

Listings Fall over November

Sydney and Canberra stock rise again

7 December 2021

Key Points

- National residential property listings fell in November 2021 by 2.6% to 233,716 from 239,866 in October. Compared to 12 months ago, listings dropped 21.1%.
- Nationally, [new listings](#) (Less than 30 days) rose 2.3% over November, with 96,346 new properties added onto the market. New listings are up 20.4% over the year. Old listings fell 7.3% in November and were down by 51.2% over the year.
- Capital city asking house prices rose 2.3% and units 0.2% over the four weeks to 7 December 2021.

Figures released today by SQM Research reveal national residential property listings fell in November 2021 by 2.6% to 233,716 from 239,866 in October 2021.

[Sydney](#) and [Canberra](#) are the two cities to have recorded a rise in listings of 3.2% and 3.9% over the month of November. Over the year, property listings are trending downwards nationwide. Compared to 12 months ago, [national](#) listings fell 21.1%, with the biggest falls in [Brisbane](#), [Adelaide](#), [Canberra](#) and [Hobart](#).

Total Listings

Total Property Listings					
City	November 2021 Total	October 2021 Total	November 2020 Total	Monthly change %	Yearly change %
Sydney	30,111	29,183	31,880	3.2%	-5.5%
Melbourne	39,880	41,265	44,594	-3.4%	-10.6%
Brisbane	19,305	20,506	29,072	-5.9%	-33.6%
Perth	22,407	22,623	22,651	-1.0%	-1.1%
Adelaide	10,724	10,961	14,245	-2.2%	-24.7%
Canberra	2,973	2,862	4,034	3.9%	-26.3%
Darwin	1,600	1,666	1,353	-4.0%	18.3%
Hobart	1,300	1,309	1,765	-0.7%	-26.3%
National	233,716	239,866	296,267	-2.6%	-21.1%

Nationally, [new listings](#) (Less than 30 days) rose 2.3% over November 2021 to 96,346 properties on the market, though they rose 20.4% over the year. New listings rose the most in [Perth](#) up by 9.6%. Over the year, new listings rose the most in [Darwin](#) by 44.2%, followed by [Perth](#) and [Sydney](#) by 43.1% and 30%. In a sign that older stock is clearing, property listings over 180 days dropped by 7.3% in November 2021 and they are **down 51.2% over the year**, with monthly falls as old listings were bought up at a quicker rate.

New Listings (less than 30 days)					
	Nov-21	Oct-21	Nov-20	Monthly % change	Yearly % change
Sydney	18,658	17,976	14,350	3.8%	30.0%
Melbourne	22,503	21,987	19,417	2.3%	15.9%
Brisbane	8,561	8,315	8,477	3.0%	1.0%
Perth	8,510	7,762	5,948	9.6%	43.1%
Adelaide	5,749	5,248	4,921	9.5%	16.8%
Canberra	1,945	1,786	1,962	8.9%	-0.9%
Darwin	323	296	224	9.1%	44.2%
Hobart	659	615	659	7.2%	0.0%
National	96,346	94,149	80,051	2.3%	20.4%

Old Listings (greater than 180 days)					
	Nov-21	Oct-21	Nov-20	Monthly % change	Yearly % change
Sydney	3,677	3,868	5,793	-4.9%	-36.5%
Melbourne	5,807	6,525	10,431	-11.0%	-44.3%
Brisbane	2,479	2,816	6,892	-12.0%	-64.0%
Perth	3,768	3,870	6,198	-2.6%	-39.2%
Adelaide	1,531	1,664	3,454	-8.0%	-55.7%
Canberra	394	393	872	0.3%	-54.8%
Darwin	641	678	799	-5.5%	-19.8%
Hobart	204	248	601	-17.7%	-66.1%
National	55,256	59,620	113,343	-7.3%	-51.2%

Commentary

Louis Christopher, Managing Director of SQM Research said:

“We were expecting fall in listings given the strong October numbers. While there were falls, the count was stronger than expected. Especially for Sydney. Just like this time last year, vendors are keen to sell before Christmas but in greater numbers. Perhaps it is due to the lockups of July to October. It could also be due to more vendors believing we are at the top of the market in our two largest cities. Either way selling activity remains very strong and will remain very strong right up to Christmas.

This week a record 6,315 auctions are scheduled. I suspect agents are going to remain busy even through the traditional annual Christmas/New Year holiday hiatus”

SQM Research Weekly Asking Prices Index

Week ending 7 Dec 2021		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Sydney	All Houses	1,747.1	8.2 ▲	3.7% ▲	26.4% ▲
	All Units	708.3	-1.4 ▼	0.6% ▲	5.6% ▲
Melbourne	All Houses	1,140.2	2.2 ▲	0.8% ▲	11.4% ▲
	All Units	578.0	0.4 ▲	0.7% ▲	0.3% ▲
Brisbane	All Houses	814.4	3.1 ▲	3.7% ▲	24.2% ▲
	All Units	409.2	0.1 ▲	-0.1% ▼	7.9% ▲
Perth	All Houses	712.8	-0.9 ▼	-0.3% ▼	7.3% ▲
	All Units	395.5	0.5 ▲	0.5% ▲	3.9% ▲
Adelaide	All Houses	643.6	6.7 ▲	3.4% ▲	19.9% ▲
	All Units	324.8	-0.8 ▼	0.0% ▼	2.6% ▲
Canberra	All Houses	942.3	33.7 ▲	10.7% ▲	15.4% ▲
	All Units	473.0	2.6 ▲	-0.2% ▼	-0.5% ▼
Darwin	All Houses	646.3	3.5 ▲	-0.1% ▼	10.6% ▲
	All Units	377.3	-2.5 ▼	-0.2% ▼	6.1% ▲
Hobart	All Houses	684.8	0.0 ▼	0.3% ▲	16.5% ▲
	All Units	441.0	-0.7 ▼	-0.4% ▼	13.2% ▲
National	All Houses	757.6	4.7 ▲	2.4% ▲	19.0% ▲
	All Units	450.5	-3.2 ▼	1.1% ▲	9.8% ▲
Cap City Average	All Houses	1,186.7	5.1 ▲	2.3% ▲	19.5% ▲
	All Units	587.2	-1.3 ▼	0.2% ▲	3.9% ▲

Asking Prices

Over the past 30 days to 7 December 2021, [Sydney](#) and [Melbourne](#) asking prices rose by 3.7% and 0.8% for houses and rose by 0.6% and 0.7% for units. [Brisbane](#) asking prices rose by 3.7% for houses and fell by 0.1% for units. [Perth](#) asking prices for houses fell by 0.3% and rose for units by 0.5%. [Adelaide](#) asking prices for houses rose by 3.4%. [Canberra](#) and [Hobart](#) asking prices for houses rose by 10.7% and 0.3%, while units fell by 0.2% and 0.4%. [Darwin](#) asking prices for houses and units fell by 0.1% and 0.2%.



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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