

# Tasmanian Rents

December Quarter 2016

from data collected by



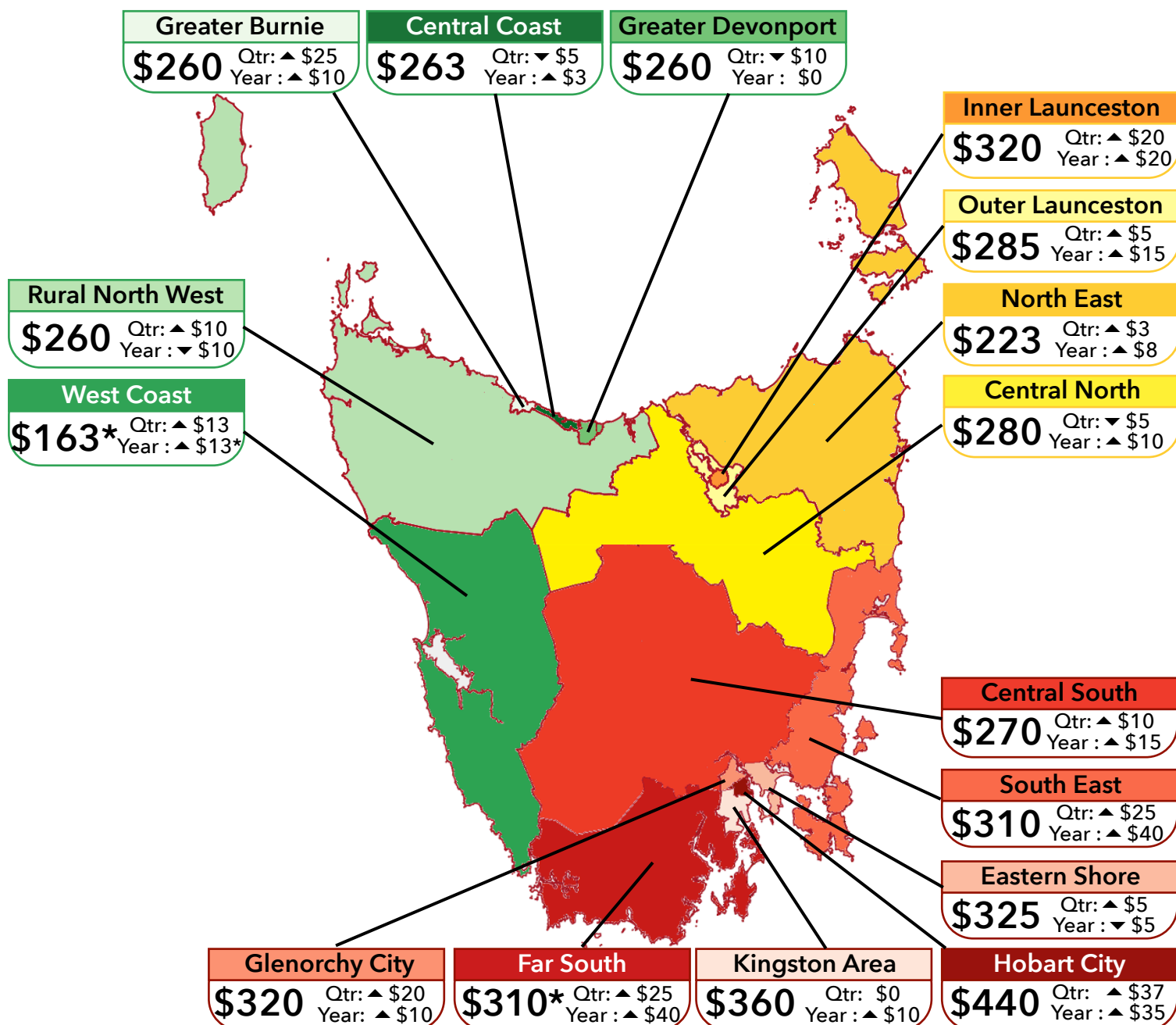
statistics compiled by



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

	Dec Qtr	Qtr Change	Year Change
<b>Tasmania</b>	<b>\$276</b>	<b>up 3.9%</b>	<b>up 3.5%</b>
North West	\$233	up 0.7%	no change
North	\$253	down 0.2%	up 2.0%
South	\$310	up 3.2%	up 5.1%

