



Rent & Sales Report

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Rent: December Quarter 2001

Sales: September Quarter 2001



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Rent and Sales Summary

Rent: December Quarter 2001

Trends for new bonds at state and regional levels

- Median rents for all dwellings in Sydney's Inner, Middle and Outer Rings remained unchanged from the previous quarter and the previous year. The quarterly increase in median rent was \$5 in both the Sydney SD and in NSW. On an annual basis median rent has increased by \$5 in Sydney SD and by \$15 in NSW generally.
- The median rent for one bedroom flats/units in Sydney's Middle and Outer Rings increased annually by 2.5% and 2.9% respectively while it remained unchanged in the Inner Ring. Median rents for two bedroom flats/units increased annually by 2.2% and 2.3% in the Middle and Outer Rings respectively, but remained unchanged in the Inner Ring.
- Median rents for two bedroom separate houses in Sydney's Inner and Middle Rings, Sydney SD and the rest of the Greater Metropolitan Region (GMR) remained unchanged for the quarter, but decreased by 2.7% in the Outer Ring. During the year median rent increased by 4% in the Middle Ring and by 6.7% in the rest of the GMR, but remained unchanged in the Inner and Outer Rings of Sydney.
- In the Sydney SD, the median rent for three bedroom separate houses remained unchanged for the quarter but increased by 2.1% over the year. During the quarter, the rent dropped by 2.3% in the Inner Ring and increased by 2.8% in the rest of the GMR. Over the year it dropped by 2.3% in the Inner Ring but increased in the Outer Ring (2.3%) and in the rest of the GMR (7.2%).
- Outside the GMR, median rent for three bedroom separate houses increased by 3.1% from the previous quarter and the year. The median rent for two bedroom flats/units remained unchanged for both the quarter and the year.
- The total number of new bonds lodged in NSW dropped by 3.3% during the quarter, by 2.2% in the Sydney SD and by 0.4%, 2.2% and 4.0% in the Inner, Middle and Outer Rings of Sydney respectively. However, over the year the number of new bonds lodged increased by 5.8% in NSW and by 10.1% in the Sydney SD.

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

- For one bedroom flats/units, Woollahra (20.4%) and Parramatta (16.7%) recorded the largest increases in median rent for the year. The large quarterly increase recorded in Drummoyne is based on a small sample in the preceding quarter and is therefore unreliable.
- Drummoyne recorded the largest increase in median rent for two bedroom flats/units for both the quarter (7.8%) and the year (15%). Strathfield and Burwood recorded the largest drops (6.7%) in median rent for the quarter. Strathfield also recorded the largest drop (20%) in median rent for the year.
- For two bedroom separate houses in the Sydney SD, Penrith recorded the highest quarterly growth (13.8%) in median rent and the highest annual growth (8.8%). The largest drop in median rent for the year was recorded in South Sydney (13.9%). The large drop in quarterly rent recorded in Willoughby is based on a small sample in the preceding quarter and hence is unreliable.
- Kiama recorded the largest increase in median rent for three bedroom separate houses for both the quarter (6.7%) and the year (14.3%). The large drop recorded in rent for the year in Mosman was based on a small sample in the preceding year and is therefore unreliable.
- Among Rural Statistical Sub-Divisions (SSDs), Queanbeyan recorded the highest quarterly (15.4%) and annual (25%) increase in median rent for two bedroom dwellings. Snowy also recorded a big increase (18.8%) in median rent from the previous year. The median rent for three bedroom dwellings in Queanbeyan, Southern Tableland and Upper Murray increased over the year by 15.8%, 13.5% and 13% respectively.
- The number of new bonds lodged during the quarter dropped in the majority of LGAs. However notable increases in lodgement were recorded in Kiama (17.6%), Willoughby (16.1%), Woollahra (11.9%) and Lane Cove (11%). Over the year, most LGAs recorded increases in the number of bonds lodged with

the largest increases recorded in Camden (42.6%), Drummoyne (40.6%), Willoughby (34.4%), Woollahra (32.3%), Lane Cove (27.1%), Kogarah (23.3%) and Burwood (22.3%).

Sales: September Quarter 2001

- The median sales price for all dwellings in the Sydney SD increased by 15.0% for the year and by 1.9% for the quarter. Sydney's Inner Ring recorded annual and quarterly increases of 19.6% and 4.3% respectively. Sydney's Middle Ring had an annual increase of 11.5% and a quarterly increase of 2.6%, whilst the Outer Ring recorded an annual increase of 15.9% and a quarterly increase of 2.1%.
- For non-strata dwellings in the Sydney SD, the median sales price increased by 0.8% for the quarter and by 16.2% for the year. At an aggregate level, Sydney's Inner Ring recorded the largest increase in median sales price for both the quarter (10.9%) and the year (34.7%). Notable increases at the LGA level for the quarter occurred in Concord (18.3%), Hunters Hill (15.6%) and Botany Bay (14.8%), and for the year in Randwick (37.4%), Drummoyne (34.1%) and South Sydney (32.3%). The largest quarterly drop (13.5%) in median sales price was recorded in Strathfield. Strathfield is the only LGA that recorded a drop (5%) in median sales price from the previous year.
- In the Sydney SD, the median sales price for strata properties increased by 3.4% for the quarter and by 15.3% for the year. Large annual increases were recorded in Burwood (35.8%), Auburn (28.2%), North Sydney (26.3%) and Ashfield (26.2%). The very large annual increase in median sales price recorded in Hunters Hill is based on a small sample and is therefore unreliable.

Please refer to the explanatory notes on page 15 for the following Figures and Tables.

Figure 1: Trends in Median Rents - Sydney and NSW

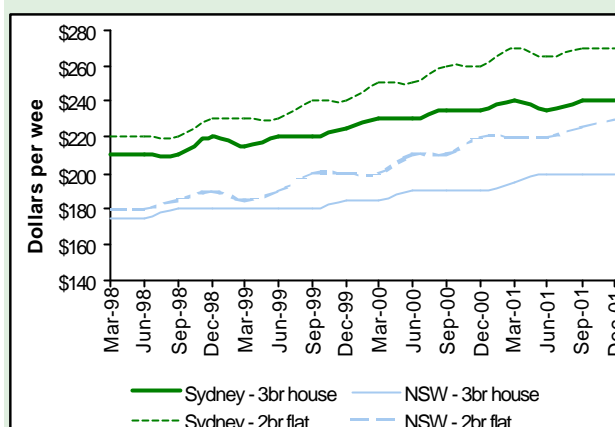


Figure 2: Trends in Median Sales Price - Sydney and NSW

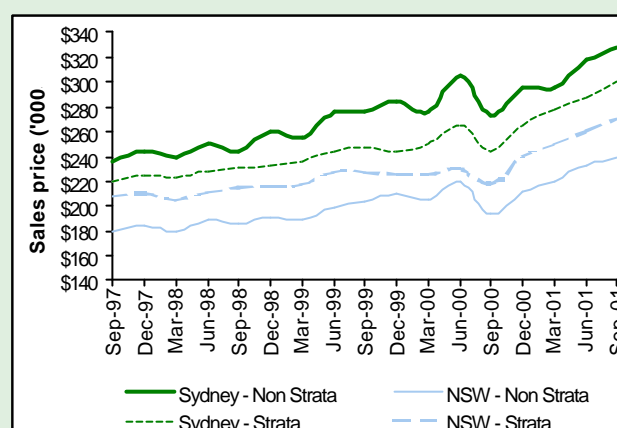


Table 1: Median Rents and Sales - All Dwellings

	Inner Ring	Middle Ring	Outer Ring	Sydney SD	NSW
Rent (\$/week)					
Dec Qtr 2001	\$330	\$260	\$220	\$265	\$225
Qtly change	0.0%	0.0%	0.0%	1.9%	2.3%
Ann. change	0.0%	0.0%	0.0%	1.9%	7.1%
Sales (\$'000)					
Sep Qtr 2001	\$440	\$335	\$263	\$315	\$248
Qtly change	4.3%	2.6%	2.1%	1.9%	1.2%
Ann. change	19.6%	11.5%	15.9%	15.0%	18.1%

