

Total Property Listings continue to rise in April

3 May 2022

Key Points

- National residential property listings rose in April 2022 by 4.8% to 228,901 from 218,398 in March. Compared to 12 months ago, listings dropped 12.8%.
- Nationally, [new listings](#) (Less than 30 days) fell 5.5% over April, with 79,616 new properties added onto the market. New listings are down 2.5% over the year. Old listings rose 4.6% in April and were down by 42.7% over the year.
- National asking prices rose 19.2% over the year to 3 May 2022, while unit prices rose 14.6%.

Figures released today by SQM Research reveal national residential property listings rose in April 2022 by 4.8% to reach 228,901 properties, up from 218,398 in March.

The largest monthly rises in property listing were in [Hobart](#), [Brisbane](#), and [Sydney](#) of 17.7%, 7.8% and 5.8% over the month of April. However, listings are still lower when compared to 12 months ago, listings are down by 12.8% compared to April 2021, with large declines recorded in [Brisbane](#) and [Adelaide](#) of 26.4% and 23.5%.

Total Listings

Total Property Listings					
City	April 2022 Total	March 2022 Total	April 2021 Total	Monthly change %	Yearly change %
Sydney	30,138	28,494	28,446	5.8%	5.9%
Melbourne	37,135	35,900	40,958	3.4%	-9.3%
Brisbane	18,632	17,278	25,314	7.8%	-26.4%
Perth	22,373	21,411	22,467	4.5%	-0.4%
Adelaide	9,907	9,496	12,946	4.3%	-23.5%
Canberra	2,824	2,749	3,598	2.7%	-21.5%
Darwin	1,623	1,559	1,390	4.1%	16.8%
Hobart	1,607	1,365	1,516	17.7%	6.0%
National	228,901	218,398	262,617	4.8%	-12.8%

Source: SQM Research

Nationally, new listings (Less than 30 days) fell 5.5% over April 2022 to 79,616 properties on the market, to be down 2.5% over the year. [Canberra](#), [Sydney](#) and [Melbourne](#) recorded a fall in new listings for the month, down by 13%, 8.7% and 5.5%. Over the year, new listings rose the most in [Darwin](#) and [Hobart](#), up by 14.7% and 44.4%.

Property listings over 180 days rose by 4.6% in April 2022 and they are down by 42.7% over the year.

New Listings (less than 30 days)					
	Apr-22	Mar-22	Apr-21	Monthly % change	Yearly % change
Sydney	14,403	15,783	15,919	-8.7%	-9.5%
Melbourne	17,147	18,145	19,994	-5.5%	-14.2%
Brisbane	7,978	7,946	8,594	0.4%	-7.2%
Perth	7,438	7,377	6,919	0.8%	7.5%
Adelaide	4,589	4,767	4,670	-3.7%	-1.7%
Canberra	1,629	1,872	1,958	-13.0%	-16.8%
Darwin	312	287	272	8.7%	14.7%
Hobart	813	703	563	15.6%	44.4%
National	79,616	84,237	81,643	-5.5%	-2.5%

Old Listings (greater than 180 days)					
	Apr-22	Mar-22	Apr-21	Monthly % change	Yearly % change
Sydney	3,678	3,403	4,743	8.1%	-22.5%
Melbourne	6,005	5,802	7,171	3.5%	-16.3%
Brisbane	2,067	2,022	5,219	2.2%	-60.4%
Perth	3,889	3,788	5,267	2.7%	-26.2%
Adelaide	1,241	1,185	2,935	4.7%	-57.7%
Canberra	209	200	781	4.5%	-73.2%
Darwin	793	763	646	3.9%	22.8%
Hobart	188	197	404	-4.6%	-53.5%
National	49,366	47,210	86,216	4.6%	-42.7%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said:

“The month of April tends to be a slower month for new listings due to the multiple public holidays for the period, so it is no great surprise to see the Sydney and Melbourne new stock declines. There may also have been an element of caution by would-be new vendors given the slowdown in the market.

On that front, the data also reveals a broad-based rise in old listings. This is a clear indication that absorption rates across the country are slowing and more and more existing vendors not achieving the price they seek.”

Asking Prices

Over the month to 3 May 2022, [national asking prices](#) rose by 0.9% for houses and jumped 0.8% for units. Over the year, strong growth in national asking house prices of 19.2% was posted while asking unit prices rose 14.6% over the year.

[Capital city asking house prices](#) fell 0.1% over the month to 3 May 2022, while unit prices rose 0.2%. Over the year, house asking prices in capital cities rose 16.7% and unit prices rose 6.4% over the year.

SQM Research Weekly Asking Prices Index

Week ending 3 May 2022		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,748.6	-5.7 ▼	-0.4% ▼	16.8% ▲
	All Units	717.7	0.6 ▲	-0.2% ▼	7.3% ▲
	Combined	1,272.0	-2.8 ▼	-0.3% ▼	11.1% ▲
Melbourne	All Houses	1,185.0	-2.0 ▼	0.8% ▲	13.7% ▲
	All Units	583.9	-0.3 ▼	0.1% ▲	2.8% ▲
	Combined	971.2	-1.4 ▼	0.7% ▲	8.2% ▲
Brisbane	All Houses	910.7	-0.5 ▼	1.7% ▲	35.9% ▲
	All Units	439.4	1.3 ▲	1.0% ▲	13.9% ▲
	Combined	763.0	0.0 ▲	1.5% ▲	29.3% ▲
Perth	All Houses	749.7	5.6 ▲	0.8% ▲	12.2% ▲
	All Units	402.0	0.3 ▲	0.7% ▲	3.1% ▲
	Combined	663.6	4.3 ▲	0.8% ▲	9.7% ▲
Adelaide	All Houses	700.0	0.8 ▲	1.6% ▲	29.0% ▲
	All Units	337.9	1.3 ▲	2.1% ▲	2.9% ▲
	Combined	617.9	0.9 ▲	1.6% ▲	24.1% ▲
Canberra	All Houses	1,072.3	6.5 ▲	-0.3% ▼	32.8% ▲
	All Units	536.4	3.4 ▲	4.5% ▲	12.4% ▲
	Combined	862.2	5.3 ▲	0.9% ▲	26.0% ▲
Darwin	All Houses	653.4	-1.4 ▼	-0.6% ▼	10.3% ▲
	All Units	360.4	0.6 ▲	0.0% ▲	-7.0% ▼
	Combined	552.6	-0.7 ▼	-0.5% ▼	5.8% ▲
Hobart	All Houses	755.1	2.4 ▲	1.0% ▲	17.7% ▲
	All Units	466.7	-5.4 ▼	1.3% ▲	8.4% ▲
	Combined	701.5	1.0 ▲	1.1% ▲	15.6% ▲
National	All Houses	800.2	-5.2 ▼	0.9% ▲	19.2% ▲
	All Units	477.5	2.8 ▲	0.8% ▲	14.6% ▲
	Combined	718.4	-3.2 ▼	0.9% ▲	17.2% ▲
Cap City Average	All Houses	1,219.2	-4.4 ▼	-0.1% ▼	16.7% ▲
	All Units	599.3	0.6 ▲	0.2% ▲	6.4% ▲
	Combined	1,009.0	-2.7 ▼	0.0% ▼	12.2% ▲



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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