

# Why rent anywhere else. Allhomes Fact Pack

March Quarter 2021

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# Quarterly Rental Report

MARCH 2021

## Houses

### Median weekly asking rents by district<sup>1</sup>

	Mar-21	Dec-20	Mar-20	QoQ	YoY
Belconnen	\$550	\$540	\$530	▲ 1.9%	▲ 3.8%
Greater Queanbeyan	\$520	\$520	\$520	▶ 0.0%	▶ 0.0%
Gungahlin	\$585	\$570	\$580	▲ 2.6%	▲ 0.9%
Inner North	\$670	\$650	\$650	▲ 3.1%	▲ 3.1%
Inner South	\$795	\$800	\$750	▼ -0.6%	▲ 6.0%
Molonglo	\$645	\$630	\$610	▲ 2.4%	▲ 5.7%
Tuggeranong	\$560	\$550	\$520	▲ 1.8%	▲ 7.7%
Weston Creek	\$590	\$570	\$570	▲ 3.5%	▲ 3.5%
Woden Valley	\$628	\$620	\$630	▲ 1.2%	▼ -0.4%

### Median weekly asking rents by capital city

	Mar-21	Dec-20	Mar-20	QoQ	YoY
Sydney	\$550	\$550	\$530	▶ 0.0%	▲ 3.8%
Melbourne	\$430	\$440	\$440	▼ -2.3%	▼ -2.3%
Brisbane	\$440	\$425	\$410	▲ 3.5%	▲ 7.3%
Adelaide	\$425	\$410	\$395	▲ 3.7%	▲ 7.6%
Perth	\$430	\$415	\$375	▲ 3.6%	▲ 14.7%
Canberra	\$600	\$600	\$580	▶ 0.0%	▲ 3.4%
Darwin	\$550	\$550	\$480	▶ 0.0%	▲ 14.6%
Hobart	\$480	\$460	\$470	▲ 4.3%	▲ 2.1%
<b>Combined Cities</b>	<b>\$471</b>	<b>\$468</b>	<b>\$453</b>	<b>▲ 0.6%</b>	<b>▲ 4.0%</b>