Table 2. Weekly Rents for New Bonds - Greater Metropolitan Region - All Dwellings - December Quarter 2001

Local Government Area and Codes (a)	One Bedroom			Two Bedrooms			Three Bedrooms			Four + Bedrooms		
	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %	Median \$	Change Qtly %	Change Ann %
SYDNEY SD	250	4.2	4.2	265	1.9	1.9	260	0.0	0.0	350	1.4	0.0
Inner Ring	280	3.7	0.0	350	0.0	0.0	470	0.0	0.0	585	-2.5	0.9
1 Ashfield	180	-2.7	-5.3	240	-4.0	-4.0	340	0.0	-2.9	-	-	-
2 Botany Bay	180 s	0.0	0.0	225	-2.2	0.0	350	0.0	-2.8	420 s	-	-
3 Drummoyne	300	22.4	15.4	350	4.5	6.1	420	-1.8	-1.2	550 s	-8.3	-6.0
4 Lane Cove	228	-1.1	-5.2	285	-1.7	1.8	410	-2.4	-6.8	500 s	-23.7	-11.5
5 Leichhardt	250	2.0	8.7	370	0.0	1.4	460	-4.2	-2.1	550	0.0	5.8
6 Marrickville	180	0.0	5.9	250	0.0	-2.0	350	0.0	0.0	400	-11.1	-9.1
7 Mosman	250	-2.0	-5.7	350	-2.8	-6.7	630	-3.1	-1.6	1150	-11.5	-23.3
8 North Sydney	280	0.0	-3.4	360	-4.0	-5.3	508	-3.3	-7.7	700	0.0	5.3
9 Randwick	260	4.0	4.0	320	0.0	0.0	438	-0.6	-0.6	620	1.6	3.3
10 South Sydney	280	3.7	1.8	365	-2.7	1.4	430	-8.5	-4.4	478	-5.0	-4.5
11 Sydney	350	0.0	0.0	470	0.0	0.0	640	6.7	-5.9	470 s	-	11.9
12 Waverley	260	2.0	-5.5	350	1.4	-2.8	510	-1.9	-3.8	680	4.6	-1.4
13 Woollahra	340	6.3	17.2	380	-1.3	-1.3	700	3.7	7.7	1050	13.5	16.7
Middle Ring	200	0.0	2.6	240	0.0	4.3	300	-1.6	0.0	430	-4.4	-6.5
14 Auburn	145 s	3.6	3.6	190	0.0	0.0	255	2.0	2.0	375 s	25.0	38.9
15 Bankstown	130	-5.5	-10.3	218	-0.9	1.4	250	0.0	0.0	300	7.1	0.0
16 Burwood	190	5.6	0.0	280	-6.7	-3.4	370	8.8	2.8	400 s	-5.9	0.0
17 Canterbury	145	-3.3	-3.3	180	0.0	2.9	280	0.0	0.0	340	4.6	3.0
18 Concord	190 s	-	-2.6	300	0.0	0.0	360	-5.3	0.0	-	-	-
19 Hunters Hill	-	-	-	320	4.9	6.7	463 s	2.8	3.9	-	-	-
20 Hurstville	170	-5.6	3.0	233	-3.1	1.1	300	-3.2	0.0	365 s	-2.7	1.4
21 Kogarah	185	8.8	10.4	240	0.0	2.1	320	6.7	6.7	425 s	-6.6	-3.4
22 Ku-ring-gai	220	-6.4	-7.4	300	-3.2	-3.2	448	1.7	-0.6	640	-1.5	-1.5
23 Manly	290	5.5	-1.7	360	2.9	0.0	500	1.0	-3.8	731	-10.9	-0.9
24 Parramatta	170	3.0	13.3	220	0.0	4.8	270	-1.8	-3.6	313	-2.3	-0.8
25 Rockdale	175	-7.9	2.9	240	0.0	0.0	305	-4.7	-1.6	333 s	-5.0	-7.6
26 Ryde	175	-2.8	-2.8	243	-1.0	1.0	358	2.1	2.1	410	2.5	-8.9
27 Strathfield	240 s	9.1	-17.2	280	-6.7	-17.6	320	-5.9	-1.5	500 s	8.7	16.3
28 Willoughby	310	-3.1	0.0	360	-1.4	2.9	480	-2.0	3.2	580	-10.8	-10.8
Outer Ring	155	3.3	-3.1	200	0.0	0.0	225	2.3	2.3	300	0.0	3.4
29 Baulkham Hills	145 s	-14.7	-13.4	270	5.9	8.0	300	-3.2	-3.2	380	0.0	-3.8
30 Blacktown	135	12.5	3.8	180	0.0	0.0	220	2.3	4.8	280	0.0	3.7
31 Blue Mountains	140	3.7	-3.4	175	-2.8	0.0	210	5.0	5.0	250	0.0	0.0
32 Camden	-	-	-	200 s	5.3	14.3	225	-2.2	2.3	283	2.7	4.6
33 Campbelltown	123 s	4.3	-2.0	165	0.0	3.1	190	0.0	0.0	240	-2.0	2.1
34 Fairfield	125	-3.8	4.2	155	3.3	3.3	215	2.4	4.9	240	-4.0	-4.0
35 Gosford	125	0.0	0.0	180	0.0	2.9	225	2.3	2.3	280	-3.4	0.9
36 Hawkesbury	110 s	-15.4	-17.0	170	0.0	3.0	210	0.0	2.4	290	7.4	7.4
37 Holroyd	138	5.8	-1.8	220	4.8	0.0	250	0.0	4.2	280	0.0	1.8
38 Hornsby	190	2.7	-1.3	260	-1.9	0.0	330	0.0	0.0	425	1.2	-1.2
39 Liverpool	125	-3.8	-3.8	170	0.0	0.0	225	-2.2	0.0	280	3.7	3.7
40 Penrith	125	-3.8	0.0	160	6.7	6.7	210	0.0	0.0	280	4.7	3.7
41 Pittwater	220	-2.2	-4.3	310	3.3	3.3	430	2.4	2.4	550	2.8	-4.3
42 Sutherland	180	0.0	2.9	250	0.0	2.0	330	0.0	3.1	405	1.3	1.3
43 Warringah	240	4.3	9.1	300	3.4	0.0	420	0.0	0.0	550	1.9	5.8
44 Wollondilly	-	-	-	160 s	3.2	3.2	200	0.0	5.3	230	2.2	-8.0
45 Wyong	115	0.0	4.5	160	0.0	0.0	190	-2.6	0.0	250	4.2	8.7
Rest of GMR	105	-4.5	5.0	160	0.0	6.7	190	2.7	5.6	240	2.1	4.3
46 Cessnock	85	0.0	0.0	130	0.0	4.0	150	0.0	3.4	193 s	20.3	6.9
47 Kiama	-	-	-	163	-3.0	1.6	240	9.1	14.3	273 s	5.8	9.0
48 Lake Macquarie	105	5.0	0.0	160	0.0	6.7	180	2.9	2.9	240	4.3	6.7
49 Maitland	95	0.0	0.0	135	3.8	3.8	170	3.0	6.3	220	0.0	2.3
50 Newcastle	105	-4.5	0.0	165	0.0	6.5	190	2.7	5.6	230	-2.1	3.4
51 Port Stephens	105 s	0.0	5.0	140	3.7	7.7	170	0.0	3.0	220	4.8	7.3
52 Shellharbour	120 s	2.1	11.6	165	6.5	3.1	200	2.6	5.3	260	0.0	-1.9
53 Wollongong	110	0.0	10.0	170	3.0	13.3	230	4.5	9.5	278	1.8	11.0
NEW SOUTH WALES	210	5.0	5.0	220	2.3	4.8	220	0.0	4.8	280	0.0	3.7

