

# RENT.COM.AU QUARTERLY SNAPSHOT

Rent.com.au has produced a report based on property leasing data from the April to June quarter (Q2), illustrating the shift in median rental property prices (both metro and regional), rental affordability (the median room price metric) and the Walk Score® / median rent and room price.

Rent.com.au has aligned its data set with the updated ABS structures released in census 2016 data in late June, including the Greater Capital City Statistical Areas (GSCSA). This release and subsequent update has resulted in minor changes to our reporting areas and results from May 2017.

## AVERAGE MEDIAN RENT BY PROPERTY TYPE



## Q2 SUMMARY

Rent.com.au's Q2 2017 (April – June) report reveals prices remained relatively steady across the period, with median rent price decreases in four of the state capitals, and increases in those remaining.

Of the metro areas, Brisbane, Perth, Adelaide and Darwin recorded a decrease in median rent. Perth saw the most significant dip in pricing, down 2.78% to \$350/week in Q2. Rents in Brisbane also dropped, this time by 2.44% to \$400/week.

Sydney was the only state capital which saw no change to results from the past quarter, stationary at \$550/week. With only Canberra as its closest contender price-wise (\$460/week), Sydney remains the most expensive city in Q2 for house hunters. Rents were also on the rise in Melbourne (up 1.27% to 400/week) and Hobart (up 2.78% to \$370/week). Nationally, the market remained stable quarter-on-quarter; the national median average staying at \$390/week.

## MEDIAN RENT AND PRICE PER ROOM (all property types)

Metro area	MEDIAN RENT			PRICE PER ROOM		
	Q1	Q2	% change	Q1	Q2	% change
Sydney	\$550	\$550	0.00%	\$265	\$275	3.77%
Melbourne	\$395	\$400	1.27%	\$170	\$165	-2.94%
Brisbane	\$410	\$400	-2.44%	\$165	\$153	-7.09%
Perth	\$360	\$350	-2.78%	\$130	\$125	-3.85%
Adelaide	\$340	\$335	-1.47%	\$131	\$128	-2.89%
Hobart	\$360	\$370	2.78%	\$150	\$140	-6.67%
Darwin	\$450	\$440	-2.22%	\$167	\$163	-2.52%
Canberra	\$450	\$460	2.22%	\$190	\$188	-1.32%
<b>National average</b>	\$390	\$390	0.00%	\$180	\$175	-2.78%

## REGIONAL MEDIAN RENT

All property types (Q2 2017)			
Metro area	Q1	Q2	% change
Sydney	\$550	\$550	0.00%
Melbourne	\$395	\$400	1.27%
Brisbane	\$410	\$400	-2.44%
Perth	\$360	\$350	-2.78%
Adelaide	\$340	\$335	-1.47%
Hobart	\$360	\$370	2.78%
Darwin	\$450	\$440	-2.22%
Canberra	\$450	\$460	2.22%
<b>National average</b>	\$390	\$390	0.00%

In Q2, regional median rents were largely unchanged from the previous quarter. The national average median rent was stable at \$390/week.

Price decreases did occur in Brisbane (down 2.44% to \$400/week), Perth (down 2.78% to \$350/week), Adelaide (down 1.47% to \$335/week) and in Darwin, which dropped 2.22% to record a median of \$440/week.

The most significant rise in regional median rents was in Hobart, where prices rose 2.78% to \$370/week.

## MEDIAN DAYS ON MARKET (Q2 2017)

Metro area	Apartments			Houses		
	Q1	Q2	% change	Q1	Q2	% change
Sydney	19.31	19.01	-1.55%	23.00	21.87	-4.91%
Melbourne	22.01	20.05	-8.91%	23.17	22.84	-1.42%
Brisbane	27.01	31.08	15.07%	25.88	28.12	8.66%
Perth	37.88	43.95	16.02%	36.98	41.16	11.30%
Adelaide	28.16	28.95	2.81%	25.09	26.75	6.62%
Hobart	14.85	15.83	6.60%	15.83	17.05	7.71%
Darwin	39.16	41.84	6.84%	36.88	39.98	8.41%
Canberra	20	19.6	-2.00%	18.67	20.84	11.62%

Across the board, the most significant change in days on market took place in Perth and Brisbane in Q2. Perth apartment turnover slowed by 16.02% to 43.95 days in the period, while Brisbane came close with a 15.07% increase in days on market, now 31.08 days.

Changes were less significant for houses across the country, the highest recorded change took place in

Canberra, slowing from 18.67 days in Q1 to 20.84 days in Q2, an increase of 11.62%.

