

Rent and Sales Report

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Rent: March quarter 2012
Sales: December quarter 2011

Changes to the geography

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

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Rent and Sales Summary

Rent: March Quarter 2012

Trends for new bonds at state and regional levels

During the March 2012 quarter, the median rent for all dwellings remained unchanged at \$450 in the Sydney Statistical Division (SD) and also in the Inner Ring (\$550), Middle Ring (\$450) and the Outer Ring (\$390). Compared to the previous year, the median rent increased by \$20 in the Sydney SD, \$30 in the Inner Ring, \$20 in the Middle Ring and \$15 in the Outer Ring.

Over the year, the median rent for two bedroom flats/units increased across the State, with the largest increase occurring in the rest of the Greater Metropolitan Region (GMR) (5.3%), followed by an increase of 5.0% in the Middle Ring, 4.5% in the Inner Ring and 2.8% in the Outer Ring. Over the quarter, the median rent increased by 5.3% in the rest of the GMR but remained unchanged in the Middle Ring and declined in the Inner Ring by 0.8% and in the Outer Ring by 1.3%.

Over the year, the median rent for three bedroom separate houses increased by 4.2% in the Inner Ring, 4.1% in the Outer Ring and by 2.9% in the rest of the GMR but remained unchanged in the Middle Ring. Over the quarter, the median rent increased in the rest of the GMR by 2.9% and in the Outer Ring by 1.3% but remained unchanged in the Inner and Middle Rings.

The median rent for one bedroom flats/units increased over the year in the Middle Ring by 17.6%, due to a particularly low median rent that was registered in the March 2011 quarter. The median rent also increased by 2.2% over the year in the Inner Ring but remained unchanged in the Outer Ring. Over the quarter the median rent increased in the Middle Ring by 5.3% and in the rest of the GMR by 5.0% but declined in the Inner Ring by 1.1% and in the Outer Ring by 3.3%.

The median rent for two bedroom separate houses increased over the year in each of the Rings, ranging from 3.4% in the Inner Ring to 6.7% in the Outer Ring. The median rent increased by 3.3% in the rest of the GMR. Over the quarter the median rent increased by 3.3% in the rest of the GMR but remained unchanged in the Inner and Outer Rings and declined by 3.3% in the Middle Ring.

Outside the GMR, the median rent for two bedroom flats/units increased by 4.8% over the quarter and by 10.0% over the year. The median rent for three bedroom separate houses remained unchanged over the quarter but increased by 5.5% over the year.

Over the quarter, the number of new bonds lodged increased across the State, ranging from an increase of 3.5% in the Outer Ring to 28.9% in the rest of the GMR. Over the year, the number of new bonds lodged increased in the Sydney SD by 6.9% and in the rest of the GMR by 9.9%.

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 Penrith (7.7%) and Willoughby (7.4%). Over the year, none of 43 Local Government Areas (LGAs) in the Sydney SD recorded annual increases of 10.0% or more. Within the rest of the GMR the biggest annual increase was 11.1% in Shellharbour.

No LGAs in the Sydney SD experienced a 10.0% or higher increase over the year in median rent for three bedroom separate houses. The largest increases were 7.1% in Bankstown and Parramatta, and 7% in Liverpool. Within the rest of the GMR, the largest annual increase was recorded in Port Stephens at 6.5%.

Trends in Median Rents – Sydney and NSW

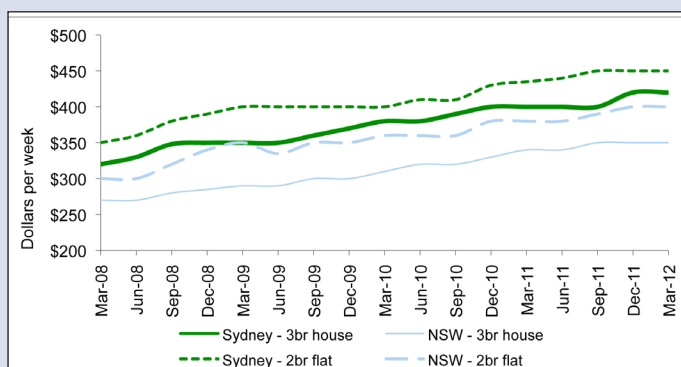


Table 1. Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/wk)					
Mar Qtr 2012	\$550	\$450	\$390	\$450	\$385
Qtlly change	0.0%	0.0%	0.0%	0.0%	-1.3%
Ann. change	5.8%	4.7%	4.0%	4.7%	4.1%
Sales (\$'000s)					
Dec Qtr 2011	\$640	\$505	\$410	\$479	\$415
Qtlly change	-3.0%	-7.7%	-2.4%	-4.2%	-1.9%
Ann. change	-8.6%	-11.0%	-5.7%	-9.6%	-5.7%

The largest annual increase in median rent for one bedroom flats/units was observed in Bankstown (57.5%). This was due to very low median rent in the March 2011 quarter rather than a particularly high median rent in the March 2012 quarter. In addition, Blacktown, Leichhardt, Burwood, Rockdale, Canada Bay and Ku-ring-gai registered annual increases ranging from 13.3% to 17.3% in March quarter 2012.

Only Sutherland (17.3%) and Blacktown (16.7%) in the Sydney SD recorded an annual increase in excess of 10% in the median rent for two bedroom separate houses.

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

Within the Sydney SD, 35 LGAs recorded a growth over the year in the number of new bonds lodged with 8 remaining unchanged or experiencing a decline.

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

Sales: December Quarter 2012

The median sales price for all dwellings across the Sydney SD decreased by 4.2% over the quarter and 9.6% over the year. Over the quarter, the median sales price declined in the Inner Ring by 3.0%, in the Middle Ring by 7.7%, in the Outer Ring by 2.4%, but remained unchanged in the rest of the GMR. Over the year the median sales price declined across the board, lead by the Middle Ring (11.5%), Inner Ring (8.6%), Outer Ring (5.7%) and in the rest of the GMR (2.7%).

For non-strata dwellings in the Sydney SD, the median sales price decreased by 5.8% for the quarter and 13.7% over the year. Over the quarter, the sales price increased in the Inner Ring by 4.0%, but declined in the Middle Ring

by 3.8%, in the Outer Ring by 3.4%, and in the rest of the GMR by 1.3%. The largest quarterly increase of 8.9% was recorded in Hunters Hill, whilst the largest decrease of 22.6% was recorded in Strathfield. Over the year, the sales price declined in the Middle Ring by 8.8%, in the Outer Ring by 7.4%, in the Inner Ring by 2.8%, and in the rest of the GMR by 3.9%. The largest annual increase was 11.9% recorded in Burwood, whilst the largest annual decrease was 25.0% recorded in Woollahra.

For strata dwellings in the Sydney SD, the median sales price decreased by 2.2% for the quarter and 5.5% over the year. Over the quarter, the median sales price decreased in the Inner Ring (3.5%), in the Middle Ring (2.7%), in the Outer Ring (2.2%), but increased by 0.3% in the rest of the GMR. The largest quarterly increase in the Sydney SD was 7.2% recorded in Fairfield, whilst the largest quarterly decrease was 13.4% in Manly. Over the year, the median sales price declined in the Inner Ring (5.2%), in the Middle Ring (4.8%), in the Outer Ring (1.9%), and in the rest of the GMR (2.4%). Over the year, Fairfield recorded the largest increase of 11.4%, and was the only LGA in Sydney recording an increase of more than 10%.

