



SQM Research Media Release

Stock On Market: November 2012

Tuesday, 11th December 2012

Figures released by SQM Research have revealed that the level of residential property listings around the nation increased during the month of November, with overall listings rising by 4.9% and coming to a total of 363,436*.

City	November 2011 total	October 2012 Total	November 2012 Total	Month on Month % Change	Year on Year % Change
Adelaide	17,327	16,590	17,356	4.6%	0.2%
Brisbane	27,651	26,500	27,331	3.1%	-1.2%
Canberra	3,929	3,758	4,103	9.2%	4.4%
Darwin	1,517	1,150	1,188	3.3%	-21.7%
Hobart	4,331	4,338	4,615	6.4%	6.6%
Melbourne	46,894	44,345	46,699	5.3%	-0.4%
Perth	19,413	16,967	18,737	10.4%	-3.5%
Sydney	35,011	29,596	31,863	7.7%	-9.0%
National	363,446	346,496	363,436	4.9%	0.0%

*Please note: These figures are a reflection of SQM Research's recent revision of our Stock On Market Index, which although has resulted in a slight alteration of the historical raw figures, still reflects the same trends as we have previously revealed, over time.

This month's data is particularly interesting when compared to the corresponding period of the previous year (November 2011) which indicates a 0% change year-on-year and a mere difference of 10 listings. This reaffirms the notion of the seasonal effect when it comes to stock levels – as there is usually an influx of sales listings at this time of year. However, as we move towards Christmas, SQM Research believes that the level of stock will most likely stagnate or decrease slightly as the property market slows down for the end of year.

Darwin's results are becoming increasingly alarming as it continues to show signs of severe undersupply, with stock levels down by -21.7%, year-on-year. However, during November, this capital city did experience a 3.3% increase in stock, bringing its total to 1,188.

Louis Christopher, Managing Director of SQM Research says, *"It seems the spring selling season did come late for the property market, with the November result being the first spring month to record a meaningful increase in listings. In line with seasonality, I expect the December and January result to record falls."*

Key Points

- Total online residential listings rose during the month of November 2012, recording an increase of 4.9% and coming to a total of 363, 436.



- This figure represents no change when compared to the corresponding period of the previous year (November 2011).
- Perth experienced the largest monthly increase in stock levels, rising by 10.4% during November and coming to a total of 18,737.
- No capital cities experiences monthly declines, however Brisbane experienced the most subtle monthly increase, rising by 3.1% and coming to a total of 27,331.
- Hobart has experienced the largest yearly increase in stock, rising by 6.6% since November 2011 and coming to a total of 4,615.
- Darwin has experienced the largest yearly decrease in stock, falling by -21.7% and coming to a total of 1,188.

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

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