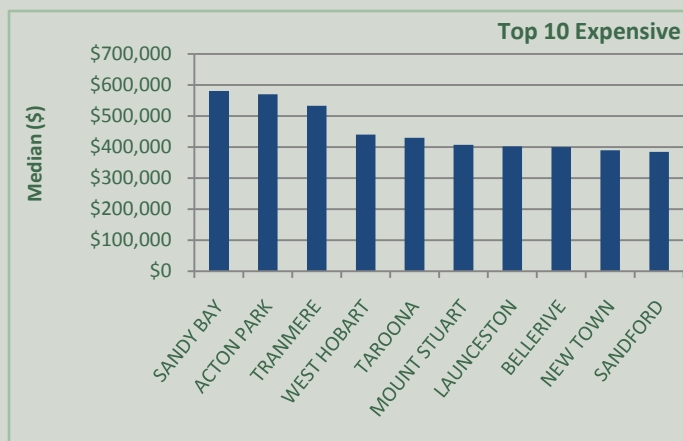


## Residential Market Trends: House Prices – September Quarter 2008

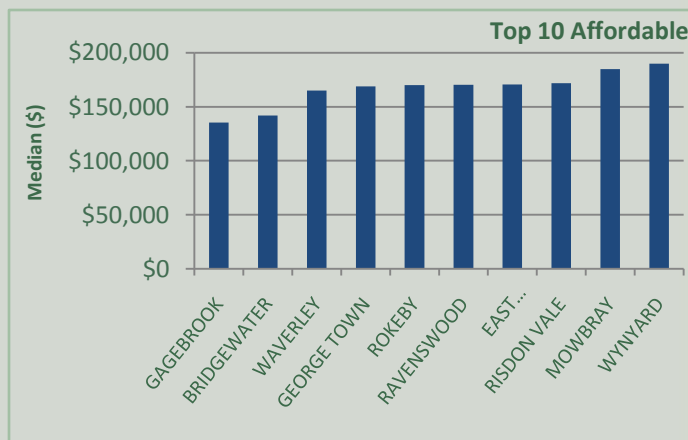
### Top 10 Most Expensive Tasmanian Suburbs

Suburb	No. of Sales	Median Price	% Median change Sep-07 to Sep-08
SANDY BAY	29	\$580,000	-2.5%
ACTON PARK	5	\$570,000	5.8%
TRANMERE	6	\$532,500	28.3%
WEST HOBART	11	\$440,000	8.6%
TAROONA	5	\$430,000	-2.3%
MOUNT STUART	6	\$407,500	4.5%
LAUNCESTON	14	\$402,500	5.9%
BELLERIVE	13	\$400,000	1.0%
NEW TOWN	11	\$390,000	12.1%
SANDFORD	5	\$385,000	-18.9%



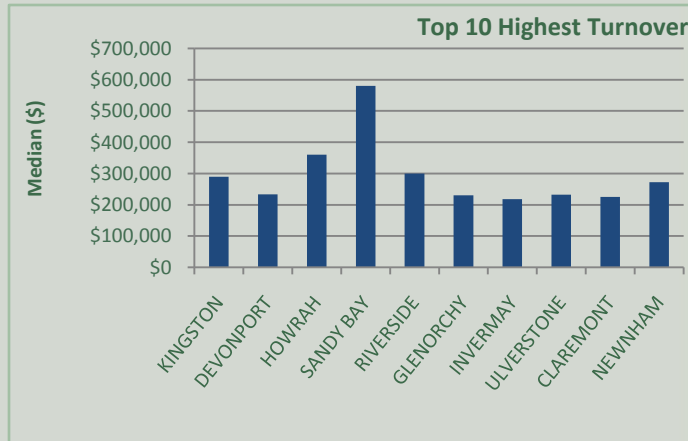
### Top 10 Most Affordable Tasmanian Suburbs

Suburb	No. of Sales	Median Price	% Median change Sep-07 to Sep-08
GAGEBROOK	10	\$135,500	0.2%
BRIDGEWATER	7	\$142,000	-16.5%
WAVERLEY	7	\$165,000	8.2%
GEORGE TOWN	12	\$168,750	-0.7%
ROKEBY	7	\$170,000	-22.7%
RAVENSWOOD	14	\$170,500	0.3%
EAST DEVONPORT	16	\$170,750	-17.5%
RISDON VALE	10	\$172,000	-4.4%
MOWBRAY	18	\$185,000	1.4%
WYNYARD	7	\$190,000	-5.0%



### Top 10 Highest Turnover Suburbs

Suburb	No. of Sales	Median Price	% Median change Sep-07 to Sep-08
KINGSTON	62	\$290,000	10.5%
DEVONPORT	43	\$233,000	4.3%
HOWRAH	30	\$360,000	-9.8%
SANDY BAY	29	\$580,000	-2.5%
RIVERSIDE	25	\$300,000	11.1%
GLENORCHY	23	\$230,000	-0.9%
INVERMAY	22	\$217,500	10.8%
ULVERSTONE	22	\$232,500	8.6%
CLAREMONT	21	\$225,000	-2.2%
NEWNHAM	20	\$272,500	12.4%



