

Tasmanian Rents

December Quarter 2018

from data collected by



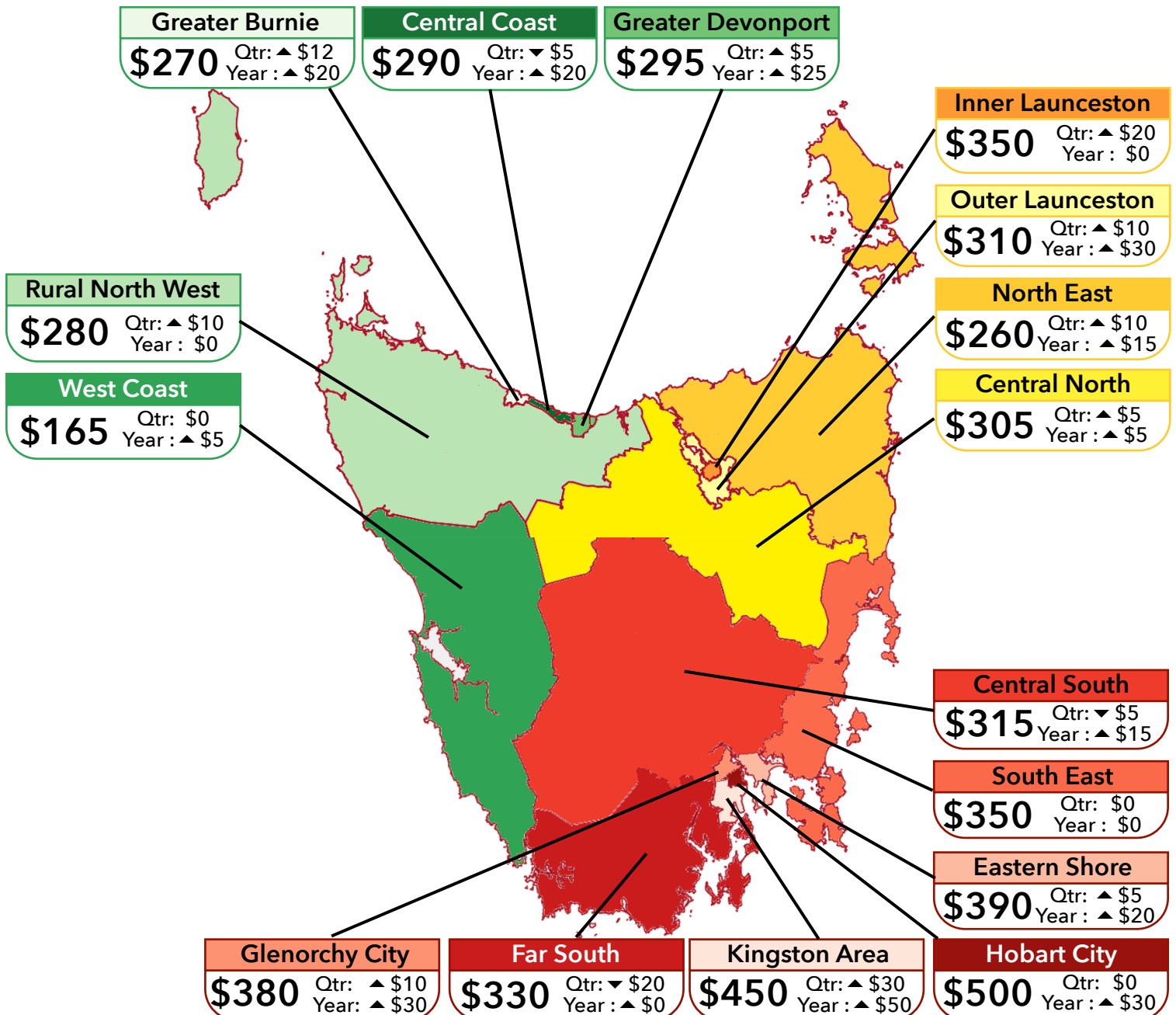
statistics compiled by



HEADLINE FIGURES: Weighted Median Rent Index¹

	Dec Qtr Index	Qtr Change	Year Change
Tasmania	311	up 2.2%	up 7.1%
North West	257	up 2.8%	up 6.5%
North	288	up 4.5%	up 6.2%
South	371	up 3.5%	up 9.1%

