

## More than 40% of Australian house and unit markets record double-digit rent increase

Almost 1,700 Australian house and unit suburbs have recorded a rental increase of 10% or more in the past year, despite the pace of rental growth showing signs of easing. CoreLogic's national rental index shows the rate of rental growth has softened slightly, with rents up 0.8% in May compared to the 0.9% and 1% increases in April and March respectively.

**CoreLogic Economist Kaytlin Ezzy** said the slowdown in the monthly growth rate had contributed to a fall in the annual trend, which dipped below double digits for the first time in 10 months, with rents nationally increasing 9.9% over the 12 months to May.

However, she said this was largely being driven by a slowdown in regional markets, where rents increased 0.3% over the month, down from a record monthly growth rate of 1.2% in March 2022.

“Regional rental growth has slowed dramatically from a year ago while capital city rents were up 1.0% in May. When you break that figure down further by property type, we can see the unit sector is under the greatest pressure, with rents increasing at a faster rate than houses due to their relative affordability.”

Capital city house rents increased 0.9% in May compared to a 1.4% lift for units.

CoreLogic's digital [Mapping the Market tool](#), which now includes rental metrics, showed 44.4% of house and unit markets recorded a rental increase of 10% or more in the year to May. Of the 3,812 markets analysed, 6.7% recorded a decline in rents for the period.

Ms Ezzy said 225 house and 29 unit suburbs had a decline in rent in the past year, the majority located in Canberra and regional areas.

Sydney had 38 markets where rents declined, with the majority located on the Central Coast. In Melbourne, just four saw annual rental decreases, while houses in the north-east suburb of Ascot was Brisbane's only market to see a fall in rents.

“In the past year we've seen rents increase in every capital and rest of state region except for Canberra where there's been a -1.9% decline,” she said.

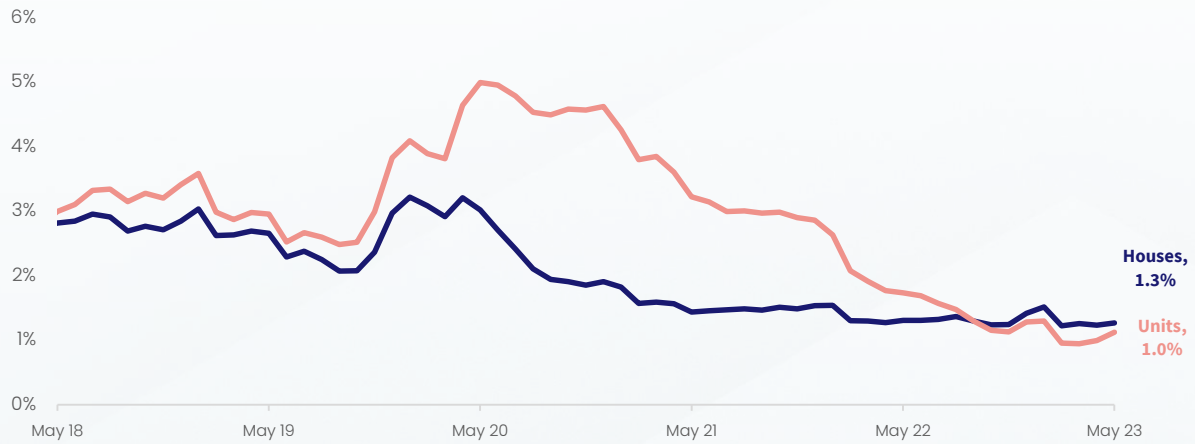
“Canberra was previously the country's most expensive rental

city until Sydney overtook it in December. The softening rental conditions in the ACT is likely due to there being more stock on the market. Canberra's vacancy rate has increased from 0.7% in March 2022 to 2.2%, putting it second behind Hobart (2.7%). More stock means tenants have more choice and potentially more power when negotiating their rent.”

