



Perth, Darwin Vacancies Rise Yet Again

SQM Research Vacancy Rates and Asking Rents Media Release

Tuesday 17th November 2015

For Immediate Release

Figures released by SQM Research this week have revealed the number of residential vacancies rose slightly across the nation in October 2015, with a vacancy rate of 2.3% posted based on 70,827 vacancies. Vacancies rose in most capital cities, excluding Canberra and Sydney which recorded monthly falls.

Over the last year, vacancies are continuing to soar across Darwin and Perth. Perth vacancies have risen 64% over the past 12 months, based on a total 7,507 vacancies. Vacancies in Darwin have risen by 75% over the last 12 months, bringing the total number of vacancies to 997.

City	October 2014 Vacancies	Vacancy Rate (%)	September 2015 Vacancies	Vacancy Rate (%)	October 2015 Vacancies	Vacancy Rate (%)
Adelaide	2,392	1.5%	3,157	1.9%	3,180	1.9%
Perth	4,567	2.4%	7,345	3.7%	7,507	3.8%
Melbourne	11,692	2.5%	10,414	2.2%	11,233	2.4%
Brisbane	6,758	2.2%	8,240	2.6%	8,381	2.6%
Canberra	968	1.8%	1,225	2.2%	1,153	2.1%
Sydney	9,109	1.6%	10,176	1.7%	9,692	1.6%
Darwin	571	2.1%	941	3.3%	997	3.5%
Hobart	352	1.3%	272	1.0%	292	1.1%
National	62,834	2.1%	70,037	2.3%	70,827	2.3%

Both Hobart and Melbourne recorded yearly falls with vacancy rates down 0.1% for Melbourne and 0.2% for Hobart. Year-on-year results for Sydney reveal a tight residential market, with October recording a vacancy rate of 1.6%.

Asking rents

Notably, Darwin has recorded a fall in asking rents of 20.5% for houses and 12.9% for units for the past 12 months, according to SQM Research. Yearly falls have also been recorded in Perth, with asking rents down 6.4% for houses and 8.4% for units.



In contrast, Hobart has recorded a rise of 4.7% for houses and 11.1% for units. Asking rents in Melbourne, Sydney, and Canberra have also recorded modest rises for the same period.

Managing Director of SQM Research, Louis Christopher, said “There is a sharp contrast in the national rental market at this point in time. Clearly, vacancies have been soaring in Perth and Darwin, while our east coast capital cities have generally been stable. This is just one indicator on how the mining downturn has effected the economy. Clearly, not everywhere has been effected, but those cities and townships that do have exposure have been hit hard.”

SQM Research Weekly Rents Index					
Week ending 12 Nov 2015		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
<u>Canberra</u>	All Houses	481.4	5.6 ▲	1.5% ▲	1.4% ▲
	All Units	378.9	3.1 ▲	1.3% ▲	0.1% ▲
<u>Sydney</u>	All Houses	704.3	3.7 ▲	2.4% ▲	1.9% ▲
	All Units	489.8	1.2 ▲	0.2% ▲	3.1% ▲
<u>Darwin</u>	All Houses	560.3	-2.3 ▼	-2.2% ▼	-20.5% ▼
	All Units	447.2	-1.2 ▼	-0.9% ▼	-12.9% ▼
<u>Brisbane</u>	All Houses	449.5	0.5 ▲	0.8% ▲	1.2% ▲
	All Units	366.8	-0.8 ▼	-0.6% ▼	-0.1% ▼
<u>Adelaide</u>	All Houses	363.2	0.8 ▲	-0.0% ▼	1.2% ▲
	All Units	279.6	-0.6 ▼	-0.5% ▼	-0.5% ▼
<u>Hobart</u>	All Houses	330.8	-2.8 ▼	-0.2% ▼	4.7% ▲
	All Units	283.3	-0.3 ▼	-0.5% ▼	11.1% ▲
<u>Melbourne</u>	All Houses	477.6	1.4 ▲	0.1% ▲	4.0% ▲
	All Units	359.2	0.8 ▲	-0.4% ▼	1.5% ▲
<u>Perth</u>	All Houses	480.6	0.4 ▲	0.7% ▲	-6.4% ▼
	All Units	379.4	-2.4 ▼	-1.7% ▼	-8.4% ▼
<u>National</u>	All Houses	412.0	-2.0 ▼	0.7% ▲	-0.7% ▼
	All Units	338.0	2.0 ▲	1.5% ▲	-0.3% ▼
<u>Cap City Average</u>	All Houses	539.0	2.0 ▲	1.1% ▲	0.9% ▲
	All Units	418.0	1.0 ▲	0.0%	1.2% ▲

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 slightly during October 2015, recording a vacancy rate of 2.3%, based on 70,827 vacancies nationally.
- Both Darwin and Perth vacancy rates are up 1.4% from this time last year (October 2014).
- During the month of October, vacancy rates remained unchanged for Adelaide and Brisbane compared to September 2015.
- Year-on-year, vacancy rates dropped in both Melbourne and Hobart.
- Sydney vacancy rates remain unchanged over the last year, with figures from October 2015 recording a vacancy rate of 1.6%.

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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