

# Tasmanian Rents

June Quarter 2019

from data collected by



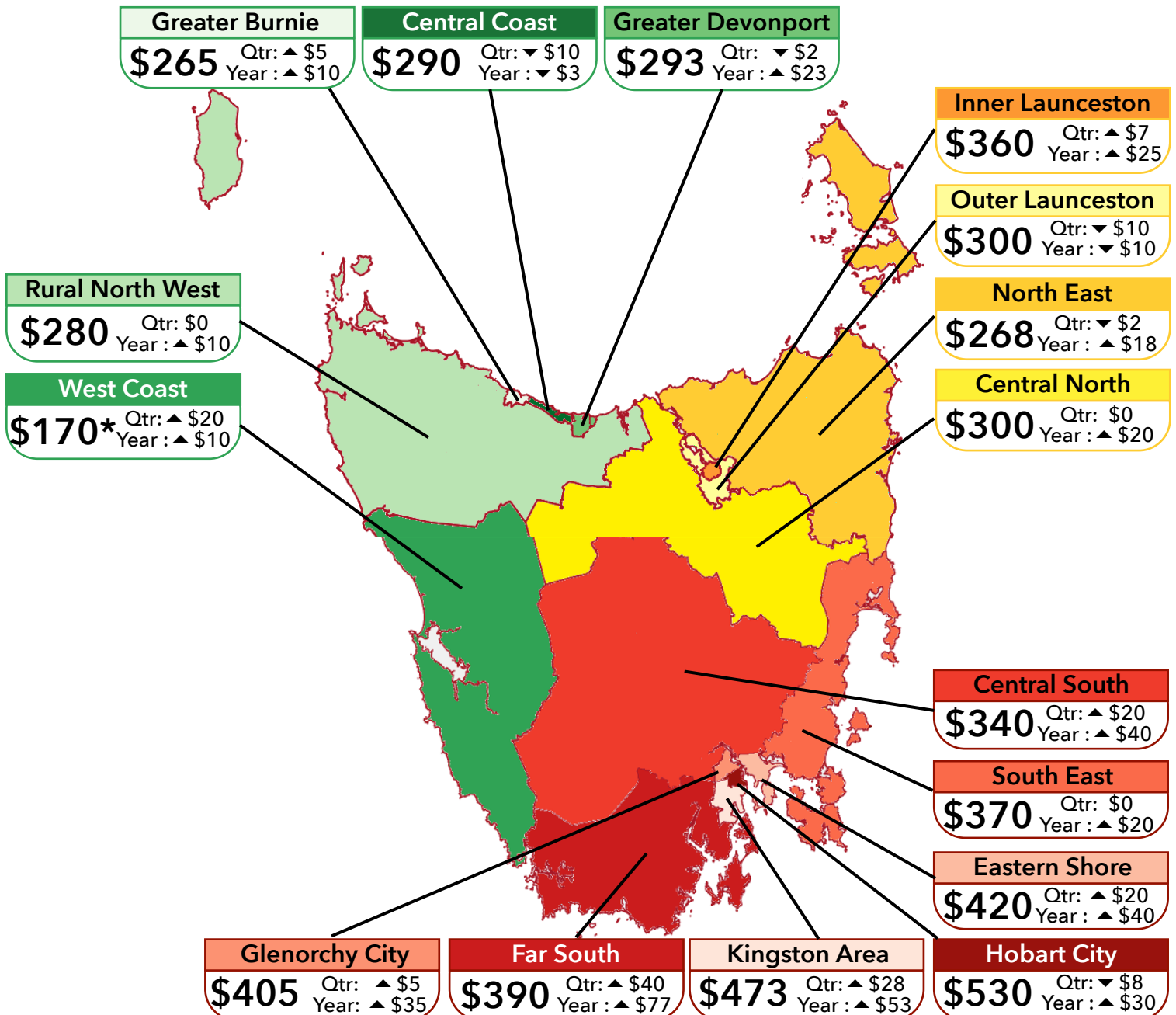
statistics compiled by



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

	June Qtr Index	Qtr Change	Year Change
<b>Tasmania</b>	<b>325</b>	<b>up 2.1%</b>	<b>up 11.9%</b>
North West	247	down 0.1%	up 2.1%
North	293	up 1.0%	up 9.3%
South	391	down 0.1%	up 11.2%

