

Rent and Sales Report

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Rent: December quarter 2014
Sales: September quarter 2014

**Department of Family and Community Services
Analysis and Research**
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Rent and Sales Summary

Rent: December quarter 2014

Trends for new bonds at state and regional levels

Over the quarter, the median rent for all dwellings in Greater Sydney remained unchanged over the quarter at \$490.

The median rent increased in the Inner Ring by \$10 to \$590, decreased in the Middle Ring by \$5 to \$495 and increased in the Outer Ring by \$10 to \$430. Compared to the previous year, the median rent increased by \$10 in the Inner Ring, \$15 in the Middle and \$20 in the Outer Rings.

The median rent for two bedroom flats/units increased over the year in Greater Sydney by \$10 (2.0%) to \$500 per week and remained unchanged over the quarter. The rent increased over the year by \$20 (3.2%) to \$640 in the Inner Ring, \$20 (4.4%) to \$470 in the Middle Ring, and by \$10 (2.6%) to \$400 in the Outer Ring. The median rent increased by \$20 (5.8%) in the rest of the Greater Metropolitan Region (GMR) to \$320. Over the quarter, the median rent increased by \$20 (3.2%) in the Inner Ring, by \$5 (1.3%) in the Outer Ring but remained unchanged in the Middle Ring and in the rest of the GMR.

For a three bedroom separate house the median rent increased by \$10 (2.3%) over the year to \$450 in Greater Sydney but remained the same over the quarter. Over the year, the median rent increased by \$23 (2.8%) to \$823 in the Inner Ring and by \$20 (5%) to \$420 in the Outer Ring. The median rent remained unchanged in the Middle Ring and the rest of the GMR. Over the quarter, the median rent increased by \$8 in the Inner Ring, but remained unchanged in the Middle Ring, the Outer Ring and the rest of GMR.

The median rent for one bedroom flats/units increased over the year in the Inner Ring by \$10 (2.0%) to \$500, in the Middle Ring by \$20 (4.8%) to \$440, in the Outer Ring by \$10 (3.0%) to \$340, and in the rest of the GMR by \$20 (9.1%) to \$240. Over the quarter, the median rent remained unchanged in the Inner Ring, decreased by \$10 in the

Middle Ring, and increased by \$10 in the Outer Ring and \$5 in the rest of the GMR.

The median rent for two bedroom separate houses increased over the year by \$10 (1.6%) in the Inner Ring to \$650, by \$20 (4.7%) in the Middle Ring to \$450, by \$10 (2.9%) in the Outer Ring to \$350 and by \$5 (1.6%) to \$325 in the rest of the GMR. Over the quarter, the median rent remained unchanged in the Inner Ring and the Outer Ring but decreased by \$10 (2.2%) in the Middle Ring and by \$10 (3.0%) in the rest of the GMR.

Outside of the GMR, the median weekly rent for two bedroom flats/units remained unchanged over the year and the quarter at \$230 per week. The median rent for three bedroom separate houses remained unchanged at \$300 over the quarter and over the year.

The number of new bonds lodged over the quarter in Greater Sydney decreased by 0.5% to 48,787 bonds. The number of bonds lodged decreased by 1.4% in the Inner Ring, by 1.3% in the Middle Ring, by 8.1% in the rest of GMR but increased by 1.0% in the Outer Ring. Over the year, the number of new bonds lodged increased by 7.0% in Greater Sydney, 8.5% in the Inner Ring, 6.6% in the Middle Ring, 6.1% in the Outer Ring and 0.2% in the rest of the GMR.

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

For two bedroom flats/units, the largest annual increases in median rent in Greater Sydney were recorded in Hawkesbury (14.3%), Pittwater (11.5%) and Rockdale (11.1%). Within the rest of the GMR, the biggest annual increase was 11.5% in Shellharbour and a decrease of 5.4% was observed for Port Stephens.

The largest increases over the year in median rent for three bedroom separate houses in Greater Sydney were

Trends in Median Rents – Sydney and NSW

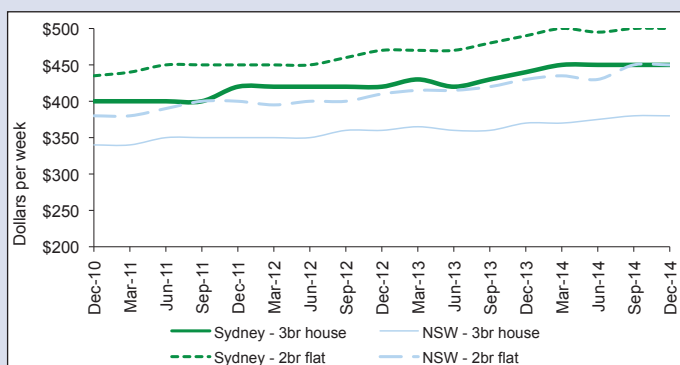


Table 1. Median Rents and Sales – All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Greater Sydney	NSW
Rent (\$/wk)					
Dec Qtr 2014	\$590	\$495	\$430	\$490	\$430
Qtlly change	1.7%	-1.0%	2.4%	0.0%	2.4%
Ann. change	1.7%	3.1%	4.9%	2.1%	4.9%
Sales (\$'000s)					
Sep Qtr 2014	\$861	\$730	\$550	\$650	\$525
Qtlly change	0.1%	0.0%	0.9%	0.0%	-1.9%
Ann. change	13.3%	15.0%	12.9%	11.1%	7.1%

recorded in Manly (13.1%), Ku-ring-gai (9.6%), Sydney (8.9%) and Warringah (8.4%).

For one bedroom flats/units, the largest annual increases in median rent were observed in Rockdale (18.4%), Ryde (14.6%), Randwick (8.9%) and Bankstown (8.7%). The increase in Rockdale and Ryde are most likely due to lettings in newly developed blocks. Within the rest of the GMR, an increase of 13.6% was observed for Wollongong.

For two bedroom separate houses, the largest annual increase in Greater Sydney was 10.2% recorded in Sutherland.

Amongst the 34 Rural Statistical Areas Level 3 (SA3), three SA3s recorded annual increases in median rent for two bedroom dwellings of 10% or more. Upper Hunter recorded a decrease of 20% for two bedroom dwellings and 16.7% for three bedroom dwellings.

Within Greater Sydney, 35 LGAs recorded a growth over the year in the number of new bonds lodged and 7 LGAs recorded falls in the number of new bonds lodged.

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

Sales: September quarter 2014

The median sales price for all dwellings across Greater Sydney increased by 11.1% over the year but remained unchanged over the September quarter. Over the quarter, the median sales price increased by 0.1% in the Inner Ring and 0.9% in the Outer Ring, remained unchanged in the Middle Ring and decreased by 2.3% in the rest of the GMR. Over the year, the median sales price increased by 13.3% in the Inner Ring, 15.0% in the Middle Ring, 12.9% in the Outer Ring and 4.3% in the rest of the GMR.

For non-strata dwellings in Greater Sydney, the median sales price decreased by 2.0% for the quarter and increased by 10.8% over the year. Over the quarter, the

sales price increased in the Inner Ring (6.2%), the Middle Ring (5.0%) and the Outer Ring (0.5%) but decreased in the rest of the GMR (0.8%). The largest quarterly increase of 21.0% was recorded in Ashfield followed by 15.7% in Strathfield and 15.3% in Manly. Over the year, the sales price increased in the Inner Ring (16.0%), in the Middle Ring (21.7%), in the Outer Ring (11.6%), and in the rest of the GMR (5.7%). The largest annual increase was 30.3% recorded in Ryde.

In the rest of GMR, Port Stephens (-7.9%) recorded a decrease over the quarter. Over the year Shellharbour recorded the highest increase (15.0%) followed by Kiama (12.7%).

For strata dwellings in Greater Sydney, the median sales price increased by 1.7% for the quarter and by 11.1% over the year. Over the quarter, the median sales price increased by 2.2% in the Inner Ring and 2.9% in the Outer Ring, remained unchanged in the Middle Ring and decreased by 5.1% in the rest of the GMR. The largest quarterly increase was recorded in North Sydney (11.0%) followed by Auburn (10.2%), whilst the largest quarterly decrease was 14.6% in Mosman. Over the year, the median sales price increased in the Inner Ring (10.6%), in the Middle Ring (10.1%), in the Outer Ring (11.8%), and remained unchanged in the rest of the GMR. Over the year, Burwood recorded the largest increase of 22.5% followed by The Hills Shire (18.9%), whilst Botany Bay recorded the largest decrease (2.0%).

In the rest of GMR, Newcastle recorded the greatest increase over the year (14.6%) followed by Port Stephens (9.3%).

