

# Total Property Listings Rise in April

## Asking prices jump in Sydney as Vendor Confidence Builds

4 May 2021

### Key Points

- National residential property listings rose in April 2021 by 2.4% to 262,617 from 256,568 in March. Compared to 12 months ago, listings were down by 10.3%.
- Nationally, [new listings](#) (Less than 30 days) fell 2.8% over April, with 81,643 new properties added onto the market. New listings are up 57.5% over the year.
- Sydney asking house prices jumped 6.1% over the month to 4 May, but oversupply is weighing on unit prices. National asking prices rose by 3.7% for houses but edged 0.2% lower for units.

Figures released today by SQM Research reveal national residential property listings rose in April 2021 by 2.4% to 262,617 from 256,568 in March 2021, while asking houses prices jumped 6.1% in Sydney as the property market gathers momentum.

The largest monthly rises in property listing were in [Canberra](#), [Perth](#) and [Sydney](#), while [Hobart](#) listings fell 4.8% as they continue a downward trend, putting pressure on asking house prices. Compared to 12 months ago, listings fell 10.3% across the nation.

### Total Listings

Total Property Listings					
City	April 2021 Total	March 2021 Total	April 2020 Total	Monthly change %	Yearly change %
Sydney	28,446	27,011	27,101	5.3%	5.0%
Melbourne	40,958	39,335	34,437	4.1%	18.9%
Brisbane	25,314	24,763	28,306	2.2%	-10.6%
Perth	22,467	21,300	21,617	5.5%	3.9%
Adelaide	12,946	12,530	15,076	3.3%	-14.1%
Canberra	3,598	3,301	4,187	9.0%	-14.1%
Darwin	1,390	1,353	1,614	2.7%	-13.9%
Hobart	1,516	1,592	1,954	-4.8%	-22.4%
National	262,617	256,568	292,846	2.4%	-10.3%

Source: SQM Research

Nationally, new listings (Less than 30 days) fell 2.8% over April to 81,643 properties on the market, though they are up 57.5% over the year. Hobart new listings dropped the most, down by 16.0%. Canberra and Sydney went against the trend and posted healthy rises of 10.7% and 4.8%, respectively.

Over the year, new listing rose the most in Darwin, by 177.6%. In a sign that older stock is clearing, property listings over 180 days fell 1.3% over April and they are down 33.4% over the year, with big falls posted recorded in all capital cities.

New Listings (less than 30 days)					
	Apr-21	Mar-21	Apr-20	Monthly % change	Yearly % change
Sydney	15,919	15,192	8,809	4.8%	80.7%
Melbourne	19,994	19,640	10,486	1.8%	90.7%
Brisbane	8,594	9,207	6,268	-6.7%	37.1%
Perth	6,919	7,020	4,103	-1.4%	68.6%
Adelaide	4,670	4,844	4,037	-3.6%	15.7%
Canberra	1,958	1,769	1,316	10.7%	48.8%
Darwin	272	290	98	-6.2%	177.6%
Hobart	563	670	443	-16.0%	27.1%
<b>National</b>	<b>81,643</b>	<b>84,030</b>	<b>51,840</b>	<b>-2.8%</b>	<b>57.5%</b>

Old Listings (greater than 180 days)					
	Apr-21	Mar-21	Apr-20	Monthly % change	Yearly % change
Sydney	4,743	4,982	5,961	-4.8%	-20.4%
Melbourne	7,171	7,510	8,166	-4.5%	-12.2%
Brisbane	5,219	5,511	8,040	-5.3%	-35.1%
Perth	5,267	5,296	8,429	-0.5%	-37.5%
Adelaide	2,935	3,009	4,551	-2.5%	-35.5%
Canberra	781	713	1,260	9.5%	-38.0%
Darwin	646	664	1,126	-2.7%	-42.6%
Hobart	404	420	672	-3.8%	-39.9%
<b>National</b>	<b>86,216</b>	<b>87,336</b>	<b>129,381</b>	<b>-1.3%</b>	<b>-33.4%</b>

Source: SQM Research

## Commentary

**Louis Christopher, Managing Director of SQM Research said:** “Property owners have clearly responded to all the talk about a property boom and have aggressively lifted asking house prices over April, particularly in Sydney. We have also seen a strong rise in Sydney’s new property listings for the month, in part driven by having five weekends, but also because property owners are keen to take advantage of the buoyant conditions. Old listings continued to fall and that suggests that sales rates were still quite strong for the month despite the lift in prices and the Easter and school holiday periods causing some people to delay their property search.

