

Rent and Sales Report

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Rent: December quarter 2009

Sales: September quarter 2009

Changes to the geography

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

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Rent and Sales Summary

Rent: December Quarter 2009

Trends for new bonds at state and regional levels

During the December 2009 quarter, the median rent for all dwellings increased by \$5 to \$400 in the Sydney Statistical Division (SD). Within the Inner Ring the median rent increased by \$10 to \$470, remained unchanged in the Middle Ring at \$400, and increased by \$10 to \$350 in the Outer Ring. Compared to the previous year, the median rent increased by \$15 in the Sydney SD, remained unchanged in the Inner and Middle Rings and increased by \$20 in the Outer Ring.

Over the year, the median rent for two bedroom flats/units remained unchanged in the Inner Ring but increased in the Middle Ring by 5.6%, Outer Ring by 3.1% and in the Rest of GMR by 4.2%. Over the quarter, median rents in the Middle Ring increased by 2.7% but remained unchanged in the Inner and Outer Rings and the Rest of GMR.

Over the year, median rents for three bedroom separate houses increased in the Inner Ring by 4.8%, Middle Ring by 5.9% and Outer Ring by 7.9% and in the Rest of GMR by 6.9%. Over the quarter, the median rent remained unchanged in the Middle Ring but increased in the Inner Ring by 4.8%, in the Outer Ring by 3.0% and in the Rest of GMR by 3.3%.

Median rents for one bedroom flats/units increased over the year in the Inner Ring by 1.3% and the Middle Ring by 6.1% but remained unchanged in the Outer Ring. Over the quarter, the median rent remained unchanged in all three Rings.

Median rents for two bedroom separate houses increased over the year in each of the Rings, ranging from 0.7% in the Middle Ring to 12.0% in the Outer Ring. The median rent also went up in the Rest of GMR, by 4.0%. Over the quarter, median rents increased in the Inner Ring by 3.8% and the Outer Ring by 7.7%, but decreased by 1.9% in the Middle Ring and remained unchanged in the Rest of GMR.

Outside the GMR, the median rent for two bedroom flats/ units increased by 2.8% over the quarter and the year. Median rents for three bedroom separate houses remained unchanged over the quarter but increased by 2.0% over the year.

Over the quarter, the number of new bonds lodged decreased by 6.1% in the Sydney SD, by 6.2% in the Rest of GMR and by 5.9% in the Rest of NSW. A decrease was observed in each of the Rings, ranging from a fall of 4.8% in the Outer Ring to a fall of 7.2% in the Inner Ring. Over the year, the number of new bonds lodged increased in the Sydney SD by 1.6%, in the Inner Ring by 5.2% and in the Middle Ring by 3.1%, but fell in both the Outer Ring by 2.9% and in the Rest of GMR by 2.0%.

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

For two bedroom flats/units the largest annual increases in median rent in the Sydney SD were recorded in Wyong (19.0%), Penrith (17.6%) and Fairfield (14.1%). Only 5 of the 43 LGAs in the Sydney SD recorded annual increases of 10% or more, compared to 21 LGAs with 10% plus increases for the same quarter last year (December 2008). Within the Rest of GMR the biggest annual increase was 14.1% in Cessnock.

Over the year only Liverpool (12.1%), Campbelltown (10.3%) and Hawkesbury (10.0%) experienced a 10% or higher increase in median rent for three bedroom separate houses in the Sydney SD. This compares with 22 LGAs (out of 43 Sydney SD LGAs) recording 10% plus increases for the same quarter last year. Within the Rest of GMR the largest annual increase was 10.3% in Lake Macquarie.

Within the Sydney SD, the only LGA to record an annual increase in median rent for one bedroom flats/units was Parramatta, which recorded an increase of 12.7%. Within the Rest of GMR the largest annual increase was observed in Lake Macquarie at 11.7%.

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)			
Dec Qtr 2009	\$470	\$400	\$350	\$400	\$350
Qtly change	2.2%	0.0%	2.9%	1.3%	2.9%
Ann. change	0.0%	0.0%	6.1%	3.9%	6.1%
	Sales (\$	'000s)			
Sep Qtr 2009	\$555	\$472	\$383	\$443	\$386
Qtly change	0.9%	2.8%	2.0%	3.0%	2.3%
Ann. change	4.7%	7.3%	6.3%	5.5%	4.3%

Only Fairfield (11.5%) and Marrickville (11.1%) in the Sydney SD recorded annual increases in excess of 10% in the median rent for two bedroom separate houses. Within the Rest of GMR the biggest annual increase was recorded in Cessnock at 10.5%.

Amongst the 34 Rural Statistical Sub-Divisions (SSD), for two bedroom dwellings 6 SSDs recorded annual increases in median rent in excess of 10%, and for three bedroom dwellings 5 SSDs recorded 10% plus increases.

The number of new bonds lodged over the year increased marginally in the Sydney SD by 1.6% with increases recorded in the majority of LGAs (26 of the 43 LGAs).

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

Sales: September Quarter 2009

The median sales price for all dwellings across the Sydney SD increased by 3.0% over the quarter and by 5.5% over the year. Over the quarter, the median sales prices increased in all Rings, ranging from 0.9% in the Inner Ring to 2.8% in the Middle Ring and by 2.4% in the Rest of GMR. Over the year, the median sales price increased in the Inner Ring by 4.7%, Middle Ring by 7.3%, Outer Ring by 6.3% and the Rest of GMR by 5.3%.

For non-strata dwellings in Sydney SD, the median sales price increased by 0.5% for the quarter and by 3.7% for the year. Over the quarter, the sales price increased in all Rings, ranging from 1.3% in the Outer Ring to 2.3% in the Inner Ring and by 2.1% in the Rest of GMR. The largest quarterly increase was 15.1% recorded in Mosman, whilst the largest decrease was 15.6% recorded in Ashfield. Over the year, the sales price increased in the Inner Ring by 5.6%, Middle Ring by 5.1%, Outer Ring by 5.9% and in the Rest of GMR by 5.5%. The largest annual increase was 17.3% recorded in Kogarah, whilst the largest annual decrease was 5.4% recorded in Pittwater.

For strata dwellings in the Sydney SD, the median sales price increased by 4.8% for the quarter and by 7.4% over the year. Over the quarter, the median sales prices increased in the Inner Ring, Middle Ring, Outer Ring and Rest of GMR by 2.1%, 5.2%, 2.7% and 5.5% respectively. The largest quarterly increase was 18.4% recorded in Manly, whilst the largest decrease was 5.2% experienced in Auburn. Over the year, the median sales price increased in the Inner Ring by 5.3%, Middle Ring by 11.6% and the Outer Ring by 10.2%, and the Rest of GMR by 6.8%. Over the year, 27 of the 43 LGAs in Sydney recorded increases of more than 5%, with Canterbury recording the largest increase at 28.2%.

