

Rent and Sales Report

No. 91 ISSN – 1440 – 0049



Rent: March quarter 2010
Sales: December quarter 2009

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: March Quarter 2010

Trends for new bonds at state and regional levels

During the March 2010 quarter, the median rent for all dwellings remained unchanged at \$400 in the Sydney Statistical Division (SD). Within the Inner Ring, the median rent increased by \$10 to \$480, but remained unchanged in both the Middle Ring (\$400) and the Outer Ring (\$350). Compared to the previous year, the median rent increased in the Sydney SD by \$10, in the Inner Ring by \$15, in the Outer Ring by \$20, but remained unchanged in the Middle Ring.

Over the year, the median rents for two bedroom flats/units increased across the State, with the largest increase occurring in the Outer Ring (6.3%), followed by the Rest of GMR (6.1%), the Inner Ring (4.0%) and the Middle Ring (2.7%). Over the quarter, the median rents increased in the Inner Ring and the Rest of GMR by 4.0% and in the Outer Ring by 3.0%, but remained unchanged in the Middle Ring.

Over the year, the median rents for three bedroom separate houses increased in the Inner Ring by 1.5%, the Middle Ring by 4.5%, the Outer Ring by 9.4%, and in the Rest of GMR by 6.7%. Over the quarter, the median rent remained unchanged in the Inner Ring, but increased in the Middle Ring by 2.2%, the Outer Ring by 2.9%, and the Rest of GMR by 3.2%.

The median rents for one bedroom flats/units increased over the year in the Inner Ring by 5.1%, in the Middle Ring by 5.9%, in the Outer Ring by 10.4%, and in the Rest of GMR by 9.1%.

The median rents for two bedroom separate houses increased over the year in each of the Rings, ranging from 7.4% in the Middle Ring to 10.0% in the Inner Ring. The median rent also went up in the Rest of GMR by 7.7%. Over the quarter, the median rents increased in the Inner Ring by 1.9%, the Middle Ring by 4.6%, the Rest of GMR by 7.7%, but remained unchanged in the Outer Ring.

Outside the GMR, the median rents for two bedroom flats/units increased by 2.7% over the quarter, and by 5.6% over the year. The median rents for three bedroom separate houses increased by 4.0% over the quarter, and by 6.1% over the year.

Over the quarter, the number of new bonds lodged increased by 1.0% in the Sydney SD, by 9.7% in the Rest of GMR, and by 10.4% in the Rest of NSW. Within the three Rings, increases were observed in the Inner Ring (2.7%) and the Middle Ring (4.0%), but fell in the Outer Ring by 2.9%. Over the year, the number of new bonds lodged increased in the Middle Ring by 7.5%, but fell in the Inner Ring by 0.5%, the Outer Ring by 5.8%, and the Rest of GMR by 8.0%.

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

For two bedroom flats/units the largest annual increases in median rent in the Sydney SD were recorded in Campbelltown (20.0%), Manly (13.7%), and Wyong (13.0%). Only five of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 24 LGAs with 10% or more increases for the same quarter last year (March 2009). Within the Rest of GMR the biggest annual increase was 15.8% in Shellharbour.

Over the year six LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. The largest increases were observed in Sutherland (13.0%), Pittwater (12.4%), and Camden (11.8%). This compares with 13 LGAs recording 10% or more increases for the same quarter last year. Within the Rest of GMR the largest annual increase was recorded in Wollongong at 16.7%.

Within the Sydney SD, six of the 43 LGAs recorded a 10% or higher annual increase in median rent for one bedroom flats/units, the largest increases were observed in Pittwater (21.4%), Parramatta (14.8%), and Manly (11.3%). Within

Trends in Median Rents – Sydney and NSW

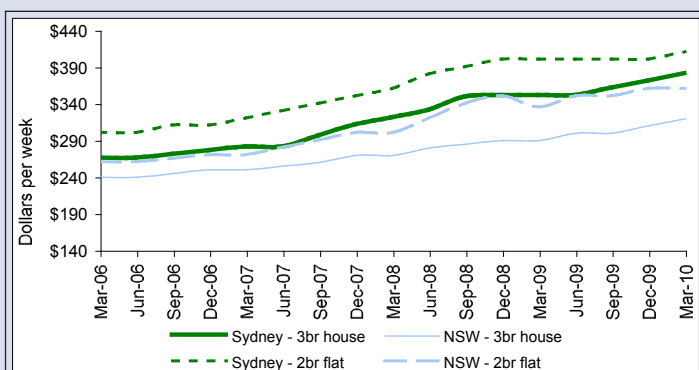


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Mar Qtr 2010	\$480	\$400	\$350	\$400	\$350
Qtlly change	2.1%	0.0%	0.0%	0.0%	0.0%
Ann. change	3.2%	0.0%	6.1%	2.6%	7.7%
Sales (\$'000s)					
Dec Qtr 2009	\$640	\$528	\$415	\$498	\$420
Qtlly change	14.9%	11.2%	7.8%	11.5%	7.7%
Ann. change	19.6%	22.8%	15.9%	21.3%	16.7%

the Rest of GMR the largest annual increase was recorded in Wollongong at 12.5%.

Only Leichhardt (11.5%) in the Sydney SD recorded an annual increase in excess of 10% in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Cessnock at 15.0%.

Amongst the 34 Rural Statistical Sub-Divisions (SSD), for two bedroom dwellings 4 SSDs recorded annual increases in median rent in excess of 10%. For three bedroom dwellings 4 SSDs also recorded 10% plus increases.

The number of new bonds lodged over the year decreased marginally in the Sydney SD by 0.4%. Twenty of the 43 LGAs experienced a growth in the number of new bonds lodged during the same period.

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

Sales: December Quarter 2009

The median sales price for all dwellings across the Sydney SD increased by 11.5% over the quarter and by 21.3% over the year. Over the quarter, the median sales prices increased in all Rings, ranging from 7.8% in the Outer Ring to 14.9% in the Inner Ring, and by 5.9% in the Rest of GMR. Over the year, the median sales price increased in the Inner Ring by 19.6%, in the Middle Ring by 22.8%, in the Outer Ring by 15.9%, and in the Rest of GMR by 13.2%.

For non-strata dwellings in Sydney SD, the median sales price increased by 15.7% for the quarter and by 24.3% for the year. Over the quarter, the sales price increased in all Rings, ranging from 7.0% in the Inner Ring to 15.3% in the Middle Ring, and by 7.0% in the Rest of GMR. The largest quarterly increase was 15.8% recorded in Ashfield, whilst the largest decrease was 9.9% recorded in Mosman. Over the year, the sales price increased in the Inner Ring

by 13.4%, in the Middle Ring by 23.1%, in the Outer Ring by 17.9%, and in the Rest of GMR by 16.0%. The largest annual increase was 25.5% recorded in Lane Cove, whilst the largest annual decrease was 8.7% recorded in Mosman.

For strata dwellings in the Sydney SD, the median sales price increased by 5.5% for the quarter, and by 16.8% over the year. Over the quarter, the median sales prices increased in the Inner Ring, the Middle Ring, the Outer Ring, and the Rest of GMR by 9.1%, 2.2%, 1.4%, and 2.2%, respectively. The largest quarterly increase was 21.2% recorded in Leichhardt, whilst the largest decrease was 6.7% experienced in Wyong. Over the year, the median sales price increased in the Inner Ring by 16.3%, in the Middle Ring by 14.5%, in the Outer Ring by 12.9%, and in the Rest of GMR by 10.2%. Over the year, 25 of the 43 LGAs in Sydney recorded increases of more than 10%, with Manly recording the largest increase at 29.7%.