Trends in Median Sales Price – Sydney and NSW

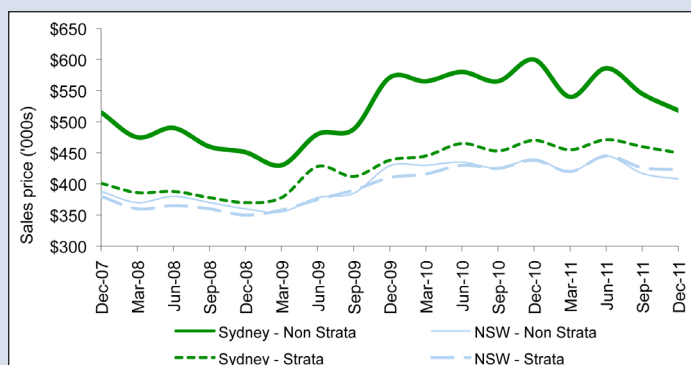


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - March Quarter 2012

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %	Median \$	Qtly % Change	Ann %
SYDNEY SD	415	1.2	6.4	450	0.0	4.7	460	0.0	2.2	570	0.0	0.0
Inner Ring	460	0.0	4.5	595	0.0	6.3	800	0.0	6.7	1050	-4.5	5.0
1 Ashfield	340	-2.9	0.0	410	-2.4	3.8	593	-4.4	8.7	800 s	-	17.6 s
2 Botany Bay	410	5.1	-4.7	450	4.7	-13.5	650	3.2	11.1	-	-	-
3 Lane Cove	398	1.9 s	10.4 s	460	2.2	3.4	650	-9.7	8.8	1195 s	8.6	3.9 s
4 Leichhardt	420	0.0	10.5	600	1.7	5.7	800	4.6	11.1	1070	25.1 s	9.7
5 Marrickville	338	2.3	5.5	450	0.0	3.4	650	-2.6	4.8	770	-9.4 s	2.7
6 Mosman	420	3.7	4.3	563	2.3	2.3	940	-1.1	4.4	1850 s	-2.6 s	-9.8
7 North Sydney	450	0.0	7.1	590	0.0	2.6	850	0.0	6.3	1300 s	30.3 s	0.0 s
8 Randwick	450	4.7	7.1	550	1.9	5.8	750	1.4	4.2	1000	-9.1	-1.0
9 Sydney	500	0.0	6.4	670	1.5	6.3	850	0.0	2.7	950	-2.8	11.8
10 Waverley	460	-7.1	2.2	625	-0.8	4.2	900	-5.3	12.5	1350	-1.8	14.9
11 Woollahra	450	0.0	0.0	648	4.4	7.9	1000	0.5	2.0	1550	-3.1	-6.1
Middle Ring	380	1.3	11.8	420	0.0	5.0	530	0.0	6.0	680	1.5	0.0
12 Auburn	410	2.5	6.5	400	-4.8	5.3	480	4.3	4.3	565	-2.6	-2.2
13 Bankstown	205	-2.4	36.7	370	-2.6	4.2	450	2.3	7.1	550	0.0	3.8
14 Burwood	350	6.1	16.7	460	2.2	5.7	585	4.5	0.0	670 s	11.7 s	-1.1 s
15 Canterbury	280	0.0	7.7	340	0.0	3.0	490	-2.0	2.1	555	-7.5	0.9
16 Canada Bay	480	4.3	20.0	560	0.0	7.7	693	2.6	6.5	800 s	-1.5	-3.0 s
17 Hunters Hill	-	-	-	505 s	-	9.8 s	695 s	12.1 s	5.3 s	-	-	-
18 Hurstville	290	-3.3	-3.3	400	2.6	5.3	500	-3.8	0.0	595	-4.0 s	-8.5
19 Kogarah	300 s	-9.1 s	-2.4 s	420	0.0	5.0	510	-3.8	-1.9	658 s	1.2 s	1.2 s
20 Ku-ring-gai	470	11.9	14.6	550	-0.9	0.0	710	0.7	1.4	1005	-0.5	0.5
21 Manly	480	6.7	6.7	620	3.3	4.2	855	-6.6	0.6	1225	-12.5	-10.9
22 Parramatta	325	1.6	-1.5	385	-1.3	2.7	458	-0.5	1.7	570	3.6	3.6
23 Rockdale	350	-14.6	9.4	423	0.6	3.0	530	-3.6	-3.6	680	4.6	13.3
24 Ryde	330	3.1	3.1	410	2.5	3.8	595	4.4	8.2	713	3.3	4.8
25 Strathfield	370	5.7	15.6	440	-2.2	2.3	550	2.8	0.0	700 s	-6.7 s	9.4 s
26 Willoughby	475	-1.0	3.3	585	2.6	6.4	778	2.3	3.7	1100	10.0	4.8
Outer Ring	265	-5.4	1.9	360	2.9	2.9	390	0.0	2.6	520	2.0	4.0
27 Baulkham Hills	300	-6.3 s	1.7	425	-3.4	3.7	500	0.0	4.2	660	1.5	1.5
28 Blacktown	230	-1.1	17.9	340	0.0	6.3	380	0.0	4.1	510	4.1	6.3
29 Blue Mountains	220	7.3	10.0	300	5.3	3.4	350	0.0	2.9	455	3.4	3.4
30 Camden	250 s	-7.4 s	0.0 s	360 s	2.9 s	4.3 s	410	2.5	6.5	500	0.0	4.2
31 Campbelltown	295	13.5	18.0 s	300	-3.2	3.4	360	0.0	2.9	440	2.3	4.8
32 Fairfield	220	0.0	0.0	300	0.0	7.1	400	2.6	2.6	460	-1.1	2.2
33 Gosford	200	-4.8	-4.8	300	0.0	5.3	370	0.0	2.8	480	0.0	6.7
34 Hawkesbury	250 s	0.0 s	16.3 s	285	-5.0	1.8	370	-2.0	5.7	475	8.0	3.3
35 Holroyd	260	-3.7	4.0	370	0.0	4.2	440	1.1	7.3	510	-2.4	3.0
36 Hornsby	360	4.3	0.0	430	0.0	0.0	550	3.8	5.8	685	2.2	8.7
37 Liverpool	260	8.3	6.1	320	3.2	10.3	420	2.4	5.0	490	-4.9	0.0
38 Penrith	220	0.0	10.0	290	1.8	7.4	360	0.0	2.9	450	0.0	0.0
39 Pittwater	345	-1.4	-4.2	510	2.0	2.0	700	-11.4	0.0	913	-3.9	-3.9
40 Sutherland	320	3.2	6.7	420	0.0	5.0	560	0.0	3.7	685	-2.1	0.0
41 Warringah	395	0.0	6.8	500	-2.0	4.2	700	-2.8	0.0	900	-4.8	-2.2
42 Wollondilly	-	-	-	288 s	2.7 s	15.0	350	6.1	2.9	470	3.3	4.4
43 Wyong	186	0.3	6.0	270	-1.8	0.9	330	1.5	6.5	420	0.0	5.0
Rest of GMR	190	-2.6	5.6	310	3.3	5.1	370	2.8	5.7	450	0.0	7.1
44 Cessnock	193 s	5.5	13.2 s	270	1.9	10.2	300	-4.0	0.0	400	0.0	5.3
45 Kiama	-	-	-	300	3.4	0.0	400	-2.4	1.9	495 s	4.2 s	15.1 s
46 Lake Macquarie	195	11.4	8.3	300	7.1	4.9	360	2.9	2.9	450	-2.2	0.0
47 Maitland	170	-1.4	0.0	270	-6.1	3.8	340	1.5	6.3	440	2.3	7.3
48 Newcastle	180	-10.0	2.9	350	6.1	6.1	400	3.9	5.3	450	-1.1	12.5
49 Port Stephens	180 s	-5.3 s	9.1 s	260	0.0	-3.7	350	2.9	9.4	405	-3.6	3.8
50 Shellharbour	195 s	-	-	280	12.0	12.0	363	0.7	3.6	450	-2.2	-2.2
51 Wollongong	210	5.0	7.7	310	3.3	3.3	400	1.3	1.3	483	1.6	2.1
NEW SOUTH WALES	350	-2.8	2.9	380	0.0	2.7	380	0.0	5.6	470	1.1	4.4

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

Table 3. Weekly Rents for New Bonds - Greater Metropolitan Region - Separate Houses - March Quarter 2012