Trends in Median Sales Price - Sydney and NSW

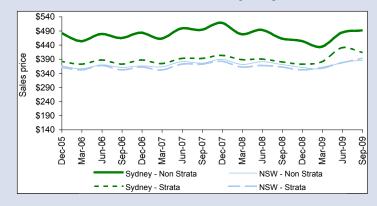


Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2009

Local	One	Bedroom		Two I	Bedrooms		Three	Bedrooms		Four +	Bedroom	ıs
Government		Chan	•		Chan	-		Chang	•		Chan	_
Area and	Median	Qtly		Median	Qtly		Median	Qtly		Median	Qtly	Ann
Codes (a) SYDNEY SD	\$ 365	% 1.4	%	<u>\$</u> 400	<u>%</u>	% 2.6	\$ 400	% 0.0	%	\$ 520	%	<u>%</u>
	400	0.0	4.3 1.9	510	1.3 2.0	2.0	695	0.0	3.9	950	4.0 0.0	0.0
Inner Ring 1 Ashfield						5.7						
	300 280	0.0	3.4	370 375	2.8	-6.3	500	0.0 -9.1	2.0	570 s	-7.3 -8.6	-10.9
2 Botany Bay		-6.7	-5.1		-10.7		500 580		-4.8 -1.7	640 s		
3 Lane Cove 4 Leichhardt	330 s	-1.5	1.5	400	1.3	-2.4		-3.3		1000 s	-2.7	2.3 38.5
	360	2.9	2.9	540	3.8	2.9	650	3.2	1.6	990 s	10.3	
5 Marrickville	290	-1.7	3.6	420	5.0	7.7	550	5.8	0.0	650 s	2.4	-13.9
6 Mosman	370	5.7	2.8	500	0.5	11.1	795 700	-3.6 0.0	-5.4	1725	15.0	-25.0
7 North Sydney 8 Randwick	390	1.3	2.6	520	4.0 3.9	-			-3.4	1000 s	-4.8	0.0
	385	4.1 1.2	4.1	470		4.4	650	0.0	3.2	958	0.8	6.4
9 Sydney	430		2.4	560	-1.8	-1.8	750	0.0	3.1	800	0.0	1.3
10 Waverley	415	5.1	3.8	550	10.0	3.8	800	6.7	0.0	1405	30.1	6.0
11 Woollahra	388	-3.1 -5.7	-1.9 3.1	550	2.8	0.0 5.6	900 470	-5.3	0.0 4.4	1450	-4.0	3.6
Middle Ring	330			380	1.3			0.0		650	4.8	3.2
12 Auburn	370	1.4	12.1	360	0.0	-2.7	430	0.0	7.5	550	22.2	22.2
13 Bankstown	180	-14.3	-12.2	335	4.7	8.1	400	5.3	8.1	480	2.1	4.3
14 Burwood	240	-20.0	-14.3	420	5.0	5.0	530	6.0	6.0	630 s	5.0	5.0
15 Canterbury	240	-2.0	4.3	300	0.0	0.8	450	0.0	7.1	515	3.0	-1.0
16 Canada Bay	420	2.4	5.0	485	-1.0	5.4	610	1.7	5.2	760 s	1.3	8.6
17 Hunters Hill	-	-	-	480 s	20.8	20.0	583 s	-11.1	-0.4	925 s	9.5	
18 Hurstville	290	0.0	3.6	350	0.0	2.9	440	-2.2	4.8	560	1.8	-3.4
19 Kogarah	270 s	-6.1	-0.9	373	3.5	3.5	493	7.1	9.4	670 s	26.4	
20 Ku-ring-gai	380	16.9	18.8	490	8.9	8.9	620	-4.6	0.8	875	2.9	-2.8
21 Manly	410	7.9	2.5	550	3.8	3.8	750	0.0	0.0	1400	30.2	8.1
22 Parramatta	300	-3.2	11.1	350	0.0	2.9	410	2.5	2.5	500	4.2	11.1
23 Rockdale	300	0.0	3.4	380	4.1	5.6	470	2.2	2.2	600	5.3	15.4
24 Ryde	285	1.8	1.8	360	2.9	2.9	500	0.0	0.5	630	1.6	-3.1
25 Strathfield	320	-5.9	-3.0	400	-4.8	0.0	510	6.8	6.3	600 s	0.0	-7.7
26 Willoughby	435	1.2	1.2	495	-1.0	0.0	690	1.5	-1.4	1000	5.3	5.3
Outer Ring	240	0.0	4.3	320	3.2	6.7	350	2.9	9.4	475	3.3	5.6
27 Baulkham Hills	250	-3.8	9.9	380	3.4	4.8	450	2.3	4.7	570	2.7	1.8
28 Blacktown	180	-8.9	0.0	300	0.0	7.1	340	1.5	6.3	450	0.0	2.3
29 Blue Mountains	190	0.0	11.8	250	0.0	4.2	300	7.1	7.1	383	0.7	6.3
30 Camden	195 s	-15.2	-	305 s	5.2	15.1	360	2.9	9.1	460	2.2	9.5
31 Campbelltown	205 s	2.5	20.6	260	4.0	8.3	310	3.3	9.7	385	1.3	1.3
32 Fairfield	200	5.3	5.3	270	8.0	12.5	350	0.0	6.1	430	0.0	7.5
33 Gosford	180	-2.7	0.0	260	0.0	6.1	330	2.3	6.5	450	7.1	12.5
34 Hawkesbury	183 s	-8.8	4.3	250	0.0	8.7	330	3.1	10.0	445	4.7	26.2
35 Holroyd	220	14.3	0.0	330	0.0	3.1	380	1.3	5.6	490	7.7	8.9
36 Hornsby	325	1.6	1.6	395	1.3	3.9	475	5.6	5.6	600	3.4	0.0
37 Liverpool	190	0.0	-2.6	275	1.9	10.0	375	4.2	8.7	450	0.0	4.7
38 Penrith	200 s	6.7	11.1	253	1.0	9.8	320	0.0	8.5	413	3.1	8.6
39 Pittwater	325	8.3	3.2	460	8.2	2.2	650	8.3	4.8	818	4.5	-3.8
40 Sutherland	275	5.8	8.1	370	2.8	5.7	500	4.2	6.4	630	6.8	5.0
41 Warringah	350	2.9	4.5	450	2.5	4.7	625	0.8	-0.8	828	3.4	3.4
42 Wollondilly	-	-	-	230	-6.1	0.0	290	0.0	3.6	430	12.4	13.2
43 Wyong	168	4.7	-1.5	245	2.1	11.4	290	3.6	7.4	380	7.0	10.9
Rest of GMR	170	0.0	6.3	260	0.0	4.0	320	3.2	6.7	388	2.0	4.7
44 Cessnock	150 s	7.1	1.7	220	2.3	10.0	270	8.0	12.5	350	6.1	12.9
45 Kiama	-	-	-	270	0.9	8.0	340	3.0	3.0	400 s	5.3	5.3
46 Lake Macquarie	178	8.6	12.7	250	-1.2	0.0	320	6.7	8.5	420	5.0	10.5
47 Maitland	155	0.0	6.9	240	4.3	0.0	290	0.0	3.6	360	0.0	2.9
48 Newcastle	170	-5.6	0.0	290	1.8	7.4	340	-2.9	6.3	430	12.3	10.3
49 Port Stephens	180 s	5.9	2.9	225	2.3	2.3	290	3.6	7.4	350	2.9	0.0
50 Shellharbour	170 s	9.7	6.3	240	-4.0	4.3	310	-3.1	3.3	400	0.0	-2.4
51 Wollongong	175	2.9	6.1	265	1.9	6.0	350	2.2	6.1	430	2.4	2.4
NEW SOUTH WALES	320	-3.0	3.2	340	0.0	4.6	340	3.0	6.3	425	1.2	6.3
(a) the numbers shown	on the man	n nago 0:	(c) 30 (or loce bonde	lodgod: /	/ \ 10 or	loce bonde	lodgod			_	