Trends in Median Sales Price – Sydney and NSW

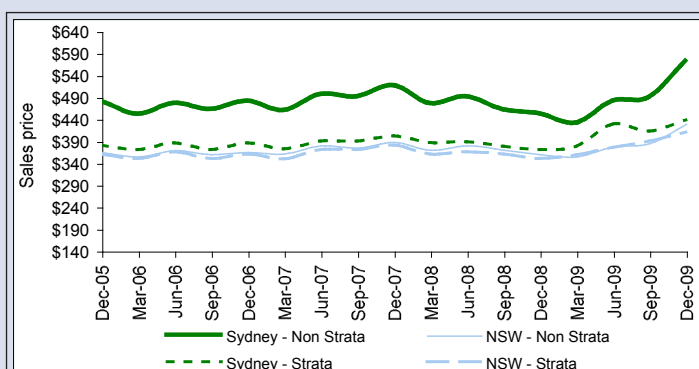


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2010

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %
SYDNEY SD	380	4.1	7.0	400	0.0	2.6	420	5.0	7.7	530	1.9	6.0
Inner Ring	400	0.0	2.6	520	2.0	4.0	700	0.7	2.9	975	2.6	8.3
1 Ashfield	303	0.8	4.3	375	1.4	5.5	525	5.0	8.2	-	-	-
2 Botany Bay	285	1.8	6.5	380	1.3	11.8	570	14.0	3.6	-	-	-
3 Lane Cove	345 s	4.5	6.2	400	0.0	0.0	593	2.2	-0.4	1000 s	0.0	6.4
4 Leichhardt	330	-8.3	-5.7	550	1.9	5.8	700	7.7	4.5	925 s	-6.6	3.9
5 Marrickville	295	1.7	5.4	410	-2.4	2.5	580	5.5	6.4	700	7.7	3.7
6 Mosman	385	4.1	1.3	480	-4.0	-4.0	825	3.8	-2.9	1500	-13.0	15.4
7 North Sydney	391	0.1	0.1	520	0.0	4.0	740	5.7	5.7	1098 s	9.7	15.5
8 Randwick	390	1.3	5.4	480	2.1	6.1	670	3.1	3.9	1075	12.3	26.5
9 Sydney	450	4.7	7.1	580	3.6	5.5	750	0.0	4.9	780	-2.5	4.0
10 Waverley	425	2.4	6.3	560	1.8	5.7	850	6.3	7.6	1195	-14.9	-8.1
11 Woollahra	410	5.8	2.5	580	5.5	5.5	895	-0.6	1.4	1800	24.1	50.0
Middle Ring	350	6.1	6.1	380	0.0	2.7	480	2.1	6.7	650	0.0	8.3
12 Auburn	320	-13.5	-12.3	360	0.0	-1.4	430	0.0	6.2	500	-9.1	-2.9
13 Bankstown	180	0.0	0.0	340	1.5	6.3	400	0.0	5.3	460	-4.2	2.2
14 Burwood	295	22.9	3.5	420	0.0	5.0	550	3.8	10.6	650 s	3.2	3.2
15 Canterbury	240	0.0	4.3	310	3.3	3.3	430	-4.4	0.0	520	1.0	4.0
16 Canada Bay	420	0.0	0.0	500	3.1	4.2	638	4.5	8.1	870 s	14.5	28.9
17 Hunters Hill	-	-	-	420 s	-12.5	-6.7	655 s	12.4	12.0	920 s	-0.5	-
18 Hurstville	280	-3.4	12.0	360	2.9	2.9	460	4.5	4.5	578	3.1	3.1
19 Kogarah	300 s	11.1	-6.3	380	2.0	4.1	500	1.5	11.1	580 s	-13.4	10.5
20 Ku-ring-gai	380	0.0	13.4	470	-4.1	-3.1	645	4.0	4.0	915	4.6	2.8
21 Manly	435	6.1	8.7	580	5.5	7.4	850	13.3	14.9	1400	0.0	16.7
22 Parramatta	300	0.0	15.4	350	0.0	2.9	410	0.0	5.8	500	0.0	6.4
23 Rockdale	300	0.0	-7.7	380	0.0	4.1	500	6.4	11.1	570	-5.0	3.6
24 Ryde	290	1.8	7.4	365	1.4	1.4	520	4.0	4.0	640	1.6	11.3
25 Strathfield	360	12.5	16.1	420	5.0	5.0	479	-6.1	-3.2	600 s	0.0	3.4
26 Willoughby	440	1.1	2.3	525	6.1	5.0	705	2.2	0.7	1030	3.0	3.0
Outer Ring	250	4.2	11.1	320	0.0	6.7	350	0.0	6.1	470	-1.1	4.4
27 Baulkham Hills	265	6.0	15.2	395	3.9	6.0	450	0.0	7.1	600	5.3	9.1
28 Blacktown	200	11.1	11.1	305	1.7	5.2	350	2.9	9.4	440	-2.2	3.5
29 Blue Mountains	195	2.6	2.6	260	4.0	8.3	300	0.0	7.1	400	4.6	5.3
30 Camden	-	-	-	325 s	6.6	16.1	378	4.9	11.0	460	0.0	7.0
31 Campbelltown	200 s	-2.4	-9.1	270	3.8	14.9	320	3.2	10.3	400	3.9	11.1
32 Fairfield	200	0.0	8.1	260	-3.7	4.0	360	2.9	5.9	440	2.3	10.0
33 Gosford	170	-5.6	3.0	265	1.9	6.0	340	3.0	7.9	450	0.0	12.5
34 Hawkesbury	-	-	-	260	4.0	8.3	340	3.0	13.3	450	1.1	13.9
35 Holroyd	225	2.3	3.4	330	0.0	3.1	380	0.0	5.6	463	-5.6	2.8
36 Hornsby	340	4.6	3.0	400	1.3	2.6	480	1.1	6.7	620	3.3	7.8
37 Liverpool	200	5.3	6.7	280	1.8	12.0	380	1.3	8.6	450	0.0	4.7
38 Penrith	200	0.0	8.1	250	-1.0	8.7	330	3.1	10.0	420	1.8	10.5
39 Pittwater	350	7.7	18.6	450	-2.2	0.0	678	4.2	12.9	850	4.0	0.0
40 Sutherland	280	1.8	7.7	370	0.0	5.7	520	4.0	10.6	640	1.6	8.5
41 Warringah	350	0.0	6.1	450	0.0	2.3	650	4.0	1.6	825	-0.3	5.8
42 Wollondilly	185 s	-	-	230 s	0.0	4.5	300	3.4	7.1	400	-7.0	5.3
43 Wyong	170	1.5	9.7	250	2.0	8.7	290	0.0	5.5	373	-2.0	6.4
Rest of GMR	175	2.9	6.1	270	3.8	8.0	330	3.1	10.0	395	1.9	6.8
44 Cessnock	160 s	6.7	0.0	233	5.7	16.3	270	0.0	8.0	360	2.9	11.6
45 Kiama	-	-	-	280	3.7	12.0	350	2.9	2.9	420 s	5.0	0.0
46 Lake Macquarie	170	-4.2	1.2	270	8.0	5.9	330	3.1	10.0	420	0.0	6.3
47 Maitland	155	0.0	3.3	250	4.2	8.7	290	0.0	3.6	370	2.8	5.7
48 Newcastle	180	5.9	5.9	300	3.4	7.1	350	2.9	5.9	360	-16.3	0.0
49 Port Stephens	175 s	-2.8	16.7	230	2.2	4.5	293	0.9	6.4	375	7.1	10.3
50 Shellharbour	165 s	-2.9	3.1	240	0.0	14.3	330	6.5	10.0	420	5.0	5.0
51 Wollongong	180	2.9	12.5	270	1.9	5.9	370	5.7	13.8	450	4.7	2.3
NEW SOUTH WALES	325	1.6	8.3	350	2.9	9.4	345	1.5	7.8	425	0.0	6.3

