# Rent and Sales Report

**No. 104** ISSN – 1440 – 0049

## **Rent:** June quarter 2013
## **Sales:** March quarter 2013

**Changes to the geography**

A number of changes to the geography used in the Report were introduced into the September 2012 issue. See page 15 for details.

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# Rent and Sales Summary

## Rent: June quarter 2013

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

In Greater Sydney, the median rent for all dwellings remained unchanged over the quarter at $460. Over the quarter, the median rent increased in the Inner Ring by $15 to $575 and in the Middle Ring by $5 to $470 but remained unchanged in the Outer Ring at $400. Compared to the previous year, the median rent increased by $10 in Greater Sydney, $25 in the Inner Ring, $20 in the Middle Ring and $10 in the Outer Ring.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by $20 (4.4%) to $470 per week but remained unchanged over the quarter. The median weekly rent for a two bedroom flat/unit increased over the year by $5 to $600 in the Inner Ring, $25 to $445 in the Middle Ring, $10 to $380 in the Outer Ring but remained unchanged in the rest of the Greater Metropolitan Region (GMR) at $300. Over the quarter, the median rent remained unchanged in the Outer Ring, but increased by $5 in the Inner Ring and $15 in the Middle Ring and decreased by $15 in the rest of the GMR.

For a three bedroom separate house, the median rent remained unchanged over the year at $420 in Greater Sydney but decreased by $10 (-2.3%) over the quarter. Over the year, the median rent increased by $30 to $780 in the Inner Ring, $15 to $525 in the Middle Ring, $15 to $400 in the Outer Ring and $10 to $370 in the rest of the GMR. Over the quarter, the median rent increased in the Middle Ring ($5) but remained unchanged in the Outer Ring and in the rest of the GMR, and decreased by $10 in the Inner Ring.

The largest percentage increase in the median rent for one bedroom flats/units over the year occurred in the rest of the GMR (9.5% or $20), followed by 6.7% ($20) in the Outer Ring, 6.5% ($25) in the Middle Ring and 2.1% ($10) in the Inner Ring. Over the quarter, the median rent increased by $5 in the Inner Ring, $12 in the Outer Ring and $5 in the rest of the GMR but decreased by $10 in the Middle Ring.

The median rent for two bedroom separate houses increased over the year by $15 in the Inner Ring, $10 in the Middle Ring, $15 in the Outer Ring and $10 in the rest of the GMR. Over the quarter, the median rent increased by $15 in the Inner Ring, $10 in the Middle Ring and $5 in the Outer Ring but remained unchanged in the rest of the GMR.

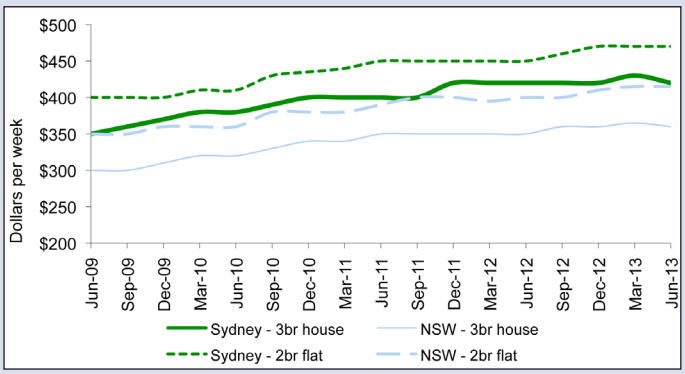
Outside the GMR, the median weekly rent for two bedroom flats/units decreased by $5 to $225 over the quarter but increased by $5 over the year. The median rent for three bedroom separate houses remained unchanged at $300 over the quarter but increased by $10 over the year.

The number of new bonds lodged over the quarter in Greater Sydney increased marginally by 0.2% to 44,663 bonds. In the Inner and Middle Rings and in the rest of the GMR, the number of new bonds fell by 6.0%, 2.5% and 7.0% respectively, but increased by 8.6% in the Outer Ring. Over the year, the number of new bonds lodged increased in Greater Sydney by 6.1% and in the rest of the GMR by 10.1%.

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

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Botany Bay (34.9%), Blue Mountains (20%) and Burwood (11.1%). Within the rest of the GMR, the biggest annual increases were 6.0% in Shellharbour and 5.1% in Wollongong.

### Trends in Median Rents – Sydney and NSW




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

| | Inner Ring | Middle Ring | Outer Ring | Greater Sydney | NSW |
|---|---|---|---|---|---|
| | Rent ($/wk) | | | | |
| Jun Qtr 2013 | $575 | $470 | $400 | $460 | $400 |
| Qtly change | 2.7% | 1.1% | 0.0% | 0.0% | 0.0% |
| Ann. change | 4.5% | 4.4% | 2.6% | 2.2% | 2.6% |
| | Sales ($'000s) | | | | |
| Mar Qtr 2013 | $700 | $583 | $455 | $532 | $450 |
| Qtly change | -3.7% | -6.0% | 0.0% | -5.0% | -3.2% |
| Ann. change | -0.4% | -0.9% | 3.4% | -0.6% | 2.3% |

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were recorded in Auburn (9.1%), Canada Bay (7.8%) and Hornsby (7.4%).

For one bedroom flats/units, the largest annual increases in median rent were observed in Blacktown (18.2%) and Rockdale (16.7%). Within the rest of the GMR, the largest annual increases were recorded in Newcastle (14.8%) and Maitland (11.8%).

For two bedroom separate houses, the largest annual increase in Greater Sydney was 7.8% recorded in Fairfield. Within the rest of the GMR, the largest annual increase was 6.8% recorded in Lake Macquarie.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), four SA3s recorded annual increases in median rent for two bedroom dwellings of 10% or more. For three bedroom dwellings, two SA3s recorded 10% plus increases. The exceptionally high increase recorded in Snowy Mountains is due to seasonal factors.

Within Greater Sydney, 34 Local Government Areas (LGAs) recorded a growth over the year in the number of new bonds lodged and 9 LGAs recorded falls in the number of new bonds lodged.

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

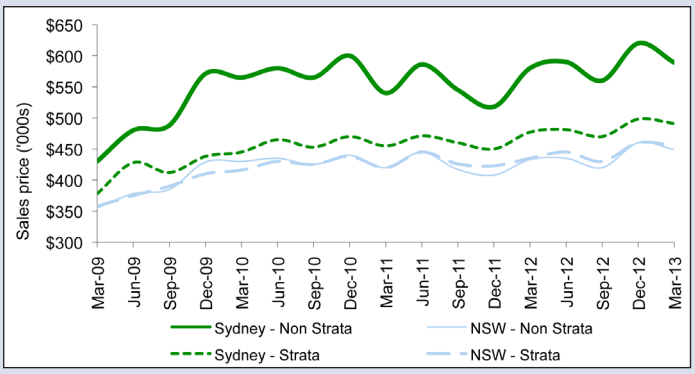
## Sales: March quarter 2013

The median sales price for all dwellings across Greater Sydney decreased by 5.0% over the March quarter and by 0.6% over the year. Over the quarter, the median sales price decreased by 3.7% in the Inner Ring and by 6.0% in the Middle Ring but remained unchanged in the Outer Ring and in the rest of the GMR. Over the year, the median sales price decreased in the Inner Ring (-0.4%) and in the Middle Ring (-0.9%) but increased in the Outer Ring (3.4%) and in the rest of the GMR (1.3%).

For non-strata dwellings in Greater Sydney, the median sales price decreased by 5.8% for the quarter but increased by 0.5% over the year. Over the quarter, the sales price increased in the Inner Ring (2.2%) and in the rest of the GMR (1.9%) but decreased in the Middle Ring (-3.1%) and in the Outer Ring (-1.0%). The largest quarterly increase of 20.3% was recorded in Mosman, while the largest decrease of 12.4% was recorded in Auburn. Over the year, the sales price increased in the Inner Ring (5.5%), Middle Ring (3.8%), Outer Ring (2.0%), and in the rest of the GMR (2.1%). The largest annual increase was 18.9% recorded in North Sydney, while the largest annual decrease was 7.4% recorded in Auburn.

For strata dwellings in Greater Sydney, the median sales price decreased by 1.8% for the quarter and increased by 1.2% over the year. Over the quarter, the median sales price remained unchanged in the Inner Ring, increased in the Outer Ring (2.6%) and decreased in the Middle Ring (2.0%) and in the rest of the GMR (1.5%). The largest quarterly increase was recorded in Mosman (11.6%), while the largest quarterly decrease was 7.5% in Woollahra and Botany Bay. Over the year, the median sales price increased in the Inner Ring (2.1%), Outer Ring (5.9%), and in the rest of the GMR (1.5%) but remained unchanged in the Middle Ring. Over the year, Canterbury recorded the largest increase of 15.2%, while the largest decrease was 14.2% in Botany Bay.

