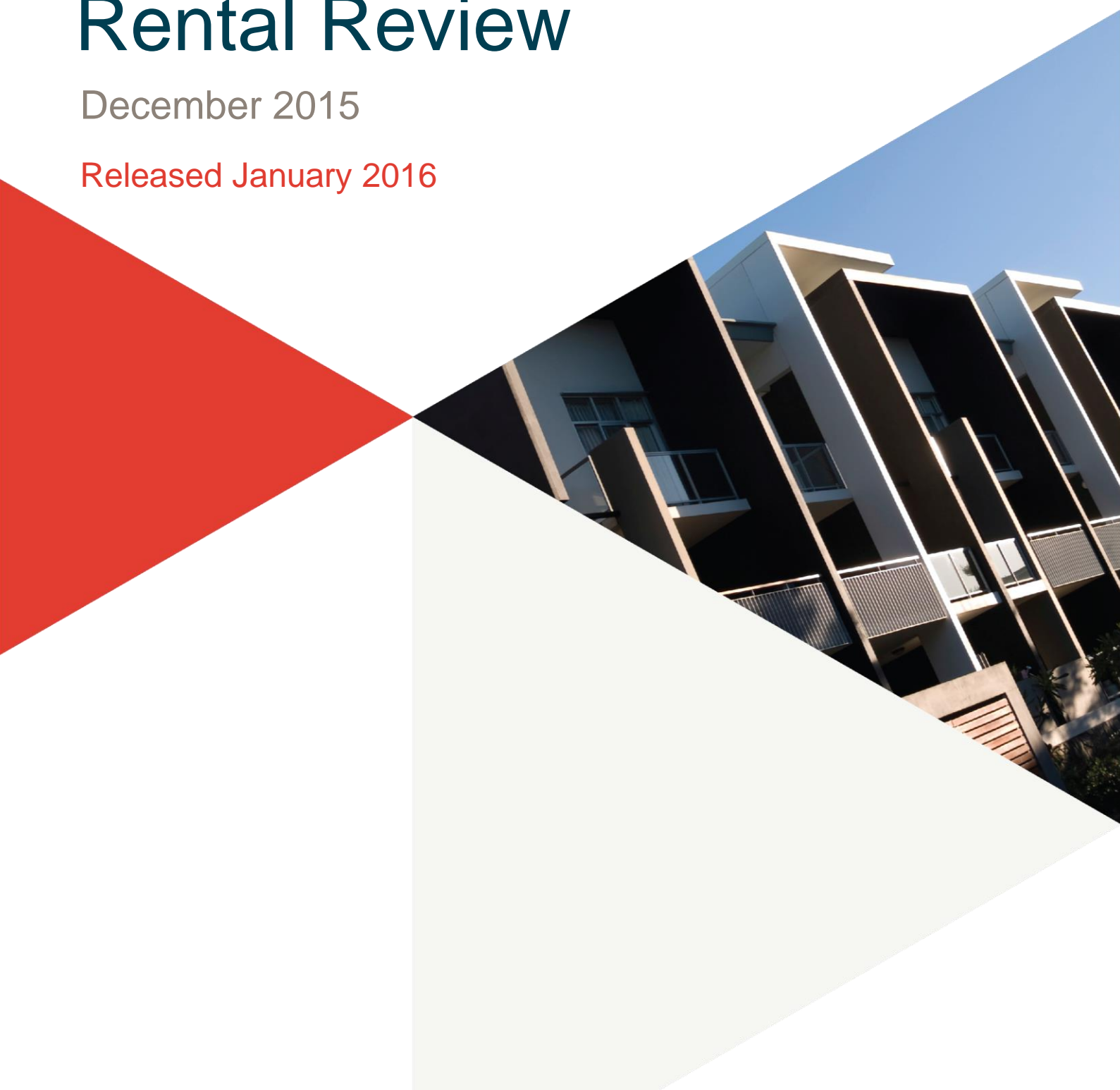


CoreLogic RP Data Quarterly Regional Market Rental Review

December 2015

Released January 2016



Summary

Quarterly movements

To end the 2015 calendar year, most regional markets, for houses, saw rents either rise or remain steady with the exception of Western Australia where rents were down -2.6% over the final three months of the year. On the other hand, regional unit market performance was much weaker, with rental rates in Queensland, Tasmania and Western Australia all lower in December 2015 relative to September 2015.