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	310	380	500	0.0	2.7	360	420	525	0.0	5.0
Inner Ring	550	600	670	0.0	3.4	650	750	900	0.0	4.2
1 Ashfield	-	-	-	-	-	535	630	713 s	0.0 s	1.6 s
2 Botany Bay	515	575	630 s	-	-	640	680	775 s	3.8 s	8.8 s
3 Lane Cove	-	-	-	-	-	680	720	825 s	-0.7 s	-
4 Leichhardt	570	625	660	4.2	5.0	670	760	900	4.5	5.6
5 Marrickville	475	560	610	-0.9	1.8	565	650	728	0.0	0.0
6 Mosman	-	-	-	-	-	755	1035	1250 s	6.2 s	1.5 s
7 North Sydney	-	-	-	-	-	760	913	1100 s	-1.4 s	7.4 s
8 Randwick	600	600	650 s	0.0 s	0.0 s	713	785	925	3.6	4.7
9 Sydney	520	600	695 s	4.3 s	9.1 s	720	798	900	5.3 s	13.9 s
10 Waverley	-	-	-	-	-	900	1075	1350 s	2.4 s	7.5 s
11 Woollahra	-	-	-	-	-	930	1050	1225 s	5.0 s	-12.5 s
Middle Ring	380	430	490	-2.3	4.9	450	500	600	0.0	0.0
12 Auburn	325	360	410 s	-5.3 s	2.9 s	400	445	500	-1.1	-1.1
13 Bankstown	350	380	400	-5.0	2.7	400	450	490	2.3	7.1
14 Burwood	-	-	-	-	-	520	565	600 s	-	0.0 s
15 Canterbury	350	425	478	-5.6	3.7	460	500	550	-2.0	0.0
16 Canada Bay	495	540	630 s	-1.8 s	-4.4 s	550	650	750	0.0	4.8
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	410	440	450 s	-2.2 s	2.3 s	450	499	550	-4.0	-0.2
19 Kogarah	400	435	480 s	-3.3 s	-9.4 s	460	500	580	-9.9	-5.7
20 Ku-ring-gai	460	490	520 s	-	-	600	680	825	-2.9	-2.5
21 Manly	-	-	-	-	-	813	900	1050 s	-10.0 s	-2.2 s
22 Parramatta	350	380	430	-7.3	0.0	400	450	480	0.0	7.1
23 Rockdale	390	450	490	3.4	-7.2 s	495	525	570	-4.5	-4.5
24 Ryde	450	485	525 s	-0.5 s	7.8 s	490	565	630	0.9	5.6
25 Strathfield	-	-	-	-	-	480	540	590	3.8 s	-1.8 s
26 Willoughby	480	595	685 s	-9.5 s	2.6 s	690	795	920	-4.8	6.0
Outer Ring	285	320	370	0.0	6.7	350	385	450	1.3	4.1
27 Baulkham Hills	360	390	430 s	-12.4 s	-2.5 s	450	498	548	-0.5	3.6
28 Blacktown	310	350	360	6.1	16.7	340	375	400	-1.3	2.7
29 Blue Mountains	290	315	350	5.0	8.6	320	350	400	0.0	2.9
30 Camden	-	-	-	-	-	373	405	448	1.3	3.8
31 Campbelltown	-	-	-	-	-	340	360	390	0.0	2.9
32 Fairfield	300	325	360	-7.1	8.3	370	400	440	5.3	2.6
33 Gosford	290	320	340	6.7	6.7	340	370	410	-2.6	2.8
34 Hawkesbury	275	315	375 s	-4.5 s	-10.0 s	350	370	420	-2.6	5.7
35 Holroyd	340	370	420 s	0.0 s	2.8	390	420	470	0.0	5.0
36 Hornsby	350	423	500 s	-6.1 s	11.2 s	500	550	600	1.9	5.8
37 Liverpool	290	335	350 s	1.5 s	-	380	420	460	0.0	7.0
38 Penrith	300	310	325 s	5.1 s	10.7 s	350	370	400	0.0	2.8
39 Pittwater	520	570	635 s	1.3 s	0.0 s	625	700	820	-7.3	-6.0
40 Sutherland	400	475	520	5.6 s	17.3	490	550	600	-1.8	0.0
41 Warringah	500	580	690 s	-3.3 s	4.5 s	660	700	780	-5.4	0.0
42 Wollondilly	-	-	-	-	-	330	350	385	2.9	2.9
43 Wyong	250	270	300	-3.6	0.0	300	330	365	2.3	6.5
Rest of GMR	280	310	350	3.3	3.3	325	360	410	2.9	2.9
44 Cessnock	230	260	285	0.0	4.0	280	300	340	-3.2	0.0
45 Kiama	-	-	-	-	-	360	410	450 s	3.8 s	7.9 s
46 Lake Macquarie	270	300	340	2.6	3.4	320	360	400	2.9	5.9
47 Maitland	270	305	335 s	5.2 s	15.1 s	310	340	365	1.5	3.8
48 Newcastle	300	340	375	0.0	-1.4	350	383	440	1.5	6.1
49 Port Stephens	225	245	285 s	-8.4 s	-5.8 s	290	330	360	-2.9	6.5
50 Shellharbour	-	-	-	-	-	345	370	398	2.8	5.7
51 Wollongong	290	320	370	0.0	0.0	350	385	440	1.3	4.1
NEW SOUTH WALES	240	300	380	0.0	3.4	290	350	430	0.0	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 - March Quarter 2012

