GOVERNMENT OF WESTERN AUSTRALIA

GOLDFIELDS ESPERANCE DEVELOPMENT COMMISSION

GOLDFIELDS-ESPERANCE HOUSING & LAND SUMMARY

July - December 2022 (H2)

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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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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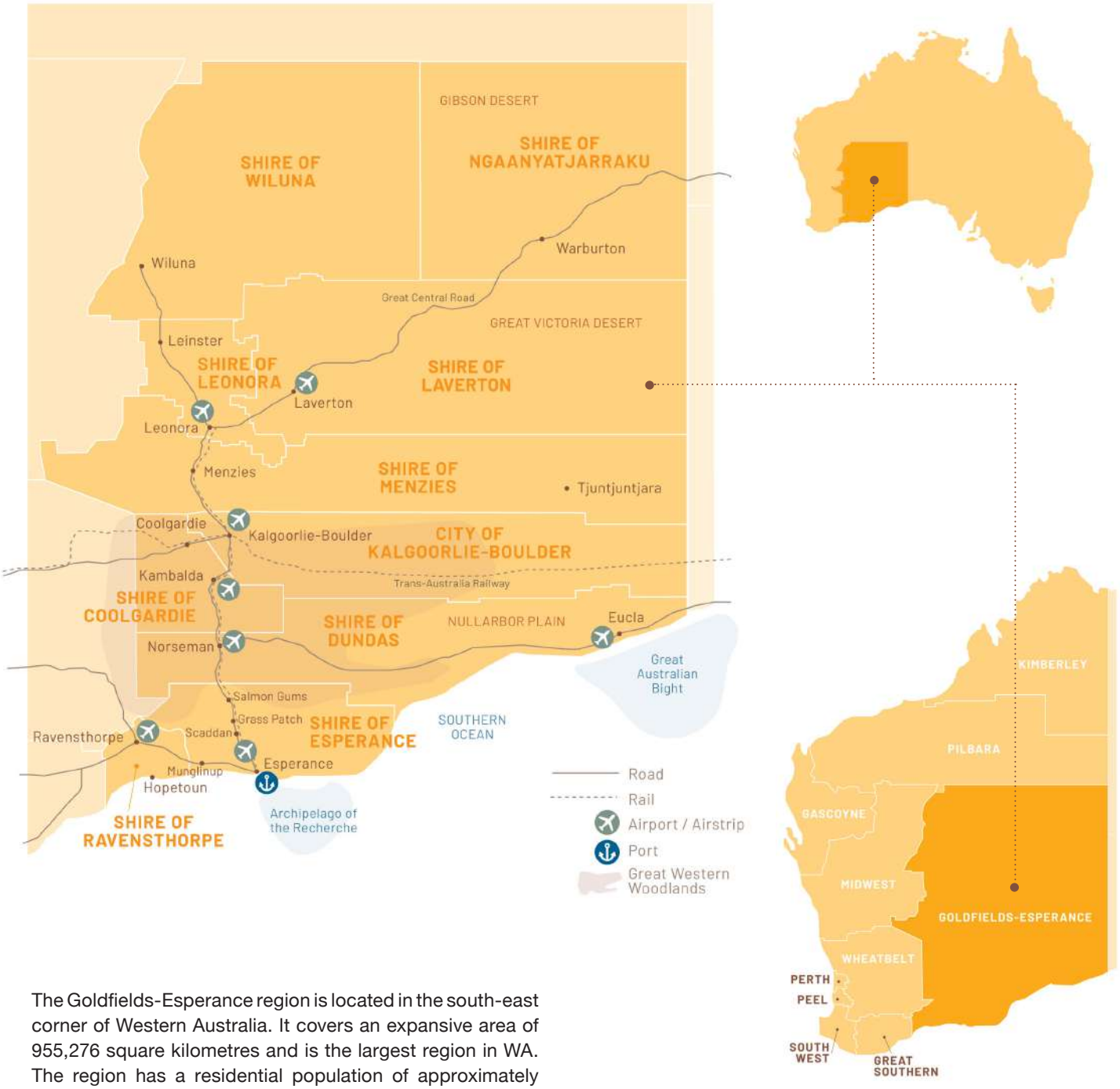
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About the Goldfields-Esperance Region

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 fifth in a periodic series prepared to help inform readers about the region's residential property market data and trends.

This edition covers the second half of 2022 (July to December) 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 Ngaanyatjarra Lands local government areas, a section detailing the combined residential market data and trends is provided for these areas.

Economic Overview

Home to one of the richest gold deposits in the world and recognised for its high-quality range of mineral and agricultural resources, the Goldfields-Esperance region plays a significant role in the economic development of Western Australia.

Mining activity dates back to the early 1800s and today, it is one of the most significant mining regions in Australia, producing a range of commodities including gold, nickel, copper, lithium, iron ore, rare earths and critical minerals.

Currently, the mining sector accounts for 68% of total regional economic output, generating around $24.8 billion a year. The sector also supports around 14,733 jobs – over a third of all jobs in the region.[1]

Mining production is set to increase with a number of new, expansion and reactivation projects in development. There is also growing investor interest in the region's battery and technology mineral reserves. Global demand for lithium is forecast to grow strongly in the coming years, to be used in batteries, electronics, electric vehicles and renewable energy technology. The region is also one of the largest producers of rare earth elements, suitable for manufacturing high-tech consumer products and defence applications.[2]

Mineral sales in the region increased by 22% between 2021 and 2022, totalling $19.6 billion. [2]

Given its strategic location, the region's supply chain infrastructure is supported by excellent road and rail links between the Shires of Esperance, Dundas, City of Kalgoorlie-Boulder and Leonora, connecting to the Eastern States. The Port of Esperance, part of Southern Ports, is a major export hub of iron ore, nickel and grains, handling 13.8 million tonnes of cargo per year. The freight network is an important economic enabler and presents further potential for regional export growth.[3]

The southern part of the region has a strong agricultural sector, primarily grains and broad acre crops, with livestock, fisheries and forestry. The sector has an annual gross value production of over $500 million. With abundant natural resources, there are plans to develop the renewable energy sector in the region particularly around wind, solar and hydrogen energy for export.

Other important sectors in the region are health care and social assistance; construction; education and training; retail trade; accommodation and food services and transport, postal and warehousing.[1]

Of the 37,696 jobs in the region, 39% are in the mining sector, 6.8% in healthcare and social assistance and 6.8% in the construction sector. [1]

36.6 billion
Total Economic Output
(2022 Release 1)

2.2%
Unemployment Rate
(December 2022)

37,696
Jobs in the region
(2021)

Source: 1. REMPLAN. 2.Department of Mines, Industry, Regulation and Safety, Statistics Digest 2021-22; Department of Jobs, Tourism, Science and Innovation, Economic Profile. 3 Southern Ports, Shire of Esperance and Australia's Golden Outback, Invest in Esperance WA .



Residential Property

Market Overview

Introduction

The Goldfields-Esperance region includes ten local government areas and 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 and 1990s.

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.

Property Sales

House and unit sales activity in the region remained elevated compared to pre-COVID-19 pandemic levels. House transactions increased to 578 in June – December 2022, which is 72.5% higher than the same period in 2019. Demand for units remain high with a total of 76 transactions taking place in H2 2022, which is a 204% increase compared to 2019 sales.

Despite existing high property prices, over a 12 month period, house prices further increased by 1.2%, while median unit prices increased by 1.7%.

A notable driver of recent sales activity is business purchases to accommodate staff housing, to support both resident and non-resident workers.

Rental Market

The rental market remained exceptionally tight during the second half of 2022. As of December 2022, the region's rental vacancy rate was 0.5%. Median rents surged by 15.6% over the year, reaching a record high of $480 per week in Q4 2022. Over a 5 year period, weekly rents increased by 54.8%.

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 provision of such housing to support vulnerable populations and essential workers in the region.

Residential Land

The region recorded 36 vacant residential land sales in the second half of 2022, indicating that land sales activity had decreased after a highpoint of 95 sales in H2 2020. This, in part, reflects the lack of supply of vacant land to sell and constrained lot availability.

Existing land tenure and mining tenements have limited the number of lots available for residential development. Furthermore, elevated infrastructure costs, availability of labour and materials and low property values has delayed the development of residential land. Development costs in the region was recorded as 30-50% higher than Perth metropolitan rates.

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

$326,510
Median House Price
Jul - Dec 2022

+ 1%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

$238,000
Median Unit Price
Jul - Dec 2022

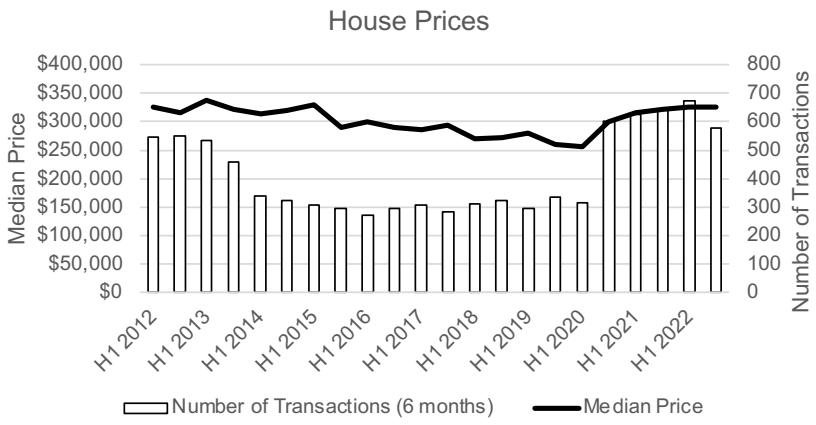
+ 2%
1 Year Median Unit Price Growth Rate
H2 2021 - H2 2022

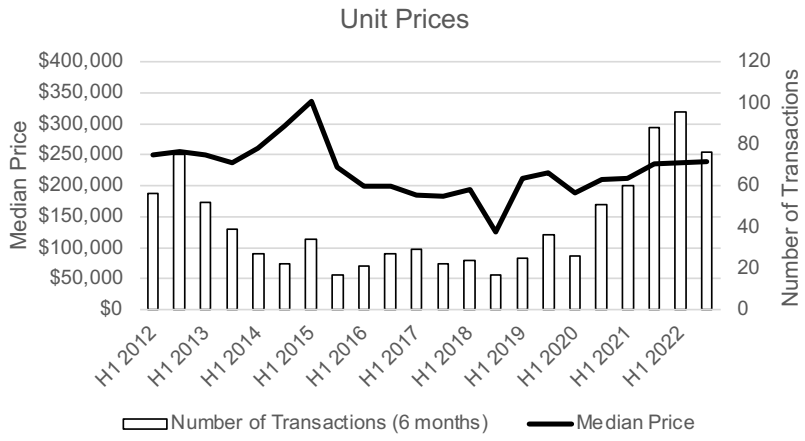
$152,500
Median Vacant Land Price
Jul - Dec 2022

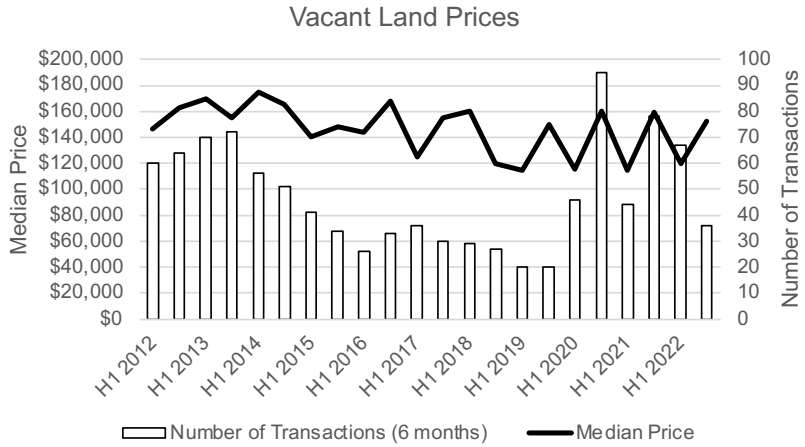
- 4%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2022







Residential Sales Overview

Goldfields-Esperance

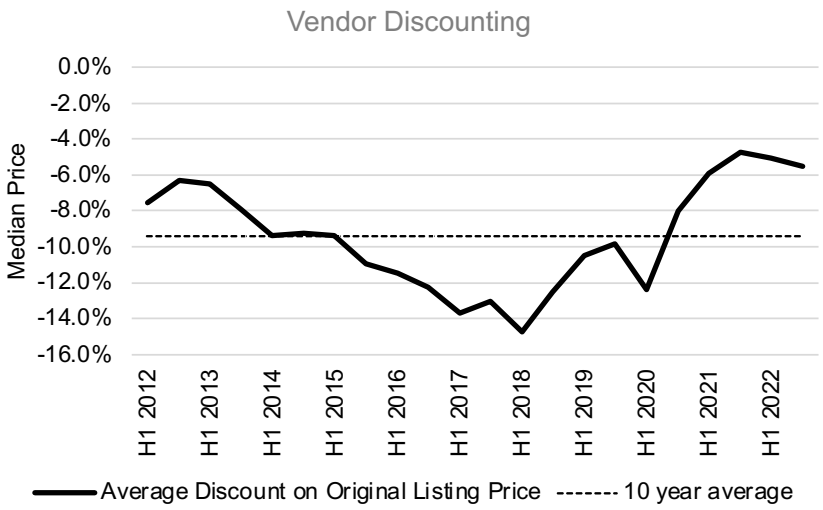
Key Statistics

690
Property Transactions
Jul - Dec 2022

- 6%
Average Discount on Listing Price
Jul - Dec 2022

69
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$326,510	$238,000	$152,500
10-year Average	$306,000	$230,000	$153,000
Variation from Avg. Price	7%	3%	0%
Number of Transactions	578	75	36

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	1%	2%	-4%
3 Year (Dec 2019-2022)	25%	9%	2%
5 Year (Dec 2017-2022)	10%	31%	-2%
10 Year (Dec 2012-2022)	3%	-6%	-6%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$256,500	$252,500	$305,000	$449,000	**$326,510**
Unit	$175,000	$215,000	$335,000	$434,500	**$238,000**

Source: Settled Sales sources from Landgate

Rental Overview

Goldfields-Esperance

Rental Statistics

459
Dwellings Leased
Jul - Dec 2022

$466 / wk
Median Weekly Rent
Jul - Dec 2022

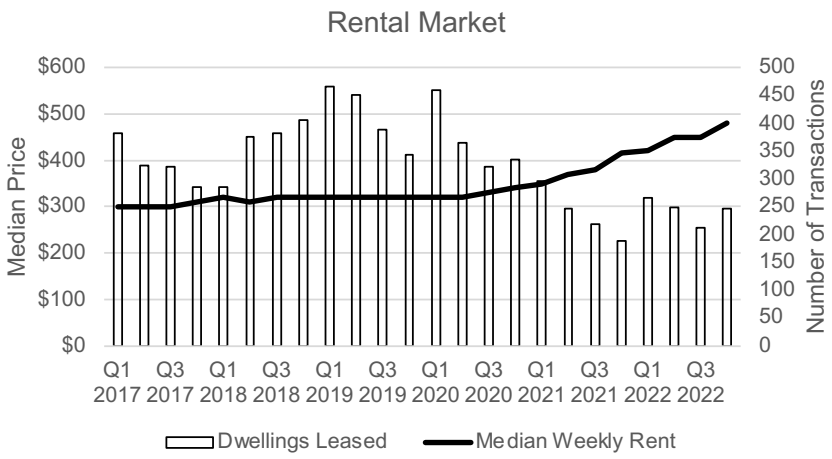
+ $31 / wk (+7%)
Increase in Median Weekly Rent
H2 2021 - H2 2022

