

National Vacancy Rate Falls to 1.1%

National Asking Rents rise by 6.6% last 12 months

12 March 2026

SQM Research today released its latest data on residential rental property vacancy rates.

Australia’s national residential vacancy rate fell to **1.1% in February 2026**, down from **1.2% in January** and notably down from **February 2025 (1.3%)**. The total number of residential vacancies declined to **34,572 dwellings**, indicating continued tightening in rental market conditions across most capital cities.

The February result suggests that the seasonal tightening typically observed at the start of the year has continued and expanded, with strong tenant demand absorbing available rental listings down to levels below what was recorded this time last year

Vacancy Rates - Feb 2026						
City	Feb 2025 Vacancies	Feb 2025 Vacancy Rate	Jan 2026 Vacancies	Jan 2026 Vacancy Rate	Feb 2026 Vacancies	Feb 2026 Vacancy Rate
Sydney	11155	1.5%	10987	1.5%	9491	1.3%
Melbourne	9326	1.8%	9197	1.7%	8294	1.6%
Brisbane	3445	1.0%	3339	0.9%	3002	0.8%
Perth	1201	0.6%	1153	0.6%	1130	0.6%
Adelaide	1070	0.7%	1216	0.8%	1203	0.8%
Canberra	961	1.6%	870	1.4%	688	1.1%
Darwin	277	1.1%	195	0.8%	144	0.6%
Hobart	174	0.6%	112	0.4%	132	0.5%
National	38427	1.3%	37630	1.2%	34572	1.1%

SQM’s calculations of vacancies are based on online rental listings that have been advertised for three weeks or more compared to the total number of established rental properties. SQM considers this to be a superior methodology compared to using a potentially incomplete sample of agency surveys or merely relying on raw online listings advertised. Please go to our [Methodology](#) page for more information on how SQM’s vacancies are compiled.

Capital City Highlights

Sydney:

Vacancy rates declined to **1.3%**, down from **1.5%** in January, with **9,491 dwellings** available. The city continues to see strong tenant demand following the summer leasing period.

Melbourne:

Vacancy rates tightened to **1.6%**, from **1.7%**, with **8,294 vacancies** recorded. Rental conditions remain relatively balanced compared with other major capitals.

Brisbane:

Vacancy rates tightened slightly to **0.8%**, down from **0.9%**, with **3,002 dwellings** available, maintaining one of the tighter markets nationally.

Perth:

Vacancy rates held steady at **0.6%**, with **1,130 dwellings** available. The city continues to experience strong rental demand amid extremely limited new supply.

Adelaide:

Vacancy rates remained unchanged at **0.8%**, with **1,203 vacancies** recorded. Supply constraints continue to keep rental conditions tight.

Canberra:

Vacancy rates declined to **1.1%**, from **1.4%**, with **688 dwellings** available. The drop reflects stronger leasing activity in early 2026.

Darwin:

Vacancy rates fell to **0.6%**, down from **0.8%**, with **144 dwellings** vacant, marking one of the lowest vacancy levels among the capital cities.

Hobart:

Vacancy rates increased slightly to **0.5%**, from **0.4%**, with **132 dwellings** available. Despite the increase, Hobart remains one of the tightest rental markets nationally.

Advertised Rents Analysis

National advertised rents continued to rise through early March, with **combined rents** increasing 1.0% over the past 30 days and 6.6% higher year-on-year, reflecting ongoing supply shortages across most capital cities. **This represents an acceleration in rents compared to the same period in 2025.**

The national combined rent average now stands at \$688.76 per week, while the capital city average has increased to \$782.57, supported by gains in both house and unit rents.

Nationally, house rents rose 1.6% for the month and 7.8% over the year, while unit rents increased 0.1% monthly and 4.6% annually, indicating steady demand for medium-density accommodation.

Sydney: Combined rents rose **0.5% for the month and 7.3% year-on-year**, driven by strong house rent growth with houses averaging **\$1,145.45 per week**.

Melbourne: Combined rents increased **0.8% monthly and 5.0% annually**, supported by continued leasing activity across both houses and units.

Brisbane: Combined rents rose **0.6% for the month and 8.0% over the year**, reflecting sustained population inflows.

Perth: Combined rents lifted **1.3% month-on-month and 5.5% year-on-year**, highlighting the city's ongoing rental supply shortages.

Adelaide: Combined rents increased **0.3% for the month and 2.8% annually**, with house rents averaging **\$690.13 per week**.

Canberra: Combined rents declined **1.1% over the month and 2.5% over the year**, indicating some short-term easing in the ACT market.

Darwin: Combined rents rose **1.9% for the month and 12.7% annually**, representing one of the strongest rental growth rates nationally.

Hobart: Combined rents increased **2.9% for the month and 12.2% year-on-year**, reflecting ongoing supply constraints.

