



Property Listings Declined in July 2019

Capital City Average Asking prices increase

6 August 2019

Figures released today by SQM Research reveal national residential property listings continued to decline in July by **2.8%**, to **316,391** from 325,404 in June 2019. Compared to 12 months ago, listings were up by **0.7%**.

All states experienced a decline in property sales listings over the month, with Sydney experiencing the highest decline at **7.6%** followed by Perth with a **4.0%** decline. Brisbane recorded the lowest decline at **1.9%**.

Year-on-year Sydney's listings declined by **10.5%**, Darwin declined by **4.8%** and Perth by **2.6%**. All other states recorded increases in their year-on-year listings. Canberra's increase was **17.1%**, the highest increase in the nation, followed by Hobart with an increase of **11.5%**.

City	July 2018 Total	June 2019 Total	July 2019 Total	Monthly change %	Yearly change %
Sydney	32,464	31,431	29,055	-7.6%	-10.5%
Melbourne	32,389	35,843	34,646	-3.3%	7.0%
Brisbane	30,047	31,628	31,038	-1.9%	3.3%
Perth	25,443	25,807	24,770	-4.0%	-2.6%
Adelaide	15,537	16,504	15,876	-3.8%	2.2%
Canberra	3,610	4,317	4,226	-2.1%	17.1%
Darwin	2,063	2,012	1,965	-2.3%	-4.8%
Hobart	1,959	2,264	2,184	-3.5%	11.5%
National	314,229	325,404	316,391	-2.8%	0.7%

Louis Christopher, Managing Director of SQM Research said, "July's result was no doubt affected by seasonality with the winter months historically a low time for new listings. However we note there was also a large decline in older stock, which may indicate that sales rates did rise in July or more vendors opted out of their sales campaigns.

"The rise in asking prices in Sydney of 2.6% for houses (+1.2% for units) indicates increased confidence by vendors of a turnaround in the market. Vendors in Sydney would be well advised though to not get ahead of themselves in what is still a cautious market."

Asking Prices

Capital City asking prices increased marginally by **1.7%** for houses and **0.6%** for units, over the month to 6 August 2019. Unit asking prices are now \$566,500 and houses \$919,900.

Compared to a year ago, the capital city asking prices posted declines of **4.3%** for houses and declines of **1.8%** for units.

Sydney and Canberra's property prices continue to post increases and were the only capital cities to record increases over the month for both houses and units. Sydney increased by



2.6% for houses and **1.2%** for units, whilst Canberra increased **1.6%** for houses and **0.5%** for units.

Melbourne managed minor increase in house prices of **0.1%** but recorded a **0.1%** decrease for units over the month. Darwin also recorded increases of **1.5%** for houses and decrease of **0.3%** for units. Hobart prices decreased **0.8%** for houses and remained steady in the unit market.

Brisbane, Perth and Adelaide all recorded decreases in house and units prices over the month. Perth recording a decrease of **1.3%** for houses and **1.1%** for units; Brisbane recorded a decrease of **0.1%** for both houses and units and Adelaide's decrease was **0.3%** for both houses and units.

SQM Research Weekly Asking Prices Index

Week ending: 6 August 2019		Asking Price	Change on prev week	Rolling month % change	12 month % change
<u>Sydney</u>	All Houses	1,258.4	8.8 ▲	2.6% ▲	-6.8% ▼
	All Units	701.4	1.6 ▲	1.2% ▲	-2.5% ▼
<u>Melbourne</u>	All Houses	938.8	3.0 ▲	0.1% ▲	-4.6% ▼
	All Units	538.4	-0.5 ▼	-0.1% ▼	-1.7% ▼
<u>Brisbane</u>	All Houses	616.4	-0.1 ▼	-0.1% ▼	-0.1% ▼
	All Units	371.7	-0.1 ▼	-0.1% ▼	-2.3% ▼
<u>Perth</u>	All Houses	649.1	-1.7 ▼	-1.3% ▼	-2.2% ▼
	All Units	382.1	-1.0 ▼	-1.1% ▼	-2.8% ▼
<u>Adelaide</u>	All Houses	513.4	-1.1 ▼	-0.3% ▼	2.3% ▲
	All Units	299.7	-0.1 ▼	-0.3% ▼	-0.8% ▼
<u>Canberra</u>	All Houses	806.9	2.8 ▲	1.6% ▲	-0.8% ▼
	All Units	432.7	-1.2 ▼	0.5% ▲	5.3% ▲
<u>Darwin</u>	All Houses	592.7	2.5 ▲	1.5% ▲	0.3% ▲
	All Units	354.6	-0.4 ▼	-0.3% ▼	-4.0% ▼
<u>Hobart</u>	All Houses	514.5	-0.4 ▼	-0.8% ▼	5.4% ▲
	All Units	306.0	0.5 ▲	0.0% ▲	0.8% ▲
<u>National</u>	All Houses	565.9	1.4 ▲	0.0% ▲	-9.0% ▼
	All Units	377.2	-1.0 ▼	0.6% ▲	-4.8% ▼
<u>Cap City Average</u>	All Houses	919.9	1.4 ▲	1.7% ▲	-4.3% ▼
	All Units	566.5	0.7 ▲	0.6% ▲	-1.8% ▼

Source: www.sqmresearch.com.au

Key Points

- National residential property listings declined by **2.8%** in July 2019 to **316,391** from 325,404 in June 2019. However, year-on-year listings were up by **0.7%** nationally.
- All states experienced a decline in property sales listings over the month, with Sydney experiencing the highest decline at **7.6%** followed by Perth with a **4.0%** decline.



- Capital City asking prices increased marginally by **1.7%** for houses and **0.6%** for units, over the month to 6 August 2019. Unit asking prices are now \$566,500 and houses \$919,900.
- Compared to a year ago, the capital city asking prices posted declines of **4.3%** for houses and declines of **1.8%** for units.
- Brisbane, Perth and Adelaide all recorded minor decreases in house and units prices over the month.

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.

For further information please contact Louis Christopher or Anthony Ishac - info@sqmresearch.com.au

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