Annual movements

Following on from the release of CoreLogic RP Data's latest capital city rental report showing the lowest annual rate of rental growth on record, it can also be seen that the regional rental market is showing overall weakness on an annual basis. On a broad basis, for houses, most regional areas were showing a fall or no change in rental rates over the 2015 calendar year, with the exception of the two most affordable regional rental markets of Tasmania and South Australia. Across the regional unit markets there was more variation, with rises as great as 6.5% across New South Wales and falls as great as -10.3% in the Northern Territory.

Key regional* rental statistics to December Quarter 2015

	New South Wales	Northern Territory	Queensland	South Australia	Tasmania	Victoria	Western Australia
Houses							
Median rent	\$350	\$480	\$350	\$265	\$265	\$290	\$370
Qtrly change	0.0%	2.1%	0.0%	1.9%	1.9%	1.8%	-2.6%
YTD change	0.0%	-4.0%	-2.8%	1.9%	1.9%	0.0%	-7.5%
YOY change	0.0%	-4.0%	-2.8%	1.9%	1.9%	0.0%	-7.5%
5yr avg annual change	3.1%	1.5%	0.0%	2.0%	1.2%	2.2%	2.9%
Units							
Median rent	\$330	\$350	\$330	\$200	\$230	\$250	\$320
Qtrly change	3.1%	0.0%	-2.9%	0.0%	-4.2%	2.0%	-3.0%
YTD change	6.5%	-10.3%	0.0%	0.0%	1.1%	2.0%	-8.6%
YOY change	6.5%	-10.3%	0.0%	0.0%	1.1%	2.0%	-8.6%
5yr avg annual change	3.3%	3.1%	0.6%	2.1%	0.9%	3.1%	2.0%

*Regional rental statistics are calculated across all properties located outside of the capital cities

Highest rental growth regions (houses)

NSW – Murrumbidgee rents increased by 6.9% over the quarter to \$310/week

Vic – Gippsland rents increased by 5.8% over the quarter to \$275/week

Qld – Gold Coast rents increased by 3.9% over the quarter to \$499/week

SA – Outer Adelaide rents increased by 6.7% over the quarter to \$320/week

WA – South Eastern rents increased by 3.1% over the quarter to \$330/week

TAS – Northern rents increased by 3.7% over the quarter to \$280/week

Highest rental growth regions (units)

NSW – Murray rents increased by 4.5% over the quarter to \$230/week

Vic – Wimmera rents increased by 14.3% over the quarter to \$240/week

Qld – North West rents increased by 8.0% over the quarter to \$270/week

SA – Murray Lands rents increased by 5.1% over the quarter to \$205/week

WA – Rents across three regions were unchanged over the quarter

TAS – Both Mersey-Lyell and Southern rents were unchanged over the quarter

METHODOLOGY: The rental statistics presented in this report are calculated based on an analysis of advertised rental rates. Median weekly rental rates are calculated based on the median of all asking rents across a particular region and time period. A 'median' is simply the middle observation of those advertised rents. Note that rental statistics are excluded when there have been less than 30 observations.

New South Wales regional

Houses					
Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$350	2.9%	2.9%	2.9%	3.1%
4 bedroom	\$420	0.0%	2.4%	2.4%	2.0%
5+ bedroom	\$480	0.0%	1.1%	1.1%	6.2%
Houses	\$350	0.0%	0.0%	0.0%	3.1%

Units					
Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	\$260	4.0%	5.1%	5.1%	5.4%
2 bedroom	\$300	0.0%	3.4%	3.4%	2.9%
3 bedroom	\$400	0.6%	3.9%	3.9%	2.7%
Units	\$330	3.1%	6.5%	6.5%	3.3%

Houses

 → \$350

House rents have remained unchanged over the quarter

Units

 ↑ \$330

Unit rents have risen by 3.1% over the quarter

A typical regional New South Wales house was renting for \$350/week over the December 2015 quarter, recording no change over the quarter and also the same as one year earlier, performing well below the average annual rises of 3.1% over the past five years. On the other hand, unit rental rates rose by 3.1% to \$330/week over the December quarter, the largest rise of any broad regional market. In fact, for units, regional Victoria was the only other region showing a rise in rents, with all other regions showing no movement or a decline.

Despite house rents broadly showing no increase over the December quarter, houses with three bedrooms did record a rise in rents, up 2.9%, from \$340/week in September to \$350/week in December. Similarly, both one bedroom units (4.0%) and three bedroom units (0.6%) saw rents rise over the final quarter of 2015.

