



Property Listings Jump in November

SQM Research Residential Property Listings Activity and Asking Prices for November 2017

5 December 2017

Figures released today by SQM Research reveal national residential listings rose in November 2017 by 3.2% to 334,594, with stock levels jumping in Sydney, Melbourne, Canberra and Adelaide, as homeowners seek to take profits ahead of the summer break.

Listings jumped by 5.6% in Sydney, 4.9% in Melbourne and 8.5% in Canberra. Compared to a year earlier, listings are up 20.1% in Sydney, reflecting a large increase in properties available for sale, though in Melbourne stock levels are down 10.3% from a year earlier.

City	November 2016 total	October 2017 total	November 2017 total	Monthly change %	Yearly change %
Adelaide	16,720	16,331	17,289	5.9%	3.4%
Brisbane	30,896	30,719	31,738	3.3%	2.7%
Canberra	3,673	3,752	4,071	8.5%	10.8%
Darwin	2,128	2,162	2,168	0.3%	1.9%
Hobart	3,402	2,377	2,451	3.1%	-28.0%
Melbourne	36,868	31,518	33,070	4.9%	-10.3%
Perth	27,422	25,306	26,158	3.4%	-4.6%
Sydney	27,510	31,296	33,046	5.6%	20.1%
National	347,362	324,228	334,594	3.2%	-3.7%

In Adelaide, listings rose 5.9%, in Brisbane by 3.3% and in Perth they rose 3.4%. In Hobart, listings were up by 3.1% over November, but are still down 28% from a year earlier, reflecting a sharp shortage of properties available for sale in that city.

Louis Christopher, Managing Director of SQM Research, said: "November listings usually jump ahead of the market slowing during the Christmas and New Year's break, so the results are expected. That said, the year-on-year increase in Sydney is significant. Sydney now has the highest level of listings since October 2012.

"While there is a slowdown in Sydney, and to a lesser extent in Melbourne, we are still of the belief this is just a temporary stay, with a likely acceleration in market conditions next year based on an expansion in lending once again by the banks and still low levels of interest rates," Christopher said.

Asking Prices

Capital city asking prices rose 0.5% for houses and 0.2% for units for the month to December 5. The largest monthly rise came from Canberra, where house asking prices rose 5.9%. In Melbourne, asking prices for units rose by 1.4%. Year-on-year asking house price gains were the strongest in Melbourne, with prices rising by 22.2%. Hobart recorded the strongest asking price gains for units, which were up 19.7% over the year.

Prices are falling only in Darwin and Perth as the mining downturn continues to impact the property markets there.



SQM Research Weekly Asking Prices Index					
Week ending 5 Dec 2017		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	779.4	21.8 ▲	5.9% ▲	17.2% ▲
	All Units	397.7	2.3 ▲	1.3% ▲	8.3% ▲
Sydney	All Houses	1,343.8	-1.5 ▼	0.1% ▲	8.0% ▲
	All Units	706.9	-0.6 ▼	-0.1% ▼	5.6% ▲
Darwin	All Houses	604.6	0.2 ▲	-0.5% ▼	-1.7% ▼
	All Units	409.4	-0.1 ▼	0.2% ▲	-7.3% ▼
Brisbane	All Houses	613.7	-0.4 ▼	-0.5% ▼	2.6% ▲
	All Units	381.5	-0.1 ▼	0.2% ▲	1.2% ▲
Adelaide	All Houses	519.4	-0.1 ▼	0.2% ▲	3.8% ▲
	All Units	300.6	1.1 ▲	0.7% ▲	1.2% ▲
Hobart	All Houses	489.7	4.7 ▲	3.3% ▲	14.7% ▲
	All Units	320.7	-6.7 ▼	-5.2% ▼	19.7% ▲
Melbourne	All Houses	979.9	7.9 ▲	1.2% ▲	22.2% ▲
	All Units	525.7	1.6 ▲	1.4% ▲	14.1% ▲
Perth	All Houses	673.1	1.2 ▲	0.4% ▲	-1.0% ▼
	All Units	394.7	-0.3 ▼	-0.5% ▼	-6.5% ▼
National	All Houses	574.7	3.0 ▲	0.9% ▲	10.9% ▲
	All Units	372.9	-2.1 ▼	0.0% ▲	7.5% ▲
Cap City Average	All Houses	961.1	3.5 ▲	0.5% ▲	10.2% ▲
	All Units	567.1	-0.2 ▼	0.2% ▲	6.0% ▲

Source: www.sqmresearch.com.au

Key Points

- National listings rose 3.2% during the month of November to 334,594 residential properties, but were down 3.7% over the year.
- Listings rose the most in Canberra over the month, up by 8.5%, to be up 10.8% over the year.
- Listings jumped in Sydney by 5.6% over the month, to be up 20.1% over the year.
- Hobart recorded a monthly rise in listings of 3.1%, but they are down 28.0% over the year.
- Capital city asking prices rose over the year to December 5 by 10.2% for houses and 6.0% 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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