GOVERNMENT OF WESTERN AUSTRALIA

GOLDFIELDS ESPERANCE DEVELOPMENT COMMISSION

GOLDFIELDS-ESPERANCE HOUSING & LAND SUMMARY

January - June 2023 (H1)

www.gedc.wa.gov.au



Acknowledgement of Country

The Goldfields-Esperance Development Commission acknowledges the Traditional Owners of Country across the Goldfields-Esperance region. We recognise the connection of Aboriginal peoples to the land, waters and community.

We pay our respects to Elders past and present and acknowledge Aboriginal and Torres Strait Islander peoples, communities and cultures living in the region.

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Goldfields-Esperance
Residential Housing and Land Summary

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The information and data contained in this document were predominantly gathered from Landgate, and supplemented with data acquired from Domain and SQM Research. No person should act on the basis of any matter contained in this document without considering and, if necessary, taking appropriate professional advice. Neither the Goldfields-Esperance Development Commission, State Government, Urbis, or their employees undertake responsibility to any person or organisation in respect to this document.





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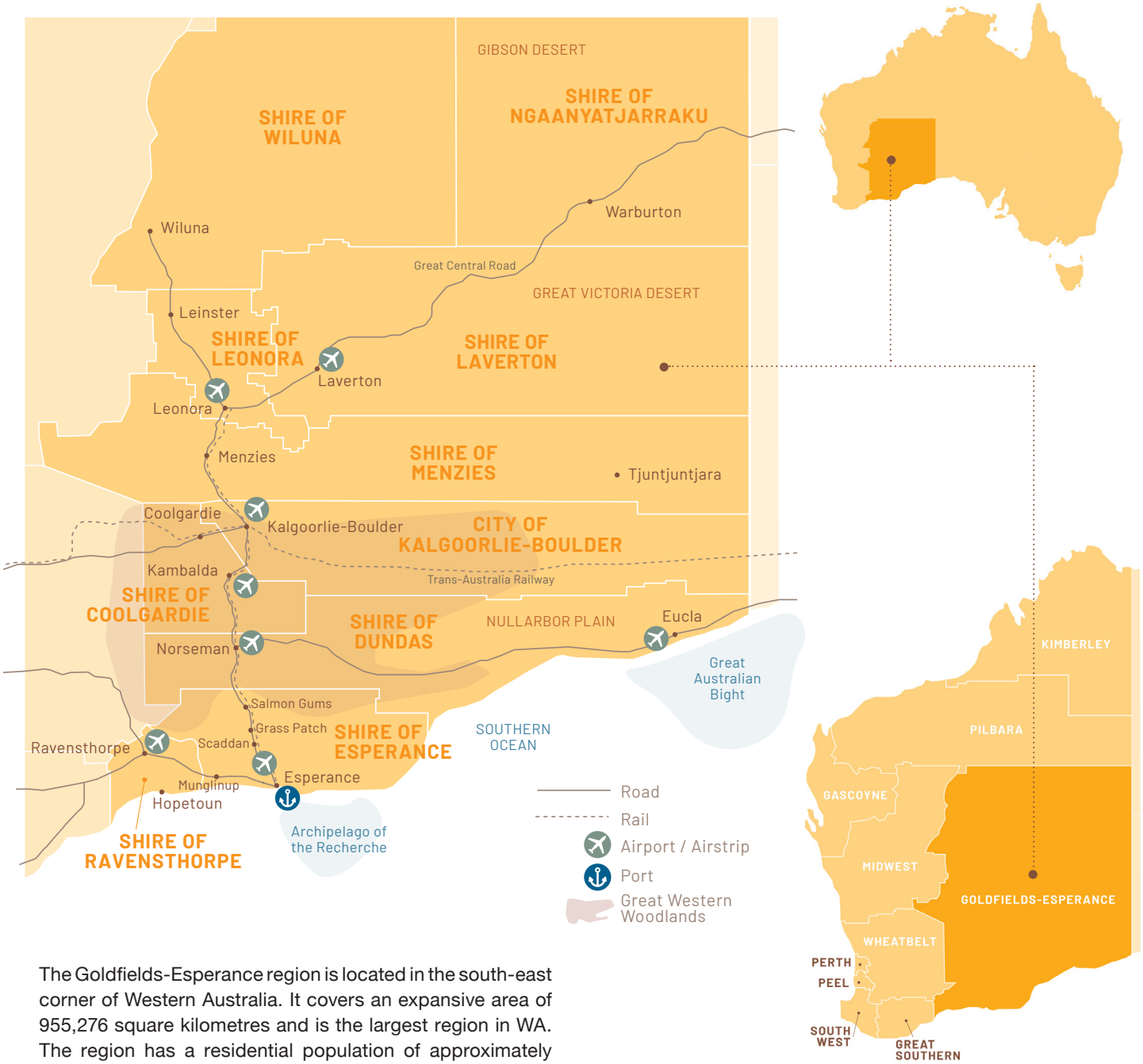
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About the Goldfields-Esperance Region

Region Overview



The Goldfields-Esperance region is located in the south-east corner of Western Australia. It covers an expansive area of 955,276 square kilometres and is the largest region in WA. The region has a residential population of approximately 57,330 people, with the larger population centres being Kalgoorlie-Boulder and Esperance.

It is geographically vast and diverse, from the rich red central deserts, extensive mineral wealth, the magnificent Great Western Woodlands to the iconic beaches and crystal clear waters of the Southern Ocean.

The region's median age is 36, with the largest age cohort being 35-49 years, followed by 50-64 years, 25-34 years, 5-14 years, 15-24 years and 65+ years.

This Housing and Land Summary is the sixth in a periodic series prepared to inform readers about the region's residential property market data and trends.

This edition covers the first half of 2023 (January to June) and provides a profile for the ten local government areas in the region, as well as individual suburb profiles for the City of Kalgoorlie-Boulder.

Given the relatively low population levels and minimal residential market activity in the Northern Goldfields (Shires of Menzies, Leonora, Laverton, Wiluna) and Shire of Ngaanyatjarraku local government areas, a section detailing the combined residential market data and trends is provided for these areas.

Economic Overview

$37.46 billion
Total Economic Output
2021-22 *(REMPLAN)*

$378,260
Per Worker GRP
(REMPLAN)

37,696
Jobs in the region
2021 *(REMPLAN)*

$260,350
Per Capita GRP
(REMPLAN)

2.4%
Unemployment Rate
March 2023 *(REMPLAN)*

955,276km²
Total land area
Largest regional boundary in WA *(REMPLAN)*

Key Sectors by Economic Output

MINING
$25.87 billion
(REMPLAN)

Value of Major Commodities
(DMIRS Statistical Digest 2021-22)

Gold & Silver	$11.77 billion
Nickel & Cobalt	$4.86 billion
Spodumene & Tantalum Pentoxide	$1.51 billion
Rare Earth Oxide & Iron Ore	$957.88 million

AGRICULTURE
$709.44 million
(REMPLAN)

Value of Major Commodities
(WARDA Common Data Resource)

Canola	$260.25 million
Barley	$192.54 million
Cattle & Calves	$62.01 million
Wheat	$34.56 million

MANUFACTURING
$3.82 billion
(REMPLAN)

CONSTRUCTION
$1.52 billion
(REMPLAN)

TRANSPORT, POSTAL & WAREHOUSING
$784.14 million
(REMPLAN)

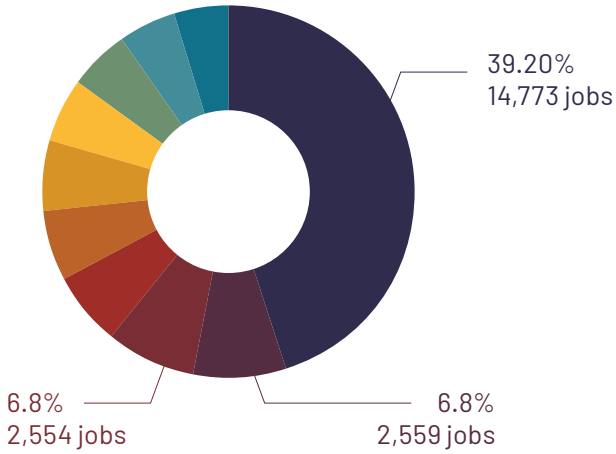
Economic Overview cont.

Today, the Goldfields-Esperance region is one of the most significant mining regions in Australia producing commodities including gold, nickel, copper, lithium, iron ore, rare earths and critical minerals.

The mining sector accounts for $25.87 billion (69.1%) of total regional economic output per year. The sector also supports around 14,733 jobs – over a third of all jobs in the region *(REMPLAN 2023).*

Top 10 Largest Employment Sectors

Mining	14,773
Health Care & Social Assistance	2,559
Construction	2,554
Education & Training	2,131
Retail Trade	2,014
Accommodation & Food Services	1,907
Transport, Postal & Warehousing	1,824
Manufacturing	1,763
Agriculture, Forestry & Fishing	1,613
Public Administration & Safety	1,294



The region is one of the largest producers of rare earth elements suitable for manufacturing batteries, electronics, electric vehicle, renewable energy technology, high-tec consumer products, and defence applications. With a number of new, expansion and reactivation major projects underway, there has been growing investor interest in the region for its battery and technology mineral reserves and resources.

The provision of adequate and affordable housing, both to rent and to buy, continues to be a key issue for the region as well as the need to accommodate significant volumes of workers' accommodation for planned and pipeline mining, major project activity and service workers.

Given its strategic location, the region's supply chain is supported by road and rail links between Esperance, Norseman, Kalgoorlie-Boulder and Leonora, connecting to Perth and the eastern states.



Economic Overview cont.

The Southern region has a strong agricultural sector, primarily broadacre crops, with livestock, fisheries and forestry activities. The Port of Esperance, part of the Southern Ports Authority, is a major export hub of iron ore, grains and spodumene, handling 13.5 million tonnes of cargo during 2022-23.

The port is a strategic asset and important economic enabler which presents further potential for regional export and import growth.

Esperance Port Statistics

(Southern Ports Annual Report 2023)

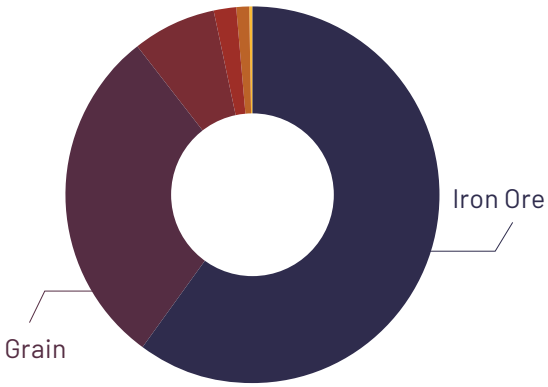
13,596,344
Tonnes Total Trade
2022-23

224
Vessel visits
2022-23

7
Traded commodities
2022-23

Total Exports

- Iron Ore
- Grain
- Spodumene
- Woodchips
- Nickel
- Copper Concentrate



Highest Traded Commodities
(2022-23)

Iron Ore	60%
Grain	29.6%
Spodumene	7.1%



Residential Property
Market Overview

The Goldfields-Esperance region is characterised by a mixture of housing and land markets. These include those in the larger urban centres such as Kalgoorlie-Boulder and Esperance, small established towns, rural properties, remote Aboriginal communities and worker accommodation camps attached to resource projects.

A significant portion of the region's housing stock is built prior to the 1950s with many of these ageing, followed by properties built in the 1980s, 1990s and newer builds from 2005 onwards.

The limited supply of rental properties and fast rising rents continue to present challenges for current and prospective residents. In addition, there are many communities in the region that do not have a formal rental market and rely on State Government provided social housing and government officers accommodation. There is a need to expand regional provision of such housing to support vulnerable populations and essential workers in the region.

Existing land tenure and mining tenements have limited the number of lots available for residential development. There are heightened challenges associated with development costs and builder availability but also structural market failures that are exacerbating challenges and the ability for private sector investment in the residential market.

57,499 people
Estimated Residential Population (2022)
(REMPLAN)

Household Income
(ABS 2021)
$2,200 / week
Goldfields Region
$1,521 / week
Esperance Region

Mortgage Repayment
(ABS 2021)
$1,517 / month
Goldfields Region
$1,560 / month
Esperance Region

$500 / wk
Median Rent

633
Total Transations

61
Average Days to Sell

Source: Landgate, Domain, SQM Research, The Goldfields Voluntary Regional Organisations of Councils, KBCCI Housing and Land Position Paper



Residential Sales Overview

Goldfields-Esperance

Key Statistics

$345,000
Median House Price
Jan - Jun 2023

+ 7%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

$230,000
Median Unit Price
Jan - Jun 2023

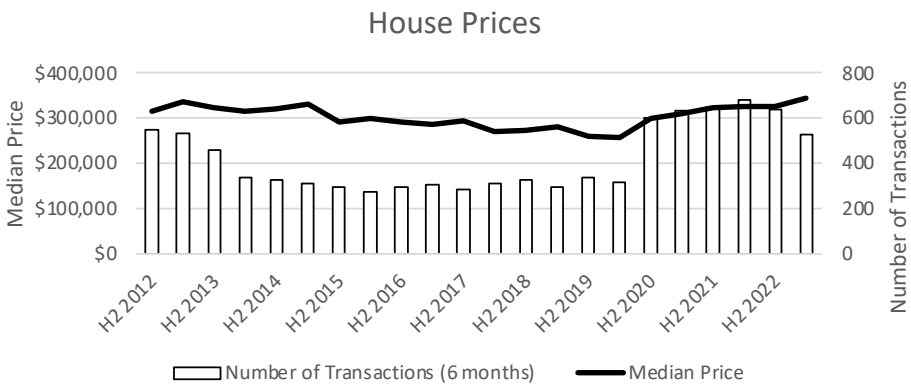
- 3%
1 Year Median Unit Price Growth Rate
H1 2022 - H1 2023

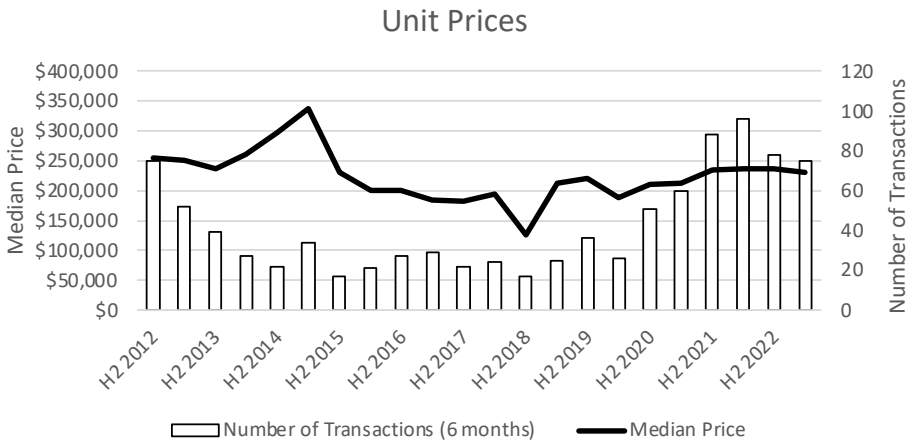
$139,500
Median Vacant Land Price
Jan - Jun 2023

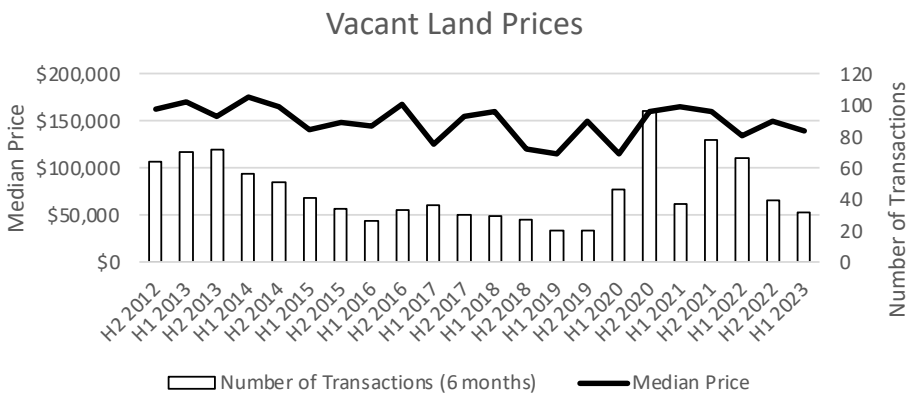
+ 4%
1 Year Median Vacant Land Price Growth Rate
H1 2022 - H1 2023

