

Tasmanian Rents

December Quarter 2014

from data collected by



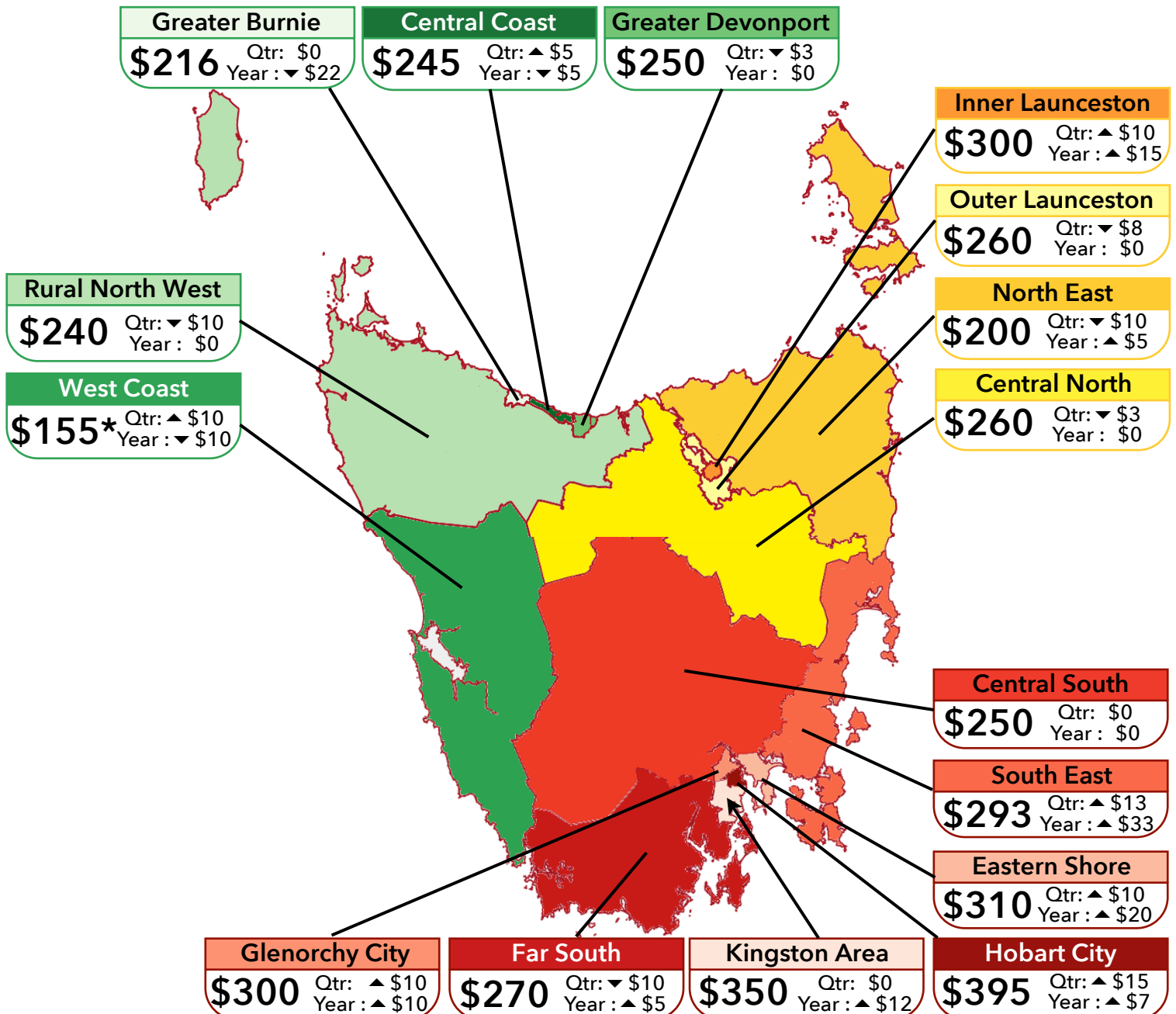
statistics compiled by



HEADLINE FIGURES: Quarterly Weighted Median Rent¹

	Dec Qtr	Qtr Change	Year Change
Tasmania	\$255	up 1.8%	up 1.3%
North West	\$219	up 3.7%	down 1.2%
North	\$240	up 0.7%	up 1.6%
South	\$288	up 3.2%	up 3.3%

