Updated March 2024

National Rental Affordability Scheme (NRAS)

NRAS Market Rent Index

# Introduction

# The 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 rent index values

## NRAS market rent index for 2024-25 NRAS year (1 May 2024 – 30 April 2025)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2023** |
| --- | --- |
| Sydney / New South Wales | 8.5 |
| Melbourne / Victoria | 6.0 |
| Brisbane / Queensland | 8.4 |
| Adelaide / South Australia | 5.8 |
| Perth / Western Australia | 8.9 |
| Hobart / Tasmania | -0.4 |
| Darwin / Northern Territory | 4.5 |
| Canberra / Australian Capital Territory | 2.4 |

## NRAS market rent index for 2023-24 NRAS year (1 May 2023 – 30 April 2024)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2022** |
| --- | --- |
| Sydney / New South Wales | 3.3 |
| Melbourne / Victoria | 2.2 |
| Brisbane / Queensland | 6.0 |
| Adelaide / South Australia | 4.9 |
| Perth / Western Australia | 8.0 |
| Hobart / Tasmania | 4.7 |
| Darwin / Northern Territory | 7.8 |
| Canberra / Australian Capital Territory | 6.0 |

## NRAS market rent index for 2022-23 NRAS year (1 May 2022 – 30 April 2023)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2021** |
| --- | --- |
| Sydney / New South Wales | -1.9 |
| Melbourne / Victoria | -1.1 |
| Brisbane / Queensland | 3.0 |
| Adelaide / South Australia | 2.5 |
| Perth / Western Australia | 7.9 |
| Hobart / Tasmania | 5.6 |
| Darwin / Northern Territory | 8.0 |
| Canberra / Australian Capital Territory | 3.0 |

## NRAS market rent index for 2021-22 NRAS year (1 May 2021 – 30 April 2022)

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2020** |
| --- | --- |
| Sydney / New South Wales | -2.8 |
| Melbourne / Victoria | -1.0 |
| Brisbane / Queensland | -0.3 |
| Adelaide / South Australia | 1.2 |
| Perth / Western Australia | -0.8 |
| Hobart / Tasmania | 2.6 |
| Darwin / Northern Territory | -3.6 |
| Canberra / Australian Capital Territory | 1.4 |

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

| **Jurisdiction** | **Percentage change from corresponding quarter of previous year – Dec 2012** |
| --- | --- |
| Sydney | 4.4 |
| Brisbane | 2.5 |
| Perth | 2.7 |
| Hobart | 2.5 |
| Canberra | 6.5 |
| Melbourne | 1.7 |
| Adelaide | 4.2 |
| Darwin | 3.1 |

# More information

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