

Listings Fall Over September

Pick up in new listings for the start of spring

5 October 2021

Key Points

- National residential property listings fell in September 2021 by 0.6% to 214,566 from 215,911 in August. Compared to 12 months ago, listings dropped 25.9%.
- Nationally, [new listings](#) (Less than 30 days) rose 11.9% over September, with 73,812 new properties added onto the market. New listings are up 18% over the year. Old listings dropped 4.1% in September and were down by 54% over the year.
- Capital city asking house prices rose 2.2% and units 0.7% over the four weeks to 5 October 2021.

Figures released today by SQM Research reveal national residential property listings fell in September 2021 by 0.6% to 214,566 from 215,911 in August 2021.

The largest monthly falls in property listings in September were in [Canberra](#) and [Brisbane](#). The demand for property in Brisbane appears to be surging with large falls in stock, making for many buyers competing with each other with only a few properties for sale. [Sydney](#) and [Melbourne](#) have recorded a rise in listings of 3.9% and 1.7% over the month, as a result of the near end of lockdowns.

Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings fell 25.9%, with the biggest falls in [Sydney](#), [Hobart](#), [Adelaide](#), [Canberra](#) and [Brisbane](#). The high rate of buyer demand and lockdowns is ensuring that there was a shortage of properties for sale in the first month of spring. Going forward, we do expect a strong pick up in October and November as what we had last year given the near end of lockdowns for Melbourne and Sydney.

Total Listings

Total Property Listings					
City	September 2021 Total	August 2021 Total	September 2020 Total	Monthly change %	Yearly change %
Sydney	23,250	22,387	31,429	3.9%	-26.0%
Melbourne	32,990	32,445	34,771	1.7%	-5.1%
Brisbane	19,598	20,804	28,883	-5.8%	-32.1%
Perth	20,867	20,706	22,272	0.8%	-6.3%
Adelaide	10,340	10,500	14,062	-1.5%	-26.5%
Canberra	2,263	2,478	3,844	-8.7%	-41.1%
Darwin	1,579	1,516	1,441	4.2%	9.6%
Hobart	1,185	1,160	1,737	2.2%	-31.8%
National	214,566	215,911	289,621	-0.6%	-25.9%

Source: SQM Research

Nationally, [new listings](#) (Less than 30 days) rose 11.9% over September 2021 to 73,812 properties on the market, though they rose 18% over the year. New listings dropped the most in [Canberra](#) followed by [Hobart](#) down by 15.9% and 5.8%, respectively. Over the year, new listings

rose the most in [Darwin](#) followed by [Sydney](#) by 31.4% and 23.1% which is to be expected for the start of spring.

New Listings (less than 30 days)					
	Sep-21	Aug-21	Sep-20	Monthly % change	Yearly % change
Sydney	12,743	10,354	13,234	23.1%	-3.7%
Melbourne	12,057	10,975	4,404	9.9%	173.8%
Brisbane	8,074	7,760	7,646	4.0%	5.6%
Perth	7,067	6,548	5,504	7.9%	28.4%
Adelaide	4,660	4,397	4,420	6.0%	5.4%
Canberra	1,207	1,436	1,677	-15.9%	-28.0%
Darwin	322	245	162	31.4%	98.8%
Hobart	489	519	455	-5.8%	7.5%
National	73,812	65,948	62,549	11.9%	18.0%

Old Listings (greater than 180 days)					
	Sep-21	Aug-21	Sep-20	Monthly % change	Yearly % change
Sydney	3,561	3,576	6,520	-0.4%	-45.4%
Melbourne	6,473	6,381	12,957	1.4%	-50.0%
Brisbane	2,875	3,164	7,849	-9.1%	-63.4%
Perth	3,761	3,705	7,845	1.5%	-52.1%
Adelaide	1,844	1,861	4,387	-0.9%	-58.0%
Canberra	384	451	1,073	-14.9%	-64.2%
Darwin	619	623	947	-0.6%	-34.6%
Hobart	241	252	693	-4.4%	-65.2%
National	59,301	61,831	129,019	-4.1%	-54.0%

Source: SQM Research

Commentary

Louis Christopher, Managing Director of SQM Research said: As we enter into the traditional spring selling season, there remains a shortage of listings across Australia. Demand continues to outstrip supply which is pushing up prices despite the uncertainties and restrictions surrounding Covid19. Going forward we now expect a rise in housing listings for October and November due to the imminent lifting of lockdown in Sydney and Melbourne. However, the expected rise in listings is unlikely to create a housing slowdown prior to Christmas as low interest rates continue to stimulate the housing market and the expected economic uplift following the end of lockdown will also likely create stimulus for housing. “

Asking Prices

Over the past 30 days to 5 October 2021, [Sydney](#) asking prices rose by 4.1% for houses, yet fell by 0.5% for units. Asking prices for houses in [Melbourne](#) and [Brisbane](#) rose by 0.9% and 3.1% and rose by 0.9% for units. [Perth](#) and [Adelaide](#) asking prices for houses rose by 1% and 1.9%, while units fell by 0.5% and 1.2%. [Canberra](#) asking prices for houses fell by 1.2%. [Darwin](#) and [Hobart](#) asking prices for houses rose by 1.9% and 1.3% and rose for units by 0.1% and 0.6%.

SQM Research Weekly Asking Prices Index

Week ending 5 Oct 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,686.3	28.2 ▲	4.1% ▲	25.4% ▲
	All Units	702.7	0.2 ▲	-0.5% ▼	3.9% ▲
Melbourne	All Houses	1,104.9	7.1 ▲	0.9% ▲	7.6% ▲
	All Units	570.7	2.7 ▲	0.9% ▲	1.2% ▲
Brisbane	All Houses	743.4	8.6 ▲	3.1% ▲	14.8% ▲
	All Units	397.9	0.4 ▲	0.9% ▲	5.6% ▲
Perth	All Houses	700.9	1.9 ▲	1.0% ▲	5.1% ▲
	All Units	388.3	-0.7 ▼	-0.5% ▼	1.8% ▲
Adelaide	All Houses	607.8	6.1 ▲	1.9% ▲	15.5% ▲
	All Units	322.7	-0.5 ▼	-1.2% ▼	4.1% ▲
Canberra	All Houses	830.8	-8.1 ▼	-1.2% ▼	2.6% ▲
	All Units	491.7	4.1 ▲	0.0% ▲	7.4% ▲
Darwin	All Houses	630.7	8.1 ▲	1.9% ▲	9.5% ▲
	All Units	365.7	-0.7 ▼	0.1% ▲	6.1% ▲
Hobart	All Houses	675.6	-3.0 ▼	1.3% ▲	18.0% ▲
	All Units	439.2	1.1 ▲	0.6% ▲	9.4% ▲
National	All Houses	717.3	5.5 ▲	1.9% ▲	19.2% ▲
	All Units	443.0	4.1 ▲	2.0% ▲	11.7% ▲
Cap City Average	All Houses	1,148.5	27.5 ▲	2.2% ▲	18.2% ▲
	All Units	582.5	1.1 ▲	0.7% ▲	3.4% ▲

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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