

Tasmanian Rents

December Quarter 2015

from data collected by



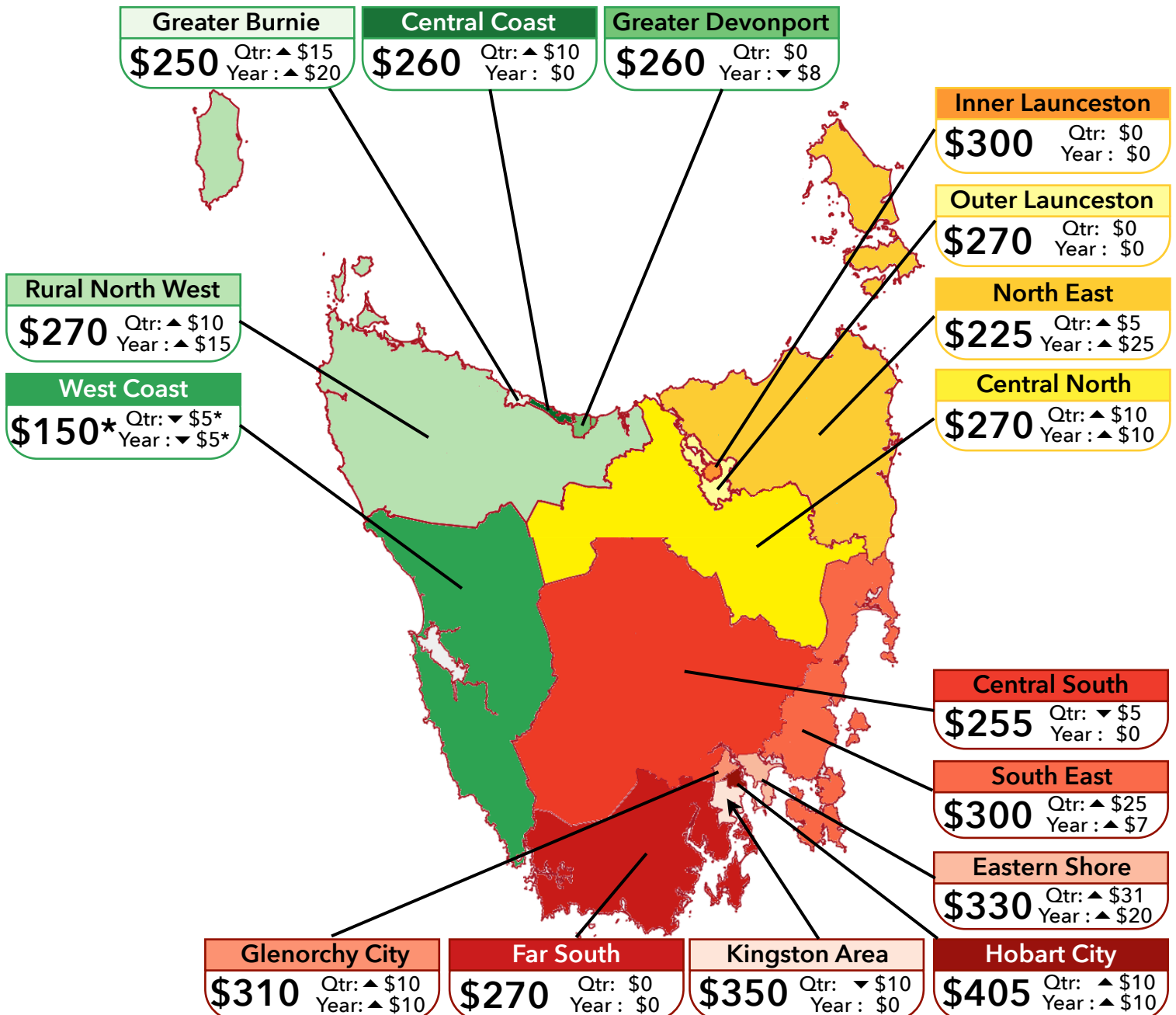
statistics compiled by



HEADLINE FIGURES: Quarterly Weighted Median Rent¹

	Dec Qtr	Qtr Change	Year Change
Tasmania	\$267	up 2.4%	up 1.7%
North West	\$233	up 2.2%	up 0.6%
North	\$249	up 2.5%	up 0.4%
South	\$296	up 2.6%	up 2.7%

