

Total Property Listings Fall in June

Distressed Property Listings on the Rise

EMBARGOED TO 12.01AM, 5 July 2022

5 July 2022

Key Points

- National residential property listings fell in June 2022 by 1% to 221,572 from 223,859 in May. Compared to 12 months ago, listings dropped 6.2%.
- Nationally, [new listings](#) (Less than 30 days) fell 5.4% over June, with 70,885 new properties added onto the market. New listings are down 2.1% over the year. Old listings rose 1.6% in June and were down by 31.1% over the year.
- National combined dwelling asking prices rose 0.3% over the month, however capital city asking prices fell 1.9% over the same period.
- Distressed property listings rose by 4.5% over the month of June.

Figures released today by SQM Research reveal national residential property listings fell in June 2022 by 1% to 221,571 properties, down from 223,859 in May.

The largest monthly falls in property listings were in [Adelaide](#), [Perth](#) and [Melbourne](#) of 3.9%, 2.1% and 3.7%. Compared to 12 months ago, listings fell by 6.2%, with large declines recorded in [Brisbane](#), [Adelaide](#) and [Canberra](#) of 17.5%, 20.6% and 8.3% respectively.

Total Listings

Total Property Listings					
City	June 2022 Total	May 2022 Total	June 2021 Total	Monthly change %	Yearly change %
Sydney	29,761	29,920	26,788	-0.5%	11.1%
Melbourne	35,191	36,529	35,900	-3.7%	-2.0%
Brisbane	18,635	18,313	22,579	1.8%	-17.5%
Perth	21,341	21,809	21,539	-2.1%	-0.9%
Adelaide	9,035	9,397	11,377	-3.9%	-20.6%
Canberra	2,656	2,664	2,897	-0.3%	-8.3%
Darwin	1,649	1,617	1,595	2.0%	3.4%
Hobart	1,602	1,538	1,206	4.2%	32.8%
National	221,572	223,859	236,218	-1.0%	-6.2%

Source: SQM Research

Nationally, **new listings** (Less than 30 days) fell 2.1% over June 2022 to 70,885 properties on the market, to be down 2.1% over the year. [Melbourne](#), [Sydney](#), [Adelaide](#) and [Perth](#) recorded the largest falls in new listings for the month, down by 14.4%, 9.4%, 8.4% and 7.5%. Over the year, new listings rose the most in [Hobart](#) by 38.5% and fell the most in [Canberra](#) and [Sydney](#) by 14.9% and 13.9%.

Property listings over 180 days rose by 1.6% in June 2022. However, [Canberra](#) recorded a significant increase of 14.6%. While [Darwin](#), [Hobart](#) and [Adelaide](#) recorded a decrease of 19.6%, 10.3% and 10%.

New Listings (less than 30 days)					
	Jun-22	May-22	Jun-21	Monthly % change	Yearly % change
Sydney	12,424	13,718	14,434	-9.4%	-13.9%
Melbourne	13,698	16,005	14,590	-14.4%	-6.1%
Brisbane	7,905	7,919	8,357	-0.2%	-5.4%
Perth	6,910	7,473	6,596	-7.5%	4.8%
Adelaide	4,256	4,647	4,286	-8.4%	-0.7%
Canberra	1,386	1,456	1,629	-4.8%	-14.9%
Darwin	415	287	394	44.6%	5.3%
Hobart	597	584	431	2.2%	38.5%
National	70,885	74,902	72,415	-5.4%	-2.1%

Old Listings (greater than 180 days)					
	Jun-22	May-22	Jun-21	Monthly % change	Yearly % change
Sydney	3,911	4,032	3,952	-3.0%	-1.0%
Melbourne	6,622	6,378	6,337	3.8%	4.5%
Brisbane	1,907	1,954	4,089	-2.4%	-53.4%
Perth	3,971	4,023	4,343	-1.3%	-8.6%
Adelaide	1,118	1,242	2,442	-10.0%	-54.2%
Canberra	251	219	577	14.6%	-56.5%
Darwin	638	794	660	-19.6%	-3.3%
Hobart	191	213	344	-10.3%	-44.5%
National	50,616	49,813	73,493	1.6%	-31.1%

Source: SQM Research

Louis Christopher, Managing Director of SQM Research said:

“Overall stock on market fell for the month largely due to the decline in new listings. The fall in new listings was a result of reduced vendor confidence in the strength of the housing market as well as seasonal factors whereby the winter period normally records a decline in residential property sales activity, particularly for Sydney and Melbourne.

