

Sight Unseen



Interstate & International
Trends in the Australian
Property Market

July
2023



Key Insights

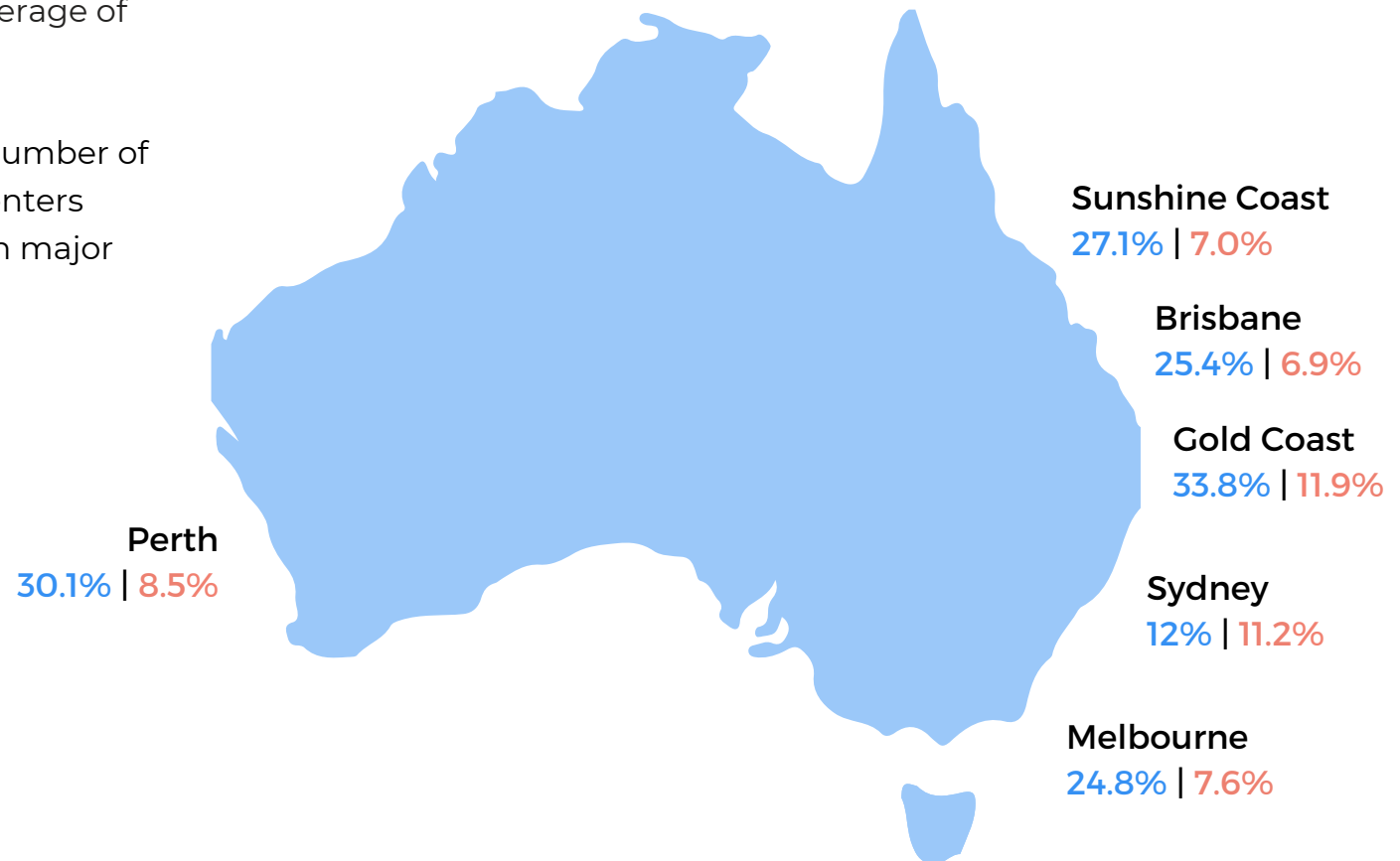
In June 2023, the major regions around Australia saw an average of 25.5% of rental properties inspected from interstate, up from 20.5%. International rental inspections sat at an average of 8.3%.

