



GOLDFIELDS-ESPERANCE HOUSING & LAND SUMMARY

July - December 2024 (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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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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About the Goldfields-Esperance Region

Region Overview



The Goldfields-Esperance region, located in the southeast corner of Western Australia, spans over 950,000 square kilometres making it the largest region in the state. As of 2024, the region is home to a population of approximately 58,134 people, with Kalgoorlie-Boulder and Esperance being the major population centres. The median age of the population is 36, with the largest age group being 25-29 years, followed by 30-34 years, 35-39 years, 50-54 years, and 5-9 years.

The region is vast and diverse, offering a mix of red central deserts, rich mineral deposits, stunning Great Western Woodlands, pristine beaches and crystal-clear waters of the South Ocean. Known for its lifestyle, close-knit communities, facilities and abundant opportunities, the Goldfields-Esperance region plays a pivotal role in Western Australia's economic landscape.

This report marks the eighth edition of the Goldfields-Esperance Housing & Land Summary, covering the second half of 2024 (July to December). It presents a detailed profile of the region's ten local government areas, along with specific suburb profiles for the City of Kalgoorlie-Boulder.

In light of the relatively small population sizes and limited traditional residential market activity in the Northern Goldfields a combined residential market overview is included for the Shires of Menzies, Leonora, Laverton, and Ngaanyatjaraku.



Economic Overview



\$40.85 billion
Total Economic Output
(REMPPLAN, 2024)



\$403,476
Per Worker GRP
(REMPPLAN, 2024)



37,696
Jobs in the region
(REMPPLAN, 2021)



\$277,712
Per Capita GRP
(REMPPLAN, 2024)



3.3%
Unemployment Rate
(DEWR, 2025)



950,461km²
Total land area
Largest regional boundary
in WA (REMPPLAN, 2024)

Key Sectors by Economic Output



MINING
\$27.69 billion
(REMPPLAN, 2024)

Value of Major Commodities
(DMIRS Statistical Digest 2022-23)

Gold & Silver	\$14.99 billion
Nickel & Cobalt	\$3.76 billion
Spodumene & Tantalum Pentoxide	\$1.58 billion
Rare Earth Oxide & Iron Ore	\$606.62 million



AGRICULTURE
\$914 million
(REMPPLAN, 2024)

Value of Major Commodities
(WARDA Common Data Resource)

Canola	\$260.25 million
Barley	\$192.54 million
Cattle	\$62.01 million
Wheat	\$34.56 million



MANUFACTURING
\$4.40 billion
(REMPPLAN, 2024)



CONSTRUCTION
\$1.60 billion
(REMPPLAN, 2024)



**TRANSPORT, POSTAL
& WAREHOUSING**
\$852 million
(REMPPLAN, 2024)

DATA

Most of the community and population data in this report is drawn from the 2021 Census. In some cases, this data does not fully reflect conditions in H2 2024. Where discrepancies exist or data is outdated, it has been omitted or referenced accordingly.

Where recent data is available from alternative sources, these have been used. However, much of the necessary information is only collected during the Census. The next Census is scheduled for 2026. The GEDC looks forward to completing a more up-to-date snapshot of housing, land use and population

demographics across the Goldfields–Esperance region following Census results being published.

Housing and land data has primarily been sourced through Urbis, a Perth-based consultancy, using information from CoreLogic, Pricefinder, SQM Research and others. Additional data has been drawn from REMPLAN, the Australian Bureau of Statistics (ABS), the Bankwest Curtin Economic Centre (BCEC) and realestate.com.au.



Economic Overview cont.

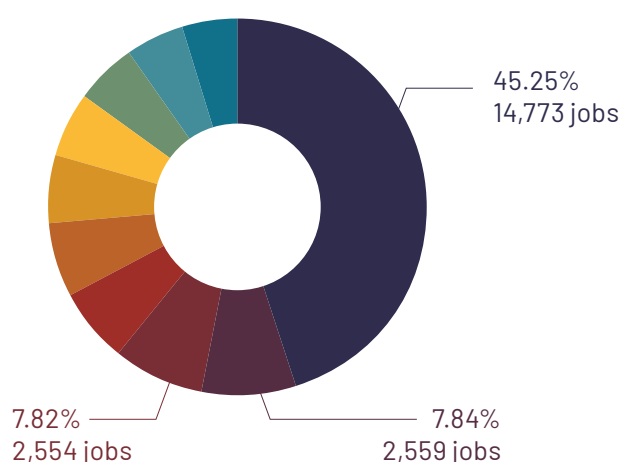
The Goldfields-Esperance region remains a key player in Australia's mining sector, producing a range of valuable commodities such as gold, nickel, copper, lithium, iron ore, rare earths and minerals. The region continues to attract significant investment due to its abundant mineral resources, which are in high demand for sectors like battery manufacturing, electronics, electric vehicles and renewable energy. Mining continues to be the region's dominant industry, contributing \$27.69 billion (67.8%) to

the total economic output each year (REMPAN, 2024), and supporting over a third of all regional employment. Housing availability remains a persistent challenge, particularly to accommodate the growing need for key workers involved in major and upcoming project developments.

REMPAN (2024). Goldfields-Esperance Region (2024 Release 1), Output Report, REMPLAN Economy. Accessed on 12 May 2025.

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	1,507



Due to its strategic position, the region's supply chain is facilitated by road and rail connections between Esperance, Norseman, Kalgoorlie-Boulder and Leonora, linking to Perth and the eastern states. In the Esperance sub-region, mining contributes \$2 billion (38%) to the

regional economy. Followed by agriculture, forestry and fishing, which generate \$8 million (15.9%). The agricultural sector is primarily broadacre crops, with smaller livestock, fisheries and forestry sectors.





Economic Overview cont.

The Port of Esperance is a key asset for economic growth and prosperity to the region. During the 2023-24 the port handled 13.17 million tonnes of cargo, as a significant export hub for iron ore, grains, and spodumene.

As a key asset, the Port holds potential for future growth in exports and imports. It manages a diverse

range of cargo, including grain, spodumene, fuel, sulphur, woodchips, fertiliser, copper concentrate, containers and cruise ships.

Recently, mines around Kalgoorlie-Boulder, Yilgarn, and Ravensthorpe have wound down operations due to an oversupply of nickel, iron ore, and lithium in the global markets, which have led to declining commodity prices. This has had adverse effects on export volumes through the Port of Esperance, impacting local employment and wealth returned to the community.

Esperance Port Statistics

(Southern Ports Annual Report, 2024)



13,168,326
Tonnes Total Trade
2023-24



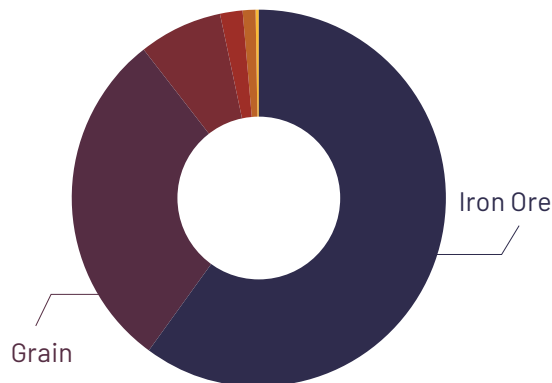
212
Vessel visits
2023-24



7
Traded commodities
2023-24

Total Exports

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



Highest Traded Commodities

(2023-24)

Iron Ore	60%
Grain	29.6%
Spodumene	7.1%





Residential Property

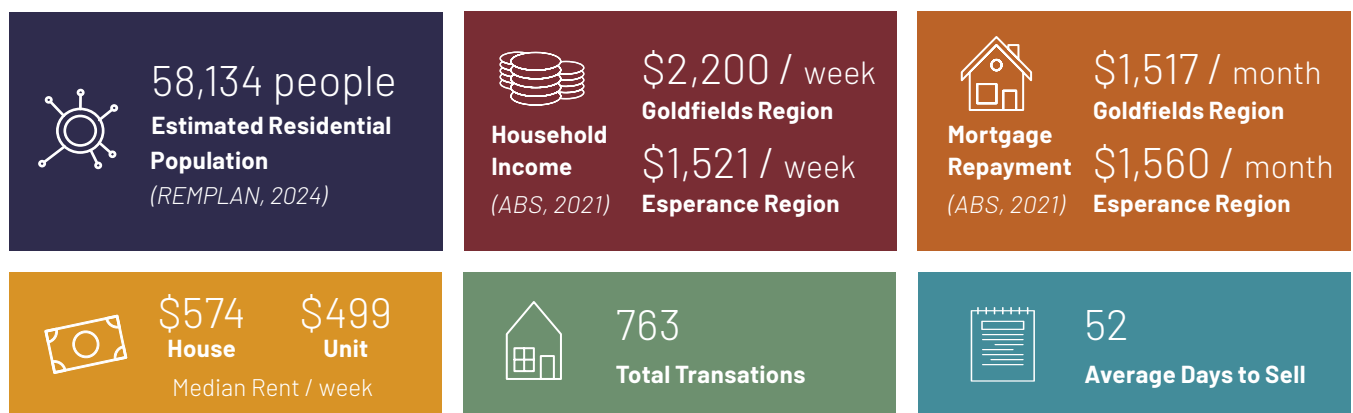
Market Overview

The Goldfields-Esperance region features a diverse range of housing and land markets, which include larger urban areas like Kalgoorlie-Boulder and Esperance, smaller established towns, rural properties, remote Aboriginal communities and worker accommodation camps tied to resource projects.

The ongoing shortage of rental properties and the rapid increase in rents continue to pose significant challenges for both current and potential residents. Many communities in the region lack a formal rental market, relying instead on social housing provided by the State Government and government officer accommodations.

There is a need to expand regional housing options to better support vulnerable populations and essential workers.

Limited land availability in some regional areas due to existing land tenure arrangements and mining tenements has restricted the number of lots for residential development. Development costs, the availability of trades and broader structural market failures further limit private investment of residential dwellings.



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

Household Income (Bankwest Curtin Economic Centre)

The Goldfields-Esperance region records a higher median personal income (\$61,375) compared to the rest of Western Australia (\$52,420). Driven largely by the high-paying mining industry concentrated around Kalgoorlie-Boulder, a greater proportion of residents in the region earn top-tier incomes than the state average. While the Goldfields-Esperance average earnings are skewed upward by the resources sector, income distribution varies depending on the specific location and industry:

Goldfields Sub-region: Driven by mining, the median weekly household income sits around \$2,200.

Esperance Sub-region: Heavily supported by agriculture, tourism, and services, the broader Esperance LGA median weekly household income is approximately \$1,521, with certain localities (such as West Beach) capturing significantly higher incomes.

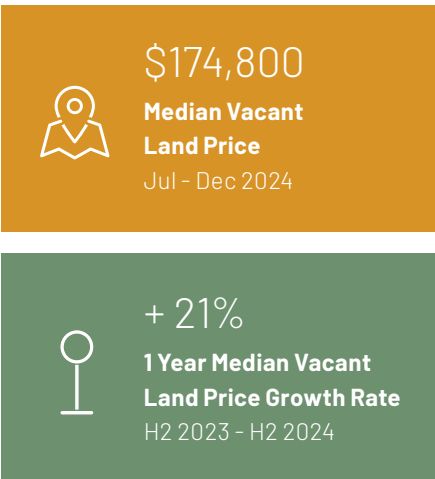
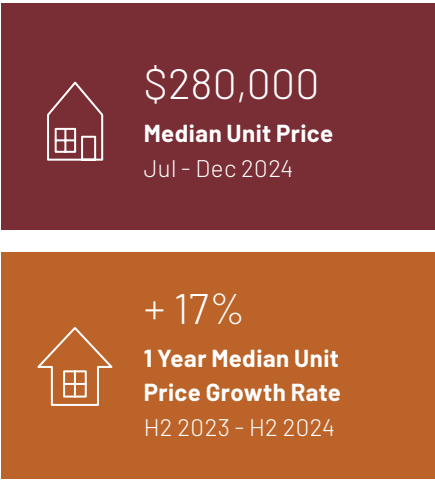
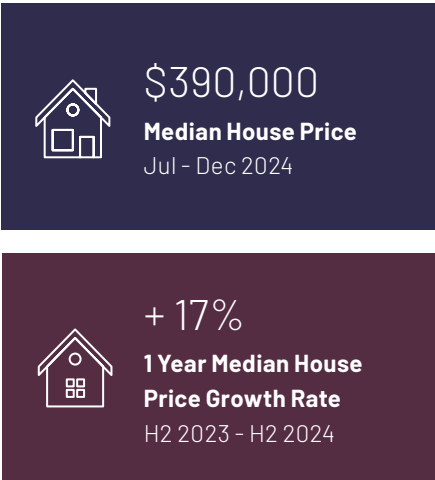
State Comparisons: Western Australia generally boasts higher average weekly earnings (\$2,193) than the national average, largely due to the mining workforce. Goldfields-Esperance captures the second-highest proportion of high-income earners (those earning over \$2,000 per week) in the state, second only to the Pilbara region. From 2016, median weekly income in Goldfields-Esperance Region has increased by \$186. When adjusted for inflation, this is an increase of \$97 (ABS, 2021).



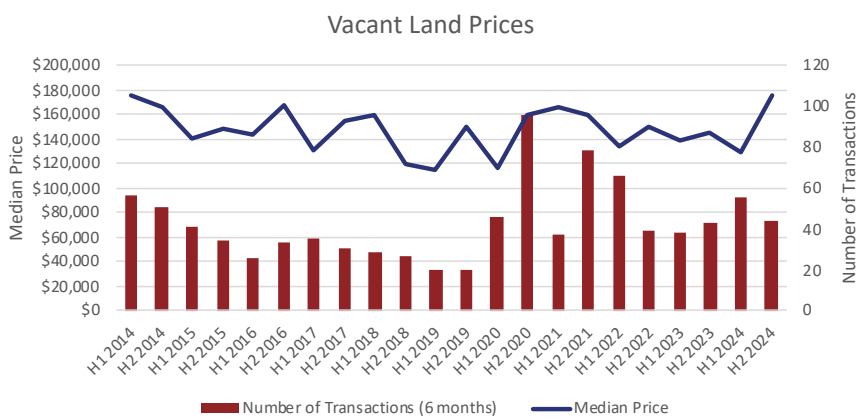
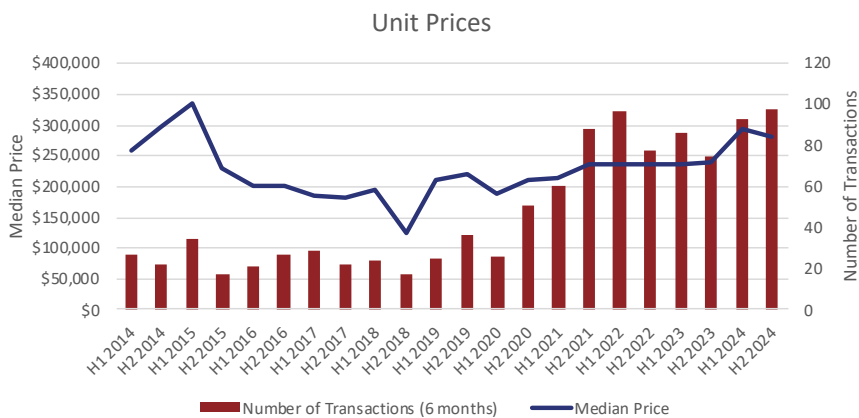
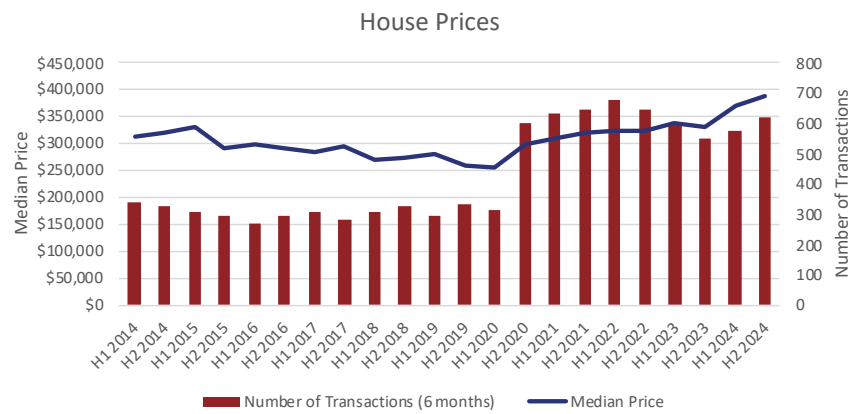
Residential Sales Overview

