



Stock Levels Slide During December

SQM Research Stock on Market December 2013 Media Release

Tuesday 7th January 2014

For Immediate Release

Figures released by SQM Research reveal that the level of residential property listings around the nation fell during the month of December, with national stock levels decreasing by -8.5% and coming to a total of 337,744. Year on year, stock was also down, revealing a -4.3% decrease on a national level since December 2012.

City	December 2012 Total	November 2013 Total	December 2013 Total	Monthly Change %	Yearly Change %
Adelaide	17,629	17,776	16,122	-9.3%	-8.5%
Brisbane	26,645	28,639	25,577	-10.7%	-4.0%
Canberra	3,495	3,955	3,260	-17.6%	-6.7%
Darwin	1,112	1,456	1,332	-8.5%	19.8%
Hobart	4,828	4,535	4,555	0.4%	-5.7%
Melbourne	42,128	47,989	41,129	-14.3%	-2.4%
Perth	19,939	20,405	18,852	-7.6%	-5.5%
Sydney	25,477	27,840	20,479	-26.4%	-19.6%
National	352,784	369,057	337,744	-8.5%	-4.3%

With Hobart being the only capital city to record even a marginal monthly increase (0.4%), most parts of the country recorded a decrease in stock levels, with Sydney and Canberra recording significant monthly falls. This is a result anticipated by SQM Research, as the housing market regularly quietsens over the Christmas period each year, with 2013 proving to be no different.

Yearly, most capital cities have also recorded decreases, with the exception of Darwin which has revealed quite a sizable yearly increase of 19.8%. Sydney continues to lead the way in terms of plummeting stock levels, recording a -19.6% fall in unsold properties on the market since December 2012, proving that stock is still being absorbed in this capital city at a faster rate than its counterparts.

SQM Research's Asking Price Index

SQM Research's Asking Prices index has revealed that vendors of Sydney houses have lifted their asking prices by 14% over the last 12 months, further demonstrating the strength in the Sydney housing market recently.



Canberra was the only capital city to record a decline in asking prices for houses on a yearly basis, falling by 1.5% since this same week, 12 months earlier.

The capital city average asking price for houses now stands at \$706,300 – a 7.2% increase year on year. For units, SQM Research has recorded \$459,300 – a 2.3% increase year on year.

To see each capital city break down, click here –

http://sqmresearch.com.au/graph_median_weeks.php?region=nsw%3A%3ASydney&type=c&t=1

Louis Christopher, Managing director of SQM Research says, *“There were some rather large decline in listings over December, however that is to be expected for this time of year given how the housing industry shuts down over Christmas and much of January. Though the large year on year decreases in some cities such as Sydney are noted once again. Overall I see no evidence of any slowdown in the market itself with these numbers. And indeed our asking prices index recorded some very strong increases right throughout December. We are confident of a very strong market opening later this month.”*

Key Points

- Total online residential listings decreased during the month of December, recording a fall of 8.5% and coming to a total of 337,744.
- This figure represents a decrease of -4.3% when compared to the corresponding period of the previous year (December 2012).
- Hobart was the only capital city to record a monthly rise in listings, increasing by 0.4% during December 2013 and coming to a total of 4,555.
- Sydney recorded the most substantial monthly decrease in stock levels, falling by -26.4% during December 2013 and coming to a total of 20,479.
- Darwin was the only capital city to record a yearly increase in stock levels, climbing 19.8% since the corresponding period of the previous year (December 2012).
- Sydney has once again recorded the most substantial yearly decrease in stock levels, falling by -19.6% since the corresponding period of the previous year (December 2012).

www.sqmresearch.com.au

About SQM Research



SQM Research is an independent property 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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