



Thursday 16 October 2008

**Embargoed until 1am Thursday 16 October 2008**  
**Quarterly APM Rental Series – September 2008**

- Median asking rents in Australia's major capital cities ease
- Most capital cities record unchanged rental values in the September quarter
- Rents increase moderately in cities where affordability is worst – Sydney, Melbourne and Brisbane
- Darwin is the only big mover - rental values continue double digit growth
- Perth values fall sharply in the quarter, and Canberra slows to 3% year-on-year growth

<b>Median Weekly Asking Rents</b>					
<b>Houses</b>					
	<b>Sep-08</b>	<b>Jun-08</b>	<b>Sep-07</b>	<b>QoQ % change</b>	<b>YoY % change</b>
<b>Sydney</b>	\$430	\$420	\$380	2%	13%
<b>Melbourne</b>	\$350	\$350	\$320	0%	9%
<b>Brisbane</b>	\$350	\$350	\$320	0%	9%
<b>Adelaide</b>	\$290	\$290	\$270	0%	7%
<b>Canberra</b>	\$400	\$410	\$390	-2%	3%
<b>Perth</b>	\$350	\$350	\$310	0%	13%
<b>Darwin</b>	\$480	\$450	\$400	7%	20%
<b>Hobart</b>	\$290	\$285	\$280	2%	4%
<b>Newcastle</b>	\$295	\$295	\$270	0%	9%
<b>Gold Coast</b>	\$420	\$420	\$390	0%	8%
<b>Sunshine Coast</b>	\$390	\$390	\$360	0%	8%

<b>Median Weekly Asking Rents</b>					
<b>Units</b>					
	<b>Sep-08</b>	<b>Jun-08</b>	<b>Sep-07</b>	<b>QoQ % change</b>	<b>YoY % change</b>
<b>Sydney</b>	\$400	\$400	\$360	0%	11%
<b>Melbourne</b>	\$310	\$310	\$280	0%	11%
<b>Brisbane</b>	\$315	\$300	\$290	5%	9%
<b>Adelaide</b>	\$240	\$240	\$220	0%	9%
<b>Canberra</b>	\$380	\$385	\$370	-1%	3%
<b>Perth</b>	\$330	\$350	\$300	-6%	10%
<b>Darwin</b>	\$400	\$350	\$340	14%	18%
<b>Hobart</b>	\$230	\$240	\$220	-4%	5%
<b>Newcastle</b>	\$241	\$240	\$220	0%	10%
<b>Gold Coast</b>	\$350	\$353	\$330	-1%	6%
<b>Sunshine Coast</b>	\$320	\$320	\$300	0%	7%

**Source:** [www.homepriceguide.com.au](http://www.homepriceguide.com.au)  
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Australian Property Monitors (publishers of [www.homepriceguide.com.au](http://www.homepriceguide.com.au)) publish the quarterly Composition Adjusted Housing Price Series. This index uses adjusted median prices and was created in conjunction with the Reserve Bank of Australia (RBA) using data supplied by Australian Property Monitors.

<b>Gross Rental Yield</b>					
<b>Houses</b>					
	<b>Sep-08</b>	<b>Jun-08</b>	<b>Sep-07</b>	<b>QoQ % change</b>	<b>YoY % change</b>
<b>Sydney</b>	4.36%	4.29%	4.03%	2%	8%
<b>Melbourne</b>	4.10%	3.97%	4.23%	3%	-3%
<b>Brisbane</b>	4.49%	4.46%	4.73%	1%	-5%
<b>Adelaide</b>	4.30%	4.33%	4.68%	-1%	-8%
<b>Canberra</b>	4.71%	4.70%	4.78%	0%	-2%
<b>Perth</b>	3.99%	3.94%	3.44%	1%	16%
<b>Darwin</b>	5.53%	5.33%	5.09%	4%	9%
<b>Hobart</b>	5.04%	4.94%	5.07%	2%	-1%
<b>Newcastle</b>	4.73%	4.75%	4.48%	0%	6%
<b>Gold Coast</b>	4.37%	4.34%	4.40%	1%	-1%
<b>Sunshine Coast</b>	4.06%	4.00%	3.91%	2%	4%

<b>Gross Rental Yield</b>					
<b>Units</b>					
	<b>Sep-08</b>	<b>Jun-08</b>	<b>Sep-07</b>	<b>QoQ % change</b>	<b>YoY % change</b>
<b>Sydney</b>	5.2%	5.1%	4.9%	2%	5%
<b>Melbourne</b>	4.7%	4.6%	4.9%	1%	-4%
<b>Brisbane</b>	4.7%	4.7%	4.8%	1%	-3%
<b>Adelaide</b>	4.8%	4.7%	5.0%	3%	-3%
<b>Canberra</b>	5.6%	5.6%	5.8%	-1%	-3%
<b>Perth</b>	4.6%	4.6%	4.3%	1%	6%
<b>Darwin</b>	6.7%	6.1%	5.6%	10%	19%
<b>Hobart</b>	4.8%	4.8%	4.6%	0%	4%
<b>Newcastle</b>	4.6%	4.6%	4.2%	1%	10%
<b>Gold Coast</b>	4.9%	4.9%	4.9%	0%	-1%
<b>Sunshine Coast</b>	4.4%	4.4%	4.4%	0%	0%

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## Comments and Forecasts

Commenting on the APM Rental Series September results is Liam O'Hara, Senior Economist, Australian Property Monitors:

"This latest rental report provides some evidence that Australia's rental market is easing. The demand to raise rents for both houses and units has softened, which should provide some relief to renters.

"The recent reduction in interest rates means that pressure on landlords to offset their high mortgage costs has, in the short term, eased. There may be further moderation in median asking rents for the remainder of the year as the possibility of a global recession feeds into the Australian economy.

"Over the longer-term however, it is a different story. The serious problems Australia faces with infrastructure investment coupled with a slowing building sector will maintain upward pressure on asking rents, particularly in regions where supply is tight.

"In the past 12 months, Darwin rents have soared with houses up 20% and units up 18%. Sydney, our most unaffordable capital, may be plateauing now, but that is cold comfort for renters whose costs have jumped by 13% for houses and 11% for units, since this time last year.

"For landlords, Perth, Darwin and Newcastle have enjoyed the strongest year-on-year growth in rental yields. Perth houses nets 16% and units 6%, while Darwin now returns 9% for houses and 19% for units."

**NB: APM has used exclusive, rental properties only, in determining the values needed to calculate the Gross Rental yield. For the first time specific rental value 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 the leading national supplier of online property price information to buyers and sellers, professional real estate agents, valuers and financial markets. APM has been helping our customers make informed decisions 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.