(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 2001

Local Government Area and Codes (a)	Two Bedrooms					Three Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median		First Quartile \$	Median \$	Third Quartile \$	Change in Median	
				Qtly %	Ann %				Qtly %	Ann %
SYDNEY SD	180	220	300	0.0	0.0	200	240	320	0.0	2.1
Inner Ring	300	350	410	0.0	0.0	350	420	530	-2.3	-2.3
1 Ashfield	253	295	328 s	-7.8	-	305	340	360 s	-2.9	-2.9
2 Botany Bay	-	-	-	-	-	323	365	440 s	-3.9	0.0
3 Drummoyne	300	330	390 s	-5.7	-5.7	350	390	420	-2.5	0.0
4 Lane Cove	320	345	453 s	-9.2	-	400	420	480	-6.7	-6.7
5 Leichhardt	328	370	420	1.4	5.7	360	430	500	-4.4	0.0
6 Marrickville	280	310	350	3.3	3.3	315	350	435	0.0	0.0
7 Mosman	-	-	-	-	-	450	650	800	0.0	-22.4
8 North Sydney	408	450	494 s	-1.1	0.0	475	575	700 s	0.4	-0.9
9 Randwick	300	340	390 s	0.0	-8.1	380	420	500	0.0	-6.1
10 South Sydney	290	310	380	-6.1	-13.9	310	390	440	-7.1	-4.9
11 Sydney	-	-	-	-	-	-	-	-	-	-
12 Waverley	380	425	500 s	-8.6	0.0	505	550	693	-8.3	0.0
13 Woollahra	363	480	566 s	-	-4.0	550	795	1400 s	-0.6	6.0
Middle Ring	220	260	310	0.0	4.0	250	300	360	0.0	0.0
14 Auburn	200	210	233 s	-4.5	-4.5	230	250	280	0.0	7.5
15 Bankstown	200	218	236	-1.1	3.6	230	250	270	0.0	0.0
16 Burwood	243	290	325 s	-2.5	-	310	343	380 s	3.8	0.7
17 Canterbury	220	250	270	0.0	8.7	250	280	310	0.0	0.0
18 Concord	290	315	335 s	5.0	3.3	315	338	360 s	-3.6	-3.6
19 Hunters Hill	-	-	-	-	-	370	475	650 s	3.3	5.6
20 Hurstville	235	260	279	0.0	4.0	270	295	320	-1.7	1.7
21 Kogarah	255	275	300 s	1.9	12.2	300	340	363	6.3	2.3
22 Ku-ring-gai	300	350	390 s	-6.7	4.5	390	450	530	0.0	0.0
23 Manly	380	430	473 s	-2.3	2.4	420	525	665	5.0	5.0
24 Parramatta	200	220	250	0.0	0.0	234	260	290	0.0	0.0
25 Rockdale	230	270	290	0.0	-3.6	280	310	341	-3.1	-3.1
26 Ryde	258	280	310	-5.1	-5.9	310	350	380	2.9	0.0
27 Strathfield	-	-	-	-	-	280	320	373	-3.0	0.0
28 Willoughby	329	350	410	-16.7	-7.9	413	480	548	-2.0	0.0
Outer Ring	165	180	220	-2.7	0.0	195	220	260	0.0	2.3
29 Baulkham Hills	220	250	265 s	3.1	-2.0	266	300	330	0.0	0.0
30 Blacktown	170	185	200	2.8	2.8	195	215	240	2.4	2.4
31 Blue Mountains	165	180	195	-2.7	2.9	185	210	230	5.0	5.0
32 Camden	195	210	230 s	-	-	210	230	240	0.0	4.5
33 Campbelltown	160	170	175	0.0	0.0	180	190	210	-2.6	0.0
34 Fairfield	153	170	185	-2.9	0.0	190	210	230	0.0	5.0
35 Gosford	170	180	200	-2.7	0.0	200	225	250	2.3	2.3
36 Hawkesbury	166	185	238 s	1.4	0.0	200	210	240	0.0	2.4
37 Holroyd	179	200	230	-9.1	-7.0	215	240	260	0.0	0.0
38 Hornsby	239	280	308	-1.8	0.0	310	330	360	0.0	0.0
39 Liverpool	163	175	190	-4.1	-2.8	200	225	245	-2.2	2.3
40 Penrith	170	185	200	13.8	8.8	195	210	230	0.0	0.0
41 Pittwater	320	360	400	0.0	0.0	400	450	500	4.7	0.0
42 Sutherland	250	280	300	1.8	1.8	300	330	360	0.0	0.0
43 Warringah	328	370	400	5.7	2.8	385	420	475	0.0	0.0
44 Wollondilly	135	160	170 s	-5.9	0.0	180	200	220	0.0	2.6
45 Wyong	150	165	180	0.0	3.1	175	190	210	0.0	0.0
Rest of GMR	145	160	180	0.0	6.7	165	185	215	2.8	7.2
46 Cessnock	120	135	145	3.8	8.0	140	150	165	0.0	3.4
47 Kiama	160	170	203 s	-5.6	-5.6	210	240	254	6.7	14.3
48 Lake Macquarie	140	155	175	-3.1	3.3	165	180	200	2.9	5.9
49 Maitland	134	145	165 s	3.6	3.6	155	170	185	0.0	6.3
50 Newcastle	155	165	180	0.0	3.1	170	185	210	2.8	5.7
51 Port Stephens	130	150	155	3.4	11.1	150	170	190	0.0	3.0
52 Shellharbour	165	170	180 s	-5.6	3.0	185	198	210	1.3	3.9
53 Wollongong	165	183	230	1.4	7.4	190	220	253	0.0	10.0
NEW SOUTH WALES	140	175	235	2.9	6.1	170	200	250	0.0	5.3