Trends in Median Sales Price – Sydney and NSW

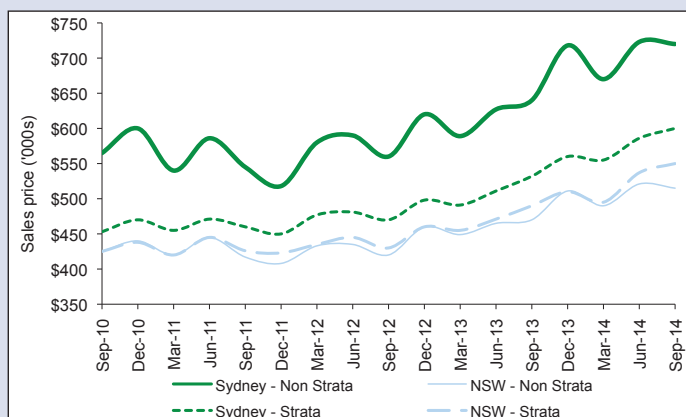


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2014

Local Government Area and Codes (a)	One Bedroom Change			Two Bedrooms Change			Three Bedrooms Change			Four + Bedrooms Change		
	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %	Median \$	Qtly %	Ann %
GREATER SYDNEY	450	0.0	2.3	500	2.0	4.2	495	0.0	3.1	600	0.0	0.0
Inner Ring	499	0.8	1.8	650	3.2	4.0	850	0.0	1.8	1250	8.7	6.4
1 Ashfield	370	2.8	2.8	450	0.0	0.0	650	2.4	4.4	850 s	8.6 s	6.3 s
2 Botany Bay	490	2.1	5.4	550	-6.8	3.8	680	0.7	3.0	-	-	-
3 Lane Cove	483	0.5	21.4 s	500	0.0	0.5	750	-6.3	0.0	1175 s	-2.1 s	17.5 s
4 Leichhardt	420	-6.7	-5.1	630	-3.1	-3.1	825	1.2	3.8	1098	-0.2 s	-6.6
5 Marrickville	380	-3.8	5.6	500	-2.0	-2.0	744	-0.8	0.5	905	6.5	8.1
6 Mosman	450	0.0	2.3	598	-3.6	3.5	975	-7.1	-9.3	1890	5.1 s	14.5 s
7 North Sydney	490	2.1	4.3	650	4.0	4.0	915	2.5	2.2	1500	25.0 s	1.7 s
8 Randwick	490	7.7	8.9	590	0.0	2.6	790	0.0	3.9	1250	6.4	6.4
9 Sydney	520	0.0	0.0	700	0.0	1.4	935	1.1	3.9	1200	11.1	20.0
10 Waverley	525	6.6	-0.9	695	6.9	6.9	1000	3.9	11.1	1768	26.3	30.0 s
11 Woollahra	490	2.6	-1.0	680	0.7	4.6	1098	0.0	-0.2	1575	-1.6	-1.4
Middle Ring	430	0.0	2.4	470	2.2	4.4	575	0.9	2.7	720	2.9	-2.7
12 Auburn	425	1.2	1.2	470	4.4	9.3	525	1.0	5.0	590	-6.3	-1.7
13 Bankstown	275	-1.8	10.0	400	0.0	0.0	490	2.1	4.3	610	1.7	1.7
14 Burwood	410	-5.7	-3.5	510	2.0	-1.9	620	-4.6	5.1	750 s	-9.6 s	-6.3 s
15 Canterbury	320	6.7	6.7	380	1.3	5.6	550	1.9	4.3	670	5.5	6.3
16 Canada Bay	510	2.0	5.2	600	0.0	3.4	740	1.4	2.8	880 s	-2.2	-2.8
17 Hunters Hill	360 s	-17.2 s	-	600 s	3.9 s	9.1	820 s	5.1 s	-0.6 s	-	-	-
18 Hurstville	375	-6.3	-1.3	440	4.8	2.3	550	0.9	1.9	680	6.3	4.6
19 Kogarah	330	-5.7 s	6.5	450	0.0	4.0	560	0.0	1.8	655 s	-6.4 s	-9.0 s
20 Ku-ring-gai	480	4.3	4.3	600	1.7	2.6	780	0.0	4.0	1100	0.0	4.8
21 Manly	530	6.0	6.0	700	5.7	3.7	1000	3.9	2.0	1395	7.3	-7.0
22 Parramatta	363	4.3	3.6	420	0.0	2.4	500	2.0	4.2	620	4.6	3.3
23 Rockdale	450	9.8	25.0	493	7.1	9.4	600	0.0	3.0	700	0.0	1.8
24 Ryde	400	0.0	11.1	440	-2.2	0.0	620	-1.6	0.0	780	2.6	-0.6
25 Strathfield	390	2.6	2.6	480	0.0	3.8	600	4.3	9.1	713	-10.9	-5.0 s
26 Willoughby	500	-4.8	0.0	600	-1.6	0.0	870	-3.0	9.1	1350	8.0	12.5
Outer Ring	300	0.0	1.7	380	0.0	2.7	430	2.4	4.9	550	0.0	3.8
27 The Hills Shire	400	-2.4	-4.8	500	2.0	2.0	563	1.4	2.3	680	-2.9	3.0
28 Blacktown	250	4.2	4.2	360	0.0	2.9	410	2.5	2.5	510	-7.3	-1.9
29 Blue Mountains	250	4.2	0.0	330	0.0	3.1	400	5.3	5.3	480	-2.0	2.1
30 Camden	340 s	-	36.0 s	360 s	0.0	-4.0 s	430	-2.3	2.4	520	-1.9	4.0
31 Campbelltown	250	4.2	-16.7 s	330	-2.9	3.1	390	0.0	5.4	473	2.7	2.7
32 Fairfield	250	0.0	0.0	330	3.1	3.1	435	1.2	3.6	505	1.0	5.2
33 Gosford	240	-4.0	4.3	340	1.5	3.0	405	1.3	3.8	535	0.0	4.9
34 Hawkesbury	233 s	-2.1 s	1.1 s	320	0.0	6.7	420	0.0	5.0	500	0.0	-5.2
35 Holroyd	290	0.0	3.6	400	2.6	5.3	460	0.0	0.0	600	2.6	5.7
36 Hornsby	390	-1.3	4.0	480	1.1	2.1	580	-0.1	3.5	725	0.7	0.7
37 Liverpool	260	-1.9	4.0	340	0.0	1.5	450	0.0	4.7	550	5.8	3.8
38 Penrith	240	-2.0	2.1	310	3.3	3.3	400	1.3	5.3	500	0.0	4.2
39 Pittwater	400	-2.4	-2.4	600	4.3	14.8	815	1.9	2.2	1030	8.4	3.0
40 Sutherland	350	0.0	2.9	450	0.0	4.7	620	3.3	3.3	750	0.0	3.1
41 Warringah	440	4.8	7.3	558	1.4	1.4	805	1.3	3.9	1050	5.0	2.9
42 Wollondilly	-	-	-	310	-3.1	-3.1 s	370	-2.6	-2.6	535	9.2	-0.9
43 Wyong	210	-4.5	5.0	300	0.0	3.4	365	-1.4	4.3	450	0.0	2.3
Rest of GMR	230	4.5	4.5	325	0.0	1.6	380	0.0	1.3	443	5.4	2.9
44 Cessnock	190 s	5.6 s	5.6 s	250	-2.0	-3.8	300	0.0	0.0	370	-1.3	0.0
45 Kiama	-	-	-	360	0.0	2.9	460	4.5	5.7	525 s	-7.9 s	1.9 s
46 Lake Macquarie	225	2.3	2.3	320	-0.3	0.0	380	0.0	0.0	460	0.0	-2.1
47 Maitland	180 s	-5.3 s	-5.3	280	0.0	3.7	330	0.0	0.0	390	-1.3	-2.5
48 Newcastle	250	13.6	8.7	360	2.6	0.0	410	2.5	0.0	493	9.4	8.2
49 Port Stephens	198 s	-4.8 s	5.3 s	273	-2.7	-2.7	350	0.0	0.0	430	2.4	0.6
50 Shellharbour	-	-	-	310	-3.1	4.2	400	2.6	5.3	520	4.0	5.1
51 Wollongong	245	2.1	11.4	340	1.5	6.3	435	1.8	6.1	545	9.0	9.0
NEW SOUTH WALES	420	2.4	5.0	420	0.0	2.4	410	2.5	3.8	500	3.1	4.2