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023







Residential Sales Overview

Goldfields-Esperance

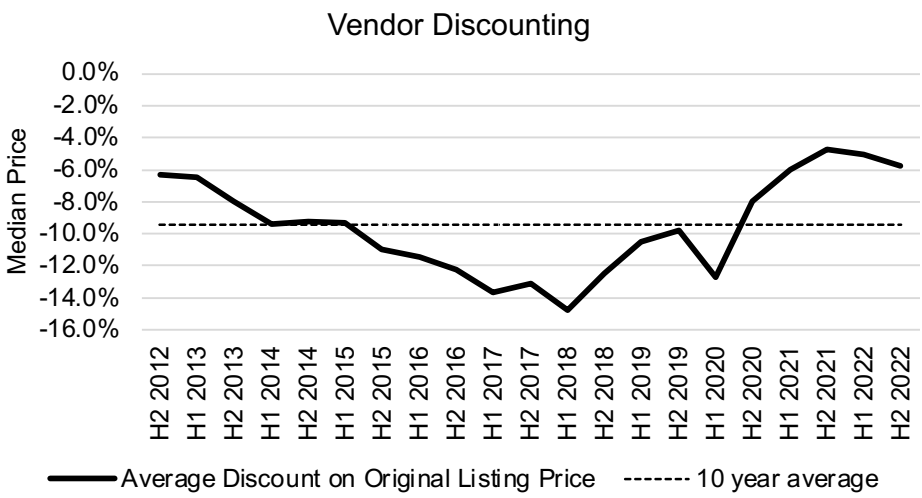
Key Statistics

633
Property Transactions
Jan - Jun 2023

- 5%
Average Discount on Listing Price
Jan - Jun 2023

61
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January – June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$345,000	$230,000	$139,500
10-year Average	$305,000	$230,000	$153,000
Variation from Avg. Price	13%	0%	-9%
Number of Transactions	526	74	32

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	7%	-3%	4%
3 Year (Dec 2020-23)	34%	22%	21%
5 Year (Dec 2018-23)	26%	18%	-13%
10 Year (Dec 2013-23)	2%	-8%	-18%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$245,000	$264,500	$300,000	$476,000	**$345,000**
Unit	$159,750	$225,000	$310,000	$435,000	**$230,000**

Source: Settled Sales sources from Landgate

Rental Overview

Goldfields-Esperance

Rental Statistics

459
Dwellings Leased
Jan-Jun 2023

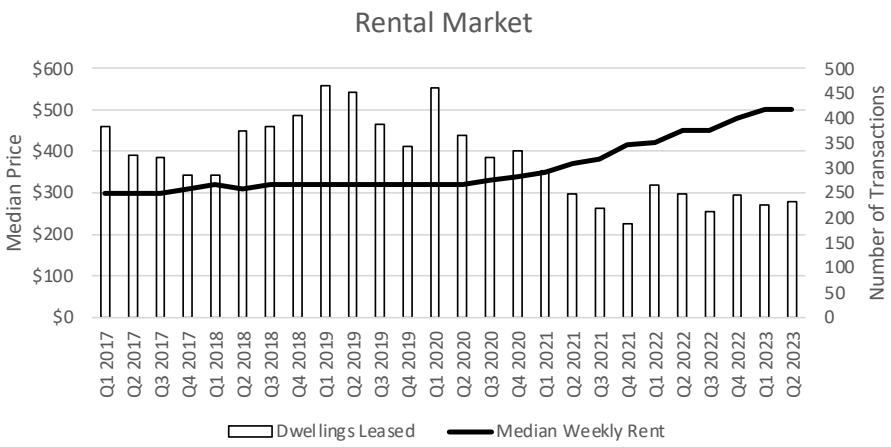
$500 / wk
Median Weekly Rent
Jan-Jun 2023

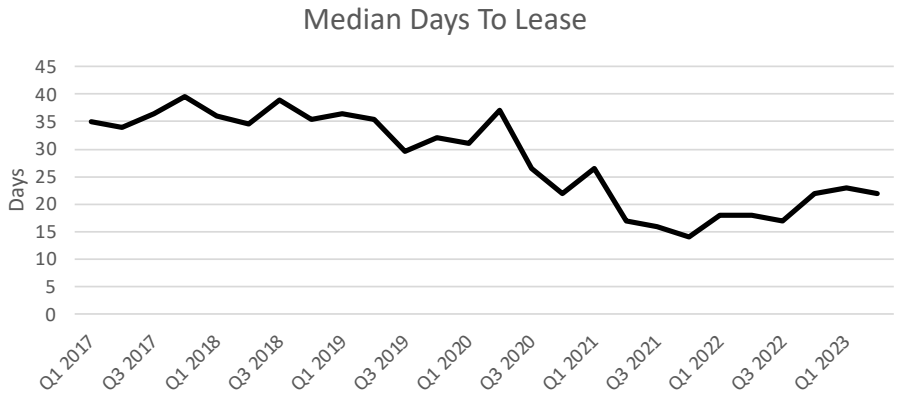
+ $65 / wk (+15%)
Increase in Median Weekly Rent
H1 2022 - H1 2023

22
Median Days to Lease
Jan-Jun 2023

0.7%
Vacancy Rate
June 2023

Rental Market Trends 2017 - 2023





Rental Market Summary January - June 2023

Weighted average of March and June 2023 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	$423	$434	$512	$680	$613	**$550**
Unit	$367	$450	$511	-	-	**$450**

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research

Dwelling Construction Overview

Goldfields-Esperance

Approval Statistics January – June 2023

80
New Houses Approved
2022 -2023

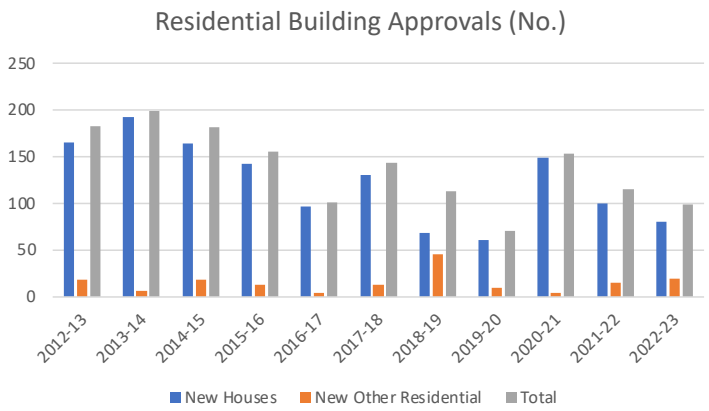
$54.3m
Total Value of Residential Building Approved
2022 - 2023

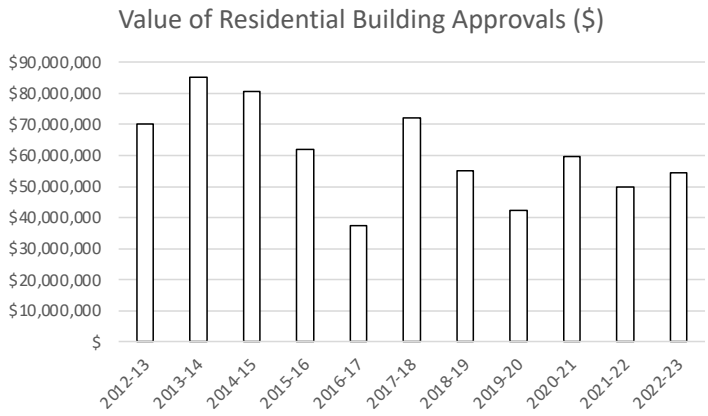
$216m
Total Value of Non- Residential Building Approved
2022 - 2023

Source: REMPLAN

Residential Building Approvals 2012 - 2023

Source: REMPLAN







Lot Activity Overview

Goldfields-Esperance

State Lot Activity - Residential January – June 2023

Q1 - 2023 GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY	Developer-lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Mar 2023)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Mar 2023)	Final approvals
Kalgoorlie-Boulder (C)	10	6	6	322	6
Esperance (S)	4	2	4	179	2
Other LGAs	0	0	0	17	1
Total	**14**	**8**	**10**	**518**	**9**

Q2 - 2023 GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY	Developer-lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Jun 2023)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Jun 2023)	Final approvals
Kalgoorlie-Boulder (C)	2	0	8	324	2
Esperance (S)	0	0	2	181	0
Other LGAs	0	0	0	17	2
Total	**2**	**0**	**10**	**522**	**4**

Final approval is defined as Western Australian Planning Commission (WAPC) endorsement of the proponent's submitted deposited plan or strata / survey plan describing the now complete subdivision constructed in accordance with the conditions set down in the conditional approval.

Deposited plans/strata plans that have final approval are registered with Landgate (formerly Department of Land Information) where certificates of titles for the newly created lots can be issued.

The characteristic difference in lot numbers seen between conditional and final approvals arises from proponents choosing not to proceed with the subdivision in the specified four year period in accordance with the conditions of the approval - either at all, only in part, or via another conditional approval incorporating a new plan for the subject land.

More definitions can be found on the WA Department of Planning, Lands and Heritage website.

Source: State Lot Activity sourced from the Department of Planning, Lands and Heritage (DPLH)



City of Kalgoorlie-Boulder

Spotlight

The City of Kalgoorlie-Boulder is the most populated regional centre with the largest residential market in the Goldfields-Esperance region. The market is characterised by established suburbs, with detached housing as the predominant housing typology.

Two-person households are the largest housing composition within Kalgoorlie-Boulder, followed by four-person households. The City has a resident population and transient population movements, with seasonal, non-residential workers (ie. fly-in-fly-out and drive-in-drive-out) and residents from regional centres and remote communities visiting the City to access government and community services.

Land supply for vacant lots is very limited with some larger subdivisions experiencing prolonged delays.

There are a number of major mining construction projects underway and in the pipeline, creating increased demand for residential properties and temporary accommodation.

To understand more about the housing, accommodation and land issues in Kalgoorlie-Boulder, visit the Kalgoorlie-Boulder Housing and Land Study 2022.

30,674 people
Australia's Largest Outback City
(REMPLAN)

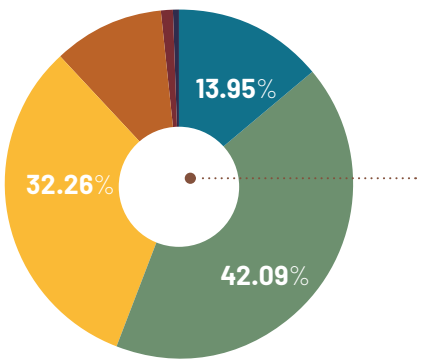
34 years
Median Age
(REMPLAN)

2.6
Average Household Size
(ABS 2021)

$2,324 / week
Median Household Income
(ABS 2021)

$1,600 / month
Median Mortgage Repayment
(ABS 2021)

0.9%
Vacancy Rate
(SQM Research)



Housing Typology *(REMPLAN)*

Owned outright	13.95%
Owned with mortgage	42.09%
Rented	32.26%
Not stated	10.30%
Occupied Rent-Free	1.01%
Other	0.40%

Top Suburbs for Median House Price Growth

1. Karlkurla +26%
2. Broadwood +12%
3. Victory Heights +11%
4. Hannans +10%
5. South Kalgoorlie +6%

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics

$349,000
Median House Price
Jan - Jun 2023

+ 5%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

$225,000
Median Unit Price
Jan - Jun 2023

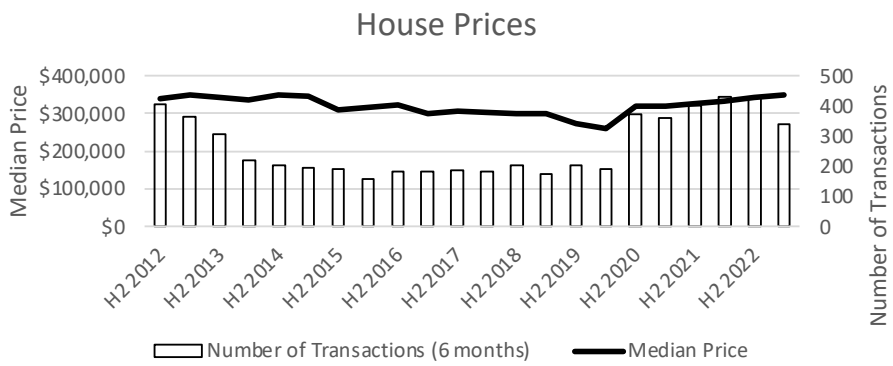
- 4.3%
1 Year Median Unit Price Growth Rate
H1 2022 - H1 2023

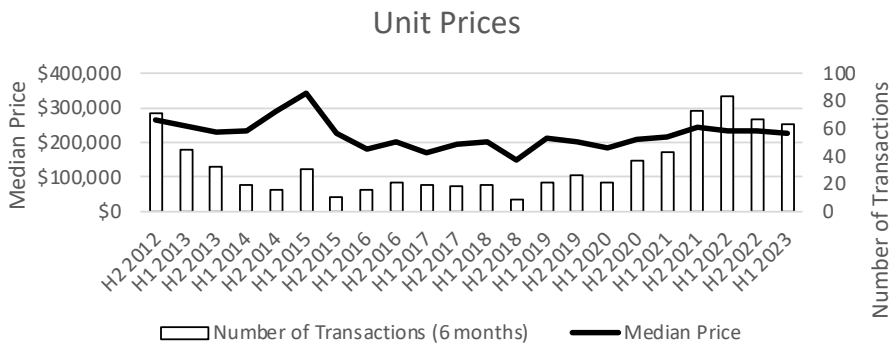
$122,000
Median Vacant Land Price
Jan - Jun 2023

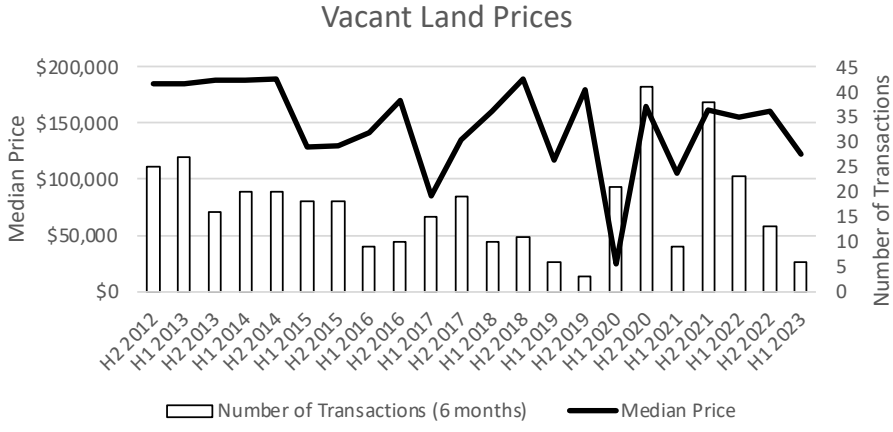
- 21.3%
1 Year Median Vacant Land Price Growth Rate
H1 2022- H1 2023

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023







Residential Sales Overview

City of Kalgoorlie-Boulder

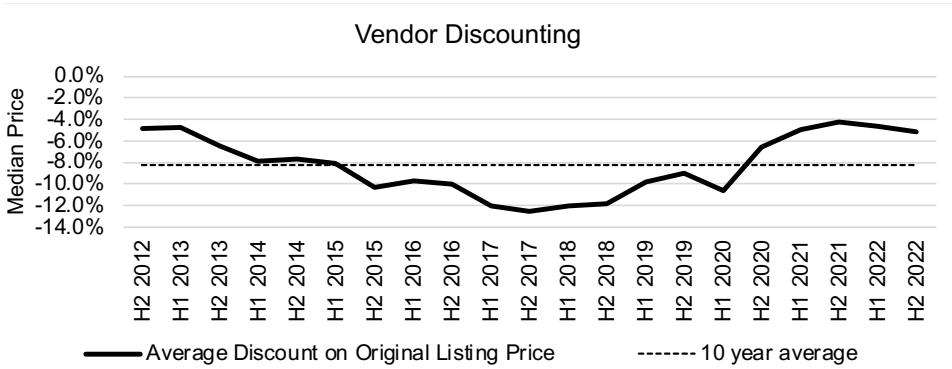
Key Statistics

407
Property Transactions
Jan - Jun 2023

- 4.7%
Average Discount on Listing Price
Jan - Jun 2023

63
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January - June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$349,000	$225,000	$122,000
10-year Average	$320,000	$225,000	$159,000
Variation from Avg. Price	9.1%	0.0%	-23.3%
Number of Transactions	338	63	6

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	5.0%	-4.3%	-21.3%
3 Year (Dec 2020-23)	34.2%	23.0%	388.0%
5 Year (Dec 2018-23)	15.4%	12.5%	-23.8%
10 Year (Dec 2013-23)	-0.1%	-9.6%	-34.1%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$250,500	$275,000	$320,000	$487,500	**$349,000**
Unit	$159,000	$215,000	$305,000	$435,000	**$225,000**

