

Sight Unseen



Interstate & International
Trends in the Australian
Property Market

RENTALS

February

2024



Key Insights

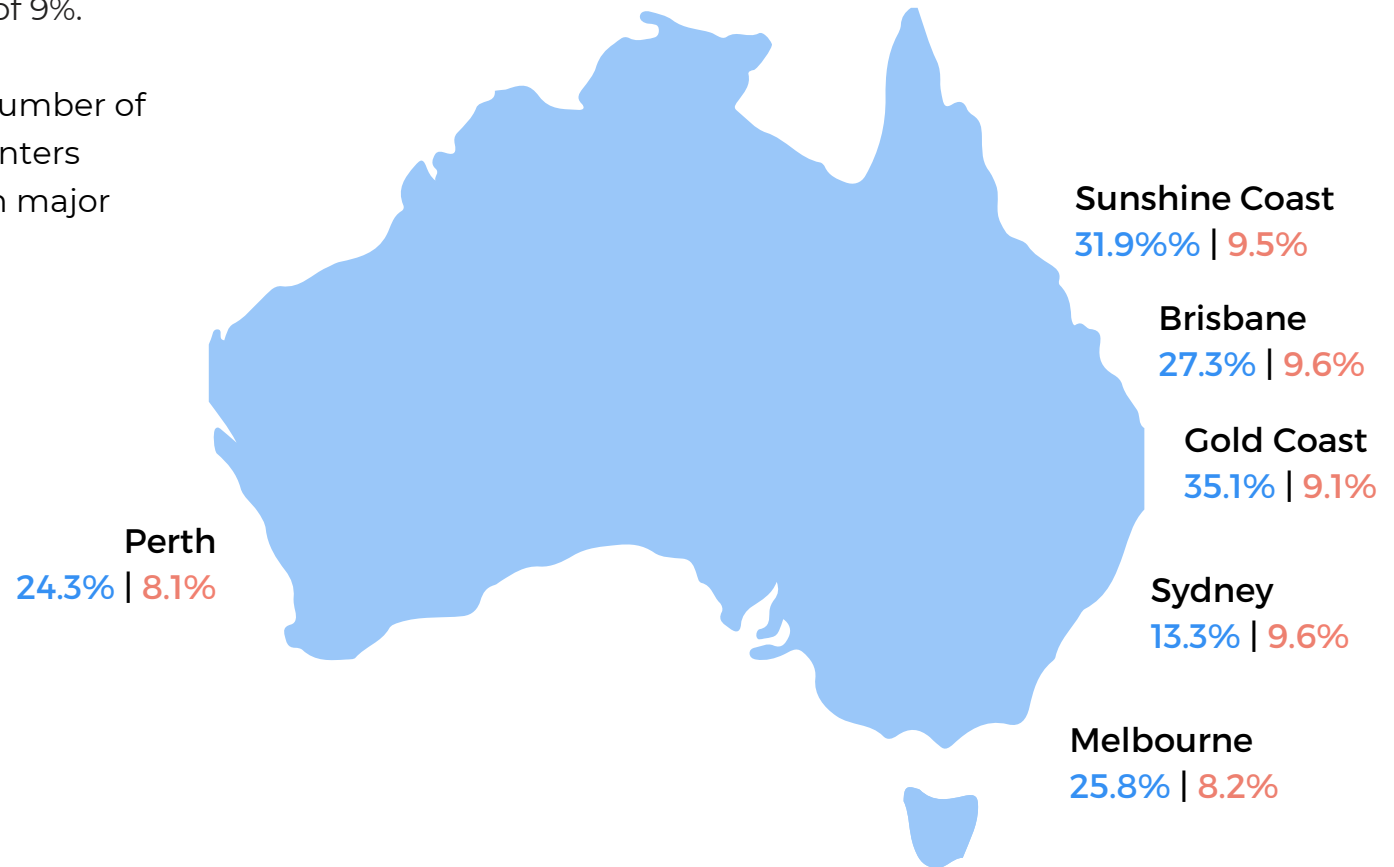
In February 2024, the major regions around Australia saw an average of 26.2% of rental properties inspected from interstate. International rental inspections sat at an average of 9%.