Goldfields-Esperance

Key Statistics



Residential Market Trends 2014 - 2024



Source: Settled Sales sources from Landgate

Residential Sales Overview

Goldfields-Esperance

Key Statistics



763

Property Transactions

Jul - Dec 2024



- 4%

Average Discount on Listing Price

Jul - Dec 2024

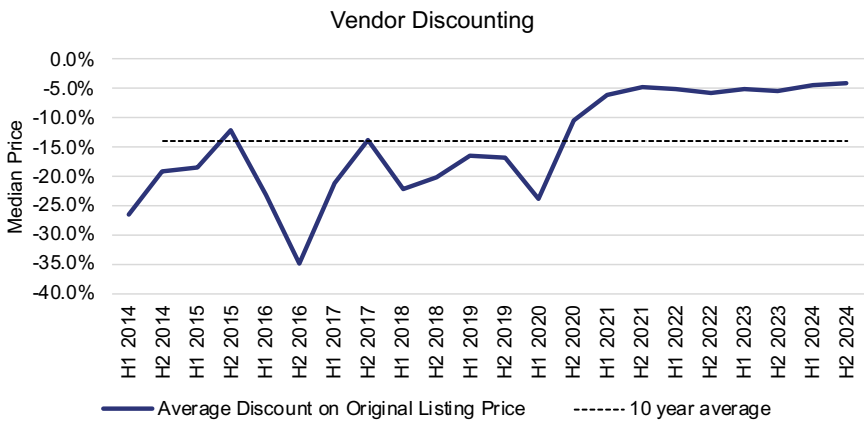


52

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$390,000	\$280,000	\$174,800
10-year Average	\$315,000	\$244,000	\$149,000
Variation from Avg. Price	24%	15%	17%
Number of Transactions	621	97	44

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	17%	17%	21%
3 Year	21%	19%	10%
5 Year	50%	27%	17%
10 Year	23%	-6%	6%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$305,000	\$307,500	\$370,000	\$510,000	\$390,000
Unit	\$212,500	\$279,000	\$350,000	\$472,500	\$280,000

Source: Settled Sales sources from Landgate

Rental Overview

Goldfields-Esperance

Rental Statistics



512
Dwellings Leased
Jul - Dec 2024



\$590 / week
Median Weekly Rent
Oct - Dec 2024



+ \$70 / week
Increase in Median Weekly Rent
H2 2023 - H2 2024

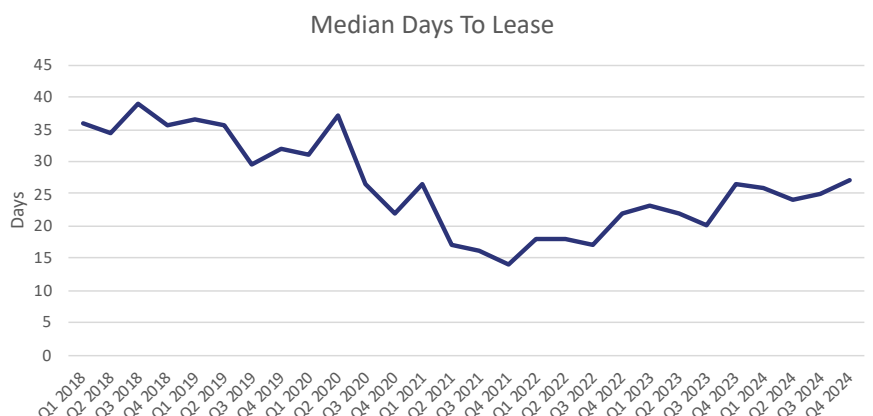
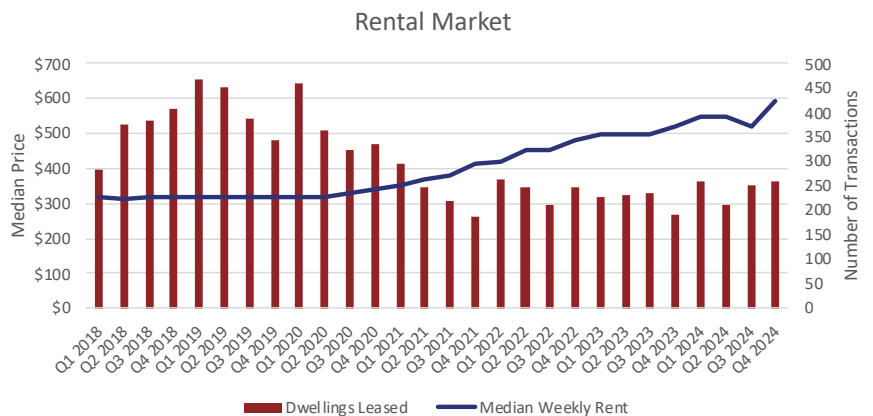


27
Median Days to Lease
Jul - Dec 2024



1.1%*
Vacancy Rate
December 2024

Rental Market Trends 2018 - 2024



*Vacancy rate – 1.1% - significant increase in housing stock on the market in Ravensthorpe due to shifting workforce and downturn in mining activity, causing 0.4% rise from H1 to H2 2024. REIWA (2025) advise that a rate of 2.5-3.5% represents a balanced market. Despite the influx of housing from a shifting economy, vacancy rates in Ravensthorpe are well below that of a balanced market.

Rental Market Summary July - December 2024

Weighted average of September and December 2024 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	\$427	\$469	\$554	\$779	\$871	\$574
Unit	\$449	\$479	\$627	-	-	\$499

REIWA (2025). Rental vacancy rates. Retrieved from: <https://reiwa.com.au/the-wa-market/rental-vacancy-rates/>

Dwelling Construction Overview

Goldfields-Esperance

Approval Statistics 2023 - 2024



Source: REMPLAN, 2024

Residential Building Approvals 2013 - 2024

Source: REMPLAN, 2024



Lot Activity Overview

Goldfields-Esperance

Regional Lot Activity - Residential July – December 2024

GOLDFIELDS-ESPERANCE REGIONAL ACTIVITY SUMMARY	Developer- lodged applications	Applications under assessment	Conditional approvals	Developers' stock of conditional approvals	Final approvals
Q3 - 2024	32	30	238	495	32
Q4 - 2024	14	14	29	483	41

Final approval is defined as Western Australian Planning Commission (WAPC) endorsement of the proponent’s submitted deposited plan or strata / survey plan describing the 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 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 potential buyers

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

Kalgoorlie-Boulder continues to be the most populated regional centre and holds the largest residential property market in the Goldfields-Esperance region. The housing landscape is dominated by established suburbs with standalone houses being the primary dwelling type, accounting for approximately 83% of all housing. Medium-density options follow accounting for around 13%. Two person households are the most common, making up 24.45% of the housing composition, followed closely by four-person households accounting 23.26% and three-person households at 18.14%.

The local government area of City of Kalgoorlie-Boulder accommodates a mix of permanent residents and a significant transient population, including seasonal, fly-in-fly-out (FIFO) and drive-in-drive-out (DIDO) workers. People from surrounding regional and remote communities travel to Kalgoorlie-Boulder to access essential government and community services which also contributes to temporary increased population numbers.

Several major mining projects are currently underway and there are more in development, driving increasing demand for housing and putting pressure on existing residential housing.



30,991 people
Australia's Largest Outback City
(REMPAN, 2024)



34 years
Median Age
(ABS, 2021)



2.6
Average Household Size
(ABS, 2021)



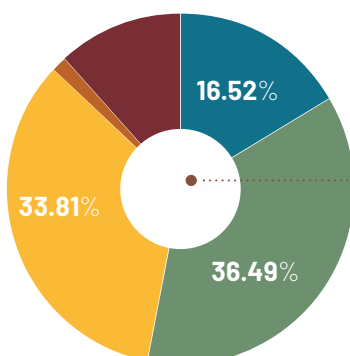
\$2,324 / week
Median Household Income
(ABS, 2021)



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



1.4%
Vacancy Rate
December 2024



Housing Typology (REMPAN)

Owned outright	16.52%
Owned with mortgage	36.49%
Rented	33.81%
Occupied Rent-Free	1.37%
Other	11.36%

Top Suburbs for Median House Price Growth

1. Victory Heights +21%
2. Piccadilly +18%
3. Kalgoorlie +15%
4. South Boulder +14%
5. Hannans +11%

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics



\$400,000

Median House Price

Jul - Dec 2024



+ 12.3%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024



\$279,500

Median Unit Price

Jul - Dec 2024



+ 18.9%

1 Year Median Unit Price Growth Rate

H2 2023 - H2 2024



\$203,700

Median Vacant Land Price

Jul - Dec 2024

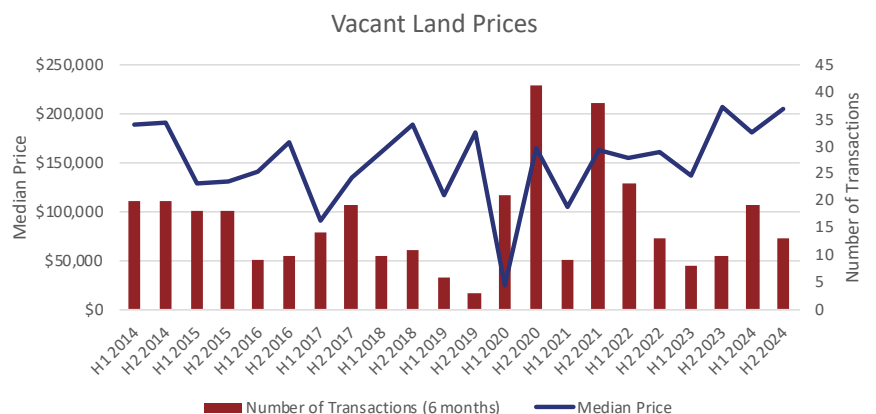
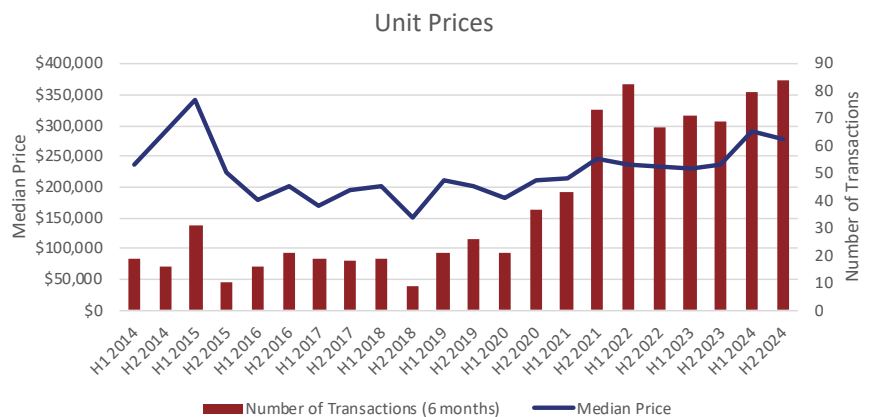
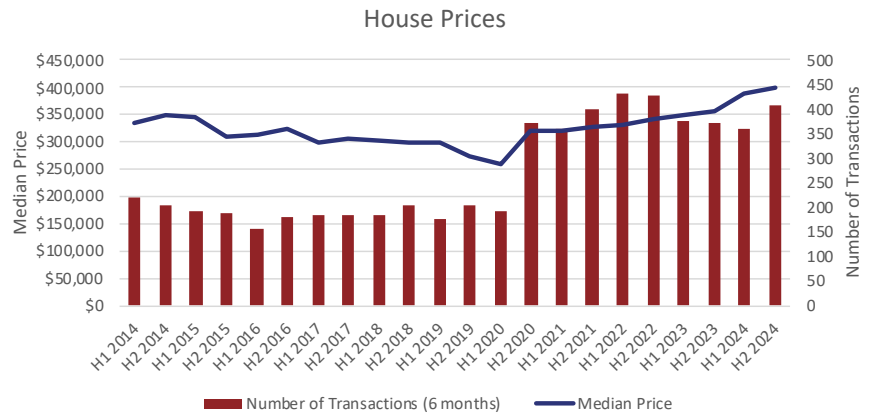


- 0.9%

1 Year Median Vacant Land Price Growth Rate

H2 2023 - H2 2024

Residential Market Trends 2014 - 2024



Source: Settled Sales sources from Landgate

Residential Sales Overview

City of Kalgoorlie-Boulder

Key Statistics



506

Property Transactions

Jul - Dec 2024



- 3.2%

Average Discount on Listing Price

Jul - Dec 2024

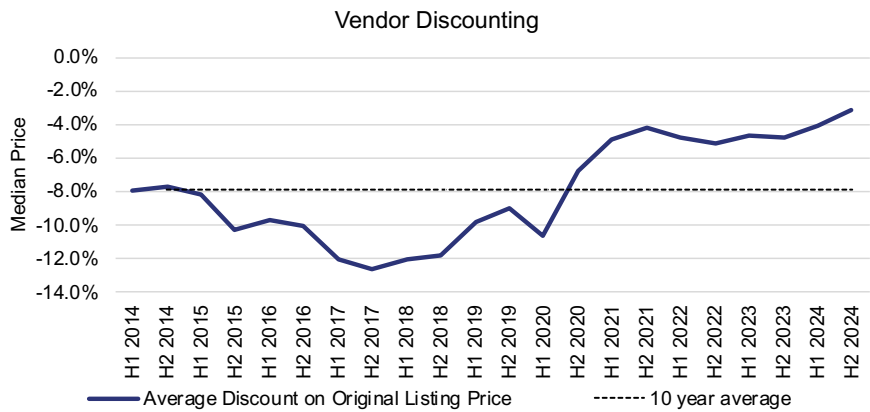


44

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$400,000	\$279,500	\$203,700
10-year Average	\$330,000	\$240,000	\$155,000
Variation from Avg. Price	21.2%	16.5%	31.4%
Number of Transactions	409	84	13

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	12.3%	18.9%	-0.9%
3 Year	22.7%	14.1%	25.7%
5 Year	45.5%	38%	13.2%
10 Year	14.9%	-3.6%	7.5%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	\$305,000	\$315,000	\$382,000	\$510,000	\$400,000
Unit	\$212,500	\$277,000	\$350,000	\$472,500	\$279,500