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



## Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - June Quarter 2013

| | Local Government Area and Codes (a) | One Bedroom Median $ | One Bedroom Change Qtly % | One Bedroom Change Ann % | Two Bedrooms Median $ | Two Bedrooms Change Qtly % | Two Bedrooms Change Ann % | Three Bedrooms Median $ | Three Bedrooms Change Qtly % | Three Bedrooms Change Ann % | Four + Bedrooms Median $ | Four + Bedrooms Change Qtly % | Four + Bedrooms Change Ann % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **430** | **2.4** | **4.9** | **460** | **-1.1** | **2.2** | **460** | **-4.2** | **0.0** | **570** | **-5.0** | **-1.7** |
| | **Inner Ring** | **480** | **2.1** | **4.3** | **620** | **3.3** | **3.3** | **840** | **5.0** | **5.0** | **1050** | **-8.7** | **-4.5** |
| 1 | Ashfield | 360 | 2.9 | 2.9 | 440 | 2.3 | 4.8 | 600 | 0.0 | -4.8 | 743 s | 1.7 s | - |
| 2 | Botany Bay | 490 | 2.1 | 2.1 | 570 | 3.6 | 26.7 | 650 | 0.0 | 12.1 | 915 s | 7.6 s | - |
| 3 | Lane Cove | 425 | 10.4 | 6.3 s | 480 | 2.1 | 0.0 | 680 | -2.2 | 4.6 | 985 s | -17.6 s | -21.2 s |
| 4 | Leichhardt | 415 | 1.8 | -3.5 | 630 | 1.6 | 1.6 | 800 | 0.9 | 0.9 | 850 s | -15.0 | -17.9 |
| 5 | Marrickville | 350 | -7.9 | 0.0 | 500 | 2.0 | 8.7 | 690 | 1.8 | 1.5 | 875 | 10.1 s | 2.9 |
| 6 | Mosman | 423 | -0.6 | 0.6 | 590 | 3.5 | 1.7 | 1000 | 0.5 | 0.0 | 1900 s | -8.4 | 0.0 s |
| 7 | North Sydney | 460 | 0.5 | 2.2 | 630 | 5.0 | 5.0 | 893 | 6.3 | 6.6 | 1250 s | -2.0 s | 25.0 s |
| 8 | Randwick | 457 | 1.6 | 3.9 | 560 | 1.8 | 1.8 | 800 | 4.2 | 6.7 | 1125 | 7.1 | -6.3 |
| 9 | Sydney | 510 | 2.0 | 2.0 | 690 | 1.5 | 1.5 | 895 | 1.7 | 4.7 | 1000 | 0.5 | 8.1 |
| 10 | Waverley | 493 | -1.5 | 1.5 | 650 | 0.0 | 4.0 | 950 | 5.6 | 5.6 | 1425 | -1.7 | 0.0 |
| 11 | Woollahra | 480 | 4.3 | 0.5 | 660 | 1.5 | 1.5 | 1100 | 2.8 | 10.0 | 1550 | 0.2 | -3.1 |
| | **Middle Ring** | **400** | **0.0** | **6.7** | **440** | **1.1** | **4.8** | **550** | **0.0** | **0.0** | **700** | **-2.8** | **0.0** |
| 12 | Auburn | 420 | 2.4 | -2.3 | 420 | 0.0 | 0.0 | 500 | 2.0 | 4.2 | 535 | -12.3 | -10.8 |
| 13 | Bankstown | 240 | -3.4 | 9.1 | 380 | 0.0 | 0.0 | 460 | 1.7 | 2.2 | 580 | 5.5 | 9.4 |
| 14 | Burwood | 360 | -2.7 | 0.0 | 495 | 4.8 | 10.0 | 630 | 1.6 | 5.0 | 700 s | 0.0 s | -4.1 s |
| 15 | Canterbury | 295 | 5.4 | 5.4 | 355 | 1.4 | 1.4 | 500 | -3.8 | 0.0 | 645 | 7.5 | -0.8 |
| 16 | Canada Bay | 478 | 1.6 | 0.5 | 570 | 3.6 | 0.0 | 730 | 4.3 | 5.8 | 855 | -3.7 s | 6.9 |
| 17 | Hunters Hill | - | - | - | 508 s | 0.5 s | 6.8 s | 740 s | -6.9 s | -5.4 s | 1125 s | -10.0 s | - |
| 18 | Hurstville | 330 | 6.5 | 10.0 | 410 | 2.5 | 5.1 | 520 | -1.0 | 4.0 | 655 | 5.6 | 0.8 |
| 19 | Kogarah | 375 s | 11.9 s | 7.1 s | 440 | 4.8 | 4.8 | 550 | 1.9 | 0.0 | 720 s | 2.9 s | 5.9 s |
| 20 | Ku-ring-gai | 473 | 2.7 | 5.0 | 583 | 2.2 | 5.9 | 750 | 4.2 | 0.7 | 1000 | -4.8 | -4.8 |
| 21 | Manly | 500 | 0.0 | 5.3 | 610 | -6.2 | 2.1 | 950 | 0.0 | 6.7 | 1300 | 0.4 | 0.0 |
| 22 | Parramatta | 340 | -2.9 | 0.0 | 400 | 0.0 | 2.6 | 470 | 0.0 | 0.0 | 580 | 0.0 | 3.6 |
| 23 | Rockdale | 395 | 9.7 | 12.9 | 450 | 2.3 | 7.1 | 580 | 1.8 | 5.5 | 640 | -8.6 | -7.9 |
| 24 | Ryde | 340 | -2.9 | 4.6 | 430 | 0.0 | 2.4 | 580 | 0.0 | -2.9 | 728 | -1.7 | -0.3 |
| 25 | Strathfield | 390 | 2.6 s | 6.8 | 450 | 0.0 | 0.0 | 580 | 3.6 | 1.8 | 680 s | 1.5 s | -9.3 s |
| 26 | Willoughby | 500 | 2.0 | 4.2 | 600 | 2.6 | 2.1 | 800 | 5.3 | 0.0 | 1150 | -4.2 | -4.2 |
| | **Outer Ring** | **300** | **5.3** | **7.1** | **360** | **-1.4** | **2.9** | **400** | **0.0** | **2.6** | **520** | **-1.9** | **0.0** |
| 27 | Baulkham Hills | 325 | -1.5 | 4.8 | 430 | -9.5 | -4.4 | 520 | 0.0 | 2.0 | 650 | -1.5 | 1.6 |
| 28 | Blacktown | 250 | 4.2 | 11.1 | 340 | -1.4 | 0.0 | 385 | 0.0 | 1.3 | 500 | -4.8 | 0.0 |
| 29 | Blue Mountains | 210 s | -8.7 | 5.0 | 300 | 1.7 | 9.1 | 350 | -2.8 | 0.0 | 450 | 0.0 | 0.0 |
| 30 | Camden | 250 s | - | -5.7 s | 380 | 0.0 s | 5.6 | 430 | 4.9 | 5.5 | 510 | -1.9 | -1.9 |
| 31 | Campbelltown | 270 s | 8.0 s | 8.0 | 320 | 3.2 | 0.0 | 370 | 0.0 | 2.8 | 450 | -2.7 | 0.0 |
| 32 | Fairfield | 230 | 0.0 | 0.0 | 310 | 3.3 | 3.3 | 400 | 0.0 | 0.0 | 480 | 0.0 | 2.1 |
| 33 | Gosford | 240 | 0.0 | 9.1 | 320 | 0.0 | 6.7 | 390 | 0.0 | 2.6 | 495 | 0.0 | -1.0 |
| 34 | Hawkesbury | 250 s | - | 0.0 s | 300 | -6.3 | 0.0 | 385 | 1.3 | 1.3 | 475 | -4.5 | -2.1 |
| 35 | Holroyd | 275 | 1.9 | 3.8 | 380 | 2.7 | 2.7 | 450 | 2.3 | 4.7 | 550 | 10.0 | 3.8 |
| 36 | Hornsby | 380 | 3.4 | 5.6 | 464 | 3.1 | 4.3 | 560 | 1.8 | 1.8 | 695 | -0.7 | 0.0 |
| 37 | Liverpool | 250 | 0.0 | 0.0 | 320 | 0.0 | 6.7 | 420 | -2.3 | 2.4 | 500 | 0.0 | 0.0 |
| 38 | Penrith | 215 | -6.5 | -2.9 | 300 | 3.4 | 3.4 | 380 | 0.0 | 2.7 | 480 | 3.8 | 4.3 |
| 39 | Pittwater | 370 | 2.8 | -4.5 | 525 | 5.0 | -2.8 | 745 | -0.7 | -0.7 | 900 | -5.3 | -2.2 |
| 40 | Sutherland | 330 | 2.3 | 3.1 | 420 | 0.0 | 1.2 | 570 | -1.7 | -0.9 | 700 | -3.4 | 1.4 |
| 41 | Warringah | 400 | 0.0 | 0.0 | 520 | -1.0 | 4.0 | 750 | 0.0 | 6.8 | 900 | -10.0 | 0.6 |
| 42 | Wollondilly | - | - | - | 290 s | -3.3 | 1.8 | 370 | -2.6 | 5.7 | 485 | 1.0 | 3.2 |
| 43 | Wyong | 205 | 5.1 | 2.5 | 290 | 3.6 | 3.6 | 350 | 2.9 | 2.9 | 440 | 2.3 | 2.3 |
| | **Rest of GMR** | **211** | **-1.9** | **5.5** | **320** | **0.0** | **4.9** | **380** | **0.0** | **2.7** | **430** | **-2.3** | **-4.4** |
| 44 | Cessnock | 173 | -9.2 s | 1.5 s | 273 | -2.7 | -2.7 | 320 | 0.0 | 0.0 | 395 | -3.7 | -6.0 |
| 45 | Kiama | - | - | - | 310 | -8.8 | -3.1 | 438 | 0.6 | 12.2 | 490 s | 4.3 s | -2.5 s |
| 46 | Lake Macquarie | 220 | 4.8 | 10.0 | 320 | 0.0 | 3.2 | 370 | -1.3 | 2.8 | 476 | 1.3 | 0.2 |
| 47 | Maitland | 185 | 0.0 | 8.8 | 280 | -5.1 | -3.4 | 350 | 0.0 | 2.9 | 410 | -3.5 | -8.9 |
| 48 | Newcastle | 225 | 2.3 | 8.4 | 355 | -2.7 | 1.4 | 415 | -1.2 | 3.8 | 470 | 4.4 | -1.6 |
| 49 | Port Stephens | 200 s | 8.1 s | 3.9 s | 280 | 0.0 | 3.7 | 350 | 0.0 | 0.0 | 420 | 2.4 | 2.4 |
| 50 | Shellharbour | - | - | - | 290 | 3.6 | 6.4 | 380 | 0.0 | 5.6 | 480 | 2.1 | 4.3 |
| 51 | Wollongong | 220 | 0.0 | 6.8 | 320 | 0.0 | 6.7 | 400 | -2.4 | 0.0 | 500 | 0.0 | 0.0 |
| | **NEW SOUTH WALES** | **380** | **0.0** | **4.1** | **395** | **-1.3** | **3.9** | **385** | **-1.3** | **1.3** | **460** | **-4.2** | **-2.1** |

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

## Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - June Quarter 2013

| | Local Government Area and Codes (a) | Two Bedrooms First Quartile $ | Two Bedrooms Median $ | Two Bedrooms Third Quartile $ | Two Bedrooms Change in Median Qtly % | Two Bedrooms Change in Median Ann % | Three Bedrooms First Quartile $ | Three Bedrooms Median $ | Three Bedrooms Third Quartile $ | Three Bedrooms Change in Median Qtly % | Three Bedrooms Change in Median Ann % |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **325** | **390** | **520** | **0.0** | **4.0** | **370** | **420** | **530** | **-2.3** | **0.0** |
| | **Inner Ring** | **570** | **635** | **700** | **2.4** | **2.4** | **675** | **780** | **935** | **-1.3** | **4.0** |
| 1 | Ashfield | - | - | - | - | - | 600 | 635 | 690 s | -2.3 s | -3.8 s |
| 2 | Botany Bay | - | - | - | - | - | 600 | 683 | 740 s | -2.5 s | 17.7 s |
| 3 | Lane Cove | - | - | - | - | - | 585 | 750 | 825 s | -6.8 s | - |
| 4 | Leichhardt | 570 | 635 | 695 | 2.0 | 2.4 | 700 | 770 | 918 | 1.7 | -1.3 |
| 5 | Marrickville | 570 | 625 | 650 | 4.2 | 5.9 | 620 | 720 | 790 | 5.5 | 5.9 |
| 6 | Mosman | - | - | - | - | - | 875 | 1050 | 1250 s | -12.5 s | 5.0 s |
| 7 | North Sydney | - | - | - | - | - | 850 | 925 | 1100 s | -7.0 s | 8.8 s |
| 8 | Randwick | 520 | 635 | 700 s | - | 5.8 s | 700 | 820 | 920 | -0.6 | 5.5 |
| 9 | Sydney | 550 | 650 | 720 | 4.8 | 4.8 s | 680 | 787 | 900 s | -1.6 | 3.6 s |
| 10 | Waverley | - | - | - | - | - | 900 | 1075 | 1200 s | -0.5 s | 5.4 s |
| 11 | Woollahra | - | - | - | - | - | - | - | - | - | - |
| | **Middle Ring** | **390** | **440** | **500** | **2.3** | **2.3** | **460** | **525** | **620** | **1.0** | **2.9** |
| 12 | Auburn | 360 | 385 | 410 s | 0.0 s | -3.8 s | 430 | 480 | 525 | 2.1 | 9.1 |
| 13 | Bankstown | 350 | 385 | 410 | 0.7 | -1.3 | 430 | 460 | 500 | 0.0 | 2.2 |
| 14 | Burwood | - | - | - | - | - | 550 | 560 | 600 s | -6.7 s | -1.3 s |
| 15 | Canterbury | 410 | 450 | 500 | -2.2 | 4.7 s | 480 | 525 | 580 | -3.7 | 5.0 |
| 16 | Canada Bay | 583 | 640 | 675 s | 10.3 s | 6.7 s | 655 | 723 | 830 | 6.3 | 7.8 |
| 17 | Hunters Hill | - | - | - | - | - | - | - | - | - | - |
| 18 | Hurstville | 400 | 450 | 480 s | 8.4 s | 13.9 s | 480 | 520 | 550 | 0.0 | 1.0 |
| 19 | Kogarah | 400 | 445 | 493 | 8.5 | -3.3 s | 500 | 555 | 605 | 2.8 | -0.9 |
| 20 | Ku-ring-gai | - | - | - | - | - | 650 | 750 | 850 | 5.6 | 0.0 |
| 21 | Manly | - | - | - | - | - | 850 | 945 | 1150 s | 0.5 s | 8.3 s |
| 22 | Parramatta | 380 | 400 | 420 | 0.0 | 0.0 s | 420 | 460 | 500 | 2.2 | 2.2 |
| 23 | Rockdale | 380 | 430 | 480 | 11.0 | -7.5 | 500 | 560 | 600 | 0.9 | 1.8 |
| 24 | Ryde | 450 | 500 | 555 s | 1.5 s | - | 500 | 570 | 640 | 1.8 | -1.7 |
| 25 | Strathfield | - | - | - | - | - | 480 | 620 | 650 s | 12.7 s | 13.8 s |
| 26 | Willoughby | - | - | - | - | - | 700 | 810 | 950 | 1.9 | 3.8 |
| | **Outer Ring** | **300** | **335** | **380** | **1.5** | **4.7** | **360** | **400** | **450** | **0.0** | **3.9** |
| 27 | Baulkham Hills | - | - | - | - | - | 450 | 500 | 550 | 0.0 | -2.0 |
| 28 | Blacktown | 320 | 340 | 360 | -0.7 | 3.0 | 350 | 380 | 420 | 0.0 | 1.3 |
| 29 | Blue Mountains | 290 | 310 | 350 | 3.3 | 3.3 | 330 | 360 | 395 | 0.0 | 2.9 |
| 30 | Camden | - | - | - | - | - | 400 | 430 | 460 | 4.2 | 5.5 |
| 31 | Campbelltown | 320 | 325 | 350 s | 1.6 s | 1.6 s | 350 | 370 | 400 | 0.0 | 2.8 |
| 32 | Fairfield | 310 | 345 | 370 | 1.5 | 7.8 | 380 | 410 | 450 | 2.5 | 2.5 |
| 33 | Gosford | 300 | 330 | 355 | 3.1 | 3.1 | 360 | 390 | 430 | 0.0 | 2.6 |
| 34 | Hawkesbury | 300 | 340 | 365 s | -6.2 s | 7.9 s | 365 | 400 | 423 | 5.3 | 5.3 |
| 35 | Holroyd | 350 | 393 | 405 s | 3.3 s | 6.1 | 405 | 438 | 480 | 1.7 | 1.7 |
| 36 | Hornsby | 430 | 475 | 520 s | 1.1 s | 8.0 s | 530 | 580 | 640 | 5.5 | 7.4 |
| 37 | Liverpool | 330 | 350 | 370 s | 9.4 s | - | 390 | 420 | 460 | -2.3 | 2.4 |
| 38 | Penrith | 260 | 305 | 350 | -1.6 s | -1.6 s | 360 | 380 | 410 | 0.0 | 2.7 |
| 39 | Pittwater | 525 | 585 | 620 s | 9.3 s | -13.3 s | 600 | 750 | 825 | -2.6 | 0.0 |
| 40 | Sutherland | 430 | 490 | 550 s | 6.5 | 6.5 | 500 | 550 | 620 | -5.2 | -3.5 |
| 41 | Warringah | 600 | 680 | 750 s | 5.4 s | 8.8 s | 680 | 750 | 830 | -1.3 | 0.0 |
| 42 | Wollondilly | 250 | 260 | 300 s | - | -10.3 s | 330 | 370 | 400 | -2.6 | 5.7 |
| 43 | Wyong | 270 | 290 | 320 | 3.6 | 3.6 | 320 | 350 | 380 | 0.0 | 2.9 |
| | **Rest of GMR** | **285** | **330** | **360** | **0.0** | **3.1** | **340** | **370** | **410** | **0.0** | **2.8** |
| 44 | Cessnock | 250 | 270 | 290 | -3.6 | -3.6 | 285 | 320 | 350 | 0.0 | 0.0 |
| 45 | Kiama | - | - | - | - | - | 393 | 433 | 478 s | 0.6 s | 9.5 |
| 46 | Lake Macquarie | 285 | 321 | 350 | 0.2 | 6.8 | 340 | 370 | 415 | 0.0 | 2.8 |
| 47 | Maitland | 275 | 298 | 330 s | -0.8 s | -0.8 s | 323 | 350 | 370 | 0.0 | 2.9 |
| 48 | Newcastle | 330 | 350 | 395 | -2.8 | 0.0 | 370 | 400 | 450 | 0.0 | 2.6 |
| 49 | Port Stephens | 260 | 305 | 333 s | 8.9 s | 16.2 s | 315 | 345 | 363 | -1.4 | 1.5 |
| 50 | Shellharbour | 300 | 310 | 360 s | 3.3 s | - | 360 | 380 | 400 | -1.3 | 1.3 |
| 51 | Wollongong | 300 | 340 | 360 | 0.0 | 3.0 | 350 | 390 | 430 | -2.5 | 0.0 |
| | **NEW SOUTH WALES** | **250** | **310** | **400** | **0.0** | **3.3** | **300** | **360** | **430** | **-1.4** | **2.9** |