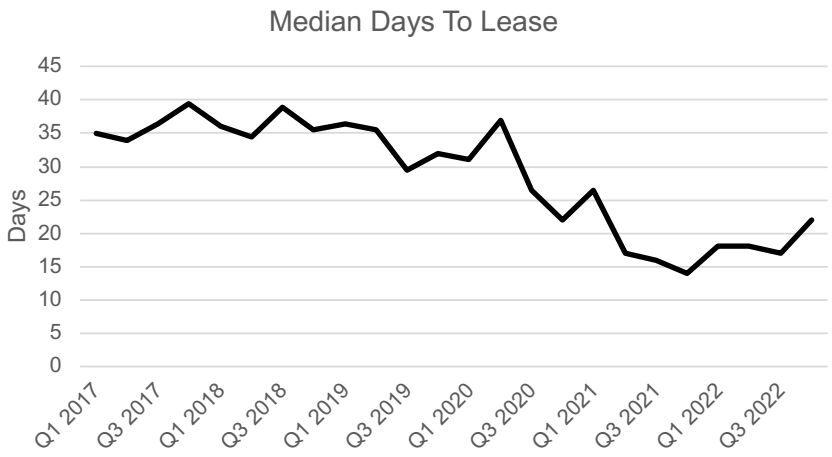
20
Median Days to Lease
Jul - Dec 2022

0.5%
Vacancy Rate
December 2022

92
Dwellings Listed for Rent
Week of 25 Dec 2022

Rental Market Trends 2017 - 2022





Rental Market Summary July - December 2022

Weighted average of September and December 2022 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	$426	$406	$452	$643	$763	**$491**
Unit	$360	$420	$491	$675	-	**$426**

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

Dwelling Construction Overview

Goldfields-Esperance

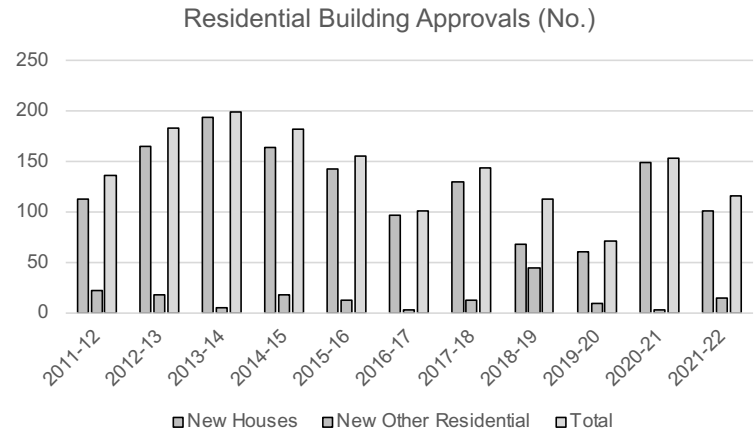
Approval Statistics

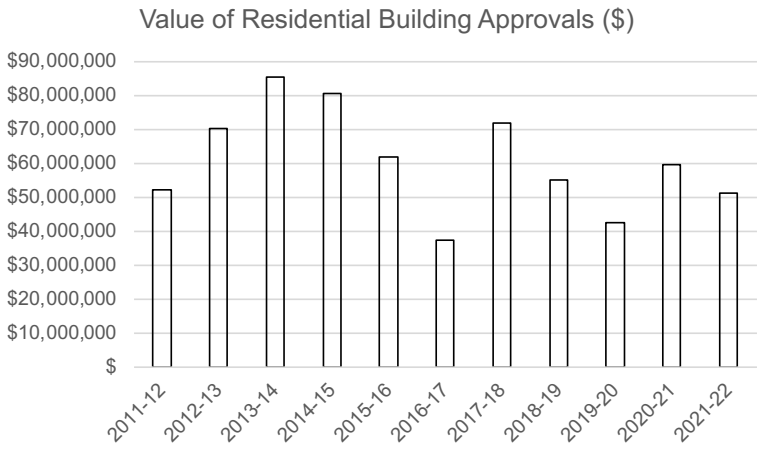
101 (-32%)
New Houses Approved
2021-2022

$51.3 m
Total Value of Residential Building Approved
2021 - 2022

$104.5 m
Total Value of Non- Residential Building Approved
2021 - 2022

Residential Building Approvals 2012 - 2022







Lot Activity Overview

Goldfields-Esperance

State Lot Activity - Residential July - December 2022

Q3 - 2022 GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY	Developer-lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Sept 2022)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Sep 22)	Final approvals
Kalgoorlie-Boulder (C)	4	4	74	321	2
Esperance (S)	0	0	1	176	2
Other LGAs	2	2	15	21	0
Total	**6**	**6**	**90**	**518**	**4**

Q4 - 2022 GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY	Developer-lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Sept 2022)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Sep 22)	Final approvals
Kalgoorlie-Boulder (C)	2	2	4	322	16
Esperance (S)	4	2	2	177	1
Other LGAs	0	0	2	18	3
Total	**6**	**4**	**8**	**517**	**20**

COMPARATIVE QUARTERLY CHANGE (TOTALS)	0%	-33%	-91%	-0.2%	+400%

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

Residential Market

The City of Kalgoorlie-Boulder is the most populated regional city with the largest residential market in the Goldfields-Esperance region. The market is characterised by a range of 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.

Kalgoorlie-Boulder market activity remained elevated during the second half of 2022. The number of recorded house transactions was 400 – an increase of 95% compared to the same period in 2019. House prices increased by 0.2% over a 12 month period. In addition, the median price of vacant residential land sold increased by 33% from H1 2022 to H2 2022.

The rental vacancy rate in the City of Kalgoorlie-Boulder tightened to 0.6% in December 2022, while the median weekly rent price increased by 13% between H2 2021 and H2 2022, currently sitting at $504 per week. Over a third of dwellings in Kalgoorlie-Boulder are rented, indicating a strong rental market.

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

Population and Demographics

Kalgoorlie-Boulder was home to an estimated residential population of 30,674 in 2021. Based on ABS estimates, the resident population of Kalgoorlie-Boulder declined by 4.8 % over the decade to 2021. However, it should be noted that Kalgoorlie-Boulder has a substantial and growing non-resident workforce. This has a significant impact on the residential market, particularly the rental market. Accommodation of the growing non-residential workforce is limiting dwellings available for permanent residents and workforce and those wishing to relocate to Kalgoorlie-Boulder to live and work.

+5%
Median House Price
Change YOY

$1,600 / mth
Median Mortgage Repayment

2.6
Average Household Size

$2,324 / wk
Median Household Income

Kalgoorlie-Boulder Top Suburbs for Median House Price Growth

1. Boulder +35%
2. Victory Heights +25%
3. Karlkurla +22%
4. Hannans +11%
5. Broadwood +5%

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics

$345,000
Median House Price
Jul - Dec 2022

+ 6%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

$233,000
Median Unit Price
Jul - Dec 2022

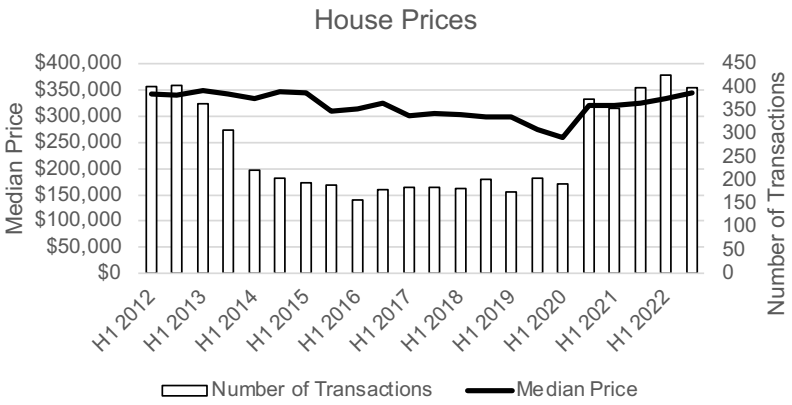
- 5%
1 Year Median Unit Price Growth Rate
H2 2021 - H2 2022

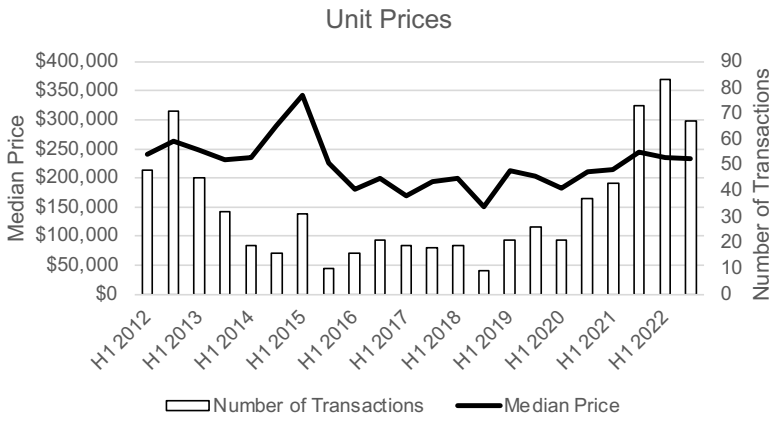
$165,000
Median Vacant Land Price
Jul - Dec 2022

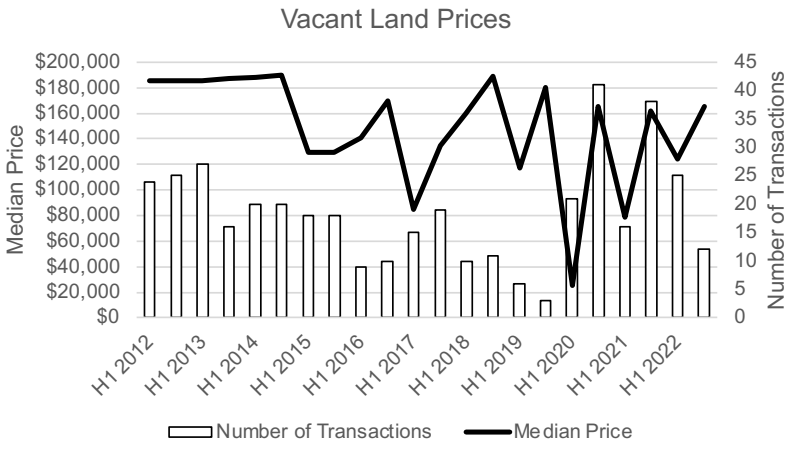
+ 2%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2022







Residential Sales Overview

City of Kalgoorlie-Boulder

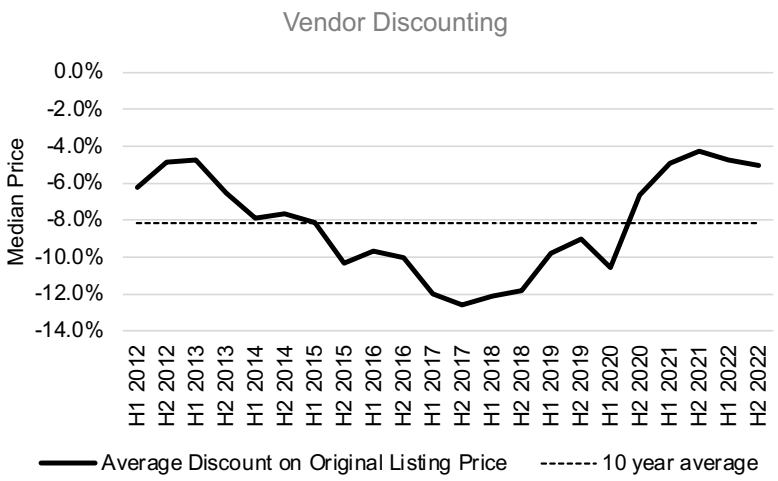
Key Statistics

479
Property Transactions
Jul - Dec 2022

- 5%
Average Discount on Listing Price
Jul - Dec 2022

56
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$345,000	$233,000	$165,500
10-year Average	$322,250	$225,700	$160,000
Variation from Avg. Price	7%	3%	3%
Number of Transactions	400	67	12

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	6%	-5%	2%
3 Year (Dec 2019-2022)	25%	15%	-8%
5 Year (Dec 2017-2022)	13%	20%	22%
10 Year (Dec 2012-2022)	1%	-12%	-11%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$260,000	$265,500	$325,000	$447,000	**$345,000**
Unit	$175,000	$215,000	$310,000	$434,500	**$233,000**

Source: Settled Sales sources from Landgate

Rental Overview

City of Kalgoorlie-Boulder

Rental Statistics

351
Dwellings Leased
Jul - Dec 2022

$504 / wk
Median Weekly Rent
Jul - Dec 2022

+ $84 / wk (+20%)
Increase in Median Weekly Rent
H2 2021 - H2 2022

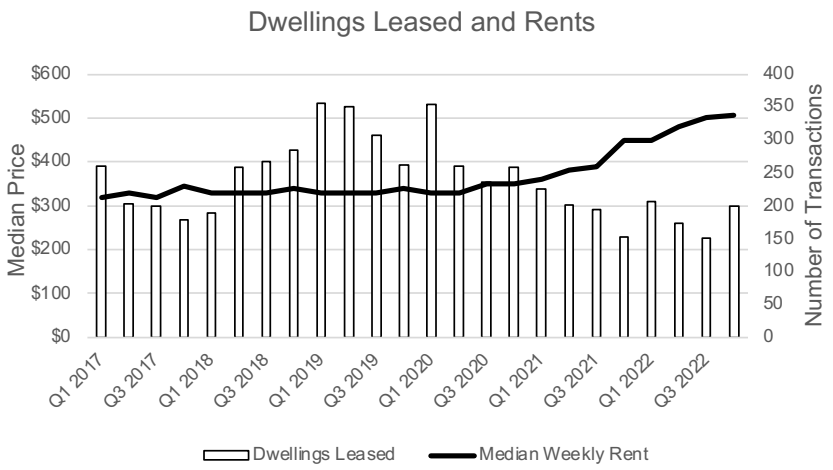
18
Median Days to Lease
Jul - Dec 2022

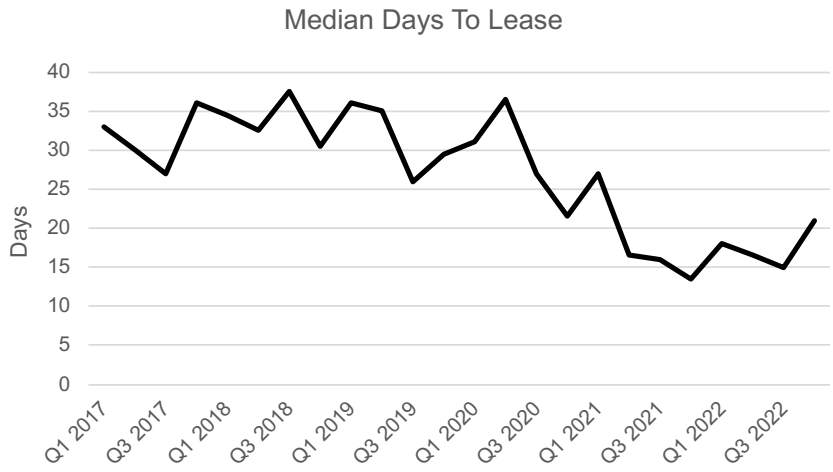
0.6%	1.3%
Kalgoorlie Vacancy Rate	**Boulder Vacancy Rate**

December 2022

31
Dwellings Listed for Rent
Week of 25 Dec 2022

Rental Market Trends 2017 - 2022





Rental Market Summary July - December 2022

Weighted average of September and December 2022 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	$428	$450	$534	$666	$763	**$550**
Unit	$360	$443	$500	$675	-	**$448**

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



Shire of Esperance
Spotlight

Residential Market

Housing stock in the Shire of Esperance is largely comprised of separate residential houses in Esperance 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 townhouse. There is 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 house prices experienced an annual price growth of 3.8% from H2 2021 to H2 2022. However this was outpaced by growth in the unit market which increased by 57% over the year. The median price of vacant residential land increased by 19% over the same period.

