



## RENTAL SNAPSHOT

### Monthly market report: July 2018

#### Media Release

**01 August 2018**

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

**Kris Towse**

Media & Capital Partners

p: +61 422 159 849

a: Level 6, 470 Collins St, Melbourne, VIC

e: [kristian.towse@mcpartners.com.au](mailto:kristian.towse@mcpartners.com.au)

# What's happening in my area?

## STATE/TERRITORY HIGHLIGHTS

<b>NSW</b> Median house rent stable for 7 <sup>th</sup> month running <a href="#">Read more</a>	<b>VIC</b> Melb metro median rents unchanged from June <a href="#">Read more</a>	<b>QLD</b> No change in median rent across all property types <a href="#">Read more</a>	<b>WA</b> Prices in WA regions on the rise in July <a href="#">Read more</a>
<b>SA</b> Median rents up in Adelaide for houses & apart <a href="#">Read more</a>	<b>TAS</b> Apart. rooms up 20% in Hobart to \$240/week YoY <a href="#">Read more</a>	<b>NT</b> NT sees only fall in regional rents across the country <a href="#">Read more</a>	<b>ACT</b> Canberra only territory to record fall in median rents <a href="#">Read more</a>

Property leasing data released by [Rent.com.au](#) for July 2018 illustrates the shift in Australian median rental property prices (both metro and regional) and rental affordability (the median room price metric).

*Looking to rent your first home or purchase an investment property this year?  
 Being informed about the Australian rental market is vital when deciding on your next move. Rent.com.au has pulled together the latest property trends for each capital city.*

### REPORT HIGHLIGHTS:

- Year-on-year, houses in **Sydney** have slowed more significantly than in any other capital: It took 27 days on average to move a house in July, 22% slower than in July 2017.
- **Canberra** metro was the only state capital to see median rents fall across both property types in July.
- Six out of eight state/territory capitals now have median rents (houses) above \$400/week.
- The most significant rise in the cost of rooms (apartments) was in **Hobart**, up 20% year-on-year to \$240/week.

## How the states and territories compared in July 2018

### Median rent (apartments v houses) and price per room

SOURCE: RENT.COM.AU © 2018

Metro area	Apartments	% change	Houses	% change	Price per room	% change
SYDNEY	\$540	↓1.8%	\$600	0%	\$270	↓1.8%
MELBOURNE	\$410	0%	\$420	0%	\$175	↑0.5%
BRISBANE	\$400	0%	\$420	0%	\$160	↓0.6%
PERTH	\$320	0%	\$360	0%	\$123	↑2.5%
ADELAIDE	\$300	↑5.3%	\$375	↑1.4%	\$133	↑2.3%
HOBART	\$340	↑2.3%	\$450	↑4.7%	\$158	↑1.2%
DARWIN	\$380	↑6.3%	\$480	↓2%	\$156	↓1.8%
CANBERRA	\$420	↓5.6%	\$500	↓5.7%	\$205	↑7.8%
<b>National median</b>	<b>\$450</b>	<b>0%</b>	<b>\$430</b>	<b>0%</b>	<b>\$185</b>	<b>↑0.9%</b>

## Price trends

### Median rents.

Across Australia's states and territories, rents remained flat in July 2018. **Canberra** metro was the only Australian capital to record a decrease in the median rent across all property types, with a 5.6% fall in apartment prices to \$420 a week, and a 5.7% fall to \$500 a week for houses.

Leah Bates, Property Manager with LJ Hooker Woden said July has showed the market for re-letting has slowed dramatically, indicating more tenants are wanting to secure their current rental for a further fixed term. "Out of nine properties leased this month at LJ Hooker Woden, eight have been new business properties and only one has been a re-let," she said. "We're still experiencing a high volume of applicants; it has become a very competitive market.

Property Manager with Cornerstone NewActon, Tori Russell said their office had seen a rise in the price of one-bedroom apartments within the city, specifically the NewActon area (averaging \$450 a week). "Though our apartment prices have risen, we've seen a growing demand in the area for renters, with apartment listings being rented within the first week," she said.

In July, there was no change in median rent for three out of five of Australia's biggest states (**Melbourne**, **Brisbane** and **Perth**) in either apartments or houses. Six out of eight capitals are now seeing median rents above \$400 a week (houses) - just Perth and **Adelaide** have maintained cheaper prices. **Sydney** rents are still high (no great surprise) but cooling demand could be behind the stabilising cost of some property types. Apartment median rents for Sydney metro came down 1.8% in July to \$540 a week, while house prices remained unchanged for the seventh consecutive month.