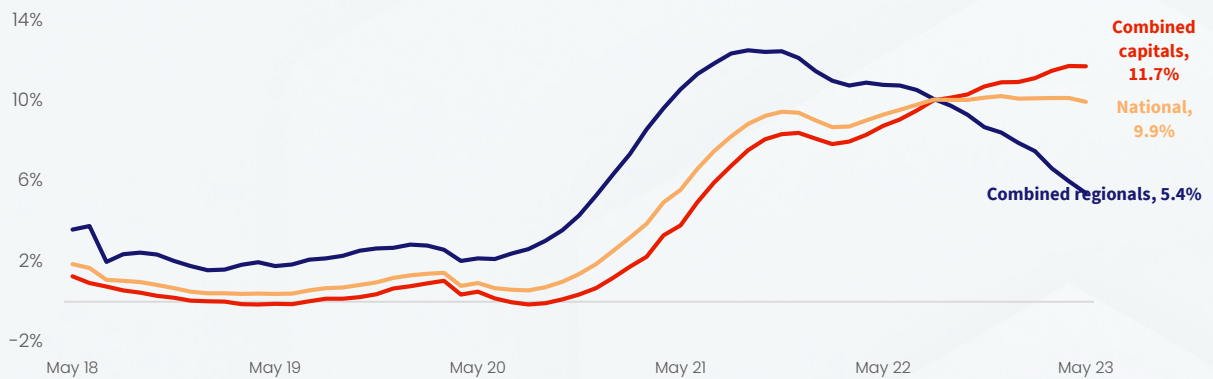
### CoreLogic Rental Insights - May 2023

- The gap between median house and unit rents has narrowed to \$60/week across the combined capitals and \$36/week nationally.
- There were 4,409 additional new rental listings added to the market in May compared to April, nudging total rental supply higher.
- However, new rental listings remain -11.0% below the previous five-year average, and total rental listings remain -33.3% below the long-term average.
- National vacancy rates increased from a record low of 1.1% in April to 1.2% in May.
- Hobart has the highest vacancy rate of 2.7%, followed by Canberra with 2.2%.
- All remaining capital cities are recording vacancy rates under 1.5%.
- Melbourne recorded the strongest month-on-month change in rents, rising 1.4% in May.
- Rents fell -0.4% in Canberra and -0.7% in Hobart.
- Since the onset of COVID, capital city rents have risen 25.7% and regional rental values have increased 21.4%, making the equivalent of \$125/week and \$116/week to the respective median rent.

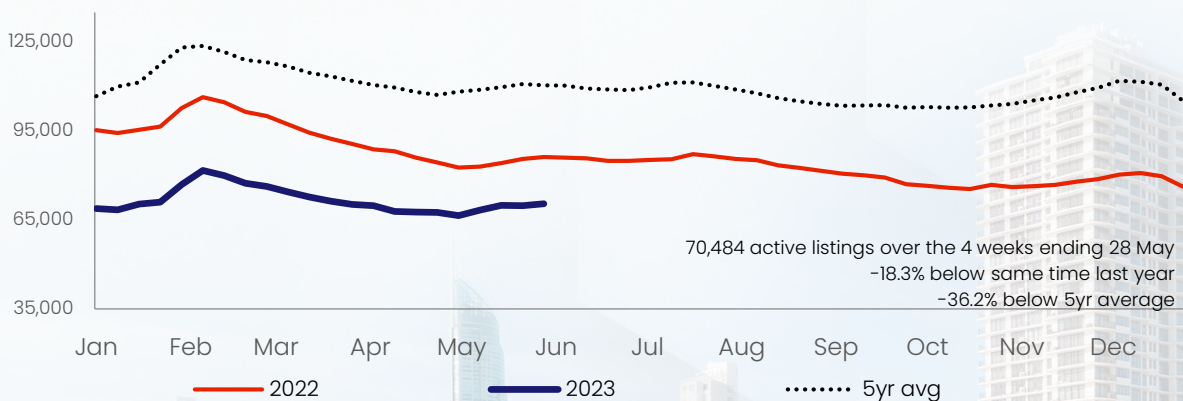
National monthly vacancy rate – House v Units