Property and land transaction volumes were slightly lower, suggesting a slowdown in buyer activity following two years of elevated transaction volumes.

With a vacancy rate of 0.2% at the end of December 2022, the Esperance rental market continued to exhibit exceptional tightness, presenting ongoing availability and affordability challenges. The median rent price in Esperance decreased by 3.5% to $352 a week over the year to December 2022.

Population and Demographics

Esperance is home to an estimated 14,398 people. Based on ABS figures, the resident population is estimated to have increased by 3% in the decade to 2021.

There were 3,441 families residing in the Shire of Esperance at the 2021 Census. Median monthly mortgage repayments were 15% lower than the Western Australian median.

+13% **Median House Price** Change YOY	2.4 **Average Household Size**	$1,560 /mth **Median Mortgage Repayment**	$1,521 / wk **Median Household Income**

Residential Sales Overview

Shire of Esperance

Key Statistics

$400,000
Median House Price
Jul - Dec 2022

0%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

$431,250
Median Unit Price
Jul - Dec 2022

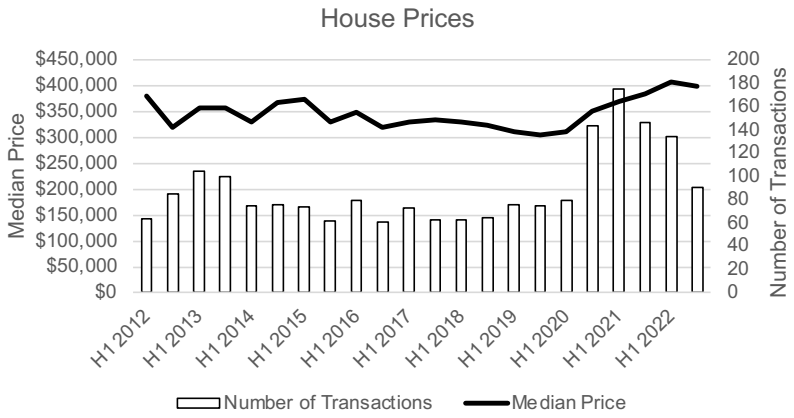
+ 57%
1 Year Median Unit Price Growth Rate
H2 2021 - H2 2022

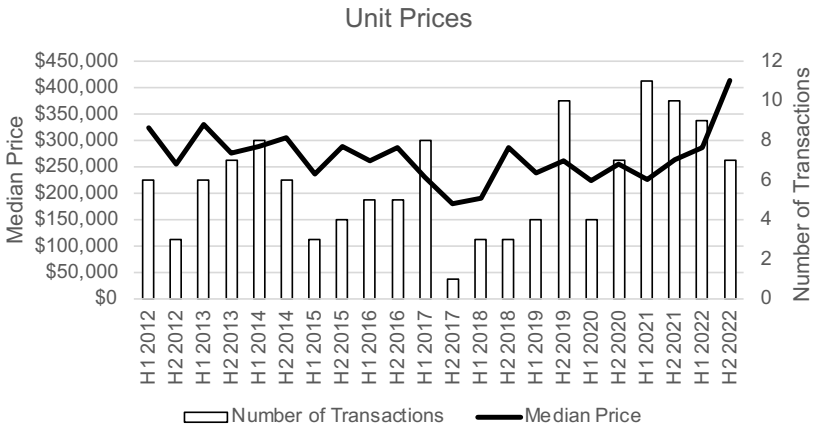
$190,000
Median Vacant Land Price
Jul - Dec 2022

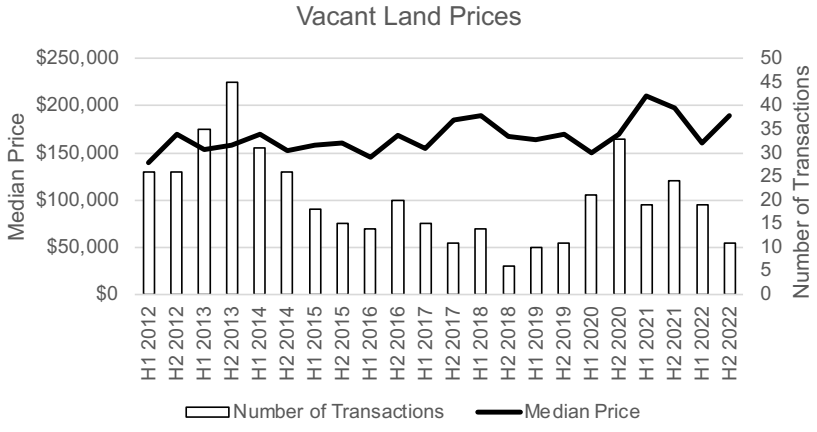
- 4%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2022







Residential Sales Overview

Shire of Esperance

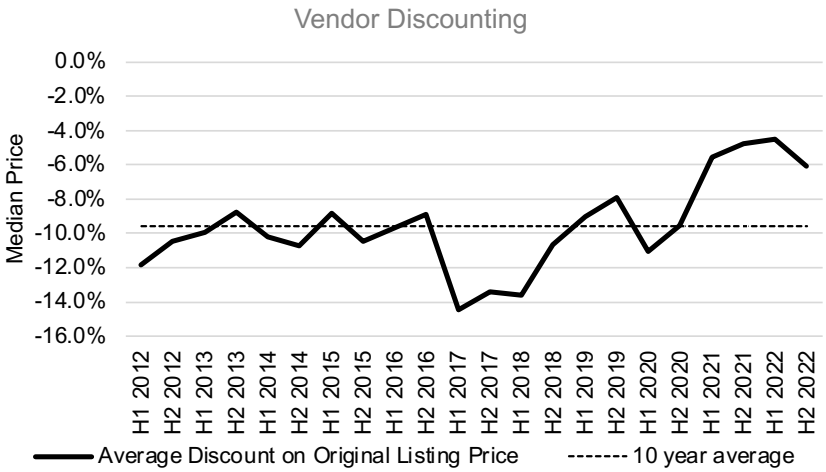
Key Statistics

109
Property Transactions
Jul - Dec 2022

- 6%
Average Discount on Listing Price
Jul - Dec 2022

70
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$400,000	$431,250	$190,000
10-year Average	$355,000	$277,500	$168,000
Variation from Avg. Price	13%	55%	13%
Number of Transactions	91	6	11

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	0%	57%	-4%
3 Year (Dec 2019-2022)	27%	59%	12%
5 Year (Dec 2017-2022)	14%	129%	3%
10 Year (Dec 2012-2022)	13%	62%	12%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	$378,000	$370,000	$542,500	**$400,000**
Unit	-	$310,000	$450,000	-	**$431,250**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Esperance

Rental Statistics

41
Dwellings Leased
Jul - Dec 2022

$352 / wk
Median Weekly Rent
Jul - Dec 2022

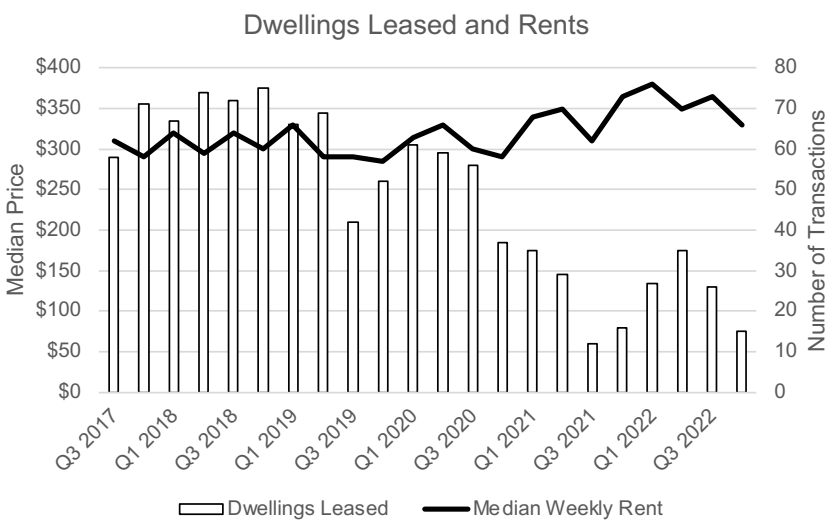
+ $8 / wk (+3%)
Increase in Median Weekly Rent
H2 2021 - H2 2022

24
Median Days to Lease
Jul - Dec 2022

0.2%
Vacancy Rate
December 2022

6
Dwellings Listed for Rent
Week of 25 Dec 2022

Rental Market Trends 2017 - 2022





Rental Market Summary July - December 2022

Weighted average of September and December 2022 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	$302	$353	$517	-	**$354**
Unit	-	-	-	-	-	**-**

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



Shire of Ravensthorpe

Spotlight

Residential Market

The Shire of Ravensthorpe includes the towns of Hopetoun and Ravensthorpe, and surrounding rural locations of Jerdacuttup, Munglinup and Fitzgerald. A vast majority of the housing stock is comprised of detached housing totalling 94% of the dwellings types. As a result, the unit market in the Shire is very small making up under 3% of dwellings.

During the second half of 2022, house values and number of transactions (sales) remained high compared to pre-COVID-19 levels. Median price growth over the last three years was 4%. House prices however decreased over the past year, falling by 25% between H2 2021 and H2 2022. Whereas vacant land prices increased by 48% between H1 2022 and H2 2022.

Ravensthorpe recorded a rental vacancy rate of 3.3% during December 2022, while Hopetoun's vacancy rate was even lower at 1.6%, with rentals costing $348 per week. This rental market tightness in part reflects increased mining investment in the area.

Population and Demographics

The Shire of Ravensthorpe is home to an estimated 2,157 people. Based on ABS data, the resident population declined by 1.9% in the decade to 2021. The resident population continues to fluctuate considerably due to changes in the local resources sector. Resource sector activity has experienced an upswing in recent years, with the local resource sector seeking to use residential-based workers where possible, resulting in increased demand for dwellings in Ravensthorpe and Hopetoun.

Median monthly mortgage repayments in the Shire of Ravensthorpe is 44% lower than the Western Australian median. As of the 2021 Census, 505 families resided in the Shire.

- 25% **Median House Price** Change YOY	2.2 **Average Household Size**	$1,029 / mth **Median Mortgage Repayment**	$1,655 / wk **Median Household Income**

Residential Sales Overview

Shire of Ravensthorpe

Key Statistics

$200,000
Median House Price
Jul - Dec 2022

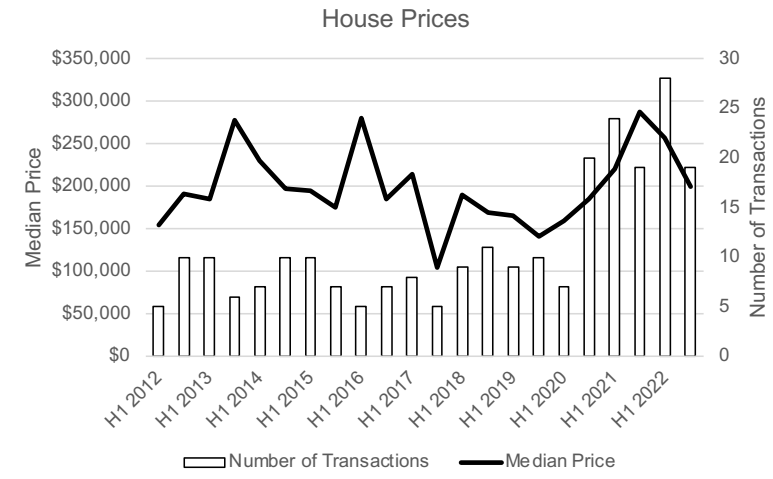
- 25%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

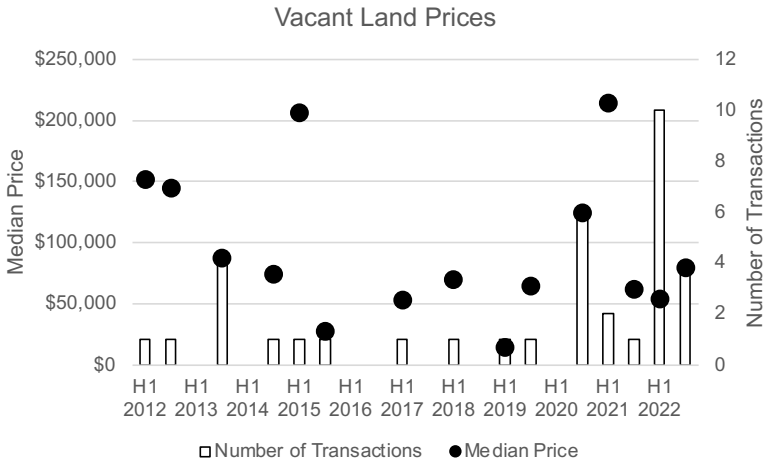
$80,000
Median Vacant Land Price
Jul - Dec 2022

+ 29%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

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.