Across the individual regions, rental performance was relatively strong over the December 2015 quarter, with only three regions recording a fall in rents for houses and no falls across the unit rental market. Rises were as large as 6.9% for Murrumbidgee houses and 4.5% for Murray houses, while there were three detached house markets and five unit markets where rents were stable over the quarter. Further signifying some underlying strength across this regional rental market, there were also multiple regions where rental growth over the 2015 calendar year was in excess of the five year average.

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+6.9% Murrumbidgee rents increased by 6.9% over the quarter to \$310/week	-1.7% Central West and Murray rents fell by -1.7% over the quarter	+4.5% Murray rents increased by 4.5% over the quarter to \$230/week	No change Rents across five regions were unchanged over the quarter

Statistical Division	Houses					Units				
	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Central West	\$295	-1.7%	-1.7%	-1.7%	3.4%	\$250	0.0%	0.0%	0.0%	3.5%
Far West	\$240	4.3%	4.3%	4.3%	5.9%	n.a.	n.a.	n.a.	n.a.	n.a.
Hunter	\$380	1.3%	2.7%	2.7%	2.9%	\$340	0.0%	3.0%	3.0%	1.9%
Illawarra	\$440	4.8%	4.8%	4.8%	5.4%	\$380	2.7%	5.6%	5.6%	4.2%
Mid-North Coast	\$380	2.7%	6.3%	6.3%	4.8%	\$330	3.1%	6.5%	6.5%	5.7%
Murray	\$285	-1.7%	0.0%	0.0%	2.9%	\$230	4.5%	4.5%	4.5%	5.0%
Murrumbidgee	\$310	6.9%	0.0%	0.0%	2.8%	\$250	0.0%	3.1%	3.1%	1.7%
North Western	\$310	-1.6%	0.0%	0.0%	3.6%	\$250	2.0%	-12.3%	-12.3%	4.6%
Northern	\$310	0.0%	0.0%	0.0%	4.4%	\$250	0.0%	0.0%	0.0%	2.6%
Richmond-Tweed	\$430	0.0%	7.5%	7.5%	4.2%	\$390	2.6%	8.3%	8.3%	4.7%
South Eastern	\$350	0.0%	-2.8%	-2.8%	6.1%	\$260	0.0%	0.0%	0.0%	1.6%

Victoria regional

Houses



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$290	3.6%	3.6%	3.6%	2.2%
4 bedroom	\$360	2.9%	0.0%	0.0%	1.8%
5+ bedroom	\$420	5.0%	2.4%	2.4%	3.1%
Houses	\$290	1.8%	0.0%	0.0%	2.2%

Houses

↑ \$290

House rents have risen by 1.8% over the quarter



Units

↑ \$250

Unit rents have risen by 2.0% over the quarter



Units



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	\$180	-2.7%	0.0%	0.0%	3.7%
2 bedroom	\$240	0.0%	0.0%	0.0%	2.7%
3 bedroom	\$300	0.0%	0.0%	0.0%	1.4%
Units	\$250	2.0%	2.0%	2.0%	3.1%

Over the three months ending December 2015, house rents across regional Victoria were recorded at \$290/week, while for units, the median rental rate was \$250/week. Both house and unit rents rose over the final three months of 2015, up 1.8% and 2.0% respectively. Despite the latest quarterly rise, house rents are unchanged when compared to December 2014. Both house and unit rental markets across regional Victoria are underperforming when compared to the five year average for the region.

Each individual product type across the detached housing market of regional Victoria saw rents rise over the December quarter, with increases as great as 5.0% for houses with five or more bedrooms and a more moderate increase of 2.9% for houses with four bedrooms. For units, one bedroom product saw rents fall by -2.7% relative to September 2015.

The performance across the individual regions of Victoria was varied over the final quarter of 2015. For houses, rises were as great as 5.8% across the Gippsland region, while the Wimmera regions performance was weak, with rents falling by a substantial -8.3% to come in as the most affordable regional Victorian rental market for houses at \$220/week. On the other hand, Wimmera unit rents are now higher than house rents, having risen by a substantial 14.3%, or in dollar terms \$30/week, to \$240/week.