Source: Settled Sales sources from Landgate

Rental Overview

City of Kalgoorlie-Boulder

Rental Statistics



402

Dwellings Leased
Jul-Dec 2024



\$577 / week

Median Weekly Rent
Jul-Dec 2024



- \$14 / week
Decrease in Median Weekly Rent

H2 2023 - H2 2024



25

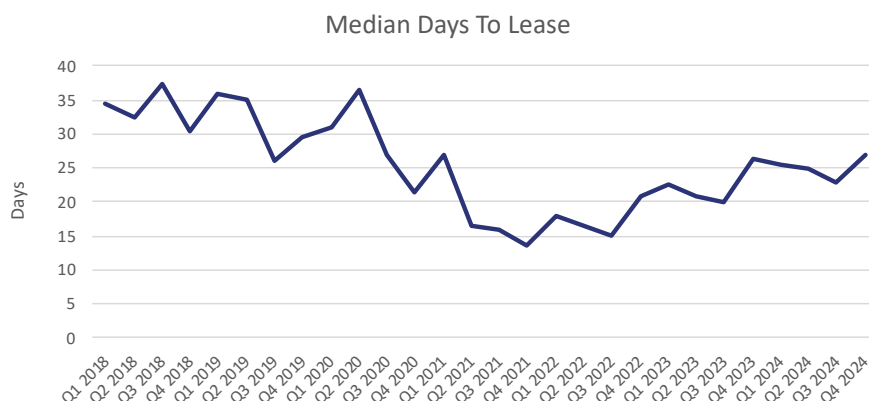
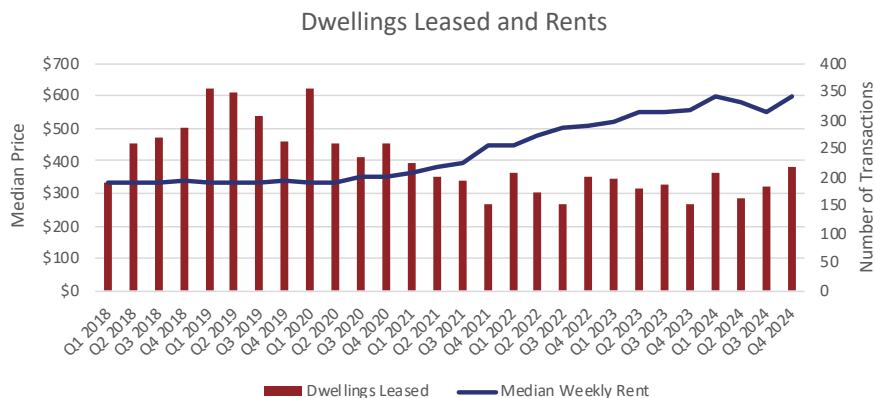
Median Days to Lease
Jul - Dec 2024



1.4%

Vacancy Rate
December 2024

Rental Market Trends 2018 - 2024



Rental Market Summary July - December 2024

Weighted average of September and December 2024 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	\$427	\$485	\$582	\$786	\$923	\$590
Unit	\$456	\$500	\$644	-	-	\$541

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



Shire of Esperance Spotlight

Standalone residential houses make up the majority of housing in the Shire of Esperance, making up approximately 89% of all dwellings. Medium-density housing such as units and duplexes are the next most common category. Secondary dwellings used as investment properties, second homes, or holiday houses are relatively common in the Esperance townsite and nearby coastal towns such as Hopetoun. This contributes significantly to the number of unoccupied dwellings recorded in the area.

Two-person households are the most prevalent household type in the Shire, accounting for over 30% of all households. This is followed by four-person households (21%) and three-person households (15.75%).

Esperance continues to experience critically low housing availability, with rates at just 0.1%. At the time of reporting, only one rental property was available across the entire Shire. This shortage has led to a rise in homelessness, overcrowding and lack of rentals for incoming workers.

The sustained high demand for housing is driving up prices at a rate that exceeds wage growth, placing increasing financial pressure on residents – particularly those in the lower income quartiles, as well as minority and vulnerable communities. These pressures are further intensified during the summer months, when an influx of tourists and seasonal workers in the agriculture and hospitality sectors exacerbate shortages.



14,558
Population
(ABS 2024)



42 years
Median Age
(ABS 2021)



2.4
Average Household Size
(ABS 2021)



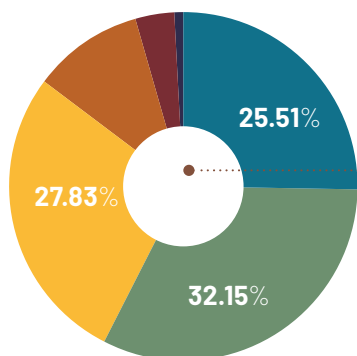
\$1,521 / week
Median Household Income
(ABS 2021)



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



0.0%
Vacancy Rate
December 2024



Housing Typology (REMPAN)

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

Residential Sales Overview

Shire of Esperance

Key Statistics



\$490,000

Median House Price

Jul - Dec 2024



20.5%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024



\$326,250

Median Unit Price

Jul - Dec 2024



0%

1 Year Median Unit Price Growth Rate

H2 2023 - H2 2024



\$185,000

Median Vacant Land Price

Jul - Dec 2024

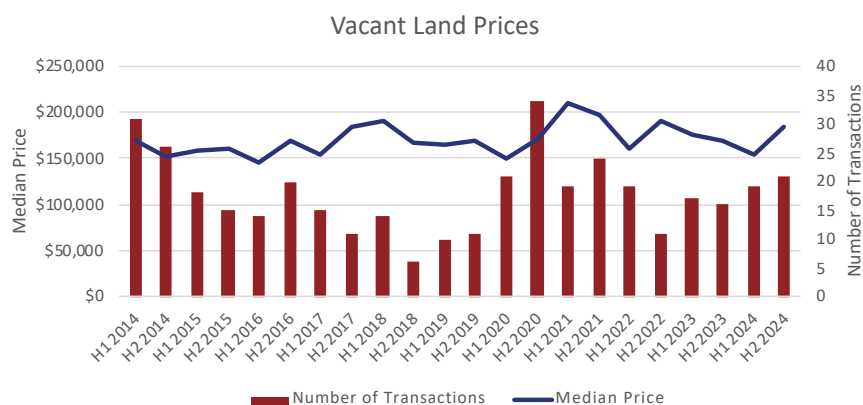
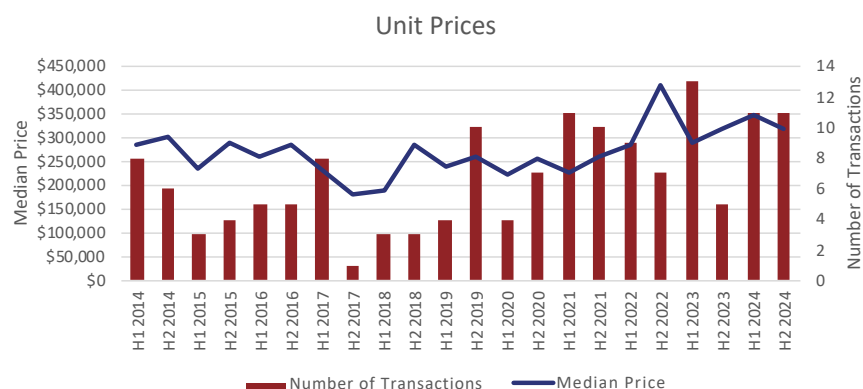
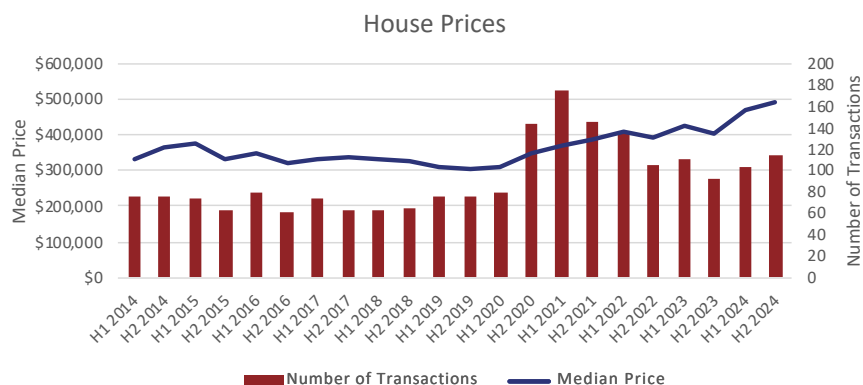


+ 8.8%

1 Year Median Vacant Land Price Growth Rate

H2 2023 - H2 2024

Residential Market Trends 2014 - 2024



Source: Settled Sales sources from Landgate

Residential Sales Overview

Shire of Esperance

Key Statistics



147

Property Transactions

Jul - Dec 2024



- 4.5%

Average Discount on Listing Price

Jul - Dec 2024

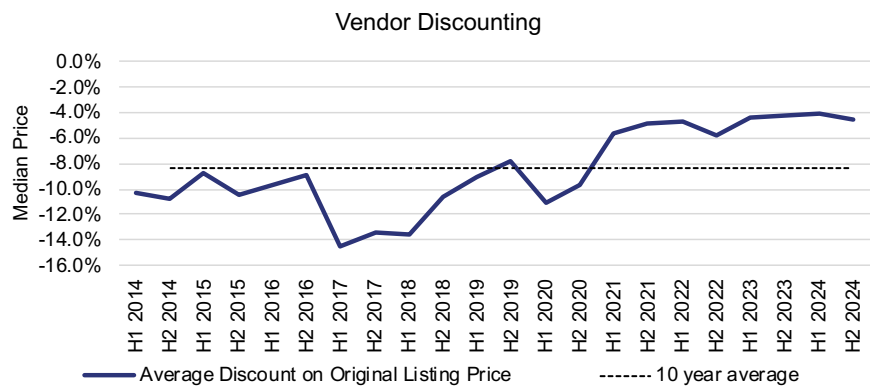


62

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$490,000	\$326,250	\$185,000
10-year Average	\$370,000	\$285,000	\$170,000
Variation from Avg. Price	32.4%	14.5%	8.8%
Number of Transactions	115	10	21

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	20.5%	0%	8.8%
3 Year	25%	21.9%	-6.3%
5 Year	58.7%	23.1%	8.8%
10 Year	31.6%	5.3%	21.3%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	\$397,000	\$475,000	\$650,000	\$490,000
Unit	\$190,000	\$320,000	\$382,500	-	\$326,250

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Esperance

Rental Statistics



23

Dwellings Leased

Jul - Dec 2024



\$502 / week

Median Weekly Rent

Jul - Dec 2024



+ \$48 / week

Increase in Median Weekly Rent

H2 2023 - H2 2024



18

Median Days to Lease

Jul - Dec 2024

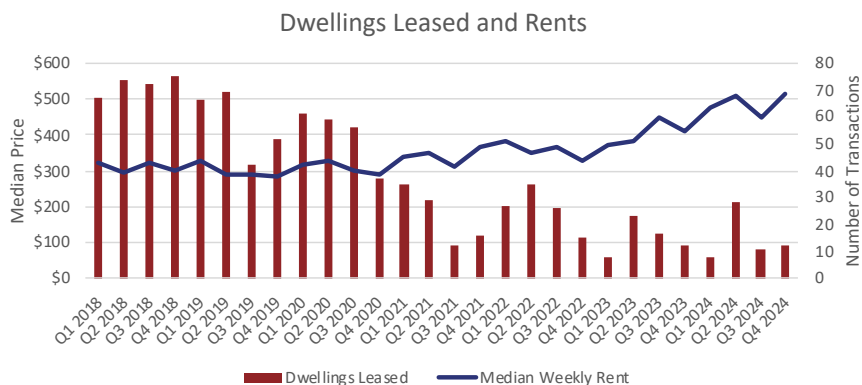


0.0%

Vacancy Rate

December 2024

Rental Market Trends 2018 - 2024



Rental Market Summary July - December 2024

Weighted average of September and December 2024 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	\$350	\$450	\$620	-	\$512
Unit	\$300	-	\$477	-	-	\$368

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



Shire of Ravensthorpe Spotlight

The Shire of Ravensthorpe includes the town of Ravensthorpe and small surrounding towns of Hopetoun, Munglinup and Jerdacuttup. The majority of the Shire is made up of native bushland and farmland. As a result, 93% of housing in the Shire is stand alone, detached housings with a further 3% units.

The Shire of Ravensthorpe also has purpose-built accommodation attached to mines. Much of this sits empty

at the time of reporting due to scaling back and shutting down of mines in the area - a result of mineral oversupply in the global market, pushing resource prices down. This drop in employment has caused people to move away, closer to jobs and to other areas which still have a strong resource economy. Leading to an influx of available housing in the area. The Shire of Ravensthorpe are using this as a way to uniquely position themselves and attract new residents.



2,280
Population
(ABS, 2024)



43 years
Median Age
(ABS, 2021)



2.2
Average Household Size
(ABS, 2021)



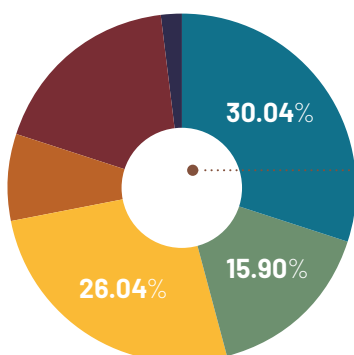
\$1,655 / week
Median Household Income
(ABS, 2021)



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



4.4%
Vacancy Rate
December 2024



Housing Typology (REPLAN)

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



\$315,000
Median House Price
Jul - Dec 2024



+ 19%
1 Year Median House Price Growth Rate
H2 2023 - H2 2024



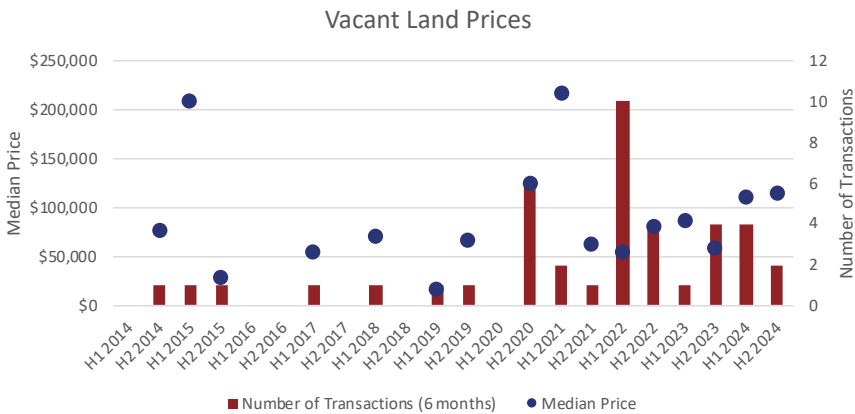
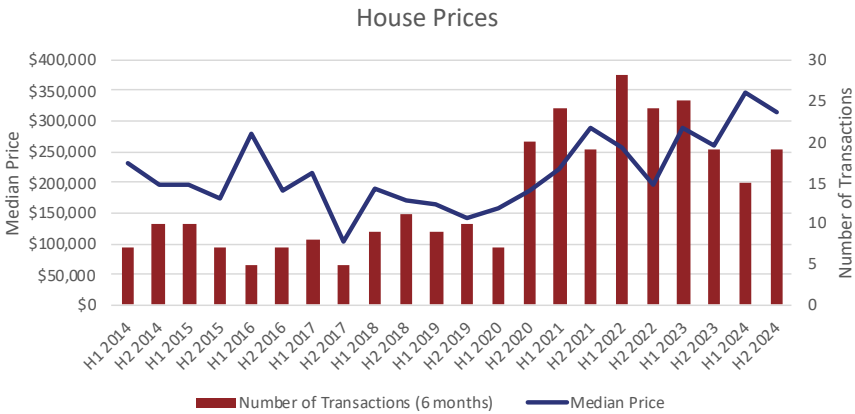
\$114,500
Median Vacant Land Price
Jul - Dec 2024



