

Market Update: Vacancy Rates as at 15 April 2014



Contents

Vacancy Rates – Adelaide Metro & Regional	2
Vacancy Rates – Adelaide Metro & Regional	3

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Note: Caution should be taken when interpreting results due to low sample sizes between years (below n=100) and within regions.

Vacancy Rates South Australia Wide as at 15 April 2012-2014

At 15 April	2012	2013	2014
Vacancy Rate SA wide	3.8%	3.4%	3.3%

REISA Adelaide and Regional Vacancy Rates as at 15 April 2013-2014

	2013	2014
City/ North Adelaide	3.0%	2.2%
West	3.1%	3.2%
South	2.9%	2.7%
East	3.2%	2.5%
North	3.3%	2.8%
Hills	1.6%	1.4%
Eyre Peninsula	5.6%	5.9%
Upper Spencer Gulf	6.7%	8.7%
Mid North	4.4%	4.9%
Fleurieu/Kangaroo Island	4.1%	3.7%
South East	3.4%	4.3%
Riverland	4.0%	1.4%
Yorke Peninsula	7.4%	8.3%

Note: The vacancy rate is based on a quarterly vacancy rate survey conducted with the REISA membership. Over 25,000 properties under management were covered in the March 2014 survey.

Vacant properties (units and houses) at 15 April 2013-2014 (Excludes those who were “Unsure”)

	15 April 2013		15 April 2014	
	Units	Houses	Units	Houses
City/ North Adelaide	78.0	65.0	37.0	35.0
West	42.0	68.0	23.0	59.0
South	65.0	117.0	61.0	89.0
East	18.0	43.0	14.0	25.0
North	67.0	223.0	50.0	98.0
Hills	2.0	18.0	1.0	11.0
Eyre Peninsula	5.0	7.0	8.0	17.0
Upper Spencer Gulf	12.0	59.0	17.0	74.0
Mid North	2.0	48.0	2.0	43.0
Fleurieu/Kangaroo Island	10.0	29.0	9.0	38.0
South East	5.0	11.0	11.0	43.0
Riverland	12.0	21.0	2.0	7.0
Yorke Peninsula	7.0	25.0	2.0	55.0

Vacancy Rates – Adelaide Metro & Regional

Number of vacant properties per weekly rent levels at 15 April 2014
(excludes those who were “Unsure”)

	\$100- \$150	\$151- \$200	\$201- \$250	\$251- \$300	\$301- \$400	\$401- \$500	\$501+
City/ North Adelaide	0.0	0.0	4.0	21.0	28.0	14.0	5.0
West	N/A	N/A	11.0	16.0	35.0	15.0	5.0
South	0.0	2.0	13.0	43.0	54.0	25.0	13.0
East	N/A	N/A	4.0	6.0	16.0	8.0	4.0
North	9.0	14.0	24.0	37.0	54.0	9.0	2.0
Hills	N/A	N/A	N/A	4.0	4.0	3.0	1.0
Eyre Peninsula	N/A	8.0	5.0	7.0	4.0	1.0	N/A
Upper Spencer Gulf	7.0	25.0	24.0	12.0	21.0	2.0	N/A
Mid North	8.0	3.0	16.0	9.0	5.0	4.0	0.0
Fleurieu/Kangaroo Island	N/A	7.0	6.0	30.0	4.0	N/A	N/A
South East	4.0	8.0	12.0	21.0	9.0	N/A	N/A
Riverland	N/A	4.0	4.0	N/A	1.0	N/A	N/A
Yorke Peninsula	1.0	10.0	34.0	8.0	3.0	N/A	1.0

Region Profile (houses, units, vacancy rates) at 15 April 2013-2014
(excludes those who were “Unsure”)

	Houses			Units			Vacancy Rate	Vacancy Rate	Diff.
	2013	2014	Diff.	2013	2014	Diff.	2013	2014	
City/ North Adelaide	65.0	35.0	(30.0)	78.0	37.0	(41.0)	3.0%	2.2%	(0.8%)
West	68.0	59.0	(9.0)	42.0	23.0	(19.0)	3.1%	3.2%	0.1%
South	117.0	89.0	(28.0)	65.0	61.0	(4.0)	2.9%	2.7%	(0.2%)
East	43.0	25.0	(18.0)	18.0	14.0	(4.0)	3.2%	2.5%	(0.7%)
North	223.0	98.0	(125.0)	67.0	50.0	(17.0)	3.3%	2.8%	(0.5%)
Hills	18.0	11.0	(7.0)	2.0	1.0	(1.0)	1.6%	1.4%	(0.2%)
Eyre Peninsula	7.0	17.0	10.0	5.0	8.0	3.0	5.6%	5.9%	0.3%
Upper Spencer Gulf	59.0	74.0	15.0	12.0	17.0	5.0	6.7%	8.7%	2.0%
Mid North	48.0	43.0	(5.0)	2.0	2.0	0.0	4.4%	4.9%	0.5%
Fleurieu/Kangaroo Island	29.0	38.0	9.0	10.0	9.0	(1.0)	4.1%	3.7%	(0.4%)
South East	11.0	43.0	32.0	5.0	11.0	6.0	3.4%	4.3%	0.9%
Riverland	21.0	7.0	(14.0)	12.0	2.0	(10.0)	4.0%	1.4%	(2.6%)
Yorke Peninsula	25.0	55.0	30.0	7.0	2.0	(5.0)	7.4%	8.3%	0.9%