“With low interest rates expected to prevail for some time yet, a benign end to Job Keeper and many households flush with cash, we expect to see moderate to strong activity in the housing market over this quarter, which will likely push house prices even higher. We are, however, seeing ongoing oversupply of units in Sydney and Melbourne with falls in asking unit prices over the month, leaving some space open for first home buyers and investors to enter the property market,” Christopher said.

## Asking Prices

Over the 30 days to 4 May, [national asking prices](#) rose by 2.6% for houses and 0.2% for units. Over the year, growth in asking house prices of 11.8% was posted, led by gains in [Hobart](#), though [Sydney](#) is catching up. Healthy rises in asking house prices have also been posted in [Brisbane](#) and [Adelaide](#). Asking unit prices rose 6.1%, pushed up by rises in the smaller capital cities and regional locations. [Capital city asking house prices](#) rose 5.2% over the year to 4 May, while unit asking prices are down by 1.8%, reflecting falls in asking prices for Sydney units of 5.1%, as oversupply swamps the market.

## QM Research Weekly Asking Prices Index

Week ending 4 May 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
<a href="#">Sydney</a>	All Houses	1,497.4	17.0 ▲	6.1% ▲	8.5% ▲
	All Units	668.5	-1.5 ▼	-0.5% ▼	-5.1% ▼
<a href="#">Melbourne</a>	All Houses	1,042.5	9.2 ▲	1.6% ▲	0.1% ▲
	All Units	567.8	-1.3 ▼	-0.3% ▼	1.0% ▲
<a href="#">Brisbane</a>	All Houses	670.3	-0.8 ▼	-0.3% ▼	4.4% ▲
	All Units	385.8	0.4 ▲	0.4% ▲	3.4% ▲
<a href="#">Perth</a>	All Houses	667.9	-0.4 ▼	-0.1% ▼	1.8% ▲
	All Units	390.0	-0.4 ▼	0.1% ▲	4.2% ▲
<a href="#">Adelaide</a>	All Houses	542.8	2.2 ▲	0.6% ▲	3.6% ▲
	All Units	328.5	0.8 ▲	2.3% ▲	7.0% ▲
<a href="#">Canberra</a>	All Houses	807.2	-14.2 ▼	-2.4% ▼	-2.0% ▼
	All Units	477.2	0.5 ▲	0.7% ▲	8.9% ▲
<a href="#">Darwin</a>	All Houses	592.3	3.5 ▲	0.6% ▲	2.0% ▲
	All Units	387.5	-1.8 ▼	1.0% ▲	20.5% ▲
<a href="#">Hobart</a>	All Houses	641.8	-2.8 ▼	2.2% ▲	12.7% ▲
	All Units	430.5	12.2 ▲	10.8% ▲	22.4% ▲
<a href="#">National</a>	All Houses	671.2	4.4 ▲	2.6% ▲	11.8% ▲
	All Units	416.7	-1.2 ▼	0.2% ▲	6.1% ▲
<a href="#">Cap City Average</a>	All Houses	1,044.4	4.2 ▲	3.7% ▲	5.2% ▲
	All Units	563.5	-1.7 ▼	-0.2% ▼	-1.8% ▼

Next update: 11 May 2021

**About [SQM Research](#)**

SQM Research is an independent investment research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media. It is owned and operated by one of the country's leading property analysts, Louis Christopher.



For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research, a leading residential property data researcher fund manager ratings house specialising in ratings for property related funds.

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