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+5.8%	-8.3%	+14.3%	-3.3%
Gippsland rents increased by 5.8% over the quarter to \$275/week	Western District rents fell by -8.3% over the quarter to \$220/week	Wimmera rents increased by 14.3% over the quarter to \$240/week	Ovens-Murray rents fell by -3.3% over the quarter to \$220/week

Statistical Division	Houses					Units				
	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Barwon	\$330	0.0%	0.0%	0.0%	1.9%	\$285	0.0%	1.8%	1.8%	1.9%
Central Highlands	\$280	0.0%	0.0%	0.0%	1.9%	\$240	0.0%	-4.0%	-4.0%	2.2%
East Gippsland	\$275	1.9%	-1.8%	-1.8%	1.9%	\$230	0.0%	2.2%	2.2%	3.9%
Gippsland	\$275	5.8%	5.8%	5.8%	1.9%	\$220	0.0%	4.8%	4.8%	3.0%
Goulburn	\$278	2.8%	0.9%	0.9%	2.1%	\$230	4.5%	-2.1%	-2.1%	3.6%
Loddon	\$295	0.9%	-1.7%	-1.7%	1.8%	\$250	0.0%	0.0%	0.0%	2.6%
Mallee	\$270	0.0%	8.0%	8.0%	3.7%	\$205	2.5%	1.2%	1.2%	3.2%
Ovens-Murray	\$295	0.0%	1.7%	1.7%	3.8%	\$220	-3.3%	0.0%	0.0%	4.1%
Western District	\$270	1.9%	1.9%	1.9%	1.6%	\$230	4.5%	4.5%	4.5%	0.9%
Wimmera	\$220	-8.3%	10.0%	10.0%	4.1%	\$240	14.3%	14.3%	14.3%	5.9%

Queensland regional

Houses

Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$320	0.0%	-3.0%	-3.0%	-0.6%
4 bedroom	\$400	0.0%	-2.4%	-2.4%	0.0%
5+ bedroom	\$510	2.0%	2.0%	2.0%	3.5%
Houses	\$350	0.0%	-2.8%	-2.8%	0.0%



Houses

➔ \$350

House rents have remained unchanged over the quarter



Units

⬇️ \$330

Unit rents have fallen by -2.9% over the quarter



Units

Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	\$280	-3.4%	0.0%	0.0%	0.7%
2 bedroom	\$305	-3.2%	-1.6%	-1.6%	0.3%
3 bedroom	\$370	-2.6%	-2.0%	-2.0%	0.5%
Units	\$330	-2.9%	0.0%	0.0%	0.6%



Across regional Queensland, rental rates remained steady for houses over the final quarter of 2015, at \$350/week, while for units, a -2.9% decline was recorded, bringing the typical rental rate to \$330/week. Both the detached house and unit rental performance over the past year has underperformed when compared to the five year average for the region and interestingly, regional Queensland house rents are currently recording the same median price as they were over the December 2010 quarter.

Across the individual product types, houses with five bedrooms were the strongest performer over the three months to December 2015 with rents up 2.0% to \$510/week with rental rates for the other detached housing product types unchanged over the quarter. On an annual basis, houses with five or more bedrooms were also the only product type to record a rise in rents.

Over the December 2015 quarter, weakness across the Fitzroy rental market continues to be apparent, recording the most prominent falls in rental rates across regional Queensland. House rents fell by -6.3% over the three months to December 2015, while unit rents are -7.1% lower over the quarter. Over the past year, the South West region has been the hardest hit rental market for houses, with rents falling by a substantial -28.9%, further highlighting the overall weakness across markets associated with the resources sector.

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+3.9%	-6.3%	+8.0%	-7.1%
Gold Coast rents increased by 3.9% over the quarter to \$499/week	Fitzroy rents fell by -6.3% over the quarter to \$300/week	North West rents increased by 8.0% over the quarter to \$270/week	Fitzroy rents fell by -7.1% over the quarter to \$260/week

