

Total Property Listings Decreased in November

Melbourne Listings continue to Increase

1 December 2020

Key Points

- National residential property listings decreased in November by **4.0%** from **308,468** listings in October 2020 to **296,267**. Compared to 12 months ago, listings were down by **12.6%**.
- All capital cities recorded decreases in property listings over the month with the exception of **Melbourne** which posted an increase of **1.2%**.
- Nationally **New listings** increased **0.48%** in November with **381** more new properties listed for sale in the market.
- Capital City Average asking prices decreased **0.1%** for houses but increased **0.3%** for units over the month to **1 December**. Average asking prices are now \$565,800 for units and \$988,500 for houses.
- Compared to a year ago, the capital city asking prices posted an increase of **4.2%** for houses but declined by **1.2%** for units.

Figures released today by SQM Research reveal national residential property listings decreased in November by **4.0%** from **308,468** listings in October 2020 to **296,267**. Compared to 12 months ago, listings were down by **12.6%**.

All capital cities recorded decreases in property listings over the month with the exception of Melbourne which recorded an increase of **1.2%** in listings.

Darwin, Sydney and Hobart posted the largest decreases of **6.7%**, **6.4%** and **6.1%** respectively.

Brisbane recorded a **3.8%** decrease, Adelaide **3.0%** and Canberra **3.2%**. Perth recorded the lowest decrease of **2.4%**.

National year-on-year listings reveal a decrease of **12.6%** with significant decreases in Darwin (**28.2%**) and Hobart (**26.1%**) and Adelaide (**21.5%**). Sydney recorded a smaller decrease of **0.7%**. Melbourne however, recorded a large increase of **11.5%**.

Stock on Market Table:

| City | November 2019 Total | October 2020 Total | November 2020 Total | Monthly change % | Yearly change % |
|-----------------|------------------------|-----------------------|------------------------|---------------------|--------------------|
| Sydney | 32,101 | 34,061 | 31,880 | -6.4% | -0.7% |
| Melbourne | 40,003 | 44,057 | 44,594 | 1.2% | 11.5% |
| Brisbane | 33,205 | 30,213 | 29,072 | -3.8% | -12.4% |
| Perth | 25,781 | 23,203 | 22,651 | -2.4% | -12.1% |
| Adelaide | 18,139 | 14,691 | 14,245 | -3.0% | -21.5% |
| Canberra | 4,998 | 4,167 | 4,034 | -3.2% | -19.3% |
| Darwin | 1,884 | 1,450 | 1,353 | -6.7% | -28.2% |
| Hobart | 2,388 | 1,879 | 1,765 | -6.1% | -26.1% |
| National | 338,971 | 308,413 | 296,267 | -4.0% | -12.6% |

New Listings (30 days)

Nationally, [new listings \(30 days\)](#) increased by a **0.48%** over the course of November with 381 more properties on the market. [Darwin's](#) new listings increased by a significant **27.3%**. [Melbourne](#) new listings increased by **4.1%**. [Sydney](#) was the only capital city that recorded a decline in new listings.

Commentary

Louis Christopher, Managing Director of SQM Research said, "There was a surprise decline in total listings for the month, which was predominantly driven by a decline in old listings. The fall in old listings tells me stock is being absorbed at a quicker rate than levels recorded earlier this year. It is a yet another signal that buyer activity is on the rise."

Days on Market Tables:

November 2020

| City | < 30 days | 30-60 days | 60-90 days | 90-180 days | > 180 days | Total Listings |
|-----------|-----------|------------|------------|-------------|------------|----------------|
| Sydney | 14,350 | 4,578 | 2,959 | 4,200 | 5,793 | 31,880 |
| Melbourne | 19,417 | 7,189 | 1,277 | 6,280 | 10,431 | 44,594 |
| Brisbane | 8,477 | 5,445 | 3,433 | 4,825 | 6,892 | 29,072 |
| Perth | 5,948 | 3,910 | 2,613 | 3,982 | 6,198 | 22,651 |
| Adelaide | 4,921 | 2,425 | 1,405 | 2,040 | 3,454 | 14,245 |
| Canberra | 1,962 | 566 | 269 | 365 | 872 | 4,034 |
| Darwin | 224 | 97 | 74 | 159 | 799 | 1,353 |
| Hobart | 659 | 217 | 122 | 166 | 601 | 1,765 |
| National | 80,051 | 39,110 | 23,373 | 40,390 | 113,343 | 296,267 |

October 2020

| City | < 30 days | 30-60 days | 60-90 days | 90-180 days | > 180 days | Total Listings |
|-----------|-----------|------------|------------|-------------|------------|----------------|
| Sydney | 14,920 | 5,403 | 3,052 | 4,327 | 6,359 | 34,061 |
| Melbourne | 18,610 | 2,176 | 2,510 | 8,928 | 11,833 | 44,057 |
| Brisbane | 8,194 | 5,499 | 3,887 | 5,004 | 7,629 | 30,213 |
| Perth | 5,841 | 3,729 | 2,606 | 3,855 | 7,172 | 23,203 |
| Adelaide | 4,819 | 2,451 | 1,457 | 1,898 | 4,066 | 14,691 |
| Canberra | 1,939 | 564 | 225 | 393 | 1,046 | 4,167 |
| Darwin | 163 | 115 | 91 | 171 | 910 | 1,450 |
| Hobart | 655 | 212 | 125 | 222 | 665 | 1,879 |
| National | 79,639 | 36,458 | 24,040 | 43,152 | 125,124 | 308,413 |