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

## Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - June Quarter 2013

| | Local Government Area and Codes (a) | One Bedroom First Quartile $ | Median $ | Third Quartile $ | Change in Median Qtly % | Ann % | Two Bedrooms First Quartile $ | Median $ | Third Quartile $ | Change in Median Qtly % | Ann % |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **350** | **440** | **520** | **0.0** | **2.3** | **380** | **470** | **600** | **0.0** | **4.4** |
| | **Inner Ring** | **410** | **480** | **550** | **1.1** | **2.1** | **515** | **600** | **700** | **0.8** | **0.8** |
| 1 | Ashfield | 330 | 363 | 400 | 3.6 | 3.6 | 400 | 430 | 465 | 1.2 | 2.4 |
| 2 | Botany Bay | 465 | 490 | 500 | 2.1 | 1.0 s | 423 | 580 | 625 | 5.5 | 34.9 |
| 3 | Lane Cove | 335 | 398 | 463 s | 3.2 | -0.6 s | 440 | 475 | 520 | 3.3 | 1.1 |
| 4 | Leichhardt | 360 | 410 | 510 | 2.5 | -2.4 | 495 | 593 | 700 | 8.7 | -1.3 |
| 5 | Marrickville | 320 | 360 | 430 | -6.5 | 2.9 | 400 | 450 | 550 | -2.2 | 4.7 |
| 6 | Mosman | 395 | 420 | 490 | -1.8 | 0.0 | 540 | 590 | 700 | 5.4 | 3.1 |
| 7 | North Sydney | 416 | 460 | 538 | 2.2 | 2.2 | 550 | 620 | 695 | 3.3 | 3.3 |
| 8 | Randwick | 410 | 460 | 525 | 2.2 | 4.5 | 500 | 550 | 625 | 0.0 | 0.0 |
| 9 | Sydney | 450 | 520 | 580 | 2.0 | 2.0 | 625 | 700 | 800 | 2.2 | 2.9 |
| 10 | Waverley | 440 | 500 | 575 | 0.0 | 2.0 | 570 | 650 | 750 | 0.0 | 4.8 |
| 11 | Woollahra | 400 | 485 | 550 | 3.2 | 1.6 | 590 | 650 | 750 | 0.8 | 4.8 |
| | **Middle Ring** | **325** | **410** | **480** | **-2.4** | **6.5** | **380** | **445** | **540** | **3.5** | **6.0** |
| 12 | Auburn | 400 | 420 | 440 | 1.8 | -4.5 | 360 | 428 | 500 | -0.6 | -0.6 |
| 13 | Bankstown | 200 | 243 | 290 s | -4.9 s | 2.1 | 365 | 380 | 400 | 1.3 | 0.0 |
| 14 | Burwood | 340 | 360 | 450 | -4.0 | 0.0 | 440 | 500 | 560 | 7.5 | 11.1 |
| 15 | Canterbury | 265 | 293 | 320 | 4.5 | 4.5 | 325 | 350 | 385 | 0.0 | 2.9 |
| 16 | Canada Bay | 440 | 480 | 510 | 2.1 | 0.0 | 490 | 550 | 620 | 0.0 | -1.8 |
| 17 | Hunters Hill | - | - | - | - | - | 445 | 530 | 650 s | 5.0 s | 11.6 s |
| 18 | Hurstville | 298 | 330 | 383 | 3.1 | 3.1 | 370 | 400 | 450 | 0.0 | 2.6 |
| 19 | Kogarah | - | - | - | - | - | 400 | 440 | 490 | 4.8 | 4.8 |
| 20 | Ku-ring-gai | 415 | 478 | 500 | 2.7 | 3.8 | 530 | 600 | 650 | 6.2 | 9.1 |
| 21 | Manly | 430 | 500 | 555 | 0.0 | 3.1 | 540 | 600 | 708 | -7.7 | 1.7 |
| 22 | Parramatta | 290 | 345 | 380 | -4.2 | 1.5 | 370 | 400 | 440 | 0.0 | 3.9 |
| 23 | Rockdale | 335 | 420 | 450 | 0.0 | 16.7 | 400 | 450 | 530 | 4.7 | 7.1 |
| 24 | Ryde | 320 | 340 | 430 | -2.9 | 3.8 | 385 | 420 | 488 | 0.0 | 2.4 |
| 25 | Strathfield | 350 | 390 | 430 s | 2.6 s | 6.8 | 400 | 450 | 510 | 0.0 | 0.0 |
| 26 | Willoughby | 465 | 500 | 540 | 2.0 | 2.0 | 530 | 593 | 660 | 2.2 | 1.3 |
| | **Outer Ring** | **250** | **320** | **390** | **4.1** | **6.7** | **315** | **380** | **450** | **0.0** | **2.7** |
| 27 | Baulkham Hills | 305 | 370 | 465 s | 2.8 s | 12.1 | 390 | 430 | 500 | -11.3 | -6.5 |
| 28 | Blacktown | 220 | 260 | 280 | 6.1 | 18.2 | 310 | 340 | 370 | -2.9 | 0.0 |
| 29 | Blue Mountains | 200 | 213 | 250 s | -5.6 s | 6.3 | 260 | 300 | 315 | 7.1 s | 20.0 |
| 30 | Camden | - | - | - | - | - | 330 | 380 | 398 s | - | 5.6 s |
| 31 | Campbelltown | - | - | - | - | - | 265 | 300 | 350 | 7.1 | 0.0 |
| 32 | Fairfield | 205 | 240 | 260 | 0.0 | 4.3 | 290 | 300 | 320 | 0.0 | 0.0 |
| 33 | Gosford | 200 | 240 | 270 | 9.1 | 9.1 | 280 | 310 | 340 | 0.0 | 3.3 |
| 34 | Hawkesbury | - | - | - | - | - | 275 | 283 | 300 s | -4.2 s | -2.6 |
| 35 | Holroyd | 250 | 295 | 340 s | 9.3 | 5.4 s | 350 | 370 | 400 | 0.0 | 0.0 |
| 36 | Hornsby | 330 | 390 | 415 | 8.3 | 8.3 | 430 | 460 | 490 | 2.2 | 4.5 |
| 37 | Liverpool | 170 | 250 | 320 s | 6.4 s | -3.8 s | 290 | 310 | 350 | -2.4 | 3.3 |
| 38 | Penrith | 192 | 213 | 240 s | 1.2 s | -3.4 | 275 | 300 | 350 | 7.1 | 3.4 |
| 39 | Pittwater | 330 | 370 | 410 | 1.4 | -2.0 | 450 | 505 | 578 | 3.1 | -2.9 |
| 40 | Sutherland | 300 | 340 | 360 | 6.3 | 6.3 | 390 | 420 | 450 | 0.0 | 5.0 |
| 41 | Warringah | 365 | 400 | 450 | 0.0 | 0.0 | 460 | 510 | 575 | -1.0 | 3.0 |
| 42 | Wollondilly | - | - | - | - | - | - | - | - | - | - |
| 43 | Wyong | 190 | 210 | 225 | 7.7 | 7.7 s | 250 | 290 | 330 | 3.6 | 1.8 |
| | **Rest of GMR** | **195** | **230** | **280** | **2.2** | **9.5** | **270** | **300** | **360** | **-4.8** | **0.0** |
| 44 | Cessnock | 160 | 170 | 185 s | -10.5 s | 0.0 s | 250 | 280 | 285 | 0.0 | 0.0 |
| 45 | Kiama | - | - | - | - | - | 260 | 295 | 310 s | 1.7 s | -1.7 s |
| 46 | Lake Macquarie | 193 | 213 | 248 | 3.7 | 6.3 | 275 | 300 | 340 | 1.7 | 3.4 |
| 47 | Maitland | 180 | 190 | 215 | 2.7 s | 11.8 | 250 | 270 | 300 | -3.6 | 0.0 |
| 48 | Newcastle | 223 | 276 | 340 | 8.0 | 14.8 | 300 | 350 | 401 | -5.4 | 2.9 |
| 49 | Port Stephens | 169 | 190 | 200 s | 2.7 s | 1.3 s | 250 | 275 | 300 | -1.8 | 4.8 |
| 50 | Shellharbour | - | - | - | - | - | 250 | 265 | 290 | 3.9 | 6.0 |
| 51 | Wollongong | 195 | 225 | 260 | 2.3 | 7.1 | 270 | 310 | 360 | 0.0 | 5.1 |
| | **NEW SOUTH WALES** | **270** | **400** | **500** | **0.0** | **2.6** | **300** | **415** | **550** | **0.0** | **3.8** |