## 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 2019<sup>3</sup>

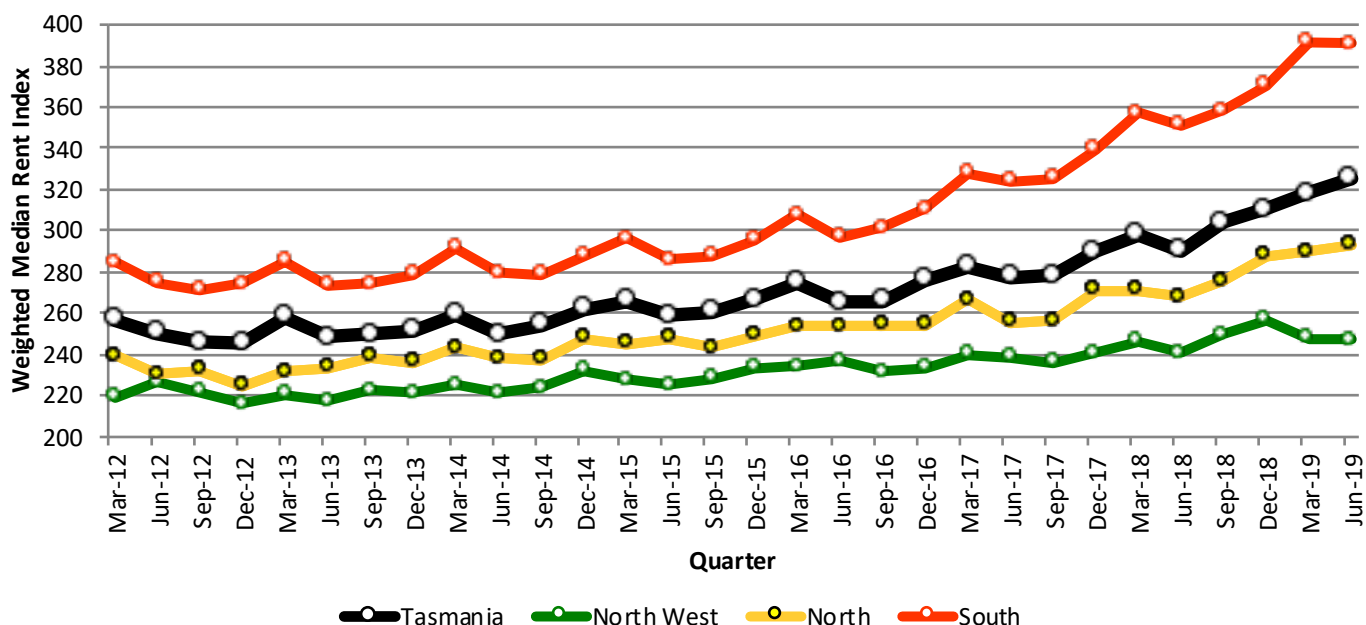
Area/Region	1 Bedroom			2 Bedroom			3 Bedroom			4 & 5 Bedrooms		
	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year	Median \$	% Change Qtr	% Change Year
Greater Devonport				223	-11%	1%	293	-1%	8%			
Greater Burnie				220	-1%	0%	265	2%	4%			
Central Coast				240 *	9%	‡ -4%	290	-3%	-1%			
Rural North West				245	7%	0%	280	0%	4%			
West Coast				155 *	3%	20%	170 *	6%	‡ 13%			
<b>North West Tasmania</b>	<b>150</b>	<b>0%</b>	<b>-6%</b>	<b>220</b>	<b>-4.3%</b>	<b>-4.3%</b>	<b>280</b>	<b>0.0%</b>	<b>7.7%</b>	<b>330</b>	<b>10%</b>	<b>3%</b>
Inner Launceston				290	0%	4%	360	2%	7%			
Outer Launceston				260	0%	8%	300	-3%	-3%			
Central North				260	2%	0%	300	0%	7%			
North East				240	17%	‡ 20%	268	-1%	7%			
<b>Northern Tasmania</b>	<b>196</b>	<b>9%</b>	<b>18%<sup>11</sup></b>	<b>265</b>	<b>-1.9%</b>	<b>6.0%</b>	<b>320</b>	<b>3.2%</b>	<b>8.5%</b>	<b>400</b>	<b>-5%</b>	<b>14%</b>
Hobart City				420	-1%	5%	530	-1%	6%			
Glenorchy City				335	3%	12%	405	1%	9%			
Eastern Shore				378	-1%	11%	420	5%	11%			
Kingston Area				360	3%	6%	473	6%	13%			
Central South				268	-1%	‡ -4%	340	6%	13%			
South East				320	7%	‡ 21%	370	0%	6%			
Far South				285 *	0%	‡ 12%	390	11%	‡ 25%			
<b>Southern Tasmania</b>	<b>300</b>	<b>7%</b>	<b>20%</b>	<b>350</b>	<b>-3.4%</b>	<b>6.1%</b>	<b>420</b>	<b>1.2%</b>	<b>10.5%</b>	<b>528</b>	<b>-2%</b>	<b>20%<sup>12</sup></b>
<b>Tasmania</b>	<b>240</b>	<b>9.1%</b>	<b>21.5%</b>	<b>300</b>	<b>0.8%</b>	<b>11.1%</b>	<b>350</b>	<b>4.2%</b>	<b>9.4%</b>	<b>420</b>	<b>-6.7%</b>	<b>16.7%</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: Weighted Median Rent Index<sup>1</sup>