(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 - December Quarter 2014

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 %
GREATER SYDNEY	350	400	550	-2.4	2.6	395	450	570	0.0	2.3
Inner Ring	595	650	750	0.0	1.6	700	823	990	0.9	2.8
1 Ashfield	-	-	-	-	-	580	650	750 s	-7.1 s	-7.1 s
2 Botany Bay	-	-	-	-	-	550	685	720 s	1.9 s	1.1 s
3 Lane Cove	-	-	-	-	-	750	815	1018 s	-5.2 s	-4.1 s
4 Leichhardt	630	680	750	4.6	4.6	700	828	905	1.5	6.1
5 Marrickville	580	640	698	6.7	3.2	675	739	845	0.2	1.2
6 Mosman	-	-	-	-	-	813	963	1048 s	-16.3 s	-20.6 s
7 North Sydney	-	-	-	-	-	970	1025	1295 s	18.5 s	7.9 s
8 Randwick	600	650	700 s	-	0.0 s	725	800	900	-1.8	0.0
9 Sydney	600	650	750	-4.4	0.0	800	950	1010	26.7	8.9
10 Waverley	748	870	1158 s	-	-	960	1125	1250 s	-0.4 s	3.2 s
11 Woollahra	-	-	-	-	-	950	1118	1490 s	1.6 s	-8.8 s
Middle Ring	400	450	520	-2.2	4.7	480	550	660	0.0	0.0
12 Auburn	385	400	430 s	-7.0 s	0.0 s	430	495	550	3.1	1.0
13 Bankstown	380	420	450	-2.3	5.0	450	490	530	2.1	4.3
14 Burwood	-	-	-	-	-	580	620	690 s	-	12.7 s
15 Canterbury	430	475	520	-4.0	5.6	500	550	620	1.9	0.0
16 Canada Bay	540	560	600 s	-6.7 s	-8.2 s	650	710	795	2.2	1.4
17 Hunters Hill	-	-	-	-	-	-	-	-	-	-
18 Hurstville	420	450	490 s	0.0 s	-4.8 s	500	560	600	5.7	1.8
19 Kogarah	415	445	510 s	-2.2	3.5	500	575	630	-2.5	0.0
20 Ku-ring-gai	-	-	-	-	-	700	800	900	1.6	9.6
21 Manly	-	-	-	-	-	920	1100	1295 s	12.8 s	13.1
22 Parramatta	350	395	430	-1.3	-3.7	430	480	530	0.0	2.1
23 Rockdale	390	430	500	-2.3	1.2	505	600	650	0.0	3.4
24 Ryde	465	550	600 s	7.8 s	-	545	600	690	-3.2	0.0
25 Strathfield	-	-	-	-	-	570	600	700 s	1.7 s	11.1 s
26 Willoughby	-	-	-	-	-	755	873	978	-2.5	2.6
Outer Ring	315	350	395	0.0	2.9	380	420	480	0.0	5.0
27 The Hills Shire	-	-	-	-	-	500	550	600	0.0	4.8
28 Blacktown	345	360	380	2.9	2.9	370	410	450	2.5	2.5
29 Blue Mountains	310	350	380	2.9	9.4	360	395	440	3.9	3.9
30 Camden	-	-	-	-	-	410	433	460	-1.7	0.6
31 Campbelltown	320	335	350 s	-4.3 s	1.5 s	370	390	420	0.0	2.6
32 Fairfield	310	360	390	2.9	0.0	400	440	470	2.3	3.5
33 Gosford	310	350	380	0.0	2.9	380	410	450	2.5	3.8
34 Hawkesbury	335	370	410 s	12.1 s	15.6 s	390	430	470	2.4	7.5
35 Holroyd	375	400	430 s	0.0	5.3	430	460	500	2.2	2.2
36 Hornsby	400	480	543 s	-3.0 s	1.1 s	530	582	643	0.7	3.8
37 Liverpool	330	350	380 s	-7.9 s	-2.8 s	400	450	483	0.0	4.7
38 Penrith	300	320	350	-5.9	1.6	370	400	430	0.0	5.3
39 Pittwater	600	650	725 s	12.1 s	-	750	850	925	4.6	6.3
40 Sutherland	480	550	570 s	11.1 s	10.2	565	620	680	3.3	7.8
41 Warringah	650	700	770 s	7.7 s	7.7 s	780	835	900	4.4	8.4
42 Wollondilly	-	-	-	-	-	350	370	400	-1.3	-2.6
43 Wyong	283	310	333	0.0	6.0	340	370	400	0.0	5.7
Rest of GMR	280	325	360	-3.0	1.6	330	370	420	0.0	0.0
44 Cessnock	230	250	270	0.0	-3.8	280	300	330	0.0	0.0
45 Kiama	-	-	-	-	-	400	475	500	8.0 s	12.4 s
46 Lake Macquarie	290	320	350	-2.3	0.0	348	380	420	0.0	0.0
47 Maitland	260	300	320 s	3.4 s	0.0 s	310	330	350	0.0	0.0
48 Newcastle	320	350	388	-1.4	-2.8	360	400	448	0.0	0.0
49 Port Stephens	260	280	300 s	-3.4 s	-0.9 s	320	350	390	0.0	0.0
50 Shellharbour	-	-	-	-	-	370	398	445	1.9	4.6
51 Wollongong	320	350	400	-4.1	-2.1	365	420	470	5.0	5.0
NEW SOUTH WALES	260	330	410	0.0	3.1	320	380	460	0.0	2.7

(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 - December Quarter 2014

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
GREATER SYDNEY	385	465	540	1.1	3.3	400	500	630	0.0	2.0
Inner Ring	440	500	570	0.0	2.0	550	640	740	3.2	3.2
1 Ashfield	345	380	430	2.7	5.6	415	450	500	0.0	0.0
2 Botany Bay	400	490	528	0.0	4.3	420	555	630	-6.3	9.9
3 Lane Cove	450	480	520	0.0	20.8 s	450	490	580	-2.0	-1.0
4 Leichhardt	350	415	495	-7.8	-5.7	510	613	710	2.9	-3.5
5 Marrickville	340	390	450	-1.3	2.6	413	465	550	-3.1	3.3
6 Mosman	420	450	530	0.0	2.3	540	590	670	-1.7	2.6
7 North Sydney	440	485	550	1.0	3.2	570	650	730	4.8	4.8
8 Randwick	440	490	550	8.9	8.9	520	590	670	1.3	3.5
9 Sydney	480	530	600	-1.9	1.9	650	715	820	2.1	2.1
10 Waverley	470	528	620	6.6	-0.5	600	690	780	6.2	6.2
11 Woollahra	425	490	570	3.2	-1.0	600	673	775	3.5	6.7
Middle Ring	365	440	500	-2.2	4.8	400	470	560	0.0	4.4
12 Auburn	420	430	450	0.0	2.4	380	480	530	4.3	6.7
13 Bankstown	260	280	320	-1.8 s	8.7	380	400	420	0.0	2.6
14 Burwood	360	415	500	-9.8	-1.2	455	520	580	4.0	2.0
15 Canterbury	300	320	400	6.7	6.7	350	380	420	2.7	5.6
16 Canada Bay	475	500	525	0.0	2.0	520	600	650	0.0	3.4
17 Hunters Hill	313	355	440 s	-18.4 s	-	535	615	680 s	13.9 s	16.6 s
18 Hurstville	300	380	430	-5.0	1.3	395	430	480	2.4	0.0
19 Kogarah	300	345	410 s	-1.4 s	15.0 s	410	450	490	0.0	2.3
20 Ku-ring-gai	440	490	500	3.7	6.5	530	600	630	0.4	1.7
21 Manly	480	540	600	8.0	8.0	600	695	840	6.9	4.1
22 Parramatta	310	370	410	5.7	2.8	395	430	470	0.0	4.9
23 Rockdale	380	450	490	2.9	18.4	430	500	570	8.7	11.1
24 Ryde	350	413	480	3.1	14.6	400	435	500	-3.3	2.4
25 Strathfield	360	390	425	4.0 s	2.6	450	480	535	0.0	3.2
26 Willoughby	467	500	560	-5.7	0.0	540	600	680	-1.6	0.8
Outer Ring	250	340	410	3.0	3.0	330	400	480	1.3	2.6
27 The Hills Shire	390	420	450	0.0	-2.3	460	520	550	4.0	4.0
28 Blacktown	230	255	290	4.1	-1.9	320	360	390	0.0	1.4
29 Blue Mountains	220	240	260 s	2.1	4.3 s	275	300	350	-6.3 s	-3.2 s
30 Camden	-	-	-	-	-	335	378	410 s	6.3 s	-
31 Campbelltown	220	270	320 s	-14.3 s	-12.9 s	280	318	340	-6.6	8.5
32 Fairfield	220	250	270	0.0	0.0	300	320	350	0.0	3.2
33 Gosford	210	240	270	-4.0	0.0	300	333	360	0.8	3.9
34 Hawkesbury	215	260	275 s	7.2 s	-	290	320	335	6.7 s	14.3
35 Holroyd	260	313	370 s	7.8 s	7.8	370	390	415	0.0	2.6
36 Hornsby	355	400	430	-2.4	2.6	435	478	520	1.6	3.8
37 Liverpool	230	260	310	-1.9 s	0.0 s	300	330	380	0.0	0.0
38 Penrith	220	250	268 s	0.0	4.2	285	300	340	0.0	1.7
39 Pittwater	373	400	450	-1.2	0.0	520	580	650	6.9	11.5
40 Sutherland	325	350	385	2.9	2.9	410	440	490	0.0	4.8
41 Warringah	393	440	480	4.8	7.3	495	550	620	0.0	1.9
42 Wollondilly	-	-	-	-	-	290	300	310 s	1.7 s	-
43 Wyong	195	230	270	4.5	4.5 s	270	290	330	-3.3	0.9
Rest of GMR	200	240	280	2.1	9.1	280	320	370	0.0	5.8
44 Cessnock	170	183	190 s	7.4 s	1.4 s	230	250	270	-2.0	0.0
45 Kiama	-	-	-	-	-	300	350	390 s	10.2 s	17.6 s
46 Lake Macquarie	195	220	260	4.8	4.8	280	310	350	3.3	3.3
47 Maitland	170	170	180 s	-10.5 s	-10.5	230	268	290	2.9	2.9
48 Newcastle	230	270	315	3.8	4.9	310	360	420	2.9	2.9
49 Port Stephens	180	198	220 s	-2.5 s	6.8 s	240	265	290	-0.9	-5.4
50 Shellharbour	-	-	-	-	-	260	290	320	0.0 s	11.5
51 Wollongong	215	250	280	4.2	13.6	290	330	380	0.0	4.8
NEW SOUTH WALES	320	440	520	2.3	4.8	330	450	595	0.0	4.7

