



QUARTERLY RENTAL SNAPSHOT

Q2 2019 (Jul-Sep)

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For further information, or to organise an interview with Rent.com.au CEO Greg Bader, please contact:

Lauren Vardy

p: 1300 736 810

e: media@rent.com.au

Quarter 3 2019: Market overview

State & Territory Overview

| | | | |
|--|---|--|--|
| New South Wales Most expensive apartment rooms in Sydney | Victoria Melbourne median rents fall in Q3 2019 | Queensland Brisbane shows most growth QOQ | Western Australia Most affordable Walker's Paradise apartments |
| South Australia Most affordable apartments rooms found in Adelaide | Tasmania Hobart region rents climb highest of all | Northern Territory Darwin apartment rents among just 3 to fall | Aus. Capital Territory Apartment room prices down in Q3 2019 |

Property leasing data released by Rent.com.au for the July to September quarter (Q3 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 purchase 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 Q3 2019 | | | | | | |
|--|--------------|-----------|--------------|-------------|----------------|-------------|
| Median rent (apartments v houses) and price per room | | | | | | |
| SOURCE: RENT.COM.AU © 2019 | | | | | | |
| Metro area | Apartments | % change | Houses | % change | Price per room | % change |
| SYDNEY | \$520 | 0% | \$600 | 0% | \$270 | 0.9% |
| MELBOURNE | \$415 | -1.1% | \$430 | 2.3% | \$180 | 2.8% |
| BRISBANE | \$400 | 1.2% | \$430 | 1.1% | \$157 | -3% |
| PERTH | \$330 | 1.5% | \$370 | 0% | \$130 | 2.6% |
| ADELAIDE | \$310 | 3.3% | \$380 | 0% | \$137 | -1.7% |
| HOBART | \$370 | 2.7% | \$455 | -1% | \$163 | -6.6% |
| DARWIN | \$340 | -2.8% | \$460 | 0% | \$150 | -3.2% |
| CANBERRA | \$450 | 0% | \$540 | 1.8% | \$200 | 0% |
| National median | \$450 | 0% | \$445 | 1.1% | \$195 | 1.7% |

Price trends

Median rents.

Apartment and house rents have remained relatively stable quarter-on-quarter, according to a new report from Australia's dedicated renting website, Rent.com.au. Still, renting a house in the country's metro capitals has become slightly more expensive, up 1.1% in the July to September period (Q3) from Q2 2019.

Brisbane showed the most growth quarter-on-quarter, recording a 1.2% upward shift in median rents to \$400/week for apartments, and then \$1.1% to \$430/week for houses. Median rents fell in just three cities this quarter – **Melbourne** apartments (down 1.1%), **Darwin** apartments (down 2.8%) and houses (down 1%).

Price per room.

Considering Rent.com.au's price per room metric, **Perth** experienced the most movement in room prices in the third quarter of 2019. The WA capital saw an 8.8% rise in the price per room for houses, now \$123/week. In fact, all but one capital (**Darwin**) recorded an increase in house price per room, bringing the national median to \$147/week, up 3.5% from Q2 2019. Apartments also experienced growth, but to a lesser extent, climbing 1.9% to \$275/week in Q3.

The only falls recorded in Q3 were apartment rooms in **Hobart** and **Canberra**, down 1.3% and 3.1% respectively. **Sydney** kept its top tier pricing position for both apartments (\$325/week) and houses (\$200/week), while the best bargains could be found in **Adelaide** (apartments at \$167/week) and **Perth** (houses at \$123/week).

| Quarterly change in Price Per Room | | | | |
|------------------------------------|--------------|-----------------------|--------------|-----------------------|
| SOURCE: RENT.COM.AU © 2019 | | | | |
| Metro area | Apartments | % change from Q2 2019 | Houses | % change from Q2 2019 |
| <u>SYDNEY</u> | \$325 | 4.8% | \$200 | 1.3% |
| <u>MELBOURNE</u> | \$267 | 3.9% | \$137 | 0.8% |
| <u>BRISBANE</u> | \$225 | 1.1% | \$138 | 4.2% |
| <u>PERTH</u> | \$200 | 3.9% | \$123 | 8.8% |
| <u>ADELAIDE</u> | \$167 | 3.9% | \$130 | 5.4% |
| <u>HOBART</u> | \$195 | -1.3% | \$150 | 4.3% |
| <u>DARWIN</u> | \$165 | 2.1% | \$140 | 0% |
| <u>CANBERRA</u> | \$310 | -3.1% | \$180 | 3.8% |
| National median | \$275 | 1.9% | \$147 | 3.5% |

Price trends

Regional rents.