**Table 2. Weekly Rents for New Bonds - by Urban Area - June Quarter 2019<sup>4</sup>**

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	150	0.0%	-6.3%	224	-2.6%	-2.6%	285	-1.7%	5.6%	350	7.7%	4.5%
Greater Launceston	196	7.4%	17.0% <sup>11</sup>	270	-3.6%	8.0%	330	1.5%	3.1%	420	-3.4%	13.5%
Greater Hobart	300	7.1%	20.0%	355	-6.6%	4.4%	430	2.4%	10.3%	550	0.0%	22.2% <sup>12</sup>

**Table 3. Weighted Median Rent Index - by Urban Area - June Quarter 2019<sup>1,4</sup>**

Urban Area	June 19	% Change	
	Index	Qtr	Year
North West Coast	253	-0.7%	1.9%
Greater Launceston	301	-0.2%	7.0%
Greater Hobart	399	-0.2%	10.8%

Table 4. Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2018/19<sup>4</sup>

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	150	-6.3%	245	6.5%	290	5.5%		
East D'port & Ambleside	131	*	230	12.2%	280	7.7%		
<b>Greater Devonport</b>	<b>150</b>	<b>-4.8%</b>	<b>240</b>	<b>4.3%</b>	<b>290</b>	<b>5.5%</b>	<b>350</b>	<b>4.5%</b>
Burnie	150	0.0% ‡	215	-2.3%	270	8.0%		
<b>Greater Burnie</b>	<b>150</b>	<b>-6.3%</b>	<b>220</b>	<b>0.0%</b>	<b>265</b>	<b>6.0%</b>	<b>330</b>	<b>4.8%</b>
Penguin	180	* 0.0% ‡	260	* 4.0% ‡	300	3.4%		
Ulverstone	170	* -2.9% ‡	245	6.5%	290	3.6%		
<b>Central Coast</b>	<b>180</b>	<b>* 0.0%</b>	<b>243</b>	<b>3.2%</b>	<b>295</b>	<b>5.4%</b>	<b>350</b>	<b>* 0.0%</b>
Latrobe	180	* 12.5%	230	-4.2%	300	7.1%		
Smithton	143	* -13.6% ‡	188	* 1.4% ‡	223	-1.1%		
Somerset & Wynyard	180	* -2.7% ‡	235	0.0%	285	5.6%		
Port Sorell Area <sup>6</sup>	-	-	260	4.0%	300	0.0%		
<b>Rural North West</b>	<b>180</b>	<b>2.9%</b>	<b>240</b>	<b>2.1%</b>	<b>280</b>	<b>3.7%</b>	<b>305</b>	<b>5.2%</b>
Queenstown	-	-	130	* 0.8% ‡	150	0.0%		
Rosebery & Tullah	100	* 5.3%	170	* 21.4% ‡	170	3.0%		