(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 2010

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
SYDNEY SD	270	350	470	2.9	9.4	320	380	480	2.7	8.6
Inner Ring	481	550	630	1.9	10.0	550	660	808	0.0	1.5
1 Ashfield	-	-	-	-	-	453	513	593 s	-1.4	6.8
2 Botany Bay	-	-	-	-	-	535	575	625 s	2.7	6.5
3 Lane Cove	-	-	-	-	-	600	650	750 s	-9.1	-3.7
4 Leichhardt	500	580	640	5.5	11.5	608	700	800	7.7	3.7
5 Marrickville	450	500	528	0.0	8.7	495	550	650	0.0	0.0
6 Mosman	-	-	-	-	-	896	1075	1225 s	-	7.5
7 North Sydney	598	680	783 s	-	-	705	783	944 s	1.0	-3.4
8 Randwick	-	-	-	-	-	585	650	813	-7.1	0.0
9 Sydney	465	550	595	4.8	10.0	635	700	795	2.9	8.5
10 Waverley	-	-	-	-	-	870	1100	1250 s	29.4	29.4
11 Woollahra	-	-	-	-	-	788	1000	1425 s	-9.1	1.0
Middle Ring	350	400	450	4.6	7.4	400	460	570	2.2	4.5
12 Auburn	320	350	380 s	6.1	9.4	370	400	450	0.0	5.3
13 Bankstown	300	350	378	6.1	9.4	361	400	430	2.6	6.0
14 Burwood	-	-	-	-	-	445	520	580 s	11.8	17.5
15 Canterbury	350	395	440 s	3.9	2.6	400	440	495	-2.2	0.0
16 Canada Bay	480	500	530 s	-9.1	4.2	500	590	680	3.5	10.8
17 Hunters Hill	-	-	-	-	-	490	575	700 s	3.1	-8.4
18 Hurstville	370	400	420 s	11.1	12.7	410	450	496	3.4	2.3
19 Kogarah	-	-	-	-	-	420	500	550	4.2	9.3
20 Ku-ring-gai	430	475	600 s	-	-	550	650	744	8.3	8.3
21 Manly	-	-	-	-	-	798	973	1238 s	18.6	19.0
22 Parramatta	320	350	360 s	6.1	6.1	365	400	450	2.6	6.7
23 Rockdale	375	420	450	0.0	7.7	450	500	550	2.0	11.1
24 Ryde	390	418	450 s	-1.8	4.4	460	503	568	1.5	4.7
25 Strathfield	-	-	-	-	-	413	475	550 s	-12.0	5.6
26 Willoughby	-	-	-	-	-	628	720	860	2.9	2.9
Outer Ring	250	280	330	0.0	7.7	300	350	400	2.9	9.4
27 Baulkham Hills	250	350	385 s	-12.5	7.7	400	440	480	-2.2	4.8
28 Blacktown	270	290	308	-0.9	9.4	300	340	370	0.0	9.7
29 Blue Mountains	230	260	285	0.0	8.3	275	300	340	0.8	7.1
30 Camden	-	-	-	-	-	350	380	400	5.6	11.8
31 Campbelltown	275	300	330 s	10.1	20.0	300	320	350	0.0	6.7
32 Fairfield	265	290	300 s	0.0	7.4	330	360	395	2.9	5.9
33 Gosford	250	270	305	1.9	3.8	300	340	375	3.0	7.9
34 Hawkesbury	243	270	293 s	-3.6	-2.7	320	340	375	3.0	9.7
35 Holroyd	300	330	360 s	-5.7	0.0	350	380	400	0.0	5.6
36 Hornsby	350	398	450 s	-0.6	7.4	431	480	545	0.0	6.7
37 Liverpool	260	300	310 s	-3.2	20.0	350	380	410	2.7	8.6
38 Penrith	250	260	290 s	0.0	4.0	300	330	350	3.1	10.0
39 Pittwater	510	578	628 s	8.5	-7.6	650	680	780	4.6	12.4
40 Sutherland	375	430	475 s	4.9	7.5	460	520	580	4.0	13.0
41 Warringah	470	525	600 s	-0.9	-1.9	593	650	725	0.0	2.0
42 Wollondilly	-	-	-	-	-	285	300	329	3.4	7.1
43 Wyong	228	250	265	4.2	8.7	265	290	320	1.8	7.4
Rest of GMR	240	280	310	7.7	7.7	285	320	360	3.2	6.7
44 Cessnock	195	230	250	9.5	15.0	235	260	300	0.0	4.0
45 Kiama	260	280	315 s	7.7	-	320	350	390	2.9	6.1
46 Lake Macquarie	245	275	300	8.9	5.8	285	330	360	3.1	10.0
47 Maitland	230	260	280 s	1.0	4.0	275	290	320	0.0	3.6
48 Newcastle	278	300	320	1.7	7.1	310	350	380	2.9	9.4
49 Port Stephens	200	223	265 s	-1.1	-1.1	260	290	320	1.8	7.4
50 Shellharbour	260	280	310 s	9.8	-	300	330	350	6.5	10.0
51 Wollongong	240	290	320	3.6	5.5	300	350	380	6.1	16.7
NEW SOUTH WALES	210	265	340	1.9	6.0	260	320	390	3.2	10.3

(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 2010

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	300	385	450	2.7	6.9	340	410	520	2.5	2.5
Inner Ring	350	410	480	2.5	5.1	440	520	610	4.0	4.0
1 Ashfield	285	310	374	3.3	6.9	350	380	400	2.7	8.6
2 Botany Bay	260	300	430	7.1	11.1	330	370	545	2.8	12.1
3 Lane Cove	295	350	380 s	6.1	7.7	375	400	464	0.0	1.3
4 Leichhardt	290	320	373	-8.6	-3.0	405	500	600	0.5	-2.9
5 Marrickville	260	300	360	0.0	5.3	331	380	450	1.3	4.1
6 Mosman	350	390	420	5.4	2.6	440	480	550	-2.0	-4.0
7 North Sydney	360	395	450	1.3	1.3	450	515	600	1.0	3.0
8 Randwick	350	400	450	2.6	8.1	430	480	550	2.1	6.7
9 Sydney	390	450	520	4.7	7.1	530	590	680	3.5	5.4
10 Waverley	380	430	520	2.4	7.5	466	550	650	1.9	5.8
11 Woollahra	355	400	500	5.3	1.9	500	570	650	5.6	7.5
Middle Ring	280	360	420	2.9	5.9	330	380	450	0.0	2.7
12 Auburn	265	370	393	-1.3	0.0	300	363	440	0.7	-4.6
13 Bankstown	155	213	250 s	11.8	3.7	300	335	360	0.0	4.7
14 Burwood	275	320	350	20.8	12.3	380	420	450	0.0	3.7
15 Canterbury	200	240	260	0.0	9.1	280	300	330	0.0	3.4
16 Canada Bay	370	420	440	0.0	0.0	440	510	560	6.3	2.0
17 Hunters Hill	-	-	-	-	-	375	420	530 s	0.0	-10.6
18 Hurstville	260	280	343	-6.7	5.7	320	350	380	1.4	0.7
19 Kogarah	283	310	345 s	14.8	-3.1	330	375	420	1.4	4.2
20 Ku-ring-gai	320	380	400	0.0	10.1	420	480	575	-2.0	1.1
21 Manly	376	445	500	6.0	11.3	480	580	680	7.4	13.7
22 Parramatta	270	310	370	0.0	14.8	320	350	390	0.0	2.9
23 Rockdale	270	300	400	-3.2	-12.4	340	380	440	2.7	5.6
24 Ryde	270	290	385	1.8	7.4	330	360	400	2.9	5.9
25 Strathfield	323	360	398	9.1	14.3	380	420	470	5.0	5.0
26 Willoughby	400	440	470	0.6	2.3	460	520	598	6.1	4.0
Outer Ring	200	265	350	6.0	10.4	280	340	400	3.0	6.3
27 Baulkham Hills	228	360	400 s	44.0	56.5	335	390	420	2.6	2.6
28 Blacktown	180	200	250 s	11.1	11.1	285	320	350	3.2	6.7
29 Blue Mountains	174	190	220 s	5.6	5.6	230	260	300 s	14.3	8.3
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	-	-	-	-	-	210	240	298	9.1	20.0
32 Fairfield	190	210	230	5.0	10.5	240	260	280	-1.0	9.5
33 Gosford	160	175	225	-5.4	-2.8	225	260	300	0.0	8.3
34 Hawkesbury	-	-	-	-	-	210	250	271 s	8.7	8.7
35 Holroyd	200	245	250 s	7.7	8.9	300	320	350	0.0	3.2
36 Hornsby	286	350	370	2.9	5.3	374	400	440	0.0	1.3
37 Liverpool	150	195	238	-2.5	2.6	250	280	320	4.7	12.0
38 Penrith	165	199	213 s	2.1	7.6	220	240	280	-4.0	9.1
39 Pittwater	300	355	388	9.2	21.4	383	450	548	2.3	6.5
40 Sutherland	250	280	316	3.7	7.7	340	360	400	-2.7	2.9
41 Warringah	320	350	385	0.0	6.1	400	450	520	2.3	4.7
42 Wollondilly	-	-	-	-	-	-	-	-	-	-
43 Wyong	160	175	200	2.9	11.1	205	260	300	4.0	13.0
Rest of GMR	150	180	218	0.0	9.1	220	260	310	4.0	6.1
44 Cessnock	-	-	-	-	-	171	220	250	-1.1	7.3
45 Kiama	-	-	-	-	-	230	270	330	10.2	22.7
46 Lake Macquarie	142	163	180	-3.0	1.6	200	250	284	4.2	4.2
47 Maitland	141	150	170	-3.2	3.4	183	220	265	0.0	10.0
48 Newcastle	165	195	240	5.4	5.4	250	285	350	1.8	3.6
49 Port Stephens	150	173	191 s	-2.8	-	195	210	253	-4.5	0.0
50 Shellharbour	-	-	-	-	-	190	220	255	10.0	15.8
51 Wollongong	160	180	220	0.0	12.5	220	265	320	1.9	6.0
NEW SOUTH WALES	220	350	430	2.9	7.7	260	360	480	0.0	7.5

