

Rent and Sales Report

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Rent: September quarter 2010
Sales: June quarter 2010

Changes to the geography

A number of changes to the geography used in the Report were introduced into the December 2007 issue. See page 15 for details.

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Rent and Sales Summary

Rent: September Quarter 2010

Trends for new bonds at state and regional levels

During the September 2010 quarter the median rent for all dwellings increased by \$10 to \$420 in the Sydney Statistical Division (SD). The median rent increased by \$10 to \$360 in the Outer Ring, but remained unchanged in the Inner Ring (\$500), and the Middle Ring (\$420). Compared to the previous year, the median rent increased in the Sydney SD by \$25, in the Inner Ring by \$40, and in both the Middle Ring and the Outer Ring by \$20.

Over the year the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the Inner Ring (10.0%), followed by the Rest of GMR (8.0%), the Middle Ring (6.8%) and the Outer Ring (6.1%). Over the quarter, the median rent increased in the Inner Ring by 1.9%, the Middle Ring by 1.3%, the Outer Ring by 2.9% and the Rest of GMR by 3.8%.

Over the year the median rent for three bedroom separate houses increased in the Inner Ring by 11.1%, in the Middle Ring by 6.7%, in the Outer Ring by 9.1%, and in the Rest of GMR by 10.0%. Over the quarter the median rent increased in the Middle Ring by 2.1%, the Outer Ring by 2.9%, the Rest of GMR by 3.1%, but remained unchanged in the Inner Ring.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by 5.0%, in the Middle Ring by 2.9%, in the Outer Ring by 4.0% and in the Rest of GMR by 8.6%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 2.6% in the Middle Ring to 15.4% in the Outer Ring. The median rent increased in the Rest of GMR by 7.7%. Over the quarter the median rent increased in the Inner Ring by 3.6%, the Middle Ring by 1.3%, the Outer Ring by 4.3% and the Rest of GMR by 1.8%.

Outside the GMR the median rent for two bedroom flats/units increased by 2.6% over the quarter, and 8.3% over the year. The median rent for three bedroom separate houses increased by 3.8% over the quarter, and 8.0% over the year.

Over the quarter, the number of new bonds lodged increased across the State, ranging from 7.6% in the Outer Ring to 11.5% in the Inner Ring. Over the year the number of new bonds lodged increased in the Middle Ring by 0.1%, in the Outer Ring by 3.1%, the Rest of GMR by 1.6%, but fell in the Inner Ring by 0.8%.

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 Ku-ring-gai (18.0%), Fairfield (12.5%), and Waverley (11.1%). Six of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 7 LGAs with 10% or more increases for the previous quarter (June 2010). Within the Rest of GMR the biggest annual increase was 25.0% in Maitland.

Over the year thirteen LGAs experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with 14 LGAs recording 10% or more increases in the June quarter. The largest increases were observed in Leichhardt (18.3%), Willoughby (18.1%), and Kogarah (15.6%). Within the Rest of GMR the largest annual increase was recorded in Cessnock at 12.0%.

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 Ku-ring-gai (18.8%), Rockdale (15.8%), and Sutherland (15.4%). Within the Rest of GMR the largest annual increase was recorded in Wollongong at 11.8%.

Trends in Median Rents – Sydney and NSW

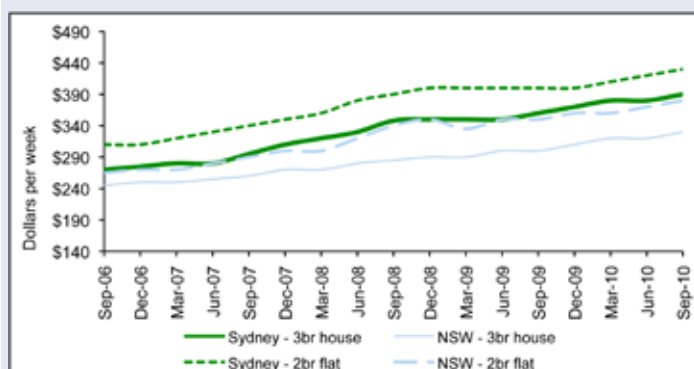


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Sep Qtr 2010	\$500	\$420	\$360	\$420	\$360
Qtlly change	0.0%	0.0%	2.9%	2.4%	2.9%
Ann. change	8.7%	5.0%	5.9%	6.3%	5.9%
Sales (\$'000s)					
Jun Qtr 2010	\$684	\$545	\$426	\$515	\$435
Qtlly change	2.1%	3.0%	1.5%	3.6%	3.3%
Ann. change	24.4%	18.5%	13.7%	19.1%	14.5%

Only Blue Mountains (15.0%) and Fairfield (12.3%) 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 Wollongong at 9.1%.

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

Over half the LGAs in Sydney SD (24 out of 43 LGAs) recorded a growth in the number of new bonds lodged over the year, with only 19 LGAs experiencing a decline.

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

Sales: June Quarter 2010

The median sales price for all dwellings across the Sydney SD increased by 3.6% over the quarter, and by 19.1% over the year. Over the quarter the median sales price increased in the Inner Ring by 2.1%, in the Middle Ring by 3.0%, and in the Outer Ring by 1.5%, but remained unchanged in the Rest of GMR. Over the year the median sales price increased in all regions, ranging from 10.9% in the Rest of GMR to 24.4% in the Inner Ring.

For non-strata dwellings in Sydney SD, the median sales price increased by 2.7% for the quarter, and by 19.6% for the year. Over the quarter the sales price decreased in the Inner Ring by 9.1%, but increased in the Middle Ring, the Outer Ring and the Rest of GMR by 3.4%, 1.3% and 0.5%, respectively. The largest quarterly increase was recorded in Canada Bay (18.9%), whilst the largest decrease was recorded in Woollahra (13.1%). Over the year, the sales price increased in the Inner Ring by 22.0%, in the Middle Ring by 23.0%, in the Outer Ring by 14.0%, and in the Rest of GMR by 12.4%. The largest annual increase was 33.8% recorded in Randwick, whilst the largest annual decrease was 8.0% recorded in Hunters Hill.

For strata dwellings in the Sydney SD, the median sales price increased by 5.7% for the quarter, and by 17.7% over the year. Over the quarter the median sales price increased in the Inner Ring, in the Middle Ring and the Outer Ring by 3.6%, 6.2% and 1.3% respectively, but declined in the Rest of GMR by 1.7%. The largest quarterly increase was 11.1% recorded in Baulkham Hills, whilst the largest decrease was 10.2% recorded in Manly. Over the year the median sales price increased in the Inner Ring by 19.6%, in the Middle Ring by 14.9%, in the Outer Ring by 8.1%, and in the Rest of GMR by 7.0%. Over the year 23 of the 43 LGAs in Sydney recorded increases of more than 10%, with Woollahra recording the largest increase at 27.0%.

