

Tasmanian Rents

June Quarter 2016

from data collected by



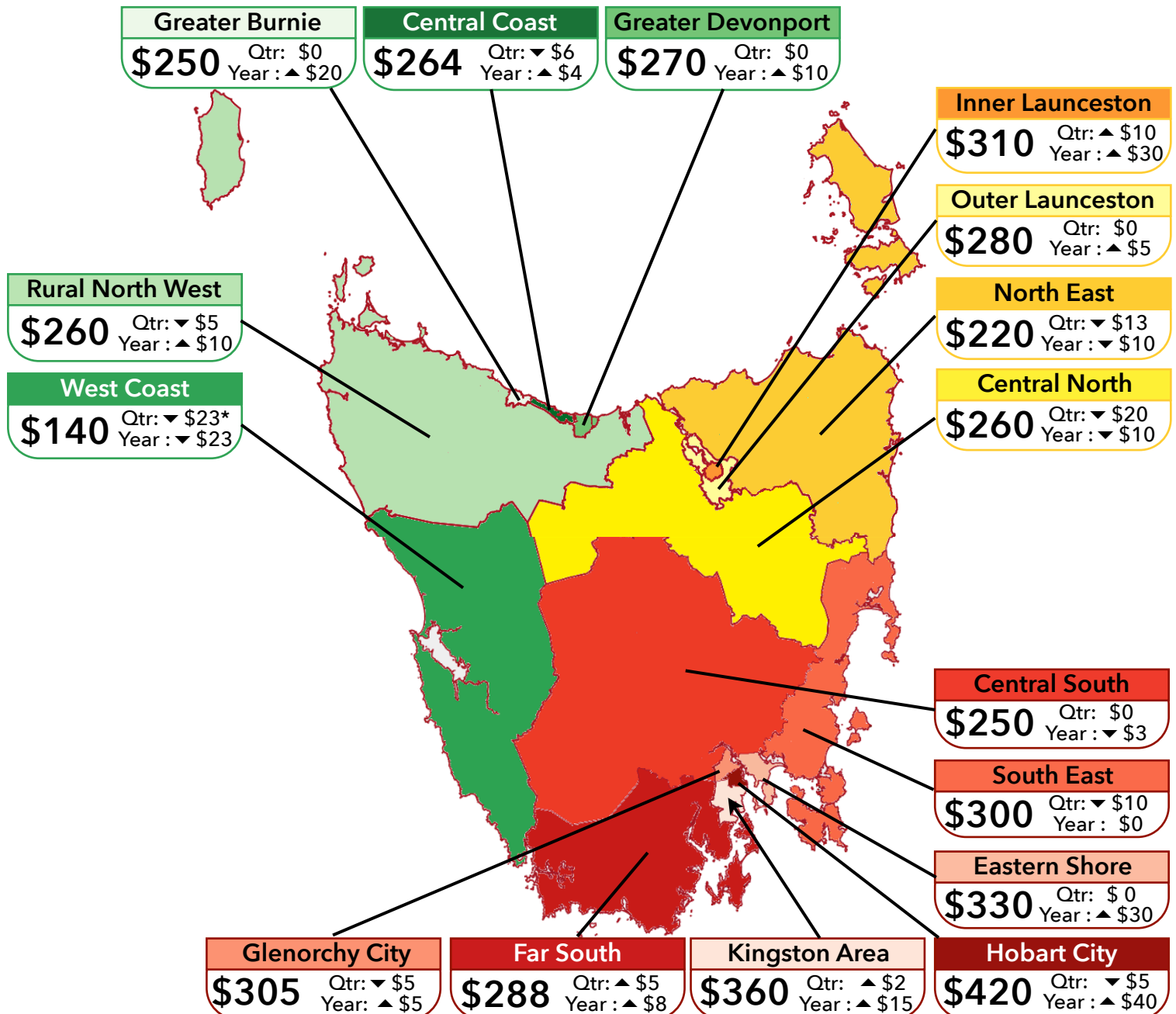
statistics compiled by



HEADLINE FIGURES: Quarterly Weighted Median Rent¹

	June Qtr	Qtr Change	Year Change
Tasmania	\$265	down 3.7%	up 2.3%
North West	\$237	up 1.2%	up 5.2%
North	\$253	down 0.1%	up 2.1%
South	\$297	down 3.5%	up 4.0%