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 2018³

Area/Region	1 Bedroom			2 Bedroom			3 Bedroom			4 & 5 Bedrooms		
	Median \$	% Change Qtr Year		Median \$	% Change Qtr Year		Median \$	% Change Qtr Year		Median \$	% Change Qtr Year	
Greater Devonport				245	0%	10%	295	2%	9%			
Greater Burnie				245 *	15%	11%	270	5%	8%			
Central Coast				250 *	4%	‡ 11%	‡ 290	-2%	7%			
Rural North West				240	7%	-4%	280	4%	0%			
West Coast				133 *	2%	‡ -4%	‡ 165	0%	‡ 3%	‡		
North West Tasmania	155	-6%	-9%	240	4.3%	9.1%	280	1.8%	3.7%	350	9%	25%
Inner Launceston				295	5%	9%	350	6%	0%			
Outer Launceston				260	2%	13%	310	3%	11%			
Central North				260	3%	-1%	305	2%	2%			
North East				220 *	10%	‡ 0%	‡ 260	4%	6%			
Northern Tasmania	180	6%	-3%	260	0.0%	2.0%	320	6.7%	9.4%	390	6%	11%
Hobart City				390	-3%	0%	500	0%	6%			
Glenorchy City				330	10%	22%	380	3%	9%			
Eastern Shore				350	1%	6%	390	1%	5%			
Kingston Area				350	3%	11%	450	7%	13%			
Central South				295 *	2%	18%	315	-2%	9%			
South East				260 *	4%	-9%	‡ 350	0%	0%			
Far South				260 *	-7%	‡ 0%	‡ 330	-6%	0%	‡		
Southern Tasmania	285	10%	14%	340	3.0%	9.7%	390	2.6%	7.6%	510	3%	10%
Tasmania	220	4.8%	5.3%	290	3.6%	7.4%	330	0.0%	6.5%	420	5.0%	10.5%