⁽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 2009

Conversion of Charge in Median Change in Median Charge in Median	Local		Twe	o Bedrooms				Thre	ee Bedrooms		
Section S		First			Change in M	/ledian	First			Change in	Median
SYNDEY SD	Area and	Quartile	Median	Quartile	Qtly		Quartile		Quartile	•	
Inher Ring											<u>%</u>
1 Ashfield 375 480 520 s - 6.7 490 520 625 s -4.6 40 28 20 8 128 18 18 3 Lane Cove											
2 Botany Bay 3 Lane Cove											
3 Lane Cove											
4 Lichchardt 495 550 620 0.0 0.0 574 650 750 8.3 4.8 5 Marrickville 435 500 550 1.0 11.1 500 550 620 5.8 0.0 6 Mosman											
5 Marrickville 435 500 550 1.0 11.1 500 550 620 5.8 0.0 6 Mosman -		495		620	0.0						
6 Mesman											
7 North Sydney											-
8 Randwick		-		-	-	-	673	775	893 s	3.3	-8.8
10 Waverley		-	-	-	-	-					
11 Woolshira	9 Sydney	480	525	568	1.0	5.0	575	680	800	2.3	4.6
Middle Ring 330 383 450 -1.9 0.7 390 450 550 0.0 5.9 12 Auburn 305 330 370 8 -7.9 3.1 373 400 450 1.3 8.1 13 Barikstown 310 330 365 -2.9 5.6 350 339 420 2.6 8.3 14 Burwood 440 465 533 -7.0 0.0 15 Canterbury 330 380 410 -5.0 0.0 408 450 496 0.0 4.7 16 Canada Bay 478 550 605 8 14.6 10.0 510 570 650 3.6 3.6 17 Hunters Hill 440 485 558 138 13.6 13.8 18 Hurstville 330 360 410 8 10.0 0.0 390 435 480 0.6 3.6 19 Kogarah 398 450 475 8 4.7 11.1 420 480 530 67 6.7 20 Ku-ring-gai - 688 820 1013 8 -3.5 17.1 21 Manly - 688 820 1013 8 -3.5 17.1 22 Parramata 305 330 360 5 -1.5 2.3 350 390 450 0.0 2.6 23 Rockdale 380 420 450 8 0.0 7.7 430 490 535 8.9 8.9 24 Ryde 385 425 466 8 3.7 0.0 450 450 550 42 42 25 Stratificial - - - 450 540 563 17.4 10.2 26 Willoughby 474 538 653 5.9 0.5 530 7.9 500 600 7.7 2.9 27 Baulkham Hills 345 400 400 8 - 2.70 410 450 490 3.0 7.9 28 Blacktown 270 293 309 4.5 4.5 300 340 400 4.7 5.9 29 Blue Mountains 230 260 280 4.0 8.3 270 298 330 2.6 6.3 30 Camden - - - - - - - 430 480 530 6.7 7.1 31 Campbelltown 250 265 290 1.9 6.0 295 330 365 1.5 6.5 34 Hawkesbury 250 268 300 1.9 6.0 255 330 365 1.5 6.5 35 Holtroyd 320 350 360 8 9.4 12.9 350 380 3.0 3.3 6.9 36 Holtroyd 320 350 360 8 9.4 12.9 350 380 300 3.3 3.6 37 Liverpool 282 310 338 10.7 318 330 370 300 305 3.3 3.6 38 Holtroyd 320 350 360 360 360 360 370 370 370 370 370 370 370 370 370 370 37		-	-	-	-	-	688	850	1025 s	9.7	
12 Aburm 305 330 370 s -5.7 3.1 373 400 450 1.3 8.1 38 Bankstown 310 330 365 -2.9 5.6 350 390 420 2.6 8.3 14 Burwood 440 466 533 s -7.0 0.0 15 Canterbury 330 380 410 -5.0 0.0 408 450 496 0.0 4.7 15 Canterbury 330 380 410 5.0 0.0 408 450 496 0.0 4.7 15 Canterbury 330 380 410 0 5.0 0.0 408 450 496 0.0 4.7 16 Canada Bay 478 550 605 s 14.6 10.0 510 570 650 3.6 3.6 3.6 17 Hunters Hill 495 558 713 s -16.2 19.8 18 Hurstville 330 360 410 s -10.0 0.0 330 435 480 0.6 3.6 19 Kogarah 398 450 475 s 4.7 11.1 420 480 530 6.7 6.7 6.7 20 Ku-ring-gai 688 820 1013 s -3.5 171.1 22 Paramatta 305 330 360 s 1 -5. 2.3 350 390 450 0.0 2.6 32 3 Rockale 380 420 450 s 0.0 7.7 430 490 535 89. 8.9 8.9 24 Ryde 385 425 466 s 3.7 0.0 450 495 550 42 4.2 4.2 28 Willoughby 474 538 653 s 0.9 -0.5 630 700 800 7.7 2.9 Outer Ring 250 280 320 7.7 12.0 300 340 400 3.0 7.7 2.9 28 Blacktown 270 293 309 4.5 4.5 300 340 400 3.0 7.9 28 Blacktown 270 293 309 4.5 4.5 300 340 400 3.0 7.9 28 Blacktown 270 293 309 4.5 4.5 300 340 400 3.0 7.9 28 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 2.9 28 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 2.9 28 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 2.9 28 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 32 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 32 Blacktown 270 293 309 4.5 4.5 300 340 370 3.0 9.7 32 Blacktown 270 293 309 3.5 1.8 1.5 5.5 300 340 370 3.0 6.1 33 Gostord 250 265 290 1.9 6.0 295 330 365 3.5 1.5 6.5 34 Hawksbury 250 280 300 1.8 11.5 320 350 380 0.0 6.1 33 Gostord 250 265 290 300 1.8 11.5 320 350 380 400 4.1 8.6 44 40 400 400 5 3.0 5.7 6.5 330 360 390 2.9 9.1 37 44 1000 350 350 350 350 350 350 350 350 350	11 Woollahra	-	-	-	-	-	950	1100	1300 s	7.3	10.0
13 Bankstown 310 330 365 -2.9 5.6 350 390 420 2.6 8.3 14 Burwood	Middle Ring	330	383	450	-1.9	0.7	390	450	550	0.0	5.9
14 Burwood	12 Auburn	305	330	370 s	-5.7	3.1	373	400	450	1.3	8.1
15 Canterbury 330 380 410 -5.0 0.0 408 450 496 0.0 4.7 16 Canada Bay 478 550 605 s 14.6 10.0 510 570 650 3.6 3.6 14.6 Canada Bay 478 550 605 s 14.6 10.0 510 570 650 3.6 3.6 3.6 18 Hurstville 330 360 410 s -10.0 0.0 390 435 480 0.6 3.6 3.6 19 Kogarah 398 450 475 s 4.7 11.1 420 480 530 6.7 6.7 20 Ku-ring-gai 550 600 700 -4.0 1.6 1.6 1.1 420 480 530 6.7 6.7 6.7 20 Ku-ring-gai 550 600 700 -4.0 1.6 1.6 1.6 1.1 420 480 530 6.7 6.7 6.7 20 Ku-ring-gai 550 600 700 -4.0 1.6 1.6 1.6 1.1 420 480 530 6.7 6.7 6.7 20 Ku-ring-gai 550 600 700 -4.0 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6	13 Bankstown	310	330	365	-2.9	5.6	350	390	420	2.6	8.3
16 Canada Bay 478 550 605 s 14.6 10.0 510 570 650 3.6 3.6 17 Hunters Hilli 1 495 558 713 s -16.2 -19.8 18 Hurstville 330 360 410 s -10.0 0.0 390 435 480 0.6 3.6 3.6 18 Kogarah 398 450 475 s 4.7 11.1 420 480 530 6.7 6.7 6.7 6.7 19.0 Ku-ring-gai 550 600 700 -4.0 -1.6 20 Ku-ring-gai 688 820 1013 s -3.5 17.1 22 Parramatta 305 330 360 s -1.5 2.3 350 390 450 0.0 2.6 328 Rockdale 380 420 450 s 0.0 7.7 430 490 535 8.9 8.9 8.9 24 Ryde 385 425 466 s 3.7 0.0 450 495 550 4.2 42 4.2 55 Strathfield 450 540 563 s 17.4 10.2 8 Milloughby 474 538 653 s 0.9 -0.5 630 700 800 7.7 2.9 0 Uter Ring 250 280 320 7.7 12.0 300 340 400 3.0 7.9 28 Blacktown 270 293 309 4.5 4.5 300 340 400 3.0 7.9 29 Blue Mountains 230 280 280 4.0 8.3 270 298 330 2.6 6.3 300 Camden 330 380 390 4.7 5.9 28 Blacktown 270 293 309 4.5 4.5 300 340 300 2.6 6.3 31 Camden 330 380 390 4.7 5.9 28 Blacktown 250 273 290 5 2.8 7.9 290 320 340 6.7 10.3 32 Fairfield 260 290 300 1.8 11.5 320 350 380 400 4.1 8.6 32 Fairfield 260 290 300 1.8 11.5 320 350 380 400 4.1 8.6 32 Fairfield 260 290 300 1.8 11.5 320 350 380 400 4.1 8.6 34 Hawkesbury 250 280 300 3 -1.8 7.7 300 330 365 1.5 6.5 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8 4.8	14 Burwood	-	-	-	-	-	440	465	533 s	-7.0	0.0
17 Hunters Hill	15 Canterbury	330		410	-5.0		408	450	496	0.0	
18 Hurstville 330 360 410 s -10.0 0.0 390 435 480 0.6 3.6 19 Kogarah 398 450 475 s 4.7 11.1 420 480 530 6.7 6.7 6.7 20 Ku-ring-gai 550 600 700 -4.0 1-1.6 Manly 550 600 700 -4.0 1-1.6 14 Manly 688 820 1013 s -3.5 17.1 12 Parrametta 305 330 360 s -1.5 2.3 350 390 450 0.0 2.6 12 Parrametta 305 330 360 s -1.5 2.3 350 390 450 0.0 2.6 12 Parrametta 305 330 360 s -1.5 2.3 350 490 535 8.9 8.9 8.9 1.2 Parrametta 305 330 360 s -1.5 2.3 350 490 535 8.9 8.9 8.9 1.2 Parrametta 305 330 360 s -1.5 2.3 350 390 450 0.0 2.6 12 Parrameta 305 330 360 5 3.7 0.0 450 495 550 4.2 4.2 4.2 1.2 Parrameta 305 320 7.7 12.0 300 340 540 553 17.4 10.2 12 Parrameta 305 320 7.7 12.0 300 340 400 3.0 7.9 12 Parrameta 305 320 7.7 12.0 300 340 400 3.0 7.9 12 Parrameta 305 300 340 370 3.0 9.7 12 Parrameta 305 305 300 300 300 300 300 300 300 300		478	550	605 s	14.6	10.0					
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Rest of GMR 235 260 300 0.0 4.0 280 310 350 3.3 6.9 44 Cessnock 190 210 240 0.0 10.5 240 260 290 4.0 8.3 45 Kiama 250 260 299 s - - 300 340 358 s 2.3 3.0 46 Lake Macquarie 230 253 285 -1.0 1.0 280 320 350 6.7 10.3 47 Maitland 240 258 276 s -1.0 7.3 270 290 315 0.0 5.5 48 Newcastle 257 295 320 1.7 6.3 300 340 370 6.3 9.3 49 Port Stephens 200 225 263 s 2.3 0.0 253 285 320 1.8 5.6 50 Shellharbour 231 255 294 s - 2.0 280 310 340 <td< td=""><td>42 Wollondilly</td><td>188</td><td>215</td><td>250 s</td><td>-14.0</td><td>-</td><td>260</td><td>290</td><td>330</td><td>-3.3</td><td>3.6</td></td<>	42 Wollondilly	188	215	250 s	-14.0	-	260	290	330	-3.3	3.6
44 Cessnock 190 210 240 0.0 10.5 240 260 290 4.0 8.3 45 Kiama 250 260 299 s - - 300 340 358 s 2.3 3.0 46 Lake Macquarie 230 253 285 -1.0 1.0 280 320 350 6.7 10.3 47 Maitland 240 258 276 s -1.0 7.3 270 290 315 0.0 5.5 48 Newcastle 257 295 320 1.7 6.3 300 340 370 6.3 9.3 49 Port Stephens 200 225 263 s 2.3 0.0 253 285 320 1.8 5.6 50 Shellharbour 231 255 294 s - 2.0 280 310 340 -3.1 3.3 51 Wollongong 250 280 329 1.8 7.7 300 330 390	43 Wyong	220	240	260	4.3	9.1	260	285	320	1.8	5.6
45 Kiama 250 260 299 s - - 300 340 358 s 2.3 3.0 46 Lake Macquarie 230 253 285 -1.0 1.0 280 320 350 6.7 10.3 47 Maitland 240 258 276 s -1.0 7.3 270 290 315 0.0 5.5 48 Newcastle 257 295 320 1.7 6.3 300 340 370 6.3 9.3 49 Port Stephens 200 225 263 s 2.3 0.0 253 285 320 1.8 5.6 50 Shellharbour 231 255 294 s - 2.0 280 310 340 -3.1 3.3 51 Wollongong 250 280 329 1.8 7.7 300 330 390 3.1 9.1 NEW SOUTH WALES 200 260 340 4.0 4.0 255 310 380	Rest of GMR	235	260	300	0.0	4.0	280	310	350	3.3	6.9
46 Lake Macquarie 230 253 285 -1.0 1.0 280 320 350 6.7 10.3 47 Maitland 240 258 276 s -1.0 7.3 270 290 315 0.0 5.5 48 Newcastle 257 295 320 1.7 6.3 300 340 370 6.3 9.3 49 Port Stephens 200 225 263 s 2.3 0.0 253 285 320 1.8 5.6 50 Shellharbour 231 255 294 s - 2.0 280 310 340 -3.1 3.3 51 Wollongong 250 280 329 1.8 7.7 300 330 390 3.1 9.1 NEW SOUTH WALES 200 260 340 4.0 4.0 255 310 380 3.3 6.9		190	210	240	0.0	10.5	240	260	290	4.0	8.3
47 Maitland 240 258 276 s -1.0 7.3 270 290 315 0.0 5.5 48 Newcastle 257 295 320 1.7 6.3 300 340 370 6.3 9.3 49 Port Stephens 200 225 263 s 2.3 0.0 253 285 320 1.8 5.6 50 Shellharbour 231 255 294 s - 2.0 280 310 340 -3.1 3.3 51 Wollongong 250 280 329 1.8 7.7 300 330 390 3.1 9.1 NEW SOUTH WALES 200 260 340 4.0 4.0 255 310 380 3.3 6.9					-	-					
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51 Wollongong 250 280 329 1.8 7.7 300 330 390 3.1 9.1 NEW SOUTH WALES 200 260 340 4.0 4.0 255 310 380 3.3 6.9					2.3						
NEW SOUTH WALES 200 260 340 4.0 4.0 255 310 380 3.3 6.9					-						
(a) the numbers shown on the map on page 9; (s) 30 or less bonds lodged; (-) 10 or less bonds lodged.									380	3.3	6.9