Source: Settled Sales sources from Landgate

Rental Overview

City of Kalgoorlie-Boulder

Rental Statistics

378
Dwellings Leased
Jan-Jun 2023

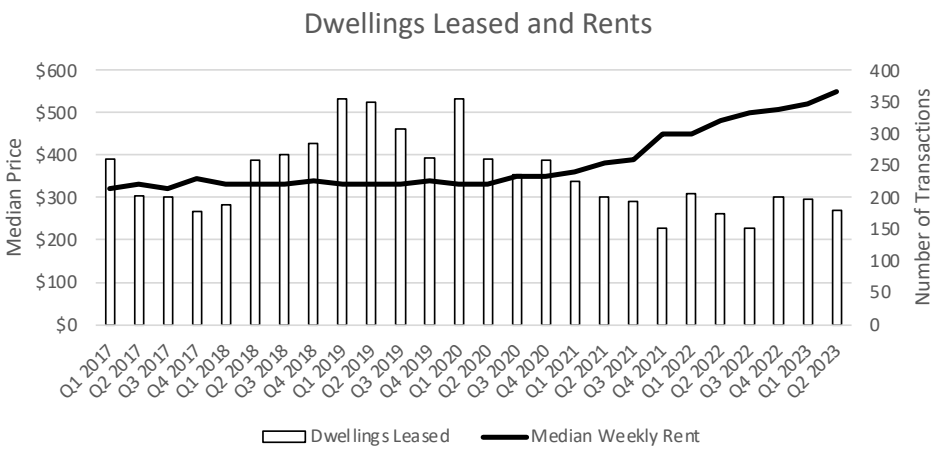
$534 / week
Median Weekly Rent
Jan-Jun 2023

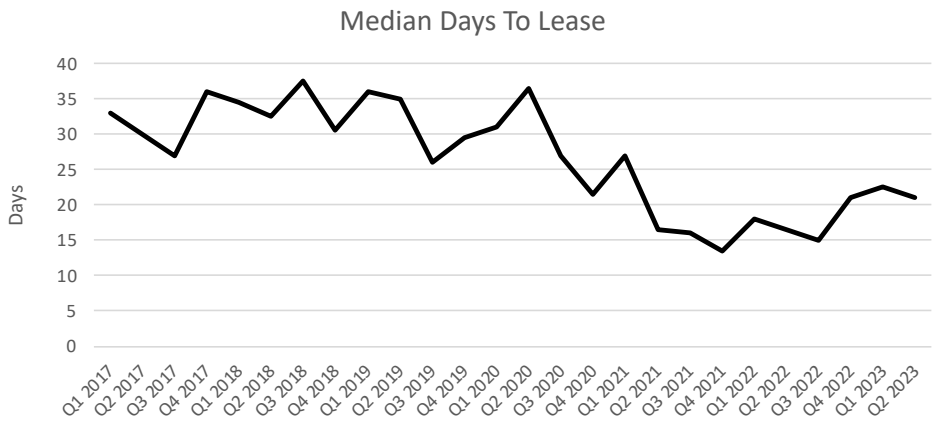
+ $70/ week (+15%)
Increase in Median Weekly Rent
H1 2022 - H1 2023

22
Median Days to Lease
Jan - Jun 2023

0.9%
Vacancy Rate
June 2023

Rental Market Trends 2017 - 2023





Rental Market Summary January – June 2023

Weighted average of March and June 2023 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	$423	$458	$550	$700	$767	**$550**
Unit	$384	$460	$519	-	-	**$450**

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Esperance
Spotlight

Housing stock in the Shire of Esperance is largely comprised of separate residential houses in Esperance townsite and surrounding rural areas. At the 2021 Census, 87% of dwellings were separate houses, with a further 8.3% considered to be semi-detached, terrace or a town house. There is a relatively high level of investment property and second home or holiday home stock, as suggested by the estimated 17% of dwellings unoccupied.

Family households is the largest housing composition within Esperance, followed by single person households. Of the occupied dwellings, approximately 42% are 3 bedroom homes and 39% are 4 bedrooms or more.

Esperance continues to experience extremely low vacancy rates and shortages of accommodation, particularly during the summer season.

14,500
Population
(REMPLAN)

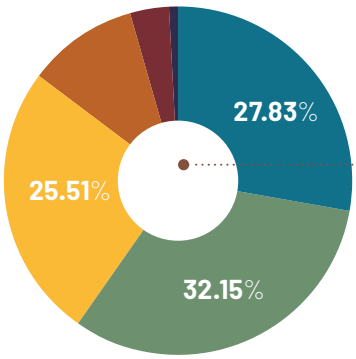
42 years
Median Age
(REMPLAN)

2.4
Average Household Size
(ABS 2021)

$1,521 / week
Median Household Income
(ABS 2021)

$1,560 / month
Median Mortgage Repayment
(ABS 2021)

0.1%
Vacancy Rate
(SQM Research 2023)



Housing Typology *(REMPLAN)*

Owned outright	27.83%
Owned with mortgage	32.15%
Rented	25.51%
Not stated	10.27%
Occupied Rent-Free	3.61%
Other	0.62%

Residential Sales Overview

Shire of Esperance

Key Statistics

$430,000
Median House Price
Jan - Jun 2023

5%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

$300,000
Median Unit Price
Jan - Jun 2023

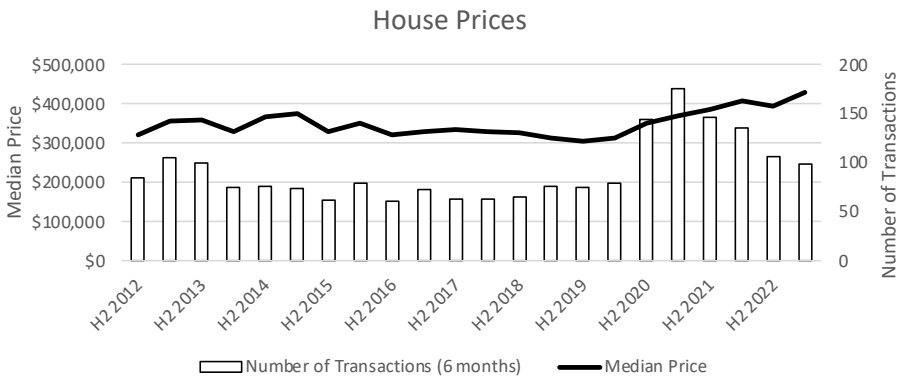
+ 2%
1 Year Median Unit Price Growth Rate
H1 2022 - H1 2023

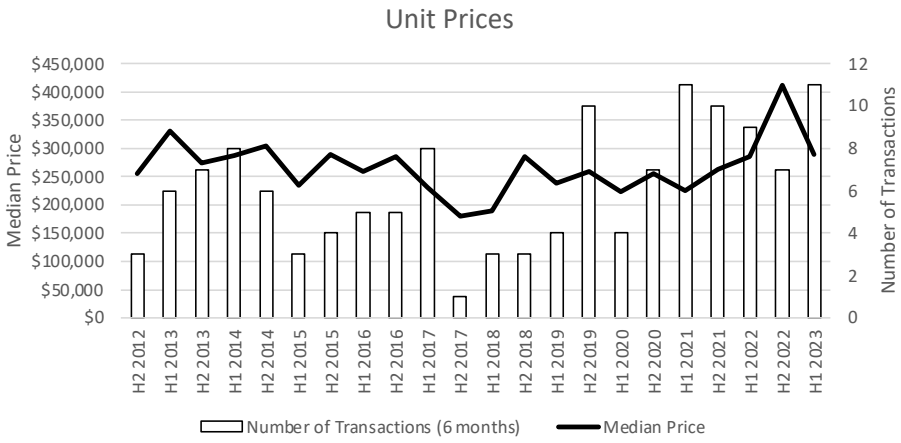
$175,000
Median Vacant Land Price
Jan - Jun 2023

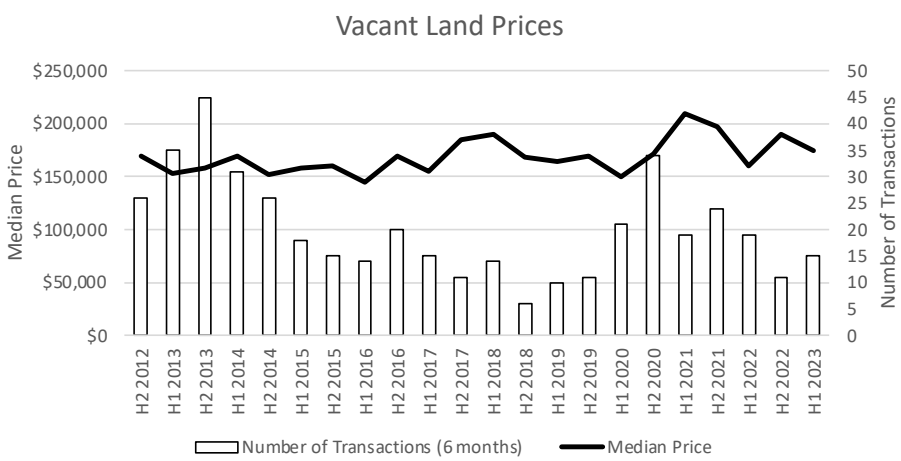
+ 9%
1 Year Median Vacant Land Price Growth Rate
H1 2022 - H1 2023

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023







Residential Sales Overview

Shire of Esperance

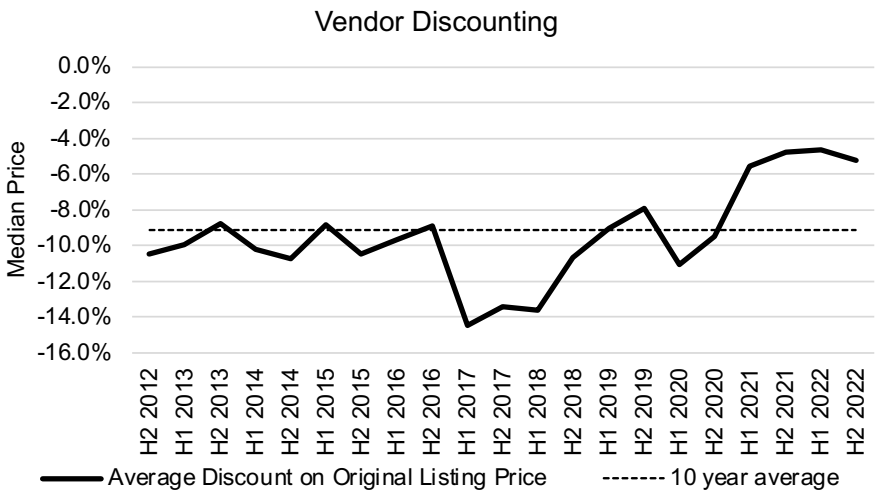
Key Statistics

125
Property Transactions
Jan - Jun 2023

- 4.2%
Average Discount on Listing Price
Jan - Jun 2023

55
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January – June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$430,000	$300,000	$175,000
10-year Average	$355,000	$280,000	$170,000
Variation from Avg. Price	21%	7%	3%
Number of Transactions	99	10	15

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	5%	2%	9%
3 Year (Dec 2020-23)	39%	30%	17%
5 Year (Dec 2018-23)	27%	53%	-8%
10 Year (Dec 2013-23)	16%	-12%	14%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$350,000	$309,000	$410,000	$540,000	**$430,000**
Unit	$280,000	$290,000	$578,500	-	**$300,000**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Esperance

Rental Statistics

31
Dwellings Leased
Jan - Jun 2023

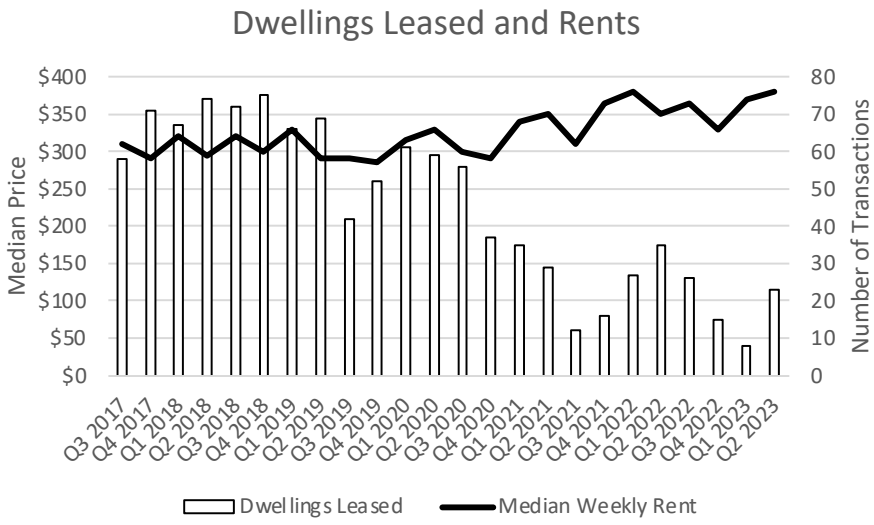
$377 / week
Median Weekly Rent
Jan - Jun 2023

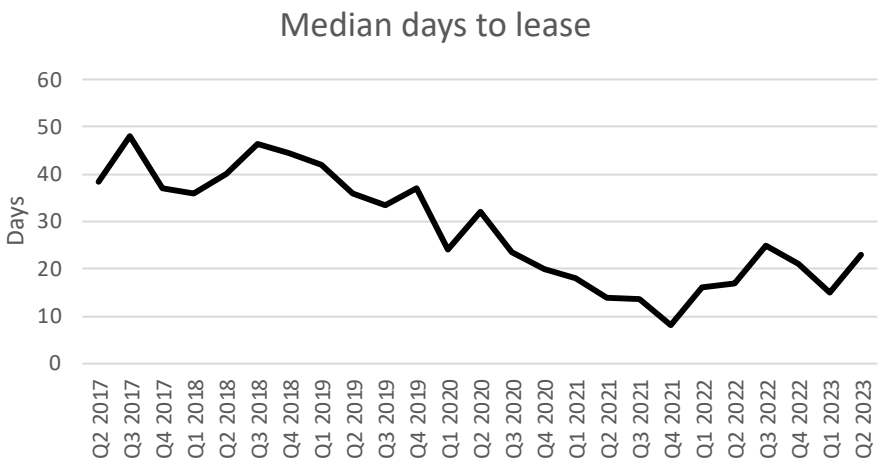
+ $10 / week (+2.7%)
Increase in Median Weekly Rent
H1 2022 - H1 2023

21
Median Days to Lease
Jan - Jun 2023

0.1%
Vacancy Rate
June 2023

Rental Market Trends 2017 - 2023





Rental Market Summary January – June 2023

Weighted average of March and June 2023 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	-	$383	$523	-	**$385**
Unit	$300	-	-	-	-	**$313**

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Ravensthorpe
Spotlight

The Shire of Ravensthorpe includes the towns of Hopetoun and Ravensthorpe, and surrounding rural locations of Jerdacuttup and Munglinup.

A vast majority of the housing stock is comprised of detached housing totaling 94% of the dwelling types. As a result, the unit market in the Shire is very small, making up under 3% of dwellings.

2,190
Population
(REMPLAN)

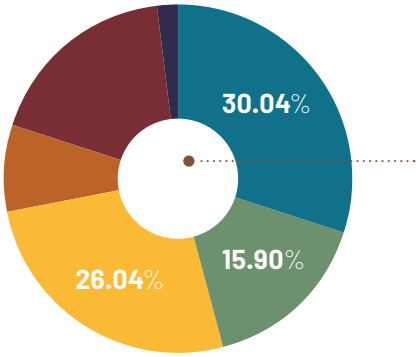
43 years
Median Age
(REMPLAN)

2.2
Average Household Size
(ABS 2021)

$1,655 / week
Median Household Income
(ABS 2021)

$1,029 / month
Median Mortgage Repayment
(ABS 2021)

2.6%
Vacancy Rate
(SQM Research 2023)



Housing Typology *(REMPLAN)*

Owned outright	30.04%
Owned with mortgage	15.90%
Rented	26.04%
Not stated	8.11%
Occupied Rent-Free	17.98%
Other	1.93%

Residential Sales Overview

Shire of Ravensthorpe

Key Statistics

$250,000
Median House Price
Jan - Jun 2023

+ 4%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

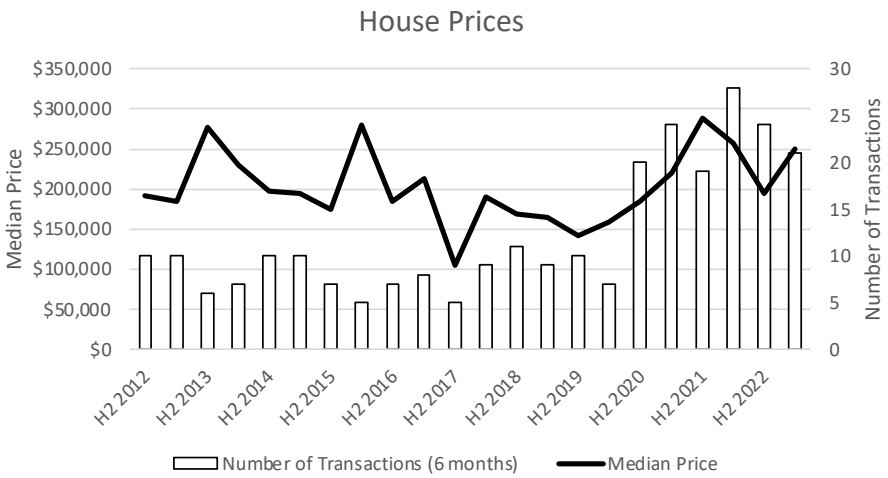
$85,000
Median Vacant Land Price
Jan - Jun 2023

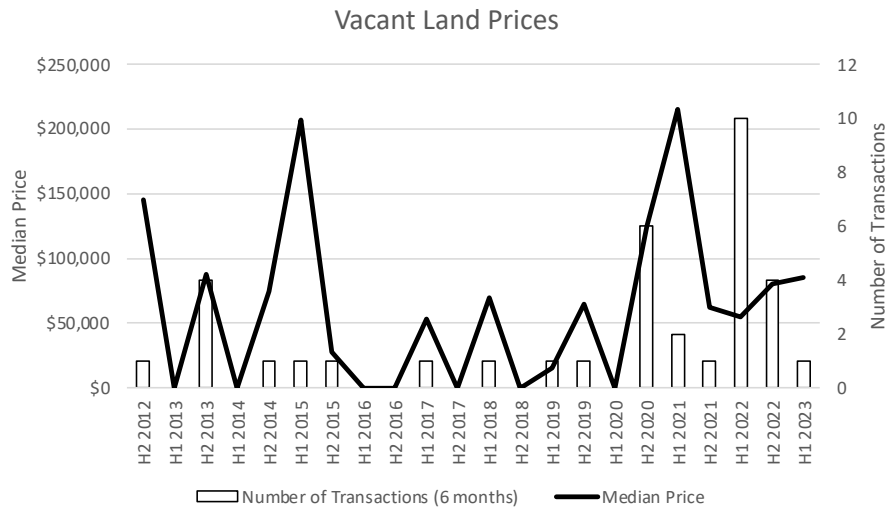
+ 56%
1 Year Median Vacant Land Price Growth Rate
H1 2022 - H1 2023

Ravensthorpe does not feature an active unit market, with only a small number of dwellings that can be considered units. As such, unit trends have not been featured.

