March 2020

National Rental Affordability Scheme

NRAS Market Index

# Introduction

The National Rental Affordability Scheme (NRAS) market rent is indexed according   
to movements in the Rents component of the Housing Group Consumer Price Index for the year, December quarter to December quarter as at 1 March, using the capital city index for the relevant state, rounded to the nearest single decimal point and is effective from 1 May.

# NRAS market index values

## NRAS market index for 2020-21 NRAS year (1 May 2020 – 30 April 2021)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2019** |
| --- | --- |
| Sydney / New South Wales | -0.8 |
| Melbourne / Victoria | 1.7 |
| Brisbane / Queensland | 0.3 |
| Adelaide / South Australia | 1.0 |
| Perth / Western Australia | -1.1 |
| Hobart / Tasmania | 5.6 |
| Darwin / Northern Territory | -6.6 |
| Canberra / Australian Capital Territory | 2.7 |

## NRAS market index for 2019-20 NRAS year (1 May 2019 – 30 April 2020)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2018** |
| --- | --- |
| Sydney / New South Wales | 1.4 |
| Melbourne / Victoria | 1.8 |
| Brisbane / Queensland | 0.0 |
| Adelaide / South Australia | 1.1 |
| Perth / Western Australia | -6.1 |
| Hobart / Tasmania | 5.4 |
| Darwin / Northern Territory | -4.4 |
| Canberra / Australian Capital Territory | 3.0 |

## NRAS market index for 2018-19 NRAS year (1 May 2018 – 30 April 2019)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2017** |
| --- | --- |
| Sydney / New South Wales | 2.4 |
| Melbourne / Victoria | 1.8 |
| Brisbane / Queensland | - 0.4 |
| Adelaide / South Australia | 0.2 |
| Perth / Western Australia | - 7.1 |
| Hobart / Tasmania | 3.5 |
| Darwin / Northern Territory | - 5.6 |
| Canberra / Australian Capital Territory | 0.2 |

## NRAS market index for 2017-18 NRAS year (1 May 2017 – 30 April 2018)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2016** |
| --- | --- |
| Sydney / New South Wales | 2.5 |
| Melbourne / Victoria | 1.6 |
| Brisbane / Queensland | 0.2 |
| Adelaide / South Australia | 0.9 |
| Perth / Western Australia | - 7.2 |
| Hobart / Tasmania | 3.5 |
| Darwin / Northern Territory | - 8.2 |
| Canberra / Australian Capital Territory | 2.3 |

## NRAS market index for 2016-17 NRAS year (1 May 2016 – 30 April 2017)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2015** |
| --- | --- |
| Sydney / New South Wales | 2.3 |
| Melbourne / Victoria | 1.7 |
| Brisbane / Queensland | 1.0 |
| Adelaide / South Australia | 1.2 |
| Perth / Western Australia | - 2.9 |
| Hobart / Tasmania | 1.0 |
| Darwin / Northern Territory | - 2.7 |
| Canberra / Australian Capital Territory | - 1.5 |

## NRAS market index for 2015-16 NRAS year (1 May 2015 – 30 April 2016)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2014** |
| --- | --- |
| Sydney / New South Wales | 3.2 |
| Melbourne / Victoria | 2.4 |
| Brisbane / Queensland | 2.0 |
| Adelaide / South Australia | 1.7 |
| Perth / Western Australia | 1.5 |
| Hobart / Tasmania | 1.0 |
| Darwin / Northern Territory | 2.7 |
| Canberra / Australian Capital Territory | - 1.8 |

## NRAS market index for 2014-15 NRAS year (1 May 2014 – 30 April 2015)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2013** |
| --- | --- |
| Sydney / New South Wales | 3.4 |
| Melbourne / Victoria | 2.0 |
| Brisbane / Queensland | 2.1 |
| Adelaide / South Australia | 2.4 |
| Perth / Western Australia | 5.8 |
| Hobart / Tasmania | 1.0 |
| Darwin / Northern Territory | 8.4 |
| Canberra / Australian Capital Territory | 0.4 |

## NRAS market index for 2013-14 NRAS year (1 May 2013 – 30 April 2014)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2012** |
| --- | --- |
| Sydney / New South Wales | 4.4 |
| Melbourne / Victoria | 2.5 |
| Brisbane / Queensland | 2.7 |
| Adelaide / South Australia | 2.5 |
| Perth / Western Australia | 6.5 |
| Hobart / Tasmania | 1.7 |
| Darwin / Northern Territory | 4.2 |
| Canberra / Australian Capital Territory | 3.1 |

## NRAS market index for 2012-13 NRAS year (1 May 2012 – 30 April 2013)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2011** |
| --- | --- |
| Sydney / New South Wales | 6.3 |
| Melbourne / Victoria | 4.0 |
| Brisbane / Queensland | 2.9 |
| Adelaide / South Australia | 4.2 |
| Perth / Western Australia | 3.9 |
| Hobart / Tasmania | 3.4 |
| Darwin / Northern Territory | 1.6 |
| Canberra / Australian Capital Territory | 6.4 |

## NRAS market index for 2011-12 NRAS year (1 May 2011 – 30 April 2012)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2010** |
| --- | --- |
| Sydney / New South Wales | 5.0 |
| Melbourne / Victoria | 3.8 |
| Brisbane / Queensland | 2.9 |
| Adelaide / South Australia | 4.4 |
| Perth / Western Australia | 3.3 |
| Hobart / Tasmania | 3.6 |
| Darwin / Northern Territory | 6.0 |
| Canberra / Australian Capital Territory | 4.8 |

## NRAS market index for 2010-11 NRAS year (1 May 2010 – 30 April 2011)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2009** |
| --- | --- |
| Sydney / New South Wales | 5.7 |
| Melbourne / Victoria | 4.8 |
| Brisbane / Queensland | 4.9 |
| Adelaide / South Australia | 4.0 |
| Perth / Western Australia | 6.0 |
| Hobart / Tasmania | 4.6 |
| Darwin / Northern Territory | 10.6 |
| Canberra / Australian Capital Territory | 4.2 |

# More information

# For more information visit [the NRAS website](http://www.dss.gov.au/nras).