⁽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 - December Quarter 2009

Conversement First Area and Curtile Median Curtile Curt	Local		(One Bedroom				Tw	o Bedrooms		
Synthe Store Synt	Government	First		Third	Change in M	ledian	First		Third	Change in M	/ledian
SYDNÉY SD 300 375 450 1,4 4,2 330 400 500 0.0 0.0 0.0 1	Area and									•	
Inner Ring											
1 Ashfelide											
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17 Hunters Hill											
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33 Gosford 160 185 220 -2.6 -2.6 230 260 290 4.0 8.3 34 Hawkesbury 160 180 198 s 210 230 265 -3.2 2.2 2.5 35 Holroyd 181 228 258 s 7.1 -1.1 300 320 350 0.0 0.0 0.0 36 Hornsby 250 340 360 3.8 3.0 370 400 430 1.3 3.9 37 Liverpool 150 200 234 s 3.9 0.0 250 268 300 0.9 7.0 38 Penrith 180 195 210 s 4.0 8.3 220 250 290 4.2 17.6 39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly 190 225 250 \$ 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 42 Kiama 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9 12.5 10 0.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9 1.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9 1.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9 1.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 4.0 NEW SOUTH WALES 220 340 0.0 0.0 3.0 4.0 NEW SOUTH WALES 220 340	31 Campbelltown	200	250	270 s	25.0	-	200	220	285	0.0	10.0
34 Hawkesbury 160 180 198 s 210 230 265 -3.2 2.2 35 Holroyd 181 228 258 s 7.1 -1.1 300 320 350 0.0 0.0 36 Hornsby 250 340 360 3.8 3.0 370 400 430 1.3 3.9 37 Liverpool 150 200 234 s 3.9 0.0 250 268 300 0.9 7.0 38 Penrith 180 195 210 s 4.0 8.3 220 250 290 4.2 17.6 39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly 190 225 250 \$ 290 0.0 19.0 \$ 2.9 \$ 2.3 \$ 3.5 \$ 2.0	32 Fairfield	180	200	220	2.6	5.3	240	263	300	9.4	14.1
35 Holroyd 181 228 258 s 7.1 -1.1 300 320 350 0.0 0.0 36 Hornsby 250 340 360 3.8 3.0 370 400 430 1.3 3.9 37 Liverpool 150 200 234 s 3.9 0.0 250 268 300 0.9 7.0 38 Penrith 180 195 210 s 4.0 8.3 220 250 290 4.2 17.6 39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - - 190 225 250 s s	33 Gosford	160	185	220	-2.6	-2.6	230	260	290	4.0	8.3
36 Hornsby 250 340 360 3.8 3.0 370 400 430 1.3 3.9 37 Liverpool 150 200 234 s 3.9 0.0 250 268 300 0.9 7.0 38 Penrith 180 195 210 s 4.0 8.3 220 250 290 4.2 17.6 39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - 190 225 250 s - - 42 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0	34 Hawkesbury	160	180	198 s	-	-	210	230	265	-3.2	2.2
37 Liverpool 150 200 234 s 3.9 0.0 250 268 300 0.9 7.0	35 Holroyd	181	228	258 s	7.1	-1.1	300	320	350	0.0	0.0
38 Penrith 180 195 210 s 4.0 8.3 220 250 290 4.2 17.6 39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - - 190 225 250 s - - 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 <td< td=""><td>36 Hornsby</td><td>250</td><td>340</td><td>360</td><td>3.8</td><td>3.0</td><td>370</td><td>400</td><td>430</td><td>1.3</td><td>3.9</td></td<>	36 Hornsby	250	340	360	3.8	3.0	370	400	430	1.3	3.9
39 Pittwater 290 325 360 4.8 1.6 380 440 500 2.9 2.3 40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - - 190 225 250 s - - 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - - - 230 245 319 s	37 Liverpool	150	200	234 s	3.9	0.0	250	268	300	0.9	7.0
40 Sutherland 250 270 300 3.8 3.8 340 370 410 5.7 5.7 41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - - - 190 225 250 s - - 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 290 0.0 19.0 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 <td>38 Penrith</td> <td>180</td> <td>195</td> <td>210 s</td> <td>4.0</td> <td>8.3</td> <td>220</td> <td>250</td> <td>290</td> <td>4.2</td> <td>17.6</td>	38 Penrith	180	195	210 s	4.0	8.3	220	250	290	4.2	17.6
41 Warringah 320 350 380 4.5 4.5 393 440 498 2.3 3.5 42 Wollondilly - - - - - 190 225 250 s - - 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.		290	325		4.8	1.6	380	440			2.3
42 Wollondilly - - - - - 190 225 250 s - - 43 Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.7 49 Port Stephe		250	270	300				370	410		
Wyong 160 170 208 -5.6 -1.4 210 250 290 0.0 19.0 Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - - - 200 4.7 11.7 188 223 250 3.5 14.1 45 Kiama - - - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.7 4		320	350	380	4.5	4.5	393			2.3	3.5
Rest of GMR 150 180 200 2.9 12.5 210 250 300 0.0 4.2 44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.3 48 Newcastle 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155		-		-	-	-		225	250 s		-
44 Cessnock 138 150 183 s 3.4 7.1 188 223 250 3.5 14.1 45 Kiama - - - - - 230 245 319 s -3.9 6.5 46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.3 48 Newcastle 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 51 Wollongong 150 180 <td></td> <td>160</td> <td>170</td> <td></td> <td>-5.6</td> <td></td> <td>210</td> <td></td> <td>290</td> <td>0.0</td> <td></td>		160	170		-5.6		210		290	0.0	
Kiama - <td></td>											
46 Lake Macquarie 150 168 200 4.7 11.7 188 240 280 4.3 9.1 47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.3 48 Newcastle 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 51 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9		138	150	183 s	3.4	7.1					
47 Maitland 150 155 168 s -1.6 10.7 180 220 250 10.0 7.3 48 Newcastle 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 51 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9			-	-		-					
48 Newcastle 158 185 213 -2.6 5.7 240 280 340 0.0 7.7 49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9											
49 Port Stephens 168 178 181 s 7.6 18.3 196 220 240 0.0 10.0 50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 51 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9											
50 Shellharbour 140 155 205 s 3.3 0.0 180 200 250 -4.8 8.1 51 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9											
51 Wollongong 150 180 205 5.9 7.5 220 260 300 3.0 4.0 NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9											
NEW SOUTH WALES 220 340 420 0.0 3.0 260 360 470 2.9 2.9											
									470	2.9	2.9

⁽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 - December Quarter 2009

Rural SSD	All Dwellings				All Dwellings		Separate Houses		es .	Flat/Units		
and Code (a)		Bedrooms			Bedroom			Bedroom			Bedrooms	
	Median		ange	Median	Cha	_	Median	Cha	_	Median		inge
	Rents	Qtly	Ann	Rents	Qtly	Ann	Rents	Qtly	Ann	Rents	Qtly	Ann
REST OF NSW	\$	<u>%</u>	<u>%</u>	\$	<u>%</u>	%	<u>\$</u> 250	<u>%</u>	%	\$	<u>%</u>	<u>%</u>
	200	2.6	5.3	260	2.0	4.0		0.0	2.0	185	2.8	2.8
54 Hunter SD Balance	200	0.0	0.0	260	-2.8	0.0	260	0.0	4.0	200	8.1	3.9
55 Nowra-Bomaderry	195	8.3	11.4	260	6.1	8.3	260	8.3	8.3	180	2.9	10.8
56 Illawarra SD Balance	210	2.4	5.0	255	-1.9	6.3	250	-2.0	4.2	210	5.0	5.0
57 Tweed Heads & Tweed Coast	290	1.8	3.6	350	0.0	0.0	370	-1.3	0.0	280	-1.8	0.0
58 Lismore	205	3.8	0.0	290	3.6	5.5	300	7.1	5.3	200	2.6	0.0
59 Richmond-Tweed SD Balance	260	0.0	0.0	350	4.5	2.9	330	0.0	-2.9	240	-2.0	5.6
60 Coffs Harbour	230	2.2	5.7	320	1.6	6.7	320	0.0	6.7	220	4.8	12.8
61 Clarence	210	5.0	5.0	270	1.9	8.0	270	3.8	3.8	195	2.6	11.4
62 Port Macquarie	230	7.0	15.0	320	6.7	6.7	320	3.2	6.7	220	4.8	12.8
63 Hastings	185	2.8	5.7	250	0.0	4.2	250	4.2	8.7	173	-1.4	4.5
64 Tamworth	200	5.3	12.7	260	2.0	4.0	260	4.0	8.3	190	5.6	11.8
65 Northern Slopes	160	3.2	6.7	215	14.7	19.4	210	12.0	16.7	145 s	-3.3	3.6
66 Northern Tablelands	170	0.0	6.3	230	4.5	9.5	220	0.0	4.8	165	0.0	3.1
67 North Central Plain	140	3.7	0.0	210	5.0	-4.5	210	0.0	-4.5	138	5.8	1.9
68 Dubbo	170	-5.6	0.0	250	2.0	6.4	250	2.0	4.2	160	-1.5	6.7
69 Central Macquarie	160	6.7	3.2	218	11.5	14.5	210	10.5	13.5	168	15.5	11.7
70 Macquarie-Barwon	150 s	-6.3	-4.8	155	-3.1	1.6	150 s	-6.3	-1.6	160 s	-1.5	4.9
71 Upper Darling	120 s	-4.0	-33.3	163 s	8.3	-18.8	163 s	8.3	-26.1	120 s	-	
72 Bathurst	200	8.1	11.1	245	-2.0	2.1	240	-4.0	0.0	195	8.3	8.3
73 Orange	200	1.3	5.3	260	4.0	4.0	255	-1.9	0.0	200	8.1	11.1
74 Central Tablelands	160	6.7	6.7	210	5.0	10.5	210	5.0	5.0	145	-3.3	3.6
75 Lachlan	130	-8.8	0.0	180	0.0	0.0	180	0.0	0.0	130	0.0	4.0
76 Queanbeyan	283	-0.9	6.6	400	5.3	8.1	390	2.6	2.6	270	0.9	8.0
77 Southern Tableland	180	2.9	12.5	240	9.1	9.1	240	5.5	9.1	165	10.0	17.9
78 Lower South Coast	190	0.0	5.6	250	0.0	4.2	250	-2.9	4.2	180	0.0	2.9
79 Snowy	180	-18.2	2.9	235	2.2	2.2	230	4.5	7.0	173	-25.0	-1.4
80 Wagga Wagga	210	0.0	5.0	290	3.6	7.4	280	0.0	3.7	180	-7.7	-7.7
81 Central Murrumbidgee	160	6.7	6.7	200	11.1	5.3	200	14.3	5.3	170	21.4	33.3
82 Lower Murrumbidgee	155	-3.1	1.6	220	4.8	10.0	210	5.0	5.0	150	0.0	0.0
83 Albury	165	3.1	0.0	250	5.3	0.0	250	4.2	0.0	150	0.0	0.0
84 Upper Murray	160	3.2	10.3	200	0.0	-2.4	200	0.5	-4.8	155 s	0.0	21.6
85 Central Murray	150	0.0	3.4	210	7.7	13.5	210	7.7	13.5	150	0.0	7.1
86 Murray-Darling	140 s	0.0	-	170 s	0.0	0.0	170 s	0.0	-5.6	140 s	-1.8	-
87 Far West	150	7.1	0.0	180	5.9	2.9	180	7.5	0.0	-	-	_
(a) the numbers	shown on the	man on r	Jane 0.	(s) 30 or less	honds loc	laed: (-)	10 or less ho	nds Indae	h			