Trends in Median Sales Price – Sydney and NSW

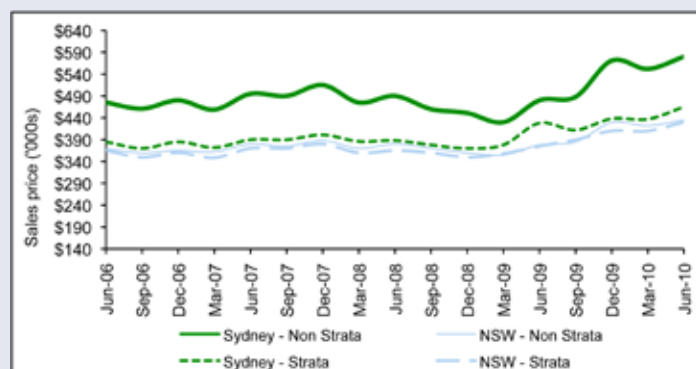


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - September Quarter 2010

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann	Median	Change	Ann
	\$	%	%	\$	%	%	\$	%	%	\$	%	%
SYDNEY SD	380	0.0	5.6	420	2.4	6.3	430	2.4	7.5	540	1.9	8.0
Inner Ring	420	0.0	5.0	550	0.9	10.0	725	0.0	4.3	950	-9.5	0.0
1 Ashfield	320	0.0	6.7	380	-1.3	5.6	550	3.8	10.0	-	-	-
2 Botany Bay	310	-3.1	3.3	400	1.3	-4.8	545	-2.2	-0.9	800 s	-	14.3 s
3 Lane Cove	350 s	1.4 s	4.5 s	430	4.9	8.9	650	4.0	8.3	950 s	-2.6 s	-7.6 s
4 Leichhardt	390	2.6	11.4	550	-3.5	5.8	730	2.8	15.9	925	1.1 s	3.1 s
5 Marrickville	318	2.4	7.6	430	-2.3	7.5	600	0.0	15.4	755	0.7	18.9 s
6 Mosman	400	0.0	14.3	540	6.9	8.5	900	2.2	9.0	1770	18.0 s	18.0
7 North Sydney	415	3.8	7.8	550	0.0	10.0	750	-3.8	7.1	1200 s	-1.0 s	14.3 s
8 Randwick	400	2.6	8.1	500	1.0	10.5	670	3.1	3.1	975	-2.5	2.6
9 Sydney	460	2.2	8.2	610	1.7	7.0	780	4.0	4.0	820	-8.9	2.5
10 Waverley	413	-1.8	4.4	550	1.9	10.0	795	-6.5	6.0	1075	-10.4	-0.5
11 Woollahra	420	0.0	5.0	580	1.8	8.4	960	-1.5	1.1	1225	-31.9	-18.9
Middle Ring	350	-2.8	0.0	400	2.6	6.7	499	-0.2	6.2	650	6.6	4.8
12 Auburn	390	21.9	6.8	400	8.1	11.1	450	4.7	4.7	575 s	15.0 s	27.8 s
13 Bankstown	220 s	-12.9 s	4.8	350	0.0	9.4	420	5.0	10.5	500	0.0	6.4
14 Burwood	293	2.6	-2.5	440	4.8	10.0	555	6.7	11.0	700 s	2.2 s	16.7 s
15 Canterbury	250	-3.8	2.0	320	0.0	6.7	460	0.0	2.2	590	7.3	18.0
16 Canada Bay	440	2.3	7.3	530	3.9	8.2	650	2.4	8.3	825	10.0 s	10.0
17 Hunters Hill	-	-	-	450	-8.2 s	13.2	650 s	-3.0 s	-0.8 s	-	-	-
18 Hurstville	290	3.6	0.0	360	0.0	2.9	470	-2.1	4.4	560	-3.4	1.8
19 Kogarah	300 s	-3.2 s	4.3 s	380	-2.6	5.6	520	4.0	13.0	605 s	0.8 s	14.2 s
20 Ku-ring-gai	350	-10.3	7.7	520	4.0	15.6	650	-4.4	0.0	950	7.3	11.8
21 Manly	430	-2.3	13.2	560	1.8	5.7	800	0.0	6.7	1100	-8.3	2.3
22 Parramatta	320	0.0	3.2	365	1.4	4.3	430	0.0	7.5	520	-1.0	8.3
23 Rockdale	330	0.0	10.0	400	0.0	9.6	500	0.0	8.7	580 s	0.9	1.8
24 Ryde	300	0.0	7.1	380	2.7	8.6	540	-1.8	8.0	680	9.7	9.7
25 Strathfield	340	-6.8	0.0 s	420	-1.2	0.0	520	0.0	8.9	620 s	0.8 s	3.3 s
26 Willoughby	455	1.1	5.8	540	3.8	8.0	750	0.0	10.3	995	0.0	4.7
Outer Ring	250	0.0	4.2	330	3.1	6.5	360	2.9	5.9	480	0.0	4.3
27 Baulkham Hills	310	-3.9	19.2 s	400	0.0	8.8	480	3.2	9.1	610	4.7	9.9
28 Blacktown	215	2.4	8.9	320	3.2	6.7	360	2.9	7.5	465	3.3	3.3
29 Blue Mountains	190	-7.3	0.0	268	2.9	7.0	320	1.6	14.3	420	5.0	10.5
30 Camden	210 s	-	-8.7 s	320 s	1.6 s	10.3 s	378	-0.7	7.9	480	3.2	6.7
31 Campbelltown	250	6.4 s	25.0 s	270	0.0	8.0	340	4.6	13.3	420	-2.3	10.5
32 Fairfield	220	10.0	15.8	280	2.8	12.0	380	0.0	8.6	450	4.7	4.7
33 Gosford	195	2.6	5.4	275	1.9	5.8	340	0.0	5.4	450	0.0	7.1
34 Hawkesbury	185 s	5.7 s	-7.5 s	280	7.7	12.0	350	1.4	9.4	440	2.9	3.5
35 Holroyd	210	-4.5	9.1	340	0.0	3.0	410	5.1	9.3	495	4.2	8.8
36 Hornsby	343	-2.1	7.0	413	0.6	5.8	500	0.0	11.1	615	-5.4	6.0
37 Liverpool	220	10.0	15.8	290	1.8	7.4	383	0.8	6.4	480	2.1	6.7
38 Penrith	220	15.8	17.3	265	1.9	6.0	340	3.0	6.3	420	1.8	5.0
39 Pittwater	340	3.0	13.3	475	3.3	11.8	693	4.9	15.4	850	4.9	8.6
40 Sutherland	290	3.6	11.5	380	0.0	5.6	520	-1.4	8.3	680	8.8	15.3
41 Warringah	360	2.9	5.9	465	1.1	5.9	650	-3.7	4.8	850	0.0	6.3
42 Wollondilly	200 s	-	-	250	4.2 s	2.0 s	330	10.0	13.8	395	-11.2	3.3
43 Wyong	180	-5.3	12.5	260	0.0	8.3	300	0.0	7.1	380	-1.3	7.0
Rest of GMR	180	0.0	5.9	280	1.8	7.7	330	0.0	6.5	400	0.0	5.3
44 Cessnock	150	0.0 s	7.1 s	230	-6.1	7.0	280	2.8	12.0	365	1.4	10.6
45 Kiama	-	-	-	300	11.1	12.1	360	0.0	9.1	425	-1.2 s	11.8
46 Lake Macquarie	170	0.0	4.0	270	1.9	6.7	325	0.0	8.3	430	2.4	7.5
47 Maitland	170	6.3	9.7	250	0.0	8.7	320	6.7	10.3	395	0.0	9.7
48 Newcastle	193	1.6	7.2	301	0.3	5.6	360	0.0	2.9	420	0.0	9.7
49 Port Stephens	190 s	13.4 s	11.8 s	230	-4.2	4.5	300	0.0	7.1	370	-2.6	8.8
50 Shellharbour	180 s	-2.7 s	16.1 s	250	-3.8	0.0	350	9.4	9.4	450	7.1	12.5
51 Wollongong	190	4.1	11.8	295	1.7	13.5	370	5.7	8.0	473	7.4	12.5
NEW SOUTH WALES	340	0.0	3.0	360	2.9	5.9	350	0.0	6.1	440	0.0	4.8