(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 Areas Level 3 - June Quarter 2013

| Rural SA3 and Code (a) | All Dwellings Two Bedrooms | | | All Dwellings Three Bedrooms | | | Separate Houses Three Bedrooms | | | Flat/Units Two Bedrooms | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Median Rents $ | Change Qtly % | Change Ann % | Median Rents $ | Change Qtly % | Change Ann % | Median Rents $ | Change Qtly % | Change Ann % | Median Rents $ | Change Qtly % | Change Ann % |
| **REST OF NSW** | **240** | **0.0** | **4.3** | **300** | **0.0** | **0.0** | **300** | **0.0** | **3.4** | **225** | **-2.2** | **2.3** |
| 52 Goulburn - Yass | 210 | -4.5 | 0.0 | 290 | 1.8 | 3.6 | 290 | 0.9 | 3.6 | 200 | 0.0 | 11.1 |
| 53 Queanbeyan | 330 | 6.5 | 0.0 | 420 | -4.5 | -6.7 | 420 | 0.0 | -1.2 | 310 | 3.3 | 0.0 |
| 54 Snowy Mountains | 470 | 104.3 | -1.1 | 700 | 169.2 | 112.1 | 290 | 16.0 | 9.4 | 520 | 136.4 s | 8.3 |
| 55 South Coast | 230 | 3.4 | 4.5 | 300 | 0.0 | 0.0 | 300 | 0.0 | 0.0 | 220 | 10.0 | 8.6 |
| 56 Bathurst | 240 | -4.0 | 4.3 | 300 | -3.2 | 0.0 | 300 | -6.3 | 0.0 | 240 | 0.0 | 9.1 |
| 57 Lachlan Valley | 160 | 0.0 | 1.6 | 230 | 4.5 | 9.5 | 230 | 4.5 | 12.2 | 160 | 0.0 | 6.7 |
| 58 Lithgow - Mudgee | 240 | 6.7 | 4.3 | 310 | 3.3 | 3.3 | 300 | 0.0 | 0.0 | 250 | 0.0 | -5.7 |
| 59 Orange | 250 | -3.8 | -2.0 | 320 | 0.0 | -3.0 | 320 | 0.0 | -2.3 | 250 | 0.0 | 0.0 |
| 60 Clarence Valley | 230 | 0.0 | 0.0 | 280 | 0.0 | -1.8 | 290 | 2.7 | 0.0 | 215 | -3.6 | 2.4 |
| 61 Coffs Harbour | 265 | 0.0 | 6.0 | 360 | 2.9 | 2.9 | 360 | 2.9 | 2.9 | 250 | 0.0 | 4.2 |
| 62 Bourke - Cobar - Coonar | 180 | -4.0 | 12.5 | 245 | 16.7 | 22.5 | 230 | 4.5 | 15.0 | 185 | -2.6 | 15.6 |
| 63 Broken Hill and Far Wes | 170 | -10.5 | 6.3 | 220 | -4.3 | 0.0 | 220 | -4.3 | 0.0 | 140 s | -24.3 s | 0.0 s |
| 64 Dubbo | 200 | -3.6 | 11.1 | 280 | 5.7 | 9.8 | 280 | 5.7 | 12.0 | 190 | -5.0 | 11.8 |
| 65 Lower Hunter | 273 | -4.4 | -2.7 | 330 | -2.9 | -5.7 | 330 | 0.0 | 0.0 | 280 | -3.4 | 0.0 |
| 66 Upper Hunter | 250 | -10.7 | 6.4 | 305 | -2.0 | -7.6 | 300 | 0.0 | -1.6 | 230 s | -11.5 s | 4.5 s |
| 67 Great Lakes | 230 | -4.2 | -2.1 | 320 | 0.0 | 6.7 | 315 | -1.6 | 5.0 | 225 | 2.3 | 2.3 |
| 68 Kempsey - Nambucca | 230 | 4.5 | 4.5 | 280 | 0.0 | 3.7 | 280 | 0.0 | 5.7 | 220 | 10.0 | 4.8 |
| 69 Port Macquarie | 260 | -3.7 | 0.0 | 360 | 0.0 | 5.9 | 360 | 0.0 | 5.9 | 250 | -3.8 | 2.0 |
| 70 Taree - Gloucester | 210 | -6.7 | 0.0 | 280 | 0.0 | 3.7 | 280 | 0.0 | 3.7 | 190 | -5.0 | -2.6 |
| 71 Albury | 198 | -6.0 | 3.9 | 270 | -3.6 | 3.8 | 270 | -3.6 | 8.0 | 180 | 0.0 | 5.9 |
| 72 Lower Murray | 140 s | -6.7 | -3.4 | 225 s | 25.0 | 25.0 | 230 s | 21.1 | 24.3 s | 138 s | -5.2 s | -1.8 s |
| 73 Upper Murray exc. Albur | 170 | -5.6 | 13.3 | 230 | 0.0 | 0.0 | 230 | 0.0 | 0.0 | 165 | -7.0 | 10.0 |
| 74 Armidale | 220 | -4.3 | 0.0 | 290 | -6.5 | -3.3 | 290 | -3.3 | 0.0 | 210 | -4.5 | 5.0 |
| 75 Inverell - Tenterfield | 170 | -2.9 | 1.5 | 230 | -4.2 | 0.0 | 230 | 0.0 | 4.5 | 153 s | -4.7 | 5.2 |
| 76 Moree - Narrabri | 165 | 0.0 | 10.0 | 280 | -6.7 | 0.9 | 280 | -6.7 | 0.0 | 165 | 3.1 | 10.0 |
| 77 Tamworth - Gunnedah | 230 | -4.2 | 4.5 | 300 | 1.7 | 7.1 | 295 | 0.0 | 5.4 | 220 | -8.3 | 4.8 |
| 78 Richmond Valley - Coast | 300 | 0.0 | 0.0 | 400 | 0.0 | 4.6 | 400 | 2.6 | 5.3 | 290 | 3.6 | 3.6 |
| 79 Richmond Valley - Hinter | 220 | -2.2 | 0.0 | 288 | 2.7 | 2.7 | 290 | 0.0 | 3.6 | 208 | -5.7 | 3.8 |
| 80 Tweed Valley | 295 | 1.7 | 1.7 | 380 | 2.7 | 7.0 | 390 | 2.0 | 9.9 | 290 | 0.0 | 1.8 |
| 81 Griffith - Murrumbidgee ( | 180 | 0.0 | 5.9 | 240 | -4.0 | 9.1 | 240 | -3.0 | 9.1 | 170 | 3.0 | 6.3 |
| 82 Tumut - Tumbarumba | 180 | 9.1 s | 0.0 | 230 | 0.0 | 0.0 | 230 | 0.0 | 0.0 | 175 s | 7.7 s | -7.9 s |
| 83 Wagga Wagga | 218 | -11.2 | -1.1 | 285 | -5.0 | 1.8 | 280 | -6.7 | 0.0 | 210 | -8.7 | -8.7 |
| 84 Shoalhaven | 250 | 0.0 | 2.0 | 290 | -1.7 | 0.0 | 290 | -3.3 | 0.0 | 230 | -2.1 | 2.2 |
| 85 Southern Highlands | 285 | 1.8 | 1.8 | 370 | 2.8 | 5.7 | 363 | 0.7 | 3.6 | 270 | -3.6 s | 8.0 |

(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 Areas Level 3 - June Quarter 2013

| Rural SA3 and Code (a) | New Bonds Lodged | | | | | Total Bonds Held | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Separate Houses No. | Flats/ Units No. | All* Dwellings No. | Change in All Dwellings Qtly % | Change in All Dwellings Ann % | Separate Houses No. | Flats/ Units No. | All* Dwellings No. | Change in All Dwellings Qtly % | Change in All Dwellings Ann % |
| **REST OF NSW** | **8446** | **4535** | **17365** | **0.0** | **2.7** | **73121** | **40861** | **157274** | **1.0** | **3.6** |
| 52 Goulburn - Yass | 266 | 108 | 515 | 1.2 | 22.0 | 2425 | 941 | 4674 | 1.3 | 4.1 |
| 53 Queanbeyan | 111 | 153 | 551 | 2.4 | 22.2 | 1009 | 1209 | 4773 | 1.1 | 2.6 |
| 54 Snowy Mountains | 112 | 170 | 349 | 72.8 | -0.6 | 685 | 552 | 1771 | 11.2 | 2.8 |
| 55 South Coast | 313 | 153 | 599 | -4.0 | -9.2 | 2897 | 1603 | 5853 | 0.2 | 2.2 |
| 56 Bathurst | 273 | 135 | 505 | -10.5 | 17.7 | 2121 | 1190 | 4351 | 0.6 | 4.6 |
| 57 Lachlan Valley | 202 | 77 | 340 | -5.6 | -6.8 | 1977 | 964 | 3794 | 0.9 | 0.6 |
| 58 Lithgow - Mudgee | 300 | 77 | 491 | 2.1 | 5.1 | 2234 | 795 | 3996 | 1.2 | 3.6 |
| 59 Orange | 377 | 158 | 628 | -4.0 | 5.9 | 2906 | 1272 | 5060 | 0.9 | 5.7 |
| 60 Clarence Valley | 253 | 110 | 422 | -14.4 | 5.0 | 2396 | 1171 | 4323 | -0.6 | 3.4 |
| 61 Coffs Harbour | 386 | 247 | 967 | -2.8 | -0.5 | 3539 | 2143 | 8817 | 0.4 | 3.3 |
| 62 Bourke - Cobar - Coonar | 83 | 76 | 209 | 2.0 | 6.6 | 905 | 528 | 1927 | 2.2 | 6.9 |
| 63 Broken Hill and Far West | 130 | 46 | 191 | 11.0 | 12.4 | 1211 | 359 | 1893 | 0.1 | 0.7 |
| 64 Dubbo | 346 | 112 | 548 | -0.4 | -0.5 | 2964 | 1325 | 5562 | 0.5 | 4.9 |
| 65 Lower Hunter | 510 | 172 | 832 | 8.9 | 14.0 | 3889 | 1318 | 6650 | 0.2 | 3.1 |
| 66 Upper Hunter | 212 | 74 | 418 | 6.1 | 21.5 | 1460 | 583 | 3321 | 0.9 | 2.7 |
| 67 Great Lakes | 158 | 126 | 348 | 20.8 | 9.8 | 1270 | 1047 | 3008 | 0.5 | 2.9 |
| 68 Kempsey - Nambucca | 237 | 99 | 435 | 7.4 | 1.9 | 2258 | 926 | 4211 | 0.5 | 1.9 |
| 69 Port Macquarie | 336 | 261 | 781 | 0.5 | 2.5 | 2920 | 2042 | 7040 | 0.7 | 3.8 |
| 70 Taree - Gloucester | 234 | 138 | 507 | 3.5 | 4.5 | 2318 | 1288 | 4723 | 0.9 | 4.0 |
| 71 Albury | 223 | 188 | 751 | -13.8 | 7.1 | 1903 | 1999 | 6442 | 1.5 | 4.5 |
| 72 Lower Murray | 43 | 23 | 74 | -32.1 | -10.8 | 448 | 257 | 801 | 0.3 | 2.0 |
| 73 Upper Murray exc. Albur | 184 | 122 | 340 | -8.6 | -1.7 | 1534 | 946 | 2859 | 0.8 | 3.3 |
| 74 Armidale | 210 | 137 | 415 | -24.8 | -10.2 | 1738 | 1331 | 4143 | 1.5 | 3.6 |
| 75 Inverell - Tenterfield | 204 | 67 | 354 | 6.3 | 6.9 | 1626 | 633 | 2911 | 2.8 | 7.4 |
| 76 Moree - Narrabri | 85 | 97 | 221 | 1.4 | -7.9 | 935 | 913 | 2371 | 1.1 | 5.6 |
| 77 Tamworth - Gunnedah | 505 | 209 | 849 | 8.8 | -2.7 | 4174 | 1957 | 7468 | 0.8 | 3.8 |
| 78 Richmond Valley - Coast | 344 | 242 | 844 | -1.2 | -3.1 | 3357 | 2203 | 8365 | 0.3 | 3.7 |
| 79 Richmond Valley - Hinter | 368 | 191 | 677 | -0.7 | 4.5 | 3350 | 1753 | 6589 | 1.5 | 4.7 |
| 80 Tweed Valley | 339 | 333 | 996 | 3.2 | -0.6 | 3066 | 2867 | 9051 | 0.5 | 3.5 |
| 81 Griffith - Murrumbidgee ( | 217 | 107 | 415 | 12.2 | 14.3 | 1785 | 1330 | 3990 | 1.4 | 1.5 |
| 82 Tumut - Tumbarumba | 62 | 26 | 123 | 11.8 | -10.9 | 515 | 246 | 988 | 1.1 | 2.0 |
| 83 Wagga Wagga | 486 | 232 | 979 | -6.5 | 8.3 | 3389 | 2206 | 7973 | 3.0 | 6.0 |
| 84 Shoalhaven | 458 | 107 | 847 | 14.5 | -2.4 | 4397 | 1206 | 7903 | 1.0 | 3.1 |
| 85 Southern Highlands | 183 | 56 | 325 | 0.6 | -11.7 | 1943 | 537 | 3636 | -0.6 | 2.5 |