MAP: December Quarter 3 Bedroom Median Rent²



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

Table 1. Weekly Rents for New Bonds - by Area - December Quarter 2014³

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				210	5.0%	5.0%	250	-1.0%	0.0%			
Greater Burnie				170	-6.3%	-15.0%	216	0.0%	-9.1%			
Central Coast				195	0.0%	-2.5%	245	2.1%	-2.0%			
Rural North West				200	0.0%	0.0%	240	-4.0%	0.0%			
West Coast				120 *	-20.0% ‡	-14.3% ‡	155 *	6.9% ‡	-6.1%			
North West Tasmania	131	-3.0%	-18.1%	195	0.0%	-2.5%	240	4.3%	0.0%	325	14.0%	10.2%
Inner Launceston				240	0.0%	4.3%	300	3.4%	5.3%			
Outer Launceston				213	-1.2%	-5.6%	260	-2.8%	0.0%			
Central North				240	4.3%	9.1%	260	-1.0%	0.0%			
North East				193	2.7%	-3.8% ‡	200	-4.8%	2.6%			
Northern Tasmania	165	3.1%	3.1%	220	0.0%	0.0%	260	0.0%	1.0%	320	3.2%	6.7%
Hobart City				300	0.8%	5.3%	395	3.9%	1.9%			
Glenorchy City				230	0.0%	0.0%	300	3.4%	3.4%			
Eastern Shore				275	0.9%	3.8%	310	3.3%	6.9%			
Kingston Area				284	7.2%	1.4%	350	0.0%	3.7%			
Central South				210	-10.6%	-8.7%	250	0.0%	0.0%			
South East				220	-6.4%	10.0%	293	4.5%	12.5%			
Far South				235 *	-2.1% ‡	2.2% ‡	270	-3.6%	1.9%			
Southern Tasmania	195	-2.5%	2.6%	270	3.8%	3.8%	310	3.3%	3.3%	380	5.6%	2.7%
Tasmania	180	2.9%	0.0%	235	0.0%	0.0%	272	0.7%	0.7%	350	9.4%	7.5%

