	1663	-4.3	7.9	10001	2395	18390	-0.4	1.4
29 Blue Mountains	391	78	532	-6.8	-5.5	3814	652	5316	0.1	2.0
30 Camden	213	14	290	14.6	3.2	1762	113	2498	0.2	2.2
31 Campbelltown	432	107	787	1.3	-3.4	4662	906	8967	-0.8	-0.8
32 Fairfield	370	217	807	0.1	-4.3	4707	3667	12662	-0.6	1.1
33 Gosford	696	450	1662	7.6	11.8	6351	3456	14294	1.4	3.9
34 Hawkesbury	192	39	383	4.1	1.6	2210	556	4183	-0.4	0.8
35 Holroyd	207	334	843	4.9	-2.7	2392	4035	10001	-0.4	0.8
36 Hornsby	309	419	986	9.2	-1.3	3025	3772	9963	-0.1	-2.4
37 Liverpool	441	327	1018	9.2	-4.3	4780	3712	12364	-0.2	1.9
38 Penrith	515	205	1118	-4.7	-11.7	6255	2208	13297	-0.7	1.1
39 Pittwater	148	162	435	17.3	16.6	1380	1329	3850	2.0	3.3
40 Sutherland	302	741	1461	-5.9	5.9	3138	7168	14502	-0.3	0.2
41 Warringah	250	605	1160	-7.6	-0.4	2441	6607	12504	-0.7	0.4
42 Wollondilly	139	18	176	4.1	8.0	1281	165	1752	0.7	4.7
43 Wyong	757	274	1376	-1.6	1.3	7683	2322	13513	0.3	3.9
