



Here's what has happened in the last month and what's to come!

As we wrap up August, we've seen some interesting shifts in Perth's rental market that are worth sharing.

This month brought a noticeable increase in break lease requests, a trend that's creating new challenges for property managers and landlords alike.

Whether due to changing personal circumstances, job relocations, or tenants seeking more affordable options, these requests require swift action to minimize vacancy periods and financial impact.

Our team has been working hard to:

- Re-market properties quickly
- Communicate clearly with outgoing and incoming tenants
- Support landlords with realistic pricing strategies to attract quality tenants fast
- Successfully claim "fee damages" from Tenants due to the break lease scenario.

While the team held down the fort, Laura enjoyed a well-deserved annual leave break visiting her family back in the UK.

She also had the joy of attending a friends beautiful wedding in Greece, soaking up the sunshine, culture, and celebration.

We're thrilled to have her back on Perth soil and look forward to welcoming her back next week, refreshed and ready to dive into the busy spring season ahead!

With spring just around the corner, we expect rental activity to pick up again. If you're considering leasing your property or making changes to your investment strategy, now is a great time to chat with our team.

Amita Walker



Market Update

The vacancy rate has increased remained at 2.7% This rate reflects a more balanced market, as vacancy rates between 2.5% and 3.5% are generally considered healthy.

Tenants are no longer rushing to secure properties by offering above the asking price. Instead, they're taking time to compare options, focusing on value and quality.

Many tenants are seeking longer leases for stability, especially families and professionals.

Landlords who adapt to these trends — by pricing fairly and presenting well — are more likely to attract and retain quality tenants.