

# Tasmanian Rents

December Quarter 2017 **Amended**

from data collected by



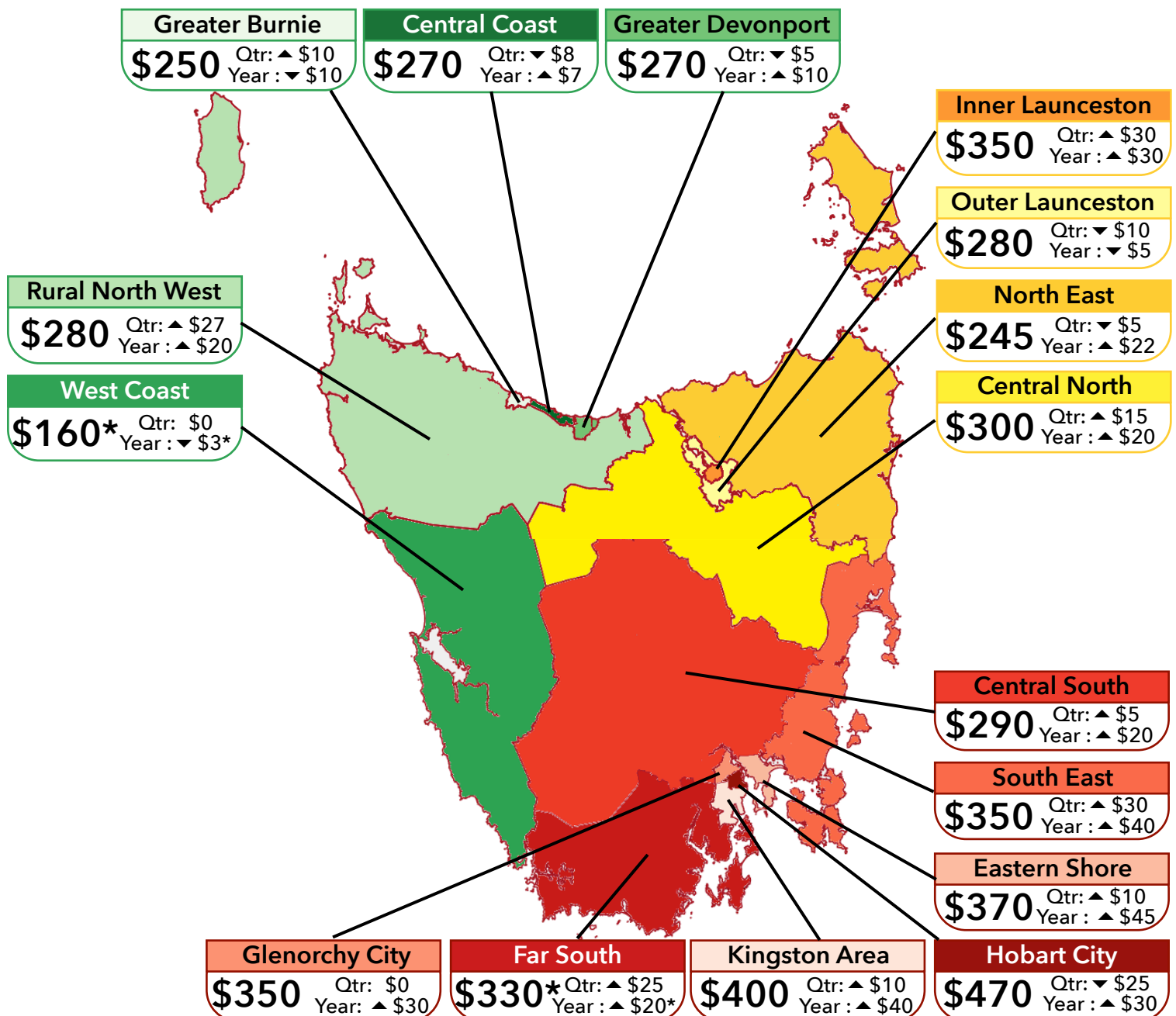
statistics compiled by



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

	Dec Qtr Index	Qtr Change	Year Change
<b>Tasmania</b>	<b>290</b>	<b>up 4.3%</b>	<b>up 5.0%</b>
North West	241	up 2.0%	up 3.3%
North	271	up 5.9%	up 6.7%
South	340	up 4.5%	up 9.4%

