



rent.com.au

## **RENTAL MARKET SNAPSHOT**

DECEMBER 2022

Monthly report  
1 January 2023

For further information, or to organise an  
interview with Rent.com.au CEO Greg  
Bader, email [media@rent.com.au](mailto:media@rent.com.au)

# OVERVIEW | DECEMBER 2022

## VACANCY RATE CHANGES

<b>NEW SOUTH WALES</b> There were 13.2% more rentals available in <u>NSW</u> in December compared to November	<b>VICTORIA</b> December saw a 2% increase in the number of rentals available in <u>VIC</u>	<b>QUEENSLAND</b> The number of rentals in <u>QLD</u> rose by 14.7% from November to December 2022	<b>WESTERN AUSTRALIA</b> December saw a 5% increase in the number of available <u>WA</u> rental properties
<b>SOUTH AUSTRALIA</b> December showed an 8.5% uptick in the number of rentals available in <u>SA</u> from November	<b>TASMANIA</b> December saw a 0.7% decline in the number of rentals in <u>Tasmania</u>	<b>NORTHERN TERRITORY</b> Compared to Nov, December saw a 16.1% increase in availability in the <u>NT</u>	<b>AUS. CAPITAL TERRITORY</b> In December, the number of properties available in the <u>ACT</u> increased by 24.2%

Rent.com.au's **December 2022** report shows changes in Australian median rental prices, affordability, and time on the market. Get the latest data on the metro and regional property leasing trends.

### Ready to rent your first home or purchase an investment property?

Stay on top of the Australian rental market with Rent.com.au's latest report on property trends in each capital city. How did your state or territory perform this month?

## KEY CITY HIGHLIGHTS

- › In **Sydney**, the median rent for apartments rose to \$575, with a slight increase of 0.8% from the previous month. However, the median house rent and price per room remained unchanged at \$720 and \$300, respectively.
- › Moving on to **Melbourne**, the median rent for apartments increased by 2.2% to \$450. The median rent for houses also went up by 2% to \$490, while the price per room remains steady at \$200.
- › **Brisbane** saw a similar trend, with the median rent for apartments rising to \$500 and experiencing a 2% increase. The median rent for houses is \$590, which increased by 0.8%, and the price per room is \$203, which increased by 1.4%.
- › **Perth's** market remained relatively stable, with the median rent for apartments remaining \$450. However, the median house rent increased by 3.7% to \$540, while the price per room decreased by 0.5% to \$183.
- › **Adelaide's** rental market also saw little change, with the median rent for apartments and houses remaining at \$400 and \$500, respectively. The price per room increased slightly by 0.5% to \$177.

## MEDIAN RENT & PRICE PER ROOM | DECEMBER 2022

Metro area	APARTMENTS	Monthly change	HOUSES	Monthly change	PRICE PER ROOM	Monthly change
Sydney, NSW	\$575	0.8%	\$720	0%	\$300	0%
Melbourne, VIC	\$450	2.2%	\$490	2%	\$200	0%
Brisbane, QLD	\$500	2%	\$590	0.8%	\$203	1.4%
Perth, WA	\$450	0%	\$540	3.7%	\$183	-0.5%
Adelaide, SA	\$400	0%	\$500	0%	\$177	0.5%
Hobart, TAS	\$460	4.3%	\$550	0%	\$200	-6%
Darwin, NT	\$490	6.1%	\$600	1.6%	\$209	4.3%
Canberra, ACT	\$539	1.6%	\$675	0.4%	\$270	5.5%
<b>National median</b>	<b>\$500</b>	<b>0%</b>	<b>\$550</b>	<b>0%</b>	<b>\$226</b>	<b>0.4%</b>

Source: 2022 Rent.com.au property listing data

# PRICE TRENDS | DECEMBER 2022

## MEDIAN RENTS

The Australian rental market has been on a rollercoaster ride in the past year, with the housing market remaining strong despite floods, a federal election, and pessimistic media predictions. Vacancy rates for houses and apartments have remained low at 0.97% nationwide, and the market has tightened further due to the return of tourism and overseas migration. Rising interest rates continue to pose a risk to the housing market, but the Reserve Bank of Australia's slower hike pace may relieve consumers.

The Australian government's recent budget has set a record high for the permanent Migration Program to address the skills shortage gap, making it the biggest immigration drive in the country's history. This influx of people will further strain the rental market, but it will also make purchasing more attractive for strategic investors.

The pandemic has made people rethink what is important in a home, emphasising the importance of proximity to work, play, and community, as well as space, security, and amenities. As we head into 2023, Australians will likely look for homes with more space, added security, the right amenities, and green space.

December 2022's market data indicates that the median rent for apartments in **Sydney** and **Melbourne** were at \$575 and \$450, respectively, while **Brisbane** was sitting pretty at \$500. As for houses, the median rent in **Melbourne** and **Brisbane** is \$490 and \$590, respectively. The price per room for both property types combined also saw a slight increase in these regions. **Perth's** market is still steady, with the median house rent going up by 3.7% to \$540.

