

Listings Fall Again Over January

New listings activity remains at subdued levels

1 February 2022

Key Points

- National residential property listings fell in January 2022 by 8% to 200,865 from 218,415 in December 2021. Compared to 12 months ago, listings dropped 24.2%.
- Nationally, [new listings](#) (Less than 30 days) fell 27.6% over January 2022, with 49,215 new properties added onto the market. New listings are down 1.8% over the year. Old listings fell 5.9% in January and were down by 52% over the year.
- Capital city asking house prices fell 0.7% and units fell 0.2% over the four weeks to 1 February 2022.

Figures released today by SQM Research reveal national residential property listings fell in January 2022 by 8% to 200,865 from 218,415 in December 2021.

[Melbourne](#) and [Canberra](#) have recorded the greatest falls in listings of 11.5% and 12.8% over the month of January. Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings fell 24.2%, with the biggest falls in [Brisbane](#), [Adelaide](#), [Canberra](#) and [Hobart](#).

Total Listings

Total Property Listings					
City	January 2022 Total	December 2021 Total	January 2021 Total	Monthly change %	Yearly change %
Sydney	23,136	25,345	25,149	-8.7%	-8.0%
Melbourne	30,770	34,755	37,617	-11.5%	-18.2%
Brisbane	16,057	17,487	25,720	-8.2%	-37.6%
Perth	21,004	21,877	21,501	-4.0%	-2.3%
Adelaide	8,815	9,647	13,391	-8.6%	-34.2%
Canberra	2,178	2,499	3,252	-12.8%	-33.0%
Darwin	1,479	1,521	1,308	-2.8%	13.1%
Hobart	1,175	1,245	1,628	-5.6%	-27.8%
National	200,865	218,415	265,116	-8.0%	-24.2%

Nationally, [new listings](#) (Less than 30 days) fell 27.6% over January 2022 to 49,215 properties on the market and fell 1.8% over the year. New listings fell the most in [Canberra](#) by 31.8%, followed by [Melbourne](#) by 29.3%. Over the year, new listings rose the most in [Perth](#) by 18.2%, followed by [Darwin](#) by 13.8%. In a sign that older stock is clearing, property listings over 180 days dropped by 5.8% in January 2022 and they are **down 52% over the year**.

New Listings (less than 30 days)					
	Jan-22	Dec-21	Jan-21	Monthly % change	Yearly % change
Sydney	8,371	9,813	8,144	-14.7%	2.8%
Melbourne	9,398	13,302	10,787	-29.3%	-12.9%
Brisbane	5,137	6,000	5,710	-14.4%	-10.0%
Perth	5,143	5,733	4,351	-10.3%	18.2%
Adelaide	2,933	3,600	3,103	-18.5%	-5.5%
Canberra	864	1,267	923	-31.8%	-6.4%
Darwin	157	207	138	-24.2%	13.8%
Hobart	400	538	443	-25.7%	-9.7%
National	49,215	67,972	50,137	-27.6%	-1.8%

Old Listings (greater than 180 days)					
	Jan-22	Dec-21	Jan-21	Monthly % change	Yearly % change
Sydney	3,655	3,818	5,999	-4.3%	-39.1%
Melbourne	6,446	6,322	10,204	2.0%	-36.8%
Brisbane	2,262	2,476	6,358	-8.6%	-64.4%
Perth	3,717	3,838	6,001	-3.2%	-38.1%
Adelaide	1,370	1,463	3,308	-6.4%	-58.6%
Canberra	378	395	970	-4.3%	-61.0%
Darwin	677	613	741	10.4%	-8.6%
Hobart	218	189	461	15.3%	-52.7%
National	48,477	51,510	101,095	-5.9%	-52.0%

Asking Prices

Over the past 30 days to 1 February 2022, [Sydney](#) and [Melbourne](#) asking prices fell by 0.6% and 1.2% for houses and 0.7% and 0.4% for units. [Brisbane](#) asking prices rose by 0.3% for houses and 0.1% for units. [Perth](#) asking prices fell by 0.3% for houses and 1.1% for units. [Adelaide](#) asking prices for houses rose by 1.1% and 1.5% for units. [Canberra](#) asking prices for houses fell by 0.3% and rose by 2% for units. [Darwin](#) asking prices for houses fell by 1.2% and 2.1% for units. [Hobart](#) asking prices for units rose by 0.6%.

SQM Research Weekly Asking Prices Index

Week ending 1 Feb 2022		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,756.6	13.2 ▲	-0.6% ▼	28.0% ▲
	All Units	712.7	2.6 ▲	-0.7% ▼	6.3% ▲
Melbourne	All Houses	1,162.0	-7.0 ▼	-1.2% ▼	12.1% ▲
	All Units	570.6	1.2 ▲	-0.4% ▼	-0.7% ▼
Brisbane	All Houses	848.2	2.8 ▲	0.3% ▲	29.2% ▲
	All Units	419.8	0.9 ▲	0.1% ▲	10.2% ▲
Perth	All Houses	709.8	-0.1 ▼	-0.3% ▼	5.6% ▲
	All Units	395.9	-1.1 ▼	-1.1% ▼	2.9% ▲
Adelaide	All Houses	680.1	1.7 ▲	1.1% ▲	26.3% ▲
	All Units	330.4	2.0 ▲	1.5% ▲	4.7% ▲
Canberra	All Houses	1,021.6	-10.6 ▼	-0.3% ▼	24.8% ▲
	All Units	509.6	2.9 ▲	2.0% ▲	7.4% ▲
Darwin	All Houses	649.7	-3.9 ▼	-1.2% ▼	11.1% ▲
	All Units	365.0	-2.8 ▼	-2.1% ▼	-1.1% ▼
Hobart	All Houses	684.7	0.0 ▼	0.0% ▼	11.9% ▲
	All Units	445.5	-0.2 ▼	0.6% ▲	17.6% ▲
National	All Houses	773.6	3.6 ▲	1.7% ▲	21.9% ▲
	All Units	454.1	0.1 ▲	1.0% ▲	11.1% ▲
Cap City Average	All Houses	1,202.4	3.9 ▲	-0.7% ▼	21.0% ▲
	All Units	591.3	3.2 ▲	-0.2% ▼	4.5% ▲

Commentary

Louis Christopher, Managing Director of SQM Research said:

“Available properties on the market remain tight. At just under 201,000 properties available for sale, we are currently having the mildest of slowdowns in the national housing market.

Going forward, we are recording a move towards more auction listings over February with scheduled auctions up by about 15% compared to this time last year. But we are not anticipating a massive surge in total new listings.

With the prospect of higher inflationary pressures, we believe the risks are moving back towards the upside of a stronger market in the first quarter of 2022. Upon which APRA will be forced to take further action in the absence of any RBA rate hike.”

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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