* 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

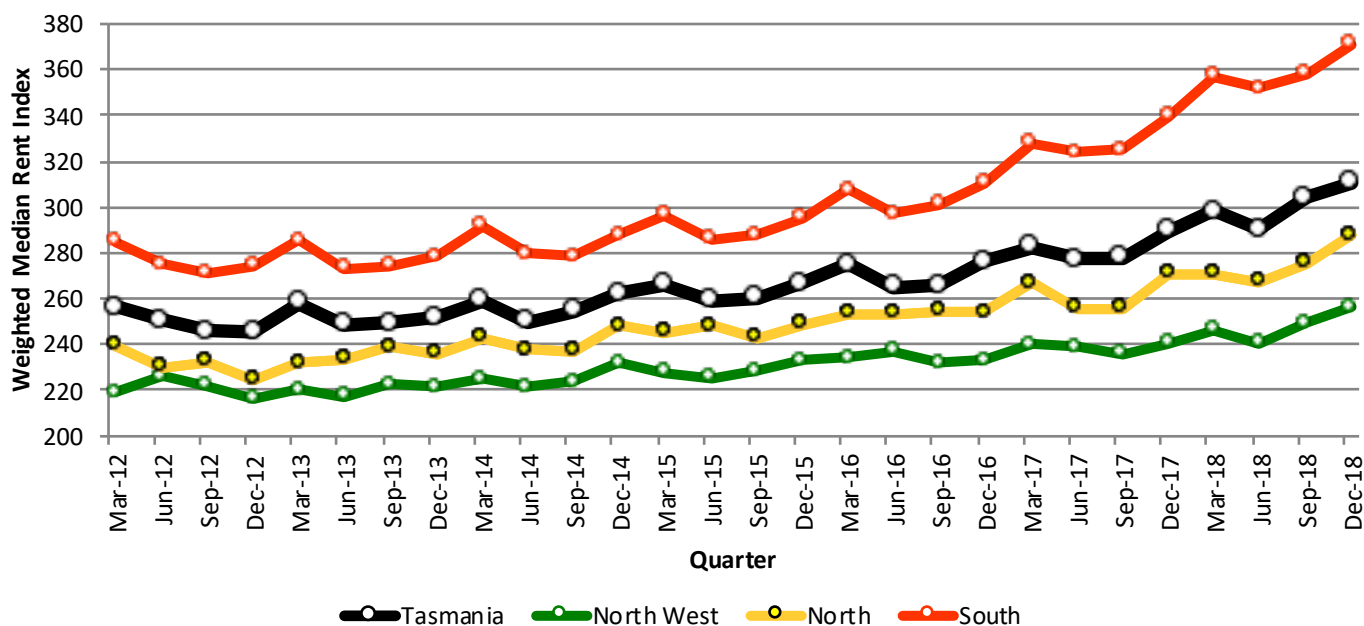


Table 2. Weekly Rents for New Bonds - by Urban Area - December Quarter 2018⁴

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	160	-3.0%	0.0%	250	4.2%	13.6%	290	3.6%	8.4%	350 *	6.1% ‡	9.4% ‡
Greater Launceston	185	2.8%	0.0%	270	1.9%	3.8%	330	3.1%	9.1%	410	3.1%	2.5% ‡
Greater Hobart	285	9.6%	11.8%	350	2.9%	9.4%	400	2.6%	8.1%	525	1.0%	9.4%

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

Urban Area	Mar 18	% Change	
	Index	Qtr	Year
North West Coast	265	3.5%	9.3%
Greater Launceston	298	2.7%	5.8%
Greater Hobart	380	3.1%	9.0%

Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2018⁴

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	180	0.0%	230	1.1%	285	5.6%		
East D'port & Ambleside	-	-	230	24.3%	260	0.0%		
Greater Devonport	180	4.3%	240	7.9%	285	5.6%	330	-5.7%
Burnie	150	0.0% ‡	215	-2.3%	260	4.0%		
Greater Burnie	150	0.0%	220	2.3%	260	4.0%	323	7.5%
Penguin	180 *	0.0%	260 *	8.3% ‡	290	5.5%		
Ulverstone	170 *	-8.1% ‡	250	13.6%	290	11.5%		
Central Coast	180 *	-1.4% ‡	250	8.7%	290	7.4%	350 *	0.0%
Latrobe	-	-	240 *	2.1%	298	9.2%		
Smithton	143 *	1.8%	180 *	0.0% ‡	225	4.7%		
Somerset & Wynyard	180 *	0.0% ‡	240	9.1%	278	2.8%		
Port Sorell Area ⁵	-	-	250	8.7%	310	6.9%		
Rural North West	175	0.0%	240	9.1%	270	0.0%	310	3.3%
Queenstown	-	-	129 *	-0.8% ‡	140	-12.5%		
Rosebery & Tullah	-	-	145 *	-3.3% ‡	170	6.3%		
Zeehan	-	-	-	-	160 *	6.7% ‡		
West Coast	100 *	-9.1%	130	-7.1%	160	0.0%	173 *	-5.5% ‡
North West Tasmania	161	-2.5%	230	4.5%	270	3.8%	320	6.7%
Invermay	165 *	0.0%	260	4.0%	305	6.1%		
Launceston & East L'ton	245	2.1%	300	5.3%	400	9.6%		
Newstead	185 *	-7.5% ‡	280	17.9%	360	9.1%		
South Launceston	160	-11.1%	270	1.9%	325	1.6%		
Trevallyn	205 *	12.3% ‡	250	0.0%	320	-5.9%		
West Launceston	165 *	-8.3% ‡	263 *	2.9%	350	7.7%		
Inner Launceston	195	6.0%	280	7.7%	340	4.6%	400	8.1%
Kings M'dows & Y'town	173 *	1.5% ‡	273	9.0%	325	1.6%		
Mowbray	120 *	-25.0% ‡	250	0.0%	300	3.4%		
Newnham	150 *	-6.3% ‡	235	4.4%	300	1.7%		
Norwood & Punchbowl	-	-	255 *	-1.9% ‡	340	14.3% ‡		
Prospect & Summerhill	-	-	250	3.1%	340	3.0%		
Ravenswood	93 *	-29.4% ‡	170 *	-5.6% ‡	220	2.3%		
Riverside	180 *	2.9% ‡	260	4.0%	328	2.3%		
Outer Launceston	145	-9.4%	250	8.7%	300	3.4%	385	3.4%
Deloraine & Westbury	-	-	250	4.2%	275	0.0%		
Longford & Perth	-	-	270	5.9%	303 *	0.8%		
Central North	180 *	5.9%	250	4.2%	290	3.6%	350	6.1%
George Town & Low Head	140 *	1.8%	190	5.6% ‡	240	9.1%		
St Helens Area ⁶	170 *	1.5%	215	-2.3%	263	-0.9%		
North East	160	0.0% ‡	200	-4.8%	250	4.2%	300	9.1%
Northern Tasmania	170	-2.9%	250	4.2%	300	3.4%	360	2.9%