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 2016³

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				233	5.7%	16.3%	270	0.0%	3.8%			
Greater Burnie				220	0.0%	10.0%	250	0.0%	8.7%			
Central Coast				210	-4.5% ‡	5.0%	264	-2.2%	1.5%			
Rural North West				225	12.5%	7.1%	260	-1.9%	4.0%			
West Coast				-	-	-	140	-13.8% ‡	-13.8%			
North West Tasmania	160	0.0%	3.2%	220	4.8%	10.0%	260	0.0%	4.0%	300	-1.6%	0.0%
Inner Launceston				248	-1.0%	1.0%	310	3.3%	10.7%			
Outer Launceston				230	0.0%	-4.2%	280	0.0%	1.8%			
Central North				235	-2.1%	6.8%	260	-7.1%	-3.7%			
North East				200	11.1% ‡	0.0%	220	-5.4%	-4.3%			
Northern Tasmania	163	1.6%	-4.4%	230	-2.1%	0.0%	280	0.0%	3.7%	340	3.0%	6.3%
Hobart City				320	0.0%	3.2%	420	-1.2%	10.5%			
Glenorchy City				253	1.8%	5.2%	305	-1.6%	1.7%			
Eastern Shore				275	-5.2%	0.0%	330	0.0%	10.0%			
Kingston Area				290	-6.5%	-1.7%	360	0.7%	4.3%			
Central South				228	-5.2%	4.6%	250	0.0%	-1.0%			
South East				250	0.0% ‡	12.4%	300	-3.2%	0.0%			
Far South				223 *	-11.0% ‡	-7.3%	288	1.8%	2.7%			
Southern Tasmania	205	-4.7%	2.5%	275	-5.2%	5.8%	320	-3.0%	3.2%	400	0.0%	3.9%
Tasmania	185	-7.5%	2.5%	250	-2.0%	4.2%	283	-4.2%	0.9%	350	-2.8%	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 either period (0-9 bonds lodged)