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	340	425	500	1.2	6.3	370	450	580	0.0	2.3
Inner Ring	400	460	550	-1.1	2.2	490	585	685	-0.8	4.5
1 Ashfield	310	340	365	-2.9	0.0	380	410	450	-1.2	3.8
2 Botany Bay	330	420	480	-6.7 s	-2.3	398	430	590	2.4	-14.0
3 Lane Cove	350	390	440	-7.1 s	6.8 s	425	460	500	3.4	4.5
4 Leichhardt	350	418	495	4.4	16.0	450	555	683	-0.9	2.8
5 Marrickville	300	350	400	2.9	4.5	373	420	480	-0.6	2.4
6 Mosman	390	420	460	3.7	3.7	495	563	680	2.3	4.2
7 North Sydney	400	450	500	0.0	7.1	520	585	673	0.9	3.1
8 Randwick	395	450	480	4.7	7.1	490	550	610	1.9	5.8
9 Sydney	440	500	585	0.0	4.2	600	680	780	1.5	6.3
10 Waverley	420	473	550	-3.1	5.0	550	625	720	-0.8	4.2
11 Woollahra	400	450	520	-2.2	0.0	540	625	700	4.2	5.9
Middle Ring	315	400	470	5.3	17.6	365	420	510	0.0	5.0
12 Auburn	375	420	460	5.0	5.0	330	410	490	0.0	4.5
13 Bankstown	142	220	263	0.0 s	57.5	323	363	390	-2.0	3.6
14 Burwood	320	370	480	5.7	15.6	410	460	510	4.5	7.0
15 Canterbury	240	270	290	-3.6	3.8	300	330	360	0.0	3.1
16 Canada Bay	430	480	500	4.3	14.3	480	550	600	0.0	5.8
17 Hunters Hill	-	-	-	-	-	430	505	580 s	-	12.2 s
18 Hurstville	270	310	370	-6.1	3.3	350	390	435	2.6	2.6
19 Kogarah	295	310	373 s	0.0 s	2.5 s	380	420	460	0.0	5.0
20 Ku-ring-gai	360	470	490	4.4 s	13.3	500	550	610	0.0	0.0
21 Manly	413	478	550	6.1	6.1	500	613	720	3.8	3.8
22 Parramatta	280	330	380	-4.3	0.0	360	380	420	-2.6	1.3
23 Rockdale	310	370	440	-11.9	15.6	380	420	500	3.7	5.0
24 Ryde	310	330	388	0.0	3.1	370	400	450	0.0	5.3
25 Strathfield	350	365	400 s	1.4 s	14.1 s	400	440	490	0.0	2.3
26 Willoughby	420	475	530	-0.5	3.3	510	580	655	5.5	7.4
Outer Ring	220	290	370	-3.3	0.0	300	370	440	-1.3	2.8
27 Baulkham Hills	275	320	380 s	-7.9 s	0.0 s	385	420	470	-6.7	2.4
28 Blacktown	190	220	250	0.0 s	17.3	295	340	370	-0.7	3.0
29 Blue Mountains	195	210	240	5.0 s	10.5 s	248	270	300	8.0	8.0 s
30 Camden	-	-	-	-	-	280	320	395 s	-	-3.0 s
31 Campbelltown	220	300	350 s	2.6 s	20.0 s	250	280	360	-3.4	3.7
32 Fairfield	220	240	260	4.3	9.1	280	300	320	0.0	7.1
33 Gosford	160	205	240	-4.7	-6.8	270	300	330	1.7	7.1
34 Hawkesbury	163	200	250 s	-	-10.1 s	265	280	305	-1.8 s	3.7 s
35 Holroyd	260	278	350 s	-0.9	11.0 s	350	368	390	2.1	5.0
36 Hornsby	295	370	410	7.2	1.4	400	430	470	0.0	-1.1
37 Liverpool	225	260	285	8.3 s	8.3	280	308	350	1.7	6.0
38 Penrith	160	220	250	0.0 s	6.0	260	280	320	0.0	7.7
39 Pittwater	300	340	395 s	-2.9	-5.6	450	500	550	3.1	0.0
40 Sutherland	300	320	350	4.9	6.7	380	410	450	-1.2	2.5
41 Warringah	355	390	440	-1.3	5.4	450	500	570	0.0	5.3
42 Wollondilly	-	-	-	-	-	240	285	300 s	-	14.0 s
43 Wyong	160	193	225	13.6	0.3	221	270	320	1.9	3.8
Rest of GMR	180	210	260	5.0	7.7	250	300	350	5.3	5.3
44 Cessnock	165	190	284 s	1.3 s	15.2 s	240	260	285	-3.7	8.3 s
45 Kiama	-	-	-	-	-	263	295	320 s	11.3 s	-1.7 s
46 Lake Macquarie	150	190	220	13.4	5.6	240	280	326	5.7	7.7
47 Maitland	170	170	185	1.4	0.0	220	258	290	-4.6	3.0
48 Newcastle	195	245	300	11.4	11.4	295	340	400	6.3	7.1
49 Port Stephens	173	180	198 s	-2.7 s	5.9 s	230	260	295	4.0	-3.7
50 Shellharbour	185	200	220 s	-	-	220	250	280	4.2	11.1
51 Wollongong	190	220	255	4.8	10.0	260	300	350	3.4	3.4
NEW SOUTH WALES	250	380	480	0.0	7.0	290	395	525	-1.3	3.9

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Subdivisions - March Quarter 2012

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	230	4.5	4.5	300	0.0	7.1	290	0.0	5.5	220	4.8	10.0
54 Hunter SD Balance	248	3.1	10.0	340	6.3	13.3	328	2.3	11.0	235	-2.1	6.8
55 Nowra-Bomaderry	215	-6.5	7.5	300	1.7	7.1	290	-1.7	3.6	200	-13.0 s	2.6
56 Illawarra SD Balance	250	0.0	0.0	300	-3.2	0.0	300	-3.2	0.8	245	11.4	6.5
57 Tweed Heads & Tweed Coast	295	0.0	1.7	355	0.0	-1.4	393	0.6	3.3	285	0.0	0.0
58 Lismore	230	1.1	0.0	300	-3.2	-3.2	320	0.0	3.2	220	-1.1	0.0
59 Richmond-Tweed SD Balance	278	2.8	2.8	340	-2.9	-2.9	330	-5.7	-5.7	260	2.0	0.0
60 Coffs Harbour	265	1.9	3.9	350	0.0	0.0	355	1.4	-0.7	250	2.0	4.2
61 Clarence	220	-4.3	-4.3	290	0.0	1.8	290	0.0	0.0	203	-3.6	1.3
62 Port Macquarie	250	0.0	-3.8	360	2.9	4.3	365	4.3	4.3	245	-1.0	2.1
63 Hastings	220	4.8	10.0	280	0.0	7.7	280	0.9	7.7	200	2.6	8.1
64 Tamworth	230	3.4	4.5	290	1.8	3.6	290	3.6	3.6	220	0.0	10.0
65 Northern Slopes	200	5.3	11.1	250	0.0	13.6	245	-2.0	11.4	220 s	11.4	14.3
66 Northern Tablelands	210	7.7	10.5	270	8.0	8.0	260	4.0	4.0	210	6.3	10.5
67 North Central Plain	150	0.0	0.0	270	-2.7	11.3	280	0.0	14.3	150	0.0	7.1
68 Dubbo	190	-3.8	2.7	280	5.7	7.7	278	2.8	6.7	175	0.0	2.9
69 Central Macquarie	210	20.0	5.0	233	-5.1	-7.0	230	9.5	-4.2	215	26.5	-2.3
70 Macquarie-Barwon	165	10.0 s	13.8 s	195 s	8.3 s	9.9 s	195 s	8.3 s	8.3 s	165 s	17.9 s	37.5 s
71 Upper Darling	150 s	0.0 s	9.1 s	180 s	-28.0 s	-10.0	190 s	-24.0 s	-5.0 s	134 s	-4.3 s	0.0 s
72 Bathurst	240	2.1	11.6	310	3.3	6.9	320	6.7	10.3	230	-2.1	10.8
73 Orange	290	11.5	26.1	350	1.4	12.9	350	1.4	16.7	280	12.0	27.3
74 Central Tablelands	190	0.0	5.6	250	8.7	8.7	250	8.7	8.7	173 s	0.0 s	9.5
75 Lachlan	160	6.7	10.3	210	5.0	7.7	205	2.5	7.9	150	3.4	11.1
76 Queanbeyan	330	3.1	5.6	470	4.4	6.8	460	7.0	9.5	310	0.0	5.1
77 Southern Tableland	210	5.0	5.0	280	2.8	12.0	280	0.9	12.0	185	0.0	5.7
78 Lower South Coast	220	0.0	10.0	290	1.8	3.6	290	0.0	2.7	210	0.0	6.1
79 Snowy	210	-4.5	10.5	270	10.2	8.0	250	4.2	4.2	210	-4.5	20.0
80 Wagga Wagga	250	4.2	8.7	300	-3.2	-3.2	300	0.0	0.0	240	9.1	10.3
81 Central Murrumbidgee	170	6.3	6.3	220	0.0	10.0	220	3.5	10.0	163	1.6	8.3
82 Lower Murrumbidgee	175	9.4	6.1	235	2.2	2.2	230	0.0	4.5	170	6.3	6.3
83 Albury	190	-2.6	5.6	270	-1.8	-1.8	265	-1.9	0.0	180	0.0	5.9
84 Upper Murray	160	-4.5	0.0	220	2.3	4.8	220	2.3	4.8	150	-6.3 s	-4.8
85 Central Murray	160	6.7	-3.0	210	5.0	0.0	210	5.0	2.4	155	-3.1	-7.5
86 Murray-Darling	140 s	-	-5.1 s	190 s	5.6 s	0.0 s	190 s	5.6 s	-5.0 s	140 s	-	3.7 s
87 Far West	170	13.3	13.3	200	0.0	0.0	200	0.0	0.0	170 s	-	36.0 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 - March Quarter 2012

