

Listings Mixed Over July

Sydney New Listings dive on lockdown by lockdown

3 August 2021

Key Points

- **National residential property listings rose in July 2021 by 1.1% to 238,834 from 236,218 in June. Compared to 12 months ago, listings dropped 23.6%.**
- **Nationally, [new listings](#) (Less than 30 days) fell 1.2% over July, with 71,518 new properties added onto the market. New listings are up 5.4% over the year. Old listings dropped 6.2% in July and were down by 49.8% over the year.**
- **Sydney new listings fell by 19.7% due to the lockdown.**

Figures released today by SQM Research reveal national residential property listings rose in July 2021 by 1.1% to 238,834 from 236,218 in June 2021,

The largest monthly falls in property listings in July were in [Sydney](#) and [Adelaide](#), as the latest lockdowns in these cities disrupted the market. [Melbourne](#) has recorded a rise in listings of 3.9% over the month, as a result of a late surge in new listings. Over the year, property listings are trending downwards nationwide, which is putting upward pressure on property prices as demand outstrips supply. Compared to 12 months ago, [national](#) listings fell 23.6%, with the biggest falls in [Hobart](#), [Adelaide](#), [Canberra](#) and [Brisbane](#).

Total Listings

Total Property Listings					
City	July 2021 Total	June 2021 Total	July 2020 Total	Monthly change %	Yearly change %
Sydney	25,411	26,788	32,165	-5.1%	-21.0%
Melbourne	37,318	35,900	41,819	3.9%	-10.8%
Brisbane	23,203	22,579	30,500	2.8%	-23.9%
Perth	22,142	21,539	22,525	2.8%	-1.7%
Adelaide	11,214	11,377	15,108	-1.4%	-25.8%
Canberra	3,035	2,897	4,166	4.8%	-27.1%
Darwin	1,648	1,595	1,544	3.3%	6.7%
Hobart	1,244	1,206	1,966	3.2%	-36.7%
National	238,834	236,218	312,737	1.1%	-23.6%

Source: SQM Research

Nationally, [new listings](#) (Less than 30 days) fell 1.2% over July 2021 to 71,518 properties on the market, though they rose 5.4% over the year. New listings dropped the most in [Darwin](#) followed by [Sydney](#), down by 41.4% and 19.7%, respectively. Over the year, new listings rose the most in [Hobart](#), by 27.6% as they seek to take advantage of strong market conditions.

In a sign that older stock is clearing, property listings over 180 days dropped by 6% in July 2021 and they are **down 49.8% over the year**, with falls posted recorded in all capital cities, led by [Canberra](#).

New Listings (less than 30 days)					
	Jul-21	Jun-21	Jul-20	Monthly % change	Yearly % change
Sydney	11,593	14,434	13,085	-19.7%	-11.4%
Melbourne	15,952	14,590	13,906	9.3%	14.7%
Brisbane	8,573	8,357	8,193	2.6%	4.6%
Perth	6,321	6,596	5,198	-4.2%	21.6%
Adelaide	3,978	4,286	3,998	-7.2%	-0.5%
Canberra	1,822	1,629	1,628	11.8%	11.9%
Darwin	231	394	166	-41.4%	39.2%
Hobart	550	431	517	27.6%	6.4%
National	71,518	72,415	67,854	-1.2%	5.4%

Old Listings (greater than 180 days)					
	Jul-21	Jun-21	Jul-20	Monthly % change	Yearly % change
Sydney	3,727	3,952	6,127	-5.7%	-39.2%
Melbourne	6,222	6,337	9,572	-1.8%	-35.0%
Brisbane	3,550	4,089	8,034	-13.2%	-55.8%
Perth	4,060	4,343	8,209	-6.5%	-50.5%
Adelaide	2,075	2,442	4,727	-15.0%	-56.1%
Canberra	550	577	1,097	-4.7%	-49.9%
Darwin	669	660	1,039	1.4%	-35.6%
Hobart	278	344	717	-19.2%	-61.2%
National	68,936	73,493	137,212	-6.2%	-49.8%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said: “Total listings over July were predominantly impacted by lockdowns, particularly for Sydney whereby there was a 19.7% decline in new listings. Older listings also had another monthly fall, indicating strong absorption rates across the country. Melbourne’s market appears to be more active than this time last year, despite the most recent lockdown and mixed auction clearance rates. Going forward we are cautious for the market given the likely economic damage as a results of these latest city wide closures. That said, recently announced Government support packages will likely assist the housing market into the spring of 2021.”

Asking Prices

Over the past 30 days to 3rd August 2021, [Sydney](#) asking prices fell by 0.7% for houses and 0.2% for units. Asking prices for houses in [Melbourne](#), [Brisbane](#) and [Perth](#) rose by 1.1%, 1.6% and 0.6%, though there was no change in unit asking prices. [Adelaide](#) asking prices for houses fell by 0.3%, while units rose by 1.6%. [Canberra](#), [Darwin](#) and [Hobart](#) asking prices for houses rose by 1.2%, 0.9% and 0.6%, while asking prices for units rose by 0.9%, 0.7% and 3.2%.

SQM Research Weekly Asking Prices Index					
Week ending 3 Aug 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,584.3	-20.9 ▼	-0.7% ▼	15.5% ▲
	All Units	685.6	1.4 ▲	-0.2% ▼	0.3% ▲
Melbourne	All Houses	1,085.2	1.8 ▲	1.1% ▲	6.1% ▲
	All Units	563.9	0.1 ▲	0.0% ▲	-0.5% ▼
Brisbane	All Houses	705.0	7.1 ▲	1.6% ▲	9.1% ▲
	All Units	394.7	0.4 ▲	0.0% ▼	4.8% ▲
Perth	All Houses	699.2	-1.3 ▼	0.6% ▲	4.1% ▲
	All Units	389.4	-0.2 ▼	0.0% ▼	2.4% ▲
Adelaide	All Houses	572.1	-1.2 ▼	-0.3% ▼	8.9% ▲
	All Units	330.1	1.6 ▲	1.6% ▲	7.4% ▲
Canberra	All Houses	826.3	1.2 ▲	1.2% ▲	1.7% ▲
	All Units	477.8	-0.6 ▼	0.9% ▲	7.4% ▲
Darwin	All Houses	603.8	-1.0 ▼	0.9% ▲	5.2% ▲
	All Units	376.9	1.6 ▲	0.7% ▲	8.6% ▲
Hobart	All Houses	654.0	4.1 ▲	0.6% ▲	14.0% ▲
	All Units	434.3	0.9 ▲	3.2% ▲	16.6% ▲
National	All Houses	685.6	1.8 ▲	-0.9% ▼	13.5% ▲
	All Units	425.5	0.4 ▲	0.5% ▲	7.9% ▲
Cap City Average	All Houses	1,083.2	-7.4 ▼	-1.6% ▼	10.1% ▲
	All Units	572.7	2.0 ▲	0.1% ▲	1.2% ▲

About [SQM Research](#)

SQM Research is Australia's best known investment research house which specialises in providing accurate investment market research and data to financial institutions, Government, property professionals, 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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