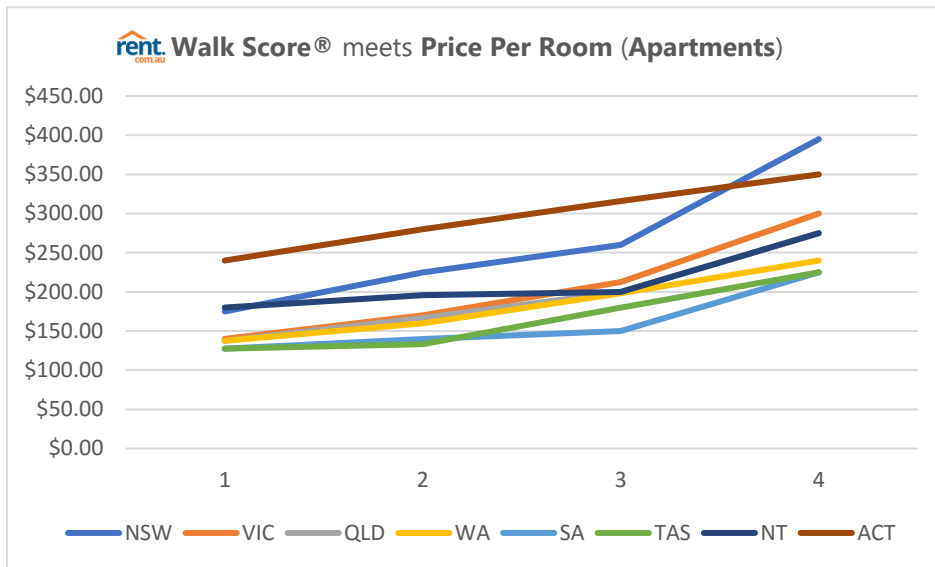
## HIGHEST AND LOWEST GROWTH SUBURBS

Q2 2017				
State	Suburb	Q1	Q2	% change
NSW (Highest growth)	<a href="#">Revesby</a>	\$500.00	\$550.00	10.00%
	<a href="#">Mayfield</a>	\$350.00	\$385.00	10.00%
	<a href="#">Cremorne</a>	\$620.00	\$680.00	9.68%
	<a href="#">Granville</a>	\$420.00	\$460.00	9.52%
	<a href="#">North Sydney</a>	\$600.00	\$650.00	8.33%
NSW (Lowest growth)	<a href="#">Newcastle</a>	\$450.00	\$420.00	-6.67%
	<a href="#">Wagga Wagga</a>	\$300.00	\$280.00	-6.67%
	<a href="#">Seven Hills</a>	\$450.00	\$420.00	-6.67%
	<a href="#">Balmain</a>	\$792.50	\$740.00	-6.62%
	<a href="#">Bondi Junction</a>	\$792.50	\$750.00	-5.36%
VIC (Highest growth)	<a href="#">Hawthorn</a>	\$370.00	\$410.00	10.81%
	<a href="#">Warragul</a>	\$295.00	\$320.00	8.47%
	<a href="#">Thornbury</a>	\$370.00	\$400.00	8.11%
	<a href="#">Box Hill</a>	\$352.50	\$380.00	7.80%
	<a href="#">Glen Iris</a>	\$415.00	\$445.00	7.23%
VIC (Lowest growth)	<a href="#">Carlton</a>	\$450.00	\$410.00	-8.89%
	<a href="#">Brighton</a>	\$650.00	\$600.00	-7.69%
	<a href="#">Glenroy</a>	\$360.00	\$350.00	-2.78%
	<a href="#">Elwood</a>	\$435.00	\$425.00	-2.30%
	<a href="#">Croydon</a>	\$377.50	\$370.00	-1.99%
QLD (Highest growth)	<a href="#">North Mackay</a>	\$230.00	\$245.00	6.52%
	<a href="#">Burleigh Heads</a>	\$470.00	\$500.00	6.38%
	<a href="#">Morayfield</a>	\$320.00	\$340.00	6.25%
	<a href="#">Cannonvale</a>	\$330.00	\$350.00	6.06%
	<a href="#">Buderim</a>	\$450.00	\$475.00	5.56%
QLD (Lowest growth)	<a href="#">Kelvin Grove</a>	\$450.00	\$400.00	-11.11%
	<a href="#">St Lucia</a>	\$450.00	\$400.00	-11.11%
	<a href="#">Paddington</a>	\$505.00	\$465.00	-7.92%
	<a href="#">Kangaroo Point</a>	\$477.50	\$450.00	-5.76%
	<a href="#">Upper Mount Gravatt</a>	\$440.00	\$415.00	-5.68%
WA (Highest growth)	<a href="#">Kalgoorlie</a>	\$320.00	\$350.00	9.38%
	<a href="#">Dianella</a>	\$330.00	\$350.00	6.06%
	<a href="#">Secret Harbour</a>	\$370.00	\$380.00	2.70%
	<a href="#">East Perth</a>	\$425.00	\$430.00	1.18%
	<a href="#">Innaloo</a>	\$425.00	\$427.50	0.59%
WA (Lowest growth)	<a href="#">Victoria Park</a>	\$350.00	\$310.00	-11.43%
	<a href="#">Rivervale</a>	\$355.00	\$330.00	-7.04%
	<a href="#">West Perth</a>	\$430.00	\$400.00	-6.98%
	<a href="#">Maylands</a>	\$300.00	\$280.00	-6.67%
	<a href="#">Thornlie</a>	\$342.50	\$320.00	-6.57%

