



RENTAL MARKET SNAPSHOT

August 2021

Media release

01 September 2021

For further information, or to organise an interview with Rent.com.au CEO Greg Bader, email media@rent.com.au or call 1300 736 810



Rental market overview: August 2021

Australian state and territory overview

New South Wales <u>Sydney</u> houses the most expensive of all dwelling types in August 2021 (\$650/week)	Victoria <u>Melbourne</u> apartment rents drop 1.4% to \$365/week in August 2021.	Queensland <u>Queensland</u> is one of only two states to see prices rise in August, up 1.2% to \$420/week	Western Australia Apartment median rents up 1.3% to \$400/week in August, while houses unchanged
South Australia <u>South Australia</u> regional rents fell by 6.2% in August, the most significant of all metros.	Tasmania <u>Hobart</u> houses see the highest shift in median rent month-on-month	Northern Territory <u>Darwin</u> rentals lease 32% faster year-on-year, averaging 22 days on market	Aus. Capital Territory <u>Canberra</u> records the most expensive room prices in August 2021.

Australia's leading rental property website [rent.com.au](https://www.rent.com.au) has released its report for August 2021, based on property leasing data. The report illustrates the shift in Australian median rental property prices (metro and regional), rental affordability (the median room price metric) and days on market.

Looking to rent your first home or purchase an investment property?

Staying informed about changes to 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.

Report highlights

- › Properties in Darwin leased 32% quicker in August 2021 than they did the same time last year, now taking an average of 22 days.
- › Low vacancies in some metro capitals like Brisbane and Perth likely attributed to the departure of residents from Sydney and Melbourne over the last few months
- › Sydney houses were the most unaffordable of all dwellings in July at \$650/week (up 1.6% on July 2021)

Median rent (apartments v houses) and Price per Room

How the states and territories performed in August 2021

Source: [Rent.com.au](https://www.rent.com.au) property leasing data © 2021

Metro area	Apartments	% change	Houses	% change	Price per room	% change
<u>SYDNEY</u>	\$485	2.1%	\$650	1.6%	\$265	1.9%
<u>MELBOURNE</u>	\$365	-1.4%	\$430	0%	\$180	-1.6%
<u>BRISBANE</u>	\$410	0%	\$495	2.7%	\$183	1.7%
<u>PERTH</u>	\$400	1.3%	\$450	0%	\$160	0%
<u>ADELAIDE</u>	\$350	-1.4%	\$430	0%	\$157	0.6%
<u>HOBART</u>	\$400	4.7%	\$540	9.7%	\$184	0.5%
<u>DARWIN</u>	\$430	-3.4%	\$580	-3.3%	\$193	1.6%
<u>CANBERRA</u>	\$450	-10%	\$490	-21.9%	\$235	-4.1%
National median	\$420	1.2%	\$475	0%	\$200	0%

Price trends in August 2021

Median rents.

COVID-19 continues to show an impact on Australia's inner-city rental markets, the latest Rent.com.au market data on rental listings has showed.

While most regions are starting to see some tightening in the rental markets, there's been a slight uplift in available rental stock in areas across Sydney and Melbourne, placing pressure downwards on rents and upwards pressure on vacancy rates. Both Sydney and Melbourne have dominated heightened rental supply since the onset of the pandemic.

Seasonally, we usually see a decline in rental listings around this time, as available rental properties are typically highest at the beginning and end of each year. Some regions with an accumulation of rental stock go some way to reflect what's happened with the COVID-19 downturn. Recent media commentary has highlighted the gap in housing demand that's arisen because of international border closures – this is mainly because most new migrants to Australia start as renters.

Other factors which have contributed to some increase in rental stock include a surge in high-rise construction activity. Demand has been additionally affected by a weakness in some labour markets often associated with renters, including food, accommodation, and the arts sector.

A house in Sydney remains the most expensive dwelling to rent in Australia, now at a median of \$650/week – closely behind was a house in Darwin at \$580/week. Hobart houses also experienced the most significant increase in median rents in August – up 9.7% to \$540/week.

As August ended with New South Wales, Victoria, and the Australian Capital Territory in lockdown, renters will likely continue to face hardship, particularly among low-income, low-saving households reliant on government support.

Price per room.

Rent.com.au's price per room measure is another way to look at the cost of renting in Australia. Looking at the 12-month change in room prices, both apartments and houses recorded room price increases in August, up 8% and 5.6%, respectively. Houses recorded the most significant shift in room costs, with rents up in all states and territories. The most significant changes could be seen in Darwin (up 21.2% to \$181/week), Canberra (up 17.2% to \$210/week) and Adelaide (up 12.5% to \$150/week).

The country's most expensive room prices were in Canberra for apartments at \$380/week and houses at \$210/week.