Zeehan	-	-	140	* 7.7%	175	* 16.7%		
<b>West Coast</b>	<b>100</b>	<b>* -4.8% ‡</b>	<b>140</b>	<b>3.7%</b>	<b>168</b>	<b>4.7%</b>	<b>170</b>	<b>* -5.6% ‡</b>
<b>North West Tasmania</b>	<b>155</b>	<b>-6.4%</b>	<b>230</b>	<b>4.5%</b>	<b>280</b>	<b>7.7%</b>	<b>323</b>	<b>4.0%</b>
Invermay	190	* 15.2% ‡	263	5.0%	310	3.3%		
Launceston & East L'ton	248	3.1%	300	0.0%	418	9.9%		
Newstead	250	* 25.0% ‡	305	22.0%	360	4.3%		
South Launceston	180	5.9%	290	9.4%	350	9.4%		
Trevallyn	220	* 10.0% ‡	280	16.7% ‡	340	6.3% ‡		
West Launceston	180	* 9.1% ‡	268	0.9%	360	2.9%		
<b>Inner Launceston</b>	<b>200</b>	<b>2.6%</b>	<b>290</b>	<b>9.4%</b>	<b>350</b>	<b>6.1%</b>	<b>420</b>	<b>13.5%</b>
Kings M'dows & Y'town	180	* 4.3% ‡	285	14.0%	330	3.1%		
Mowbray	130	* 8.3% ‡	260	0.0%	305	7.0%		
Newnham	160	* 6.7%	250	11.1%	300	0.0%		
Norwood & Punchbowl	-	-	-	-	350	4.5% ‡		
Prospect & Summerhill	-	-	263	5.0%	350	6.1%		
Ravenswood	93	-14.1% ‡	180	* 5.9% ‡	240	9.1%		
Riverside	183	* 1.4% ‡	275	14.6%	350	9.4%		
<b>Outer Launceston</b>	<b>150</b>	<b>0.0%</b>	<b>260</b>	<b>8.3%</b>	<b>305</b>	<b>5.2%</b>	<b>400</b>	<b>3.2%</b>
Deloraine & Westbury	-	-	250	4.2%	300	11.1%		
Longford & Perth	-	-	270	1.9%	310	* 3.3% ‡		
<b>Central North</b>	<b>200</b>	<b>17.6% ‡</b>	<b>258</b>	<b>3.0%</b>	<b>300</b>	<b>7.1%</b>	<b>360</b>	<b>9.9%</b>
George Town & Low Head	150	* 15.4% ‡	180	* 0.0%	260	18.2%		
St Helens Area <sup>7</sup>	-	-	235	* 11.9%	280	7.7%		
<b>North East</b>	<b>165</b>	<b>* 3.1%</b>	<b>215</b>	<b>2.4%</b>	<b>260</b>	<b>4.0%</b>	<b>280</b>	<b>-3.4%</b>
<b>Northern Tasmania</b>	<b>185</b>	<b>8.8%</b>	<b>260</b>	<b>4.0%</b>	<b>310</b>	<b>5.1%</b>	<b>400</b>	<b>14.3%</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 any period (0-9 bonds lodged)