MAP: December Quarter 3 Bedroom Median Rent²



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

Table 1. Weekly Rents for New Bonds - by Area -December Quarter 2015³

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				230	4.5%	7.0%	260	0.0%	-2.8%			
Greater Burnie				215	13.2%	13.2%	250	6.4%	8.7%			
Central Coast				220 *	-3.3%	4.8%	260	4.0%	0.0%			
Rural North West				225	7.1%	-2.2%	270	3.8%	5.9%			
West Coast				150 *	20.0% ‡	25.0% ‡	150 *	-3.2% ‡	-3.2% ‡			
North West Tasmania	165	8.2%	3.1%	220	4.8%	4.8%	250	0.0%	0.0%	300	0.0%	-8.4%
Inner Launceston				250	0.0%	4.2%	300	0.0%	0.0%			
Outer Launceston				225	-2.2%	-2.2%	270	0.0%	0.0%			
Central North				230	-1.1%	-4.2%	270	3.8%	3.8%			
North East				200	11.1%	3.9%	225	2.3%	12.5%			
Northern Tasmania	170	1.5%	0.0%	230	0.0%	0.0%	270	3.8%	0.0%	330	3.9%	3.1%
Hobart City				310	-3.1%	3.3%	405	2.5%	2.5%			
Glenorchy City				240	-4.0%	4.3%	310	3.3%	3.3%			
Eastern Shore				285	1.8%	3.6%	330	10.4%	6.5%			
Kingston Area				290	-0.9%	2.1%	350	-2.8%	0.0%			
Central South				250	6.4%	19.0%	255	-1.9%	0.0%			
South East				230 *	0.0%	4.5%	300	9.1%	2.6%			
Far South				250 *	7.5%	6.4% ‡	270	0.0%	0.0%			
Southern Tasmania	200	2.6%	2.6%	275	2.8%	1.9%	320	3.2%	3.2%	390	0.0%	2.6%
Tasmania	190	5.6%	2.7%	250	2.0%	2.0%	285	1.8%	1.8%	350	2.9%	0.0%