* 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 2 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2018

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	330	-4.3%	495	10.0%	650 *	10.2% ‡		
Dynnyrne	275 *	10.0%	-	-	535 *	28.9% ‡		
Hobart	298	6.3%	488	-1.5%	530	-7.0%		
Lenah Valley	225 *	a 50.0%	345	11.3%	450	7.1%		
Mount Nelson	-	-	300 *	-3.2% ‡	-	-		
Mount Stuart	285 *	a 39.0% ‡	350 *	9.4% ‡	480 *	2.1% ‡		
New Town	245	11.4%	340	13.3%	500	11.1%		
North Hobart	370	a 48.0%	410	10.1%	440	-1.1%		
Sandy Bay	285	5.6%	420	11.3%	560	12.0%		
South Hobart	250	-7.4%	390	11.4%	450	2.3%		
West Hobart	285	5.6%	400	1.3%	500	7.5%		
Hobart City	283	8.7%	400	9.6%	500	7.5%	600	13.7%
Austins Ferry & Granton	-	-	345 *	22.1% ‡	380 *	5.6% ‡		
Berriedale & Chigwell	200 *	21.2% ‡	268 *	7.0% ‡	360	6.7%		
Claremont	200 *	11.1% ‡	285	14.0%	360	9.1%		
Glenorchy	230	4.5%	300	9.1%	365	10.6%		
Lutana & Goodwood	-	-	308	9.8%	375	7.1%		
Montrose & Rosetta	230 *	17.9% ‡	318 *	17.6% ‡	383	6.3%		
Moonah & Derwent Park	230 *	7.0% ‡	330	20.0%	400	14.3%		
West Moonah	200	3.9% ‡	310	3.3% ‡	395	12.9%		
Glenorchy City	215	7.5%	300	12.1%	370	8.8%	430	7.5%
Bellerive & Rosny	288 *	15.0% ‡	360	12.5%	450	7.1% ‡		
Howrah	-	-	358	11.7%	430	8.9%		
Lindisfarne Area ⁷	220 *	-4.3% ‡	350	9.4%	420	5.7%		
Rokeby & Clarendon Vale	160 *	18.5% ‡	285 *	23.9% ‡	315	26.0%		
Warrane & Mornington	-	-	345 *	46.8% ‡	360	7.5%		
Eastern Shore	240	26.3%	348	8.6%	380	8.6%	495	7.6%
Blackmans Bay	-	-	340 *	4.6%	435	11.5%		
Kingston	187 *	6.9% ‡	340	6.3%	420	9.1%		
Upper Channel ^b	-	-	330 *	5.6% ‡	410	5.1%		
Taroona & Bonnet Hill	300 *	14.3%	-	-	495 *	32.0% ‡		
Kingston Area	250	13.6%	340	6.3%	420	7.7%	525	14.1%
Bridgewater	-	-	230 *	9.5%	300	11.1%		
Brighton	-	-	300	9.1%	350	0.0%		
New Norfolk	193 *	16.7% ‡	260	8.3%	290	7.4%		
Old Beach	-	-	340 *	18.3%	393 *	7.5% ‡		
Gagebrook & Herd. Cove	-	-	-	-	290	16.0%		
Central South	193 *	6.9% ‡	280	13.1%	300	7.1%	370	12.1%
Dodges Ferry Area ⁹	-	-	295 *	1.7% ‡	350	9.4%		
Midway Point & Sorell	-	-	310	8.8%	400	14.3%		
South East	190 *	-5.0% ‡	265	1.9%	350	9.4%	400	14.3%
Huonville Area ¹⁰	-	-	238 *	-5.0%	343	7.0%		
Far South	200 *	5.3% ‡	273	3.8%	330	6.5%	380 *	5.6% ‡
Southern Tasmania	255	6.3%	330	10.0%	380	8.6%	490	11.4%
Tasmania	200	0.0%	280	7.7%	320	6.7%	400	6.7%