Rent.com.au Chief Executive Officer, Greg Bader said this slowdown was having the effect of creating both a buyer's and a renter's market. "The pace is changing for New South Wales," he said. "The cooling sales market in **Sydney** is putting pressure on landlords to consider stabilising or even reducing their rent."

### Price per room.

Renters looking to score a good deal on an apartment would have found their best options in **Darwin** in July (just \$155 a week for a room), against \$115 a week in Perth for a room in a house. Nationally, **Perth** was the shared accommodation bargain at just \$123 a week for all property types, closely followed by **Adelaide** (\$133 a week) and Darwin (\$156 a week). The metric also showed that **Sydney** once again outranked all other state/territory capitals at \$270 a week for a single room (national price per room).

Price per room year-on-year: Apartments v Houses				
SOURCE: RENT.COM.AU © 2018				
Metro area	Apartments	% change from July 2017	Houses	% change from July 2017
SYDNEY	\$320	↓1.5%	\$197	↓1.5%
MELBOURNE	\$275	↑7.8%	\$136	↑2.2%
BRISBANE	\$240	↑10.7%	\$133	↑1.5%
PERTH	\$186	↓0.5%	\$115	↑4.5%
ADELAIDE	\$160	↑6.6%	\$123	↑2.5%
HOBART	\$240	↑20%	\$148	↑8.8%
DARWIN	\$155	↓6%	\$158	↑8.9%
CANBERRA	\$340	↑13.3%	\$175	↑7.6%
<b>National median</b>	<b>\$275</b>	<b>↑3.7%</b>	<b>\$143</b>	<b>↑4.3%</b>

## Price trends

### Regional rents.

Median rents across Australia's regional areas remained mostly stable in July, consistent with data from June. The only fall in regional prices this month was in the **Northern Territory**, down 8.3% to \$440 a week. Properties in the NT's regions are still yielding high rental amounts with the weekly price unchanged at \$400/week. For renters, this means no relief in sight as the territory remains the most unaffordable of all capitals. Prices rose in the regions in just two states/territories: **Western Australia** (up 3.1%) and **Tasmania** (up 5.3%).

Regional Rents			
% change between June 2018 and July 2018			
SOURCE: RENT.COM.AU © 2018			
State/Territory	June 2018	July 2018	% change
NSW	\$400	\$400	0%
VIC	\$300	\$300	0%
QLD	\$360	\$360	0%
WA	\$330	\$320	↑3.1%
SA	\$265	\$265	0%
TAS	\$280	\$295	↑5.3%
NT	\$480	\$440	↓8.3%
ACT	unavailable	unavailable	unavailable
<b>National median</b>	<b>\$360</b>	<b>\$360</b>	<b>0%</b>

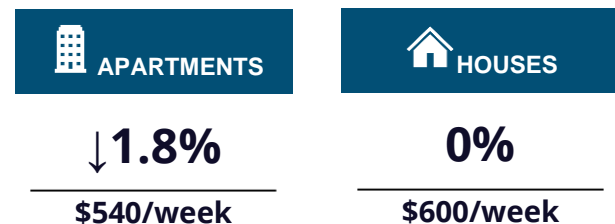
### Days on market.

Most significant slowdown in **Darwin**, with a 21% increase in time on market month-on-month to 39 days for apartments. Year-on-year, houses moved 22% slower in **Sydney**, taking some 27 days to move on average. Trends were different in **Hobart**, which saw houses move 14.2% faster month-on-month, taking just 18 days to shift in July.

Days on market						
% change in no. days on market (Apartments v Houses)						
SOURCE: RENT.COM.AU © 2018						
Metro area	APARTMENTS days on market July 2018	% change from June 2018	% change from July 2017	HOUSES days on market July 2018	% change from June 2018	% change from July 2017
SYDNEY	27 days	4% slower	35% slower	27 days	4% slower	22% slower
MELBOURNE	20 days	1% slower	5% faster	24 days	4% slower	4% slower
BRISBANE	24 days	4.3% faster	14% faster	24 days	4% slower	7% faster
PERTH	37 days	5.1% faster	15% faster	35 days	4% slower	14% faster
ADELAIDE	25 days	3.8% faster	19% faster	25 days	4% faster	7% faster
HOBART	15 days	5% slower	12% faster	18 days	14.2% faster	5% faster
DARWIN	39 days	21% slower	9% faster	35 days	2% slower	22% faster
CANBERRA	15 days	6.2% slower	6% faster	18 days	5.2% faster	10% faster

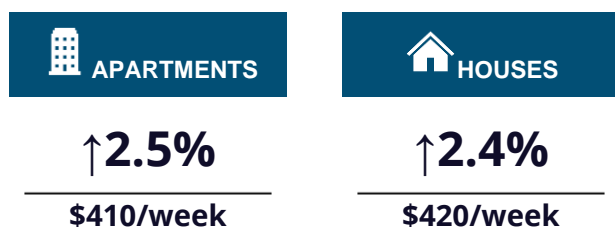
## State/territory breakdown (July '17 vs July '18)

### Sydney market



**Sydney's** rental market remained stable in July. Median weekly house rents were consistent month-on-month at \$600 a week. However, the NSW capital saw a 1.8% decrease in apartment prices year-on-year, now \$540 a week.

