



SQM Research MEDIA RELEASE

Vacancy Rates for the Month of February 2011

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Figures released last week by property research house SQM Research revealed that vacancy rates were down nationally for the month of February when compared to January 2011, recording a national vacancy rate of 1.7% - 43,634 listings. This is the second consecutive month-on-month decline on vacancies. This is a trend on a national scale, recording falls in all national cities.

City	Vacancies Feb 2010	Vacancy %	Vacancies Jan 2011	Vacancy %	Vacancies Feb 2011	Vacancy %
Sydney	6,950	1.3	7,495	1.4	6,876	1.3
Melbourne	8,807	2.4	11,220	3.1	9,998	2.8
Brisbane	5,193	2.1	5,148	2.1	4,479	1.8
Adelaide	1,334	0.9	1,704	1.2	1,657	1.2
Perth	2,572	1.6	1,772	1.1	1,657	1.0
Canberra	196	0.4	306	0.7	285	0.6
Hobart	203	0.9	256	1.1	266	1.1
Darwin	316	1.4	576	2.5	540	2.3
National	43,239	1.7	46,204	1.8	43,634	1.7

Comparing this figure with data from the same month last year, we can see that there has not been a large degree of change, with a year-on-year difference of only 395 listings, recording a very slight increase compared to February 2010.

Managing Director of SQM Research -Louis Christopher said "Overall, these vacancy statistics reveal an ongoing tight rental market nationwide, with some cities recording tighter results than others.

"This has been resulting in higher than average rental growth per annum as in the case in Sydney, where rents have grown on a compounded basis by 8.8% per annum for the past five years.



“With this type of vacancy rate result, it implies once again that this year we will see rents grow faster than inflation.”

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 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-

http://www.sqmresearch.com.au/graph_vacancy.php?region=nsw::Sydney&type=c&t=1#terms

Key Points

- Nationally vacancies decreased this month by 2570 listings to 43,634.
- Sydney remained steadily tight, year-on-year and month-on-month with no change in comparison to February 2010, a 0.1% decrease from January 2011.
- Melbourne remains the capital city with the highest vacancy rate, decreasing from 3.1% in January to 2.8% in February, still a 0.4% increase since February 2010.
- The remainder of the capital cities lag behind Melbourne with Darwin following at 2.3% and Brisbane thereafter at 1.8%.
- Canberra remains the capital city with the tightest vacancy rate, dropping 0.1% to 0.6% for the month of February 2011, up 0.2% since February 2010.
- The region with the tightest vacancy for February was Weston Creek, recording a vacancy rate of only 0.14%.
- The region with the highest vacancy for February was South West Melbourne, recording a vacancy rate of 5.52%.

For more information and a breakdown on the regions or capital cities, contact:

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About SQM Research

SQM Research is an independent property research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media.

It is owned and operated by one of the country's leading property analysts, Louis Christopher.

For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.

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