## 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 2017<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	-4.3%	-1.1%	270	-1.8%	3.8%			
Greater Burnie				220	3.5%	4.8%	250	4.2%	-3.8%			
Central Coast				225 *	-2.2% ‡	12.5% ‡	270	-2.7%	2.9%			
Rural North West				250	19.0%	13.6%	280	10.9%	7.7%			
West Coast				138 *	1.9% ‡	-8.3% ‡	160 *	0.0%	-1.5% ‡			
<b>North West Tasmania</b>	<b>170</b>	<b>0.0%</b>	<b>6.3%</b>	<b>220</b>	<b>0.0%</b>	<b>4.8%</b>	<b>270</b>	<b>5.9%</b>	<b>3.8%</b>	<b>280</b>	<b>-6.7%</b>	<b>-5.1%</b>
Inner Launceston				270	8.0%	8.0%	350	9.4%	9.4%			
Outer Launceston				230	-4.2%	0.0%	280	-3.4%	-1.8%			
Central North				262	9.2%	13.9%	300	5.3%	7.1%			
North East				220 *	10.0% ‡	10.0% ‡	245	-2.0%	10.1%			
<b>Northern Tasmania</b>	<b>185</b>	<b>12.1%</b>	<b>15.6%</b>	<b>255</b>	<b>6.3%</b>	<b>10.9%</b>	<b>293</b>	<b>4.5%</b>	<b>4.5%</b>	<b>350</b>	<b>6.1%</b>	<b>0.0%</b>
				-	-	-	-	-	-	-	-	-
Hobart City				390	5.4%	14.7%	470	-5.1%	6.8%			
Glenorchy City				270	1.9%	3.8%	350	0.0%	9.4%			
Eastern Shore				330	3.1%	13.8%	370	2.8%	13.8%			
Kingston Area				315	-4.5%	0.0%	400	2.6%	11.1%			
Central South				250	16.3%	4.2% ‡	290	1.8%	7.4%			
South East				285 *	5.6% ‡	9.6%	350	9.4%	12.9%			
Far South				260 *	0.0% ‡	23.8%	330 *	8.2%	6.5% ‡			
<b>Southern Tasmania</b>	<b>250</b>	<b>2.0%</b>	<b>19.0%</b>	<b>310</b>	<b>3.3%</b>	<b>5.1%</b>	<b>363</b>	<b>3.6%</b>	<b>9.8%</b>	<b>465</b>	<b>12.7%</b>	<b>10.7%</b>
<b>Tasmania</b>	<b>209</b>	<b>4.5%</b>	<b>10.0%</b>	<b>270</b>	<b>3.8%</b>	<b>3.8%</b>	<b>310</b>	<b>3.3%</b>	<b>5.1%</b>	<b>380</b>	<b>8.6%</b>	<b>3.4%</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>