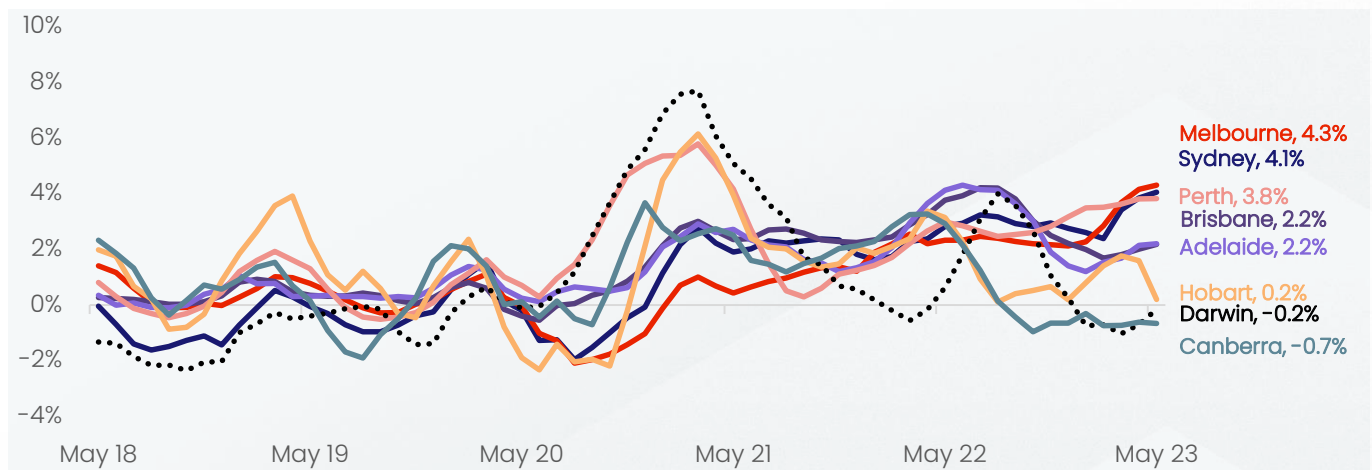
Rolling annual change in rents (all dwellings)



Total rental listings – Combined capitals (all dwellings)



