

Total Property Listings Fell in August

6 September 2022

Key Points

- National residential property listings fell in August by 3.5% to 228,945 from 237,336 in July.
- Nationally, [new listings](#) (Less than 30 days) fell 1.9% over August, with 70,766 new properties added onto the market.
- Listings between 30 to 180 days old fell by 0.6% to over 50,632 dwellings.
- National combined dwelling asking prices rose 0.2% over the month.
- Distressed property listings rose by 2% over the month of August.

Figures released today by SQM Research reveal national residential property listings fell in August by 3.5% to 228,945 properties, from 237,336 recorded in July.

The largest monthly falls in property listings were in [Perth](#), [Sydney](#), [Adelaide](#) and [Melbourne](#) of 6.5%, 4.6%, 4.1% and 3.2%. However, [Hobart](#) and [Sydney](#) property listings rose by 48.8% and 34.4% for the year.

Total Listings

Total Property Listings					
City	August 2022 Total	July 2022 Total	August 2021 Total	Monthly change %	Yearly change %
Sydney	30,077	31,540	22,387	-4.6%	34.4%
Melbourne	35,744	36,927	32,445	-3.2%	10.2%
Brisbane	20,108	20,697	20,804	-2.8%	-3.3%
Perth	21,053	22,516	20,706	-6.5%	1.7%
Adelaide	9,519	9,931	10,500	-4.1%	-9.3%
Canberra	2,834	2,910	2,478	-2.6%	14.4%
Darwin	1,669	1,712	1,516	-2.5%	10.1%
Hobart	1,726	1,746	1,160	-1.1%	48.8%
National	228,945	237,336	215,911	-3.5%	6.0%

Source: SQM Research

Nationally, **new listings** (Less than 30 days) fell 1.9% over August 2022 to 70,766 properties on the market. [Brisbane](#), [Adelaide](#), and [Perth](#) recorded the largest falls in new listings for the month, down by 10.3%, 9.7% and 9.4%. Over the year, new listings rose the most in [Melbourne](#) by 23.5%

Property listings over 180 days fell by 0.6% in August 2022 and fell by 18.1% over the year. However for the month of August, [Canberra](#) recorded a significant increase of 27.6%.

New Listings (less than 30 days)					
	Aug-22	Jul-22	Aug-21	Monthly % change	Yearly % change
Sydney	12,076	12,206	10,354	-1.1%	16.6%
Melbourne	13,553	14,014	10,975	-3.3%	23.5%
Brisbane	7,120	7,940	7,760	-10.3%	-8.2%
Perth	6,542	7,221	6,548	-9.4%	-0.1%
Adelaide	4,173	4,623	4,397	-9.7%	-5.1%
Canberra	1,341	1,418	1,436	-5.4%	-6.6%
Darwin	277	258	245	7.4%	13.1%
Hobart	500	535	519	-6.5%	-3.7%
National	70,766	72,169	65,948	-1.9%	7.3%

Old Listings (greater than 180 days)					
	Aug-22	Jul-22	Aug-21	Monthly % change	Yearly % change
Sydney	3,892	3,939	3,576	-1.2%	8.8%
Melbourne	6,550	6,322	6,381	3.6%	2.6%
Brisbane	1,952	1,851	3,164	5.5%	-38.3%
Perth	3,867	3,983	3,705	-2.9%	4.4%
Adelaide	1,204	1,186	1,861	1.5%	-35.3%
Canberra	333	261	451	27.6%	-26.2%
Darwin	628	638	623	-1.6%	0.8%
Hobart	250	223	252	12.1%	-0.8%
National	50,632	50,929	61,831	-0.6%	-18.1%

Source: SQM Research

Louis Christopher, Managing Director of SQM Research said:

“Property listings surprisingly fell over the month of August right across the country.”

Normally August is a month when listings start to rise ahead of the spring selling season. It would suggest to me spring is going to be weaker on the activity front. Vendors are clearly cautious to sell in this environment and there is no panic selling at this stage.”