#### Disclaimer

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# Property Focus Tasmania

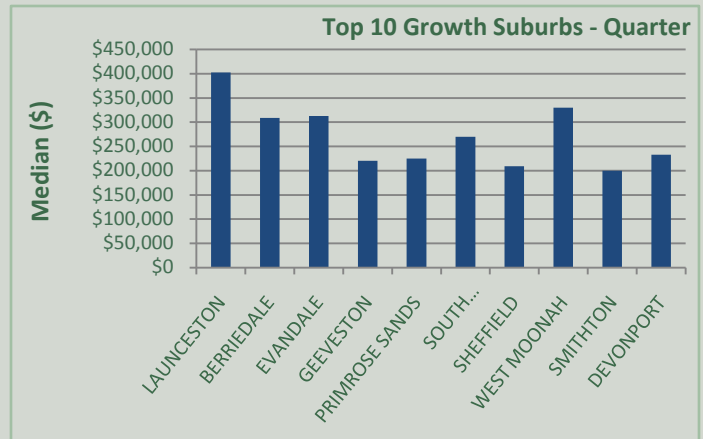


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## Residential Market Trends: House Prices – September Quarter 2008

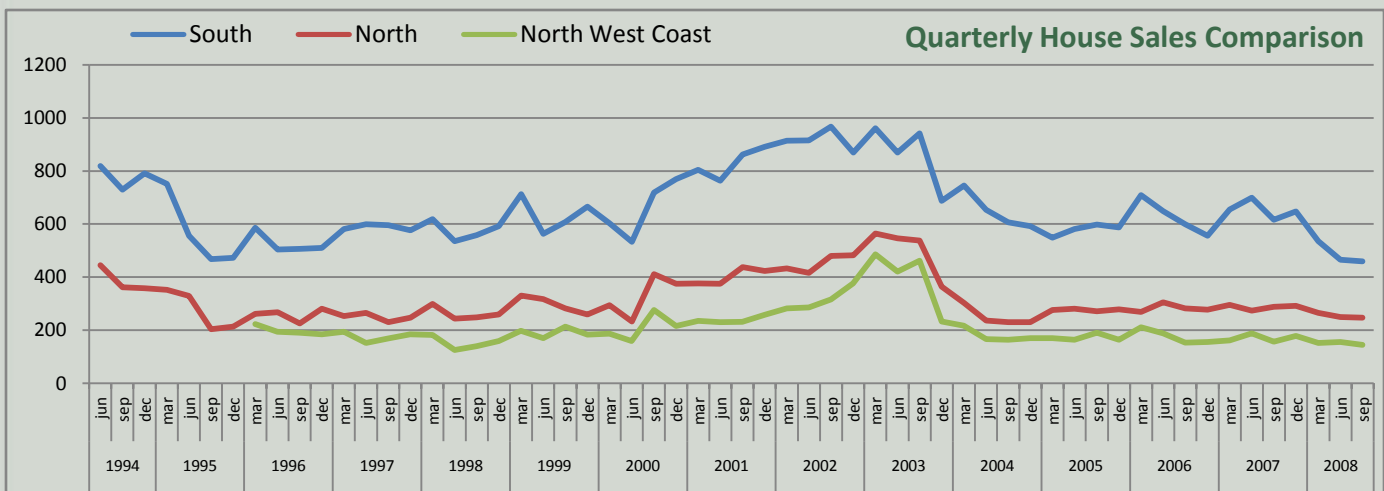
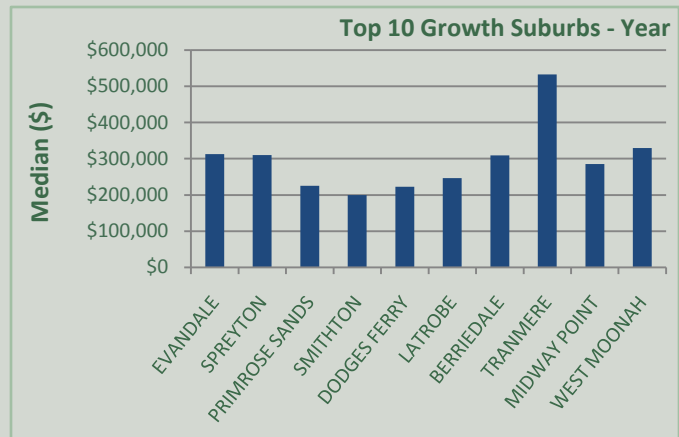
### Top 10 Median Price Growth Suburbs over the quarter

Suburb	No. of Sales	Median Price	% Median change Jun-08 to Sep-08
LAUNCESTON	14	\$402,500	65.6%
BERRIEDALE	7	\$309,000	36.7%
EVANDALE	8	\$312,500	33.0%
GEEVESTON	10	\$220,500	30.1%
PRIMROSE SANDS	5	\$225,000	26.6%
SOUTH LAUNCESTON	11	\$270,000	25.3%
SHEFFIELD	5	\$209,000	24.8%
WEST MOONAH	9	\$330,000	22.2%
SMITHTON	15	\$200,000	18.3%
DEVONPORT	43	\$233,000	16.2%



### Top 10 Median Price Growth Suburbs over the year

Suburb	No. of Sales	Median Price	% Median change Sep-07 to Sep-08
EVANDALE	8	\$312,500	47.6%
SPREYTON	7	\$310,000	47.6%
PRIMROSE SANDS	5	\$225,000	41.7%
SMITHTON	15	\$200,000	37.9%
DODGES FERRY	11	\$223,000	35.2%
LATROBE	12	\$246,500	29.7%
BERRIEDALE	7	\$309,000	28.8%
TRANMERE	6	\$532,500	28.3%
MIDWAY POINT	15	\$285,000	18.8%
WEST MOONAH	9	\$330,000	16.4%



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