(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 2010

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	200	0.0	8.1	265	1.9	6.0	260	4.0	6.1	190	2.7	5.6
54 Hunter SD Balance	210	5.0	10.5	270	3.8	3.8	265	1.9	3.9	200	0.0	5.3
55 Nowra-Bomaderry	200	2.6	14.3	270	3.8	8.0	265	1.9	6.0	190	5.6	11.8
56 Illawarra SD Balance	210	0.0	5.0	270	5.9	8.0	270	8.0	8.0	195	-7.1	-2.5
57 Tweed Heads & Tweed Coast	290	0.0	1.8	360	2.9	2.9	373	0.7	2.8	280	0.0	-1.8
58 Lismore	215	4.9	7.5	295	1.7	5.4	300	0.0	7.1	200	0.0	0.0
59 Richmond-Tweed SD Balance	270	3.8	8.0	350	0.0	2.9	340	3.0	3.0	250	4.2	6.4
60 Coffs Harbour	240	4.3	9.1	320	0.0	6.7	323	0.8	4.0	220	0.0	10.0
61 Clarence	210	0.0	5.0	280	3.7	7.7	280	3.7	7.7	195	0.0	6.8
62 Port Macquarie	230	0.0	9.5	340	6.3	13.3	350	9.4	16.7	220	0.0	10.0
63 Hastings	195	5.4	8.3	250	0.0	4.2	250	0.0	4.2	180	4.3	5.9
64 Tamworth	200	0.0	9.6	270	3.8	8.0	265	1.9	10.4	195	2.6	11.4
65 Northern Slopes	160	0.0	6.7	200	-7.0	5.3	200	-4.8	5.3	150	3.4	7.1
66 Northern Tablelands	170	0.0	0.0	240	4.3	9.1	240	9.1	9.1	170	3.0	3.0
67 North Central Plain	140	0.0	0.0	210	0.0	-4.5	205	-2.4	-6.8	140	1.8	3.7
68 Dubbo	175	2.9	2.9	250	0.0	8.7	250	0.0	8.7	160	0.0	3.2
69 Central Macquarie	168	4.7	11.7	240	10.3	23.1	220	4.8	14.3	175	4.5	22.8
70 Macquarie-Barwon	145 s	-3.3	-3.3	170	9.7	6.3	170	13.3	7.9	135 s	-15.6	-12.9
71 Upper Darling	130 s	8.3	-7.1	180 s	10.8	-4.0	200 s	23.1	8.1	-	-	-
72 Bathurst	200	0.0	6.7	250	2.0	4.2	260	8.3	8.3	200	2.6	8.1
73 Orange	210	5.0	5.0	270	3.8	8.0	270	5.9	8.0	200	0.0	5.3
74 Central Tablelands	160	0.0	3.2	200	-4.8	0.0	200	-4.8	0.0	150	3.4	7.1
75 Lachlan	145	11.5	7.4	185	2.8	2.8	185	2.8	2.8	135	3.8	10.2
76 Queanbeyan	290	2.7	7.4	400	0.0	8.1	420	7.7	12.0	280	3.7	7.7
77 Southern Tableland	175	-2.8	2.9	235	-2.1	6.8	240	0.0	9.1	160	-3.0	0.0
78 Lower South Coast	190	0.0	2.7	260	4.0	4.0	260	4.0	4.0	180	0.0	0.0
79 Snowy	180	0.0	1.4	218	-7.4	-13.0	220	-4.3	-9.3	160	-7.2	-5.9
80 Wagga Wagga	225	7.1	7.1	295	1.7	7.3	288	2.7	6.5	210	16.7	5.0
81 Central Murrumbidgee	150	-6.3	-3.2	200	0.0	5.3	200	0.0	8.1	150	-11.8	3.4
82 Lower Murrumbidgee	165	6.5	10.0	230	4.5	15.0	230	9.5	15.0	160	6.7	6.7
83 Albury	180	9.1	12.5	260	4.0	4.0	260	4.0	8.3	160	6.7	10.3
84 Upper Murray	150	-6.3	3.4	200	0.0	2.6	200	0.0	6.7	150	-3.2	5.3
85 Central Murray	140	-6.7	-3.4	200	-4.8	11.1	190	-9.5	5.6	130	-13.3	-8.8
86 Murray-Darling	143 s	1.8	5.6	165 s	-2.9	3.1	168 s	-1.5	3.1	140 s	0.0	3.7
87 Far West	150	0.0	7.1	180	0.0	5.9	180	0.0	7.5	120 s	-	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 2010

