



## SQM Research Media Release Vacancy Rates September 2012

**Tuesday, 16th October 2012**

Figures released this week by SQM Research reveal that the level of residential vacancies fell very slightly once again during the month of September, remaining 1.8% on a national level but sliding by just over 1,000 vacancies to come to a total of 48,664 vacancies. This is now the fourth consecutive monthly decline in vacancies.

Year-on-year, vacancies also appear to have remained stable, with the national vacancy rate remaining unchanged when compared to the corresponding period of the previous year (September 2011).

City	Vacancies Sep '11	Vacancy Rate Sep '11	Vacancies Aug '12	Vacancy Rate Aug '12	Vacancies Sep '12	Vacancies '12
Adelaide	2,378	1.5%	2,635	1.6%	2,421	1.5%
Perth	1,436	0.8%	1,177	0.6%	1,063	0.6%
Melbourne	10,926	2.7%	11,702	2.8%	11,649	2.8%
Brisbane	4,893	1.8%	4,003	1.5%	4,231	1.5%
Canberra	308	0.5%	590	1.2%	538	1.1%
Sydney	7,894	1.4%	9,773	1.8%	9,296	1.7%
Darwin	216	0.9%	114	0.5%	131	0.5%
Hobart	485	1.9%	730	2.7%	632	2.3%
<b>National</b>	<b>48,179</b>	<b>1.8%</b>	<b>50,774</b>	<b>1.8%</b>	<b>49,664</b>	<b>1.8%</b>

None of the capital cities recorded monthly increases during September, with the majority either stagnating or recording modest declines. Hobart recorded the largest monthly decrease of the capital cities, falling by 0.4% to 2.3% - a total of 632 vacancies.

Both Darwin and Perth continue to record alarmingly low vacancy rates, 0.5% and 0.6% respectively. Melbourne maintains its position on the other end of the spectrum, revealing a vacancy rate of 2.8% - the capital city closest to what SQM Research considers to be equilibrium where residential vacancies are concerned (3%).

Managing Director of SQM Research, Louis Christopher says *“Residential rental vacancy rates remain in favour of landlords as has been the case for a number of years now. Going forward I see no material change to this current trend until there is a material increasing in housing completion levels. Currently there is evidence that such an event is about to occur.”*

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-

[http://www.sqmresearch.com.au/graph\\_vacancy.php?region=nsw::Sydney&type=c&t=1#terms](http://www.sqmresearch.com.au/graph_vacancy.php?region=nsw::Sydney&type=c&t=1#terms)

### **Key Points**

- Nationally, vacancies declined very slightly during the month of September 2012, remaining at a vacancy rate of 1.8% but declining by 1,110 vacancies to come to a total of 49,664.
- Melbourne recorded the highest vacancy rate of the capital cities, revealing a vacancy rate of 2.8% and a total of 11,649 vacancies.
- Darwin has recorded the tightest vacancy rate of the capital cities, revealing a vacancy rate of 0.5% and a total of 141 vacancies.
- Canberra has recorded the highest yearly increase in vacancies, climbing by 0.6 to 1.1% since September 2011.
- No capital cities recorded monthly increases.
- Hobart recorded the largest monthly decrease in vacancies, falling by 0.4% during September to 2.3% and coming to a total of 632 vacancies.

[www.sqmresearch.com.au](http://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 and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.

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