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	8700	5023	18497	17.2	11.0	69843	39929	149802	1.2	4.4
54 Hunter SD Balance	532	264	1074	10.0	10.6	4369	2257	9179	1.4	6.6
55 Nowra-Bomaderry	144	60	279	9.8	20.3	1248	670	2796	0.6	4.5
56 Illawarra SD Balance	556	119	887	6.1	6.2	4882	1125	8236	0.3	2.6
57 Tweed Heads & Tweed Coast	253	346	908	10.1	14.9	2046	2358	7097	1.9	4.7
58 Lismore	265	164	561	50.0	18.1	1583	1207	3809	3.9	4.4
59 Richmond-Tweed SD Balance	693	385	1466	8.8	13.6	5675	2999	12029	1.9	4.6
60 Coffs Harbour	256	210	720	4.2	10.1	2035	1732	6073	0.4	4.3
61 Clarence	514	214	914	9.3	14.4	4552	1905	8049	0.8	4.5
62 Port Macquarie	189	191	593	1.2	26.2	1536	1489	4764	1.1	5.0
63 Hastings	497	232	968	11.1	15.5	4565	2135	8668	0.3	4.4
64 Tamworth	337	191	610	13.6	9.7	2528	1391	4703	0.5	7.1
65 Northern Slopes	209	50	288	-4.3	21.0	1606	580	2553	0.6	6.1
66 Northern Tablelands	439	246	907	37.6	12.7	2848	1825	6244	1.2	3.4
67 North Central Plain	109	109	281	35.7	9.8	1002	882	2310	0.7	2.3
68 Dubbo	170	108	353	-4.9	-2.2	1681	944	3494	-0.9	2.5
69 Central Macquarie	271	123	496	19.5	1.6	2081	878	3813	1.9	4.2
70 Macquarie-Barwon	37	36	85	-11.5	26.9	451	229	860	-2.1	4.9
71 Upper Darling	41	29	106	35.9	7.1	397	251	920	-1.6	3.4
72 Bathurst	268	167	540	68.2	17.6	1715	1078	3654	3.1	2.2
73 Orange	310	132	534	39.8	3.1	2267	1065	3970	0.6	3.8
74 Central Tablelands	221	46	334	8.4	6.4	1952	502	3163	0.7	4.9
75 Lachlan	154	89	359	17.3	-15.7	1898	954	3520	0.0	2.3
76 Queanbeyan	137	111	507	13.4	3.5	932	1220	4448	0.7	3.2
77 Southern Tableland	348	104	560	31.8	22.0	2508	947	4661	1.3	5.2
78 Lower South Coast	304	217	649	0.3	9.1	2824	1622	5670	0.8	3.0
79 Snowy	71	71	212	9.3	-4.9	672	453	1539	1.6	3.8
80 Wagga Wagga	325	257	999	64.6	20.2	2043	1766	5824	2.9	5.5
81 Central Murrumbidgee	194	85	345	16.6	5.5	1430	610	2622	1.2	2.3
82 Lower Murrumbidgee	191	179	452	18.9	12.4	1626	1385	3780	2.0	4.7
83 Albury	232	270	801	24.6	2.0	1638	1945	5795	2.0	3.9
84 Upper Murray	92	51	154	14.1	0.7	722	348	1249	0.1	2.1
85 Central Murray	140	100	266	6.0	23.1	1054	654	1948	1.5	9.3
86 Murray-Darling	41	27	71	54.3	16.4	291	162	504	-1.4	6.6
87 Far West	160	40	218	70.3	17.8	1186	361	1858	2.2	7.3

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

Table 7. New and Total Bonds - Greater Metropolitan Region - March Quarter 2012

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
SYDNEY SD	9693	20555	44825	6.5	6.9	103375	197702	468297	0.3	2.2
Inner Ring	963	9442	16070	9.1	4.4	10021	89137	161677	0.2	1.3
1 Ashfield	44	372	631	20.7	12.7	594	3946	7122	1.1	1.7
2 Botany Bay	52	238	401	15.6	-13.4	526	2640	4631	-0.2	1.6
3 Lane Cove	53	224	379	11.8	15.9	503	2042	3713	0.5	1.6
4 Leichhardt	189	334	942	9.5	9.7	1896	3249	9421	-0.1	0.0
5 Marrickville	156	592	1400	9.0	10.8	1911	6299	15867	0.6	1.8
6 Mosman	54	242	410	-1.2	-2.4	448	2535	4480	-0.1	0.7
7 North Sydney	49	1261	1770	10.1	10.9	520	11361	17519	0.2	1.2
8 Randwick	142	1337	2235	18.2	0.7	1487	12514	22125	-0.4	1.0
9 Sydney	103	3613	5744	11.6	3.8	1035	30289	51013	0.7	1.9
10 Waverley	71	754	1238	-6.1	-1.7	590	9099	15241	-0.6	-0.3
11 Woollahra	50	475	920	-8.2	3.5	511	5163	10545	-0.5	2.0
Middle Ring	2206	6522	12704	7.3	6.0	23685	62447	132358	0.5	2.9
12 Auburn	112	480	853	-11.6	8.5	1584	4454	8760	0.5	6.3
13 Bankstown	314	255	1001	8.3	7.4	3861	2918	11877	0.1	4.3
14 Burwood	42	296	495	21.9	30.3	518	2035	4320	2.2	3.6
15 Canterbury	201	551	1233	14.4	7.6	2488	7181	16155	0.2	1.6
16 Canada Bay	119	732	1154	20.1	11.4	1168	5296	9705	1.5	3.3
17 Hunters Hill	25	35	80	45.5	0.0	211	393	883	0.6	-0.7
18 Hurstville	111	337	675	13.6	5.8	1437	3452	7343	0.7	2.0
19 Kogarah	95	231	443	-4.3	3.0	916	2522	4941	0.8	3.2
20 Ku-ring-gai	247	287	708	15.7	14.2	2217	2137	5867	1.6	8.6
21 Manly	76	411	629	-6.4	-7.0	560	3979	6715	-0.8	0.3
22 Parramatta	299	936	1815	5.0	4.2	3189	8958	18705	0.3	3.5
23 Rockdale	165	604	1076	6.7	13.5	1869	6213	11389	0.5	2.3
24 Ryde	180	595	1132	1.9	-4.1	1885	6180	12235	0.5	1.6
25 Strathfield	64	294	477	12.5	12.2	522	2448	4343	0.5	2.2
26 Willoughby	156	478	933	11.1	-2.9	1260	4281	9120	0.1	0.4
Outer Ring	6524	4591	16051	3.5	10.3	69669	46118	174262	0.2	2.6
27 Baulkham Hills	395	196	888	6.6	15.9	3591	1614	8465	0.5	2.2
28 Blacktown	997	254	1763	2.7	12.2	10558	2618	19522	-0.1	3.7
29 Blue Mountains	327	84	514	-0.6	8.0	3449	700	5366	-0.6	-0.8
30 Camden	216	20	338	6.0	22.9	1890	130	2922	1.2	5.0
31 Campbelltown	379	96	779	-1.3	-3.8	4704	1046	9374	0.0	2.8
32 Fairfield	396	295	1024	-0.5	12.3	4894	3729	13873	0.4	5.4
33 Gosford	562	358	1384	-0.8	4.8	6137	3604	14700	-0.3	0.2
34 Hawkesbury	162	57	410	18.2	9.3	2045	550	4463	0.6	2.2
35 Holroyd	226	416	986	15.2	19.4	2534	4278	10468	1.1	3.0
36 Hornsby	312	391	977	3.9	3.4	3092	3752	10059	0.8	1.7
37 Liverpool	447	374	1207	20.8	16.1	4792	3906	12995	0.5	2.2
38 Penrith	534	180	1227	3.0	13.4	6186	2222	14003	0.4	4.2
39 Pittwater	130	141	383	-7.7	9.1	1334	1384	4174	0.1	3.5
40 Sutherland	308	753	1439	-5.6	11.3	2983	6965	14750	-0.4	1.1
41 Warringah	241	680	1194	-1.2	0.9	2397	6942	12790	0.0	2.2
42 Wollondilly	116	15	195	6.6	8.3	1239	168	1901	-1.4	2.4
43 Wyong	776	281	1343	8.3	16.7	7844	2510	14437	0.6	2.9
Rest of GMR	2989	2234	8122	28.9	9.9	27597	18759	69352	1.2	3.3
44 Cessnock	226	95	406	-2.9	15.0	2389	790	4068	0.2	6.0
45 Kiama	56	31	127	-2.3	-14.8	592	291	1435	-0.6	0.4
46 Lake Macquarie	634	231	1214	11.4	3.3	6312	2190	12590	0.8	3.9
47 Maitland	365	144	642	6.1	23.7	2899	1241	5579	2.7	10.4
48 Newcastle	685	649	2837	67.5	11.6	5919	5038	19051	2.7	2.5
49 Port Stephens	244	98	509	5.6	11.1	2524	1040	5231	0.2	3.8
50 Shellharbour	226	103	436	27.5	35.0	1925	938	4131	1.1	4.2
51 Wollongong	553	883	1951	26.7	4.3	5037	7231	17267	0.2	1.0
NEW SOUTH WALES	21382	27812	71444	11.4	8.3	200815	256390	687451	0.6	2.8

