



# SQM Research Media Release Stock On Market: December 2012

## Significant Drop in Listings in December

Wednesday, 9<sup>th</sup> January 2013

Figures released by SQM Research have revealed that the level of residential property listings around the nation fell substantially during the month of December 2012, with overall listings decreasing by -6% and coming to a total of 341,784.

City	December '11 Total	November '12	December '12 Total	MOM % Change	YOY % Change
Adelaide	17,286	17,356	16,556	-4.6%	-4.2%
Brisbane	27,104	27,331	25,475	-6.8%	-6.0%
Canberra	3,568	4,103	3,481	-15.2%	-2.4%
Darwin	1,486	1,188	1,086	-8.6%	-26.9%
Hobart	4,599	4,615	4,501	-2.5%	-2.1%
Melbourne	43,682	46,699	41,833	-10.4%	-4.2%
Perth	19,011	18,737	17,915	-4.4%	-5.8%
Sydney	32,376	31,863	24,959	-21.7%	-22.9%
<b>National</b>	<b>360,101</b>	<b>363,436</b>	<b>341,784</b>	<b>-6.0%</b>	<b>-5.1%</b>

Sydney is of particular note, dropping by -21.7% over the course of December, and coming to a total of 24,959 listings. Although a decrease in stock levels around Christmas time is usually expected, this result is still considerably significant, revealing a yearly decline of -5.1% also. If this trend continues, it could be possible that the level of unsold homes around the country has reached its peak and may now begin to decline.

Darwin's stock levels continue to pose a threat to its sales supply, with the capital city experiencing a sizable yearly decrease, falling by -26.9% and coming to a total of 1,086.

Managing Director of SQM Research, Louis Christopher says, "*While the drop in listings is normal for this time of year it doesn't normally fall to this extent. Clearly the large national result has been influenced to a great extent by the very sharp drop for Sydney listings which fell by -21.7% for the month. Overall the spring selling season recorded a fall in listings in 2012. This is abnormal and could indicate increased buyer activity for the last months of the year.*"



## Key Points

- Total online residential listings decreased during the month of December, recording a decline of -6% and coming to a total of 341,784.
- This figure represents a substantial decrease of -5.1% when compared to the corresponding period of the previous year (December 2011).
- No capital cities recorded monthly increases in stock levels, however Hobart experienced the smallest decrease, falling by -2.5% during December 2012 and coming to a total of 4,501.
- Sydney experienced the most substantial monthly decrease in stock levels, falling by -21.7% and coming to a total of 24, 959.
- No capital cities recorded yearly increases in stock levels, however Hobart experienced the smallest decrease, falling by -2.1% when compared to the corresponding period of the previous year (December 2011).
- Darwin recorded the largest yearly decrease in stock levels, falling by 26.9% when compared to the corresponding period of the previous year (December 2011) and coming to a total of 1,086.

[www.sqmresearch.com.au](http://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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