

Rental Vacancy Rates Continue to Decline

Five capital cities record vacancy rates under one percent

14 December 2021

SQM Research today has revealed [national](#) residential property rental vacancy rates fell to a low of **1.5% over the month of November 2021**.

Vacancy Rates

The total number of vacancies Australia-wide now stands at 55,370 residential properties, down from 56,953 in November. [Melbourne](#) and [Brisbane's](#) vacancy rate dropped to 3.2% and 1.3% in November from 3.3% and 1.4% in October. Many regional townships in NSW recorded a tightening in vacancy rates over the month of November such as [Dubbo](#) and [NSW North Coast](#) which recorded 0.4% and 0.5% respectively. In [Perth](#), [Adelaide](#), [Canberra](#) and [Hobart](#) the vacancy rate remained below 1.0%, while [Sydney's](#) rates remained constant. Vacancy rates fell in the [Sydney CBD](#) and [Melbourne CBD](#) to 6.9% and 7.2%.

| Vacancy Rates - November 2021 | | | | | | |
|-------------------------------|--------------------|-----------------------|--------------------|-----------------------|--------------------|-----------------------|
| City | Nov 2020 Vacancies | Nov 2020 Vacancy Rate | Oct 2021 Vacancies | Oct 2021 Vacancy Rate | Nov 2021 Vacancies | Nov 2021 Vacancy Rate |
| Sydney | 26,161 | 3.5% | 19,611 | 2.6% | 19,686 | 2.6% |
| Melbourne | 26,946 | 4.4% | 21,316 | 3.3% | 20,359 | 3.2% |
| Brisbane | 6,455 | 1.8% | 4,966 | 1.4% | 4,670 | 1.3% |
| Perth | 1,835 | 0.9% | 1,337 | 0.6% | 1,314 | 0.6% |
| Adelaide | 1,543 | 0.8% | 1,176 | 0.6% | 1,013 | 0.5% |
| Canberra | 601 | 0.9% | 593 | 0.8% | 567 | 0.8% |
| Darwin | 233 | 0.7% | 223 | 0.7% | 318 | 0.9% |
| Hobart | 192 | 0.6% | 144 | 0.4% | 97 | 0.3% |
| National | 72,885 | 2.1% | 56,953 | 1.6% | 55,370 | 1.5% |

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.

Over the January period, many holiday townships are expected to have the no vacancy sign out, as [Gold Coast main](#) has recorded another fall in vacancy rates to just 0.7% Holiday townships vacancy rates are likely to fall further over the December/January Holiday period.

Louis Christopher, Managing Director of SQM Research said:

“As we come to the end of 2021, the no vacancy sign is lite up across most of Australia. There has not been a time when five of our eight capital cities simultaneously recorded rental vacancy rates under one percent. This has translated into surging rental rises, particularly for houses where the capital city rise for the year is now recorded up by 11.7%.

It is clear that demand has boomed for larger properties since Covid and we are not yet recording a reversal of this trend. However, I do believe 2022 will see a move towards units, simply by virtue of their relative affordability plus the new inflow of immigrants will look for unit accommodation first and foremost as they have done in the past.”

Rents

[National](#) asking rents rose 0.4% for houses to \$551 per week and units rose by 1% to \$416 a week. [Capital](#) city rents rose by 2.4% for houses over the past 30 days to stand at \$603 a week. Rents for units rose by 0.7% to stand at \$427 a week.

| SQM Research Weekly Rents Index | | | | | | |
|---------------------------------|----------------------------------|------------|----------------|---------------------|--------------|---------|
| Week ending | | Rent | Chg on prev wk | Rolling month % chg | 12 mth % chg | |
| 12 Dec 2021 | Sydney | All Houses | 734.4 | 2.6 ▲ | 3.1% ▲ | 15.0% ▲ |
| | | All Units | 475.3 | 0.7 ▲ | 0.9% ▲ | 6.4% ▲ |
| | Melbourne | All Houses | 527.8 | 0.2 ▲ | 0.7% ▲ | 3.0% ▲ |
| | | All Units | 372.7 | 0.3 ▲ | 0.0% ▼ | -2.6% ▼ |
| | Brisbane | All Houses | 544.4 | 2.6 ▲ | 1.5% ▲ | 15.9% ▲ |
| | | All Units | 399.9 | 0.1 ▲ | 1.1% ▲ | 5.5% ▲ |
| | Perth | All Houses | 553.6 | 11.4 ▲ | 5.0% ▲ | 14.1% ▲ |
| | | All Units | 398.5 | -1.5 ▼ | -1.3% ▼ | 9.0% ▲ |
| | Adelaide | All Houses | 465.0 | 1.0 ▲ | 1.4% ▲ | 10.2% ▲ |
| | | All Units | 336.7 | 0.3 ▲ | 0.7% ▲ | 7.0% ▲ |
| | Canberra | All Houses | 734.5 | 6.5 ▲ | 2.2% ▲ | 12.0% ▲ |
| | | All Units | 529.9 | 1.1 ▲ | 0.9% ▲ | 11.8% ▲ |
| | Darwin | All Houses | 639.9 | 0.1 ▲ | 1.9% ▲ | 9.3% ▲ |
| | | All Units | 458.3 | 1.7 ▲ | -0.4% ▼ | 16.0% ▲ |
| | Hobart | All Houses | 494.9 | -1.9 ▼ | -0.8% ▼ | 7.3% ▲ |
| | | All Units | 434.7 | 6.3 ▲ | 7.7% ▲ | 8.4% ▲ |
| | National | All Houses | 551.0 | 3.0 ▲ | 0.4% ▲ | 14.1% ▲ |
| | | All Units | 416.0 | 7.0 ▲ | 1.0% ▲ | 9.2% ▲ |
| | Cap City Average | All Houses | 603.0 | 3.0 ▲ | 2.4% ▲ | 11.7% ▲ |
| | | All Units | 427.0 | 0.0 | 0.7% ▲ | 4.7% ▲ |

Next update: 20 Dec 2021

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**.

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