

## Sydney Renting vs Buying a House 2020

Suburb	Median Price 2020*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2020*	Mortgage vs Rent Difference
Mosman	\$3,350,000	\$670,000	\$12,034	\$3,009	\$1,500	100.6%
Longueville	\$3,075,000	\$615,000	\$11,037	\$2,759	\$1,448	90.6%
Willoughby East	\$2,850,000	\$570,000	\$10,433	\$2,608	\$975	167.5%
Paddington	\$2,350,000	\$470,000	\$8,574	\$2,144	\$995	115.4%
Malabar	\$2,190,000	\$438,000	\$7,982	\$1,996	\$912	118.8%
St Ives	\$2,003,500	\$400,700	\$7,293	\$1,823	\$1,000	82.3%
Wahroonga	\$1,989,500	\$397,900	\$7,241	\$1,810	\$850	113.0%
North Sydney	\$1,650,000	\$330,000	\$5,980	\$1,495	\$945	58.2%
Ryde	\$1,500,000	\$300,000	\$5,426	\$1,357	\$600	126.1%
Leichhardt	\$1,480,000	\$296,000	\$5,352	\$1,338	\$730	83.3%
Forest Lodge	\$1,470,000	\$294,000	\$5,315	\$1,329	\$820	62.0%
Beverly Park	\$1,457,000	\$291,400	\$5,267	\$1,317	\$640	105.7%
Darlington	\$1,440,000	\$288,000	\$5,204	\$1,301	\$760	71.2%
Marrickville	\$1,377,000	\$275,400	\$4,953	\$1,238	\$725	70.8%
Eastlakes	\$1,350,000	\$270,000	\$4,853	\$1,213	\$650	86.7%
Carlingford	\$1,330,000	\$266,000	\$4,780	\$1,195	\$600	99.2%
Newington	\$1,303,500	\$260,700	\$4,682	\$1,171	\$750	56.1%
Monterey	\$1,300,000	\$260,000	\$4,669	\$1,167	\$758	54.0%
Greenacre	\$901,500	\$180,300	\$3,198	\$800	\$540	48.1%
Merrylands	\$827,000	\$165,400	\$2,928	\$732	\$470	55.7%

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## Sydney Renting vs Buying a Unit/Apartment 2020

Suburb	Median Price 2020*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2020*	Mortgage vs Rent Difference
St Ives	\$1,065,000	\$213,000	\$3,792	\$948	\$600	58.0%
Malabar	\$1,020,000	\$204,000	\$3,627	\$907	\$600	51.1%
North Sydney	\$985,000	\$197,000	\$3,500	\$875	\$540	62.0%
Mosman	\$950,000	\$190,000	\$3,373	\$843	\$550	53.3%
Leichhardt	\$880,000	\$176,000	\$3,120	\$780	\$500	56.0%
Paddington	\$875,000	\$175,000	\$3,102	\$776	\$495	56.7%
Wahroonga	\$851,000	\$170,200	\$3,015	\$754	\$520	45.0%
Forest Lodge	\$830,000	\$166,000	\$2,939	\$735	\$550	33.6%
Monterey	\$750,000	\$150,000	\$2,650	\$663	\$430	54.1%
Beverley Park	\$750,000	\$150,000	\$2,650	\$663	\$500	32.5%
Marrickville	\$740,000	\$148,000	\$2,614	\$654	\$450	45.2%
Carlingford	\$705,000	\$141,000	\$2,481	\$620	\$470	32.0%
Ryde	\$700,000	\$140,000	\$2,463	\$616	\$450	36.8%
Newington	\$678,000	\$135,600	\$2,383	\$596	\$520	14.6%
Greenacre	\$645,000	\$129,000	\$2,264	\$566	\$450	25.8%
Merrylands	\$485,000	\$97,000	\$1,690	\$423	\$380	11.2%
Berala	\$420,000	\$84,000	\$1,454	\$364	\$350	3.9%
Punchbowl	\$415,000	\$83,000	\$1,436	\$359	\$350	2.6%
Wiley Park	\$400,000	\$80,000	\$1,383	\$346	\$330	4.8%
Lakemba	\$378,000	\$75,600	\$1,305	\$326	\$330	-1.1%

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## Sydney Renting vs Buying a House 2021