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

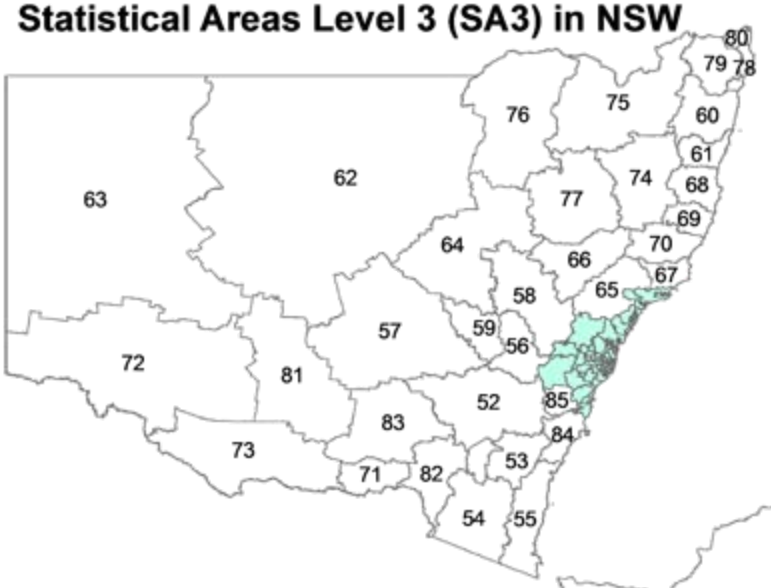
## Table 7. New and Total Bonds - Greater Metropolitan Region - June Quarter 2013

| | 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 Qtly % | Change in All Dwellings Ann % | Separate Houses No. | Flats/ Units No. | All* Dwellings No. | Change in All Dwellings Qtly % | Change in All Dwellings Ann % |
| | **GREATER SYDNEY** | **9984** | **20057** | **44663** | **0.2** | **6.1** | **107601** | **205564** | **489205** | **0.8** | **4.0** |
| | **Inner Ring** | **889** | **9043** | **15088** | **-6.0** | **4.3** | **9950** | **91420** | **165942** | **0.2** | **2.8** |
| 1 | Ashfield | 41 | 298 | 507 | -18.6 | -5.9 | 580 | 4082 | 7351 | -0.1 | 2.9 |
| 2 | Botany Bay | 45 | 312 | 476 | -0.6 | 33.0 | 540 | 2979 | 5038 | 2.2 | 9.4 |
| 3 | Lane Cove | 34 | 195 | 314 | -7.6 | -6.8 | 486 | 2196 | 3761 | 0.7 | 1.5 |
| 4 | Leichhardt | 155 | 322 | 835 | -11.3 | -4.6 | 1800 | 3310 | 9520 | -0.2 | 1.0 |
| 5 | Marrickville | 180 | 659 | 1373 | 1.3 | 11.8 | 1991 | 6684 | 16451 | 0.9 | 3.8 |
| 6 | Mosman | 44 | 261 | 403 | -4.5 | -6.9 | 437 | 2587 | 4531 | -0.4 | 1.8 |
| 7 | North Sydney | 61 | 1168 | 1662 | -6.8 | 5.6 | 524 | 11590 | 17850 | 0.1 | 2.4 |
| 8 | Randwick | 125 | 1115 | 1880 | -14.0 | 4.7 | 1472 | 12646 | 22580 | 0.1 | 2.3 |
| 9 | Sydney | 103 | 3336 | 5316 | -7.1 | 3.7 | 1059 | 30957 | 52762 | 0.5 | 3.3 |
| 10 | Waverley | 56 | 860 | 1379 | 9.5 | 7.2 | 584 | 9118 | 15417 | -0.6 | 1.7 |
| 11 | Woollahra | 45 | 517 | 943 | 1.4 | 3.5 | 477 | 5271 | 10681 | -0.3 | 1.9 |
| | **Middle Ring** | **2113** | **6253** | **12533** | **-2.5** | **6.9** | **24483** | **65898** | **140044** | **1.0** | **5.0** |
| 12 | Auburn | 144 | 578 | 1043 | 12.8 | 17.3 | 1682 | 5060 | 9812 | 2.3 | 9.6 |
| 13 | Bankstown | 340 | 234 | 1048 | 1.2 | 9.3 | 3968 | 3041 | 12709 | 1.2 | 6.4 |
| 14 | Burwood | 30 | 200 | 402 | 7.2 | 6.1 | 494 | 2073 | 4493 | 1.4 | 3.3 |
| 15 | Canterbury | 181 | 549 | 1232 | 0.8 | 2.5 | 2537 | 7555 | 16945 | 1.1 | 4.0 |
| 16 | Canada Bay | 102 | 606 | 1059 | -16.3 | 7.1 | 1230 | 5597 | 10623 | 0.8 | 8.1 |
| 17 | Hunters Hill | 15 | 32 | 66 | -13.2 | -16.5 | 216 | 393 | 888 | -0.6 | 0.5 |
| 18 | Hurstville | 108 | 244 | 573 | -9.6 | -5.1 | 1469 | 3458 | 7630 | 0.1 | 2.8 |
| 19 | Kogarah | 108 | 179 | 401 | -12.4 | 1.8 | 1009 | 2597 | 5176 | -0.2 | 4.7 |
| 20 | Ku-ring-gai | 192 | 283 | 618 | -15.0 | 1.8 | 2225 | 2449 | 6232 | 0.6 | 6.3 |
| 21 | Manly | 62 | 491 | 697 | 17.5 | 8.4 | 570 | 4106 | 6798 | 0.3 | 1.7 |
| 22 | Parramatta | 256 | 1006 | 1912 | 1.8 | 8.8 | 3275 | 9705 | 20119 | 1.8 | 6.2 |
| 23 | Rockdale | 202 | 559 | 1063 | 0.5 | 6.0 | 2042 | 6396 | 12005 | 0.8 | 4.5 |
| 24 | Ryde | 201 | 602 | 1105 | -11.6 | 8.9 | 1924 | 6460 | 12780 | 0.8 | 4.1 |
| 25 | Strathfield | 47 | 246 | 443 | -1.8 | 12.2 | 547 | 2553 | 4520 | 1.4 | 3.8 |
| 26 | Willoughby | 125 | 444 | 871 | -3.5 | 7.7 | 1295 | 4455 | 9314 | 0.9 | 2.1 |
| | **Outer Ring** | **6988** | **4762** | **17048** | **8.6** | **7.2** | **73206** | **48269** | **183313** | **1.1** | **4.4** |
| 27 | Baulkham Hills | 341 | 193 | 850 | -1.7 | 0.2 | 3703 | 1776 | 8917 | 0.9 | 3.9 |
| 28 | Blacktown | 1079 | 258 | 1902 | 9.6 | 12.8 | 11433 | 2845 | 20994 | 1.7 | 6.9 |
| 29 | Blue Mountains | 331 | 62 | 488 | -2.4 | -19.5 | 3524 | 757 | 5630 | 0.2 | 3.2 |
| 30 | Camden | 267 | 29 | 374 | 17.2 | 19.1 | 2147 | 157 | 3190 | 1.8 | 7.7 |
| 31 | Campbelltown | 550 | 119 | 958 | 16.5 | 17.4 | 5205 | 1126 | 10011 | 1.9 | 5.3 |
| 32 | Fairfield | 442 | 323 | 1243 | 19.9 | 14.7 | 5232 | 3924 | 14920 | 1.7 | 6.0 |
| 33 | Gosford | 585 | 389 | 1447 | 0.9 | -0.1 | 6176 | 3653 | 15067 | 0.0 | 1.7 |
| 34 | Hawkesbury | 195 | 49 | 430 | 14.4 | 13.5 | 2097 | 554 | 4638 | 1.2 | 4.0 |
| 35 | Holroyd | 197 | 406 | 987 | 7.4 | 5.4 | 2657 | 4560 | 11233 | 1.6 | 6.5 |
| 36 | Hornsby | 304 | 341 | 923 | -6.9 | 7.0 | 3221 | 3899 | 10468 | 1.5 | 3.6 |
| 37 | Liverpool | 482 | 325 | 1149 | 11.9 | 1.3 | 5107 | 4049 | 13691 | 0.8 | 4.4 |
| 38 | Penrith | 735 | 217 | 1488 | 13.2 | 18.6 | 6714 | 2337 | 15149 | 2.0 | 7.4 |
| 39 | Pittwater | 124 | 159 | 444 | 16.2 | 12.1 | 1298 | 1412 | 4300 | 0.7 | 2.6 |
| 40 | Sutherland | 277 | 761 | 1463 | -0.4 | 3.7 | 2965 | 7192 | 15110 | 0.2 | 1.9 |
| 41 | Warringah | 231 | 820 | 1317 | 17.4 | 5.1 | 2444 | 7272 | 13175 | 0.7 | 2.8 |
| 42 | Wollondilly | 113 | 16 | 192 | -0.5 | -4.0 | 1252 | 173 | 1996 | 1.0 | 3.0 |
| 43 | Wyong | 735 | 295 | 1393 | 16.9 | 9.6 | 8031 | 2583 | 14824 | 0.6 | 2.9 |
| | **Rest of GMR** | **3026** | **1943** | **7388** | **-7.0** | **10.1** | **29031** | **19190** | **72658** | **0.9** | **3.6** |
| 44 | Cessnock | 321 | 107 | 536 | 14.0 | 18.6 | 2607 | 861 | 4384 | 0.5 | 6.0 |
| 45 | Kiama | 57 | 29 | 137 | 3.8 | -6.2 | 626 | 311 | 1510 | -0.5 | 5.1 |
| 46 | Lake Macquarie | 658 | 213 | 1231 | 6.0 | 14.7 | 6482 | 2274 | 12926 | 0.7 | 2.5 |
| 47 | Maitland | 440 | 125 | 728 | 7.1 | 17.8 | 3294 | 1261 | 6042 | 1.6 | 6.1 |
| 48 | Newcastle | 643 | 560 | 2179 | -19.7 | 16.8 | 6181 | 5174 | 19937 | 1.7 | 3.4 |
| 49 | Port Stephens | 255 | 117 | 529 | -0.2 | -6.4 | 2620 | 1039 | 5440 | -0.5 | 2.4 |
| 50 | Shellharbour | 208 | 77 | 408 | 18.3 | 8.8 | 2005 | 917 | 4271 | 0.6 | 2.4 |
| 51 | Wollongong | 436 | 714 | 1631 | -14.7 | 1.5 | 5166 | 7329 | 18039 | 0.7 | 3.8 |
| | **NEW SOUTH WALES** | **21456** | **26535** | **69416** | **-0.7** | **5.7** | **209753** | **265615** | **719137** | **0.8** | **3.9** |

