

Older Property Listings Rise 9.2 Percent

Distressed sales activity remains stable

4 October 2022

Key Points

- National residential property listings rose in September by 5.8% to 242,159 from 228,945 in August.
- Nationally, [new listings](#) (Less than 30 days) rose 3.8% over September, with 73,461 new properties added onto the market.
- Listings greater than 180 days old rose by 9.2% to over 55,272 dwellings.
- National combined dwelling asking prices rose 0.1% over the month.
- Distressed property listings fell by 1.3% over the month of September.

Figures released today by SQM Research reveal national residential property listings rose in September by 5.8% to 242,159 properties, from 228,945 recorded in August.

The largest monthly increases in property listings were in [Hobart](#), [Canberra](#) and [Brisbane](#) of 17.4%, 12.7% and 7.3%. However, [Hobart](#), [Canberra](#) and [Sydney](#) property listings rose by 71.1%, 41.2% and 36.2% for the year. The overall increases were due to the overall increase in old listings.

Total Listings

Total Property Listings					
City	September 2022 Total	August 2022 Total	September 2021 Total	Monthly change %	Yearly change %
Sydney	31,674	30,077	23,250	5.3%	36.2%
Melbourne	37,785	35,744	32,990	5.7%	14.5%
Brisbane	21,585	20,108	19,598	7.3%	10.1%
Perth	21,814	21,053	20,867	3.6%	4.5%
Adelaide	9,963	9,519	10,340	4.7%	-3.6%
Canberra	3,195	2,834	2,263	12.7%	41.2%
Darwin	1,761	1,669	1,579	5.5%	11.5%
Hobart	2,027	1,726	1,185	17.4%	71.1%
National	242,159	228,945	214,566	5.8%	12.9%

Source: SQM Research

Nationally, **new listings** (Less than 30 days) rose 3.8% over September 2022 to 73,461 properties on the market. [Hobart](#) and [Canberra](#) recorded the largest increase in new listings for the month, up by 26.4% and 21%. Over the year, new listings rose the most in [Canberra](#), [Hobart](#) and [Melbourne](#) by 34.4%, 29.2% and 22%.

Property listings over 180 days rose by 9.2% in September 2022 and fell by 6.8% over the year. However, [Hobart](#) and [Sydney](#) recorded a significant increase of 49.4% and 26.4% for the past 12 months.

New Listings (less than 30 days)					
	Sep-22	Aug-22	Sep-21	Monthly % change	Yearly % change
Sydney	12,443	12,076	12,743	3.0%	-2.4%
Melbourne	14,707	13,553	12,057	8.5%	22.0%
Brisbane	7,316	7,120	8,074	2.8%	-9.4%
Perth	6,680	6,542	7,067	2.1%	-5.5%
Adelaide	4,630	4,173	4,660	11.0%	-0.6%
Canberra	1,622	1,341	1,207	21.0%	34.4%
Darwin	300	277	322	8.3%	-6.8%
Hobart	632	500	489	26.4%	29.2%
National	73,461	70,766	73,812	3.8%	-0.5%

Old Listings (greater than 180 days)					
	Sep-22	Aug-22	Sep-21	Monthly % change	Yearly % change
Sydney	4,502	3,892	3,561	15.7%	26.4%
Melbourne	6,974	6,550	6,473	6.5%	7.7%
Brisbane	2,246	1,952	2,875	15.1%	-21.9%
Perth	4,170	3,867	3,761	7.8%	10.9%
Adelaide	1,245	1,204	1,844	3.4%	-32.5%
Canberra	323	333	384	-3.0%	-15.9%
Darwin	685	628	619	9.1%	10.7%
Hobart	360	250	241	44.0%	49.4%
National	55,272	50,632	59,301	9.2%	-6.8%

Source: SQM Research

Louis Christopher, Managing Director of SQM Research said:

“Older property listings are accumulating as a direct result of the national housing downturn. It is due to the fact there are currently more sellers than buyers in the national housing market. And that downturn continued into September. The downturn still continues to persist, even while we are seeing some stability with weekly auction clearance rates and asking prices.

There was also a pick up in new listings, particularly for the Melbourne, Adelaide, Canberra and Hobart housing markets. Now that was to be expected, given we have entered into the spring selling period. New listing numbers are actually down on the long-term average activity recorded for a typical spring selling season.”

