

# Tasmanian Rents

June Quarter 2015

from data collected by



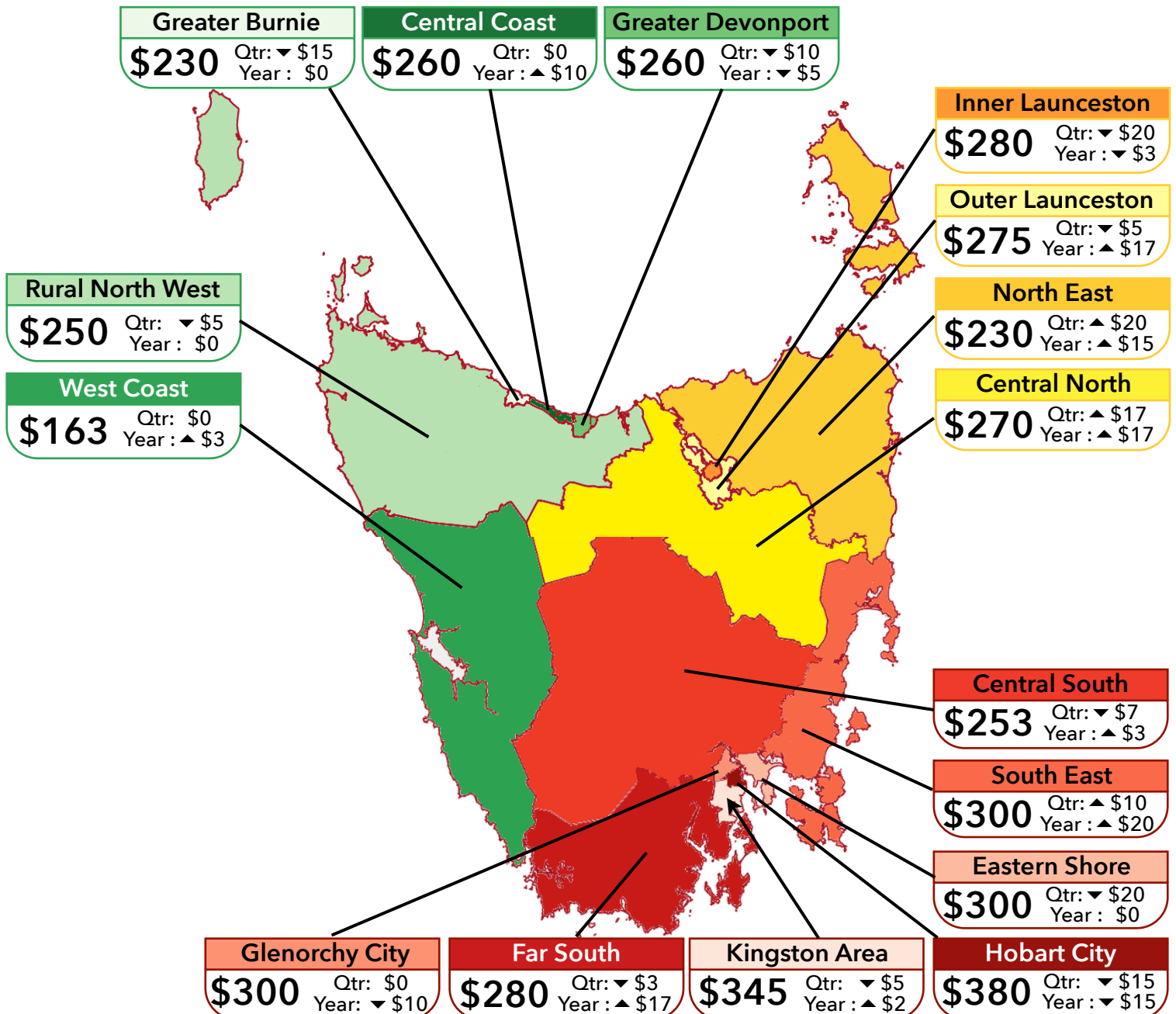
statistics compiled by



## HEADLINE FIGURES: Quarterly Weighted Median Rent<sup>1</sup>

	June Qtr	Qtr Change	Year Change
<b>Tasmania</b>	<b>\$259</b>	<b>down 2.7%</b>	<b>up 3.7%</b>
North West	\$225	down 1.0%	up 1.8%
North	\$248	up 1.1%	up 4.2%
South	\$286	down 3.6%	up 2.3%