+ 96%*
1 Year Median Vacant Land Price Growth Rate
H2 2023 - H2 2024

*** This is based off a small number of transactions**

Residential Market Trends 2014 - 2024



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 Sales Overview

Shire of Ravensthorpe

Key Statistics



21

Property Transactions

Jul - Dec 2024



- 5.1%

Average Discount on Listing Price

Jul - Dec 2024

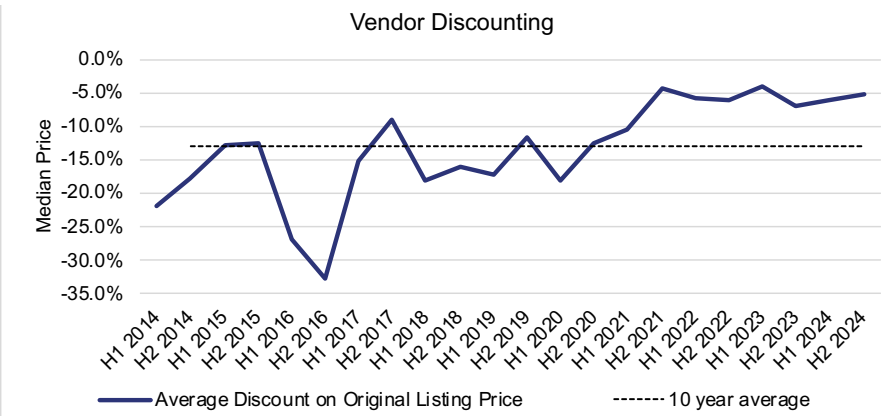


91

Average Days to Sell

Jan - Jun 2024

Discount on Original Price 2014 - 2024



Residential Market Summary January - June 2024

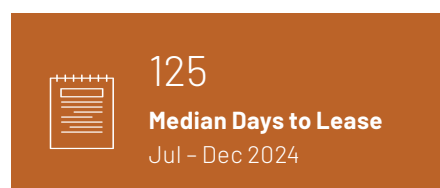
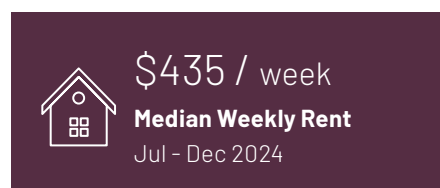
SALES SUMMARY	HOUSE	UNIT	VACANT LAND		
Median Price	\$315,000	-	\$114,500		
10-year Average	\$230,000	-	\$77,500		
Variation from Avg. Price	37%	-	48%		
Number of Transactions	19	-	2		
PRICE GROWTH	HOUSE	UNIT	VACANT LAND		
1 Year	19%	-	96%		
3 Year	2%	-	85%		
5 Year	79%	-	76%		
10 Year	29%	-	53%		
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	\$310,000	\$300,000	\$405,000	\$315,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

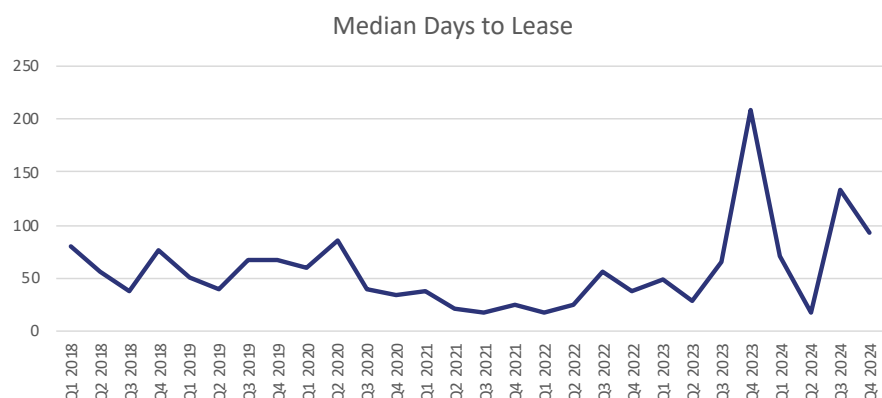
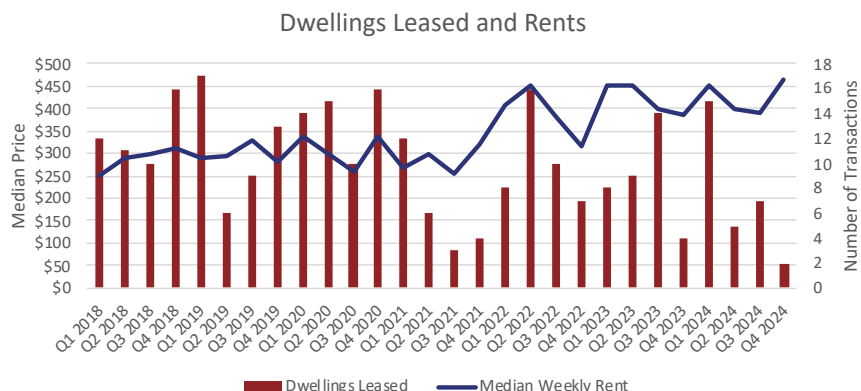
Rental Overview

Shire of Ravensthorpe

Rental Statistics



Rental Market Trends 2018 - 2024



Rental Market Summary July - December 2024

Weighted average of September and December 2024 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	\$330	\$420	-	\$600	\$435
Unit	-	\$290	\$475	-	-	\$290

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



Shire of Coolgardie Spotlight



3,779
Population
(ABS, 2024)

The Shire of Coolgardie covers 30,400 square kilometres. The town of Coolgardie is the Shire's primary administrative centre, however the towns of Kambalda East and Kambalda West hold around two thirds of the Shire's population.



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

The Shire is largely supported by the minerals resources sector, in particular gold and nickel, making a large amount of the population transient, non-residents.



38 years
Median Age
(ABS, 2021)

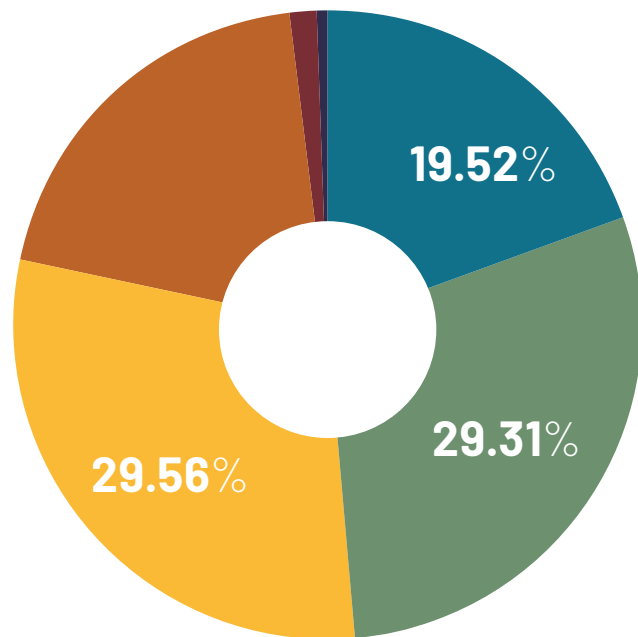
A high proportion of the accommodation is provided by employers or built alongside mines, this information is not captured in housing data.



\$975 / month
Median Mortgage Repayment
(ABS, 2021)



2.3
Average Household Size
(ABS, 2021)



Housing Typology (REMPLAN, 2021)

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

2.1%	4.1%
Vacancy Rate	Vacancy Rate
Coolgardie Suburb	Kambalda Suburb
Dec 2024	Dec 2024

Residential Sales Overview

Shire of Coolgardie

Key Statistics



\$170,000

Median House Price

Jul - Dec 2024



+ 0%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024



\$115,000

Median Unit Price

Jul - Dec 2024



28%

1 Year Median Unit Price Growth Rate

H2 2023 - H2 2024



\$21,000

Median Vacant Land Price

Jul - Dec 2024



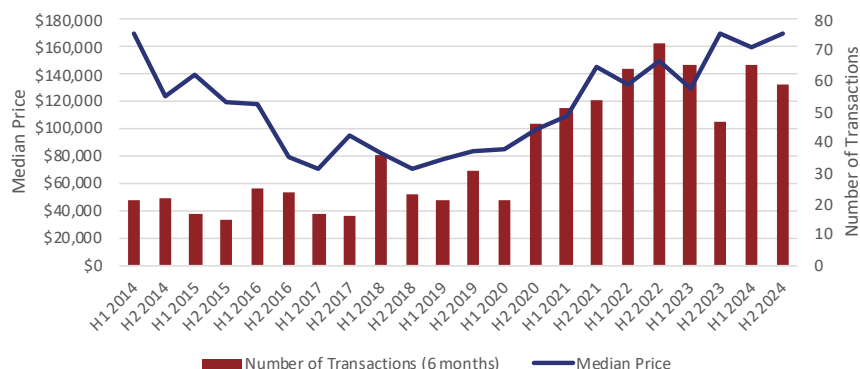
40%

1 Year Median Vacant Land Price Growth Rate

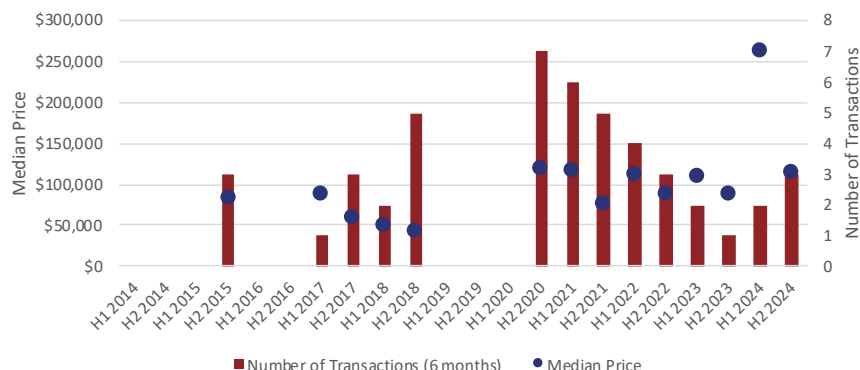
H2 2023 - H2 2024

Residential Market Trends 2014 - 2024

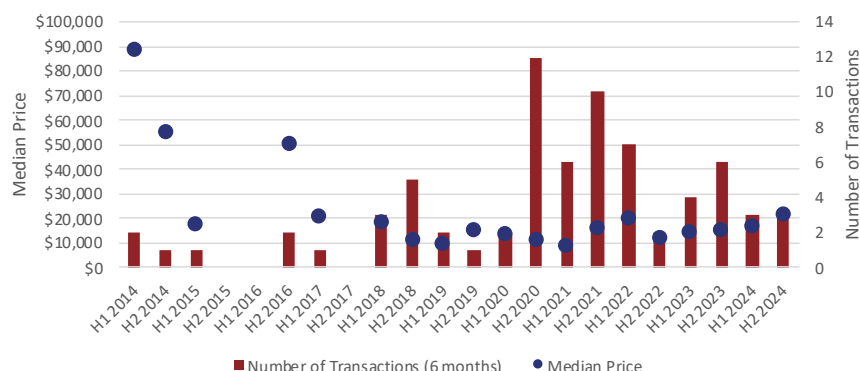
House Prices



Unit Prices



Vacant Land Prices



Source: Settled Sales sources from Landgate

Note: unit and land prices are based on a small number of transactions.

Residential Sales Overview

Shire of Coolgardie

Key Statistics



65

Property Transactions

Jul - Dec 2024



- 8.3%

Average Discount on Listing Price

Jul - Dec 2024

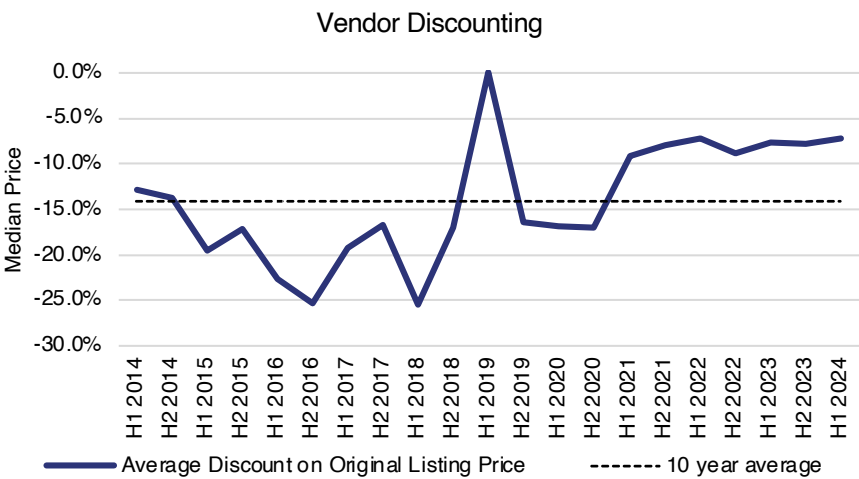


82

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND
Median Price	\$170,000	\$115,000	\$21,000
10-year Average	\$128,000	\$90,000	\$15,000
Variation from Avg. Price	33%	28%	40%
Number of Transactions	59	3	3

PRICE GROWTH	HOUSE	UNIT	VACANT LAND
1 Year	0%	28%	40%
3 Year	17%	47%	33%
5 Year	102%	-	42%
10 Year	7%	-	-62%

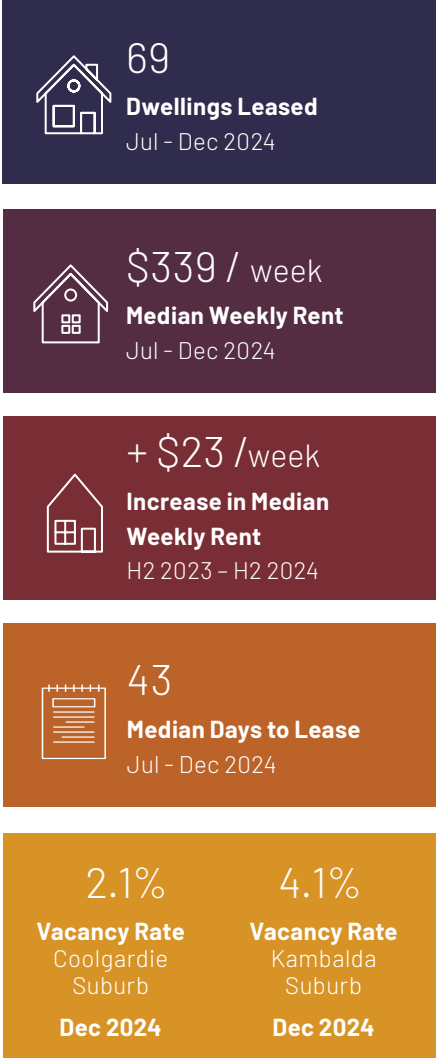
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	\$132,500	\$172,500	\$227,500	\$170,000
Unit	-	\$115,000	-	-	\$115,000

Source: Settled Sales sources from Landgate

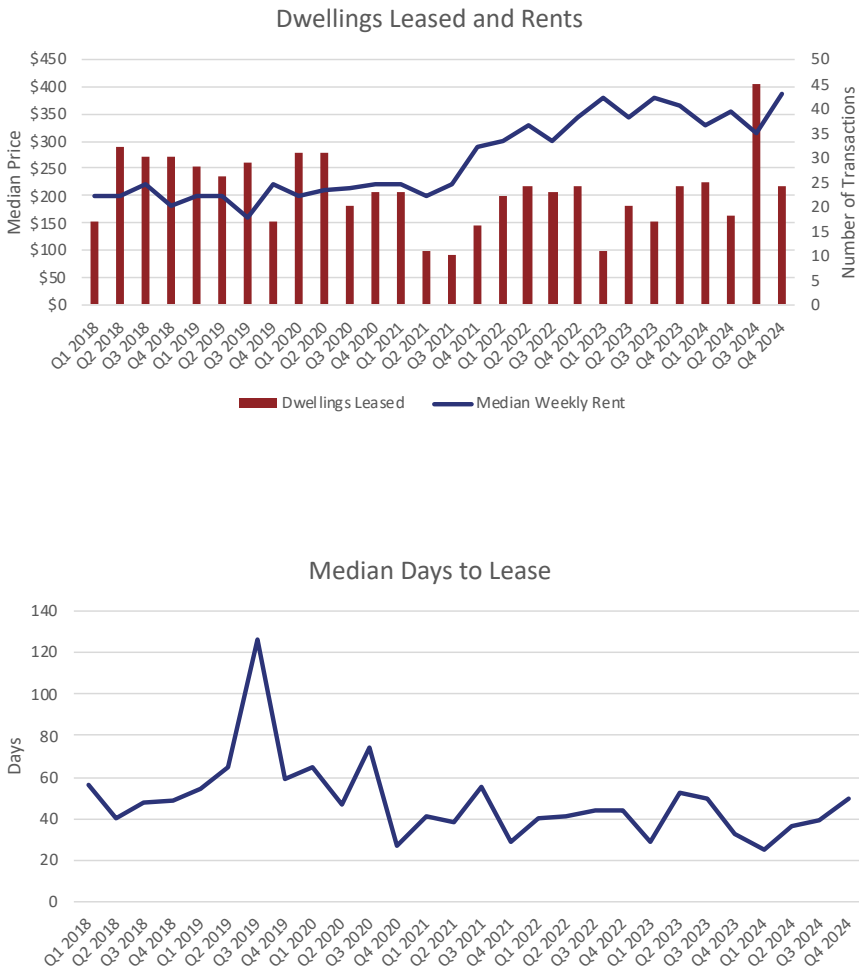
Rental Overview

Shire of Coolgardie

Rental Statistics



Rental Market Trends 2018 - 2024



Rental Market Summary July - December 2024

Weighted average of September and December 2024 quarters

MEDIAN RENT BY BEDROOM	1 BED	2 BED	3 BED	4 BED	5+ BED	OVERALL
House	-	\$345	\$381	\$432	-	\$381
Unit	-	\$288	\$300	-	-	\$289

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



Shire of Dundas

Spotlight

The Shire of Dundas spans 93,179 square kilometres and includes the town of Norseman, the largest settlement and administrative centre of the local government area. The Shire also encompasses a significant portion of the Eyre Highway, extending east to Eucla and the South Australian border.

