



# Abnormally High Sale Listings Recorded for April 2016

**SQM Research Stock on Market and Median Asking Prices Media Release**

**3<sup>rd</sup> May, 2016**

**For Immediate Release**

National residential property listings rose during the month of April 2016 to 366,151, increasing 4.1% from March 2016. Sale listings were abnormally high for most capital cities in April largely due to the extra 'weekend' of sales activity, with a total five Friday's occurring during the month.

That said, year on year results have recorded sizeable rises for a number of capital cities:

City	April 2015 Total	March 2016 Total	April 2015 Total	Monthly Change %	Yearly Change %
<b>Adelaide</b>	16,547	17,004	18,053	6.2%	9.1%
<b>Brisbane</b>	26,723	28,552	30,152	5.6%	12.8%
<b>Canberra</b>	3,131	3,407	3,603	5.8%	15.1%
<b>Darwin</b>	2,008	2,079	2,143	3.1%	6.7%
<b>Hobart</b>	4,052	3,840	3,843	0.1%	-5.2%
<b>Melbourne</b>	36,479	36,271	39,536	9.0%	8.4%
<b>Perth</b>	24,391	24,872	26,645	7.1%	9.2%
<b>Sydney</b>	19,648	25,372	27,080	6.7%	37.8%
<b>National</b>	347,966	351,888	366,151	4.1%	5.2%

Notably, property listings in Sydney and to a lesser extent Canberra are considerably higher than this time last year (April 2015). Sydney experienced a yearly rise of 37.8%, with residential property listings climbing from 19,648 to 27,080. Canberra also experienced yearly growth with sale listings up 15.1% based on a total 3,603 listings. The listings counts indicate that the number of property sellers in both residential markets has increased markedly when adjusting for seasonality.

In contrast, year-on-year results for Hobart reveal that that once again, this capital city experienced yearly falls. Hobart recorded the biggest yearly change, with sale listings falling by 5.2%, reducing the number of properties for sale to 3,843.

Managing Director of SQM Research, Louis Christopher, said "Stock on market has materially increased for Sydney, indicating the slowdown is still occurring in the



market. Buyers now have much more choice of homes compare to this time last year”.

## Median Asking Prices

SQM Research Weekly Asking Prices Index					
Week ending		Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
3 May 2016					
<u>Canberra</u>	All Houses	670.6	11.5 ▲	3.1% ▲	8.7% ▲
	All Units	371.4	-1.7 ▼	-0.6% ▼	-0.3% ▼
<u>Sydney</u>	All Houses	1,137.8	-2.5 ▼	-0.5% ▼	5.3% ▲
	All Units	648.4	0.4 ▲	0.2% ▲	6.4% ▲
<u>Darwin</u>	All Houses	639.6	-2.0 ▼	-0.4% ▼	-5.1% ▼
	All Units	465.1	0.6 ▲	0.5% ▲	0.7% ▲
<u>Brisbane</u>	All Houses	584.7	-0.1 ▼	0.3% ▲	6.2% ▲
	All Units	376.9	0.2 ▲	0.4% ▲	1.2% ▲
<u>Adelaide</u>	All Houses	490.6	0.7 ▲	0.4% ▲	0.9% ▲
	All Units	291.6	-0.1 ▼	-0.1% ▼	-1.2% ▼
<u>Hobart</u>	All Houses	405.5	0.5 ▲	0.2% ▲	3.6% ▲
	All Units	258.2	-1.5 ▼	-3.1% ▼	4.8% ▲
<u>Melbourne</u>	All Houses	741.9	1.0 ▲	0.2% ▲	14.4% ▲
	All Units	452.8	0.4 ▲	0.8% ▲	5.1% ▲
<u>Perth</u>	All Houses	708.8	-0.6 ▼	-0.4% ▼	-3.8% ▼
	All Units	441.6	-1.4 ▼	-0.7% ▼	-2.7% ▼
<u>National</u>	All Houses	502.6	-3.7 ▼	0.3% ▲	2.9% ▲
	All Units	345.0	-1.3 ▼	0.2% ▲	3.6% ▲
<u>Cap City Average</u>	All Houses	818.8	-0.2 ▼	-0.5% ▼	5.4% ▲
	All Units	523.5	-0.5 ▼	0.3% ▲	4.3% ▲

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

Year-on-year results reveal Melbourne median asking prices have risen 14.4% for houses and 5.1% for units compared to this time last year. Sydney has also experienced yearly changes with median asking prices for houses climbing 5.3% and 6.4% for units.



## Key Points

- Total online national residential listings rose during April 2016 from 351,888 to 366,151.
- This figure represents a monthly increase of 4.1% when compared to April 2015.
- Melbourne recorded the largest monthly rise in stock levels, increasing by 9.0% during April 2016 to 39,536.
- Hobart recorded the biggest yearly decline, with listings falling by 5.2%, reducing the number of properties for sale to 3,843.
- Sydney recorded the biggest yearly rise, with residential property listings climbing from 19,648 to 27,080.

## 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, a leading residential property data researcher fund manager ratings house specialising in ratings for property related funds.

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