November 2019

| City | < 30 days | 30-60 days | 60-90 days | 90-180 days | > 180 days | Total Listings |
|-----------|-----------|------------|------------|-------------|------------|----------------|
| Sydney | 14,299 | 4,863 | 2,505 | 3,240 | 7,194 | 32,101 |
| Melbourne | 17,712 | 6,129 | 3,030 | 4,360 | 8,772 | 40,003 |
| Brisbane | 8,658 | 5,983 | 4,110 | 6,029 | 8,425 | 33,205 |
| Perth | 6,129 | 4,000 | 2,659 | 4,152 | 8,841 | 25,781 |
| Adelaide | 6,211 | 3,180 | 1,736 | 2,365 | 4,647 | 18,139 |
| Canberra | 1,948 | 703 | 451 | 546 | 1,350 | 4,998 |
| Darwin | 168 | 113 | 92 | 262 | 1,249 | 1,884 |
| Hobart | 801 | 291 | 192 | 332 | 772 | 2,388 |
| National | 82,529 | 42,837 | 27,948 | 45,195 | 140,462 | 338,971 |

Asking Prices

Capital City Average asking prices decreased **0.1%** for houses but increased **0.3%** for units over the month to **1st December**. Average asking prices are now \$565,800 for units and \$988,500 for houses.

Compared to a year ago, the capital city asking prices posted an increase of **4.2%** for houses but declined by **1.2%** for units.

Over the month, Adelaide, Canberra and Darwin were the only capital cities to record asking price increases in both houses and units.

Sydney continues to record a decline in unit asking prices of **0.3%** but recorded an increase of **1.6%** for houses over the month.

Melbourne posted increases in unit asking prices of **1.4%** but a **1.1%** decline in house asking prices.

Perth and Hobart recorded declines in both house and unit prices over the month, **1.2%** and **0.1%** respectively for Perth, and Hobart declined **0.9%** for houses and **1.4%** for units.

Year on year, most capital cities recorded increases in house and unit asking prices with a significant increase of **19.2%** in Hobart's unit asking price. Darwin's unit prices also increased by **13.4%**. Sydney's unit prices declined **5.2%** over the 12 months but house prices increased **5.5%**.

| SQM Research Weekly Asking Prices Index | | | | | |
|---|------------|--------------|-------------------------|------------------------|-------------------|
| Week-ending: 1 Dec 2020 | | Asking Price | Change on previous week | Rolling month % change | 12 month % change |
| Sydney | All Houses | 1,376.0 | 2.2 ▲ | 1.6% ▲ | 5.5% ▲ |
| | All Units | 671.2 | 0.2 ▲ | -0.3% ▼ | -5.2% ▼ |
| Melbourne | All Houses | 1,020.1 | -3.1 ▼ | -1.1% ▼ | 3.9% ▲ |
| | All Units | 577.4 | -0.2 ▼ | 1.4% ▲ | 4.3% ▲ |
| Brisbane | All Houses | 654.5 | 1.2 ▲ | -0.5% ▼ | 3.4% ▲ |
| | All Units | 379.5 | -0.3 ▼ | 0.5% ▲ | 2.1% ▲ |
| Perth | All Houses | 669.5 | -1.6 ▼ | -1.2% ▼ | 2.6% ▲ |
| | All Units | 379.8 | -0.2 ▼ | -0.1% ▼ | -0.5% ▼ |
| Adelaide | All Houses | 538.3 | 4.2 ▲ | 2.1% ▲ | 3.6% ▲ |
| | All Units | 317.7 | 2.1 ▲ | 2.0% ▲ | 4.9% ▲ |
| Canberra | All Houses | 813.5 | -0.4 ▼ | 0.5% ▲ | -0.8% ▼ |
| | All Units | 473.7 | 2.3 ▲ | 1.7% ▲ | 9.1% ▲ |
| Darwin | All Houses | 593.3 | 1.5 ▲ | 1.5% ▲ | 3.0% ▲ |
| | All Units | 355.0 | -0.2 ▼ | 1.9% ▲ | 13.4% ▲ |
| Hobart | All Houses | 581.5 | 3.4 ▲ | -0.9% ▼ | 9.1% ▲ |
| | All Units | 394.4 | 0.4 ▲ | -1.4% ▼ | 19.2% ▲ |
| National | All Houses | 635.9 | 2.7 ▲ | 3.6% ▲ | 8.5% ▲ |
| | All Units | 411.0 | 2.2 ▲ | 4.0% ▲ | 7.3% ▲ |
| Cap City Average | All Houses | 988.5 | -3.5 ▼ | -0.1% ▼ | 4.2% ▲ |
| | All Units | 565.8 | 0.1 ▲ | 0.3% ▲ | -1.2% ▼ |

Source: www.sqmresearch.com.au

About [SQM Research](#)

SQM Research is an independent investment 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.

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