



Thursday 9 July 2009

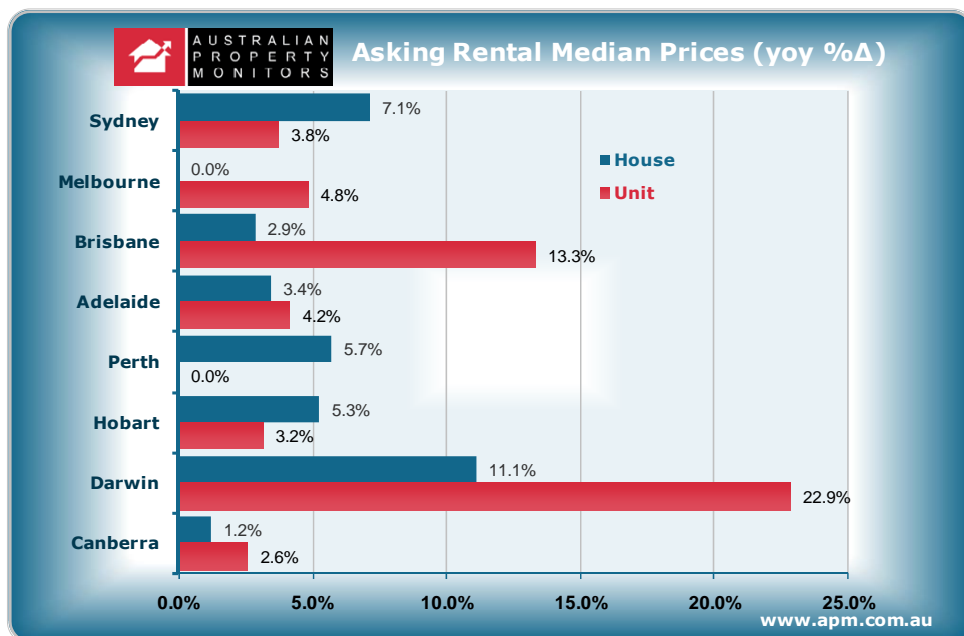
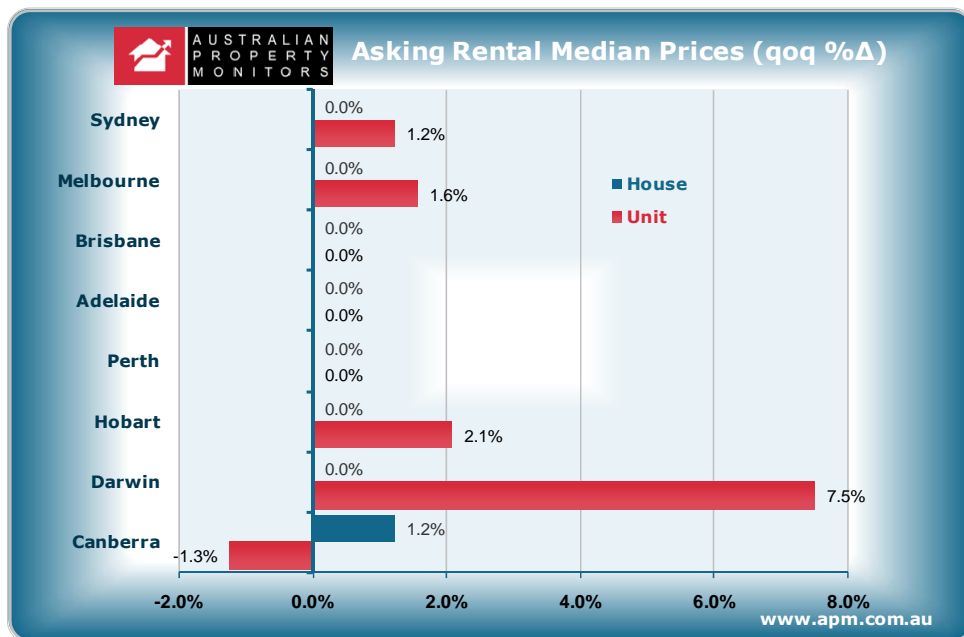
**Embargoed until 1am Friday 10 July**

