



The National Vacancy Rate Continues to Rise

SQM Research Vacancy Rates and Asking Rents Media Release

Tuesday 16th June 2015

For Immediate Release

Figures released by SQM Research this week have revealed the number of residential vacancies climbed up across the nation in May 2015, with a vacancy rate of 2.4% posted based on 71,970 vacancies, up from 2.3% in April when vacancies were 69,295. Rates climbed in most capital cities, excluding Canberra, Sydney and Darwin where vacancy rates remained the same.

The biggest rise was recorded in Perth with a monthly change of 0.4 percentage points from April. Over the year, vacancy rates in Perth have continued to climb with a significant 1.1% jump from this time last year. Modest climbs were also posted in Adelaide.

City	May 2014 Vacancies	Vacancy Rate	April 2015 Vacancies	Vacancy Rate	May 2015 Vacancies	Vacancy Rate
Adelaide	2,546	1.6%	2,812	1.7%	3,101	1.9%
Perth	4,476	2.3%	5,939	3.0%	6,621	3.4%
Melbourne	10,997	2.4%	10,262	2.2%	10,889	2.3%
Brisbane	6,833	2.3%	7,160	2.3%	7,651	2.4%
Canberra	1,224	2.3%	1,024	1.9%	1,049	1.9%
Sydney	9,781	1.7%	10,484	1.8%	10,679	1.8%
Darwin	382	1.4%	976	3.5%	992	3.5%
Hobart	484	1.8%	383	1.4%	418	1.5%
National	64,975	2.2%	69,295	2.3%	71,970	2.4%

Year-on-year, vacancy rates are down for Canberra, Melbourne and Hobart. Canberra has posted the biggest yearly fall in its vacancy rate from 2.3% to 1.9%, reflecting the tightening of the market post downturn. Hobart has also recorded ongoing yearly falls with vacancy rates dropping from 1.8% to 1.5% in May 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 13.5% for houses and



5.7% for units for the past 12 months. In contrast, Melbourne has recorded a rise of 3.3% for houses and 2.1% for units. Asking rents in Sydney and Adelaide have also recorded modest rises for the same period.

Managing Director of SQM Research, Louis Christopher, said "We continue to record ongoing, yet gradual rises in rental vacancies across the country. This has resulted in an overall stalling of weekly market rents without capital city asking rents recording largely unchanged rents for the last 12 months.

Holiday locations appear to be bucking the trend. The Gold Coast for example is recording rental increases of around nine percent, year on year.

The is the fastest rental growth I have seen for The Gold Coast since the 1980s."

SQM Research Weekly Rents Index					
Week ending 12 Jun 2015		Rent	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	480.3	-1.3 ▼	-0.7% ▼	-1.2% ▼
	All Units	381.9	-0.9 ▼	-0.3% ▼	0.2% ▲
Sydney	All Houses	689.7	-0.7 ▼	0.1% ▲	3.3% ▲
	All Units	480.2	0.8 ▲	-0.1% ▼	0.5% ▲
Darwin	All Houses	620.5	-0.5 ▼	0.3% ▲	-13.5% ▼
	All Units	493.7	-0.7 ▼	-0.4% ▼	-5.7% ▼
Brisbane	All Houses	449.5	-0.5 ▼	-0.2% ▼	1.6% ▲
	All Units	368.7	0.3 ▲	0.4% ▲	0.7% ▲
Adelaide	All Houses	366.1	-0.1 ▼	-0.3% ▼	2.7% ▲
	All Units	283.4	-0.4 ▼	-0.2% ▼	0.9% ▲
Hobart	All Houses	319.9	-2.9 ▼	-1.6% ▼	0.5% ▲
	All Units	279.3	0.7 ▲	0.5% ▲	4.7% ▲
Melbourne	All Houses	475.5	-0.5 ▼	0.1% ▲	3.3% ▲
	All Units	363.9	0.1 ▲	0.3% ▲	2.1% ▲
Perth	All Houses	504.1	-2.1 ▼	-0.2% ▼	-6.6% ▼
	All Units	406.2	-1.2 ▼	-0.8% ▼	-4.8% ▼
National	All Houses	408.0	-3.0 ▼	-0.2% ▼	-0.5% ▼
	All Units	338.0	0.0	-0.3% ▼	0.0%
Cap City Average	All Houses	535.0	-1.0 ▼	-0.2% ▼	1.3% ▲
	All Units	418.0	0.0	0.0%	0.5% ▲



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](#) below for more information on how SQM's vacancies are compiled.

Key Points

- Nationally, vacancies rose during May 2015, recording a vacancy rate of 2.4%, up from 2.3% in April, coming to a total of 71,970 vacancies nationally.
- During May, vacancy rates climbed the most in Perth, up from 3.0% in April to a high 3.4%.
- Vacancy rates in Canberra, Sydney and Darwin remained the same from April 2015 to May 2015.
- Darwin recorded the highest vacancy rate of the capital cities at 3.5% in May 2015 based on a total of 992 vacancies.
- Darwin recorded the highest yearly increases in vacancies, climbing by 2.1 percentage points from a year earlier.
- Vacancy rates in Sydney remained tight in May 2015, and are up a modest 0.1 percentage points from this time last year.

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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