Distressed Listings on the Rise

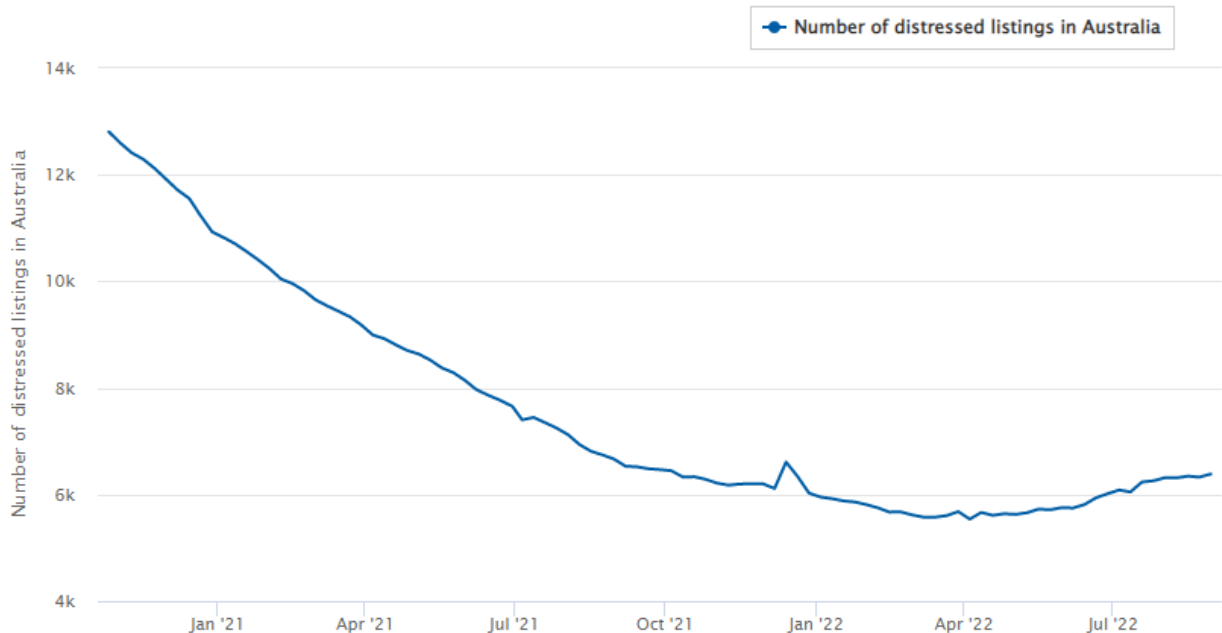
As part of today’s release SQM Research notes that as of 6 September 2022, there were 6,384 residential properties nationwide selling under distressed conditions. This was up from 6,257 distressed listings recorded on 6 September 2022. The rise in distressed selling activity was driven by ACT (up16.7%), Tasmania (up 14.1%) and NSW (up 12.9%)

Distressed Listings					
City	August 2022 Total	July 2022 Total	August 2021 Total	Monthly change %	Yearly change %
NSW	1,201	1,064	806	12.9%	49.0%
VIC	748	717	601	4.3%	24.5%
QLD	2,527	2,478	2,990	2.0%	-15.5%
WA	1,473	1,557	1,561	-5.4%	-5.6%
SA	262	269	553	-2.6%	-52.6%
ACT	14	12	21	16.7%	-33.3%
NT	86	96	86	-10.4%	0.0%
TAS	73	64	47	14.1%	55.3%
National	6,384	6,257	6,665	2.0%	-4.2%

Source: SQM Research

Number of distressed listings in Australia

Source: SQM Research



Asking Prices

Over the month to 6 September 2022, [national asking prices](#) rose by 0.2% for combined dwellings. [Capital city asking prices](#) fell by 0.1% over the month to 6 September 2022 for combined dwellings.

SQM Research Weekly Asking Prices Index

Week ending		Asking Price	Rolling month	12 mth
6 Sep 2022		(\$)	% chg	% chg
Sydney	All Houses	1,672.101	0.4% ▲	3.2% ▲
	All Units	719.948	0.3% ▲	1.9% ▲
	Combined	1,219.846	0.3% ▲	0.4% ▲
Melbourne	All Houses	1,154.111	-1.0% ▼	5.4% ▲
	All Units	585.698	-0.2% ▼	3.6% ▲
	Combined	937.831	-1.0% ▼	1.6% ▲
Brisbane	All Houses	916.723	-0.1% ▼	27.1% ▲
	All Units	470.189	1.2% ▲	19.3% ▲
	Combined	771.622	0.1% ▲	23.5% ▲
Perth	All Houses	766.783	0.9% ▲	10.4% ▲
	All Units	412.069	1.2% ▲	5.6% ▲
	Combined	677.144	1.0% ▲	8.7% ▲
Adelaide	All Houses	727.320	0.5% ▲	22.0% ▲
	All Units	374.883	3.8% ▲	14.7% ▲
	Combined	646.647	1.0% ▲	20.3% ▲
Canberra	All Houses	1,081.746	1.6% ▲	28.7% ▲
	All Units	583.137	-0.1% ▼	18.6% ▲
	Combined	879.129	1.0% ▲	24.2% ▲
Darwin	All Houses	684.903	-1.0% ▼	10.6% ▲
	All Units	375.058	-1.0% ▼	2.6% ▲
	Combined	575.425	-1.1% ▼	8.1% ▲
Hobart	All Houses	765.890	-0.7% ▼	14.8% ▲
	All Units	480.458	-1.2% ▼	7.0% ▲
	Combined	711.162	-0.7% ▼	12.9% ▲
National	All Houses	805.415	0.3% ▲	14.4% ▲
	All Units	498.772	0.0% ▲	14.8% ▲
	Combined	724.113	0.2% ▲	13.1% ▲
Cap City Average	All Houses	1,192.486	0.0% ▲	6.1% ▲
	All Units	607.410	0.1% ▲	5.0% ▲
	Combined	985.203	-0.1% ▼	3.6% ▲

Next update: 13 Sep 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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