Suburb	Median Price 2021*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2021*	Mortgage vs Rent Difference
Mosman	\$4,750,000	\$950,000	\$16,000	\$4,000	\$1,575	154.0%
Longueville	\$3,075,000	\$615,000	\$10,358	\$2,590	\$2,000	29.5%
Willoughby East	\$2,850,000	\$570,000	\$9,600	\$2,400	\$1,500	60.0%
Paddington	\$2,705,000	\$541,000	\$9,112	\$2,278	\$1,010	125.5%
Malabar	\$2,250,000	\$450,000	\$7,579	\$1,895	\$1,395	35.8%
St Ives	\$1,903,450	\$380,690	\$6,412	\$1,603	\$1,050	52.7%
Wahroonga	\$2,125,000	\$425,000	\$7,158	\$1,790	\$855	109.3%
North Sydney	\$1,650,000	\$330,000	\$5,558	\$1,390	\$1,200	15.8%
Ryde	\$1,875,500	\$375,100	\$6,318	\$1,580	\$650	143.0%
Leichhardt	\$1,600,000	\$320,000	\$5,390	\$1,348	\$780	72.8%
Forest Lodge	\$1,390,000	\$278,000	\$4,682	\$1,171	\$850	37.7%
Beverly Park	\$1,710,000	\$342,000	\$5,760	\$1,440	\$700	105.7%
Darlington	\$1,440,000	\$288,000	\$4,851	\$1,213	\$760	59.6%
Marrickville	\$1,437,500	\$287,500	\$4,842	\$1,211	\$750	61.4%
Eastlakes	\$1,460,000	\$292,000	\$4,918	\$1,230	\$675	82.1%
Carlingford	\$1,540,000	\$308,000	\$5,188	\$1,297	\$640	102.7%
Newington	\$1,420,000	\$284,000	\$4,783	\$1,196	\$815	46.7%
Monterey	\$1,400,850	\$280,170	\$4,719	\$1,180	\$758	55.6%
Greenacre	\$1,100,000	\$220,000	\$3,705	\$926	\$555	66.9%
Merrylands	\$900,000	\$180,000	\$3,032	\$758	\$485	56.3%

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## Sydney Renting vs Buying a Unit/Apartment 2021

Suburb	Median Price 2021*	20% Deposit	#Monthly Repayment	Weekly Repayment	Median Weekly Rent 2021*	Mortgage vs Rent Difference
St Ives	\$870,000	\$174,000	\$2,931	\$733	\$630	16.3%
Malabar	\$1,020,000	\$204,000	\$3,436	\$859	\$675	27.3%
North Sydney	\$850,000	\$170,000	\$2,863	\$716	\$550	30.1%
Mosman	\$1,101,000	\$220,200	\$3,709	\$927	\$550	68.6%
Leichhardt	\$833,000	\$166,600	\$2,806	\$702	\$540	29.9%
Paddington	\$850,000	\$170,000	\$2,863	\$716	\$500	43.2%
Wahroonga	\$855,000	\$171,000	\$2,880	\$720	\$530	35.8%
Forest Lodge	\$797,000	\$159,400	\$2,685	\$671	\$620	8.3%
Monterey	\$800,000	\$160,000	\$2,695	\$674	\$430	56.7%
Beverley Park	\$750,000	\$150,000	\$2,526	\$632	\$520	21.4%
Marrickville	\$753,250	\$150,650	\$2,537	\$634	\$450	40.9%
Carlingford	\$690,000	\$138,000	\$2,324	\$581	\$480	21.0%
Ryde	\$739,300	\$147,860	\$2,490	\$623	\$460	35.3%
Newington	\$671,500	\$134,300	\$2,262	\$566	\$530	6.7%
Greenacre	\$670,000	\$134,000	\$2,257	\$564	\$450	25.4%
Merrylands	\$457,500	\$91,500	\$1,541	\$385	\$395	-2.5%
Berala	\$471,500	\$94,300	\$1,588	\$397	\$355	11.8%
Punchbowl	\$417,000	\$83,400	\$1,406	\$352	\$380	-7.5%
Wiley Park	\$367,000	\$73,400	\$1,236	\$309	\$330	-6.4%
Lakemba	\$378,000	\$75,600	\$1,273	\$318	\$340	-6.4%

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