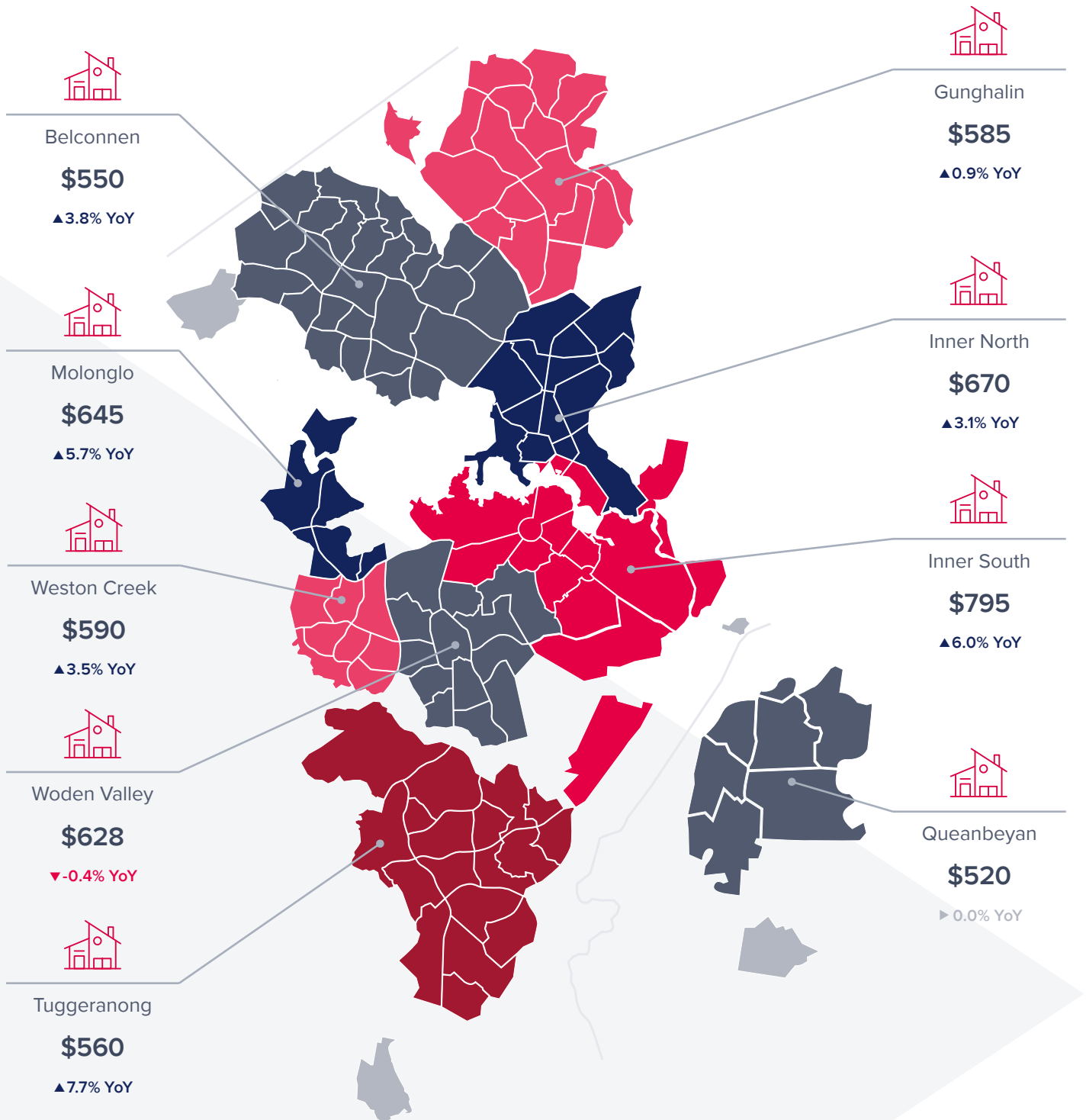
Source: <sup>1</sup>District data is aggregated for 6-months to end date. District geographic boundaries are based on Australian Bureau of Statistics, Statistical Area Level 3 (SA3).

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## Houses

Median weekly asking rents by district<sup>1</sup>



Source: <sup>1</sup>District data is aggregated for 6-months to end date. District geographic boundaries are based on Australian Bureau of Statistics, Statistical Area Level 3 (SA3).

## Houses

Top 20 suburbs with the highest median asking rent<sup>2</sup>

	Postcode	Rent	YoY change	5-Year change
1. Deakin	2600	\$950	▲ 18.8%	▲ 36.7%
2. Red Hill	2603	\$900	▲ 12.5%	▲ 18.4%
3. Yarralumla	2600	\$825	▲ 3.8%	▲ 43.5%
4. Campbell	2612	\$800	▲ 6.7%	▲ 24.0%
5. Ainslie	2602	\$700	▲ 11.1%	▲ 34.0%
6. Turner	2612	\$690	▶ 0.0%	▲ 12.2%
7. Griffith	2603	\$690	▼ -8.0%	▲ 15.0%
8. Isaacs	2607	\$680	▲ 7.9%	▲ 17.7%
9. Throsby	2914	\$675	▲ 13.4%	-
10. Hughes	2605	\$660	▼ -4.7%	▲ 37.5%
11. Braddon	2612	\$650	▲ 8.3%	▲ 20.4%
12. Garran	2605	\$650	▼ -8.5%	▲ 18.2%
13. O'Connor	2602	\$650	▼ -4.4%	▲ 27.5%
14. Narrabundah	2604	\$643	▲ 4.5%	▲ 30.5%
15. Bruce	2617	\$630	▼ -2.3%	▲ 26.0%
16. Dickson	2602	\$630	▲ 3.3%	▲ 31.3%
17. Chifley	2606	\$630	▶ 0.0%	▲ 33.3%
18. Lyons	2606	\$625	▲ 16.8%	▲ 38.9%
19. Curtin	2605	\$625	▶ 0.0%	▲ 25.0%
20. Greenway	2900	\$620	▲ 13.8%	▲ 38.5%

