

Market Rents Explode Across the Country

Rental Vacancy rates fall to 1%

12 April 2022

SQM Research today has revealed national residential property rental vacancy rates fell to 1% in March 2022, down from 1.2% in February 2022. This represents half the total number of vacancies reported as of twelve months ago and the lowest national vacancy rate since 2006.

The total number of vacancies Australia-wide now stands at 36,868 residential properties, down from 43,844 in February. [Sydney](#), [Melbourne](#) and [Brisbane](#) vacancy rates fell to 1.6%, 1.9% and 0.7%, respectively, down from 2%, 2.3% and 0.9% in February. In the smaller capital cities, [Perth](#), [Adelaide](#), [Canberra](#), [Darwin](#) and [Hobart](#), vacancy rates sat well below 1.0%.

Vacancy rates fell in the [Melbourne CBD](#) to 2.4% from 2.8% and fell in the [Sydney CBD](#) to 3.4% from 4.3%. Available rental properties across Australia plunged to 0% vacancy in [Mount Pleasant](#), [Seacombe](#), [Keswick](#), [Panorama](#), [Clarendon Vale](#), [Regency Park](#), [Lawson](#), [Mount Evelyn](#), [Faulconbridge](#) and [Gembrook](#).

Vacancy Rates - March 2022						
City	Mar 2021 Vacancies	Mar 2021 Vacancy Rate	Feb 2022 Vacancies	Feb 2022 Vacancy Rate	Mar 2022 Vacancies	Mar 2022 Vacancy Rate
Sydney	25,257	3.4%	15,145	2.0%	12,748	1.6%
Melbourne	27,300	4.4%	14,777	2.3%	12,400	1.9%
Brisbane	5,407	1.5%	3,328	0.9%	2,457	0.7%
Perth	1,889	0.9%	1,390	0.6%	1,204	0.5%
Adelaide	1,524	0.8%	776	0.4%	580	0.3%
Canberra	508	0.7%	378	0.5%	350	0.5%
Darwin	188	0.6%	234	0.7%	176	0.5%
Hobart	206	0.6%	99	0.3%	111	0.3%
National	72,446	2.0%	43,844	1.2%	36,868	1.0%

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 for more information on how SQM's vacancies are compiled.

Asking Rents

Over the past month to 12 April 2022, capital city asking rents rose by another 2.2% with the 12-month rise standing at 11.8%. Capital city house rents are recording 12 month increases of 14.7%, while unit rents have risen by 11.2%.

Following the about face falls in rental vacancy rates for the CBD locations, inner city rents for units have significantly jumped. Sydney CBD unit asking rents have lifted 5.5% and Melbourne CBD has lifted by 7.4% just in the past 30 days.

Brisbane is recording the largest 12 month combined rental increase with asking rents jumping 15.2%.

Louis Christopher, Managing Director of SQM Research said: "The rental crisis has deepened with rental vacancy rates across the country falling to just 1%. As a result, market rents have exploded. Some of our capital cities and regions are recording asking rental increases in excess of 15% over the past 12 months.

And the recent monthly data suggests we are still not at the worst point of the crisis. We were thinking at least regional Australia may have started to have some relief as people return back to the cities. But that has not happened as yet. Many localities and townships are recording zero vacancy rates.

It is likely homelessness will be increasing in this environment.

Yet, when I consider the current election stances for the major and minor parties, there is a dearth of specific policy in addressing the issues surrounding housing affordability. Clearly, we are not going to resolve this overnight, but I do hope the various state and territory governments will ramp up their rental assistance packages in order to cushion the rental accommodation emergency we have here and now.”

SQM Research Weekly Rents Index						
Week ending		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg	
12 Apr 2022	Sydney	All Houses	786.9	3.1 ▲	2.2% ▲	19.1% ▲
		All Units	502.6	1.4 ▲	1.9% ▲	10.8% ▲
		Combined	590.7	1.9 ▲	2.3% ▲	13.1% ▲
Melbourne		All Houses	549.0	1.0 ▲	0.3% ▲	7.6% ▲
		All Units	407.8	2.2 ▲	2.1% ▲	11.5% ▲
		Combined	454.7	1.8 ▲	1.7% ▲	9.2% ▲
Brisbane		All Houses	590.8	7.2 ▲	3.5% ▲	21.2% ▲
		All Units	416.3	2.7 ▲	2.4% ▲	7.9% ▲
		Combined	500.3	4.8 ▲	3.4% ▲	15.2% ▲
Perth		All Houses	580.8	-3.8 ▼	0.9% ▲	12.2% ▲
		All Units	431.5	2.5 ▲	2.6% ▲	11.7% ▲
		Combined	511.4	-0.9 ▼	1.7% ▲	11.4% ▲
Adelaide		All Houses	504.9	3.1 ▲	2.2% ▲	15.5% ▲
		All Units	362.6	3.4 ▲	3.9% ▲	10.3% ▲
		Combined	453.9	3.2 ▲	3.0% ▲	14.3% ▲
Canberra		All Houses	764.9	-1.9 ▼	-0.4% ▼	16.0% ▲
		All Units	559.5	0.5 ▲	1.6% ▲	13.2% ▲
		Combined	645.8	-0.5 ▼	0.9% ▲	14.3% ▲
Darwin		All Houses	648.1	-3.1 ▼	6.1% ▲	10.7% ▲
		All Units	459.9	-26.9 ▼	2.3% ▲	14.9% ▲
		Combined	534.9	-17.4 ▼	4.1% ▲	13.5% ▲
Hobart		All Houses	519.2	8.8 ▲	1.5% ▲	7.1% ▲
		All Units	450.0	-8.0 ▼	2.6% ▲	5.7% ▲
		Combined	493.9	2.6 ▲	1.9% ▲	7.1% ▲
National		All Houses	579.0	5.0 ▲	1.4% ▲	13.3% ▲
		All Units	435.0	1.0 ▲	2.4% ▲	10.4% ▲
		Combined	495.1	2.7 ▲	2.2% ▲	10.7% ▲
Cap City Average		All Houses	638.0	-1.0 ▼	1.4% ▲	14.7% ▲
		All Units	457.0	1.0 ▲	2.2% ▲	11.2% ▲
		Combined	522.8	0.3 ▲	2.2% ▲	11.8% ▲



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](#) for more information on how SQM's vacancies are compiled.

About SQM Research

SQM Research Pty Ltd is a respected Australian investment research house, specialising in providing research and data across all major asset classes. For further information contact **02-9220 4603**.

- ENDS -