



Property Listings Increase in August 2019

Capital City Average Asking prices for houses increase

3 September 2019

Figures released today by SQM Research reveal national residential property listings increased in August by **2.9%**, to **325,693** from 316,391 in July 2019. Compared to 12 months ago, listings were down by **2.1%**.

All states experienced an increase in property sales listings over the month, with Melbourne experiencing the highest increase at **6.7%** followed by Sydney with a **5.0%** increase. Perth recorded the lowest increase of **1.7%** over the month.

Year-on-year Sydney's listings declined by **15.3%**. Melbourne also declined but by a smaller margin of **1.9%**. Perth and Darwin's year-on-year listings also saw declines of **4.6%** and **3.6%** respectively.

All other states recorded increases on their year-on-year listings. Hobart's increase was **10.8%**, the highest increase in the nation, followed by Canberra with an increase of **10.0%**.

Stock on Market Table:

City	August 2018 Total	July 2019 Total	August 2019 Total	Monthly change %	Yearly change %
Sydney	36,011	29,055	30,512	5.0%	-15.3%
Melbourne	37,671	34,646	36,962	6.7%	-1.9%
Brisbane	31,608	31,038	32,059	3.3%	1.4%
Perth	26,405	24,770	25,180	1.7%	-4.6%
Adelaide	16,291	15,876	16,372	3.1%	0.5%
Canberra	3,998	4,226	4,399	4.1%	10.0%
Darwin	2,109	1,965	2,033	3.5%	-3.6%
Hobart	2,047	2,184	2,268	3.8%	10.8%
National	332,678	316,391	325,693	2.9%	-2.1%

Days on Market Tables:

City	August 2019					Total Listings
	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	
Sydney	11,637	3,080	2,413	5,005	8,377	30,512
Melbourne	13,485	4,170	2,964	5,984	10,359	36,962
Brisbane	7,703	4,870	3,832	6,737	8,917	32,059
Perth	5,146	2,749	2,483	5,491	9,311	25,180
Adelaide	3,994	2,385	1,638	3,424	4,931	16,372
Canberra	1,313	505	357	986	1,238	4,399
Darwin	164	144	148	310	1,267	2,033
Hobart	548	281	223	386	830	2,268
National	65,803	31,682	25,398	57,530	145,280	325,693



July 2019						
City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	8,360	3,607	2,858	5,902	8,328	29,055
Melbourne	10,034	3,996	3,399	6,751	10,454	34,634
Brisbane	6,730	5,068	3,716	6,782	8,741	31,037
Perth	4,671	2,849	2,928	5,663	8,394	24,505
Adelaide	3,939	2,321	1,566	3,507	4,542	15,875
Canberra	1,068	443	616	955	1,126	4,208
Darwin	204	135	112	314	1,197	1,962
Hobart	492	254	251	418	753	2,168
National	55,932	31,123	26,783	61,056	140,013	314,907

August 2018						
City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	13,474	5,506	3,910	6,940	6,180	36,010
Melbourne	15,095	6,388	3,712	6,475	5,985	37,655
Brisbane	7,937	5,655	4,138	6,367	7,511	31,608
Perth	5,489	3,393	2,824	6,432	7,970	26,108
Adelaide	4,384	2,359	1,954	3,276	4,315	16,288
Canberra	1,571	704	340	594	766	3,975
Darwin	209	165	136	347	1,249	2,106
Hobart	633	231	127	307	736	2,034
National	72,299	38,652	29,571	59,738	130,841	331,101

Louis Christopher, Managing Director of SQM Research said, “August’s counts in part reflect the annual seasonal rise in listings that occur as we enter into the spring period. It also may represent some return of confidence by vendors especially in the Melbourne and Sydney property markets.”

“Agents will be pleased to hear the new listings also rose during the month, however, older listings remained fairly stable.”

Asking Prices

Capital City asking prices increased marginally by **1.0%** for houses but decreased **1.0%** for units, over the month to 3 September 2019. Unit asking prices are now \$560,500 and houses \$928,800.

Compared to a year ago, the capital city asking prices posted declines of **1.5%** for houses and declines of **2.3%** for units.

Over the month, Melbourne’s house and unit asking prices both increased by **0.1%** and **0.4%** respectively. Hobart also increased its house and unit prices by **0.5%** and **4.2%** respectively.

Sydney’s asking prices has increased by **1.7%** for houses but declined **1.2%** for units. Other states to post asking price increases was Brisbane with a **0.5%** for houses but **0.4%** decline for units; Perth recorded a **0.6%** increase for houses but a **0.8%** decline for units. Canberra also managed an increase of **1.6%** for houses but a **0.3%** decline for units, whilst Adelaide asking prices was stable for houses but declined **0.4%** for units.



SQM Research Weekly Asking Prices Index

Week ending: 3 September 2019		Asking Price	Change on prev week	Rolling month % change	12 month % change
Sydney	All Houses	1,280.3	6.0 ▲	1.7% ▲	-3.2% ▼
	All Units	692.7	-2.8 ▼	-1.2% ▼	-3.3% ▼
Melbourne	All Houses	940.0	1.4 ▲	0.1% ▲	-3.3% ▼
	All Units	540.5	0.4 ▲	0.4% ▲	-0.9% ▼
Brisbane	All Houses	619.5	0.5 ▲	0.5% ▲	1.0% ▲
	All Units	370.1	-0.9 ▼	-0.4% ▼	-2.8% ▼
Perth	All Houses	653.0	7.5 ▲	0.6% ▲	-0.4% ▼
	All Units	378.9	-2.7 ▼	-0.8% ▼	-3.0% ▼
Adelaide	All Houses	513.4	0.4 ▲	0.0% ▲	2.1% ▲
	All Units	298.4	0.2 ▲	-0.4% ▼	-1.1% ▼
Canberra	All Houses	819.7	2.9 ▲	1.6% ▲	2.6% ▲
	All Units	431.2	-3.3 ▼	-0.3% ▼	4.6% ▲
Darwin	All Houses	593.5	1.5 ▲	0.1% ▲	1.2% ▲
	All Units	352.3	-1.5 ▼	-0.6% ▼	-3.7% ▼
Hobart	All Houses	517.0	5.3 ▲	0.5% ▲	6.1% ▲
	All Units	318.8	3.2 ▲	4.2% ▲	8.0% ▲
National	All Houses	576.9	3.5 ▲	1.9% ▲	-7.3% ▼
	All Units	387.9	7.0 ▲	2.8% ▲	-2.1% ▼
Cap City Average	All Houses	928.8	6.2 ▲	1.0% ▲	-1.5% ▼
	All Units	560.5	-3.7 ▼	-1.0% ▼	-2.3% ▼

Source: www.sqmresearch.com.au

Key Points

- National residential property listings increased in August by **2.9%**, to **325,693** from 316,391 in July 2019. Compared to 12 months ago, listings were down by **2.1%**.
- All states experienced an increase in property sales listings over the month, with Melbourne experiencing the highest increase at **6.7%** followed by Sydney with a **5.0%** increase. Perth recorded the lowest increase of **1.7%** over the month.
- New listings (less than 30 days old) rose in Sydney and Melbourne. While stale listings (greater than 180 days) fell.
- Capital City asking prices increased marginally by **1.0%** for houses but decreased **1.0%** for units, over the month to 3 September 2019. Unit asking prices are now \$560,500 and houses \$928,800.
- Compared to a year ago, the capital city asking prices posted declines of **1.5%** for houses and declines of **2.3%** for units.

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.

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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