# Quarterly Rental Report

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## Units

### Median weekly asking rents by district<sup>1</sup>

	Mar-21	Dec-20	Mar-20	QoQ	YoY
Belconnen	\$460	\$450	\$450	▲ 2.2%	▲ 2.2%
Greater Queanbeyan	\$320	\$320	\$300	▶ 0.0%	▲ 6.7%
Gungahlin	\$460	\$450	\$450	▲ 2.2%	▲ 2.2%
Inner North	\$510	\$500	\$500	▲ 2.0%	▲ 2.0%
Inner South	\$530	\$530	\$530	▶ 0.0%	▶ 0.0%
Molonglo	\$483	\$488	\$460	▼ -1.0%	▲ 4.9%
Tuggeranong	\$460	\$450	\$450	▲ 2.2%	▲ 2.2%
Weston Creek	\$495	\$450	\$450	▲ 10.0%	▲ 10.0%
Woden Valley	\$460	\$450	\$420	▲ 2.2%	▲ 9.5%

### Median weekly asking rents by capital city

	Mar-21	Dec-20	Mar-20	QoQ	YoY
Sydney	\$470	\$470	\$520	▶ 0.0%	▼ -9.6%
Melbourne	\$375	\$385	\$430	▼ -2.6%	▼ -12.8%
Brisbane	\$400	\$400	\$385	▶ 0.0%	▲ 3.9%
Adelaide	\$350	\$340	\$320	▲ 2.9%	▲ 9.4%
Perth	\$365	\$350	\$320	▲ 4.3%	▲ 14.1%
Canberra	\$500	\$495	\$480	▲ 1.0%	▲ 4.2%
Darwin	\$430	\$420	\$380	▲ 2.4%	▲ 13.2%
Hobart	\$420	\$400	\$420	▲ 5.0%	▶ 0.0%
<b>Combined Cities</b>	<b>\$429</b>	<b>\$431</b>	<b>\$467</b>	<b>▼ -0.4%</b>	<b>▼ -8.1%</b>

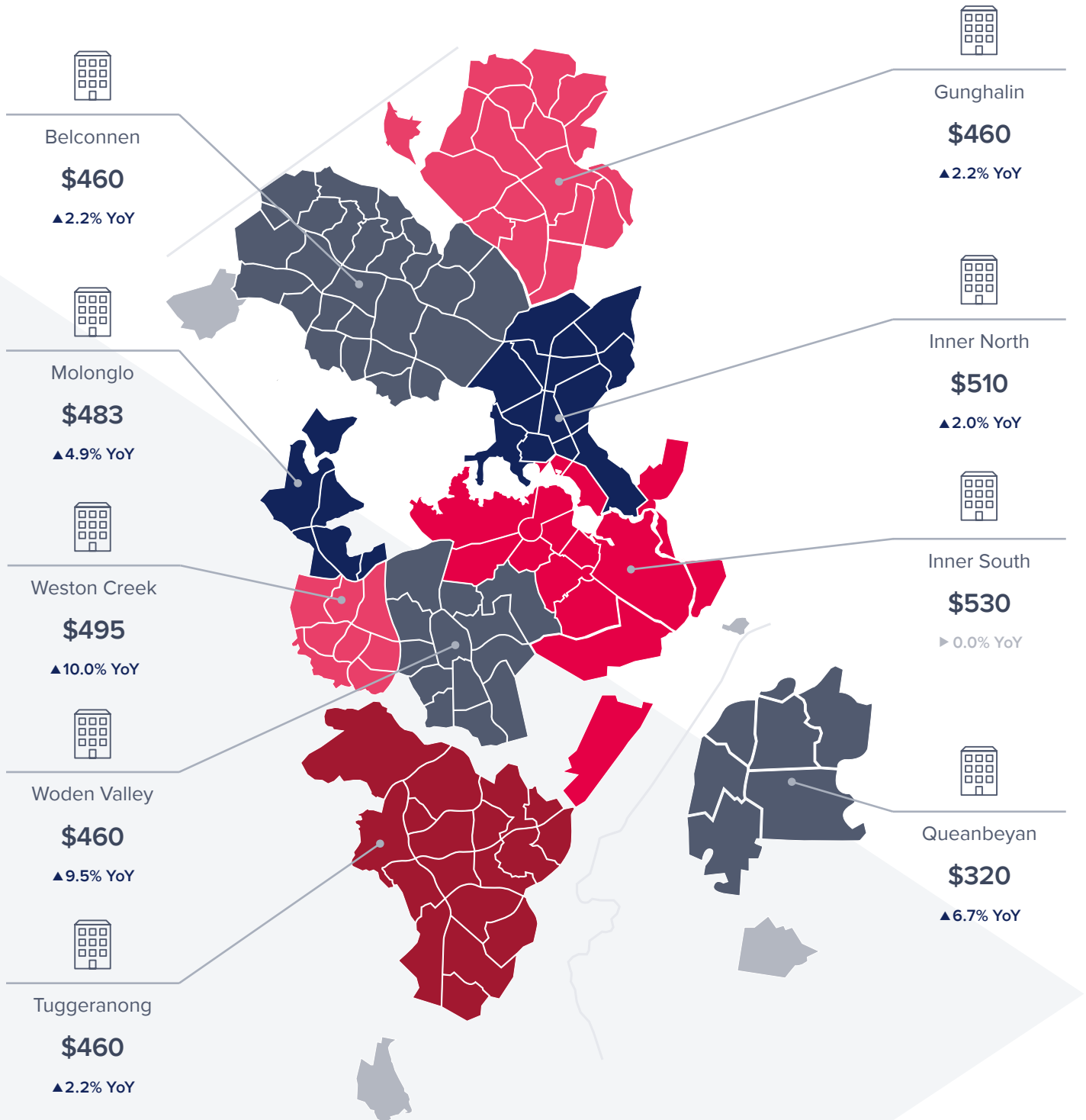
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# Quarterly Rental Report