(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 - December Quarter 2009

Rural SSD		New	Bonds Lodged			Total Bonds Held					
and Code (a)					ge in All	_			Change		
	Separate	Flats/	All*		ellings	Separate	Flats/	All*		llings	
	Houses No.	Units No.	Dwellings No.	Qtly %	Ann %	Houses No.	Units No.	Dwellings No.	Qtly %	Ann %	
REST OF NSW	7390	4432	15179	-5.9	-0.3	66000	38188	137431	0.3	2.3	
54 Hunter SD Balance	471	300	964	-10.2	-0.2	4125	2103	8290	0.4	2.4	
55 Nowra-Bomaderry	122	60	247	-15.1	-1.6	1221	669	2586	1.1	0.1	
56 Illawarra SD Balance	523	153	846	-8.3	-1.2	4784	1047	7632	0.8	2.8	
57 Tweed Heads & Tweed Coast	264	287	814	-8.1	4.9	1927	2162	6530	1.7	3.6	
58 Lismore	146	110	325	-6.6	3.5	1467	1155	3514	-1.9	-0.6	
59 Richmond-Tweed SD Balance	521	282	1150	-11.0	4.1	5345	2750	11046	-0.2	1.4	
60 Coffs Harbour	226	215	630	-6.7	-7.5	1971	1626	5492	0.2	-0.2	
61 Clarence	457	191	813	-1.6	7.7	4196	1857	7420	0.9	3.3	
62 Port Macquarie	197	188	526	7.3	9.4	1461	1438	4358	1.6	1.4	
63 Hastings	467	210	823	-8.1	-9.6	4555	2023	8041	0.5	2.2	
64 Tamworth	274	153	495	-5.5	-13.9	2205	1329	4189	1.1	3.4	
65 Northern Slopes	168	47	229	-5.4	-7.3	1413	555	2263	0.5	5.2	
66 Northern Tablelands	303	217	623	-5.9	1.3	2668	1787	5772	0.5	2.5	
67 North Central Plain	107	113	242	-16.3	15.2	979	885	2171	-0.3	3.9	
68 Dubbo	179	130	376	3.0	-1.6	1660	969	3369	1.6	0.5	
69 Central Macquarie	267	111	419	26.2	6.6	2000	826	3379	1.7	5.6	
70 Macquarie-Barwon	47	30	95	-9.5	33.8	457	226	820	2.8	5.3	
71 Upper Darling	40	25	88	-3.3	-7.4	367	204	830	3.0	-3.0	
72 Bathurst	197	144	407	4.1	-10.0	1645	1104	3402	-1.1	8.0	
73 Orange	255	121	422	-6.0	6.8	2100	1063	3581	-0.2	1.5	
74 Central Tablelands	179	64	279	-22.1	-13.6	1798	495	2802	-0.5	1.3	
75 Lachlan	187	103	307	-11.5	-5.2	1806	905	3258	-0.3	1.4	
76 Queanbeyan	95	119	455	-5.2	-3.8	990	1298	4324	0.8	3.2	
77 Southern Tableland	229	93	428	-7.2	-2.5	2199	966	4255	-0.2	2.2	
78 Lower South Coast	292	232	647	6.4	1.4	2799	1444	5305	0.4	2.2	
79 Snowy	102	72	198	-7.0	10.6	657	431	1361	-9.0	9.1	
80 Wagga Wagga	250	135	541	-9.4	2.5	2022	1741	5250	-0.5	2.5	
81 Central Murrumbidgee	163	80	284	6.0	3.3	1316	607	2433	-0.9	-0.1	
82 Lower Murrumbidgee	173	134	376	-1.8	1.6	1562	1255	3546	0.2	8.0	
83 Albury	154	161	587	-6.8	-6.7	1413	1841	5179	-0.7	2.4	
84 Upper Murray	84	35	138	-11.5	10.4	674	309	1180	1.9	4.1	
85 Central Murray	138	76	229	-4.6	19.3	958	639	1782	2.4	8.9	
86 Murray-Darling	27	19	49	-29.0	28.9	264	143	438	-0.9	7.1	
87 Far West	86	22	127	-28.2	-19.1	996	336	1633	-0.2	9.1	

⁽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 2009

			New Bo	onds Lodged				Total I	Bonds Held		
	Local Government	Concrete	Flats/	All*	Change Dwel		Sanarata	Flats/	All*	Change Dwell	
	Area and	Separate Houses	Units	Dwellings	Qtly	iings Ann	Separate Houses	Units	Dwellings	Qtly	Ann
	Codes (a)	No.	No.	No.	%	%	No.	No.	No.	%	%
	SYDNEY SD	9223	20365	41980	-6.1	1.6	101921	190717	441531	0.0	-0.9
	Inner Ring	992	9733	15415	-7.2	5.2	10251	88175	155516	0.2	0.0
1	Ashfield	46	390	592	2.6	6.5	604	3935	6889	0.3	-2.1
2	Botany Bay	39	235	356	1.7	-2.2	549	2431	4164	-0.8	-1.2
	Lane Cove	58	227	374	5.9	3.9	520	2182	3676	0.6	0.2
4	Leichhardt	216	359	909	-3.6	2.0	2009	3316	9274	0.3	0.2
5	Marrickville	167	560	1256	-0.2	7.1	2003	6384	15169	0.0	-0.6
6	Mosman	47	269	441	-8.1	6.0	419	2504	4390	0.9	1.0
	North Sydney	60	1298	1785	-8.2	7.2	528	11086	17103	0.5	0.0
8	Randwick	133	1228	1975	-9.9	4.2	1441	12258	21430	-0.2	0.4
9	Sydney	113	3725	5430	-6.5	4.5	1066	29728	48218	0.2	-0.1
	Waverley	55	895	1336	-21.0	6.9	581	9292	15147	0.5	0.4
11	Woollahra	58	547	961	-5.3	9.1	531	5059	10056	0.1	0.6
	Middle Ring	2001	6099	11511	-6.4	3.1	23264	58629	122447	0.0	-0.9
12	Auburn	139	522	803	-2.5	6.6	1590	4335	7971	-0.3	-2.9
13	Bankstown	288	306	944	7.9	2.1	3701	2623	10681	0.5	-1.2
14	Burwood	42	226	381	2.1	1.9	510	1951	3906	-0.2	-3.7
15	Canterbury	161	472	1136	-9.5	5.3	2446	7212	15418	-0.1	-1.3
16	Canada Bay	97	592	1010	-5.9	-4.9	1205	4628	8924	0.1	3.1
17	Hunters Hill	29	30	84	-16.8	29.2	235	361	871	0.0	3.9
18	Hurstville	115	303	556	-9.2	-0.2	1439	3354	6643	-1.2	-2.6
19	Kogarah	81	228	381	-6.4	-0.3	854	2366	4560	-1.4	-3.9
	Ku-ring-gai	263	232	632	-0.6	13.3	2302	1438	4928	2.5	8.4
	Manly	63	422	638	-26.2	-2.6	560	3912	6491	-0.2	0.2
	Parramatta	241	919	1691	-6.0	7.6	3031	8023	17097	0.4	-0.9
	Rockdale	143	547	914	-9.5	1.4	1814	5991	10697	-0.5	-1.9
	Ryde	167	569	1048	-2.1	5.6	1838	5779	11415	0.0	-0.7
	Strathfield	44	289	436	-2.2	-1.4	499	2369	4043	-0.6	-4.0
	Willoughby	128	442	857	-9.5	0.9	1240	4287	8802	-0.2	-0.7
	Outer Ring	6230	4533	15054	-4.8	-2.9	68406	43913	163568	-0.1	-1.7
27	Baulkham Hills	367	187	829	-7.8	-6.1	3457	1393	7871	-0.4	-2.8
28	Blacktown	878	260	1595	-0.3	-8.2	9906	2379	17972	0.0	-2.7
29	Blue Mountains	398	67	520	6.3	-8.9	3729	684	5264	0.1	-0.8
	Camden	168	19	261	3.2	3.2	1719	117	2486	0.4	-0.3
	Campbelltown	411	94	732	-9.6	-5.8	4569	914	8776	-0.1	-2.9
	Fairfield	315	224	798	-8.1	-1.0	4624	3530	12413	-0.6	-2.5
	Gosford	552	437	1408	-14.1	-8.8	6220	3547	14326	0.0	1.7
	Hawkesbury	214	65	402	5.5	9.2	2148	550	4123	0.0	-1.8
	Holroyd	217	387	907	10.2	12.8	2395	3849	9727	-0.1	-3.1
	Hornsby	291	375	889	-7.5	-1.6	3034	3621	9696	-0.7	-2.8
	Liverpool	376	339	963	1.8	3.3	4725	3745	12166	0.2	-1.8
	Penrith	535	212	1137	-0.8	-3.1	6086	2173	12932	0.3	-3.5
	Pittwater	159	150	425	-3.2	14.6	1354	1340	3863	0.8	2.4
	Sutherland	278	717	1472	-5.6	-5.2	3084	6998	14303	-0.1	-1.6
	Warringah	250	680	1219	-10.2	-2.9	2441	6516	12362	-0.5	-1.8
	Wollondilly	125	22	174	-2.8	3.0	1267	169	1747	-0.5	0.4
	Wyong	696	298	1323	-9.6	-5.4	7648	2388	13541	0.3	0.5
	Rest of GMR	2546	1834	6211	-6.2	-2.0	26793	18122	64540	-0.1	0.4
44	Cessnock	240	66	365	-9.9	-0.3	2204	613	3455	1.8	1.8
	Kiama	54	29	140	-4.8	-16.7	662	311	1397	-0.1	1.5
	Lake Macquarie	584	198	1118	-5.8	-1.1	6187	2109	11779	0.4	0.9
	Maitland	249	107	476	1.9	-6.5	2447	1115	4681	0.4	-0.4
	Newcastle	536	477	1714	-6.7	5.7	5967	4910	17983	-0.7	1.2
	Port Stephens	229	79	479	-14.6	-14.0	2453	917	4968	0.0	-0.3
	Shellharbour	182	107	369	2.5	7.0	1854	970	3889	-0.2	-0.9
	Wollongong	472	771	1550	-6.6	-5.4	5019	7177	16388	-0.2	-0.9
51	NEW SOUTH WALES		26631	63370	-6.1	0.8	194714	247027	643502	0.1	-0.0
	(a) the numbers show								3.0002	Ų. i	

