

Tasmanian Rents

June Quarter 2018

from data collected by



statistics compiled by

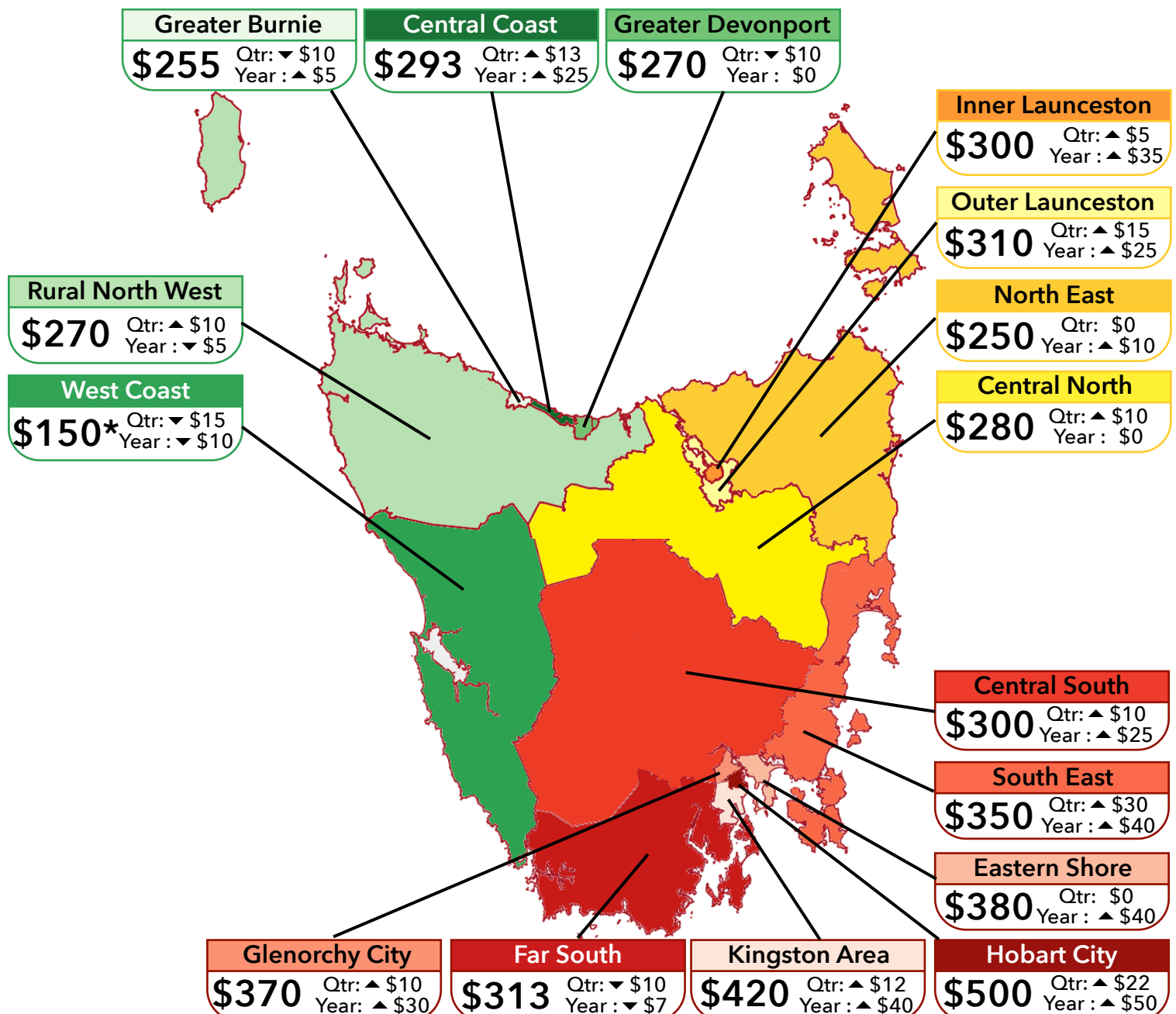


Tenants' Union
of Tasmania

HEADLINE FIGURES: Weighted Median Rent Index¹

	June Qtr Index	Qtr Change	Year Change
Tasmania	290	down 2.6%	up 4.7%
North West	241	down 2.3%	up 0.8%
North	268	down 1.1%	up 4.7%
South	352	down 1.5%	up 8.6%