## MAP: December 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 - December Quarter 2016<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				225	2.3%	-2.2%	260	-3.7%	0.0%			
Greater Burnie				210	0.0%	-2.3%	260	10.6%	4.0%			
Central Coast				200 *	-4.8%	-9.1% ‡	263	-1.9%	1.0%			
Rural North West				220	-2.2%	-2.2%	260	4.0%	-3.7%			
West Coast				150 *	3.4% ‡	0.0% ‡	163 *	8.3%	8.3% ‡			
<b>North West Tasmania</b>	<b>160</b>	<b>-5.9%</b>	<b>-3.0%</b>	<b>210</b>	<b>0.0%</b>	<b>-4.5%</b>	<b>260</b>	<b>4.0%</b>	<b>4.0%</b>	<b>295</b>	<b>-4.8%</b>	<b>-1.7%</b>
Inner Launceston				250	2.0%	0.0%	320	6.7%	6.7%			
Outer Launceston				230	0.0%	2.2%	285	1.8%	5.6%			
Central North				230	-8.0%	0.0%	280	-1.8%	3.7%			
North East				200 *	-4.8%	0.0%	223	1.1%	-1.1%			
<b>Northern Tasmania</b>	<b>160</b>	<b>-5.9%</b>	<b>-5.9%</b>	<b>230</b>	<b>0.0%</b>	<b>0.0%</b>	<b>280</b>	<b>0.0%</b>	<b>3.7%</b>	<b>350</b>	<b>2.9%</b>	<b>6.1%</b>
Hobart City				340	1.5%	9.7%	440	9.3%	8.6%			
Glenorchy City				260	0.0%	8.3%	320	6.7%	3.2%			
Eastern Shore				290	0.0%	1.8%	325	1.6%	-1.5%			
Kingston Area				315	5.0%	8.6%	360	0.0%	2.9%			
Central South				240 *	-4.0%	-4.0%	270	3.8%	5.9%			
South East				260	4.0%	13.0% ‡	310	6.9%	3.3%			
Far South				-	-	-	310 *	8.8%	14.8%			
<b>Southern Tasmania</b>	<b>210</b>	<b>-2.3%</b>	<b>5.0%</b>	<b>295</b>	<b>5.4%</b>	<b>7.3%</b>	<b>330</b>	<b>3.1%</b>	<b>3.1%</b>	<b>420</b>	<b>2.4%</b>	<b>7.7%</b>
<b>Tasmania</b>	<b>190</b>	<b>-4.0%</b>	<b>0.0%</b>	<b>260</b>	<b>4.0%</b>	<b>4.0%</b>	<b>295</b>	<b>5.4%</b>	<b>3.5%</b>	<b>368</b>	<b>5.0%</b>	<b>5.0%</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: Quarterly Weighted Median Rent<sup>1</sup>