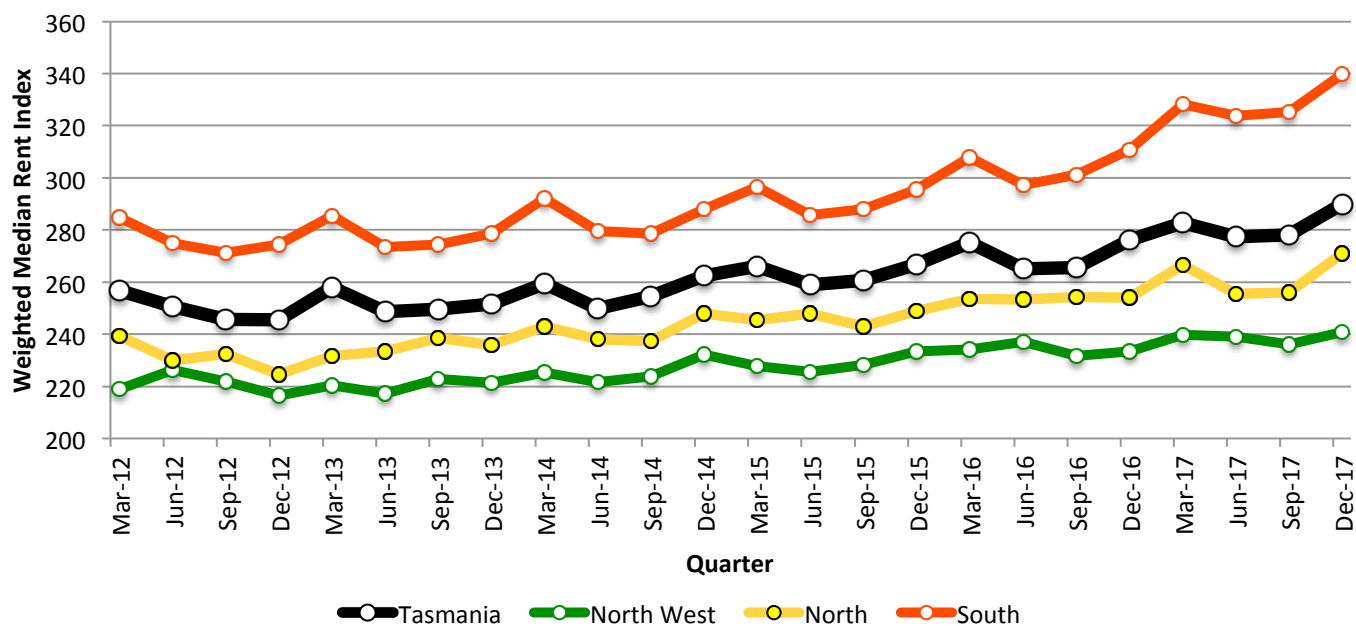


Table 2. Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2017<sup>4</sup>

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	180	-20.0% ‡	228	1.1%	270	0.0%		
East D'port & Ambleside	-	-	185	-10.8%	260	5.1%		
<b>Greater Devonport</b>	<b>173</b>	<b>-14.8%</b>	<b>223</b>	<b>-1.1%</b>	<b>270</b>	<b>0.0%</b>	<b>350</b>	<b>12.0%</b>
Burnie	150 *	0.0%	220	1.1%	250	0.0%		
<b>Greater Burnie</b>	<b>150</b>	<b>0.0%</b>	<b>215</b>	<b>0.0%</b>	<b>250</b>	<b>0.0%</b>	<b>300</b>	<b>-9.1%</b>
Penguin	-	-	240 *	0.0% ‡	275	7.8%		
Ulverstone	185 *	15.6%	220	4.8%	260	0.0%		
<b>Central Coast</b>	<b>180 *</b>	<b>12.5% ‡</b>	<b>230</b>	<b>9.5%</b>	<b>270</b>	<b>1.9%</b>	<b>350</b>	<b>9.4%</b>
Latrobe	-	-	235	2.2%	273	0.0%		
Smithton	-	-	180 *	5.9% ‡	215	-3.4%		
Somerset & Wynyard	180 *	2.9% ‡	220	-2.2%	270	3.8%		
Port Sorell Area <sup>5</sup>	-	-	230	-2.1%	290	0.0%		
<b>Rural North West</b>	<b>175</b>	<b>6.1%</b>	<b>220</b>	<b>0.0%</b>	<b>270</b>	<b>3.8%</b>	<b>300</b>	<b>0.0%</b>
Queenstown	-	-	130 *	-7.1% ‡	160	14.3%		
Rosebery & Tullah	-	-	150 *	0.0% ‡	160	-5.9%		
Zeehan	-	-	135 *	3.8%	150 *	0.0% ‡		
<b>West Coast</b>	<b>-</b>	<b>-</b>	<b>140</b>	<b>-6.7%</b>	<b>160</b>	<b>6.7%</b>	<b>183 *</b>	<b>10.6% ‡</b>
<b>North West Tasmania</b>	<b>165</b>	<b>3.1%</b>	<b>220</b>	<b>2.3%</b>	<b>260</b>	<b>0.0%</b>	<b>300</b>	<b>0.0%</b>
Invermay	165	-16.7%	250	4.2%	288	0.9%		
Launceston & East L'ton	240	26.3%	290	9.4%	365	4.3%		