(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 2001

Local Government Area and Codes (a)	One Bedroom					Two Bedrooms				
	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %	First Quartile \$	Median \$	Third Quartile \$	Change in Median Qtly %	Ann %
SYDNEY SD	190	250	315	0.0	0.0	210	270	350	0.0	3.8
Inner Ring	230	280	330	1.8	0.0	290	350	420	0.0	0.0
1 Ashfield	165	180	200	-2.7	-5.3	210	240	260	0.0	0.0
2 Botany Bay	170	190	220 s	5.6	5.6	210	220	240	-4.3	0.0
3 Drummoyne	260	300	320	20.0	8.1	280	345	380	7.8	15.0
4 Lane Cove	200	225	250 s	-2.2	-5.3	250	275	320	-5.2	-1.8
5 Leichhardt	200	240	300	-4.0	9.1	300	378	440	2.0	2.0
6 Marrickville	150	180	220	2.9	5.9	200	230	270	0.0	2.2
7 Mosman	230	250	295	-2.9	-5.7	300	350	433	0.0	-5.4
8 North Sydney	240	280	325	-0.9	-3.4	320	360	425	-1.4	-5.3
9 Randwick	230	260	291	4.0	4.0	290	320	380	0.0	0.0
10 South Sydney	230	280	320	3.7	1.8	330	380	450	0.0	2.7
11 Sydney	310	350	400	0.0	0.0	400	470	550	0.0	-0.5
12 Waverley	240	265	300	1.9	-5.4	300	350	400	2.9	0.0
13 Woollahra	275	340	400	7.1	20.4	320	370	480	-2.6	0.0
Middle Ring	165	205	295	2.5	2.5	190	230	300	0.0	2.2
14 Auburn	138	145	153 s	-3.3	0.0	170	185	211	0.0	2.8
15 Bankstown	116	130	150 s	-7.1	-13.3	195	210	228	-2.3	-2.3
16 Burwood	170	190	245	8.6	-2.6	250	280	330	-6.7	-6.7
17 Canterbury	130	145	156	-3.3	-3.3	160	175	195	0.0	0.0
18 Concord	165	190	210 s	-	-3.8	244	300	320	0.0	0.0
19 Hunters Hill	-	-	-	-	-	238	290	350 s	5.5	-1.7
20 Hurstville	150	178	274	-4.1	7.6	195	223	280	-3.3	-1.1
21 Kogarah	155	190	228 s	11.8	4.1	210	235	255	-2.1	2.2
22 Ku-ring-gai	196	220	250 s	-8.3	-12.0	264	293	323	-2.5	-0.8
23 Manly	260	290	340	4.5	-1.7	300	360	425	2.9	0.0
24 Parramatta	150	175	190	6.1	16.7	190	215	250	0.0	4.9
25 Rockdale	153	175	203	-6.7	1.4	210	230	280	-2.1	-2.1
26 Ryde	160	175	190	-3.3	-2.8	210	230	278	-2.1	0.0
27 Strathfield	198	260	304 s	13.0	-10.3	220	280	350	-6.7	-20.0
28 Willoughby	280	310	340	-3.1	0.0	310	365	410	1.4	7.4
Outer Ring	130	175	230	2.9	2.9	165	220	270	4.8	2.3
29 Baulkham Hills	110	145	180 s	-14.7	-13.4	240	273	283	3.8	13.5
30 Blacktown	130	135	150 s	5.9	5.9	160	175	186	0.0	-7.9
31 Blue Mountains	120	133	150 s	6.0	-10.2	150	165	180	3.1	3.1
32 Camden	-	-	-	-	-	-	-	-	-	-
33 Campbelltown	-	-	-	-	-	135	143	150	1.8	5.6
34 Fairfield	110	123	140	-2.0	2.1	135	150	165	3.4	3.4
35 Gosford	110	128	150	-1.9	2.0	150	175	200	0.0	2.9
36 Hawkesbury	-	-	-	-	-	150	160	170	0.0	6.7
37 Holroyd	130	140	150 s	7.7	-3.4	185	220	235	4.8	0.0
38 Hornsby	180	190	230	2.7	-7.3	230	255	285	0.0	-1.9
39 Liverpool	74	120	130	0.0	-7.7	150	165	185	3.1	3.1
40 Penrith	110	128	131 s	-1.9	6.3	140	148	160	1.7	5.4
41 Pittwater	195	215	258	-4.4	-6.5	260	285	340	-3.4	0.0
42 Sutherland	160	180	190	0.0	2.9	220	250	270	2.0	4.2
43 Warringah	220	240	265	0.0	6.7	270	300	350	3.4	3.4
44 Wollondilly	-	-	-	-	-	-	-	-	-	-
45 Wyong	100	110	129	-6.4	0.0	130	150	170	3.4	3.4
Rest of GMR	90	105	120	0.0	5.0	125	145	175	-3.3	3.6
46 Cessnock	75	85	95 s	4.9	0.0	100	120	130	0.0	9.1
47 Kiama	-	-	-	-	-	141	153	175 s	1.7	1.7
48 Lake Macquarie	95	100	115	0.0	0.0	130	150	165	0.0	3.4
49 Maitland	90	95	105	0.0	2.7	115	126	145	0.4	0.4
50 Newcastle	95	105	120	-4.5	0.0	135	155	173	0.0	3.3
51 Port Stephens	90	103	116 s	-6.8	2.5	120	130	150	-3.7	2.0
52 Shellharbour	114	120	130 s	9.1	20.0	120	135	155	0.0	3.8
53 Wollongong	95	110	125	0.0	10.0	130	155	190	3.3	10.7
NEW SOUTH WALES	130	220	300	4.8	4.8	155	230	320	2.2	4.5

(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 2001

Rural SSD and Code (a)	All Dwellings Two Bedrooms			All Dwellings Three Bedrooms			Separate Houses Three Bedrooms			Flat/Units Two Bedrooms		
	Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change		Median Rents \$	Change	
		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %		Qtly %	Ann %
REST OF NSW	130	0.0	4.0	170	3.0	6.3	165	3.1	3.1	120	0.0	0.0
54 Hunter SD Balance	130	0.0	4.0	170	6.3	6.3	165	3.1	3.1	130	0.0	8.3
55 Illawarra SD Balance	140	0.0	3.7	180	2.9	9.1	180	2.9	5.9	135	0.0	3.8
56 Tweed Heads	150	0.0	3.4	200	8.1	11.1	210	0.0	0.0	145	0.0	0.0
57 Richmond-Tweed SD Balance	135	0.0	0.0	180	2.1	2.9	180	2.9	5.9	130	4.0	0.0
58 Clarence	130	0.0	4.0	165	3.1	3.1	165	3.1	3.1	120	4.3	4.3
59 Hastings	130	0.0	2.0	170	0.0	6.3	165	0.0	3.1	125	0.0	4.2
60 Northern Slopes	120	4.3	0.0	155	3.3	0.0	155	3.3	0.0	115	0.0	0.0
61 Northern Tablelands	120	0.0	4.3	140	0.0	3.7	140	0.0	7.7	110	-2.2	10.0
62 North Central Plain	120	4.3	0.0	160	0.0	-5.9	170	3.0	-5.6	115	0.0	0.0
63 Central Macquarie	120	0.0	0.0	160	-3.0	0.0	160	0.0	0.0	113	-2.2	2.3
64 Macquarie-Barwon	120 s	0.0	20.0	135 s	0.0	3.8	135 s	0.0	1.9	-	-	-
65 Upper Darling	-	-	-	130 s	-7.1	4.0	130 s	-7.1	4.0	-	-	-
66 Bathurst-Orange	140	0.0	3.7	175	0.0	2.9	175	-2.8	0.0	135	-3.6	0.0
67 Central Tablelands	115	-2.1	4.5	134	-4.6	-4.6	135	-3.6	-3.6	105	-4.5	0.0
68 Lachlan	108	7.5	7.5	140	0.0	7.7	140	0.0	7.7	95	0.0	0.0
69 Queanbeyan	150	15.4	25.0	220	4.8	15.8	220	-4.3	10.0	120	4.3	20.0
70 Southern Tableland	115	0.0	4.5	148	5.4	13.5	145	3.6	7.4	110	0.0	4.8
71 Lower South Coast	130	0.0	4.0	155	3.3	3.3	160	3.2	6.7	120	-4.0	0.0
72 Snowy	143	1.8	18.8	140	0.0	0.0	140	7.7	3.7	140 s	-15.2	33.3
73 Central Murrumbidgee	120	0.0	0.0	160	6.7	3.2	160	6.7	6.7	120	0.0	4.3
74 Lower Murrumbidgee	145	3.6	7.4	180	2.9	0.0	175	2.9	0.0	135	0.0	3.8
75 Albury	118	2.2	-2.1	170	3.0	3.0	170	3.0	3.0	110	4.8	-4.3
76 Upper Murray	110 s	-8.3	4.8	130	8.3	13.0	135	10.2	17.4	105 s	-12.5	5.0
77 Central Murray	123	6.5	6.5	150	7.1	7.1	150	7.1	7.1	120	14.3	6.7
78 Murray-Darling	100 s	0.0	0.0	128 s	-12.1	-1.9	125 s	-16.7	-3.8	100 s	0.0	-
79 Far West	95	-5.0	-5.0	120 s	9.1	4.3	120 s	9.1	4.3	88 s	-12.5	-12.5

