rent.
com.au

SYDNEY

↑**$620**

MEDIAN HOUSE RENT

↑**$550**

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $288

MELBOURNE

↑**$410**

MEDIAN HOUSE RENT

$380

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $163

BRISBANE

↑**$430**

MEDIAN HOUSE RENT

↓**$360**

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $153

PERTH

↓**$360**

MEDIAN HOUSE RENT

↓**$307**

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $123

ADELAIDE

$350

MEDIAN HOUSE RENT

$280

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $128

Rent.com.au Rental Snapshot

Rental prices for May 2017

Rent.com.au has compiled a report based on property leasing data from the month of May, illustrating the shift in median rental property prices (both metro and regional) and rental affordability (the median room price metric).

SYDNEY rent prices climbed 3.86 per cent higher in May to $570/week, keeping a tight rein on its top position as Australia's highest priced capital.

Across Australia, days on market increased as much as 18.75 per cent in Canberra metro (19 days) but remained consistent in Sydney (20 days).

Properties in **Perth** metro leased 2.68 per cent faster in May, taking 44 days on average to clear, with the weekly median rent remaining steady at $350/week.

In **Darwin**, average median weekly rent fell by 4.44 per cent to $430 per week, with turnover speeding up significantly (22.09 per cent) to 33.5 days from 43.

Brisbane remained steady with no change in weekly median rent in the month of May. Properties leased 3.22 per cent slower, taking on average 32 days.

Melbourne median rent prices rose 1.27 per cent to $400/week, despite a 4.54 per cent drop in days on market, now 21 days on average.

In **Adelaide** metro, the median weekly rent of $335 also remained unchanged with no movement since last month and turnover slowing to 28 days.

Rents in **Hobart** ($380) and **Canberra** ($460) recorded no change in May from April. Turnover slowed in both capital cities, down 4.3 per cent in Adelaide to 28 days and 18.75 per cent in Canberra, now 19 days on average.

In the regions, the cheapest apartments could be found in South Australia (an average of $190/week), while New South Wales continued to dominate the rankings with top position as Australia's most expensive regional area for apartment living ($385/week).

AVERAGE **MEDIAN RENT**			
Metro area	**APR** 2017	**MAY** 2017	**% CHANGE**
Sydney metro	$550	**$570**	3.64%
Brisbane metro	$400	**$400**	0%
Melbourne metro	$395	**$400**	1.27%
Perth metro	$355	**$350**	-1.41%
Adelaide metro	$330	**$335**	1.52%
Canberra metro	$460	**$460**	0%
Hobart metro	$380	**$380**	0%
Darwin metro	$450	**$430**	-4.44%
National median	$430	**$430**	0%

Source: rent.com.au. Figures for properties leased in the month of May 2017.
Note: Suburbs with less than 10 properties leased in a month excluded from ranking.

Rent.com.au Rental Snapshot

Rental prices for May 2017

DARWIN

↓**$470**

MEDIAN HOUSE RENT

↓**$380**

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $157

CANBERRA

↑**$495**

MEDIAN HOUSE RENT

↑**$420**

MEDIAN APARTMENT RENT

CITY PRICE-PER-ROOM $187

AVERAGE **DAYS ON MARKET**			
Metro area	**APR** 2017	**MAY** 2017	**% CHANGE**
Sydney metro	20	**20**	0%
Brisbane metro	31	**32**	3.22%
Melbourne metro	22	**21**	-4.54%
Perth metro	40.5	**44**	2.68%
Adelaide metro	25.5	**28**	4.3%
Canberra metro	16	**19**	18.75%
Hobart metro	18	**17**	-5.55%
Darwin metro	43	**33.5**	-22.09%

Source: rent.com.au. Figures for properties leased in the month of May 2017.
Note: Suburbs with less than 10 properties leased in a month excluded from ranking.

MAY **REGIONAL MEDIAN RENT** BY STATE			
State	**Apartments**	**Houses**	**State median**
NSW	$300	$400	$385
VIC	$215	$290	$280
QLD	$260	$350	$335
WA	$300	$350	$340
SA	$190	$260	$250

HIGHEST RENTAL GROWTH SUBURBS BY STATE			
Rank	**NSW**	**VIC**	**QLD**
1	**Bondi Junction** $785 (9.03%)	**Traralgon** $287.50 (8.49%)	**Woodridge** $300 (13.21%)
2	**Merrylands** $430 (7.50%)	**Port Melbourne** $606.70 (8.34%)	**Surfers Paradise** $410 (7.89%)
3	**Bankstown** $450 (7.14%)	**Berwick** $420 (7.69%)	**North Lakes** $425 (3.66%)
4	**Liverpool** $430 (6.17%)	**Preston** $420 (7.69%)	**Pimpama** $420 (2.44%)
5	**Penrith** $390 (5.41%)	**Frankston** $332.50 (7.26%)	**Southport** $397.50 (1.92%)

LOWEST RENTAL GROWTH SUBURBS BY STATE			
Rank	**NSW**	**VIC**	**QLD**
1	**Manly** $700 (-6.67%)	**Shepparton** $270 (-3.57%)	**Labrador** $380 (-5.00%)
2	**Tamworth** $320 (-5.88%)	**Wodonga** $290 (-3.33%)	**Chinchilla** $200 (-4.76%)
3	**Port Macquarie** $400 (-5.88%)	**Mornington** $400 (-2.44%)	**Nundah** $385 (-3.75%)
4	**Dubbo** $330 (-5.71%)	**Docklands** $540 (-2.40%)	**Coomera** $410 (-3.53%)
5	**Wentworth Point** $520 (-5.45%)	**Werribee** $320 (-2.29%)	**Coorparoo** $350 (-2.10%)

Source: rent.com.au. Figures for properties leased in the month of May 2017.
Note: Suburbs with less than 30 properties leased in a month excluded from growth ranking.