

Total Property Listings Decreased in June

Capital City Average Asking Prices Also Decreased

2 July 2020

Key Points

- National residential property listings decreased in June by **1.0%** from 304,137 listings in May 2020 to **301,140**. Compared to 12 months ago, listings were down by **7.5%**.
- Most capital cities experienced decreases in property listings over the month except for Melbourne and Perth, whilst Brisbane remained steady.
- There was an increase in new listings of **11.2%** with 57,363 new listings added to the market over the course of June.
- Capital City average asking prices decreased by **0.8%** for houses and **0.4%** for units, over the month to **30th June 2020**. Unit asking prices are now at \$571,000 and houses \$989,100.
- Compared to a year ago, the capital city asking prices posted increases of **8.8%** for houses and **1.3%** increase for units.

Figures released today by SQM Research reveal national residential property listings decreased in June by **1.0%** from **304,137** listings in May 2020 to **301,140**. Compared to 12 months ago, listings were down by **7.5%**.

Most capital cities experienced decreases in property listings over the month except for Melbourne and Perth, whilst Brisbane remained steady.

The largest listings decrease was in Hobart at **7.5%** followed by Canberra by **5.7%** and Darwin **5.3%**. Sydney's listings only decreased by **1.6%**.

Melbourne and Perth were the only capital cities to record increases in listings, **2.7%** and **0.4%** respectively.

Year-on-year listings show more significant declines for nearly all capital cities with Darwin recording a high **22.2%** decline, followed by Perth with a **15.4%** decline. Melbourne however bucked the trend and increased listings by **10.2%** this time last year.

Stock on Market Table:

City	June 2019 Total	May 2020 Total	June 2020 Total	Monthly change %	Yearly change %
Sydney	31,431	30,059	29,590	-1.6%	-5.9%
Melbourne	35,843	38,447	39,494	2.7%	10.2%
Brisbane	31,628	28,812	28,814	0.0%	-8.9%
Perth	25,807	21,749	21,833	0.4%	-15.4%
Adelaide	16,504	15,317	14,756	-3.7%	-10.6%
Canberra	4,317	4,153	3,917	-5.7%	-9.3%
Darwin	2,012	1,654	1,566	-5.3%	-22.2%
Hobart	2,264	2,106	1,947	-7.5%	-14.0%
National	325,404	304,137	301,140	-1.0%	-7.5%

Louis Christopher, Managing Director of SQM Research said, “It is not unusual for listings to decrease in June as it is the start of the colder winter months. There was a solid increase in new listings. Indeed, we have more new listings on the market compared to this time last year. Listings that were coming up to 90 days dropped the most, indicating that some of the older stock had either been withdrawn or was selling during June. Overall, these numbers on their own would indicate fairly normal activity in the housing market. Of course, we know that conditions are far from normal. And this is illustrated in the fall in vendor asking prices for the month.”

Days on Market Tables:

June 2020

City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	10,757	3,826	2,780	5,972	6,255	29,590
Melbourne	12,612	5,123	3,941	8,337	9,481	39,494
Brisbane	7,079	4,112	2,999	6,478	8,146	28,814
Perth	4,980	2,389	1,562	4,368	8,534	21,833
Adelaide	3,712	2,060	1,345	2,993	4,646	14,756
Canberra	1,156	446	427	618	1,270	3,917
Darwin	141	82	59	211	1,073	1,566
Hobart	385	236	176	450	700	1,947
National	57,363	28,072	21,851	55,535	138,319	301,140

May 2020

City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	9,583	4,730	5,258	3,899	6,589	30,059
Melbourne	10,787	6,155	6,034	5,988	9,483	38,447
Brisbane	6,192	4,293	4,752	5,099	8,476	28,812
Perth	4,271	2,276	2,646	3,661	8,895	21,749
Adelaide	3,868	2,043	2,042	2,400	4,964	15,317
Canberra	1,094	776	516	483	1,284	4,153
Darwin	119	74	118	192	1,151	1,654
Hobart	405	274	274	404	749	2,106
National	51,665	31,355	34,188	47,256	139,673	304,137