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023







Residential Sales Overview

Shire of Ravensthorpe

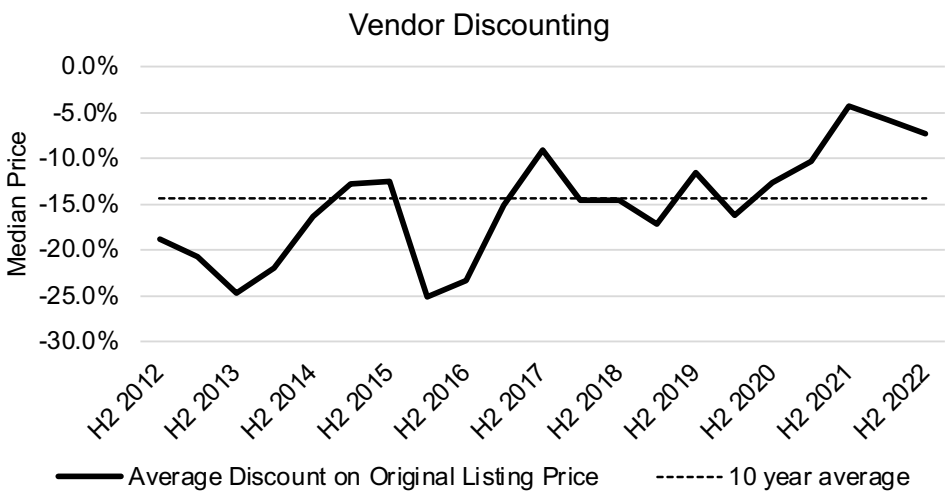
Key Statistics

22
Property Transactions
Jan - Jun 2023

- 4.1%
Average Discount on Listing Price
Jan - Jun 2023

66
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January - June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$250,000	-	$85,000
10-year Average	$215,000	-	$75,000
Variation from Avg. Price	16%	-	13%
Number of Transactions	21	-	1

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	4%	-	56%
3 Year (Dec 2020-23)	60%	-	-
5 Year (Dec 2018-23)	51%	-	21%
10 Year (Dec 2013-23)	54%	-	-

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$155,000	$260,000	$235,000	$400,000	**$250,000**
Unit	-	-	-	-	**-**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Ravensthorpe

Rental Statistics

17
Dwellings Leased
Jan-Jun 2023

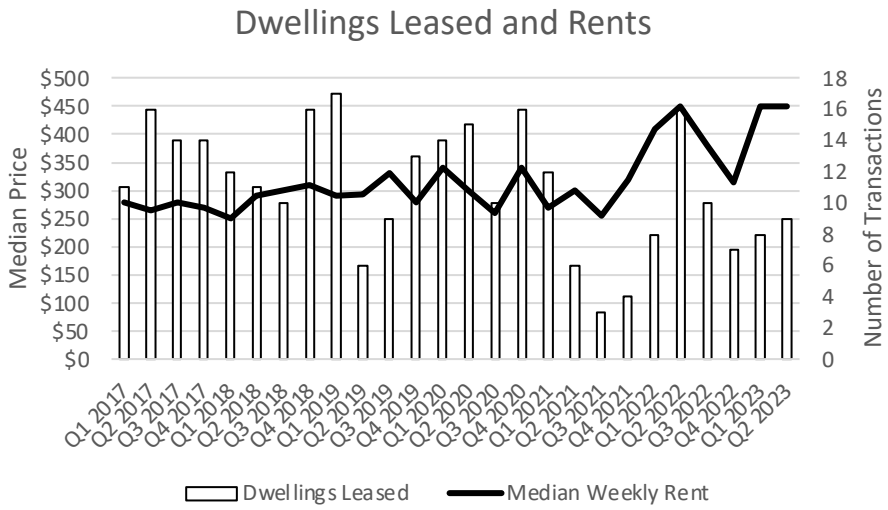
$450 / week
Median Weekly Rent
Jan-Jun 2023

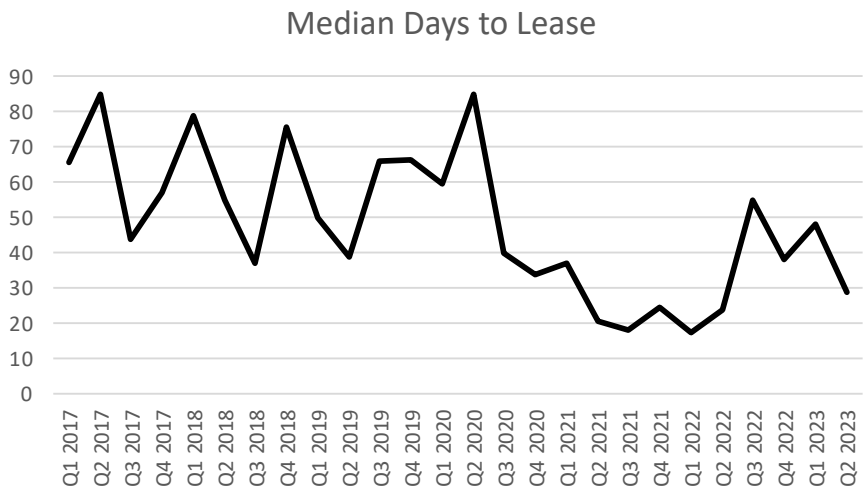
+ $20 / week (+4.6%)
Increase in Median Weekly Rent
H1 2022 - H1 2023

38
Median Days to Lease
Jan - Jun 2023

2.6%
Vacancy Rate
June 2023

Rental Market Trends 2017 - 2022





Rental Market Summary January – June 2023

Weighted average of March and June 2023 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	-	$387	$488	-	**$450**
Unit	-	-	-	-	-	**-**

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Coolgardie
Spotlight

The Shire of Coolgardie includes the townsites of Kambalda, supported by nickel and gold mining, and the historic town of Coolgardie, which is developed around significant gold mining operations. Both towns have substantial non-resident workforces and a high proportion of employer provided housing which is not represented in housing market activity datasets. Other populated areas within the Shire include Widgiemooltha and Kurrawang. The Shire is working with mining companies to develop accommodation camps for fly in fly out workers based in the district.

3,642
Population
(REMPLAN)

38 years
Median Age
(REMPLAN)

2.5
Average Household Size
(ABS 2021)

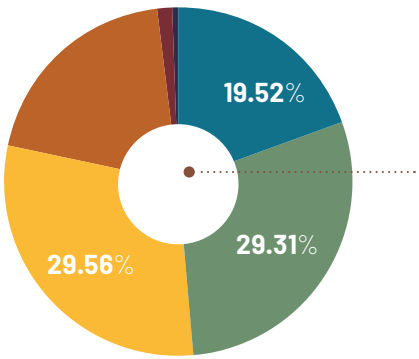
$1,893 / week
Median Household Income
(ABS 2021)

$975 / month
Median Mortgage Repayment
(ABS 2021)

0%
Vacancy Rate
Coolgardie Suburb
June 2023

5.1%
Vacancy Rate
Kambalda Suburb
June 2023

(SQM Research 2023)



Housing Typology *(REMPLAN)*

Owned outright	19.52%
Owned with mortgage	29.31%
Rented	29.56%
Not stated	19.80%
Occupied Rent-Free	1.32%
Other	0.48%

Residential Sales Overview

Shire of Coolgardie

Key Statistics

$135,000
Median House Price
Jan - Jun 2023

+ 2%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

$130,000
Median Unit Price
Jan - Jun 2023

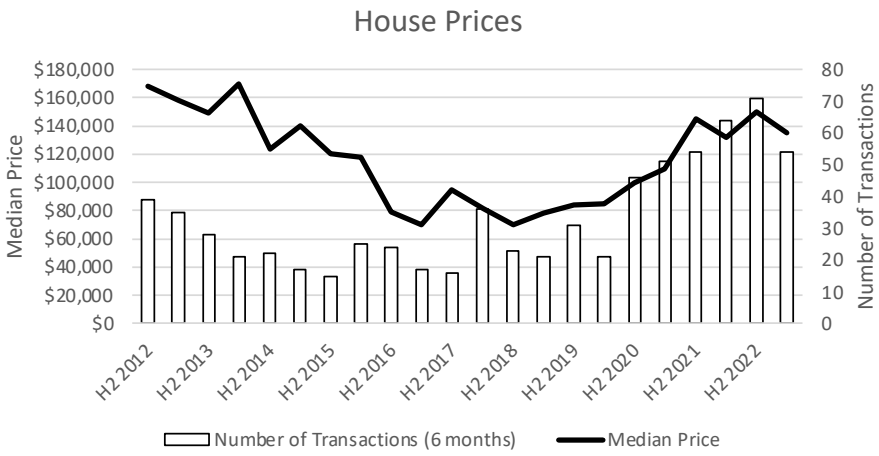
16%
1 Year Median Unit Price Growth Rate
H1 2022 - H1 2023

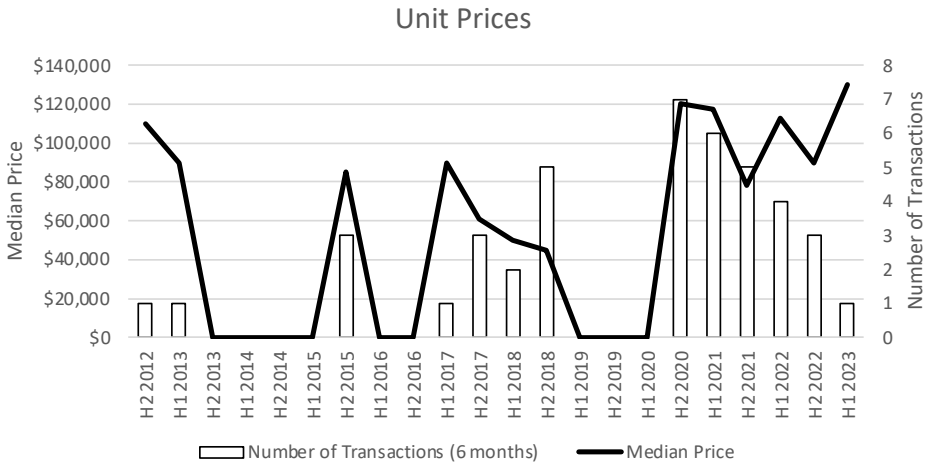
$12,000
Median Vacant Land Price
Jan - Jun 2023

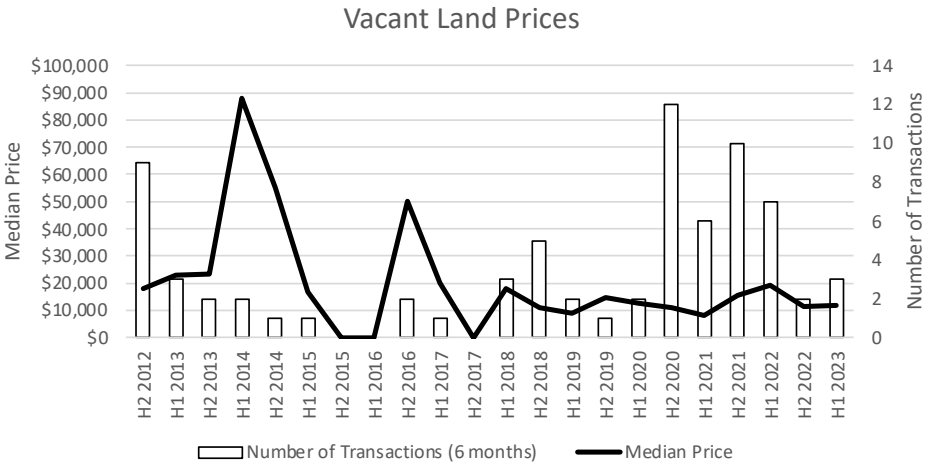
- 38%
1 Year Median Vacant Land Price Growth Rate
H1 2022 - H1 2023

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023







Residential Sales Overview

Shire of Coolgardie

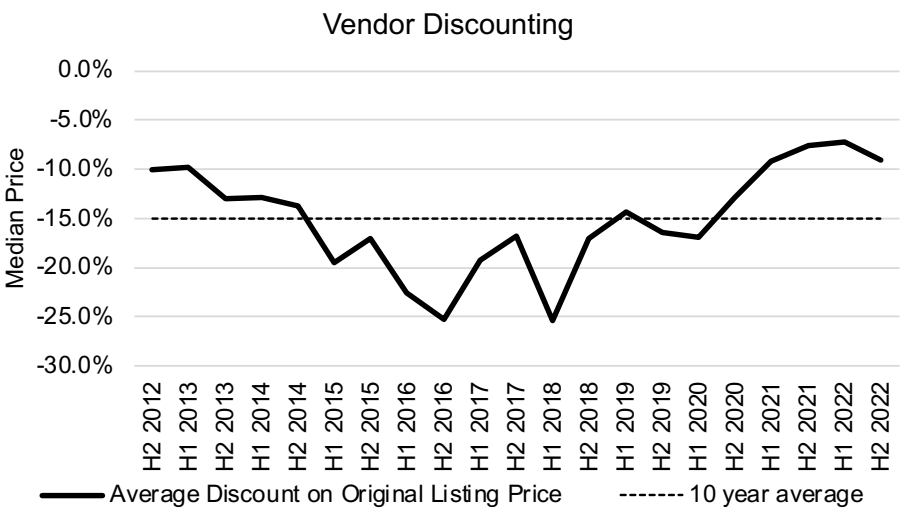
Key Statistics

58
Property Transactions
Jan - Jun 2023

- 9.1%
Average Discount on Listing Price
Jan - Jun 2023

59
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January - June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$135,000	$130,000	$12,000
10-year Average	$120,000	$87,500	$14,925
Variation from Avg. Price	13%	49%	-20%
Number of Transactions	54	1	3

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	2%	16%	-38%
3 Year (Dec 2020-23)	59%	-	-6%
5 Year (Dec 2018-23)	66%	160%	-33%
10 Year (Dec 2013-23)	-15%	44%	-48%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	$124,000	$142,500	$135,000	**$135,000**
Unit	-	-	$130,000	-	**$130,000**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Coolgardie

Rental Statistics

31
Dwellings Leased
Jan - Jun 2023

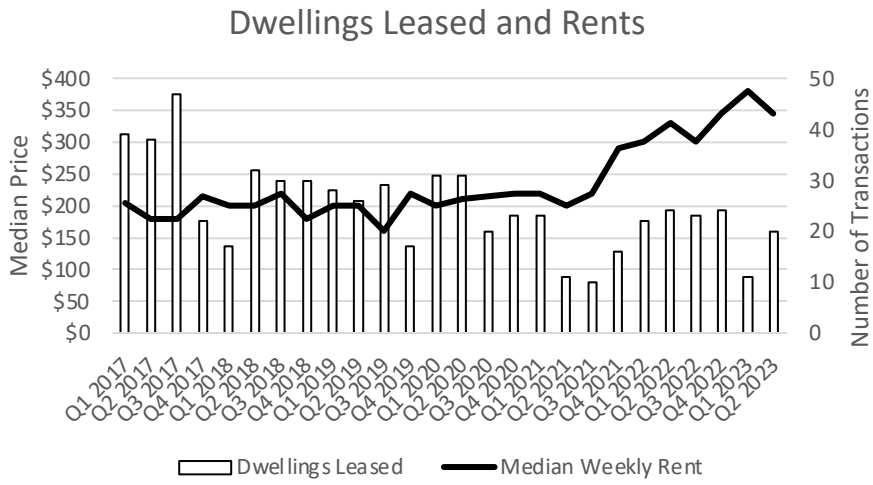
$357 / week
Median Weekly Rent
Jan - Jun 2023