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses -September Quarter 2010

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
SYDNEY SD	280	350	475	6.1	6.1	340	390	495	2.6	8.3
Inner Ring	490	570	650	3.6	9.6	581	700	829	0.0	11.1
1 Ashfield	420	450	550 s	-	-	498	593	668 s	11.8 s	8.7 s
2 Botany Bay	-	-	-	-	-	485	560	693 s	-3.4 s	1.8 s
3 Lane Cove	-	-	-	-	-	645	710	785 s	1.4 s	18.3 s
4 Leichhardt	510	585	650	6.4	6.4	590	710	830	4.4	18.3
5 Marrickville	460	508	559	-4.2	2.5	500	600	680	-3.2	15.4
6 Mosman	-	-	-	-	-	900	1050	1300 s	-	12.3 s
7 North Sydney	625	700	800 s	-	-	715	813	989 s	-14.5 s	8.3 s
8 Randwick	465	610	770 s	1.7 s	22.0 s	600	700	800	0.0	7.7
9 Sydney	500	570	631	3.6 s	9.6	650	700	768	-2.8	5.3
10 Waverley	-	-	-	-	-	710	900	1150 s	-2.7 s	16.1
11 Woollahra	-	-	-	-	-	974	1193	1496 s	8.4 s	16.3 s
Middle Ring	356	400	460	1.3	2.6	420	480	550	2.1	6.7
12 Auburn	350	360	400 s	5.9 s	2.9 s	385	420	463	2.4	6.3
13 Bankstown	340	350	380	0.0	2.9	380	415	450	3.8	9.2
14 Burwood	-	-	-	-	-	465	520	555 s	0.0 s	4.0 s
15 Canterbury	358	400	450	0.0	0.0	430	473	530	-1.6	5.0
16 Canada Bay	484	500	560 s	-9.1 s	4.2 s	550	600	670	-2.4	9.1
17 Hunters Hill	-	-	-	-	-	558	625	786 s	-	-6.0 s
18 Hurstville	365	400	430 s	0.0 s	0.0 s	430	470	500	-0.5	8.7
19 Kogarah	380	450	460 s	7.1 s	4.7 s	475	520	556	0.0 s	15.6
20 Ku-ring-gai	450	470	560 s	-	4.4 s	550	645	750	-4.4	3.2
21 Manly	-	-	-	-	-	738	838	1000	4.7	-1.5 s
22 Parramatta	330	360	400	5.9	7.5	380	420	460	0.0	7.7
23 Rockdale	400	430	470	-4.4 s	2.4	450	500	550	0.0	11.1
24 Ryde	340	420	470 s	-2.3 s	2.4 s	460	500	550	-9.1	5.3
25 Strathfield	-	-	-	-	-	450	520	580 s	0.0 s	13.0
26 Willoughby	540	600	655 s	-	12.7 s	670	768	850	-4.1	18.1
Outer Ring	260	300	350	4.3	15.4	320	360	410	2.9	9.1
27 Baulkham Hills	260	333	380 s	-10.1 s	-	428	480	530	2.1	11.6
28 Blacktown	280	300	330	0.0	7.1	320	350	380	0.0	6.1
29 Blue Mountains	250	288	314	6.5	15.0	300	320	350	0.0	10.3
30 Camden	-	-	-	-	-	350	375	410	1.4	7.1
31 Campbelltown	250	280	300 s	3.7 s	5.7 s	320	340	360	3.0	13.3
32 Fairfield	285	320	358	8.5	12.3	350	380	416	0.0	8.6
33 Gosford	260	280	300	0.0	7.7	310	340	380	-2.9	4.6
34 Hawkesbury	275	300	350 s	1.7 s	5.3 s	320	350	380	0.0	9.4
35 Holroyd	330	350	380	1.4	9.4 s	370	400	450	0.0	9.6
36 Hornsby	373	403	450 s	-8.5 s	5.9 s	460	500	550	0.0	11.1
37 Liverpool	265	280	313 s	-12.5 s	0.0 s	350	385	420	0.7	10.0
38 Penrith	258	280	300 s	0.0 s	7.7	320	350	370	4.5	9.4
39 Pittwater	398	525	635 s	-1.9 s	23.5 s	610	695	800	5.3	12.1
40 Sutherland	380	430	480	-2.3 s	6.2 s	470	510	560	-1.9	8.5
41 Warringah	525	578	600 s	1.3 s	13.2 s	620	665	750	-1.5	10.8
42 Wollondilly	233	250	304 s	-	0.0 s	293	330	375	10.0	10.0
43 Wyong	240	253	266	1.0	9.8	270	300	330	0.0	7.1
Rest of GMR	250	280	320	1.8	7.7	295	330	370	3.1	10.0
44 Cessnock	190	220	250	-8.3	4.8	255	280	310	3.7	12.0
45 Kiama	-	-	-	-	-	325	360	400 s	-1.4	8.3
46 Lake Macquarie	250	275	303	5.8	7.8	295	325	360	1.6	8.3
47 Maitland	225	260	280 s	-1.9 s	0.0 s	290	320	339	6.7	10.3
48 Newcastle	276	300	349	0.0	3.4	320	350	390	0.0	9.4
49 Port Stephens	213	250	285 s	0.0 s	13.6 s	265	300	330	0.0	7.1
50 Shellharbour	250	280	300 s	-1.8 s	-	320	340	365	4.6	6.3
51 Wollongong	260	300	344	2.6	9.1	310	350	400	1.4	9.4
NEW SOUTH WALES	225	280	360	3.7	12.0	270	330	400	3.1	10.0

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

Table 4. Weekly Rents for New Bonds - Greater Metropolitan Region - Flats/Units - September Quarter 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	
				Qty %	Ann %				Qty %	Ann %
SYDNEY SD	310	390	460	0.0	5.4	350	430	550	2.4	7.5
Inner Ring	365	420	495	0.0	5.0	450	550	630	1.9	10.0
1 Ashfield	290	320	350	0.0	6.7	350	380	400	-1.3	5.6
2 Botany Bay	270	310	430	0.0 s	3.3	350	395	555	1.3	-3.7
3 Lane Cove	303	350	369 s	1.4 s	4.5 s	395	430	480	4.9	10.3
4 Leichhardt	319	370	450	-1.3	7.2	420	498	610	-2.4	3.8
5 Marrickville	280	320	383	0.0	6.7	350	400	460	0.0	5.3
6 Mosman	370	400	450	0.0	14.3	450	513	600	2.5	6.8
7 North Sydney	366	413	480	3.1	7.1	480	550	620	0.0	10.0
8 Randwick	350	400	460	1.3	5.3	434	493	560	0.5	9.4
9 Sydney	400	460	525	2.2	7.0	560	620	720	0.0	6.9
10 Waverley	380	410	490	-2.4	3.8	480	550	650	4.8	11.1
11 Woollahra	360	415	480	-1.2	3.8	495	555	650	0.9	6.7
Middle Ring	285	360	430	-2.7	2.9	345	395	480	1.3	6.8
12 Auburn	308	390	430	8.3	5.4	320	400	475	8.1	8.1
13 Bankstown	-	-	-	-	-	320	350	368	2.9	9.4
14 Burwood	269	300	343	3.4 s	0.0	380	440	480	4.8	10.0
15 Canterbury	199	250	271	-2.0	6.4	290	315	345	1.6	8.6
16 Canada Bay	400	440	450	2.3	7.3	460	535	570	4.9	7.0
17 Hunters Hill	-	-	-	-	-	386	430	545 s	-17.3 s	8.9 s
18 Hurstville	270	300	373	7.1	3.4	330	360	400	2.9	5.9
19 Kogarah	260	303	350 s	0.8 s	8.0 s	350	380	420	-1.3	5.6
20 Ku-ring-gai	293	380	450	-5.0	18.8	450	525	600	2.9	18.0
21 Manly	378	435	500	-0.6	14.5	480	550	655	1.9	5.3
22 Parramatta	270	320	360	-5.2	0.0	330	360	400	0.0	2.9
23 Rockdale	280	348	400	-3.5	15.8	350	390	450	0.0	8.3
24 Ryde	275	295	352	-4.8	3.5	350	380	430	4.1	8.6
25 Strathfield	295	340	391 s	-9.9	5.4 s	380	420	460	0.0	0.0
26 Willoughby	413	455	500	1.1	4.0	470	530	620	1.9	6.0
Outer Ring	200	260	340	-3.7	4.0	280	350	410	2.9	6.1
27 Baulkham Hills	250	320	413 s	-5.2 s	17.4 s	360	400	450	-2.4	8.8
28 Blacktown	180	215	250	2.4	8.9	280	330	365	6.5	6.5
29 Blue Mountains	163	185	228 s	-9.8 s	-2.6 s	200	238	280 s	3.3	5.6
30 Camden	-	-	-	-	-	-	-	-	-	-
31 Campbelltown	200	250	280 s	0.0 s	25.0 s	230	240	300	4.3	9.1
32 Fairfield	200	220	250	10.0	12.8	250	270	300	3.8	12.5
33 Gosford	160	198	239	-1.3	3.9	250	270	290	3.8	8.0
34 Hawkesbury	150	185	225 s	-	-	250	270	320	8.0 s	13.7 s
35 Holroyd	190	240	280	3.2 s	12.9 s	310	340	360	0.0	6.3
36 Hornsby	295	350	380	0.0	6.9	380	415	450	1.2	5.1
37 Liverpool	189	240	250	19.8	24.7 s	265	280	320	0.0	5.7
38 Penrith	180	205	240 s	6.5 s	9.3 s	230	260	298	4.0	8.3
39 Pittwater	296	330	375	-1.5	6.5	400	450	530	-2.2	5.3
40 Sutherland	260	300	320	7.1	15.4	350	380	410	0.0	8.6
41 Warringah	330	360	400	2.9	7.5	410	460	540	1.1	7.0
42 Wollondilly	-	-	-	-	-	185	215	245 s	-	-
43 Wyong	175	198	250	3.9	9.7	210	260	300	-1.0	4.0
Rest of GMR	160	190	230	5.6	8.6	220	270	320	3.8	8.0
44 Cessnock	137	150	175 s	0.0 s	3.4 s	185	240	260	-2.0	11.6
45 Kiama	-	-	-	-	-	220	275	374 s	7.8 s	7.8 s
46 Lake Macquarie	150	170	201	-2.9	6.3	195	250	285	4.2	8.7
47 Maitland	150	160	179 s	0.0 s	1.6 s	200	250	280	13.6	25.0
48 Newcastle	170	208	258	6.4	9.2	250	300	351	3.4	7.1
49 Port Stephens	-	-	-	-	-	200	228	250	-2.2	3.4
50 Shellharbour	-	-	-	-	-	190	220	265	4.8	4.8
51 Wollongong	160	190	220	4.1	11.8	240	285	340	1.8	12.9
NEW SOUTH WALES	230	350	450	0.0	2.9	270	380	500	2.7	8.6