Detached housing makes up 81% of the housing stock within the Shire, reflecting a low portion of alternative housing types. Mining-related accommodation is prominent, with camps providing housing for a significant portion of the population. A new mining camp has recently opened in

Norseman, contributing to the support of local businesses, services and the broader community.

The Shire has made substantial investments in essential local services, including upgrades to the supermarket and swimming pool, with the aim of retaining and attracting new residents and visitors. These improvements have proven popular among both interstate travellers and local residents.

Formal rental data for the area is limited, as many rental arrangements are made privately or through informal agreements.



723

Population
(ABS, 2024)



50 years

Median Age
(ABS, 2021)



1.8

Average Household Size
(ABS, 2021)



\$827 / week

Median Household Income
(ABS, 2021)



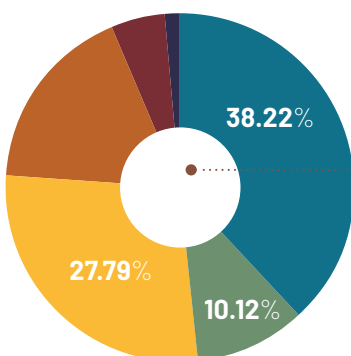
\$600 / month

Median Mortgage Repayment
(ABS, 2021)



0%

Vacancy Rate
December 2024



Housing Typology (REMPLAN, 2021)

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



\$81,000

Median House Price

Jul - Dec 2024



+ 43.4%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024

No unit transactions were recorded from July to December 2024.

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



\$19,500

Median Vacant Land Price

Jul - Dec 2024

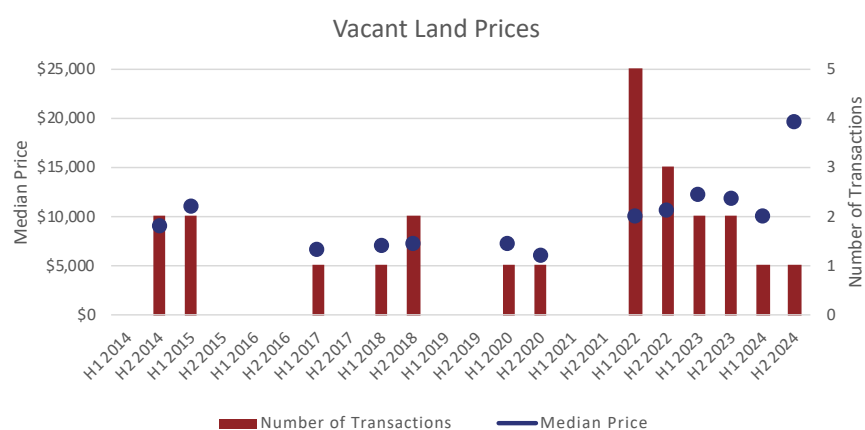
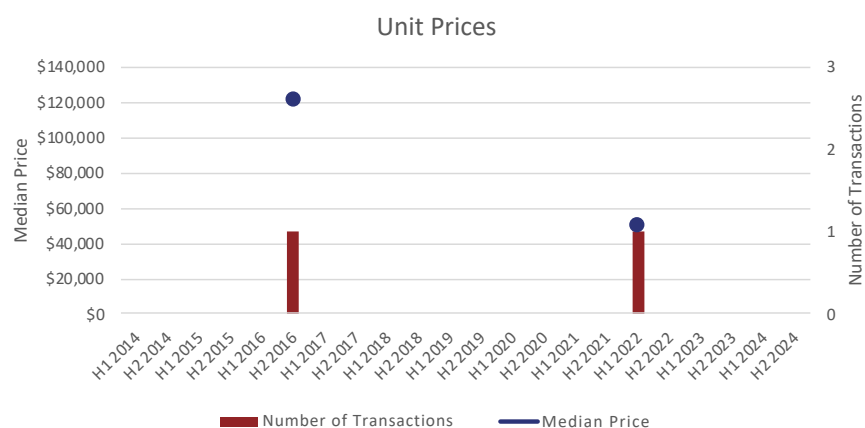
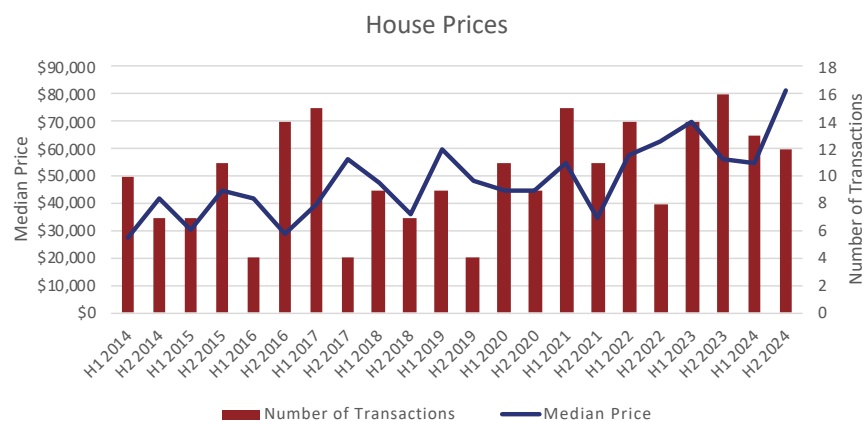


+ 66%

1 Year Median Vacant Land Price Growth Rate

H2 2023 - H2 2024

Residential Market Trends 2014 - 2024



Source: Settled Sales sources from Landgate

Note: Unit and house prices are based on a small number of transactions

Residential Sales Overview

Shire of Dundas

Key Statistics



13

Property Transactions

Jul - Dec 2024



- 6.5%

Average Discount on Listing Price

Jul - Dec 2024

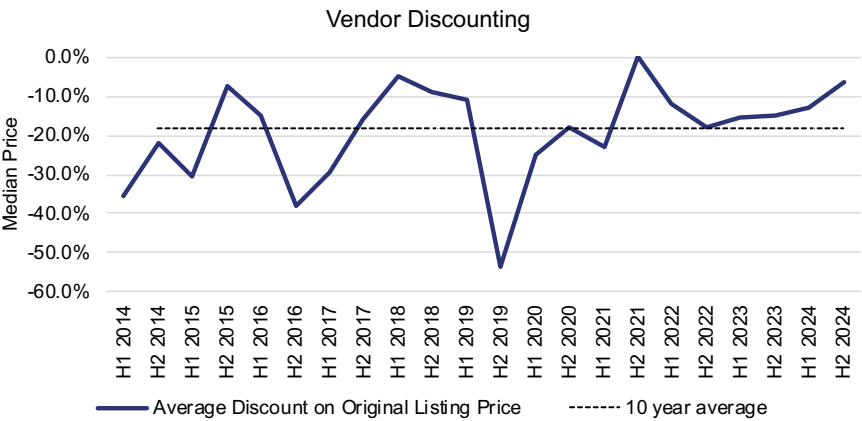


72

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND		
Median Price	\$81,000	-	\$19,500		
10-year Average	\$45,600	\$85,500	\$10,000		
Variation from Avg. Price	77.6%	-	95%		
Number of Transactions	12	-	1		
PRICE GROWTH	HOUSE	UNIT	VACANT LAND		
1 Year	43.4%	-	66%		
3 Year	131.4%	-	-		
5 Year	67%	-	-		
10 Year	92.9%	-	116.7%		
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	\$40,000	\$122,000	-	\$81,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

Rental Overview

Shire of Dundas

Rental Statistics

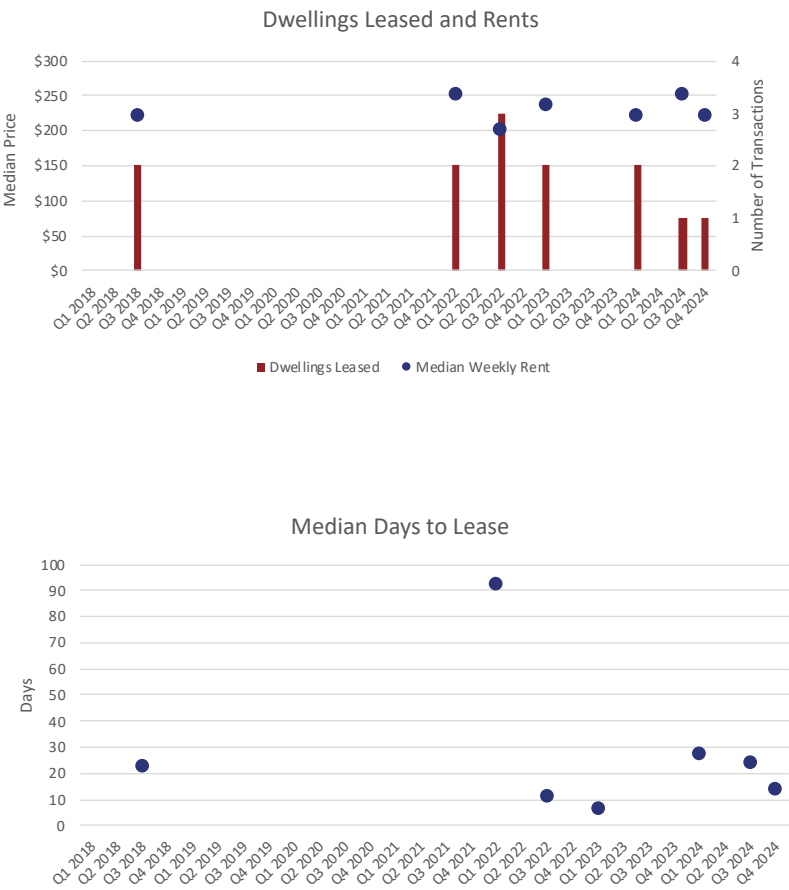
The Shire of Dundas does not feature an active formal rental market to the same extent as larger regional localities. The majority of dwellings leased in the Shire of Dundas occur outside of the formal market, such as through private agreements and friends and family rather than through agents. As a 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.

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

Rental Market Trends 2018 - 2024



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



Shire of Wiluna Spotlight

The Shire of Wiluna, covers approximately 182,155 square kilometres and is a remote mining and pastoral based local government area with its administrative centre in the town of Wiluna.

Housing in Wiluna is overwhelmingly comprised of separate houses, with no apartments or semi detached dwellings reported. The average household size is around 2.4 persons.

The housing market is very small, between April 2024 – April 2025 only 2 properties were sold.

During that time there were virtually no active rental listings, reflecting very limited turnover. Median house values remain extremely low compared to regional WA: at March 2025 median house value was just \$52,072 and mortgage repayments estimated between \$1,400-1799/ month for those who own property.

The Shire's housing supply is constrained by its remote location, sparse planning zones, prohibition on higher density development and depopulating trends - a legacy of mining based economy.



563
Population
(ABS, 2024)



35 years
Median Age
(ABS, 2021)



2.4
Average Household Size
(ABS, 2021)



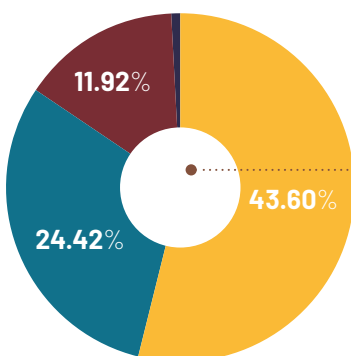
\$1,109 / week
Median Household Income
(ABS, 2021)



\$1,800 / month
Median Mortgage Repayment
(ABS, 2021)



N/A
Vacancy Rate
December 2024



Housing Typology (REMPAN, 2021)

Owned outright	24.42%
Rented	43.60%
Occupied Rent-Free	11.92%
Other	0.58%

Residential Sales Overview

Shire of Wiluna

Key Statistics



\$11,000

Median House Price

Jul - Dec 2024

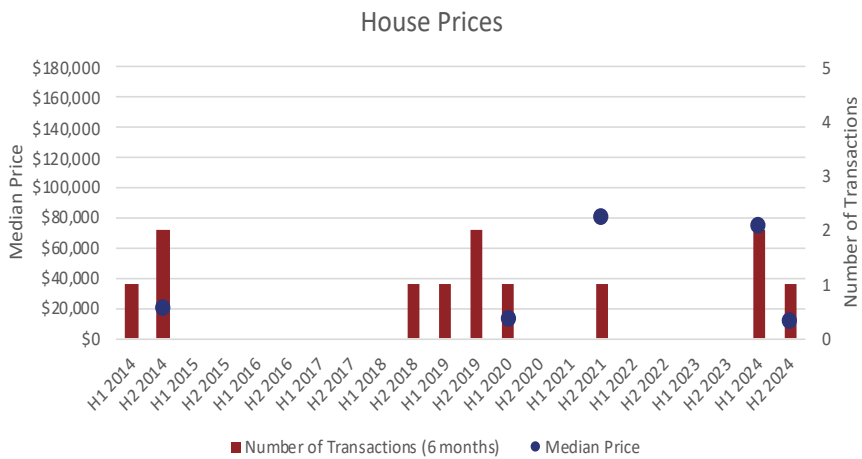


+ 43.4%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024

Residential Market Trends 2014 - 2024



No unit or vacant land transactions were recorded from July to December 2024.

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

Source: Settled Sales sources from Landgate



1

Property Transaction

Jul - Dec 2024



-

Average Discount on Listing Price

Jul - Dec 2024



-

Average Days to Sell

Jul - Dec 2024

Residential Market Summary July - December 2024

SALES SUMMARY	HOUSE	PRICE GROWTH	HOUSE
Median Price	\$11,000	1 Year	-
10-year Average	\$30,000	3 Year	-86%
Variation from Avg. Price	-63%	5 Year	-69%
Number of Transactions	1	10 Year	-45%

MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	-	-	\$11,000	\$11,000



Northern Goldfields & Ngaanyatjarraku

Spotlight

The Northern Goldfields and Ngaanyatjarraku lands encompass a significant portion of the Goldfields-Esperance region, including the Local Government Areas of Menzies, Leonora, Laverton and Ngaanyatjarraku. The resources sector play a vital role in the prosperity of these areas with a number of mining operations currently active, with expansions and new developments underway.