## Quarterly Australian Property Monitors (APM) Rental Series – June 2009

- Zero growth in asking rents for houses across all major capital cities in the June quarter
- **Annual** rental growth for Darwin and Sydney still high due to a strong 2008
- Darwin unit rents continue to experience strongest growth, with house and unit weekly asking rents now the highest in the country
- For investors, gross rental yields for houses rose in the 12-months to June for all capital cities
- Rental yields for units fell for Sydney, Melbourne and Brisbane in the June quarter

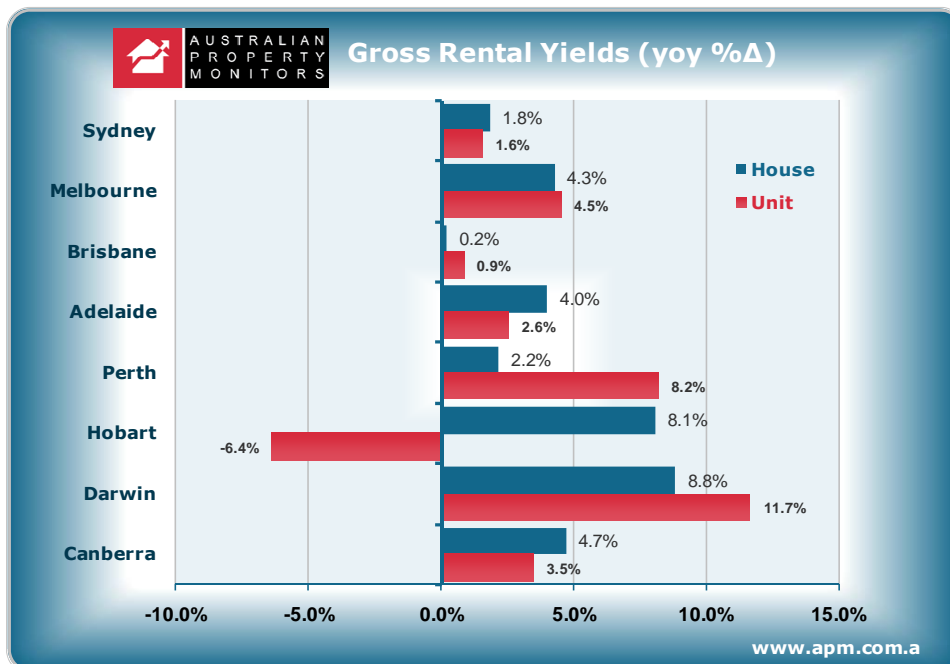
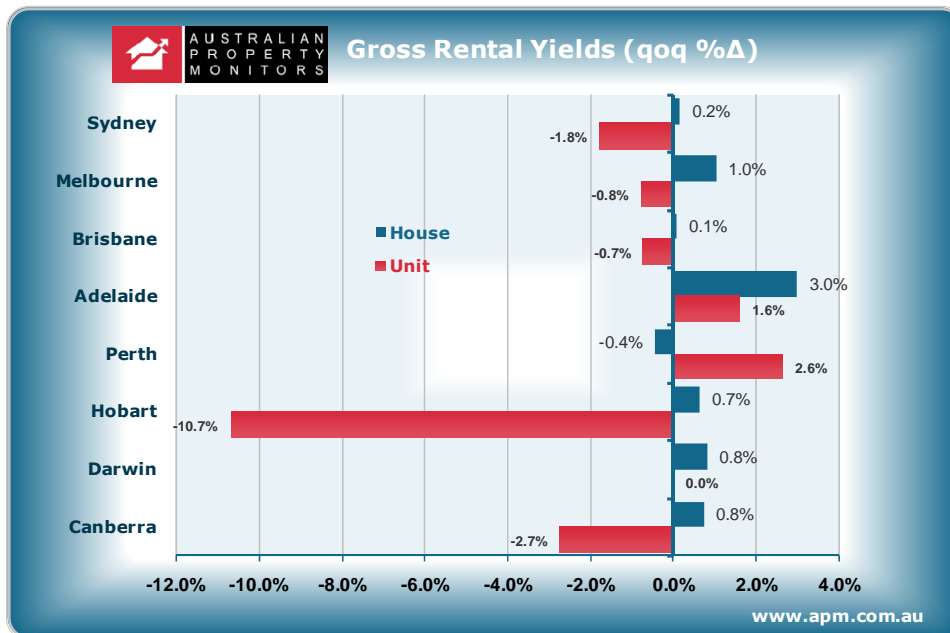
City	Median Weekly Asking Rents - Houses				
	Jun-09	Mar-09	Jun-08	QoQ % Δ	YoY % Δ
<b>Sydney</b>	\$450	\$450	\$420	<b>0.0%</b>	<b>7.1%</b>
<b>Melbourne</b>	\$350	\$350	\$350	<b>0.0%</b>	<b>0.0%</b>
<b>Brisbane</b>	\$360	\$360	\$350	<b>0.0%</b>	<b>2.9%</b>
<b>Adelaide</b>	\$300	\$300	\$290	<b>0.0%</b>	<b>3.4%</b>
<b>Perth</b>	\$370	\$370	\$350	<b>0.0%</b>	<b>5.7%</b>
<b>Hobart</b>	\$300	\$300	\$285	<b>0.0%</b>	<b>5.3%</b>
<b>Darwin</b>	\$500	\$500	\$450	<b>0.0%</b>	<b>11.1%</b>
<b>Canberra</b>	\$415	\$410	\$410	<b>1.2%</b>	<b>1.2%</b>
<b>Newcastle</b>	\$300	\$300	\$295	<b>0.0%</b>	<b>1.7%</b>
<b>Gold Coast</b>	\$420	\$420	\$420	<b>0.0%</b>	<b>0.0%</b>
<b>Sunshine Coast</b>	\$390	\$395	\$390	<b>-1.3%</b>	<b>0.0%</b>

