



Listings Record Slight Pullback from October Surge

SQM Research Stock on Market and Median Asking Prices Media Release

1st December, 2015

For Immediate Release

National residential property listings fell marginally during November. The number of listed properties fell to 362,560 in November 2015, decreasing 0.4% from the October 2015 surge.

Adelaide, Melbourne, Canberra and to a lesser extent Hobart experienced monthly rises. Meanwhile monthly falls were recorded for Darwin, Sydney, Perth and Brisbane. Sydney residential property listings have weighed down the national figure this month.

City	November 2014 Total	October 2015 Total	November 2015 Total	Monthly Change %	Yearly Change %
Adelaide	17,136	17,340	17,826	2.8%	4.0%
Brisbane	27,938	28,954	28,830	-0.4%	3.2%
Canberra	3,683	3,675	3,766	2.5%	2.3%
Darwin	1,833	2,114	2,042	-3.4%	11.4%
Hobart	4,280	3,886	3,891	0.1%	-9.1%
Melbourne	44,047	39,909	40,976	2.7%	-7.0%
Perth	23,410	25,043	24,950	-0.4%	6.6%
Sydney	25,577	28,827	28,597	-0.8%	11.8%
National	363,853	363,653	362,560	-0.3%	-0.4%

Year-on-year results indicate that residential property listings are up for both Sydney and Darwin compared to this time last year (November 2014). Sydney experienced a yearly rise of 11.8%, with residential property listings climbing from 25,577 to 28,597. Darwin also experienced excessive yearly growth with sale listings up 11.4% based on a total 2,042 listings. These figures indicate that the number of property sellers in both residential markets has increased.

In contrast, year-on-year results indicate that Hobart and to a lesser extent Melbourne experienced excessive yearly falls. Hobart recorded the biggest yearly change, with sale listings falling by 9.1%, reducing the number of properties for sale to 3,891. Melbourne also recorded yearly falls with records indicating a yearly change of 7.0%.

Managing Director of SQM Research, Louis Christopher, said "It is a little abnormal to record falls in listings during November as the annual spring selling season



reaches a peak during this month. Nevertheless we were expecting a pullback of sorts due to the massive surge in listings recorded in October. Overall I think it is a mixed property market and nothing released today has changed my view on this”.

Median Asking Prices

SQM Research Weekly Asking Prices Index					
	Week ending 1 Dec 2015	Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
<u>Canberra</u>	All Houses	625.7	0.5 ▲	1.4% ▲	-1.9% ▼
	All Units	378.2	-0.5 ▼	0.7% ▲	1.0% ▲
<u>Sydney</u>	All Houses	1,139.6	-0.3 ▼	-0.3% ▼	13.6% ▲
	All Units	637.4	-0.5 ▼	-0.4% ▼	11.8% ▲
<u>Darwin</u>	All Houses	656.4	-1.2 ▼	-1.1% ▼	-3.6% ▼
	All Units	460.4	-0.4 ▼	0.7% ▲	-7.1% ▼
<u>Brisbane</u>	All Houses	581.6	0.8 ▲	0.8% ▲	5.8% ▲
	All Units	377.8	-1.3 ▼	0.0% ▲	2.0% ▲
<u>Adelaide</u>	All Houses	492.6	0.1 ▲	1.1% ▲	1.2% ▲
	All Units	295.9	-1.1 ▼	-0.7% ▼	0.4% ▲
<u>Hobart</u>	All Houses	386.4	0.7 ▲	-0.5% ▼	-0.4% ▼
	All Units	242.1	2.4 ▲	1.0% ▲	-5.2% ▼
<u>Melbourne</u>	All Houses	710.0	0.0 ▲	1.1% ▲	9.2% ▲
	All Units	437.0	0.6 ▲	0.7% ▲	2.3% ▲
<u>Perth</u>	All Houses	720.1	-0.7 ▼	-0.1% ▼	-5.9% ▼
	All Units	446.4	-1.2 ▼	-0.6% ▼	-1.3% ▼
<u>National</u>	All Houses	504.6	-1.2 ▼	0.8% ▲	3.0% ▲
	All Units	344.5	-0.1 ▼	-0.2% ▼	2.8% ▲
<u>Cap City Average</u>	All Houses	810.4	-1.0 ▼	0.2% ▲	8.0% ▲
	All Units	514.5	-0.4 ▼	-0.2% ▼	6.8% ▲

Source: www.sqmresearch.com.au

Asking prices for Sydney dwellings also experienced falls over November, with houses recording a median asking price of \$1,139,600, while the median asking price for units is \$637,400, according to SQM Research.

In contrast, Canberra asking prices recorded a climb of 1.4% for houses and 0.7% for units over November, with the median asking price for houses now \$625,700.



Key Points

- Total online national residential listings fell during November 2015 to 362,560.
- This figure represents a monthly fall of 0.3% when compared to October 2015.
- Adelaide recorded the largest monthly rise in stock levels, rising by 2.8% during November 2015 to 17,826.
- Hobart recorded the biggest yearly decline, with listings falling by 9.1%, reducing the number of properties for sale to 3,891.
- Median Sydney house asking prices have fallen over November 2015, with the current asking price for a house at \$1,139,600.

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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