The region is diverse, featuring a combination of established mining towns such as Leinster and remote Aboriginal communities like Tjuntjuntjara and Warburton, which maintain strong cultural connections to Country.

Despite its economic significance, the Northern Goldfields and Ngaanyatjarraku have relatively small and stable permanent populations. As a result, property and rental markets are minimal to non-existent. A large number of non-residents regularly travel to the area for work in the resources sector or to deliver essential services. The remote nature of these communities presents ongoing challenges, particularly in attracting and retaining staff and ensuring adequate resourcing of essential services. Community members have identified the lack of housing as a key barrier to sustainable development and service provision.

	 Population <i>(REMPAN, 2024)</i>	 Median Age <i>(ABS, 2021)</i>	 Average Household Size <i>(ABS, 2021)</i>	 Median Household Income <i>(ABS, 2021)</i>	 Median Mortgage Repayment <i>(ABS, 2021)</i>	 Vacancy Rate <i>December 2024</i>
Shire of Menzies	575	39 years	2.7	\$1,917 / wk	\$2,383 / mth	0%
Shire of Leonora	1,732	33 years	2.5	\$1,951 / wk	\$683 / mth	0%
Shire of Laverton	1,439	37 years	2.4	\$1,097 / wk	\$413 / mth	0%
Shire of Ngaanyatjarraku	1,479	30 years	3.5	\$1,228 / wk	\$0 / mth	-

Residential Sales Overview

Northern Goldfields & Ngaanyatjaraku

Key Statistics



\$150,000

Median House Price

Jul - Dec 2024



+ 15%

1 Year Median House Price Growth Rate

H2 2023 - H2 2024



\$11,750

Median Vacant Land Price

Jul - Dec 2024



+ 24%

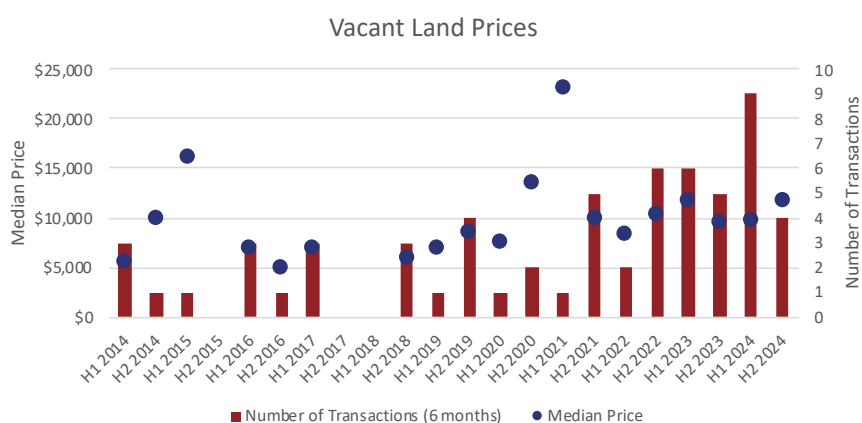
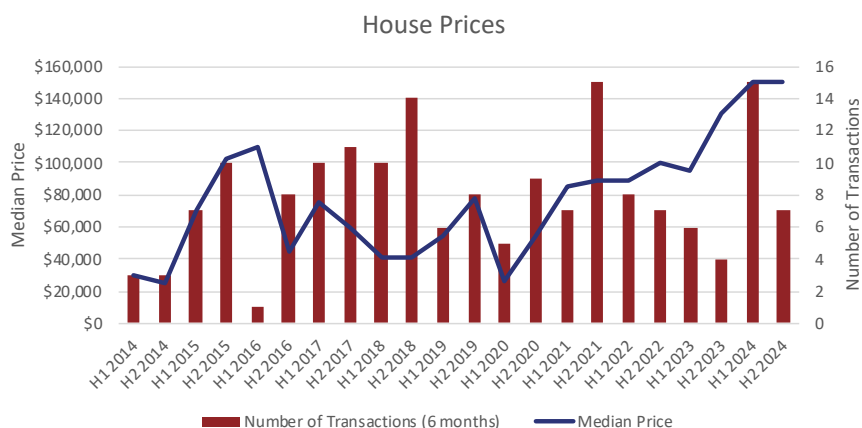
1 Year Median Vacant Land Price Growth Rate

H2 2023 - H2 2024

No unit transactions were recorded from July to December of 2024.

Source: Settled Sales sources from Landgate

Residential Market Trends 2014 - 2024



Note: House and land prices are based on a small number of transactions.



Residential Sales Overview

Northern Goldfields & Ngaanyatjaraku

Key Statistics



11

Property Transactions

Jul - Dec 2024



- 25%

Average Discount on Listing Price

Jul - Dec 2024

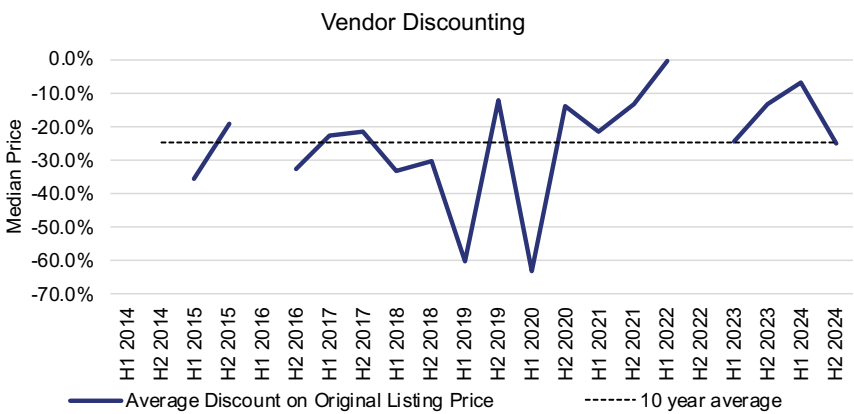


80

Average Days to Sell

Jul - Dec 2024

Discount on Original Price 2014 - 2024



Residential Market Summary January - June 2024

SALES SUMMARY	HOUSE	UNIT	VACANT LAND		
Median Price	\$150,000	-	\$11,750		
10-year Average	\$68,500	\$60,000	\$10,000		
Variation from Avg. Price	119%	-	18%		
Number of Transactions	7	-	4		
PRICE GROWTH	HOUSE	UNIT	VACANT LAND		
1 Year	15%	-	24%		
3 Year	78%	-	18%		
5 Year	100%	-	38%		
10 Year	650%	-	18%		
MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	OVERALL
House	-	-	\$90,000	\$167,500	\$150,000
Unit	-	-	-	-	-

Source: Settled Sales sources from Landgate

Rental Overview

Northern Goldfields & Ngaanyatjaraku

Rental Commentary

The rental market in the Northern Goldfields and Ngaanyatjaraku 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)	112	190	3	0	120	9
Leonora (S)	75	25	11	4	544	3
Wiluna (S)	81	59	17	0	58	5
Ngaanyatjaraku (S)	962	133	0	0	98	41
Menzies (S)	0	65	0	0	50	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 2024 (H1 2024).

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



\$347,500

Median House Price

Jul - Dec 2024



\$265,000

Median Unit Price

Jul - Dec 2024



\$582/week

Median Weekly Rent

Jul - Dec 2024



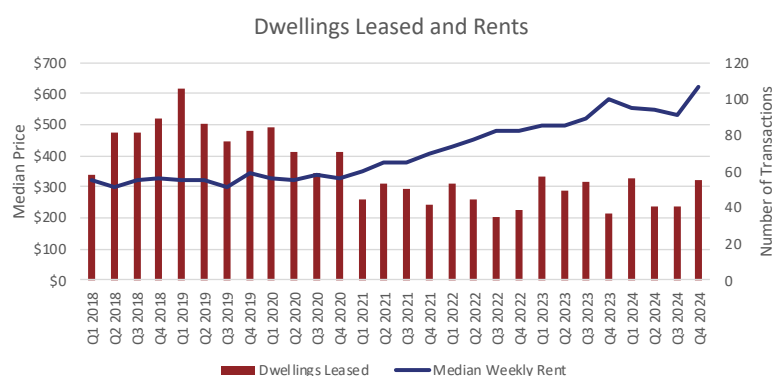
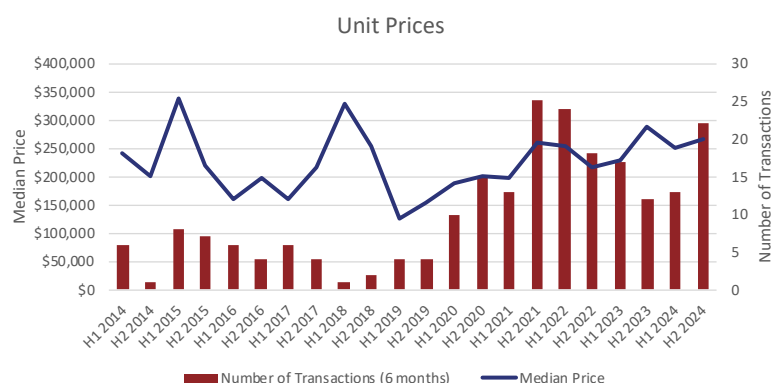
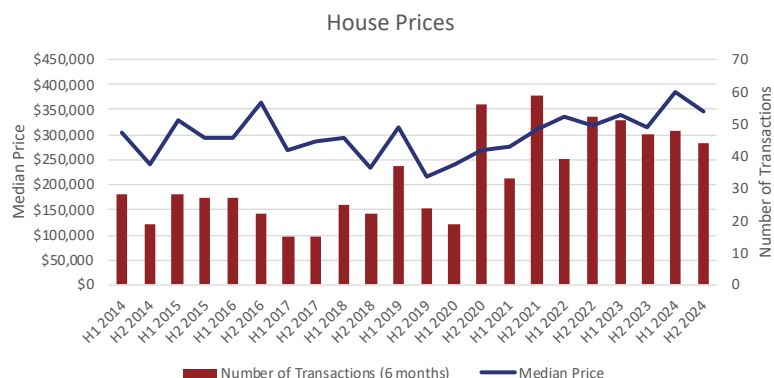
41

Average Days to Sell

Jul - Dec 2024

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

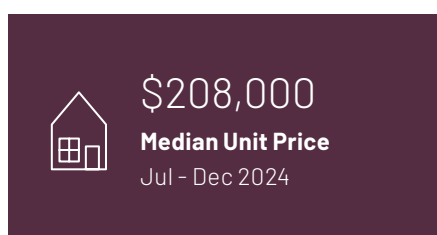
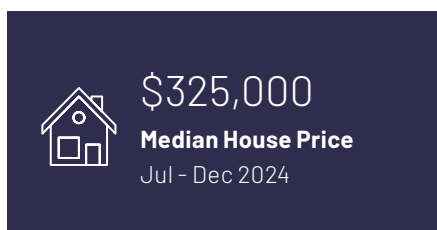
Residential Market Trends 2014 - 2024



Boulder

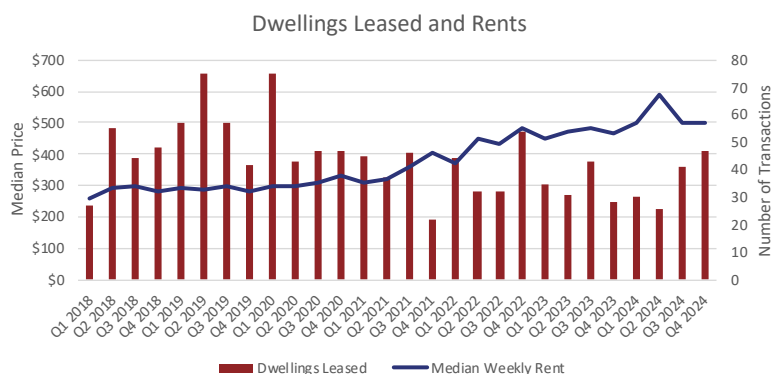
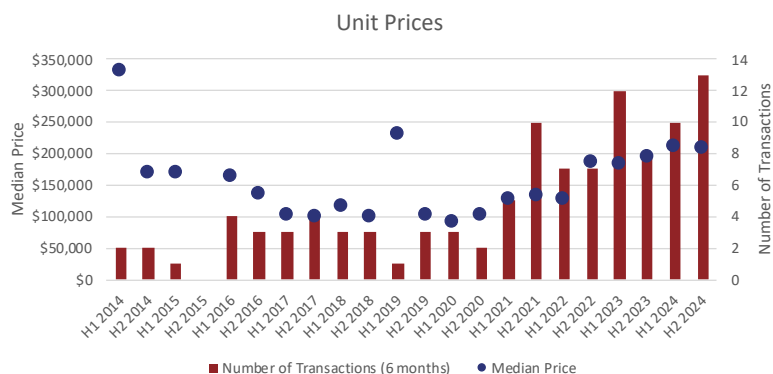
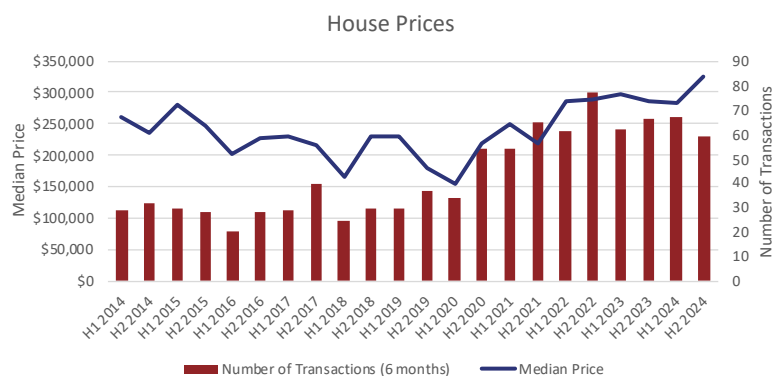
Suburb Overview

Key Statistics



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

Residential Market Trends 2014 - 2024



Broadwood

Suburb Overview

Key Statistics



\$650,000

Median House Price

Jul - Dec 2024



\$1,129/week

Median Weekly Rent

Jul - Dec 2024



75

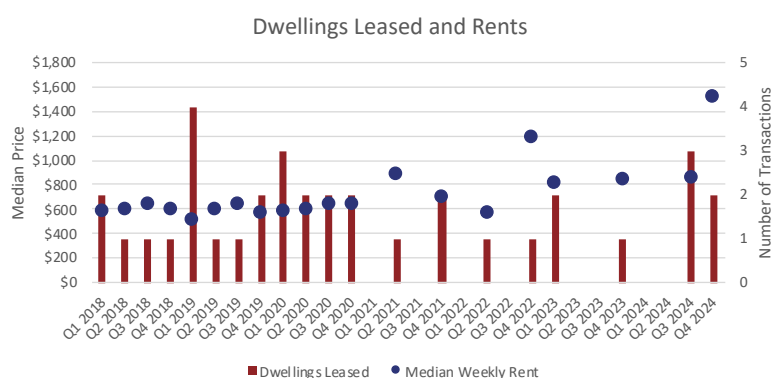
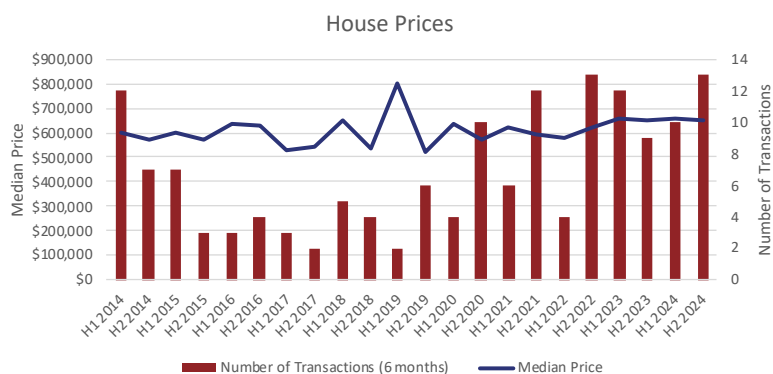
Average Days to Sell