June 2019

City	< 30 days	30-60 days	60-90 days	90-180 days	> 180 days	Total Listings
Sydney	8,359	4,527	3,146	6,290	9,109	31,431
Melbourne	9,472	5,271	3,268	6,873	10,959	35,843
Brisbane	7,109	5,127	3,583	7,010	8,799	31,628
Perth	4,721	3,583	2,519	5,892	9,092	25,807
Adelaide	4,113	2,512	1,959	3,223	4,697	16,504
Canberra	902	838	484	904	1,189	4,317
Darwin	203	156	129	284	1,240	2,012
Hobart	499	339	230	415	781	2,264
National	54,392	36,476	28,235	59,890	146,411	325,404

Asking Prices

Capital City average asking prices decreased by **0.8%** for houses and **0.4%** for units, over the month to **30th June 2020**. Unit asking prices are now at \$571,000 and houses \$989,100.

Compared to a year ago, the capital city asking prices posted increases of **8.8%** for houses and **1.3%** increase for units.

Over the month, most capital cities recorded marginal asking price increases however Sydney's asking prices continue to decline to now record declines of **0.9%** for houses and **1.3%** for units. Melbourne recorded a **1.5%** decrease in house prices but units increased by **0.7%**

Strongest monthly growth was seen in Hobart's unit prices with a **3.1%** increase, followed by Perth's house prices which had a **1.3%** price increase.

Year on year, Darwin experienced declines in house and unit prices, **0.6%** and **2.8%** respectively, and Perth experienced declines in unit prices only of **1.3%**. Sydney recorded an **11.5%** increase in house price growth and a small decline of **0.1%** for units this time last year whilst Melbourne recorded **9.9%** increase in houses and a **5.4%** increase for units.

All other capital cities recorded growth this time last year with Hobart recording a huge **19.8%** house price growth and **10.4%** unit price growth, this time last year.

SQM Research Weekly Asking Prices Index					
Week ending: 30 Jun 2020		Asking Price	Change on prev week	Rolling month % change	12 month % change
Sydney	All Houses	1,378.3	-2.8 ▼	-0.9% ▼	11.5% ▲
	All Units	692.4	-2.4 ▼	-1.3% ▼	-0.1% ▼
Melbourne	All Houses	1,027.0	-2.3 ▼	-1.5% ▼	9.9% ▲
	All Units	568.7	2.2 ▲	0.7% ▲	5.4% ▲
Brisbane	All Houses	645.0	2.8 ▲	0.8% ▲	4.5% ▲
	All Units	378.4	0.9 ▲	1.0% ▲	1.8% ▲
Perth	All Houses	672.9	2.0 ▲	1.3% ▲	2.2% ▲
	All Units	380.8	-1.5 ▼	0.9% ▲	-1.3% ▼
Adelaide	All Houses	528.2	-0.0 ▼	0.0% ▲	2.8% ▲
	All Units	309.1	-0.5 ▼	0.6% ▲	2.4% ▲
Canberra	All Houses	830.9	-0.0 ▼	0.9% ▲	4.4% ▲
	All Units	441.8	-0.1 ▼	0.6% ▲	2.6% ▲
Darwin	All Houses	579.6	0.9 ▲	1.0% ▲	-0.6% ▼
	All Units	345.7	-0.5 ▼	0.3% ▲	-2.8% ▼
Hobart	All Houses	572.0	2.4 ▲	0.5% ▲	10.4% ▲
	All Units	368.2	4.0 ▲	3.1% ▲	19.8% ▲
National	All Houses	602.6	2.5 ▲	-0.6% ▼	6.3% ▲
	All Units	393.8	1.5 ▲	0.8% ▲	5.0% ▲
Cap City Average	All Houses	989.1	-2.9 ▼	-0.8% ▼	8.8% ▲
	All Units	571.0	-1.1 ▼	-0.4% ▼	1.3% ▲

Source: www.sqmresearch.com.au

About [SQM Research](#)

SQM Research is an independent investment 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 and fund manager ratings house, specialising in ratings for property related funds.

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