(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 2001

Rural SSD and Code (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings		Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
				Qtly %	Ann %					
REST OF NSW	7111	5106	14976	-5.9	-1.9	48512	31856	104059	-1.0	0.5
54 Hunter SD Balance	427	273	920	-3.0	9.3	2986	1399	6068	-0.3	2.3
55 Illawarra SD Balance	665	242	1082	-3.7	-3.0	4479	1531	7394	1.1	1.5
56 Tweed Heads	164	189	611	-2.9	-3.9	999	1304	4096	0.9	0.7
57 Richmond-Tweed SD Balance	857	564	1843	-6.3	-3.8	6110	3730	13359	-1.3	1.9
58 Clarence	693	477	1546	-4.8	2.2	4465	2591	9866	0.0	1.8
59 Hastings	639	465	1378	0.5	6.7	4294	2791	8998	0.3	1.1
60 Northern Slopes	331	208	646	-11.4	-1.5	2506	1460	4846	-0.2	-0.3
61 Northern Tablelands	274	211	570	-12.8	-10.5	2080	1307	4404	-3.7	-0.2
62 North Central Plain	109	113	247	-5.0	4.7	757	742	1776	0.3	0.9
63 Central Macquarie	366	200	667	-19.2	-11.7	2626	1440	5234	-1.8	-2.0
64 Macquarie-Barwon	30	15	50	-21.9	-26.5	268	109	515	-3.0	-2.6
65 Upper Darling	23	13	42	-14.3	-12.5	233	100	478	-1.0	6.2
66 Bathurst-Orange	431	292	862	-9.1	-8.5	2812	1851	5685	-2.8	0.2
67 Central Tablelands	138	52	228	10.7	7.5	878	272	1476	0.8	1.2
68 Lachlan	237	96	353	-19.0	-8.5	1567	685	2639	-1.4	0.0
69 Queanbeyan	87	208	448	-5.7	5.2	696	1506	3341	-2.2	-1.2
70 Southern Tableland	251	145	455	-1.1	-2.6	1560	826	3148	-1.0	-3.8
71 Lower South Coast	314	211	570	-1.4	-7.0	2128	1176	3866	-0.9	-0.8
72 Snowy	71	67	157	-8.7	1.3	434	317	968	-12.5	-3.1
73 Central Murrumbidgee	406	357	857	-4.1	-3.7	2735	2367	6097	-1.4	-2.7
74 Lower Murrumbidgee	158	194	409	-14.8	-7.0	1204	1202	2906	-0.9	2.0
75 Albury	211	357	635	9.1	2.9	1184	2137	3976	-1.9	1.3
76 Upper Murray	51	32	87	-15.5	-12.1	359	201	666	-3.1	-0.4
77 Central Murray	111	85	203	-3.3	-6.0	676	555	1331	-0.7	0.9
78 Murray-Darling	21	17	38	2.7	-7.3	130	88	237	-3.7	0.9
79 Far West	46	23	72	-18.2	30.9	346	169	689	-2.3	5.4

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

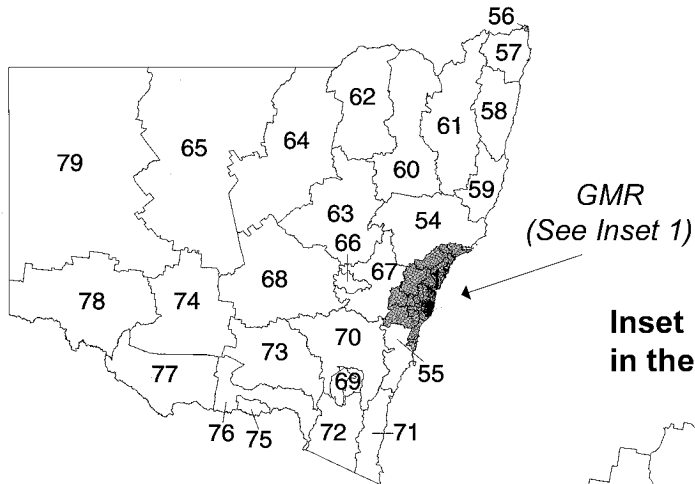
Table 7. New and Total Bonds - Greater Metropolitan Region - December Quarter 2001

Local Government Area and Codes (a)	New Bonds Lodged					Total Bonds Held			Change in All Dwellings	
	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Change in All Dwellings Qtly %	Ann %	Separate Houses No.	Flats/ Units No.	All* Dwellings No.	Qtly %	Ann %
SYDNEY SD	12140	23615	49632	-2.2	10.1	88613	161081	372232	0.2	1.3
Inner Ring	1433	11786	18770	-0.4	12.0	10006	77151	138457	0.4	2.0
1 Ashfield	81	472	699	-1.3	4.3	577	3866	6471	-0.7	-0.6
2 Botany Bay	50	225	386	-1.3	14.5	547	2010	3651	-1.2	-0.1
3 Drummoyne	98	311	578	7.4	40.6	650	2032	4155	1.4	4.7
4 Lane Cove	75	323	493	11.0	27.1	529	2255	3604	0.1	4.6
5 Leichhardt	287	708	1646	2.2	14.2	1786	4663	11958	0.3	2.9
6 Marrickville	204	695	1511	4.8	4.6	1757	5511	13422	-0.1	-0.1
7 Mosman	69	385	574	-6.5	9.1	435	2663	4444	-0.6	-1.0
8 North Sydney	80	1454	2099	-3.5	7.0	534	10048	15585	-0.6	-0.4
9 Randwick	179	1474	2312	-3.3	16.8	1285	10982	19200	0.5	1.8
10 South Sydney	140	2144	3359	1.0	8.6	834	12722	23134	0.1	3.4
11 Sydney	16	1503	1883	-4.8	6.9	63	7404	9425	1.8	10.4
12 Waverley	75	1140	1781	-7.8	8.1	505	7492	13410	1.7	-0.7
13 Woollahra	79	952	1449	11.9	32.3	504	5503	9998	2.2	3.8
Middle Ring	2670	6783	12514	-2.2	11.2	21464	47364	98358	-0.2	0.2
14 Auburn	185	386	690	3.4	20.4	1343	2390	5226	-0.3	-1.4
15 Bankstown	339	264	1073	-5.6	15.9	3197	1966	8288	-0.4	1.5
16 Burwood	72	287	493	-5.6	22.3	548	1887	3522	0.6	1.9
17 Canterbury	258	898	1497	-5.4	5.1	2182	8010	14267	-1.2	-3.2
18 Concord	55	134	256	-17.9	8.9	638	885	2125	-1.0	2.3
19 Hunters Hill	37	35	89	0.0	-1.1	224	264	678	-0.4	-0.1
20 Hurstville	166	443	792	0.3	1.9	1378	3136	6307	-0.3	0.4
21 Kogarah	139	291	539	3.9	23.3	925	2184	4220	-0.1	0.2
22 Ku-ring-gai	300	119	485	-2.4	-0.2	2103	947	3885	-1.7	-1.5
23 Manly	89	649	927	-8.6	6.6	607	3749	6125	2.2	2.9
24 Parramatta	388	895	1727	-3.3	10.1	3030	6128	13827	-0.7	-1.4
25 Rockdale	201	665	1136	-1.8	10.6	1742	4823	9003	0.0	-0.1
26 Ryde	208	689	1198	-0.5	6.3	1684	5118	10427	-1.3	0.9
27 Strathfield	62	255	388	-16.6	-2.0	529	1637	2855	-0.9	0.8
28 Willoughby	171	773	1224	16.1	34.4	1334	4240	7603	3.6	5.8
Outer Ring	8037	5046	18348	-4.0	7.5	57143	36566	135417	0.1	1.3
29 Baulkham Hills	406	96	839	-1.5	11.4	2654	540	5306	1.8	6.1
30 Blacktown	1070	173	1816	-2.3	7.8	7731	1393	13430	0.0	0.6
31 Blue Mountains	432	77	599	-13.1	4.4	3118	540	4575	-0.2	1.5
32 Camden	290	11	365	6.1	42.6	1438	114	1979	3.5	10.5
33 Campbelltown	528	95	1018	3.1	5.3	3733	684	7463	0.1	-2.2
34 Fairfield	495	351	1265	-1.2	4.5	4017	3437	11208	0.0	-2.6
35 Gosford	808	402	1647	-4.6	7.6	5227	2543	11000	-0.2	2.1
36 Hawkesbury	276	103	489	-1.0	12.7	1848	643	3427	0.8	3.3
37 Holroyd	255	454	1066	-8.7	5.5	2232	3575	8496	-0.6	3.1
38 Hornsby	425	363	1121	2.9	18.8	2860	2830	8490	0.5	2.4
39 Liverpool	544	323	1207	-5.2	-1.2	3845	3105	9811	-0.2	0.4
40 Penrith	675	215	1321	-16.1	0.0	5131	1807	11076	-1.8	-0.7
41 Pittwater	202	187	486	5.4	3.0	1289	1343	3618	0.1	0.8
42 Sutherland	400	1025	1936	-5.3	9.9	2944	6533	13193	0.6	2.3
43 Warringah	287	936	1629	1.4	16.0	2334	5850	11376	1.1	2.2
44 Wollondilly	140	20	176	-1.1	2.9	922	112	1241	1.2	0.7
45 Wyong	804	215	1368	-7.6	1.6	5820	1517	9728	0.2	1.7
Rest of GMR	2905	2182	6573	-5.7	-5.2	21749	15515	50313	-0.5	0.7
46 Cessnock	213	66	293	-13.3	-13.6	1531	408	2243	-1.5	-0.5
47 Kiama	98	37	160	17.6	10.3	617	263	1107	2.1	4.6
48 Lake Macquarie	693	252	1200	-10.1	-12.3	5420	1879	9370	-0.4	0.5
49 Maitland	243	140	434	-7.7	-10.7	1733	980	3233	-0.2	1.8
50 Newcastle	671	598	1777	-9.9	-4.3	5419	4502	14187	-1.0	1.2
51 Port Stephens	313	146	596	4.4	-7.0	1889	831	3893	0.1	0.0
52 Shellharbour	196	110	402	-5.2	-0.5	1342	852	3092	0.1	1.0
53 Wollongong	478	833	1711	-0.8	1.2	3798	5800	13188	-0.5	0.2
NEW SOUTH WALES	22156	30903	71181	-3.3	5.8	158874	208452	526604	-0.1	1.0