City	Median Weekly Asking Rents - Units				
	Jun-09	Mar-09	Jun-08	QoQ % Δ	YoY % Δ
<b>Sydney</b>	\$415	\$410	\$400	<b>1.2%</b>	<b>3.8%</b>
<b>Melbourne</b>	\$325	\$320	\$310	<b>1.6%</b>	<b>4.8%</b>
<b>Brisbane</b>	\$340	\$340	\$300	<b>0.0%</b>	<b>13.3%</b>
<b>Adelaide</b>	\$250	\$250	\$240	<b>0.0%</b>	<b>4.2%</b>
<b>Perth</b>	\$350	\$350	\$350	<b>0.0%</b>	<b>0.0%</b>
<b>Hobart</b>	\$245	\$240	\$238	<b>2.1%</b>	<b>3.2%</b>
<b>Darwin</b>	\$430	\$400	\$350	<b>7.5%</b>	<b>22.9%</b>
<b>Canberra</b>	\$395	\$400	\$385	<b>-1.3%</b>	<b>2.6%</b>
<b>Newcastle</b>	\$255	\$240	\$240	<b>6.3%</b>	<b>6.3%</b>
<b>Gold Coast</b>	\$350	\$350	\$355	<b>0.0%</b>	<b>-1.4%</b>
<b>Sunshine Coast</b>	\$320	\$320	\$320	<b>0.0%</b>	<b>0.0%</b>



	Gross Rental Yield - Houses				
	Jun-09	Mar-09	Jun-08	QoQ % Δ	YoY % Δ
<b>Sydney</b>	4.66%	4.65%	4.57%	<b>0.2%</b>	<b>1.8%</b>
<b>Melbourne</b>	4.17%	4.13%	4.00%	<b>1.0%</b>	<b>4.3%</b>
<b>Brisbane</b>	4.64%	4.64%	4.63%	<b>0.1%</b>	<b>0.2%</b>
<b>Adelaide</b>	4.36%	4.23%	4.19%	<b>3.0%</b>	<b>4.0%</b>
<b>Perth</b>	4.08%	4.09%	3.99%	<b>-0.4%</b>	<b>2.2%</b>
<b>Hobart</b>	5.23%	5.19%	4.83%	<b>0.7%</b>	<b>8.1%</b>
<b>Darwin</b>	5.23%	5.19%	4.80%	<b>0.8%</b>	<b>8.8%</b>
<b>Canberra</b>	5.14%	5.11%	4.91%	<b>0.8%</b>	<b>4.7%</b>
<b>Newcastle</b>	5.18%	5.17%	5.02%	<b>0.2%</b>	<b>3.0%</b>
<b>Gold Coast</b>	4.55%	4.56%	4.71%	<b>-0.2%</b>	<b>-3.4%</b>
<b>Sunshine Coast</b>	4.01%	4.11%	4.10%	<b>-2.3%</b>	<b>-2.1%</b>