Rental bidding is now banned in **New South Wales**. As of December 2022, it became illegal for real estate agents to ask tenants to offer higher rents. This move to curb unsolicited offers puts **New South Wales** in line with **Victoria**, **Queensland**, and **Tasmania**. But the Real Estate Institute of **Western Australia** argues that this ban won't solve the state's housing crisis.

The rental market in 2023 is shaping up to be a mixed bag. While increased migration from overseas is predicted to drive demand for rentals in popular areas like inner **Melbourne** and **Sydney's** inner southwest, investors are unlikely to significantly boost rental supply due to high interest costs and reduced potential for profit. However, renters can expect to find more options available in the early months of 2023, as new listings are expected to increase during this time.

## PRICE PER ROOM

Rent.com.au's latest report shows that the apartment room prices in **Sydney**, **Melbourne**, **Perth**, and **Canberra** have seen the most significant jump, with Sydney leading the pack at a 17.2% increase in price per room. The price per room metric offers an alternate outlook on the approximate cost to rent a room in a home in Australia. It can aid renters in finding affordable units, landlords set occupancy and pricing, and investors evaluate property performance before investing.

**Hobart** recorded the most significant percentage increase in rooms in houses at a staggering 49.2%. However, not all metropolitan areas saw such steep price increases. Apartment prices in **Adelaide** have only increased by a modest 2.4%, and **Hobart's** house prices have risen by 3.9%. The national median for apartment prices is \$300 with a 17.6% increase, and houses have a median price of \$183 with a 10% increase.

### ANNUAL CHANGE TO PRICE PER ROOM | DECEMBER 2022

Metro area	APARTMENTS	% change (annual)	HOUSES	% change (annual)
Sydney, NSW	\$340	17.2%	\$233	9.8%
Melbourne, VIC	\$277	19.4%	\$165	10%
Brisbane, QLD	\$275	12.2%	\$183	10%
Perth, WA	\$280	18.5%	\$166	11.1%
Adelaide, SA	\$211	2.4%	\$167	6.6%
Hobart, TAS	\$360	49.2%	\$200	3.9%
Darwin, NT	\$270	31.7%	\$195	6.4%
Canberra, ACT	\$450	48.5%	\$218	0.8%
National median	\$300	17.6%	\$183	10%

Source: 2022 Rent.com.au property listing data

# PRICE TRENDS | DECEMBER 2022

## HOW ARE THE REGIONS FARING?

The **Northern Territory** had the most significant annual rent increase in December 2022. Even though it's still the most expensive place to rent, it's only by \$75/week, with **Sydney's** median rent still high at \$500 and closing the gap. According to the RAI report released in late 2022, regional renters struggle with internal migration. But the expected seasonal boost in new listings in the regions and metro areas in early 2023 should ease the pressure on vacancy rates and rents. Overall, regional rents rose 7.7% to \$485/week on average.

### REGIONAL RENTS | DECEMBER 2022

State/Territory	December 2022	% change from Dec '21
New South Wales	\$500	4.1%
Victoria	\$400	5.2%
Queensland	\$510	13.3%
Western Australia	\$482	13%
South Australia	\$350	9.3%
Tasmania	\$430	7.5%
Northern Territory	\$575	15%
Aus. Capital Territory	N/A	N/A
<b>National median</b>	<b>\$485</b>	<b>7.7%</b>

Source: 2022 Rent.com.au property listing data

## TIME ON MARKET

Considering the monthly change in time on market (TOM) or time to lease (TTL) for Australia's rental properties provides valuable insight for property owners and managers in several ways. It goes some way to indicate how well a property is performing in the market, provides insight into overall rental market conditions and market trends, and helps landlords and property managers decide whether to lower the price or make some improvements in the property if the rental has been on the market for a long time. Rent.com.au uses the average time on market measure to explain the movement in median rents across Australia. In December 2022, Brisbane apartments were hot property, leasing in just 11 days on average. **Melbourne** apartments saw the biggest change year-on-year, leasing 46% faster than the previous year. As for houses, **Perth** was the fastest to lease in December, taking only 14 days on average. But, on the flip side, **Darwin's** houses slowed down 33% annually.

### HOW LONG ARE PROPERTIES TAKING TO LEASE? | DECEMBER 2022

Metro area	APARTMENTS	Monthly change	Annual change	HOUSES	Monthly change	Annual change
Sydney, NSW	16 days	11.4% slower	36% faster	21 days	4.4% slower	0% change
Melbourne, VIC	16 days	0.9% faster	46% faster	20 days	4% faster	8% faster
Brisbane, QLD	11 days	8% slower	34% faster	16 days	10% slower	11% slower
Perth, WA	13 days	4% slower	24% faster	14 days	6% slower	12% faster
Adelaide, SA	13 days	1% slower	11% faster	15 days	1% slower	7% slower
Hobart, TAS	15 days	19% slower	7% slower	15 days	6% faster	18% slower
Darwin, NT	20 days	0.5% faster	30% slower	21 days	11% slower	33% slower
Canberra, ACT	21 days	10% faster	5% faster	20 days	4% faster	2% faster

Source: 2022 Rent.com.au property listing data



## ABOUT

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

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 and 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](http://www.rent.com.au) today.

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- > [Quarterly Activity Report and App 4C Sep22](#)
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