Distressed Listings stabilise

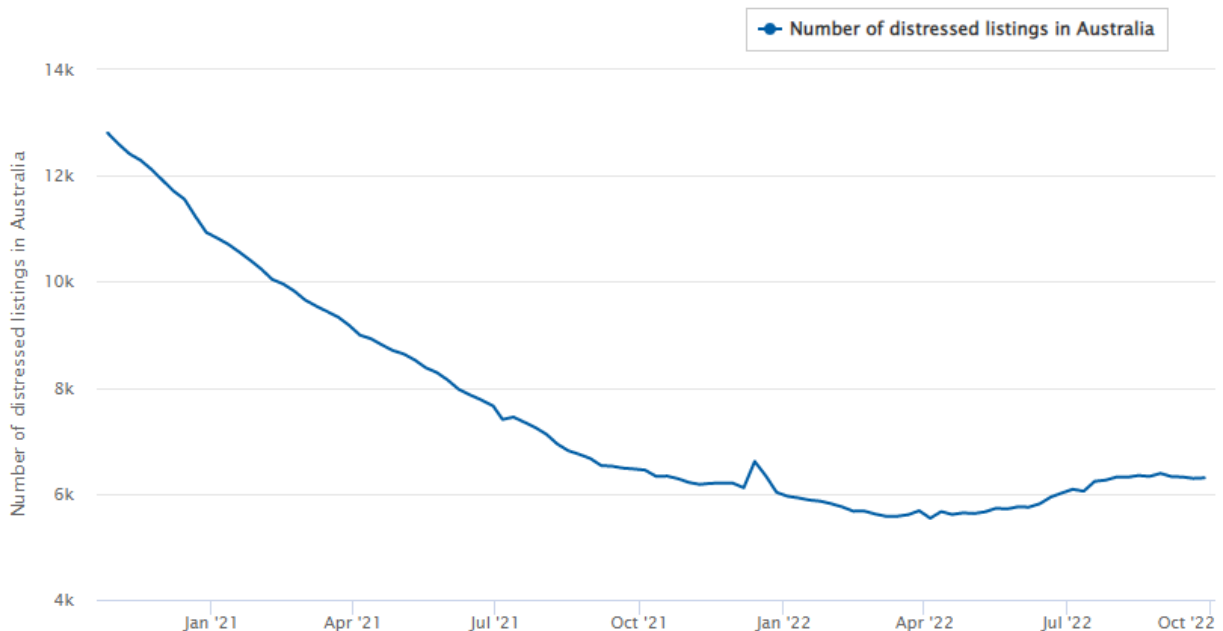
As part of today’s release SQM Research notes that as of 4 October 2022, there were 6,299 residential properties nationwide selling under distressed conditions. This was down from 6,384 distressed listings recorded in October 2022. The rise in distressed selling activity was driven by ACT (up 14.3%), QLD (up 2.8%) and SA (up 1.5%)

Distressed Listings					
City	September 2022 Total	August 2022 Total	September 2021 Total	Monthly change %	Yearly change %
NSW	1,173	1,201	767	-2.3%	52.9%
VIC	736	748	606	-1.6%	21.5%
QLD	2,597	2,527	2,867	2.8%	-9.4%
WA	1,366	1,473	1,567	-7.3%	-12.8%
SA	266	262	502	1.5%	-47.0%
ACT	16	14	22	14.3%	-27.3%
NT	74	86	83	-14.0%	-10.8%
TAS	71	73	53	-2.7%	34.0%
National	6,299	6,384	6,446	-1.3%	-2.3%

Source: SQM Research

Number of distressed listings in Australia

Source: SQM Research



Asking Prices

Over the month to 4 October 2022, [national asking prices](#) rose by 0.1% for combined dwellings. [Capital city asking prices](#) rose by 0.1% over the month to 4 October 2022 for combined dwellings. The data suggests vendors were reluctant to reduce their asking prices further than initially listed during the month.

SQM Research Weekly Asking Prices Index

Week ending		Asking Price (\$)	Chg on prev wk(\$)	Rolling month % chg	12 mth % chg	
4 Oct 2022						
	Sydney	All Houses	1,671.006	2.183 ▲	0.0% ▼	-0.8% ▼
	All Units	717.844	-1.249 ▼	-0.6% ▼	2.2% ▲	
	Combined	1,218.272	0.553 ▲	-0.2% ▼	-2.3% ▼	
Melbourne	All Houses	1,161.762	-2.965 ▼	0.5% ▲	5.0% ▲	
	All Units	587.874	0.497 ▲	0.5% ▲	3.0% ▲	
	Combined	943.398	-1.647 ▼	0.5% ▲	1.4% ▲	
Brisbane	All Houses	914.871	2.129 ▲	-0.1% ▼	23.0% ▲	
	All Units	473.321	0.779 ▲	0.4% ▲	18.3% ▲	
	Combined	771.389	1.690 ▲	0.0% ▼	20.2% ▲	
Perth	All Houses	770.214	1.891 ▲	0.6% ▲	9.9% ▲	
	All Units	413.363	1.137 ▲	0.6% ▲	6.4% ▲	
	Combined	680.035	1.701 ▲	0.6% ▲	8.4% ▲	
Adelaide	All Houses	737.970	0.629 ▲	1.1% ▲	21.3% ▲	
	All Units	372.074	-1.774 ▼	-1.8% ▼	15.6% ▲	
	Combined	654.216	0.079 ▲	0.7% ▲	20.0% ▲	
Canberra	All Houses	1,067.056	-1.944 ▼	-1.4% ▼	28.4% ▲	
	All Units	571.341	-4.841 ▼	-2.2% ▼	16.8% ▲	
	Combined	865.615	-3.121 ▼	-1.6% ▼	23.6% ▲	
Darwin	All Houses	674.881	-0.281 ▼	-1.5% ▼	7.0% ▲	
	All Units	374.082	-1.582 ▼	-0.3% ▼	2.3% ▲	
	Combined	568.599	-0.741 ▼	-1.2% ▼	5.3% ▲	
Hobart	All Houses	775.476	0.524 ▲	1.3% ▲	13.9% ▲	
	All Units	463.003	-1.185 ▼	-3.3% ▼	4.5% ▲	
	Combined	715.564	0.196 ▲	0.7% ▲	11.9% ▲	
National	All Houses	806.019	-2.170 ▼	0.1% ▲	12.0% ▲	
	All Units	500.741	0.877 ▲	0.4% ▲	12.9% ▲	
	Combined	725.079	-1.362 ▼	0.1% ▲	10.9% ▲	
Cap City Average	All Houses	1,195.843	1.968 ▲	0.2% ▲	4.2% ▲	
	All Units	606.185	-0.236 ▼	-0.5% ▼	4.1% ▲	
	Combined	986.937	1.187 ▲	0.1% ▲	2.0% ▲	

Next update: 11 Oct 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.

For further information please contact Louis Christopher - info@sqmresearch.com.au

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