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - September Quarter 2010

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change	
		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %
REST OF NSW	210	5.0	7.7	275	1.9	7.8	270	3.8	8.0	195	2.6	8.3
54 Hunter SD Balance	215	-2.3	7.5	290	3.6	8.4	290	7.4	11.5	200	0.0	8.1
55 Nowra-Bomaderry	210	10.5	16.7	275	1.9	12.2	270	-0.9	12.5	185	-2.6	5.7
56 Illawarra SD Balance	235	6.8	14.6	280	1.8	7.7	280	2.8	9.8	220	10.0	10.0
57 Tweed Heads & Tweed Coast	290	0.0	1.8	360	2.9	2.9	383	0.7	2.0	280	-1.8	-1.8
58 Lismore	220	0.0	11.4	300	0.0	7.1	308	-3.9	9.8	210	1.2	7.7
59 Richmond-Tweed SD Balance	270	0.0	3.8	350	0.0	4.5	350	0.0	6.1	250	0.0	2.0
60 Coffs Harbour	240	-4.0	6.7	340	3.0	7.9	340	3.0	6.3	220	0.0	4.8
61 Clarence	220	0.0	10.0	280	0.0	5.7	280	0.0	7.7	200	0.0	5.3
62 Port Macquarie	240	0.0	11.6	330	-2.9	10.0	340	0.0	9.7	220	-4.3	4.8
63 Hastings	200	2.6	11.1	260	4.0	4.0	260	4.0	8.3	180	-2.7	2.9
64 Tamworth	195	-2.5	2.6	270	0.0	5.9	260	-3.7	4.0	190	-5.0	5.6
65 Northern Slopes	160	0.0	3.2	200	-4.8	6.7	190	-9.5	1.3	150	0.0 s	0.0
66 Northern Tablelands	180	2.9	5.9	240	-4.0	9.1	240	-4.0	9.1	175	6.1	6.1
67 North Central Plain	143	2.1	5.9	240	6.7	20.0	240	4.3	14.3	140	3.7	7.7
68 Dubbo	175	2.9	-2.8	250	0.0	2.0	250	0.0	2.0	170	6.3	4.6
69 Central Macquarie	170	-2.9	13.3	228	8.3	16.7	220	4.8	15.8	170	-2.9	17.2
70 Macquarie-Barwon	140 s	-12.5	-12.5 s	160 s	-5.9 s	0.0	160 s	-5.9 s	0.0	130 s	-13.3 s	-20.0 s
71 Upper Darling	140 s	3.7	12.0 s	150	-21.1	0.0	150 s	-21.1 s	0.0 s	135 s	3.8 s	-
72 Bathurst	210	3.7	13.5	265	1.9	6.0	268	2.9	7.0	200	0.0	11.1
73 Orange	220	0.0	11.4	290	7.4	16.0	285	5.6	9.6	200	5.3	8.1
74 Central Tablelands	160	-4.5	6.7	220	10.0	10.0	220	10.0	10.0	140	-6.7	-6.7
75 Lachlan	135	-3.6	-5.3	180	-5.3	0.0	180	-5.3	0.0	130	0.0	0.0
76 Queanbeyan	300	0.0	5.3	410	2.5	7.9	400	0.0	5.3	290	1.8	8.4
77 Southern Tableland	180	5.9	2.9	250	8.7	13.6	250	8.7	9.9	165	3.1	10.0
78 Lower South Coast	200	0.0	5.3	263	-2.8	5.0	265	-1.9	2.9	195	5.4	8.3
79 Snowy	173	-36.1	-21.6	240	-5.0	4.3	240	6.7	9.1	173 s	-61.7	-25.0
80 Wagga Wagga	220	6.0	4.8	285	1.8	1.8	280	3.7	0.0	220	12.8	12.8
81 Central Murrumbidgee	160	-3.0	6.7	200	11.1	11.1	200	11.1	14.3	150	-9.1	7.1
82 Lower Murrumbidgee	160	-3.0	0.0	220	-2.2	4.8	220	0.0	10.0	150	-6.3	0.0
83 Albury	180	9.1	12.5	260	4.0	9.5	260	4.0	8.3	167	11.0	11.0
84 Upper Murray	150	0.0	-3.2	210	3.7	5.0	205	0.0	3.0	150 s	0.0 s	-3.2 s
85 Central Murray	150	3.4	0.0	180	-2.7	-7.7	180	0.0	-7.7	145	0.0	-3.3
86 Murray-Darling	145 s	0.0 s	3.6 s	185 s	2.8 s	8.8 s	190 s	5.6 s	11.8 s	-	-	-
87 Far West	140	0.0	0.0	180	0.0	5.9	180	0.0	7.5	120 s	0.0 s	0.0 s

