



Listings Report

12 November 2024

Capital city buyers spoilt for choice on the back of the busiest October for new listings in a decade

Key findings:

- National new listing volumes surged in October, rising a significant 20.9% over the month and were 14.0% higher year-on-year.
- Capital city new listing volumes were the highest they have been in October for a decade.
- All capital cities recorded a monthly increase in new listings and each of these markets except Darwin recorded growth in new listings year-on-year.
- The monthly (+23.2%) and annual (+15.2%) increase in new listings in the capital cities was greater than that of the regional markets (+17.0% and +11.9% respectively).
- Melbourne and Canberra had record-high new listings for the month of October, while Sydney had its highest October volume of new listings in nine years.
- Brisbane and Hobart hit their highest volume of new listings for October in six years, Adelaide its highest October volume in five years while in Perth, it was the strongest October for new listings in a decade.

“Buyers across Australia enjoyed greater choice in October, with all markets recording a monthly jump in new listings and most markets proving far busier than at the same time last year.

“Sydney and Melbourne recorded a year-on-year jump in new listings, despite the heightened new listing volumes this time last year, while Perth, Canberra and Brisbane saw the largest annual increases.

“As new listing volumes have surged, total listing volumes have also increased. They’re up 8.7% year-on-year and at their highest point since November 2020.

“Heightened levels of stock for sale affords buyers more choice and removes some purchasing urgency from the market. We’re seeing a more balanced dynamic between buyers and sellers than we have in recent years, with conditions quite favourable for purchasers in cities like Sydney and Melbourne.

“A range of factors may have led to the strong growth in new listings, such as recent price gains enabling some homeowners to upgrade, while prolonged high interest rates may be prompting others to sell.”

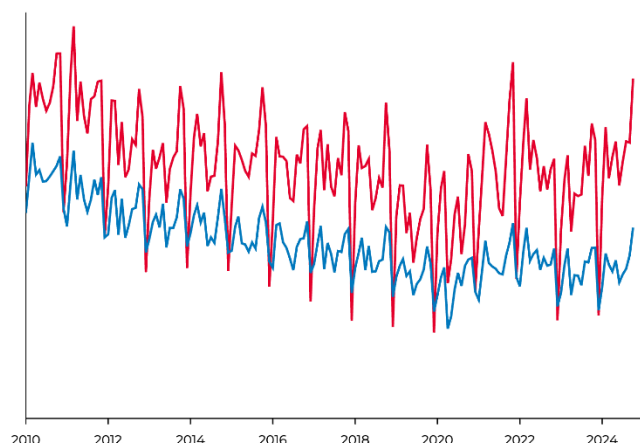
PropTrack Listings Report October 2024

Area	New buy listings		Total buy listings	
	Month-on-month	Year-on-year	Month-on-month	Year-on-year
Sydney	12.9%	14.1%	7.5%	17.8%
Melbourne	33.0%	12.5%	9.1%	16.0%
Brisbane	15.4%	16.0%	7.7%	2.6%
Adelaide	26.4%	11.5%	13.9%	-4.6%
Perth	30.0%	28.3%	14.7%	-3.1%
Hobart	31.1%	9.4%	7.4%	8.3%
Darwin	10.5%	-12.6%	-0.9%	-17.0%
Canberra	31.6%	19.0%	14.5%	27.3%
Capital cities	23.2%	15.2%	9.3%	10.4%
Regional NSW	14.6%	13.7%	6.8%	13.0%
Regional Vic	28.6%	3.2%	7.3%	17.9%
Regional Qld	8.9%	16.6%	3.8%	-3.4%
Regional SA	14.0%	16.1%	4.7%	3.9%
Regional WA	19.6%	10.5%	4.5%	-14.3%
Regional Tas	43.4%	14.5%	7.1%	12.7%
Regional NT	57.4%	7.6%	2.7%	10.7%
Regional areas	17.0%	11.9%	5.8%	6.8%
Total	20.9%	14.0%	7.7%	8.7%



Monthly new for sale listings

■ Capital cities ■ Regional areas

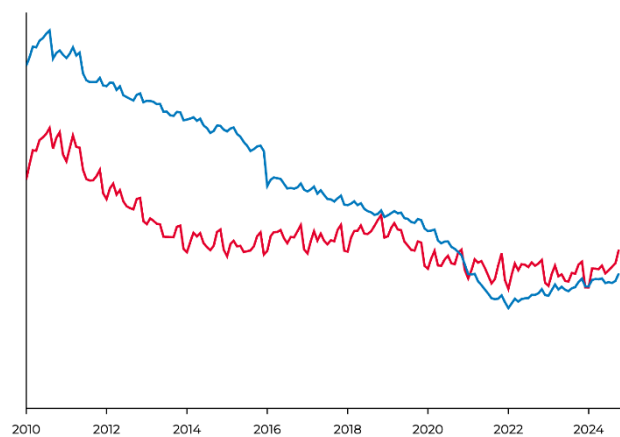


Source: realestate.com.au

PropTrack

Monthly total for sale listings

■ Capital cities ■ Regional areas



Source: realestate.com.au

PropTrack

Key state-level highlights

Perth (+28.3%), **Canberra** (+19.0%), and **Brisbane** (+16.0%) were the capital cities with the largest year-on-year increases in new listings in October.

Each of the capital cities except **Darwin** (-12.6%) recorded year-on-year increases in new listings in October with **Hobart** (+9.4%) and **Adelaide** (+11.5%) recording relatively moderate increases.

Total listings were 10.4% higher over the year across the combined capital cities, but they were lower in **Adelaide** (-4.6%), **Perth** (-3.1%) and **Darwin** (-17.0%) with the magnitude of the annual declines reducing substantially over recent months in **Adelaide** and **Perth**.

The largest increase in total listing volumes over the year were in **Canberra** (+27.3%), **Sydney** (+17.8%) and **Melbourne** (+16.0%) with **Sydney** and **Melbourne** total listings at their highest level since November 2012.

Regional markets saw a 17.0% monthly increase in new listings in October, taking them 11.9% higher year-on-year.

Regional Queensland (+16.6%), **regional SA** (+16.1%) and **regional Tasmania** (+14.5%) recorded the largest increases in new listings from a year earlier amongst the regional markets.

Regional Victoria (+3.2%), **regional NT** (+7.6%), and **regional WA** (+10.5%) saw the smallest growth in new listings compared to a year ago.

Overall stock levels regionally remain mixed with year-on-year falls in **regional Queensland** (-3.4%) and **regional WA** (-14.3%), while there have been large increases in **regional Victoria** (+17.9%), **regional NSW** (+13.0%) and **regional Tasmania** (+12.7%).

Methodology

The 'PropTrack Listings Report' details monthly changes in the number of properties listed for sale on realestate.com.au. The listings are split into 'new' and 'total' listings.

New listings consist of properties that were newly listed for sale on realestate.com.au within the reported month.

Total listings is the total supply of properties for sale in the reported month. It consists of all listings which were for sale during that month (including new listings) irrespective of the date they first appeared on site.

The geographical areas described in this report are based on the Greater Capital City Statistical Area (GCCSA) as defined by the Australian Bureau of Statistics.

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