## MAP: June Quarter 3 Bedroom Median Rent<sup>2</sup>



\* denotes small data size for this period (10-29 bonds lodged)

Table 1. Weekly Rents for New Bonds - by Area - June Quarter 2015<sup>3</sup>

Area/Region	1 Bedroom			2 Bedroom			3 Bedroom			4 & 5 Bedrooms		
	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year
Greater Devonport				200	-5.9%	-8.9%	260	-3.7%	-1.9%			
Greater Burnie				200	-9.1%	2.6%	230	-6.1%	0.0%			
Central Coast				200	-3.6%	-7.0%	260	0.0%	4.0%			
Rural North West				210	5.0%	2.4%	250	-2.0%	0.0%			
West Coast				125 *	-16.7% ‡	-18.0% ‡	163	0.0%	1.6%			
<b>North West Tasmania</b>	<b>155</b>	<b>3.3%</b>	<b>3.3%</b>	<b>200</b>	<b>-4.8%</b>	<b>-2.4%</b>	<b>250</b>	<b>0.0%</b>	<b>4.2%</b>	<b>300</b>	<b>0.8%</b>	<b>1.7%</b>
Inner Launceston				245	-2.0%	6.5%	280	-6.7%	-0.9%			
Outer Launceston				240	6.7%	14.3%	275	-1.8%	6.8%			
Central North				220	-10.2%	0.0%	270	6.9%	6.9%			
North East				200	0.0%	9.6%	230	9.5%	7.0%			
<b>Northern Tasmania</b>	<b>170</b>	<b>3.0%</b>	<b>6.3%</b>	<b>230</b>	<b>0.0%</b>	<b>4.5%</b>	<b>270</b>	<b>0.0%</b>	<b>3.8%</b>	<b>320</b>	<b>6.7%</b>	<b>3.2%</b>
Hobart City				310	0.0%	5.1%	380	-3.8%	-3.8%			
Glenorchy City				240	-4.0%	4.3%	300	0.0%	3.4%			
Eastern Shore				275	-0.9%	0.0%	300	-6.3%	0.0%			
Kingston Area				295	0.0%	5.4%	345	-1.4%	0.7%			
Central South				218	-3.3%	-5.4%	253	-2.9%	1.0%			
South East				223	8.5%	12.7%	300	3.4%	7.1%			
Far South				240	-4.0% ‡	0.0% ‡	280	-0.9%	6.7%			
<b>Southern Tasmania</b>	<b>200</b>	<b>0.0%</b>	<b>0.0%</b>	<b>260</b>	<b>-5.5%</b>	<b>0.0%</b>	<b>310</b>	<b>-3.1%</b>	<b>3.3%</b>	<b>385</b>	<b>-3.8%</b>	<b>5.5%</b>
<b>Tasmania</b>	<b>181</b>	<b>-2.4%</b>	<b>0.3%</b>	<b>240</b>	<b>-4.0%</b>	<b>4.3%</b>	<b>280</b>	<b>-1.8%</b>	<b>3.7%</b>	<b>340</b>	<b>-2.9%</b>	<b>4.6%</b>

\* small data size for this period (10-29 bonds lodged)

‡ small data size for previous period (10-29 bonds lodged)

- insignificant data size for either period (0-9 bonds lodged)