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

Key Property Markets

INTERSTATE
Average 25.5%

INTERNATIONAL
Average 8.3%





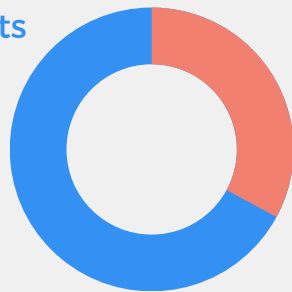
City Spotlights

City Spotlight — Sunshine Coast



INTERSTATE

Local tenants
72.9%



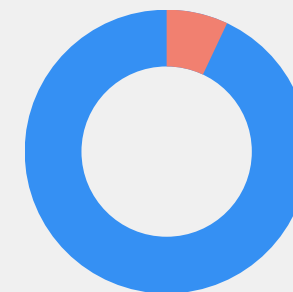
Interstate tenants
27.1%

Almost 30% 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%



International tenants
7%

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



NZ



UK



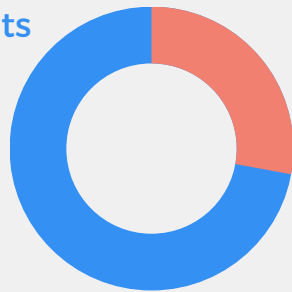
USA

City Spotlight — Gold Coast



INTERSTATE

Local tenants
66.2%



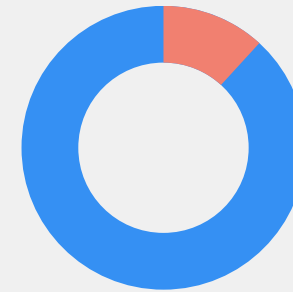
Interstate
tenants
33.8%

Over 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
11.9%



Domestic
tenants
88.1%

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



NZ



Brazil



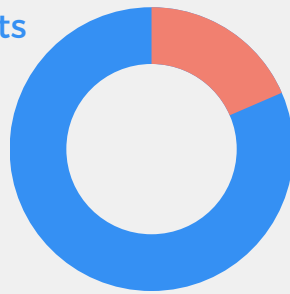
American
Samoa

City Spotlight — Brisbane



INTERSTATE

Local tenants
74.6%



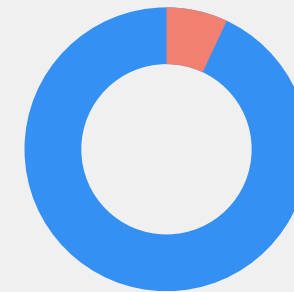
Interstate
tenants
25.4%

Over 25% 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
6.9%



Domestic
tenants
93.1%

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



New Zealand



USA



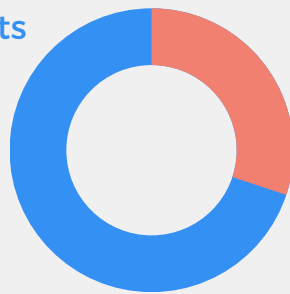
UK

City Spotlight — Perth



INTERSTATE

Local tenants
69.9%



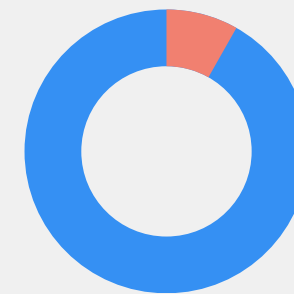
Interstate
tenants
30.1%

Over 30% 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

Domestic
tenants
91.5%



International
tenants
8.5%

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



New Zealand



USA



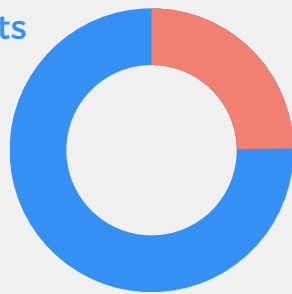
UK

City Spotlight — Melbourne



INTERSTATE

Local tenants
75.2%



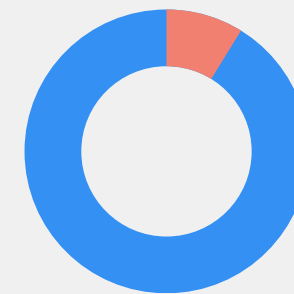
Interstate
tenants
24.8%

Over 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
92.4%



International
tenants
7.6%

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



New Zealand



USA



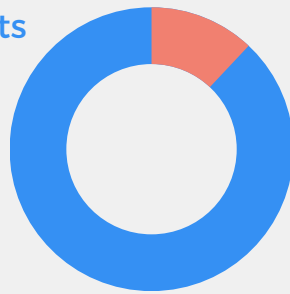
UK

City Spotlight — Sydney



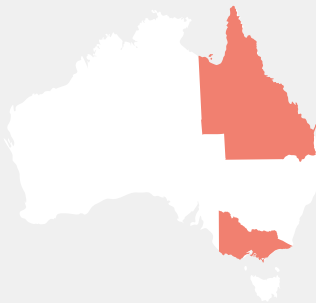
INTERSTATE

Local tenants
88%



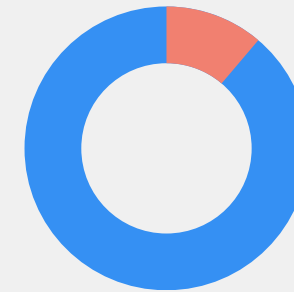
Interstate
tenants
12%

Over 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
11.2%



Domestic
tenants
88.8%

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



Ireland



UK



USA

Methodology

The main sections of this report are based on the analysis of July 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 1/7/2023 and 31/7/2023 (July 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 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/virtual-tour-booking