



SQM Research MEDIA RELEASE

For Immediate Release

Stock on Market for the Month of March 2012

Figures released this week by property research house SQM Research reveal that residential listings increased dramatically during the month of March 2012, coming to a national total of 387,958- a monthly increase of 5.4%.

This figure represents a four month high in stock levels, with every capital city experiencing a monthly increase in residential sales stock. Melbourne and Sydney recorded the largest monthly increases with stock climbing 11.9% and 10.9% respectively during the month of March.

City	March 2011 Total	February 2012 Total	March 2012 Total	MOM % Change	YOY % Change
Adelaide	15868	17183	18000	4.8%	13.4%
Brisbane	29560	28243	29552	4.6%	0.0%
Canberra	1778	1960	2079	6.1%	16.9%
Darwin	1718	1293	1324	2.4%	-22.9%
Hobart	3471	4467	4676	4.7%	34.7%
Melbourne	41397	45423	50840	11.9%	22.8%
Perth	20909	19144	19877	3.8%	-4.9%
Sydney	32447	31833	35301	10.9%	8.8%
National	355058	368123	387958	5.4%	9.3%

Year-on-year, stock levels have recorded a 9.3% national increase – up from last month's 7.7% yearly increase, yet still modest compared to previous corresponding periods in recent months.

The managing director of SQM Research - Louis Christopher says "Listings have increased substantially in March, almost to the point where they were in November 2011. Now there is yet some seasonality in these numbers, however the reality is that there are an elevated number of listings in the market place to the point where we simply cannot see any current recovery taking place."

Key Points

- Total online residential listings recorded a 5% increase during the month of March 2012, coming to a total of 387,958



- This figure (387,958) represents a 9.3% increase when compared to the corresponding period of the previous year (March 2011).
- Melbourne recorded the largest monthly increase in stock, rising by 11.9% during the month of March and coming to a total of 50,840.
- No capital cities recorded monthly declines, however Darwin recorded the smallest monthly increase in stock levels, rising by 2.4% during the month of March and coming to a total of 1,324.
- Hobart recorded the largest yearly increase, rising by 34.7% since March 2011 and coming to a total of 4,676.
- Darwin once again recorded the most substantial yearly decrease in stock levels, falling by -22.9% since March 2011 and coming to a total of 1,324.

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

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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.

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