* 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 Rent¹

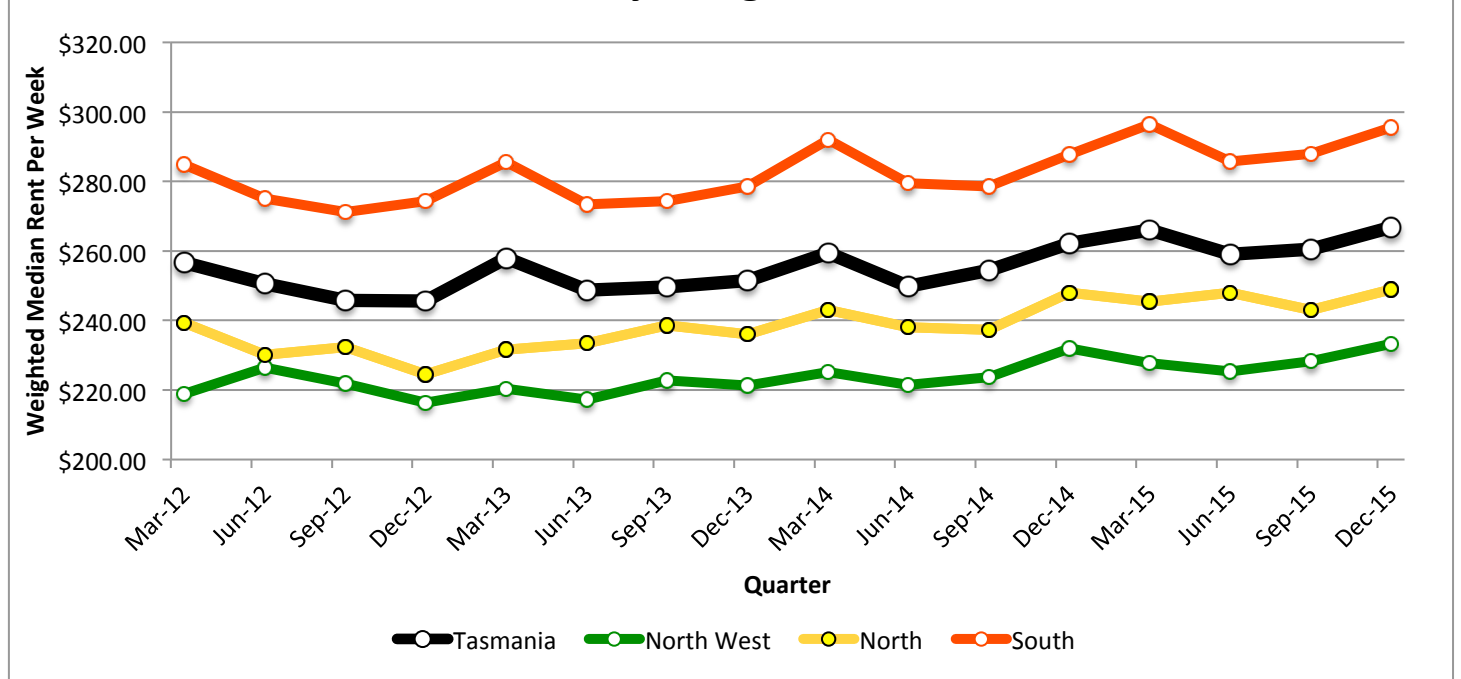


Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2015⁴

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	175	2.9%	220	2.3%	260	0.0%		
East D'port & Ambleside	-	-	200	2.6%	240	-4.0%		
Greater Devonport	175	2.9%	215	-1.1%	260	0.0%	310	-3.1%
Burnie	155	6.9%	210	5.0%	240	4.3%		
Greater Burnie	150	3.4%	205	2.5%	240	4.3%	290	-6.5%
Penguin	-	-	240 *	15.7% ‡	265	2.9%		
Ulverstone	153 *	1.3%	220	10.0%	260	1.0%		
Central Coast	150 *	-0.7% ‡	215	3.6%	260	0.0%	325	5.2%
Latrobe	-	-	233	-1.7%	275	5.8%		
Smithton	-	-	180 *	26.3% ‡	215	2.4%		
Somerset & Wynyard	150 *	-9.1% ‡	200	2.6%	260	0.0%		
Port Sorell Area ⁵	-	-	230	4.5%	280	-3.4%		
Rural North West	165	3.1%	210	2.4%	260	4.0%	300	7.1%
Queenstown	-	-	130 *	-3.7% ‡	150	0.0%		
Rosebery & Tullah	-	-	153 *	8.9% ‡	178	10.9%		
Zeehan	-	-	110 *	-10.2%	150 *	3.4% ‡		
West Coast	110 *	23.9% ‡	140	0.0%	160	0.0%	180 *	0.0% ‡
North West Tasmania	155	3.3%	210	2.4%	250	0.0%	300	0.0%
Invermay	163 *	8.3% ‡	250	11.1%	270	-3.6%		
Launceston & East L'ton	190	5.6%	280	9.8%	330	0.0%		
Newstead	210	16.7%	220	4.8%	295	-1.7%		
South Launceston	160 *	3.2%	240	0.0%	300	3.4%		
Trevallyn	180 *	20.0% ‡	223	-10.1% ‡	280	0.0%		
West Launceston	168 *	-6.9%	250	7.5%	300	0.0%		
Inner Launceston	180	5.9%	250	4.2%	300	3.4%	350	0.0%
Kings M'dows & Y'town	150 *	0.0% ‡	240	0.0%	285	0.0%		
Mowbray	145 *	0.0% ‡	230	0.0%	263	-2.8%		
Newnham	160 *	14.3% ‡	220	4.8%	270	1.9%		
Norwood & Punchbowl	-	-	250 *	8.7% ‡	300 *	1.7% ‡		
Prospect & Summerhill	-	-	240	4.3%	293	-0.8%		
Ravenswood	-	-	175 *	-2.8% ‡	201	-4.3%		
Riverside	170 *	9.7%	228	-2.2%	300	0.8%		
Outer Launceston	160	6.7%	230	4.5%	270	1.9%	330	5.6%
Deloraine & Westbury	-	-	210	-4.5%	260	1.0%		
Longford & Perth	150 *	7.1% ‡	250	0.0%	280	0.9%		
Central North	150	0.0%	230	3.4%	265	2.9%	320	1.6%
George Town & Low Head	140 *	3.7% ‡	170	-5.6%	200	-2.4%		
St Helens Area ⁶	160 *	1.6%	200	2.6%	240	9.1%		
North East	150 *	7.1%	195	2.6%	220	4.8%	260	4.0%
Northern Tasmania	170	6.3%	230	4.5%	270	3.8%	315	1.6%