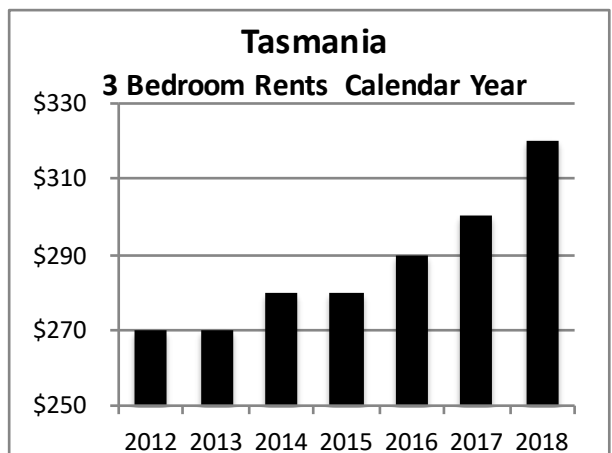
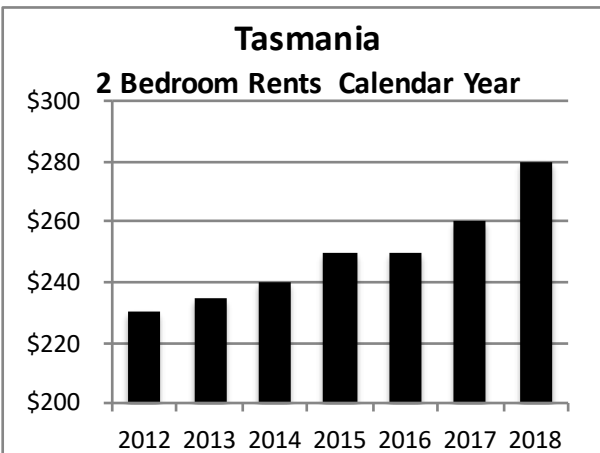
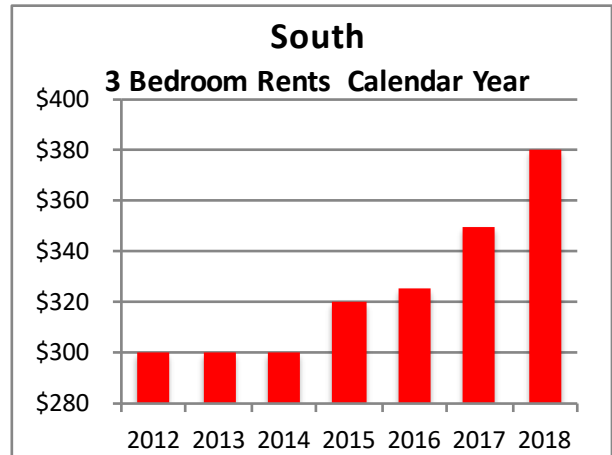
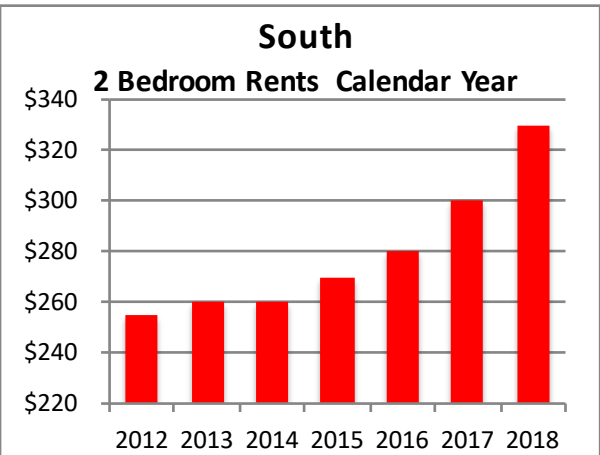
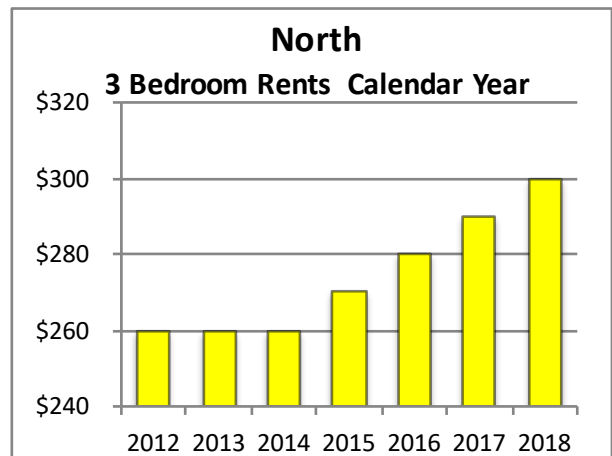