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	8148	4811	16762	10.4	-6.4	66401	38302	138440	0.7	1.9
54 Hunter SD Balance	442	250	889	-7.8	-17.1	4146	2085	8311	0.3	0.7
55 Nowra-Bomaderry	147	62	257	4.0	-3.0	1249	671	2633	1.8	2.2
56 Illawarra SD Balance	551	120	832	-1.7	-9.6	4824	1067	7693	0.8	2.9
57 Tweed Heads & Tweed Coast	228	371	863	6.0	4.1	1949	2209	6609	1.2	4.2
58 Lismore	183	152	432	32.9	-0.9	1463	1178	3561	1.3	-0.3
59 Richmond-Tweed SD Balance	647	306	1272	10.6	2.3	5368	2776	11114	0.6	1.5
60 Coffs Harbour	214	208	657	4.3	-2.5	1961	1643	5506	0.3	0.6
61 Clarence	515	231	860	5.8	-6.1	4225	1863	7439	0.3	1.7
62 Port Macquarie	158	189	515	-2.1	-12.4	1455	1463	4390	0.7	1.4
63 Hastings	503	220	866	5.2	-11.3	4549	2023	8065	0.3	1.3
64 Tamworth	259	161	509	2.8	-5.6	2196	1342	4216	0.6	2.2
65 Northern Slopes	183	60	267	16.6	-3.3	1429	553	2288	1.1	4.4
66 Northern Tablelands	423	285	878	40.9	3.4	2725	1798	5844	1.2	2.3
67 North Central Plain	110	129	276	14.0	-9.2	985	895	2202	1.4	1.6
68 Dubbo	174	110	385	2.4	-8.8	1639	964	3376	0.2	1.1
69 Central Macquarie	227	117	382	-8.8	-22.5	1951	825	3323	-1.7	2.2
70 Macquarie-Barwon	58	27	95	0.0	10.5	446	219	807	-1.6	3.2
71 Upper Darling	35	20	88	0.0	-24.1	352	198	815	-1.8	-1.0
72 Bathurst	245	156	517	27.0	-4.3	1671	1092	3455	1.6	0.9
73 Orange	317	157	527	24.9	4.6	2149	1079	3649	1.9	2.7
74 Central Tablelands	211	62	310	11.1	-10.9	1810	489	2813	0.4	1.2
75 Lachlan	281	121	431	40.4	3.9	1890	925	3349	2.8	4.2
76 Queanbeyan	101	128	432	-5.1	-23.1	980	1280	4298	-0.6	0.3
77 Southern Tableland	281	131	477	11.4	-13.1	2237	955	4274	0.4	1.6
78 Lower South Coast	316	165	615	-4.9	-11.6	2810	1440	5346	0.8	2.0
79 Snowy	105	85	209	5.6	-6.3	671	449	1391	2.2	5.4
80 Wagga Wagga	320	209	817	51.0	1.2	2026	1730	5324	1.4	2.3
81 Central Murrumbidgee	163	77	293	3.2	-7.0	1322	607	2441	0.3	-1.4
82 Lower Murrumbidgee	174	139	404	7.4	-9.8	1559	1247	3564	0.5	-0.3
83 Albury	189	196	781	33.0	-2.1	1446	1814	5280	2.0	2.6
84 Upper Murray	108	47	171	23.9	10.3	689	308	1189	0.8	3.8
85 Central Murray	123	77	227	-0.9	-21.2	941	640	1780	-0.1	5.0
86 Murray-Darling	38	19	61	24.5	1.7	268	139	440	0.5	5.0
87 Far West	119	24	167	31.5	-18.1	1020	336	1655	1.3	7.2

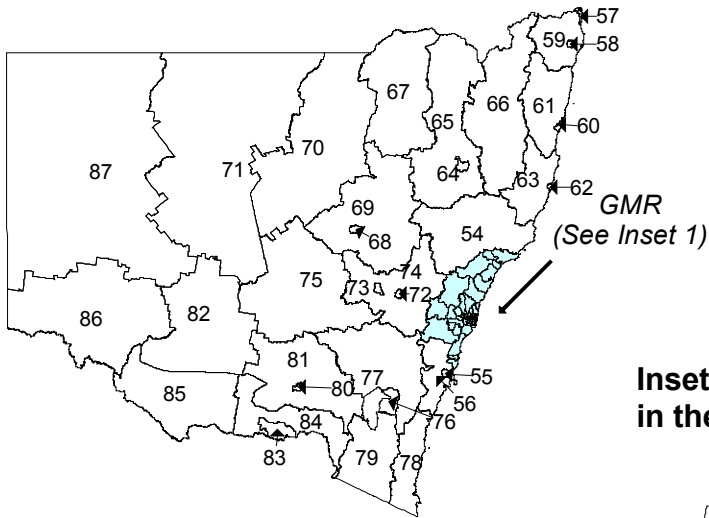
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2010

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 %
SYDNEY SD	9083	20470	42413	1.0	-0.4	101683	191823	442674	0.3	-0.6
Inner Ring	980	9598	15828	2.7	-0.5	10202	88464	156022	0.3	-0.1
1 Ashfield	37	369	608	2.7	10.7	592	3988	6961	1.0	-1.0
2 Botany Bay	38	251	358	0.6	5.6	543	2486	4194	0.7	-0.4
3 Lane Cove	53	200	358	-4.3	-2.5	515	2166	3669	-0.2	-0.1
4 Leichhardt	216	358	970	6.7	2.5	2017	3286	9262	-0.1	-0.3
5 Marrickville	178	546	1302	3.7	-4.1	1992	6381	15236	0.4	-0.4
6 Mosman	53	247	408	-7.5	0.5	413	2505	4375	-0.3	0.1
7 North Sydney	60	1284	1788	0.2	0.6	522	11130	17115	0.1	-0.1
8 Randwick	112	1294	2212	12.0	-0.2	1424	12305	21584	0.7	0.2
9 Sydney	114	3731	5645	4.0	-0.9	1072	29892	48480	0.5	0.1
10 Waverley	55	837	1309	-2.0	-0.3	577	9252	15088	-0.4	0.1
11 Woollahra	64	481	870	-9.5	-7.4	535	5073	10058	0.0	0.0
Middle Ring	2025	6596	11975	4.0	7.5	23171	59457	123186	0.6	-0.1
12 Auburn	146	495	783	-2.5	3.3	1581	4365	7959	-0.2	-2.5
13 Bankstown	300	234	848	-10.2	1.8	3702	2629	10661	-0.2	-1.1
14 Burwood	52	253	440	15.5	35.8	518	2010	3982	1.9	-1.0
15 Canterbury	164	528	1126	-0.9	2.3	2428	7186	15440	0.1	-0.8
16 Canada Bay	85	669	1088	7.7	5.2	1193	4724	9053	1.4	3.2
17 Hunters Hill	34	41	93	10.7	-8.8	242	370	885	1.6	3.4
18 Hurstville	130	354	636	14.4	11.8	1460	3393	6673	0.5	-1.6
19 Kogarah	65	239	406	6.6	3.3	843	2392	4571	0.2	-2.9
20 Ku-ring-gai	290	242	659	4.3	29.5	2311	1536	5030	2.1	8.9
21 Manly	56	499	711	11.4	17.3	546	3994	6563	1.1	2.1
22 Parramatta	234	990	1718	1.6	12.4	3000	8216	17219	0.7	0.4
23 Rockdale	127	630	951	4.0	3.3	1792	6050	10712	0.1	-1.7
24 Ryde	169	619	1081	3.1	2.3	1824	5881	11485	0.6	0.2
25 Strathfield	44	342	507	16.3	21.0	508	2417	4135	2.3	-0.9
26 Willoughby	129	461	928	8.3	-6.2	1223	4294	8818	0.2	-1.1
Outer Ring	6078	4276	14610	-2.9	-5.8	68310	43902	163466	-0.1	-1.6
27 Baulkham Hills	334	162	760	-8.3	-7.3	3436	1420	7866	-0.1	-2.4
28 Blacktown	848	234	1555	-2.5	-6.5	9908	2382	17993	0.1	-2.2
29 Blue Mountains	344	61	454	-12.7	-14.7	3676	677	5168	-1.8	-2.8
30 Camden	163	15	272	4.2	-6.2	1738	117	2536	2.0	1.5
31 Campbelltown	392	97	725	-1.0	-7.9	4577	920	8778	0.0	-2.1
32 Fairfield	316	228	789	-1.1	-2.2	4578	3520	12363	-0.4	-2.4
33 Gosford	621	382	1487	5.6	-10.5	6223	3533	14359	0.2	0.5
34 Hawkesbury	197	35	360	-10.4	-6.0	2133	549	4118	-0.1	-1.6
35 Holroyd	221	415	918	1.2	8.9	2433	3886	9768	0.4	-2.3
36 Hornsby	295	412	975	9.7	-1.1	3055	3659	9719	0.2	-2.4
37 Liverpool	415	278	976	1.3	-4.1	4737	3727	12161	0.0	-1.6
38 Penrith	510	170	1080	-5.0	-3.4	6068	2157	12935	0.0	-2.7
39 Pittwater	130	135	353	-16.9	-18.9	1355	1331	3847	-0.4	-0.1
40 Sutherland	283	703	1385	-5.9	-5.2	3034	6963	14222	-0.6	-1.9
41 Warringah	247	699	1211	-0.7	4.4	2441	6520	12358	0.0	-1.2
42 Wollondilly	123	15	161	-7.5	-8.5	1275	164	1747	0.0	-0.3
43 Wyong	639	235	1149	-13.2	-16.5	7643	2377	13528	-0.1	0.1
Rest of GMR	2689	1996	6811	9.7	-8.0	26873	18200	64922	0.6	0.0
44 Cessnock	219	68	360	-1.4	-7.5	2211	627	3495	1.2	1.7
45 Kiama	65	37	130	-7.1	-0.8	667	322	1394	-0.2	1.5
46 Lake Macquarie	550	177	1042	-6.8	-12.9	6177	2124	11781	0.0	0.4
47 Maitland	250	102	459	-3.6	-16.4	2447	1125	4710	0.6	-0.6
48 Newcastle	696	546	2275	32.7	-0.5	6060	4893	18285	1.7	1.0
49 Port Stephens	256	104	510	6.5	-2.3	2458	915	4975	0.1	-0.1
50 Shellharbour	190	94	379	2.7	-7.6	1848	968	3883	-0.2	-1.8
51 Wollongong	463	868	1656	6.8	-13.6	5005	7226	16399	0.1	-1.3
NEW SOUTH WALES	19920	27277	65986	4.1	-2.8	194957	248325	646036	0.4	0.0