### Melbourne market



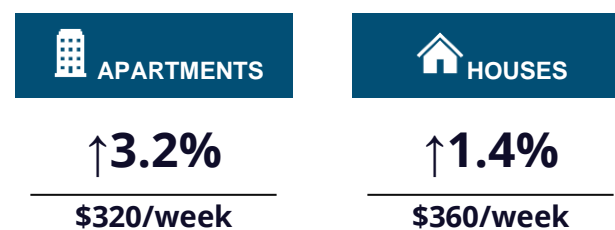
**Melbourne's** median apartment price rose 2.5% between July '17 and '18, now \$410 a week. Melbourne house prices were also on the rise; up 2.4% to \$420 a week. Apartments in the metro area moved faster year-on-year, recording an 5% improvement to take 20 days on average to lease.

### Brisbane market



**Brisbane's** median house price jumped 2.4% year-on-year to reach \$420 a week in July 2018. Median apartment prices, however, were stable at \$400 a week for the second July running.

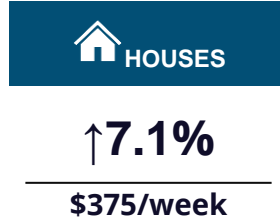
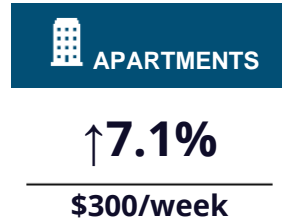
### Perth market



**Perth's** apartment and house growth jumped annually with a 3.2% increase for apartments to \$320 a week, and a 1.4% jump for houses (now \$360 a week). The WA capital remains the most affordable city for sharehouseers with prices falling nationally to \$123 a week.

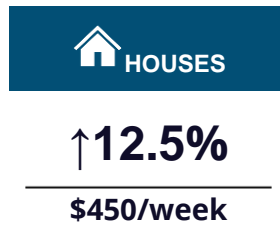
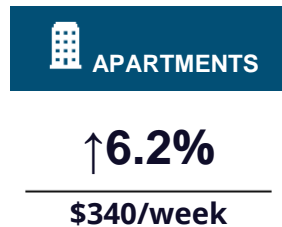
## State/territory breakdown (July '17 vs July '18)

### Adelaide market



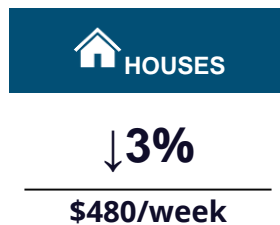
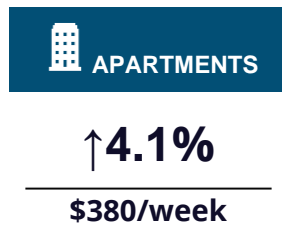
Over in **Adelaide**, median weekly house rents picked up 7.1% year-on-year in July to \$375 a week. Similarly, apartment median rents jumped annually by 7.1% to \$300 a week. Adelaide apartments and houses recorded the lowest regional median rent year-on-year of all states and territories.

### Hobart market



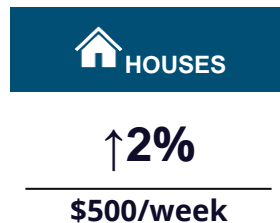
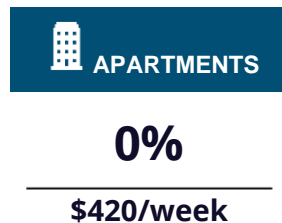
Some interesting changes are evident when comparing the 12-month change in **Hobart**. Median house rents were up 12.5% to \$450 a week, while houses picked up by 6.2% to \$340 a week, indicative of the ongoing affordability issues in the Tasmanian capital.

### Darwin market



**Darwin** houses moved 22% faster when compared to July last year, taking 35 days to shift on average. The NT capital saw a 3% decrease in house prices year-on-year, now \$480 a week. Apartment prices, however, jumped 4.1% to \$380 in July 2018.

### Canberra market



In **Canberra**, median house rents were up 2% to \$500 a week year-on-year, while houses remained stable at \$420 a week. Nationally, Canberra recorded a sizeable jump in its price per room (apartments), up 13.3% to \$340 a week.