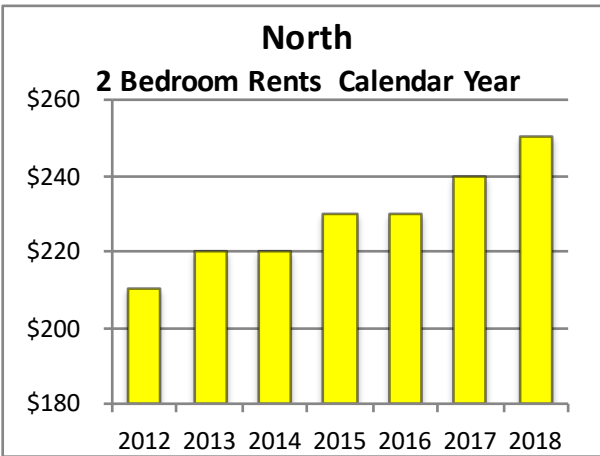
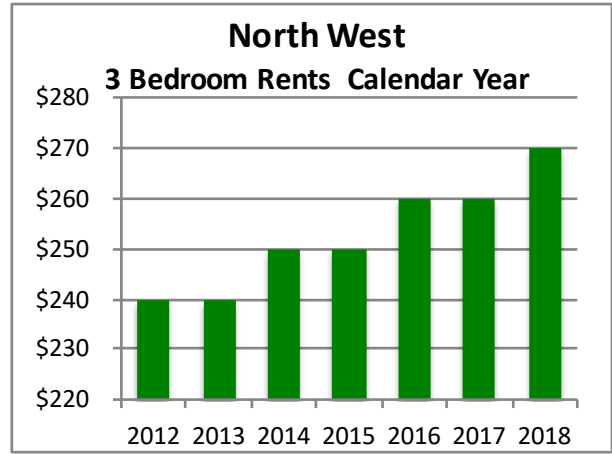
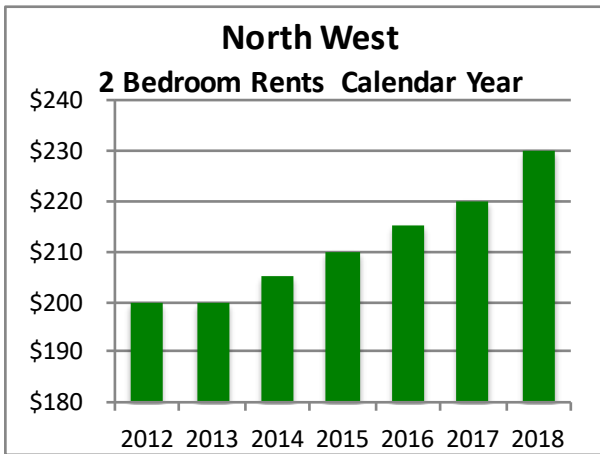
Table 3. Weekly Rents for New Bonds - by Local Government Area - Calendar Year 2018

