



SQM Research MEDIA RELEASE

For Immediate Release

Stock On Market Figures: May 2012

Figures released this week by SQM Research reveal that the level of residential stock around the nation increased during the month of May 2012, rising by 2.4% on a national scale and coming to a total of 380,215.

City	May 2011 Total	April 2012 Total	May 2012 Total	MOM % Change	YOY % Change
Adelaide	16,854	17,559	17,356	-1.2%	3.0%
Brisbane	30,311	27,522	27,872	1.3%	-8.0%
Canberra	3,246	3,611	3,686	2.1%	13.6%
Darwin	1,792	1,234	1,252	1.5%	-30.1%
Hobart	3,670	4,584	4,432	-3.3%	20.8%
Melbourne	43,620	48,430	52,094	7.6%	19.4%
Perth	21,747	18,785	18,791	0.0%	-13.6%
Sydney	32,673	31,030	32,380	4.4%	-0.9%
National	369,225	371,470	380,215	2.4%	3.0%

It was previously believed that stock levels may possibly have peaked for this cycle, following recent stabilization and subtle declines in stock on market figures. However, it appears that there has been a change in direction over the past month, with rising stock levels, albeit modest increases, indicating Australia has not yet reached the peak in total residential property listings.

Year-on year, stock on market has risen slightly, increasing by 3% since May 2011, signifying that by this month of the previous year (May 2011) Australia was already well into recording high levels of sale stock.

Hobart and Melbourne have recorded the highest yearly increases, both rising by approximately 20% whilst Darwin has exhibited the most substantial yearly decline, falling by over 30% since May 2011.

Managing Director of SQM Research, Louis Christopher says “Quite clearly the results have been driven by a rapid increase in Melbourne, but we also note the other increases recorded for the majority of the capital cities and so overall, this does raise questions once again on whether stock levels have peaked. And further, at these levels, I can only conclude that house prices are still falling for most capital city locations, as we speak.”



Key Points

- Total online residential listings recorded a 2.4% monthly increase during May 2012, coming to a total of 380, 215.
- This figure represents a 3.0% increase when compared to the corresponding period of the previous year (May 2011).
- Melbourne was the capital city to record the highest monthly increase in sales stock, increasing by 7.6% during May 2012, and coming to a total of 52,094.
- Hobart recorded the largest monthly decline in listings, falling by 3.3% during May 2012 and coming to a total of 4,432.
- However, Hobart also recorded the most substantial yearly increase, rising by 20.8% since the corresponding period of the previous year (May 2011).
- Darwin has record the most substantial yearly decrease, falling by 30.1% since the corresponding period of the previous year (May 2011) and coming to a total of 1,252.

For more information and a breakdown on the regions for capital cities, contact:

Louis Christopher
Managing Director
SQM Research Pty Ltd
Direct - [612] 9225 6045
Mobile - 0410667651

Naomi Christopher
Communications Manager
SQM Research Pty Ltd
Direct – [612] 9225 6038
Mobile – 02421856260

Please note- If contacting Naomi Christopher on Friday please use mobile number only.

www.sqmresearch.com.au

About SQM Research



SQM Research is an independent property 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 and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.

-ENDS-