Chart: Quarterly Weighted Median Rent<sup>1</sup>

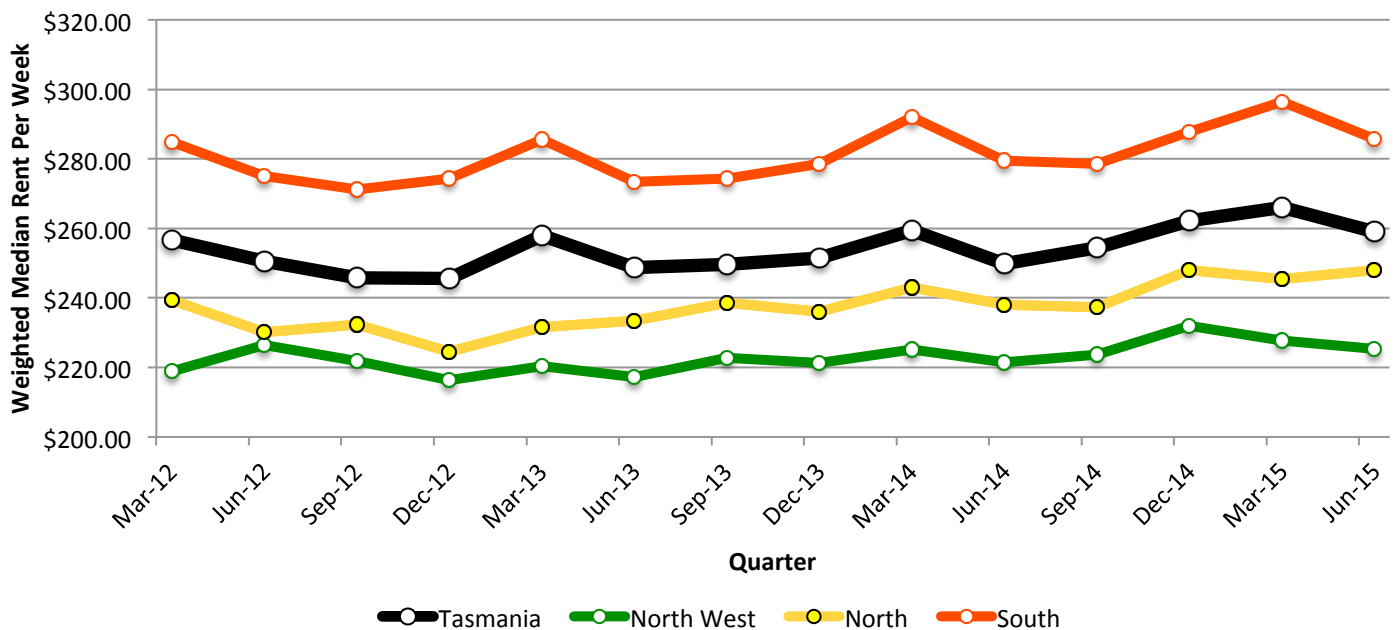


Table 3. Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2014/15<sup>10</sup>