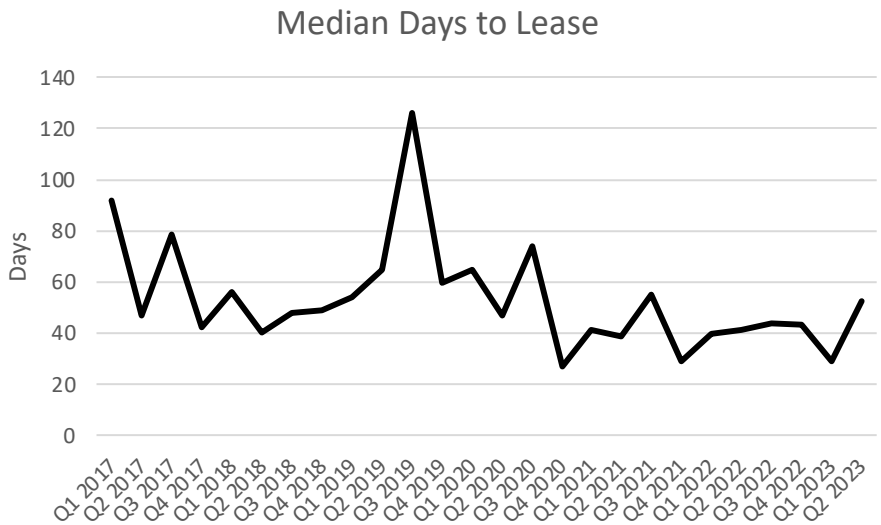
+ $47.5 /week (+15%)
Increase in Median Weekly Rent
H1 2022 - H1 2023

44
Median Days to Lease
Jan - Jun 2023

0%	5.1%
Vacancy Rate Coolgardie Suburb	**Vacancy Rate** Kambalda Suburb
June 2023	**June 2023**

Rental Market Trends 2017 - 2023





Rental Market Summary January – June 2023

Weighted average of March and June 2023 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	-	$362	$389	-	**$363**
Unit	-	$236	-	-	-	**$236**

Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Shire of Dundas
Spotlight

The Shire of Dundas' main population centre is the town of Norseman, a historic community which developed around the Norseman Gold Mine. Housing stock in Norseman is predominately detached houses making up 81% of dwelling types, indicating that there is low portion of unit typologies. New mining camp accommodation has been built and is operating in Norseman town centre.

697
Population
(REMPLAN)

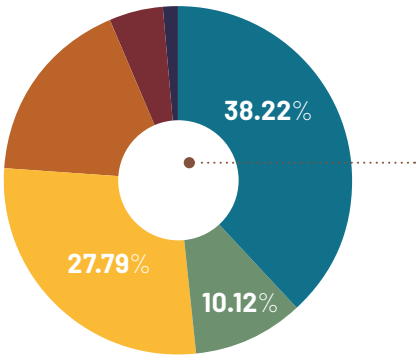
50 years
Median Age
(REMPLAN)

1.8
Average Household Size
(ABS 2021)

$827 / week
Median Household Income
(ABS 2021)

$600 / month
Median Mortgage Repayment
(ABS 2021)

0%
Vacancy Rate
(SQM Research 2023)



Housing Typology *(REMPLAN)*

Owned outright	38.22%
Owned with mortgage	10.12%
Rented	27.79%
Not stated	17.52%
Occupied Rent-Free	5.14%
Other	1.21%

Residential Sales Overview

Shire of Dundas

Key Statistics

$70,000
Median House Price
Jan - Jun 2023

+ 22%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

$12,250
Median Vacant Land Price
Jan - Jun 2023

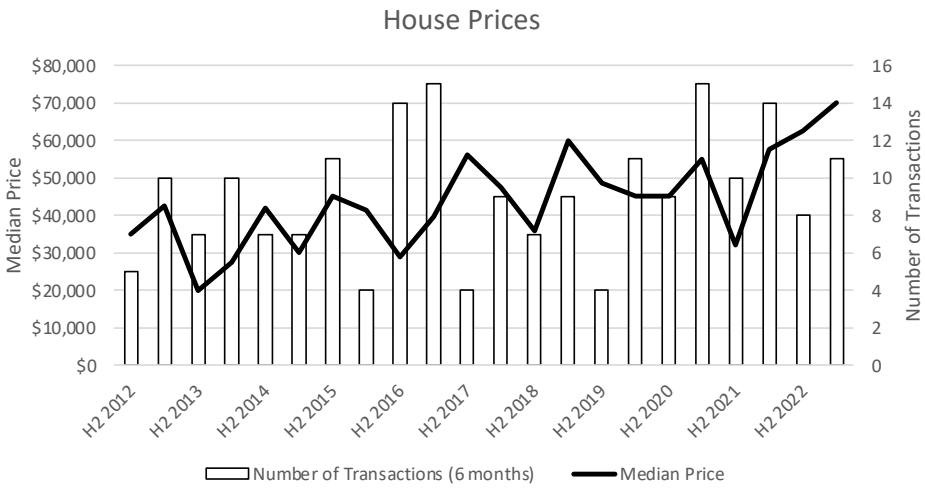
+ 23%
1 Year Median Vacant Land Price Growth Rate
H1 2022- H1 2023

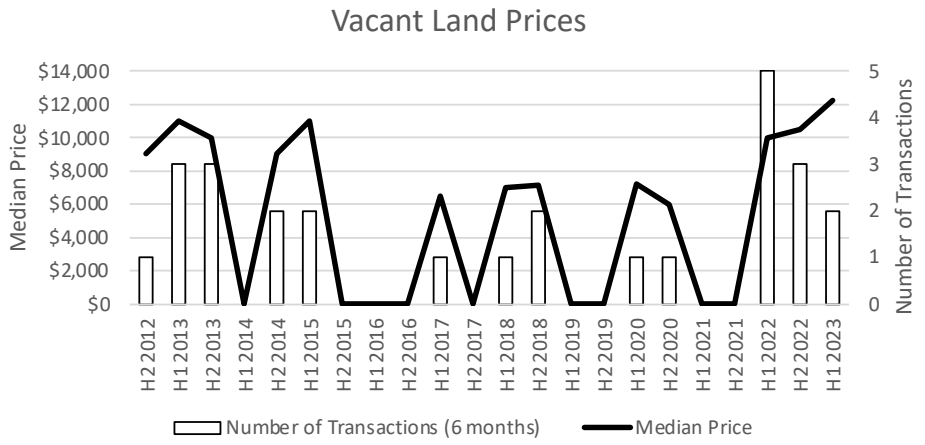
No unit transactions were recorded from January to June 2023.

Overall, there are few dwellings in Dundas that would be considered to be units that impact on unit transaction levels.

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023





Residential Sales Overview

Shire of Dundas

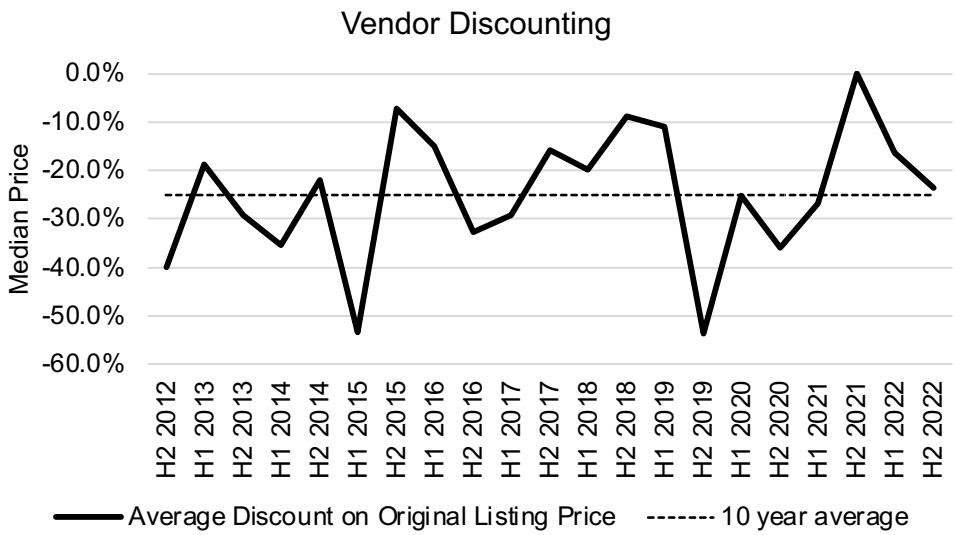
Key Statistics

13
Property Transactions
Jan - Jun 2023

- 47%
Average Discount on Listing Price
Jan - Jun 2023

50
Average Days to Sell
Jan - Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January - June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$70,000	-	$12,250
10-year Average	$40,500	$121,000	$10,000
Variation from Avg. Price	73%	-	23%
Number of Transactions	11	-	2

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	22%	-	23%
3 Year (Dec 2020-23)	56%	-	70%
5 Year (Dec 2018-23)	47%	-	75%
10 Year (Dec 2013-23)	65%	-	11%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$97,500	$25,000	$71,250	-	**$70,000**
Unit	-	-	-	-	**-**

Source: Settled Sales sources from Landgate

Rental Overview

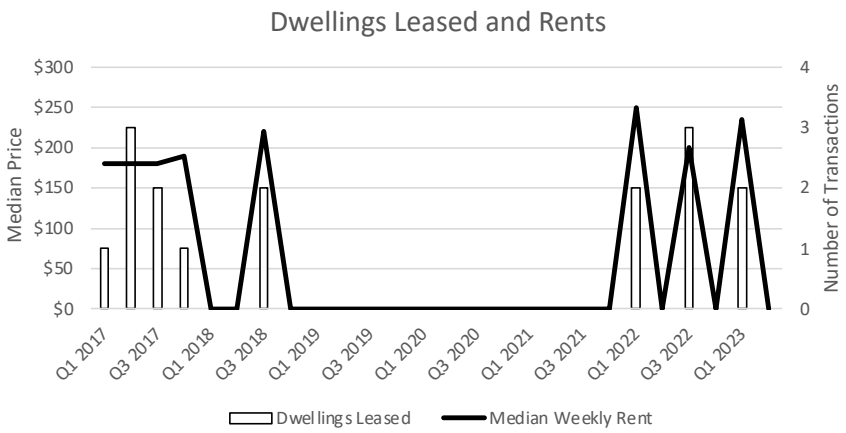
Shire of Dundas

Rental Statistics

The Shire of Dundas does not feature an active formal rental market to the same extent as larger regional localities. The majority of dwellings leased in the Shire of Dundas occurs outside of the formal market, such as through private agreements and friends and family rather than through agents. As a result, there is limited data that can be sourced for the area.

Corporate housing also makes up a portion of housing in Norseman, servicing nearby resource projects such as the Norseman Gold Project.

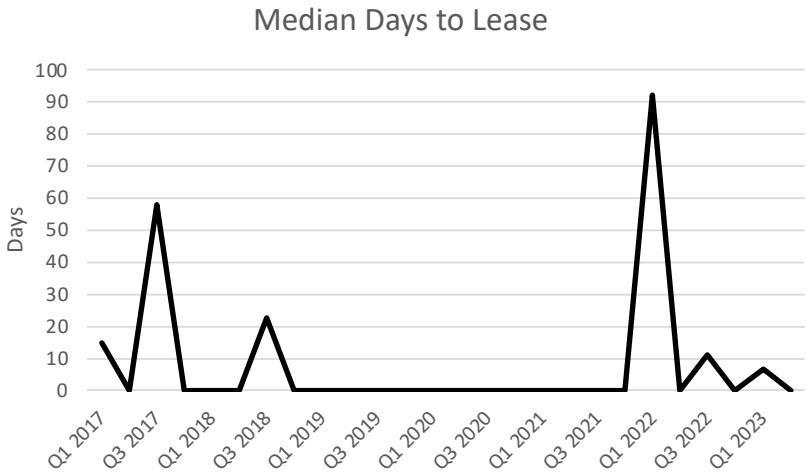
Rental Market Trends 2017 - 2023



Tenure & Landlord Type 2021

TENURE AND LANDLORD TYPE	NUMBER OF DWELLINGS
Owned Outright or with a Mortgage	142
Rented from a community group or from state housing authority	10
Rented Privately	39
Rented - Real Estate Agent	6
Rented - Other landlord type	18
Other tenure type	21
Tenure type not stated	28

Source: ABS 2021





Source: Online Property Listings sourced from Domain Weekly, Vacancy Rates sourced from SQM Research



Northern Goldfields & Ngaanyatjarraku

Spotlight

The Northern Goldfields and Ngaanyatjarraku areas (Menzies, Laverton, Leonora, Wiluna and Ngaanyatjarruku local government areas) comprises a large geographical area of the Goldfields-Esperance region. These areas are also responsible for significant economic activity in the region, with a number of mines operating and planned in Leonora, Laverton, Menzies and Wiluna. In addition to established towns, this area features a number of smaller mining camps, the mining town of Leinster, and Aboriginal communities such as Warburton, Warakurna, and Tjuntjuntjara.

These local government areas feature relatively low population counts and have comparatively small property markets, particularly formal rental markets.

Given the high level of mining activity in the area, there is also a substantial non-resident workforce that creates a demand for private rentals, though a large volume of accommodation for these workers is catered for at corporate mining accommodation camps. Population fluctuates and growth is dependent on mining employment.

These localities face a number of challenges due to the remote nature of town sites, with service provision and adequate staffing issues being experienced.

Sufficient service provision is compounded by issues around the availability and quality of Government Regional Officer Housing and social housing in the area, with stakeholders citing these as barriers to attracting and retaining residents and workers.

	Population *(REMPLAN)*	**Median Age** *(REMPLAN)*	**Average Household Size** *(ABS 2021)*	**Median Household Income** *(ABS 2021)*	**Median Mortgage Repayment** *(ABS 2021)*	**Vacancy Rate** *(SQM Research 2023)*
Shire of Menzies	571	39 years	2.7	$1,917 / wk	$2,383 / mth	0%
Shire of Leonora	1,720	33 years	2.5	$1,951 / wk	$683 / mth	0%
Shire of Laverton	1,433	37 years	2.4	$1,097 / wk	$413 / mth	0%
Shire of Wiluna	572	35 years	2.4	$1,109 / wk	$0 / mth	-
Shire of Ngaanyatjarraku	1,478	30 years	3.5	$1,228 / wk	$0 / mth	-

Residential Sales Overview

Northern Goldfields & Ngaanyatjarraku

Key Statistics

$135,000
Median House Price
Jan - Jun 2023

+ 52%
1 Year Median House Price Growth Rate
H1 2022 - H1 2023

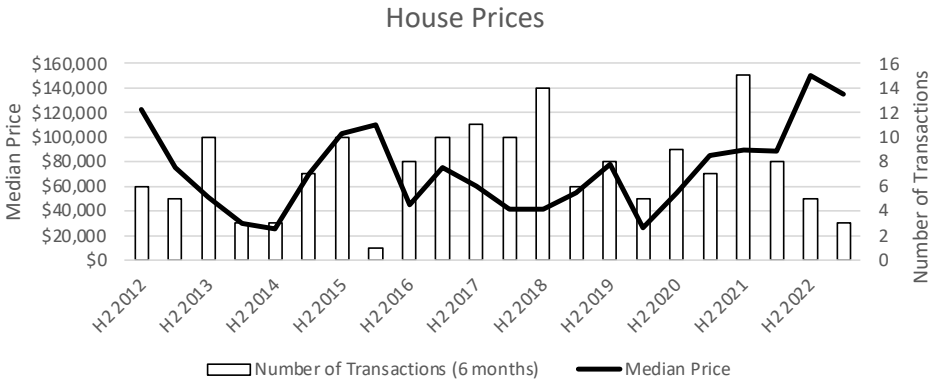
$11,500
Median Vacant Land Price
Jan - Jun 2023

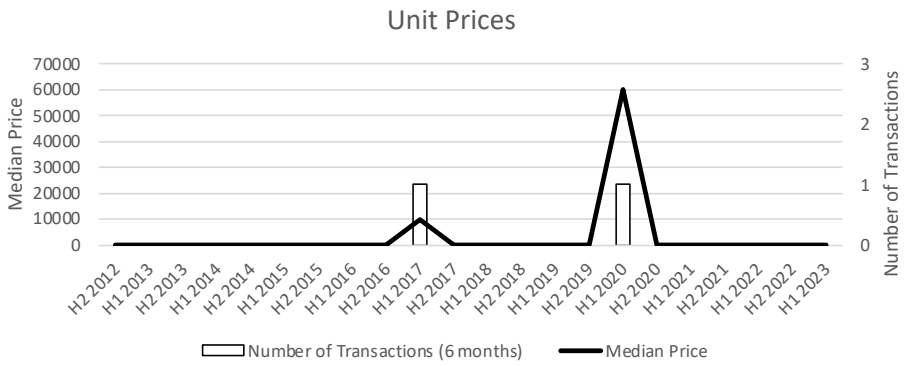
+ 39%
1 Year Median Vacant Land Price Growth Rate
H1 2022 - H1 2023

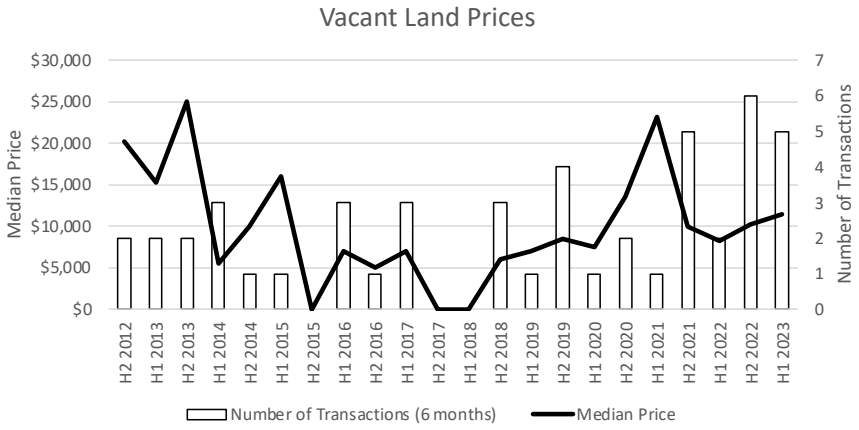
No unit transactions were recorded from January to June of 2023.

