



RENTAL SNAPSHOT

Monthly market report: May 2018

Media Release

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What's happening in my area?

State/Territory Highlights

NSW Sydney apartment prices at an eight-month high Read more	VIC House prices in Melbourne unchanged for 6 months Read more	QLD Brisbane records 3 rd annual increase in price per room Read more	WA Houses move slowest of all states / territories Read more
SA Price per room in Adelaide the highest since July 2015 Read more	TAS Hobart records highest jump in room price (house) Read more	NT Darwin apartments move slowest across Australia Read more	ACT Price per room increases annually 3 rd year running Read more

Property leasing data released by [Rent.com.au](#) for May 2018 illustrates the shift in Australian median rental property prices (both metro and regional) and rental affordability (the median room price metric).

Looking to rent your first home or purchase an investment property this year? Being informed about the Australian rental market is vital when deciding on your next move. [Rent.com.au](#) has pulled together the latest property trends for each capital city.

Report Highlights:

- Apartment prices in **Sydney**, NSW have not been this high (\$550) since October 2017, jumping 1.9% to \$550 a week from April to May 2018.
- The price per room in **Adelaide**, SA is now the highest it has been since July 2015. May saw the first rise in prices, jumping upward by 3.85%.
- **Perth**, WA remains the most affordable option for renters looking for shared accommodation (\$120)

How the states and territories compared in May 2018

Median rent (apartments v houses) and price per room

Metro area	Apartments	% change	Houses	% change	Price per room	% change
SYDNEY	\$550	↑1.9%	\$600	0%	\$270	0%
MELBOURNE	\$400	0%	\$420	0%	\$170	0%
BRISBANE	\$395	↑1.3%	\$420	0%	\$153	↓1.29%
PERTH	\$315	↓1.6%	\$350	↓2.6%	\$120	↓1.63%
ADELAIDE	\$300	↑1.7%	\$370	↓1.3%	\$135	↑3.85%
HOBART	\$350	0%	\$430	0%	\$165	↑1.54%
DARWIN	\$370	↑0.8%	\$495	↓1%	\$160	0%
CANBERRA	\$430	0%	\$520	0%	\$203	↓5.58%
National median	\$450	↑2.3%	\$430	0%	\$180	0%

Price trends

Median Rents

Across Australia's states and territories, rents remained relatively flat in May. **Sydney** rents are still high (no great surprise) but cooling demand could be behind the stabilising cost of some property types. Apartment median rents were flat in May, rising by just 1.9%, while house prices remained unchanged. **Perth** recorded the most significant decrease in median rents in May, dropping 2.6% to \$350 a week.

Rent.com.au Chief Executive Officer, Greg Bader said house prices have now been stable in Sydney for five months since December 2017. "Irrespective of this stability, Sydney remains unaffordable to significant proportions of the renting population – especially in very low and low-income households," he said. "However, prices aren't rising the way they were; the boom phase of the market is fading, and it's likely down to first-home buyer incentives and a deluge of new apartments on the market."

Property Manager with MMJ Real Estate, Laura McDiarmid said their office in Dapto, NSW had seen a string of interesting changes in the rental market across the Illawarra. "With a large number of properties available, it has given tenants more options to choose from," Laura said. "As tenants now have many properties matching their needs, we've seen the urgency to secure a property immediately drop a little, and properties are remaining vacant for longer. Tenants are really taking their time to make sure it's the ideal home for them and their family."

"This hasn't really affected some pricing though, which is a good sign. Some properties are needing to make relevant adjustments to suit the lower demand. However, we are seeing quality properties still commanding strong rents. This is a positive sign for landlords and prospective landlords. It also indicates that to have some separation from the rest of the market, a little TLC can go a long way and prove to be an investment rather than a cost."

Price per room

Renters looking to score a good deal on an apartment would have found their best options in **Adelaide** (just \$150 a week for a room), against \$116 a week in **Perth** for a room in a house. Nationally, Perth was the shared accommodation bargain at just \$120 a week for all property types, closely followed by Adelaide (\$135 a week) and **Brisbane** (\$153 a week). The metric also showed that **Sydney** once again outranked all other state/territory capitals at \$270 a week for a single room (national price per room).

Price per room				
Apartments v Houses v National pricing				
Metro area	Apartments	% change from May 2017	Houses	% change from May 2017
SYDNEY	\$320	↓3%	\$198	↓2.6%
MELBOURNE	\$260	↑8.3%	\$137	↑3.2%
BRISBANE	\$238	↑10.2%	\$133	0%
PERTH	\$195	↑2.6%	\$116	↑2.9%
ADELAIDE	\$150	↑1.7%	\$123	↑3.1%
HOBART	\$165	0%	\$149	↑16.4%
DARWIN	\$185	↑11%	\$150	↑1.6%
CANBERRA	\$360	↑20%	\$173	↑7.8%
National median	\$275	↑5.8%	\$143	↑3.9%

Price trends

Regional Rents

Median rents across Australia's regions remained mostly stable in May, consistent with data from April. New South Wales, Western Australia and the Northern Territory recorded a decrease in their median rent month-on-month, down 1.3% (NSW), 2.2% (WA) and 6.1% (NT). Properties in the NT's regions are still yielding high rental amounts with the weekly price unchanged at \$400/week. For renters, this means no relief in sight as the territory remains the most unaffordable of all capitals.

