

COUNTRY PROPERTY MARKET

TABLE 15

TABLELANDS GRAZING

Land value for typical property
(S = Sheep)

LOCALITY	AREA (HECTARES)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1996 (\$)	2007 (\$)	2008 (\$)	2009 (\$)	2010 (\$)	2011 (\$)	2012 (\$)	2013 (\$)	2014 (\$)	% CHANGE 13-14
BATHURST	683	3,100.S	1,000,000	2,200,000	2,090,000	2,330,000	2,330,000	2,330,000	2,090,000	2,240,000	2,270,000	1%
BOOROWA	302	1,700.S	240,000	894,000	894,000	894,000	894,000	894,000	894,000	894,000	894,000	0%
COOLAH	639	2,500.S	192,000	552,000	575,000	575,000	830,000	830,000	830,000	830,000	830,000	0%
COOMA	842	2,500.S	435,000	611,000	623,000	592,000	611,000	611,000	611,000	611,000	611,000	0%
CROOKWELL	325	2,400.S	486,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0%
GUYRA	644	8,000.S	745,000	2,320,000	3,230,000	2,980,000	3,120,000	2,960,000	2,660,000	2,400,000	2,400,000	0%
MUDGEES	943	3,200.S	350,000	910,000	710,000	781,000	781,000	927,000	717,000	717,000	717,000	0%
OBBERON	191	2,400.S	385,000	844,000	759,000	649,000	649,000	649,000	584,000	584,000	642,000	10%
ORANGE	238	3,000.S	385,000	1,350,000	1,350,000	1,350,000	1,290,000	1,290,000	1,430,000	1,280,000	1,400,000	9%
TENTERFIELD	372		260,000	855,000	1,020,000	1,180,000	997,000	997,000	847,000	729,000	657,000	-10%
TUMBARUMBA	362	2,900.S	535,000	1,380,000	1,380,000	1,380,000	1,450,000	990,000	990,000	990,000	990,000	0%
TUMUT	928		1,030,000	3,030,000	3,030,000	3,030,000	3,030,000	2,820,000	2,820,000	2,820,000	3,240,000	15%
WALCHA	613		569,000	1,760,000	1,760,000	1,900,000	1,710,000	1,710,000	1,710,000	1,620,000	1,620,000	0%
YASS	960	7,000.S	1,330,000	3,000,000	3,000,000	2,680,000	2,680,000	2,730,000	3,000,000	2,700,000	2,700,000	0%
Average			567,286	1,479,000	1,530,071	1,522,929	1,526,571	1,481,286	1,441,643	1,386,786	1,426,500	
% Variation Over Previous Year				10%	3%	0%	0%	-3%	-3%	-4%	3%	
Index (1996=100)			100	261	270	268	269	261	254	244	251	