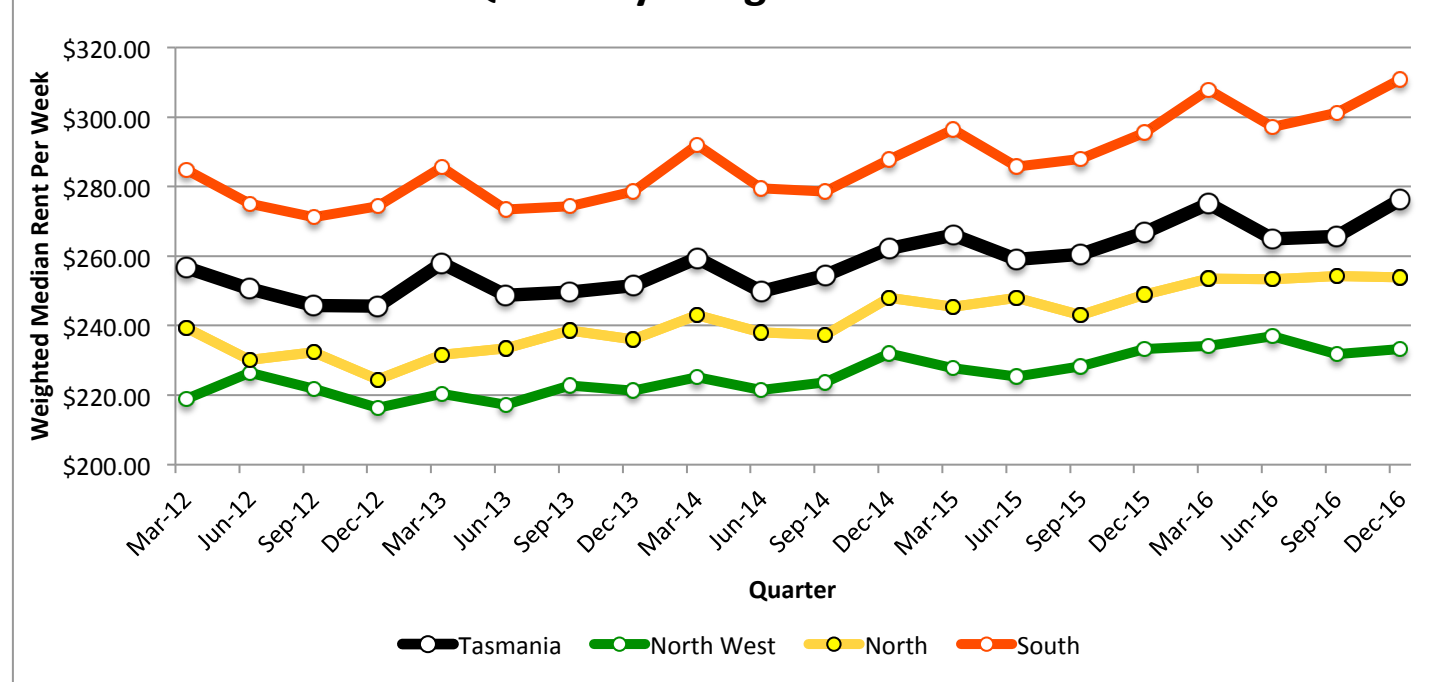


Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2016<sup>4</sup>

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	225 *	28.6%	225	2.3%	270	3.8%		
East D'port & Ambleside	-	-	208	3.8%	248	3.1%		
<b>Greater Devonport</b>	<b>203</b>	<b>15.7%</b>	<b>225</b>	<b>4.7%</b>	<b>270</b>	<b>3.8%</b>	<b>313</b>	<b>0.8%</b>
Burnie	150	-3.2%	218	3.6%	250	4.2%		
<b>Greater Burnie</b>	<b>150</b>	<b>0.0%</b>	<b>215</b>	<b>4.9%</b>	<b>250</b>	<b>4.2%</b>	<b>330</b>	<b>13.8%</b>
Penguin	-	-	240 *	0.0% ‡	255	-3.8%		
Ulverstone	-	-	210	-4.5%	260	0.0%		
<b>Central Coast</b>	<b>160 *</b>	<b>6.7% ‡</b>	<b>210</b>	<b>-2.3%</b>	<b>265</b>	<b>1.9%</b>	<b>320</b>	<b>-1.5%</b>
Latrobe	-	-	230	-1.1%	273	-0.9%		
Smithton	128 *	-1.9%	170 *	-5.6% ‡	223	3.5%		
Somerset & Wynyard	175 *	16.7% ‡	225	12.5%	260	0.0%		
Port Sorell Area <sup>5</sup>	-	-	235	2.2%	290	3.6%		
<b>Rural North West</b>	<b>165</b>	<b>0.0%</b>	<b>220</b>	<b>4.8%</b>	<b>260</b>	<b>0.0%</b>	<b>300</b>	<b>0.0%</b>
Queenstown	-	-	140 *	7.7% ‡	140	-6.7%		
Rosebery & Tullah	-	-	150 *	-1.6% ‡	170	-4.2%		
Zeehan	-	-	-	-	150 *	0.0% ‡		
<b>West Coast</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>7.1%</b>	<b>150</b>	<b>-6.3%</b>	<b>165 *</b>	<b>-8.3% ‡</b>
<b>North West Tasmania</b>	<b>160</b>	<b>3.2%</b>	<b>215</b>	<b>2.4%</b>	<b>260</b>	<b>4.0%</b>	<b>300</b>	<b>0.0%</b>