The 12-month change in Price Per Room				
Source: Rent.com.au property leasing data © 2021				
Metro area	Apartments	% change from AUG 2020	Houses	% change from AUG 2020
<u>SYDNEY</u>	\$316	10.1%	\$216	8.3%
<u>MELBOURNE</u>	\$225	0%	\$141	6.2%
<u>BRISBANE</u>	\$237	6.7%	\$155	9.4%
<u>PERTH</u>	\$225	5.9%	\$142	14%
<u>ADELAIDE</u>	\$175	-5.4%	\$150	12.5%
<u>HOBART</u>	\$200	-9.1%	\$168	5.2%
<u>DARWIN</u>	\$205	24.2%	\$181	21.1%
<u>CANBERRA</u>	\$380	16.9%	\$210	17.2%
National median	\$270	8%	\$158	5.6%

Price trends in August 2021

Regional rents.

In August, rental conditions were unchanged in Australia's regions, with no shift in the national median to regional rents. Northern Territory remains the least affordable of all states/territories for rental properties, with the median rent now perched at \$480/week, despite a 4% drop in prices.

Just two states recorded an increase in regional rents in August: Tasmania's regional rents were up by 7.8% to \$380/week, and Queensland saw rents rise by 1.2% to \$420/week. However, in South Australia and the Northern Territory, rents were down by 6.2% and 4%, respectively. South Australia remains the most affordable for regional properties at \$300/week.

Regional Rents		
Percentage shift in regional rents from JUL - AUG 2021		
Source: Rent.com.au property leasing data © 2021		
State/Territory	AUG 2021	% change from JUL 2021
<u>NSW</u>	\$450	0%
<u>VIC</u>	\$370	0%
<u>QLD</u>	\$420	1.2%
<u>WA</u>	\$420	0%
<u>SA</u>	\$300	-6.2%
<u>TAS</u>	\$380	7.8%
<u>NT</u>	\$480	-4%
<u>ACT</u>	n/a	n/a
National median	\$420	0%

Time on market.

Rent.com.au's average time on market measure is designed to explain the movement in median rents across Australia. The month-on-month change to property leasing was most noticeable in Hobart, where apartment rentals stayed on the market 28% longer than in July 2021. Brisbane houses were the quickest off market in August, despite leasing 2% slower than the prior month prior at 15 days.

Melbourne apartments, likely affected by ongoing COVID-19 restrictions and lockdowns, stayed on the market longer than any other metro area, taking an average of 34 days to lease.

Considering the annual change in time on market, Darwin recorded the most significant change of all metro areas, with apartments leasing 32% faster than they did last August.

Time on Market						
The shift in days on market for both property types (apartments & houses)						
Source: Rent.com.au property leasing data © 2021						
Metro area	APARTMENTS (Aug 2021)	% change from Jul 21	% change from Aug 20	HOUSES (Aug 2021)	% change from Jul 21	% change from Aug 20
<u>SYDNEY</u>	28 days	5% faster	6% faster	23 days	4% slower	1% faster
<u>MELBOURNE</u>	35 days	3% slower	2% slower	26 days	14% slower	9% slower
<u>BRISBANE</u>	19 days	8% slower	28% faster	15 days	2% slower	5% faster
<u>PERTH</u>	20 days	9% faster	9% faster	17 days	11% faster	5% faster
<u>ADELAIDE</u>	20 days	4% faster	16% faster	19 days	18% slower	6% slower
<u>HOBART</u>	18 days	28% slower	23% faster	16 days	1% faster	16% faster
<u>DARWIN</u>	20 days	8% faster	32% faster	22 days	14% slower	2% faster
<u>CANBERRA</u>	17 days	16% slower	11% faster	19 days	19% slower	6% faster



About

Rent.com.au is made for renters. For the millions of Australians who choose to rent, Rent.com.au's biggest goal is to make renting an awesome alternative to home ownership. The company put renters' needs front and centre to give them more control of their renting experience.

Of the many achievements to date, Rent.com.au has delivered marketing-leading products and services that have improved this experience, such as Renter Resume, which more than 1 million Australians use to help them stand out from the crowd.

From search features to products and services, as well as a community that supports and informs, Rent.com.au is committed to making renters feel heard, empowered, and optimistic that things can be better.

Visit www.rent.com.au today.

Press & ASX

- > [Appendix 4E and Financial Report](#)
- > [June 2021 Quarterly Activities Report & 4C](#)
- > [RentPay trading update – the first 30 days](#)
- > [CEO presentation to investors](#)
- > [ASX Investor YouTube Interview with Greg Bader \(RentPay\)](#)

Stay up to date with the latest [press releases](#), [media mentions](#) and [ASX announcements](#).

Social media

Follow Rent.com.au on [Facebook](#), [Instagram](#), [LinkedIn](#) or [join the Rent.com.au Community](#).

Top Rent.com.au Blog articles in August 2021

- > [What is a Medicare Individual Reference Number?](#)
- > [Rental applications – What happens after you apply?](#)
- > [How to choose the best rental references for your application](#)
- > [Rental ledger: Why you need one](#)
- > [Mould in your rental: Who is responsible?](#)

Visit the Rent.com.au Blog today at www.rent.com.au/blog.