Rolling quarterly change in rental dwelling values – Capitals cities



Key rental and yield statistics – Data to May 2023 – By property type

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra	Regional NSW	Regional Vic	Regional QLD	Regional SA	Regional WA	Regional Tas	Combined capitals	Combined regionals	National
<b>Dwellings</b>																	
Median rent	\$723	\$543	\$609	\$540	\$594	\$560	\$596	\$671	\$549	\$449	\$581	\$391	\$502	\$437	\$611	\$514	\$583
Monthly change	1.2%	1.4%	0.6%	0.6%	1.1%	-0.7%	0.5%	-0.4%	0.1%	0.6%	0.4%	-0.1%	1.0%	-0.1%	1.0%	0.3%	0.8%
Quarterly change	4.1%	4.3%	2.2%	2.2%	3.8%	0.2%	-0.2%	-0.7%	0.5%	1.7%	1.4%	1.4%	2.2%	-0.2%	3.5%	1.1%	2.8%
Year-to-date change	6.0%	6.6%	3.2%	3.2%	6.2%	1.5%	-0.8%	-1.3%	1.0%	2.4%	2.4%	3.3%	3.8%	0.2%	5.2%	2.0%	4.3%
Year-on-year change	13.2%	12.2%	11.0%	10.1%	13.2%	2.4%	4.2%	-1.9%	3.1%	4.2%	7.2%	7.4%	8.9%	4.1%	11.7%	5.4%	9.9%
Current vacancy rate	1.4%	0.8%	1.2%	0.4%	0.7%	2.7%	1.4%	2.2%	1.7%	1.3%	1.5%	1.1%	1.2%	2.3%	1.1%	1.5%	1.2%
Vacancy rate 12m ago	1.9%	1.8%	1.1%	0.5%	1.2%	1.3%	1.6%	1.0%	1.4%	1.1%	1.4%	1.8%	1.7%	1.8%	1.5%	1.4%	1.5%
Current yield	3.18%	3.47%	4.31%	4.08%	4.87%	4.32%	6.41%	4.10%	4.12%	3.96%	4.96%	5.11%	6.39%	4.48%	3.67%	4.56%	3.88%
Yield 12 mths ago	2.59%	2.86%	3.52%	3.69%	4.37%	3.71%	6.00%	3.82%	3.61%	3.53%	4.42%	4.98%	5.95%	3.99%	3.06%	4.07%	3.28%
<b>Houses</b>																	
Median rent	\$766	\$560	\$636	\$561	\$602	\$573	\$658	\$709	\$564	\$461	\$578	\$397	\$503	\$447	\$629	\$517	\$594
Monthly change	1.0%	1.3%	0.4%	0.6%	1.0%	-0.8%	0.7%	-0.4%	0.0%	0.7%	0.3%	-0.1%	1.0%	-0.2%	0.9%	0.2%	0.7%
Quarterly change	3.0%	3.7%	1.7%	2.0%	3.6%	0.0%	0.0%	-0.9%	0.4%	1.6%	1.2%	1.4%	2.2%	-0.4%	2.8%	1.0%	2.2%
Year-to-date change	4.2%	5.9%	2.4%	3.0%	5.9%	1.1%	-1.1%	-1.9%	0.9%	2.4%	2.1%	3.3%	3.7%	0.2%	4.1%	1.8%	3.4%
Year-on-year change	9.5%	10.0%	9.4%	9.7%	13.0%	1.5%	3.0%	-3.2%	2.8%	4.1%	6.1%	7.6%	8.4%	4.1%	9.6%	4.8%	8.1%
Current vacancy rate	1.5%	0.9%	1.5%	0.5%	0.6%	2.8%	1.6%	2.1%	1.7%	1.3%	1.5%	1.1%	1.1%	2.4%	1.1%	1.5%	1.3%
Vacancy rate 12m ago	1.7%	1.4%	1.2%	0.4%	0.9%	1.3%	1.4%	0.9%	1.3%	1.1%	1.3%	1.8%	1.5%	1.8%	1.3%	1.3%	1.3%
Current yield	2.76%	2.98%	4.04%	3.88%	4.69%	4.21%	5.79%	3.79%	4.05%	3.89%	4.86%	5.08%	6.26%	4.43%	3.36%	4.47%	3.64%
Yield 12 mths ago	2.31%	2.48%	3.29%	3.48%	4.23%	3.65%	5.54%	3.50%	3.53%	3.43%	4.32%	4.91%	5.84%	3.92%	2.84%	3.97%	3.12%
<b>Units</b>																	
Median rent	\$677	\$524	\$539	\$451	\$525	\$490	\$505	\$584	\$494	\$366	\$589	\$299	\$495	\$375	\$569	\$497	\$558
Monthly change	1.5%	1.6%	1.2%	0.9%	1.7%	-0.4%	0.3%	-0.4%	0.5%	0.5%	0.7%	-0.5%	0.9%	0.8%	1.4%	0.6%	1.3%
Quarterly change	5.7%	5.2%	3.8%	3.1%	5.2%	1.1%	-0.3%	-0.1%	1.2%	1.9%	2.1%	2.2%	1.9%	1.1%	5.0%	1.8%	4.4%
Year-to-date change	8.9%	7.7%	5.9%	4.2%	8.0%	3.4%	-0.3%	0.2%	1.8%	2.6%	3.4%	3.5%	5.1%	0.0%	7.6%	2.8%	6.7%
Year-on-year change	19.3%	15.6%	16.4%	11.9%	14.7%	6.1%	5.8%	1.5%	4.6%	5.2%	10.3%	5.0%	15.5%	3.6%	16.5%	8.0%	14.8%
Current vacancy rate	1.3%	0.8%	0.8%	0.3%	0.8%	2.6%	1.2%	2.2%	1.7%	1.1%	1.5%	1.0%	1.8%	2.0%	1.0%	1.5%	1.1%
Vacancy rate 12m ago	2.0%	2.1%	1.0%	0.5%	1.7%	1.3%	1.8%	1.0%	1.6%	1.1%	1.4%	2.0%	2.7%	1.8%	1.8%	1.5%	1.7%
Current yield	4.15%	4.53%	5.44%	5.25%	6.38%	4.86%	7.54%	5.11%	4.52%	4.52%	5.24%	5.63%	8.76%	4.99%	4.56%	5.00%	4.64%
Yield 12 mths ago	3.23%	3.66%	4.63%	4.90%	5.54%	3.99%	6.74%	4.84%	4.10%	4.14%	4.70%	6.17%	8.00%	4.56%	3.68%	4.51%	3.82%