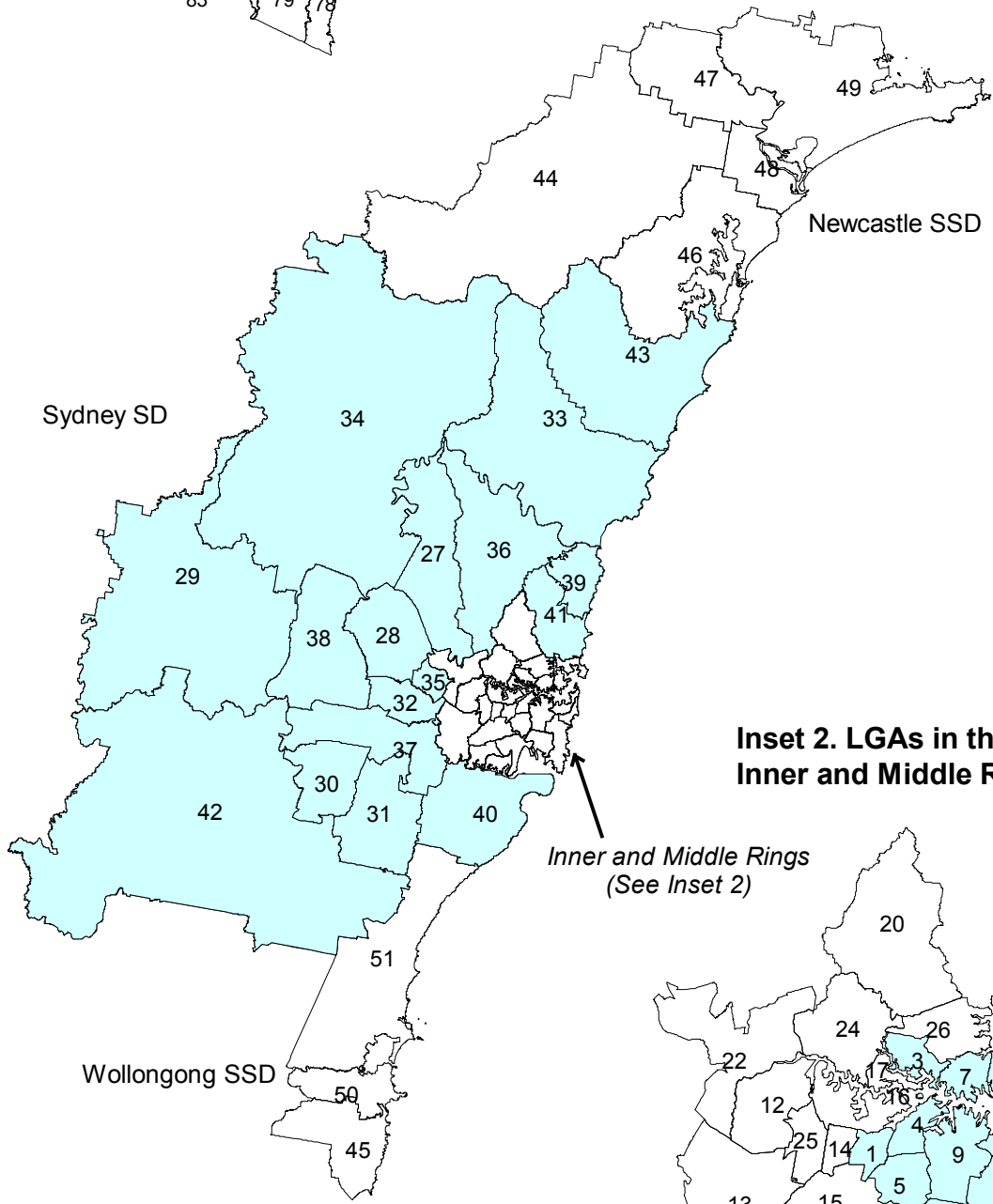
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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

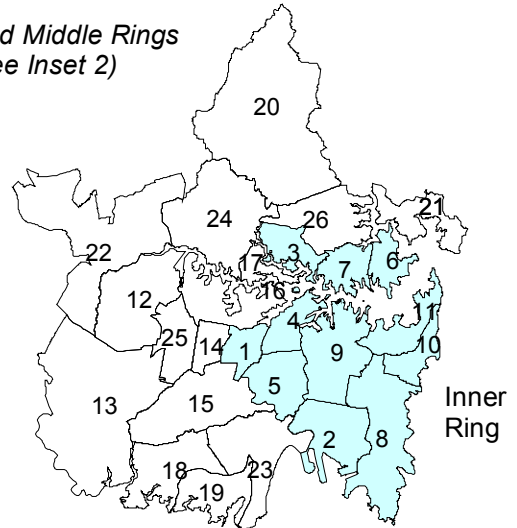


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — December Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	370	479	650	571	-4.2	-9.6
Inner Ring	500	640	899	792	-3.0	-8.6
1 Ashfield	435	518	762	636	0.5	-0.5
2 Botany Bay	405	555	737	598	-3.1	-4.3
3 Lane Cove	485	558	1128	847	-5.0	-16.5
4 Leichhardt	650	798	1027	871	-2.4	-6.7
5 Marrickville	480	622	780	651	-6.1	-11.8
6 Mosman	513	810	1625	1170	-3.3	-4.7
7 North Sydney	495	630	870	760	-6.7	-7.9
8 Randwick	550	690	980	826	3.0	5.0
9 Sydney	455	570	740	641	-3.9	-6.6
10 Waverley	550	750	1158	950	-2.0	-18.7
11 Woollahra	665	1050	1650	1319	-7.1	-15.5
Middle Ring	410	505	686	612	-7.7	-11.5
12 Auburn	360	439	510	447	-2.5	-8.1
13 Bankstown	400	471	550	472	-4.0	-2.2
14 Burwood	456	554	720	656	-5.9	-5.2
15 Canterbury	310	420	571	461	-8.7	-5.6
16 Canada Bay	523	650	900	750	-7.1	-8.4
17 Hunters Hill	855	1400	2150	1826	13.1	26.1
18 Hurstville	415	538	705	576	-4.9	-9.7
19 Kogarah	454	530	809	652	-10.5	-11.7
20 Ku-ring-gai	740	959	1278	1058	4.8	-5.0
21 Manly	525	763	1100	878	-13.1	-21.0
22 Parramatta	365	435	525	481	2.4	-5.0
23 Rockdale	417	487	600	536	-5.1	-4.6
24 Ryde	432	545	805	627	-9.6	-18.7
25 Strathfield	413	480	675	612	2.6	-2.5
26 Willoughby	530	660	1175	844	-22.2	-21.2
Outer Ring	330	410	540	466	-2.4	-5.7
27 Baulkham Hills	557	645	748	667	1.6	-3.7
28 Blacktown	313	370	446	383	-2.6	-2.1
29 Blue Mountains	325	375	450	396	-1.3	0.7
30 Camden	375	429	499	442	-4.8	-1.7
31 Campbelltown	282	320	360	324	0.1	0.1
32 Fairfield	338	400	457	398	0.0	0.0
33 Gosford	320	375	473	414	-0.8	-3.8
34 Hawkesbury	340	397	510	451	-4.3	1.8
35 Holroyd	325	400	480	409	-0.6	-0.5
36 Hornsby	505	644	785	653	-1.0	-2.5
37 Liverpool	330	400	480	406	-3.0	-0.4
38 Penrith	300	346	407	352	-0.6	-0.1
39 Pittwater	710	875	1200	1018	-4.9	-2.7
40 Sutherland	445	561	700	599	-5.0	-9.0
41 Warringah	460	575	850	681	-12.5	-23.3
42 Wollondilly	330	418	550	456	-1.9	-1.6
43 Wyong	266	314	385	334	-1.8	-1.8
Rest of GMR	300	360	440	381	0.0	-2.7
44 Cessnock	228	265	325	283	1.9	2.9
45 Kiama	450	510	630	531	4.1	6.3
46 Lake Macquarie	310	359	425	376	-2.3	-3.0
47 Maitland	285	337	402	351	3.7	-3.7
48 Newcastle	315	360	445	390	-3.2	-2.7
49 Port Stephens	295	364	440	377	3.0	-0.4
50 Shellharbour	313	359	418	368	1.1	2.6
51 Wollongong	317	385	470	408	0.0	-4.5
NEW SOUTH WALES	315	415	560	489	-1.9	-5.7