* 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 2 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2015

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	290	6.4%	380	8.6%	520	5.1%		
Dynnyrne	185 *	-5.1% ‡	300 *	7.1% ‡	435 *	12.3% ‡		
Hobart	240	3.2%	400	17.6%	380	-9.5%		
Lenah Valley	180 *	-2.7% ‡	270	1.9%	340	-1.4%		
Mount Nelson	190 *	2.7% ‡	240 *	2.1%	350 *	-5.4% ‡		
Mount Stuart	198 *	1.3% ‡	278 *	-4.3%	425 *	11.8% ‡		
New Town	195	2.6%	260	9.5%	350	-4.8%		
North Hobart	235 *	-6.0% ‡	320	-2.3%	400	5.3%		
Sandy Bay	213	1.2%	320	0.0%	425	1.2%		
South Hobart	220	4.8%	300	5.3%	360	0.0%		
West Hobart	215	2.4%	320	4.9%	420	7.7%		
Hobart City	210	0.0%	310	3.3%	395	0.0%	450	2.3%
Austins Ferry & Granton	-	-	270 *	12.5% ‡	310	1.6%		
Berriedale & Chigwell	140	-6.7% ‡	230 *	4.5%	300	5.3%		
Claremont	-	-	230	4.5%	300	3.4%		
Glenorchy	195	-2.5%	250	8.7%	300	3.4%		
Lutana & Goodwood	-	-	260 *	2.0%	300	1.7%		
Montrose & Rosetta	-	-	240	0.0%	330	6.5%		
Moonah & Derwent Park	198 *	9.7%	258	7.3%	310	3.3%		
West Moonah	170	6.3%	253	5.2%	320	6.7%		
Glenorchy City	170	0.0%	250	8.7%	300	1.7%	340	0.0%
Bellerive & Rosny	210 *	-4.5% ‡	285	1.8%	355	1.4%		
Howrah	185 *	0.0% ‡	280	1.8%	350	2.9%		
Lindisfarne Area ⁷	205 *	10.8% ‡	290	3.6%	350	6.1%		
Rokeby & Clarendon Vale	130 *	0.0% ‡	162	-4.7%	228	-5.0%		
Warrane & Mornington	-	-	290 *	3.6% ‡	300	1.7%		
Eastern Shore	185	2.8%	280	1.8%	310	3.3%	410	2.5%
Blackmans Bay	-	-	300	7.1%	360	1.4%		
Kingston	175 *	1.4% ‡	285	1.8%	350	2.9%		
Upper Channel ⁸	220 *	15.8%	295	3.5%	340	-2.9%		
Taroona & Bonnet Hill	-	-	295 *	20.4% ‡	378 *	-5.6% ‡		
Kingston Area	198	12.9%	295	5.4%	350	0.0%	420	6.3%
Bridgewater	-	-	200	1.3% ‡	255	6.3%		
Brighton	-	-	265	1.9%	315	1.6%		
New Norfolk	150 *	-16.7% ‡	210	5.0%	268	2.9%		
Old Beach	-	-	-	-	350 *	2.9%		
Gagebrook & Herd. Cove	-	-	200 *	0.0%	220	0.0%		
Central South	150 *	-16.7% ‡	230	-2.1%	260	4.0%	328	9.2%
Dodges Ferry Area ⁹	-	-	235	-3.1%	295	1.7%		
Midway Point & Sorell	180 *	-1.4%	250	0.0%	330	3.1%		
South East	165 *	0.0% ‡	220	2.3%	295	5.4%	315	-1.6%
Huonville Area ¹⁰	-	-	240	-1.0%	280	-0.9%		
Far South	190 *	2.7% ‡	245	4.3%	280	3.7%	320	6.7%
Southern Tasmania	200	2.6%	270	3.8%	320	6.7%	390	3.3%
Tasmania	185	2.8%	250	4.2%	280	0.0%	350	6.1%