Newstead	200 *	17.6% ‡	238	9.2%	330	4.8%		
South Launceston	180	12.5%	263	10.5%	320	6.7%		
Trevallyn	183 *	7.4% ‡	250	4.2% ‡	340	12.4%		
West Launceston	180 *	9.1% ‡	255	2.0% ‡	325	4.8%		
<b>Inner Launceston</b>	<b>184</b>	<b>2.2%</b>	<b>260</b>	<b>5.1%</b>	<b>325</b>	<b>8.3%</b>	<b>370</b>	<b>2.8%</b>
Kings M'dows & Y'town	170 *	7.9% ‡	250	0.0%	320	6.7%		
Mowbray	160 *	33.3% ‡	250	8.7%	290	3.6%		
Newnham	160 *	10.3% ‡	225	0.0%	295	5.4%		
Norwood & Punchbowl	-	-	260 *	6.1% ‡	298 *	2.6% ‡		
Prospect & Summerhill	-	-	243	-3.0%	330	6.5%		
Ravenswood	131 *	19.1%	175 *	2.9%	215	-2.3%		
Riverside	175 *	0.0% ‡	250	0.0%	320	3.2%		
<b>Outer Launceston</b>	<b>160</b>	<b>6.7%</b>	<b>230</b>	<b>0.0%</b>	<b>290</b>	<b>3.6%</b>	<b>373</b>	<b>6.4%</b>
Deloraine & Westbury	-	-	240	9.1%	275	-1.8%		
Longford & Perth	170 *	13.3% ‡	253	1.0%	300	7.1%		
<b>Central North</b>	<b>170</b>	<b>13.3%</b>	<b>240</b>	<b>0.0%</b>	<b>280</b>	<b>0.0%</b>	<b>330</b>	<b>-2.9%</b>
George Town & Low Head	-	-	180 *	12.5%	220	10.0%		
St Helens Area <sup>6</sup>	-	-	220	10.0%	265	10.4%		
<b>North East</b>	<b>160 *</b>	<b>6.7% ‡</b>	<b>210</b>	<b>5.0%</b>	<b>240</b>	<b>9.1%</b>	<b>270</b>	<b>-1.8%</b>
<b>Northern Tasmania</b>	<b>175</b>	<b>6.1%</b>	<b>240</b>	<b>4.3%</b>	<b>290</b>	<b>3.6%</b>	<b>350</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)

Table 2 (continued). Weekly Rents for New Bonds - by Large Localities and Area - Calendar Year 2017

