

Total Property Listings Rose in July

2 August 2022

Key Points

- National residential property listings rose in July by 7.1% to 237,336 from 221,572 in June.
- Nationally, [new listings](#) (Less than 30 days) rose 1.8% over July, with 72,169 new properties added onto the market.
- Listings between 30 to 180 days old rose by 14.2% to over 114,000 dwellings.
- National combined dwelling asking prices fell 0.1% over the month, however capital city asking prices fell 0.7% over the same period.
- Distressed property listings rose by 4% over the month of July.

Figures released today by SQM Research reveal national residential property listings rose in July 2022 by 7.1% to 237,336 properties, from 221,571 recorded in June.

The largest monthly rises in property listings were in [Brisbane](#), [Adelaide](#) and [Canberra](#) of 11.1%, 9.9% and 9.6%. [Hobart](#) listings also rose by 9.0% and are up by over 40% for the year.

Total Listings

Total Property Listings					
City	July 2022 Total	June 2022 Total	July 2021 Total	Monthly change %	Yearly change %
Sydney	31,540	29,761	25,411	6.0%	24.1%
Melbourne	36,927	35,191	37,318	4.9%	-1.0%
Brisbane	20,697	18,635	23,203	11.1%	-10.8%
Perth	22,516	21,341	22,142	5.5%	1.7%
Adelaide	9,931	9,035	11,214	9.9%	-11.4%
Canberra	2,910	2,656	3,035	9.6%	-4.1%
Darwin	1,712	1,649	1,648	3.8%	3.9%
Hobart	1,746	1,602	1,244	9.0%	40.4%
National	237,336	221,572	238,834	7.1%	-0.6%

Source: SQM Research

Nationally, **new listings** (Less than 30 days) rose 1.8% over July 2022 to 72,169 properties on the market. [Darwin](#) and [Hobart](#) recorded the largest falls in new listings for the month, down by 37.7% and 10.4%.

Property listings over 180 days rose by 0.6% in July 2022. [Hobart](#) recorded a significant increase of 16.8%. However, [Melbourne](#) and [Brisbane](#) recorded a decrease of 4.5% and 2.9%. However most notably, listings between 31 days and 180 days rose by 14.1%, indicating a surge in unsuccessful sales campaigns for the month and year to date. SQM Research now anticipates a rapid rise in total listings for the remainder of 2022.

New Listings (less than 30 days)					
	Jul-22	Jun-22	Jul-21	Monthly % change	Yearly % change
Sydney	12,206	12,424	11,593	-1.8%	5.3%
Melbourne	14,014	13,698	15,952	2.3%	-12.1%
Brisbane	7,940	7,905	8,573	0.4%	-7.4%
Perth	7,221	6,910	6,321	4.5%	14.2%
Adelaide	4,623	4,256	3,978	8.6%	16.2%
Canberra	1,418	1,386	1,822	2.3%	-22.2%
Darwin	258	415	231	-37.8%	11.7%
Hobart	535	597	550	-10.4%	-2.7%
National	72,169	70,885	71,518	1.8%	0.9%

Old Listings (greater than 180 days)					
	Jul-22	Jun-22	Jul-21	Monthly % change	Yearly % change
Sydney	3,939	3,911	3,727	0.7%	5.7%
Melbourne	6,322	6,622	6,222	-4.5%	1.6%
Brisbane	1,851	1,907	3,550	-2.9%	-47.9%
Perth	3,983	3,971	4,060	0.3%	-1.9%
Adelaide	1,186	1,118	2,075	6.1%	-42.8%
Canberra	261	251	550	4.0%	-52.5%
Darwin	638	638	669	0.0%	-4.6%
Hobart	223	191	278	16.8%	-19.8%
National	50,929	50,616	68,936	0.6%	-26.1%

Source: SQM Research

Louis Christopher, Managing Director of SQM Research said:

“Vendors were largely unsuccessful in their selling efforts over July. There is now a clear trend across all cities of rising listings which is being driven by lower buyer interest and is ultimately symptomatic of the national housing downturn.

I think the spring selling season is going to be a very tough one for property sellers and their respective agents. While asking prices have been adjusting downwards since February, there will need to be further compromise if property vendors do want to sell this spring.

Properties selling under distressed conditions rose again over July and we expect further rises in the coming months. However, it should be noted that the rises in distressed activity is from an extraordinary low base. Just prior to Covid, there were some 15,000 properties selling under distressed conditions. “