Invermay	198	21.8% ‡	240	-4.0%	285	5.6%		
Launceston & East L'ton	190	0.0%	265	-5.4%	350	6.1%		
Newstead	170 *	-19.0%	218	-1.1%	315	6.8%		
South Launceston	160	0.0% ‡	238	-1.0%	300	0.0%		
Trevallyn	170 *	-5.6% ‡	240 *	7.9%	303	8.0%		
West Launceston	165 *	-1.5% ‡	250 *	0.0%	310	3.3%		
<b>Inner Launceston</b>	<b>180</b>	<b>0.0%</b>	<b>248</b>	<b>-1.0%</b>	<b>300</b>	<b>0.0%</b>	<b>360</b>	<b>2.9%</b>
Kings M'dows & Y'town	158 *	5.0% ‡	250	4.2%	300	5.3%		
Mowbray	120 *	-17.2% ‡	230	0.0%	280	6.7%		
Newnham	145 *	-9.4% ‡	225	2.3%	280	3.7%		
Norwood & Punchbowl	-	-	245 *	-2.0% ‡	290 *	-3.3% ‡		
Prospect & Summerhill	-	-	250	4.2%	310	6.0%		
Ravenswood	-	-	170	-2.9% ‡	220	9.5%		
Riverside	175 *	2.9% ‡	250	9.9%	310	3.3%		
<b>Outer Launceston</b>	<b>150</b>	<b>-6.3%</b>	<b>230</b>	<b>0.0%</b>	<b>280</b>	<b>3.7%</b>	<b>350</b>	<b>6.1%</b>
Deloraine & Westbury	-	-	220	4.8%	280	7.7%		
Longford & Perth	150 *	0.0% ‡	250	0.0%	280	0.0%		
<b>Central North</b>	<b>150</b>	<b>0.0%</b>	<b>240</b>	<b>4.3%</b>	<b>280</b>	<b>5.7%</b>	<b>340</b>	<b>6.3%</b>
George Town & Low Head	150 *	7.1% ‡	160	-5.9%	200	0.0%		
St Helens Area <sup>6</sup>	-	-	200	0.0%	240	0.0%		
<b>North East</b>	<b>150 *</b>	<b>0.0% ‡</b>	<b>200</b>	<b>2.6%</b>	<b>220</b>	<b>0.0%</b>	<b>275</b>	<b>5.8%</b>
<b>Northern Tasmania</b>	<b>165</b>	<b>-2.9%</b>	<b>230</b>	<b>0.0%</b>	<b>280</b>	<b>3.7%</b>	<b>340</b>	<b>7.9%</b>