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

Table 6. New and Total Bonds - Rural Statistical Subdivisions - September Quarter 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	8170	4541	16300	2.7	1.0	67826	39107	141439	1.1	3.2
54 Hunter SD Balance	565	289	1049	12.8	-2.3	4211	2138	8478	1.8	2.6
55 Nowra-Bomaderry	147	63	271	5.4	-6.9	1264	694	2682	0.8	4.8
56 Illawarra SD Balance	586	134	863	5.1	-6.5	4905	1095	7760	0.6	2.5
57 Tweed Heads & Tweed Coast	252	290	785	-3.0	-11.4	1944	2271	6652	-0.2	3.6
58 Lismore	157	99	330	2.8	-5.2	1517	1184	3639	0.7	1.6
59 Richmond-Tweed SD Balance	640	327	1287	1.7	-0.4	5465	2849	11262	0.9	1.7
60 Coffs Harbour	261	220	703	3.2	4.1	2003	1690	5645	1.3	3.0
61 Clarence	564	221	932	1.9	12.8	4392	1926	7693	2.0	4.6
62 Port Macquarie	198	177	574	0.5	17.1	1488	1477	4481	1.0	4.5
63 Hastings	578	231	970	13.7	8.3	4612	2045	8177	1.7	2.2
64 Tamworth	306	170	530	13.2	1.1	2255	1375	4310	1.5	4.0
65 Northern Slopes	187	51	259	-2.3	7.0	1516	572	2413	2.4	7.1
66 Northern Tablelands	336	208	624	3.3	-5.7	2798	1847	5960	0.6	3.7
67 North Central Plain	109	90	241	-14.5	-16.6	993	915	2277	-0.1	4.5
68 Dubbo	163	81	325	-8.2	-11.0	1631	947	3388	-0.5	2.2
69 Central Macquarie	222	118	396	-14.7	19.3	2003	839	3406	0.6	2.6
70 Macquarie-Barwon	48	31	85	-4.5	-19.0	466	232	843	1.6	5.6
71 Upper Darling	48	33	118	-4.8	29.7	368	222	873	4.4	8.3
72 Bathurst	191	125	410	11.4	4.9	1703	1075	3508	0.7	1.9
73 Orange	231	116	400	-10.9	-10.9	2223	1072	3779	1.0	5.3
74 Central Tablelands	201	65	335	6.0	-6.4	1839	510	2894	1.5	2.8
75 Lachlan	210	101	362	11.0	4.3	1876	930	3338	0.5	2.1
76 Queanbeyan	107	149	474	11.3	-1.3	966	1285	4330	0.9	1.0
77 Southern Tableland	278	119	490	1.0	6.3	2316	977	4376	0.5	2.6
78 Lower South Coast	319	213	677	15.9	11.3	2832	1505	5454	1.1	3.3
79 Snowy	80	52	150	-52.1	-29.6	732	536	1551	0.7	3.7
80 Wagga Wagga	278	190	662	11.3	10.9	2075	1743	5470	2.5	3.6
81 Central Murrumbidgee	190	65	303	25.2	13.1	1344	611	2476	2.4	0.8
82 Lower Murrumbidgee	159	171	401	4.4	4.7	1566	1260	3596	1.0	1.6
83 Albury	156	167	645	-2.9	2.4	1475	1808	5480	2.0	5.1
84 Upper Murray	100	38	154	6.2	-1.3	720	323	1227	2.3	6.0
85 Central Murray	126	92	242	-0.4	0.8	969	649	1815	-0.3	4.3
86 Murray-Darling	34	16	54	-1.8	-21.7	269	151	455	0.2	2.9
87 Far West	143	29	199	-2.0	12.4	1090	354	1751	3.2	7.0

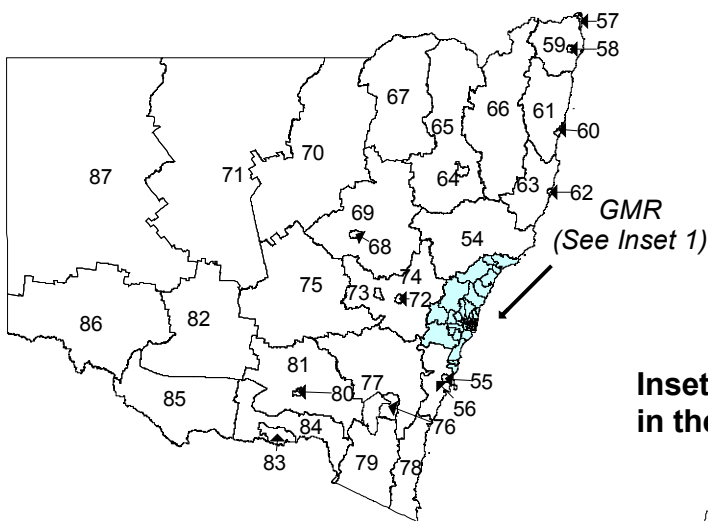
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - September Quarter 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	10212	21358	45081	9.1	0.8	102485	193529	445547	0.6	0.9
Inner Ring	1030	10139	16470	11.5	-0.8	10088	88620	155942	0.2	0.5
1 Ashfield	54	295	553	6.8	-4.2	586	3862	6849	-0.6	-0.3
2 Botany Bay	49	193	321	14.6	-8.3	541	2479	4181	0.0	-0.4
3 Lane Cove	48	184	356	6.3	0.8	496	2123	3640	-0.8	-0.4
4 Leichhardt	239	346	975	12.1	3.4	1989	3260	9179	-0.3	-0.7
5 Marrickville	153	627	1354	10.8	7.6	1937	6370	15263	0.3	0.7
6 Mosman	55	296	482	7.6	0.4	423	2549	4407	0.5	1.3
7 North Sydney	66	1416	1889	13.0	-2.8	521	11214	17015	0.0	0.0
8 Randwick	137	1316	2177	17.2	-0.7	1425	12302	21525	0.1	0.3
9 Sydney	118	3821	5734	9.7	-1.2	1068	30032	48723	0.4	1.3
10 Waverley	60	1075	1611	14.6	-4.7	576	9349	15150	0.8	0.5
11 Woollahra	51	570	1018	8.6	0.3	526	5080	10010	-0.1	-0.3
Middle Ring	2227	6496	12300	8.1	0.1	23233	60371	124343	0.6	1.5
12 Auburn	104	487	814	19.5	-1.2	1531	4331	7979	1.1	-0.2
13 Bankstown	359	252	949	3.6	8.5	3720	2655	10756	0.4	1.2
14 Burwood	32	234	430	41.4	15.3	506	2006	3994	0.2	2.0
15 Canterbury	210	513	1122	1.4	-10.6	2438	7172	15482	0.1	0.3
16 Canada Bay	96	625	999	-1.1	-6.9	1162	4891	9135	0.4	2.5
17 Hunters Hill	26	48	97	22.8	-4.0	227	388	876	0.3	0.6
18 Hurstville	129	325	615	0.0	0.5	1464	3401	6701	-0.5	-0.4
19 Kogarah	90	243	448	-3.7	10.1	856	2413	4618	0.2	-0.2
20 Ku-ring-gai	281	233	637	18.0	0.2	2296	1638	5142	1.9	7.0
21 Manly	76	529	797	14.7	-7.9	540	4004	6545	0.4	0.7
22 Parramatta	301	1019	1908	13.7	6.1	3077	8591	17680	1.8	3.8
23 Rockdale	156	605	961	-1.6	-4.9	1805	6153	10803	0.0	0.5
24 Ryde	189	659	1182	19.3	10.5	1869	6008	11650	1.1	2.0
25 Strathfield	52	286	455	6.6	2.0	515	2452	4180	0.2	2.8
26 Willoughby	126	438	886	-1.3	-6.4	1227	4268	8802	-0.5	-0.2
Outer Ring	6955	4723	16311	7.6	3.1	69164	44538	165262	0.9	1.0
27 Baulkham Hills	419	190	903	30.5	0.4	3491	1444	7876	0.7	-0.3
28 Blacktown	1032	259	1774	4.7	10.9	10197	2472	18441	1.4	2.6
29 Blue Mountains	374	61	494	-2.8	1.0	3641	697	5157	-0.1	-2.0
30 Camden	233	14	325	9.8	28.5	1797	118	2615	2.3	5.6
31 Campbelltown	450	112	884	9.1	9.1	4734	964	9043	2.1	3.0
32 Fairfield	374	293	957	20.2	10.3	4632	3547	12464	0.9	-0.2
33 Gosford	687	457	1596	5.3	-2.7	6311	3635	14523	1.1	1.4
34 Hawkesbury	199	54	388	-5.1	1.8	2147	552	4161	0.5	0.9
35 Holroyd	245	417	963	11.2	17.0	2487	4046	9956	1.7	2.2
36 Hornsby	313	330	911	10.3	-5.2	3049	3615	9663	0.1	-1.0
37 Liverpool	409	351	1075	1.5	13.6	4774	3819	12353	1.1	1.8
38 Penrith	589	223	1241	2.1	8.3	6156	2196	13199	1.4	2.4
39 Pittwater	139	171	404	3.1	-8.0	1348	1336	3847	0.8	0.3
40 Sutherland	301	710	1463	5.1	-6.2	2963	6906	14116	-0.3	-1.4
41 Warringah	264	752	1283	6.3	-5.5	2386	6577	12300	-0.1	-1.0
42 Wollondilly	158	22	221	42.6	23.5	1300	170	1779	2.3	1.4
43 Wyong	769	307	1429	7.5	-2.4	7751	2444	13769	1.0	2.0
Rest of GMR	2831	2045	6730	9.0	1.6	27265	18462	65651	0.8	1.6
44 Cessnock	297	105	460	5.5	13.6	2321	676	3689	2.4	8.7
45 Kiama	64	21	135	-8.2	-8.2	675	311	1378	-1.3	-1.5
46 Lake Macquarie	597	182	1119	4.8	-5.7	6240	2126	11910	0.3	1.5
47 Maitland	316	113	536	7.8	14.8	2545	1142	4825	1.3	3.5
48 Newcastle	589	536	1866	13.3	1.5	5988	4919	18331	0.7	1.2
49 Port Stephens	286	107	521	-1.5	-7.1	2505	954	4962	0.0	-0.1
50 Shellharbour	216	132	435	24.3	20.8	1908	979	3939	1.2	1.1
51 Wollongong	466	849	1658	10.3	-0.1	5083	7355	16617	0.9	1.0
NEW SOUTH WALES	21213	27944	68111	7.5	0.9	197576	251098	652637	0.7	1.5

