

Listings Surge over October

Sydney and Melbourne listings rise over 25%

2 November 2021

Key Points

- **National residential property listings rose in October 2021 by 11.8% to 239,866 from 214,566 properties in September. Compared to 12 months ago, listings remain down 22.2%.**
- **Nationally, [new listings](#) (Less than 30 days) rose 27.6% over October, with 94,149 new properties added onto the market. New listings are up 18.2% over the year. Old listings rose 0.5% in October yet were down by 52.3% over the year.**
- **Capital city combined asking prices were unchanged for the month. Asking prices fell in Sydney but rose on most other capital cities.**

Figures released today by SQM Research reveal national residential property listings surged in October 2021 by 11.8% to 239,866 from 214,566 in September 2021.

[Sydney](#) and [Melbourne](#) recorded a significant leap in listings of 25.5% and 25.1% over the month, as a result of the end of lockdowns. This is the largest single percentage increase (month on month of total listings) recorded for Sydney and the 2nd largest single percentage increase (month on month of total listings) for Melbourne. Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings remain down 22.2%.

Total Listings

Total Property Listings					
City	October 2021 Total	September 2021 Total	October 2020 Total	Monthly change %	Yearly change %
Sydney	29,183	23,250	34,061	25.5%	-14.3%
Melbourne	41,265	32,990	44,057	25.1%	-6.3%
Brisbane	20,506	19,598	30,213	4.6%	-32.1%
Perth	22,623	20,867	23,203	8.4%	-2.5%
Adelaide	10,961	10,340	14,691	6.0%	-25.4%
Canberra	2,862	2,263	4,167	26.5%	-31.3%
Darwin	1,666	1,579	1,450	5.5%	14.9%
Hobart	1,309	1,185	1,879	10.5%	-30.3%
National	239,866	214,566	308,468	11.8%	-22.2%

Source: SQM Research

Nationally, [new listings](#) (Less than 30 days) rose 27.6% over October 2021 to 94,149 properties on the market, though they rose 18.2% over the year. New listings dropped the most in [Darwin](#) down by 8.1%. Over the month, new listings rose the most in Melbourne by 82.4% followed by [Sydney](#) and [Canberra](#) by 41.1% and 48%. This is the third largest count of new listings to enter the national market for any month.

Property listings over 180 days rose by 0.5% in October 2021 and while old listings are down 52.3% over the year, **the monthly rise was the first rise since May 2020** in what could be a sign that absorption rates are peaking.

New Listings (less than 30 days)					
	Oct-21	Sep-21	Oct-20	Monthly % change	Yearly % change
Sydney	17,976	12,743	14,920	41.1%	20.5%
Melbourne	21,987	12,057	18,610	82.4%	18.1%
Brisbane	8,315	8,074	8,194	3.0%	1.5%
Perth	7,762	7,067	5,841	9.8%	32.9%
Adelaide	5,248	4,660	4,819	12.6%	8.9%
Canberra	1,786	1,207	1,939	48.0%	-7.9%
Darwin	296	322	163	-8.1%	81.6%
Hobart	615	489	655	25.8%	-6.1%
National	94,149	73,812	79,670	27.6%	18.2%

Old Listings (greater than 180 days)					
	Oct-21	Sep-21	Oct-20	Monthly % change	Yearly % change
Sydney	3,868	3,561	6,359	8.6%	-39.2%
Melbourne	6,525	6,473	11,833	0.8%	-44.9%
Brisbane	2,816	2,875	7,629	-2.1%	-63.1%
Perth	3,870	3,761	7,172	2.9%	-46.0%
Adelaide	1,664	1,844	4,066	-9.8%	-59.1%
Canberra	393	384	1,046	2.3%	-62.4%
Darwin	678	619	910	9.5%	-25.5%
Hobart	248	241	665	2.9%	-62.7%
National	59,620	59,301	125,112	0.5%	-52.3%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said:

“The large rises are predominantly because of the opening of Sydney and Melbourne from lockdown. October also seasonally is a strong month for new listings as it is the middle month of the traditional spring selling season. However, with increasing chatter about future interest rate rises and macroprudential intervention by APRA, an increasing number of vendors may also be thinking now is a good time to sell.

If we see similar strong listing activity in November, it will test the absorption rates and may point to a peak in the housing market.”

Asking Prices

Over the past 30 days to 2 November 2021, [Sydney](#) asking prices fell by 0.7% for houses and 0.1% for units. Asking prices for houses in [Melbourne](#), [Brisbane](#), [Perth](#) and [Adelaide](#) rose by 1.8%, 4.4%, 1.5% and 1.3%, while units rose by 0.6%, 1.8%, 0.9% and 0.5%. [Canberra](#) asking prices for houses rose by 1.7%, yet fell by 1.7% for units. [Darwin](#) and [Hobart](#) asking prices for houses rose by 2.7% and 0.4% and rose for units by 2.4% and 0.5%.

SQM Research Weekly Asking Prices Index

Week ending 2 Nov 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,672.2	3.3 ▲	-0.7% ▼	23.5% ▲
	All Units	701.9	-0.7 ▼	-0.1% ▼	4.3% ▲
Melbourne	All Houses	1,125.8	1.2 ▲	1.8% ▲	9.1% ▲
	All Units	574.2	2.2 ▲	0.6% ▲	0.8% ▲
Brisbane	All Houses	776.8	8.8 ▲	4.4% ▲	18.1% ▲
	All Units	407.3	3.8 ▲	1.8% ▲	7.8% ▲
Perth	All Houses	711.8	4.6 ▲	1.5% ▲	5.0% ▲
	All Units	391.9	1.0 ▲	0.9% ▲	3.1% ▲
Adelaide	All Houses	616.4	2.8 ▲	1.3% ▲	16.9% ▲
	All Units	323.7	0.7 ▲	0.5% ▲	3.9% ▲
Canberra	All Houses	844.9	-15.6 ▼	1.7% ▲	4.3% ▲
	All Units	481.1	-5.6 ▼	-1.7% ▼	3.3% ▲
Darwin	All Houses	647.6	0.9 ▲	2.7% ▲	10.8% ▲
	All Units	374.6	1.4 ▲	2.4% ▲	7.5% ▲
Hobart	All Houses	683.4	-0.9 ▼	0.4% ▲	16.5% ▲
	All Units	440.2	-0.1 ▼	0.5% ▲	10.0% ▲
National	All Houses	727.8	4.8 ▲	1.1% ▲	18.6% ▲
	All Units	445.8	-1.1 ▼	0.5% ▲	12.8% ▲
Cap City Average	All Houses	1,147.1	9.4 ▲	-0.1% ▼	16.0% ▲
	All Units	584.0	1.3 ▲	0.2% ▲	3.6% ▲

Next update: 9 Nov 2021

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

- ENDS -