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2023









Residential Sales Overview

Northern Goldfields & Ngaanyatjarraku

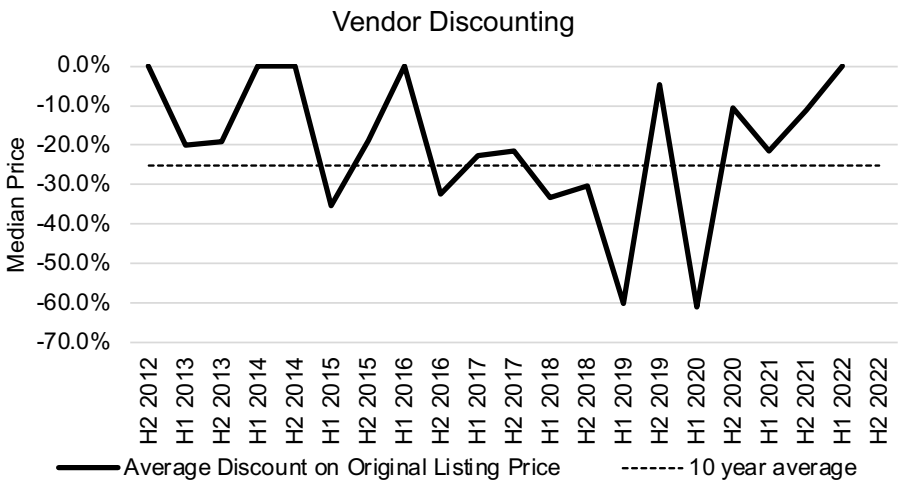
Key Statistics

8
Property Transactions
Jan – Jun 2023

- 25%
Average Discount on Listing Price
Jan – Jun 2023

173
Average Days to Sell
Jan – Jun 2023

Discount on Original Price 2012 - 2023



Residential Market Summary January – June 2023

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$135,000	-	$11,500
10-year Average	$60,000	$35,000	$10,000
Variation from Avg. Price	125%	-	15%
Number of Transactions	3	-	5

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2022-23)	52%	-	39%
3 Year (Dec 2020-23)	419%	-	53%
5 Year (Dec 2018-23)	225%	-	-
10 Year (Dec 2013-23)	80%	-	-25%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	-	-	$210,000	**$100,000**
Unit	-	-	-	-	**-**

Source: Settled Sales sources from Landgate

Rental Overview

Northern Goldfields & Ngaanyatjarraku

Rental Commentary

The rental market in the Northern Goldfields and Ngaanyatjarraku area features a high volume of social housing stock and there are a few dwellings rented through real estate agents. As a result, rental market activity is very limited.

Data collation in these localities is difficult with the high volume of non-responses to the ABS Census and the transient nature of both the workforce and portions of the population.

Tenure & Landlord Type 2021

LOCAL GOVERNMENT AREA	STATE HOUSING AUTHORITY	HOUSING CO-OPERATIVE, COMMUNITY GROUP	PERSON NOT IN SAME HOUSEHOLD	RENTED FROM REAL ESTATE AGENT	OTHER	NOT STATED
Laverton (S)	42	49	21	3	55	**0**
Leonora (S)	24	11	35	5	195	**4**
Wiluna (S)	31	15	9	0	30	**0**
Ngaanyatjarraku (S)	235	42	3	0	79	**8**
Menzies (S)	4	25	7	0	30	**0**

Source: ABS 2021



Kalgoorlie-Boulder
Suburb Spotlight

Suburb Spotlight Overview

The City of Kalgoorlie-Boulder features the most varied composition of housing stock in the region. It is the only local government area in the region with a highly active unit market.

The following pages provide an overview on the residential property markets in the suburbs within the City of Kalgoorlie-Boulder. These profiles identify the changes in median sales prices and transactions, changes in the rental market activity and key characteristics about average selling days.

Suburbs Included

Data is only available for suburbs that have sufficient market activity to generate charts and statistics for the January to June period of 2023 (H1 2023).

These relevant suburbs are listed below:

- **Kalgoorlie**
- **Boulder**
- **Broadwood**
- **Hannans**
- **Karlkurla**
- **Lamington**
- **Piccadilly**
- **Somerville**
- **South Boulder**
- **South Kalgoorlie**
- **Victory Heights**
- **West Lamington**



Kalgoorlie

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$339,000 (+0.59%)
Median House Price
Jan - Jun 2023

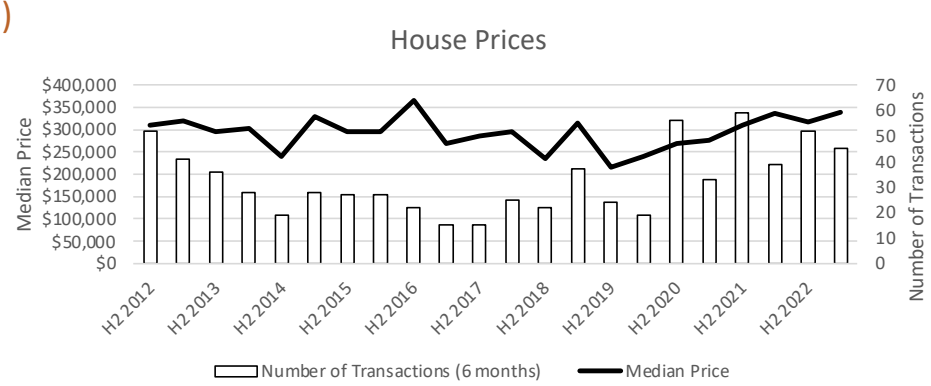
$230,000 (-8.9%)
Median Unit Price
Jan - Jun 2023

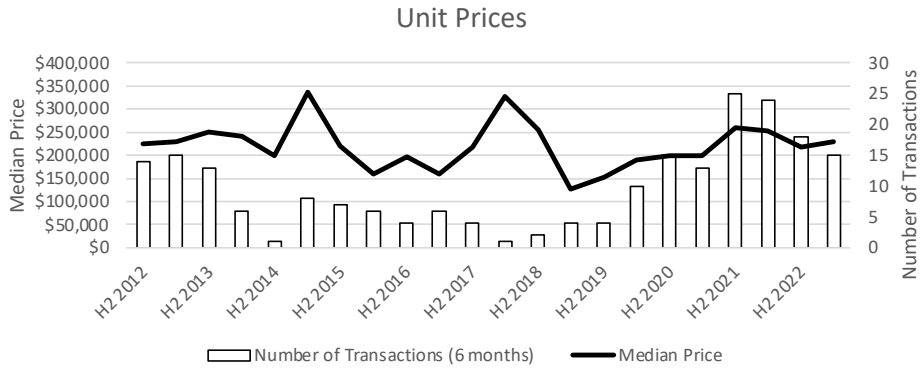
$500/week (+13.6%)
Median Weekly Rent
Jan - Jun 2023

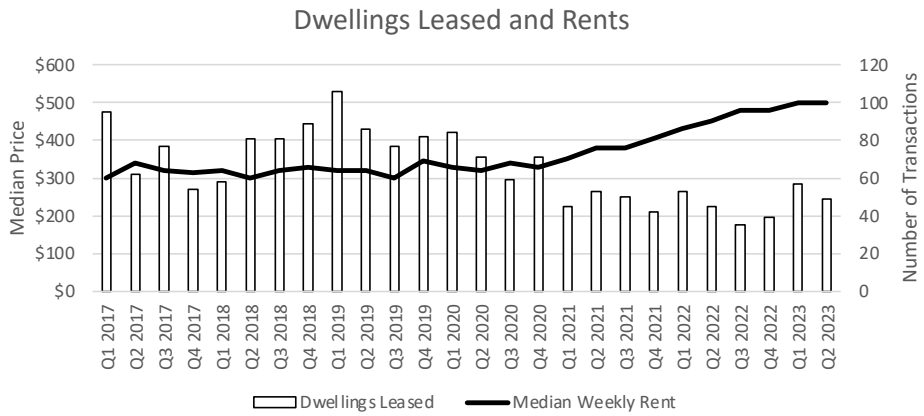
64
Average Days to Sell
Jan - Jun 2023

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023









Boulder

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$300,000 (+5.2%)
Median House Price
Jan - Jun 2023

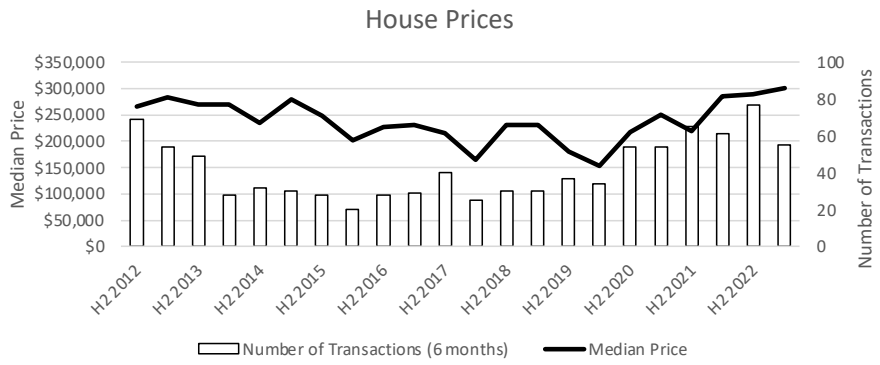
$184,000 (+44%)
Median Unit Price
Jan - Jun 2023

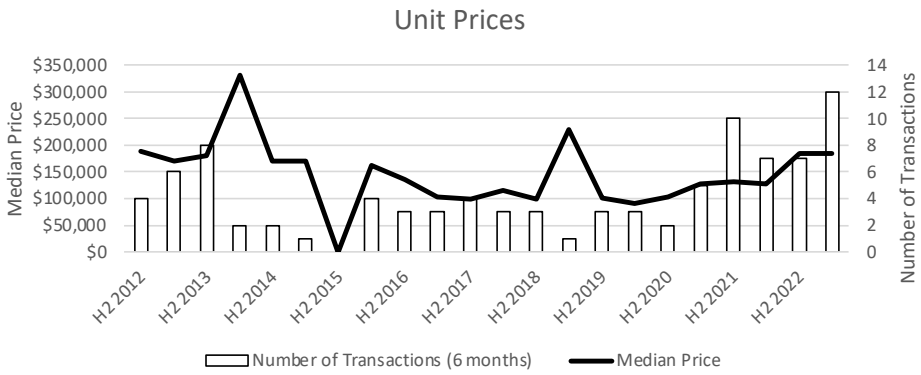
$459/week (+12%)
Median Weekly Rent
Jan - Jun 2023

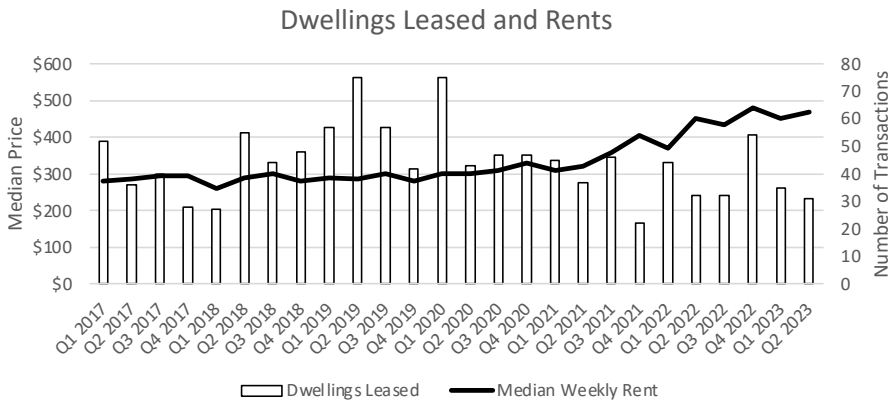
67
Average Days to Sell
Jan - Jun 2023

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023









Broadwood

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$649,000 (+11.9%)
Median House Price
Jan - Jun 2023

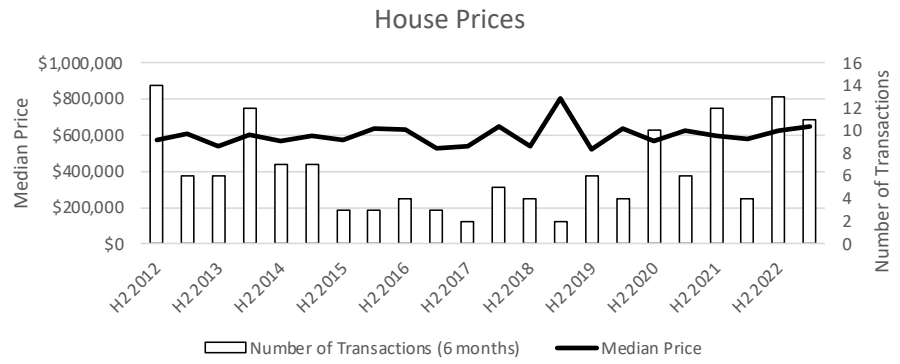
$825/week (+42%)
Median Weekly Rent
Jan - Jun 2023

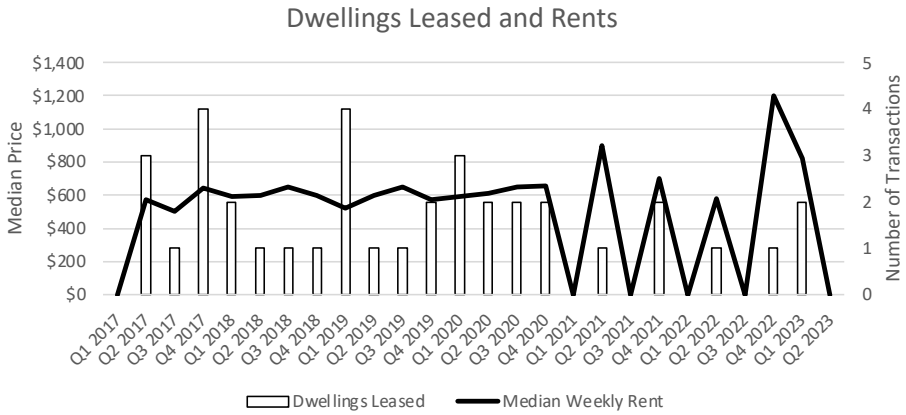
48
Average Days to Sell
Jan - Jun 2023

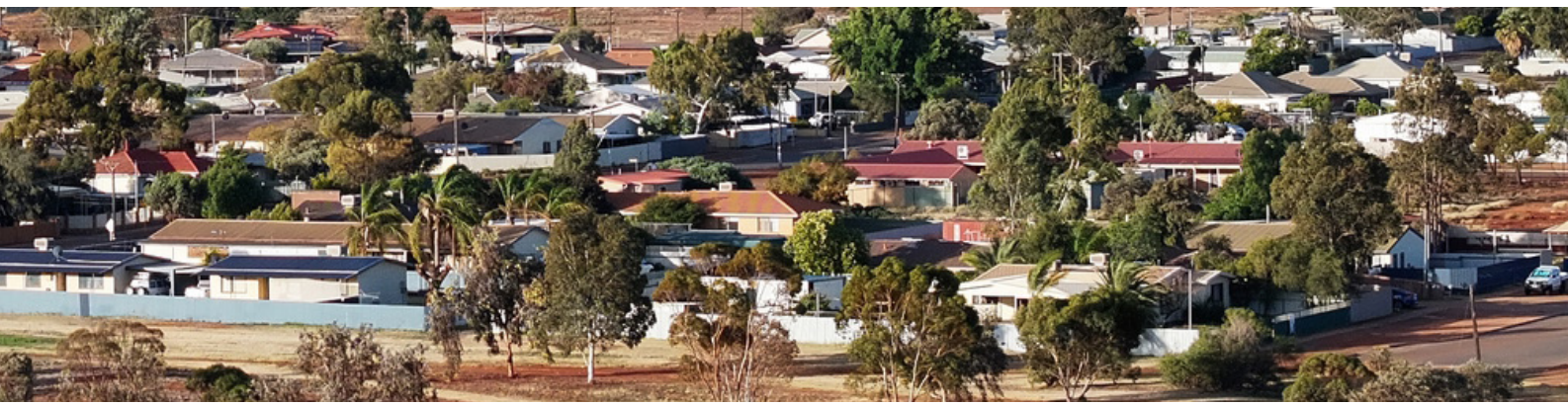
No unit transactions were recorded over the past decade in Broadwood. As a result, no trends have been presented.

