

Vacancy Rates fall in May 2022 to new 16 year low of 1%

Asking rents rise again by another 2% over past 30 days

15 June 2022

SQM Research today has revealed national residential property rental vacancy rates fell to 1% in May 2022, from 1.1% in the month of April.

The total number of rental vacancies Australia-wide now stands at 36,478 residential properties, down from 39,616 in April. [Sydney](#) and [Melbourne](#) vacancy rates fell to 1.5% and 1.7% from 1.6% and 1.9%. In the smaller capital cities, [Brisbane](#), [Perth](#), [Adelaide](#), [Canberra](#), [Darwin](#) and [Hobart](#), vacancy rates sat below 1.0%.

Vacancy rates in the [Melbourne CBD](#) and the [Sydney CBD](#) remained steady at 2.9% and 3.5% respectively.

| Vacancy Rates - May 2022 | | | | | | |
|--------------------------|--------------------|-----------------------|--------------------|-----------------------|--------------------|-----------------------|
| City | May 2021 Vacancies | May 2021 Vacancy Rate | Apr 2022 Vacancies | Apr 2022 Vacancy Rate | May 2022 Vacancies | May 2022 Vacancy Rate |
| Sydney | 21,936 | 2.9% | 12,758 | 1.6% | 11,914 | 1.5% |
| Melbourne | 22,910 | 3.7% | 12,655 | 1.9% | 11,370 | 1.7% |
| Brisbane | 4,435 | 1.3% | 2,656 | 0.7% | 2,403 | 0.7% |
| Perth | 2,016 | 0.9% | 1,572 | 0.7% | 1,391 | 0.6% |
| Adelaide | 1,316 | 0.7% | 761 | 0.4% | 710 | 0.3% |
| Canberra | 433 | 0.6% | 499 | 0.7% | 514 | 0.7% |
| Darwin | 123 | 0.4% | 216 | 0.6% | 181 | 0.5% |
| Hobart | 148 | 0.5% | 136 | 0.4% | 130 | 0.4% |
| National | 62,155 | 1.8% | 39,616 | 1.1% | 36,478 | 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 15 June 2022, capital city asking rents rose by another 2% with the 12-month rise standing at 15.6%. Capital city house rents are recording 12 month increases of 15.8%, while unit rents have risen by 14.8%.

Louis Christopher, Managing Director of SQM Research said:

“Rental vacancy rates continued to tighten across the country and there is nothing yet in the data that would suggest we are about to see a reprieve. The national rental crisis continues unabated and as a result, asking rents are skyrocketing. Sydney combined rents have risen by 17.5% just over the past 12 months. Brisbane is up by 18.6% for the same period. Melbourne up by 14.8%.

Reductions in household size, short term stay listings eating into longer term lease availability and now the likely rise in immigration levels, are all factors contributing to this crisis. There will also be ramifications for headline inflation once the Australian Bureau of Statistics update their rental series with the actual market.”

SQM Research Weekly Rents Index

| Week ending | | Rent | Chg on prev wk | Rolling month % chg | 12 mth % chg |
|----------------------------------|------------|-------|-------------------|------------------------|-----------------|
| 12 Jun 2022 | | | | | |
| Sydney | All Houses | 814.4 | 4.6 ▲ | 2.7% ▲ | 20.8% ▲ |
| | All Units | 521.3 | 3.7 ▲ | 1.9% ▲ | 14.3% ▲ |
| | Combined | 618.3 | 4.0 ▲ | 2.8% ▲ | 17.5% ▲ |
| Melbourne | All Houses | 559.9 | 1.1 ▲ | 0.7% ▲ | 9.3% ▲ |
| | All Units | 423.9 | 1.1 ▲ | 1.1% ▲ | 17.4% ▲ |
| | Combined | 472.4 | 1.1 ▲ | 1.3% ▲ | 14.8% ▲ |
| Brisbane | All Houses | 610.6 | 2.4 ▲ | 2.0% ▲ | 22.0% ▲ |
| | All Units | 430.4 | 0.6 ▲ | 0.3% ▲ | 11.2% ▲ |
| | Combined | 522.0 | 1.5 ▲ | 1.8% ▲ | 18.6% ▲ |
| Perth | All Houses | 582.3 | -0.3 ▼ | 1.2% ▲ | 11.9% ▲ |
| | All Units | 435.4 | 2.6 ▲ | 1.2% ▲ | 9.8% ▲ |
| | Combined | 515.2 | 1.0 ▲ | 1.3% ▲ | 10.9% ▲ |
| Adelaide | All Houses | 520.6 | -3.6 ▼ | -0.1% ▼ | 17.5% ▲ |
| | All Units | 371.9 | 2.1 ▲ | 1.3% ▲ | 14.4% ▲ |
| | Combined | 470.8 | -1.7 ▼ | 0.6% ▲ | 18.1% ▲ |
| Canberra | All Houses | 770.2 | 0.8 ▲ | 1.0% ▲ | 8.8% ▲ |
| | All Units | 559.6 | 1.4 ▲ | 0.5% ▲ | 12.6% ▲ |
| | Combined | 653.3 | 1.2 ▲ | 1.1% ▲ | 11.4% ▲ |
| Darwin | All Houses | 654.8 | -8.8 ▼ | -5.0% ▼ | 6.3% ▲ |
| | All Units | 451.9 | 18.1 ▲ | -3.0% ▼ | 4.9% ▲ |
| | Combined | 535.9 | 7.0 ▲ | -3.6% ▼ | 6.7% ▲ |
| Hobart | All Houses | 528.2 | -4.2 ▼ | 1.1% ▲ | 11.9% ▲ |
| | All Units | 467.4 | 0.6 ▲ | 5.2% ▲ | 10.8% ▲ |
| | Combined | 506.3 | -2.5 ▼ | 2.5% ▲ | 12.0% ▲ |
| National | All Houses | 587.0 | -1.0 ▼ | 1.0% ▲ | 15.1% ▲ |
| | All Units | 440.0 | -4.0 ▼ | -0.5% ▼ | 11.1% ▲ |
| | Combined | 505.3 | -2.7 ▼ | 0.7% ▲ | 13.2% ▲ |
| Cap City Average | All Houses | 654.0 | 0.0 | 1.7% ▲ | 15.8% ▲ |
| | All Units | 473.0 | 3.0 ▲ | 1.5% ▲ | 14.8% ▲ |
| | Combined | 543.1 | 1.8 ▲ | 2.0% ▲ | 15.6% ▲ |

Next update: 20 Jun 2022

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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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