City	Gross Rental Yield - Units				
	Jun-09	Mar-09	Jun-08	QoQ % Δ	YoY % Δ
<b>Sydney</b>	5.22%	5.31%	5.14%	<b>-1.8%</b>	<b>1.6%</b>
<b>Melbourne</b>	4.78%	4.81%	4.57%	<b>-0.8%</b>	<b>4.5%</b>
<b>Brisbane</b>	4.83%	4.86%	4.79%	<b>-0.7%</b>	<b>0.9%</b>
<b>Adelaide</b>	4.75%	4.67%	4.63%	<b>1.6%</b>	<b>2.6%</b>
<b>Perth</b>	4.75%	4.63%	4.39%	<b>2.6%</b>	<b>8.2%</b>
<b>Hobart</b>	4.79%	5.36%	5.12%	<b>-10.7%</b>	<b>-6.4%</b>
<b>Darwin</b>	5.91%	5.91%	5.30%	<b>0.0%</b>	<b>11.7%</b>
<b>Canberra</b>	5.81%	5.97%	5.61%	<b>-2.7%</b>	<b>3.5%</b>
<b>Newcastle</b>	4.96%	5.21%	4.93%	<b>-4.8%</b>	<b>0.6%</b>
<b>Gold Coast</b>	4.60%	4.70%	4.68%	<b>-2.1%</b>	<b>-1.8%</b>
<b>Sunshine Coast</b>	4.34%	4.31%	4.48%	<b>0.6%</b>	<b>-3.1%</b>



## Comments and Forecasts

Commenting on the APM Rental Series March results is Matthew Bell, Economist - Australian Property Monitors:

"Rental growth has stopped dead in its tracks across the country as the effects of a weakening employment market and an increase in alternative ownership options have left renters much less willing to accept any further increases in weekly rents. It's the most significant shift in the rental market since APM pioneered the compilation of this data series.

"The first six months of 2009 has seen the market turn in favour of renters. The absence of any rental growth in the June Quarter across major capitals follows a noticeable slowing in the rate of increase in the March Quarter.

"Since the March Quarter, unemployment has risen further, reducing the overall ability of renters to afford increases, while mortgage costs have remained at historic lows for landlords. With unemployment forecast to continue rising well into 2010, the First Home Owners Boost in place until December, and variable interest rates predicted to fall by another 0.5%, the market is expected to favour renters for some time.

"However, there are still significant factors driving longer term rental growth. Rental vacancy rates, while rising, are still at low levels, population growth is as strong as its been in a generation and employment uncertainty means that many are not in the financial position to move to home ownership and will remain in the rental market.

"The Darwin unit market continues to buck the trend, with rents increasing by 7.5% in the June quarter. This is due to a much more resilient employment market which, in turn, is underpinned by strong infrastructure spending by the private sector and the federal government in the Territory."

"For landlords and investors, rental yields for houses remained largely steady in the June quarter. Gross yields for units, while slightly weaker across the country, are still approaching or exceeding mortgage rates in some regions. A steady rise in housing finance for investment property since February shows encouraging signs that investors are returning to the market."

– ENDS –

**NB: APM has used only rental properties to determine the values needed to calculate the Gross Rental yield. Asking rent versus total capital value is calculated for each rental property on the market for the recorded period. We use a combination of asking rents collected from advertisements and APM's own Automated Valuation Models (AVM).**

### For more information please call:

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### About Australian Property Monitors (APM)

APM, publishers of [www.homepriceguide.com.au](http://www.homepriceguide.com.au), is one of Australia's most trusted sources of property price information for buyers and sellers, professional real estate agents, valuers and financial markets. APM has been helping our customers make better informed decisions about property through our services since 1989.

APM monitors residential property activity from a variety of sources including auctions, government and semi-government agencies, real estate advertising, real estate agents through its own call centre and APM's own researchers. This vast pool of information ensures APM's databases contain the latest and most detailed house price information available.