



Vacancy Rates Continue to Rise

SQM Research Vacancy Rates and Asking Rents Media Release

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For Immediate Release

Figures released by SQM Research this week have revealed the number of residential vacancies climbed up across the nation in April 2015, with a vacancy rate of 2.3% posted based on 69,295 vacancies, up from 2.1% in February when vacancies were 63,906. Rises were recorded in all capital cities, excluding Hobart where the vacancy rate remained unchanged.

The biggest rise was recorded in Canberra with a monthly change of 0.4 percentage points from March. Over the year, vacancy rates in Canberra have remained tight with a small 0.1% jump from this time last year. Modest climbs were also posted in Sydney and Adelaide.

City	April 2014 Vacancies	Vacancy Rate	March 2015 Vacancies	Vacancy Rate	April 2015 Vacancies	Vacancy Rate
Adelaide	2,451	1.5%	2,394	1.4%	2,812	1.7%
Perth	4,340	2.4%	5,295	2.7%	5,939	3.0%
Melbourne	11,100	2.5%	9,644	2.1%	10,262	2.2%
Brisbane	6,916	2.2%	6,714	2.1%	7,160	2.3%
Canberra	1,308	1.8%	832	1.5%	1,024	1.9%
Sydney	9,963	1.6%	9,219	1.6%	10,484	1.8%
Darwin	415	2.1%	935	3.4%	976	3.5%
Hobart	478	1.3%	376	1.4%	383	1.4%
National	66,016	2.2%	63,906	2.1%	69,295	2.3%

Year-on-year, vacancy rates continue to rise in Darwin and Perth. Darwin has posted the biggest yearly rise in its vacancy rate to 3.5% from 2.1%, reflecting the continued impact of the commodities downturn weighing down on employment and property markets in that city. Perth has also recorded ongoing yearly rises with vacancy rates leaping from 2.4% to 3 percentage points in April 2015.



Asking rents

Notably, SQM Research data records falling asking rents in Perth, Canberra and, in particular Darwin, which has recorded a fall in asking rents of 14.5% for houses and 6.3% for units for the past 12 months. In contrast, Sydney has recorded a rise of 3.6% for houses and 1.1% for units. Asking rents in Adelaide and Hobart also recorded modest rises for the same period.

Managing Director of SQM Research, Louis Christopher, said “The rental market remains in its slow down phase and I believe the rental market overall is going to remain soft for some time to come. Some regions may beat this outlook such as South East Queensland, parts of Melbourne and Hobart where tenancy demand is accelerating. Darwin and Perth will continue to display weakness as the mining downturn continues to bite hard.”

SQM Research Weekly Rents Index					
Week ending 12 May 2015		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	483.8	1.2 ▲	1.3% ▲	-2.8% ▼
	All Units	382.9	-1.9 ▼	-0.1% ▼	-0.8% ▼
Sydney	All Houses	689.0	2.0 ▲	-0.1% ▼	3.6% ▲
	All Units	480.7	0.3 ▲	0.9% ▲	1.1% ▲
Darwin	All Houses	618.4	1.6 ▲	-0.6% ▼	-14.5% ▼
	All Units	495.9	-2.9 ▼	-1.2% ▼	-6.3% ▼
Brisbane	All Houses	450.5	0.5 ▲	0.3% ▲	1.9% ▲
	All Units	367.3	0.7 ▲	1.1% ▲	0.6% ▲
Adelaide	All Houses	367.3	-1.3 ▼	-0.5% ▼	2.7% ▲
	All Units	283.9	-0.9 ▼	1.1% ▲	1.6% ▲
Hobart	All Houses	325.1	-0.1 ▼	-0.9% ▼	3.4% ▲
	All Units	278.0	2.0 ▲	0.3% ▲	2.2% ▲
Melbourne	All Houses	475.1	-1.1 ▼	-0.9% ▼	2.7% ▲
	All Units	362.9	0.1 ▲	0.6% ▲	1.8% ▲
Perth	All Houses	505.4	-0.4 ▼	-1.2% ▼	-6.3% ▼
	All Units	409.5	-0.5 ▼	-0.2% ▼	-5.7% ▼
National	All Houses	409.0	-1.0 ▼	-0.7% ▼	-0.2% ▼
	All Units	339.0	-1.0 ▼	-0.6% ▼	-0.6% ▼
Cap City Average	All Houses	536.0	1.0 ▲	-0.2% ▼	1.5% ▲
	All Units	418.0	0.0	0.5% ▲	0.5% ▲

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 during April 2015, recording a vacancy rate of 2.3%, up from 2.1% in March, coming to a total of 69,295 vacancies nationally.
- During April, the vacancy climbed the most in Canberra, up from 1.5% in March to a modest 1.9%.
- Hobart recorded the tightest vacancy rate at 1.4%, the same from March 2015 and up 0.1 percentage points from this same time last year.
- Darwin recorded the highest vacancy rate of the capital cities at 3.5% in April 2015 based on a total of 976 vacancies.
- Darwin recorded the highest yearly increases in vacancies, climbing by 1.4 percentage points from a year earlier.
- Perth's vacancy rate was 3.0% in April 2015, up 0.3% from March 2015 and up 0.6 percentage points from a year earlier.

www.sqmresearch.com.au

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.

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