In total, just two of eight states/territories recorded an increase in regional median rents in Q3 2019. **Tasmania** saw the most significant change of the two, climbing 3.3% to \$310/week, against a 2.7% rise in **Queensland**, now \$380/week. Australia's regional median rents were largely unmoved on a national level this quarter, with just a 1.3% rise from Q2. The only fall in regional prices took place in **Victoria** in Q3, dropping 1.5% to settle at \$315/week.

| Regional Rents | | | |
|--------------------------------------|--------------|--------------|-------------|
| % change between Q2 2019 and Q3 2019 | | | |
| SOURCE: RENT.COM.AU © 2019 | | | |
| State/Territory | Q2 2019 | Q3 2019 | % change |
| NSW | \$400 | \$400 | 0% |
| VIC | \$320 | \$315 | -1.5% |
| QLD | \$370 | \$380 | 2.7% |
| WA | \$340 | \$340 | 0% |
| SA | \$270 | \$270 | 0% |
| TAS | \$300 | \$310 | 3.3% |
| NT | \$430 | \$430 | 0% |
| ACT | n/a | n/a | n/a |
| National median | \$370 | \$375 | 1.3% |

Walk Score® – The price of walkability

Median Rent

Each quarter, Rent.com.au compares its Walk Score® data to its median rent price to find price trends in areas with varying levels of walkability. Renters seeking bargain accommodation would have found the most affordable Walker’s Paradise apartments in **Western Australia** and **Tasmania**, according to the Q3 data. Walker’s Paradise apartments cost an average of \$390/week to rent in WA and TAS. Next most affordable was **South Australia** at \$410/week.

| APARTMENTS: Median Rent meets Walkability in Q3 2019 | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Walk Score | NSW | VIC | QLD | WA | SA | TAS | NT | ACT |
| Car Dependent | \$350 | \$320 | \$300 | \$295 | \$255 | \$270 | \$350 | \$390 |
| Somewhat Walkable | \$440 | \$345 | \$330 | \$295 | \$280 | \$260 | \$370 | \$420 |
| Very Walkable | \$490 | \$385 | \$378 | \$320 | \$295 | \$320 | \$420 | \$460 |
| Walker’s Paradise | \$570 | \$475 | \$430 | \$390 | \$410 | \$390 | \$430 | \$495 |

The most affordable median rent for a Walker’s Paradise house in Q3 was \$455/week in **South Australia** and **Tasmania**. **Western Australia** and the **Northern Territory** followed close behind (\$460/week and \$475/week, respectively). 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 Q3 2019 | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Walk Score | NSW | VIC | QLD | WA | SA | TAS | NT | ACT |
| Car Dependent | \$450 | \$380 | \$390 | \$350 | \$325 | \$330 | \$480 | \$520 |
| Somewhat Walkable | \$460 | \$400 | \$400 | \$360 | \$360 | \$330 | \$460 | \$530 |
| Very Walkable | \$550 | \$460 | \$460 | \$395 | \$400 | \$400 | \$400 | \$520 |
| Walker’s Paradise | \$795 | \$620 | \$620 | \$460 | \$455 | \$455 | \$475 | \$552 |

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 Q3 (\$235/week), and in **Queensland** for houses (\$185/week).

| APARTMENTS: Price per Room meets Walkability in Q3 2019 | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|
| Walk Score | NSW | VIC | QLD | WA | SA | TAS | NT | ACT |
| Car Dependent | \$190 | \$147 | \$142 | \$140 | \$132 | \$140 | \$170 | \$250 |
| Somewhat Walkable | \$235 | \$175 | \$170 | \$160 | \$145 | \$141 | \$183 | \$297 |
| Very Walkable | \$270 | \$225 | \$200 | \$195 | \$155 | \$200 | \$200 | \$325 |
| Walker’s Paradise | \$385 | \$320 | \$262 | \$235 | \$237 | \$250 | \$250 | \$375 |

| HOUSES: Price per Room meets Walkability in Q3 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 | \$132 | \$120 | \$125 | \$120 | \$150 | \$183 |
| Very Walkable | \$196 | \$173 | \$150 | \$141 | \$145 | \$150 | \$150 | \$196 |
| Walker’s Paradise | \$322 | \$266 | \$185 | \$190 | \$198 | \$198 | \$211 | \$275 |

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), [Instagram](https://www.instagram.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) on Rent.com.au.



Rent.com.au

Focusing exclusively on the rental market for the growing number of renters in Australia (approximately 7 million), Rent.com.au's mission is to deliver excellent services for renters and all marketers of rental properties. 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 with the widest possible choice of homes in one convenient location.

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.

If you're looking for a better way to advertise your rental property, Rent.com.au can help you find the right tenant quickly and effectively. Advertising on rent.com.au is fast and easy, with tools provided to make self-managing your property simple.

Rent.com.au also offers several exclusive and industry-first products and tools including [Renter Resume](#), [RentBond](#), [RentConnect](#), [RentCheck](#), Rent.com.au [Contents Insurance](#), [RentPay](#), [RentReports](#) and more, created to simplify the renting process for renters, landlords and agents.

Rent.com.au is focused on presenting renters in the best possible fashion to maximise their chances of application success, presenting properties with additional, relevant information and automating processes to remove the need for paperwork. Visit www.rent.com.au today.

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