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	170	0.0%	215	0.0%	263	1.0%	310	3.3%
East D'port & Ambleside	-	-	200	5.3%	250	8.7%	278 *	-2.6% ‡
<b>Greater Devonport</b>	<b>170</b>	<b>0.0%</b>	<b>210</b>	<b>0.0%</b>	<b>260</b>	<b>2.0%</b>	<b>310</b>	<b>0.8%</b>
Burnie	155	6.9%	210	5.0%	238	1.1%	350 *	16.7%
<b>Greater Burnie</b>	<b>145</b>	<b>1.8%</b>	<b>203</b>	<b>1.3%</b>	<b>230</b>	<b>-2.1%</b>	<b>320</b>	<b>6.7%</b>
Penguin	-	-	230 *	9.5% ‡	265	6.0%	330 *	6.5% ‡
Ulverstone	130 *	-13.6% ‡	200	0.0%	260	4.0%	320 *	10.3% ‡
<b>Central Coast</b>	<b>137 *</b>	<b>-9.2% ‡</b>	<b>200</b>	<b>0.0%</b>	<b>260</b>	<b>4.0%</b>	<b>320</b>	<b>6.7%</b>
Latrobe	-	-	233	5.7%	270	3.8%	300 *	15.4% ‡
Smithton	-	-	175 *	9.4% ‡	215	2.4%	260 *	4.0%
Somerset & Wynyard	165 *	10.0% ‡	200	0.0%	253	-2.9%	290	-9.4% ‡
Port Sorell Area <sup>11</sup>	-	-	230	9.5%	280	0.0%	340 *	4.6%
<b>Rural North West</b>	<b>165</b>	<b>10.0%</b>	<b>210</b>	<b>5.0%</b>	<b>250</b>	<b>0.0%</b>	<b>283</b>	<b>4.6%</b>
Queenstown	-	-	130 *	-13.3% ‡	140	-6.7%	-	-
Rosebery & Tullah	-	-	150 *	7.1% ‡	180	12.5%	-	-
Zeehan	-	-	110 *	-8.3%	150 *	0.0%	-	-
<b>West Coast</b>	<b>105 *</b>	<b>16.7% ‡</b>	<b>140</b>	<b>-6.7%</b>	<b>160</b>	<b>0.0%</b>	<b>173 *</b>	<b>-4.2% ‡</b>
<b>North West Tasmania</b>	<b>150</b>	<b>0.0%</b>	<b>200</b>	<b>0.0%</b>	<b>250</b>	<b>2.0%</b>	<b>300</b>	<b>3.4%</b>
Invermay	158	-1.6% ‡	230	2.2%	270	3.8%	-	-
Launceston & East L'ton	190	5.6%	260	-5.5%	330	3.1%	393	9.8%
Newstead	189	10.9% ‡	210	0.0%	295	0.0%	385 *	-3.8% ‡
South Launceston	155	0.0%	240	6.7%	300	7.1%	-	-
Trevallyn	165 *	10.0% ‡	250	5.3%	280	0.0%	355 *	8.2% ‡
West Launceston	165 *	3.1%	240	7.9%	300	1.7%	318 *	-4.5% ‡
<b>Inner Launceston</b>	<b>170</b>	<b>0.0%</b>	<b>245</b>	<b>2.1%</b>	<b>295</b>	<b>1.7%</b>	<b>350</b>	<b>0.0%</b>
Kings M'dows & Y'town	155 *	3.3% ‡	250	11.1%	290	5.5%	-	-
Mowbray	145 *	23.4% ‡	233	1.1%	270	3.8%	278 *	0.0%
Newnham	144 *	11.0% ‡	215	2.4%	270	0.0%	250 *	0.0% ‡
Norwood & Punchbowl	-	-	235 *	2.2% ‡	300 *	11.1% ‡	370 *	12.1%
Prospect & Summerhill	-	-	240	4.3%	295	-1.7%	390 *	5.4% ‡
Ravenswood	-	-	193 *	6.9% ‡	218	8.8%	-	-
Riverside	170	11.5% ‡	233	3.3%	300	7.1%	330 *	-1.5% ‡
<b>Outer Launceston</b>	<b>155</b>	<b>3.3%</b>	<b>230</b>	<b>4.5%</b>	<b>270</b>	<b>3.8%</b>	<b>330</b>	<b>6.5%</b>
Deloraine & Westbury	-	-	220	0.0%	250	-3.8%	300 *	3.4% ‡
Longford & Perth	145 *	2.1% ‡	250	-2.9%	280	0.0%	305 *	-4.7% ‡
<b>Central North</b>	<b>150</b>	<b>0.0%</b>	<b>230</b>	<b>4.5%</b>	<b>260</b>	<b>0.0%</b>	<b>300</b>	<b>0.0%</b>
George Town & Low Head	-	-	175	6.1%	200	0.0%	280 *	12.0% ‡
St Helens Area <sup>6</sup>	-	-	195	-2.5%	230	3.4%	260 *	13.0% ‡
<b>North East</b>	<b>160 *</b>	<b>23.1%</b>	<b>195</b>	<b>2.6%</b>	<b>210</b>	<b>0.0%</b>	<b>265</b>	<b>10.4%</b>
<b>Northern Tasmania</b>	<b>165</b>	<b>3.1%</b>	<b>230</b>	<b>4.5%</b>	<b>270</b>	<b>3.8%</b>	<b>310</b>	<b>3.3%</b>

\* small data size for this period (11-29 bonds lodged)

‡ small data size for previous period (11-29 bonds lodged)

- insignificant data size for any period (0-9 bonds lodged)