Jul - Dec 2024

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 2014 - 2024



Hannans

Suburb Overview

Key Statistics



\$490,000

Median House Price

Jul - Dec 2024



\$425,000

Median Unit Price

Jul - Dec 2024



\$726/week

Median Weekly Rent

Jul - Dec 2024



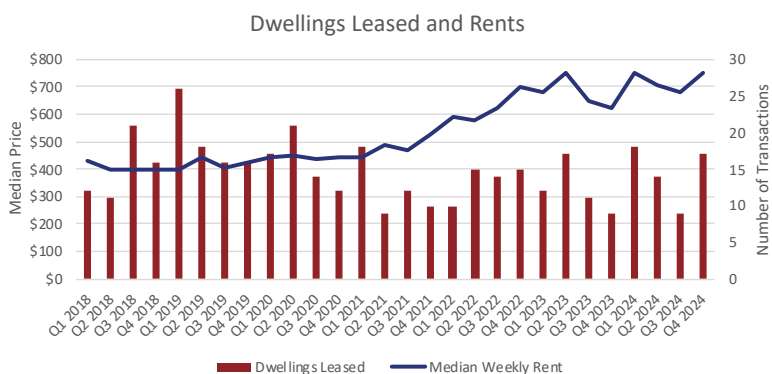
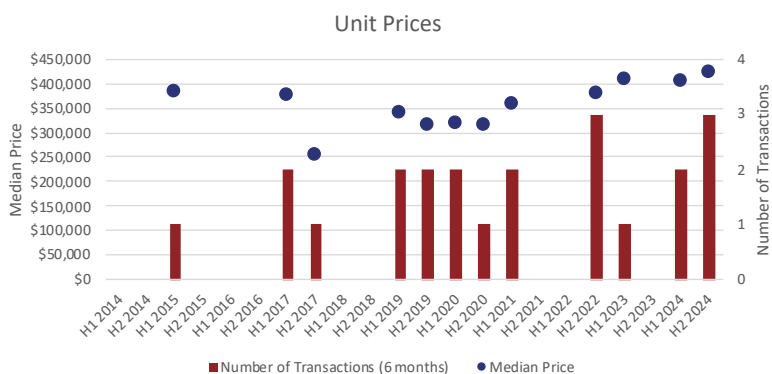
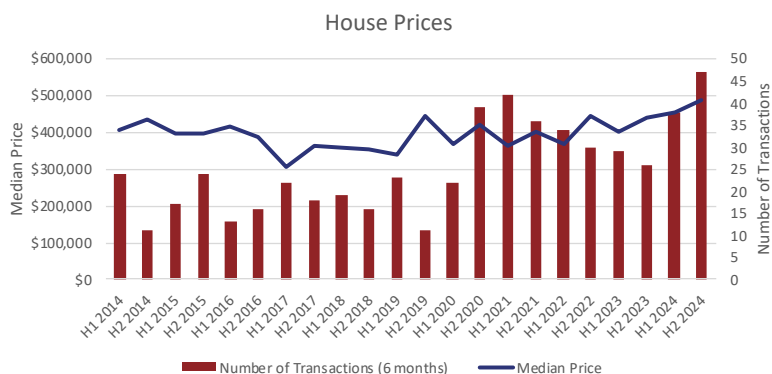
39

Average Days to Sell

Jul - Dec 2024

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

Residential Market Trends 2014 - 2024



Karlkurla

Suburb Overview

Key Statistics



\$786,000

Median House Price

Jul - Dec 2024



\$507,500

Median Unit Price

Jul - Dec 2024



\$1,150/week

Median Weekly Rent

Jul - Dec 2024



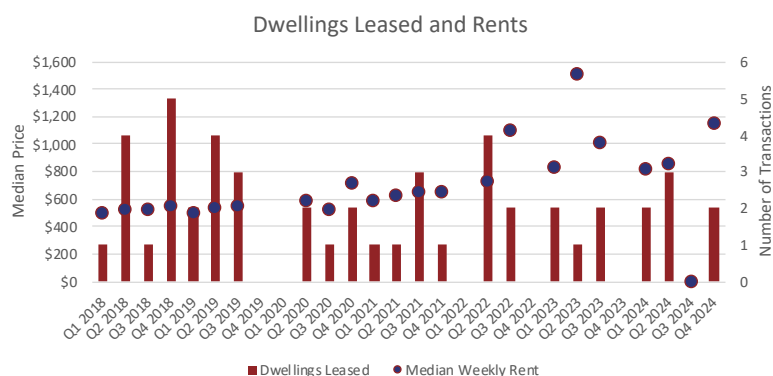
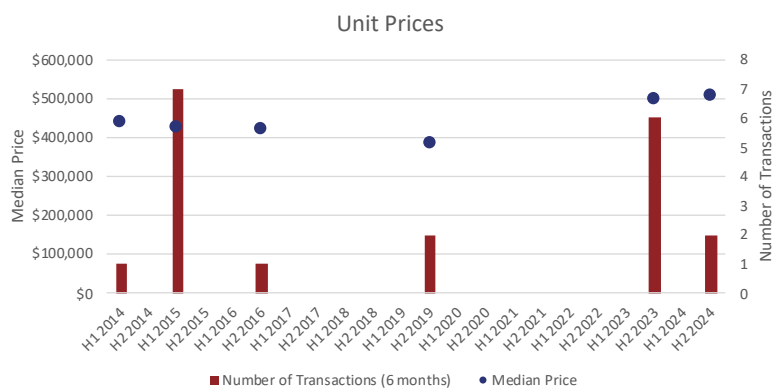
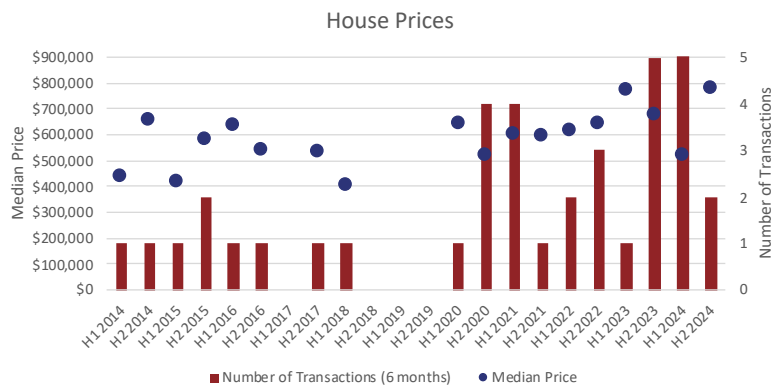
41

Average Days to Sell

Jul - Dec 2024

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

Residential Market Trends 2014 - 2024



Lamington

Suburb Overview

Key Statistics



\$420,000

Median House Price

Jul - Dec 2024



\$425,000

Median Unit Price

Jul - Dec 2024



\$687/week

Median Weekly Rent

Jul - Dec 2024



48

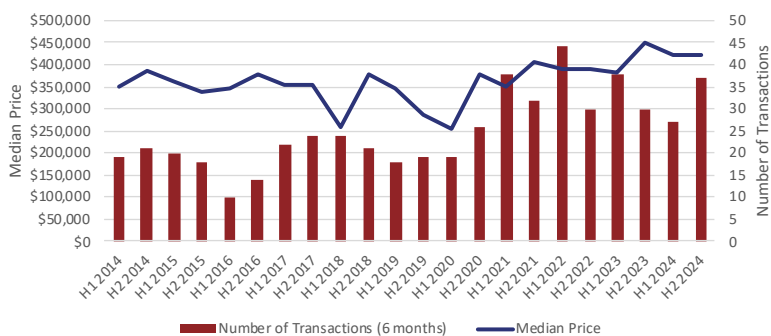
Average Days to Sell

Jul - Dec 2024

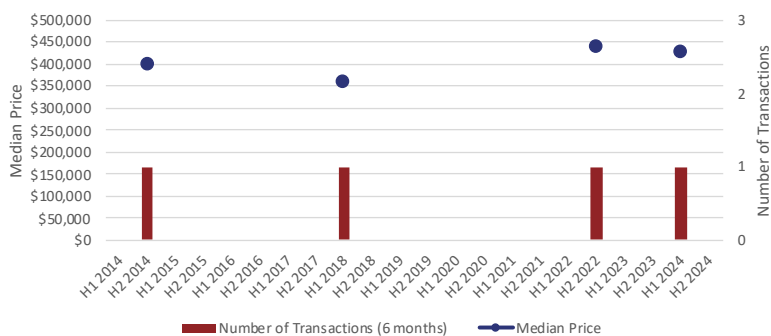
Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2014 - 2024

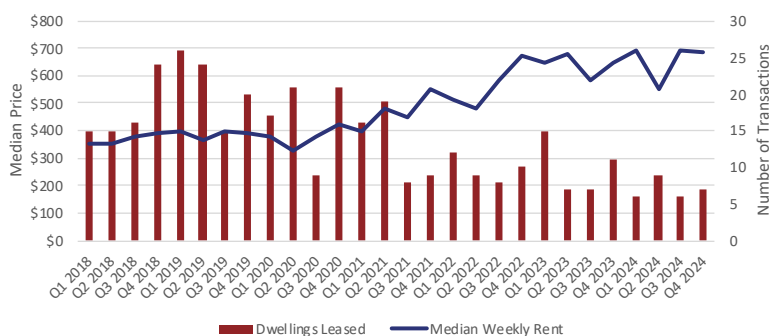
House Prices



Unit Prices



Dwellings Leased and Rents



Piccadilly

Suburb Overview

Key Statistics



\$399,500

Median House Price

Jul - Dec 2024



\$257,000

Median Unit Price

Jul - Dec 2024



\$600/week

Median Weekly Rent

Jul - Dec 2024



55

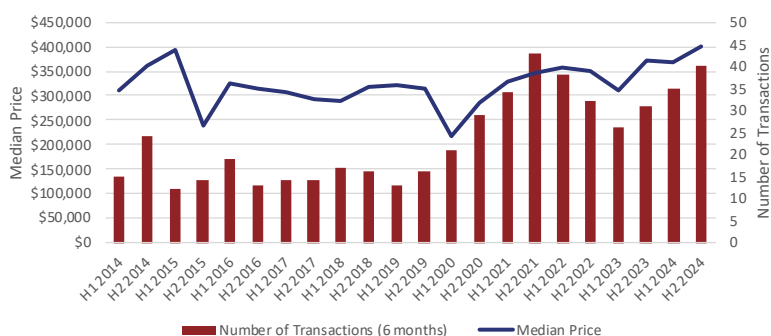
Average Days to Sell

Jul - Dec 2024

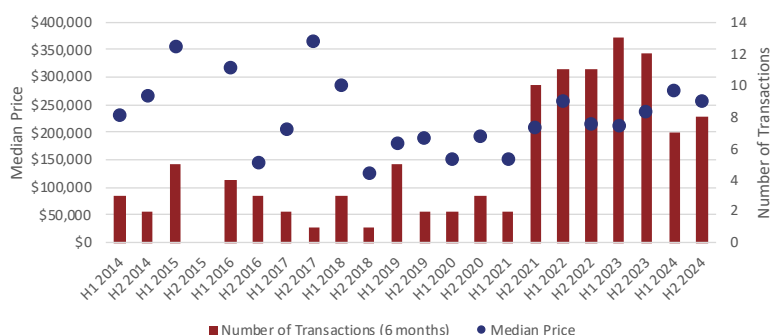
Source: Settled Sales sourced from Landgate,
Online Property Listings from Domain, Vacancy
Rates from SQM Research

Residential Market Trends 2014 - 2024

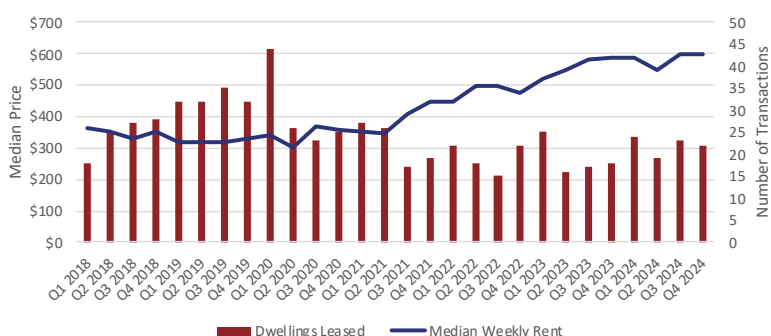
House Prices



Unit Prices



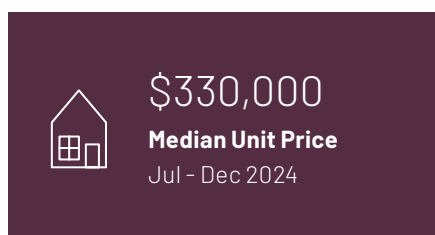
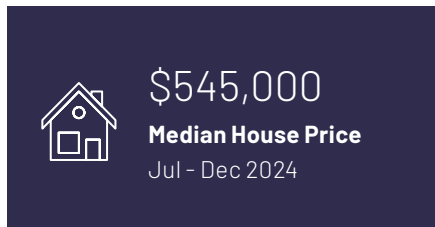
Dwellings Leased and Rents



