

Vacancy Rates Sharply Decrease Over January

Capital City asking rents rise by 1.4%

14 February 2024

SQM Research today has revealed national vacancy rates decreased to 1.1% in January from 1.3% recorded in December.

The total number of rental vacancies Australia-wide now stands at 32,108 residential properties, which is a decrease from 39,797 in December. [Sydney](#), [Melbourne](#), [Brisbane](#), [Canberra](#), [Darwin](#) and [Hobart](#) vacancy rates fell from 1.7%, 1.5%, 1.2%, 2.1%, 1.9% and 1.1% to 1.3%, 1.1%, 1%, 1.7% 1.7% and 1%. In the smaller capital cities, [Perth](#) and [Adelaide](#), vacancy rates sat below 1.0% over January.

Vacancy rates in the [Sydney CBD](#), [Melbourne CBD](#) and [Brisbane CBD](#) decreased to 4.5%, 3.8% and 2.5% over January.

Vacancy Rates - January 2024						
City	Jan 2023 Vacancies	Jan 2023 Vacancy Rate	Dec 2023 Vacancies	Dec 2023 Vacancy Rate	Jan 2024 Vacancies	Jan 2024 Vacancy Rate
Sydney	9,386	1.3%	12,097	1.7%	9,114	1.3%
Melbourne	6,447	1.2%	7,824	1.5%	5,859	1.1%
Brisbane	2,845	0.8%	4,117	1.2%	3,327	1.0%
Perth	753	0.4%	969	0.5%	775	0.4%
Adelaide	773	0.5%	950	0.6%	783	0.5%
Canberra	978	1.6%	1,293	2.1%	1,061	1.7%
Darwin	353	1.3%	491	1.9%	445	1.7%
Hobart	195	0.7%	314	1.1%	278	1.0%
National	31,592	1.0%	39,797	1.3%	32,108	1.1%

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.

Rents

Over the past 30 days to 14 February 2024, [capital city asking rents](#) rose by another 1.4% with the 12-month rise standing at 13.1%. National rents across nearly all regions for the reporting period, indicating no end in sight to the rental crisis as at the start of 2024.

The national median weekly asking rent for a dwelling is recorded at \$ 614.54 per week. Sydney recorded the highest weekly rent for a house at \$1,037.08 per week. While Adelaide units offer the best rental affordability of all capital cities at \$451.20 per week.

SQM Research Weekly Rents Index					
Week ending		Rent	Chg on	Rolling month	12 mth
12 Feb 2024		(\$)	prev wk(\$)	% chg	% chg
Sydney	All Houses	1,037.08	-7.08 ▼	1.3% ▲	13.4% ▲
	All Units	694.61	1.39 ▲	0.7% ▲	13.3% ▲
	Combined	833.72	-2.05 ▼	1.0% ▲	13.4% ▲
Melbourne	All Houses	736.04	0.96 ▲	1.2% ▲	17.0% ▲
	All Units	540.89	4.11 ▲	3.6% ▲	12.6% ▲
	Combined	621.27	2.81 ▲	2.4% ▲	14.8% ▲
Brisbane	All Houses	718.24	4.76 ▲	1.9% ▲	9.0% ▲
	All Units	568.10	0.90 ▲	0.6% ▲	13.8% ▲
	Combined	650.68	3.03 ▲	1.4% ▲	10.9% ▲
Perth	All Houses	776.69	-4.69 ▼	1.9% ▲	18.8% ▲
	All Units	576.80	7.20 ▲	1.6% ▲	18.2% ▲
	Combined	693.12	0.28 ▲	1.8% ▲	18.6% ▲
Adelaide	All Houses	637.61	-2.61 ▼	0.9% ▲	14.7% ▲
	All Units	451.20	-3.20 ▼	0.0% ▼	12.3% ▲
	Combined	573.39	-2.82 ▼	0.7% ▲	14.2% ▲
Canberra	All Houses	751.45	1.55 ▲	1.4% ▲	-2.4% ▼
	All Units	570.21	1.79 ▲	2.0% ▲	1.1% ▲
	Combined	653.19	1.68 ▲	1.7% ▲	-0.8% ▼
Darwin	All Houses	737.75	4.25 ▲	2.8% ▲	3.2% ▲
	All Units	505.25	-5.25 ▼	2.3% ▲	8.0% ▲
	Combined	599.26	-1.41 ▼	2.5% ▲	5.6% ▲
Hobart	All Houses	550.05	-5.05 ▼	0.0% ▲	0.2% ▲
	All Units	468.30	-2.30 ▼	0.3% ▲	-1.6% ▼
	Combined	517.19	-3.94 ▼	0.1% ▲	-0.4% ▼
National	All Houses	688.00	2.00 ▲	0.7% ▲	9.0% ▲
	All Units	530.00	0.00	0.2% ▲	10.4% ▲
	Combined	614.54	1.07 ▲	0.5% ▲	9.6% ▲
Cap City Average	All Houses	824.00	-4.00 ▼	1.1% ▲	13.3% ▲
	All Units	614.00	3.00 ▲	1.8% ▲	12.7% ▲
	Combined	712.14	-0.27 ▼	1.4% ▲	13.1% ▲

Next update: 20 Feb 2024

Louis Christopher, Managing Director of SQM Research said:

“Our rental market update today reveals a sharp decline in rental vacancy rates cross the nation. Most likely the fall in rental vacancies was driven by increased demand from tertiary students following the start of campus semesters for 2024. As well as graduates entering the workforce for the first time. It is a seasonal demand increase we see at the start of each and every year but is most certainly problematic due to the fact the current rental market remains in crisis.

Going forward, our best-case scenario for renters is that the population growth rate slows considerably this year to an increase of about 360,000 people which would likely mean a stabilisation in rents starting from the June quarter. The worse case is population continues to boom at current rates.”

[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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