Distressed Listings on the Rise

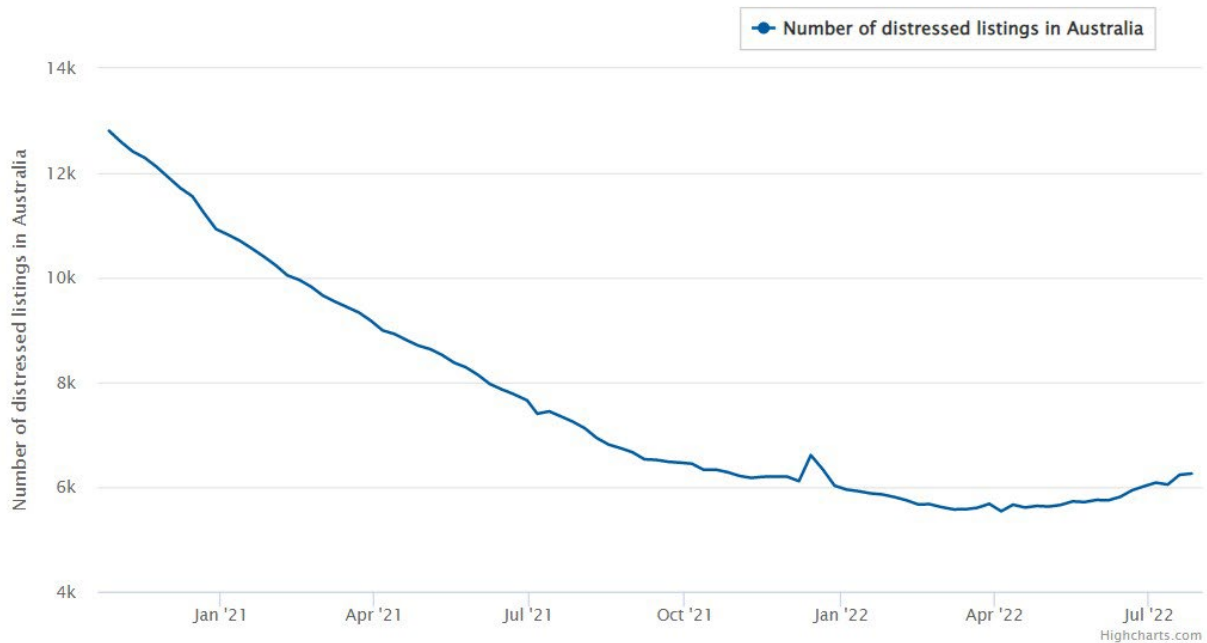
As part of today’s release SQM Research notes that as of 26 July 2022, there were 6,257 residential properties nationwide selling under distressed conditions. This was up from 6,014 distressed listings recorded on 28 June 2022. The rise in distressed selling activity was driven by Queensland (up 6.4%) and NSW (up 5.8%)

Distressed Listings					
State	July 2022 Total Listings	June 2022 Total Listings	July 2021 Total Listings	Monthly change %	Yearly change %
NSW	1,064	1,006	887	5.8%	20.0%
VIC	717	707	656	1.4%	9.3%
QLD	2,478	2,330	3,306	6.4%	-25.0%
WA	1,557	1,564	1,617	-0.4%	-3.7%
SA	269	250	600	7.6%	-55.2%
ACT	12	15	28	-20.0%	-57.1%
NT	96	85	97	12.9%	-1.0%
TAS	64	57	42	12.3%	52.4%
National	6,257	6,014	7,247	4.0%	-13.7%

Source: SQM Research

Number of distressed listings in Australia

Source: SQM Research



Asking Prices

Over the month to 2 August 2022, [national asking prices](#) fell by 0.1% for combined dwellings.

[Capital city asking house prices](#) fell 0.8% over the month to 2 August 2022, while unit prices fell 0.3%. [Sydney](#) is recording the largest falls to date with a 1.3% decline in asking prices. While [Darwin](#) recorded the largest rise in asking prices of 3.7%.

SQM Research Weekly Asking Prices Index

Week ending		Asking Price (\$)	Chg on prev wk(\$)	Rolling month % chg	12 mth % chg
2 Aug 2022					
Sydney	All Houses	1,666.945	-0.645 ▼	-1.4% ▼	5.2% ▲
	All Units	714.629	-1.420 ▼	-1.0% ▼	4.2% ▲
	Combined	1,218.420	-1.010 ▼	-1.3% ▼	2.2% ▲
Melbourne	All Houses	1,163.453	2.443 ▲	-0.7% ▼	7.2% ▲
	All Units	586.917	1.483 ▲	0.3% ▲	4.1% ▲
	Combined	949.574	2.087 ▲	-0.5% ▼	3.2% ▲
Brisbane	All Houses	917.424	-2.874 ▼	-0.6% ▼	30.1% ▲
	All Units	461.463	4.437 ▲	2.2% ▲	16.9% ▲
	Combined	770.949	-0.525 ▼	-0.1% ▼	25.3% ▲
Perth	All Houses	759.706	-0.269 ▼	-0.6% ▼	8.7% ▲
	All Units	407.560	-0.665 ▼	0.1% ▲	4.7% ▲
	Combined	671.177	-0.368 ▼	-0.5% ▼	6.9% ▲
Adelaide	All Houses	722.242	2.578 ▲	0.2% ▲	26.2% ▲
	All Units	359.452	0.548 ▲	1.0% ▲	8.9% ▲
	Combined	639.065	2.113 ▲	0.3% ▲	22.9% ▲
Canberra	All Houses	1,081.185	-2.880 ▼	-0.3% ▼	30.9% ▲
	All Units	579.571	7.304 ▲	3.0% ▲	21.3% ▲
	Combined	880.027	1.204 ▲	0.5% ▲	26.7% ▲
Darwin	All Houses	682.710	12.290 ▲	3.8% ▲	13.1% ▲
	All Units	376.597	0.653 ▲	3.2% ▲	-0.1% ▼
	Combined	575.822	8.227 ▲	3.7% ▲	9.4% ▲
Hobart	All Houses	776.668	11.332 ▲	0.9% ▲	18.7% ▲
	All Units	486.744	3.956 ▲	3.4% ▲	12.1% ▲
	Combined	721.445	9.927 ▲	1.2% ▲	16.9% ▲
National	All Houses	806.512	5.921 ▲	-0.5% ▼	17.6% ▲
	All Units	496.533	2.157 ▲	2.2% ▲	16.7% ▲
	Combined	725.582	4.938 ▲	-0.1% ▼	16.1% ▲
Cap City Average	All Houses	1,193.154	2.556 ▲	-0.8% ▼	10.2% ▲
	All Units	603.340	1.218 ▲	-0.3% ▼	5.4% ▲
	Combined	987.258	2.089 ▲	-0.7% ▼	6.8% ▲

Next update: 9 Aug 2022

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 - info@sqmresearch.com.au
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