



Property listings jump in Sydney, Melbourne and Canberra

SQM Research Residential Property Listings Activity and Asking Prices for August 2018

4 September 2018

Figures released today by SQM Research reveal national residential listings rose 5.9% in August 2018 to 332,678, with rises in all capital cities with five weekends falling during the month, and some vendors listing their properties ahead of the Spring selling season.

Property listings rose 10.9% in Sydney, to be up a whopping 30.4% higher from a year ago. Sydney residential property listings are now at the highest level recorded since February 2009, surpassing the peak in listings recorded during the 2010-12 housing downturn.

In Melbourne, listings jumped 16.3%, to be up 25.3% over the year to August 31. Stock on market rose 10.7% in Canberra while even in Hobart, listings rose 4.5%, though they remain sharply down from a year ago, reflecting a shortage of properties available for sale there.

City	August 2017 total	July 2018 total	August 2018 total	Monthly change %	Yearly change %
Adelaide	15,376	15,537	16,291	4.9%	6.0%
Brisbane	29,587	30,047	31,608	5.2%	6.8%
Canberra	3,423	3,610	3,998	10.7%	16.8%
Darwin	2,203	2,063	2,109	2.2%	-4.3%
Hobart	2,520	1,959	2,047	4.5%	-18.8%
Melbourne	30,055	32,389	37,671	16.3%	25.3%
Perth	24,558	25,443	26,405	3.8%	7.5%
Sydney	27,614	32,464	36,011	10.9%	30.4%
National	318,825	314,229	332,678	5.9%	4.3%

Listings rose 5.2% in Brisbane in August from July and by 4.9% in Adelaide. In Perth, stock on market rose 3.8% in August while Darwin's listings increased by 2.2%.

Louis Christopher, Managing Director of SQM Research, said the increase in the supply of properties for sale has emerged in all capitals. However, numbers were inflated by five weekends falling during August, up from four in July.

"That made a significant difference to stock levels in August, which were boosted by the fifth weekend. In addition, some home owners are readying for a sale and want to list their homes sooner rather than later before prices fall any further, especially in Sydney, where asking house prices are down 2.1% over the month to 4 September. That is also true of Melbourne, where the property market has slowed, reflected in a 1.2% drop in asking house prices over the month," said Mr Christopher.

Asking Prices

Capital city average asking prices fell 1.9% for houses to \$942,800 while unit asking prices fell 0.5% to \$573,600 over the month to 4 September. Melbourne asking house prices fell to \$972,000, back below \$1 million, while asking house prices in Sydney fell even more, by 2.1% to \$1.32 million.



Only in Adelaide did asking house prices rise, up by 0.2% over the month, though prices are down by 1.7% over the year to 4 September. Asking house prices were down by 0.2% over the month in Hobart. Canberra prices too dipped, down 1.8% over the year to \$799,200.

SQM Research Weekly Asking Prices Index					
Week ending 4 Sep 2018		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	799.2	1.9 ▲	-1.8% ▼	9.1% ▲
	All Units	412.1	1.6 ▲	0.3% ▲	5.2% ▲
Sydney	All Houses	1,322.2	-6.4 ▼	-2.1% ▼	-1.0% ▼
	All Units	716.1	-4.3 ▼	-0.4% ▼	1.6% ▲
Darwin	All Houses	586.6	-0.6 ▼	-0.8% ▼	-3.2% ▼
	All Units	365.8	-0.8 ▼	-0.9% ▼	-11.4% ▼
Brisbane	All Houses	613.6	-1.7 ▼	-0.6% ▼	0.8% ▲
	All Units	381.0	0.7 ▲	0.1% ▲	-0.3% ▼
Adelaide	All Houses	503.0	1.2 ▲	0.2% ▲	-1.7% ▼
	All Units	301.7	-0.1 ▼	-0.1% ▼	0.7% ▲
Hobart	All Houses	487.4	3.2 ▲	-0.2% ▼	6.0% ▲
	All Units	295.2	-1.1 ▼	-2.7% ▼	-5.6% ▼
Melbourne	All Houses	972.0	-2.3 ▼	-1.2% ▼	3.0% ▲
	All Units	545.4	-1.2 ▼	-0.5% ▼	6.4% ▲
Perth	All Houses	655.7	-2.5 ▼	-1.2% ▼	0.0% ▲
	All Units	390.5	-0.6 ▼	-0.7% ▼	-1.9% ▼
National	All Houses	622.2	6.0 ▲	0.0% ▲	11.6% ▲
	All Units	396.4	1.7 ▲	0.1% ▲	7.7% ▲
Cap City Average	All Houses	942.8	-1.3 ▼	-1.9% ▼	0.3% ▲
	All Units	573.6	-3.6 ▼	-0.5% ▼	1.6% ▲

Source: www.sqmresearch.com.au

Key Points

- National residential listings rose 5.9% in August 2018 from July.
- Listings rose by 10.9% in Sydney, up 30.4% higher from a year ago.



- Sydney residential property listings are now at the highest level recorded since February 2009, surpassing the peak in listings recorded during the 2010-12 housing downturn.
- Melbourne listings rose 16.3%, to be up 25.3% higher over the year to August 31.
- Listings rose in Hobart by 4.5% in August but are down 18.8% from a year earlier.
- Capital city average asking prices fell 1.9% for houses to \$942,800 while unit asking prices fell 0.5% to \$573,600 over the month to 4 September.

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.

For further information please contact Louis Christopher - Louis@sqmresearch.com.au

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