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	180	4.3%	240	7.9%	285	5.6%	330	-5.7%
Burnie	150	0.0%	220	2.3%	260	4.0%	320	6.7%
Central Coast	180 *	-1.4% ‡	250	8.7%	290	7.4%	350	0.0%
Circular Head	143 *	-5.0% ‡	185	-2.6%	225	0.0%	258	1.0%
Kentish	-	-	-	-	280 *	3.7%	-	-
King Island	-	-	-	-	-	-	-	-
Latrobe	173 *	-5.5% ‡	250	6.4%	300	5.3%	370 *	3.5% ‡
Waratah/Wynyard	180 *	-5.3% ‡	240	9.1%	280	3.7%	325	1.6%
West Coast	100 *	-9.1%	130	-7.1%	160	0.0%	173 *	-5.5% ‡
North West Tasmania	161	-2.5%	230	4.5%	270	3.8%	320	6.7%
Launceston	170	-2.9%	260	4.0%	320	6.7%	378	2.0%
Meander Valley	-	-	250	4.2%	290	3.6%	333	-0.7% ‡
Northern Midlands	-	-	260	4.0%	285	-3.4%	393 *	22.7% ‡
West Tamar	180 *	2.9% ‡	260	7.2%	320	6.7%	393	9.0%
Break O'Day	170 *	0.0%	210	-4.5%	250	-4.8%	-	-
Dorset	-	-	200 *	-7.0% ‡	260	4.0%	280 *	3.7% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	140 *	1.8%	195	8.3% ‡	245	11.4%	305 *	1.7% ‡
Northern Tasmania	170	-2.9%	250	4.2%	300	3.4%	360	2.9%
Hobart	283	8.7%	400	9.6%	500	7.5%	600	13.7%
Glenorchy	215	7.5%	300	12.1%	370	8.8%	430	7.5%
Clarence	240	26.3%	345	7.8%	383	9.3%	500	8.7%
Kingborough	250	13.6%	340	6.3%	420	7.7%	525	14.1%
Brighton	-	-	300	17.2%	315	12.5%	385 *	-3.8% ‡
Central Highlands	-	-	-	-	-	-	-	-
Derwent Valley	200 *	11.1% ‡	260	8.3%	290	7.4%	-	-
Southern Midlands	-	-	-	-	300 *	10.1% ‡	-	-
Glamorgan/Spring Bay	-	-	235	11.9% ‡	290	11.5% ‡	-	-
Sorell	220 *	3.5% ‡	295	5.4%	370	10.4%	400 *	11.1% ‡
Tasman	-	-	250 *	-8.3%	285 *	14.0% ‡	-	-
Huon Valley	200 *	11.1% ‡	270	3.8%	330	6.5%	350 *	0.0% ‡
Southern Tasmania	255	6.3%	330	10.0%	380	8.6%	490	11.4%
Tasmania	200	0.0%	280	7.7%	320	6.7%	400	6.7%

* 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
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
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

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.

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Caution: Volatile Figures

Lenah Valley, Mount Stuart and North Hobart are affected by turnover of community and public housing which may decrease as private rents rise.

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.