**Table 3 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2014/15**

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	295	16.8%	350	0.0%	513	13.9%	-	-
Dynnyrne	195 *	0.0% ‡	293 *	6.4% ‡	415 *	12.2% ‡	-	-
Hobart	230	0.0%	380	5.6%	400	0.0%	445 *	
Lenah Valley	190 *	2.7% ‡	270	3.8%	348	5.3%	430 *	13.2% ‡
Mount Nelson	185 *	2.8% ‡	245	4.3%	373 *	0.0% ‡	-	-
Mount Stuart	190 *	-2.6% ‡	300 *	9.1% ‡	410 *	16.3% ‡	-	-
New Town	200	5.3%	240	-3.5%	350	-6.0%	-	-
North Hobart	225 *	0.0% ‡	320	0.0%	395	11.3%	410 *	2.5% ‡
Sandy Bay	210	0.0%	320	6.7%	420	0.0%	515	1.0%
South Hobart	215	8.9%	300	7.1%	355	-1.4%	420 *	20.0% ‡
West Hobart	215	3.6%	293	-5.6%	388	3.3%	400 *	-4.8%
<b>Hobart City</b>	<b>210</b>	<b>5.0%</b>	<b>300</b>	<b>1.7%</b>	<b>390</b>	<b>2.6%</b>	<b>450</b>	<b>7.1%</b>
Austins Ferry & Granton	-	-	280 *	9.8% ‡	310	0.0% ‡	-	-
Berriedale & Chigwell	140	-3.4% ‡	213 *	7.6%	295	1.7%	-	-
Claremont	311 *	103.9% ‡	225	2.3%	290	3.2%	330 *	-4.3% ‡
Glenorchy	200	11.1%	240	4.3%	300	3.4%	330	-2.9% ‡
Lutana & Goodwood	188 *	17.2%	250	-2.0%	295	-1.7%	-	-
Montrose & Rosetta	165 *	0.0% ‡	250 *	4.2%	330	6.5%	340 *	-10.5%
Moonah & Derwent Park	185	5.7%	250	4.2%	300	0.0%	340 *	-4.2% ‡
West Moonah	163	1.6%	243	3.2%	300	1.7%	363 *	3.6% ‡
<b>Glenorchy City</b>	<b>170</b>	<b>3.0%</b>	<b>240</b>	<b>4.3%</b>	<b>300</b>	<b>1.7%</b>	<b>340</b>	<b>-2.9%</b>
Bellerive & Rosny	205 *	-14.6% ‡	278	-4.3%	350	0.0%	455 *	8.3% ‡
Howrah	-	-	275	1.9%	340	0.0%	415 *	-1.2% ‡
Lindisfarne Area <sup>7</sup>	200 *	11.1% ‡	280	0.0%	343	2.2%	398	0.6%
Rokeby & Clarendon Vale	130 *	0.0% ‡	170	0.0%	235	2.2%	-	-
Warrane & Mornington	-	-	283	13.0%	300	3.4%	-	-
<b>Eastern Shore</b>	<b>185</b>	<b>2.8%</b>	<b>275</b>	<b>1.9%</b>	<b>305</b>	<b>1.7%</b>	<b>410</b>	<b>2.5%</b>
Blackmans Bay	-	-	295	5.4%	350	1.4%	465 *	8.1% ‡
Kingston	175 *	0.0% ‡	280	0.0%	345	3.8%	388	-6.6%
Upper Channel <sup>8</sup>	-	-	295	2.6%	340	1.5%	400 *	5.3% ‡
Taroona & Bonnet Hill	-	-	250 *	-9.1% ‡	385 *	1.3% ‡	-	-
<b>Kingston Area</b>	<b>175</b>	<b>0.0%</b>	<b>285</b>	<b>1.8%</b>	<b>350</b>	<b>2.9%</b>	<b>400</b>	<b>1.3%</b>
Bridgewater	-	-	200	5.3% ‡	250	4.2%	-	-
Brighton	-	-	265	1.9%	318	2.4%	-	-
New Norfolk	170 *	13.3% ‡	200	0.0%	260	4.0%	-	-
Old Beach	-	-	-	-	340 *	4.6%	420 *	2.4% ‡
Gagebrook & Herd. Cove	-	-	200 *	2.6% ‡	220	2.3%	-	-
<b>Central South</b>	<b>168 *</b>	<b>11.7% ‡</b>	<b>230</b>	<b>0.0%</b>	<b>255</b>	<b>2.0%</b>	<b>320</b>	<b>8.5%</b>
Dodges Ferry Area <sup>9</sup>	-	-	235	-4.1% ‡	290	3.6%	-	-
Midway Point & Sorell	180 *	-25.5%	250	1.0%	320	3.2%	350 *	-1.4% ‡
<b>South East</b>	<b>170 *</b>	<b>-10.5% ‡</b>	<b>225</b>	<b>8.4%</b>	<b>290</b>	<b>5.5%</b>	<b>320</b>	<b>0.0%</b>
Huonville Area <sup>10</sup>	-	-	248	7.6%	285	0.0%	325 *	1.6% ‡
<b>Far South</b>	<b>185 *</b>	<b>-3.9% ‡</b>	<b>243</b>	<b>5.4%</b>	<b>280</b>	<b>6.7%</b>	<b>320</b>	<b>6.7%</b>
<b>Southern Tasmania</b>	<b>200</b>	<b>5.3%</b>	<b>265</b>	<b>1.9%</b>	<b>310</b>	<b>3.3%</b>	<b>380</b>	<b>2.7%</b>
<b>Tasmania</b>	<b>180</b>	<b>0.0%</b>	<b>245</b>	<b>2.1%</b>	<b>280</b>	<b>3.7%</b>	<b>340</b>	<b>4.6%</b>

