



Listings Report

Data powered by PropTrack

17 March 2025

February new listings in line with 10-year average despite annual fall

Key findings:

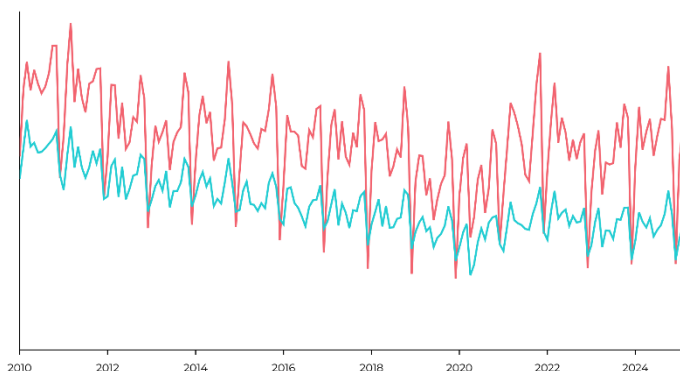
- National new listing volumes in February 2025 rose 16.4% over the month but were down 7.9% compared to February last year.
- The annual decline reflects, in part, how strong last February was. This February was more in line with a typical February over the past decade. In addition, last February was a leap year, which explains some of the strength last year relative to this year.
- Both the combined capital cities (-7.0%) and combined regional markets (-9.5%) recorded fewer new listings compared to February 2024.
- New listings in Sydney (-7.3%) and Melbourne (-15.1%) declined compared to a year ago, partly because of how busy those cities were in February last year.
- Brisbane (+4.0%) and Adelaide (+7.1%) were the only markets to record more new listings this year than last.
- Total listings increased 7.2% over the month to sit 2.2% higher than a year earlier.

REAGroup Listings Report February 2025

Area	New buy listings		Total buy listings	
	Month-on-month	Year-on-year	Month-on-month	Year-on-year
Sydney	21.8%	-7.3%	19.5%	7.2%
Melbourne	27.2%	-15.1%	11.6%	-0.6%
Brisbane	10.4%	4.0%	7.9%	1.1%
Adelaide	14.4%	7.1%	14.7%	0.3%
Perth	7.7%	-1.3%	2.0%	8.0%
Hobart	15.2%	-0.6%	4.6%	2.4%
Darwin	32.9%	-17.7%	2.4%	-30.1%
Canberra	18.2%	-16.3%	15.3%	12.7%
Capital cities	18.8%	-7.0%	11.7%	2.8%
Regional NSW	18.5%	-8.4%	5.3%	5.3%
Regional Vic	23.6%	-11.6%	2.1%	8.0%
Regional Qld	1.0%	-8.6%	1.3%	-5.5%
Regional SA	19.0%	-10.9%	0.6%	0.0%
Regional WA	7.0%	-12.9%	-2.2%	-15.6%
Regional Tas	11.2%	-5.0%	3.2%	9.4%
Regional NT	28.3%	-15.0%	0.3%	1.8%
Regional areas	12.3%	-9.5%	2.6%	1.6%
Total	16.4%	-7.9%	7.2%	2.2%

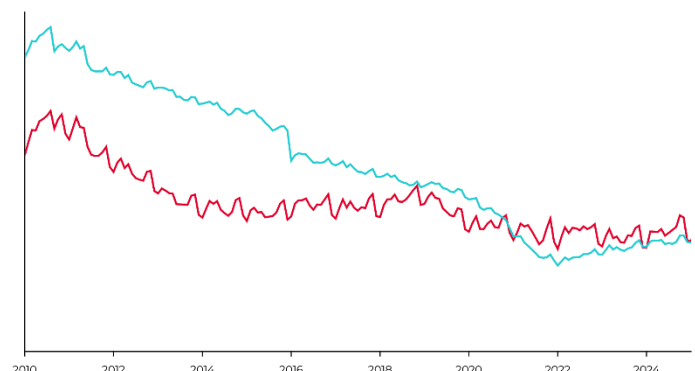
Monthly new for sale listings

■ Capital cities ■ Regional



Monthly total for sale listings

■ Capital cities ■ Regional



Methodology

The 'REAGroup 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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