MAP: June 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 - June Quarter 2018³

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				220	-4.3%	2.3%	270	-3.6%	0.0%			
Greater Burnie				220	0.0%	7.3%	255	-3.8%	2.0%			
Central Coast				250 *	8.7% ‡	8.7% ‡	293	4.5%	9.3%			
Rural North West				245	4.3%	8.9%	270	3.8%	-1.8%			
West Coast				129 *	-7.9% ‡	-0.8%	150 *	-9.1%	-6.3%			
North West Tasmania	150	-14.3%	-6.3%	230	0.0%	4.5%	260	-1.9%	0.0%	320	0.0%	0.0%
Inner Launceston				280	5.7%	7.7%	335	1.5%	11.7%			
Outer Launceston				240	2.1%	9.1%	310	5.1%	8.8%			
Central North				260	5.1%	18.2%	280	3.7%	0.0%			
North East				200	0.0% ‡	0.0% ‡	250	0.0%	4.2%			
Northern Tasmania	165	-1.5%	-1.8%	250	0.0%	11.1%	295	-1.7%	3.5%	350	-1.4%	0.0%
Hobart City				400	1.3%	7.4%	500	4.7%	11.1%			
Glenorchy City				300	0.8%	9.1%	370	2.8%	8.8%			
Eastern Shore				340	-2.9%	13.3%	380	0.0%	11.8%			
Kingston Area				340	3.0%	6.3%	420	3.1%	10.5%			
Central South				280	3.7%	14.3%	300	3.4%	9.1%			
South East				265	-5.4% ‡	6.0%	350	9.4%	12.9%			
Far South				255 *	-1.9% ‡	-8.1% ‡	313	-3.1%	-2.3%			
Southern Tasmania	250	0.0%	16.3%	330	0.0%	10.0%	380	0.0%	8.6%	440	-11.1%	0.0%
Tasmania	195	-2.5%	2.6%	270	-3.6%	5.9%	320	0.0%	6.7%	360	-10.0%	-4.0%

* 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: Weighted Median Rent Index¹