<b>Rest of GMR</b>	<b>2913</b>	<b>2183</b>	<b>7400</b>	<b>16.8</b>	<b>1.7</b>	<b>27264</b>	<b>18105</b>	<b>64930</b>	<b>1.0</b>	<b>3.5</b>
44 Cessnock	254	76	389	6.3	14.4	2200	610	3437	1.2	6.6
45 Kiama	57	23	131	-22.0	10.1	646	318	1373	-0.3	4.6
46 Lake Macquarie	612	207	1196	5.7	9.5	6306	2128	11733	0.5	3.7
47 Maitland	295	102	549	7.9	11.4	2477	1129	4740	0.8	5.0
48 Newcastle	702	638	2287	41.0	-2.5	6138	4899	18096	1.9	3.3
49 Port Stephens	261	88	522	-6.3	-10.2	2495	926	4982	0.0	3.4
50 Shellharbour	191	127	410	18.8	14.2	1922	906	3956	0.8	2.5
51 Wollongong	541	922	1916	16.9	-1.6	5080	7189	16613	0.8	2.7
<b>NEW SOUTH WALES</b>	<b>21517</b>	<b>26762</b>	<b>67885</b>	<b>8.0</b>	<b>2.4</b>	<b>195599</b>	<b>247866</b>	<b>646311</b>	<b>0.4</b>	<b>1.9</b>

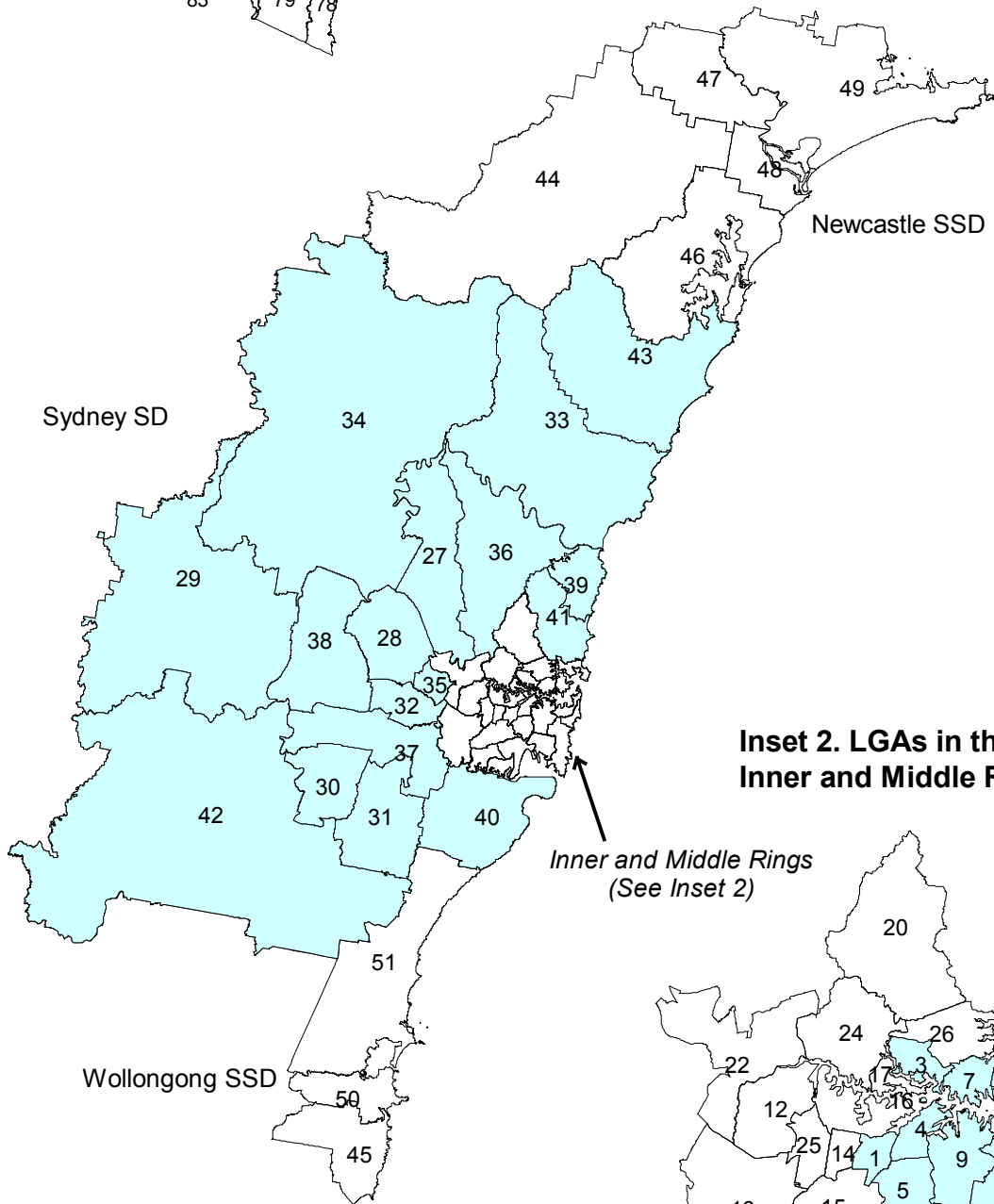
(a) the numbers shown on the map on page 9; (\*) includes 'not stated' and 'other' dwelling types.

