

# Listings Fall over December

## “Vendors in no Panic”

4 January 2022

### Key Points

- National residential property listings fell in December 2021 by 6.5% to 218,415 from 233,716 in November. Compared to 12 months ago, listings dropped 20%.
- Nationally, [new listings](#) (Less than 30 days) fell 29.5% over December, with 67,972 new properties added onto the market. New listings are up 2.4% over the year. Old listings fell 6.8% in December and were down by 49.5% over the year.
- Capital city asking house prices rose 1.9% and units fell 0.2% over the four weeks to 4 January 2022.

Figures released today by SQM Research reveal national residential property listings fell in December 2021 by 6.5% to 218,415 from 233,716 in November 2021.

[Sydney](#), [Melbourne](#) and [Canberra](#) have recorded the greatest falls in listings of 15.8%, 12.9% and 15.9% over the month of December. Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings fell 20%, with the biggest falls in [Brisbane](#), [Adelaide](#), [Canberra](#) and [Hobart](#).

### Total Listings

Total Property Listings					
City	December 2021 Total	November 2021 Total	December 2020 Total	Monthly change %	Yearly change %
Sydney	25,345	30,111	26,038	-15.8%	-2.7%
Melbourne	34,755	39,880	39,475	-12.9%	-12.0%
Brisbane	17,487	19,305	26,643	-9.4%	-34.4%
Perth	21,877	22,407	21,478	-2.4%	1.9%
Adelaide	9,647	10,724	13,410	-10.0%	-28.1%
Canberra	2,499	2,973	3,350	-15.9%	-25.4%
Darwin	1,521	1,600	1,281	-4.9%	18.7%
Hobart	1,245	1,300	1,647	-4.2%	-24.4%
<b>National</b>	<b>218,415</b>	<b>233,716</b>	<b>272,999</b>	<b>-6.5%</b>	<b>-20.0%</b>

Nationally, [new listings](#) (Less than 30 days) fell 29.5% over December 2021 to 67,972 properties on the market, though they rose 2.4% over the year. New listings fell the most in [Sydney](#) by 47.4%. Over the year, new listings rose the most in [Darwin](#) by 26.2%, followed by [Sydney](#) and [Perth](#) and by 17.6% and 15.5%. In a sign that older stock is clearing, property listings over 180 days dropped by 6.8% in December 2021 and they are **down 49.5% over the year**.

New Listings (less than 30 days)					
	Dec-21	Nov-21	Dec-20	Monthly % change	Yearly % change
Sydney	9,813	18,658	8,346	-47.4%	17.6%
Melbourne	13,302	22,503	14,152	-40.9%	-6.0%
Brisbane	6,000	8,561	6,668	-29.9%	-10.0%
Perth	5,733	8,510	4,963	-32.6%	15.5%
Adelaide	3,600	5,749	3,938	-37.4%	-8.6%
Canberra	1,267	1,945	1,249	-34.9%	1.4%
Darwin	207	323	164	-35.9%	26.2%
Hobart	538	659	664	-18.4%	-19.0%
<b>National</b>	<b>67,972</b>	<b>96,346</b>	<b>66,371</b>	<b>-29.5%</b>	<b>2.4%</b>

Old Listings (greater than 180 days)					
	Dec-21	Nov-21	Dec-20	Monthly % change	Yearly % change
Sydney	3,818	3,677	5,691	3.8%	-32.9%
Melbourne	6,322	5,807	10,160	8.9%	-37.8%
Brisbane	2,476	2,479	6,316	-0.1%	-60.8%
Perth	3,838	3,768	5,804	1.9%	-33.9%
Adelaide	1,463	1,531	3,264	-4.4%	-55.2%
Canberra	395	394	850	0.3%	-53.5%
Darwin	613	641	710	-4.4%	-13.7%
Hobart	189	204	475	-7.4%	-60.2%
<b>National</b>	<b>51,510</b>	<b>55,256</b>	<b>101,929</b>	<b>-6.8%</b>	<b>-49.5%</b>

## Asking Prices

Over the past 30 days to 4 January 2022, [Sydney](#) asking prices rose by 1.1% for houses and 0.4% for units. [Melbourne](#) asking prices rose by 3% for houses and fell by 1% for units. [Brisbane](#) and [Perth](#) asking prices rose by 4.2% and 0.1% for houses and 2.6% and 1.2% for units. [Adelaide](#) asking prices for houses rose by 4.3% fell by 0.5% for units. [Canberra](#) asking prices for houses rose by 8.4% and 5% for units. [Darwin](#) asking prices for houses rose by 1.7% and units fell by 1.1%. [Hobart](#) asking prices for units fell by 0.4%.

## SQM Research Weekly Asking Prices Index

Week ending 4 Jan 2022		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,766.9	-0.3 ▼	1.1% ▲	25.9% ▲
	All Units	717.4	0.8 ▲	0.4% ▲	7.1% ▲
Melbourne	All Houses	1,176.3	8.0 ▲	3.0% ▲	13.4% ▲
	All Units	572.9	-2.1 ▼	-1.0% ▼	-0.5% ▼
Brisbane	All Houses	846.0	5.8 ▲	4.2% ▲	27.8% ▲
	All Units	419.4	2.2 ▲	2.6% ▲	10.6% ▲
Perth	All Houses	712.2	-0.4 ▼	0.1% ▲	7.1% ▲
	All Units	400.4	0.8 ▲	1.2% ▲	4.4% ▲
Adelaide	All Houses	673.0	8.0 ▲	4.3% ▲	26.5% ▲
	All Units	325.6	-2.2 ▼	-0.5% ▼	3.1% ▲
Canberra	All Houses	1,024.6	13.6 ▲	8.4% ▲	24.6% ▲
	All Units	499.6	2.6 ▲	5.0% ▲	5.0% ▲
Darwin	All Houses	657.4	2.8 ▲	1.7% ▲	13.2% ▲
	All Units	373.0	0.7 ▲	-1.1% ▼	3.1% ▲
Hobart	All Houses	684.7	0.0 ▼	0.0% ▼	12.9% ▲
	All Units	442.9	-2.9 ▼	0.4% ▲	18.2% ▲
National	All Houses	760.8	-0.8 ▼	0.2% ▲	19.5% ▲
	All Units	449.7	0.0 ▲	-0.3% ▼	10.4% ▲
Cap City Average	All Houses	1,210.7	-1.5 ▼	1.9% ▲	20.5% ▲
	All Units	592.4	0.9 ▲	-0.2% ▼	4.9% ▲

**Louis Christopher, Managing Director of SQM Research said:**

While there was a significant surge in auction activity over December, total listings were down on a month by month and a year-by-year comparison. Sydney did record a surge in new listings when we take out the seasonality and compare against December 2020.

Overall, there remains a shortage of listings at the national level. As a result, vendors are in no panic at this point. Indeed, they lifted their asking prices for the month.

Unless we have a surge in listings for the start of the property season in February it is looking like a very soft landing for the housing market in 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.

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