

Total Property Listings continue to rise in March

Capital Cities Record Higher Year on Year Listings

5 April 2022

Key Points

- National residential property listings rose in March 2022 by 1.8% to 218,398 from 214,495 in February. Compared to 12 months ago, listings dropped 14.9%.
- Nationally, [new listings](#) (Less than 30 days) jumped 5.7% over March, with 84,237 new properties added onto the market. New listings are up 0.2% over the year. Old listings fell 2% in March and were down by 45.9% over the year.
- National asking house prices rose 0.8% over March, while unit prices fell 0.7%.

Figures released today by SQM Research reveal national residential property listings rose in March 2022 by 1.8% to reach 218,398 properties, up from 214,498 in February.

The largest monthly rises in property listing were in [Hobart](#), [Melbourne](#), and [Sydney](#) of 4.9%, 3.5% and 3% over the month of March. However, listings are still lower when compared to 12 months ago, listings are down by 14.9% compared to March 2021, with large declines recorded in [Brisbane](#) and [Adelaide](#) of 30.2% and 24.2%.

Total Listings

Total Property Listings					
City	March 2022 Total	February 2022 Total	March 2021 Total	Monthly change %	Yearly change %
Sydney	28,494	27,662	27,011	3.0%	5.5%
Melbourne	35,900	34,697	39,335	3.5%	-8.7%
Brisbane	17,278	16,804	24,763	2.8%	-30.2%
Perth	21,411	21,128	21,300	1.3%	0.5%
Adelaide	9,496	9,317	12,530	1.9%	-24.2%
Canberra	2,749	2,703	3,301	1.7%	-16.7%
Darwin	1,559	1,520	1,353	2.6%	15.2%
Hobart	1,365	1,301	1,592	4.9%	-14.3%
National	218,398	214,495	256,568	1.8%	-14.9%

Source: SQM Research

Nationally, new listings (Less than 30 days) jumped 5.7% over March 2022 to 84,237 properties on the market, to be up 0.2% over the year. [Melbourne](#), [Sydney](#), and [Brisbane](#) recorded increases in new listings for the month, up by 9.3%, 4.1% and 1.9%. The listings for these capital cities are now running above long-term averages but are yet to reflect this build-up in old listings. Over the year, new listings rose the most in [Canberra](#) and [Hobart](#), up by 16.4% and 14.7%.

Property listings over 180 days dropped by 2% in March 2022 and they are down 45.9% over the year. [Darwin](#) has recorded a build-up in old listings of 9.6%, this potentially indicates a market slowdown for the city.

New Listings (less than 30 days)					
	Mar-22	Feb-22	Mar-21	Monthly % change	Yearly % change
Sydney	15,783	15,155	15,192	4.1%	3.9%
Melbourne	18,145	16,607	19,640	9.3%	-7.6%
Brisbane	7,946	7,796	9,207	1.9%	-13.7%
Perth	7,377	7,356	7,020	0.3%	5.1%
Adelaide	4,767	4,498	4,844	6.0%	-1.6%
Canberra	1,872	1,608	1,769	16.4%	5.8%
Darwin	287	269	290	6.7%	-1.0%
Hobart	703	613	670	14.7%	4.9%
National	84,237	79,715	84,030	5.7%	0.2%

Old Listings (greater than 180 days)					
	Mar-22	Feb-22	Mar-21	Monthly % change	Yearly % change
Sydney	3,403	3,427	4,982	-0.7%	-31.7%
Melbourne	5,802	6,150	7,510	-5.7%	-22.7%
Brisbane	2,022	2,211	5,511	-8.5%	-63.3%
Perth	3,788	3,793	5,296	-0.1%	-28.5%
Adelaide	1,185	1,284	3,009	-7.7%	-60.6%
Canberra	200	400	713	-50.0%	-71.9%
Darwin	763	696	664	9.6%	14.9%
Hobart	197	207	420	-4.8%	-53.1%
National	47,210	48,185	87,336	-2.0%	-45.9%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said:

"The rise in listings over March will be welcome to home buyers who largely struggled for choice, last year. However we still have a shortage of stock in the market, particularly for Brisbane and Adelaide. Those two cities continue to record massive housing price rises as a result.

Going forward I expect we will shortly enter into a lack lustre period of activity in the lead up to the Federal Election. After that point there will be a looming interest rate rise for the market to consider."

Asking Prices

Over the month to 5 April 2022, [national asking prices](#) rose by 0.6% for houses and jumped 0.3% for units. Over the year, strong growth in national asking house prices of 21.1% was posted while asking unit prices rose 14% over the year. In [Sydney](#), over the last 30 days, asking prices for houses and units have fallen by 0.4% and 1.1%.

[Capital city asking house prices](#) rose 0.8% over the month to 5 April 2022, while unit prices fell 0.7%. Over the year, house asking prices in capital cities rose 21.2% and unit prices rose 5.8% over the year.

SQM Research Weekly Asking Prices Index

Week ending 5 Apr 2022		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,751.3	0.1 ▲	-0.4% ▼	24.1% ▲
	All Units	718.0	-0.7 ▼	-1.1% ▼	6.9% ▲
Melbourne	All Houses	1,176.2	4.9 ▲	1.2% ▲	14.6% ▲
	All Units	582.2	0.8 ▲	0.1% ▲	2.2% ▲
Brisbane	All Houses	902.2	4.9 ▲	1.6% ▲	34.2% ▲
	All Units	436.7	1.0 ▲	1.5% ▲	13.6% ▲
Perth	All Houses	744.3	7.2 ▲	1.3% ▲	11.3% ▲
	All Units	398.7	0.1 ▲	1.0% ▲	2.3% ▲
Adelaide	All Houses	689.5	2.8 ▲	0.2% ▲	27.9% ▲
	All Units	331.8	1.3 ▲	1.8% ▲	3.4% ▲
Canberra	All Houses	1,072.3	0.2 ▲	-2.1% ▼	29.7% ▲
	All Units	513.2	-0.7 ▼	1.3% ▲	8.3% ▲
Darwin	All Houses	657.4	1.2 ▲	1.2% ▲	11.7% ▲
	All Units	360.2	-0.4 ▼	0.0% ▼	-6.2% ▼
Hobart	All Houses	748.9	3.3 ▲	4.0% ▲	19.3% ▲
	All Units	476.7	10.3 ▲	0.0% ▼	22.7% ▲
National	All Houses	792.7	2.1 ▲	0.6% ▲	21.1% ▲
	All Units	473.8	0.8 ▲	0.3% ▲	14.0% ▲
Cap City Average	All Houses	1,219.6	6.2 ▲	0.8% ▲	21.2% ▲
	All Units	597.3	2.6 ▲	-0.7% ▼	5.8% ▲

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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