



Vendors In No Rush To Sell

SQM Research Stock on Market February 2014 Media Release

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For Immediate Release

The number of Australian residential property listings rose slightly during February, recording the most modest monthly rise during this period since January 2009. Nationally, stock on market came to a total of 346,289 – a monthly increase of 1.3%.

City	Total February 2013	Total January 2014	Total February 2014	Monthly Change %	Yearly Change %
Adelaide	17,178	16,294	16,084	-1.3%	-6.4%
Brisbane	26,715	26,618	26,685	0.3%	-0.1%
Canberra	3,725	3,436	3,534	2.9%	-5.1%
Darwin	1,150	1,373	1,335	-2.8%	16.1%
Hobart	4,719	4,663	4,587	-1.6%	-2.8%
Melbourne	44,845	39,740	42,454	6.8%	-5.3%
Perth	19,634	19,471	19,464	0.0%	-0.9%
Sydney	27,064	20,080	22,715	13.1%	-16.1%
National	358,040	342,157	346,289	1.2%	-3.3%

That said, material increases occurred in Sydney (+13.1%) and Melbourne (+6.8%), which is in line with the standard seasonal increases recorded in February.

On a yearly basis, stock levels are down in most localities as can be expected, with Sydney continuing to lead the capital cities with the most substantial yearly decrease: -16.1%. Conversely, stock levels in Darwin have risen 16.1% since February 2013 – the only capital city to record a yearly increase in listings.

Managing Director of SQM Research Louis Christopher says, *“The count of national listings suggests a residential market that is in a moderate up tick. Normally, listings jump in each February followings its hiatus in the holiday season. However, this year there was only a modest rise in stock level. That would suggest to me that vendors are in no rush to sell and existing stock is being absorbed at a quicker rate than usual.”*



Key Points

- Total online residential listings increased during the month of February, recording a rise of 1.2% and coming to a total of 346, 289.
- This figure represents a decrease of -3.3% when compared to the corresponding period of the previous year (February 2013).
- Sydney recorded the highest monthly rise in listings of all capital cities, increasing by 13.1% during February 2014 and coming to a total of 22,715.
- Hobart recorded the most substantial monthly decrease in stock levels, falling by 3.4% during February 2014 and coming to a total of 4,587.
- Darwin was the capital city to record the highest yearly increase in stock levels, climbing 16.1% since the corresponding period of the previous year (February 2013).
- Sydney has once again recorded the most substantial yearly decrease in stock levels, falling by -16.1% since the corresponding period of the previous year (February 2013).

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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