Chart: Quarterly Weighted Median Rent¹

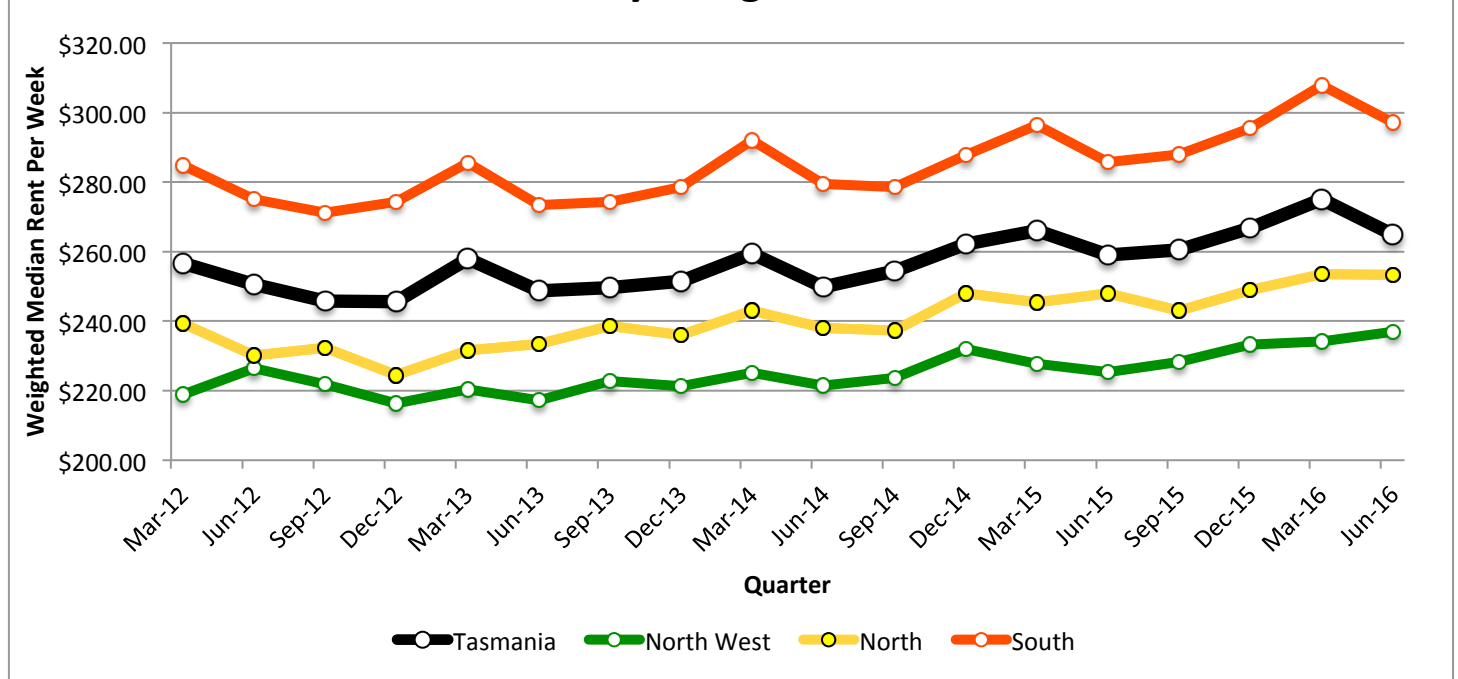


Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2015/16¹⁰

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	190	11.8%	225	4.7%	270	2.9%		
East D'port & Ambleside	-	-	210	5.0%	240	-4.0%		
Greater Devonport	188	10.3%	225	7.1%	265	1.9%	310	0.0%
Burnie	150	-3.2%	213	1.2%	248	4.4%		
Greater Burnie	150	3.4%	210	3.7%	250	8.7%	290	-9.4%
Penguin	-	-	240 *	4.3% ‡	250	-5.7%		
Ulverstone	160 *	23.4% ‡	220	10.0%	260	0.0%		
Central Coast	160 *	17.2% ‡	220	10.0%	260	0.0%	325	1.6%
Latrobe	-	-	240	3.2%	278	2.8%		
Smithton	-	-	170 *	-2.9% ‡	220	2.3%		
Somerset & Wynyard	160 *	-3.0% ‡	200	0.0%	260	3.0%		
Port Sorell Area ¹¹	-	-	230	0.0%	288	2.7%		
Rural North West	160	-3.0%	220	4.8%	260	4.0%	300	6.2%
Queenstown	-	-	130 *	0.0% ‡	150	7.1%		
Rosebery & Tullah	-	-	155 *	3.3% ‡	165	-8.3%		
Zeehan	-	-	-	-	150 *	0.0% ‡		
West Coast	110 *	4.8% ‡	148	5.4%	150	-6.3%	190 *	10.1% ‡
North West Tasmania	160	6.7%	220	10.0%	255	2.0%	300	0.0%
Invermay	175 *	11.1%	250	8.7%	278	2.8%		
Launceston & East L'ton	195	2.6%	280	7.7%	340	3.0%		
Newstead	190	0.8%	220	4.8%	300	1.7%		
South Launceston	160	3.2%	240	0.0%	300	0.0%		
Trevallyn	175 *	6.1% ‡	230	-8.0%	293	4.5%		
West Launceston	170 *	3.0% ‡	250	4.2%	310	3.3%		
Inner Launceston	180	5.9%	250	2.0%	300	1.7%	360	2.9%
Kings M'dows & Y'town	155 *	0.0% ‡	240	-4.0%	295	1.7%		
Mowbray	130 *	-10.3% ‡	230	-1.1%	270	0.0%		
Newnham	160 *	10.8% ‡	225	4.7%	270	0.0%		
Norwood & Punchbowl	-	-	250 *	6.4% ‡	300 *	0.0% ‡		
Prospect & Summerhill	-	-	245	2.1%	300	1.7%		
Ravenswood	-	-	165	-14.3% ‡	205	-5.7%		
Riverside	178 *	4.4%	223	-4.3%	304	1.3%		
Outer Launceston	160	3.2%	230	0.0%	275	1.9%	350	6.1%
Deloraine & Westbury	133 *	-10.2%	210	-4.5%	265	6.0%		
Longford & Perth	150 *	3.4% ‡	250	0.0%	280	0.0%		
Central North	150	0.0%	235	2.2%	265	1.9%	330	10.0%
George Town & Low Head	150 *	7.1%	160	-8.6%	200	0.0%		
St Helens Area ⁶	-	-	200	2.6%	240	4.3%		
North East	150	-6.3% ‡	190	-2.6%	220	4.8%	260	-1.9%
Northern Tasmania	165	0.0%	230	0.0%	275	1.9%	330	6.5%