# 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

Inner and Middle Rings (See Inset 2)

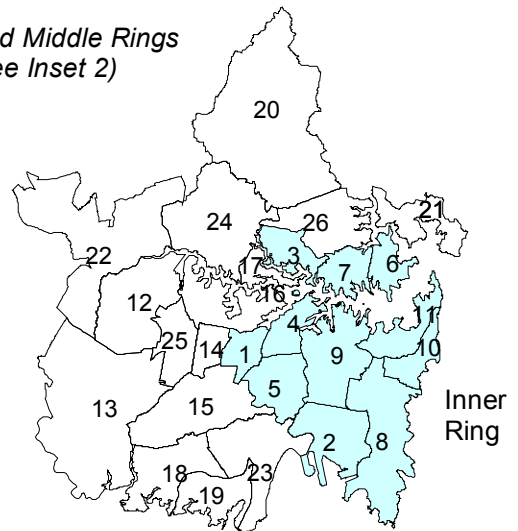


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2008

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>312</b>	<b>406</b>	<b>560</b>	<b>494</b>	<b>-2.9</b>	<b>-12.3</b>
<b>Inner Ring</b>	<b>405</b>	<b>530</b>	<b>750</b>	<b>676</b>	<b>0.0</b>	<b>-11.6</b>
1 Ashfield	321	370	566	457	-1.6	-7.5
2 Botany Bay	336	475	535	473	6.7	-3.6
3 Lane Cove	364	465	878	697	-2.1	-8.8
4 Leichhardt	576	710	860	748	2.9	-4.1
5 Marrickville	356	500	652	511	2.0	-4.8
6 Mosman	434	740	1628	1434	-7.2	-9.8
7 North Sydney	432	582	800	690	-0.8	-6.8
8 Randwick	450	555	781	677	0.0	-8.8
9 Sydney	378	485	620	526	-2.0	-5.8
10 Waverley	488	620	960	828	-4.6	-16.2
11 Woollahra	540	833	1400	1296	-6.4	-24.2
<b>Middle Ring</b>	<b>332</b>	<b>425</b>	<b>587</b>	<b>517</b>	<b>-2.3</b>	<b>-11.5</b>
12 Auburn	295	385	460	385	3.4	1.3
13 Bankstown	304	385	450	380	2.7	-3.0
14 Burwood	383	465	639	552	-3.1	-14.9
15 Canterbury	237	340	460	369	6.3	-8.5
16 Canada Bay	465	585	730	625	4.2	-7.9
17 Hunters Hill	520	593	925	819	-20.0	-46.1
18 Hurstville	330	438	535	452	0.1	-2.7
19 Kogarah	364	443	605	532	-0.6	-11.4
20 Ku-ring-gai	704	900	1228	1018	-3.3	-5.3
21 Manly	529	780	1216	918	-2.5	-13.3
22 Parramatta	298	355	435	380	-3.4	-8.5
23 Rockdale	329	392	505	436	-1.8	-5.5
24 Ryde	340	460	650	509	-8.9	-7.1
25 Strathfield	337	359	475	476	-5.5	-15.5
26 Willoughby	483	592	960	780	-13.3	-8.9
<b>Outer Ring</b>	<b>285</b>	<b>355</b>	<b>480</b>	<b>407</b>	<b>-1.4</b>	<b>-9.0</b>
27 Baulkham Hills	455	538	649	579	-1.6	-4.1
28 Blacktown	271	325	397	338	0.0	-4.4
29 Blue Mountains	285	340	410	353	0.8	-5.3
30 Camden	329	384	425	389	2.3	-3.8
31 Campbelltown	240	280	325	285	2.6	1.0
32 Fairfield	260	325	372	337	3.2	1.5
33 Gosford	278	340	435	370	-4.0	-9.8
34 Hawkesbury	295	342	456	396	-2.4	-6.2
35 Holroyd	270	338	400	342	2.0	-6.2
36 Hornsby	400	521	650	537	-2.4	-6.1
37 Liverpool	270	348	420	357	3.7	-0.6
38 Penrith	258	304	357	310	-0.3	-2.6
39 Pittwater	615	775	965	837	0.3	-11.4
40 Sutherland	364	485	608	517	0.6	-6.9
41 Warringah	424	570	772	617	-11.3	-10.9
42 Wollondilly	285	363	488	395	-11.5	-0.1
43 Wyong	240	290	355	304	2.8	-4.9
<b>Rest of GMR</b>	<b>260</b>	<b>315</b>	<b>390</b>	<b>334</b>	<b>-1.6</b>	<b>-6.0</b>
44 Cessnock	186	219	289	243	-0.5	-1.4
45 Kiama	350	400	480	461	-6.8	-11.1
46 Lake Macquarie	268	313	393	337	-2.2	-8.3