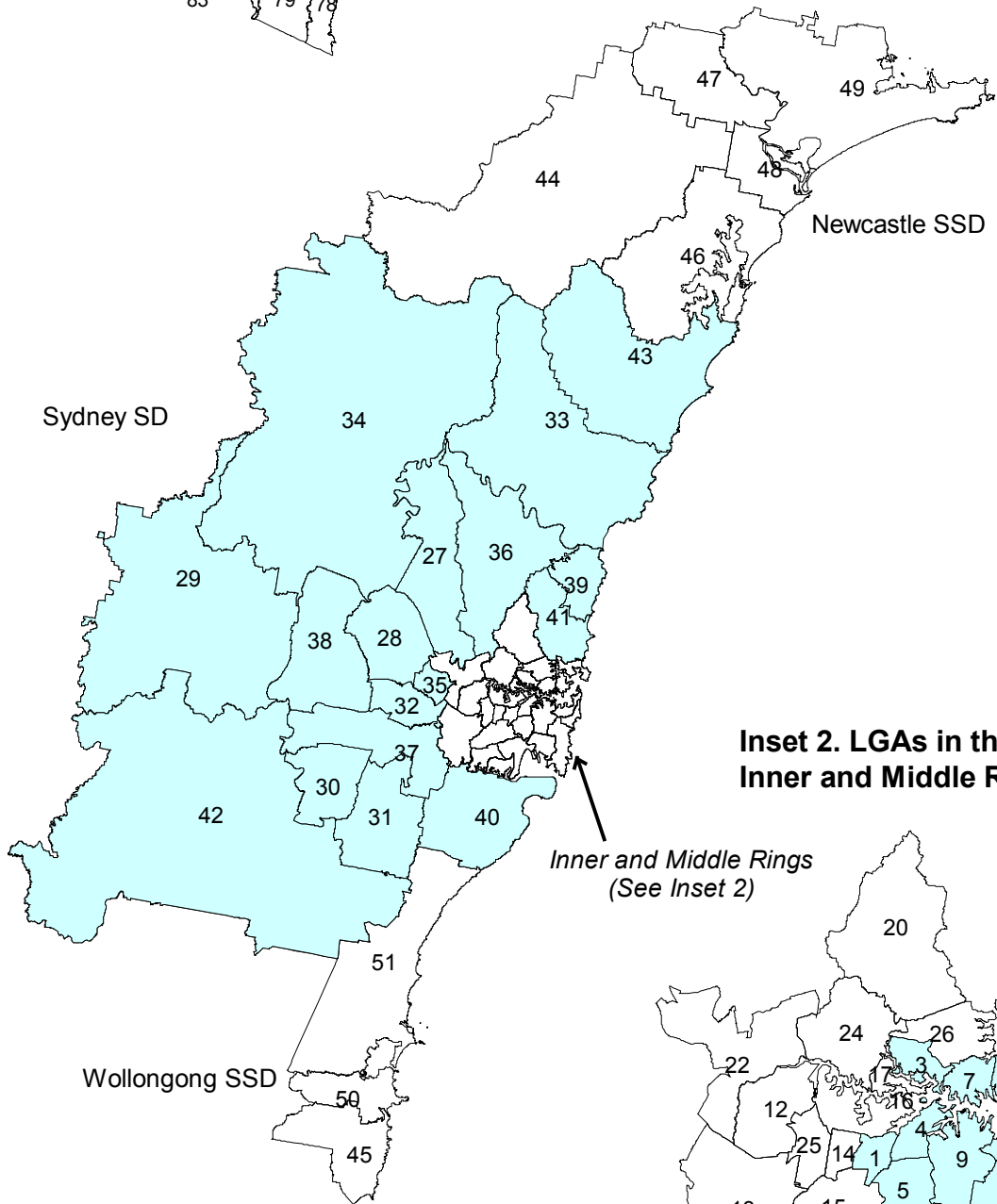
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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)