## Top 10 capital city suburbs with strongest 12-month rental growth - Dwellings

Rank	Suburb	SA4 Name	Median weekly rental value	Annual change	Vacancy rate
<b>Greater Sydney</b>					
1	Haymarket	Sydney - City and Inner South	\$1115	34.5%	3.6%
2	Woll Creek	Sydney - Inner South West	\$822	31.5%	2.3%
3	Zetland	Sydney - City and Inner South	\$988	30.5%	3.3%
4	Sydney	Sydney - City and Inner South	\$1,042	29.2%	2.7%
5	Chippendale	Sydney - City and Inner South	\$864	28.3%	2.1%
6	Mascot	Sydney - City and Inner South	\$988	28.1%	3.7%
7	Waterloo	Sydney - City and Inner South	\$956	27.8%	2.3%
8	Rosebery	Sydney - City and Inner South	\$984	27.7%	2.7%
9	Arncliffe	Sydney - Inner South West	\$817	27.3%	0.8%
10	Hillsdale	Sydney - City and Inner South	\$708	27.2%	1.7%
<b>Greater Melbourne</b>					
1	Melbourne	Melbourne - Inner	\$664	28.4%	1.6%
2	West Melbourne	Melbourne - Inner	\$645	24.2%	1.7%
3	Travancore	Melbourne - Inner	\$503	23.9%	0.1%
4	Southbank	Melbourne - Inner	\$691	22.4%	1.4%
5	Carlton	Melbourne - Inner	\$560	21.5%	1.1%
6	Docklands	Melbourne - Inner	\$720	21.3%	1.1%
7	St Kilda West	Melbourne - Inner	\$585	21.3%	0.4%
8	South Melbourne	Melbourne - Inner	\$697	20.4%	1.1%
9	St Kilda	Melbourne - Inner	\$541	19.7%	0.8%
10	South Yarra	Melbourne - Inner	\$627	19.1%	0.9%
<b>Greater Brisbane</b>					
1	Brisbane City	Brisbane Inner City	\$723	24.2%	1.7%
2	Kangaroo Point	Brisbane Inner City	\$690	21.9%	1.2%
3	Fortitude Valley	Brisbane Inner City	\$600	21.6%	0.8%
4	South Brisbane	Brisbane Inner City	\$685	21.0%	1.3%
5	Spring Hill	Brisbane Inner City	\$615	20.8%	1.1%
6	Robertson	Brisbane - South	\$803	20.8%	2.8%
7	Fernvale	Ipswich	\$552	19.4%	1.3%
8	Lowwood	Ipswich	\$478	19.4%	1.7%
9	West End	Brisbane Inner City	\$715	18.9%	1.5%
10	Rosewood	Ipswich	\$487	18.4%	1.0%
<b>Greater Adelaide</b>					
1	Albert Park	Adelaide - West	\$555	17.6%	0.8%
2	St Clair	Adelaide - West	\$543	16.1%	0.5%
3	Glenelg East	Adelaide - South	\$490	15.8%	0.2%
4	Elizabeth Park	Adelaide - North	\$426	15.8%	0.9%
5	Woodville North	Adelaide - West	\$535	15.8%	0.7%
6	Woodville	Adelaide - West	\$516	15.4%	n.a
7	Glenelg South	Adelaide - South	\$525	15.1%	n.a
8	Findon	Adelaide - West	\$562	15.0%	0.3%
9	Netley	Adelaide - West	\$605	14.9%	0.8%
10	Marleston	Adelaide - West	\$495	14.7%	0.7%

Rank	Suburb	SA4 Name	Median weekly rental value	Annual change	Vacancy rate
<b>Greater Perth</b>					
1	Alexander Heights	Perth - North West	\$608	18.3%	0.6%
2	Northbridge	Perth - Inner	\$622	17.9%	1.4%
3	Victoria Park	Perth - South East	\$581	17.9%	0.8%
4	Coolbinia	Perth - North West	\$749	17.9%	0.8%
5	Riverton	Perth - South East	\$657	17.8%	0.6%
6	Banksia Grove	Perth - North West	\$598	17.7%	0.6%
7	Dawesville	Mandurah	\$602	17.6%	1.0%
8	Kewdale	Perth - South East	\$541	17.5%	0.7%
9	Eden Hill	Perth - North East	\$565	17.4%	0.7%
10	Ashfield	Perth - North East	\$574	17.4%	0.7%
<b>Greater Hobart</b>					
1	Oakdowns	Hobart	\$572	5.5%	1.5%
2	Brighton	Hobart	\$498	5.5%	1.0%
3	Rosetta	Hobart	\$563	5.5%	1.4%
4	Sorell	Hobart	\$520	4.9%	3.4%
5	Dodges Ferry	Hobart	\$510	4.8%	5.1%
6	Montrose	Hobart	\$552	4.6%	2.3%
7	Risdon Vale	Hobart	\$490	4.0%	1.2%
8	Glenorchy	Hobart	\$541	3.7%	2.4%
9	Kingston	Hobart	\$574	3.6%	2.8%
10	Lauderdale	Hobart	\$612	3.6%	3.7%
<b>Greater Darwin</b>					
1	Nakara	Darwin	\$689	9.7%	n.a
2	Millner	Darwin	\$504	8.2%	2.1%
3	Brinkin	Darwin	\$479	7.3%	1.3%
4	Coconut Grove	Darwin	\$470	7.1%	0.5%
5	Stuart Park	Darwin	\$597	6.3%	1.6%
6	Gray	Darwin	\$474	5.7%	1.4%
7	The Gardens	Darwin	\$559	5.6%	2.0%
8	Nightcliff	Darwin	\$510	5.6%	0.9%
9	Fannie Bay	Darwin	\$608	5.5%	1.5%
10	Bakewell	Darwin	\$517	5.4%	2.4%
<b>ACT</b>					
1	Barton	Australian Capital Territory	\$620	2.8%	1.8%
2	Turner	Australian Capital Territory	\$670	2.5%	2.2%
3	City	Australian Capital Territory	\$648	2.1%	2.6%
4	Watson	Australian Capital Territory	\$675	2.1%	1.8%
5	Braddon	Australian Capital Territory	\$623	1.9%	2.0%
6	Lyneham	Australian Capital Territory	\$659	1.7%	1.7%
7	Lawson	Australian Capital Territory	\$668	1.5%	2.9%
8	Richardson	Australian Capital Territory	\$622	1.4%	1.6%
9	Kingston	Australian Capital Territory	\$648	1.0%	1.9%
10	Calwell	Australian Capital Territory	\$690	0.6%	1.7%