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023







Hannans

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$405,000 (+9.9%)
Median House Price
Jan - Jun 2023

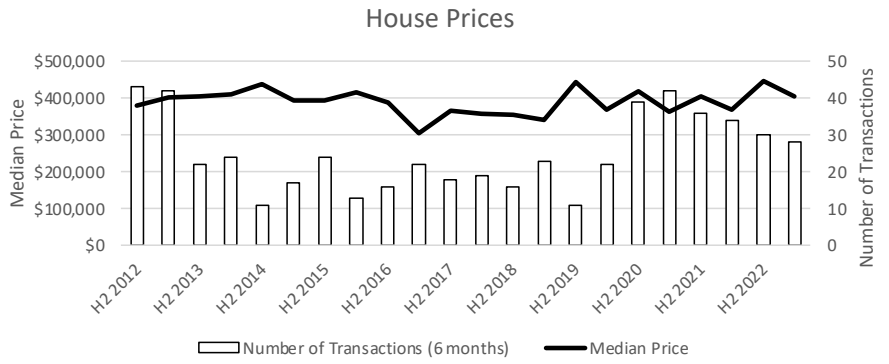
$410,000 (+7.3%)
Median Unit Price
Jan - Jun 2023

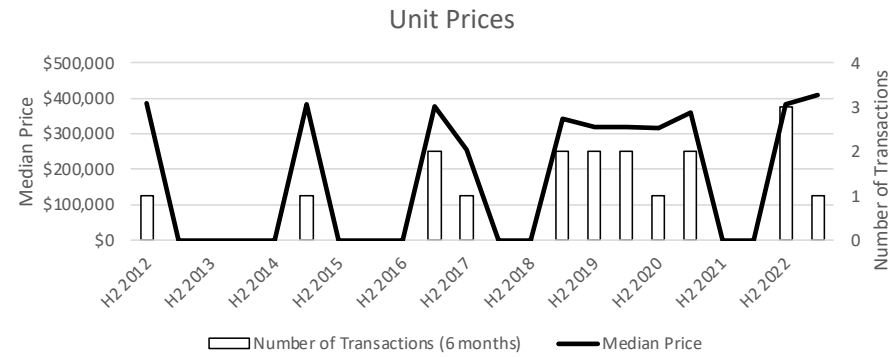
$721/week (+22.2%)
Median Weekly Rent
Jan - Jun 2023

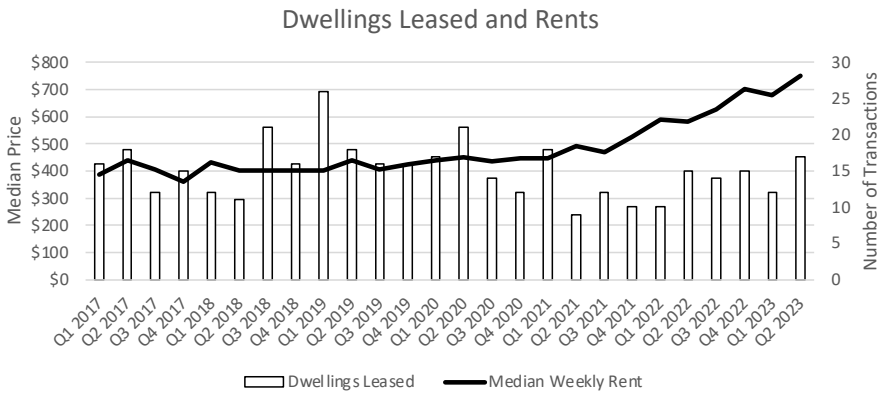
44
Average Days to Sell
Jan - Jun 2023

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023









Karlkurla

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$780,000 (+26.2%)
Median House Price
Jan - Jun 2023

$1,050/week (+60%)
Median Weekly Rent
Jan - Jun 2023

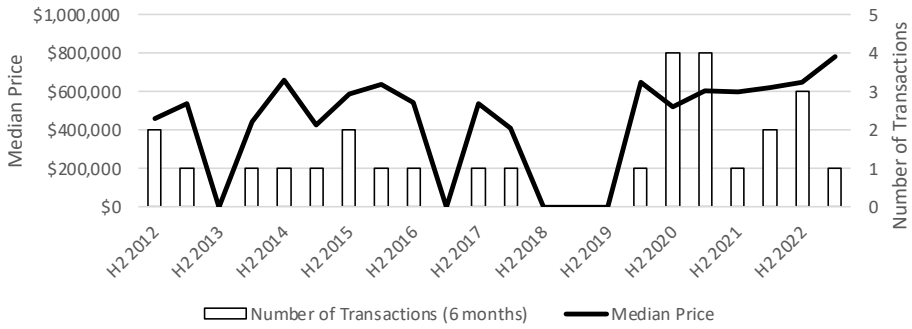
3
Average Days to Sell
Jan - Jun 2023

No unit transactions were recorded over H1 2023. As a result, no trends have been presented.

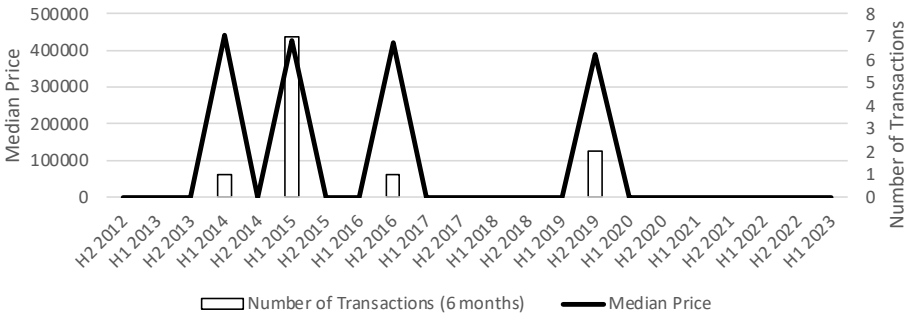
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023

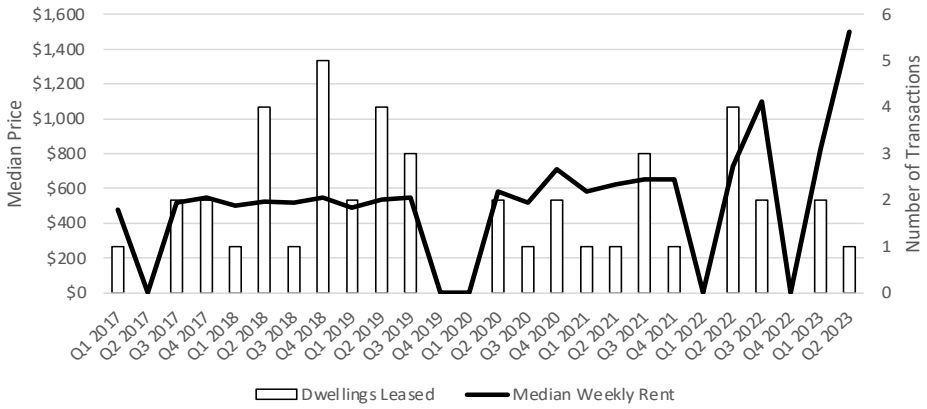
House Prices



Unit Prices



Dwellings Leased and Rents





Lamington

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$385,000 (-1.5%)
Median House Price
Jan - Jun 2023

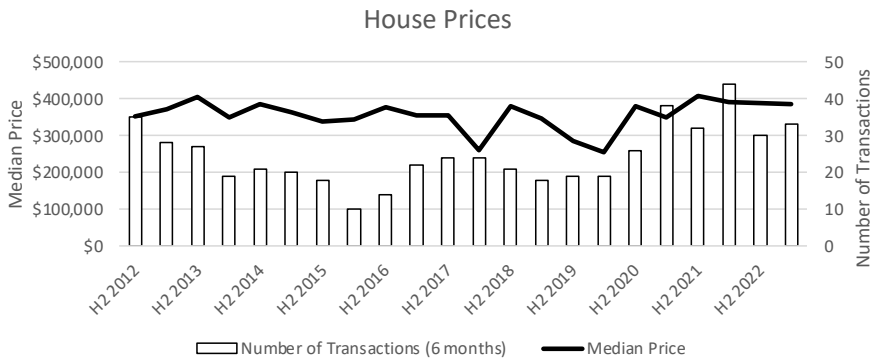
$660/week (+33.8%)
Median Weekly Rent
Jan - Jun 2023

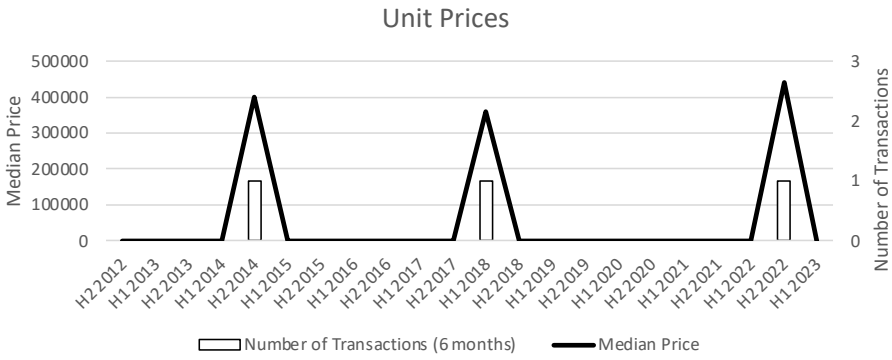
48
Average Days to Sell
Jan - Jun 2023

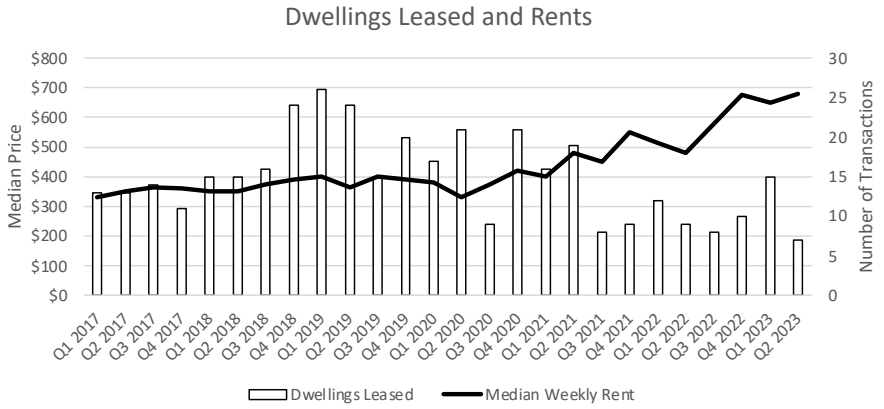
No unit transactions were recorded over H1 2023. As a result, no trends have been presented.

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023









Piccadilly

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$294,000 (-17.6%)
Median House Price
Jan - Jun 2023

$216,000 (-15.2%)
Median Unit Price
Jan - Jun 2023

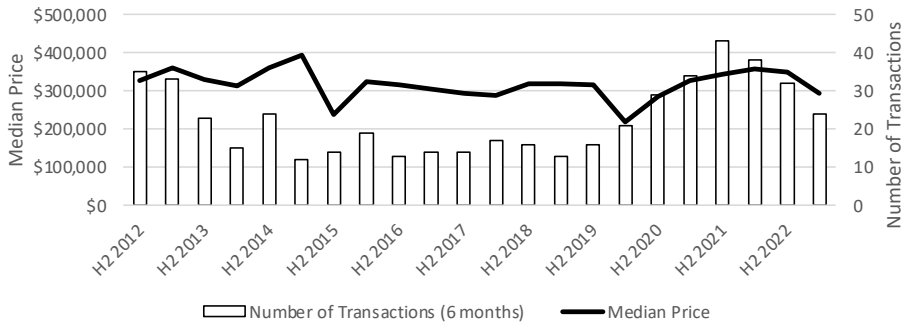
$532/week (+10.3%)
Median Weekly Rent
Jan - Jun 2023

67
Average Days to Sell
Jan - Jun 2023

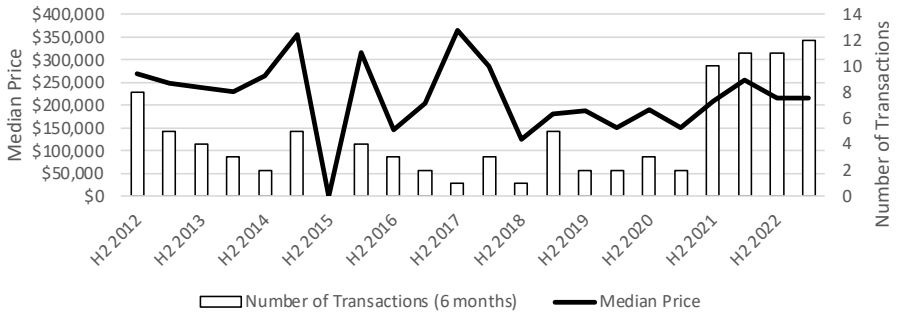
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023

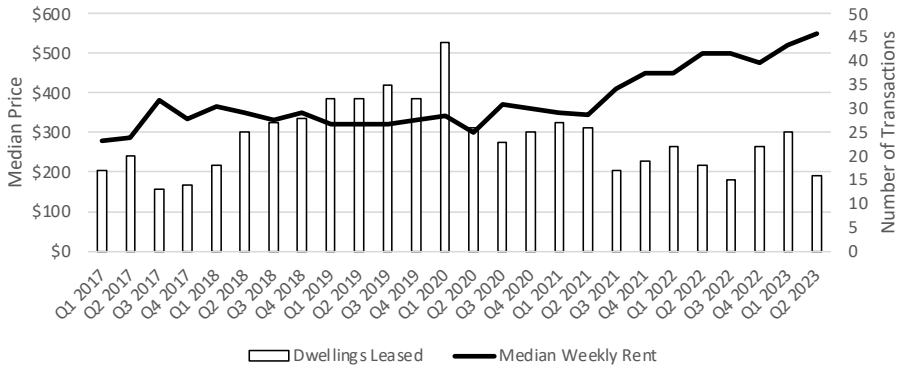
House Prices



Unit Prices



Dwellings Leased and Rents





Somerville

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$480,000 (+1.5%)
Median House Price
Jan - Jun 2023

$255,000 (-3.7%)
Median Unit Price
Jan - Jun 2023

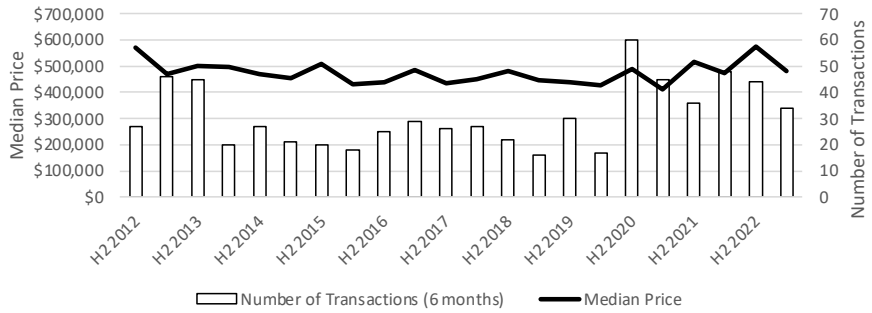
$638/week (+18.6%)
Median Weekly Rent
Jan - Jun 2023