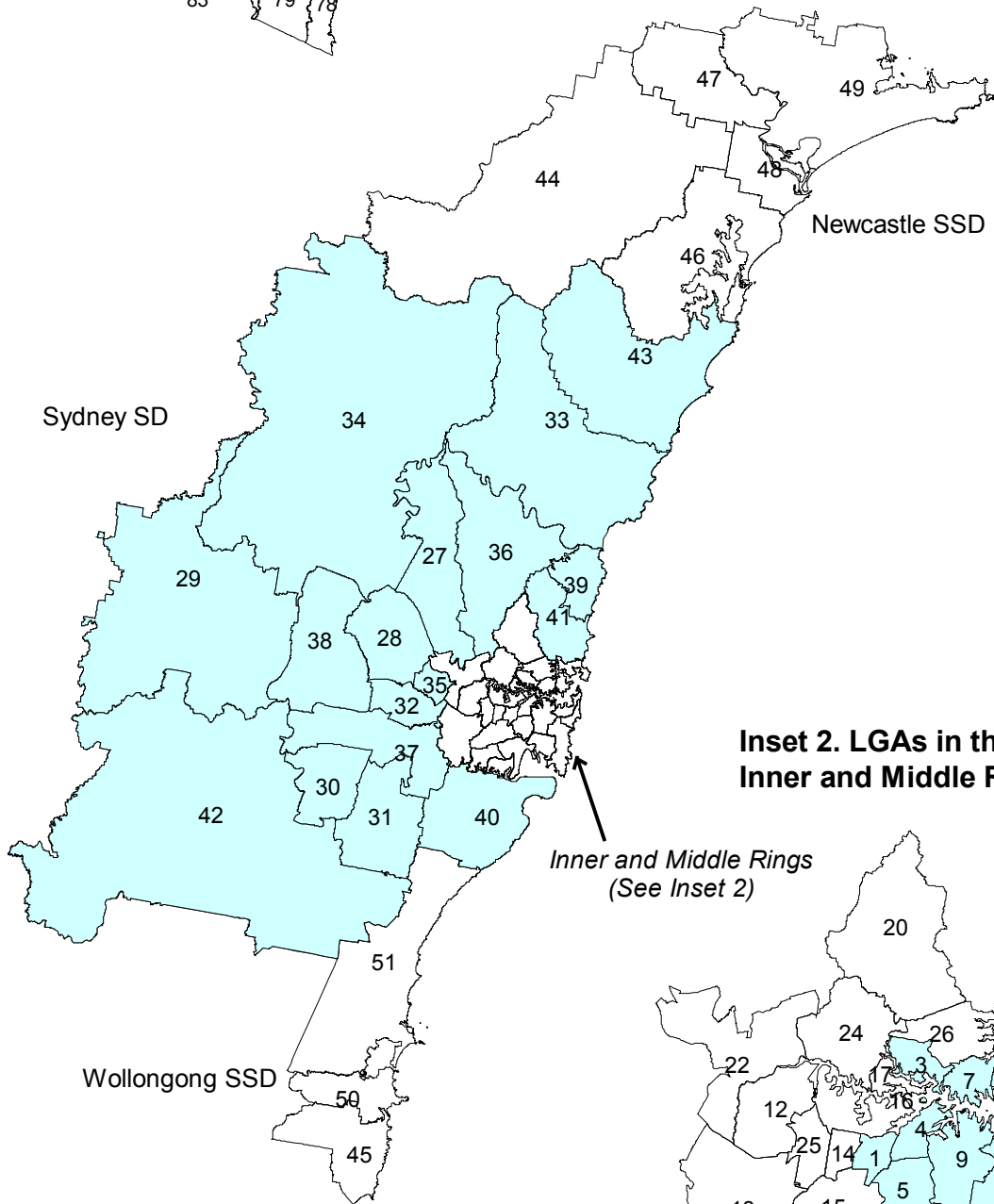
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

