



Vacancy Rates Decline in January in most Capital Cities

Tuesday 12th February 2019

For Immediate Release

Key Points

- Nationally, the vacancy rate declined to **2.2%** in January, down from 2.5% in Dec-2018.
- Hobart was the only capital city to increase - up marginally by 0.1% but continues to record the lowest vacancy rate of **0.5%**.
- Darwin continues to have the highest vacancy rate at **3.8%**, followed by Sydney which declined to **3.2%**.
- Capital city asking rents for Houses rose **0.7%** over the month to 12 January 2019 to \$559 per week.
- Capital city asking rents for Units also rose by **0.7%** to \$439 a week.

Data released by SQM Research today has revealed the national residential vacancy rate declined to **2.2%** in January 2019, from **2.5%** in December 2018, with the total number of vacancies Australia-wide declining to **72,574** – 9,984 less properties are now available for rent since December 2018.

All capital cities, except Hobart experienced a decline in their vacancy rates in January with Darwin currently having the highest vacancy rate of all capital cities at **3.8%**, down from 0.5% on December's vacancy of 4.3%. Although Hobart increased its vacancy rate marginally by 0.1%, it still remains the lowest of all capital cities at **0.5%** for January 2019.

Sydney's vacancy rate, although declining, is still currently the second highest of all capital cities at **3.2%** with 22,426 properties available for rent.

City	Jan-2018 Vacancies	Jan-2018 Vacancy Rate	Dec-2018 Vacancies	Dec-2018 Vacancy Rate	Jan-2019 Vacancies	Jan-2019 Vacancy Rate
Adelaide	2,793	1.5%	2,383	1.3%	2,141	1.1%
Perth	8,909	4.4%	6,935	3.4%	6,121	3.0%
Melbourne	9,744	1.8%	12,619	2.2%	10,564	1.9%
Brisbane	11,505	3.6%	10,519	3.2%	8,911	2.7%
Canberra	569	0.9%	829	1.3%	594	0.9%
Sydney	15,775	2.3%	25,177	3.6%	22,426	3.2%
Darwin	941	3.1%	1,317	4.3%	1,193	3.8%
Hobart	126	0.4%	121	0.4%	144	0.5%
National	74,113	2.3%	82,558	2.5%	72,574	2.2%

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.



Managing Director of SQM Research, Louis Christopher said, *“the decline in vacancies is expected in January as December usually has a higher seasonal listings. It still appears to be a tenants market in Darwin and Sydney where vacancy rates are high at 3.8% and 3.2% respectively. Going forward, we expect another seasonal decline in vacancies for the month of February. However for the year our expectation is national vacancy rates will rise at the national level, driven by rises in Sydney.*

Asking Rents

The decline in vacancies saw asking rents for houses in capital city increase **0.2%** over the month to 12 February 2019 to \$560 a week. Unit asking rents also increased **0.7%** to \$442 a week. Over the year, asking rents for houses declined **0.4%** while unit asking rents remained steady.

Hobart recorded the highest weekly rental increase of **4.8%** for units but house weekly rents declined **0.6%** declined. 12 months ago, Hobart’s house asking rent increased by 4.3%.

Sydney, Melbourne and Perth recorded marginal increases in both house and unit asking rents over the month to 12 February 2019. Whilst Darwin, Brisbane and Adelaide recorded declines in weekly rents for both houses and units. Canberra’s house rentals increased **1.6%** but unit asking rents declined **1.7%**.

SQM Research Weekly Rents Index					
Week ending: 12 Feb 2019		Rent	Change on prev week	Rolling month % change	12 month % change
<u>Canberra</u>	All Houses	644.9	2.1 ▲	1.6% ▲	4.7% ▲
	All Units	460.4	-4.4 ▼	-1.7% ▼	5.6% ▲
<u>Sydney</u>	All Houses	710.1	-1.1 ▼	0.6% ▲	-4.5% ▼
	All Units	510.7	0.3 ▲	0.4% ▲	-2.8% ▼
<u>Darwin</u>	All Houses	504.3	-3.3 ▼	-0.5% ▼	-9.4% ▼
	All Units	384.6	0.4 ▲	-1.8% ▼	-6.4% ▼
<u>Brisbane</u>	All Houses	457.4	-0.4 ▼	-0.1% ▼	1.7% ▲
	All Units	374.7	0.3 ▲	-0.4% ▼	1.5% ▲
<u>Adelaide</u>	All Houses	392.4	-1.4 ▼	-0.9% ▼	2.7% ▲
	All Units	299.8	-1.8 ▼	-0.8% ▼	1.2% ▲
<u>Hobart</u>	All Houses	418.7	-1.7 ▼	-0.6% ▼	4.3% ▲
	All Units	357.9	-16.9 ▼	4.8% ▲	2.1% ▲
<u>Melbourne</u>	All Houses	543.7	0.3 ▲	0.4% ▲	3.0% ▲
	All Units	417.2	1.8 ▲	2.0% ▲	4.2% ▲
<u>Perth</u>	All Houses	440.8	1.2 ▲	0.3% ▲	3.2% ▲
	All Units	328.6	-0.6 ▼	0.6% ▲	1.5% ▲
<u>National</u>	All Houses	448.0	0.0	-0.2% ▼	0.2% ▲
	All Units	362.0	-4.0 ▼	-1.6% ▼	3.1% ▲



Cap City Average	All Houses	560.0	1.0 ▲	0.2% ▲	-0.4% ▼
	All Units	442.0	0.0	0.7% ▲	0.0%

Source: www.sqmresearch.com.au

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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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