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

Table 5. Median Weekly Rents for New Bonds - Rural Statistical Areas Level 3 - December Quarter 2014

Rural SA3 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	245	-2.0	2.1	310	3.3	3.3	300	0.0	0.0	230	0.0	0.0
52 Goulburn - Yass	220	-4.3	0.0	300	3.4	0.0	300	3.4	0.0	210	-2.3	10.5
53 Queanbeyan	280	-5.1	-6.7	400	0.0	-9.1	413	-1.8	-4.1	258	-4.6	-14.2
54 Snowy Mountains	230	-23.3 s	4.5	280	-12.5	3.7	280 s	0.0 s	10.9	240 s	-46.7 s	9.1 s
55 South Coast	240	4.3	7.9	320	4.1	6.7	320	3.2	6.7	230	4.5	9.5
56 Bathurst	250	0.0	4.2	310	5.1	3.3	310	3.3	0.0	245	-2.0	0.0
57 Lachlan Valley	165	-8.3	10.0	230	0.0	4.5	230	0.0	4.5	160	-5.9	6.7
58 Lithgow - Mudgee	230	-4.2	-4.2	295	-1.7	-1.7	295	-1.7	-1.7	210 s	-12.5 s	-12.5
59 Orange	240	0.0	-4.0	300	3.4	0.0	300	1.7	0.0	220	-4.3	-10.2
60 Clarence Valley	245	3.2	2.1	290	0.0	1.8	295	1.7	3.5	230	4.5	4.5
61 Coffs Harbour	280	0.0	3.7	365	0.0	2.8	368	0.7	3.5	260	0.0	0.0
62 Bourke - Cobar - Coonamb	180	-10.0	5.9	215	-6.5	-2.3	220	-4.3	0.0	173 s	-13.8 s	4.5
63 Broken Hill and Far West	200	0.0	8.1	230	2.2	4.5	230	2.2	4.5	-	-	-
64 Dubbo	230	4.5	9.5	290	0.0	1.8	290	3.6	3.6	205	3.8	7.9
65 Lower Hunter	250	0.0	0.0	300	0.0	0.0	300	0.0	0.0	240	-4.0	-4.0
66 Upper Hunter	200	-9.1	-20.0	250	-3.8	-16.7	250	0.0	-9.1	190 s	5.6 s	-13.6 s
67 Great Lakes	250	0.0	11.1	355	4.4	7.6	360	5.9	5.9	240	0.0	9.1
68 Kempsey - Nambucca	250	4.2	8.7	295	-1.7	1.7	300	0.0	3.4	230	0.0	7.0
69 Port Macquarie	285	-1.7	1.8	378	4.1	4.9	380	4.1	5.6	280	3.7	5.7
70 Taree - Gloucester	233	-3.1	5.7	300	0.0	3.4	300	1.7	7.1	215	-4.4	7.5
71 Albury	210	0.0	7.7	280	0.0	0.0	280	1.8	-1.8	190	-2.6	5.6
72 Lower Murray	150 s	0.0 s	7.1 s	220	10.0 s	10.0 s	223 s	11.3 s	11.3 s	140 s	-3.4 s	3.7 s
73 Upper Murray exc. Albury	180	2.9	2.9	250	0.0	0.0	250	0.0	4.2	168	-1.5	-1.5
74 Armidale	240	-1.0	4.3	320	1.6	2.4	320	3.2	2.4	238	1.1	8.0
75 Inverell - Tenterfield	185	2.8	2.8	250	4.2	3.1	250	4.2	4.2	165	0.0	-2.9
76 Moree - Narrabri	180	0.0	4.3	280	-6.7	-6.7	263	-12.5	-12.5	160	-5.9	-4.5
77 Tamworth - Gunnedah	230	-2.1	-2.1	310	3.3	3.3	300	0.0	1.7	230	0.0	0.0
78 Richmond Valley - Coast	330	0.0	10.0	450	2.3	7.1	435	-1.1	3.6	298	-4.0	2.6
79 Richmond Valley - Hinterland	230	4.5	4.5	290	-3.3	0.0	300	0.0	1.7	218	8.7	3.0
80 Tweed Valley	300	0.0	1.7	388	-0.6	4.7	410	0.0	5.1	300	0.8	3.4
81 Griffith - Murrumbidgee (incl. Wagga)	185	2.8	2.8	240	-5.9	-4.0	240	-7.7	-2.0	180	2.9	5.9
82 Tumut - Tumbarumba	190 s	2.7 s	5.6	235	-6.0	-6.0	230	-8.0 s	-4.2	180 s	0.0 s	5.9 s
83 Wagga Wagga	225	2.3	0.0	295	0.0	0.0	295	1.7	0.0	220	7.3	4.8
84 Shoalhaven	260	-2.8	4.0	320	3.2	6.7	320	3.2	6.7	240	-4.0	1.1
85 Southern Highlands	320	6.7	6.7	400	7.4	5.3	390	8.3	2.6	310 s	10.7 s	12.7

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

Table 6. New and Total Bonds - Rural Statistical Areas Level 3 - December Quarter 2014

Rural SA3 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	7685	3835	15796	-5.6	-2.8	73465	39490	155580	0.2	1.3
52 Goulburn - Yass	308	78	507	0.8	13.2	2590	903	4719	0.1	1.8
53 Queanbeyan	102	97	558	-16.2	4.9	993	1170	4810	0.9	1.5
54 Snowy Mountains	55	45	184	22.7	-7.5	586	404	1556	-8.8	-0.2
55 South Coast	264	199	585	-9.2	-2.0	2849	1641	5839	1.1	2.0
56 Bathurst	253	109	441	0.5	-7.7	2169	1159	4359	-0.5	0.5
57 Lachlan Valley	163	70	305	-14.1	-22.8	1980	917	3723	0.3	-0.3
58 Lithgow - Mudgee	262	56	458	10.9	-2.1	2215	640	3942	-1.1	-2.3
59 Orange	370	119	577	-3.5	-5.6	3098	1190	5114	1.0	0.6
60 Clarence Valley	221	91	386	-8.1	-7.4	2328	1146	4323	-0.3	1.7
61 Coffs Harbour	354	197	920	-0.9	6.9	3435	2121	8911	0.4	1.9
62 Bourke - Cobar - Coonara	76	42	162	-10.5	-14.7	802	352	1655	0.2	-11.4
63 Broken Hill and Far West	118	14	137	-6.2	-9.3	1153	287	1683	-0.2	-6.1
64 Dubbo	276	119	512	-18.7	-7.6	2979	1265	5654	0.4	2.3
65 Lower Hunter	470	188	801	-7.0	-17.3	4213	1337	7065	1.3	3.9
66 Upper Hunter	196	41	448	-8.0	5.4	1469	439	3280	1.2	7.8
67 Great Lakes	111	138	310	-4.9	-13.2	1236	1043	3001	1.2	2.2
68 Kempsey - Nambucca	201	94	380	-10.0	-3.1	2220	931	4212	0.6	1.8
69 Port Macquarie	312	264	748	-8.4	4.5	3094	2183	7160	1.3	4.1
70 Taree - Gloucester	217	107	447	-9.1	-5.9	2206	1209	4675	-0.2	1.5
71 Albury	268	180	708	5.2	-3.4	2120	1988	6696	-0.5	2.4
72 Lower Murray	43	21	73	7.4	9.0	425	244	766	2.0	-3.6
73 Upper Murray exc. Albury	175	110	343	-2.3	18.7	1516	1009	2887	1.2	1.2
74 Armidale	240	158	437	22.1	5.0	1813	1347	3993	-0.1	2.0
75 Inverell - Tenterfield	200	67	328	-2.1	3.8	1601	575	2812	0.9	1.0
76 Moree - Narrabri	88	55	225	-8.5	-5.1	862	728	2147	-0.5	-4.3
77 Tamworth - Gunnedah	525	214	874	-4.8	6.3	4432	2028	7714	1.3	4.4
78 Richmond Valley - Coast	311	216	793	-4.9	10.0	3343	2157	8278	-0.1	1.1
79 Richmond Valley - Hinterland	303	132	545	-13.9	-15.5	3397	1687	6473	-0.4	1.7
80 Tweed Valley	287	274	801	-7.8	-9.5	3058	2884	8829	-0.3	-0.1
81 Griffith - Murrumbidgee (excl. Waggon Hill)	186	106	381	0.0	0.3	1765	1189	3872	1.5	-1.3
82 Tumut - Tumbarumba	54	26	102	-19.0	-19.0	543	259	1037	0.2	3.3
83 Wagga Wagga	404	166	782	-7.5	-7.6	3576	2131	7893	-1.3	1.1
84 Shoalhaven	387	89	694	-15.7	-6.1	4256	1194	7494	0.5	3.8
85 Southern Highlands	177	45	292	-7.3	-17.3	1830	510	3280	-1.3	-0.8

