

Sight  
Unseen



Interstate & International  
Trends in the Australian  
Property Market

# RENTALS

January  
**2023**



# Key Insights

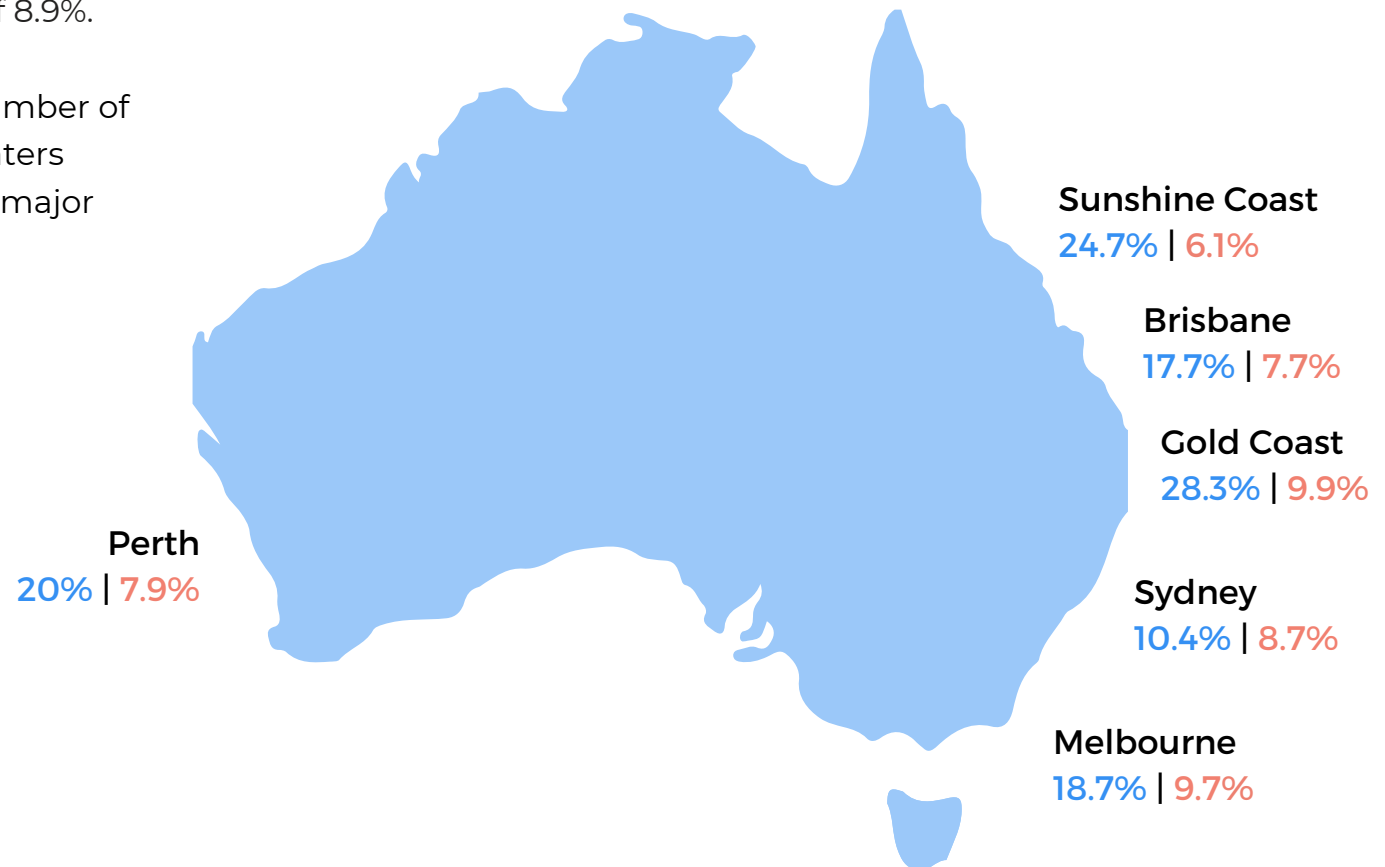
In January 2023, the major regions around Australia saw an average of 19.6% of rental properties inspected from interstate. International rental inspections sat at an average of 8.9%.

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

## Key Property Markets

**INTERSTATE**  
Average 19.6%

**INTERNATIONAL**  
Average 8.9%







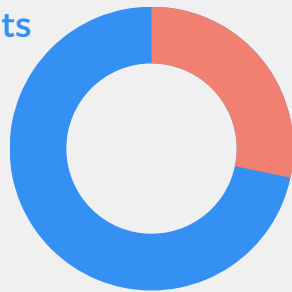
# City Spotlights

# City Spotlight — Gold Coast



## INTERSTATE

Local tenants  
71.7%



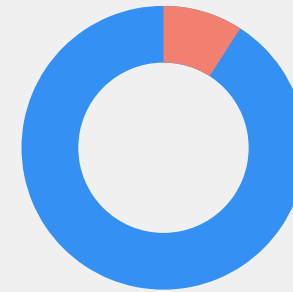
Interstate  
tenants  
28.3%

Almost 30% of tenants looking to rent property on the Gold Coast are inspecting from other states. Tenants from NSW and VIC make up the largest percentages 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:



NZ



USA



UK

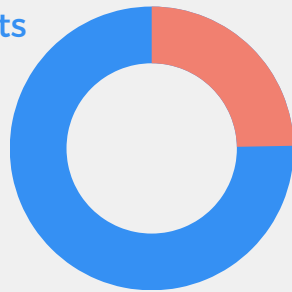


# City Spotlight — Sunshine Coast



## INTERSTATE

Local tenants  
75.3%



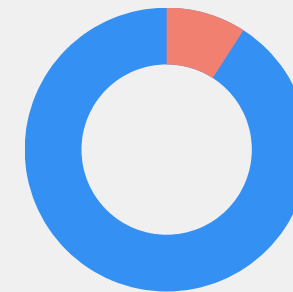
Interstate tenants  
24.7%

Almost 25% 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  
93.9%



International tenants  
6.1%

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



NZ



UK



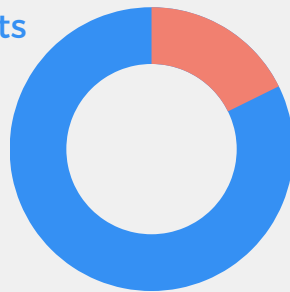
USA

# City Spotlight — Brisbane



## INTERSTATE

Local tenants  
82.3%



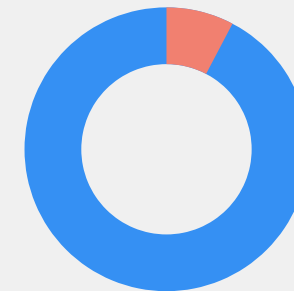
Interstate  
tenants  
17.7%

Almost 20% of tenants 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  
7.7%



Domestic  
tenants  
92.3%

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



NZ



UK



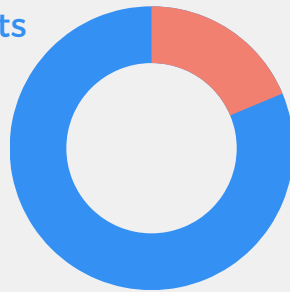
USA

# City Spotlight — Melbourne



## INTERSTATE

Local tenants  
81.3%



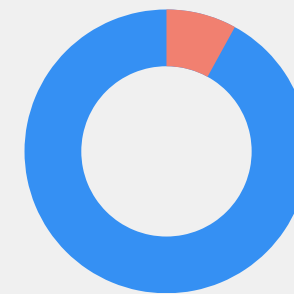
Interstate  
tenants  
18.7%

Almost 20% of tenants looking to rent property in Melbourne are inspecting from other states. Tenants from NSW and QLD make up the largest percentages of people looking to migrate.



## INTERNATIONAL

Domestic  
tenants  
90.3%



International  
tenants  
9.7%

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



New Zealand



USA



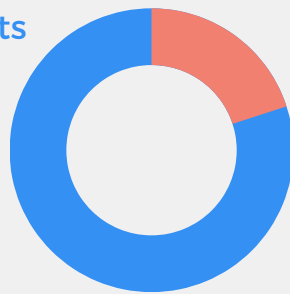
UK

# City Spotlight — Perth



## INTERSTATE

Local tenants  
80%



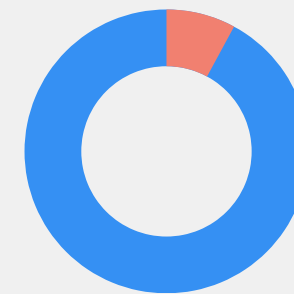
Interstate  
tenants  
20%

20% 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  
7.9%



Domestic  
tenants  
92.1%

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



JAPAN



UK



SOUTH KOREA

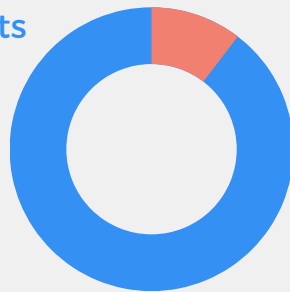


# City Spotlight — Sydney



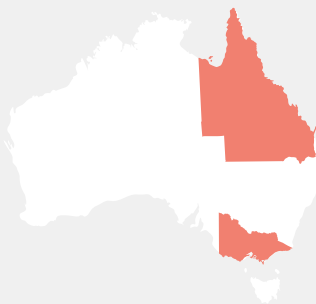
## INTERSTATE

Local tenants  
89.6%



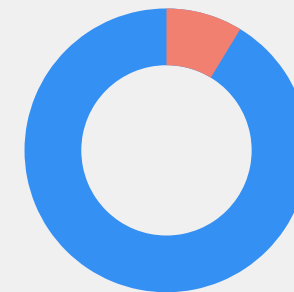
Interstate  
tenants  
10.4%

More than 10% of tenants looking to rent property in Sydney are inspecting from other states this month. Tenants from VIC and QLD make up the largest percentages looking to migrate.



## INTERNATIONAL

International  
tenants  
8.7%



Domestic  
tenants  
91.3%

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



India



UK



USA

# Methodology

The main sections of this report are based on the analysis of January 2023 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 1/1/2023 and 31/1/2023 (January 2023). 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 change the way Australians transact property.

To book a virtual tour for your listing:



[vt@littlehinges.com.au](mailto:vt@littlehinges.com.au)



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