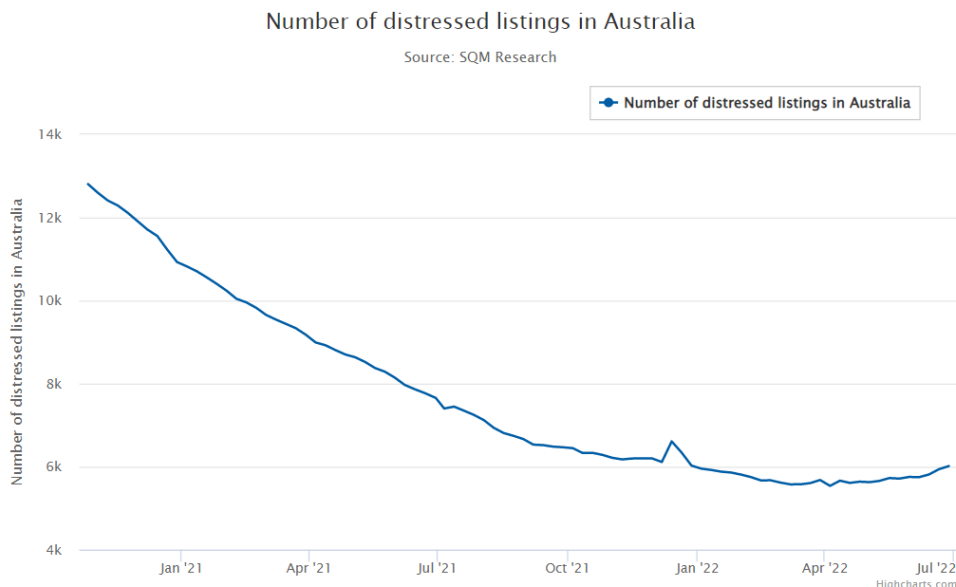
However, older listings rose. This reveals the slowdown in the housing market driven by lower buyer demand. Going forward we expect July to record similar trends of lacklustre activity and more rises in older listings.

At this stage we can safely state there is no panic in the market. The downturn remains orderly, but it is evident from SQM’s asking prices series vendors are adjusting their market expectations down, particularly for the Sydney housing market. Meanwhile cities still recording strength include Adelaide and to a lesser extent, Brisbane, and Canberra. All other cities are now showing signs of weakening.”

Distressed Listings on the Rise.

Distressed Listings					
State	June 2022 Total Listings	May 2022 Total Listings	June 2021 Total Listings	Monthly change %	Yearly change %
NSW	1,006	912	929	10.3%	8.3%
VIC	707	666	696	6.2%	1.6%
QLD	2,330	2,203	3,533	5.8%	-34.1%
WA	1,564	1,532	1,689	2.1%	-7.4%
SA	250	264	627	-5.3%	-60.1%
ACT	15	15	22	0.0%	-31.8%
NT	85	86	100	-1.2%	-15.0%
TAS	57	54	47	5.6%	21.3%
National	6,014	5,753	7,656	4.5%	-21.4%

Source: SQM Research



As part of today's release SQM Research notes that as of 29 June, 2022 there were 6,014 residential properties nationwide selling under distressed conditions. This was up from 5,753 distressed listings recorded on 31 May 2022. On 30 June 2021 there were 7,656 properties selling under distressed conditions.

It is estimated prior to Covid (January 2020), distressed listing counts were approximately 15,000 listings nationwide. With interest rate cuts, relief provided to borrowers by the banking sector and massive government stimulus, the counts of distressed listings fell significantly over the Covid period.

However, since April 2022, the count of distressed property listings on the market has risen. The count reached a low of 5,500 distressed properties on the market back on the 5th of April 2022.

Louis Christopher, Managing Director of SQM Research said:

“As can be seen, Queensland has the highest number of distressed listings, however we note this is not something new or something to be particularly concerned about as ever since we have been tracking distressed listings, Queensland, particularly Southeast Queensland has always had higher counts compared to other regions around the country.

Going forward, with ongoing rises in interest rates and the end of the Covid relief period within the banking sector, I expect to see distressed listings activity return to levels recorded prior to Covid. So, while it’s likely we will keep reporting rises over the next few months, it is not something I would be overly concerned about unless numbers rise well above 15,000 properties. Nevertheless, it is a noteworthy statistic, and we will be providing further insights into distressed property activity including abnormal areas of concentration as they arise.”

A distressed residential property listing occurs when a property must be sold quickly. Distressed property sales often result in a financial loss for the seller who must accept a lower price than would normally be the case.

SQM Research includes over 40 key terms can be searched via online listings and are provided within the property advertisement. They include among others:

- Mortgagee in possession
- Bank forced sale
- Divorce
- Forced property sale
- Desperate vendor
- Selling below cost/value
- Deceased estate
- Must sell
- Price slashed
- Liquidation
- Fire Sale
- Urgent
- Price reduction
- Motivated vendor
- Priced to sell

In terms of **the highest key words** currently used across the country, they include

“Price reduced” – 1,442 listings

“Priced to sell” – 1,426 listings,

“Motivated seller” – 1,046 listings,

“Make an offer” – 727 listings,

“Bargain” – 582 listings,

“Mortgagee in possession/Bank forced sale” - 260 listings.

The largest concentrations of distressed sales have been occurring on **Queensland's Gold Coast** with approximately 315 residential properties selling under distressed conditions. This was followed by **Central Coast, Western Australia** with 201 listings. Third was the **Sunshine Coast** with 185 distressed listings.

Asking Prices

Over the month to 1 July 2022, [national asking prices](#) rose by 0.3% for combined dwellings. Over the year, strong growth in national asking house prices of 18.6% was posted while asking unit prices rose 16.7%. SQM Research expects these annual numbers to reduce as the housing downturn progresses.

[Capital city asking house prices](#) fell 2.3% over the month to 1 July 2022, while unit prices rose 0.6%. Over the year, house asking prices in capital cities rose 11.1% and unit prices rose 5.5%.

SQM Research Weekly Asking Prices Index					
Week ending 28 Jun 2022		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,693.3	-9.3 ▼	-3.2% ▼	8.5% ▲
	All Units	720.0	3.9 ▲	0.8% ▲	4.8% ▲
	Combined	1,237.3	-3.1 ▼	-2.4% ▼	4.7% ▲
Melbourne	All Houses	1,171.7	-5.3 ▼	-0.8% ▼	10.0% ▲
	All Units	586.2	-2.3 ▼	-0.4% ▼	4.0% ▲
	Combined	957.6	-4.2 ▼	-1.0% ▼	5.5% ▲
Brisbane	All Houses	925.4	-7.1 ▼	-0.5% ▼	34.0% ▲
	All Units	450.9	0.6 ▲	-0.2% ▼	14.2% ▲
	Combined	774.1	-4.6 ▼	-0.6% ▼	27.8% ▲
Perth	All Houses	762.2	-5.6 ▼	0.3% ▲	10.3% ▲
	All Units	406.5	1.3 ▲	0.7% ▲	4.2% ▲
	Combined	673.2	-3.9 ▼	0.3% ▲	8.2% ▲
Adelaide	All Houses	722.1	-3.4 ▼	0.9% ▲	26.2% ▲
	All Units	352.0	2.7 ▲	0.9% ▲	8.7% ▲
	Combined	637.5	-2.0 ▼	0.8% ▲	22.8% ▲
Canberra	All Houses	1,091.6	-2.9 ▼	-0.3% ▼	35.4% ▲
	All Units	554.3	3.5 ▲	3.6% ▲	16.9% ▲
	Combined	877.7	-0.4 ▼	0.5% ▲	28.9% ▲
Darwin	All Houses	653.5	3.0 ▲	1.2% ▲	8.8% ▲
	All Units	354.8	2.2 ▲	0.9% ▲	-5.1% ▼
	Combined	549.8	2.7 ▲	1.1% ▲	5.0% ▲
Hobart	All Houses	763.9	0.0 ▼	-0.9% ▼	17.4% ▲
	All Units	462.4	3.3 ▲	2.6% ▲	11.5% ▲
	Combined	706.9	0.6 ▲	-0.6% ▼	15.7% ▲
National	All Houses	815.3	0.5 ▲	0.4% ▲	18.6% ▲
	All Units	487.6	2.1 ▲	0.5% ▲	15.7% ▲
	Combined	730.5	0.9 ▲	0.3% ▲	16.7% ▲
Cap City Average	All Houses	1,198.3	-6.2 ▼	-2.3% ▼	11.1% ▲
	All Units	604.6	2.9 ▲	0.6% ▲	5.5% ▲
	Combined	993.0	-3.1 ▼	-1.9% ▼	7.6% ▲



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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