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

Statistical Subdivisions (SSDs) in NSW



Local	First		Third		Change in	
Government	Quartile	Median	Quartile	Mean	Qtly	Ann
Area and Code (a) SYDNEY SD	\$'000s 342	\$'000s 443	\$'000s 600	\$'000s 531	<u>%</u> 3.0	<u>%</u> 5.5
Inner Ring	435	555	773	691	0.9	4.7
1 Ashfield	435 369	420	502	478	1.8	11.5
	369	506	662	546	4.8	13.7
2 Botany Bay 3 Lane Cove	404	480	885	699	-5.9	1.1
4 Leichhardt	563	700	870	733	-5.9 -1.8	
			687			1.4
5 Marrickville	380	510		550	-3.8	4.6
6 Mosman	468	650	1663	1227	-10.3	-18.8
7 North Sydney	445	595	775	715	5.3	3.5
8 Randwick	475	575	813	686	0.1	1.9
9 Sydney	408	513	655	562	3.6	3.6
10 Waverley	525	680	1200	901	3.0	4.2
11 Woollahra	592	900	1500	1240	-4.8	0.6
Middle Ring	370	472	639	562	2.8	7.3
12 Auburn	314	406	505	418	-0.2	8.9
13 Bankstown	345	410	476	410	2.5	9.3
14 Burwood	397	483	635	566	-0.5	0.5
15 Canterbury	266	385	520	408	11.3	20.3
16 Canada Bay	517	619	741	664	1.1	10.5
17 Hunters Hill	573	950	1548	1380	-28.0	28.2
18 Hurstville	366	480	606	505	3.2	7.9
19 Kogarah	405	486	740	596	3.8	8.9
20 Ku-ring-gai	635	860	1165	948	-0.9	-6.5
21 Manly	561	900	1250	985	14.5	13.2
22 Parramatta	325	390	485	416	1.3	5.4
23 Rockdale	357	440	561	484	6.0	10.0
24 Ryde	395	510	696	558	-3.8	1.0
25 Strathfield	344	395	497	521	-3.7	3.9
26 Willoughby	494	618	1050	819	-4.3	-9.2
Outer Ring	310	383	505	439	2.0	6.3
27 Baulkham Hills	480	566	693	601	-0.8	3.2
28 Blacktown	285	345	408	354	1.5	6.2
29 Blue Mountains	300	350	425	368	6.1	3.9
30 Camden	346	415	474	413	7.8	10.7
31 Campbelltown	251	295	339	300	-0.7	8.1
32 Fairfield	275	342	395	362	1.9	8.4
33 Gosford	310	365	461	401	4.3	2.8
34 Hawkesbury	317	367	492	416	-0.3	4.8
35 Holroyd	290	362	429	366	2.1	9.4
36 Hornsby	415	550	700	570	1.8	3.0
37 Liverpool	280	361	435	362	-1.2	7.7
38 Penrith	276	325	369	328	0.0	6.6
39 Pittwater	639	805	1000	906	3.9	2.5
40 Sutherland	390	499	625	539	2.5	3.5
41 Warringah	450	603	818	670	4.9	-6.5
42 Wollondilly	299	382	553	426	3.2	-6.8
43 Wyong	255	310	375	324	5.1	9.9
Rest of GMR	276	337	415	358	2.4	5.3
44 Cessnock	203	248	315	275	3.8	12.7
45 Kiama	390	460	551	496	4.4	7.1
46 Lake Macquarie	285	338	405	353	1.0	5.6
47 Maitland	250	300	362	312	-3.2	-1.6
48 Newcastle	286	342	420	377	4.0	6.9
49 Port Stephens	270	348	425	359	5.3	5.3
50 Shellharbour	286	336	411	353	-0.3	6.0
51 Wollongong	290	351	439	372	1.2	3.2
NEW SOUTH WALES	295	386	529	459	2.3	4.3

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

Table 9. Sale Prices — Greater Metropolitan Region — Non Strata — September Quarter 2009

Local	First		Third		Change in	
Government	Quartile	Median	Quartile	Mean	Qtly	Anı
Area and Code (a) SYDNEY SD	\$'000s 360	\$'000s 488	\$'000s 720	\$'000s 608	% 0.5	3.7
Inner Ring	693	897	1300	1133	2.3	5.0
Ashfield	559	692	884	761	-15.6	-2.
Botany Bay	638	736	843	764	10.4	13.
Lane Cove	931	1200	1458	1238	2.1	-2.4
Leichhardt	680	811	980	858	1.4	4.0
Marrickville	561	673	804	687	5.2	10.4
Mosman	1538	2188	3100	2441	15.1	12.
North Sydney	925	1200	1773	1468	4.3	-3.
Randwick	880	1058	1320	1129	9.6	12.3
Sydney	646	775	934	813	9.2	6.2
Waverley	1201	1440	1843	1580	3.6	12.
Woollahra	1260	1907	2450	2181	10.4	0.0
Middle Ring	475	620	872	740	2.2	5.
Auburn	407	465	582	486	0.8	8.
Bankstown	405	450	500	458	0.6	7.
Burwood	628	772	1011	834	-3.6	7.
Canterbury	450	528	630	542	5.0	2.
Canada Bay	750	900	1113	956	1.0	6.9
Hunters Hill	958	1310	2813	1894 s	-15.1	0.
Hurstville	553	624	722	647	7.6	9.0
Kogarah	660	772	950	831	6.5	17.
Ku-ring-gai	879	1083	1350	1167	1.2	3.
Manly	1093	1300	1728	1426	-3.0	-1.:
Parramatta	410	495	578	512	2.7	8.
Rockdale	535	650	765	662	13.0	11.9
Ryde	663	743	858	771	-0.9	3.2
Strathfield	642	886	1258	981	-7.2	0.2
Willoughby	971	1214	1500	1281	3.3	-0.9
Outer Ring	328	405	549	473	1.3	5.9
Baulkham Hills	545	625	740	659	1.3	4.0
Blacktown	310	360	439	372	0.0	5.9
Blue Mountains	302	350	430	372	4.5	3.2
Camden	351	420	479	419	5.0	12.0
Campbelltown	281	317	357	324	0.7	9.4
Fairfield	330	375	415	378	2.7	10.
Gosford	325	383	490	425	0.7	3.4
Hawkesbury	340	387	516	447	-1.8	2.
Holroyd	395	430	476	437	-0.1	13.0
Hornsby	571	675	767	675	4.7	6.9
Liverpool	342	400	460	402	0.0	6.
Penrith	310	345	385	356	1.5	6.3
Pittwater	781	873	1123	1054	-2.5	-5.
Sutherland	545	623	770	686	-0.4	6.
Warringah	755	849	1000	917	4.8	3.
Wollondilly	303	401	560	436	5.5	-3.
Wyong	265	315	380	330	2.4	9.
Rest of GMR	284	345	429	366	2.1	5.
Cessnock	201	248	320	277	4.4	17.
Kiama	425	490	605	525	-1.1	7.
Lake Macquarie	285	345	413	358	1.5	7.
Maitland	259	310	368	319	-4.6	0.
Newcastle	292	345	421	377	3.1	6.
Port Stephens	288	355	447	373	4.4	7.0
Shellharbour	300	360	435	373	2.9	8.9
Wollongong	315	381	475	401	0.5	4.4
			4/7	401		4 /

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

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

Local	First		Third		Change in	
Government	Quartile	Median	Quartile	Mean	Qtly	Ann
Area and Code (a) SYDNEY SD	\$'000s 325	\$'000s 412	\$'000s 527	\$'000s 451	<u>%</u> 4.8	<u>%</u> 7.4
Inner Ring	400	495	615	543	2.1	5.3
1 Ashfield	350	399	445	399	6.3	14.2
2 Botany Bay	350	425	510	439	1.2	-0.6
3 Lane Cove	380	440	487	452	-2.5	0.7
4 Leichhardt	401	517	663	544	-1.5	3.7
5 Marrickville	329	377	428	383	-0.8	0.0
6 Mosman	445	500	655	625	-4.8	-7.4
7 North Sydney	428	550	672	584	3.8	0.4
8 Randwick	455	515	605	545	1.0	6.9
9 Sydney	393	490	600	530	4.3	5.4
10 Waverley	476	579	720	624	7.2	9.2
11 Woollahra	543	636	977	802	0.9	-1.6
Middle Ring	329	405	510	439	5.2	11.6
12 Auburn	295	349	465	380	-5.2	5.6
13 Bankstown	270	315	370	322	-1.6	12.5
14 Burwood	363	441	493	435	1.4	10.5
15 Canterbury	230	285	370	312	5.0	28.2
16 Canada Bay	495	580	658	579	5.9	12.0
17 Hunters Hill	388	490	695	534 s	-19.7	-7.8
18 Hurstville	341	386	461	410	4.3	14.6
19 Kogarah	362	418	458	417	3.2	12.4
20 Ku-ring-gai 21 Manly	525	616	750 959	651	4.4	0.2
21 Maniy 22 Parramatta	499 295	675 350		778 359	18.4	3.9 8.7
23 Rockdale	340	394	405 450	404	4.5 3.7	10.6
24 Ryde	370	420	502	436	0.2	9.1
25 Strathfield	335	373	417	379	0.0	6.6
26 Willoughby	431	515	585	515	3.0	5.1
Outer Ring	265	340	425	365	2.7	10.2
27 Baulkham Hills	407	450	483	448	9.2	6.1
28 Blacktown	253	287	350	298	0.6	12.5
29 Blue Mountains	261	315	367	319 s	-1.6	12.1
30 Camden		-	-	-	-	-
31 Campbelltown	203	230	260	226	-4.2	-1.1
32 Fairfield	200	235	295	330	9.8	23.7
33 Gosford	266	305	370	331	6.0	3.7
34 Hawkesbury	236	290	312	278	-0.7	19.8
35 Holroyd	265	290	336	303	-1.7	9.4
36 Hornsby	372	400	463	419	3.1	1.3
37 Liverpool	220	262	305	268	-1.1	16.4
38 Penrith	215	265	306	265	-1.9	6.0
39 Pittwater	445	575	700	596	7.5	10.6
40 Sutherland	350	405	480	424	2.5	14.6
41 Warringah	405	476	555	488	4.6	7.3
42 Wollondilly	223	275	304	260 s	-	- 0.0
43 Wyong Rest of GMR	228 254	255 315	335 370	291 329	0.8 5.5	0.0 6.8
44 Cessnock	228	240	271		-2.1	-6.0
45 Kiama	325	346	415	242 s 396 s	-2.1 -1.4	-12.4
46 Lake Macquarie	265	320	360	319	3.6	10.0
47 Maitland	208	243	276	243	-9.7	-12.9
48 Newcastle	275	330	420	376	8.9	13.3
49 Port Stephens	220	280	385	301	-1.8	-6.7
50 Shellharbour	231	283	339	284	0.4	0.4
51 Wollongong	256	320	370	326	4.9	8.7
NEW SOUTH WALES	300	390	502	427	4.0	6.8
	numbers shown in the ma			sold: (-) 10 or less pr		

