

Landlord's Newsletter

February 2020



BEYOND THE BRICKS

Major real estate brands unite behind a 3-stage bushfire recovery plan.

RENTS RISE 1.3%

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BEYOND THE BRICKS

Australia's real estate agents have put their normally fiercely competitive interests aside and united nationally in support of Australian homeowners, communities, wildlife and economies that have been affected by the bushfire crisis.

More than 30 major national brands have pledged nearly \$1 million in corporate brand donations and offices across the nation are underpinning further fundraising with sausage sizzles, gold coin open home donations, and other local activities.

We're committed to working together to deliver a three-phase recovery plan that will provide cash relief, support rebuilding, and then economic restoration – especially in tourism regions.

We have witnessed the tragic loss of property and lives in the communities where we live and work.

The cost to our native flora and wildlife is immense. By working together, we intend to restore hope for the future, help people rebuild their lives, and then help local economies get back on their feet. Please give generously.

VISIT

www.beyondthebricks.com.au/firstnational?

RENTS RISE 1.3% OVER PAST YEAR

Nationally rents were up half a percent in January, taking the annual change in rental rates to 1.3%. Rental growth generally remains weak across most markets, however, the recent trend has been towards a subtle rise in rental appreciation. A year ago the national rental index was rising at an annual rate of just 0.4%, according to CoreLogic.

The improvement in rental rates can be attributed to a tightening in rental supply. Housing finance data shows investor participation in the housing market is near record lows and new supply additions are tapering.

Hobart remains the tightest rental market, with rents up 5.8% over the past twelve months, followed by Adelaide (+2.0%) and Perth (+1.9%), while rents are still trending lower on an annual basis in Darwin (-1.9%) and Sydney (-0.6%). Monthly change in capital city home values.

Monthly change in capital city home values

	MONTHLY	ANNUAL
Sydney	▲ 1.7 %	▼ 2.5%
Melbourne	▲ 2.3%	▼ 1.0%
Brisbane	▲ 0.8%	▼ 1.3%
Adelaide	▲ 0.4%	▼ 0.9%
Perth	▼ 0.4%	▼ 8.7%
Hobart	▲ 0.9%	▲ 2.6%
Darwin	▲ 0.3%	▼ 9.2%
Canberra	▲ 0.6%	▲ 2.0%
National	▲ 1.2%	▼ 2.3%

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