Regional Rents			
% change between April 2018 and May 2018			
State/Territory	April 2018	May 2018	% change
NSW	\$395	\$400	↓1.3%
VIC	\$290	\$290	0%
QLD	\$350	\$360	↑1.4%
WA	\$330	\$330	↓2.2%
SA	\$265	\$265	0%
TAS	\$280	\$280	0%
NT	\$450	\$423	↓6.1%
ACT	unavailable	unavailable	unavailable
National median	\$350	\$360	0%

Days on Market

Rent.com.au's average days on market measure provides context to the movement in asking rents. Days on market in **Perth** improved significantly in May, taking 16.8% less time to move an apartment than 12 months prior in May 2017. Trends were similar in **Darwin**, where houses shifted quicker under a wave of continued rental demand, slowing movement to 33.9 days. In **Brisbane**, apartments moved 14.4% faster (27.4 days) and houses 7.6% faster. Mr Bader said this movement across several capitals was indicative of healthy leasing activity prompting increased demand. "This is good news for property owners and investors who are seeing their vacancy time reduced," he said.

Days on market						
% change in no. days on market (Apartments v Houses)						
Metro area	APARTMENTS days on market	% change from April	% change from May 2018	HOUSES days on market	% change from April	% change from May 2018
SYDNEY	23	1% faster	16.2% slower	25.1	7% faster	14% slower
MELBOURNE	19.1	2% slower	4.8% faster	21.8	6% faster	5.2% faster
BRISBANE	27.4	2% faster	14.4% faster	26.6	5% faster	8.3% faster
PERTH	39.1	19% slower	16.8% faster	37.2	3% slower	13.9% faster
ADELAIDE	24.9	14% faster	16.3% faster	25	5% slower	7.6% faster
HOBART	16.8	6% faster	5.3% slower	19.9	5% slower	10.6% slower
DARWIN	42.4	19% slower	16.3% slower	33.9	17% faster	16.3% faster
CANBERRA	15	7% slower	24.2% faster	19	10% slower	4.3% faster

State/territory breakdown (May '17 vs May '18)

Sydney market



0%
\$550/week



0%
\$600/week

Sydney's rental market remained stable in May 2018. Median weekly apartment and house rents were consistent month-on-month with no change. The median weekly rent for apartments stayed still at \$550/week, while the median weekly rent for apartments also held at \$600/week.

Melbourne market



↑2.6%
\$400/week



↑5%
\$420/week

Melbourne's median apartment price rose 2.6% between May '17 and '18, reaching \$400 a week. Melbourne house prices were also on the rise; up 5% to \$420 a week. Both property types moved faster year-on-year, with houses recording the most significant improvement (up 5.2% to 21.8 days).

Brisbane market



↑2.6%
\$395/week



↑2.4%
\$420/week

Brisbane's median house price jumped 2.4% to reach \$420 a week in May. Median apartment prices also rose 2.6% to \$395 a week. Brisbane also recorded its third annual rise in apartment price per room in May – the only state apart from Melbourne to do so.

Perth market



↑1.6%
\$315/week

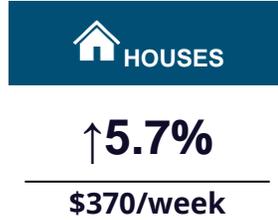


↓2.8%
\$350/week

Perth's apartment price growth continued this month, with a 1.6% increase to \$315 a week, while median house prices dropped by 2.8%, now \$350 a week. The WA capital remains the most affordable city for sharehouseers with prices falling nationally to \$120 a week.

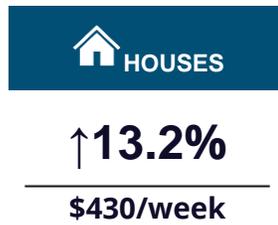
State/territory breakdown (May '17 vs May '18)

Adelaide market



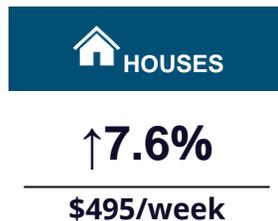
Room prices in **Adelaide** are the highest they've been since July 2015 (previously \$137 a week). May 2018 saw the first price rise in the price per room measure since December 2017, jumping 3.85%. The SA capital's median weekly house rents picked up 5.7% year-on-year in May to \$370 a week. i

Hobart market



Some significant changes are evident comparing the 12-month change in **Hobart**. Median apartment rents were up 12.9% to \$350 a week, while houses picked up by 13.2% to \$430 a week, indicative of the affordability issues the TAS capital is currently facing. Hobart also recorded the highest jump in price per room (houses) in May – up 16.4% from May 2017.

Darwin market



Darwin apartments moved slowest of all states/territories (42.4 days on market) in May 2018, with Perth close behind (39.1 days). The NT capital saw a 7.6% increase in house prices year-on-year, now \$495 a week. Apartment prices, however, have remained stable.

Canberra market



The highest jump in apartment price per room year-on-year was in **Canberra**. The price per room was \$360 a week in May 2018, up 20% from May 2017 when the room price was \$300 a week. Median apartment rents were up 7.5% to \$430 a week, while houses picked up by 8.3% to \$520 a week.