71
Average Days to Sell
Jan - Jun 2023

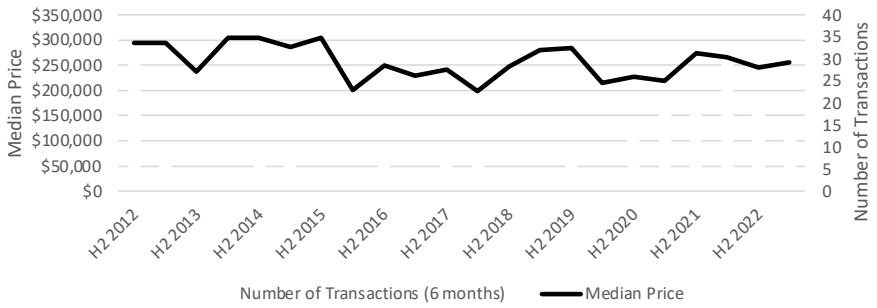
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023

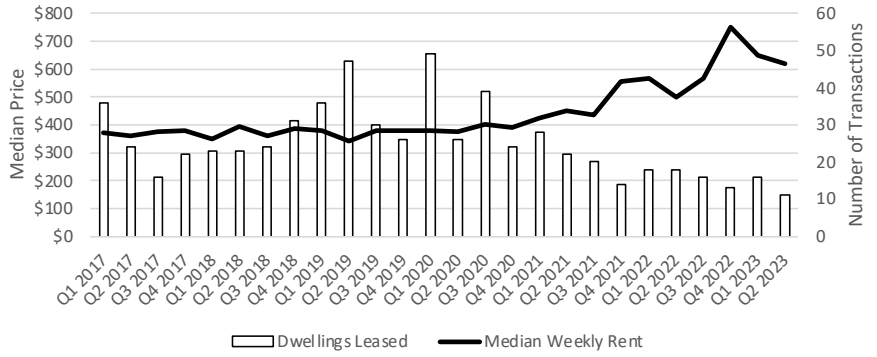
House Prices



Unit Prices



Dwellings Leased and Rents





South Boulder

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$218,500 (-2.8%)
Median House Price
Jan - Jun 2023

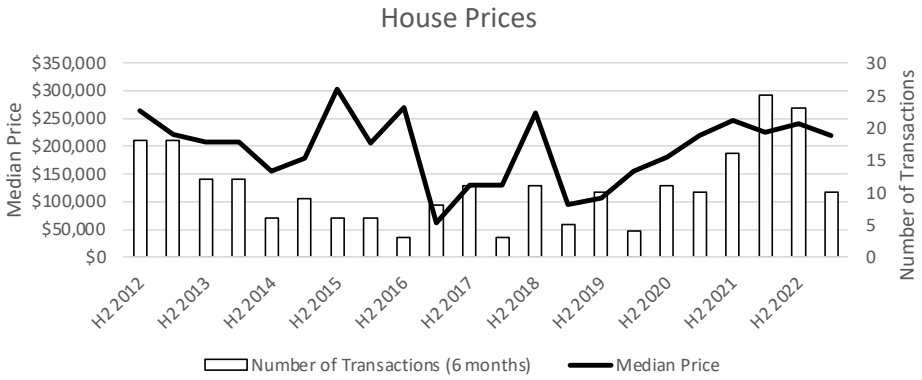
$504/week (-17.1%)
Median Weekly Rent
Jan - Jun 2023

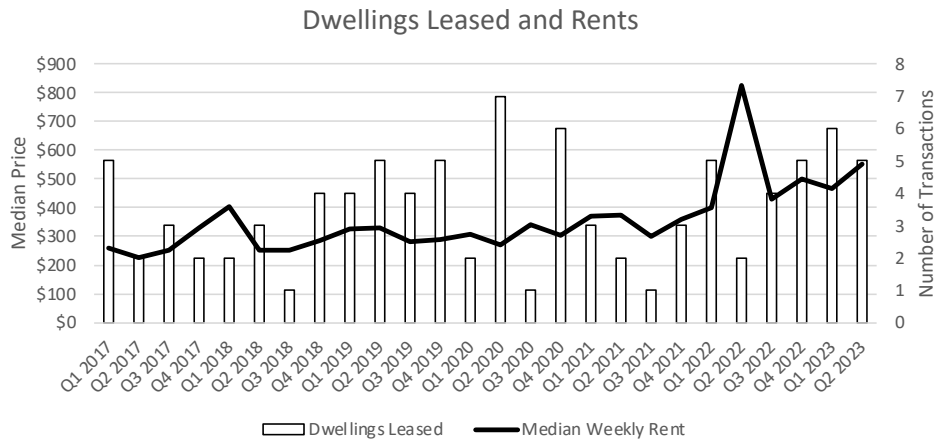
56
Average Days to Sell
Jan - Jun 2023

No unit transactions were recorded over the past decade in South Boulder. As a result, no trends have been presented.

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023







South Kalgoorlie

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$315,000 (+5.8%)
Median House Price
Jan - Jun 2023

$177,500 (-13.4%)
Median Unit Price
Jan - Jun 2023

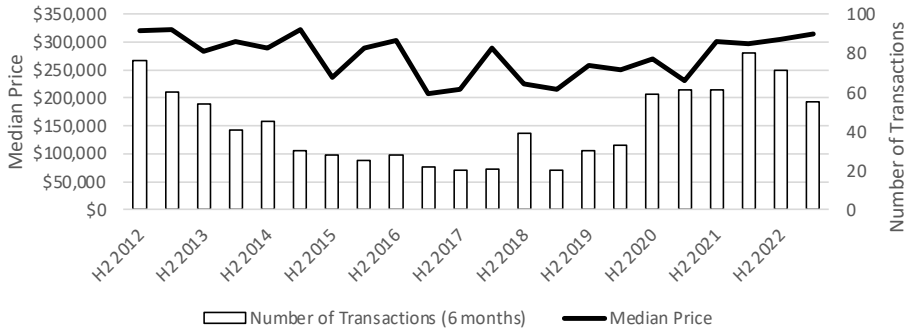
$526/week (-1.1%)
Median Weekly Rent
Jan - Jun 2023

68
Average Days to Sell
Jan - Jun 2023

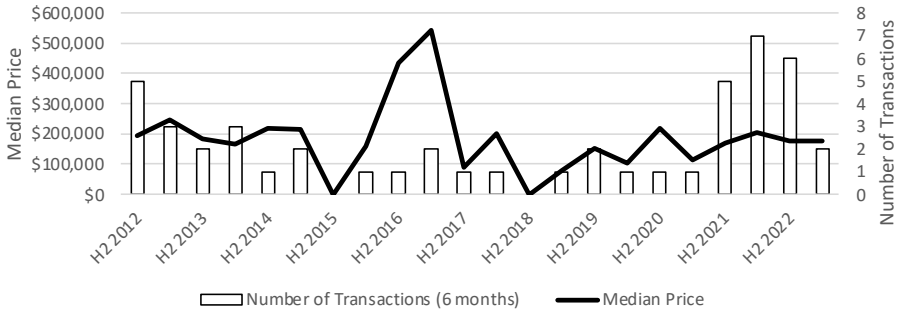
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023

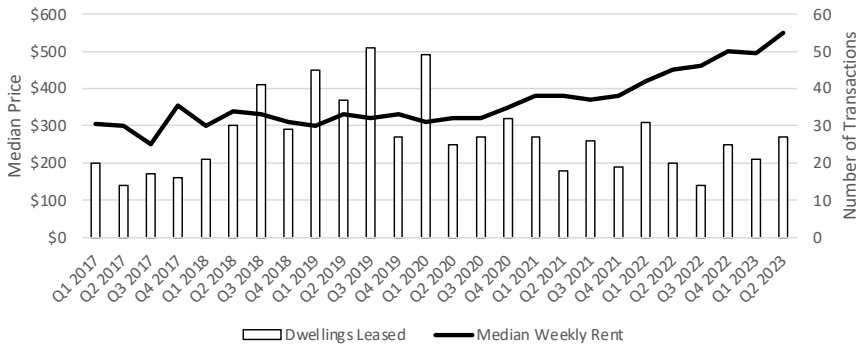
House Prices



Unit Prices



Dwellings Leased and Rents





Victory Heights

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$322,500 (+11.2%)
Median House Price
Jan - Jun 2023

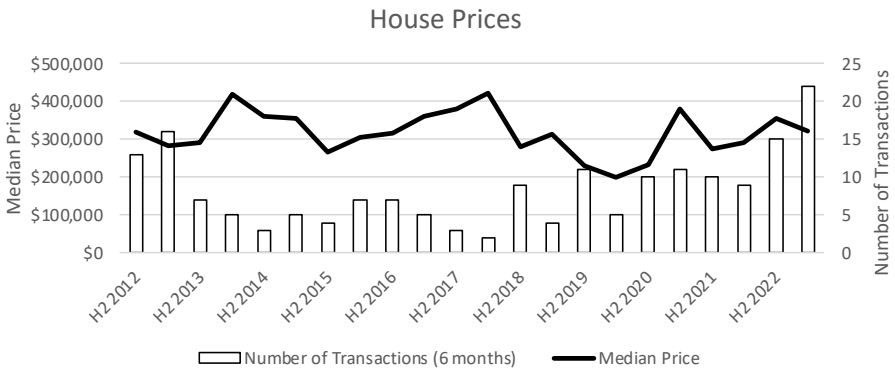
$245,000 (+4.2%)
Median Unit Price
Jan - Jun 2023

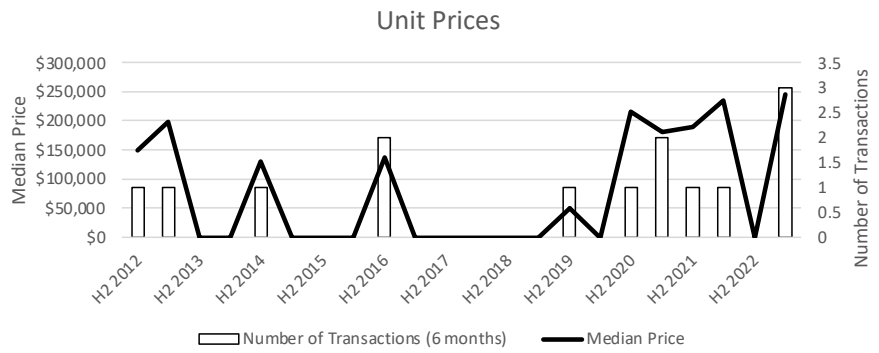
$469/week (+12.9%)
Median Weekly Rent
Jan - Jun 2023

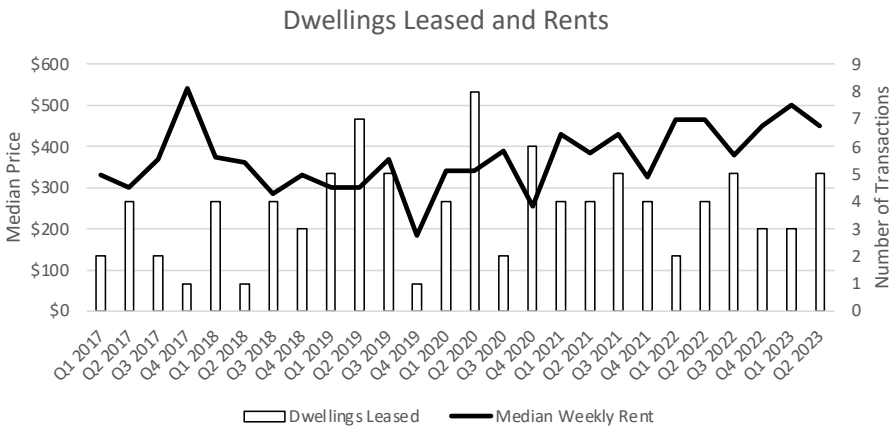
77
Average Days to Sell
Jan - Jun 2023

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023









West Lamington

Suburb Overview

Key Statistics
(% change H1 2022 – H1 2023)

$385,000 (+2.8%)
Median House Price
Jan - Jun 2023

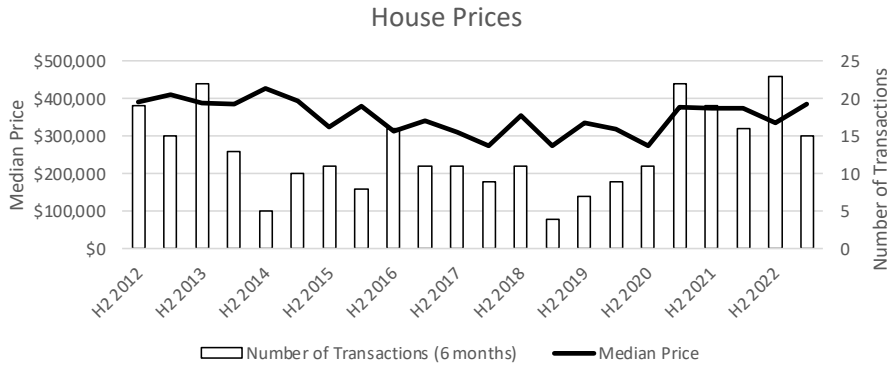
$355,000 (+54.3%)
Median Unit Price
Jan - Jun 2023

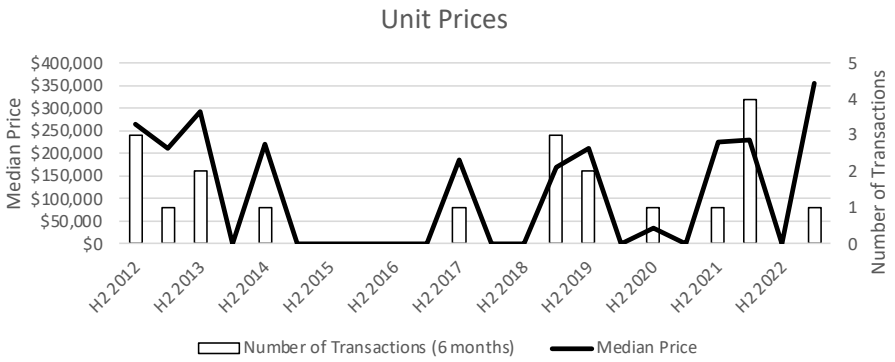
$571/week (+6.3%)
Median Weekly Rent
Jan - Jun 2023

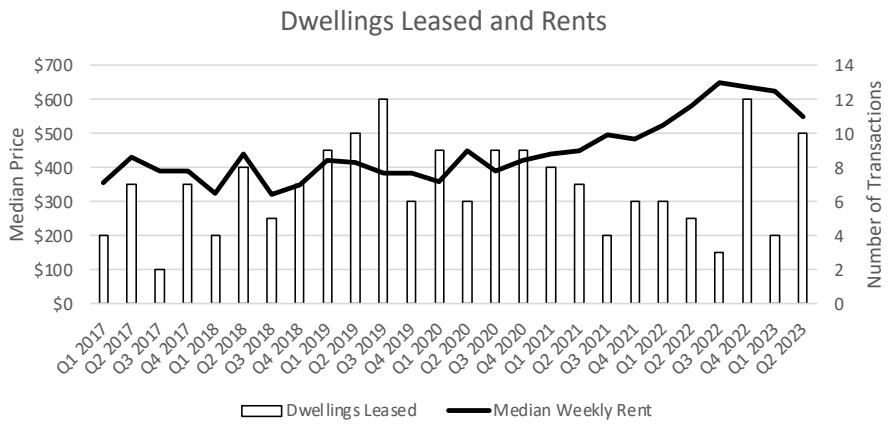
51
Average Days to Sell
Jan - Jun 2023

Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2023











Data Sources Used to Inform Summary

The table below lists the key data sources used to inform this report. Other data sources used in the commentary of this report have been referred to in the report text.

Dwelling Sales Volumes and Prices	Data sourced from Landgate. Landgate is Western Australia's land information authority. Sales and price data is based on settled sales data as reported to Landgate.
Vendor Discounting, Average Days to Sell	Data sourced from Landgate.
Median Rents, Dwellings Leased, Median Days to Lease	Data sourced from Domain, based on dwelling listings recorded by Domain.
Dwellings Listed and Rental Vacancy Rate	Sourced from SQM Research, based on SQM Research's monitoring of properties listed on major listing websites against the established dwelling volume as of the 2021 ABS census.
Building Approvals and State Lot Activity	Building Approvals sourced from the Australian Bureau of Statistics. Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. State Lot Activity sourced from the Western Australian Department of Planning, Lands and Heritage (DPLH).
Average Household Characteristics, Income, Mortgage Repayments	Data sourced from the ABS Census for 2021.
Tenure and Landlord Type	Data sourced from the ABS Census for 2021.

GOVERNMENT OF WESTERN AUSTRALIA

GOLDFIELDS ESPERANCE DEVELOPMENT COMMISSION

Goldfields-Esperance Development Commission

info@gedc.wa.gov.au
gedc.wa.gov.au
LinkedIn: Goldfields-Esperance Development Commission
@GoldfieldsEsperanceDevelopmentCommission

Kalgoorlie Office
Viskovich House
377 Hannan Street
Kalgoorlie WA 6430
(08) 9080 5000

Esperance Office
Suite 26c Dutton Arcade
91 Dempster Street
Esperance WA 6450
(08) 9083 2222



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