	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %	Median \$	Yr Change %
Battery Point	345	20.0%	450	12.5%	590 *	22.9%		
Dynnyrne	-	-	340 *	4.6% ‡	415 *	9.2% ‡		
Hobart	280	3.7%	495	23.8%	570	19.4%		
Lenah Valley	150	-25.0% ‡	310	10.7%	420	16.7%		
Mount Nelson	225 *	12.5% ‡	310 *	15.9% ‡	465 *	22.4% ‡		
Mount Stuart	205 *	7.9% ‡	320 *	-3.0% ‡	470 *	17.5% ‡		
New Town	220	4.8%	300	10.1%	450	12.5%		
North Hobart	250	13.6%	373	12.9%	448	6.5%		
Sandy Bay	270	17.4%	380	11.8%	500	11.1%		
South Hobart	270	16.1%	350	6.1%	440	15.0%		
West Hobart	270	17.4%	395	23.4%	465	10.7%		
<b>Hobart City</b>	<b>260</b>	<b>13.0%</b>	<b>365</b>	<b>13.2%</b>	<b>468</b>	<b>11.3%</b>	<b>530</b>	<b>8.7%</b>
Austins Ferry & Granton	-	-	283 *	4.6% ‡	360 *	3.2% ‡		
Berriedale & Chigwell	165 *	4.8% ‡	250 *	-7.4% ‡	338	10.7%		
Claremont	180 *	2.9%	250	0.0%	330	10.0%		
Glenorchy	220	10.0%	275	10.0%	330	7.3%		
Lutana & Goodwood	-	-	280	7.7%	350	16.7%		
Montrose & Rosetta	195 *	13.0% ‡	270 *	3.8%	360	9.1%		
Moonah & Derwent Park	215 *	8.9% ‡	275	5.8%	350	11.1%		
West Moonah	193 *	13.2% ‡	290	16.0%	350	9.4%		
<b>Glenorchy City</b>	<b>200</b>	<b>11.1%</b>	<b>265</b>	<b>3.9%</b>	<b>340</b>	<b>9.7%</b>	<b>400</b>	<b>8.1%</b>
Bellerive & Rosny	250 *	4.2% ‡	320	6.7%	420 *	13.5%		
Howrah	230 *	24.3% ‡	320	11.3%	395	6.8%		
Lindisfarne Area <sup>7</sup>	230 *	15.0% ‡	320	10.3%	395	8.2%		
Rokeby & Clarendon Vale	135 *	0.0%	230 *	15.0%	252	4.8%		
Warrane & Mornington	-	-	235 *	-20.3% ‡	340	7.1%		
<b>Eastern Shore</b>	<b>190</b>	<b>5.6%</b>	<b>318</b>	<b>9.5%</b>	<b>350</b>	<b>7.7%</b>	<b>460</b>	<b>9.5%</b>
Blackmans Bay	-	-	325	1.6%	390	6.8%		
Kingston	175 *	0.0% ‡	320	6.7%	385	10.0%		
Upper Channel <sup>8</sup>	-	-	313 *	4.2%	390	8.3%		
Taroona & Bonnet Hill	-	-	-	-	375 *	-5.1% ‡		
<b>Kingston Area</b>	<b>215</b>	<b>0.0%</b>	<b>320</b>	<b>6.7%</b>	<b>390</b>	<b>8.3%</b>	<b>460</b>	<b>4.5%</b>
Bridgewater	-	-	210	0.0%	270	8.0%		
Brighton	-	-	275	0.9%	350	9.4%		
New Norfolk	165 *	-8.3%	240	9.1%	270	1.9%		
Old Beach	-	-	-	-	365 *	4.3%		
Gagebrook & Herd. Cove	-	-	-	-	250	11.1%		
<b>Central South</b>	<b>180 *</b>	<b>5.9% ‡</b>	<b>245</b>	<b>2.1%</b>	<b>280</b>	<b>7.7%</b>	<b>323</b>	<b>-2.3%</b>
Dodges Ferry Area <sup>9</sup>	-	-	290 *	7.4% ‡	320	8.5%		
Midway Point & Sorell	-	-	285	7.5%	350	6.1%		
<b>South East</b>	<b>200 *</b>	<b>5.3% ‡</b>	<b>260</b>	<b>4.0%</b>	<b>320</b>	<b>6.7%</b>	<b>350</b>	<b>2.9%</b>
Huonville Area <sup>10</sup>	-	-	250	0.0%	320	6.7%	-	-
Far South	190 *	-7.3% ‡	263	5.0%	310	5.1%	360 *	19.0% ‡
<b>Southern Tasmania</b>	<b>240</b>	<b>14.3%</b>	<b>300</b>	<b>7.1%</b>	<b>350</b>	<b>7.7%</b>	<b>440</b>	<b>7.3%</b>
<b>Tasmania</b>	<b>200</b>	<b>5.3%</b>	<b>260</b>	<b>4.0%</b>	<b>300</b>	<b>3.4%</b>	<b>370</b>	<b>2.8%</b>