Data source: CoreLogic

**About the data**

Median weekly rental values refers to the 50<sup>th</sup> percentile of rental valuations observed in the region. Growth rates are based on changes in the CoreLogic Rental Value index, which take into account value changes across the market. Only metrics with a minimum of 20 sales and rental observations and a low standard error on the median valuation have been included. Data is at May 2023

## Top 10 capital city suburbs with weakest 12-month rental growth - Dwellings

Rank	Suburb	SA4 Name	Median weekly rental value	Annual change	Vacancy rate
<b>Greater Sydney</b>					
1	Bundeena	Sydney - Sutherland	\$823	-6.8%	3.9%
2	Green Point	Central Coast	\$753	-4.5%	1.7%
3	Shelly Beach	Central Coast	\$625	-3.1%	2.0%
4	Roseville Chase	Sydney - North Sydney and Hornsby	\$1,397	-3.1%	2.7%
5	Long Jetty	Central Coast	\$557	-2.7%	1.7%
6	Bateau Bay	Central Coast	\$642	-2.3%	1.5%
7	Blue Bay	Central Coast	\$563	-2.1%	3.5%
8	Erina	Central Coast	\$753	-1.9%	0.7%
9	North Avoca	Central Coast	\$828	-1.5%	2.4%
10	Hamlyn Terrace	Central Coast	\$662	-1.3%	0.6%
<b>Greater Melbourne</b>					
1	McCrae	Mornington Peninsula	\$617	-0.8%	3.5%
2	Mount Martha	Mornington Peninsula	\$789	-0.5%	1.8%
3	Bittern	Mornington Peninsula	\$597	-0.4%	1.8%
4	Tootgarook	Mornington Peninsula	\$578	-0.2%	4.4%
5	Rye	Mornington Peninsula	\$636	0.5%	4.7%
6	Hastings	Mornington Peninsula	\$518	1.0%	0.5%
7	Mount Eliza	Mornington Peninsula	\$914	1.1%	1.7%
8	Blairgowrie	Mornington Peninsula	\$682	1.2%	4.2%
9	Rosebud	Mornington Peninsula	\$562	1.6%	2.5%
10	Tyabb	Mornington Peninsula	\$588	1.8%	n.a
<b>Greater Brisbane</b>					
1	Pullenvale	Brisbane - West	\$1,086	2.8%	1.0%
2	Wakerley	Brisbane - East	\$752	3.1%	2.0%
3	Mount Cotton	Brisbane - East	\$682	3.7%	2.3%
4	Macleay Island	Brisbane - East	\$441	4.0%	3.4%
5	Woodford	Moreton Bay - North	\$560	4.1%	0.7%
6	Redland Bay	Brisbane - East	\$699	4.1%	1.9%
7	Wynnum	Brisbane - East	\$655	4.4%	1.3%
8	Westlake	Brisbane - West	\$753	4.4%	n.a
9	Thornlands	Brisbane - East	\$694	4.4%	1.5%
10	Gleneagle	Logan - Beaudesert	\$591	4.5%	1.6%
<b>Greater Adelaide</b>					
1	Port Adelaide	Adelaide - West	\$519	2.9%	n.a
2	Rosewater	Adelaide - West	\$501	3.5%	n.a
3	Taperoo	Adelaide - West	\$487	3.6%	0.8%
4	Mansfield Park	Adelaide - West	\$518	4.3%	n.a
5	Payneham South	Adelaide - Central and Hills	\$565	4.4%	0.5%
6	Alberton	Adelaide - West	\$490	4.4%	0.6%
7	Queenstown	Adelaide - West	\$477	4.5%	0.5%
8	Osborne	Adelaide - West	\$504	4.8%	0.8%
9	Salisbury Heights	Adelaide - North	\$511	5.3%	n.a
10	Semaphore	Adelaide - West	\$559	5.4%	0.6%