47 Maitland	240	288	355	304	-5.6	-4.0
48 Newcastle	265	315	380	336	-0.9	-3.1
49 Port Stephens	270	337	400	348	2.1	-7.0
50 Shellharbour	277	305	363	321	-3.5	-4.7
51 Wollongong	275	341	423	355	0.1	-8.2
<b>NEW SOUTH WALES</b>	<b>270</b>	<b>358</b>	<b>493</b>	<b>430</b>	<b>-3.2</b>	<b>-8.2</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 — December 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>335</b>	<b>451</b>	<b>665</b>	<b>570</b>	<b>-4.0</b>	<b>-14.8</b>
<b>Inner Ring</b>	<b>660</b>	<b>835</b>	<b>1200</b>	<b>1103</b>	<b>-1.8</b>	<b>-8.2</b>
1 Ashfield	583	674	828	719	-5.1	-7.0
2 Botany Bay	501	649	719	615	0.1	-1.0
3 Lane Cove	875	1060	1590	1288	-13.8	-11.7
4 Leichhardt	667	772	945	843	-0.6	-3.5
5 Marrickville	517	613	715	626	0.4	-5.3
6 Mosman	1449	2063	2773	2937	8.0	-10.3
7 North Sydney	935	1120	1700	1382	-9.7	-2.6
8 Randwick	805	980	1401	1100	4.3	-6.7
9 Sydney	598	723	889	766	-1.0	3.2
10 Waverley	973	1310	1700	1446	2.5	-18.8
11 Woollahra	1158	1415	2561	2168	-24.5	-41.0
<b>Middle Ring</b>	<b>440</b>	<b>575</b>	<b>825</b>	<b>693</b>	<b>-2.5</b>	<b>-13.5</b>
12 Auburn	381	433	555	460	0.7	-13.1
13 Bankstown	378	420	475	426	1.2	-2.3
14 Burwood	555	655	844	725	-7.9	-8.8
15 Canterbury	418	500	624	523	-1.0	-3.8
16 Canada Bay	705	848	993	868	0.0	-1.5
17 Hunters Hill	710	1035	1618	1297	-20.4	-29.4
18 Hurstville	474	560	658	578	-0.7	-2.7
19 Kogarah	600	740	970	803	12.5	-3.3
20 Ku-ring-gai	845	1050	1300	1188	0.0	-2.8
21 Manly	998	1240	1522	1341	-5.3	-9.5
22 Parramatta	379	447	519	466	-2.3	-4.0
23 Rockdale	509	595	680	617	2.2	-1.7
24 Ryde	600	680	803	697	-5.6	-7.5
25 Strathfield	564	838	1080	839	-4.8	-16.2
26 Willoughby	840	1019	1391	1152	-16.8	-11.5
<b>Outer Ring</b>	<b>305</b>	<b>380</b>	<b>515</b>	<b>440</b>	<b>-0.4</b>	<b>-9.5</b>
27 Baulkham Hills	508	578	710	626	-3.0	-4.9
28 Blacktown	288	340	430	357	0.0	-3.5
29 Blue Mountains	286	340	410	359	0.1	-5.6
30 Camden	333	388	426	394	3.3	-3.5
31 Campbelltown	261	295	344	305	1.4	1.7
32 Fairfield	310	350	404	380	2.9	2.3
33 Gosford	300	360	465	397	-2.7	-12.2
34 Hawkesbury	310	371	500	425	-2.4	-4.9
35 Holroyd	350	390	440	397	2.6	-5.1
36 Hornsby	541	625	714	635	-1.7	-3.1
37 Liverpool	317	380	450	396	1.1	1.3
38 Penrith	280	325	373	336	-0.4	-1.5
39 Pittwater	752	885	1100	992	-3.3	-7.6
40 Sutherland	510	590	720	643	0.9	-4.8
41 Warringah	711	801	915	832	-3.6	-9.0
42 Wollondilly	286	371	488	399	-10.9	-0.3
43 Wyong	250	295	360	309	2.4	-4.8