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

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

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

Chart: Quarterly Weighted Median Rent¹

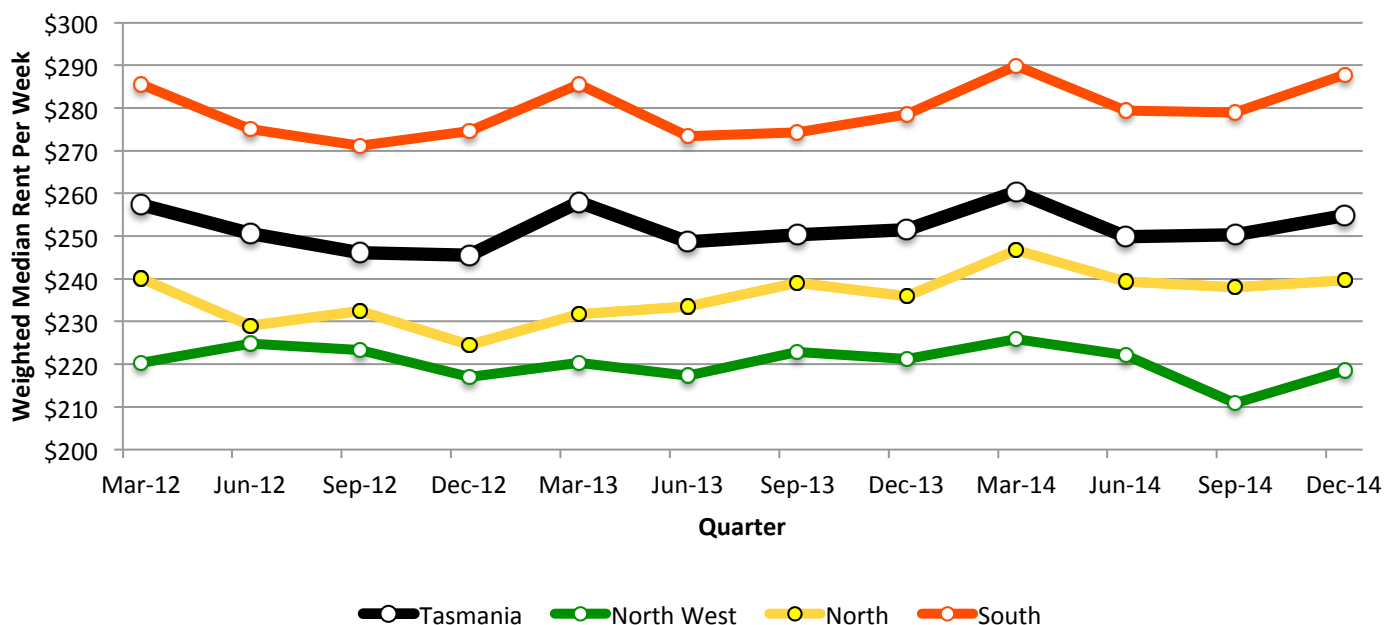


Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2014⁴

Large Locality/Area	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%	215	2.4%	260	2.0%	320	6.7%
East D'port & Ambleside	131 *	-12.7%	190	0.0%	220	-4.3%	285 *	-8.1% ‡
Greater Devonport	170	-5.6%	215	2.4%	260	4.0%	320	6.7%
Burnie	145	3.6%	200	0.0%	230	0.0%	320	6.7%
Greater Burnie	135	-3.6%	190	-5.0%	220	-6.4%	305	1.7%
Penguin	-	-	208 *	-1.2% ‡	258	3.0%	305 *	-1.6% ‡
Ulverstone	-	-	200	0.0%	258	3.0%	290 *	0.9%
Central Coast	151 *	0.7% ‡	197	-1.8%	250	0.0%	308	2.7%
Latrobe	131 *	1.0%	230	4.5%	240	-7.7%	270 *	-3.6% ‡
Smithton	115 *	-16.4% ‡	143 *	-13.6% ‡	210	0.0%	255 *	2.0% ‡
Somerset & Wynyard	135	-10.0% ‡	190	-5.0%	260	0.0%	290	-3.3% ‡
Port Sorell Area ⁵	-	-	220	4.8%	290	4.5%	330	3.1% ‡
Rural North West	135	-10.0%	200	0.0%	250	0.0%	280	5.7%
Queenstown	-	-	135 *	0.0%	150	0.0%	-	-
Rosebery & Tullah	-	-	140 *	7.7% ‡	160	0.0%	-	-
Zeehan	-	-	-	-	145 *	-3.3%	-	-
West Coast	89 *	-19.3% ‡	140	0.0%	160	0.0%	180 *	-5.3% ‡
North West Tasmania	140	-6.7%	197	-1.5%	240	0.0%	295	1.7%
Invermay	150 *	20.0% ‡	225	2.3%	280	9.8%	300 *	7.1% ‡
Launceston & East L'ton	180	2.9%	255	0.0%	330	3.1%	365	7.4%
Newstead	170	0.0%	210	5.0%	300	6.2%	395 *	-1.9% ‡
South Launceston	155	-3.1%	240	6.7%	290	3.6%	360 *	4.3%
Trevallyn	150 *	-6.3% ‡	248 *	20.7%	280	0.0%	350 *	7.7% ‡
West Launceston	180	12.5% ‡	233	5.7%	300	10.1%	293 *	-16.4% ‡
Inner Launceston	175	2.9%	240	2.1%	290	3.6%	350	6.1%
Kings M'dows & Y'town	150 *	0.0% ‡	240	9.1%	285	3.6%	340 *	3.0% ‡
Mowbray	145 *	31.8%	225	0.0%	270	4.9%	285	-1.7%
Newnham	149 *	32.4%	210	0.0%	265	0.0%	250 *	6.4% ‡
Norwood & Punchbowl	-	-	230 *	0.0% ‡	295 *	9.3% ‡	-	-
Prospect & Summerhill	-	-	230	0.0%	295	-0.8%	365 *	-1.4% ‡
Ravenswood	110 *	-12.0%	168	-6.6% ‡	200	0.0%	-	-
Riverside	155	3.3% ‡	233	8.1%	298	2.6%	320 *	-3.0% ‡
Outer Launceston	150	7.1%	220	2.3%	260	0.0%	313	-2.3%
Deloraine & Westbury	135 *	-15.6%	220	0.0%	258	-1.0%	295 *	2.6% ‡
Longford & Perth	140 *	-3.4% ‡	250	4.2%	278	-0.9%	320 *	6.7% ‡
Central North	150	0.0%	223	1.1%	258	-4.6%	315	5.0%
George Town & Low Head	135 *	12.5%	180	0.0%	205	2.5%	250 *	4.2% ‡
St Helens Area ⁶	-	-	195	-2.5%	220	-4.3%	250 *	1.0% ‡
North East	140	12.0% ‡	190	-2.6%	210	0.0%	250	4.2%
Northern Tasmania	180	16.1%	220	0.0%	260	0.0%	310	3.3%