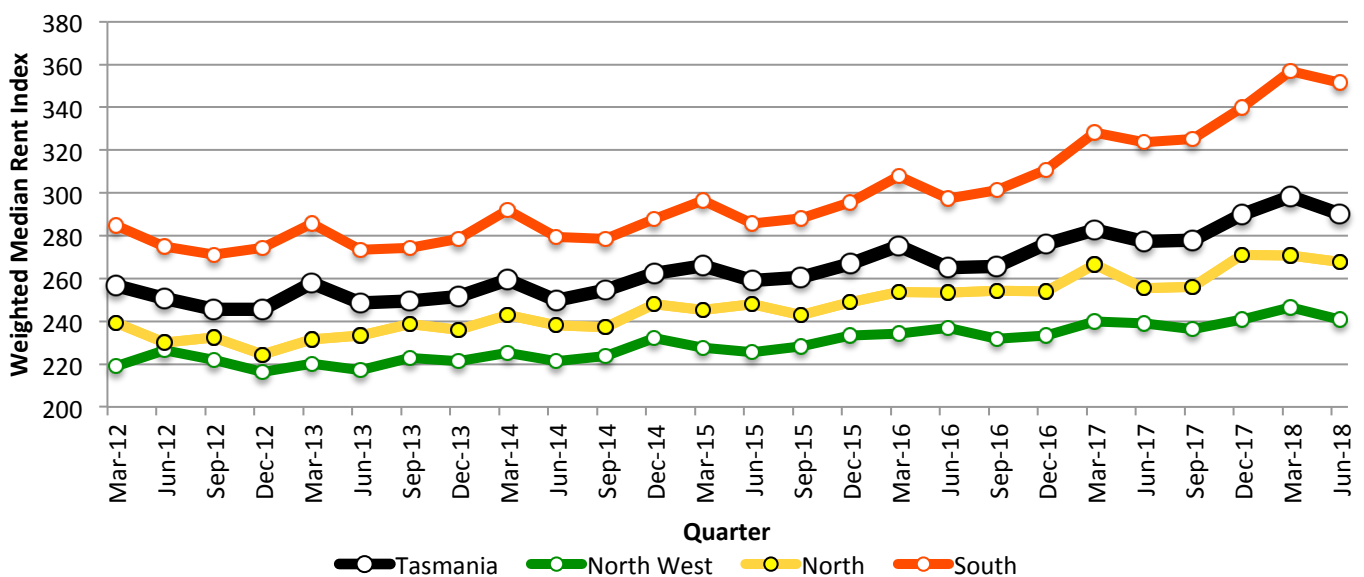


Table 2. Weekly Rents for New Bonds - by Urban Area - June Quarter 2018⁴

Urban Area	1 Bedroom			2 Bedroom			3 Bedroom			4 & 5 Bedrooms		
	Median	% Change		Median	% Change		Median	% Change		Median	% Change	
	\$	Qtr	Year	\$	Qtr	Year	\$	Qtr	Year	\$	Qtr	Year
North West Coast	153	-10.3%	-6.2% ‡	230	0.0%	4.5%	270	-1.8%	1.9%	335	1.5%	1.5%
Greater Launceston	168	-1.5%	-1.5%	250	0.0%	4.2%	320	3.2%	8.5%	370	-7.5%	5.7%
Greater Hobart	250	0.0%	13.6%	340	3.0%	13.3%	390	0.0%	11.4%	450	-10.0%	2.3%

Table 3. Weighted Median Rent Index - by Urban Area - June Quarter 2018^{1,4}

Urban Area	Mar 18	% Change	
	Index	Qtr	Year
North West Coast	247	-1.6%	1.9%
Greater Launceston	281	0.4%	6.0%
Greater Hobart	360	-0.4%	11.0%

Table 4. Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2017/18⁴

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	160	-17.9%	230	4.5%	275	3.8%		
East D'port & Ambleside	-	-	205	-2.4%	260	4.0%		
Greater Devonport	158	-12.5%	230	4.5%	275	1.9%	335	-1.5%
Burnie	150 *	0.0% ‡	220	0.0%	250	-1.0%		
Greater Burnie	160	6.7%	220	4.8%	250	0.0%	315	-4.5%
Penguin	180 *	38.5%	250 *	4.2% ‡	290	10.5%		
Ulverstone	175 *	9.4%	230	4.5%	280	7.7%		
Central Coast	180	0.0% ‡	235	6.8%	280	3.7%	350	7.7%
Latrobe	-	-	240	4.3%	280	3.7%		
Smithton	165 *	34.7% ‡	185 *	5.7% ‡	225	5.9%		
Somerset & Wynyard	185 *	0.0% ‡	235	6.8%	270	3.8%		
Port Sorell Area ⁶	-	-	250	8.7%	300	3.4%		
Rural North West	175	0.0%	235	6.8%	270	3.8%	290	-3.3%
Queenstown	-	-	129 *	-9.5% ‡	150	5.3%		
Rosebery & Tullah	-	-	140 *	-6.7% ‡	165	0.0%		
Zeehan	-	-	-	-	150	15.4% ‡		
West Coast	105 *	-4.5%	135	-10.0%	160	0.0%	180 *	5.9% ‡
North West Tasmania	165	3.1%	220	1.9%	260	0.0%	310	0.0%
Invermay	165 *	-12.0%	250	3.1%	300	3.4%		
Launceston & East L'ton	240	14.3%	300	11.1%	380	8.6%		
Newstead	200 *	17.6% ‡	250	13.6%	345	7.8%		
South Launceston	170	6.3%	265	1.9%	320	4.9%		
Trevallyn	200 *	11.1% ‡	240 *	-4.0%	320 *	-3.0%		
West Launceston	165 *	-8.3% ‡	265	10.4%	350	9.4%		
Inner Launceston	195	8.3%	265	6.0%	330	6.5%	370	2.8%
Kings M'dows & Y'town	173 *	6.2% ‡	250	0.0%	320	0.0%		
Mowbray	120 *	-7.7% ‡	260	14.3%	285	-1.7%		
Newnham	150	0.0% ‡	225	2.3%	300	7.1%		
Norwood & Punchbowl	-	-	260 *	8.3% ‡	335 *	17.5% ‡		
Prospect & Summerhill	-	-	250	0.0%	330	3.1%		
Ravenswood	108 *	-17.6% ‡	170 *	-4.2%	220	0.0%		
Riverside	180 *	5.9% ‡	240	-5.0%	320	0.0%		
Outer Launceston	150	0.0%	240	4.3%	290	0.0%	388	7.6%
Deloraine & Westbury	-	-	240	7.9%	270	-2.7%		
Longford & Perth	-	-	265	6.0%	300 *	3.4%		
Central North	170 *	3.0%	250	8.7%	280	0.0%	328	-6.4%
George Town & Low Head	130 *	-13.3%	180	1.4% ‡	220	4.8%		
St Helens Area ⁷	170 *	3.0%	210	5.0%	260	4.0%		
North East	160	0.0% ‡	210	5.0%	250	11.1%	290	7.4%
Northern Tasmania	170	0.0%	250	7.6%	295	3.5%	350	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 any period (0-9 bonds lodged)