Table 3. Weekly Rents for New Bonds - by Local Government Area - Calendar Year 2015

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	175	2.9%	215	-1.1%	260	0.0%	310	-3.1%
Burnie	150	3.4%	205	2.5%	240	4.3%	290	-3.3%
Central Coast	150 *	-0.7% ‡	210	1.2%	250	-2.0%	325	8.3%
Circular Head	-	-	180 *	5.9% ‡	215	2.4%	250	-2.0%
Kentish	-	-	200 *	0.0% ‡	240	-4.0%	300 *	3.4% ‡
King Island	-	-	-	-	-	-	-	-
Latrobe	-	-	230	0.0%	280	0.0%	340	6.3%
Waratah/Wynyard	158 *	-3.1% ‡	200	0.0%	260	0.0%	300	3.4%
West Coast	110 *	23.9% ‡	140	0.0%	160	0.0%	180 *	0.0% ‡
North West Tasmania	155	3.3%	210	2.4%	250	0.0%	300	0.0%
Launceston	170	3.0%	240	4.3%	280	1.8%	330	-2.9%
Meander Valley	140 *	3.7% ‡	220	0.0%	260	3.0%	300 *	0.0%
Northern Midlands	150 *	5.3% ‡	250	4.2%	270	0.9%	320 *	1.6% ‡
West Tamar	173	1.5%	230	0.0%	298	6.3%	340	4.6%
Break O'Day	160 *	3.2%	200	2.6%	230	8.2%	260 *	8.3% ‡
Dorset	-	-	195 *	11.4%	220	10.0%	250 *	4.2%
Flinders	-	-	-	-	-	-	-	-
George Town	140 *	3.7% ‡	170	-5.6%	200	-4.8%	273 *	2.8% ‡
Northern Tasmania	170	6.3%	230	4.5%	270	3.8%	315	1.6%
Hobart	210	0.0%	310	3.3%	395	0.0%	450	2.3%
Glenorchy	170	0.0%	250	8.7%	300	1.7%	340	0.0%
Clarence	185	2.8%	280	1.8%	310	3.3%	410	2.5%
Kingborough	200	14.3%	294	4.8%	350	0.9%	419	6.0%
Brighton	-	-	250	-2.0%	260	4.0%	378 *	2.0% ‡
Central Highlands	-	-	-	-	185 *	8.8% ‡	-	-
Derwent Valley	150 *	-16.7% ‡	210	5.0%	260	0.0%	275 *	17.0% ‡
Southern Midlands	-	-	-	-	230	-4.2% ‡	-	-
Glamorgan/Spring Bay	-	-	200	5.3%	250	13.6%	-	-
Sorell	180 *	-1.4% ‡	250	5.3%	300	0.0%	350	0.7%
Tasman	-	-	183 *	-8.8% ‡	230 *	4.5% ‡	-	-
Huon Valley	170 *	-8.1% ‡	245	6.5%	275	1.9%	315	5.0%
Southern Tasmania	200	2.6%	270	3.8%	320	6.7%	390	3.3%
Tasmania	185	2.8%	250	4.2%	280	0.0%	350	6.1%

* 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 housing quality and multiple late lodgements from previous periods, as well as multiple lodgements from aged care facilities and accommodation at educational institutions. Care is taken to ensure such data does not unduly skew median rents.
- Reported rent takes no consideration of the method used to decide the amount and may be based based on market, income or other considerations.

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 bedroom rents for large localities. 4/5 bedroom rents for large localities are not shown due to erratic data, resulting in fluctuating rents.
- 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.