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

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

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

Table 2 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2014

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	273	4.8%	350	0.0%	495	17.9%	-	-
Dynnyrne	195 *	0.0% ‡	280 *	-6.7% ‡	388 *	0.6% ‡	-	-
Hobart	233	1.1%	340	-5.6%	420	5.0%	-	-
Lenah Valley	185 *	0.0% ‡	265	1.9%	345	-1.4%	370 *	0.0% ‡
Mount Nelson	185 *	2.8% ‡	235	-2.1%	370 *	-1.3% ‡	-	-
Mount Stuart	195 *	1.3% ‡	290	16.0% ‡	380 *	8.6% ‡	-	-
New Town	190	2.7%	238	-5.9%	368	10.5%	-	-
North Hobart	250 *	19.0% ‡	328	-3.7%	380	8.6%	410 *	2.5% ‡
Sandy Bay	210	5.0%	320	8.5%	420	4.3%	450	-10.0%
South Hobart	210	0.0%	285	1.8%	360	2.9%	378 *	-10.1% ‡
West Hobart	210	-4.5%	305	1.7%	390	4.0%	415 *	-3.5% ‡
Hobart City	210	5.0%	300	3.4%	395	5.3%	440	6.0%
Austins Ferry & Granton	-	-	240 *	-5.9%	305	-4.7% ‡	-	-
Berriedale & Chigwell	150 *	4.2% ‡	220	0.0%	285	3.6%	-	-
Claremont	155 *	8.4% ‡	220	0.0%	290	3.6%	325 *	-5.8% ‡
Glenorchy	200	1.3%	230	1.1%	290	0.0%	325 *	-1.5% ‡
Lutana & Goodwood	-	-	255	2.0%	295	5.4%	-	-
Montrose & Rosetta	165 *	0.0% ‡	240	0.0%	310	-3.1%	-	-
Moonah & Derwent Park	180	2.9%	240	4.3%	300	1.7%	360 *	8.3% ‡
West Moonah	160	0.0%	240	4.3%	300	1.7%	350 *	0.0% ‡
Glenorchy City	175	6.1%	230	0.0%	295	1.7%	340	-1.4%
Bellerive & Rosny	220 *	11.4% ‡	280	3.7%	350	0.0%	420 *	6.3% ‡
Howrah	185 *	2.8% ‡	275	-1.8%	340	0.0%	420 *	7.7% ‡
Lindisfarne Area ⁷	185 *	-2.6% ‡	280	0.0%	330	0.0%	393	-1.9%
Rokeby & Clarendon Vale	129 *	2.8% ‡	170	10.7%	235	6.8%	-	-
Warrane & Mornington	-	-	280 *	7.7% ‡	295	2.6%	-	-
Eastern Shore	175	-2.8%	275	3.8%	300	0.0%	400	0.0%
Blackmans Bay	-	-	280	1.8%	355	2.9%	450 *	4.7% ‡
Kingston	173 *	-1.4%	280	0.0%	340	3.0%	393 *	-1.9%
Upper Channel ⁸	-	-	285	1.8%	350	6.1%	380 *	0.0% ‡
Taroona & Bonnet Hill	-	-	245 *	-9.3% ‡	400 *	11.1% ‡	378 *	-12.2% ‡
Kingston Area	175	0.0%	280	0.9%	350	4.5%	395	-3.7%
Bridgewater	-	-	195	11.4% ‡	240	2.1%	-	-
Brighton	-	-	260	0.0%	310	0.0%	-	-
New Norfolk	180 *	28.6% ‡	200	0.0%	260	6.1%	-	-
Old Beach	-	-	280 *	-0.9%	340	9.7%	405 *	2.5% ‡
Gagebrook & Herd. Cove	-	-	195 *	5.4%	210	7.7%	-	-
Central South	180 *	28.6%	230	0.0%	250	0.0%	300	0.0%
Dodges Ferry Area ⁹	-	-	243	0.0% ‡	290	3.6%	338 *	18.4% ‡
Midway Point & Sorell	-	-	250	0.0%	320	3.2%	355 *	7.6% ‡
South East	165 *	10.0% ‡	215	2.4%	280	0.0%	325	16.1%
Huonville Area ¹⁰	-	-	243	5.4%	283	-0.9%	315 *	-1.6% ‡
Far South	185 *	-5.1%	235	2.2%	270	3.8%	300	1.7%
Southern Tasmania	195	2.6%	260	2.0%	300	0.0%	379	2.4%
Tasmania	185	2.8%	240	2.1%	275	1.9%	330	3.1%

