



Wednesday 23rd July 2008 2008

Quarterly APM Rental Series - June

- Australia's major capitals experience double digit increase in rental values over the last 12 months
- Rents increase the most in capitals where affordability is worst – Sydney and Perth
- Rapidly rising rents over the year have put more tenants in rental distress
- Rising gross rental yields offer cold comfort to investors seeking to offset high mortgage costs
- Generation Y and increasing numbers of migrants continue to put intense pressure on rents in areas of tight supply

| Median Weekly Asking Rents: Houses | | | | | | |
|------------------------------------|--------|--------|--------|------------------------|----------------------|------------------------------------|
| | Jun-08 | Mar-08 | Jun-07 | 3 month % Change | 12 Month % Change | Gross Rental Yield June 2008 |
| Sydney | \$420 | \$390 | \$365 | 8% | 15% | 4.3% |
| Melbourne | \$350 | \$350 | \$300 | 0% | 17% | 3.9% |
| Brisbane | \$350 | \$330 | \$310 | 6% | 13% | 4.4% |
| Adelaide | \$290 | \$285 | \$275 | 2% | 5% | 4.3% |
| Canberra | \$410 | \$410 | \$390 | 0% | 5% | 4.7% |
| Perth | \$350 | \$330 | \$300 | 6% | 17% | 3.9% |
| Darwin | \$450 | \$420 | \$390 | 7% | 15% | 5.3% |
| Hobart | \$285 | \$280 | \$270 | 2% | 6% | 4.9% |

| Median Weekly Asking Rents: Units | | | | | | |
|-----------------------------------|--------|--------|--------|------------------------|----------------------|------------------------------------|
| | Jun-08 | Mar-08 | Jun-07 | 3 month % Change | 12 Month % Change | Gross Rental Yield June 2008 |
| Sydney | \$400 | \$385 | \$360 | 4% | 11% | 5.1% |
| Melbourne | \$310 | \$300 | \$275 | 3% | 13% | 4.6% |
| Brisbane | \$300 | \$300 | \$290 | 0% | 3% | 4.7% |
| Adelaide | \$240 | \$240 | \$220 | 0% | 9% | 4.7% |
| Canberra | \$385 | \$390 | \$350 | -1% | 10% | 5.7% |
| Perth | \$350 | \$320 | \$280 | 9% | 25% | 4.5% |
| Darwin | \$350 | \$350 | \$320 | 0% | 9% | 6.1% |
| Hobart | \$235 | \$243 | \$220 | -3% | 7% | 4.7% |

Source: www.homepriceguide.com.au
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