Residential Market Trends 2012 - 2022





Source: Settled Sales sources from Landgate



Residential Sales Overview

Shire of Ravensthorpe

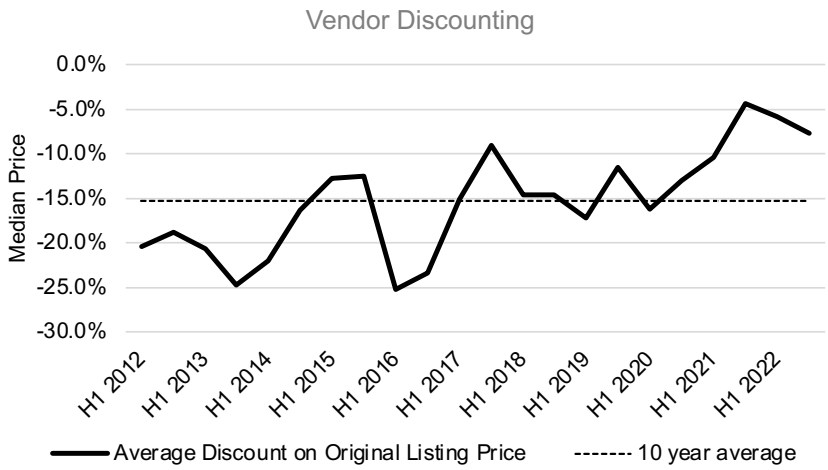
Key Statistics

23
Property Transactions
Jul - Dec 2022

- 8%
Average Discount on Listing Price
Jul - Dec 2022

245
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$200,000	-	$80,000
10-year Average	$210,000	-	$72,500
Variation from Avg. Price	-5%	-	10%
Number of Transactions	19	-	4

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	-25%	-	29%
3 Year (Dec 2019-2022)	32%	-	23%
5 Year (Dec 2017-2022)	-15%	-	-
10 Year (Dec 2012-2022)	21%	-	-45%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	$125,000	$187,500	$330,000	**$200,000**
Unit	-	-	-	-	**-**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Ravensthorpe

Rental Statistics

17
Dwellings Leased
Jul - Dec 2022

$353 / wk
Median Weekly Rent
Jul - Dec 2022

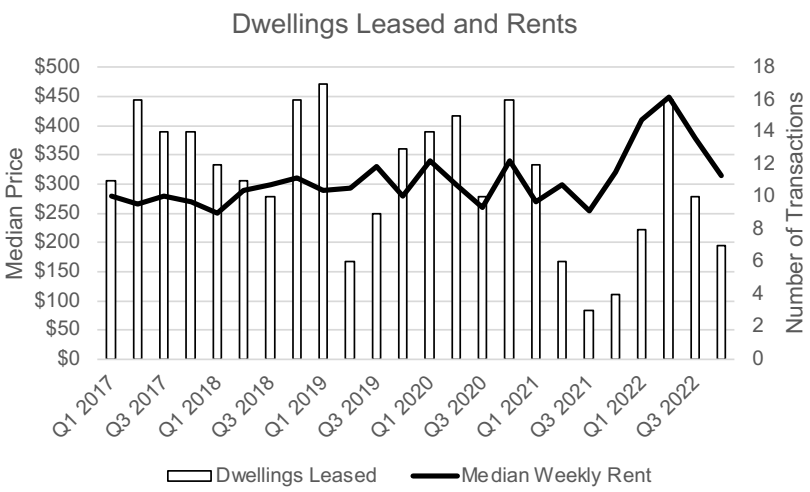
+ $60 / wk (+21%)
Increase in Median Weekly Rent
H2 2021 - H2 2022

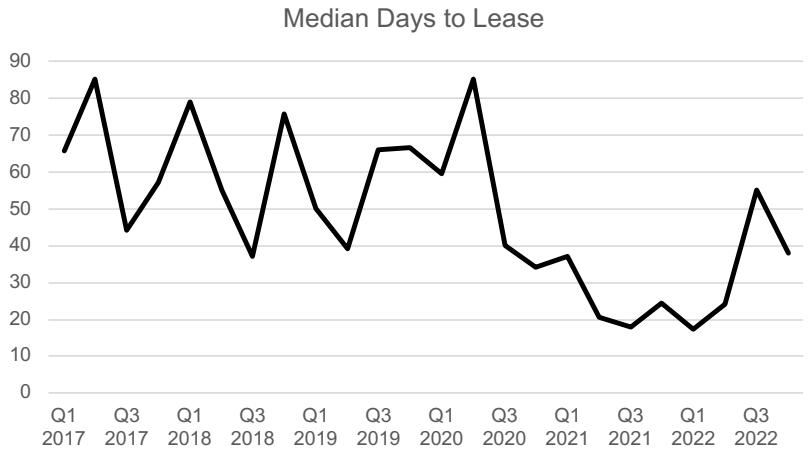
48
Median Days to Lease
Jul - Dec 2022

3.3%
Vacancy Rate
December 2022

3
Dwellings Listed for Rent
Week of 25 Dec 2022

Rental Market Trends 2017 - 2022





Rental Market Summary July - December 2022

Weighted average of September and December 2022 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	-	$368	$453	-	**$360**
Unit	-	-	-	-	-	**-**

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



Shire of Coolgardie
Spotlight

Residential Market

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 residential market continued to experience significant price growth and increased sales volume in the second half of 2022. During H2 2022, house prices reached the highest level since 2014. Over the past three years, house prices have grown by 85%.

Across the Shire of Coolgardie, the rental market remained tight with a vacancy rate of 0% at the end of December 2022.

Median rent prices in the Shire of Coolgardie increased significantly over the last 12 months, rising by 26% from $255 per week in H2 2021 to $322 in H2 2022.

The vast majority of the Shire's rental stock is located in Kambalda, with a vacancy rate of 4.5%.

Population and Demographics

The Shire of Coolgardie was home to an estimated 3,638 people in 2021. Over the 2011-21 period, the resident population declined by an estimated 13%, though this does not accurately capture transient population and more recent activity. Median monthly mortgage repayments are 47% lower than the Western Australian median, while the median household income is 4.2% higher than the WA median.

+ 7% **Median House Price** Change YOY	2.5 **Average Household Size**	$975 / mth **Median Mortgage Repayment**	$1,893 / wk **Median Household Income**

Residential Sales Overview

Shire of Coolgardie

Key Statistics

$155,000
Median House Price
Jul - Dec 2022

+ 7%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

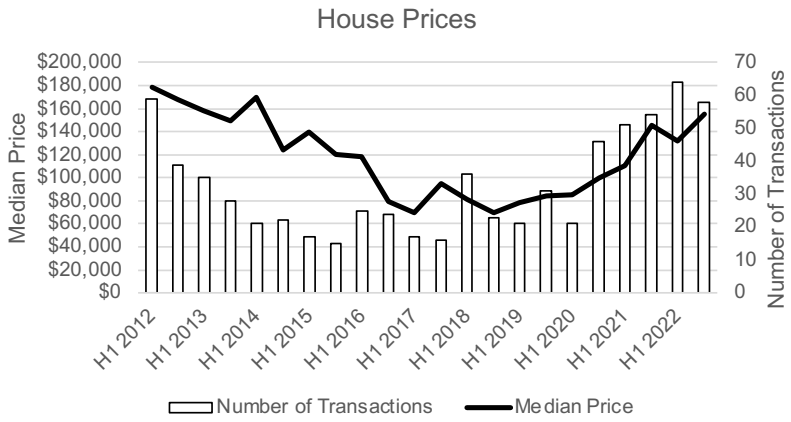
$89,500
Median Unit Price
Jul - Dec 2022

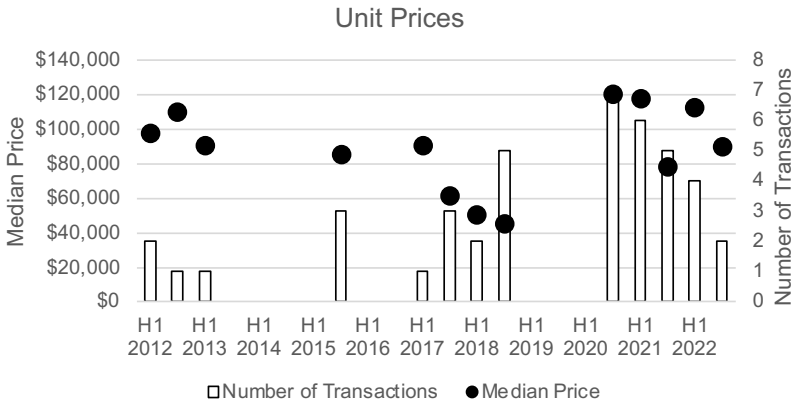
+ 15%
1 Year Median Unit Price Growth Rate
H2 2021 - H2 2022

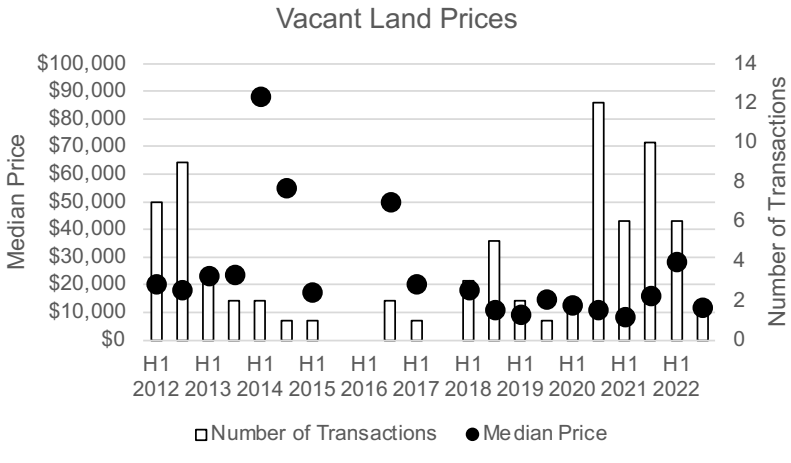
$11,500
Median Vacant Land Price
Jul - Dec 2022

- 27%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

Residential Market Trends 2012 - 2022







Source: Settled Sales sources from Landgate

Residential Sales Overview

Shire of Coolgardie

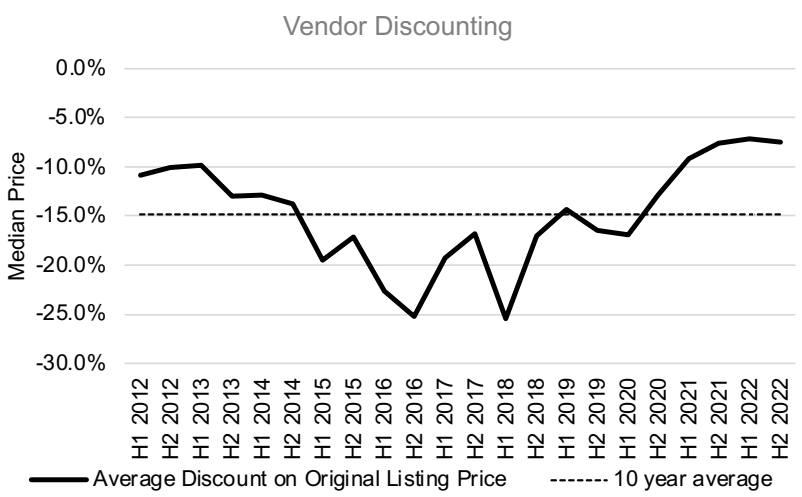
Key Statistics

62
Property Transactions
Jul - Dec 2022

- 7%
Average Discount on Listing Price
Jul - Dec 2022

108
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$155,000	$89,500	$11,500
10-year Average	$120,000	$85,000	$15,000
Variation from Avg. Price	29%	5%	-23%
Number of Transactions	58	2	2

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	7%	15%	-27%
3 Year (Dec 2019-2022)	85%	-	-22%
5 Year (Dec 2017-2022)	63%	47%	-
10 Year (Dec 2012-2022)	-8%	-19%	-36%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	$86,000	$155,000	$220,000	**$155,000**
Unit	-	$89,500	-	-	**$89,500**

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Coolgardie

Rental Statistics

47
Dwellings Leased
Jul - Dec 2022

$323 / wk
Median Weekly Rent
Jul - Dec 2022

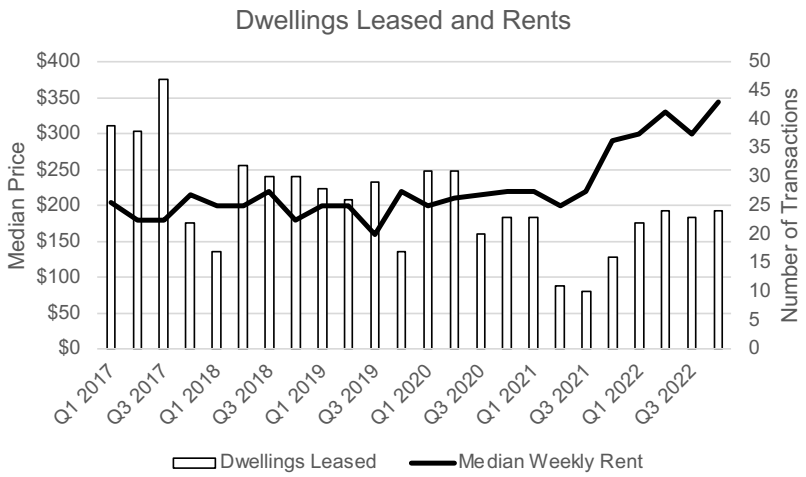
+ $67 / wk (+26%)
Increase in Median Weekly Rent
H2 2021 - H2 2022

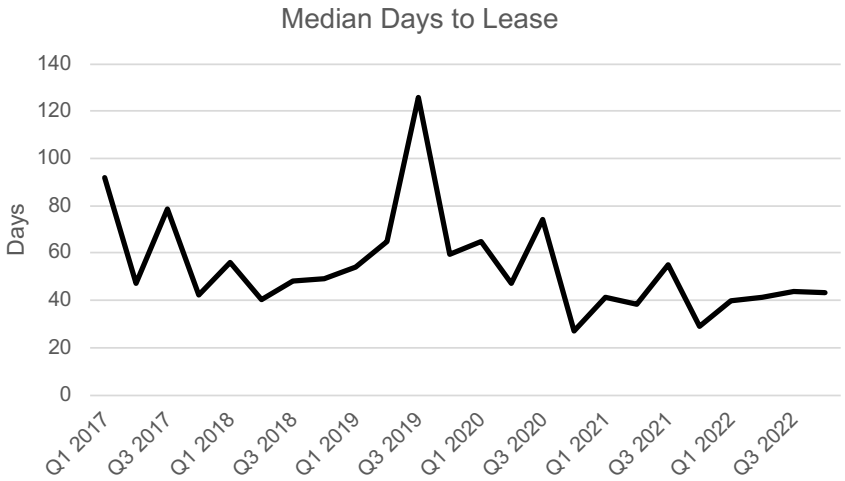
44
Median Days to Lease
Jul - Dec 2022

0%	4.5%
Vacancy Rate Shire of Coolgardie	**Vacancy Rate** Shire of Kambalda
December 2022	December 2022

1	20
Dwellings Listed for Rent Shire of Coolgardie	**Dwellings Listed for Rent** Shire of Kambalda
Wk of 25 Dec 2022	Wk of 25 Dec 2022

Rental Market Trends 2017 - 2022





Rental Market Summary July - December 2022

Weighted average of September and December 2022 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	-	$350	$384	-	**$350**
Unit	-	$228	-	-	-	**$228**

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



Shire of Dundas

Spotlight

Residential Market

The Shire of Dundas' main population centre is the town of Norseman, a historic community which developed around the Norseman Gold Mine. There are also smaller communities located along the Nullabor. Housing stock in Norseman is predominantly detached houses making up 81% of dwelling types, indicating that there is low portion of unit typologies. Household compositions are made up of mainly two-person households.

Median house prices reached the highest level in a decade, with an increase of 150% over the year between H1 2022 and H2 2022. Due to its small market and reliance on cyclical mining activity, median prices in the Shire of Dundas are subject to significant fluctuations in a given year or half year period.

Population and Demographics

The Shire of Dundas is home to an estimated 715 people. Between 2011 and 2021, the resident population of Dundas is estimated to have declined by 41%, based on ABS data. Over the last five years, the population has stabilised. It should be noted that such resident population figures often do not accurately reflect the high transient worker population.