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — December Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	385	518	770	644	-5.8	-13.7
Inner Ring	805	1050	1400	1225	4.0	-2.8
1 Ashfield	789	874	1161	999	-4.5	-3.4
2 Botany Bay	725	820	950	843	1.9	2.5
3 Lane Cove	1100	1255	1868	1440	-1.5	-5.3
4 Leichhardt	755	895	1150	998	-3.2	-3.3
5 Marrickville	670	764	870	798	-2.4	-5.1
6 Mosman	1550	1875	2760	2139	-18.6	-18.5
7 North Sydney	1050	1290	1619	1440	-9.2	-4.8
8 Randwick	951	1144	1408	1227	-7.5	-7.7
9 Sydney	749	838	1081	910	1.1	-6.0
10 Waverley	1218	1505	2056	1690	0.3	-6.8
11 Woollahra	1213	1688	2418	2013	-16.6	-25.0
Middle Ring	530	693	960	814	-3.8	-8.8
12 Auburn	472	523	665	564	-6.3	-6.7
13 Bankstown	465	516	580	528	-4.5	-0.9
14 Burwood	720	940	1175	967	-1.4	11.9
15 Canterbury	537	629	740	644	-4.2	-3.2
16 Canada Bay	885	1030	1237	1096	-1.9	-4.3
17 Hunters Hill	975	1500	2600	2070	8.9	-11.8
18 Hurstville	629	717	800	734	-1.4	-0.3
19 Kogarah	731	895	1122	943	1.1	3.5
20 Ku-ring-gai	950	1138	1450	1268	-3.1	-6.3
21 Manly	1100	1318	1731	1441	-0.1	-1.7
22 Parramatta	460	525	625	545	-2.8	-9.3
23 Rockdale	637	728	835	755	1.7	0.0
24 Ryde	780	852	975	897	-3.0	-3.5
25 Strathfield	725	960	1210	1004	-22.6	-6.3
26 Willoughby	1065	1238	1440	1278	-4.4	-1.0
Outer Ring	350	430	585	501	-3.4	-7.4
27 Baulkham Hills	625	684	783	721	0.5	-4.9
28 Blacktown	340	395	473	405	-1.3	-0.8
29 Blue Mountains	330	380	463	404	0.0	0.0
30 Camden	381	435	500	449	-4.4	-0.9
31 Campbelltown	307	338	378	344	0.9	2.4
32 Fairfield	390	425	485	437	-1.2	-1.2
33 Gosford	335	399	500	441	-2.7	-4.8
34 Hawkesbury	360	415	560	479	-7.8	1.2
35 Holroyd	435	480	531	485	-1.1	-1.1
36 Hornsby	648	740	835	753	-1.3	0.3
37 Liverpool	388	448	500	450	-0.4	1.8
38 Penrith	335	375	422	384	0.8	0.2
39 Pittwater	825	940	1300	1161	-2.6	-4.6
40 Sutherland	620	700	845	752	-4.0	-4.4
41 Warringah	803	884	1071	949	-0.7	-6.5
42 Wollondilly	340	428	575	469	-2.2	-1.2
43 Wyong	273	321	390	342	-2.7	-2.7
Rest of GMR	312	370	450	392	-1.3	-3.9
44 Cessnock	230	274	330	287	5.4	7.5
45 Kiama	470	525	630	552	-3.9	-1.9
46 Lake Macquarie	310	362	430	380	-3.6	-3.6
47 Maitland	295	344	410	359	0.6	-7.0
48 Newcastle	320	370	450	398	-3.9	-3.9
49 Port Stephens	305	371	450	388	-0.5	-3.8
50 Shellharbour	325	370	430	383	-1.9	0.7
51 Wollongong	350	425	509	449	-1.2	-4.5
NEW SOUTH WALES	312	408	585	507	-2.9	-7.3

(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 10. Sale Prices — Greater Metropolitan Region — Strata — December Quarter 2011

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	350	450	550	484	-2.2	-5.5
Inner Ring	465	550	695	616	-3.5	-5.2
1 Ashfield	420	470	520	477	0.3	6.5
2 Botany Bay	385	445	568	479	-3.3	-1.8
3 Lane Cove	456	500	541	509	-3.3	-2.4
4 Leichhardt	500	561	700	627	-12.1	-13.3
5 Marrickville	425	475	535	495	4.6	5.1
6 Mosman	457	550	785	649	-4.8	-9.8
7 North Sydney	485	589	740	634	-5.0	-7.1
8 Randwick	521	588	690	619	-2.0	-0.5
9 Sydney	444	540	680	602	-2.7	-3.9
10 Waverley	511	635	805	674	-1.1	-5.9
11 Woollahra	575	745	1090	931	-4.0	-4.1
Middle Ring	365	438	520	466	-2.7	-4.8
12 Auburn	308	385	470	391	3.5	-8.3
13 Bankstown	310	348	410	360	3.7	-0.7
14 Burwood	425	500	560	506	-3.8	2.5
15 Canterbury	278	330	405	350	2.5	5.8
16 Canada Bay	500	558	656	587	-7.5	-10.1
17 Hunters Hill	-	-	-	-	-	-
18 Hurstville	385	420	494	440	0.0	-0.5
19 Kogarah	415	465	510	466	-3.5	-0.2
20 Ku-ring-gai	525	660	770	680	1.9	0.8
21 Manly	475	600	800	652	-13.4	-19.1
22 Parramatta	340	384	453	442	2.3	2.8
23 Rockdale	394	450	500	454	1.1	5.9
24 Ryde	395	455	530	466	-9.9	-5.2
25 Strathfield	390	435	485	444	0.0	1.6
26 Willoughby	475	555	635	558	-9.2	-9.8
Outer Ring	284	355	455	378	-2.2	-1.9
27 Baulkham Hills	441	485	525	485	-1.0	-2.0
28 Blacktown	260	300	335	295	0.4	-0.8
29 Blue Mountains	255	307	365	309	-2.5 s	4.1 s
30 Camden	285	317	350	324 s	-	-
31 Campbelltown	225	254	287	256	1.8	-4.3
32 Fairfield	250	284	327	289	7.2	11.4
33 Gosford	272	320	375	331	0.0	1.6
34 Hawkesbury	268	303	330	299	0.5	7.6 s
35 Holroyd	298	325	367	333	1.2	0.8
36 Hornsby	418	461	515	467	0.2	-0.8
37 Liverpool	237	291	340	290	-3.2	5.6
38 Penrith	234	274	305	267	1.7	0.0
39 Pittwater	475	598	760	649	6.2	-1.6
40 Sutherland	405	452	521	471	0.4	1.6
41 Warringah	422	480	545	492	-4.0	-11.9
42 Wollondilly	254	288	305	281 s	-	25.2 s
43 Wyong	232	260	319	284	-3.5	-1.9
Rest of GMR	268	320	380	334	0.3	-2.4
44 Cessnock	195	242	253	229 s	-2.6 s	-9.2
45 Kiama	265	349	413	395 s	-1.7 s	-7.5 s
46 Lake Macquarie	270	318	369	330	0.3	-7.8
47 Maitland	231	270	301	271	7.1	-2.6
48 Newcastle	295	337	420	367	-0.6	3.2
49 Port Stephens	246	290	360	317	-3.3	-3.3
50 Shellharbour	255	303	356	308	-0.8	0.8
51 Wollongong	270	330	388	332	0.7	-5.7
NEW SOUTH WALES	322	423	530	456	-1.4	-3.9