Rank	Suburb	SA4 Name	Median weekly rental value	Annual change	Vacancy rate
<b>Greater Perth</b>					
1	Cottesloe	Perth - Inner	\$1,164	4.4%	2.7%
2	Mount Claremont	Perth - Inner	\$1,207	7.1%	1.4%
3	City Beach	Perth - Inner	\$1,232	7.2%	1.8%
4	Dalkeith	Perth - Inner	\$1,298	7.8%	1.8%
5	Greenwood	Perth - North West	\$630	7.9%	n.a
6	Cockburn Central	Perth - South West	\$471	8.3%	0.3%
7	Beldon	Perth - North West	\$592	8.4%	1.0%
8	Swanbourne	Perth - Inner	\$1,195	9.1%	1.3%
9	Peppermint Grove	Perth - Inner	\$1,204	9.1%	0.7%
10	Claremont	Perth - Inner	\$897	9.2%	1.8%
<b>Greater Hobart</b>					
1	Bridgewater	Hobart	\$425	0.3%	2.8%
2	Bellerive	Hobart	\$557	0.3%	2.4%
3	Primrose Sands	Hobart	\$455	0.4%	7.2%
4	Tranmere	Hobart	\$687	0.6%	4.7%
5	West Hobart	Hobart	\$642	0.6%	3.2%
6	Margate	Hobart	\$584	0.6%	1.8%
7	Lenah Valley	Hobart	\$625	0.7%	2.1%
8	Lindsfame	Hobart	\$574	0.8%	2.3%
9	Kingston Beach	Hobart	\$579	1.0%	2.0%
10	New Norfolk	Hobart	\$473	1.2%	3.5%
<b>Greater Darwin</b>					
1	Wulagi	Darwin	\$594	-2.3%	2.1%
2	Anula	Darwin	\$615	-1.8%	1.2%
3	Alawa	Darwin	\$606	0.2%	1.5%
4	Driver	Darwin	\$499	0.3%	1.3%
5	Mail	Darwin	\$601	1.2%	0.6%
6	Malak	Darwin	\$582	1.8%	2.7%
7	Zuccoli	Darwin	\$676	2.3%	4.9%
8	Karama	Darwin	\$559	2.4%	0.8%
9	Johnston	Darwin	\$520	2.5%	0.8%
10	Parap	Darwin	\$554	2.5%	1.3%
<b>ACT</b>					
1	Gilmore	Australian Capital Territory	\$657	-7.6%	2.3%
2	Denman Prospect	Australian Capital Territory	\$820	-7.5%	10.2%
3	Fadden	Australian Capital Territory	\$797	-7.0%	3.2%
4	Weetangera	Australian Capital Territory	\$749	-6.8%	2.7%
5	Chapman	Australian Capital Territory	\$769	-6.3%	1.6%
6	Forde	Australian Capital Territory	\$757	-6.0%	2.5%
7	ACT Remainder - Belconnen	Australian Capital Territory	\$768	-5.8%	7.7%
8	McKellar	Australian Capital Territory	\$685	-5.7%	0.7%
9	Curtin	Australian Capital Territory	\$690	-5.4%	2.0%
10	Throsby	Australian Capital Territory	\$782	-5.1%	8.1%

Data source: CoreLogic

**About the data**

Median weekly rental values refers to the 50<sup>th</sup> percentile of rental valuations observed in the region. Growth rates are based on changes in the CoreLogic Rental Value index, which take into account value changes across the market. Only metrics with a minimum of 20 sales and rental observations and a low standard error on the median valuation have been included. Data is at May 2023