



Vacancy Rates in Darwin And Perth Continue to Rise

SQM Research Vacancy Rates and Asking Rents Media Release

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For Immediate Release

Figures released by SQM Research this week have revealed the number of residential vacancies edged down across the nation in March 2015, with a vacancy rate of 2.1% posted based on 64,009 vacancies, down from 2.2% in February when vacancies were 66,094. Falls were recorded in most capitals cities, excluding Darwin and Perth where vacancy rates continue to rise.

The highest fall was recorded in Melbourne with a monthly change of 0.2 percentage points from February. Over the year, vacancy rates in Melbourne have remained the same at a steady 2.1%. Modest falls were also posted in Sydney and Adelaide.

City	March 2014 Vacancies	Vacancy Rate	February 2015 Vacancies	Vacancy Rate	March 2015 Vacancies	Vacancy Rate
Adelaide	2,217	1.4%	2,434	1.5%	2,394	1.4%
Perth	3,654	1.9%	5,140	2.6%	5,295	2.7%
Melbourne	9,603	2.1%	10,685	2.3%	9,644	2.1%
Brisbane	6,103	2.0%	7,015	2.2%	6,714	2.1%
Canberra	1,115	2.1%	866	1.6%	832	1.5%
Sydney	8,473	1.5%	10,106	1.7%	9,219	1.6%
Darwin	328	1.2%	889	3.2%	935	3.4%
Hobart	455	1.7%	358	1.3%	376	1.4%
National	57,964	2.0%	66,094	2.2%	64,009	2.1%

In contrast, Darwin has posted the biggest yearly rise in its vacancy rate to 3.4% from 1.2%, reflecting the continued impact of the commodities downturn weighing down on employment and property markets in that city. Perth also recorded ongoing yearly rises with vacancy rates jumping from 1.9% to 2.7% in March 2015.



Asking rents

Notably, SQM Research data records falling asking rents in Perth, Canberra and, in particular Darwin, which has recorded a fall in asking rents of 13.7% for houses and 4.7% for units for the past 12 months. In contrast, asking rents in Adelaide, Hobart and Sydney have recorded modest rises for the same period. Overall asking rents fell for houses in the past 30 days by 0.4% and rose by 0.5% for units. National rental growth is now below annual CPI.

Managing Director of SQM Research, Louis Christopher, said “The national rental market continues to slow. It is coming up in our vacancy series and in our asking rents which are now rising at a slower rate than general inflation.” With the east coast market still been driven upwards, largely investor demand, it does make me wonder if investors are aware that it is increasingly a tenants market out there.”

SQM Research Weekly Rents Index					
Week ending 12 Apr 2015		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	477.4	-3.4 ▼	-0.8% ▼	-3.7% ▼
	All Units	383.3	1.7 ▲	0.8% ▲	-2.4% ▼
Sydney	All Houses	689.8	-0.8 ▼	0.4% ▲	3.3% ▲
	All Units	476.7	2.3 ▲	0.2% ▲	0.5% ▲
Darwin	All Houses	621.8	-4.8 ▼	-1.7% ▼	-13.7% ▼
	All Units	502.0	-2.0 ▼	-2.2% ▼	-4.4% ▼
Brisbane	All Houses	449.0	0.0 ▲	0.1% ▲	1.6% ▲
	All Units	363.2	0.8 ▲	0.1% ▲	-0.9% ▼
Adelaide	All Houses	369.2	-1.2 ▼	0.1% ▲	3.4% ▲
	All Units	280.9	0.1 ▲	1.3% ▲	1.4% ▲
Hobart	All Houses	328.0	1.0 ▲	1.3% ▲	3.7% ▲
	All Units	277.3	-1.3 ▼	-0.9% ▼	4.6% ▲
Melbourne	All Houses	479.2	-0.2 ▼	0.3% ▲	2.9% ▲
	All Units	360.6	0.4 ▲	0.9% ▲	1.5% ▲
Perth	All Houses	511.7	-0.7 ▼	-1.7% ▼	-6.2% ▼
	All Units	410.2	-0.2 ▼	-0.9% ▼	-5.3% ▼
National	All Houses	412.0	-1.0 ▼	-0.2% ▼	0.0%
	All Units	341.0	-1.0 ▼	0.0%	0.0%
Cap City Average	All Houses	537.0	-2.0 ▼	-0.4% ▼	1.3% ▲
	All Units	416.0	2.0 ▲	0.5% ▲	0.2% ▲

Source: www.sqmresearch.com.au



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.

Key Points

- Nationally, vacancies fell during March 2015, recording a vacancy rate of 2.1%, down from 2.2% in February, coming to a total of 64,009 vacancies nationally.
- During March, the vacancy rate fell the most in Melbourne, down from 2.3% in February to a low 2.1%.
- Adelaide recorded the tightest vacancy rate at 1.4%, slightly up 0.1% from February based on 2394 vacancies, and the same this time last year.
- Darwin recorded the highest vacancy rate of the capital cities at 3.5% in March 2015 based on a total of 935 vacancies.
- Darwin recorded the highest yearly increases in vacancies, climbing by 2.2 percentage points from a year earlier.
- Perth's vacancy rate was 2.7% in March 2015, up 0.1% from February 2015 and up 0.8 percentage points from a year earlier.

www.sqmresearch.com.au

About SQM Research

SQM Research is an independent property research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media. It is owned and operated by one of the country's leading property analysts, Louis Christopher.

For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research.

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