



SQM Research MEDIA RELEASE

For Immediate Release

Stock On Market Figures: August 2012

Tuesday 4th September, 2012

Figures released this week by property research house - SQM Research reveal that the level of residential stock around the nation rose slightly during the month of August 2012, increasing by 1.5% and coming to a total of 373,510.

With spring now upon us, it is the expectation of SQM Research that we will begin to see further seasonal rises in stock levels as the spring selling season enters full swing.

City	August 2011 Total	July 2012 Total	August 2012 Total	Monthly Change %	Yearly Change %
Adelaide	15,785	16,963	16,746	-1.3%	6.1%
Brisbane	30,092	28,102	28,666	2.0%	-4.7%
Canberra	3,309	3,454	3,758	8.8%	13.6%
Darwin	1,671	1,273	1,282	0.7%	-23.3%
Hobart	3,536	4,465	4,388	-1.7%	24.1%
Melbourne	44,859	48,322	51,194	5.9%	14.1%
Perth	20,207	18,383	18,053	-1.8%	-10.7%
Sydney	31,019	29,574	31,310	5.9%	0.9%
National	362,740	368,081	373,510	1.5%	3.0%

Canberra, Sydney and Melbourne all recorded substantial monthly increases – 8.8%, 5.9% and 5.9% respectively. Canberra's large monthly increase may well signify a downturn for that market as federal budget spending is cut.

Year on year, the increase in stock levels has been slightly more extensive, with a national increase of 3%. Hobart experienced the highest rise in listings of the capital cities with a 24.1% increase. In stark contrast, Darwin has taken a plunge since the same month last year, recording a -23.3% decrease in stock levels since August 2011.

Louis Christopher, managing director of SQM Research says, *"Increasingly the market is segmented. It is becoming difficult to discuss just one national*



housing market and in my opinion, that will be to base line story for the remainder of 2012.”

Key Points

- Total online residential listings recorded a 1.5% monthly increase during August 2012, coming to a total of 373,510.
- This figure represents a 3% increase when compared to the corresponding period of the previous year (August 2011).
- Canberra experienced the largest monthly increase, rising by 8.8% during the month of August 2012 and coming to a total of 3,758.
- Perth experienced the largest monthly decline, falling by -1.8% during the month of August 2012 and coming to a total of 18,053.
- Hobart has recorded the largest yearly increase, rising by 24.1% since the corresponding period of the previous year (August 2011).
- Darwin has recorded the most extensive yearly falls, decreasing by -23.3% since the corresponding period of the previous year (August 2011).

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.

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