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

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

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

Table 2 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Financial Year 2015/16

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	280	-5.1%	390	11.4%	550	7.3%		
Dynnyrne	-	-	320 *	9.4% ‡	413 *	-0.6% ‡		
Hobart	263	14.1%	400	5.3%	425	6.3%		
Lenah Valley	180 *	-5.3% ‡	280	3.7%	353	1.4%		
Mount Nelson	200 *	8.1% ‡	265 *	8.2%	340 *	-8.7% ‡		
Mount Stuart	190 *	0.0% ‡	275 *	-8.3% ‡	400 *	-2.4% ‡		
New Town	193	-3.8%	270	12.5%	400	14.3%		
North Hobart	233 *	3.3% ‡	330	3.1%	420	6.3%		
Sandy Bay	223	6.0%	325	1.6%	450	7.1%		
South Hobart	220	2.3%	315	5.0%	383	7.7%		
West Hobart	225	4.7%	350	19.7%	420	8.4%		
Hobart City	220	4.8%	320	6.7%	410	5.1%	450	0.0%
Austins Ferry & Granton	-	-	258 *	-8.0% ‡	335	8.1%		
Berriedale & Chigwell	143 *	1.8%	260 *	22.4% ‡	305	3.4%		
Claremont	-	-	240	6.7%	300	3.4%		
Glenorchy	200	0.0%	250	4.2%	300	0.0%		
Lutana & Goodwood	173 *	-8.0% ‡	265 *	6.0%	300	1.7%		
Montrose & Rosetta	163 *	-1.5% ‡	240	-4.0% ‡	298	-9.8%		
Moonah & Derwent Park	195 *	5.4%	250	0.0%	305	1.7%		
West Moonah	160 *	-1.5%	250	3.1%	320	6.7%		
Glenorchy City	170	0.0%	250	4.2%	305	1.7%	340	0.0%
Bellerive & Rosny	230 *	12.2% ‡	295	6.3%	363	3.6%		
Howrah	185 *	0.0%	285	3.6%	360	5.9%		
Lindisfarne Area ⁷	200 *	0.0% ‡	290	3.6%	360	5.1%		
Rokeby & Clarendon Vale	130 *	0.0% ‡	181	6.5%	240	2.1%		
Warrane & Mornington	-	-	288	1.8%	300	0.0%		
Eastern Shore	180	-2.7%	285	3.6%	320	4.9%	400	-2.4%
Blackmans Bay	-	-	310	5.1%	360	2.9%		
Kingston	175 *	0.0% ‡	290	3.6%	350	1.4%		
Upper Channel ⁸	220 *	-12.0%	300	1.7%	360	5.9%		
Taroona & Bonnet Hill	-	-	323 *	29.0% ‡	410 *	6.5% ‡		
Kingston Area	210	20.0%	300	5.3%	355	1.4%	450	12.5%
Bridgewater	-	-	200	0.0%	255	2.0%		
Brighton	-	-	265	0.0%	310	-2.4%		
New Norfolk	170 *	0.0% ‡	225	12.5%	265	1.9%		
Old Beach	-	-	-	-	350	2.9% ‡		
Gagebrook & Herd. Cove	-	-	-	-	220	0.0%		
Central South	170 *	1.5% ‡	240	4.3%	255	0.0%	328	2.3%
Dodges Ferry Area ⁹	-	-	250	6.4%	300	3.4%		
Midway Point & Sorell	-	-	270	8.0%	330	3.1%		
South East	180 *	5.9% ‡	240	6.7%	300	3.4%	323	0.8%
Huonville Area ¹⁰	-	-	220	-11.1%	295	3.5%		
Far South	218 *	17.6% ‡	245	1.0%	275	-1.8%	320	0.0%
Southern Tasmania	205	2.5%	275	3.8%	320	3.2%	395	3.9%
Tasmania	190	5.6%	250	2.0%	285	1.8%	350	2.9%