⁽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 — September Quarter 2009

Rural SSD and Code (a) Quartile \$1000s Median \$2100s Quartile \$1000s Mean \$2100s Quartile \$100s Mean \$2100s Quartile \$1000s Mean \$2100s Quartile \$2100s Mean \$21	Ann % 2.9 3.3 -3.4 4.4 -2.4 10.2
REST OF NSW 205 280 373 302 3.3 54 Hunter SD Balance 240 310 385 321 5.1 55 Nowra-Bomaderry 228 270 334 292 0.7 56 Illawarra SD Balance 285 355 465 392 1.7 57 Tweed Heads and Tweed Coast 320 405 480 420 1.3 58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	2.9 3.3 -3.4 4.4 -2.4 10.2
54 Hunter SD Balance 240 310 385 321 5.1 55 Nowra-Bomaderry 228 270 334 292 0.7 56 Illawarra SD Balance 285 355 465 392 1.7 57 Tweed Heads and Tweed Coast 320 405 480 420 1.3 58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	3.3 -3.4 4.4 -2.4 10.2
55 Nowra-Bomaderry 228 270 334 292 0.7 56 Illawarra SD Balance 285 355 465 392 1.7 57 Tweed Heads and Tweed Coast 320 405 480 420 1.3 58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	-3.4 4.4 -2.4 10.2
56 Illawarra SD Balance 285 355 465 392 1.7 57 Tweed Heads and Tweed Coast 320 405 480 420 1.3 58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	4.4 -2.4 10.2
57 Tweed Heads and Tweed Coast 320 405 480 420 1.3 58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	-2.4 10.2
58 Lismore 255 309 350 311 8.2 59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	10.2
59 Richmond-Tweed SD Balance 303 385 515 443 -1.3	
60 Coffs Harbour 260 310 389 331 0.0	-1.3
200 0.0	-2.2
61 Clarence 237 300 380 319 0.6	5.3
62 Port Macquarie 274 329 402 343 2.8	2.0
63 Hastings 220 280 353 292 1.6	-1.2
64 Tamworth 192 227 285 252 0.4	-6.2
65 Northern Slopes 150 195 285 222 -11.4	8.8
66 Northern Tablelands 176 232 299 247 3.3	5.0
67 North Central Plain 100 195 258 201 -3.2	13.7
68 Dubbo 194 238 295 245 -6.7	8.5
69 Central Macquarie 149 205 280 218 5.1	-6.8
70 Macquarie-Barwon 65 95 143 138 5.6	-5.0
71 Upper Darling 70 118 198 133 30.6	2.2
72 Bathurst 196 247 304 252 -3.3	0.6
73 Orange 218 278 340 282 6.7	4.7
74 Central Tablelands 157 215 300 246 2.6	7.5
75 Lachlan 115 170 234 176 9.7	6.9
76 Queanbeyan 295 395 535 421 6.8	10.6
77 Southern Tablelands 185 245 326 272 4.9	8.7
78 Lower South Coast 240 305 379 316 -3.2	-2.0
79 Snowy 156 208 307 245 -9.8	3.8
80 Wagga Wagga 234 265 310 278 2.1	5.8
81 Central Murrumbidgee 120 180 288 208 -10.0	9.1
82 Lower Murrumbidgee 130 200 275 211 -7.0	-7.6
83 Albury 180 228 297 246 -1.1	-6.0
84 Upper Murray 149 200 265 216 13.6	29.0
85 Central Murray 115 193 270 201 -5.9	6.0
86 Murray-Darling 124 155 264 229 s 0.0	-23.5
87 Far West 69 110 168 119 -9.3	0.0

