

Vacancy Rate Survey Results

May 2026



Residential vacancy rate

| | May 2026 | Apr 2026 | Mar 2026 | Feb 2026 | Jan 2026 | Dec 2025 | Nov 2025 | Oct 2025 | Sep 2025 | Aug 2025 | Jul 2025 | Jun 2025 | May 2025 |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| SYDNEY | | | | | | | | | | | | | |
| Inner | 2.2% | 1.9% | 1.7% | 1.8% | 1.8% | 2.4% | 2.0% | 2.1% | 2.3% | 2.1% | 2.2% | 2.0% | 2.0% |
| Middle | 1.4% | 1.1% | 1.2% | 1.7% | 1.8% | 1.8% | 1.7% | 1.4% | 1.4% | 1.6% | 1.4% | 1.2% | 1.4% |
| Outer | 1.5% | 1.6% | 1.5% | 1.5% | 2.2% | 2.0% | 1.4% | 1.8% | 1.7% | 1.9% | 1.7% | 1.7% | 1.6% |
| Sydney Total | 1.7% | 1.6% | 1.5% | 1.6% | 2.0% | 2.1% | 1.7% | 1.8% | 1.8% | 1.9% | 1.8% | 1.7% | 1.7% |
| HUNTER | | | | | | | | | | | | | |
| Newcastle | 2.9% | 2.1% | 1.5% | 2.5% | 1.5% | 2.4% | 1.1% | 2.1% | 1.8% | 2.0% | 2.4% | 1.7% | 2.0% |
| Other | 2.3% | 2.1% | 1.8% | 1.7% | 1.5% | 1.5% | 1.3% | 1.0% | 1.6% | 1.3% | 1.5% | 1.4% | 1.6% |
| Hunter Total | 2.4% | 2.1% | 1.7% | 1.8% | 1.5% | 1.7% | 1.3% | 1.2% | 1.7% | 1.4% | 1.7% | 1.5% | 1.7% |
| ILLAWARRA | | | | | | | | | | | | | |
| Wollongong | 0.8% | 0.5% | 1.8% | 2.2% | 2.0% | 1.5% | 1.9% | 1.0% | 1.3% | 2.0% | 1.6% | 1.9% | 1.6% |
| Other | 0.9% | 1.2% | 1.9% | 1.3% | 1.3% | 1.5% | 1.6% | 1.3% | 1.4% | 1.9% | 2.4% | 0.9% | 2.8% |
| Illawarra Total | 0.8% | 0.8% | 1.8% | 1.8% | 1.7% | 1.5% | 1.7% | 1.2% | 1.3% | 2.0% | 1.9% | 2.0% | 2.0% |

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| | May 2026 | Apr 2026 | Mar 2026 | Feb 2026 | Jan 2026 | Dec 2025 | Nov 2025 | Oct 2025 | Sep 2025 | Aug 2025 | Jul 2025 | Jun 2025 | May 2025 |
|-----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Albury | 2.0% | 2.2% | 2.6% | 2.2% | 2.6% | 1.8% | 1.0% | 2.0% | 1.6% | 1.4% | 2.0% | 1.1% | 1.3% |
| Central Coast | 1.7% | 0.9% | 1.2% | 1.3% | 1.6% | 1.3% | 1.3% | 1.4% | 2.1% | 1.7% | 1.3% | 1.7% | 2.3% |
| Central West | 1.1% | 1.1% | 0.9% | 1.2% | 1.2% | 1.0% | 1.3% | 1.1% | 0.8% | 0.9% | 1.2% | 1.2% | 1.1% |
| Coffs Harbour | 1.5% | 1.0% | 1.0% | 1.0% | 0.7% | 0.9% | 0.9% | 1.2% | 1.3% | 0.8% | 3.3% | 1.8% | 1.2% |
| Far West | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Mid-North Coast | 1.5% | 1.8% | 1.3% | 1.7% | 0.9% | 1.2% | 0.8% | 1.0% | 1.0% | 1.0% | 1.2% | 0.9% | 1.3% |
| Murrumbidgee | 1.3% | 0.8% | 1.1% | 1.6% | 1.1% | 1.3% | 0.5% | 1.0% | 1.0% | 1.0% | 1.0% | 0.8% | 1.1% |
| New England | 2.3% | 2.4% | 3.7% | 2.6% | 1.6% | 1.5% | 1.2% | 0.8% | 2.2% | 0.9% | 2.2% | 1.3% | 1.5% |
| Northern Rivers | 0.6% | 1.4% | 1.4% | 0.9% | 1.8% | 1.5% | 1.2% | 1.1% | 1.1% | 1.6% | 2.9% | 1.9% | 0.4% |
| Orana | 3.0% | 3.4% | 3.6% | 3.1% | 3.4% | 3.2% | 2.6% | 2.7% | 2.5% | 3.0% | 2.9% | 2.2% | 2.7% |
| Riverina | 0.7% | 0.9% | 0.8% | 1.2% | 1.3% | 0.8% | 0.7% | 0.4% | 0.7% | 0.5% | 0.7% | 0.7% | 0.6% |
| South Coast | 2.9% | 2.4% | 1.1% | 2.4% | 2.4% | 2.3% | 1.9% | 1.8% | 3.1% | 2.4% | 3.1% | 3.9% | 3.7% |
| South Eastern* | 2.0% | 2.7% | 2.7% | 4.5% | 4.0% | 4.0% | 1.0% | 4.1% | 2.7% | 2.0% | 3.0% | 2.4% | 2.3% |

NOTES

Suburbs included in 'inner', 'middle' and 'outer' Sydney are those falling within the Sydney Statistical Division as per the Australian Standard Geographic Classification of the Australian Bureau of Statistics (ABS).

'Inner' includes suburbs in the following LGAs: Ashfield, Botany Bay, Lane Cove, Leichhardt, Marrickville, Mosman, North Sydney, Randwick, Sydney, Waverley and Woollahra.

'Middle' includes suburbs in the following LGAs: Auburn, Bankstown, Burwood, Canterbury, Canada Bay, Hunters Hill, Hurstville, Kogarah, Ku-ring-gai, Manly, Parramatta, Rockdale, Ryde, Strathfield and Willoughby.

'Outer' includes suburbs in the following LGAs: Baulkham Hills, Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Gosford, Hawkesbury, Holroyd, Hornsby, Liverpool, Penrith, Pittwater, Sutherland, Warringah, Wollondilly and Wyong.

- Insufficient number of responses.

* Fluctuations due to seasonal variations.

To minimize the impact of sample fluctuations, weighting based on ABS Census 2021 Dwelling Characteristics has been applied from January 2023.

SOURCE

Statistics relate to data from a survey of REINSW members. The May 2026 results are based on survey responses covering 135,468 residential rental properties. The vacancy rate is the proportion of unlet dwellings to the total rent roll.

Survey conducted on behalf of REINSW by:

