

Listings Fall Over August

August Represents the Lowest Counts of Listings since SQM has Begun its Series in January 2010

31 August 2021

Key Points

- National residential property listings fell in August 2021 by 9.6% to 215,911 from 238,834 in July. Compared to 12 months ago, listings dropped 26.3%.
- Nationally, [new listings](#) (Less than 30 days) fell 7.8% over August, with 65,948 new properties added onto the market. New listings are up 8% over the year. Old listings dropped 10.3% in August and were down by 53.2% over the year.
- Capital city asking house prices rose 1.7% and units 2.9% over the four weeks to 31 August 2021.

Figures released today by SQM Research reveal national residential property listings fell in August 2021 by 9.6% to 215,911 from 238,834 in July 2021. **This represents the lowest count of listings recorded by SQM Research since it began its series in January 2010.**

The largest monthly falls in property listings in August were in [Sydney](#), [Melbourne](#) and [Canberra](#) as the lockdowns in these cities disrupted the market. Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings fell 26.3%, with the biggest falls in [Sydney](#), [Hobart](#), [Adelaide](#), [Canberra](#) and [Brisbane](#).

Total Listings

Total Property Listings					
City	August 2021 Total	July 2021 Total	August 2020 Total	Monthly change %	Yearly change %
Sydney	22,387	25,411	30,888	-11.9%	-27.5%
Melbourne	32,445	37,318	36,305	-13.1%	-10.6%
Brisbane	20,804	23,203	28,955	-10.3%	-28.2%
Perth	20,706	22,142	22,066	-6.5%	-6.2%
Adelaide	10,500	11,214	14,229	-6.4%	-26.2%
Canberra	2,478	3,035	3,902	-18.4%	-36.5%
Darwin	1,516	1,648	1,487	-8.0%	2.0%
Hobart	1,160	1,244	1,782	-6.8%	-34.9%
National	215,911	238,834	293,105	-9.6%	-26.3%

Source: SQM Research

Nationally, [new listings](#) (Less than 30 days) fell 7.8% over August 2021 to 65,948 properties on the market, though they rose 8% over the year. New listings dropped the most in [Melbourne](#) followed by [Canberra](#), down by 31.2% and 21.2%, respectively. Over the year, new listings rose the most in [Darwin](#), by 50.3% as they seek to take advantage of strong market conditions.

In a sign that older stock is clearing, property listings over 180 days dropped by 10.3% in August 2021 and they are **down 53.2% over the year**, with monthly falls posted recorded in all capital cities, led by [Canberra](#).

New Listings (less than 30 days)					
	Aug-21	Jul-21	Aug-20	Monthly % change	Yearly % change
Sydney	10,354	11,593	12,775	-10.7%	-19.0%
Melbourne	10,975	15,952	7,498	-31.2%	46.4%
Brisbane	7,760	8,573	7,782	-9.5%	-0.3%
Perth	6,548	6,321	5,052	3.6%	29.6%
Adelaide	4,397	3,978	4,179	10.5%	5.2%
Canberra	1,436	1,822	1,541	-21.2%	-6.8%
Darwin	245	231	163	6.1%	50.3%
Hobart	519	550	456	-5.6%	13.8%
National	65,948	71,518	61,058	-7.8%	8.0%

Old Listings (greater than 180 days)					
	Aug-21	Jul-21	Aug-20	Monthly % change	Yearly % change
Sydney	3,576	3,727	6,194	-4.1%	-42.3%
Melbourne	6,381	6,222	10,770	2.6%	-40.8%
Brisbane	3,164	3,550	7,788	-10.9%	-59.4%
Perth	3,705	4,060	8,101	-8.7%	-54.3%
Adelaide	1,861	2,075	4,583	-10.3%	-59.4%
Canberra	451	550	1,143	-18.0%	-60.5%
Darwin	623	669	992	-6.9%	-37.2%
Hobart	252	278	713	-9.4%	-64.7%
National	61,831	68,936	132,018	-10.3%	-53.2%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said: “Listing counts over August were predominantly impacted by lockdowns, particularly for Sydney whereby there was a 19.7% decline in new listings. Older listings also had another monthly fall, indicating strong absorption rates across the country. Going forward we are cautious for the market given the likely economic damage as a result of these latest city wide closures.

Asking Prices

Over the past 30 days to 31 August 2021, [Sydney](#) asking prices fell by 0.4% for houses, yet rose by 4.2% for units in what was a reversal from a general softening in the local unit market over 2020-21. Asking prices for houses in [Melbourne](#) and [Brisbane](#) rose by 0.2% and 2.3% [Adelaide](#) asking prices for houses rose by 2.8%, while units fell by 0.9%. [Canberra](#), [Darwin](#) and [Hobart](#) asking prices for houses rose by 1.0%, 2.1% and 1.4%.

SQM Research Weekly Asking Prices Index

Week ending 31 Aug 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,578.6	28.8 ▲	-0.4% ▼	16.6% ▲
	All Units	714.2	6.8 ▲	4.2% ▲	5.2% ▲
Melbourne	All Houses	1,087.7	4.8 ▲	0.2% ▲	5.9% ▲
	All Units	566.6	0.9 ▲	0.5% ▲	0.8% ▲
Brisbane	All Houses	721.2	-1.3 ▼	2.3% ▲	12.4% ▲
	All Units	393.3	0.6 ▲	-0.4% ▼	4.5% ▲
Perth	All Houses	693.8	-2.5 ▼	-0.8% ▼	4.1% ▲
	All Units	388.6	0.4 ▲	-0.2% ▼	2.2% ▲
Adelaide	All Houses	588.0	5.3 ▲	2.8% ▲	11.5% ▲
	All Units	327.1	-0.9 ▼	-0.9% ▼	6.3% ▲
Canberra	All Houses	834.5	6.2 ▲	1.0% ▲	3.8% ▲
	All Units	491.5	1.4 ▲	2.9% ▲	8.4% ▲
Darwin	All Houses	616.4	2.4 ▲	2.1% ▲	7.3% ▲
	All Units	367.3	-4.8 ▼	-2.5% ▼	6.2% ▲
Hobart	All Houses	663.1	8.6 ▲	1.4% ▲	16.2% ▲
	All Units	428.3	-0.4 ▼	-1.4% ▼	9.2% ▲
National	All Houses	695.5	4.6 ▲	1.5% ▲	16.4% ▲
	All Units	433.0	1.3 ▲	1.7% ▲	10.1% ▲
Cap City Average	All Houses	1,101.2	22.6 ▲	1.7% ▲	12.3% ▲
	All Units	589.1	3.3 ▲	2.9% ▲	4.4% ▲

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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