Median monthly mortgage repayments in the Shire of Dundas were 67% lower than that of the Western Australian median. As of the 2021 Census, Dundas was home to 127 families

+ 150% **Median House Price** Change YOY	1.8 **Average Household Size**	$600 / mth **Median Mortgage Repayment**	$827 / wk **Median Household Income**

Residential Sales Overview

Shire of Dundas

Key Statistics

$80,000
Median House Price
Jul - Dec 2022

+ 150%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

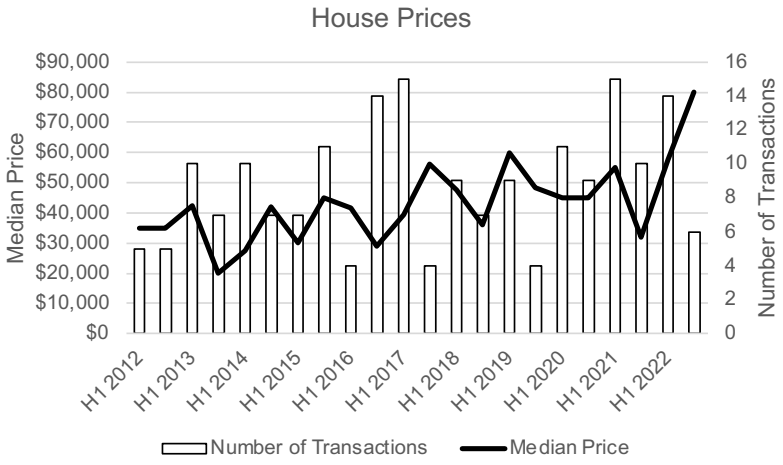
$11,250
Median Vacant Land Price
Jul - Dec 2022

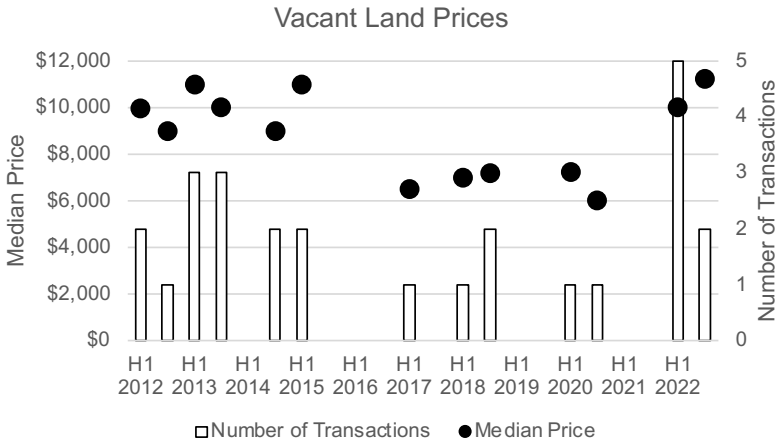
No unit transactions were recorded from January to June of 2022.

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 - 2022







Residential Sales Overview

Shire of Dundas

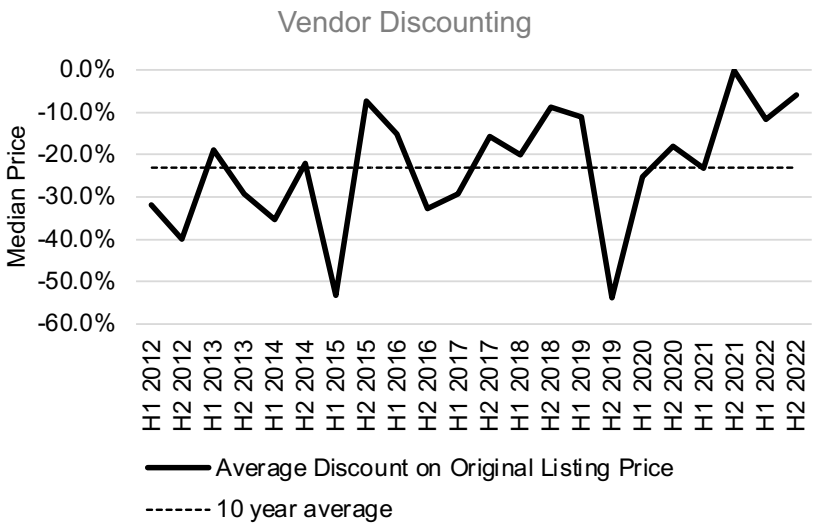
Key Statistics

8
Property Transactions
Jul - Dec 2022

- 6%
Average Discount on Listing Price
Jul - Dec 2022

20
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$80,000	-	$11,250
10-year Average	$40,000	$121,000	$10,000
Variation from Avg. Price	100%	-	13%
Number of Transactions	6	-	2

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	150%	-	-
3 Year (Dec 2019-2022)	65%	-	-
5 Year (Dec 2017-2022)	42%	-	-
10 Year (Dec 2012-2022)	129%	-	25%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	$85,000	$46,750	$110,000	-	**$80,000**
Unit	-	-	-	-	**-**

Source: Settled Sales sources from Landgate

Rental Overview

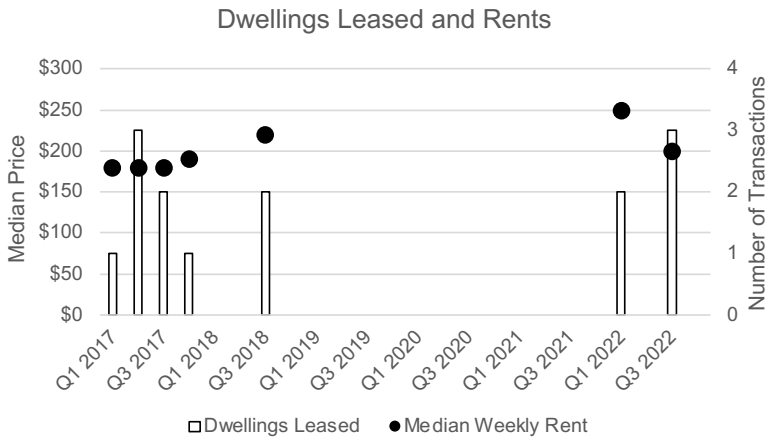
Shire of Dundas

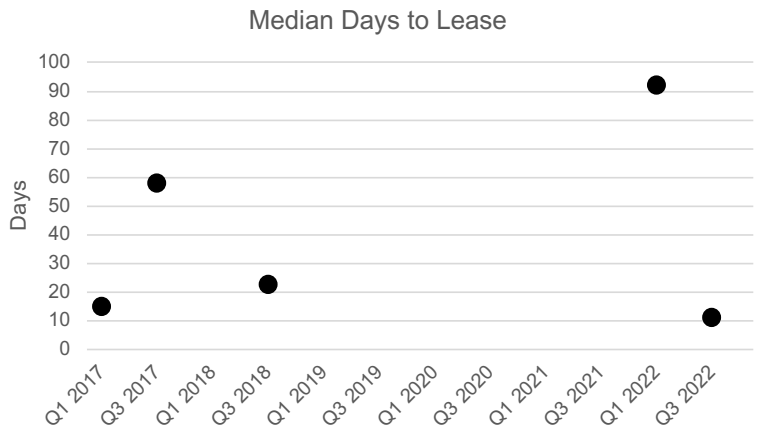
Rental Commentary

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 - 2022





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



Northern Goldfields & Ngaanyatjarra Lands

Spotlight

Residential Market and Demographics

The Northern Goldfields and Ngaanyatjarra Lands areas (the Menzies, Laverton, Leonora, Wiluna and Ngaanyatjarruku local government areas) comprise 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 growth in this area fluctuates and growth is typically dictated by mining employment. For instance, the Shire of Leonora's resident population was estimated to be 2,628 in 2011. However, this dropped to an estimated 1,491 in 2016 before increasing to 1,717 in 2021.

The Shire of Wiluna experienced a significant fall in its estimated resident population in the decade to 535 in 2021. Ngaanyatjarraku also experienced a decline to 1,358, albeit slight. In contrast, Menzies (103 people) and Laverton (907 people) Shires experienced moderate resident population growth during this period.

During the second half of 2022, the Northern Goldfields experienced an increase in median house prices compared to the same period in 2021. The median house price increased by 40% over this 12 month period. In the three years to H2 2022, median house price growth in the Northern Goldfields was 56%. Vacant land values increased by 18% over the same period.

These localities face a number of challenges due to the remote nature of townsites, 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.

Residential Sales Overview

Northern Goldfields & Ngaanyatjarra Lands

Key Statistics

$125,000
Median House Price
Jul - Dec 2022

+ 40%
1 Year Median House Price Growth Rate
H2 2021 - H2 2022

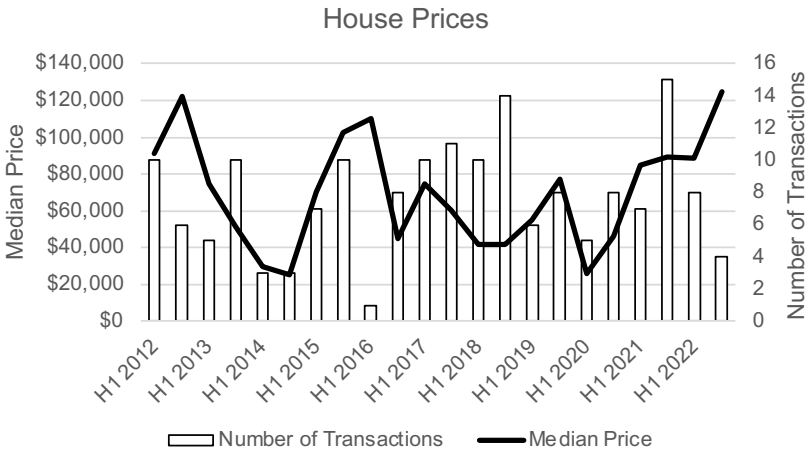
$10,000
Median Vacant Land Price
Jul - Dec 2022

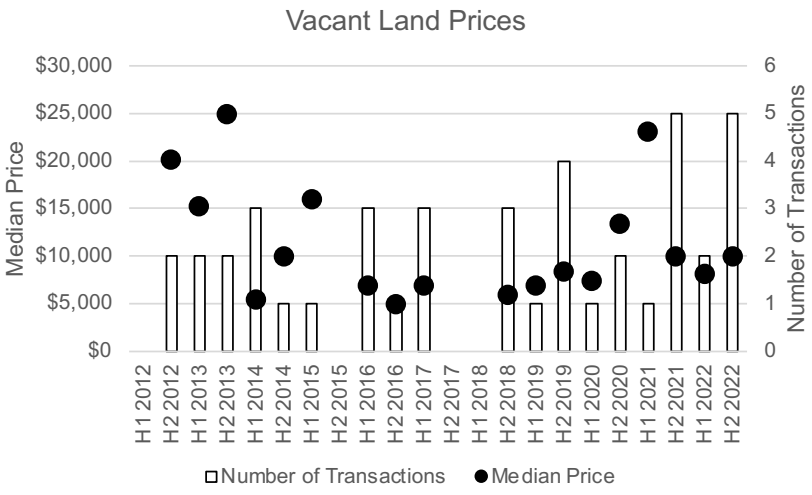
0%
1 Year Median Vacant Land Price Growth Rate
H2 2021 - H2 2022

No unit transactions were recorded from January to June of 2022.

Source: Settled Sales sources from Landgate

Residential Market Trends 2012 - 2022







Residential Sales Overview

Northern Goldfields & Ngaanyatjarra Lands

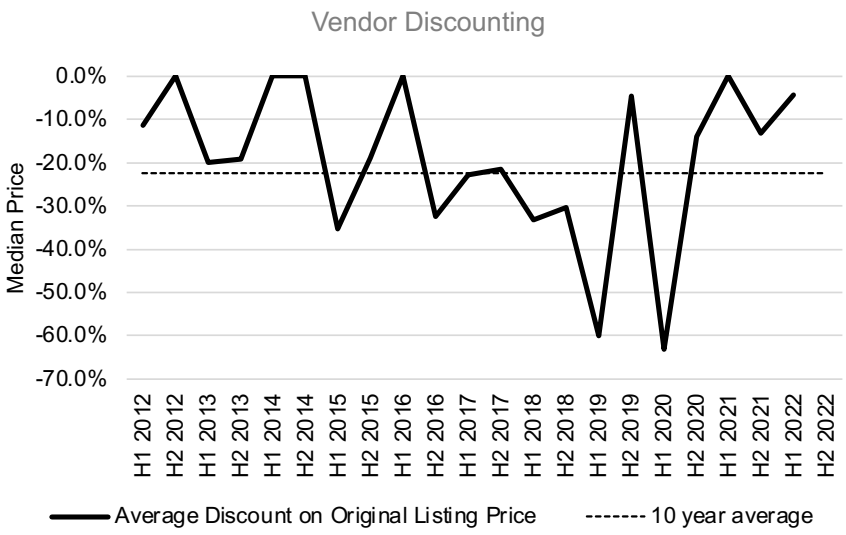
Key Statistics

9
Property Transactions
Jul - Dec 2022

- 0%
Average Discount on Listing Price
Jul - Dec 2022

0
Average Days to Sell
Jul - Dec 2022

Discount on Original Price 2012 - 2022



Residential Market Summary July - December 2022

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	$125,000	-	$10,000
10-year Average	$60,000	$35,000	$10,000
Variation from Avg. Price	108%	-	0%
Number of Transactions	4	-	5

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year (Dec 2021-2022)	40%	-	0%
3 Year (Dec 2019-2022)	56%	-	18%
5 Year (Dec 2017-2022)	108%	-	-
10 Year (Dec 2012-2022)	2%	-	-51%

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

Source: Settled Sales sources from Landgate

Rental Overview

Northern Goldfields & Ngaanyatjarra Lands

Rental Commentary

The rental market in the Northern Goldfields and Ngaanyatjarra Lands area features a high volume of social housing stock and there are 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. This provides less formal data to help build a full understanding of local housing issues.

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: 2021 Census - Counted in Region - Dwellings, ABS



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 July to December period of 2022 (H2 2022).

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 H2 2021 - H2 2022)

$307,500 (-1%)
Median House Price
Jul - Dec 2022

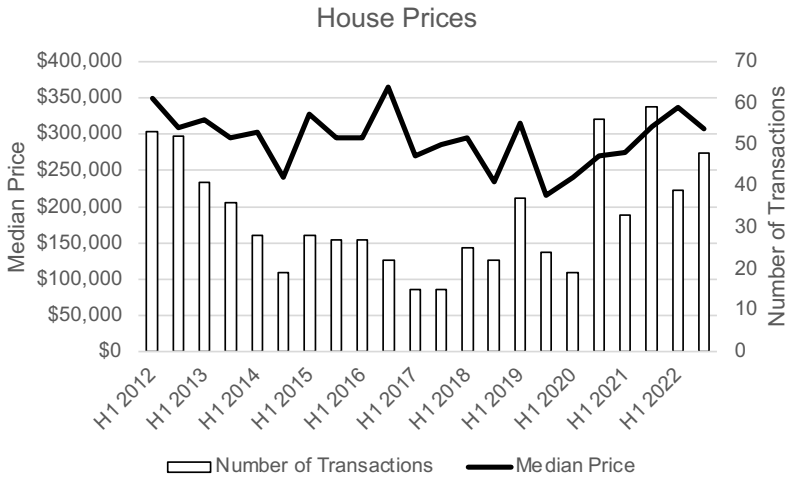
$217,500 (-16%)
Median Unit Price
Jul - Dec 2022

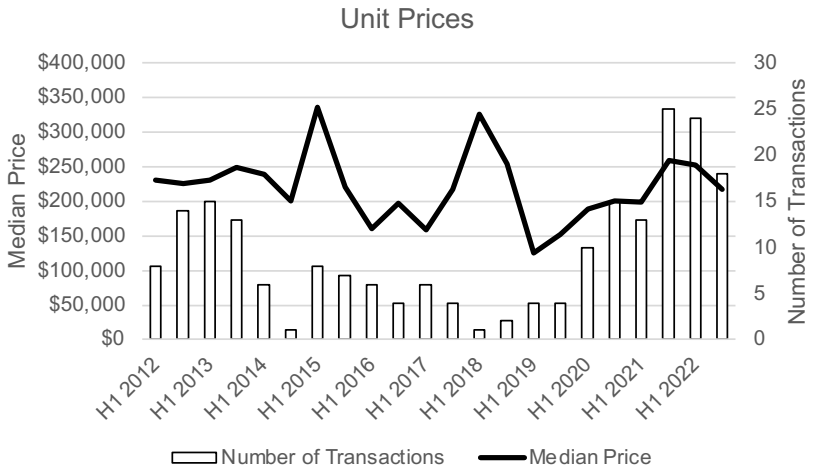
$480/wk (+9%)
Median Weekly Rent
Jul - Dec 2022