Statistical Division	Houses					Units				
	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Central West	\$230	-4.2%	-11.5%	-11.5%	-2.0%	n.a.	n.a.	n.a.	n.a.	n.a.
Darling Downs	\$300	0.0%	-4.8%	-4.8%	2.1%	\$275	1.9%	-1.8%	-1.8%	1.1%
Far North	\$390	2.6%	2.6%	2.6%	4.4%	\$290	1.8%	3.6%	3.6%	4.7%
Fitzroy	\$300	-6.3%	-9.1%	-9.1%	-1.9%	\$260	-7.1%	-10.3%	-10.3%	-3.5%
Gold Coast	\$499	3.9%	6.1%	6.1%	3.5%	\$395	1.3%	5.3%	5.3%	2.4%
Mackay	\$300	0.0%	-14.3%	-14.3%	-5.6%	\$250	-3.8%	-16.7%	-16.7%	-4.2%
North West	\$390	-2.5%	-13.3%	-13.3%	4.0%	\$270	8.0%	-22.9%	-22.9%	n.a.
Northern	\$345	1.5%	-1.4%	-1.4%	-0.3%	\$300	0.0%	0.0%	0.0%	-0.2%
South West	\$270	-3.6%	-28.9%	-28.9%	-4.5%	n.a.	n.a.	n.a.	n.a.	n.a.
Sunshine Coast	\$475	1.1%	3.3%	3.3%	3.5%	\$375	-1.3%	2.7%	2.7%	2.6%
West Moreton	\$320	1.6%	3.2%	3.2%	2.0%	n.a.	n.a.	n.a.	n.a.	n.a.
Wide Bay-Burnett	\$300	0.0%	0.0%	0.0%	2.9%	\$280	0.0%	1.8%	1.8%	3.1%

South Australia regional

Houses

Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$260	2.0%	2.0%	2.0%	1.6%
4 bedroom	\$320	3.2%	-4.5%	-4.5%	1.3%
5+ bedroom	\$375	-3.8%	-3.8%	-3.8%	1.4%
Houses	\$265	1.9%	1.9%	1.9%	2.0%

Units

Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	n.a.	n.a.	n.a.	n.a.	n.a.
2 bedroom	\$205	2.5%	-2.4%	-2.4%	1.5%
3 bedroom	\$195	0.0%	-2.5%	-2.5%	1.6%
Units	\$200	0.0%	0.0%	0.0%	2.1%

Houses

↑ \$265

House rents have risen by 1.9% over the quarter

Units

→ \$200

Unit rents have remained unchanged over the quarter

While detached house rents rose across regional South Australia over the December 2015 quarter, up 1.9% to \$265/week, unit rents remained steady at \$200/week. Broadly speaking, regional South Australia is one of the country's most affordable rental markets. Over the five years to December 2015, regional South Australian rental rates have risen at an average annual rate of 2.0% for houses and a slightly higher 2.1% for units. By comparison, the current growth across the rental market is underperforming.

Despite house rents across regional South Australia rising over the December 2015 quarter, the same cannot be said when each individual product type is observed in isolation. Houses with five or more bedrooms recorded a fall in rents, down -3.8% over the quarter, while both three (2.0%) and four (3.2%) bedroom house rents rose. For units, two bedroom units outperformed three bedroom units over the quarter, however over the past year rental performance across the two product types was virtually the same. The most recent period shows that the median weekly rental rate for three bedroom units is actually cheaper than for two bedroom units.

The December quarter saw most of South Australia's regional rental markets record a rise in rents, with the exclusion of one detached housing market, Yorke and Lower North and two unit markets, Northern and Outer Adelaide where rents were steady over the period. On an annual basis however, rents fell substantially across Eyre units (-14.9%) and Northern units (-10.0%).

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+6.7%	No change	+5.1%	No change
Outer Adelaide rents increased by 6.7% over the quarter to \$320/week	Yorke & Lower North rents were unchanged over the quarter	Murray Lands rents increased by 5.1% over the quarter to \$205/week	Both Northern and Outer Adelaide rents were unchanged over the quarter

Statistical Division	Houses					Units				
	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Eyre	\$290	1.8%	3.6%	3.6%	2.2%	\$245	2.1%	-14.9%	-14.9%	3.1%
Murray Lands	\$245	2.1%	2.1%	2.1%	2.2%	\$205	5.1%	5.1%	5.1%	4.4%
Northern	\$258	2.0%	-1.0%	-1.0%	3.2%	\$180	0.0%	-10.0%	-10.0%	0.6%
Outer Adelaide	\$320	6.7%	4.9%	4.9%	1.6%	\$260	0.0%	4.0%	4.0%	1.6%
South East	\$245	4.3%	6.5%	6.5%	2.2%	\$190	1.3%	5.6%	5.6%	1.7%
Yorke and Lower North	\$250	0.0%	0.0%	0.0%	0.8%	n.a.	n.a.	n.a.	n.a.	n.a.

