



Sydney's Stock Levels Reach 2009 Lows:

SQM Research Stock on Market June 2013 Media Release

**Thursday 4th July 2013
For IMMEDIATE RELEASE**

Figures released by SQM Research reveal that the level of residential property listings around the nation plunged during the month of June, with national stock levels decreasing by -5.3% and coming to a total of 358,882.

Year on year, the country also witnessed a substantial decline in stock, falling by -5.4% nationally, with every capital city recording yearly decreases.

City	June 2012 Total	May 2013 Total	June 2013 Total	Monthly Change	Yearly Change
Adelaide	18,219	18,094	17,229	-4.8%	-5.4%
Brisbane	28,132	28,205	26,928	-4.5%	-4.3%
Canberra	3,702	4,007	3,673	-8.3%	-0.8%
Darwin	1,366	1,285	1,290	0.4%	-5.6%
Hobart	4,654	4,813	4,478	-7.0%	-3.8%
Melbourn	51,213	49,268	46,732	-5.1%	-8.7%
Perth	21,958	21,176	20,202	-4.6%	-8.0%
Sydney	30,845	27,761	23,707	-14.6%	-23.1%
National	379,276	379,158	358,882	-5.3%	-5.4%

Whilst the majority of capital city monthly decreases can be attributed to seasonal influences and the fact that we came through five weekends in May to four weekends during June, Sydney's monthly decline of -14.6% in stock appears to have gone beyond these attributes, as we begin to witness stock levels for this capital city that match those seen in 2009.

This being the case - combined with Sydney recording a -23.1% yearly decrease in stock, SQM Research believes that we may now be approaching a point where there is a shortage of residential sale listings in the Sydney Market.

Louis Christopher, Managing Director of SQM Research says, *"I believe that overall, the national housing market still remains well supplied with current listings, however Sydney is turning out to be a clear exception. When you*



consider the long term chart, Sydney is approaching the 2009 lows and this fits with other measurements indicating a strengthening housing market for that capital city.”

Key Points

- Total online residential listings decreased during the month of June, recording a fall of 5.4% and coming to a total of 358,882.
- This figure represents a decrease of -5.4% when compared to the corresponding period of the previous year (June 2012).
- Darwin was the only capital city to record a monthly rise in listings, increasing by 0.4% during June and coming to a total of 1,290.
- Sydney recorded the most substantial monthly decline in stock levels, falling by 14.6% during June and coming to a total of 23,707.
- No capital cities recorded yearly increases in stock levels, however Canberra recorded the most modest decrease, falling by 0.8% since the corresponding period of the previous year (June 2012) and coming to a total of 3,673.
- Sydney has recorded the most substantial yearly decrease in stock levels, falling by 23.1% since the corresponding period of the previous year (June 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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