**SQM Research**

**MEDIA RELEASE**

**For Immediate Release**

**Stock on Market for the Month of January 2012**

Figures released this week by property research house SQM research reveal that residential listings decreased during the month of January 2012, coming to a national total of 368,510. This is the second consecutive monthly decrease in sales stock, coming off recent steady increases throughout the course of 2011 and represents a 4.3% monthly decline.

All cities experienced a monthly drop in sales stock, with Adelaide experiencing the most marginal decline, falling by 0.3% month-on-month.



Year-on-year, national stock on market has increased by 13.5%, with both Hobart and Melbourne continuing to record excessively high yearly increases – 40.9% and 33.2% respectively.

The managing director of SQM Research, Louis Christopher says “Once again there is seasonality in these numbers, though I do note the falls in January have been far greater than recorded this time last year. We expect a bounce in listings in February as the season opens again. However if the bounce is marginal or there is no bounce at all, then it will be clear to us that something else is going on in the market, such as listings being absorbed by an increase in buyer activity.”

**Key Points**

* Total online residential listings recorded a -4.3% decline during the month of January 2012, coming to a total of 368,510.
* This figure (368,510) represents a 13.5% increase when compared to the same month of the preceding year.
* No capital cities recorded monthly increases. Every capital city recorded monthly with Adelaide recording the smallest decline, falling 0.3% since December 2011.
* Sydney recorded the largest monthly decline, falling -15.9% since December 2011 and coming to a total of 28,798.
* Hobart recorded the largest yearly increase, climbing 40.9% since the corresponding period of the previous year (January 2011) and coming to a total of 4,558.
* Darwin recorded the largest yearly decrease, falling by -11.7% since the corresponding period of the previous year (January 2011) and coming to a total of 1,331.

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

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**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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