This report breaks down the number of interstate and international renters inspecting property digitally in major regions around Australia.

Key Property Markets

INTERSTATE
Average 26.2%

INTERNATIONAL
Average 9%





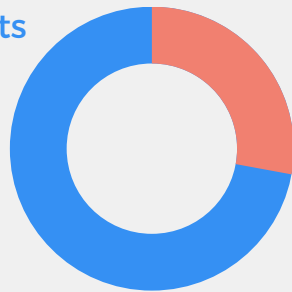
City Spotlights

City Spotlight — Sunshine Coast



INTERSTATE

Local tenants
68.1



Interstate
tenants
31.9%

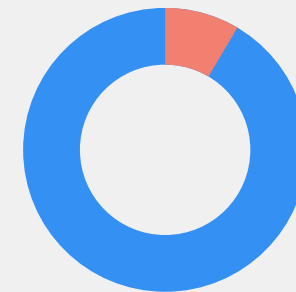
Nearly 70% of tenants looking to rent property on the Sunshine Coast are inspecting from other states.

Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



INTERNATIONAL

Domestic
tenants
90.5%



International
tenants
9.5%

Most popular countries of origin for international migrants looking to move to the Sunshine Coast:



New Zealand



UK



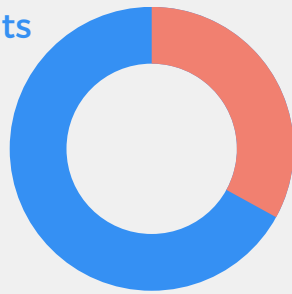
USA

City Spotlight — Gold Coast



INTERSTATE

Local tenants
64.9%



Interstate
tenants
35.1%

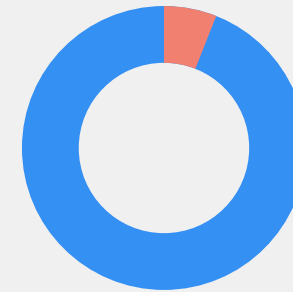
Over 1-in-3 tenants looking to rental property on the Gold Coast are inspecting from out of the state.

Tenants from NSW and VIC make up the largest percentile of people looking to migrate.



INTERNATIONAL

International
tenants
9.1%



Domestic
tenants
90.9%

Most popular countries of origin for international migrants looking to move to the Gold Coast:



New Zealand



UK



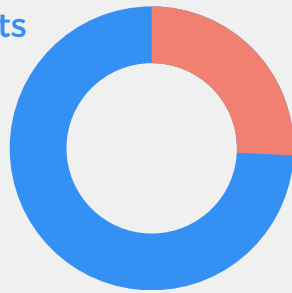
USA

City Spotlight — Brisbane



INTERSTATE

Local tenants
72.7%



Interstate
tenants
27.3%

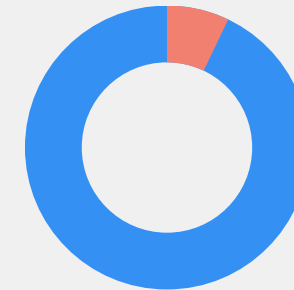
Over 1-in-5 tenants looking to rent property in Brisbane are inspecting from other states.

Tenants from NSW and VIC make up the largest percentages of people looking to migrate.



INTERNATIONAL

International
tenants
9.6%



Domestic
tenants
90.4%

Most popular countries of origin for international migrants looking to move to Brisbane:



New Zealand



USA



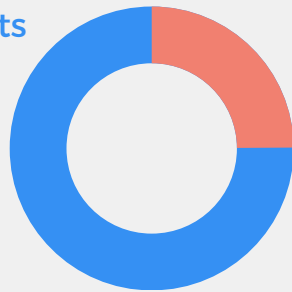
UK

City Spotlight — Perth



INTERSTATE

Local tenants
75.7%



Interstate
tenants
24.3%

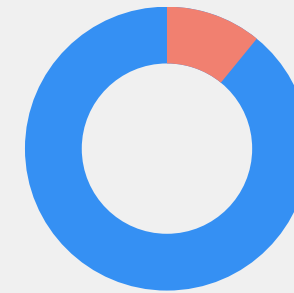
Just under 1/4th of tenants looking to rent property in Perth are inspecting from other states.