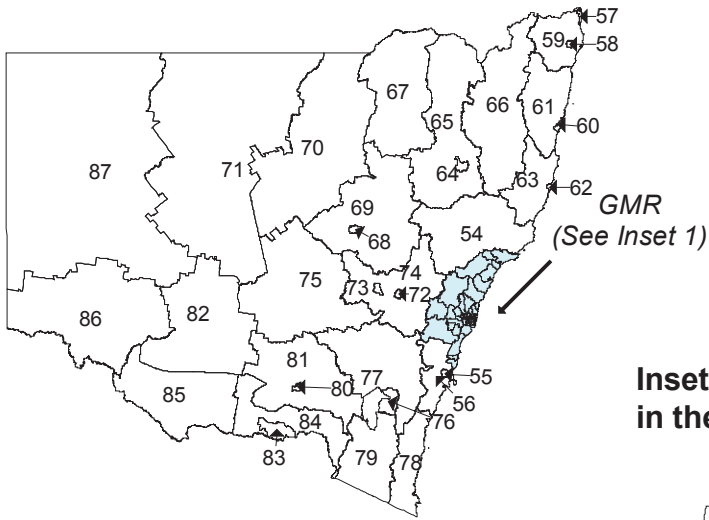
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Table 7. New and Total Bonds - Greater Metropolitan Region - December Quarter 2014

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 %	Change in All Dwellings Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Change in All Dwellings Ann %
GREATER SYDNEY	10920	22473	48787	-0.5	7.0	112268	215674	508460	1.7	3.7
Inner Ring	991	10540	16871	-1.4	8.5	10131	95756	170653	1.7	2.9
1 Ashfield	46	334	612	1.5	5.0	554	4101	7422	1.5	3.1
2 Botany Bay	50	379	553	-11.7	7.2	549	3550	5707	2.7	9.5
3 Lane Cove	48	297	433	4.8	31.2	493	2568	4128	2.7	7.7
4 Leichhardt	158	387	877	-7.2	-1.1	1804	3432	9484	0.8	0.5
5 Marrickville	190	694	1435	0.6	8.7	2038	7113	16776	1.2	3.6
6 Mosman	60	263	422	-4.5	0.0	423	2594	4518	0.7	-0.3
7 North Sydney	66	1282	1764	2.7	4.7	538	11978	18185	1.3	2.1
8 Randwick	131	1300	2048	-4.5	1.5	1506	12930	23063	1.2	1.5
9 Sydney	111	4132	6396	2.6	17.4	1153	32532	55036	2.7	4.6
10 Waverley	65	874	1339	-9.9	2.5	597	9433	15521	1.3	0.3
11 Woollahra	66	598	992	-7.2	-4.3	476	5525	10813	1.1	0.4
Middle Ring	2338	7142	13968	-1.3	6.6	25337	70293	147820	1.7	4.7
12 Auburn	155	609	1135	17.5	11.2	1725	5443	10461	3.5	5.8
13 Bankstown	355	294	1125	-6.2	8.9	4177	3032	12928	1.4	4.7
14 Burwood	37	236	452	-5.0	12.7	481	2256	4802	1.2	3.2
15 Canterbury	222	703	1425	11.2	8.8	2612	7961	17595	1.6	3.5
16 Canada Bay	109	723	1198	-7.1	1.0	1224	6162	11281	1.4	6.4
17 Hunters Hill	14	45	78	-23.5	-14.3	195	406	915	0.0	1.8
18 Hurstville	154	302	689	-9.8	-2.5	1514	3648	8247	1.4	6.5
19 Kogarah	110	207	441	-10.7	-12.2	1138	2637	5404	0.7	3.3
20 Ku-ring-gai	236	347	735	8.4	0.7	2181	2673	6513	1.1	1.9
21 Manly	81	395	642	-18.0	5.4	567	4153	6830	0.2	0.3
22 Parramatta	320	946	1969	-2.3	0.6	3519	10410	21823	1.5	4.6
23 Rockdale	185	816	1348	12.0	19.4	2240	6959	12970	3.7	6.2
24 Ryde	186	648	1259	-3.8	14.9	1938	6704	13245	1.7	5.8
25 Strathfield	56	318	498	3.1	4.6	555	2864	4879	1.7	4.5
26 Willoughby	118	553	974	-12.3	13.7	1271	4985	9927	1.5	6.4
Outer Ring	7608	4793	17971	1.0	6.1	76856	49643	190094	1.6	3.7
27 The Hills Shire	434	256	1079	8.0	14.4	4025	1674	9249	3.1	7.0
28 Blacktown	1256	276	2326	6.5	10.1	12548	2961	23211	2.3	6.6
29 Blue Mountains	317	71	501	2.7	3.9	3396	685	5376	0.1	0.4
30 Camden	351	29	459	1.1	3.6	2692	193	3804	3.5	11.6
31 Campbelltown	588	125	1041	1.5	14.9	5807	1170	10635	2.2	7.4
32 Fairfield	458	298	1160	0.0	11.1	5497	3983	15523	1.5	1.9
33 Gosford	650	384	1458	-1.2	2.6	6164	3696	14933	1.0	1.4
34 Hawkesbury	179	51	404	-3.1	1.3	2056	560	4592	1.2	2.0
35 Holroyd	252	383	978	-2.9	-6.6	2735	4669	11435	1.3	2.0
36 Hornsby	267	336	934	-6.2	4.0	3239	3912	10639	0.8	3.2
37 Liverpool	530	390	1262	6.6	3.8	5565	4286	14411	1.5	3.6
38 Penrith	754	253	1538	1.8	9.2	7231	2306	15955	1.8	5.4
39 Pittwater	126	153	452	-0.2	13.3	1258	1473	4430	1.1	2.3
40 Sutherland	285	752	1476	2.1	-3.5	3002	7571	15661	1.5	1.5
41 Warringah	256	740	1289	-0.9	6.4	2413	7736	13581	1.0	2.7
42 Wollondilly	126	30	206	-4.6	24.8	1242	179	1986	1.4	2.5
43 Wyong	779	266	1408	-4.9	7.1	7986	2589	14673	1.0	2.3
Rest of GMR	3158	1969	7218	-8.1	0.2	30189	19082	72962	0.5	3.4
44 Cessnock	314	109	506	-9.5	-17.6	2880	875	4706	1.2	4.5
45 Kiama	68	30	140	-6.0	15.7	615	302	1453	-1.2	-2.2
46 Lake Macquarie	658	187	1168	-10.8	3.3	6603	2137	12779	0.9	3.4
47 Maitland	463	118	721	-3.2	-0.7	3767	1298	6479	1.3	7.8
48 Newcastle	635	532	1891	-18.4	-2.7	6252	5001	19643	-0.8	2.9
49 Port Stephens	308	102	567	4.2	7.8	2667	988	5364	0.2	1.3
50 Shellharbour	197	77	429	0.5	4.9	2103	918	4410	2.0	6.1
51 Wollongong	498	812	1773	-0.7	2.7	5238	7544	18010	1.0	2.5
NEW SOUTH WALES	21763	28277	71801	-2.5	4.0	215922	274246	737002	1.2	3.2