# WALK SCORE® MEETS PRICE PER ROOM

## APARTMENTS

	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
<b>Car dependent</b>	\$175.00	\$140.00	\$137.50	\$137.50	\$127.50	\$127.50	\$180.00	\$240.00
<b>Somewhat walkable</b>	\$225.00	\$170.00	\$166.70	\$160.00	\$140.00	\$133.30	\$195.80	\$280.00
<b>Very walkable</b>	\$260.00	\$212.50	\$200.00	\$198.30	\$150.00	\$180.00	\$200.00	\$315.80
<b>Walker's paradise</b>	\$395.00	\$300.00	\$275.00	\$240.00	\$225.00	\$225.00	\$275.00	\$350.00

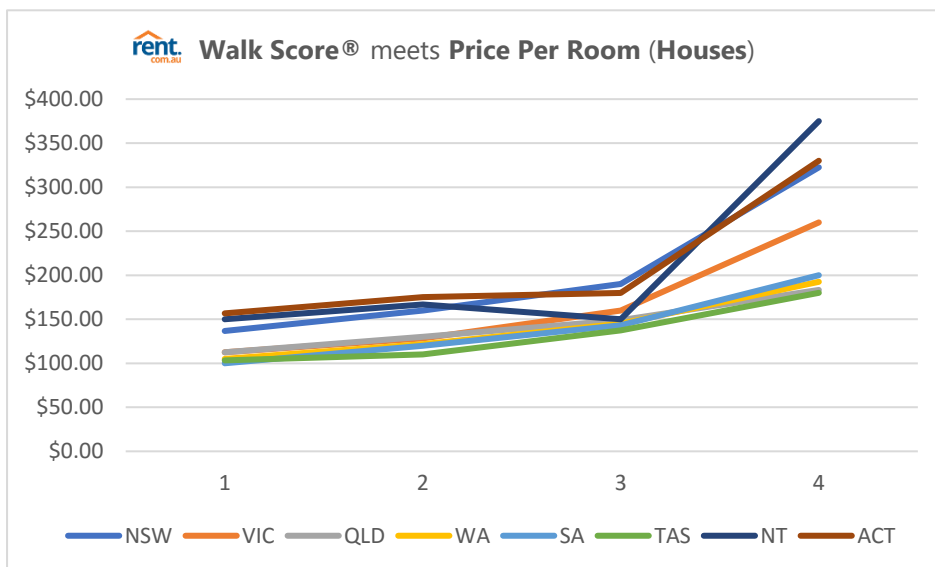


Rent.com.au's Q2 report compares Walk Score® data to price-per-room data on all leased properties in the period with an aim to identify price trends in areas with varying levels of walkability.

# WALK SCORE® MEETS PRICE PER ROOM

## HOUSES

	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
<b>Car dependent</b>	\$136.70	\$112.50	\$112.50	\$105.00	\$100.00	\$103.30	\$150.00	\$156.70
<b>Somewhat walkable</b>	\$160.00	\$128.30	\$130.00	\$121.70	\$120.00	\$110.00	\$166.70	\$175.00
<b>Very walkable</b>	\$190.00	\$160.00	\$148.80	\$145.00	\$143.30	\$137.50	\$150.00	\$180.00
<b>Walker's paradise</b>	\$322.50	\$260.00	\$183.30	\$192.50	\$200.00	\$180.00	\$375.00	\$330.00



**About Rent.com.au** Rent.com.au is Australia's #1 website dedicated to rental property. As increasing numbers of Australians choose renting as a conscious lifestyle and investment choice, rent.com.au is set to become the home for renters in Australia. Focusing exclusively on the rental market for Australia's growing number of renters (30% of the population), rent.com.au is today ranked one of the top 10 property websites in the country and is focused on delivering excellent services for renters and marketers of rental properties. Rent.com.au was established in 2007 and listed on the Australian Securities Exchange in June 2015. (ASX:RNT)

*Source: rent.com.au. Figures for properties leased in the month of June 2017.*