\* 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 - Calendar Year 2016

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	288	-0.9%	400	5.3%	480	-7.7%		
Dynnyrne	240 *	29.7% ‡	325 *	8.3% ‡	380 *	-12.6% ‡		
Hobart	270	12.5%	400	0.0%	478	25.7%		
Lenah Valley	200 *	11.1% ‡	280	3.7%	360	5.9%		
Mount Nelson	200 *	5.3% ‡	268 *	11.5% ‡	380 *	8.6% ‡		
Mount Stuart	190 *	-3.8% ‡	330 *	18.9% ‡	400 *	-5.9% ‡		
New Town	210	7.7%	273	4.8%	400	14.3%		
North Hobart	220	-6.4% ‡	330	3.1%	420	5.0%		
Sandy Bay	230	8.2%	340	6.3%	450	5.9%		
South Hobart	233	5.7%	330	10.0%	383	6.3%		
West Hobart	230	7.0%	320	0.0%	420	0.0%		
<b>Hobart City</b>	<b>230</b>	<b>9.5%</b>	<b>323</b>	<b>4.0%</b>	<b>420</b>	<b>6.3%</b>	<b>488</b>	<b>8.3%</b>
Austins Ferry & Granton	-	-	270 *	0.0% ‡	349 *	12.5%		
Berriedale & Chigwell	158 *	12.5%	270 *	17.4% ‡	305	1.7%		
Claremont	-	-	250	8.7%	300	0.0%		
Glenorchy	200	2.6%	250	0.0%	308	2.5%		
Lutana & Goodwood	185 *	-2.6%	260	0.0% ‡	300	0.0%		
Montrose & Rosetta	173 *	4.5%	260	8.3%	330	0.0%		
Moonah & Derwent Park	198 *	0.0% ‡	260	1.0%	315	1.6%		
West Moonah	170 *	0.0%	250	-1.0%	320	0.0%		
<b>Glenorchy City</b>	<b>180</b>	<b>5.9%</b>	<b>255</b>	<b>2.0%</b>	<b>310</b>	<b>3.3%</b>	<b>370</b>	<b>8.8%</b>
Bellerive & Rosny	240 *	14.3% ‡	300	5.3%	370	4.2%		
Howrah	185 *	0.0% ‡	288	2.7%	370	5.7%		
Lindisfarne Area <sup>7</sup>	200 *	-2.4% ‡	290	0.0%	365	4.3%		
Rokeby & Clarendon Vale	135	3.8% ‡	200	23.5%	240	5.3%		
Warrane & Mornington	-	-	295 *	1.7% ‡	318	5.8%		
<b>Eastern Shore</b>	<b>180</b>	<b>-2.7%</b>	<b>290</b>	<b>3.6%</b>	<b>325</b>	<b>4.8%</b>	<b>420</b>	<b>2.4%</b>
Blackmans Bay	220 *	2.3%	320	6.7%	365	1.4%		
Kingston	175 *	0.0% ‡	300	5.3%	350	0.0%		
Upper Channel <sup>8</sup>	-	-	300	1.7%	360	5.9%		
Taroona & Bonnet Hill	-	-	-	-	395 *	4.6% ‡		
<b>Kingston Area</b>	<b>215</b>	<b>8.9%</b>	<b>300</b>	<b>1.7%</b>	<b>360</b>	<b>2.9%</b>	<b>440</b>	<b>4.8%</b>
Bridgewater	-	-	210	5.0%	250	-2.0%		
Brighton	-	-	273	2.8%	320	1.6%		
New Norfolk	-	-	220	4.8%	265	-0.9%		
Old Beach	-	-	-	-	350	0.0% ‡		
Gagebrook & Herd. Cove	-	-	-	-	225	2.3%		
<b>Central South</b>	<b>170 *</b>	<b>13.3% ‡</b>	<b>240</b>	<b>4.3%</b>	<b>260</b>	<b>0.0%</b>	<b>330</b>	<b>0.8%</b>
Dodges Ferry Area <sup>9</sup>	-	-	270 *	14.9%	295	0.0%		
Midway Point & Sorell	-	-	265	6.0%	330	0.0%		
<b>South East</b>	<b>190 *</b>	<b>15.2% ‡</b>	<b>250</b>	<b>13.6%</b>	<b>300</b>	<b>1.7%</b>	<b>340</b>	<b>7.9%</b>
Huonville Area <sup>10</sup>	-	-	250	4.2%	300	7.1%	-	-
Far South	205 *	7.9% ‡	250	2.0%	295	5.4%	303 *	-5.5%
<b>Southern Tasmania</b>	<b>210</b>	<b>5.0%</b>	<b>280</b>	<b>3.7%</b>	<b>325</b>	<b>1.6%</b>	<b>410</b>	<b>5.1%</b>
<b>Tasmania</b>	<b>190</b>	<b>2.7%</b>	<b>250</b>	<b>0.0%</b>	<b>290</b>	<b>3.6%</b>	<b>360</b>	<b>2.9%</b>