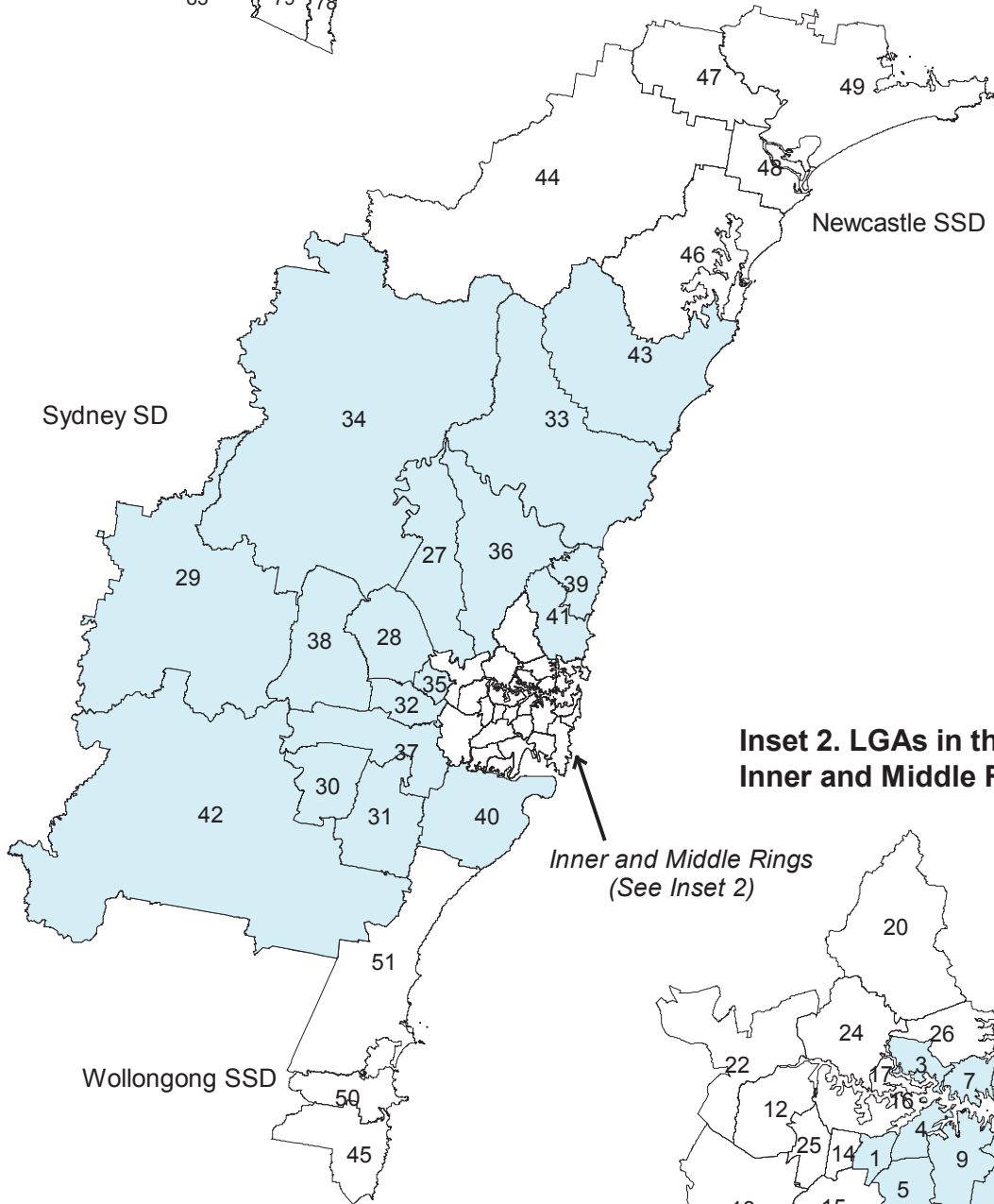
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

Statistical Subdivisions (SSDs) in NSW



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

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



Inset 2. LGAs in the Inner and Middle Rings

Inner and Middle Rings (See Inset 2)

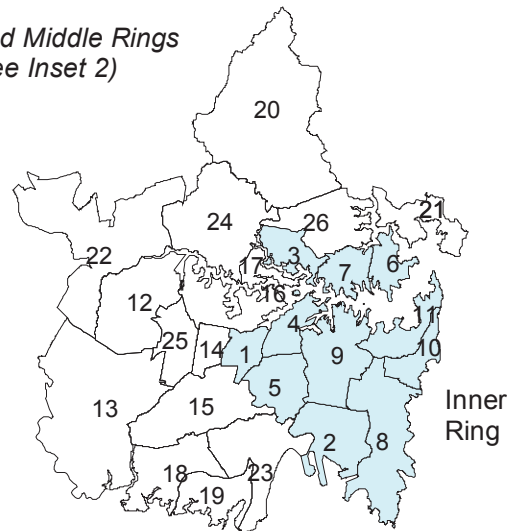


Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	485	650	910	807	0.0	11.1
Inner Ring	655	861	1315	1191	0.1	13.3
1 Ashfield	594	668	1240	918	-0.1	14.4
2 Botany Bay	560	737	975	806	2.3	6.9
3 Lane Cove	588	700	1610	1115	-5.5	0.7
4 Leichhardt	851	1137	1388	1144	8.3	20.3
5 Marrickville	658	846	1013	871	3.2	10.6
6 Mosman	653	1000	2023	1521	-23.7	-19.0
7 North Sydney	696	881	1413	1976	3.6	11.5
8 Randwick	712	874	1343	1107	1.0	21.3
9 Sydney	600	770	1030	865	0.0	11.6
10 Waverley	740	1020	1700	1276	7.1	16.6
11 Woollahra	880	1455	2250	1758	7.8	2.5
Middle Ring	570	730	1055	883	0.0	15.0
12 Auburn	475	599	710	616	4.2	16.3
13 Bankstown	524	670	770	654	1.5	17.5
14 Burwood	640	840	1310	1074	7.3	34.7
15 Canterbury	414	641	868	678	4.8	19.7
16 Canada Bay	693	909	1300	1029	10.6	31.0
17 Hunters Hill	830	1325	1635	1388	-10.5	17.0
18 Hurstville	588	790	1050	851	-0.6	21.5
19 Kogarah	600	720	1140	885	0.0	0.3
20 Ku-ring-gai	869	1308	1700	1357	5.2	29.2
21 Manly	800	1265	1730	1338	7.7	28.1
22 Parramatta	468	586	750	627	-1.5	10.4
23 Rockdale	540	649	895	737	-0.8	13.8
24 Ryde	580	755	1219	896	-8.5	13.5
25 Strathfield	540	645	1200	1037	-0.3	20.1
26 Willoughby	726	984	1625	1211	-1.2	15.3
Outer Ring	430	550	738	627	0.9	12.9
27 The Hills Shire	792	930	1148	966	4.5	20.8
28 Blacktown	440	520	640	543	4.0	17.0
29 Blue Mountains	380	445	545	468	-1.1	9.9
30 Camden	470	549	621	554	2.2	9.8
31 Campbelltown	384	432	483	438	4.9	20.0
32 Fairfield	431	555	640	543	2.8	22.5
33 Gosford	405	485	610	524	5.4	16.0
34 Hawkesbury	436	515	695	584	2.0	11.5
35 Holroyd	435	542	673	566	-1.5	5.3
36 Hornsby	675	871	1083	898	6.2	19.3
37 Liverpool	435	547	640	547	3.2	18.9
38 Penrith	402	471	558	489	3.4	16.8
39 Pittwater	800	1066	1330	1129	6.1	12.2
40 Sutherland	599	740	880	777	0.0	9.6
41 Warringah	605	910	1220	957	1.1	23.0
42 Wollondilly	400	524	714	568	-1.2	15.1
43 Wyong	325	384	473	407	2.4	8.2
Rest of GMR	346	420	530	451	-2.3	4.3
44 Cessnock	235	285	375	320	1.8	-1.7
45 Kiama	472	588	750	626	7.9	9.9
46 Lake Macquarie	350	434	525	451	3.2	5.9
47 Maitland	306	370	440	383	-0.5	1.1
48 Newcastle	380	440	555	481	-2.2	8.6
49 Port Stephens	320	385	475	406	-6.7	0.0
50 Shellharbour	358	415	490	429	2.5	13.7
51 Wollongong	368	455	575	479	0.0	7.1
NEW SOUTH WALES	375	525	750	654	-1.9	7.1