Table 4 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2018/19

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	393	24.6% ‡	500	5.3%	738	12.6%		
Dynnyrne	-	-	400 *	7.4% ‡	520 *	10.1%		
Hobart	320	14.3%	500	0.0%	555	-2.6%		
Lenah Valley	260	33.3% ‡	350	7.7%	483	12.2%		
Mount Nelson	270 *	11.3% ‡	325 *	1.6% ‡	485 *	23.6% ‡		
Mount Stuart	283 *	1.8% ‡	358 *	8.3% ‡	510 *	1.0% ‡		
New Town	265	20.5%	353	10.2%	510	13.3%		
North Hobart	358	13.5%	420	5.0%	488	10.2%		
Sandy Bay	300	9.1%	420	5.0%	580	8.4%		
South Hobart	290	13.7%	418	12.8%	510	14.6%		
West Hobart	320	18.5%	403	0.6%	500	1.0%		
<b>Hobart City</b>	<b>300</b>	<b>11.1%</b>	<b>410</b>	<b>5.1%</b>	<b>520</b>	<b>8.3%</b>	<b>650</b>	<b>18.2%</b>
Austins Ferry & Granton	-	-	360 *	9.1% ‡	375 *	-3.8% ‡		
Berriedale & Chigwell	200 *	11.1% ‡	-	-	380	8.6%		
Claremont	220 *	12.8% ‡	300	15.4%	380	10.1%		
Glenorchy	230 *	4.5% ‡	325	14.0%	380	8.6%		
Lutana & Goodwood	-	-	348	15.8%	400	11.1%		
Montrose & Rosetta	220 *	4.8% ‡	318	9.5% ‡	410	10.8% ‡		
Moonah & Derwent Park	250 *	14.9% ‡	325	1.6%	420	16.7%		
West Moonah	230	21.1% ‡	335	11.7%	420	16.7%		
<b>Glenorchy City</b>	<b>240</b>	<b>20.0%</b>	<b>320</b>	<b>14.3%</b>	<b>390</b>	<b>8.3%</b>	<b>455</b>	<b>11.0%</b>
Bellerive & Rosny	255 *	-2.9% ‡	395	12.9%	480	6.7%		
Howrah	303 *	31.5%	380	15.2%	450	9.8%		
Lindisfarne Area <sup>8</sup>	248 *	3.1% ‡	350	6.1%	450	9.8%		
Rokeby & Clarendon Vale	160 *	6.7% ‡	290 *	45.0% ‡	330	24.5%		
Warrane & Mornington	-	-	355 *	7.6% ‡	390	13.0%		
<b>Eastern Shore</b>	<b>250</b>	<b>8.7%</b>	<b>360</b>	<b>9.1%</b>	<b>400</b>	<b>6.7%</b>	<b>550</b>	<b>19.6%</b>
Blackmans Bay	-	-	350	6.9%	440	0.6%		
Kingston	187 *	0.0% ‡	350	6.1%	450	12.5%		
Upper Channel <sup>9</sup>	-	-	347 *	5.3% ‡	420	5.0%		
Taroona & Bonnet Hill	-	-	390 *	11.4% ‡	520 *	12.4% ‡		
<b>Kingston Area</b>	<b>250</b>	<b>-2.0%</b>	<b>350</b>	<b>6.1%</b>	<b>450</b>	<b>9.8%</b>	<b>535</b>	<b>7.5%</b>
Bridgewater	-	-	215	2.4%	310	6.9%		
Brighton	-	-	320	11.3%	388	10.7%		
New Norfolk	190 *	4.1% ‡	270 *	12.5%	310	10.7%		
Old Beach	-	-	360 *	12.5%	415	12.2% ‡		
Gagebrook & Herd. Cove	-	-	211 *	-9.2% ‡	310	19.2%		
<b>Central South</b>	<b>180 *</b>	<b>-2.7% ‡</b>	<b>275</b>	<b>6.6%</b>	<b>325</b>	<b>11.9%</b>	<b>400</b>	<b>15.1%</b>
Dodges Ferry Area <sup>10</sup>	-	-	310 *	4.2% ‡	350	0.0%		
Midway Point & Sorell	-	-	325	9.2%	400	5.3%		
<b>South East</b>	<b>220 *</b>	<b>15.8% ‡</b>	<b>295</b>	<b>5.4%</b>	<b>360</b>	<b>9.1%</b>	<b>445</b>	<b>27.1%</b>
Huonville Area <sup>11</sup>	-	-	250 *	4.2% ‡	350	0.0%		
<b>Far South</b>	<b>235 *</b>	<b>10.6% ‡</b>	<b>280</b>	<b>7.7%</b>	<b>350</b>	<b>9.4%</b>	<b>400</b>	<b>11.1% ‡</b>
<b>Southern Tasmania</b>	<b>280</b>	<b>12.0%</b>	<b>350</b>	<b>9.4%</b>	<b>400</b>	<b>8.1%</b>	<b>520</b>	<b>15.6%</b>
<b>Tasmania</b>	<b>220</b>	<b>10.0%</b>	<b>290</b>	<b>7.4%</b>	<b>335</b>	<b>8.1%</b>	<b>420</b>	<b>13.5%</b>

