



Stock Levels Stabilise in June

SQM Research Stock on Market June 2014 Media Release

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For Immediate Release

The number of Australian residential property listings decreased during June, off the back of a five weekend month in May which sent stock levels surging. Stock on market has now stabilised once again with national levels coming to a total of 347,074. a monthly fall of -5.3%.

City	June 2013 Total	May 2014 Total	June 2014 Total	Monthly Change %	Yearly Change %
Adelaide	17,229	16,879	15,819	-6.3%	-8.2%
Brisbane	26,928	27,955	26,624	-4.8%	-1.1%
Canberra	3,673	3,542	3,250	-8.2%	-11.5%
Darwin	1,290	1,543	1,531	-0.8%	18.7%
Hobart	4,478	4,499	4,137	-8.0%	-7.6%
Melbourne	46,732	47,492	43,237	-9.0%	-7.5%
Perth	20,202	22,207	21,220	-4.4%	5.0%
Sydney	23,707	25,699	22,504	-12.4%	-5.1%
National	358,882	366,413	347,074	-5.3%	-3.3%

What perhaps is of particular importance in this month's result, is the yearly change, where SQM Research has recorded falls in every capital city except for Darwin and Perth.

We note that due to the downturn in the commodities boom, Perth has experienced an uptick in both stock levels and rental vacancies, as the demand for accommodation in the locality weakens.

SQM Research acknowledges the surprising yearly and monthly decrease in Canberra's stock levels, which up till now had been trending differently. However, as can be seen below, Canberra's asking prices are continuing to fall.



Asking Prices

According to the SQM Research Asking Prices series, capital city asking prices rose by 0.8% for houses and 0.5% for units for the June quarter.

The strongest result from the capital cities came from Sydney units; rising by 1.8% for the quarter. The weakest result came for Canberra houses, with asking prices falling by 3.8% for the quarter.

Quarter ending 30 June 2014		Asking Price	Quarter % chg	12 mth % chg
Canberra	All Houses	\$622,900	-3.8% ▼	-1.8% ▼
	All Units	\$390,600	-2.1% ▼	-2.0% ▼
Sydney	All Houses	\$973,100	1.1% ▲	7.9% ▲
	All Units	\$551,100	1.8% ▲	6.8% ▲
Darwin	All Houses	\$686,800	-3.3% ▼	-3.2% ▼
	All Units	\$502,600	-1.0% ▼	3.4% ▲
Brisbane	All Houses	\$541,200	0.9% ▲	4.7% ▲
	All Units	\$366,200	0.9% ▲	5.5% ▲
Adelaide	All Houses	\$478,500	-0.1% ▼	3.5% ▲
	All Units	\$297,100	1.3% ▲	3.6% ▲
Hobart	All Houses	\$389,400	1.1% ▲	1.5% ▲
	All Units	\$246,400	-1.6% ▼	-5.8% ▼
Melbourne	All Houses	\$632,000	0.6% ▲	1.5% ▲
	All Units	\$423,800	0.4% ▲	2.6% ▲
Perth	All Houses	\$762,500	0.2% ▲	3.3% ▲
	All Units	\$455,300	-1.8% ▼	-0.2% ▼
National	All Houses	\$478,300	0.0%	2.5% ▲
	All Units	\$329,500	0.7% ▲	1.7% ▲
Cap City Average	All Houses	\$734,300	0.8% ▲	4.7% ▲
	All Units	\$471,100	0.5% ▲	4.4%

SOURCE: www.sqmresearch.com.au



Louis Christopher, managing director of SQM Research says, *“Overall, the index recorded yet another mixed bag for the national housing market. The outlook at this stage does not look materially different. Based on these numbers the ABS will likely report a patchy June quarter with a 0.5% to 1.0% rise. However, I am mindful that the June quarter historically has been the strongest period for price rises on the ABS’s housing price index, so it is very possible the official numbers may produce faster growth rates.*

“Back in September 2013, our predictions were a 7-11% capital growth as an average for the capital cities. So far we believe that forecast is very much on track”

Key Points

- Total online residential listings decreased during the month of June, recording a fall of -5.3% and coming to a total of 347,074.
- This figure represents a decrease of -3.3% when compared to the corresponding period of the previous year (June 2013).
- No capital cities experienced a monthly rise in listings; however Darwin recorded the smallest decrease of all capital cities, decreasing by 0.8% during June 2014 and coming to a total of 1,531.
- Sydney recorded the largest monthly decrease in stock levels, falling by -12.7% and coming to a total of 22,504.
- Darwin was the capital city to record the highest yearly increase in stock levels, climbing 18.7% since the corresponding period of the previous year (June 2013).
- Canberra has recorded the most substantial yearly decrease in stock levels, falling by -11.3% since the corresponding period of the previous year (June 2013) and coming to a total of 3,250.
- SQM Research’s Asking Prices revealed that capital city asking prices rose by 0.8% for houses and 0.5% for units for the June quarter

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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