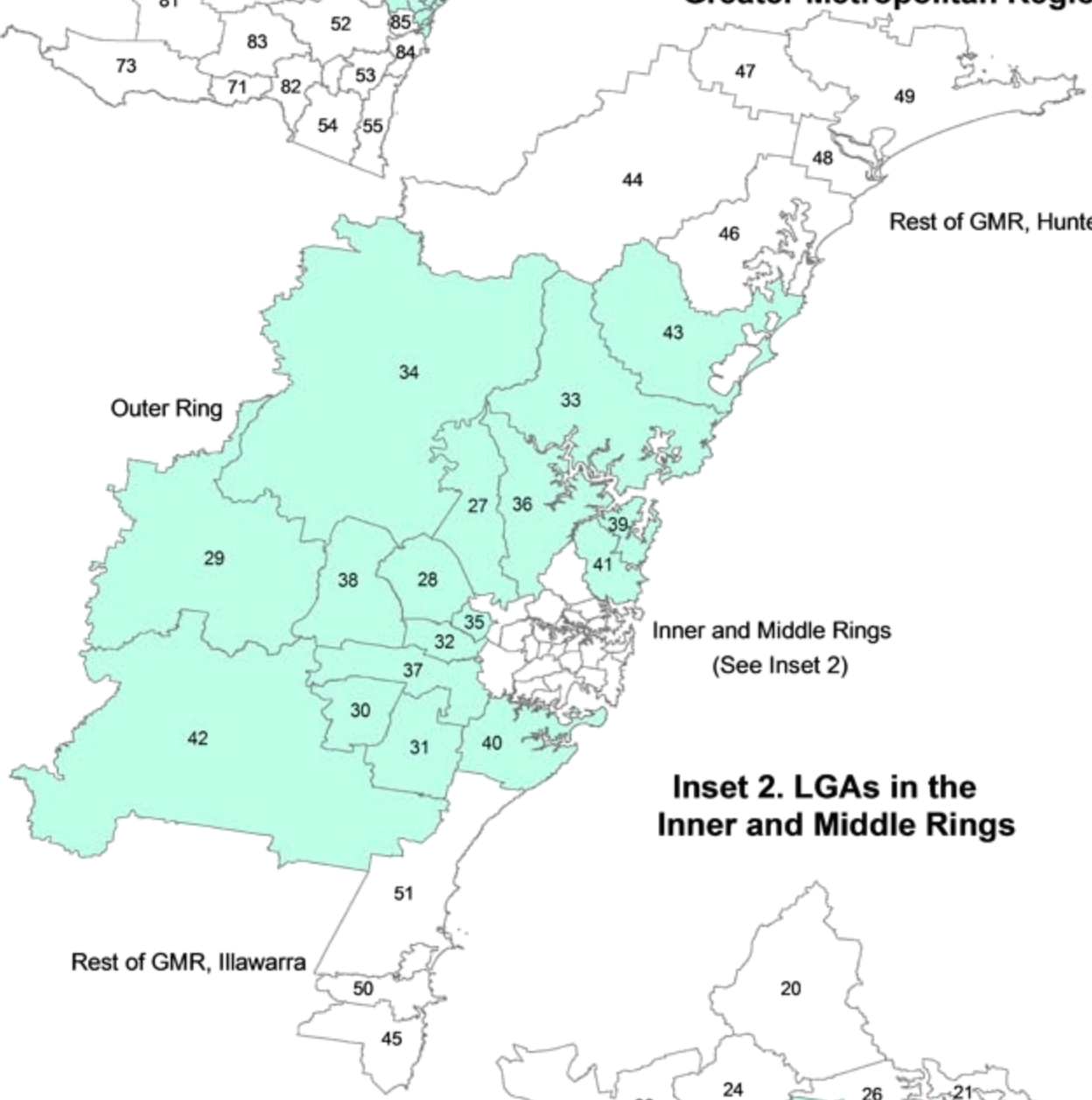
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other ' dwelling types.

## Statistical Areas Level 3 (SA3) in NSW

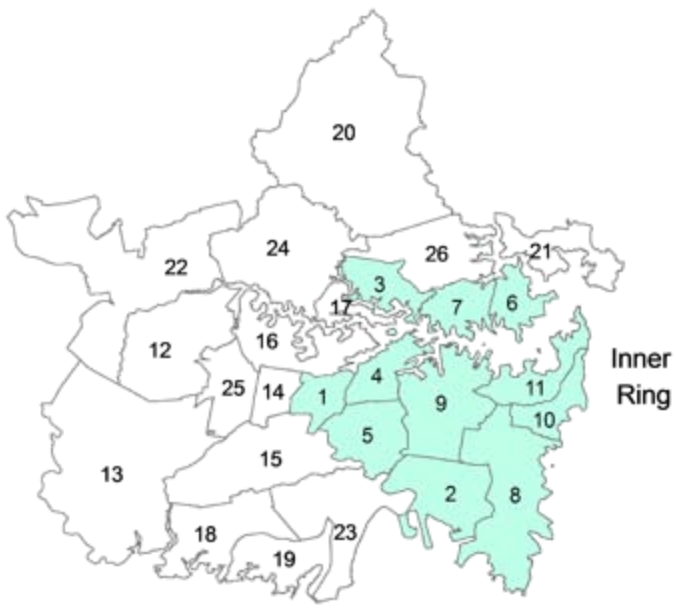
The numbers on the map left refer to the SA3 indices in the left margin of Tables 5, 6, 11 and 12. The numbers on the insets refer to LGA indices in the Greater Metropolitan Region Tables.




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




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




Plese refer to Explanatory Notes , page 15

## Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — March Quarter 2013

| | Local Government Area and Code (a) | First Quartile $'000s | Median $'000s | Third Quartile $'000s | Mean $'000s | Change in Median Qtly % | Change in Median Ann % |
|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **400** | **532** | **725** | **630** | **-5.0** | **-0.6** |
| | **Inner Ring** | **543** | **700** | **980** | **884** | **-3.7** | **-0.4** |
| 1 | Ashfield | 450 | 535 | 790 | 656 | -0.7 | 3.3 |
| 2 | Botany Bay | 425 | 595 | 719 | 615 | -8.5 | -3.0 |
| 3 | Lane Cove | 505 | 688 | 1244 | 929 | -5.2 | 3.0 |
| 4 | Leichhardt | 725 | 850 | 1050 | 904 | -0.6 | 1.0 |
| 5 | Marrickville | 497 | 677 | 853 | 681 | 0.1 | 4.0 |
| 6 | Mosman | 605 | 849 | 1750 | 1381 | -6.8 | -6.0 |
| 7 | North Sydney | 595 | 760 | 1050 | 911 | 5.4 | 9.4 |
| 8 | Randwick | 580 | 730 | 1111 | 934 | 1.0 | 6.2 |
| 9 | Sydney | 495 | 620 | 770 | 670 | -5.3 | -4.2 |
| 10 | Waverley | 635 | 807 | 1226 | 1013 | -5.6 | -5.9 |
| 11 | Woollahra | 750 | 1200 | 2025 | 1588 | 0.0 | 5.7 |
| | **Middle Ring** | **455** | **583** | **796** | **686** | **-6.0** | **-0.9** |
| 12 | Auburn | 382 | 479 | 565 | 493 | -7.0 | -1.2 |
| 13 | Bankstown | 420 | 520 | 600 | 512 | -3.7 | 2.0 |
| 14 | Burwood | 554 | 673 | 918 | 774 | 3.5 | 12.5 |
| 15 | Canterbury | 338 | 488 | 630 | 508 | -8.0 | 12.8 |
| 16 | Canada Bay | 560 | 645 | 860 | 744 | -9.2 | -7.2 |
| 17 | Hunters Hill | 830 | 1100 | 1353 | 1236 | 22.9 | 25.4 |
| 18 | Hurstville | 475 | 620 | 787 | 668 | 0.0 | 0.0 |
| 19 | Kogarah | 475 | 597 | 872 | 728 | -18.2 | -4.1 |
| 20 | Ku-ring-gai | 719 | 938 | 1289 | 1052 | -7.6 | -0.2 |
| 21 | Manly | 639 | 924 | 1380 | 1088 | 0.4 | 1.5 |
| 22 | Parramatta | 384 | 462 | 590 | 493 | -5.5 | -0.6 |
| 23 | Rockdale | 437 | 529 | 661 | 579 | -6.5 | -6.4 |
| 24 | Ryde | 496 | 650 | 875 | 710 | -12.8 | -6.4 |
| 25 | Strathfield | 430 | 523 | 1035 | 809 | -10.9 | -5.4 |
| 26 | Willoughby | 628 | 845 | 1261 | 990 | -12.0 | 6.3 |
| | **Outer Ring** | **355** | **455** | **615** | **510** | **0.0** | **3.4** |
| 27 | Baulkham Hills | 611 | 686 | 810 | 722 | 1.6 | 3.2 |
| 28 | Blacktown | 336 | 413 | 500 | 423 | 1.6 | 4.4 |
| 29 | Blue Mountains | 332 | 404 | 470 | 411 | 4.9 | 7.2 |
| 30 | Camden | 414 | 480 | 545 | 487 | 6.1 | 7.4 |
| 31 | Campbelltown | 300 | 340 | 390 | 349 | -1.8 | 3.2 |
| 32 | Fairfield | 359 | 435 | 500 | 434 | 1.6 | 4.8 |
| 33 | Gosford | 333 | 407 | 530 | 449 | -0.7 | 5.9 |
| 34 | Hawkesbury | 347 | 407 | 545 | 467 | -1.9 | -4.2 |
| 35 | Holroyd | 369 | 450 | 538 | 462 | 1.6 | 9.8 |
| 36 | Hornsby | 558 | 700 | 836 | 706 | -1.3 | 1.4 |
| 37 | Liverpool | 350 | 420 | 520 | 438 | -2.8 | -2.3 |
| 38 | Penrith | 317 | 365 | 443 | 384 | -1.1 | 1.4 |
| 39 | Pittwater | 645 | 884 | 1050 | 917 | 4.6 | 3.3 |
| 40 | Sutherland | 490 | 620 | 760 | 646 | -4.5 | -1.6 |
| 41 | Warringah | 510 | 680 | 880 | 724 | -11.2 | -11.2 |
| 42 | Wollondilly | 345 | 435 | 545 | 463 | 0.0 | 4.6 |
| 43 | Wyong | 270 | 338 | 408 | 354 | 3.9 | 0.8 |
| | **Rest of GMR** | **320** | **385** | **490** | **415** | **0.0** | **1.3** |
| 44 | Cessnock | 240 | 289 | 357 | 314 | 4.9 | 4.2 |
| 45 | Kiama | 427 | 510 | 613 | 535 | -1.0 | -1.9 |
| 46 | Lake Macquarie | 320 | 385 | 480 | 405 | -1.0 | 0.7 |
| 47 | Maitland | 310 | 370 | 450 | 384 | 5.7 | 2.8 |
| 48 | Newcastle | 338 | 400 | 520 | 449 | 0.0 | 3.9 |
| 49 | Port Stephens | 310 | 372 | 460 | 390 | 1.2 | 1.9 |
| 50 | Shellharbour | 327 | 379 | 465 | 408 | 1.6 | 6.8 |
| 51 | Wollongong | 322 | 410 | 510 | 426 | -2.4 | -1.2 |
| | **NEW SOUTH WALES** | **330** | **450** | **628** | **533** | **-3.2** | **2.3** |