Table 3. Weekly Rents for New Bonds - by Local Government Area - Financial Year 2015/16

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Devonport	188	10.3%	225	7.1%	265	1.9%	310	0.0%
Burnie	150	0.0%	210	5.0%	250	8.7%	290	-6.5%
Central Coast	160 *	17.2% ‡	220	10.0%	260	0.0%	325	1.6%
Circular Head	-	-	170 *	-2.9% ‡	225	2.3%	250 *	-3.8% ‡
Kentish	-	-	-	-	240	-4.0%	280 *	-6.7% ‡
King Island	-	-	-	-	-	-	-	-
Latrobe	-	-	235	2.2%	280	0.0%	350 *	7.7%
Waratah/Wynyard	168 *	1.5% ‡	200	0.0%	260	4.0%	300	3.4%
West Coast	110 *	4.8% ‡	148	5.4%	150	-6.3%	190 *	10.1% ‡
North West Tasmania	160	6.7%	220	10.0%	255	2.0%	300	0.0%
Launceston	170	3.0%	240	2.1%	280	0.0%	340	0.0%
Meander Valley	135 *	-1.8% ‡	220	0.0%	275	5.8%	320 *	6.7%
Northern Midlands	150 *	1.7% ‡	250	2.0%	270	-3.6%	293 *	-4.1% ‡
West Tamar	180 *	5.9%	233	-1.1%	300	4.3%	365	10.6%
Break O'Day	-	-	200	2.6%	240	9.1%	275 *	5.8% ‡
Dorset	-	-	190 *	8.6% ‡	220	4.8%	250 *	0.0% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	150 *	7.1%	160	-11.1%	203	1.3%	260 *	-7.1% ‡
Northern Tasmania	165	0.0%	230	0.0%	275	1.9%	330	6.5%
Hobart	220	4.8%	320	6.7%	410	5.1%	450	0.0%
Glenorchy	170	0.0%	250	4.2%	305	1.7%	340	0.0%
Clarence	180	-2.7%	285	3.6%	320	3.2%	400	-2.4%
Kingborough	205	17.1%	295	3.5%	350	0.0%	440	10.0%
Brighton	-	-	250	0.0%	258	1.0%	370 *	-2.6% ‡
Central Highlands	-	-	-	-	183 *	-1.4%	-	-
Derwent Valley	170 *	0.0% ‡	220	10.0%	260	0.0%	300 *	3.4% ‡
Southern Midlands	-	-	-	-	228	-9.0%	-	-
Glamorgan/Spring Bay	-	-	205	2.5%	250	4.2%	-	-
Sorell	185 *	2.8% ‡	250	2.0%	310	3.3%	345	-1.4%
Tasman	-	-	190 *	-5.0% ‡	230 *	2.2% ‡	-	-
Huon Valley	230 *	27.8% ‡	245	2.1%	270	-3.6%	315 *	1.6%
Southern Tasmania	205	2.5%	275	3.8%	320	3.2%	395	3.9%
Tasmania	190	5.6%	250	2.0%	285	1.8%	350	2.9%

* 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.