**Table 3. Weekly Rents for New Bonds - by Local Government Area - Calendar Year 2016**

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	203	15.7%	225	4.7%	270	3.8%	313	0.8%
Burnie	150	0.0%	215	4.9%	250	4.2%	330	13.8%
Central Coast	160 *	6.7% ‡	210	0.0%	264	5.6%	323	-0.8%
Circular Head	130 *	-7.1%	173 *	-4.2% ‡	225	4.7%	260 *	4.0%
Kentish	-	-	-	-	240	0.0%	-	-
King Island	-	-	-	-	193 *	-3.8%	-	-
Latrobe	180 *	0.0%	230	0.0%	280	0.0%	350 *	2.9%
Waratah/Wynyard	175 *	11.1% ‡	225	12.5%	255	-1.9%	333	10.8%
West Coast	-	-	150	7.1%	150	-6.3%	165 *	-8.3% ‡
<b>North West Tasmania</b>	<b>160</b>	<b>3.2%</b>	<b>215</b>	<b>2.4%</b>	<b>260</b>	<b>4.0%</b>	<b>300</b>	<b>0.0%</b>
Launceston	170	0.0%	235	-2.1%	290	3.6%	350	6.1%
Meander Valley	150 *	7.1% ‡	220	0.0%	280	7.7%	350 *	16.7% ‡
Northern Midlands	150 *	0.0% ‡	250	0.0%	275	1.9%	320 *	0.0% ‡
West Tamar	175 *	1.4%	240	4.3%	290	-2.5%	350	2.9%
Break O'Day	-	-	205	2.5%	240	4.3%	275 *	5.8% ‡
Dorset	-	-	200 *	2.6% ‡	220	0.0%	270 *	8.0% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	150 *	7.1% ‡	160	-5.9%	203	1.3%	-	-
<b>Northern Tasmania</b>	<b>165</b>	<b>-2.9%</b>	<b>230</b>	<b>0.0%</b>	<b>280</b>	<b>3.7%</b>	<b>340</b>	<b>7.9%</b>
Hobart	230	9.5%	323	4.0%	420	6.3%	488	8.3%
Glenorchy	180	5.9%	255	2.0%	310	3.3%	370	8.8%
Clarence	178	-4.1%	290	3.6%	330	6.5%	420	2.4%
Kingborough	215	7.5%	300	2.2%	360	2.9%	440	5.1%
Brighton	-	-	255	2.0%	260	0.0%	370 *	-2.0% ‡
Central Highlands	-	-	-	-	-	-	-	-
Derwent Valley	180 *	20.0% ‡	215	2.4%	263	1.0%	300 *	9.1% ‡
Southern Midlands	-	-	-	-	250 *	8.7%	-	-
Glamorgan/Spring Bay	-	-	215	7.5%	260	4.0%	-	-
Sorell	200 *	11.1% ‡	260	4.0%	310	3.3%	360 *	2.9%
Tasman	-	-	220 *	20.5% ‡	250 *	8.7% ‡	-	-
Huon Valley	205 *	20.6% ‡	250	2.0%	285	3.6%	300 *	-4.8%
<b>Southern Tasmania</b>	<b>210</b>	<b>5.0%</b>	<b>280</b>	<b>3.7%</b>	<b>325</b>	<b>1.6%</b>	<b>410</b>	<b>5.1%</b>
<b>Tasmania</b>	<b>190</b>	<b>2.7%</b>	<b>250</b>	<b>0.0%</b>	<b>290</b>	<b>3.6%</b>	<b>360</b>	<b>2.9%</b>

\* 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)

Note: Several 1 bedroom properties in Devonport were double counted in an earlier edition. It affected the 1 br median rent price in Devonport, Greater Devonport and Tasmania. This edition has rectified the problem.

# 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.

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