



Property Listings Rise in January

Sydney Bucks National Trend

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For Immediate Release

The number of Australian residential property sale listings rose during January in most capital cities, though Sydney bucked the national trend with a fall in stock as vendors moved to the sidelines for the holidays. In contrast, stock levels jumped in Darwin and Perth as the commodities downturn hit home.

Nationally, the number of unsold properties reached 351,509 in January 2015, rising 1.9% from December 2014, with the number of listings up 2.7% from a year earlier. However, housing stock levels fell in Sydney and modestly in Melbourne as agents and vendors eased their sales and marketing efforts during the summer break.

City	January 2014 Total	December 2014 Total	January 2015 Total	Monthly Change %	Yearly Change %
Adelaide	16,294	16,245	16,418	1.1%	0.8%
Brisbane	26,618	26,225	27,302	4.1%	2.6%
Canberra	3,436	3,086	3,221	4.4%	-6.3%
Darwin	1,373	1,727	1,843	6.7%	34.2%
Hobart	4,663	4,198	4,251	1.3%	-8.8%
Melbourn	39,740	37,073	36,779	-0.8%	-7.5%
Perth	19,471	22,350	23,566	5.4%	21.0%
Sydney	20,080	20,268	19,647	-3.1%	-2.2%
National	342,157	344,984	351,509	1.9%	2.7%

Managing Director of SQM Research, Louis Christopher, said that while Sydney remains strong, the majority of other capital cities are experiencing patchy market activity.

The Sydney market remains strong and we expect a very strong opening to the Sydney auction season this weekend. However this localised market strength is not really being experienced anywhere else outside Sydney. I would even argue that Melbourne remains patchy. Going forward, this week's rate cut should boost demand at the national level but we must remember local economic conditions are taking precedence in certain cities, namely those cities exposed to the mining downturn. As one can see with our listings and asking prices indexes, Perth and Darwin appear to be in deep trouble.+



All capital cities recorded changes over the course of the month, with Darwin revealing the highest monthly rise in stock levels of 6.7% in January, up a staggering 34.2% from a year earlier. Perth followed at 5.4%, with a hefty year-on-year rise of 21%, which backs SQM Research's view that that Perth and Darwin property markets are experiencing slowdowns due to the commodities downturn.

Key Points

- ~ Total online national residential listings rose during January 2015 to 351,509.
- ~ This figure represents a rise of 2.7% when compared to the corresponding period of the previous year (January 2014).
- ~ Sydney recorded the largest monthly decline in stock levels, falling by 3.1% during January 2015 to 19,647.
- ~ Darwin recorded the highest monthly increase in stock levels of all the capital cities, increasing by 6.7% during the month to 1,843 and up a huge 34.2% year-on-year.
- ~ Melbourne stock levels, while relatively high compared to Sydney, fell 0.8% during the month and 7.5% over the year to be at 36,779.

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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