



Sales Listings Bounce Back Up During October

SQM Research Stock on Market October 2014 Media Release

Tuesday 4th November 2014

For Immediate Release

The number of Australian residential property sale listings increased during October, which comes as no surprise to research house: SQM Research, as there were five Saturdays during this month as opposed to the standard four, which provided sellers with an added weekend to open their homes to the market place. Nationally, the number of unsold properties on the market has been recorded at 364,013 for October 2014 . a 7.3% increase month-on-month and 4.9% increase year-on-year.

City	October 2013 Total	September 2014 Total	October 2014 Total	Monthly Change %	Yearly Change %
Adelaide	16,668	14,940	17,007	13.8%	2.0%
Brisbane	26,721	25,855	28,353	9.7%	6.1%
Canberra	3,547	3,212	3,650	13.6%	2.9%
Darwin	1,403	1,722	1,851	7.5%	31.9%
Hobart	4,235	4,002	4,227	5.6%	-0.2%
Melbourne	43,357	43,038	44,140	2.6%	1.8%
Perth	19,184	20,401	22,812	11.8%	18.9%
Sydney	24,683	21,183	25,826	21.9%	4.6%
National	347,056	339,344	364,013	7.3%	4.9%

SQM Research has witnessed the gap closing in on year-on-year stock level declines for several months now, and it is apparent that surges in stock in a few capital cities in particular are predominantly responsible for the swing back towards recording yearly increases.

Perth specifically has recorded an 18.9% yearly increase in stock levels . a capital city which we believe has been experiencing a downturn for some time now.

Sydney's stock levels have also recently swollen, recording a 4.6% increase on a yearly level, in stark contrast to the declines it had been recording over the past 12 months. Sydney has also recorded a substantial monthly increase of 21.9%, which SQM Research perceives as an abnormal surge . a result that has not been witnessed in quite some time. Before making rash assumptions as to why this has occurred however, SQM believes it may be beneficial to wait until the November



results are revealed, in order to assess whether this is a seasonal anomaly or an ongoing trend.

Alongside this, the national asking prices have maintained their upward momentum with the Capital Cities average result for houses recording a 4.5% rise since this week last year, and the Capital Cities average result for units recording a 5.4% rise since this week last year.

To see the Asking Prices Capital City breakdown, click here .

http://sqmresearch.com.au/graph_median_weeks.php?avg=1&t=1

Louis Christopher, Managing Director of SQM Research says, *“The month recorded a rather large surge in listings, which were expected, given the slow start to the spring selling season. So at this stage we are not reading much into the results. However we note the rather large year on year result for Perth and Darwin, which is consistent with our previous warnings that these markets are in a downturn. Despite the listings surge in Sydney, our information is telling us that the market remains very strong for now.”*

Key Points

- Total online residential listings increased during the month of October, recording a rise of 7.3% and coming to a total of 364,013.
- This figure represents an increase of 4.9% when compared to the corresponding period of the previous year (October 2013).
- Sydney recorded the highest monthly increase in stock levels of all the capital cities, increasing by 21.9% during October 2014 and coming to a total of 25,826.
- No capital cities recorded monthly declines in stock levels, however Melbourne recorded the most modest monthly increase, rising by 2.6% and coming to a total of 44,140.
- Darwin was the capital city to record the highest yearly increase in stock levels, climbing 31.9% since the corresponding period of the previous year (October 2013) and coming to a total of 1,851.
- Hobart has recorded the only yearly decrease in stock levels, falling by -0.2% since the corresponding period of the previous year (October 2013) and coming to a total of 4,227.

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

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