



Vacancy Rates Increase Marginally in Most Cities in November

Tuesday 12th December 2017

For Immediate Release

Data released by SQM Research this week has revealed the national residential vacancy rate was 2.2% in November 2017, with the number of vacancies Australia-wide increasing to 70,795 – a slight increase on the month of October.

Hobart's vacancy rate continues to remain at a record low of 0.3%. Adelaide and Brisbane's vacancy rates also remain unchanged from October at 1.4% and 3.4% respectively.

Canberra's vacancy rate has increased marginally to 1.0% from 0.8% in October.

In the bigger cities, vacancies increased markedly in Sydney to 14,362 in November, up from 12,435 in October, giving a vacancy rate of 2.1%, up from 1.8% the previous month. Melbourne recorded marginal increases with the vacancy rate now at 1.8% with 9,872 rental properties available.

City	November 2016 Vacancies	Vacancy Rate	October 2017 Vacancies	Vacancy Rate	November 2017 Vacancies	Vacancy Rate
Adelaide	3,267	1.8%	2,495	1.4%	2,501	1.4%
Perth	10,273	5.2%	8,893	4.4%	9,003	4.5%
Melbourne	10,581	2.0%	9,390	1.7%	9,872	1.8%
Brisbane	11,203	3.6%	10,714	3.4%	11,040	3.4%
Canberra	673	1.1%	507	0.8%	607	1.0%
Sydney	12,034	1.8%	12,435	1.8%	14,362	2.1%
Darwin	1,012	3.5%	762	2.6%	848	2.8%
Hobart	158	0.6%	75	0.3%	81	0.3%
National	78629	2.5%	67781	2.1%	70795	2.2%

Even in Perth, vacancies rose to 4.5% from 4.4% in October, and remains the highest of any capital city. Darwin's vacancy rose from 2.6% to 2.8% over the month.

Managing Director of SQM Research, Louis Christopher, said “the small rises in vacancies are expected in November and December due to seasonality, and offer some relief to home seekers although those in Hobart and Canberra faced ongoing tight rental conditions and higher rents.”

“Sydney has recorded a larger rise. Rising from 1.8% to 2.2% is material. Rises occurred across all regions in Sydney however, some of the larger month on month vacancy rises came from the Northern Beaches, Parramatta the Upper North Shore and especially the Hills District where vacancy rates rose sharply to 3.7%.”

Asking Rents

Capital City asking rents over the month to 12 December rose 0.4% to \$550 a week for houses. Unit asking rents fell 0.5% to \$437 a week. The highest increase for houses was recorded in Canberra at 1.9% over the month, while asking rents for units jumped the most in Darwin by 2.8%.



Hobart's asking rents for Units had the largest drop at 3.6% in the month, followed by Sydney's unit prices dropping by 0.7%.

For houses, Canberra recorded the largest increase at 1.9% over the month.

Sydney continues to record the highest asking rent in the nation for a three-bedroom house at \$728 a week and also for units at \$519.20. Canberra follows at \$606 a week for houses and \$433.80 for units.

Asking rents for houses rose in Melbourne, up 1.0% over the month to \$515.10 while unit asking rents also rose 0.7% over the month to \$395.80 a week.

SQM Research Weekly Rents Index

Week ending: 12 Dec 2017		Rent	Chg on prev wk	Rolling month chg	12 mth % chg
<u>Canberra</u>	All Houses	606.0	1.0 ▲	1.9% ▲	12.2% ▲
	All Units	433.8	2.2 ▲	1.1% ▲	5.4% ▲
<u>Sydney</u>	All Houses	728.0	-4.0 ▼	-0.4% ▼	-1.0% ▼
	All Units	519.2	-1.2 ▼	-0.7% ▼	2.0% ▲
<u>Darwin</u>	All Houses	535.4	2.6 ▲	-0.1% ▼	-2.9% ▼
	All Units	410.7	1.3 ▲	2.8% ▲	-6.0% ▼
<u>Brisbane</u>	All Houses	443.9	1.1 ▲	0.6% ▲	0.4% ▲
	All Units	366.1	-0.1 ▼	0.3% ▲	-1.2% ▼
<u>Adelaide</u>	All Houses	379.2	-0.2 ▼	0.4% ▲	3.5% ▲
	All Units	290.6	-0.6 ▼	0.2% ▲	1.0% ▲
<u>Hobart</u>	All Houses	382.0	-5.0 ▼	1.8% ▲	8.5% ▲
	All Units	322.0	-3.0 ▼	-3.6% ▼	5.8% ▲
<u>Melbourne</u>	All Houses	515.1	0.9 ▲	1.0% ▲	4.5% ▲
	All Units	395.8	0.2 ▲	0.7% ▲	6.5% ▲
<u>Perth</u>	All Houses	420.0	4.0 ▲	1.3% ▲	-0.9% ▼
	All Units	321.9	-0.9 ▼	-0.6% ▼	-4.1% ▼
<u>National</u>	All Houses	436.0	-2.0 ▼	-0.5% ▼	1.2% ▲
	All Units	353.0	-3.0 ▼	0.0%	3.5% ▲
<u>Cap City Average</u>	All Houses	550.0	-1.0 ▼	0.4% ▲	0.7% ▲
	All Units	437.0	0.0	-0.5% ▼	2.3% ▲

Source: www.sqmresearch.com.au



SQM's calculations of vacancies are based on online rental listings that have been advertised for three weeks or more compared to the total number of established rental properties. SQM considers this to be a superior methodology compared to using a potentially incomplete sample of agency surveys or merely relying on raw online listings advertised. Please go to our [methodology page](#) below for more information on how SQM's vacancies are compiled.

Key Points

- Nationally, vacancies rose marginally in November to 70,795, recording a vacancy rate of 2.2%, up from 2.1% in October.
- Hobart continues to record the lowest vacancy rate of 0.3%, a record low and down from 0.6% a year earlier.
- Perth recorded the highest vacancy rate of the capital cities at 4.5% in November, down from 5.2% a year ago.
- Adelaide and Brisbane's vacancy rate remain unchanged at 1.4% and 3.4% respectively.

About SQM Research

SQM Research Pty Ltd is a respected Australian investment research house, specialising in providing ratings and data across all major asset classes.

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