Western Australia regional

Houses



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$340	-2.9%	-5.6%	-5.6%	3.6%
4 bedroom	\$410	-2.4%	-6.8%	-6.8%	2.6%
5+ bedroom	\$500	-7.4%	-14.9%	-14.9%	4.6%
Houses	\$370	-2.6%	-7.5%	-7.5%	2.9%

Houses

↓ \$370

House rents have fallen by -2.6% over the quarter



Units

↓ \$320

Unit rents have fallen by -3.0% over the quarter



Units



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	\$270	-8.5%	-18.2%	-18.2%	2.4%
2 bedroom	\$290	-3.3%	-9.4%	-9.4%	2.4%
3 bedroom	\$350	-1.4%	-5.4%	-5.4%	2.1%
Units	\$320	-3.0%	-8.6%	-8.6%	2.0%

Rental rates continued to fall over the final quarter of 2015 in regional Western Australia, signifying the third consecutive quarter of declining rents for houses and the second consecutive quarter of falls across regional Western Australia's unit market after remaining flat for most of the first half of the year. Over the December quarter, for detached houses, Western Australia was the weakest performer across regional Australia, showing a fall of -2.6%, bringing house rents -7.5% lower year-on-year. Unit rents fell by -3.0% over the quarter.

Across each individual stock type, all segments of regional Western Australia's rental market saw rents fall over the final three months of 2015. For houses, the greatest falls were across houses with five or more bedrooms (-7.4%), while for units, one bedroom advertisements show rental rates fell -8.5% from \$295 to \$270/week. The latest fall for one bedroom units brings rents for this product type down -18.2% relative to December 2014.

For both houses and units, the Pilbara region was the weakest performer over the final quarter of 2015. Pilbara house rents were -9.1% lower over the December quarter, moderating somewhat from a -16.7% fall over the preceding quarter. The latest rental performance brings rents -71.4% lower than when they peaked at the end of 2011. Similarly, for units, rents were down over the period, -12.5% lower than they were in September 2015.

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+3.1%	-9.1%	No change	-12.5%
South Eastern rents increased by 3.1% over the quarter to \$330/week	Pilbara rents fell by -9.1% over the quarter to \$500/week	Rents across three regions were unchanged over the quarter	Pilbara rents fell by -12.5% over the quarter to \$350/week

Statistical Division	Houses					Units				
	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Central	\$330	0.0%	-2.9%	-2.9%	0.6%	\$260	0.0%	1.0%	1.0%	5.7%
Kimberley	\$530	-2.3%	-11.7%	-11.7%	-4.0%	\$360	-7.7%	-20.0%	-20.0%	-5.6%
Lower Great Southern	\$335	1.5%	1.5%	1.5%	3.7%	\$280	0.0%	9.8%	9.8%	1.5%
Midlands	\$340	3.0%	-2.9%	-2.9%	3.2%	\$275	n.a	n.a	n.a	n.a
Pilbara	\$500	-9.1%	-44.4%	-44.4%	-20.8%	\$350	-12.5%	-36.4%	-36.4%	-18.1%
South Eastern	\$330	3.1%	3.1%	3.1%	4.9%	\$280	0.0%	-1.8%	-1.8%	-1.0%
South West	\$370	0.0%	-2.6%	-2.6%	2.9%	\$320	-3.0%	-5.9%	-5.9%	2.0%
Upper Great Southern	\$250	0.0%	0.0%	0.0%	0.8%	n.a	n.a	n.a	n.a	n.a

Tasmania regional

Houses



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
3 bedroom	\$260	2.0%	0.0%	0.0%	0.8%
4 bedroom	\$330	3.1%	3.1%	3.1%	0.6%
5+ bedroom	\$370	-2.6%	2.8%	2.8%	-1.3%
Houses	\$265	1.9%	1.9%	1.9%	1.2%

Houses

↑ \$265

House rents have risen by 1.9% over the quarter



Units

↓ \$230

Unit rents have fallen by -4.2% over the quarter



Units



Property type	Median weekly rent	Qtr	YTD	YOY	5yr avg annual change
1 bedroom	\$170	0.0%	4.6%	4.6%	2.5%
2 bedroom	\$225	-2.2%	0.0%	0.0%	0.5%
3 bedroom	\$290	0.0%	3.6%	3.6%	-0.3%
Units	\$230	-4.2%	1.1%	1.1%	0.9%

Outside of Hobart, a typical Tasmanian house, as at December 2015, rents for \$265/week, up 1.9% over the quarter and also 1.9% higher than one year ago. For units, the median weekly rental rate is \$230, a substantial fall (-4.2%) compared to September 2015, but 1.1% higher than one year earlier. For houses, regional Tasmania, along with regional South Australia are the country's most affordable rental markets, while the smaller regional Tasmanian unit market is the country's second most affordable.