<b>Rest of GMR</b>	<b>265</b>	<b>320</b>	<b>400</b>	<b>341</b>	<b>-2.1</b>	<b>-6.8</b>
44 Cessnock	189	218	288	242	4.0	-1.8
45 Kiama	380	440	563	515	-3.8	-8.6
46 Lake Macquarie	268	315	400	339	-2.2	-10.0
47 Maitland	249	290	360	308	-6.5	-4.9
48 Newcastle	268	320	384	342	-1.7	-3.1
49 Port Stephens	275	340	417	355	3.0	-8.1
50 Shellharbour	282	320	375	332	-2.6	-8.3
51 Wollongong	302	362	450	381	0.6	-6.0
<b>NEW SOUTH WALES</b>	<b>274</b>	<b>360</b>	<b>518</b>	<b>454</b>	<b>-2.7</b>	<b>-8.9</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 — December 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>285</b>	<b>370</b>	<b>480</b>	<b>405</b>	<b>-2.6</b>	<b>-9.8</b>	
<b>Inner Ring</b>	<b>370</b>	<b>466</b>	<b>580</b>	<b>505</b>	<b>-0.9</b>	<b>-6.8</b>	
1 Ashfield	301	350	382	345	0.3	5.7	
2 Botany Bay	315	460	498	425	8.5	20.4	
3 Lane Cove	344	391	465	395	-10.0	-5.7	
4 Leichhardt	418	545	619	555	9.3	-4.8	
5 Marrickville	275	331	400	341	-10.5	-12.3	
6 Mosman	385	523	728	620	-3.2	-5.0	
7 North Sydney	418	530	679	572	-3.6	-3.6	
8 Randwick	425	500	589	515	4.2	-4.8	
9 Sydney	360	458	565	486	-1.5	-5.6	
10 Waverley	424	523	639	545	-1.4	-11.4	
11 Woollahra	470	600	866	775	-6.3	-18.9	
<b>Middle Ring</b>	<b>287</b>	<b>357</b>	<b>445</b>	<b>386</b>	<b>-0.8</b>	<b>-7.3</b>	
12 Auburn	265	340	419	342	3.0	-0.1	
13 Bankstown	245	268	340	296	-4.5	-8.7	
14 Burwood	357	410	450	408	2.8	-1.2	
15 Canterbury	205	260	335	275	16.9	4.0	
16 Canada Bay	432	520	607	520	1.0	-3.7	
17 Hunters Hill	420	534	593	519	0.5	-4.6	
18 Hurstville	285	340	405	350	1.5	-1.4	
19 Kogarah	338	380	442	392	2.4	0.5	
20 Ku-ring-gai	470	585	801	666	-7.0	-1.7	
21 Manly	464	579	788	665	-7.0	-16.1	
22 Parramatta	273	319	370	323	-0.3	-3.3	
23 Rockdale	300	346	399	352	-2.8	0.3	
24 Ryde	316	362	427	373	-5.5	-9.5	
25 Strathfield	329	348	384	362	-0.5	-2.0	
26 Willoughby	428	498	545	497	1.6	-0.4	
<b>Outer Ring</b>	<b>240</b>	<b>310</b>	<b>393</b>	<b>329</b>	<b>0.0</b>	<b>-10.1</b>	
27 Baulkham Hills	380	410	451	414	-3.1	-5.2	
28 Blacktown	231	272	328	276	6.7	-2.5	
29 Blue Mountains	190	285	326	260	1.6	-14.8	
30 Camden	240	277	340	292	s	-6.8	-20.4
31 Campbelltown	180	217	240	216	s	-6.9	4.9
32 Fairfield	172	205	262	239	7.9	10.2	
33 Gosford	240	270	333	298	-7.1	-13.6	
34 Hawkesbury	215	240	278	240	-2.0	-17.2	
35 Holroyd	245	270	318	281	2.1	-3.6	
36 Hornsby	340	373	427	383	-5.6	-5.6	
37 Liverpool	196	245	289	245	8.9	-12.5	
38 Penrith	182	239	278	238	-2.7	-7.4	