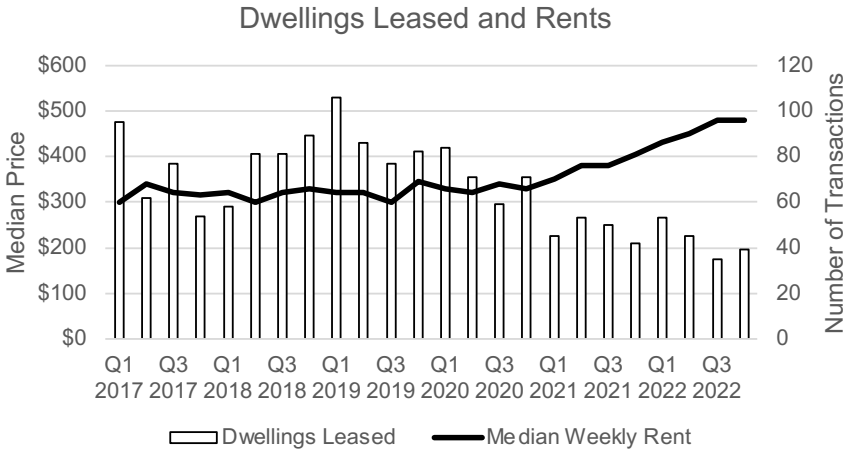
65
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Boulder

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$295,000 (+37%)
Median House Price
Jul - Dec 2022

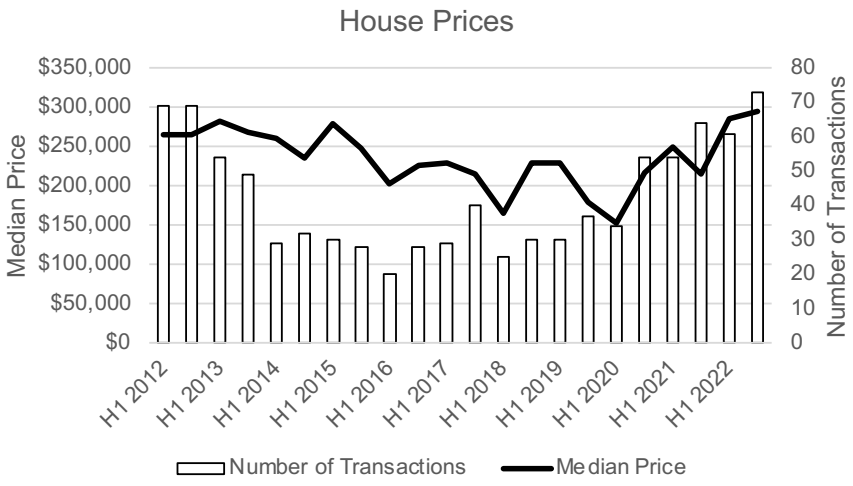
$185,000 (+40%)
Median Unit Price
Jul - Dec 2022

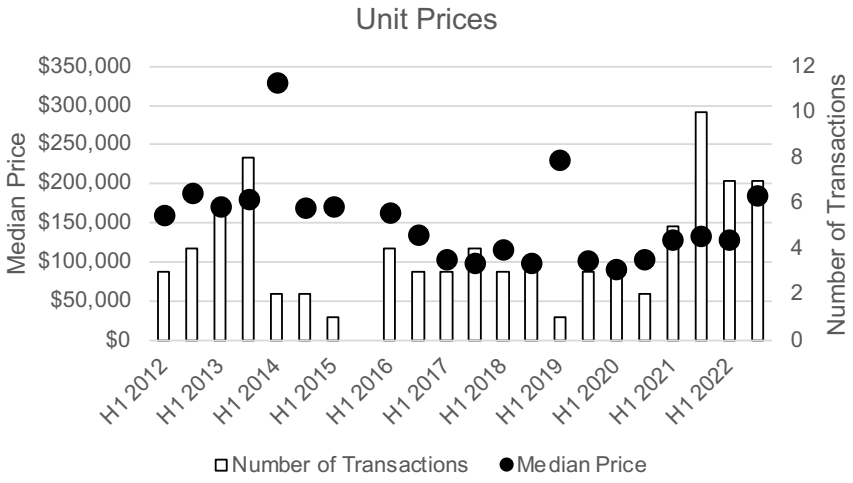
$463/wk (+13%)
Median Weekly Rent
Jul - Dec 2022

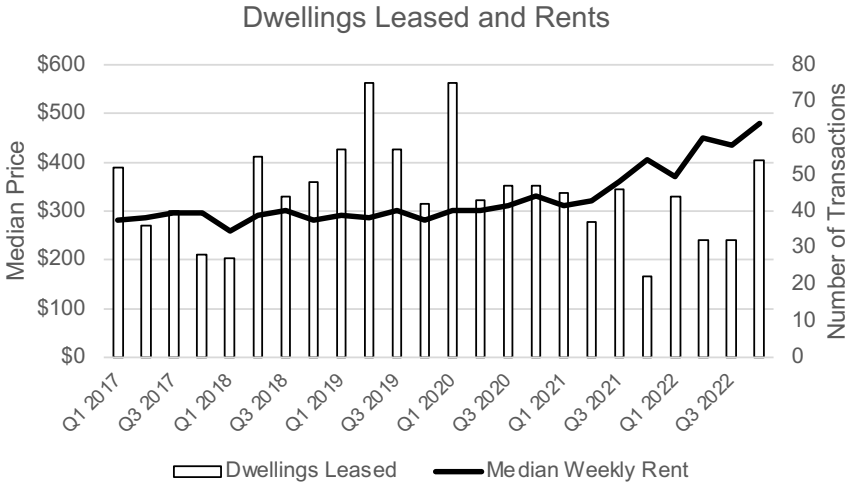
62
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Broadwood

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$622,500 (+5%)
Median House Price
Jul - Dec 2022

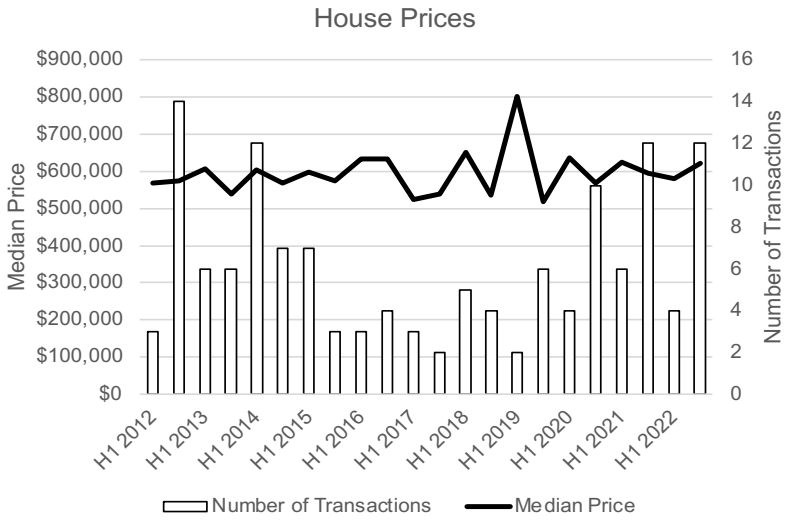
$1,200/wk (+71%)
Median Weekly Rent
Jul - Dec 2022

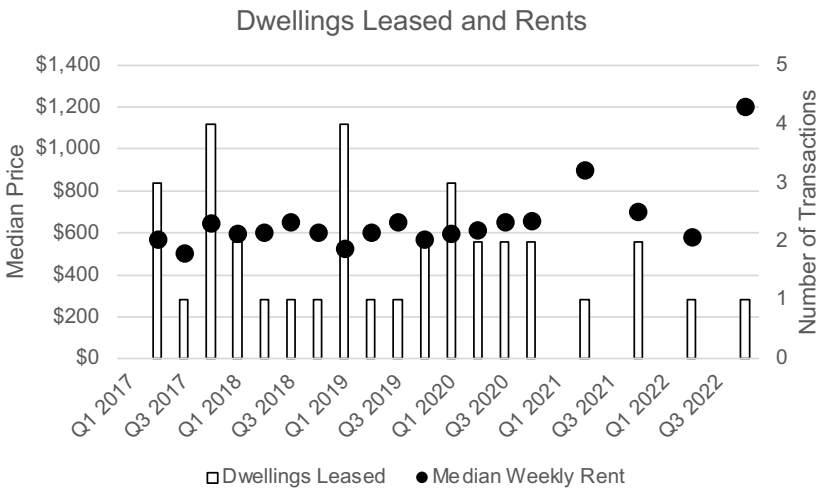
41
Average Days to Sell
Jul - Dec 2022

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 - 2022







Hannans

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$447,500 (+11%)
Median House Price
Jul - Dec 2022

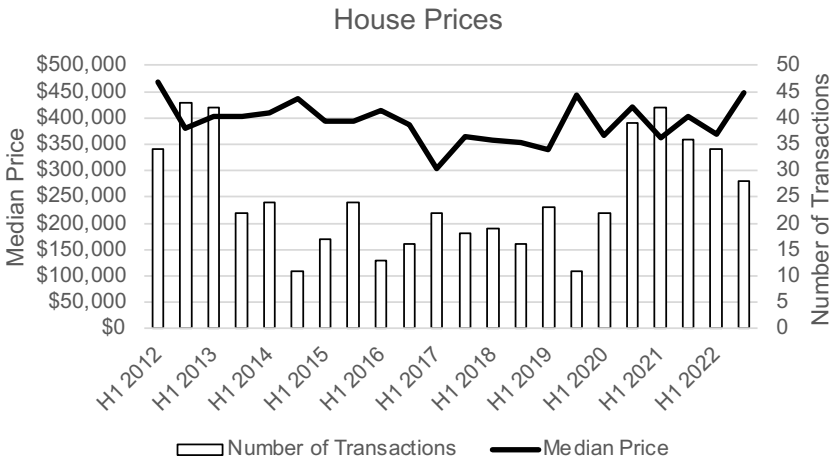
$382,000 (+6%)
Median Unit Price
Jul - Dec 2022

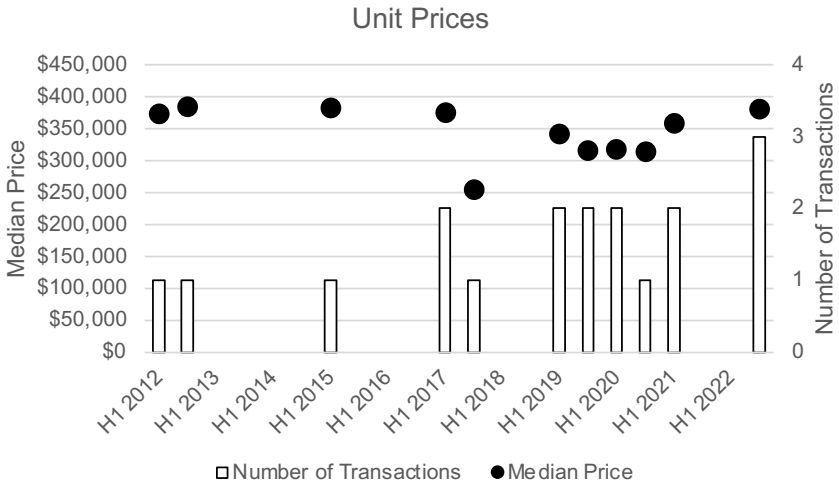
$664/wk (+33%)
Median Weekly Rent
Jul - Dec 2022

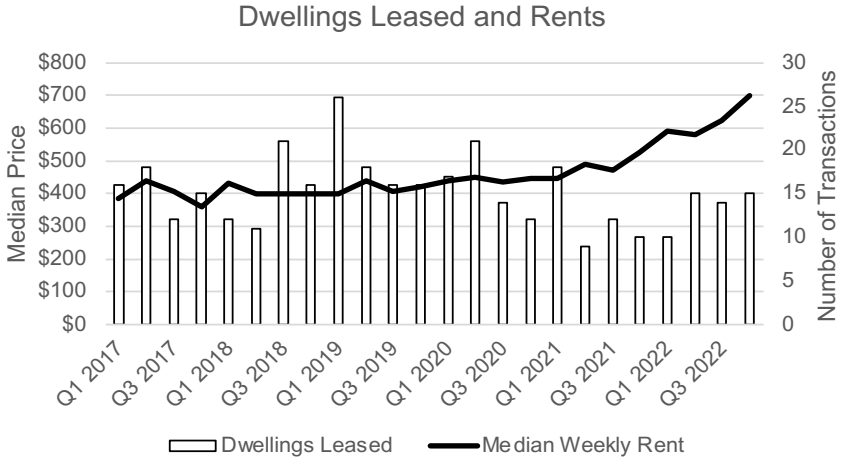
27
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Karlkurla

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$732,500 (+22%)
Median House Price
Jul - Dec 2022

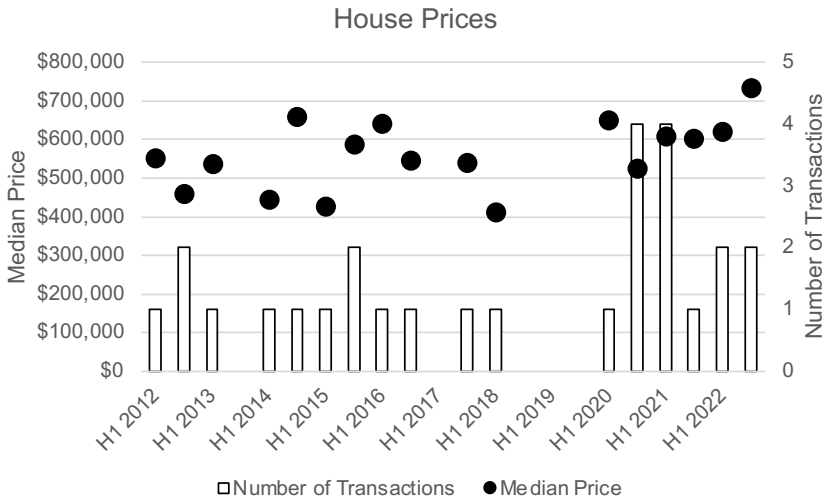
$1,100/wk (+69%)
Median Weekly Rent
Jul - Dec 2022

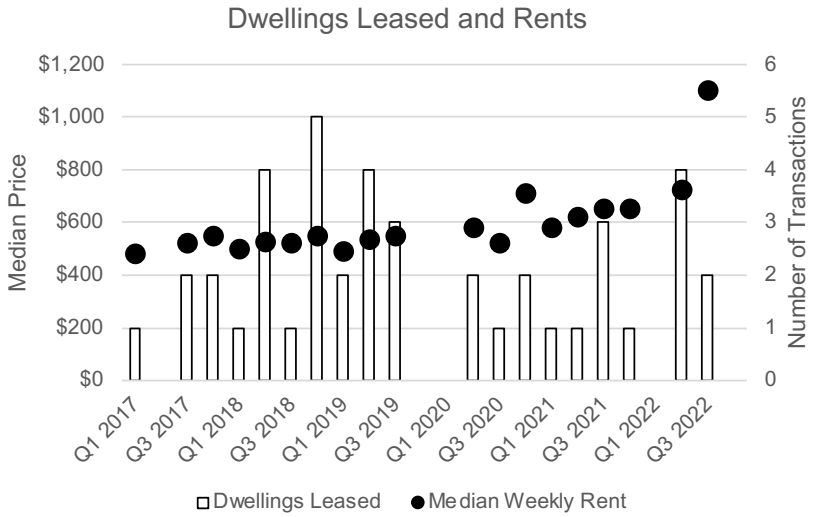
301
Average Days to Sell
Jul - Dec 2022

No unit transactions were recorded over H2 2022. 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 - 2022