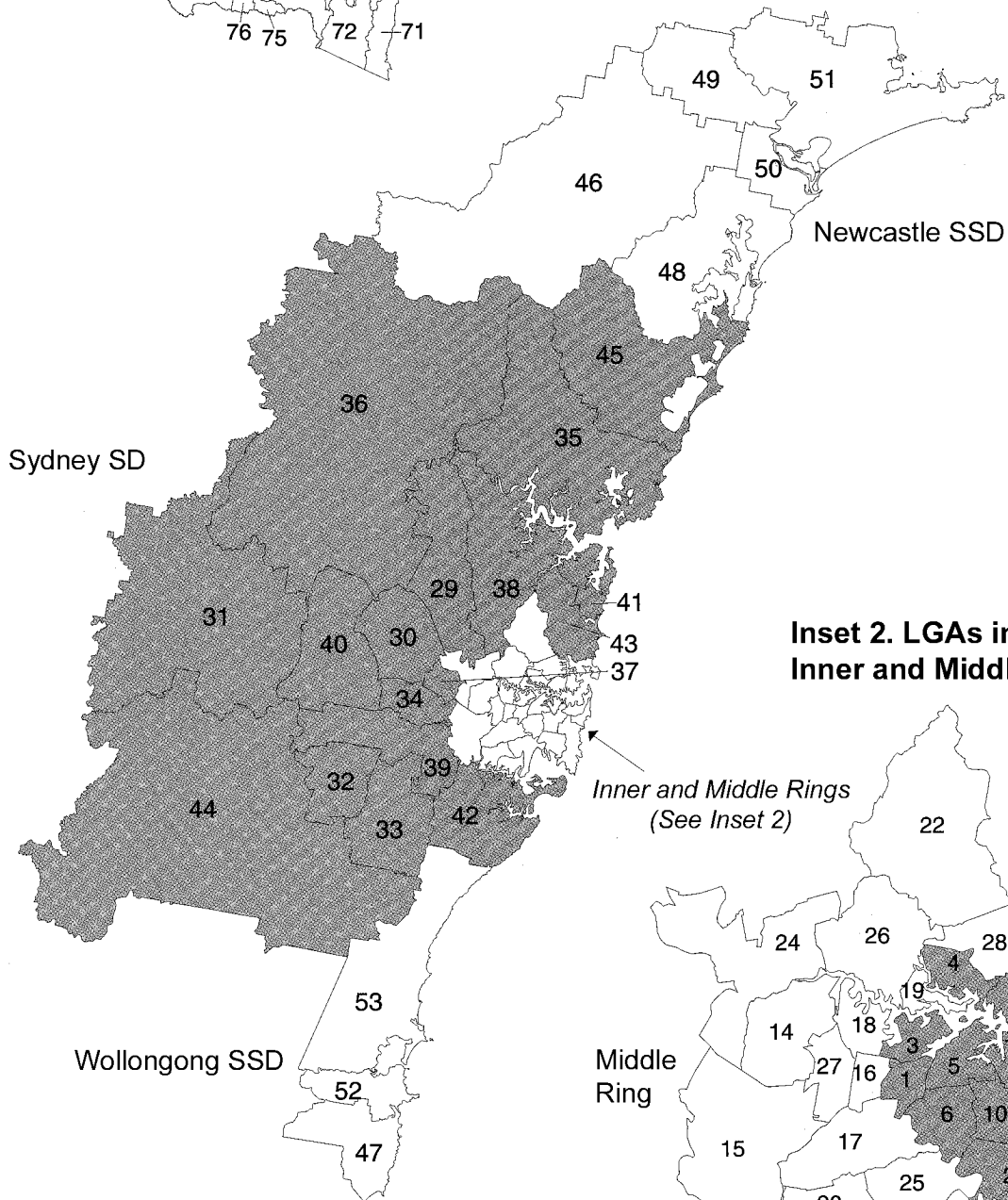
(a) the numbers shown on the map on page 9; (*) includes 'not stated' and 'other' dwelling types.

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 (LGAs) in the Greater Metropolitan Region



Inset 2. LGAs in the Inner and Middle Rings

Table 8. Sale Prices — Greater Metropolitan Region — All Dwellings — September Quarter 2001

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	230	315	435	371	1.9	15.0
Inner Ring	332	440	625	530	4.3	19.6
1 Ashfield	245	291	390	344	-1.8	7.7
2 Botany Bay	256	362	489	378	1.4	20.7
3 Drummoyne	411	488	634	542	12.7	16.3
4 Lane Cove	315	389	659	483	-19.0	2.3
5 Leichhardt	428	500	616	525	4.9	22.0
6 Marrickville	240	337	436	352	-2.9	10.5
7 Mosman	360	563	1180	893	-12.8	-11.0
8 North Sydney	400	535	740	608	2.4	25.9
9 Randwick	360	464	650	533	7.9	27.1
10 South Sydney	290	369	490	405	6.0	20.2
11 Sydney	330	415	601	486	3.8	12.8
12 Waverley	370	520	746	602	1.0	22.4
13 Woollahra	458	710	1000	869	-1.4	15.4
Middle Ring	259	335	456	395	2.6	11.5
14 Auburn	215	286	370	299	4.0	15.8
15 Bankstown	245	281	328	287	2.7	10.0
16 Burwood	321	375	474	423	8.7	11.9
17 Canterbury	170	260	345	272	7.9	10.6
18 Concord	365	430	552	473	3.6	13.2
19 Hunters Hill	500	640	890	798	-1.5	9.4
20 Hurstville	260	330	415	347	5.4	10.0
21 Kogarah	288	350	450	401	0.1	4.8
22 Ku-ring-gai	555	675	830	719	5.5	15.4
23 Manly	420	600	833	692	0.8	11.1
24 Parramatta	230	285	335	289	1.8	14.9
25 Rockdale	265	328	405	351	0.0	12.0
26 Ryde	276	380	473	386	0.4	14.2
27 Strathfield	277	365	535	447	-9.9	4.9
28 Willoughby	380	525	699	578	0.0	15.4
Outer Ring	205	263	355	295	2.1	15.9
29 Baulkham Hills	340	375	463	411	1.4	3.3
30 Blacktown	188	230	276	235	4.5	17.9
31 Blue Mountains	195	242	290	252	5.4	15.2
32 Camden	233	280	325	281	7.7	19.8
33 Campbelltown	163	186	218	193	3.9	12.7
34 Fairfield	148	210	255	207	-2.3	7.8
35 Gosford	218	255	320	275	2.0	11.1
36 Hawkesbury	205	235	328	274	-0.6	7.6
37 Holroyd	216	258	295	263	2.8	7.5
38 Hornsby	355	412	489	428	5.6	14.7
39 Liverpool	192	254	310	254	5.0	13.9
40 Penrith	185	220	253	224	6.0	17.6
41 Pittwater	448	547	650	567	3.6	11.9
42 Sutherland	295	365	455	392	0.3	7.4
43 Warringah	350	463	558	474	3.1	13.6
44 Wollondilly	203	250	325	268	2.5	22.0
45 Wyong	163	200	250	212	4.0	13.6
Rest of GMR	135	178	243	195	4.1	16.0
46 Cessnock	77	105	144	125	10.0	21.5
47 Kiama	268	315	377	329	10.5	18.9
48 Lake Macquarie	140	178	235	193	5.3	18.7
49 Maitland	105	133	179	147	4.7	6.4
50 Newcastle	136	170	226	188	8.1	20.1
51 Port Stephens	145	188	255	209	0.5	15.3
52 Shellharbour	150	183	239	196	-1.1	13.7
53 Wollongong	157	215	267	220	3.9	16.2
NEW SOUTH WALES	165	248	363	298	1.2	18.1

