**SQM Research**

**MEDIA RELEASE**

**Stock on Market for the Month of December 2010**

**EMBARGOED until 12.01am 8th January 2011**

Figures released this week by property research house SQM Research show residential listings decreased for the month of December 2010, in all capital cities excepting Darwin and Hobart. Sydney was of particular note, having fallen by the largest amount, showing a month-on-month decline of 12.6%. This can be easily explained by the usual slowdown in the real estate industry during this time of year, due to Christmas.

However despite the month-on-month decline in listings, what is most telling in this data is that these figures still display a considerable increase in comparison to those of the same month in the year preceding (December 2009), Brisbane displaying the highest growth in listings with a year-on-year percentage increase of 59.4%.

Nationally, residential property listings for the month of December 2010 totalled 328,270.

SQM Research Managing Director Louis Christopher believes that this data further illustrates the softening of the property market –

‘Stock on market measurements reveal a market that is significantly oversupplied in listings for most capital cities. We are deeply concerned about the situation in south east Queensland and we now believe that Darwin is entering into a downturn. Going forward, we believe that based on these numbers, house prices are likely to fall for all capital cities except the probability of Hobart and to a lesser extent in Sydney for at least the first half of 2011.”



**Source: www.sqmresearch.com.au**

**Key Points**

* Total online residential listings recorded a decline of 1.9% during December to 328,270 listings, when compared to November figures (334,698 listings).
* However, in comparison to the same month of the preceding year (December 2009- 226,513 listings) a percentage increase of 44.9% was recorded.
* The only capital cities to record a month-on-month increase in percentage terms were Darwin and Hobart.
* However all capital cities recorded a substantial year-on-year increase, Brisbane displaying the largest growth with a percentage increase of 59.4%.
* Whilst no capital cities recorded a year-on-year decline in listings, Sydney recorded the smallest growth with a percentage increase of 22.6%.
* The region which experienced the highest year-on-year growth in stock levels was North Queensland, which recorded a percentage increase of 216.3%.
* The region which experienced the highest month-on-month growth in stock levels was Launceston, which recorded an increase of 18.1%.
* The region which experienced the largest year-on-year decline in stock levels was Western Creek, which recorded a percentage decrease of

63.2%.

* The region which experienced the largest month-on-month decline in stock levels was the Lower North Shore, which recorded a percentage decrease of 22.2%.

For more information and a breakdown on the regions for capital cities, contact:

Louis Christopher

Managing Director

SQM Research Pty Ltd

Direct - [612] 9225 6045

Mobile - 0410667651

Naomi Christopher

Communications Manager

SQM Research Pty Ltd

Direct – [612] 9225 6038

Mobile – 02421856260

Please note- If contacting Naomi Christopher on Friday please use mobile number only.

[www.sqmresearch.com.au](http://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 and Adviser Edge Property, A leading fund manager ratings house specialising in ratings for agribusiness, structured products and property.

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