Lamington

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$390,000 (-4%)
Median House Price
Jul - Dec 2022

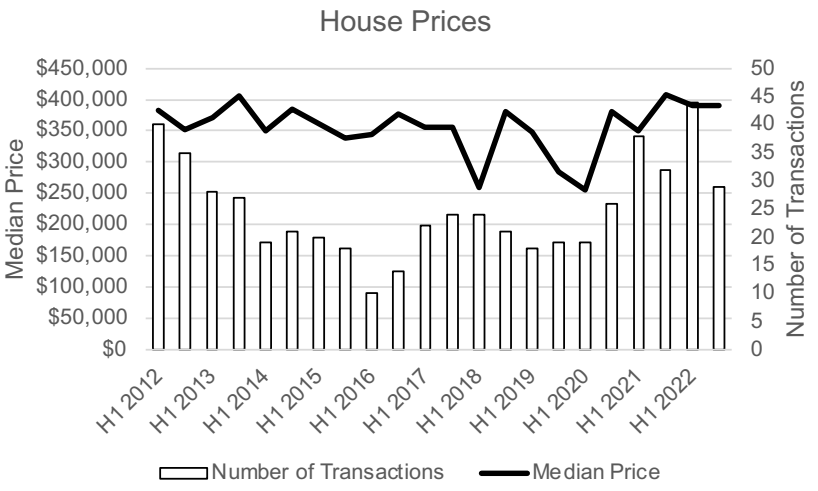
$440,000
Median Unit Price
Jul - Dec 2022

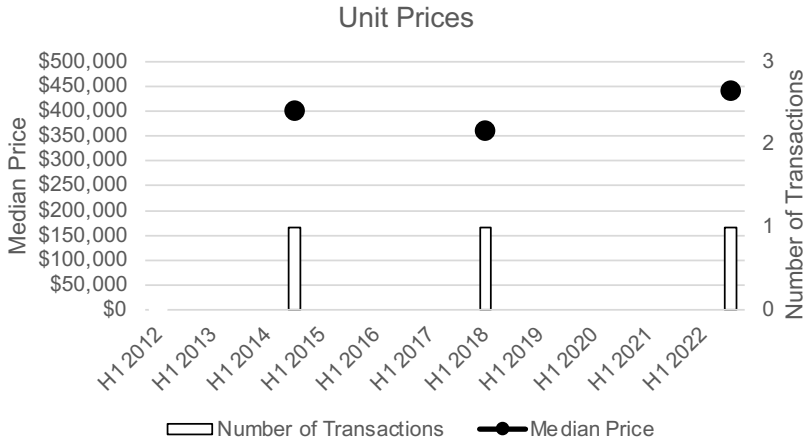
$633/wk (+26%)
Median Weekly Rent
Jul - Dec 2022

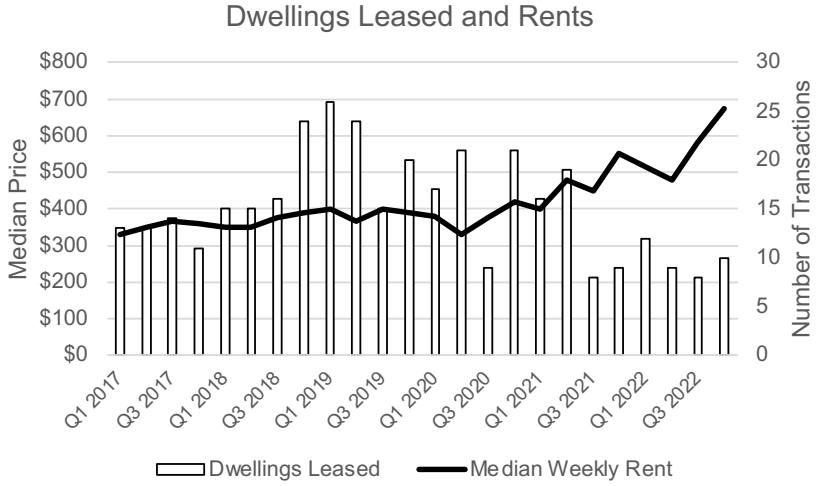
44
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Piccadilly

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$350,000 (+1%)
Median House Price
Jul - Dec 2022

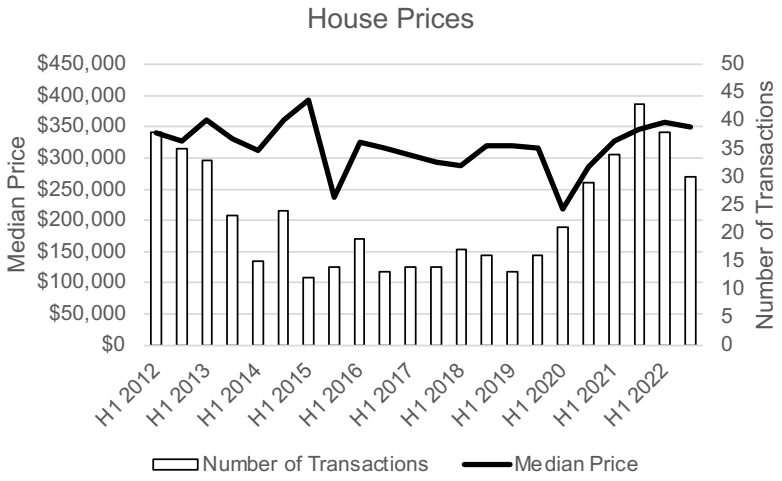
$215,000 (+4%)
Median Unit Price
Jul - Dec 2022

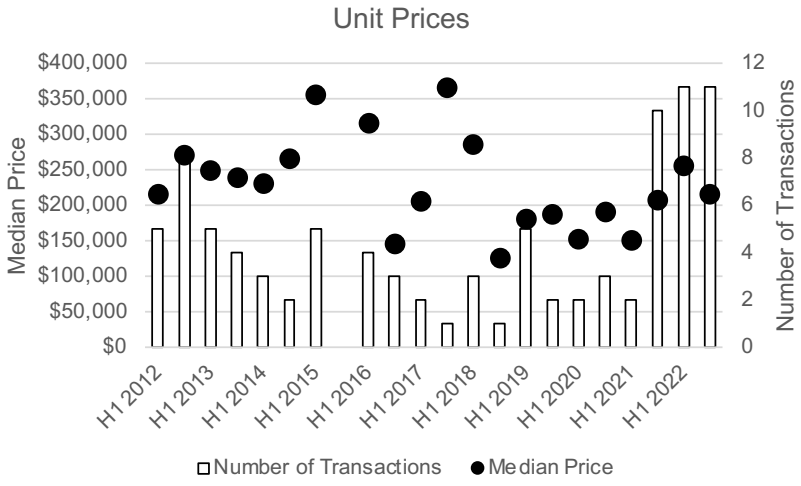
$485/wk (+13%)
Median Weekly Rent
Jul - Dec 2022

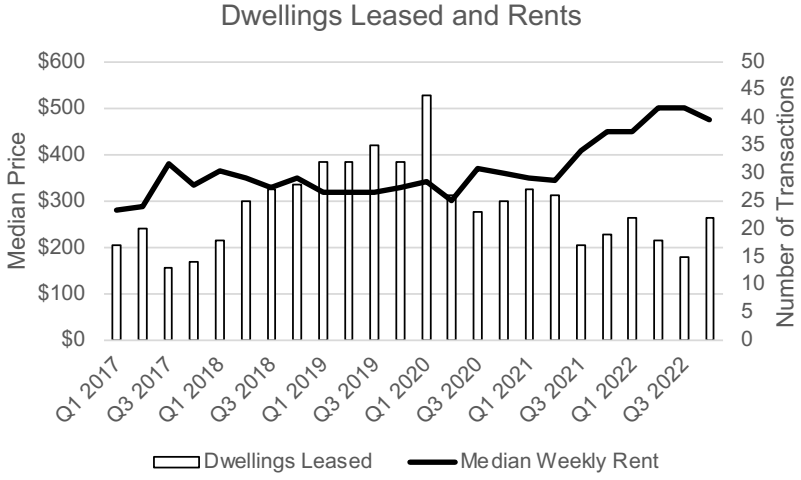
80
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Somerville

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$475,000 (-8%)
Median House Price
Jul - Dec 2022

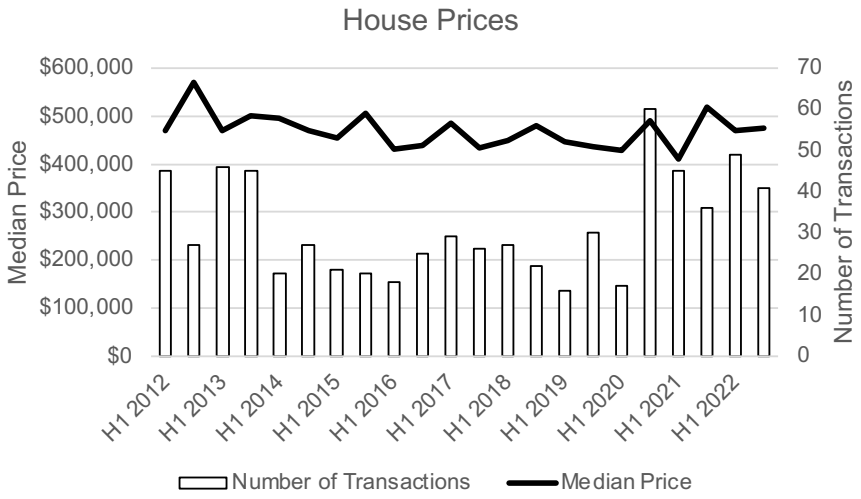
$245,000 (-11%)
Median Unit Price
Jul - Dec 2022

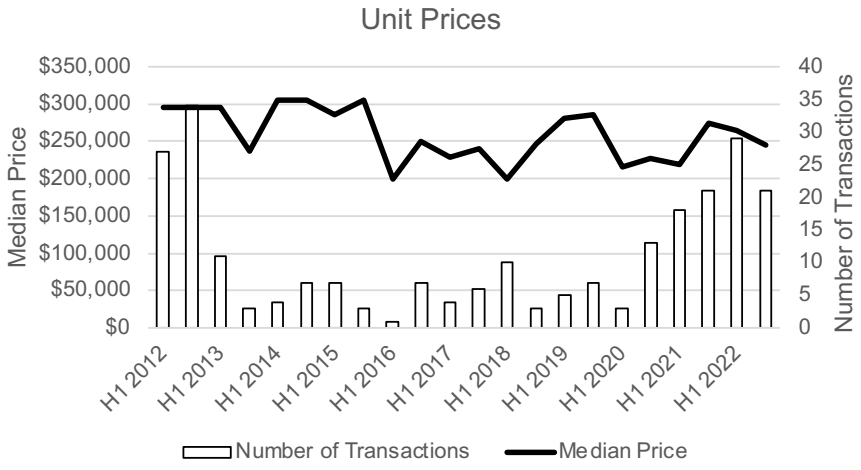
$648/wk (+31%)
Median Weekly Rent
Jul - Dec 2022

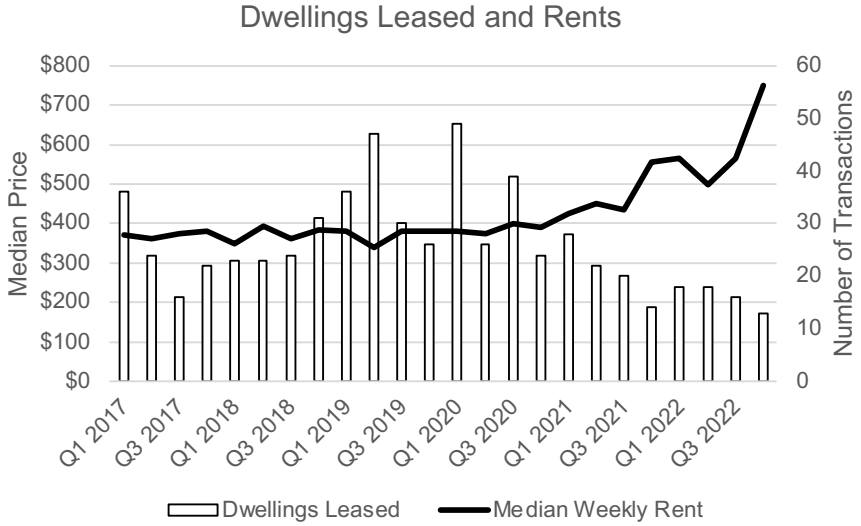
47
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







South Boulder

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$250,000 (+1%)
Median House Price
Jul - Dec 2022

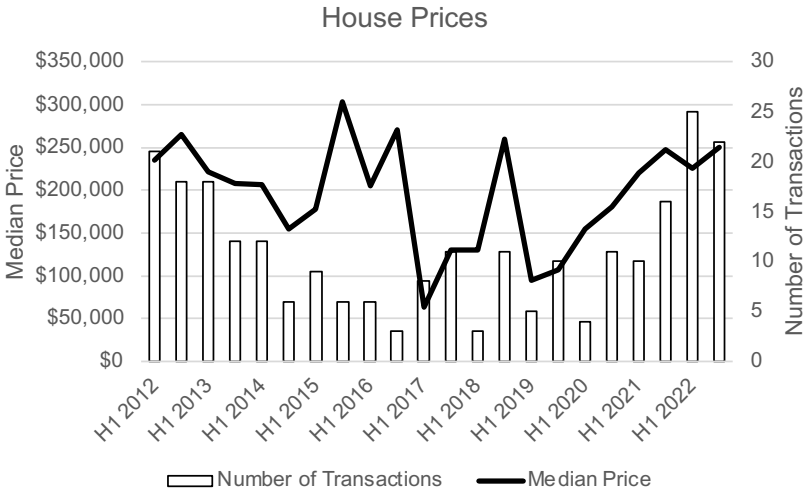
$469/wk (+42%)
Median Weekly Rent
Jul - Dec 2022

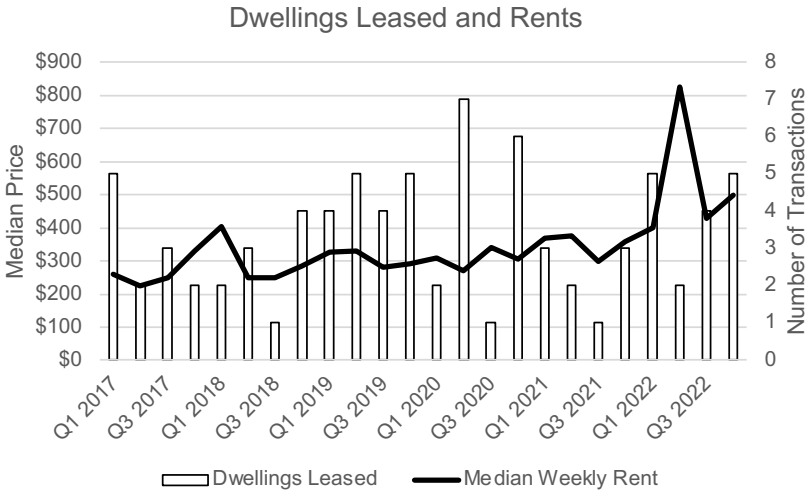
50
Average Days to Sell
Jul - Dec 2022

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 - 2022







South Kalgoorlie

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$308,500 (+3%)
Median House Price
Jul - Dec 2022

