

Property Listings Decreased in December 2020

Capital City Average Asking Prices for Houses Increased

6 January 2021

Key Points

- National residential property listings decreased in December 2020 by **7.9%**, falling from **296,267** in November 2020 to **272,999**. Compared to 12 months ago, listings were down by **5.8%**.
- All capital cities experienced decreases in property listings over the month with the largest decrease in Sydney of **18.3%**, followed closely by Canberra of **17.0%**.
- Nationally **New listings** decreased **17.0%** in December with **13,680** less new properties listed for sale in the market.
- On a 12 month comparison, listings were substantially up in Sydney and Melbourne (**13.8%** and **30.5%**).
- Capital City asking prices increased by **1.3%** for houses but declined **0.2%** for units, over the month to 29th December 2020. The year ended with unit asking prices at \$564,800 and houses \$1,001,500.
- Compared to a year ago, the capital city asking prices posted increases of **2.4%** for houses and a decline of **2.2%** for units.

Figures released today by SQM Research reveal national residential property listings decreased in December 2020 by **7.9%**, falling from **296,267** in November 2020 to **272,999**. Compared to 12 months ago, listings were down by **5.8%**.

All capital cities experienced decreases in property listings over the month with the largest decrease in Sydney of **18.3%**, followed closely by Canberra of **17.0%**.

Year-on-year listings also show similar declines for most capital cities with the exception of Sydney and Melbourne, both recording significant increases of **13.8%** and **30.5%**, respectively.

Stock on Market Table:

City	December 2019 Total	November 2020 Total	December 2020 Total	Monthly change %	Yearly change %
Sydney	22,888	31,880	26,038	-18.3%	13.8%
Melbourne	30,247	44,594	39,475	-11.5%	30.5%
Brisbane	28,368	29,072	26,643	-8.4%	-6.1%
Perth	21,721	22,651	21,478	-5.2%	-1.1%
Adelaide	15,514	14,245	13,410	-5.9%	-13.6%
Canberra	3,595	4,034	3,350	-17.0%	-6.8%
Darwin	1,492	1,353	1,281	-5.3%	-14.1%
Hobart	2,034	1,765	1,647	-6.7%	-19.0%
National	289,797	296,267	272,999	-7.9%	-5.8%

New Listings (30 days)

Nationally, **new listings (30 days)** decreased by a **17.0%** over the course of December with 13,680 less properties on the market. **Sydney's** new listings decreased by a significant **41.8%** followed by **Melbourne** which decreased by **27.1%**. **Hobart** was the only capital city that recorded an increase in new listings of **0.8%**.

Days on Market Tables:

December 2020						
City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	8,346	4,999	2,797	4,205	5,691	26,038
Melbourne	14,152	7,231	4,057	3,875	10,160	39,475
Brisbane	6,668	5,873	3,259	4,527	6,316	26,643
Perth	4,963	4,118	2,652	3,941	5,804	21,478
Adelaide	3,938	2,653	1,479	2,076	3,264	13,410
Canberra	1,249	561	331	359	850	3,350
Darwin	164	161	92	154	710	1,281
Hobart	664	201	120	187	475	1,647
National	66,371	39,912	25,137	39,650	101,929	272,999

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

December 2019						
City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	6,002	4,356	2,864	3,217	6,449	22,888
Melbourne	8,395	6,124	3,563	4,246	7,919	30,247
Brisbane	5,300	5,797	3,997	5,471	7,803	28,368
Perth	3,655	3,680	2,909	3,936	7,541	21,721
Adelaide	3,527	3,364	1,987	2,268	4,368	15,514
Canberra	807	671	412	549	1,156	3,595
Darwin	77	109	77	194	1,035	1,492
Hobart	552	310	186	345	641	2,034
National	49,931	40,973	28,649	44,689	125,555	289,797

Commentary

Louis Christopher, Managing Director of SQM Research said, "The month of December traditionally records falls in properties listed for sale as it is the start of the festive and summer holiday period. However, activity was strong all the way through to the last weekend before Christmas which was unusual and likely reflected a degree of catch up from the property inspection restrictions earlier in the year. Going forward I believe listings activity is going to remain strong in early 2021 but could weaken on the wind up of Job Keeper in March 2021. We believe Job Keeper has provided support to the market over 2020."

Asking Prices

Capital City asking prices increased by **1.3%** for houses but declined **0.2%** for units, over the month to 29th December 2020. The year ended with unit asking prices at \$564,800 and houses \$1,001,500. This is the first time that Capital City median asking price for houses has gone over the one million dollar mark since SQM began recording asking prices from 2009.

Compared to a year ago, the capital city asking prices posted increases of **2.4%** for houses and a decline of **2.2%** for units.

Over the month, Canberra was the only capital city to record increases in both house and unit prices of **0.8%** and **0.4%** respectively.

Sydney, Melbourne and Hobart recorded increases in house prices of **1.5%**, **1.8%** and **3.4%** respectively, but recorded declines in unit prices of **0.1%**, **0.4%** and **5.3%**, respectively.

Adelaide recorded declines in both house and unit prices of **0.8%** and **0.7%**, respectively.

SQM Research Weekly Asking Prices Index

Week ending: 29 Dec 2020		Asking Price	Change on prev week	Rolling month % change	12 month % change
Sydney	All Houses	1,396.7	-4.6 ▼	1.5% ▲	4.1% ▲
	All Units	670.3	-0.6 ▼	-0.1% ▼	-7.1% ▼
Melbourne	All Houses	1,038.5	7.3 ▲	1.8% ▲	1.1% ▲
	All Units	575.2	0.2 ▲	-0.4% ▼	4.7% ▲
Brisbane	All Houses	660.9	2.0 ▲	1.0% ▲	3.7% ▲
	All Units	379.5	0.5 ▲	0.0% ▼	2.4% ▲
Perth	All Houses	665.1	0.5 ▲	-0.7% ▼	1.3% ▲
	All Units	383.8	0.6 ▲	1.0% ▲	2.5% ▲
Adelaide	All Houses	533.8	-2.5 ▼	-0.8% ▼	2.4% ▲
	All Units	315.6	0.6 ▲	-0.7% ▼	4.7% ▲
Canberra	All Houses	819.8	0.3 ▲	0.8% ▲	-0.3% ▼
	All Units	475.6	0.9 ▲	0.4% ▲	10.1% ▲
Darwin	All Houses	582.8	-2.8 ▼	-1.8% ▼	2.9% ▲
	All Units	360.3	2.4 ▲	1.5% ▲	16.6% ▲
Hobart	All Houses	601.3	9.9 ▲	3.4% ▲	10.5% ▲
	All Units	373.6	1.9 ▲	-5.3% ▼	9.3% ▲
National	All Houses	636.5	-1.9 ▼	0.1% ▲	8.4% ▲
	All Units	406.9	-0.4 ▼	-1.0% ▼	6.2% ▲
Cap City Average	All Houses	1,001.5	-1.0 ▼	1.3% ▲	2.4% ▲
	All Units	564.8	0.4 ▲	-0.2% ▼	-2.2% ▼

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.

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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