Table 3. Weekly Rents for New Bonds - by Local Government Area - Calendar Year 2014

Local Government Area	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	170	-5.6%	215	2.4%	260	4.0%	320	6.7%
Burnie	135	-3.6%	190	-5.0%	220	-8.3%	300	0.0%
Central Coast	151 *	0.7% ‡	197	-1.8%	250	0.0%	296	0.3%
Circular Head	130 *	-7.1% ‡	170 *	3.0% ‡	210	0.0%	255	2.0%
Kentish	-	-	200 *	-7.0% ‡	250	8.7%	290 *	3.6% ‡
King Island	-	-	-	-	160 *	-3.0% ‡	-	-
Latrobe	136 *	-20.1%	223	4.5%	275	1.9%	320	0.8%
Waratah/Wynyard	135	-10.0% ‡	195	-2.5%	250	-3.8%	290	-1.7%
West Coast	89 *	-19.3% ‡	140	0.0%	160	0.0%	180 *	-5.3% ‡
North West Tasmania	140	-6.7%	197	-1.5%	240	0.0%	295	1.7%
Launceston	187	16.9%	225	0.0%	275	1.9%	340	7.9%
Meander Valley	135 *	-10.0% ‡	220	4.8%	253	-2.9%	300	0.0%
Northern Midlands	143 *	-1.7% ‡	240	6.7%	268	-4.5%	315 *	5.9% ‡
West Tamar	170	13.3%	230	4.5%	280	0.0%	325	-7.1%
Break O'Day	-	-	195	-2.5%	213	-3.4%	240 *	0.0% ‡
Dorset	-	-	175	-2.8%	200	-4.8%	240	-4.0% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	135 *	12.5%	180	0.0%	210	5.0%	265 *	10.4% ‡
Northern Tasmania	180	16.1%	220	0.0%	260	0.0%	310	3.3%
Hobart	210	5.0%	300	3.4%	395	5.3%	440	6.0%
Glenorchy	175	6.1%	230	0.0%	295	1.7%	340	-1.4%
Clarence	175	-2.8%	275	3.8%	300	0.0%	400	0.0%
Kingborough	175	0.0%	280	1.8%	347	3.6%	395	-0.6%
Brighton	-	-	250	0.0%	245	-2.0%	370 *	2.8%
Central Highlands	-	-	-	-	170 *	-2.9% ‡	-	-
Derwent Valley	180 *	28.6% ‡	200	0.0%	260	8.3%	235 *	-6.0% ‡
Southern Midlands	-	-	228 *	-1.1%	240 *	-2.0% ‡	-	-
Glamorgan/Spring Bay	-	-	190	0.0%	220	-2.2%	-	-
Sorell	183 *	-1.4%	238	5.6%	300	2.9%	348	17.8%
Tasman	-	-	200 *	0.0% ‡	220 *	-2.2%	-	-
Huon Valley	185 *	-5.1% ‡	230	0.0%	270	3.8%	300	2.6%
Southern Tasmania	195	2.6%	260	2.0%	300	0.0%	379	2.4%
Tasmania	185	2.8%	240	2.1%	275	1.9%	330	3.1%

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

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

- insignificant data size for either 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.