

# COUNTRY PROPERTY MARKET

## TABLE 11

### RURAL HOMESITES

CITY/TOWN	AREA (Ha)	KM FROM TOWN	1996	2002	2003	2004	2005	2006	% CHANGE 05 - 06
			(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	
ALBURY	9.7	18	70,000	102,000	137,000	150,000	118,000	142,000	20%
CESSNOCK	10.12	20	138,000	260,000	325,000	360,000	378,000	378,000	0%
ARMIDALE	2	3	69,800	74,900	78,600	106,000	148,000	162,000	9%
BATHURST	2.46	8	90,000	113,000	132,000	179,000	200,000	220,000	10%
BEGA	2	3	81,500	90,400	158,000	237,000	243,000	230,000	-5%
BERRY	10	3	215,000	336,000	571,000	856,000	770,000	808,000	5%
BOWRAL	10	6	321,000	720,000	972,000	1,260,000	1,380,000	1,380,000	0%
BYRON BAY	2	9	128,000	268,000	337,000	357,000	374,000	392,000	5%
COFFS HARBOUR	0.75	8	66,600	95,300	119,000	190,000	199,000	208,000	5%
DENILQUIN	2	6	40,500	48,500	48,500	50,900	60,000	60,000	0%
DUBBO	10.1	11	63,700	72,100	79,300	102,000	113,000	141,000	25%
GOULBURN	10.08	14	59,800	87,800	131,000	196,000	186,000	167,000	-10%
GRAFTON	9.44	16	49,500	39,600	47,500	66,500	90,000	99,000	10%
INVERELL	2	5	45,000	38,800	43,800	48,600	75,800	75,800	0%
LEETON	2	3	30,400	59,500	59,500	65,400	78,400	78,400	0%
LISMORE	2.02	10	97,500	107,000	123,000	166,000	170,000	219,000	29%
MAITLAND	9.60	20	99,900	125,000	143,000	214,000	199,000	236,000	19%
MAITLAND	10.12	6	163,000	161,000	201,000	301,000	301,000	334,000	11%
MORUYA	2.07	5	64,300	67,100	93,900	159,000	174,000	182,000	5%
MUSWELLBROOK	2	5	72,000	83,100	86,400	105,000	115,000	136,000	18%
ORANGE	2.17	5	91,200	143,000	143,000	243,000	255,000	255,000	0%
QUEANBEYAN	4.80	10	80,300	111,000	138,000	179,000	223,000	245,000	10%
RAYMOND TERRACE	10	14	135,000	187,000	224,000	336,000	350,000	385,000	10%
TAMWORTH	2	8	54,600	59,500	70,200	95,000	105,000	158,000	50%
TAREE	4.60	16	70,000	69,800	101,000	141,000	155,000	167,000	8%
WAGGA WAGGA	9	12	108,000	118,000	118,000	153,000	198,000	217,000	10%
<b>Average</b>			<b>96,331</b>	<b>139,900</b>	<b>180,027</b>	<b>242,938</b>	<b>256,085</b>	<b>272,123</b>	
<b>% Variation Over Previous Year</b>				<b>14%</b>	<b>29%</b>	<b>35%</b>	<b>5%</b>	<b>6%</b>	
<b>Index (1996=100)</b>			<b>100</b>	<b>145</b>	<b>187</b>	<b>252</b>	<b>266</b>	<b>282</b>	