**Table 4. Weekly Rents for New Bonds - by Local Government Area - Financial Year 2014/15**

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	170	0.0%	210	0.0%	260	2.0%	310	0.8%
Burnie	150	5.3%	200	0.0%	230	-2.1%	310	3.3%
Central Coast	137 *	-9.2% ‡	200	0.0%	260	4.0%	320	6.7%
Circular Head	125 *	-5.7% ‡	175 *	4.5%	220	10.0%	260 *	4.0%
Kentish	-	-	200 *	0.0% ‡	250	11.1%	300 *	3.4% ‡
King Island	-	-	-	-	160 *	6.7% ‡	-	-
Latrobe	185 *	-2.6% ‡	230	4.5%	280	0.0%	325	6.6%
Waratah/Wynyard	165 *	10.0% ‡	200	0.0%	250	-3.8%	290	-7.9%
West Coast	105 *	16.7% ‡	140	-6.7%	160	0.0%	173 *	-4.2% ‡
<b>North West Tasmania</b>	<b>150</b>	<b>0.0%</b>	<b>200</b>	<b>0.0%</b>	<b>250</b>	<b>2.0%</b>	<b>300</b>	<b>3.4%</b>
Launceston	165	3.1%	235	2.2%	280	1.8%	340	4.6%
Meander Valley	138 *	-11.3% ‡	220	0.0%	260	2.0%	300	0.0%
Northern Midlands	148 *	5.4% ‡	245	2.1%	280	5.7%	305 *	0.8% ‡
West Tamar	170	6.3%	235	4.4%	288	4.5%	330	3.1%
Break O'Day	-	-	195	-2.5%	220	0.0%	260 *	13.0% ‡
Dorset	-	-	175 *	-1.4%	210	5.0%	250 *	4.2% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	-	-	180	9.1%	200	0.0%	280 *	12.0% ‡
<b>Northern Tasmania</b>	<b>165</b>	<b>3.1%</b>	<b>230</b>	<b>4.5%</b>	<b>270</b>	<b>3.8%</b>	<b>310</b>	<b>3.3%</b>
Hobart	210	5.0%	300	1.7%	390	2.6%	450	7.1%
Glenorchy	170	3.0%	240	4.3%	300	1.7%	340	-2.9%
Clarence	185	5.7%	275	1.9%	310	3.3%	410	2.5%
Kingborough	175	0.0%	285	1.8%	350	2.9%	400	1.9%
Brighton	-	-	250	0.0%	255	2.0%	380 *	8.6%
Central Highlands	-	-	-	-	-	-	-	-
Derwent Valley	170 *	9.7% ‡	200	0.0%	260	4.0%	290 *	38.1% ‡
Southern Midlands	-	-	230 *	2.2% ‡	250	-3.8%	-	-
Glamorgan/Spring Bay	-	-	200	9.6%	240	4.3%	-	-
Sorell	180 *	-7.7% ‡	245	8.9%	300	2.4%	350	8.5%
Tasman	-	-	200 *	-9.1% ‡	225 *	2.3% ‡	-	-
Huon Valley	180 *	-5.3% ‡	240	4.3%	280	7.7%	310	4.2%
<b>Southern Tasmania</b>	<b>200</b>	<b>5.3%</b>	<b>265</b>	<b>1.9%</b>	<b>310</b>	<b>3.3%</b>	<b>380</b>	<b>2.7%</b>
<b>Tasmania</b>	<b>180</b>	<b>0.0%</b>	<b>245</b>	<b>2.1%</b>	<b>280</b>	<b>3.7%</b>	<b>340</b>	<b>4.6%</b>

\* small data size for this period (11-29 bonds lodged)

‡ small data size for previous period (11-29 bonds lodged)

- insignificant data size for any period (0-9 bonds lodged)

# Explanatory Notes

## Methodology

The Rental Deposit Authority collects self reported data on Bond Lodgement Forms when a new bond is lodged. The data is then de-identified and passed on to the Tenants' Union of Tasmania for statistical analysis. Any properties with 6 or more bedrooms are not included in the rental statistics.