For detached houses, regional Tasmania's performance was varied, with rents rising for two product types, up 3.1% for four bedroom houses and 2.0% for three bedroom houses. On the other hand, houses with five or more bedrooms saw rents fall by -2.6% over the December 2015 quarter, however they are still 2.8% higher year-on-year. For units, the only product type to see rents change over the final three months of 2015 were two bedroom units, down -2.2%, however rents for this product type are the same as they were at the end of 2014.

After a lacklustre performance over the rest of 2015, with rents falling by as much as -3.6% over the September quarter, the best performing regional rental market for houses over the final three months of 2015 was the Northern region. House rents corrected, rising by 3.7% to \$280/week, bringing them back in line with the same time last year. The Northern region of Tasmania also happens to be the most expensive regional rental market across the state.

Houses		Units	
Best Performing	Weakest Performing	Best Performing	Weakest Performing
+3.7%	No change	-4.2%	-4.3%
Northern rents increased by 3.7% over the quarter to \$280/week	Both Mersey-Lyell and Southern rents were unchanged over the quarter	Northern rents fell by -4.2% over the quarter to \$230/week	Marsey-Lyell rents fell by -4.3% over the quarter to \$220/week

Statistical Division	Weekly rent	Qtr	YTD	YOY	5yr avg annual change	Weekly rent	Qtr	YTD	YOY	5yr avg annual change
Mersey-Lyell	\$250	0.0%	0.0%	0.0%	1.7%	\$220	-4.3%	4.8%	4.8%	3.0%
Northern	\$280	3.7%	0.0%	0.0%	1.1%	\$230	-4.2%	0.0%	0.0%	-0.6%
Southern	\$260	0.0%	4.0%	4.0%	-0.9%	n.a.	n.a.	n.a.	n.a.	n.a.

About CoreLogic RP Data

CoreLogic RP Data is a wholly owned subsidiary of CoreLogic (NYSE: CLGX), which is the largest data and analytics company in the world with revenues of \$1.3Bn USD from 50,000 business and government customers and over 1 million end users. CoreLogic RP Data provides property information, analytics and services across Australia and New Zealand and is currently developing and growing partnerships throughout Asia.

With Australia's most comprehensive property databases, the company's combined data offering is derived from public, contributory and proprietary sources and includes over 500 million decision points spanning over three decades of collection, providing detailed coverage of property and other encumbrances such as tenancy, location, hazard risk and related performance information. With over 11,000 customers and 120,000 end users, CoreLogic RP Data is the leading provider of property data, analytics and related services to consumers, investors, real estate, mortgage, finance, banking, insurance, developers, wealth management and government.

Granular Data and Analytics Driving Growth in your Business

CoreLogic RP Data produces an advanced suite of housing market analytics that provides key insights for understanding housing market conditions at a granular geographic level. Granular data is often used for portfolio analysis and benchmarking, risk assessments and understanding development feasibility and market sizing. It gives industry professionals valuable modules which provide essential analytics and insights for decision making and strategy formation within the residential property asset class. We can tailor reports to suit your business requirements. Call us on 1300 734 318 or email us at ask@corelogic.com.au or visit us at www.corelogic.com.au

Market Scorecard: Monitor and measure performance of an individual office or a Franchise brand month on month through a detailed view of the Real Estate Listing and Sales market share across Australia. With the ability to gather market share statistics within your active market this product is designed to identify the competing brands and independents at a suburb, postcode, user defined territory and State level. Easily locate growth opportunities and market hotspots allowing you to view the performance of the established offices in these new areas of interest.

Market Trends: Detailed housing market indicators down to the suburb level, with data in time series or snapshot delivered monthly. CoreLogic RP Data's Market Trends data is segmented across houses and units. The Market Trends data includes key housing market metrics such as median prices, median values, transaction volumes, rental statistics, vendor metrics such as average selling time and vendor discounting rates.

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Economist Pack: A suite of indices and indicators designed specifically for Australian economic commentators who require the most up to date and detailed view of housing market conditions. The economist pack includes the CoreLogic RP Data hedonic indices for capital cities and 'rest of state' indices, the stratified hedonic index, hedonic total return index, auction clearance rates and median prices.

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