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — September Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	510	720	1100	887	-2.0	10.8
Inner Ring	1120	1450	2006	1682	6.2	16.0
1 Ashfield	1118	1428	1771	1445	21.0	29.8
2 Botany Bay	868	1065	1230	1053	-4.9	7.6
3 Lane Cove	1520	1805	2398	1971	5.1	11.6
4 Leichhardt	1006	1227	1470	1295	10.5	19.1
5 Marrickville	898	1002	1250	1070	0.8	11.3
6 Mosman	2030	2700	3375	2943	-2.1	22.7
7 North Sydney	1276	1725	2235	1786	10.7	15.4
8 Randwick	1300	1640	1959	1711	10.8	26.2
9 Sydney	980	1200	1516	1303	1.7	18.2
10 Waverley	1695	1971	2385	2047	2.1	17.7
11 Woollahra	1825	2450	3540	2699	3.8	10.1
Middle Ring	793	1050	1432	1187	5.0	21.7
12 Auburn	675	800	936	810	3.5	18.5
13 Bankstown	660	727	801	735	2.4	17.1
14 Burwood	972	1333	1694	1485	-1.6	21.2
15 Canterbury	750	891	1025	916	4.8	16.3
16 Canada Bay	1201	1425	1675	1469	7.0	18.8
17 Hunters Hill	1435	1628	2155	1926	s -12.0	-9.6
18 Hurstville	858	1001	1234	1068	0.6	17.1
19 Kogarah	985	1165	1385	1209	-4.5	18.8
20 Ku-ring-gai	1305	1550	1900	1640	3.3	18.5
21 Manly	1550	1888	2215	1942	15.3	25.0
22 Parramatta	675	795	890	809	5.9	16.9
23 Rockdale	875	995	1200	1026	-4.9	18.8
24 Ryde	1110	1288	1460	1307	3.3	30.3
25 Strathfield	1225	1563	2100	1965	15.7	20.9
26 Willoughby	1450	1705	2001	1787	9.3	14.0
Outer Ring	460	582	805	674	0.5	11.6
27 The Hills Shire	870	980	1200	1042	4.5	19.5
28 Blacktown	474	550	673	576	3.8	17.0
29 Blue Mountains	380	452	553	474	-1.5	11.6
30 Camden	480	553	630	562	1.9	8.3
31 Campbelltown	410	447	498	460	4.4	18.7
32 Fairfield	536	592	664	602	3.0	17.2
33 Gosford	435	525	653	564	4.8	16.7
34 Hawkesbury	470	557	740	618	4.1	11.4
35 Holroyd	610	672	750	689	1.1	15.9
36 Hornsby	871	995	1204	1046	4.7	18.5
37 Liverpool	530	600	686	615	6.7	17.1
38 Penrith	450	504	585	525	4.7	17.2
39 Pittwater	1020	1210	1480	1321	4.3	15.2
40 Sutherland	770	863	1045	931	-3.6	6.5
41 Warringah	1070	1210	1435	1284	4.4	15.2
42 Wollondilly	428	560	741	595	1.8	14.3
43 Wyong	340	400	485	423	3.2	9.0
Rest of GMR	355	439	545	462	-0.8	5.7
44 Cessnock	238	286	380	326	-1.4	-1.4
45 Kiama	523	640	770	670	6.7	12.7
46 Lake Macquarie	360	447	537	461	3.2	6.4
47 Maitland	325	385	450	394	0.0	1.6
48 Newcastle	385	448	569	493	-2.7	6.6
49 Port Stephens	325	395	490	415	-7.9	-2.9
50 Shellharbour	375	437	519	448	2.8	15.0
51 Wollongong	400	499	615	516	-0.2	7.3
NEW SOUTH WALES	368	515	800	664	-2.6	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 — September Quarter 2014

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
GREATER SYDNEY	455	600	750	697	1.7	11.1
Inner Ring	605	736	940	985	2.2	10.6
1 Ashfield	559	620	651	611	8.8	17.6
2 Botany Bay	520	618	734	639	6.5	-2.0
3 Lane Cove	565	623	680	622	-1.6	8.3
4 Leichhardt	598	815	1160	886	4.2	13.0
5 Marrickville	569	652	715	654	9.5	10.4
6 Mosman	625	726	1006	830	-14.6	4.4
7 North Sydney	680	850	1193	2006	11.0	16.4
8 Randwick	657	750	850	788	1.9	15.4
9 Sydney	570	720	920	788	1.4	10.8
10 Waverley	672	801	1000	885	2.2	10.1
11 Woollahra	782	950	1475	1158	-0.5	11.8
Middle Ring	480	590	715	621	0.0	10.1
12 Auburn	439	535	615	532	10.2	12.6
13 Bankstown	405	461	550	479	6.2	13.3
14 Burwood	586	656	735	679	0.8	22.5
15 Canterbury	370	430	556	472	7.5	3.9
16 Canada Bay	653	740	888	796	1.4	13.8
17 Hunters Hill	631	830	1050	827 s	-12.6	3.9
18 Hurstville	478	561	642	573	2.9	5.8
19 Kogarah	565	620	666	618	-0.8	13.2
20 Ku-ring-gai	680	738	850	773	1.1	6.0
21 Manly	700	855	1170	952	-5.3	7.5
22 Parramatta	410	490	580	504	1.0	7.7
23 Rockdale	515	570	650	594	-0.9	12.4
24 Ryde	525	615	725	636	-0.5	7.9
25 Strathfield	490	569	650	588	3.8	17.7
26 Willoughby	635	750	885	782	-2.3	7.1
Outer Ring	360	455	595	490	2.9	11.8
27 The Hills Shire	580	660	727	659	1.5	18.9
28 Blacktown	347	390	457	401	0.0	6.8
29 Blue Mountains	275	360	423	356 s	9.9 s	18.4 s
30 Camden	355	400	426	393 s	0.3 s	11.9 s
31 Campbelltown	312	335	360	338	4.7	8.1
32 Fairfield	329	350	387	358	3.2	16.7
33 Gosford	330	395	480	411	9.7	17.1
34 Hawkesbury	330	380	403	354	2.0	15.2
35 Holroyd	391	438	480	440	3.7	11.7
36 Hornsby	540	601	700	613	0.0	12.2
37 Liverpool	315	365	425	372	2.8	12.3
38 Penrith	313	365	395	356	7.4	15.9
39 Pittwater	645	705	880	771	6.8	6.3
40 Sutherland	510	600	700	609	6.1	16.4
41 Warringah	525	605	695	624	-1.0	7.0
42 Wollondilly	267	305	335	291 s	-9.6 s	-1.2 s
43 Wyong	255	300	345	307	1.4	7.1
Rest of GMR	315	370	460	410	-5.1	0.0
44 Cessnock	203	255	300	254 s	15.8 s	-8.9 s
45 Kiama	378	422	459	415 s	5.5 s	6.8 s
46 Lake Macquarie	316	353	409	367	-1.7	-3.4
47 Maitland	270	305	343	302	7.3 s	3.5 s
48 Newcastle	345	407	511	439	2.0	14.6
49 Port Stephens	280	333	420	367	-3.1	9.3
50 Shellharbour	278	335	395	340	-0.9	3.1
51 Wollongong	324	380	470	402	-2.5	0.0
NEW SOUTH WALES	390	550	715	633	1.4	8.7

(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 Areas Level 3 — All Dwellings — September Quarter 2014

Rural SA3 and Code (a)	First	Median	Third	Mean	Change in Media	
	Quartile \$'000s	\$'000s	Quartile \$'000s		Qtly %	Ann %
REST OF NSW	235	323	425	344	-0.8	4.0
52 Goulburn - Yass	240	315	415	346	0.0	10.5
53 Queanbeyan	370	477	613	497	-3.0	10.5
54 Snowy Mountains	143	221	315	241	-1.6	-4.8
55 South Coast	280	345	433	359	2.2	1.5
56 Bathurst	260	330	392	331	-2.9	0.0
57 Lachlan Valley	131	181	235	190	-2.0	3.3
58 Lithgow - Mudgee	220	291	378	309	-2.1	12.5
59 Orange	260	320	410	345	-2.7	4.9
60 Clarence Valley	240	315	395	362	-13.2	-7.4
61 Coffs Harbour	312	385	465	396	2.1	5.5
62 Bourke - Cobar - Coonamble	85	134	218	152	11.7	28.8
63 Broken Hill and Far West	60	98	155	113	-11.4	-22.0
64 Dubbo	180	264	340	262	-5.7	2.7
65 Lower Hunter	243	305	417	347	-3.2	-7.4
66 Upper Hunter	215	270	370	290	-4.0	-15.0
67 Great Lakes	260	331	415	350	0.2	-7.5
68 Kempsey - Nambucca	200	280	353	290	-3.4	1.8
69 Port Macquarie	311	380	472	397	-5.1	2.6
70 Taree - Gloucester	215	286	366	302	0.4	9.2
71 Albury	185	237	322	253	-4.8	3.0
72 Lower Murray	119	190	279	216	1.6	21.8
73 Upper Murray exc. Albury	155	227	320	242	3.2	14.1
74 Armidale	245	310	385	322	3.9	10.1
75 Inverell - Tenterfield	138	214	295	225	8.7	17.8
76 Moree - Narrabri	133	233	290	224	-13.6	7.9
77 Tamworth - Gunnedah	210	274	360	293	-4.0	5.2
78 Richmond Valley - Coastal	370	480	629	516	-5.4	4.3
79 Richmond Valley - Hinterland	223	300	390	322	0.0	0.5
80 Tweed Valley	325	410	510	424	-1.2	5.5
81 Griffith - Murrumbidgee (West)	152	214	288	219	-4.6	6.7
82 Tumut - Tumbarumba	169	235	360	257	30.6	5.6
83 Wagga Wagga	205	272	350	294	2.5	1.4
84 Shoalhaven	290	360	465	392	-0.8	5.9
85 Southern Highlands	370	500	660	549	0.0	2.0