39 Pittwater	385	548	648	541	5.3	-0.3	
40 Sutherland	319	371	470	406	5.1	-7.9	
41 Warringah	360	431	500	440	-2.3	-3.7	
42 Wollondilly	-	-	-	-	-	-	
43 Wyong	205	254	313	280	-0.2	0.0	
<b>Rest of GMR</b>	<b>242</b>	<b>294</b>	<b>355</b>	<b>306</b>	<b>0.0</b>	<b>-5.2</b>	
44 Cessnock	146	260	400	258	s	2.0	23.2
45 Kiama	308	354	391	365	s	-10.4	6.6
46 Lake Macquarie	274	300	330	312	3.2	-2.3	
47 Maitland	220	273	310	265	-2.3	-2.0	
48 Newcastle	235	294	375	313	1.4	-8.4	
49 Port Stephens	240	315	361	311	4.9	-4.3	
50 Shellharbour	230	250	295	258	-11.1	-8.4	
51 Wollongong	239	290	365	308	-1.5	-13.4	
<b>NEW SOUTH WALES</b>	<b>270</b>	<b>350</b>	<b>460</b>	<b>387</b>	<b>-3.4</b>	<b>-10.0</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 — December 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>195</b>	<b>265</b>	<b>350</b>	<b>290</b>	<b>-2.4</b>	<b>-7.0</b>
54 Hunter SD Balance	235	295	384	324	-1.7	-3.9
55 Nowra-Bomaderry	200	255	300	259	-8.3	-1.2
56 Illawarra SD Balance	255	320	425	365	-5.9	-13.5
57 Tweed Heads and Tweed Coast	320	393	500	422	-4.6	-6.8
58 Lismore	232	290	336	302	3.6	9.0
59 Richmond-Tweed SD Balance	294	390	525	420	0.0	-10.1
60 Coffs Harbour	240	290	375	314	-8.5	-10.8
61 Clarence	222	299	370	305	4.5	1.5
62 Port Macquarie	268	319	404	340	-0.1	-7.4
63 Hastings	201	267	340	288	-5.7	-11.0
64 Tamworth	196	240	290	249	-0.8	0.0
65 Northern Slopes	130	188	260	200	5.3	-12.6
66 Northern Tablelands	170	220	300	243	-1.8	0.9
67 North Central Plain	100	172	265	203	1.2	11.0
68 Dubbo	190	230	290	239	4.5	-2.1
69 Central Macquarie	130	195	262	199	-11.4	-7.1
70 Macquarie-Barwon	53	80	143	101	-20.0	-1.6
71 Upper Darling	43	65	161	99	s	-43.5
72 Bathurst	208	260	314	264	6.1	-3.3
Orange	222	276	350	294	4.1	2.2
73 Central Tablelands	150	210	298	239	5.5	2.4
74 Lachlan	110	153	210	166	-1.6	-13.1
75 Queanbeyan	265	356	485	379	0.1	-7.0
76 Southern Tablelands	160	220	299	238	-1.1	-12.0
77 Lower South Coast	244	300	375	314	-3.4	-9.0
78 Snowy	163	213	290	256	2.7	-16.1
79 Wagga Wagga	210	255	320	264	2.0	-2.9
80 Central Murrumbidgee	110	165	223	173	1.5	6.5
81 Lower Murrumbidgee	135	226	290	228	4.4	4.1
82 Albury	187	230	295	247	-5.2	-8.2
83 Upper Murray	143	184	259	193	18.9	-1.9
84 Central Murray	146	208	278	441	14.3	2.2
85 Murray-Darling	125	202	325	310	s	-4.9
86 Far West	89	150	210	153	36.4	16.7

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

Table 12. Sale Prices — Rural Statistical Subdivisions — December 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 %