**Table 3. Weekly Rents for New Bonds - by Local Government Area - Calendar Year 2017**

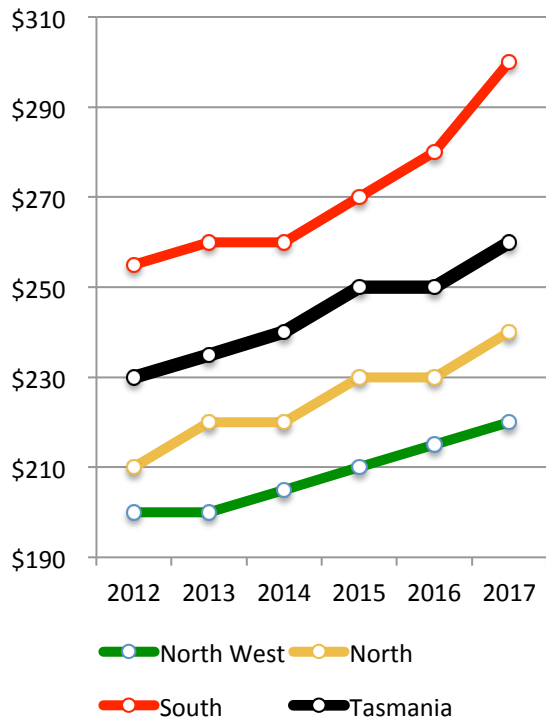
	1 Bedroom		2 Bedroom		3 Bedroom		4 & 5 Bedrooms	
	Median	Yr Change	Median	Yr Change	Median	Yr Change	Median	Yr Change
	\$	%	\$	%	\$	%	\$	%
Devonport	173	-14.8%	223	-1.1%	270	0.0%	350	12.0%
Burnie	150	0.0%	215	0.0%	250	0.0%	300	-9.1%
Central Coast	180 *	12.5% ‡	230	9.5%	270	2.3%	350	8.5%
Circular Head	150 *	15.4% ‡	190	10.1% ‡	225	0.0%	255	-1.9% ‡
Kentish	-	-	-	-	270	12.5%	-	-
King Island	-	-	-	-	275 *	42.9% ‡	-	-
Latrobe	183 *	1.4% ‡	235	2.2%	285	1.8%	358 *	2.1% ‡
Waratah/Wynyard	190 *	8.6% ‡	220	-2.2%	270	5.9%	320	-3.8%
West Coast	-	-	140	-6.7%	160	6.7%	183 *	10.6% ‡
<b>North West Tasmania</b>	<b>165</b>	<b>3.1%</b>	<b>220</b>	<b>2.3%</b>	<b>260</b>	<b>0.0%</b>	<b>300</b>	<b>0.0%</b>
Launceston	175	2.9%	250	6.4%	300	3.4%	370	5.7%
Meander Valley	168 *	11.7% ‡	240	9.1%	280	0.0%	335 *	-4.3% ‡
Northern Midlands	170 *	13.3% ‡	250	0.0%	295	7.3%	320 *	0.0% ‡
West Tamar	175 *	0.0% ‡	243	1.0%	300	3.4%	360	2.9%
Break O'Day	180 *	12.5%	220	7.3%	263	9.4%	265 *	-3.6% ‡
Dorset	160 *	0.0%	215 *	7.5% ‡	250	13.6%	270 *	0.0% ‡
Flinders	-	-	-	-	-	-	-	-
George Town	-	-	180 *	12.5%	220	8.6%	300 *	7.1%
<b>Northern Tasmania</b>	<b>175</b>	<b>6.1%</b>	<b>240</b>	<b>4.3%</b>	<b>290</b>	<b>3.6%</b>	<b>350</b>	<b>2.9%</b>
Hobart	260	13.0%	365	13.2%	468	11.3%	530	8.7%
Glenorchy	200	11.1%	265	3.9%	340	9.7%	400	8.1%
Clarence	190	7.0%	320	10.3%	350	6.1%	460	9.5%
Kingborough	215	0.0%	320	6.7%	390	8.3%	460	4.5%
Brighton	-	-	250	-2.0%	280	7.7%	360 *	-2.7% ‡
Central Highlands	-	-	-	-	-	-	-	-
Derwent Valley	180 *	0.0% ‡	240	11.6%	270	2.9%	335 *	11.7% ‡
Southern Midlands	-	-	-	-	273 *	9.0% ‡	-	-
Glamorgan/Spring Bay	-	-	210 *	-2.3%	260 *	0.0%	-	-
Sorell	213 *	6.3% ‡	280	7.7%	338	8.9%	360 *	0.0% ‡
Tasman	-	-	-	-	250 *	0.0% ‡	-	-
Huon Valley	180 *	-12.2% ‡	260	4.0%	310	8.8%	350 *	16.7% ‡
<b>Southern Tasmania</b>	<b>240</b>	<b>14.3%</b>	<b>300</b>	<b>7.1%</b>	<b>350</b>	<b>7.7%</b>	<b>440</b>	<b>7.3%</b>
<b>Tasmania</b>	<b>200</b>	<b>5.3%</b>	<b>260</b>	<b>4.0%</b>	<b>300</b>	<b>3.4%</b>	<b>370</b>	<b>2.8%</b>