**Table 5. Weekly Rents for New Bonds - by Local Government Area - Financial Year 2018/19**

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	150	-4.8%	240	4.3%	290	5.5%	350	4.5%
Burnie	150	-6.3%	220	0.0%	265	6.0%	330	6.5%
Central Coast	180	0.0%	245	4.3%	295	5.4%	340	0.0%
Circular Head	145	* -3.3% ‡	190	-2.6%	225	0.0%	253	-2.9%
Kentish	-	-	-	-	280	3.7% ‡	-	-
King Island	-	-	-	-	-	-	-	-
Latrobe	180	* 4.3% ‡	250	0.0%	300	3.4%	375	* 8.7% ‡
Waratah/Wynyard	180	* -7.7% ‡	240	0.0%	285	5.6%	350	9.4%
West Coast	100	* -4.8% ‡	140	3.7%	168	4.7%	170	* -5.6% ‡
<b>North West Tasmania</b>	<b>155</b>	<b>-6.4%</b>	<b>230</b>	<b>4.5%</b>	<b>280</b>	<b>7.7%</b>	<b>323</b>	<b>4.0%</b>
Launceston	188	7.1%	270	8.0%	330	10.0%	410	12.3%
Meander Valley	203	* 22.7% ‡	260	4.0%	305	8.9%	370	17.5%
Northern Midlands	-	-	260	0.0%	300	1.7%	358	* 12.6% ‡
West Tamar	185	* 1.4% ‡	269	7.6%	323	3.5%	400	0.0%
Break O'Day	-	-	235	11.9%	270	8.0%	-	-
Dorset	-	-	200	* -2.4% ‡	258	3.0%	280	* -5.1% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	150	* 15.4% ‡	185	* 2.8%	260	18.2%	-	-
<b>Northern Tasmania</b>	<b>185</b>	<b>8.8%</b>	<b>260</b>	<b>4.0%</b>	<b>310</b>	<b>5.1%</b>	<b>400</b>	<b>14.3%</b>
Hobart	300	11.1%	410	5.1%	520	8.3%	650	18.2%
Glenorchy	240	20.0%	320	14.3%	390	8.3%	455	11.0%
Clarence	250	11.1%	355	7.6%	400	5.3%	550	19.6%
Kingborough	250	0.0%	350	6.1%	445	11.3%	525	5.5%
Brighton	-	-	280	4.7%	330	10.7%	420	* 13.5% ‡
Central Highlands	-	-	-	-	310	* 3.3%	-	-
Derwent Valley	205	* 6.5% ‡	270	12.5%	300	11.1%	-	-
Southern Midlands	-	-	-	-	300	* 3.4% ‡	-	-
Glamorgan/Spring Bay	-	-	245	8.9% ‡	285	-1.7%	-	-
Sorell	290	* 20.8% ‡	310	5.1%	380	8.6%	455	* 24.7% ‡
Tasman	-	-	300	* 13.2% ‡	280	* 4.7% ‡	-	-
Huon Valley	235	* 13.3%	275	5.8%	348	8.6%	398	* 13.6% ‡
<b>Southern Tasmania</b>	<b>280</b>	<b>12.0%</b>	<b>350</b>	<b>9.4%</b>	<b>400</b>	<b>8.1%</b>	<b>520</b>	<b>15.6%</b>
<b>Tasmania</b>	<b>220</b>	<b>10.0%</b>	<b>290</b>	<b>7.4%</b>	<b>335</b>	<b>8.1%</b>	<b>420</b>	<b>13.5%</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 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.

**NOTE:** The Rental Deposit Authority started a new online bond collection system on 1 May 2019. This should result in better, more comprehensive data in the long run but may provide inconsistencies in time series data in the short term.

## 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 in yellows, while South combines the Hobart and South East Statistical Divisions (formerly Southern) and is shaded in reds.

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.
  
- 11.** In the June 2019 quarter there was an unusually large number of expensive 1 bedroom properties in the Inner Launceston area. This pushed the 1 bedroom median rent for Northern Tasmania and Greater Launceston up by 9% and 7.4% respectively. This figure should be treated with extra caution
- 12.** The Southern Tasmania and Greater Hobart 4&5 bedroom median rent for the June 2018 quarter was unusually low in comparison to previous and subsequent quarters. As a result the yearly change figure of around 20% should be treated with extra caution.

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