



Vendors Moved to the Sidelines for the Holidays

SQM Research Stock on Market and Median Asking Prices Media Release

12th January, 2016

For Immediate Release

National residential property listings fell during the month of December. The number of listed properties fell to 343,618 in December 2015, decreasing 5.2% from November 2015.

Sydney, Melbourne and to a lesser extent Adelaide experienced monthly falls. It is important to note though the seasonality at this time of year as vendors typically withdraw advertising and inspection times over Christmas and New year.

City	December 2014 Total	November 2015 Total	December 2015 Total	Monthly Change %	Yearly Change %
Adelaide	16,245	17,826	16,565	-7.1%	2.0%
Brisbane	26,225	28,830	26,853	-6.9%	2.4%
Canberra	3,086	3,766	3,525	-6.4%	14.2%
Darwin	1,727	2,042	1,928	-5.6%	11.6%
Hobart	4,198	3,891	3,869	-0.6%	-7.8%
Melbourne	37,073	40,976	34,406	-16.0%	-7.2%
Perth	22,350	24,950	23,875	-4.3%	6.8%
Sydney	20,268	28,597	23,546	-17.7%	16.2%
National	344,984	362,560	343,618	-5.2%	-0.4%

Year-on-year results indicate that residential property listings are up for most capital cities. Notably, property listings in Sydney and Canberra are considerably higher than this time last year (December 2014). Sydney experienced a yearly rise of 16.2%, with residential property listings climbing from 20,268 to 23,546. Canberra also experienced excessive yearly growth with sale listings up 14.2% based on a total 3,525 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 Melbourne experienced excessive yearly falls. Hobart recorded the biggest yearly change, with sale listings falling by 7.8%, reducing the number of properties for sale to 3,869. Melbourne also recorded yearly falls with records indicating a yearly change of 7.2%.

Managing Director of SQM Research, Louis Christopher, said "While the headline may record a decline in listings for December, the truth is there is heavy seasonality this time of year. Therefore the yearly result is a better indicator of the market. And on that front we are recording large rises in Sydney while Melbourne listings are



noticeably down. To me this is yet another indicator of the slow market that Sydney is now experiencing and the contrasting Melbourne market which this information suggests, is firming.”

Median Asking Prices

SQM Research Weekly Asking Prices Index					
	Week ending 9 Jan 2016	Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
<u>Canberra</u>	All Houses	652.8	5.4 ▲	1.5% ▲	2.3% ▲
	All Units	369.1	-2.5 ▼	-1.4% ▼	-2.1% ▼
<u>Sydney</u>	All Houses	1,139.0	-1.1 ▼	0.3% ▲	7.8% ▲
	All Units	640.1	-1.1 ▼	0.5% ▲	11.5% ▲
<u>Darwin</u>	All Houses	647.2	0.8 ▲	-0.5% ▼	-5.7% ▼
	All Units	473.5	-0.8 ▼	0.5% ▲	-0.2% ▼
<u>Brisbane</u>	All Houses	583.8	0.1 ▲	0.0% ▲	7.0% ▲
	All Units	377.2	-0.3 ▼	0.2% ▲	1.1% ▲
<u>Adelaide</u>	All Houses	489.4	-0.1 ▼	0.1% ▲	1.1% ▲
	All Units	292.4	0.1 ▲	-0.1% ▼	0.7% ▲
<u>Hobart</u>	All Houses	400.1	-1.0 ▼	0.5% ▲	1.8% ▲
	All Units	260.4	-1.4 ▼	1.5% ▲	1.9% ▲
<u>Melbourne</u>	All Houses	729.5	-0.1 ▼	-0.2% ▼	9.5% ▲
	All Units	448.7	-1.5 ▼	0.9% ▲	3.3% ▲
<u>Perth</u>	All Houses	721.3	0.6 ▲	-0.3% ▼	-4.8% ▼
	All Units	448.2	-0.3 ▼	0.1% ▲	-1.6% ▼
<u>National</u>	All Houses	501.1	-0.4 ▼	-1.4% ▼	1.1% ▲
	All Units	343.4	-0.4 ▼	-0.3% ▼	3.6% ▲
<u>Cap City Average</u>	All Houses	816.4	-1.2 ▼	-0.2% ▼	5.6% ▲
	All Units	518.4	-2.4 ▼	0.2% ▲	6.7% ▲

Source: www.sqmresearch.com.au

Asking prices for Sydney dwellings have remained tight over the month of December, with houses recording a median asking price of \$1,139,000, while the median asking price for units is \$640,100, according to SQM Research. Year-on-year results reveal that Sydney median asking prices have risen 7.8% for houses and 11.5% for units compared to this time last year.



Key Points

- Total online national residential listings fell during December 2015 to 343,618.
- This figure represents a monthly fall of 5.2% when compared to November 2015.
- Sydney recorded the largest yearly rise in stock levels, rising by 17.7% during December 2015 to 23,546.
- Hobart recorded the biggest yearly decline, with listings falling by 7.8%, reducing the number of properties for sale to 3,869.
- Sydney median asking prices have risen considerably over the last twelve months, with median asking prices up 7.8% for houses and 11.5% for units.

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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