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

<table>
<thead>
<tr>
<th>City</th>
<th>August 2022 Total</th>
<th>July 2022 Total</th>
<th>August 2021 Total</th>
<th>Monthly change %</th>
<th>Yearly change %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sydney</td>
<td>30,077</td>
<td>31,540</td>
<td>22,387</td>
<td>-4.6%</td>
<td>34.4%</td>
</tr>
<tr>
<td>Melbourne</td>
<td>35,744</td>
<td>35,927</td>
<td>32,445</td>
<td>-3.2%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Brisbane</td>
<td>20,108</td>
<td>20,697</td>
<td>20,804</td>
<td>-2.8%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Perth</td>
<td>21,053</td>
<td>22,616</td>
<td>20,706</td>
<td>-6.5%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Adelaide</td>
<td>9,519</td>
<td>9,931</td>
<td>10,500</td>
<td>-4.1%</td>
<td>-9.3%</td>
</tr>
<tr>
<td>Canberra</td>
<td>2,834</td>
<td>2,910</td>
<td>2,478</td>
<td>-2.5%</td>
<td>14.4%</td>
</tr>
<tr>
<td>Darwin</td>
<td>1,669</td>
<td>1,712</td>
<td>1,516</td>
<td>-2.5%</td>
<td>10.1%</td>
</tr>
<tr>
<td>Hobart</td>
<td>1,726</td>
<td>1,746</td>
<td>1,160</td>
<td>-1.1%</td>
<td>48.8%</td>
</tr>
<tr>
<td>National</td>
<td>228,945</td>
<td>237,336</td>
<td>215,911</td>
<td>-3.5%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>

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%.
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 (up 16.7%), Tasmania (up 14.1%) and NSW (up 12.9%)
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.

<table>
<thead>
<tr>
<th>City</th>
<th>August 2022 Total</th>
<th>July 2022 Total</th>
<th>August 2021 Total</th>
<th>Monthly change</th>
<th>Yearly change</th>
</tr>
</thead>
<tbody>
<tr>
<td>NSW</td>
<td>1,201</td>
<td>1,064</td>
<td>806</td>
<td>12.9%</td>
<td>49.0%</td>
</tr>
<tr>
<td>VIC</td>
<td>748</td>
<td>717</td>
<td>501</td>
<td>4.3%</td>
<td>24.5%</td>
</tr>
<tr>
<td>QLD</td>
<td>2,527</td>
<td>2,478</td>
<td>2,990</td>
<td>2.0%</td>
<td>-15.5%</td>
</tr>
<tr>
<td>WA</td>
<td>1,473</td>
<td>1,657</td>
<td>1,561</td>
<td>-6.4%</td>
<td>-6.6%</td>
</tr>
<tr>
<td>SA</td>
<td>262</td>
<td>269</td>
<td>563</td>
<td>2.6%</td>
<td>62.6%</td>
</tr>
<tr>
<td>ACT</td>
<td>14</td>
<td>12</td>
<td>21</td>
<td>16.7%</td>
<td>33.3%</td>
</tr>
<tr>
<td>NT</td>
<td>86</td>
<td>96</td>
<td>86</td>
<td>-10.4%</td>
<td>0.0%</td>
</tr>
<tr>
<td>TAS</td>
<td>73</td>
<td>64</td>
<td>47</td>
<td>14.1%</td>
<td>55.3%</td>
</tr>
<tr>
<td>National</td>
<td>6,384</td>
<td>6,257</td>
<td>6,665</td>
<td>2.0%</td>
<td>-4.2%</td>
</tr>
</tbody>
</table>

Source: SQM Research
## SQM Research Weekly Asking Prices Index

<table>
<thead>
<tr>
<th>Week ending</th>
<th>Asking Price ($)</th>
<th>Rolling month % chg</th>
<th>12 mth % chg</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Sep 2022</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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**: 677.844, 1.0% ▲, 8.7% ▲

### Adelaide
- **All Houses**: 727.320, 0.5% ▲, 22.0% ▲
- **All Units**: 374.889, 3.8% ▲, 14.7% ▲
- **Combined**: 666.647, 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**: 575.452, -1.1% ▼, 8.1% ▲

### Hobart
- **All Houses**: 765.890, -0.7% ▼, 14.8% ▲
- **All Units**: 480.458, -1.2% ▼, 7.0% ▲
- **Combined**: 716.162, -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% ▲

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**Next update: 13 Sep 2022**

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**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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