MARCH 2021

Units 

Median weekly asking rents by district<sup>1</sup>



Source: <sup>1</sup>District data is aggregated for 6-months to end date. District geographic boundaries are based on Australian Bureau of Statistics, Statistical Area Level 3 (SA3).

# Quarterly Rental Report

MARCH 2021

Units 

Top 20 suburbs with the highest median asking rent<sup>2</sup>

	Postcode	Rent	YoY change	5-Year change
1. City	2601	\$575	▼ -0.9%	▲ 15.0%
2. Garran	2605	\$573	▲ 6.0%	▲ 14.5%
3. Forrest	2603	\$560	▼ -2.6%	▲ 7.7%
4. Barton	2600	\$550	▶ 0.0%	▲ 12.2%
5. Kingston	2604	\$540	▲ 1.9%	▲ 17.4%
6. Campbell	2612	\$535	▼ -7.8%	▲ 67.2%
7. Lawson	2617	\$515	▲ 0.5%	-
8. Dickson	2602	\$510	▲ 6.3%	▲ 45.7%
9. Braddon	2612	\$500	▶ 0.0%	▲ 19.0%
10. Turner	2612	\$500	▲ 2.0%	▲ 19.0%
11. Narrabundah	2604	\$500	▲ 7.5%	▲ 26.6%
12. Griffith	2603	\$500	▲ 2.0%	▲ 26.6%
13. Coombs	2611	\$490	▲ 3.2%	▲ 20.2%
14. Reid	2612	\$490	▲ 8.9%	▲ 18.1%
15. Amaroo	2914	\$470	▼ -2.1%	▲ 17.5%
16. O'Connor	2602	\$465	▲ 1.1%	▲ 19.2%
17. Phillip	2606	\$463	▲ 7.6%	▲ 32.1%
18. Wright	2611	\$460	▲ 2.2%	▲ 21.1%
19. Yarralumla	2600	\$455	▼ -17.3%	▲ 4.6%
20. Ngunnawal	2913	\$450	▶ 0.0%	▲ 25.0%

Source: <sup>2</sup>Geographies are based on suburbs. Data is aggregated by 12-months.

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