

## National Vacancy Rates Increase Marginally in December

14 January 2020

New data released by SQM Research today has revealed the national residential rental vacancy rate increased marginally in **December 2019** to **2.5%** from 2.2% recorded in **November**, with the total number of vacancies Australia-wide now at **84,591** vacant residential properties. The December 2018 vacancy rate was also **2.5%**.

All states recorded marginal increases in vacancy rates with Sydney recording the highest at **3.6%** followed by Darwin at **3.5%** and Brisbane at **2.9%**. Hobart is the lowest of all capital cities at just **0.6%**

Perth's rental market is showing minor improvements with the vacancy rate remaining steady at **2.5%** and asking rents increasing for both houses and units by **0.6%** and **0.8%** respectively.

City	Dec-2018 Vacancies	Dec- 2018 Vacancy Rate	Nov-2019 Vacancies	Nov-2019 Vacancy Rate	Dec-2019 Vacancies	Dec-2019 Vacancy Rate
<a href="#">Sydney</a>	25,177	3.6%	24,258	3.4%	26,415	3.6%
<a href="#">Melbourne</a>	12,619	2.2%	12,963	2.2%	14,597	2.5%
<a href="#">Brisbane</a>	10,519	3.2%	8,629	2.5%	9,931	2.9%
<a href="#">Perth</a>	6,935	3.4%	5,200	2.5%	5,228	2.5%
<a href="#">Adelaide</a>	2,383	1.3%	1,896	1.0%	2,203	1.1%
<a href="#">Canberra</a>	829	1.3%	756	1.1%	1,112	1.7%
<a href="#">Darwin</a>	1,317	4.3%	981	3.1%	1,117	3.5%
<a href="#">Hobart</a>	121	0.4%	159	0.5%	197	0.6%
<b><a href="#">National</a></b>	<b>82,544</b>	<b>2.5%</b>	<b>75,947</b>	<b>2.2%</b>	<b>84,591</b>	<b>2.5%</b>

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.

Managing Director of SQM Research, Louis Christopher said, **"While vacancy rates did rise in December, this was predominantly due to the seasonal movement of students and some industry specific workers. It is actually quite likely we have reached the peak in national rental vacancy rates with ongoing strong population growth absorbing current surplus rental stock over 2020."**

### Asking Rents

Over the month, Capital city asking rents increased **0.9%** for houses and **0.7%** for units for the week ending **12 January 2020** to record asking rents of \$555 per week for houses and \$437 per week for units. In comparison over the 12 months, asking rents declined **0.7%** for houses and **0.5%** for units.

Sydney, Melbourne, Perth and Adelaide all recorded increases in asking rents for both houses and units over the month. Brisbane and Hobart recorded increases in house asking rents but unit asking rents decreased by **0.2%** and **0.5%** respectively.

It was the reverse in Canberra where the city's house asking rents decreased by **2.4%** but its unit asking rents increased by **0.5%**. Darwin's house asking rents recorded the highest decrease of **3.0%** with unit rents remaining steady.

SQM Research Weekly Rents Index					
Week ending: 12 Jan 2020		Rent	Change on prev week	Rolling month % change	12 month % change
<a href="#">Sydney</a>	All Houses	686.6	1.4 ▲	0.3% ▲	-2.7% ▼
	All Units	496.2	0.8 ▲	0.5% ▲	-2.5% ▼
<a href="#">Melbourne</a>	All Houses	539.8	2.2 ▲	1.0% ▲	-0.3% ▼
	All Units	413.9	1.1 ▲	0.9% ▲	1.2% ▲
<a href="#">Brisbane</a>	All Houses	473.1	-0.1 ▼	0.9% ▲	3.4% ▲
	All Units	377.8	0.2 ▲	-0.2% ▼	0.4% ▲
<a href="#">Perth</a>	All Houses	441.6	1.4 ▲	0.6% ▲	0.5% ▲
	All Units	336.2	-1.2 ▼	0.8% ▲	2.9% ▲
<a href="#">Adelaide</a>	All Houses	402.7	-1.7 ▼	0.1% ▲	1.7% ▲
	All Units	314.6	-1.6 ▼	0.2% ▲	4.1% ▲
<a href="#">Canberra</a>	All Houses	633.1	-1.1 ▼	-2.4% ▼	-0.3% ▼
	All Units	465.3	1.7 ▲	0.5% ▲	-0.7% ▼
<a href="#">Darwin</a>	All Houses	468.5	-5.5 ▼	-3.0% ▼	-7.6% ▼
	All Units	380.7	-3.7 ▼	-0.0% ▼	-2.8% ▼
<a href="#">Hobart</a>	All Houses	462.5	-5.5 ▼	2.0% ▲	9.8% ▲
	All Units	420.6	11.4 ▲	-0.5% ▼	23.2% ▲
<a href="#">National</a>	All Houses	451.0	3.0 ▲	0.7% ▲	0.4% ▲
	All Units	364.0	1.0 ▲	0.0%	-1.1% ▼
<a href="#">Cap City Average</a>	All Houses	555.0	1.0 ▲	0.9% ▲	-0.7% ▼
	All Units	437.0	0.0	0.7% ▲	-0.5% ▼

Source: [www.sqmresearch.com.au](http://www.sqmresearch.com.au)

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## Key Points

- National residential rental vacancy rate increased marginally in **December 2019** to **2.5%** from 2.2% recorded in **November**. The total number of vacancies Australia-wide is now at **84,591** vacant residential properties.
- All states recorded marginal increases in vacancy rates with Sydney's vacancy rate recording the highest at **3.6%** followed by Darwin at **3.5%** and Brisbane at **2.9%**. Hobart is the lowest of all capital cities at **0.6%**
- Over the month, Capital city asking rents increased **0.9%** for houses and **0.7%** for units for the week ending **12 January 2020** to record asking rents of \$555 per week for houses and \$437 per week for units.



**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 please contact **02 9220 4603**.

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