



SQM Research MEDIA RELEASE

NATIONAL REAL ESTATE LISTINGS UNCHANGED

Stock on Market Figures: September 2012

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Figures released this week by property research house SQM Research reveal that the level of residential property listings around the nation remained the same during the month of September 2012, neither increasing or decreasing by a notable amount and coming to a total of 373,374 – a mere difference of 136 month-on-month.

A number of capital cities recorded falls for September, including Canberra (-4.6%), Darwin (-6.6%), Hobart (-0.4%), Perth (-3.3%) and Sydney (-2.9%). This is a surprise result given that seasonally, listings tend to rise during this time of year, especially for the capital cities. This means that regional listings rose for the month – averaging out the levels of stock to produce a minimal national monthly change. SQM Research has recorded rises in several regions, particularly Northern Queensland and certain mining regions within North Western Australia.

| City | September 2011 Total | August 2012 Total | September 2012 Total | MOM % Change | YOY % Change |
|-----------------|----------------------|-------------------|----------------------|--------------|--------------|
| Adelaide | 16,618 | 16,746 | 17,091 | 2.1% | 2.8% |
| Brisbane | 31,328 | 28,666 | 28,837 | 0.6% | -8.0% |
| Canberra | 3,574 | 3,758 | 3,585 | -4.6% | 0.3% |
| Darwin | 1,616 | 1,282 | 1,198 | -6.6% | -25.9% |
| Hobart | 3,598 | 4,388 | 4,371 | -0.4% | 21.5% |
| Melbourne | 49,982 | 51,194 | 51,564 | 0.7% | 3.2% |
| Perth | 20,522 | 18,053 | 17,517 | -3.0% | -14.6% |
| Sydney | 34,978 | 31,310 | 30,408 | -2.9% | -13.1% |
| National | 383,338 | 373,510 | 373,374 | 0.0% | -2.6% |

Managing Director of SQM Research, Louis Christopher says *“This is a strong result for a number of the capital cities. To actually record falls in listings during the opening month of spring is unusual. Either vendors have been withdrawing their properties at a faster rate than new listings entering into the market, or stock is being sold at a quicker rate. Or a combination of both.”*



Key Points

- Total online residential listings remained steady during the month of September 2012, coming to a total of 373,374.
- This figure represents a -2.6% decrease when compared to the corresponding period of the previous year (September 2011).
- Adelaide experienced the largest monthly increase, rising by 2.1% during September 2012, to come to a total of 17,091.
- Darwin recorded the largest monthly decrease, falling by -6.6% during September 2012 and coming to a total of 1,198.
- Hobart once again has recorded the largest yearly increase in stock, climbing by 21.5% since the corresponding period of the previous year (September 2011).
- Darwin has also once again recorded the largest yearly decrease, falling by -25.9% since the corresponding period of the previous year. (September 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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