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

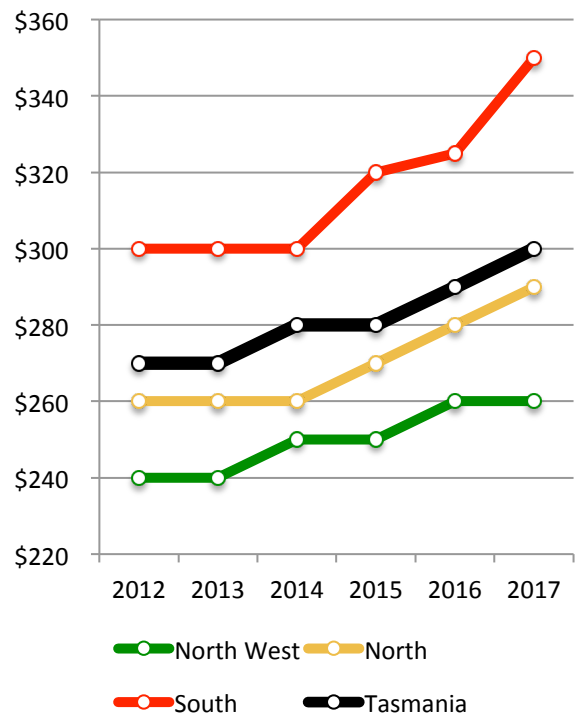
‡ small data size for previous period (11-29 bonds lodged)

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

**Chart 2: 2 Bedroom Rents  
Calendar Year**



**Chart 3: 3 Bedroom Rents  
Calendar Year**





# 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 determine the amount and may be based based on market, income or other considerations.

## End Notes

1. The Weighted Median Rent Index 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.

**Amended** This edition of *Tasmanian Rents* was amended following a review of 4 & 5 bedroom data. The result was an increase in the 4 & 5 bedroom median rent in all three regions and Tasmania and an increase in the Weighted Median Rent Index in all three regions and Tasmania.

For data queries, contact the Rental Deposit Authority  
For statistical queries, contact the Tenants' Union of Tasmania

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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.