



SQM Research Media Release Stock On Market: January 2013

Sales Listings in Sydney Take Another Fall

Monday, 4th February 2013

Figures released by SQM Research have revealed that the level of residential property listings around the nation fell slightly during the month of January 2013, with overall stock levels decreasing by 1.9% and coming to a total of 335,429.

City	Jan '12 Total	Dec '12 Total	Jan '13 Total	Month on Month Change %	Year on Year Change %
Adelaide	17,067	16,556	15,858	-4.2%	-7.1%
Brisbane	25,815	25,475	24,992	-1.9%	-3.2%
Canberra	3,416	3,481	3,434	-1.4%	0.5%
Darwin	1,276	1,086	1,084	-0.2%	-15.0%
Hobart	4,459	4,501	4,312	-4.2%	-3.3%
Melbourne	40,076	41,833	40,807	-2.5%	1.8%
Perth	18,441	17,915	17,761	-0.9%	-3.7%
Sydney	26,997	24,959	23,467	-6.0%	-13.1%
National	345,296	341,784	335,429	-1.9%	-2.9%

Year on year, listings are also down, declining by just under 3% on a national level since January 2012. This is potentially a sign that more stock is beginning to be absorbed, and that the property sales market may be starting to pick up in certain localities, particularly Sydney and Darwin.

Sydney has been on particular interest in recent months with regard to its recent on-going declines in listings and January proved to be no different, with the capital city recording a 6.0% fall in stock levels on a month on month basis and 13.1% on a year on year basis. January's figures have proven to not only the lowest amount of Sydney listings for January since 2010, but are also the lowest overall amount of Sydney listings since April 2010. Interestingly, within this capital city, the eastern suburbs of Sydney have recorded their lowest stock levels since the inception of our index (April 2008).

Managing Director of SQM Research, Louis Christopher says, "There are a number of signals now that the market is gaining some traction. I think the interest rate cuts are now working and that a housing recovery is now occurring. I now place the bottom of this market at the beginning of the December quarter, 2012."



Key Points

- Total online residential listings decreased during the month of January, recording a decline of -1.9% and coming to a total of 335,429.
- This figure represents a decrease of -2.9% when compared to the corresponding period of the previous year (December 2011).
- Once again, no capital cities experienced monthly increases in stock levels, however Darwin recorded the smallest decrease, falling by 0.2% during January 2013 and coming to a total of 1,084.
- Sydney experienced the most substantial monthly decrease in stock, falling by -6.0% and coming to a total of 23,467.
- Melbourne recorded the largest yearly increase in stock levels, rising by 1.8% since the corresponding period of the previous year (January 2012) and coming to a total of 40,807.
- Darwin recorded the largest yearly decrease in stock levels, falling by 15.0% since the corresponding period of the previous year (January 2012).

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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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