(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 Areas Level 3 — September Quarter 2014

Rural SA3 and Code (a)	Non Strata						Strata					
	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Ann %	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median Qtly %	Ann %
REST OF NSW	245	330	435	354	-1.5	4.8	205	270	350	291	-0.7	0.4
52 Goulburn - Yass	245	320	423	351	0.0	8.5	205	248	275	264	s 25.0	s 8.6
53 Queanbeyan	436	552	660	569	-3.2	4.3	185	256	380	284	-24.0	-17.3
54 Snowy Mountains	155	223	325	254	-7.3	-14.2	125	205	300	219	-2.4	s 12.3
55 South Coast	305	360	443	382	-5.3	3.7	200	245	300	259	6.5	-6.5
56 Bathurst	275	340	403	343	-2.9	-0.3	193	240	258	227	s 0.0	s 23.1
57 Lachlan Valley	135	182	235	191	-1.5	4.2	-	-	-	-	-	-
58 Lithgow - Mudgee	220	295	380	310	-1.3	15.1	-	-	-	-	-	-
59 Orange	268	325	413	349	-5.7	0.9	-	-	-	-	-	-
60 Clarence Valley	230	310	377	313	-0.3	5.1	268	380	960	548	-58.2	-47.6
61 Coffs Harbour	345	413	476	424	-1.2	6.2	205	275	340	289	0.2	0.4
62 Bourke - Cobar - Coonamble	85	134	218	152	11.7	28.8	-	-	-	-	-	-
63 Broken Hill and Far West	60	98	155	113	-11.4	-22.0	-	-	-	-	-	-
64 Dubbo	185	278	340	265	-0.3	7.0	175	196	215	210	s -35.3	s -
65 Lower Hunter	249	315	430	355	-1.9	-4.5	180	239	288	236	s -4.4	s -19.2
66 Upper Hunter	233	280	370	293	-1.8	-12.2	-	-	-	-	-	-
67 Great Lakes	295	373	445	385	4.8	0.7	227	260	325	273	7.0	-21.4
68 Kempsey - Nambucca	218	285	355	293	-5.8	1.8	183	213	310	265	s -19.8	s 3.4
69 Port Macquarie	337	410	485	420	-3.0	3.8	260	287	365	326	-0.3	-4.3
70 Taree - Gloucester	240	300	385	314	0.0	7.1	175	212	280	240	2.9	s 12.5
71 Albury	210	260	335	274	-4.8	4.0	138	185	230	182	-3.9	8.8
72 Lower Murray	123	197	283	221	2.9	19.1	-	-	-	-	-	-
73 Upper Murray exc. Albury	163	232	320	247	-1.5	16.6	132	156	275	209	s -14.8	s -26.0
74 Armidale	247	311	390	333	3.5	6.6	-	-	-	-	-	-
75 Inverell - Tenterfield	140	215	295	226	9.4	18.6	-	-	-	-	-	-
76 Moree - Narrabri	140	230	290	225	-14.8	9.0	-	-	-	-	-	-
77 Tamworth - Gunnedah	215	280	365	299	-3.4	4.9	175	190	210	201	s 1.6	s -24.0
78 Richmond Valley - Coastal	425	550	690	582	2.8	13.4	280	373	487	390	-11.1	-3.2
79 Richmond Valley - Hinterland	240	310	400	328	1.7	3.3	175	216	278	232	s -15.0	s -7.4
80 Tweed Valley	390	455	566	478	-4.2	4.6	279	330	407	341	10.0	4.8
81 Griffith - Murrumbidgee (West)	153	225	290	223	0.0	12.5	149	185	210	173	s -	-
82 Tumut - Tumbarumba	169	235	360	257	30.6	4.4	-	-	-	-	-	-
83 Wagga Wagga	207	275	360	293	1.9	1.5	205	230	265	302	s 0.7	-3.8
84 Shoalhaven	300	373	475	405	0.7	6.9	195	251	307	257	-3.5	13.1
85 Southern Highlands	380	505	675	563	-1.9	1.4	326	439	555	452	-8.5	3.5

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

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 Rental Bonds (RB), NSW Fair Trading, Office of Finance and Services, Department of The Treasury. 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), Office of Finance and Services, Department of The Treasury.
2. The geographic areas for reporting data are based on the Australian Statistical Geography Standard (ASGS) of the Australian Bureau of Statistics (ABS) (2011) and on the Australian Standard Geographical Classification (ASGC) of the ABS (2011). For both the rent and sales data sets, the address of each dwelling is coded to the Statistical Local Area (SLA) under the ASGC (2011) and then aggregated to the Local Government Area (LGA). The address of each dwelling is also coded to the Statistical Area Level 2 (SA2) under the ASGS (2011) and then aggregated to Statistical Areas Level 3 and Level 4 (SA3, SA4). Of the 28 SA4 in NSW, 15 aggregate to Greater Sydney and 13 aggregate to Rest of NSW. The combined area of Greater Sydney and the LGAs of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama is defined as the "Greater Metropolitan Region (GMR)". The LGAs in Greater Sydney are also grouped into Inner, Middle and Outer rings. "Rest of NSW" as used in this publication is that part of the state not in the GMR.
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 RB 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 RB, rental values, dwelling type and bedroom number are not always provided. Typically, about 5% of these bonds do not provide rental values.
3. Rental bonds lodged by Community Housing Organisations (CHOs) have been identified and excluded from the calculation of rent statistics back to June 2009. CHOs have been lodging bonds with the RB for over a decade for dwellings that they manage and which they rent to tenants at below market rents (usually at least 20% below market rents). Over the last three years (since 2011) the inclusion of rental bonds submitted by CHOs for social or affordable housing tenancies has had a measurable effect on median rents for the locations where there are substantial pockets of community housing. Hence these bonds are now excluded from the rent calculations so that the rents published reflect new private rentals only and are not diluted by lower social housing rents.

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

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

1. The Sydney region is now referred to as "Greater Sydney and is defined as the aggregation of 15 Statistical Areas Level 4 (SA4) of the ASGS (2011). Greater Sydney approximates the Sydney Statistical Division (SD) under the former ASGC (2006) although the boundaries are not exactly coincident (the differences are marginal).
2. The Greater Metropolitan Region (GMR) is now defined as Greater Sydney combined with the Local Government Areas (LGAs) of Newcastle, Cessnock, Maitland, Port Stephens, Lake Macquarie, Wollongong, Shellharbour and Kiama.
3. "Rest of NSW" as used in this publication is that part of NSW that is not in the GMR. Rent and sales statistics in "Rest of NSW" are now reported by Statistical Area Level 3 (SA3) of the ASGS (2011) rather than by SSD of the ASGC (2006);
4. Cessnock and Kiama LGAs are reported in both the GMR and the "Rest of NSW" figures due to the boundaries of the Lower Hunter and Southern Highlands SA3s crossing the boundary of the GMR.

Changes were introduced into the December 2013 issue of the Rent and Sales Report to reflect the adoption by the ABS of a new Australian Standard Geographical Classification (ASGC 2011) in parallel with ASGS (2011). The names of two LGAs were changed: Baulkham Hills is now known as The Hills Shire and Hastings is now known as Port Macquarie-Hastings. While there have been no boundary changes since 2005, the implementation of updated concordance tables has improved the accuracy of boundary definition which has led to changes in some LGAs. Impact has been greatest in the LGAs of Hawkesbury, Parramatta, The Hills Shire, Lane Cove, North Sydney, Willoughby, Cessnock and Maitland. As a consequence, application of the new concordances has been back-cast to December Quarter 2012.

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 Department of Family and Community Services Analysis and Research (02 8753 8495).