

Rental vacancy rates tighten once more ahead of the holiday season

Advertised rents rise 0.3% in the cities.

15 April 2025

According to SQM Research, Australia's residential dwelling vacancy rate decreased back to 1.1% in March 2025, down from 1.5% in January 2025. The total number of rental vacancies fell to 34,428 dwellings.

[Sydney's](#) rental vacancy rate decreased to 1.3%, with 9,412 rental dwellings now vacant, compared to 11,155 in February. [Melbourne](#) also recorded vacancy falls with its vacancy rate falling to 1.5%, representing 8,194 vacant dwellings. [Brisbane](#) also recorded a falling vacancy rate of 0.9%, with 3,207 rental properties now vacant and available for rent.

The city that recorded the largest declines for the month was [Darwin](#) with vacancy rates falling sharply to just 0.8%. Perth and Adelaide have the tightest rental markets with both cities recording a vacancy rate of just 0.6%.

Vacancy Rates - March 2025						
City	Mar 2024 Vacancies	Mar 2024 Vacancy Rate	Feb 2025 Vacancies	Feb 2025 Vacancy Rate	Mar 2025 Vacancies	Mar 2025 Vacancy Rate
Sydney	8,234	1.1%	11,155	1.5%	9,412	1.3%
Melbourne	5,620	1.1%	9,326	1.8%	8,194	1.5%
Brisbane	3,363	1.0%	3,445	1.0%	3,207	0.9%
Perth	912	0.5%	1,201	0.6%	1,091	0.6%
Adelaide	888	0.5%	1,070	0.7%	988	0.6%
Canberra	980	1.6%	961	1.6%	909	1.5%
Darwin	357	1.4%	277	1.1%	210	0.8%
Hobart	375	1.3%	174	0.6%	148	0.5%
National	31,356	1.0%	38,427	1.3%	34,428	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 month leading up to 12 April 2025, rental prices across Australia's [capital city asking rents](#) rose marginally, up by 0.2%. This slight rise continues the trend of a national slowdown in rental growth, which has been a phenomenon since the start of 2024.

In [Sydney](#), dwelling rents rose faster than the capital city average, rising by 1.0% for the past 30 days. [Melbourne](#) recorded a 0.2% decrease, with combined rents falling to \$647. [Brisbane](#) recorded another strong monthly rise in rents, rising by 0.7%.

[Perth](#) recorded a surprise fall in rents, falling by 0.2% for the month. [Adelaide](#), recorded the largest fall in rents for any capital city, falling by 0.5%.

[Canberra's](#) rental market remained stable, with rents unchanged at \$686 a week. Meanwhile, [Darwin](#) recorded a large surge in rents with a 3.3% rise for the month, while [Hobart](#) recorded a strong rise of 1.2% with combined rents increasing to \$537 per week.

[Nationally](#), combined rents increased by 0.2% to \$654 per week.

SQM Research Weekly Rents Index					
Week ending		Rent (\$)	Chg on prev wk(\$)	Rolling month % chg	12 mth % chg
12 Apr 2025	Sydney				
	All Houses	1,059.81	4.19 ▲	1.1% ▲	0.4% ▲
	All Units	712.97	1.03 ▲	0.8% ▲	0.4% ▲
	Combined	853.60	2.31 ▲	1.0% ▲	0.4% ▲
	Melbourne				
	All Houses	756.62	-1.62 ▼	-0.4% ▼	2.2% ▲
	All Units	569.67	-1.67 ▼	0.0% ▼	2.0% ▲
	Combined	647.27	-1.65 ▼	-0.2% ▼	2.2% ▲
	Brisbane				
	All Houses	756.61	4.39 ▲	0.7% ▲	5.6% ▲
	All Units	596.93	2.07 ▲	0.7% ▲	3.5% ▲
	Combined	684.71	3.35 ▲	0.7% ▲	4.8% ▲
	Perth				
	All Houses	830.73	-6.73 ▼	-1.1% ▼	6.3% ▲
	All Units	645.36	1.64 ▲	1.3% ▲	8.6% ▲
	Combined	753.80	-3.26 ▼	-0.2% ▼	7.2% ▲
	Adelaide				
	All Houses	668.80	-4.80 ▼	-1.2% ▼	6.1% ▲
	All Units	525.88	-4.88 ▼	1.1% ▲	12.6% ▲
	Combined	620.19	-4.83 ▼	-0.5% ▼	8.0% ▲
	Canberra				
	All Houses	809.85	2.15 ▲	-1.0% ▼	4.8% ▲
	All Units	582.15	2.85 ▲	1.2% ▲	2.0% ▲
	Combined	685.60	2.53 ▲	0.0% ▲	3.4% ▲
	Darwin				
	All Houses	734.62	1.38 ▲	1.1% ▲	4.8% ▲
	All Units	545.09	9.91 ▲	5.3% ▲	10.7% ▲
	Combined	622.23	6.44 ▲	3.3% ▲	7.9% ▲
	Hobart				
	All Houses	564.33	-2.33 ▼	-0.3% ▼	4.7% ▲
	All Units	495.34	2.66 ▲	4.0% ▲	6.8% ▲
	Combined	536.73	-0.33 ▼	1.2% ▲	5.5% ▲
	National				
	All Houses	729.00	2.00 ▲	0.6% ▲	5.3% ▲
	All Units	567.00	-6.00 ▼	-0.4% ▼	4.8% ▲
	Combined	653.81	-1.71 ▼	0.2% ▲	5.1% ▲
	Cap City Average				
	All Houses	856.00	-1.00 ▼	0.1% ▲	2.6% ▲
	All Units	642.00	-1.00 ▼	0.5% ▲	2.2% ▲
	Combined	742.11	-1.00 ▼	0.3% ▲	2.5% ▲

Louis Christopher, Managing Director of SQM Research said:

“As stated last month, March is typically one of the peak months for rental demand, so the falls in rental vacancy rates recorded last month should not be a surprise.

The rental market remains tight; however, the situation has not deteriorated markedly so far in 2025. Landlords also appeared to have reduced their rental expectations somewhat in some cities and the overall rate of rental growth has slowed since 2024.

Yet the rental crisis does remain with us. A balanced rental market is one where rental vacancy rates are in the range of 2% to 3%. Currently, no single capital city is in this range. The combination of strong underlying growth in rental dwelling accommodation driven by ongoing surges in immigration; plus, the lack of a material increase in available rental dwellings, has kept the country in a very difficult socio-economic situation.”

[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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