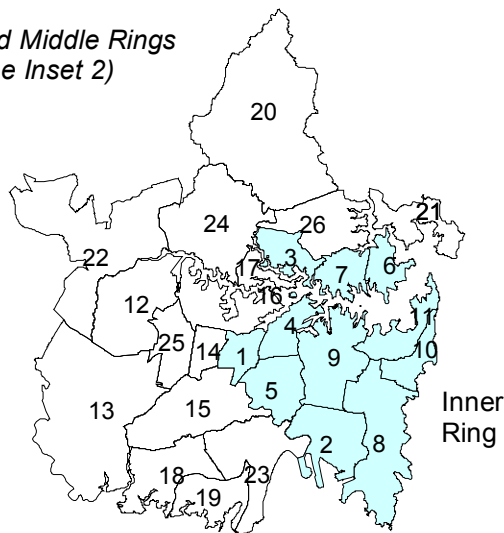


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — June Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Ann %
SYDNEY SD	380	515	730	626	3.6	19.1
Inner Ring	515	684	960	854	2.1	24.4
1 Ashfield	400	505	750	628	9.8	21.7
2 Botany Bay	380	565	785	606	1.1	16.5
3 Lane Cove	476	668	1327	913	4.3	30.9
4 Leichhardt	704	865	1076	903	0.6	21.3
5 Marrickville	450	640	793	649	25.5	23.1
6 Mosman	580	1048	1856	1462	3.7	44.5
7 North Sydney	571	705	960	846	-1.1	25.9
8 Randwick	540	700	1058	878	-6.7	21.9
9 Sydney	475	608	780	666	6.9	23.1
10 Waverley	599	770	1211	987	-8.0	16.7
11 Woollahra	710	1188	2065	1631	-12.0	27.2
Middle Ring	416	545	775	656	3.0	18.5
12 Auburn	350	450	530	453	7.1	11.1
13 Bankstown	385	468	540	464	5.6	17.0
14 Burwood	529	644	889	748	9.8	32.8
15 Canterbury	297	444	635	480	9.5	25.1
16 Canada Bay	527	667	874	767	0.9	9.6
17 Hunters Hill	340	955	1385	1094	-1.0	-27.4
18 Hurstville	395	533	700	567	-4.2	12.3
19 Kogarah	456	558	827	678	11.6	16.6
20 Ku-ring-gai	685	949	1300	1055	-1.4	12.3
21 Manly	590	855	1297	985	-7.1	11.8
22 Parramatta	350	410	518	449	1.7	5.1
23 Rockdale	410	500	689	572	5.3	20.5
24 Ryde	495	701	900	722	20.4	32.3
25 Strathfield	399	460	698	689	-3.8	14.0
26 Willoughby	580	765	1275	945	-12.3	18.6
Outer Ring	331	426	590	497	1.5	13.7
27 Baulkham Hills	574	655	785	700	1.6	14.9
28 Blacktown	310	365	454	381	1.1	7.4
29 Blue Mountains	328	385	460	405	2.1	16.7
30 Camden	384	455	532	470	4.6	18.6
31 Campbelltown	274	320	362	323	3.2	6.7
32 Fairfield	315	385	455	390	6.9	14.9
33 Gosford	320	383	515	429	-1.7	9.4
34 Hawkesbury	340	395	520	448	-0.6	7.0
35 Holroyd	318	398	475	407	2.4	10.4
36 Hornsby	470	645	810	660	0.4	19.2
37 Liverpool	313	395	475	403	3.9	8.2
38 Penrith	290	343	405	353	2.1	5.5
39 Pittwater	615	873	1138	972	0.6	12.9
40 Sutherland	447	590	734	621	0.0	21.1
41 Warringah	507	730	950	778	4.1	27.0
42 Wollondilly	309	385	565	441	-3.8	4.1
43 Wyong	270	325	400	344	3.2	9.4
Rest of GMR	295	365	460	388	0.0	10.9
44 Cessnock	210	253	325	283	1.0	5.2
45 Kiama	425	507	650	542	-1.7	14.4
46 Lake Macquarie	293	362	454	385	-0.8	8.1
47 Maitland	268	340	411	345	1.5	9.7
48 Newcastle	310	365	455	393	1.4	10.9
49 Port Stephens	290	366	460	385	0.3	10.9
50 Shellharbour	303	350	421	368	-1.4	4.5
51 Wollongong	322	400	500	420	2.6	14.9
NEW SOUTH WALES	320	435	622	531	3.3	14.5

(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 9. Sale Prices — Greater Metropolitan Region — Non Strata — June Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Ann %
SYDNEY SD	405	580	870	724	2.7	19.6
Inner Ring	830	1069	1520	1332	-9.1	22.0
1 Ashfield	698	869	1185	959	-4.8	5.9
2 Botany Bay	733	831	922	837	9.1	24.8
3 Lane Cove	1033	1410	1720	1413	-2.8	21.0
4 Leichhardt	815	952	1218	1025	-0.4	18.9
5 Marrickville	680	765	904	800	1.7	19.5
6 Mosman	1539	2025	3013	2518	-12.9	6.6
7 North Sydney	986	1475	2000	1575	1.7	28.3
8 Randwick	986	1288	1750	1391	0.8	33.8
9 Sydney	737	865	1026	931	0.5	21.8
10 Waverley	1225	1480	1980	1657	-11.6	6.1
11 Woollahra	1400	1913	3354	2453	-13.1	12.5
Middle Ring	545	750	1045	861	3.4	23.0
12 Auburn	440	514	612	529	6.7	10.9
13 Bankstown	450	500	560	508	0.0	11.4
14 Burwood	753	903	1160	1006	2.3	12.5
15 Canterbury	509	640	766	654	5.3	25.5
16 Canada Bay	888	1100	1330	1159	18.9	22.2
17 Hunters Hill	1060	1375	1850	1658	5.8	-8.0
18 Hurstville	600	702	829	722	0.4	19.3
19 Kogarah	724	850	1000	916	4.5	17.2
20 Ku-ring-gai	975	1213	1518	1296	1.9	13.3
21 Manly	1233	1460	1913	1587	-1.4	10.6
22 Parramatta	448	524	630	551	-0.8	8.6
23 Rockdale	641	740	849	771	6.5	28.7
24 Ryde	795	884	1004	933	4.5	17.7
25 Strathfield	793	1218	1650	1315	-2.0	27.6
26 Willoughby	1105	1345	1646	1395	0.5	14.2
Outer Ring	355	456	650	540	1.3	14.0
27 Baulkham Hills	627	699	833	752	1.5	13.3
28 Blacktown	331	390	475	403	1.4	7.4
29 Blue Mountains	329	393	469	410	3.3	17.2
30 Camden	389	460	536	479	2.2	15.0
31 Campbelltown	300	330	387	347	0.5	4.8
32 Fairfield	375	420	488	442	6.1	15.1
33 Gosford	340	415	541	460	0.2	8.2
34 Hawkesbury	353	405	558	470	-2.1	2.7
35 Holroyd	415	460	526	473	-1.6	7.0
36 Hornsby	651	770	855	777	5.5	19.4
37 Liverpool	370	434	506	446	1.3	8.4
38 Penrith	325	370	435	387	2.1	8.2
39 Pittwater	871	1020	1350	1196	3.7	14.0
40 Sutherland	618	715	870	772	0.0	14.4
41 Warringah	842	951	1196	1041	5.1	17.4
42 Wollondilly	317	395	581	454	-6.6	3.9
43 Wyong	277	330	406	352	0.0	6.5
Rest of GMR	305	380	475	401	0.5	12.4
44 Cessnock	210	255	336	288	2.0	6.9
45 Kiama	495	583	745	607	5.9	18.4
46 Lake Macquarie	299	373	465	392	-1.1	9.7
47 Maitland	285	358	425	359	1.4	10.0
48 Newcastle	325	380	463	406	3.2	14.1
49 Port Stephens	311	385	490	403	2.7	13.6
50 Shellharbour	315	360	440	382	-4.0	2.9
51 Wollongong	351	440	529	452	3.0	15.8
NEW SOUTH WALES	320	435	668	563	1.2	14.5

(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 — June Quarter 2010

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Ann %
SYDNEY SD	355	465	600	508	5.7	17.7
Inner Ring	460	580	730	639	3.6	19.6
1 Ashfield	365	423	488	426	6.0	12.8
2 Botany Bay	355	400	548	448	-4.5	-8.7
3 Lane Cove	439	485	554	502	3.2	7.5
4 Leichhardt	446	620	756	623	0.0	17.0
5 Marrickville	381	440	515	457	8.6	14.3
6 Mosman	473	600	783	689	-4.9	14.3
7 North Sydney	548	660	840	727	0.4	25.7
8 Randwick	498	580	701	606	-3.3	13.7
9 Sydney	450	570	715	619	5.6	21.8
10 Waverley	550	640	787	689	-1.5	18.5
11 Woollahra	593	800	1174	1007	-5.9	27.0
Middle Ring	358	448	560	477	6.2	14.9
12 Auburn	329	389	500	406	5.1	3.7
13 Bankstown	305	355	420	376	2.7	10.9
14 Burwood	480	540	585	537	8.0	24.7
15 Canterbury	243	300	375	314	6.8	9.3
16 Canada Bay	500	590	703	609	-0.7	8.3
17 Hunters Hill	233	340	719	491	-44.3 s	-44.3 s
18 Hurstville	352	400	484	419	0.5	3.9
19 Kogarah	415	470	514	469	6.8	14.6
20 Ku-ring-gai	579	655	750	671	0.0	14.9
21 Manly	498	660	881	727	-10.2	15.8
22 Parramatta	320	367	410	371	3.4	7.9
23 Rockdale	375	430	480	436	5.1	13.2
24 Ryde	400	480	590	489	6.7	14.0
25 Strathfield	382	423	465	430	5.5	12.8
26 Willoughby	505	600	700	603	2.5	20.0
Outer Ring	280	360	475	389	1.3	8.1
27 Baulkham Hills	446	510	560	502	11.1	22.9
28 Blacktown	261	295	330	301	1.7	2.3
29 Blue Mountains	253	340	390	322 s	7.5 s	6.3
30 Camden	-	-	-	-	-	-
31 Campbelltown	205	238	270	243	2.6	-0.8
32 Fairfield	220	257	310	262	7.9	19.4
33 Gosford	263	315	380	341	-0.1	8.7
34 Hawkesbury	252	303	333	298 s	5.8 s	3.6
35 Holroyd	285	311	350	317	0.3	3.7
36 Hornsby	409	447	498	457	2.1	15.1
37 Liverpool	235	281	330	282	6.0	4.9
38 Penrith	207	266	302	259	-5.0	-1.5
39 Pittwater	440	570	714	604	-5.0	5.6
40 Sutherland	385	448	550	468	-0.4	13.0
41 Warringah	426	509	594	519	1.7	11.5
42 Wollondilly	-	-	-	-	-	-
43 Wyong	233	275	343	296	5.8	8.7
Rest of GMR	267	320	390	342	-1.7	7.0
44 Cessnock	194	235	275	227 s	-	-7.8
45 Kiama	290	355	440	369 s	-3.8 s	1.1 s
46 Lake Macquarie	274	305	360	328	0.0	-1.6
47 Maitland	209	250	280	247	-10.4 s	-7.2
48 Newcastle	272	320	370	351	-5.0	3.2
49 Port Stephens	260	340	395	348	0.0	17.2
50 Shellharbour	259	316	365	309	5.5	12.7
51 Wollongong	285	345	415	360	1.8	13.1
NEW SOUTH WALES	320	430	575	475	4.6	14.7