Louis Christopher, Managing Director of SQM Research, commented:

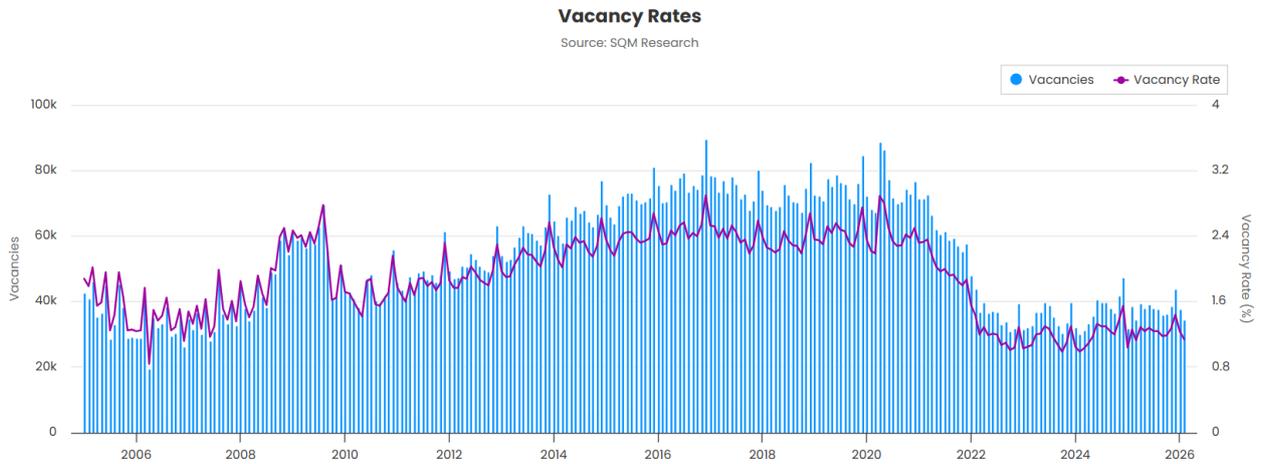
“The national vacancy rate falling to 1.1% shows the rental market remains very tight across most of the country. While some seasonal tightening is expected at this time of year, demand for rental housing is clearly continuing to outstrip available supply and so this move goes beyond normal seasonality.

“Vacancy rates below one per cent in cities such as Brisbane, Perth and Darwin highlight just how constrained rental supply remains in parts of Australia.

“With advertised rents continuing to accelerate higher, the data suggests tenants are still facing strong competition for available properties. **Without a meaningful lift in new housing supply and an easing in demand, rental pressures are likely to remain a feature of the market through much of 2026, which may feed into the CPI.**”

Week ending 03 Mar 2026		Rent (\$)	Chg on prev wk(\$)	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,145.45	5.55▲	0.7▲	9.2▲
	All Units	743.84	0.17▲	0.2▲	5.4▲
	All Combined	906.69	2.39▲	0.5▲	7.3▲
Melbourne	All Houses	800.82	4.18▲	1.0▲	5.2▲
	All Units	589.73	0.28▲	0.7▲	4.5▲
	All Combined	678.21	1.98▲	0.8▲	5.0▲
Brisbane	All Houses	812.46	2.54▲	0.9▲	8.9▲
	All Units	630.90	-0.89▼	0.1▲	6.8▲
	All Combined	730.67	0.99▲	0.6▲	8.0▲
Perth	All Houses	886.48	6.52▲	1.5▲	5.7▲
	All Units	670.32	-0.31▼	0.9▲	4.8▲
	All Combined	797.27	3.75▲	1.3▲	5.5▲
Adelaide	All Houses	690.13	0.87▲	0.0▲	2.3▲
	All Units	535.37	-7.38▼	0.8▲	3.9▲
	All Combined	637.96	-1.87▼	0.3▲	2.8▲
Canberra	All Houses	774.51	-7.51▼	-2.0▼	-5.5▼
	All Units	583.89	-0.90▼	-0.1▼	1.2▲
	All Combined	669.72	-3.93▼	-1.1▼	-2.5▼
Darwin	All Houses	805.17	21.84▲	2.7▲	10.3▲
	All Units	582.95	-0.95▼	1.2▲	14.8▲
	All Combined	673.92	8.41▲	1.9▲	12.7▲
Hobart	All Houses	610.16	-0.16▼	2.3▲	9.0▲
	All Units	563.08	7.92▲	4.0▲	17.6▲
	All Combined	591.39	3.06▲	2.9▲	12.2▲
National	All Houses	774.36	3.63▲	1.6▲	7.8▲
	All Units	589.50	0.50▲	0.1▲	4.6▲
	All Combined	688.76	2.20▲	1.0▲	6.6▲
Cap City Average	All Houses	912.86	4.13▲	0.8▲	6.9▲
	All Units	667.56	-0.56▼	0.4▲	5.2▲
	All Combined	782.57	1.67▲	0.6▲	6.1▲

National Vacancy Rates



Media Contact:
Kim Zol
SQM Research
Phone: +61 2 9220 4603
Email: info@sqmresearch.com.au
Website: <https://sqmresearch.com.au>

[About SQM Research](#)

SQM Research Pty Ltd is a respected Australian investment research house, specialising in providing research and data across all major asset classes. For further information contact **02-9220 4603**.

- ENDS -