



Property Listings Surge in Sydney

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For Immediate Release

SQM Research reports that Sydney residential property listings rose 7.6% during the month of September to stand at 23,533 listings. Year on year, Sydney listings have risen 11.1%, suggesting that there are now more residential property sellers in the market than a year ago.

Nationally, the number of listed properties climbed to 339,026 in September 2015, increasing 1.4% from August 2015, with the number of sale listings remaining largely unchanged to this time last year. A monthly rise in sale listings for September was expected due to the normal spring seasonality historically recorded at this time of year.

City	September 2014 Total	August 2014 Total	September 2015 Total	Monthly Change %	Yearly Change %
Adelaide	14,940	15,410	15,762	2.3%	5.5%
Brisbane	25,855	26,029	26,868	3.2%	3.9%
Canberra	3,212	3,141	3,210	2.2%	-0.1%
Darwin	1,722	2,081	2,102	1.0%	22.1%
Hobart	4,002	3,535	3,604	2.0%	-9.9%
Melbourne	43,038	35,474	35,760	0.8%	-16.9%
Perth	20,401	23,232	23,734	2.2%	16.3%
Sydney	21,183	21,874	23,533	7.6%	11.1%
National	339,344	334,439	339,026	1.4%	-0.1%

Within the last 12 months sale listings for Darwin and to a lesser extent Perth have recorded high yearly growth. Darwin experienced a yearly growth of 22.1%, with sale listings climbing from 1,719 to 2,081. Sale listings in Perth increased from 20,401 this time last year to 23,232 in August 2015, a total yearly growth of 16.3%.

In contrast, year-on-year results indicate that Melbourne and to a lesser extent Hobart experienced excessive yearly falls. Melbourne recorded the biggest yearly change, with listings falling by 16.9%, reducing the number of properties for sale to 35,760. Hobart also recorded yearly falls with records indicating a yearly change of 9.9%.



Managing Director of SQM Research, Louis Christopher, said “The Sydney surge in listings is another indicator now suggesting that the Sydney housing market is now slowing. Buyers should now find there is a little more choice out there compared to earlier this year. Yet, I note that asking prices are still higher. I suspect vendors are not quite registering that conditions have changed somewhat since the white hot market of autumn.

“The Melbourne result is also interesting in that there was barely any movement at all in listings in September and that stock for sale is well down on this time last year. This is suggestive of a strong housing market that is not slowing down at all.”

SQM Research Weekly Asking Prices Index					
	Week ending 6 Oct 2015	Asking Price	Chg on prev wk	Rolling month % chg	12 mth % chg
Canberra	All Houses	606.2	-0.2 ▼	2.8% ▲	-2.5% ▼
	All Units	374.8	0.3 ▲	-0.8% ▼	-0.3% ▼
Sydney	All Houses	1,143.3	4.4 ▲	1.6% ▲	17.0% ▲
	All Units	636.0	-0.1 ▼	0.9% ▲	12.7% ▲
Darwin	All Houses	665.7	0.1 ▲	-0.7% ▼	-0.6% ▼
	All Units	458.6	-0.4 ▼	-0.8% ▼	-8.3% ▼
Brisbane	All Houses	569.6	3.6 ▲	2.6% ▲	5.7% ▲
	All Units	375.9	0.9 ▲	0.2% ▲	3.0% ▲
Adelaide	All Houses	485.4	-0.0 ▼	0.4% ▲	-0.0% ▼
	All Units	299.2	-1.0 ▼	-0.1% ▼	1.7% ▲
Hobart	All Houses	387.9	-0.5 ▼	-0.5% ▼	-0.9% ▼
	All Units	240.0	2.4 ▲	-1.7% ▼	-4.6% ▼
Melbourne	All Houses	696.0	7.4 ▲	3.4% ▲	9.1% ▲
	All Units	435.2	0.7 ▲	0.5% ▲	2.5% ▲
Perth	All Houses	719.7	0.7 ▲	-0.1% ▼	-5.3% ▼
	All Units	446.2	0.6 ▲	0.3% ▲	-1.7% ▼
National	All Houses	503.5	2.6 ▲	1.6% ▲	4.4% ▲
	All Units	340.5	1.0 ▲	1.1% ▲	3.4% ▲
Cap City Average	All Houses	809.2	4.7 ▲	2.2% ▲	9.3% ▲
	All Units	513.8	-1.2 ▼	0.7% ▲	7.3% ▲

Source: www.sqmresearch.com.au

While listings in Sydney surged, asking prices for Sydney dwellings continued to climb over September, with a total monthly rise of 1.6% for houses and 0.9% for



units. The median asking price for a unit has now reached \$636,100, while the median house asking price in Sydney is \$1,143,300, according to SQM Research.

In contrast, median asking house prices in Canberra recorded yearly falls with a year-on-year comparison showing a 12 month decline of 2.5% for houses, and 0.3% for units. Perth median asking prices continue to record yearly falls, in particular asking prices for houses are down 5.3% over the last 12 months, and 1.7% for units.

Key Points

- Total online national residential listing climbed during September 2015 to 339,026.
- This figure represents a rise of 1.4% when compared to the corresponding period of the previous month (August 2015).
- Sydney recorded the largest monthly fall in stock levels, rising by 7.6% during September 2015 to 23,533.
- Melbourne recorded the biggest yearly change, with listings falling by 16.9%, reducing the number of properties for sale to 35,760.
- Median Sydney house asking prices continue to rise during September 2015, with the current asking price for a house sitting at \$1,143,300.
- Melbourne recorded the smallest monthly change, with listings up 0.8% over the month of September 2015.

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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