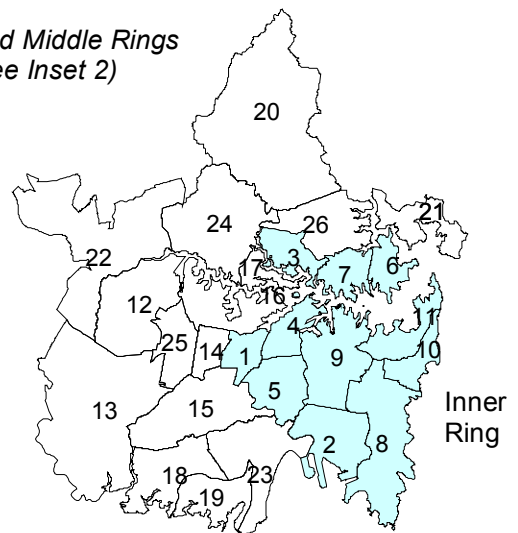


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	365	498	710	607	11.5	21.3
Inner Ring	478	640	917	812	14.9	19.6
1 Ashfield	389	510	741	605	20.0	37.8
2 Botany Bay	377	538	670	538	6.3	12.0
3 Lane Cove	489	845	1365	992	76.0	81.7
4 Leichhardt	663	813	1042	864	12.8	13.0
5 Marrickville	435	580	725	583	13.7	16.6
6 Mosman	533	829	1600	1242	17.8	6.3
7 North Sydney	525	670	1000	827	12.6	17.3
8 Randwick	530	690	989	850	19.0	22.7
9 Sydney	430	550	720	615	7.4	13.4
10 Waverley	555	750	1300	999	10.3	13.2
11 Woollahra	699	1165	1853	1495	25.3	28.4
Middle Ring	390	528	760	644	11.2	22.8
12 Auburn	327	405	515	422	0.0	5.2
13 Bankstown	350	430	500	425	4.4	11.7
14 Burwood	448	630	868	704	28.0	33.2
15 Canterbury	272	398	565	429	2.1	13.7
16 Canada Bay	555	660	839	748	6.6	14.2
17 Hunters Hill	555	825	1386	1194	-22.7	37.0
18 Hurstville	420	551	692	574	13.6	24.5
19 Kogarah	425	550	823	658	14.6	20.5
20 Ku-ring-gai	747	970	1300	1073	10.9	9.0
21 Manly	720	922	1357	1126	7.8	19.4
22 Parramatta	327	400	500	422	1.8	12.7
23 Rockdale	374	468	620	511	6.3	17.2
24 Ryde	425	632	810	650	23.9	36.9
25 Strathfield	350	450	700	602	14.6	25.0
26 Willoughby	565	810	1260	954	26.4	34.6
Outer Ring	325	415	580	480	7.8	15.9
27 Baulkham Hills	515	615	738	639	8.8	14.0
28 Blacktown	300	352	430	368	2.0	8.3
29 Blue Mountains	310	364	446	387	3.9	6.9
30 Camden	358	420	494	426	1.2	10.2
31 Campbelltown	260	303	342	308	1.7	8.2
32 Fairfield	282	360	425	363	5.0	10.8
33 Gosford	330	402	530	449	10.0	16.9
34 Hawkesbury	326	390	526	461	5.5	13.0
35 Holroyd	300	375	447	382	2.7	10.1
36 Hornsby	490	626	760	634	13.5	19.5
37 Liverpool	285	375	449	383	3.9	8.7
38 Penrith	288	333	391	348	2.5	10.3
39 Pittwater	710	870	1088	939	8.7	10.8
40 Sutherland	440	579	715	601	15.8	18.3
41 Warringah	490	690	880	721	15.0	21.1
42 Wollondilly	317	395	508	424	4.6	6.6
43 Wyong	258	320	390	336	3.2	10.3
Rest of GMR	291	359	450	384	5.9	13.2
44 Cessnock	196	240	301	270	-3.6	6.7
45 Kiama	422	495	580	514	8.8	24.1
46 Lake Macquarie	300	358	440	378	5.3	15.5
47 Maitland	273	333	395	342	10.8	15.9
48 Newcastle	300	355	459	395	3.2	10.9
49 Port Stephens	290	365	460	391	4.6	8.6
50 Shellharbour	285	338	430	361	0.6	10.7
51 Wollongong	317	385	480	407	8.5	11.8
NEW SOUTH WALES	311	420	600	515	7.7	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 9. Sale Prices — Greater Metropolitan Region — Non Strata — December Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s		Change in Median Qtly %	Ann %
SYDNEY SD	394	571	835	701		15.7	24.3
Inner Ring	760	975	1470	1241		7.0	13.4
1 Ashfield	670	822	1100	886		15.8	21.2
2 Botany Bay	622	700	796	693		-5.1	9.4
3 Lane Cove	1122	1356	1625	1436		12.5	25.5
4 Leichhardt	765	874	1163	979		5.8	12.0
5 Marrickville	610	700	800	709		4.0	13.8
6 Mosman	1443	1983	2781	2232		-9.9	-8.7
7 North Sydney	1020	1245	1670	1401		-0.4	8.2
8 Randwick	900	1151	1621	1288		8.8	16.9
9 Sydney	673	800	1022	891		2.6	10.3
10 Waverley	1278	1600	2000	1674		8.8	18.5
11 Woollahra	1400	1975	2950	2349		1.8	7.0
Middle Ring	526	720	995	842		15.3	23.1
12 Auburn	405	497	600	498		6.9	13.2
13 Bankstown	420	470	523	476		3.3	11.9
14 Burwood	681	820	1025	905		2.8	23.3
15 Canterbury	473	573	680	581		8.1	14.0
16 Canada Bay	800	950	1215	1024		5.6	12.4
17 Hunters Hill	1020	1500	2538	1922	s	14.5	28.2
18 Hurstville	585	675	799	711		8.0	20.5
19 Kogarah	700	833	1073	902		6.7	11.0
20 Ku-ring-gai	930	1181	1469	1261		7.3	10.1
21 Manly	1088	1354	2010	1581		0.3	7.8
22 Parramatta	425	509	590	513		2.1	13.1
23 Rockdale	580	680	780	687		3.8	14.1
24 Ryde	730	815	933	863		9.2	16.4
25 Strathfield	602	834	1274	960		-7.4	-7.8
26 Willoughby	975	1259	1575	1318		1.2	21.9
Outer Ring	346	448	642	522		9.8	17.9
27 Baulkham Hills	590	675	782	702		7.2	16.4
28 Blacktown	320	375	460	389		3.6	10.3
29 Blue Mountains	315	372	450	394		5.4	9.4
30 Camden	360	421	495	429		0.2	8.8
31 Campbelltown	281	317	362	328		-0.9	7.5
32 Fairfield	355	392	454	410		4.5	12.0
33 Gosford	350	432	562	481		12.2	19.8
34 Hawkesbury	344	425	580	492		9.4	12.7
35 Holroyd	400	439	490	453		2.1	12.6
36 Hornsby	629	710	821	731		4.8	13.6
37 Liverpool	356	415	490	431		3.8	9.2
38 Penrith	313	356	417	377		3.0	8.8
39 Pittwater	810	935	1160	1065		5.8	2.2
40 Sutherland	591	685	815	731		7.9	14.5
41 Warringah	788	875	1030	927		3.1	8.0
42 Wollondilly	325	408	530	439		2.9	8.7
43 Wyong	270	330	400	350		4.8	10.7
Rest of GMR	302	373	469	396		7.0	16.0
44 Cessnock	192	242	315	276		-1.8	10.9
45 Kiama	446	523	599	538		6.6	18.8
46 Lake Macquarie	310	365	450	385		5.8	15.9
47 Maitland	285	350	417	355		12.9	20.7
48 Newcastle	310	365	470	403		5.1	13.4
49 Port Stephens	295	375	480	395		5.6	10.3
50 Shellharbour	305	371	454	380		2.3	16.0
51 Wollongong	341	420	525	446		9.0	14.9
NEW SOUTH WALES	315	429	650	546		11.4	17.5

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

Table 10. Sale Prices — Greater Metropolitan Region — Strata — December Quarter 2009

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtrly %	Ann %
SYDNEY SD	336	438	570	489	5.5	16.8
Inner Ring	432	542	700	615	9.1	16.3
1 Ashfield	359	409	476	417	2.8	16.9
2 Botany Bay	350	430	530	436	-5.0	-8.5
3 Lane Cove	428	480	603	523	9.1	18.5
4 Leichhardt	445	630	775	640	21.2	14.5
5 Marrickville	350	410	455	408	8.1	22.4
6 Mosman	465	580	800	692	13.0	10.5
7 North Sydney	497	632	810	710	14.9	21.3
8 Randwick	484	568	682	609	10.0	13.5
9 Sydney	415	525	652	571	7.1	14.3
10 Waverley	509	638	783	687	9.7	21.4
11 Woollahra	557	730	1160	936	11.5	21.7
Middle Ring	330	418	535	454	2.2	14.5
12 Auburn	295	361	431	372	1.3	6.2
13 Bankstown	270	308	369	323	-3.8	14.1
14 Burwood	374	441	500	438	0.2	7.2
15 Canterbury	235	279	352	299	-4.3	7.1
16 Canada Bay	529	611	666	606	5.0	15.3
17 Hunters Hill	389	578	735	592	0.9	7.9
18 Hurstville	320	398	482	410	0.8	13.7
19 Kogarah	375	435	485	437	3.1	13.0
20 Ku-ring-gai	527	614	796	673	-0.2	8.7
21 Manly	563	759	918	804	16.9	29.7
22 Parramatta	300	349	403	356	-1.1	8.6
23 Rockdale	346	400	461	406	0.0	13.5
24 Ryde	361	425	520	442	1.8	14.9
25 Strathfield	314	380	422	382	1.9	9.1
26 Willoughby	499	565	660	577	8.4	13.7
Outer Ring	270	350	452	373	1.4	12.9
27 Baulkham Hills	415	450	495	451	0.0	9.8
28 Blacktown	257	300	344	298	3.4	9.1
29 Blue Mountains	258	325	378	316	3.7	13.7
30 Camden	-	-	-	-	-	-
31 Campbelltown	210	238	280	244	1.4	10.1
32 Fairfield	205	232	290	247	-0.9	16.3
33 Gosford	275	335	395	351	9.3	20.9
34 Hawkesbury	220	296	320	273	2.1	23.6
35 Holroyd	267	295	331	300	-1.7	9.1
36 Hornsby	388	429	500	444	7.3	15.0
37 Liverpool	205	249	291	256	-5.2	-0.6
38 Penrith	194	265	304	257	0.0	6.0
39 Pittwater	448	594	656	571	4.5	9.9
40 Sutherland	360	425	530	448	4.9	12.1
41 Warringah	422	490	580	514	2.9	12.4
42 Wollondilly	215	262	295	265	-0.2	-
43 Wyong	212	250	324	270	-6.7	-3.8
Rest of GMR	260	325	396	344	2.2	10.2
44 Cessnock	233	240	253	236	-5.9	-5.9
45 Kiama	360	415	445	437	18.1	17.3
46 Lake Macquarie	280	318	383	336	-0.8	5.8
47 Maitland	220	255	281	250	4.9	-7.3
48 Newcastle	272	329	441	372	-1.6	8.4
49 Port Stephens	246	330	418	376	17.3	4.9
50 Shellharbour	213	275	318	275	-3.5	5.8
51 Wollongong	284	340	399	346	6.3	17.2
NEW SOUTH WALES	309	410	543	457	4.3	15.5