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — December Quarter 2011

Rural SSD and Code (a)	First	Median	Third	Mean \$'000s	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	215	290	376	309	-0.3	-5.7
54 Hunter SD Balance	270	336	415	357	3.1	2.9
55 Nowra-Bomaderry	248	290	355	316	0.0	-5.2
56 Illawarra SD Balance	292	350	463	395	-7.0	-4.1
57 Tweed Heads and Tweed Coast	327	404	493	423	-0.9	-6.9
58 Lismore	260	291	345	307	-2.3	-4.6
59 Richmond-Tweed SD Balance	290	399	500	422	-1.5	-6.8
60 Coffs Harbour	280	335	395	339	-3.6	-6.2
61 Clarence	243	300	378	319	-7.7	-10.4
62 Port Macquarie	284	341	400	346	-2.6	-9.9
63 Hastings	225	285	348	295	-6.8	-5.0
64 Tamworth	210	264	325	270	-2.2	-6.0
65 Northern Slopes	145	201	273	211	-8.6	-14.5
66 Northern Tablelands	183	241	306	252	3.7	-5.7
67 North Central Plain	145	220	308	234	12.8	22.2
68 Dubbo	210	262	330	276	4.8	2.7
69 Central Macquarie	165	245	323	247	4.3	-2.0
70 Macquarie-Barwon	75	125	155	131	42.9	4.2
71 Upper Darling	55	134	195	132 s	-4.3	155.2 s
72 Bathurst	235	295	363	302	1.7	2.1
73 Orange	253	315	370	317	5.0	12.1
74 Central Tablelands	186	252	330	272	12.0	8.6
75 Lachlan	140	186	250	194	7.8	5.4
76 Queanbeyan	361	430	527	448	-1.0	0.5
77 Southern Tablelands	210	277	365	302	2.2	1.3
78 Lower South Coast	263	320	390	325	-4.5	-7.8
79 Snowy	165	210	300	252	-6.7	5.0
80 Wagga Wagga	238	285	347	292	-3.6	-5.2
81 Central Murrumbidgee	125	173	230	183	-4.2	-4.2
82 Lower Murrumbidgee	155	219	276	220	3.1	-7.0
83 Albury	185	240	310	255	1.1	-9.4
84 Upper Murray	145	199	240	201	7.9	-3.6
85 Central Murray	137	185	283	233	-7.5	-21.3
86 Murray-Darling	135	191	273	210	20.4 s	19.3
87 Far West	72	119	163	139	11.0	32.0

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

Table 12. Sale Prices — Rural Statistical Subdivisions — December Quarter 2011

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	220	295	385	313	-1.7	-5.6	202	260	336	277	4.0	-7.1
54 Hunter SD Balance	285	350	427	374	0.6	2.9	218	270	335	272	-1.5	-5.3
55 Nowra-Bomaderry	252	295	365	318	-0.4	-5.3	-	-	-	-	-	-
56 Illawarra SD Balance	297	358	473	402	-7.1	-3.3	270	310	408	341	6.9	9.0
57 Tweed Heads and Tweed Coast	395	435	550	482	-7.0	-5.7	265	326	380	337	6.0	-16.6
58 Lismore	270	310	350	321	-1.1	-3.6	200	245	263	230 s	-1.2 s	11.4 s
59 Richmond-Tweed SD Balance	293	411	520	435	-5.5	-6.3	290	370	440	372	9.6	-6.3
60 Coffs Harbour	317	355	425	379	-9.0	-6.6	199	258	330	264	5.1	-3.6
61 Clarence	246	300	380	320	-9.1	-11.8	225	253	355	314 s	2.4	-15.8
62 Port Macquarie	320	367	428	377	-3.4	-9.9	225	284	330	279	7.8	-3.7
63 Hastings	236	300	360	303	-4.8	-4.8	179	210	275	230	-12.1	-6.7
64 Tamworth	217	266	327	274	-3.5	-7.8	144	165	240	188 s	-10.8 s	-29.0 s
65 Northern Slopes	145	200	270	210	-9.3	-13.0	-	-	-	-	-	-
66 Northern Tablelands	181	242	307	254	1.7	-5.5	-	-	-	-	-	-
67 North Central Plain	150	221	310	236	13.2	22.7	-	-	-	-	-	-
68 Dubbo	215	263	335	279	2.2	4.7	-	-	-	-	-	-
69 Central Macquarie	165	245	325	247	2.7	-2.0	-	-	-	-	-	-
70 Macquarie-Barwon	75	125	155	130	38.9	4.2	-	-	-	-	-	-
71 Upper Darling	55	134	195	132 s	-4.3	155.2 s	-	-	-	-	-	-
72 Bathurst	255	310	375	319	6.0	3.3	152	171	230	186 s	-7.6 s	-13.6 s
73 Orange	267	325	380	329	6.6	12.5	213	218	250	227 s	-4.2 s	38.0 s
74 Central Tablelands	186	251	330	272	10.9	8.0	-	-	-	-	-	-
75 Lachlan	140	185	250	194	6.9	5.1	-	-	-	-	-	-
76 Queanbeyan	439	490	610	528	-6.3	-6.7	240	345	398	321	19.0	6.6
77 Southern Tablelands	213	285	370	306	3.6	1.8	180	205	230	209 s	0.0 s	22.8 s
78 Lower South Coast	280	330	410	341	-5.7	-8.3	195	235	288	250	4.2	-10.1
79 Snowy	160	210	313	261	-10.6	10.9	183	200	245	211 s	-	-2.4 s
80 Wagga Wagga	245	289	350	300	-3.8	-5.4	165	218	253	209 s	14.1 s	4.3 s
81 Central Murrumbidgee	125	172	233	182	-4.7	-4.4	-	-	-	-	-	-
82 Lower Murrumbidgee	159	219	280	223	-0.7	-9.0	132	203	265	200 s	23.0 s	-
83 Albury	200	262	325	272	0.2	-8.7	165	190	220	189	2.7	-3.5
84 Upper Murray	145	195	240	192	7.4	-4.9	-	-	-	-	-	-
85 Central Murray	137	185	283	237	-10.6	-19.6	-	-	-	-	-	-
86 Murray-Darling	135	188	233	203	17.2 s	17.2	-	-	-	-	-	-
87 Far West	72	119	163	139	11.0	32.0	-	-	-	-	-	-

(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 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 Local Government Area (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.
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.

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.

Changes to the geography

Minor changes were introduced into the December 2007 issue of the Rent and Sales Report to reflect boundary changes made by the ABS to rural statistical subdivisions (SSDs) within NSW for the 2006 Census (see map on page 9). The changes reflect the ABS Australian Standard Geographic Classification (ASGC) effective from 1 July 2006. The changes incorporated are:

1. The inclusion of the coastal strip to the south of Tweed Heads to form the new SSD Tweed Heads and Tweed Coast;
2. Replacement of the Bathurst-Orange SSD with the newly defined Bathurst SSD and Orange SSD increasing the number of SSDs from 33 to 34;
3. Some further boundary changes without name changes for a few of the other SSDs due to redefinition of the underlying statistical local areas (SLAs).

There have been no changes to local government area boundaries from the previous (2005) framework.

A trend series of median rents 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).