



# SQM Research MEDIA RELEASE

## For Immediate Release

### Stock on Market for the Month of February 2012

Figures released this week by property research house, SQM Research reveal that residential listings remained steady during the month of February 2012, coming to a national total of 368,123. This figure represents a difference of only 387 listings since last month (January 2012). After two consecutive monthly declines, it appears that stock levels have stabilized during February with Sydney and Canberra being the only capital cities to record a substantial increase in sales stock.

City	February 2011 Total	January 2012 Total	February 2012 Total	MOM % Change	YOY % Change
Adelaide	15324	17903	17183	-4.0%	12.1%
Brisbane	28937	28200	28243	0.2%	-2.4%
Canberra	1738	1823	1960	7.5%	12.8%
Darwin	1588	1331	1293	-2.9%	-18.6%
Hobart	3272	4558	4467	-2.0%	36.5%
Melbourne	37911	44544	45423	2.0%	19.8%
Perth	20701	19078	19144	0.3%	-7.5%
Sydney	30556	28798	31833	10.5%	4.2%
<b>National</b>	<b>341911</b>	<b>368510</b>	<b>368123</b>	<b>-0.1%</b>	<b>7.7%</b>

Year-on-year, stock levels have recorded a 7.7% national increase – a modest rise in comparison to past months which can be attributed to not only a slight decrease in stock but also to the fact that the nation was already experiencing significant increases at this point last year, making the comparison between now and the corresponding period of the previous year (February 2011) sizeably less extreme.

The managing director of SQM Research Louis Christopher says *“It is more evidence that stock levels have been peaking, particularly for the cities of Perth and Brisbane which having been recording some signs of a recovery on other measurements. Overall we are cautious and perhaps a little more cautious than at the start of the year, given the lacklustre start to the auction season and the rise in interest rates by the major banks, which we believe has dented sentiment towards real estate.”*

#### Key Points

- Total online residential listings recorded a mere -0.1% decline during the month of February 2012, coming to a total of 368,123.
- This figure (368,123) represents a 7.7% increase when compared to the corresponding period of the previous year (February 2011).



- Sydney recorded the largest monthly increase in stock, rising by 10.5% since January 2012 and coming to a total of 31,833.
- Adelaide recorded the largest monthly decline, falling by -4.0% during the month of February 2012 and coming to a total of 17,183.
- Hobart recorded the largest year-on-year increase, rising by 36.5% since the corresponding period of the previous year (February 2011) and coming to a total of 4,467.
- Darwin recorded the most substantial year-on-year decrease, falling by 18.6% since the corresponding period of the previous year (February 2011) and coming to a total of 1,293.

For more information and a breakdown on the regions for capital cities, contact:

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### **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



and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.

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