(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 — September Quarter 2009

Interior (a) and Code (a) Quartile (b) (\$1000) Median (b) (\$1000) Way (b) (\$1000) Way (b) (\$1000) Word (b) (\$10000) Word (b) (\$1000) Word (b) (\$1000) Wo					Strata					_	trata			
March Code (a) Stoops St		First		Third		_		First		Third		•		
REST OF NSW 208 285 380 305 2.7 3.6 200 259 340 286 2.6 1.6						•						(
64 Hunter SD Balance 247 318 400 329 5.3 4.4 205 275 335 289 3.8 -2.3 55 Nowra-Bomadenry 237 282 345 303 -2.1 -3.8 166 191 217 192 8.7.9 -9 -5 56 lillawarra SD Balance 288 355 470 394 1.4 4.4 264 384 374 28.1 19.5 57 Twend Heads and Tweed Coast 420 465 543 493 0.06 -2.1 287 340 411 366 3.3 1.2 56 Richmond-Tweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 60 Coffs Harbour 295 335 415 359 1.1.2 -2.9 219 240 305 273 -5.1 1.7 61 Clarence 245 308 384 325 -0.3 4.4 200					•						•			
55 Nowra-Bomaderry 237 282 345 303 -2.1 -3.8 166 191 217 192 s 7.9 56 Illawarra SD Balance 288 355 470 394 1.4 4.4 264 338 445 374 28.1 19.5 57 Tweed Heads and Tweed Coast 420 465 543 493 0.6 -2.1 287 340 441 365 3.3 -1.2 58 Lismore 275 318 355 323 8.2 9.7 200 235 280 247 s 4.4 11.4 59 Richmord-Tweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 61 Carlis Harbour 295 335 415 359 1.2 291 240 305 233 438 312 -2.8 1.1 217 251 340 364 302 1.8 1.1 <td></td>														
66 Illawarra SD Balance 288 355 470 394 1.4 4.4 264 338 445 374 28.1 19.5 57 TweedHeads and Tweed Coast 420 465 543 493 0.6 -2.1 287 340 411 365 3.3 -1.2 58 Lismore 275 318 355 323 8.2 9.7 200 235 280 247 s .4 11.4 59 Richmond-Tweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 60 Coffs Harbour 295 335 415 359 1.2 2.9 219 240 305 273 -5.1 1.7 61 Clarence 245 308 381 2.7 8.1 217 261 310 266 -5.5 0.8 63 Hastings 226 290 364 302 1.8 0.0 155 224 <td></td> <td>-2.3</td>														-2.3
67 Timed Heads and Tiweed Coast 420 465 543 493 0.6 -2.1 287 340 411 365 3.3 -1.2 58 Lismore 275 318 355 323 8.2 9.7 200 235 280 247 s 4.4 11.4 59 Richmond-Tiweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 60 Coffs Harbour 295 335 415 359 1.2 -2.9 219 240 305 273 -5.1 1.7 61 Clarence 245 308 384 325 -0.3 4.4 200 240 343 280 -4.0 6.7 62 Port Macquarie 310 375 438 381 2.7 8.1 217 251 4.4 200 240 343 280 -4 6.7 2 Port Macquarie 120 230 294												S		
58 Lismore 275 318 355 323 8.2 9.7 200 235 280 247 s 4.4 11.4 59 Richmond-Tweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 60 Coffs Harbour 295 335 415 359 1.2 -2.9 219 240 305 273 -5.1 1.7 61 Clarence 245 308 384 325 -0.3 4.4 200 240 343 280 -4.0 6.7 62 Port Macquarie 310 375 438 381 2.7 8.1 217 251 310 266 -3.5 -0.8 63 Hastings 226 290 364 302 1.8 0.0 155 224 255 0.08 14.9 8.0 64 Tamworth 201 230 294 256 0.0 -5.0 159														
59 Richmond-Tweed SD Balance 310 400 543 454 -2.4 -1.2 284 368 441 406 7.3 -0.7 60 Coffs Harbour 295 335 415 359 1.2 -2.9 219 240 305 273 -5.1 1.7 61 Clarence 245 308 384 325 -0.3 4.4 200 240 343 280 -4.0 6.7 62 Port Macquarie 310 375 438 381 2.7 8.1 217 251 310 266 -3.5 -0.8 63 Hastings 226 290 364 302 1.8 0.0 155 224 255 208 14.9 8.0 64 Tamworth 201 230 294 256 0.0 -5.0 159 173 197 183 s -1.7 -2.5 66 Northern Slopes 150 195 285 223 -10.9 9.4 -7.9														
Colfs Harbour Colfs Harbou												S		
61 Clarence 245 308 384 325 -0.3 4.4 200 240 343 280 -4.0 6.7 62 Port Macquarie 310 375 438 381 2.7 8.1 217 251 310 266 -3.5 -0.8 63 Hastings 226 290 364 302 1.8 0.0 155 224 255 208 14.9 8.0 64 Tamworth 201 230 294 256 0.0 -5.0 159 173 197 183 s -1.7 -2.5 65 Northern Slopes 150 195 285 223 -10.9 9.4														
62 Port Macquarie 310 375 438 381 2.7 8.1 217 251 310 266 -3.5 -0.8 63 Hastings 226 290 364 302 1.8 0.0 155 224 255 208 14.9 8.0 64 Tamworth 201 230 294 256 0.0 -5.0 159 173 197 183 s -1.7 -2.5 65 Northern Slopes 150 195 285 223 -10.9 9.4														
63 Hastings 226 290 364 302 1.8 0.0 155 224 255 208 14.9 8.0 64 Tamworth 201 230 294 256 0.0 -5.0 159 173 197 183 s -1.7 -2.5 65 Northern Slopes 150 195 285 223 -10.9 9.4 -														
64 Tamworth 201 230 294 256 0.0 -5.0 159 173 197 183 s -1.7 -2.5 65 Northern Slopes 150 195 285 223 -10.9 9.4 - <t< td=""><td>62 Port Macquarie</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	62 Port Macquarie													
65 Northern Slopes 150 195 285 223 -10.9 9.4 - <		226	290	364	302	1.8	0.0	155	224	255	208		14.9	
66 Northern Tablelands 179 235 307 251 4.4 4.9 133 185 231 193 s -9.8 -14.0 67 North Central Plain 100 195 250 195 -2.5 14.7 -<	64 Tamworth	201	230	294	256	0.0	-5.0	159	173	197	183	S	-1.7	-2.5
67 North Central Plain 100 195 250 195 -2.5 14.7	65 Northern Slopes	150	195	285	223	-10.9	9.4	-	-	-	-		-	-
68 Dubbo 194 237 281 245 -9.4 7.9 135 246 355 246 s 70.2 29.5 69 Central Macquarie 145 205 280 218 5.1 -6.8 -	66 Northern Tablelands	179	235	307	251	4.4	4.9	133	185	231	193	S	-9.8	-14.0
69 Central Macquarie 145 205 280 218 5.1 -6.8 -	67 North Central Plain	100	195	250	195	-2.5	14.7	-	-	-	-		-	-
70 Macquarie-Barwon 65 95 143 138 2.7 -5.0 -	68 Dubbo	194	237	281	245	-9.4	7.9	135	246	355	246	S	70.2	29.5
To a contract To a contrac	69 Central Macquarie	145	205	280	218	5.1	-6.8	-	-	-	-		-	-
72 Bathurst 213 260 316 266 -3.7 4.0 146 175 217 180 s -13.6 -1.7 73 Orange 230 284 355 290 6.3 2.5 164 206 245 213 s -3.7 3.0 74 Central Tablelands 157 219 301 248 1.6 9.3 - <td>70 Macquarie-Barwon</td> <td>65</td> <td>95</td> <td>143</td> <td>138</td> <td>2.7</td> <td>-5.0</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td>	70 Macquarie-Barwon	65	95	143	138	2.7	-5.0	-	-	-	-		-	-
73 Orange 230 284 355 290 6.3 2.5 164 206 245 213 s -3.7 3.0 74 Central Tablelands 157 219 301 248 1.6 9.3 -	71 Upper Darling	70	118	198	133	30.6	2.2	-	-	-	-		-	-
74 Central Tablelands 157 219 301 248 1.6 9.3 -	72 Bathurst	213	260	316	266	-3.7	4.0	146	175	217	180	S	-13.6	-1.7
75 Lachlan 115 170 234 176 9.7 9.0 -	73 Orange	230	284	355	290	6.3	2.5	164	206	245	213	S	-3.7	3.0
76 Queanbeyan 416 490 586 513 3.5 8.9 220 273 334 274 -4.0 -4.5 77 Southern Tablelands 190 249 335 276 4.6 13.2 130 171 220 188 s 6.9 -24.3 78 Lower South Coast 270 330 400 338 -1.6 -0.7 180 226 275 236 0.8 -9.5 79 Snowy 150 200 293 227 -13.0 1.7 180 240 352 294 s 5.8 14.0 80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 - 82 Lower Murrumbidgee 130 200 275 <t< td=""><td>74 Central Tablelands</td><td>157</td><td>219</td><td>301</td><td>248</td><td>1.6</td><td>9.3</td><td>-</td><td>-</td><td>-</td><td>-</td><td></td><td>-</td><td>-</td></t<>	74 Central Tablelands	157	219	301	248	1.6	9.3	-	-	-	-		-	-
77 Southern Tablelands 190 249 335 276 4.6 13.2 130 171 220 188 s 6.9 -24.3 78 Lower South Coast 270 330 400 338 -1.6 -0.7 180 226 275 236 0.8 -9.5 79 Snowy 150 200 293 227 -13.0 1.7 180 240 352 294 s 5.8 14.0 80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 - 82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1	75 Lachlan	115	170	234	176	9.7	9.0	-	-	-	-		-	-
78 Lower South Coast 270 330 400 338 -1.6 -0.7 180 226 275 236 0.8 -9.5 79 Snowy 150 200 293 227 -13.0 1.7 180 240 352 294 s 5.8 14.0 80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 - 82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1 - <td< td=""><td>76 Queanbeyan</td><td>416</td><td>490</td><td>586</td><td>513</td><td>3.5</td><td>8.9</td><td>220</td><td>273</td><td>334</td><td>274</td><td></td><td>-4.0</td><td>-4.5</td></td<>	76 Queanbeyan	416	490	586	513	3.5	8.9	220	273	334	274		-4.0	-4.5
79 Snowy 150 200 293 227 -13.0 1.7 180 240 352 294 s 5.8 14.0 80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 - 82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1 -	77 Southern Tablelands	190	249	335	276	4.6	13.2	130	171	220	188	S	6.9	-24.3
80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 -82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1	78 Lower South Coast	270	330	400	338	-1.6	-0.7	180	226	275	236		0.8	-9.5
80 Wagga Wagga 238 273 322 288 4.0 4.8 149 193 241 191 s 23.1 3.1 81 Central Murrumbidgee 120 180 291 209 -9.5 9.1 159 168 222 183 s -22.8 -82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1	79 Snowy	150	200	293	227	-13.0	1.7	180	240	352	294	S	5.8	14.0
82 Lower Murrumbidgee 130 200 275 211 -7.0 -11.1 -	80 Wagga Wagga	238	273	322	288	4.0	4.8	149	193	241	191	s	23.1	
83 Albury 195 242 315 263 -6.3 -7.2 140 175 216 176 -2.2 2.0 84 Upper Murray 150 200 265 213 17.6 31.1 141 195 258 233 s 8.3 -85 Central Murray 115 194 275 202 -7.6 7.8 126 180 265 194 s 5.0 -86 Murray-Darling 129 180 293 238 s 12.2 -11.4	81 Central Murrumbidgee	120	180	291	209	-9.5	9.1	159	168	222	183	S	-22.8	
83 Albury 195 242 315 263 -6.3 -7.2 140 175 216 176 -2.2 2.0 84 Upper Murray 150 200 265 213 17.6 31.1 141 195 258 233 s 8.3 -85 Central Murray 115 194 275 202 -7.6 7.8 126 180 265 194 s 5.0 -86 Murray-Darling 129 180 293 238 s 12.2 -11.4	82 Lower Murrumbidgee	130	200	275	211	-7.0	-11.1	-	-	-	-		-	-
85 Central Murray 115 194 275 202 -7.6 7.8 126 180 265 194 s 5.0 -86 Murray-Darling 129 180 293 238 s 12.2 -11.4		195	242	315	263	-6.3	-7.2	140	175	216	176		-2.2	2.0
86 Murray-Darling 129 180 293 238 s 12.2 -11.4	84 Upper Murray	150	200	265	213	17.6	31.1	141	195	258	233	S	8.3	
86 Murray-Darling 129 180 293 238 s 12.2 -11.4		115	194	275	202	-7.6		126	180	265	194	S	5.0	
		129	180	293	238 s	12.2	-11.4	-	-	-				
87 Far West 69 110 168 119 -9.3 0.0	87 Far West	69	110	168	119	-9.3	0.0	-	-	-	-		-	

⁽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 NSW.
- 2. The geographic areas for reporting data are based on the Australian Standard Geographical Classification (ASGC) of the Australian Bureau of Statistics (ABS). For both the rent and sales data sets, the address of each dwelling has been coded to the Statistical Local Area (SLA) under the ASGC and then aggregated to the LGA, SSD and SD level. The combined area of Sydney SD, Newcastle SSD and Wollongong SSD is defined as the Greater Metropolitan Region (GMR) and the LGAs in Sydney SD are grouped into Inner, Middle and Outer rings.
- 3. For confidentiality, we do not report rents and sale prices in any geographical area where the number of new bonds or sales is 10 or less. Statistics calculated from samples of sizes between 10 and 30 are shown with an 's' to indicate small sample in the relevant table. We suggest data based on small samples are treated with caution, particularly when assessing quarterly and annual changes.
- 4. The median is the value that divides a set of ordered numbers equally into a bottom half and top half. Unlike means, medians are not significantly affected by unusually high or low values. Therefore median values are better measures of central tendency. In addition, some tables provide first and third quartiles. These are the 25 and 75 percentiles in the set of ordered numbers.

Rent statistics

- 1. Total bonds held refer to those live bonds at the last date of the quarter. The total number of bonds held by RSB does not equal the total number of rental properties. The two main reasons are that at any given time some properties are vacant, and secondly that there are cases where bonds are not always required by a landlord from their tenant, for example for informal lettings.
- 2. When new bonds are lodged with RSB, rental values, dwelling type and bedroom number are not always

provided. Typically, about 5% of these bonds do not provide rental values.

Sales statistics

1. Sales are reported according to their contract date. Generally the vendor and purchaser agree on the sale price on or before the contract date. In many instances there is a considerable time lapse between the contract and transfer dates. Therefore in assigning a time period to each property sale, the contract date is considered to be more relevant for market price analyses than the transfer date.

- 2. The sales data are reported three months after the end of the reference quarter, when about 80% on average of the contracted sales have been notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to about 90%. However, statistical testing on sale price means and medians after three months and six months of notifications do not show any significant difference for most of the LGAs.
- 3. The quarterly and annual changes are based on revised figures for the previous quarters. Due to the time lapse between the contract date and when the sale is notified, the previous quarters' figures will usually change each quarter as more sales are reported.
- 4. A variety of factors contribute to anomalies in the sale price attributed to particular properties. To ensure that the statistics reflect the market price of a typical residential dwelling the lower and upper 5% of sale prices for each LGA have been excluded. At LGA level, this does not affect the median but does remove outliers in the calculation of the mean and moves the first and third quartiles slightly towards the median. The impact at higher levels of aggregation is less predictable but is likely to provide a more reliable indication of sale prices.
- 5. Strata title properties usually include town houses, terraces/villas, flats/units (multi-unit dwellings) whereas non-strata title properties refer to separate houses. However any multi-unit dwelling with a Torrens title would be counted as a non-strata property.

Changes to the geography

Minor changes were introduced into the December 2007 issue of the Rent and Sales Report to reflect boundary changes made by the ABS to rural statistical subdivisions (SSDs) within NSW for the 2006 Census (see map on page 9). The changes reflect the ABS Australian Standard 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 by LGA for the Greater Metropolitan Region is available on the Housing NSW website at www.housing.nsw.gov.au. The trend series goes back to the September 2001 quarter.

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