<b>REST OF NSW</b>	<b>195</b>	<b>270</b>	<b>358</b>	<b>294</b>	<b>-1.8</b>	<b>-5.6</b>	<b>190</b>	<b>249</b>	<b>320</b>	<b>269</b>	<b>-5.5</b>	<b>-11.9</b>
54 Hunter SD Balance	244	300	395	333	-1.6	-4.8	191	268	314	278	-5.0	0.0
55 Nowra-Bomaderry	210	260	303	269	-10.3	-3.0	117	163	193	156 s	-	0.7
56 Illawarra SD Balance	255	324	425	367	-4.8	-12.7	249	300	393	339	5.3	-8.8
57 Tweed Heads and Tweed Coast	397	450	561	491	-5.3	-8.2	280	324	380	347	-5.3	-9.7
58 Lismore	265	306	362	318	4.5	8.2	195	208	233	220 s	-2.1	-7.8
59 Richmond-Tweed SD Balance	315	415	550	441	3.6	-7.9	266	328	416	349	-11.5	-16.0
60 Coffs Harbour	280	340	405	351	-1.4	-4.2	191	235	277	253	-0.4	-10.3
61 Clarence	225	300	370	305	1.6	1.7	205	281	371	303 s	24.7	1.6
62 Port Macquarie	303	340	425	376	-1.7	-8.1	212	260	310	271	2.8	0.8
63 Hastings	209	273	345	289	-6.0	-13.5	161	214	289	276	4.3	-9.8
64 Tamworth	200	244	295	252	0.6	-0.6	-	-	-	-	-	-
65 Northern Slopes	130	186	260	200	4.5	-11.4	-	-	-	-	-	-
66 Northern Tablelands	170	224	302	245	-0.4	2.8	-	-	-	-	-	-
67 North Central Plain	99	171	265	202	0.6	8.6	-	-	-	-	-	-
68 Dubbo	193	234	292	244	6.5	-2.4	130	223	230	203 s	17.4	42.5
69 Central Macquarie	129	193	262	199	-12.3	-5.4	-	-	-	-	-	-
70 Macquarie-Barwon	52	83	143	101	-17.5	1.5	-	-	-	-	-	-
71 Upper Darling	43	65	161	99 s	-43.5	-55.2	-	-	-	-	-	-
72 Bathurst	217	265	315	271	6.0	-4.0	125	185	227	178 s	3.9	9.3
Orange	233	285	357	302	2.7	1.7	-	-	-	-	-	-
73 Central Tablelands	150	209	299	240	5.6	2.0	-	-	-	-	-	-
74 Lachlan	110	153	210	166	-1.6	-13.1	-	-	-	-	-	-
75 Queanbeyan	363	448	555	466	-0.4	-2.6	203	267	330	273	-6.6	-6.3
76 Southern Tablelands	165	220	300	242	0.0	-14.2	130	162	216	179 s	-28.5	-
77 Lower South Coast	259	319	389	328	-3.8	-6.3	190	248	325	259	-0.8	-8.1
78 Snowy	167	212	288	266	3.2	-2.8	120	235	330	232 s	11.9	-20.7
79 Wagga Wagga	220	265	328	274	1.9	-3.6	146	203	231	193	8.0	4.9
80 Central Murrumbidgee	110	167	225	174	1.7	10.8	-	-	-	-	-	-
81 Lower Murrumbidgee	140	230	296	230	2.2	7.0	-	-	-	-	-	-
82 Albury	205	252	320	267	-3.3	-8.0	133	175	198	173	2.3	6.7
83 Upper Murray	142	180	268	194	18.0	-7.7	143	200	235	182 s	-	-
84 Central Murray	146	210	290	474	16.7	4.0	-	-	-	-	-	-
85 Murray-Darling	125	202	325	310 s	-4.9	18.8	-	-	-	-	-	-
86 Far West	89	150	210	153	36.4	16.3	-	-	-	-	-	-

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

# 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).