



Property Listings Rise in August, Asking Prices Still Rising

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

5 September 2017

Figures released today by SQM Research reveal national residential listings rose in August 2017 by 0.7% to 318,825, with stock levels rising in most capital cities, led by a jump in Sydney and Canberra.

Compared to a year ago, national residential property listings were down by 4.3%. Listings were down the most in Hobart (-20.2%) and Melbourne (-15.3%), with the tight supply keeping upward pressure on house and unit prices in those cities.

However, listings were up by 12.4% in Sydney compared to a year earlier, the greatest increase of any capital city.

City	August 2016 total	July 2017 total	August 2017 total	Monthly change %	Yearly change %
Adelaide	15,781	15,533	15,376	-1.0%	-2.6%
Brisbane	28,443	29,404	29,587	0.6%	4.0%
Canberra	3,143	3,276	3,423	4.5%	8.9%
Darwin	2,088	2,190	2,203	0.6%	5.5%
Hobart	3,158	2,607	2,520	-3.3%	-20.2%
Melbourne	35,487	29,177	30,055	3.0%	-15.3%
Perth	25,061	25,085	24,558	-2.1%	-2.0%
Sydney	24,572	26,297	27,614	5.0%	12.4%
National	333,123	316,748	318,825	0.7%	-4.3%

Louis Christopher, Managing Director of SQM Research, said: “We’ve seen a strong rise in listings in Sydney, Canberra and Melbourne, with some buyers deciding to take profits on their properties with property price gains being posted in all of those cities.

“Looking ahead, we can expect to see a big boost to listings in September with the advent of the spring selling season. We are also seeing more first home buyers enter the market with Victoria and NSW introducing first homebuyers grants, which will maintain demand for residential properties and keep up prices,” said Christopher.

Asking Prices

The table below indicates asking property prices have also shown strong growth in Canberra, Melbourne, Sydney and Hobart over the year to September 5. But in Darwin and Perth, prices are still falling, while Adelaide and Brisbane property prices are growing modestly.



SQM Research Weekly Asking Prices Index					
Week ending 5 Sep 2017		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	732.6	-0.8 ▼	-0.5% ▼	15.0% ▲
	All Units	391.6	1.4 ▲	2.2% ▲	6.8% ▲
Sydney	All Houses	1,333.0	-2.5 ▼	0.5% ▲	12.5% ▲
	All Units	704.8	2.2 ▲	0.7% ▲	6.5% ▲
Darwin	All Houses	606.3	-1.1 ▼	-0.2% ▼	-2.3% ▼
	All Units	413.0	-2.2 ▼	-1.3% ▼	-8.8% ▼
Brisbane	All Houses	608.9	0.4 ▲	0.1% ▲	3.2% ▲
	All Units	382.2	-0.2 ▼	-0.2% ▼	2.5% ▲
Adelaide	All Houses	511.6	1.7 ▲	0.9% ▲	3.9% ▲
	All Units	299.7	0.9 ▲	0.4% ▲	2.7% ▲
Hobart	All Houses	459.6	2.2 ▲	0.0% ▲	14.2% ▲
	All Units	312.9	0.6 ▲	-0.6% ▼	4.8% ▲
Melbourne	All Houses	941.2	-1.2 ▼	1.4% ▲	22.0% ▲
	All Units	512.8	2.9 ▲	1.5% ▲	12.7% ▲
Perth	All Houses	655.7	-1.5 ▼	-0.9% ▼	-4.1% ▼
	All Units	398.2	-0.3 ▼	-0.0% ▼	-7.4% ▼
National	All Houses	557.2	0.3 ▲	1.0% ▲	10.0% ▲
	All Units	367.8	0.9 ▲	1.3% ▲	6.5% ▲
Cap City Average	All Houses	937.5	-4.7 ▼	0.3% ▲	11.1% ▲
	All Units	564.5	2.6 ▲	1.0% ▲	7.0% ▲

Source: www.sqmresearch.com.au



Key Points

- National listings rose 0.7% during the month of August to 318,825 residential properties, though they are down 4.3% over the year.
- Listings rose the most in Sydney, up by 5.0% over the month to 27,614 to be up 12.4% over the year.
- Canberra recorded a large monthly rise in listings of 4.5% to 3,423 properties on the market. Listings are up 8.9% over the year.
- Melbourne listings rose 3.0% over the month of August, but were down 15.3% over the year.
- Capital city asking prices rose over the year to September 5 by 11.1% for houses and 7% 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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