Tenants from NSW and VIC make up the largest percentages of those looking to migrate.



INTERNATIONAL

International
tenants
8.1%



Domestic
tenants
91.9%

Most popular countries of origin for international migrants looking to move to Perth:



New Zealand



Singapore



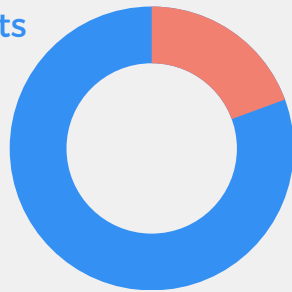
UK

City Spotlight — Melbourne



INTERSTATE

Local tenants
74.2%



Interstate
tenants
25.8%

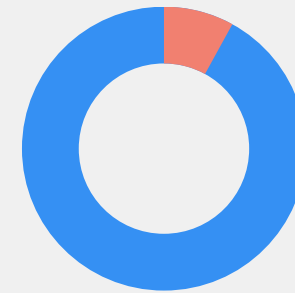
1-in-4 tenants looking to rent property in Melbourne are inspecting from outside the state.

Tenants from NSW and QLD make up the largest demographic looking to migrate.



INTERNATIONAL

International
tenants
8.2%



Domestic
tenants
91.8%

Most popular countries of origin for international migrants looking to move to Melbourne:



New Zealand



USA



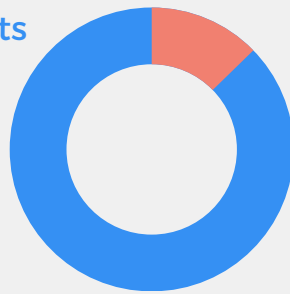
UK

City Spotlight — Sydney



INTERSTATE

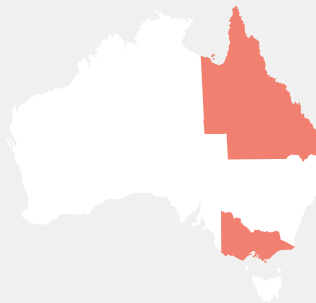
Local tenants
86.7%



Interstate
tenants
13.3%

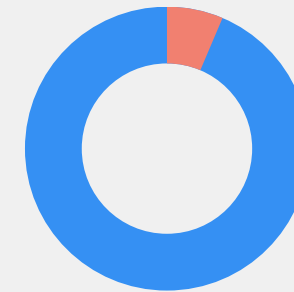
Almost every 8th tenant looking to rent property in Sydney are inspecting from other states.

Tenants from VIC and QLD make up the largest percentages looking to migrate.



INTERNATIONAL

International
tenants
9.6%



Domestic
tenants
90.4%

Most popular countries of origin for international migrants looking to move to Sydney:



New Zealand



USA



UK

Methodology

The main sections of this report are based on the analysis of February 2024 virtual inspections data recorded by Little Hinges Pty Ltd, unless otherwise stated.

Commentary in this report relating to interstate migration, consumer sentiment and rental behaviour is based on an extrapolation of this data.

A virtual inspection is defined as one unique session or viewing of a virtual tour by an individual. Property markets discussed have a minimum of 1,000 virtual inspections, areas with less virtual inspections than this benchmark have been excluded for data robustness.

References

Proprietary virtual inspection data is sourced from Little Hinges virtual inspections conducted between 1/2/2024 and 29/2/2024 (February 2024). This data set represents Australia's largest for digital property inspection numbers.



About Little Hinges

Little Hinges is Australia's largest virtual inspection platform, combining world class Matterport 3D technology with our nationwide team of experts and our world-first analytics and insights portal.

Our goal is to digitise property transactions.

To book a virtual tour for your listing:



vt@littlehinges.com.au



1300 BOOK VT (1300 266 588)



Book direct via our website at
www.littlehinges.com.au/book