(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 9. Sale Prices — Greater Metropolitan Region — Non Strata — March Quarter 2013

| | Local Government Area and Code (a) | First Quartile $'000s | Median $'000s | Third Quartile $'000s | Mean $'000s | Change in Median Qtly % | Change in Median Ann % |
|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **420** | **589** | **840** | **706** | **-5.8** | **0.5** |
| | **Inner Ring** | **860** | **1113** | **1600** | **1375** | **2.2** | **5.5** |
| 1 | Ashfield | 780 | 915 | 1155 | 982 | 4.6 | 7.0 |
| 2 | Botany Bay | 718 | 825 | 950 | 844 | 0.2 | 3.1 |
| 3 | Lane Cove | 1140 | 1300 | 1800 | 1451 | -3.7 | -6.9 |
| 4 | Leichhardt | 815 | 902 | 1100 | 991 | -5.3 | -6.8 |
| 5 | Marrickville | 720 | 841 | 936 | 831 | 3.1 | 9.9 |
| 6 | Mosman | 1775 | 2375 | 3185 | 2687 | 20.3 | 8.0 |
| 7 | North Sydney | 1177 | 1451 | 1850 | 1548 | 9.3 | 18.9 |
| 8 | Randwick | 1057 | 1395 | 1650 | 1492 | 17.5 | 11.6 |
| 9 | Sydney | 785 | 920 | 1149 | 990 | 1.4 | 6.1 |
| 10 | Waverley | 1250 | 1575 | 2040 | 1673 | -6.6 | 0.0 |
| 11 | Woollahra | 1400 | 2010 | 2755 | 2381 | 0.5 | 15.9 |
| | **Middle Ring** | **600** | **785** | **1060** | **897** | **-3.1** | **3.8** |
| 12 | Auburn | 500 | 570 | 699 | 604 | -12.4 | -7.4 |
| 13 | Bankstown | 500 | 573 | 636 | 574 | -1.2 | 4.2 |
| 14 | Burwood | 800 | 953 | 1285 | 1022 | 5.5 | 1.7 s |
| 15 | Canterbury | 560 | 646 | 780 | 664 | -5.3 | -0.6 |
| 16 | Canada Bay | 870 | 1000 | 1290 | 1078 | -8.0 | -0.5 |
| 17 | Hunters Hill | 1105 | 1553 | 2000 | 1709 s | 5.8 s | 0.5 s |
| 18 | Hurstville | 670 | 790 | 890 | 846 | 5.3 | 5.7 |
| 19 | Kogarah | 760 | 915 | 1235 | 999 | -0.8 | 5.2 |
| 20 | Ku-ring-gai | 940 | 1180 | 1490 | 1277 | -1.7 | 2.6 |
| 21 | Manly | 1211 | 1500 | 1900 | 1642 | 1.7 | 17.6 |
| 22 | Parramatta | 518 | 606 | 685 | 619 | -2.1 | 7.0 |
| 23 | Rockdale | 665 | 770 | 875 | 787 | -2.7 | 4.3 |
| 24 | Ryde | 827 | 910 | 1070 | 965 | 1.1 | 5.8 |
| 25 | Strathfield | 980 | 1286 | 1680 | 1412 | -0.5 | 16.9 |
| 26 | Willoughby | 1105 | 1270 | 1560 | 1375 | -2.7 | -0.6 |
| | **Outer Ring** | **378** | **480** | **660** | **545** | **-1.0** | **2.0** |
| 27 | Baulkham Hills | 657 | 732 | 850 | 769 | 1.5 | 1.7 |
| 28 | Blacktown | 368 | 430 | 528 | 444 | 1.1 | 3.6 |
| 29 | Blue Mountains | 335 | 416 | 470 | 415 | 6.5 | 7.6 |
| 30 | Camden | 425 | 485 | 548 | 495 | 5.4 | 6.6 |
| 31 | Campbelltown | 320 | 352 | 414 | 368 | -2.2 | 2.9 |
| 32 | Fairfield | 420 | 460 | 530 | 480 | 1.1 | 4.5 |
| 33 | Gosford | 360 | 440 | 567 | 484 | 0.0 | 7.3 |
| 34 | Hawkesbury | 370 | 440 | 608 | 495 | -2.2 | -4.5 |
| 35 | Holroyd | 460 | 520 | 587 | 530 | 2.5 | 6.1 |
| 36 | Hornsby | 684 | 766 | 880 | 798 | 1.4 | 2.1 |
| 37 | Liverpool | 400 | 475 | 545 | 482 | 1.1 | 2.2 |
| 38 | Penrith | 352 | 398 | 472 | 419 | -0.5 | 2.1 |
| 39 | Pittwater | 890 | 990 | 1265 | 1109 | 4.2 | 4.8 |
| 40 | Sutherland | 640 | 738 | 872 | 777 | -4.2 | -0.3 |
| 41 | Warringah | 822 | 900 | 1053 | 957 | -2.7 | 0.0 |
| 42 | Wollondilly | 355 | 442 | 550 | 472 | -1.8 | 3.9 |
| 43 | Wyong | 285 | 355 | 425 | 370 | 6.0 | 2.7 |
| | **Rest of GMR** | **333** | **408** | **509** | **432** | **1.9** | **2.1** |
| 44 | Cessnock | 242 | 297 | 370 | 322 | 5.5 | 4.9 |
| 45 | Kiama | 484 | 553 | 673 | 585 | -1.8 | -2.2 |
| 46 | Lake Macquarie | 332 | 400 | 491 | 419 | 0.0 | 2.0 |
| 47 | Maitland | 320 | 380 | 455 | 392 | 4.9 | 4.1 |
| 48 | Newcastle | 350 | 415 | 525 | 463 | -1.9 | 2.8 |
| 49 | Port Stephens | 330 | 390 | 480 | 414 | 1.3 | 1.6 |
| 50 | Shellharbour | 345 | 395 | 490 | 418 | 0.0 | 0.1 |
| 51 | Wollongong | 349 | 450 | 560 | 462 | -2.2 | -0.4 |
| | **NEW SOUTH WALES** | **333** | **449** | **656** | **554** | **-3.4** | **2.5** |

(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 — March Quarter 2013

| | Local Government Area and Code (a) | First Quartile $'000s | Median $'000s | Third Quartile $'000s | Mean $'000s | | Change in Median Qtly % | | Change in Median Ann % | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **GREATER SYDNEY** | **380** | **491** | **620** | **529** | | **-1.8** | | **1.2** | |
| | **Inner Ring** | **495** | **615** | **750** | **672** | | **0.0** | | **2.1** | |
| 1 | Ashfield | 430 | 475 | 538 | 482 | | -1.7 | | 5.6 | |
| 2 | Botany Bay | 418 | 509 | 622 | 524 | | -7.5 | | -14.2 | |
| 3 | Lane Cove | 485 | 525 | 658 | 568 | | 1.0 | | 1.0 | |
| 4 | Leichhardt | 530 | 693 | 874 | 753 | | 9.9 | | 6.9 | |
| 5 | Marrickville | 405 | 490 | 612 | 503 | | -3.9 | | 4.3 | |
| 6 | Mosman | 520 | 700 | 870 | 791 | | 11.6 | | 12.9 | |
| 7 | North Sydney | 570 | 695 | 870 | 772 | | 6.9 | | 5.7 | |
| 8 | Randwick | 525 | 620 | 730 | 654 | | 1.6 | | 5.1 | |
| 9 | Sydney | 472 | 585 | 690 | 618 | | -4.9 | | -2.5 | |
| 10 | Waverley | 614 | 677 | 817 | 700 | | -1.9 | | 3.4 | |
| 11 | Woollahra | 615 | 775 | 1265 | 1037 | | -7.5 | | -7.2 | |
| | **Middle Ring** | **395** | **485** | **591** | **513** | | **-2.0** | | **0.0** | |
| 12 | Auburn | 345 | 420 | 501 | 432 | | -2.3 | | 1.8 | |
| 13 | Bankstown | 322 | 360 | 435 | 379 | | -4.3 | | -4.3 | |
| 14 | Burwood | 480 | 572 | 650 | 565 | | -1.1 | | 3.9 | |
| 15 | Canterbury | 295 | 352 | 455 | 378 | | 3.5 | | 15.2 | |
| 16 | Canada Bay | 530 | 600 | 701 | 624 | | -2.9 | | -4.0 | |
| 17 | Hunters Hill | 655 | 900 | 1100 | 874 | | 56.5 | s | 69.5 | s |
| 18 | Hurstville | 415 | 480 | 587 | 499 | | 6.7 | | 6.7 | |
| 19 | Kogarah | 455 | 490 | 565 | 509 | | -0.5 | | -0.1 | |
| 20 | Ku-ring-gai | 560 | 650 | 740 | 671 | | -5.1 | | 1.2 | |
| 21 | Manly | 545 | 710 | 923 | 780 | | 1.4 | | 4.0 | |
| 22 | Parramatta | 346 | 398 | 460 | 406 | | -4.1 | | -1.7 | |
| 23 | Rockdale | 420 | 473 | 537 | 480 | | -0.4 | | 4.2 | |
| 24 | Ryde | 450 | 525 | 627 | 539 | | 1.0 | | 3.8 | |
| 25 | Strathfield | 409 | 457 | 507 | 463 | | 1.4 | | 3.8 | |
| 26 | Willoughby | 568 | 635 | 730 | 654 | | 1.8 | | 6.4 | |
| | **Outer Ring** | **300** | **392** | **510** | **415** | | **2.6** | | **5.9** | |
| 27 | Baulkham Hills | 507 | 545 | 610 | 546 | | -0.6 | | 7.9 | |
| 28 | Blacktown | 285 | 323 | 392 | 339 | | -3.2 | | 7.7 | |
| 29 | Blue Mountains | 285 | 368 | 385 | 350 | s | 17.8 | s | 3.2 | s |
| 30 | Camden | 314 | 353 | 420 | 376 | s | 2.3 | s | 17.6 | s |
| 31 | Campbelltown | 238 | 265 | 291 | 268 | | 0.0 | | 1.5 | |
| 32 | Fairfield | 260 | 285 | 335 | 296 | | 1.8 | | 7.0 | |
| 33 | Gosford | 275 | 315 | 396 | 351 | | -3.7 | | -2.6 | |
| 34 | Hawkesbury | 285 | 314 | 350 | 314 | | 5.7 | | 0.4 | s |
| 35 | Holroyd | 314 | 345 | 410 | 362 | | 1.4 | | 4.9 | |
| 36 | Hornsby | 440 | 495 | 567 | 503 | | 1.9 | | 4.2 | |
| 37 | Liverpool | 260 | 313 | 357 | 311 | | 2.5 | | 9.3 | |
| 38 | Penrith | 254 | 295 | 318 | 285 | | -1.7 | | 2.1 | |
| 39 | Pittwater | 510 | 571 | 690 | 604 | | 0.7 | | -2.8 | |
| 40 | Sutherland | 425 | 490 | 563 | 509 | | -2.0 | | 0.6 | |
| 41 | Warringah | 449 | 522 | 615 | 540 | | -1.4 | | 2.4 | |
| 42 | Wollondilly | - | - | - | - | | - | | - | |
| 43 | Wyong | 235 | 264 | 315 | 280 | | 2.5 | | -2.6 | |
| | **Rest of GMR** | **271** | **330** | **408** | **352** | | **-1.5** | | **1.5** | |
| 44 | Cessnock | 195 | 241 | 285 | 243 | s | 0.0 | s | -12.7 | s |
| 45 | Kiama | 308 | 380 | 410 | 371 | s | 0.0 | | 8.6 | s |
| 46 | Lake Macquarie | 225 | 302 | 365 | 308 | | -1.1 | | -7.2 | |
| 47 | Maitland | 255 | 285 | 313 | 284 | s | 7.5 | | 1.8 | s |
| 48 | Newcastle | 290 | 351 | 475 | 404 | | -2.2 | | 4.8 | |
| 49 | Port Stephens | 215 | 297 | 348 | 300 | | -4.2 | | 4.2 | |
| 50 | Shellharbour | 261 | 304 | 367 | 357 | | -0.8 | | 7.5 | |
| 51 | Wollongong | 282 | 340 | 425 | 357 | | -5.4 | | -4.0 | |
| | **NEW SOUTH WALES** | **330** | **455** | **595** | **489** | | **-2.1** | | **3.4** | |

