



Darwin Median Asking Rents Continue to Fall

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 fell slightly across the nation in August 2015, with a vacancy rate of 2.3% posted based on 71,254 vacancies. Vacancies dropped slightly in most capital cities, excluding Adelaide, Brisbane and Darwin, where vacancies remained the same.

Over the year, vacancy rates in Darwin have continued to climb with a significant 2.0% jump from this time last year. Vacancy rates in Perth have also climbed up 1.1% over the last 12 months.

City	August 2014 Vacancies	Vacancy Rate (%)	July 2015 Vacancies	Vacancy Rate (%)	August 2015 Vacancies	Vacancy Rate (%)
Adelaide	2,591	1.6%	3,233	1.9%	3,226	1.9%
Perth	5,051	2.6%	7,590	3.8%	7,466	3.7%
Melbourne	12,077	2.6%	10,966	2.3%	10,615	2.2%
Brisbane	7,128	2.3%	8,174	2.6%	8,250	2.6%
Canberra	1,215	2.3%	1,361	2.5%	1,330	2.4%
Sydney	10,672	1.8%	10,659	1.8%	10,088	1.7%
Darwin	416	1.5%	988	3.5%	993	3.5%
Hobart	432	1.6%	324	1.2%	301	1.1%
National	67,896	2.3%	73,209	2.4%	71,254	2.3%

Year-on-year, vacancy rates are down for Hobart and to a lesser extent Melbourne, with Hobart vacancies falling 0.5 percentage points over the last year, bringing the total number of vacancies down to 301. Melbourne experienced similar yearly falls with vacancies falling from 2.6% to 2.2%, a total fall of 0.4 percentage points. Both falls reflect the tightening of the both residential markets post downturns.

Asking rents

Notably, Darwin has recorded a fall in asking rents of 21.3% for houses and 17.8% for units for the past 12 months, according to SQM Research. Yearly falls have also been recorded in Perth, with asking rents down 8.1% for houses and 5.5% for units.



In contrast, Hobart has recorded a rise of 6.7% for houses and 8.3% for units. Asking rents in Adelaide, Melbourne and to a lesser extent Sydney have also recorded modest rises for the same period.

Managing Director of SQM Research, Louis Christopher, said “There was a slight fall in vacancies this month, however I am still of the opinion that vacancies will gradually rise from here over the next 12 months.

Already there has been a noticeable impact upon the rental market with rents in most cities recording slower rental growth rates or, in some cases, recording falls in rents. It is only the tourist destinations such as the Gold Coast and Hobart which are recording stronger rental conditions.”

SQM Research Weekly Rents Index					
	Week ending 12 Sep 2015	Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
<u>Canberra</u>	All Houses	471.9	-0.9 ▼	-1.2% ▼	-0.3% ▼
	All Units	370.9	-0.9 ▼	-0.2% ▼	0.1% ▲
<u>Sydney</u>	All Houses	679.2	-2.2 ▼	-0.2% ▼	1.7% ▲
	All Units	485.8	3.2 ▲	1.0% ▲	2.2% ▲
<u>Darwin</u>	All Houses	569.9	-4.9 ▼	-2.2% ▼	-21.3% ▼
	All Units	464.9	-1.9 ▼	-1.5% ▼	-17.8% ▼
<u>Brisbane</u>	All Houses	447.9	-0.9 ▼	-0.4% ▼	0.6% ▲
	All Units	370.5	-0.5 ▼	-0.5% ▼	0.6% ▲
<u>Adelaide</u>	All Houses	363.7	-0.7 ▼	-0.2% ▼	2.1% ▲
	All Units	280.5	0.5 ▲	0.3% ▲	0.2% ▲
<u>Hobart</u>	All Houses	330.4	0.6 ▲	3.3% ▲	6.7% ▲
	All Units	283.3	-8.3 ▼	-0.3% ▼	8.3% ▲
<u>Melbourne</u>	All Houses	468.6	-0.6 ▼	-0.8% ▼	2.8% ▲
	All Units	363.9	0.1 ▲	-0.1% ▼	1.6% ▲
<u>Perth</u>	All Houses	482.1	-0.1 ▼	-1.1% ▼	-8.1% ▼
	All Units	391.1	-0.1 ▼	-0.3% ▼	-5.5% ▼
<u>National</u>	All Houses	409.0	-1.0 ▼	0.2% ▲	-1.0% ▼
	All Units	336.0	-2.0 ▼	-0.3% ▼	0.0%
<u>Cap City Average</u>	All Houses	525.0	-2.0 ▼	-0.4% ▼	0.0%
	All Units	420.0	2.0 ▲	1.0% ▲	1.2% ▲

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 August 2015, recording a vacancy rate of 2.3%, based on 71,254 vacancies nationally.
- Darwin has posted the biggest yearly rise in its vacancy rate from 1.5% to 3.5%.
- During August, vacancy rates remained unchanged for Adelaide, Brisbane and Darwin compared to July 2015.
- Vacancy rates in Sydney, Melbourne, Canberra, Hobart, and Perth remained the same from July 2015 to August 2015.
- Year on year, vacancy rates dropped in Sydney, Melbourne and Hobart.
- The biggest yearly fall was recorded in Hobart, with August vacancy rates down 0.5 percentage points from this time last year (August 2014).

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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