(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 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — June Quarter 2010

Rural SSD and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s	\$'000s	Qtly %	Ann %
REST OF NSW	220	305	405	330	-1.6	12.1
54 Hunter SD Balance	256	325	406	354	-4.4	10.2
55 Nowra-Bomaderry	230	295	351	307	3.5	10.2
56 Illawarra SD Balance	300	375	510	431	-0.4	7.9
57 Tweed Heads and Tweed Coast	355	440	535	461	3.5	10.0
58 Lismore	280	330	383	345	3.8	15.8
59 Richmond-Tweed SD Balance	340	440	555	473	2.3	12.8
60 Coffs Harbour	269	340	417	349	-0.1	9.5
61 Clarence	250	320	408	334	-4.5	7.3
62 Port Macquarie	292	365	442	381	-1.4	14.1
63 Hastings	225	304	390	322	-1.5	10.4
64 Tamworth	225	271	340	286	10.6	19.9
65 Northern Slopes	150	215	300	234	-9.1	-2.3
66 Northern Tablelands	180	240	323	268	5.3	6.9
67 North Central Plain	150	250	325	243	16.9	25.0
68 Dubbo	215	260	340	277	6.1	2.0
69 Central Macquarie	144	220	312	234	-11.1	12.8
70 Macquarie-Barwon	88	113	180	133	-0.9 s	33.1
71 Upper Darling	85	160	245	183	-15.8 s	77.8
72 Bathurst	244	295	357	306	3.5	15.7
73 Orange	230	290	360	295	1.4	11.1
74 Central Tablelands	160	230	350	272	4.5	7.0
75 Lachlan	105	175	244	186	-2.8	12.9
76 Queanbeyan	309	440	568	452	2.1	18.8
77 Southern Tablelands	188	250	335	287	-5.7	7.3
78 Lower South Coast	260	325	420	349	-3.0	3.2
79 Snowy	168	240	350	267	5.5	4.3
80 Wagga Wagga	229	282	356	293	3.1	8.3
81 Central Murrumbidgee	145	200	275	217	3.9	0.0
82 Lower Murrumbidgee	145	223	298	222	-7.3	3.5
83 Albury	199	244	320	261	-2.6	5.2
84 Upper Murray	140	178	256	197	-19.3	-0.6
85 Central Murray	135	195	280	220	-7.1	-4.9
86 Murray-Darling	148	225	320	263 s	32.4 s	45.2
87 Far West	70	100	150	115	1.5	-18.4

(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 12. Sale Prices — Rural Statistical Subdivisions — June Quarter 2010

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	224	311	415	336	-1.3	12.0	210	278	360	299	-0.1	9.4
54 Hunter SD Balance	272	340	430	370	-4.9	12.0	200	277	325	283	-7.1	4.8
55 Nowra-Bomaderry	250	308	366	319	4.2	7.5	163	187	220	200 s	1.0 s	5.5 s
56 Illawarra SD Balance	300	384	520	440	0.9	9.7	266	327	397	337	1.4	23.4
57 Tweed Heads and Tweed Coast	429	500	594	530	3.1	8.8	310	381	460	395	1.5	15.3
58 Lismore	299	341	403	357	3.3	16.5	236	251	278	267 s	10.4 s	10.3 s
59 Richmond-Tweed SD Balance	355	454	594	494	-1.3	10.7	295	380	479	403	3.5	9.4
60 Coffs Harbour	335	375	454	404	0.0	13.3	221	247	286	258	-8.5	-2.3
61 Clarence	260	330	419	340	-2.9	6.8	212	279	335	289	-7.0	11.6
62 Port Macquarie	334	385	454	408	0.0	5.5	235	292	405	330	6.4	11.5
63 Hastings	235	317	395	327	0.5	11.1	201	233	301	275	9.8	19.6
64 Tamworth	233	275	345	292	9.6	19.6	166	190	320	216 s	24.2 s	9.8 s
65 Northern Slopes	144	215	307	235	-8.5	-2.3	-	-	-	-	-	-
66 Northern Tablelands	182	244	327	272	5.9	8.2	150	177	255	197 s	-16.7 s	-12.6 s
67 North Central Plain	150	248	325	243	15.7	24.1	-	-	-	-	-	-
68 Dubbo	217	265	339	278	5.0	0.2	161	214	480	271 s	-	48.0 s
69 Central Macquarie	142	220	310	233	-10.2	12.8	-	-	-	-	-	-
70 Macquarie-Barwon	88	113	180	133	-10.0 s	32.4	-	-	-	-	-	-
71 Upper Darling	85	160	245	183	-15.8 s	77.8	-	-	-	-	-	-
72 Bathurst	250	302	367	316	-1.7	12.0	178	220	267	232 s	15.8 s	8.6 s
73 Orange	245	305	372	305	3.4	13.0	175	225	258	222 s	-	5.1 s
74 Central Tablelands	160	230	354	274	4.5	5.6	-	-	-	-	-	-
75 Lachlan	109	175	246	187	-2.8	12.9	-	-	-	-	-	-
76 Queanbeyan	451	520	650	556	-0.9	9.9	217	291	357	288	9.8	-0.5
77 Southern Tablelands	188	252	340	289	-6.0	6.8	-	-	-	-	-	-
78 Lower South Coast	283	348	449	369	-3.5	3.7	194	250	320	271	-3.8	11.4
79 Snowy	170	240	370	275	-3.6	4.3	117	256	331	251 s	23.4 s	13.1
80 Wagga Wagga	246	295	368	308	4.9	11.7	145	171	225	186 s	-25.1 s	2.8 s
81 Central Murrumbidgee	140	200	275	216	2.3	-0.2	-	-	-	-	-	-
82 Lower Murrumbidgee	145	239	300	225	-4.4	11.2	-	-	-	-	-	-
83 Albury	210	270	339	278	-0.4	4.2	167	198	232	208	27.4	10.5
84 Upper Murray	140	170	260	195	-22.3	-2.6	174	217	244	208 s	-	20.5 s
85 Central Murray	135	200	275	222	-4.8	-2.4	-	-	-	-	-	-
86 Murray-Darling	148	225	320	263 s	26.8 s	40.6	-	-	-	-	-	-
87 Far West	70	100	150	115	1.5	-18.4	-	-	-	-	-	-

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

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).