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

## Table 11. Sale Prices — Rural Statistical Areas Level 3 — All Dwellings — March Quarter 2013

| | Rural SA3 and Code (a) | First Quartile $'000s | Median $'000s | Third Quartile $'000s | Mean $'000s | Change in Median Qtly % | Change in Median Ann % |
|---|---|---|---|---|---|---|---|
| | **REST OF NSW** | **225** | **308** | **410** | **330** | **-2.9** | **2.6** |
| 52 | Goulburn - Yass | 230 | 295 | 390 | 324 | 4.9 | 7.3 |
| 53 | Queanbeyan | 320 | 465 | 610 | 481 | 4.5 | 1.3 |
| 54 | Snowy Mountains | 180 | 264 | 375 | 294 | 7.8 | 25.7 |
| 55 | South Coast | 249 | 335 | 408 | 339 | 0.8 | 4.7 |
| 56 | Bathurst | 248 | 315 | 395 | 324 | -7.4 | 6.8 |
| 57 | Lachlan Valley | 121 | 185 | 265 | 204 | -7.5 | -2.6 |
| 58 | Lithgow - Mudgee | 191 | 276 | 390 | 289 | -12.4 | -6.4 |
| 59 | Orange | 263 | 325 | 405 | 341 | 0.9 | 4.3 |
| 60 | Clarence Valley | 227 | 286 | 365 | 299 | -4.2 | -8.5 |
| 61 | Coffs Harbour | 280 | 355 | 437 | 365 | -6.6 | -4.1 |
| 62 | Bourke - Cobar - Coonamble | 100 | 153 | 235 | 241 | 3.0 | 22.0 |
| 63 | Broken Hill and Far West | 80 | 115 | 150 | 124 | 0.0 | -4.2 |
| 64 | Dubbo | 175 | 237 | 298 | 243 | -3.3 | 0.9 |
| 65 | Lower Hunter | 245 | 320 | 400 | 349 | 4.1 | 3.2 |
| 66 | Upper Hunter | 243 | 320 | 399 | 325 | -5.1 | 6.7 |
| 67 | Great Lakes | 255 | 321 | 400 | 330 | 0.2 | 3.4 |
| 68 | Kempsey - Nambucca | 213 | 264 | 375 | 288 | -5.9 | -7.5 |
| 69 | Port Macquarie | 285 | 357 | 430 | 366 | -4.8 | -6.5 |
| 70 | Taree - Gloucester | 218 | 273 | 350 | 286 | 4.4 | 0.9 |
| 71 | Albury | 186 | 238 | 321 | 252 | -13.5 | -6.7 |
| 72 | Lower Murray | 96 | 191 | 265 | 193 | 3.0 | 3.0 |
| 73 | Upper Murray exc. Albury | 155 | 198 | 267 | 215 | -9.2 | -10.8 |
| 74 | Armidale | 240 | 309 | 389 | 309 | -1.5 | 10.4 |
| 75 | Inverell - Tenterfield | 165 | 200 | 265 | 231 | 0.0 | -0.5 |
| 76 | Moree - Narrabri | 190 | 235 | 370 | 263 | 34.3 | 8.8 |
| 77 | Tamworth - Gunnedah | 205 | 285 | 350 | 283 | 2.5 | 7.5 |
| 78 | Richmond Valley - Coastal | 395 | 500 | 640 | 527 | 6.4 | 6.4 |
| 79 | Richmond Valley - Hinterland | 225 | 285 | 349 | 298 | -1.7 | 0.0 |
| 80 | Tweed Valley | 315 | 400 | 513 | 436 | 4.4 | 3.4 |
| 81 | Griffith - Murrumbidgee (West) | 146 | 220 | 300 | 233 | -4.3 | -1.1 |
| 82 | Tumut - Tumbarumba | 140 | 193 | 279 | 207 | 4.3 | -12.3 |
| 83 | Wagga Wagga | 199 | 265 | 350 | 281 | -3.6 | 6.0 |
| 84 | Shoalhaven | 275 | 350 | 446 | 373 | 0.0 | 6.4 |
| 85 | Southern Highlands | 355 | 450 | 623 | 511 | -3.2 | 2.9 |

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

## Table 12. Sale Prices — Rural Statistical Areas Level 3 — March Quarter 2013

| | Rural SA3 and Code (a) | Non Strata First Quartile $'000s | Non Strata Median $'000s | Non Strata Third Quartile $'000s | Non Strata Mean $'000s | Non Strata Change in Median Qtly % | Non Strata Change in Median Ann % | Strata First Quartile $'000s | Strata Median $'000s | Strata Third Quartile $'000s | Strata Mean $'000s | Strata Change in Median Qtly % | Strata Change in Median Ann % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **REST OF NSW** | **231** | **319** | **420** | **340** | **-1.8** | **2.1** | **200** | **255** | **333** | **275** | **-5.6** | **-5.6** |
| 52 | Goulburn - Yass | 233 | 300 | 400 | 331 | 3.4 | 7.5 | 190 | 233 | 272 | 228 s | 43.5 s | 13.4 s |
| 53 | Queanbeyan | 445 | 535 | 665 | 561 | -0.7 | -4.0 | 248 | 280 | 371 | 305 | -15.2 | -5.9 |
| 54 | Snowy Mountains | 187 | 264 | 375 | 310 | -1.9 | 3.5 | 109 | 260 | 372 | 244 s | 42.5 s | 36.8 s |
| 55 | South Coast | 275 | 355 | 429 | 361 | -1.4 | 0.0 | 180 | 220 | 258 | 236 | 3.0 | -20.0 |
| 56 | Bathurst | 262 | 325 | 410 | 338 | -8.5 | -3.0 | 192 | 220 | 275 | 231 s | -4.3 s | 3.0 s |
| 57 | Lachlan Valley | 121 | 185 | 272 | 206 | -6.6 | -2.6 | - | - | - | - | - | - |
| 58 | Lithgow - Mudgee | 191 | 280 | 395 | 294 | -11.1 | -5.7 | - | - | - | - | - | - |
| 59 | Orange | 279 | 339 | 410 | 350 | 1.8 | 4.2 | 181 | 225 | 263 | 233 s | -4.9 s | -0.7 s |
| 60 | Clarence Valley | 227 | 283 | 370 | 303 | -5.7 | -10.0 | 232 | 310 | 344 | 271 s | 8.8 s | 8.8 s |
| 61 | Coffs Harbour | 318 | 380 | 460 | 395 | -3.9 | -1.3 | 216 | 260 | 318 | 270 | -5.5 | -2.4 |
| 62 | Bourke - Cobar - Coonamble | 100 | 153 | 235 | 241 | 2.3 | 23.2 | - | - | - | - | - | - |
| 63 | Broken Hill and Far West | 80 | 117 | 150 | 124 | 1.7 | -2.5 | - | - | - | - | - | - |
| 64 | Dubbo | 178 | 241 | 303 | 246 | -1.6 | 2.6 | - | - | - | - | - | - |
| 65 | Lower Hunter | 250 | 330 | 420 | 359 | 3.5 | 0.0 | 196 | 248 | 295 | 250 s | 0.6 s | -10.5 |
| 66 | Upper Hunter | 250 | 322 | 400 | 329 | -6.7 | 4.7 | - | - | - | - | - | - |
| 67 | Great Lakes | 281 | 353 | 435 | 362 | -3.4 | 4.9 | 187 | 255 | 325 | 261 | 5.8 | -3.0 |
| 68 | Kempsey - Nambucca | 224 | 285 | 379 | 298 | -0.6 | -0.9 | 165 | 210 | 249 | 221 s | 0.0 s | -23.1 s |
| 69 | Port Macquarie | 339 | 390 | 455 | 403 | 1.3 | -2.9 | 201 | 255 | 286 | 257 | -10.5 | -12.1 |
| 70 | Taree - Gloucester | 225 | 278 | 350 | 290 | 3.4 | -0.9 | 188 | 230 | 350 | 269 | 6.0 s | -2.1 s |
| 71 | Albury | 198 | 250 | 340 | 267 | -12.6 | -8.8 | 110 | 190 | 220 | 180 | 3.3 | -5.5 |
| 72 | Lower Murray | 96 | 193 | 265 | 196 | -3.8 | -1.3 s | - | - | - | - | - | - |
| 73 | Upper Murray exc. Albury | 155 | 200 | 268 | 217 | -8.0 | -8.5 | 150 | 167 | 210 | 207 s | -26.0 s | -32.0 s |
| 74 | Armidale | 260 | 320 | 398 | 324 | 1.1 | 10.3 | 140 | 168 | 240 | 183 s | - | -9.2 s |
| 75 | Inverell - Tenterfield | 165 | 198 | 260 | 211 | -1.3 | -1.3 | - | - | - | - | - | - |
| 76 | Moree - Narrabri | 190 | 243 | 371 | 266 | 34.7 | 5.4 | - | - | - | - | - | - |
| 77 | Tamworth - Gunnedah | 210 | 290 | 350 | 286 | 3.1 | 7.4 | 180 | 206 | 245 | 231 s | 10.3 s | 12.1 s |
| 78 | Richmond Valley - Coastal | 430 | 533 | 675 | 574 | 2.9 | 6.2 | 295 | 390 | 480 | 408 | -0.8 | 2.0 |
| 79 | Richmond Valley - Hinterland | 230 | 290 | 350 | 303 | -3.3 | -5.8 | 200 | 235 | 288 | 250 s | 13.9 s | 2.2 s |
| 80 | Tweed Valley | 390 | 465 | 580 | 510 | 10.2 | 4.3 | 248 | 296 | 367 | 312 | -7.5 | 0.0 |
| 81 | Griffith - Murrumbidgee (West) | 141 | 220 | 306 | 234 | -5.6 | -2.2 | - | - | - | - | - | - |
| 82 | Tumut - Tumbarumba | 140 | 193 | 279 | 207 | 1.6 | -12.3 | - | - | - | - | - | - |
| 83 | Wagga Wagga | 210 | 273 | 364 | 286 | -3.2 | 6.0 | 150 | 194 | 235 | 196 s | 4.6 s | -12.8 s |
| 84 | Shoalhaven | 283 | 355 | 450 | 379 | -0.9 | 6.8 | 223 | 248 | 335 | 283 s | -12.2 | -4.1 s |
| 85 | Southern Highlands | 385 | 465 | 630 | 526 | 0.0 | 8.1 | 308 | 350 | 515 | 402 s | -19.7 s | -22.2 |

(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 (LPI), a division of the Department of Finance and Services NSW.

2. The geographic areas for reporting data are based on the Australian Statistical Geography Standard (ASGS) of the Australian Bureau of Statistics (ABS) (2011) and on the Australian Standard Geographical Classification (ASGC) of the ABS (2006). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2006) and then aggregated to the Local Government Area (LGA). The address of each dwelling is also coded to the Statistical Area Level 2 (SA2) under the ASGS (2011) and then aggregated to Statistical Areas Level 3 and Level 4 (SA3, SA4). Of the 28 SA4s in NSW, 15 aggregate to Greater Sydney and 13 aggregate to the Rest of NSW. The combined area of Greater Sydney and the LGAs of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama is defined as the 'Greater Metropolitan Region (GMR)'. 'Rest of NSW' as used in this publication is that part of the state not in the GMR. The LGAs in Greater Sydney are also 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 the 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 the 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

Changes were introduced into the September 2012 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Statistical Geographic Framework described in the Australian Statistical Geography Standard (ASGS) (2011). Details of the new ASGS are available at www.abs.gov.au, cat. no.1270.0.55.001. The changes incorporated into the report are:

1. The Sydney region is now referred to as "Greater Sydney" and is defined as the aggregation of 15 Statistical Areas Level 4 (SA4) of the ASGS (2011). Greater Sydney approximates the Sydney Statistical Division (SD) under the former ASGC (2006) although the boundaries are not exactly coincident (the differences are marginal).

2. The Greater Metropolitan Region (GMR) is now defined as Greater Sydney combined with the Local Government Areas (LGAs) of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama.

3. "Rest of NSW" as used in this publication is that part of NSW that is not in the GMR. Rent and sales statistics in "Rest of NSW" are now reported by Statistical Area Level 3 (SA3) of the ASGS (2011) rather than by Statistical Subdivisions of the ASGC (2006).

4. Cessnock and Kiama LGAs are reported in both the GMR and the "Rest of NSW" figures due to the boundaries of the Lower Hunter and Southern Highlands SA3s crossing the boundary of the GMR.

There have been no changes to Local Government Area boundaries from the previous (2005) framework.

A trend series of median rents and median sales 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 March 1990 quarter for rents and March 1991 for sales.

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