(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 2001

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	238	328	476	398	0.8	16.2
Inner Ring	471	610	825	737	10.9	34.7
1 Ashfield	397	475	600	509	13.1	31.6
2 Botany Bay	445	515	561	502	14.8	28.1
3 Drummoyne	515	617	774	668	13.4	34.1
4 Lane Cove	609	725	848	737	1.4	16.6
5 Leichhardt	469	533	655	568	6.6	24.0
6 Marrickville	355	424	515	433	7.9	24.0
7 Mosman	1020	1350	2125	1649	10.1	25.4
8 North Sydney	673	807	1050	887	2.5	27.6
9 Randwick	583	725	892	769	9.8	37.4
10 South Sydney	430	510	650	555	13.3	32.3
11 Sydney	-	-	-	-	-	-
12 Waverley	668	825	970	916	11.3	12.2
13 Woollahra	783	1120	1765	1323	-2.6	6.7
Middle Ring	320	420	580	491	3.0	18.3
14 Auburn	276	333	424	353	7.3	18.9
15 Bankstown	272	305	350	313	3.4	8.9
16 Burwood	430	514	673	558	2.7	25.2
17 Canterbury	291	355	425	366	4.4	10.9
18 Concord	450	540	670	565	18.3	25.7
19 Hunters Hill	616	833	1222	1031	15.6	9.2
20 Hurstville	369	425	490	433	6.3	22.5
21 Kogarah	409	486	623	544	-3.7	8.1
22 Ku-ring-gai	600	705	880	771	5.5	14.4
23 Manly	661	825	1103	959	12.9	17.9
24 Parramatta	262	316	375	329	1.4	14.9
25 Rockdale	385	440	538	465	7.8	18.9
26 Ryde	428	475	540	489	5.6	21.8
27 Strathfield	394	519	764	601	-13.5	-5.0
28 Willoughby	610	740	902	805	7.2	23.3
Outer Ring	215	270	370	310	2.7	16.9
29 Baulkham Hills	355	400	488	431	0.8	7.4
30 Blacktown	200	238	286	243	5.3	20.8
31 Blue Mountains	199	245	295	255	6.5	16.7
32 Camden	239	283	330	286	8.7	20.3
33 Campbelltown	175	197	229	206	4.2	12.6
34 Fairfield	210	240	278	250	2.1	11.6
35 Gosford	225	265	330	286	1.9	13.5
36 Hawkesbury	216	250	346	288	1.3	13.6
37 Holroyd	263	292	338	306	8.1	14.5
38 Hornsby	395	447	520	466	5.2	17.6
39 Liverpool	230	275	325	277	4.0	14.6
40 Penrith	200	230	266	240	4.8	17.9
41 Pittwater	520	590	700	634	7.3	11.2
42 Sutherland	375	437	550	475	4.0	11.9
43 Warringah	490	549	620	578	6.8	15.6
44 Wollondilly	210	255	327	273	2.9	23.3
45 Wyong	163	200	252	212	2.0	12.5
Rest of GMR	136	180	245	197	2.7	16.0
46 Cessnock	76	98	135	113	2.6	14.7
47 Kiama	274	319	390	346	2.2	18.1
48 Lake Macquarie	141	180	240	196	5.3	19.2
49 Maitland	107	139	183	150	6.9	10.5
50 Newcastle	139	170	225	189	6.3	17.2
51 Port Stephens	142	185	254	205	-0.8	13.1
52 Shellharbour	160	195	243	205	3.7	15.2
53 Wollongong	177	235	297	244	6.8	18.5
NEW SOUTH WALES	160	238	360	297	1.3	19.0

(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 10. Sale Prices — Greater Metropolitan Region — Strata — September Quarter 2001

Local Government Area and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
SYDNEY SD	220	300	389	333	3.4	15.3
Inner Ring	300	380	520	440	2.7	17.9
1 Ashfield	230	265	306	269	10.0	26.2
2 Botany Bay	239	270	349	299	-1.1	21.9
3 Drummoyne	377	425	510	450	6.3	7.5
4 Lane Cove	284	327	375	335	3.2	18.3
5 Leichhardt	356	448	549	460	6.7	14.9
6 Marrickville	195	240	281	244	3.7	16.5
7 Mosman	343	388	535	456	2.0	0.8
8 North Sydney	369	490	675	550	6.5	26.3
9 Randwick	340	390	485	419	8.9	23.4
10 South Sydney	265	336	425	362	5.0	20.5
11 Sydney	330	412	600	480	1.0	11.7
12 Waverley	333	404	534	450	-4.3	15.4
13 Woollahra	402	560	810	671	-5.1	24.4
Middle Ring	220	280	348	298	3.7	14.3
14 Auburn	170	218	300	242	8.2	28.2
15 Bankstown	200	233	261	233	1.3	9.9
16 Burwood	282	330	365	327	10.0	35.8
17 Canterbury	145	179	243	199	10.4	11.8
18 Concord	326	380	474	423	0.9	13.4
19 Hunters Hill	395	555	666	578	12.1	88.1
20 Hurstville	227	265	316	273	0.0	4.5
21 Kogarah	261	295	333	296	6.2	14.8
22 Ku-ring-gai	335	435	540	458	13.0	9.0
23 Manly	364	455	620	505	2.2	8.3
24 Parramatta	198	245	300	251	6.1	16.7
25 Rockdale	245	285	330	291	1.2	14.0
26 Ryde	240	279	339	288	-5.4	16.3
27 Strathfield	220	290	338	286	3.6	11.5
28 Willoughby	335	406	504	424	1.5	11.2
Outer Ring	170	235	315	247	-0.8	11.9
29 Baulkham Hills	297	339	360	332	3.0	9.4
30 Blacktown	156	185	222	187	0.0	5.7
31 Blue Mountains	151	190	232	190	s -9.7	15.2
32 Camden	168	188	213	192	s -8.3	-
33 Campbelltown	120	146	165	142	10.6	16.8
34 Fairfield	100	130	170	136	2.8	15.2
35 Gosford	190	226	272	236	2.5	12.2
36 Hawkesbury	165	190	208	184	9.8	-0.7
37 Holroyd	185	218	250	219	-5.2	16.1
38 Hornsby	279	315	355	318	4.5	13.3
39 Liverpool	137	169	200	170	6.1	9.9
40 Penrith	120	163	205	161	10.4	16.4
41 Pittwater	300	395	500	398	20.0	9.7
42 Sutherland	260	300	361	316	3.4	9.1
43 Warringah	305	349	405	356	2.8	18.1
44 Wollondilly	-	-	-	-	-	-
45 Wyong	158	190	244	211	8.3	8.9
Rest of GMR	126	174	235	186	6.1	20.0
46 Cessnock	149	275	352	271	s 129.2	-
47 Kiama	172	242	316	248	s 29.4	28.0
48 Lake Macquarie	130	158	193	167	0.1	10.8
49 Maitland	90	115	131	115	s 0.2	25.0
50 Newcastle	127	161	237	186	9.8	19.2
51 Port Stephens	157	196	263	229	1.6	21.5
52 Shellharbour	122	148	171	154	-10.3	2.1
53 Wollongong	117	186	239	182	7.4	17.7
NEW SOUTH WALES	182	270	365	301	1.9	15.4

