



QUARTERLY RENTAL SNAPSHOT

Q2 2019 (Apr - Jun)

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Quarter 2 2019: Market overview

State & Territory Overview

New South Wales Sydney apartment rents down 1.8% in Q2	Victoria Room prices in Melbourne up 3.2%	Queensland Brisbane has most affordable Walker's Paradise rooms (houses)	Western Australia Perth has most affordable rooms (nat) in houses
South Australia Most affordable Walker's Paradise houses (by median rent)	Tasmania Hobart experiences most movement of all metro areas in room prices	Northern Territory NT regional rents dip by 2.2% in Q2	Aus. Capital Territory Cost of renting a room in a house in Canberra highest of all metro areas

Property leasing data released by Rent.com.au for the April to June quarter (Q2 2019) illustrates the shift in Australian median rental property prices (both metro and regional), rental affordability (the median room price metric) and the price of walkability in each state and territory capital.

*Looking to rent your first home or buy an investment property?
 Staying informed about changes in the Australian rental market is vital when deciding on your next move. [Rent.com.au](https://www.rent.com.au) has released the latest property trends for each capital city.*

How the states and territories compared in Q2 2019

Median rent (apartments v houses) and price per room

SOURCE: RENT.COM.AU © 2019

Metro area	Apartments	% change	Houses	% change
SYDNEY	\$520	-1.8%	\$600	0%
MELBOURNE	\$420	0%	\$420	-2.3%
BRISBANE	\$395	-1.2%	\$425	-1.1%
PERTH	\$325	1.5%	\$370	0%
ADELAIDE	\$300	-1.6%	\$380	0%
HOBART	\$360	0%	\$460	2.2%
DARWIN	\$350	2.9%	\$450	-6.2%
CANBERRA	\$450	0%	\$530	-3.6%
National median	\$450	0%	\$440	-2.2%

Price trends

Median rents.

Apartment and house rents remained relatively stable in Q2 (April-June), according to a new report from Australia's no. 1 website dedicated to rental property, Rent.com.au. The national weekly rent for houses took a 2.2% dip down on the seasonally strong first quarter of 2019. At the end of Q1 (Jan-Mar), national house rents were \$450/week – they're now \$440/week.

Nationally, rental rates for apartments were stable with **Perth** and **Darwin** the only two standout leaders where the quarterly change in rent was up by 1.5% and 2.9% respectively. Apartment rents fell in **Sydney**, **Brisbane** and **Adelaide** with the rest of the metro capitals unchanged quarter-on-quarter.

Although **Sydney's** apartment rents (now \$520/week) fell in Q2, the city remains the most expensive to rent a property.

Price per room.

Considering RENT's price per room metric, **Hobart** experienced the most movement in room prices in the first quarter of 2019. The TAS capital saw a 6.6% drop in the price per room for apartments, now \$210/week. Room prices in **Melbourne** and **Darwin** apartments were the only two states/territories to see an increase from Q1 to Q2 - up 3.2% to \$263 (Mel) and 2.3% to \$165/week (Dar).

For houses, all but three metro capitals experienced a fall in the price per room quarter-on-quarter - the most significant in **Canberra** (down 3.7% to \$170/week).

Nationally, the cost of renting a room in Q2 was highest in **Canberra** at \$330/week in an apartment. Conversely, the cheapest room prices could be found in **Perth**, a median \$116/week in a house.

Apartment, House and National Price per Room						
% change QoQ from Q1 2019 to Q2 2019						
SOURCE: RENT.COM.AU © 2019						
Metro area	Apartments	% change from QoQ	Houses	% change QoQ	Price per room (national)	% change QoQ
SYDNEY	\$315	-0.5%	\$200	0%	\$266	-2.4%
MELBOURNE	\$263	3.2%	\$137	-0.9%	\$175	-4.5%
BRISBANE	\$222	0%	\$136	0%	\$158	-4%
PERTH	\$200	2.5%	\$116	0%	\$126	0%
ADELAIDE	\$155	-1.9%	\$126	-2.5%	\$135	0%
HOBART	\$210	-6.6%	\$160	-3.5%	\$175	-2.2%
DARWIN	\$165	2.3%	\$140	-2.3%	\$150	0%
CANBERRA	\$330	-1.4%	\$170	-3.7%	\$205	-3.9%
National	\$275	1.8%	\$144	-0.6%	\$190	-1.7%

Price trends

Regional rents.

Australia's regional median rents saw no change in Q2. The national median remained at \$370/week where it has been since Q4 2018, after only an incremental rise from \$360/week.

Just one state recorded an increase in rents in Q2. In **Victoria**, regional median rents climbed 3.2% to \$320/week while all other state and territories except for the **Northern Territory** were stable quarter-on-quarter. NT regional rents dipped 2.2% to \$430/week.

Regional Rents			
% change between Q1 2019 and Q2 2019			
SOURCE: RENT.COM.AU © 2019			
State/Territory	Q1 2019	Q2 2019	% change
NSW	\$400	\$400	0%
VIC	\$310	\$320	3.2%
QLD	\$370	\$370	0%
WA	\$340	\$340	0%
SA	\$270	\$270	0%
TAS	\$300	\$300	0%
NT	\$440	\$430	-2.2%
ACT	n/a	n/a	n/a
National median	\$370	\$370	0%

Days on market.

The most noticeable shift in days on market quarter-on-quarter was in **Canberra** apartments, which took 23% longer on average to lease, with this property type on market 22 days, up from 17 days in Q1 2019.