Table 4 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2017/18

	1 Bedroom			2 Bedroom			3 Bedroom			4 & 5 Bedrooms		
	Median \$	Yr Change %		Median \$	Yr Change %		Median \$	Yr Change %		Median \$	Yr Change %	
Battery Point	315	*	1.6%	475		5.6%	655		36.5%			
Dynnyrne	-		-	373	*	16.4%	‡	-	-			
Hobart	280		3.7%	500		11.1%	570		6.5%			
Lenah Valley	195	*	-11.4%	‡	325		7.4%	430		13.2%		
Mount Nelson	243	*	15.5%	‡	320	*	10.3%	393	*	-12.8%	‡	
Mount Stuart	278	*	30.6%	‡	330	*	3.1%	‡	505	*	20.2%	‡
New Town	220		-1.1%	320		12.3%	450		4.0%			
North Hobart	315		37.0%	400		12.7%	443		5.4%			
Sandy Bay	275		10.0%	400		11.1%	535		10.9%			
South Hobart	255		6.3%	370		7.2%	445		11.9%			
West Hobart	270		14.9%	400		11.1%	495		12.5%			
Hobart City	270		8.0%	390		11.4%	480		9.1%	550		3.8%
Austins Ferry & Granton	-		-	330	*	20.0%	‡	390	*	11.4%	‡	
Berriedale & Chigwell	180	*	14.3%	‡	250	*	-2.0%	‡	350		9.4%	
Claremont	195	*	16.4%	‡	260		4.0%	345		11.3%		
Glenorchy	220	*	10.0%	285		9.6%	350		12.9%			
Lutana & Goodwood	-		-	300		11.1%	360		9.1%			
Montrose & Rosetta	210	*	5.0%	‡	290	*	7.4%	‡	370	*	5.7%	
Moonah & Derwent Park	218	*	3.6%	‡	320		18.5%	360		7.5%		
West Moonah	190	*	5.6%	300		13.2%	360		9.1%			
Glenorchy City	200		6.7%	280		7.7%	360		12.5%	410		5.1%
Bellerive & Rosny	263	*	5.0%	‡	350		13.8%	450		21.6%		
Howrah	-		-	330		8.2%	410		7.9%			
Lindisfarne Area ⁸	240	*	14.3%	330		10.0%	410		10.1%			
Rokeby & Clarendon Vale	150	*	13.2%	‡	200	*	-2.4%	265		10.4%		
Warrane & Mornington	-		-	330	*	10.0%	‡	345		9.5%		
Eastern Shore	230		29.6%	330		11.9%	375		13.6%	460		2.2%
Blackmans Bay	-		-	328		2.3%	438		15.1%			
Kingston	187	*	6.9%	‡	330		10.0%	400		11.1%		
Upper Channel ⁹	-		-	330	*	10.0%	‡	400		11.1%		
Taroona & Bonnet Hill	-		-	350	*	22.8%	463	*	18.6%	‡		
Kingston Area	255		18.6%	330		6.5%	410		12.3%	498		10.6%
Bridgewater	-		-	210		0.0%	290		11.5%			
Brighton	-		-	288		4.5%	350		9.4%			
New Norfolk	183	*	1.4%	240		0.0%	280		3.7%			
Old Beach	-		-	-		-	370	*	2.8%	‡		
Gagebrook & Herd. Cove	-		-	233	*	1.1%	260		8.3%			
Central South	185	*	2.8%	‡	258		3.2%	290		7.4%	348	2.2%
Dodges Ferry Area ¹⁰	-		-	298	*	6.3%	350		12.9%			
Midway Point & Sorell	-		-	298		11.2%	380		12.6%			
South East	190	*	-2.6%	‡	280		12.0%	330		6.5%	350	0.0%
Huonville Area ¹¹	-		-	240	*	-9.4%	350		13.8%			
Far South	213	*	18.1%	‡	260		0.0%	320		6.7%	360	* 20.0%
Southern Tasmania	250		13.6%	320		10.3%	370		10.4%	450		4.7%
Tasmania	200		2.6%	270		3.8%	310		5.1%	370		0.0%