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

Table 11. Sale Prices — Rural Statistical Subdivisions — All Dwellings — September Quarter 2001

Rural SSD and Code (a)	First Quartile \$'000s	Median \$'000s	Third Quartile \$'000s	Mean \$'000s	Change in Median	
					Qtly %	Ann %
REST OF NSW	95	138	188	152	1.0	10.4
54 Hunter SD Balance	115	150	210	167	-3.2	3.4
55 Illawarra SD Balance	135	177	247	205	4.3	14.4
56 Tweed Heads	131	170	216	180	4.3	7.6
57 Richmond-Tweed SD Balance	117	161	230	183	-5.3	5.9
58 Clarence	105	135	185	150	0.1	4.0
59 Hastings	115	160	207	170	0.0	7.4
60 Northern Slopes	74	105	143	112	8.2	14.1
61 Northern Tablelands	61	92	130	103	2.2	2.2
62 North Central Plain	69	110	154	118	7.3	0.0
63 Central Macquarie	81	115	157	126	4.5	5.5
64 Macquarie-Barwon	34	63	100	72	26.5	5.0
65 Upper Darling	38	62	90	88	21.6	18.5
66 Bathurst-Orange	98	136	172	142	-1.3	4.2
67 Central Tablelands	72	101	140	118	5.8	-6.9
68 Lachlan	59	85	130	96	13.3	4.3
69 Queanbeyan	85	141	212	153	5.2	3.1
70 Southern Tableland	83	124	181	145	6.5	16.5
71 Lower South Coast	110	145	189	155	1.4	11.5
72 Snowy	61	84	130	104	-22.9	-6.7
73 Central Murrumbidgee	83	116	157	122	-0.9	10.5
74 Lower Murrumbidgee	109	149	190	146	-4.2	5.7
75 Albury	85	114	150	123	-5.4	5.1
76 Upper Murray	46	78	115	87	-13.3	5.4
77 Central Murray	79	108	141	115	2.6	14.9
78 Murray-Darling	59	85	121	105	0.0	30.0
79 Far West	19	38	54	45	22.6	21.4

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

Table 12. Sale Prices — Rural Statistical Subdivisions — September Quarter 2001

Rural SSD and Code (a)	Non Strata						Strata					
	First	Median	Third	Mean	Change in Median		First	Median	Third	Mean	Change in Median	
	Quartile \$'000s	\$'000s	Quartile \$'000s	Mean \$'000s	Qtly %	Ann %	Quartile \$'000s	\$'000s	Quartile \$'000s	Mean \$'000s	Qtly %	Ann %
REST OF NSW	99	141	193	155	1.4	11.9	86	120	160	132	-2.0	0.0
54 Hunter SD Balance	117	151	210	169	-3.5	2.9	99	142	208	159	-0.4	-0.7
55 Illawarra SD Balance	140	180	250	209	2.9	15.4	105	135	202	161	3.8	-2.9
56 Tweed Heads	152	187	242	200	0.9	13.3	105	140	165	142	0.0	-1.1
57 Richmond-Tweed SD Balance	115	165	242	188	-3.5	10.0	121	155	193	163	-8.8	0.0
58 Clarence	115	140	188	153	1.4	5.3	89	110	164	137	-1.8	0.0
59 Hastings	120	168	216	176	0.3	10.5	105	135	173	142	4.2	6.3
60 Northern Slopes	74	108	145	113	10.8	16.4	85	88	88	89 s	-	-
61 Northern Tablelands	63	99	132	106	8.8	9.4	40	55	88	67 s	-	-
62 North Central Plain	67	110	157	118	10.0	0.0	-	-	-	-	-	-
63 Central Macquarie	82	117	158	127	4.5	7.5	-	-	-	-	-	-
64 Macquarie-Barwon	33	62	105	72	24.5	3.3	-	-	-	-	-	-
65 Upper Darling	38	62	90	88 s	21.6	18.5	-	-	-	-	-	-
66 Bathurst-Orange	105	142	178	148	2.8	7.4	72	85	119	94	-24.5	-28.0
67 Central Tablelands	72	101	140	115	6.3	-6.5	-	-	-	-	-	-
68 Lachlan	58	84	130	95	12.0	3.1	-	-	-	-	-	-
69 Queanbeyan	155	191	263	208	-4.3	8.8	50	74	115	85	28.7	-15.2
70 Southern Tableland	83	125	181	145	6.8	13.6	-	-	-	-	-	-
71 Lower South Coast	119	150	195	162	0.0	11.1	93	115	155	126	12.4	7.0
72 Snowy	60	89	136	104	-18.3	4.8	73	84	105	104 s	-22.4	-20.0
73 Central Murrumbidgee	83	116	158	123	-0.9	10.5	88	113	134	110	-5.2	10.5
74 Lower Murrumbidgee	96	147	189	144	-7.4	4.5	-	-	-	-	-	-
75 Albury	91	121	163	131	-3.2	5.2	65	80	105	84	-4.2	1.9
76 Upper Murray	45	78	115	88	-13.9	0.6	-	-	-	-	-	-
77 Central Murray	78	108	144	115	2.0	14.9	83	109	133	109 s	-	16.0
78 Murray-Darling	60	85	121	96 s	-0.6	31.0	-	-	-	-	-	-
79 Far West	19	38	54	45	20.6	21.4	-	-	-	-	-	-

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

Explanatory Notes

1. Statistics in this Report are based on two sources. Rental statistics are derived from information provided on the 'Bond Lodgement Form' that is lodged with the Rental Services Branch (RSB) of the Department of Fair Trading. Sales statistics are derived from information provided on the 'Notice of Sale or Transfer of Land' form that is lodged with the Land Titles Office.
2. The geographic areas used for reporting data are based on the Australian Standard Geographical Classification of the Australian Bureau of Statistics. Further, 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 (45) are grouped into Inner (13), Middle (15) and Outer (17) 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 sample sizes between 10 and 30 are shown by an 's' in the relevant table. We suggest these data 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 (averages), 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 25th and 75th percentiles in the set of ordered numbers.

Rent statistics

1. Total bonds held refers 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. At any given time some properties are vacant. There are cases where bonds are not always lodged (for example, informal lettings, boarding or lodging houses) or where more than one bond is lodged for the same property (for example, shared tenancies). Also, some bonds held by RSB are for disputed or abandoned bonds and the letting is no longer current.
2. When new bonds are lodged with RSB, rental values are not always provided. Typically, about 5% of these bonds do not provide rental values.

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Sales statistics

1. Individual sales are allocated into time periods 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. Three months after the end of the reference quarter, only about 80% on average of the contracted sales would be notified. Waiting a further three months i.e. six months after the end of the reference quarter increases the notifications to 90%. However, statistical testing on sale price means and medians after three months of notifications does not show any significant difference for most of the LGAs.
3. A variety of factors create 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.
4. 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.

Data Improvements

The following method enhancements were introduced in the September 1999 quarter of the Rent and Sales Report:

- The method for calculating the first and third quartiles has been changed (to Tukey's Hinges method). Comparisons with rent quartiles of previous publications should therefore be made with caution.
- Bonds that are recorded as held against single rooms within a larger dwelling have been identified and removed from rent calculations, but retained in total bond counts. These are often associated with student accommodation. Comparisons with rents of previous publications, particularly for LGAs adjacent to universities, should be made with caution.

For further information about these statistics contact the Housing Data and Analysis Service (02 8268 5818).