



Stock Levels Slide in July, With National Result Recording 3 ½ Year Low

SQM Research Stock on Market July 2014 Media Release

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For Immediate Release

The number of Australian residential property listings decreased during July, taking national stock on market plummeting down to levels not witnessed since February 2011. Nationally, the number of unsold properties on the market has been recorded at 334,683 for July 2014 . a -3.6% decrease month-on-month and -4.8% decrease year on year.

City	July 2013 Total	June 2013 Total	July 2014 Total	Monthly Change %	Yearly Change %
Adelaide	16,453	15,819	14,593	-7.8%	-11.3%
Brisbane	26,150	26,624	25,615	-3.8%	-2.0%
Canberra	3,555	3,250	3,140	-3.4%	-11.7%
Darwin	1,302	1,531	1,582	3.3%	21.5%
Hobart	4,280	4,137	4,063	-1.8%	-5.1%
Melbourne	46,748	43,237	41,432	-4.2%	-11.4%
Perth	19,353	21,220	20,049	-5.5%	3.6%
Sydney	23,207	22,504	21,179	-5.9%	-8.7%
National	351,397	347,074	334,683	-3.6%	-4.8%

Lower stock levels do have the tendency to hint to an active market, just as the climbing stock levels experienced 2010 pointed to a slump in Australian property, and SQM Research is most certainly of the opinion that the current property market remains in favour of sellers. However, when following the trends in stock on market figures over recent periods, SQM Research has noted that the rate of decline has slowed.

Sydney in particular, which was recording yearly stock level declines in between 15% and 25%, is now only recording a yearly decline of -8.7%.

Further to this, SQM Research's Asking Prices Index has revealed that asking prices for houses on a national level have actually fallen marginally month-on-month, recording a -0.2% decrease. Asking Prices for units have risen slightly month-on-month, recording an increase of 0.2% on a national level.



To see the Asking Prices Capital City breakdown, click here .

http://sqmresearch.com.au/graph_median_weeks.php?avg=1&t=1

Managing Director of SQM Research, Louis Christopher says *"The national housing market overall remains buoyant with real estate listings being absorbed at a fairly fast pace and buyers moderately outnumbering sellers."*

Key Points

- Total online residential listings decreased during the month of July, recording a fall of -3.6% and coming to a total of 334,683.
- This figure represents a decrease of -4.8% when compared to the corresponding period of the previous year (July 2013).
- Darwin recorded the only monthly increase in stock levels of all the capital cities, increasing by 3.3% during July 2014 and coming to a total of 1,582.
- Adelaide recorded the largest monthly decrease in stock levels, falling by -7.8% and coming to a total of 14,593.
- Darwin was the capital city to record the highest yearly increase in stock levels, climbing 21.5% since the corresponding period of the previous year (July 2013).
- Canberra has recorded the most substantial yearly decrease in stock levels, falling by -11.7% since the corresponding period of the previous year (July 2013) and coming to a total of 3,140.
- SQM Research's Asking Prices revealed that nationally, Asking Prices decreased for houses month-on-month by 0.2% and increased for units over the same period by 0.2%.

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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