Somerville

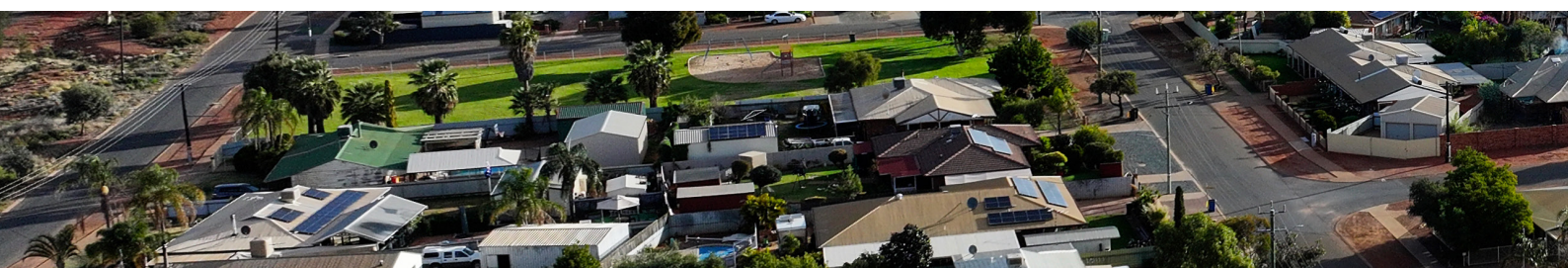
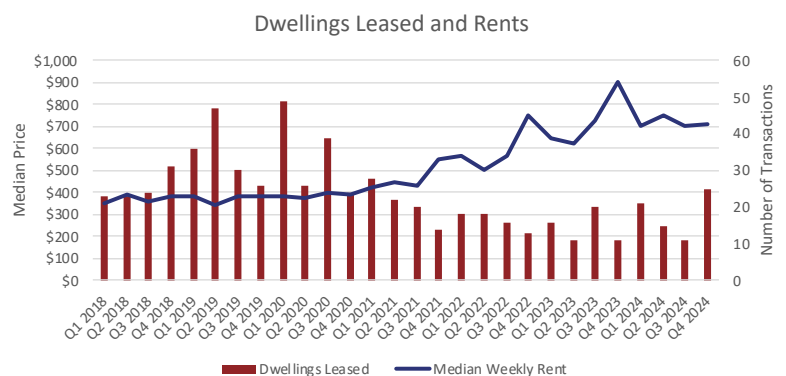
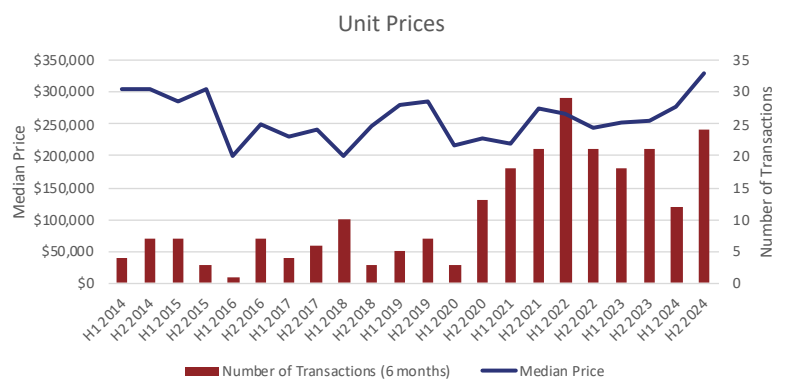
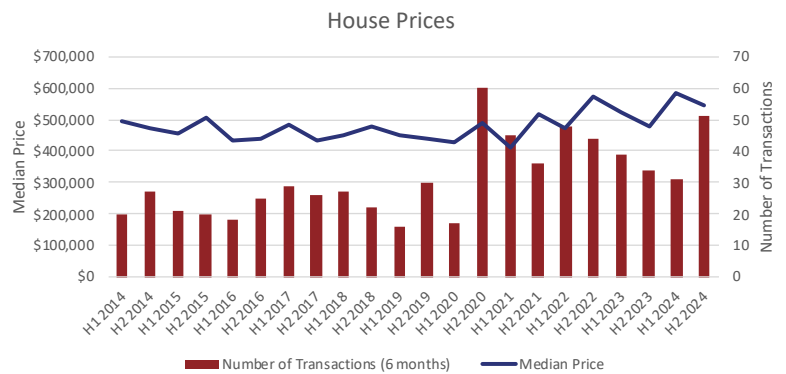
Suburb Overview

Key Statistics



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

Residential Market Trends 2014 - 2024



South Boulder

Suburb Overview

Key Statistics



\$277,500

Median House Price

Jul - Dec 2024



\$545/week

Median Weekly Rent

Jul - Dec 2024



38

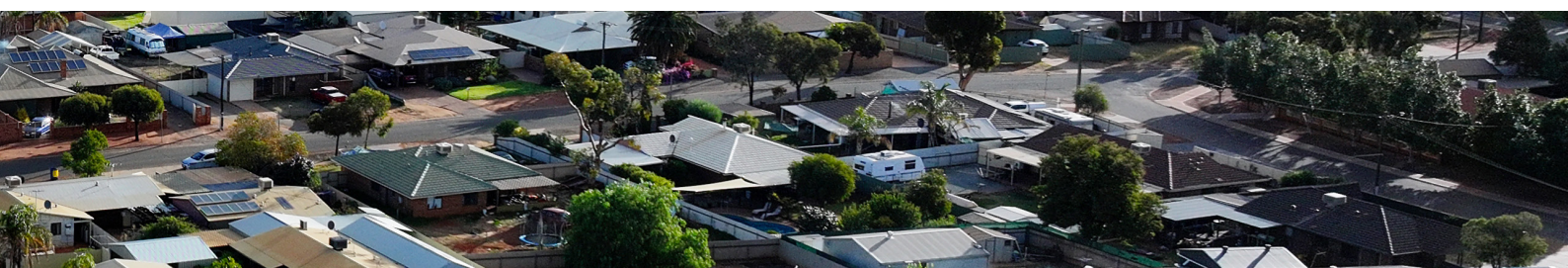
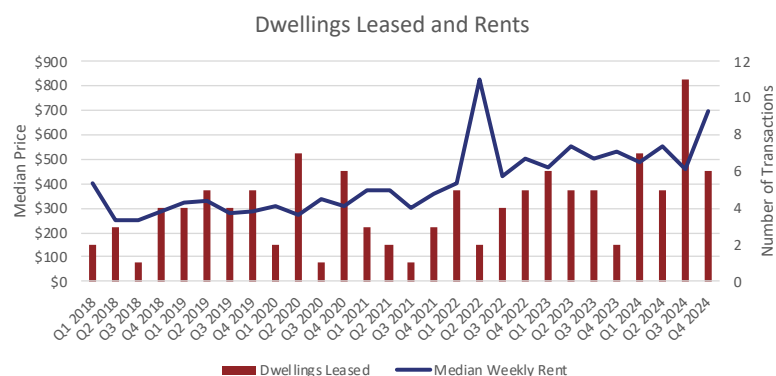
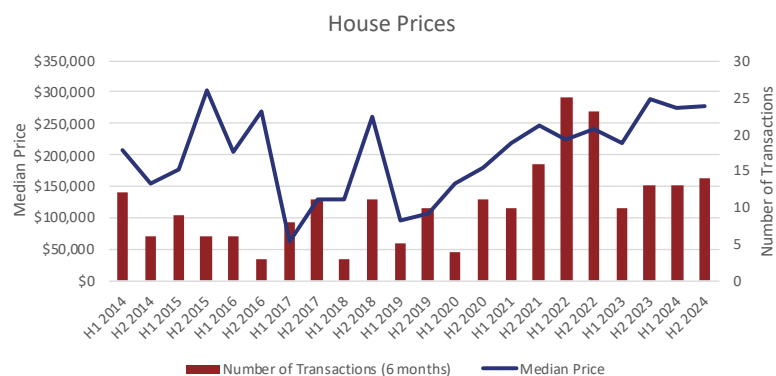
Average Days to Sell

Jul - Dec 2024

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 2014 - 2024



South Kalgoorlie

Suburb Overview

Key Statistics



\$380,000

Median House Price

Jul - Dec 2024



\$325,000

Median Unit Price

Jul - Dec 2024



\$615/week

Median Weekly Rent

Jul - Dec 2024



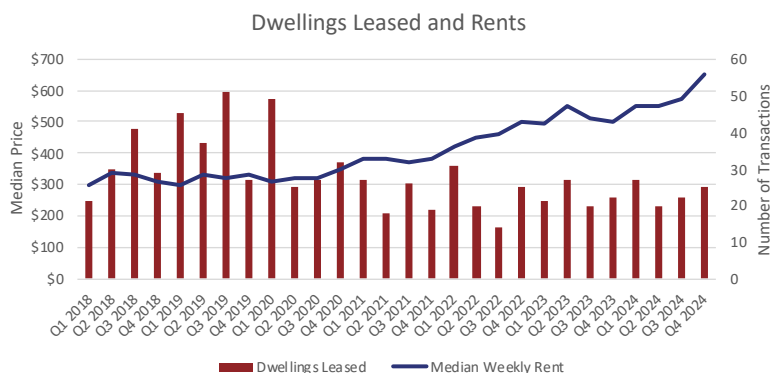
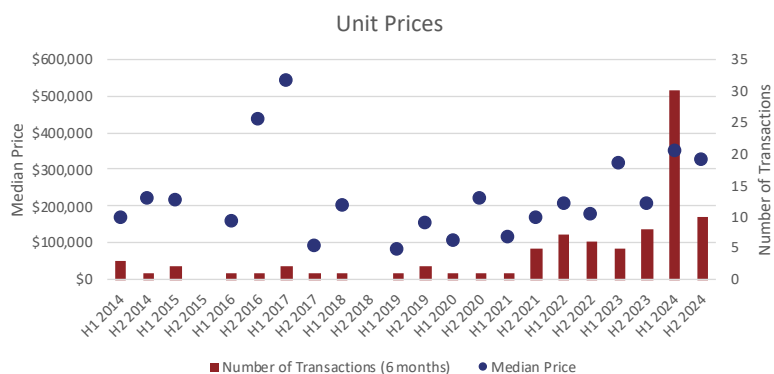
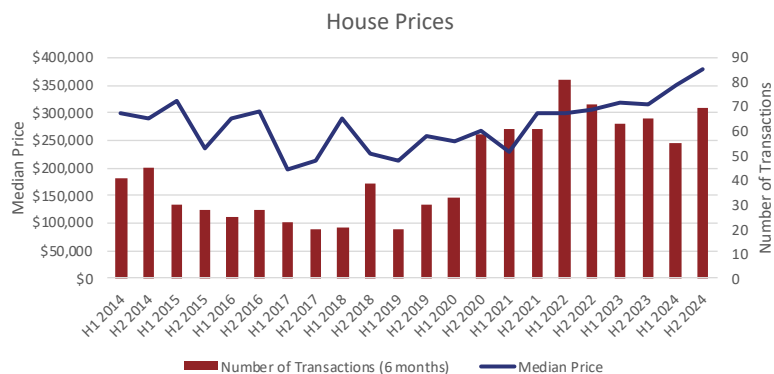
29

Average Days to Sell

Jul - Dec 2024

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

Residential Market Trends 2014 - 2024



Victory Heights

Suburb Overview

Key Statistics



\$280,000
Median House Price
Jul - Dec 2024



\$620,000
Median Unit Price
Jul - Dec 2024



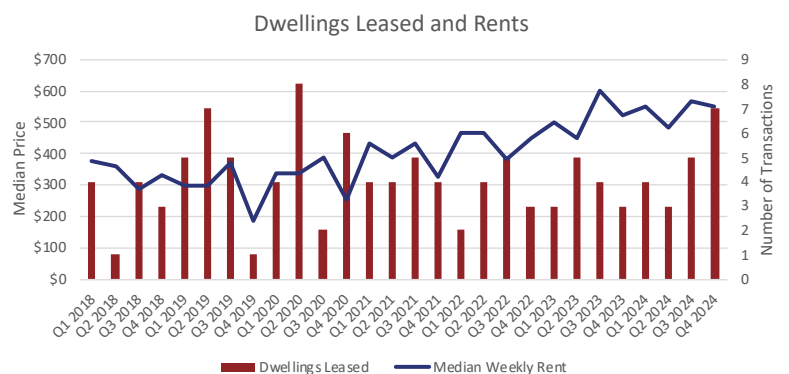
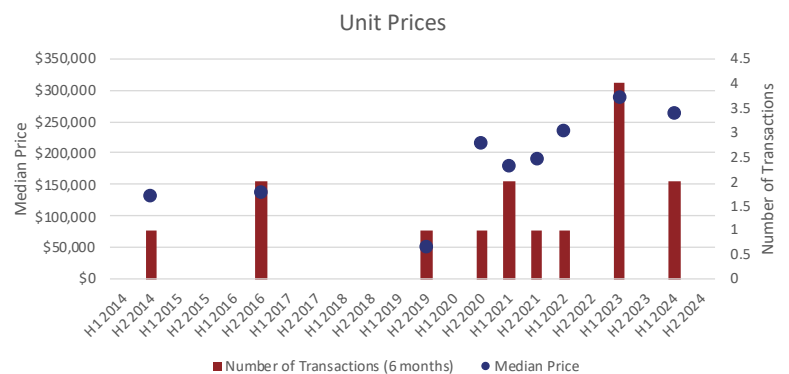
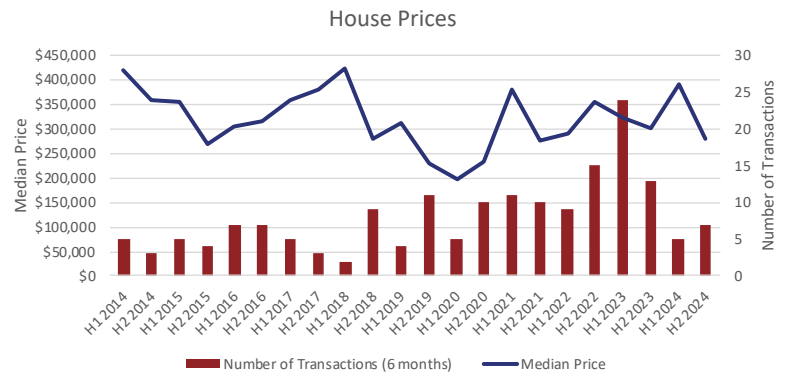
\$556/week
Median Weekly Rent
Jul - Dec 2024



54
Average Days to Sell
Jul - Dec 2024

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

Residential Market Trends 2014 - 2024



West Lamington

Suburb Overview

Key Statistics



\$370,000

Median House Price

Jul - Dec 2024



\$229,000

Median Unit Price

Jul - Dec 2024



\$698/week

Median Weekly Rent

Jul - Dec 2024



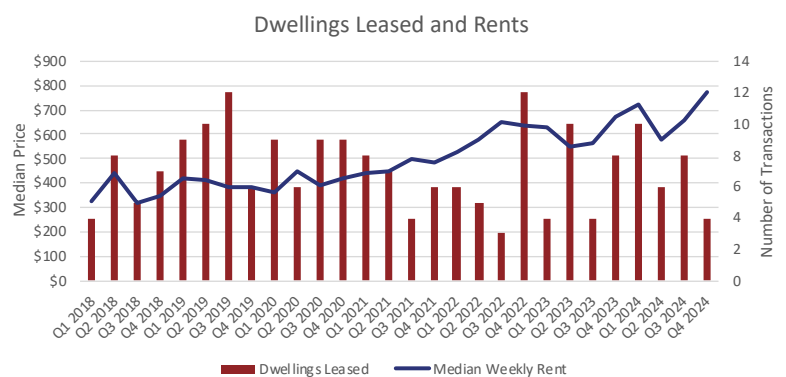
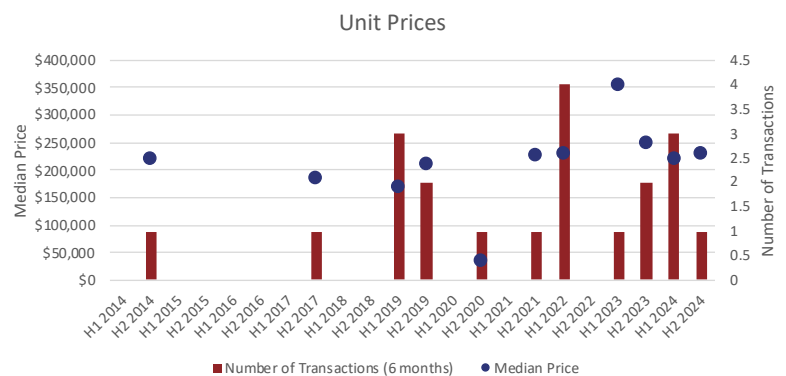
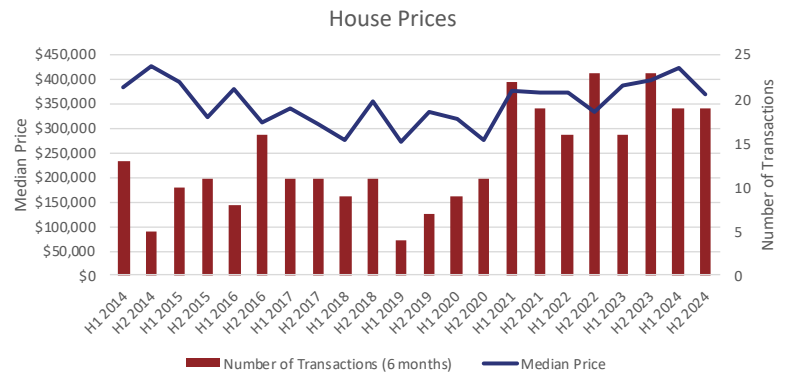
51

Average Days to Sell

Jul - Dec 2024

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

Residential Market Trends 2014 - 2024





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.



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