## Issues

There is no reporting of rents for tenancies without a bond or where the bond is illegally withheld.

Self reporting may mean that data is incomplete or incorrect.

In categories with small data sizes, statistics may be influenced by exogenous factors such as the dwelling's quality and multiple late lodgements from previous periods.

Reported rent takes no consideration of the method used to decide the amount and may be based on market, income or other considerations. However, multiple lodgements from the same housing complex (such as aged care facilities and student accommodation) may not be included in calculations where results are skewed dramatically.

## End Notes

1. Weighted Median Rent is calculated as 13.8% of the 1 bedroom median rent, 32.6% of 2 bedroom median rent, 43.9% of 3 bedroom median rent and 9.7% of 4/5 bedroom median rent. These percentages reflect the composition of Tasmanian rental properties at the 2011 ABS Census of Population and Housing.

North West is the ABS Statistical Division of West and North West (formerly Mersey-Lyell) and is made up of the green shaded areas on the Map (page 1) and the table below. North is the Launceston and North East Statistical Division (formerly Northern) and is shaded yellow, while South combines the Hobart and South East Statistical Divisions (formerly Southern) and is shaded red.

Year Change is defined as the change between this quarter and the corresponding quarter in the previous year.

2. The 16 Areas are defined as:

Area	
Greater Burnie	Pt A of the Burnie ABS Statistical Local Area
Greater Devonport	Pt A of the Devonport ABS Statistical Local Area
Central Coast	Pt A of the Central Coast ABS Statistical Local Area
Rural North West	King Island, Circular Head, Waratah/Wynyard, Kentish & Latrobe Councils + Pt B of the Burnie, Devonport & Central Coast ABS Statistical Local Areas
West Coast	West Coast Council
Inner Launceston	Suburbs of Launceston, East Launceston, South Launceston, West Launceston, Invermay, Trevallyn and Newstead
Outer Launceston	Suburbs of Kings Meadows, Youngtown, Mowbray, Newnham, Norwood, Punchbowl, Prospect, Summerhill, Ravenswood, Riverside and Rocherlea
Central North	Meander Valley, Northern Midlands and West Tamar Councils except suburb of Riverside
North East	George Town, Dorset, Flinders, Break O'Day Councils plus rural Launceston City Council
Hobart City	Hobart City Council
Glenorchy City	Glenorchy City Council plus suburb of Granton
Eastern Shore	Clarence ABS Statistical Local Area except Richmond area
Kingston Area	Pt A of the Kingborough ABS Statistical Local Area
Central South	Central Highlands, Southern Midlands, Derwent Valley (except suburb of Granton) & Brighton Councils plus Richmond Area
South East	Sorell, Glamorgan/Spring Bay and Tasman Councils
Far South	Huon Valley Council plus Pt B of the Kingborough ABS Statistical Local Area

- 3.** 1 bedroom and 4/5 bedroom rents for areas are not shown due to consistently small data sizes, resulting in fluctuating rents. Year Change is defined as the change between this quarter and the corresponding quarter in the previous year.
- 4.** Caution should be exercised with 1 and 4/5 bedroom rents for large localities.
- 5.** Port Sorell Area combines the towns of Port Sorell, Shearwater and Hawley Beach.
- 6.** St Helens Area combines the towns of St Helens, Stieglitz, Scamander, Beaumaris and Binalong Bay.
- 7.** Lindisfarne Area combines the suburbs of Lindisfarne, Rose Bay, Montagu Bay and Geilston Bay.
- 8.** Upper Channel combines the towns of Margate, Snug, Electrona and Coningham.
- 9.** Dodges Ferry Area combines the towns of Dodges Ferry, Carlton and Lewisham.
- 10.** Huonville Area combines the towns of Huonville, Ranelagh and Glen Huon.

For data queries, contact the Rental Deposit Authority  
For statistical queries, contact the Tenants' Union of Tasmania

#### DISCLAIMER

The Rental Deposit Authority and Tenants' Union of Tasmania give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and do not accept liability howsoever arising, including but not limited to negligence for any loss resulting from the use of or reliance upon the data.