In contrast, apartments in **Hobart** were leased 13% faster this quarter – just 13 days on average, down from 15 days in Q1. **Darwin** apartments were on market longest of all capital cities (and property types), with owners facing around 38 days to lease in Q2 2019.

Days on market						
% change in no. days on market (Apartments v Houses)						
SOURCE: RENT.COM.AU © 2019						
Metro area	APARTMENTS days on market	% change from Q1 2019	% change from Q2 2018	HOUSES days on market	% change from Q1 2019	% change from Q2 2018
SYDNEY	27 days	1% slower	16% slower	28 days	6% faster	8% slower
MELBOURNE	21 days	0%	11% slower	25 days	0%	14% slower
BRISBANE	21 days	1% faster	19% faster	23 days	1% slower	11% faster
PERTH	30 days	6% faster	17% faster	30 days	2% slower	16% faster
ADELAIDE	21 days	9% faster	18% faster	21 days	1% slower	12% faster
HOBART	13 days	13% faster	14% faster	17 days	13% slower	15% faster
DARWIN	38 days	3% faster	6% slower	35 days	8% slower	5% slower
CANBERRA	22 days	23% slower	49% slower	22 days	15% slower	22% slower

Walk Score® – The price of walkability

Median Rent

Rent.com.au compared its Walk Score® data to its median rent price to find price trends in areas with varying levels of walkability in Q2 2019. Renters seeking bargain accommodation would have found the most affordable Walker's Paradise apartments in **Tasmania**, according to the Q2 data. Walker's Paradise apartments cost an average of \$385/week to rent in TAS. Next most walkable (and affordable) was **Western Australia** at \$390/week.

APARTMENTS: Median Rent meets Walkability in Q2 2019								
Walk Score	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
Car Dependent	\$340	\$315	\$300	\$295	\$255	\$265	\$360	\$390
Somewhat Walkable	\$440	\$340	\$330	\$290	\$280	\$250	\$370	\$420
Very Walkable	\$490	\$380	\$375	\$320	\$295	\$320	\$430	\$460
Walker's Paradise	\$570	\$470	\$430	\$390	\$410	\$385	\$430	\$490

The most affordable median rent for a Walker's Paradise house in Q2 was \$455/week in **South Australia**. **Western Australia** and **Queensland** followed close behind (\$470/week and \$475/week, respectively), followed by **Tasmania** (\$480/week). Houses in **New South Wales** remained priciest, topping the list at \$795/week for a Walker's Paradise home.

HOUSES: Median Rent meets Walkability in Q2 2019								
Walk Score	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
Car Dependent	\$450	\$380	\$385	\$350	\$325	\$325	\$480	\$520
Somewhat Walkable	\$465	\$400	\$400	\$360	\$360	\$325	\$470	\$525
Very Walkable	\$550	\$455	\$420	\$390	\$395	\$400	\$400	\$510
Walker's Paradise	\$795	\$620	\$475	\$470	\$455	\$480	\$500	\$550

Price per room

House hunters looking for shared accommodation can use Rent.com.au's price per room measure to better understand the cost of a single room by state. The most affordable Walker's Paradise apartment rooms were found in **Western Australia** in Q2 (\$233/week), and in **Queensland** for houses (\$185/week).

APARTMENTS: Price per Room meets Walkability in Q1 2019								
Walk Score	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
Car Dependent	\$190	\$147	\$140	\$140	\$130	\$140	\$175	\$250
Somewhat Walkable	\$237	\$175	\$170	\$160	\$142	\$140	\$185	\$297
Very Walkable	\$270	\$225	\$200	\$195	\$150	\$200	\$200	\$325
Walker's Paradise	\$387	\$320	\$260	\$233	\$235	\$250	\$250	\$375

HOUSES: Price per Room meets Walkability in Q2 2019								
Walk Score	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
Car Dependent	\$140	\$116	\$115	\$103	\$105	\$113	\$150	\$163
Somewhat Walkable	\$161	\$133	\$131	\$120	\$123	\$117	\$153	\$183
Very Walkable	\$196	\$172	\$150	\$141	\$145	\$150	\$150	\$195
Walker's Paradise	\$325	\$265	\$185	\$191	\$197	\$199	\$250	\$270

About

The report.

The Rent.com.au Rental Snapshot, released monthly and quarterly each year, reports rental data from all active listings across Australia listed on [Rent.com.au](https://www.rent.com.au). Data is aggregated on a monthly basis to calculate median asking rents for the country's eight capital cities, providing a comprehensive view of the current state of the market. The report is based on all property leasing data from the month.

To keep up-to-date with rental market changes across the country, like or follow Rent.com.au on [Facebook](https://www.facebook.com/rent.com.au), [Twitter](https://twitter.com/rent.com.au), [LinkedIn](https://www.linkedin.com/company/rent.com.au) or [Google+](https://www.google.com/+rent.com.au) or visit the [Rent.com.au Blog](https://www.rent.com.au/blog). In the market for a new place? Search [properties for rent](https://www.rent.com.au/properties-for-rent) on Rent.com.au.



Rent.com.au

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Finding your next home with Australia's no 1 site dedicated to rental properties has never been easier. Rent.com.au is here to help make the renting journey simpler – no matter which stage you're at. With access to thousands of listings of every kind across Australia, as well as tools and resources you won't find elsewhere, you'll be ready to move in no time.

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