



## Property listings jump in November

### SQM Research Residential Property Listings Activity and Asking Prices for November 2018

4 December 2018

Figures released today by SQM Research reveal national residential listings jumped **7.9%** in November 2018 to **361,619** from 335,014 in October, with stock on market rising in all cities in an expected usual seasonal uplift. Compared to a year ago, national listings rose 8.1%.

In Melbourne, listings jumped by **11.6%**, to be higher 32.2% from a year ago, as a surplus of properties hits the market there. In Sydney, property listings rose by **7.5%** over the month to 39,772 properties, the highest reading since 2009. Listing are now up 20.4% higher from a year ago.

City	November 2017 Total	October 2018 Total	November 2018 Total	Monthly change %	Yearly change %
Adelaide	17,289	16,345	18,281	11.8%	5.7%
Brisbane	31,738	31,992	34,683	8.4%	9.3%
Canberra	4,071	4,425	4,979	12.5%	22.3%
Darwin	2,168	2,057	2,148	4.4%	-0.9%
Hobart	2,451	2,071	2,427	17.2%	-1.0%
Melbourne	33,070	39,187	43,727	11.6%	32.2%
Perth	26,158	25,783	28,273	9.7%	8.1%
Sydney	33,046	37,001	39,772	7.5%	20.4%
<b>National</b>	<b>334,594</b>	<b>335,014</b>	<b>361,619</b>	<b>7.9%</b>	<b>8.1%</b>

In Hobart, listing increased a significant **17.2%**, with stock levels down just 1.0% compared to a year earlier. Listings rose by **12.5%** in Canberra in November while they increased **8.4%** in Brisbane and **9.7%** in Perth, while Darwin's listings increased **by 4.4%**. In Adelaide, listings increased **11.8%**.

Louis Christopher, Managing Director of SQM Research, said a rise in listings is normal in November as people try sell properties before the year's end. An additional weekend made it into November rather than October, also helping to lift listings over the month.

"November listings usually jump ahead of the market slowing during the Christmas and New Year's break, so the results are expected. That said, the year-on-year increases in Sydney and Melbourne are large. The market in these big cities is now flooded with stock. Vendors who do not price their properties realistically will not sell in this market. It has been a particularly bad spring selling season for vendors and agents alike," said Mr Christopher.

"It is also likely this will be the peak in listings for the year as we expect the December reading to fall given the Christmas break," he said.

"We are also finally seeing some relief in Hobart, with listings jumping in November, helping to reverse a shortage of properties available for sale," he said.



## Asking Prices

Capital city average asking prices for houses fell to \$932,600 while unit asking prices were steady at \$569,300 over the month to 4 December. Asking house prices in Sydney dropped again, by 2.3% to \$1.274 million, to be down 5.2% from a year earlier. Unit prices too fell by 1.0% to \$696,000, reflecting the surplus of stock in Australia's biggest city.

Melbourne asking house prices rose 0.4% to \$963,200, while unit prices were up 0.5% to \$555,800. Canberra's asking house prices in contrast rose by 0.8% over the month to \$836,500 be up 7.3% from a year ago, the greatest growth of any capital city.

SQM Research Weekly Asking Prices Index					
Week ending 4 Dec 2018		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
<b><u>Canberra</u></b>	All Houses	836.5	2.6 ▲	0.8% ▲	7.3% ▲
	All Units	422.7	-1.4 ▼	-1.1% ▼	6.3% ▲
<b><u>Sydney</u></b>	All Houses	1,274.4	-2.9 ▼	-2.3% ▼	-5.2% ▼
	All Units	696.0	-1.2 ▼	-1.0% ▼	-1.5% ▼
<b><u>Darwin</u></b>	All Houses	580.1	-0.7 ▼	0.0% ▲	-4.1% ▼
	All Units	367.8	1.7 ▲	1.0% ▲	-10.2% ▼
<b><u>Brisbane</u></b>	All Houses	621.3	0.2 ▲	0.5% ▲	1.2% ▲
	All Units	379.5	-0.0 ▼	-0.6% ▼	-0.5% ▼
<b><u>Adelaide</u></b>	All Houses	516.7	0.9 ▲	0.8% ▲	-0.6% ▼
	All Units	304.7	0.4 ▲	0.2% ▲	1.4% ▲
<b><u>Hobart</u></b>	All Houses	498.2	5.3 ▲	1.4% ▲	1.7% ▲
	All Units	315.1	1.6 ▲	0.6% ▲	-1.7% ▼
<b><u>Melbourne</u></b>	All Houses	963.2	0.8 ▲	0.4% ▲	-1.7% ▼
	All Units	555.8	1.2 ▲	0.5% ▲	5.7% ▲
<b><u>Perth</u></b>	All Houses	669.2	0.7 ▲	0.2% ▲	-0.6% ▼
	All Units	386.7	-0.8 ▼	0.0% ▲	-2.0% ▼
<b><u>National</u></b>	All Houses	573.1	-0.7 ▼	-0.7% ▼	-0.3% ▼
	All Units	377.9	0.2 ▲	0.7% ▲	1.3% ▲
<b><u>Cap City Average</u></b>	All Houses	932.6	1.9 ▲	-0.7% ▼	-3.0% ▼
	All Units	569.3	0.0 ▲	-0.0% ▼	0.4% ▲

Source: [www.sqmresearch.com.au](http://www.sqmresearch.com.au)



## Key Points

- National residential listings jumped 7.9% in November 2018 to 361,619 from 335,014 in October
- In Melbourne, listings jumped by 11.6%, to be higher 32.2% from a year ago.
- In Hobart, listing increased 17.2% in November, with stock levels down just 1.0% compared to a year earlier.
- Capital city average asking prices for houses fell to \$932,600 while unit asking prices were steady at \$569,300 over the month to 4 December.

## 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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