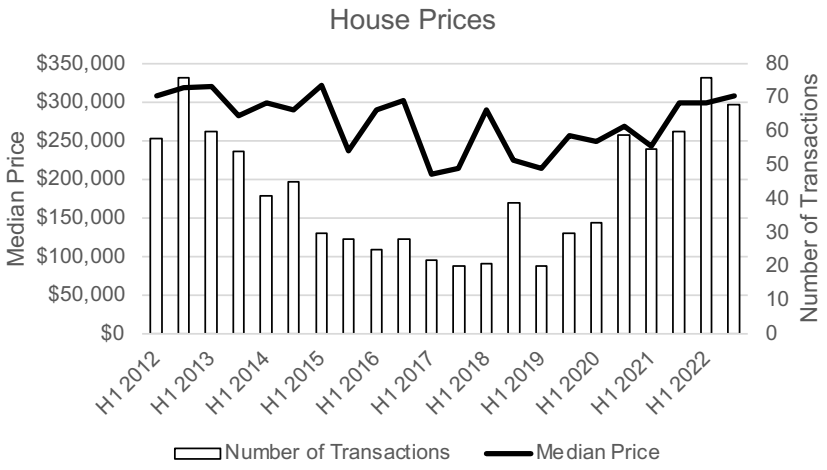
$175,000 (+3%)
Median Unit Price
Jul - Dec 2022

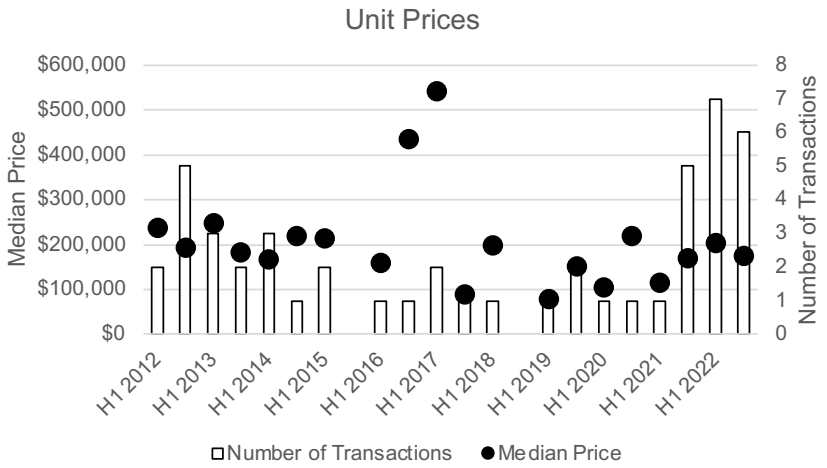
$486/wk (+30%)
Median Weekly Rent
Jul - Dec 2022

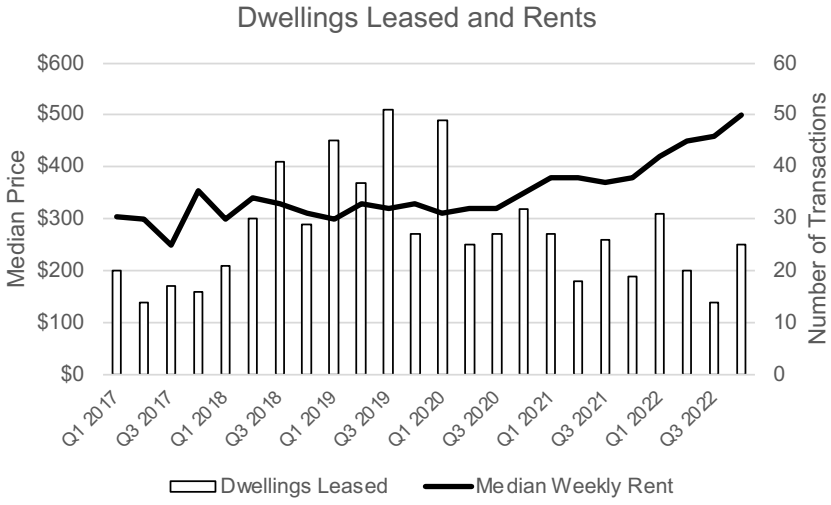
52
Average Days to Sell
Jul - Dec 2022

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

Residential Market Trends 2012 - 2022







Victory Heights

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$342,500 (+25%)
Median House Price
Jul - Dec 2022

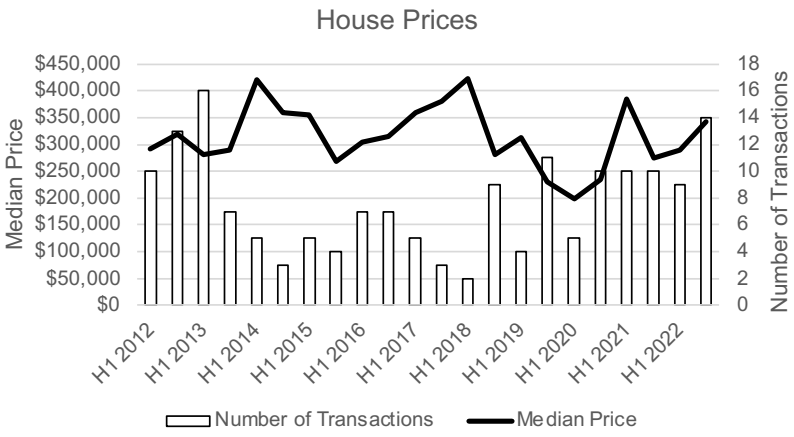
$406/wk (+7%)
Median Weekly Rent
Jul - Dec 2022

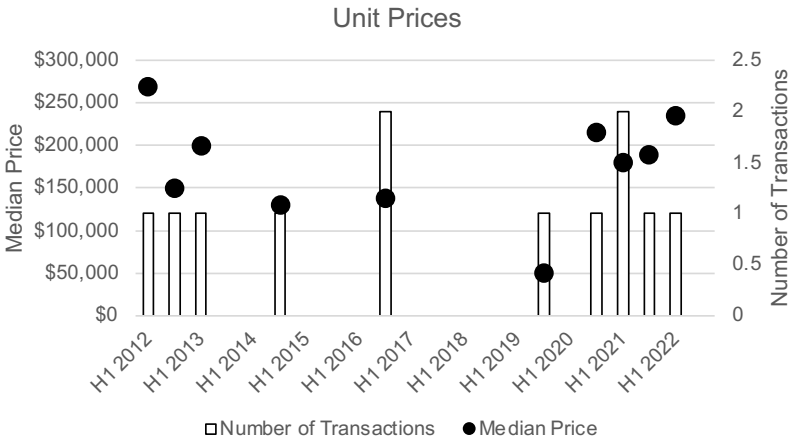
64
Average Days to Sell
Jul - Dec 2022

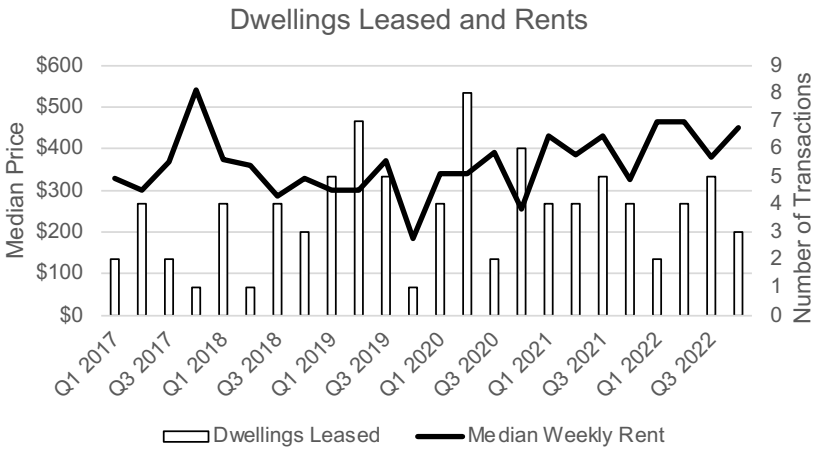
No unit transactions were recorded over H2 2022. As a result, no trends have been presented.

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

Residential Market Trends 2012 - 2022







West Lamington

Suburb Overview

Key Statistics
(% change H2 2021 - H2 2022)

$350,000 (-7%)
Median House Price
Jul - Dec 2022

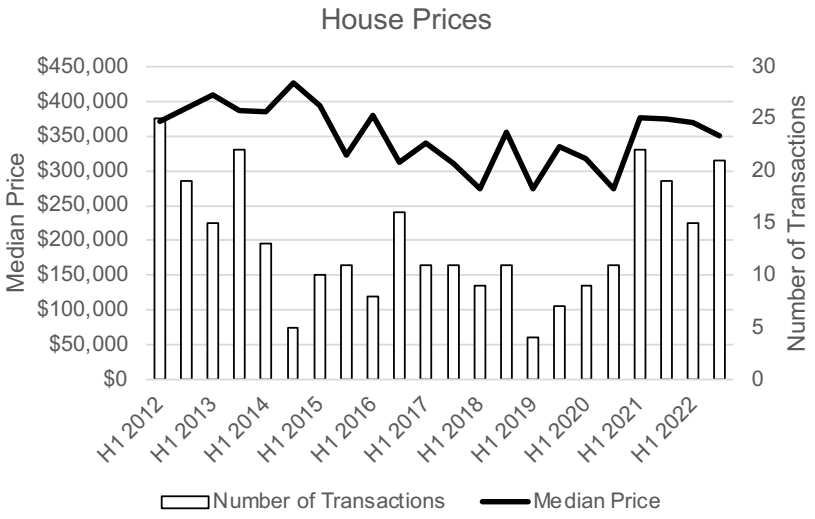
$638/wk (+30%)
Median Weekly Rent
Jul - Dec 2022

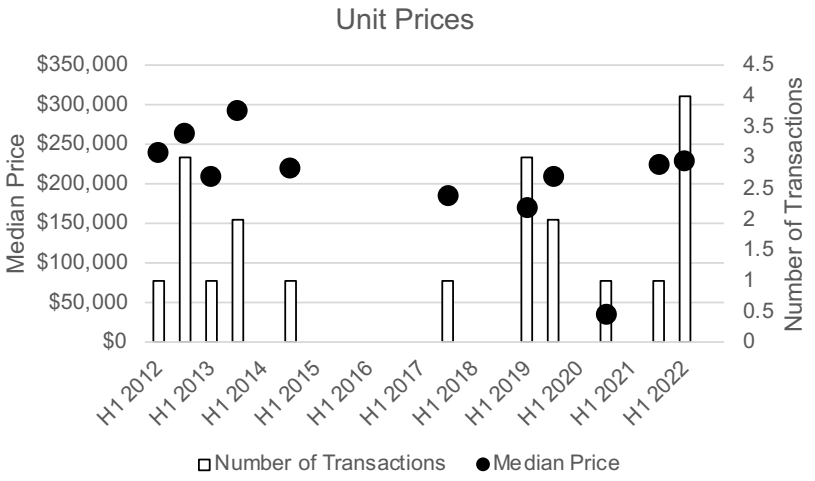
61
Average Days to Sell
Jul - Dec 2022

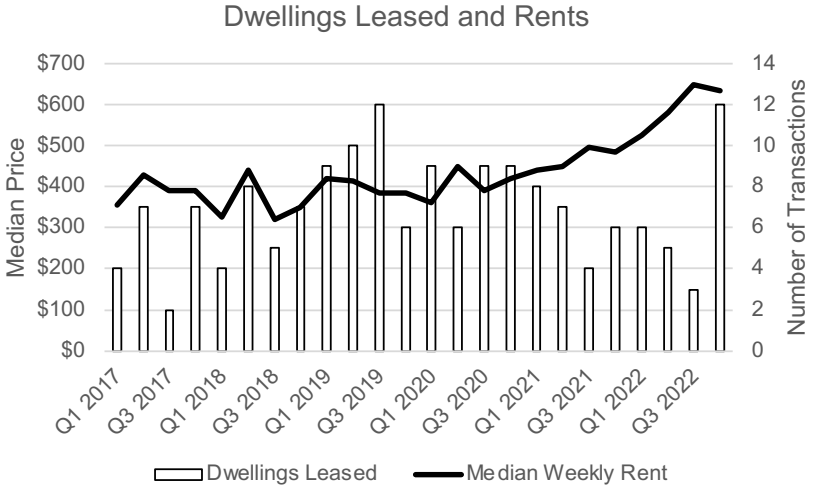
No unit transactions were recorded over H2 2022. As a result, no trends have been presented.

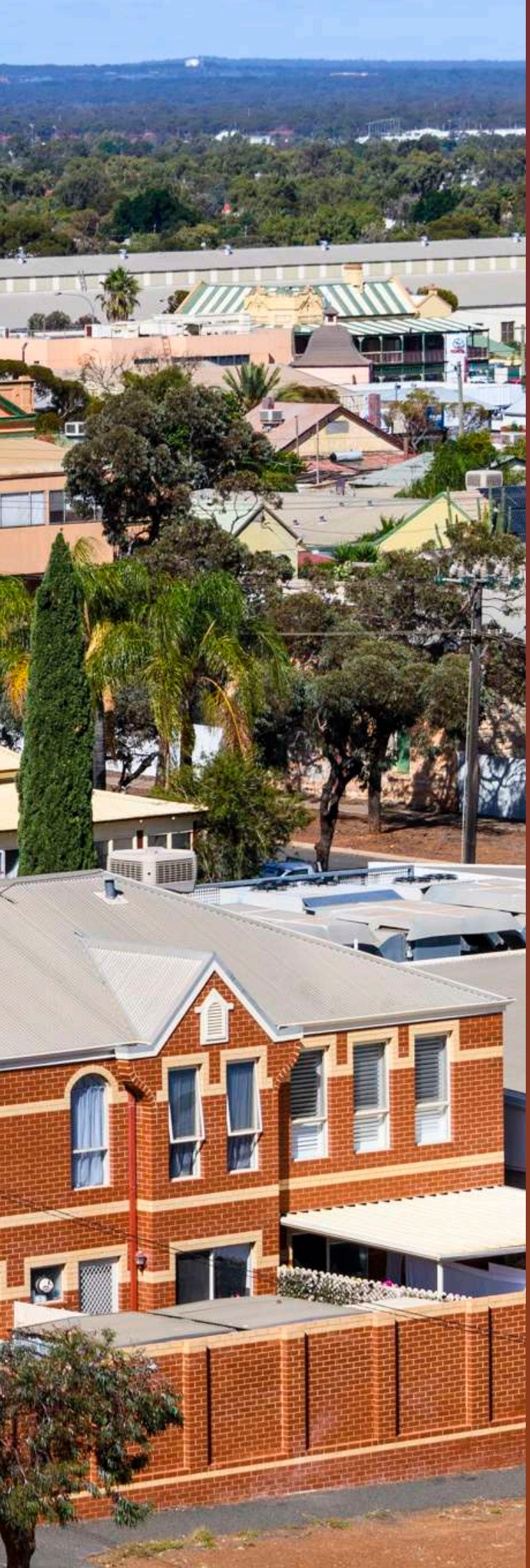
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

Residential Market Trends 2012 - 2022









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

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