



Property Listings Rise in July

Sydney Median Asking Prices Continue to Climb

August 4, 2015

For Immediate Release

The number of Australian residential property sale listings climbed in most capital cities during the month of July, excluding Hobart which recorded a modest fall of 0.5%.

Nationally, the number of listed properties rose to 348,903 in July 2015, increasing 3.8% from June 2015, with the number of sale listings up 4.2% from a year earlier. This rise is abnormal for July as sale listings are generally subdued this time of the year. Once again, national increases have been largely driven by Sydney and Melbourne sale listings. In Sydney and Melbourne the rises recorded are the largest for the month of July since SQM's listings records begun in 2008.

City	July 2014 Total	June 2015 Total	July 2015 Total	Monthly Change (%)	Yearly Change (%)
Adelaide	14,593	15,715	16,099	2.4%	10.3%
Brisbane	25,615	26,578	27,810	4.6%	8.6%
Canberra	3,140	3,119	3,269	4.8%	4.1%
Darwin	1,582	2,063	2,132	3.3%	34.8%
Hobart	4,063	3,789	3,769	-0.5%	-7.2%
Melbourne	41,432	34,498	37,179	7.8%	-10.3%
Perth	20,049	24,030	24,757	3.0%	23.5%
Sydney	21,179	18,968	22,478	18.5%	6.1%
National	334,683	335,971	348,903	3.8%	4.2%

Year-on-year results indicate that Melbourne and Hobart experienced excessive yearly falls. Melbourne recorded the biggest yearly change, with listings falling by 10.3%, reducing the number of properties for sale to 37,179. Hobart soon followed with records indicating a yearly change of 7.2%

Managing Director of SQM Research, Louis Christopher, said "I believe the results do represent an indication that the measures undertaken by APRA in slowing investor demand are now having an impact on the market. At this stage it is too early to call the magnitude of the impact, however it is likely that the measures (which SQM still regards as moderate) will slow the rate of dwelling price inflation recorded, rather than create a price correction. "



Asking prices for Sydney houses continued to climb over July, with a total monthly rise of 1.5% for houses and 0.4% for units. The median asking price for a house has now reached \$1,124,900 while the median unit asking price in Sydney is \$619,500, according to SQM Research.

In contrast, median asking house prices in Perth continue to fall with a year-on-year comparison showing a 12 month decline of 4.2% for houses, and 1.2% for units. Darwin also recorded yearly falls, in particular asking prices for units are down 7.9% over the last 12 months.

SQM Research Weekly Asking Prices Index					
	Week ending 28 Jul 2015	Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	609.6	-3.3 ▼	-0.9% ▼	-1.2% ▼
	All Units	374.1	1.0 ▲	0.6% ▲	-3.6% ▼
Sydney	All Houses	1,124.9	-4.8 ▼	1.5% ▲	15.4% ▲
	All Units	619.5	1.4 ▲	0.4% ▲	12.9% ▲
Darwin	All Houses	668.1	-2.1 ▼	-1.0% ▼	-1.2% ▼
	All Units	463.6	2.7 ▲	1.0% ▲	-7.9% ▼
Brisbane	All Houses	556.4	0.5 ▲	0.0% ▲	3.4% ▲
	All Units	373.9	-0.1 ▼	-0.0% ▼	2.5% ▲
Adelaide	All Houses	486.3	0.4 ▲	-0.3% ▼	0.6% ▲
	All Units	294.6	-0.7 ▼	-1.3% ▼	-0.7% ▼
Hobart	All Houses	385.1	-0.8 ▼	-0.7% ▼	-0.8% ▼
	All Units	243.6	-7.6 ▼	0.1% ▲	-1.7% ▼
Melbourne	All Houses	656.5	-2.6 ▼	-2.5% ▼	3.7% ▲
	All Units	428.3	1.6 ▲	0.2% ▲	1.2% ▲
Perth	All Houses	732.6	0.0 ▲	-1.1% ▼	-4.2% ▼
	All Units	450.8	-0.7 ▼	-0.5% ▼	-1.2% ▼
National	All Houses	489.2	1.3 ▲	0.0% ▲	1.7% ▲
	All Units	335.5	2.6 ▲	0.9% ▲	2.3% ▲
Cap City Average	All Houses	785.7	-5.9 ▼	-1.1% ▼	6.6% ▲
	All Units	505.2	0.6 ▲	0.3% ▲	7.3% ▲

Source: www.sqmresearch.com.au

Key Points

- Total online national residential listing climbed during July 2015 to 348,903. The rise in listings is the largest national surge recorded for this month since July 2010.



- This figure represents a rise of 4.2% when compared to the corresponding period of the previous year (July 2014).
- Hobart recorded the largest monthly fall in stock levels, falling by 0.5% during July 2015 to 3,769.
- Melbourne recorded the biggest yearly change, with listings falling by 10.3%, reducing the number of properties for sale to 37,179.
- Median Sydney house asking prices continue to rise during July 2015, with the current asking price for a house sitting at \$1,124,900.
- Sydney recorded the largest monthly change, with listings up 18.5%, raising the number of properties for sale to 22,478.

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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