

COUNTRY PROPERTY MARKET

TABLE 15

TABLELANDS GRAZING

Land value for typical property.
(S = Sheep)

LOCALITY	AREA (Ha)	CARRYING CAPACITY DRY SHEEP EQUIVALENT	1996 (\$)	2002 (\$)	2003 (\$)	2004 (\$)	2005 (\$)	2006 (\$)	% CHANGE 05 - 06
BATHURST	683	3,100.S	1,000,000	990,000	1,080,000	1,830,000	2,280,000	2,200,000	-4%
BOOROWA	302	1,700.S	240,000	260,000	325,000	455,000	546,000	546,000	0%
COOLAH	639	2,500.S	192,000	284,000	340,000	442,000	442,000	552,000	25%
COOMA	842	2,500.S	435,000	441,000	485,000	557,000	557,000	557,000	0%
CROOKWELL	325	2,400.S	486,000	525,000	735,000	911,000	1,000,000	1,000,000	0%
GUYRA	644	8,000.S	745,000	909,000	1,090,000	1,790,000	2,320,000	2,320,000	0%
MUDGEЕ	943	3,200.S	350,000	403,000	550,000	660,000	759,000	910,000	20%
OBERON	191	2,400.S	385,000	320,000	320,000	640,000	768,000	844,000	10%
ORANGE	238	3,000.S	385,000	474,000	474,000	900,000	1,350,000	1,350,000	0%
TENTERFIELD	372		260,000	256,000	294,000	382,000	477,000	477,000	0%
TUMBARUMBA	362	2,900.S	535,000	561,000	617,000	925,000	1,200,000	1,380,000	15%
TUMUT	606	5,000.S	777,000	980,000	1,020,000	1,530,000	2,060,000	2,060,000	0%
WALCHA	613		695,000	637,000	668,000	1,060,000	1,320,000	1,650,000	25%
YASS	704	3,000.S	622,000	537,000	590,000	1,180,000	1,350,000	1,480,000	10%
Average			507,643	541,214	613,429	947,286	1,173,500	1,237,571	
% Variation Over Previous Year				4%	13%	54%	24%	5%	
Index (1996=100)			100	107	121	187	231	244	