(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 — December Quarter 2009

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	220	308	410	331	10.0	15.1
54 Hunter SD Balance	249	319	420	345	4.0	8.2
55 Nowra-Bomaderry	224	271	345	299	0.4	6.3
56 Illawarra SD Balance	300	375	485	421	5.6	16.6
57 Tweed Heads and Tweed Coast	350	445	525	455	9.2	12.7
58 Lismore	255	311	355	318	2.0	8.4
59 Richmond-Tweed SD Balance	339	440	570	470	13.6	11.3
60 Coffs Harbour	255	340	429	359	9.7	17.2
61 Clarence	255	320	399	336	6.7	8.5
62 Port Macquarie	285	363	443	375	9.8	13.3
63 Hastings	235	305	420	331	8.9	13.0
64 Tamworth	212	260	320	274	13.0	8.3
65 Northern Slopes	150	215	334	280	10.5	13.2
66 Northern Tablelands	172	240	321	254	3.2	9.1
67 North Central Plain	125	210	288	226	7.7	22.1
68 Dubbo	207	250	335	267	5.0	8.7
69 Central Macquarie	145	250	341	248	19.0	27.4
70 Macquarie-Barwon	65	90	187	147	-5.3	9.1
71 Upper Darling	90	160	206	155	45.5	146.2
72 Bathurst	212	288	351	292	16.6	10.8
73 Orange	240	293	370	304	7.1	6.4
74 Central Tablelands	165	222	344	262	1.7	5.4
75 Lachlan	120	175	252	201	5.2	13.6
76 Queanbeyan	330	421	581	452	4.5	18.7
77 Southern Tablelands	186	270	360	294	12.0	22.7
78 Lower South Coast	251	320	390	332	4.9	6.7
79 Snowy	200	265	331	278	29.3	18.8
80 Wagga Wagga	239	280	355	300	5.6	9.7
81 Central Murrumbidgee	121	190	272	204	5.4	11.6
82 Lower Murrumbidgee	170	240	308	241	17.1	4.3
83 Albury	195	264	335	273	14.8	12.3
84 Upper Murray	145	213	290	230	7.6	15.3
85 Central Murray	137	203	305	233	4.4	-1.7
86 Murray-Darling	120	166	305	261	s	-14.9
87 Far West	72	123	187	130	16.7	-18.3

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

Table 12. Sale Prices — Rural Statistical Subdivisions — December Quarter 2009

Rural SSD and Code (a)	Non Strata						Strata						
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median		
					Qtly %	Ann %					Qtly %	Ann %	
REST OF NSW	225	315	420	337	11.3	16.7	210	275	365	303	5.8	10.0	
54 Hunter SD Balance	255	331	430	354	5.2	10.4	231	293	348	307	4.5	9.3	
55 Nowra-Bomaderry	236	285	359	313	1.8	9.6	203	220	220	210	s	15.2	38.4
56 Illawarra SD Balance	310	381	496	429	7.4	17.3	242	325	400	336		-1.2	8.3
57 Tweed Heads and Tweed Coast	435	502	580	526	7.8	11.4	308	373	470	393		9.6	12.9
58 Lismore	265	317	363	326	-0.2	4.5	194	243	255	236	s	4.3	17.0
59 Richmond-Tweed SD Balance	347	455	595	480	13.8	8.3	318	393	510	437		7.5	18.0
60 Coffs Harbour	315	375	470	413	11.3	10.6	193	244	331	268		2.1	3.8
61 Clarence	261	325	400	339	4.8	8.3	210	270	349	307		12.5	-3.6
62 Port Macquarie	345	407	486	424	8.5	20.1	216	270	328	289		3.8	3.8
63 Hastings	247	320	430	342	10.3	15.9	185	230	278	236		4.3	7.6
64 Tamworth	214	260	321	279	13.0	6.1	143	175	265	204	s	0.0	-
65 Northern Slopes	150	215	343	280	10.3	14.4	-	-	-	-		-	-
66 Northern Tablelands	175	245	325	257	4.3	10.4	146	175	238	204	s	-5.4	-
67 North Central Plain	125	219	290	224	13.5	27.8	-	-	-	-		-	-
68 Dubbo	210	252	335	268	5.9	7.9	-	-	-	-		-	-
69 Central Macquarie	142	249	344	248	20.3	27.3	-	-	-	-		-	-
70 Macquarie-Barwon	65	90	187	147	-5.3	5.9	-	-	-	-		-	-
71 Upper Darling	90	160	206	155	45.5	146.2	-	-	-	-		-	-
72 Bathurst	231	299	359	308	15.0	12.8	160	200	238	205	s	17.6	0.0
73 Orange	250	304	376	314	9.0	9.0	193	227	254	221	s	10.2	23.4
74 Central Tablelands	165	223	348	266	1.1	5.7	-	-	-	-		-	-
75 Lachlan	120	172	258	201	3.9	12.1	-	-	-	-		-	-
76 Queanbeyan	433	550	655	555	6.8	22.5	220	281	359	292		3.9	-3.8
77 Southern Tablelands	191	280	375	303	13.0	24.2	130	147	201	168	s	-14.0	-9.0
78 Lower South Coast	280	345	410	356	4.5	9.5	200	245	300	255		7.6	-1.6
79 Snowy	205	270	335	288	35.0	25.6	178	230	322	254	s	-4.0	-11.5
80 Wagga Wagga	245	290	364	312	5.5	9.4	163	231	249	219		16.4	15.5
81 Central Murrumbidgee	121	183	265	204	1.7	7.6	-	-	-	-		-	-
82 Lower Murrumbidgee	170	247	310	244	21.4	5.1	-	-	-	-		-	-
83 Albury	218	282	351	293	16.2	10.9	138	183	226	198		5.2	4.6
84 Upper Murray	146	208	289	220	3.8	16.9	145	225	433	264	s	55.2	9.8
85 Central Murray	135	210	325	238	8.2	0.0	-	-	-	-		-	-
86 Murray-Darling	125	195	340	287	s	5.6	0.2	-	-	-	-	-	-
87 Far West	72	121	182	127	15.5	-19.1	-	-	-	-	-	-	-

(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 Geographical 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).