Table 5. Weekly Rents for New Bonds - by Local Government Area - Financial Year 2017/18

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	158	-12.5%	230	4.5%	275	1.9%	335	-1.5%
Burnie	160	6.7%	220	4.8%	250	0.0%	310	-3.1%
Central Coast	180	0.0% ‡	235	6.8%	280	5.7%	340	4.6%
Circular Head	150 *	20.0% ‡	195	11.4%	225	-2.2%	260	2.0%
Kentish	-	-	-	-	270 *	1.9% ‡	-	-
King Island	-	-	-	-	268 *	21.6% ‡	-	-
Latrobe	173 *	-4.2% ‡	250	8.7%	290	3.6%	345 *	-3.5%
Waratah/Wynyard	195 *	2.6% ‡	240	9.1%	270	3.8%	320	-4.5%
West Coast	105 *	-4.5%	135	-10.0%	160	0.0%	180 *	5.9% ‡
North West Tasmania	165	3.1%	220	1.9%	260	0.0%	310	0.0%
Launceston	175	2.9%	250	4.2%	300	1.7%	365	1.4%
Meander Valley	165 *	0.0% ‡	250	4.2%	280	0.0%	315	-10.0% ‡
Northern Midlands	-	-	260	8.3%	295	5.4%	318 *	-3.8% ‡
West Tamar	183 *	7.4% ‡	250	4.2%	312	4.0%	400	14.3%
Break O'Day	170 *	3.0%	210	0.0%	250	2.0%	275 *	3.8%
Dorset	-	-	205 *	-2.4% ‡	250	4.2%	295 *	9.3% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	130 *	-13.3%	180	4.3% ‡	220	1.1%	300 *	3.4% ‡
Northern Tasmania	170	0.0%	250	7.6%	295	3.5%	350	0.0%
Hobart	270	8.0%	390	11.4%	480	9.1%	550	3.8%
Glenorchy	200	6.7%	280	7.7%	360	12.5%	410	5.1%
Clarence	225	28.6%	330	11.9%	380	15.2%	460	2.2%
Kingborough	250	16.3%	330	4.8%	400	9.6%	498	10.6%
Brighton	-	-	268	2.9%	298	10.4%	370 *	-7.5% ‡
Central Highlands	-	-	-	-	-	-	-	-
Derwent Valley	193 *	6.9% ‡	240	0.0%	270	0.0%	-	-
Southern Midlands	-	-	-	-	290 *	7.4% ‡	-	-
Glamorgan/Spring Bay	-	-	225 *	7.1% ‡	290	11.5% ‡	-	-
Sorell	240 *	20.0% ‡	295	9.3%	350	9.4%	365 *	1.4% ‡
Tasman	-	-	265 *	10.4%	268 *	7.0% ‡	-	-
Huon Valley	-	-	260	2.0%	320	6.7%	350 *	16.7% ‡
Southern Tasmania	250	13.6%	320	10.3%	370	10.4%	450	4.7%
Tasmania	200	2.6%	270	3.8%	310	5.1%	370	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 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 (plus 3 new Urban 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. The 3 new Urban Areas are defined as:

NEW Urban Areas	
North West Coast	Areas of Greater Burnie, Central Coast and Greater Devonport plus town of Latrobe
Greater Launceston	Areas of Inner Launceston and Outer Launceston
Greater Hobart	Greater Hobart ABS Statistical Area

5. 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.

6. Port Sorell Area combines the towns of Port Sorell, Shearwater and Hawley Beach.

7. St Helens Area combines the towns of St Helens, Stieglitz, Scamander, Beaumaris and Binalong Bay.

8. Lindisfarne Area combines the suburbs of Lindisfarne, Rose Bay, Montagu Bay and Geilston Bay.

9. Upper Channel combines the towns of Margate, Snug, Electrona and Coningham.

10. Dodges Ferry Area combines the towns of Dodges Ferry, Carlton and Lewisham.

11. Huonville Area combines the towns of Huonville, Ranelagh and Glen Huon.

<p>For data queries, contact the Rental Deposit Authority For statistical queries, contact the Tenants' Union of Tasmania</p>

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.