



Stock Listings Record a Modest Rise **During October**

SQM Research Stock on Market October 2013 Media Release

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For Immediate Release

Figures released by SQM Research reveal that the level of residential property listings around the nation rose minimally during the month of October, with national stock levels increasing by 1.5% and coming to a total of 347,056. Although the monthly change in listings is considered modest in comparison to previous months, the level of stock has been recorded a substantially lower figure than that of the corresponding period in 2012, revealing that stock is indeed being absorbed at a much faster rate during 2013.

City	October 2012 Total	September 2013 Total	October 2013 Total	Monthly Change %	Yearly Change %
Adelaide	17,836	16,283	16,668	2.4%	-6.5%
Brisbane	27,638	26,428	26,721	1.1%	-3.3%
Canberra	3,771	3,350	3,547	5.9%	-5.9%
Darwin	1,237	1,362	1,403	3.0%	13.4%
Hobart	4,627	4,278	4,235	-1.0%	-8.5%
Melbourne	44,956	41,749	43,357	3.9%	-3.6%
Perth	19,978	19,535	19,184	-1.8%	-4.0%
Sydney	29,846	23,576	24,683	4.7%	-17.3%
National	359,759	342,079	347,056	1.5%	-3.5%

A city by city break down however, reveals that both Canberra and Sydney experienced a surge in stock during October, with for sale listings increasing by 5.9% and 4.7% respectively for these two capital cities. That being said, Sydney's year on year comparisons continue to record staggering decreases, with the city falling by -17.3% in stock levels since October 2012.

Of particular interest is Darwin's 13.4% yearly increase. This considerable rise in stock levels is in line with SQM Research's forecast for this city in 2014, where we have predicted a slowdown in property prices.

Louis Christopher, Managing Director of SQM Research says "October has recorded a fairly benign increase in real estate listings which was similar in magnitude to the increase recorded this time last year. Increases in listings during the spring months tend to be part of the normal seasonality of the residential property market. To this end there has been nothing too abnormal in the results other than I note what now seems to be a continued uptrend in supply for the Darwin housing market, which



suggests to me a forthcoming slowdown in that city. Hobart on the other hand is now providing a signal that there is now a bottom in the market there after nearly three years of dwelling price falls. Going forward, I expect a lift in listings for November in most cities as what is normally the case for this time of year."

Key Points

- Total online residential listings increased during the month of October, recording a rise of 1.5% and coming to a total of 347,056.
- This figure represents a decrease of -3.5% when compared to the corresponding period of the previous year (October 2012).
- Canberra recorded the highest monthly rise in listings, increasing by 5.9% during October and coming to a total of 3,547.
- Perth recorded the largest monthly decline in stock levels, falling by -1.8% during October and coming to a total of 19,184.
- Darwin was the only capital city to record a yearly increase in stock levels, climbing 13.4% since the corresponding period of the previous year (October 2012) and coming to a total of 1,403.
- Sydney has once again recorded the most substantial yearly decrease in stock levels, falling by -17.3% since the corresponding period of the previous year (October 2012) and coming to a total of 24,683.

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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