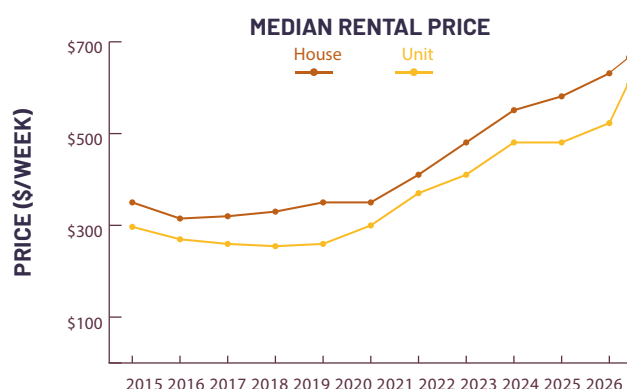
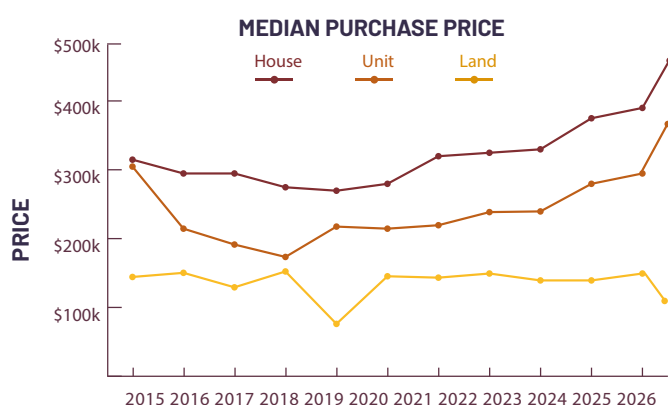


Housing & Land Snapshot

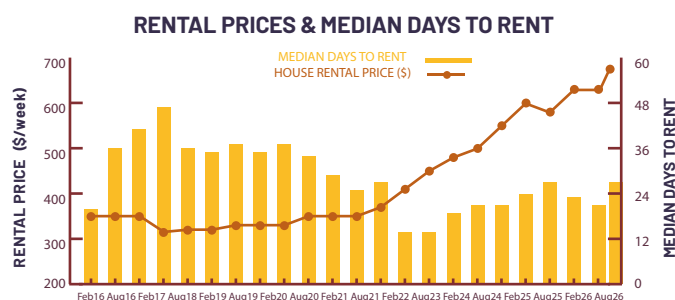
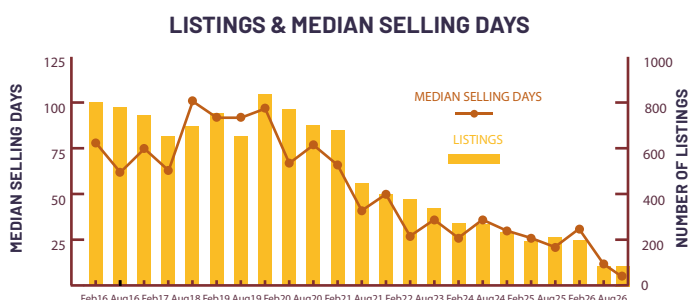
Kalgoorlie-Boulder

SEPTEMBER 2026

PROPERTY SALES



LONGER TERM TRENDS



Goldfields-Esperance Region	MEDIAN PRICE BY BEDROOM	1 BED	2 BED	3 BED	4 BED	MEDIAN
	House Purchase	–	\$371,000	\$439,000	\$622,000	\$471,000
	Unit Purchase	\$335,000	\$330,000	\$435,000	–	\$372,000
	House Rent (\$/week)	–	\$565	\$650	\$810	\$665
	Unit Rent (\$/week)	\$480	\$590	\$680	–	\$570



Housing & Land Snapshot

Kalgoorlie-Boulder

SEPTEMBER 2026

POPULATION GROWTH



31,016
People call
the City
home



32,750
Projected
resident
population
by 2036



Increased 2,459
FIFO Workforce additional workers
since 2021

QUICK FACTS



\$484,000
Median House
Price



Top Growth:
Highest regional
median house sale
price growth in June
2026 quarter



11
Average Days to Sell



-23%
49 residential dwelling
approvals, down from
64 in 2025

Estimated Resident Population has increased by **1.95%** since 2021.

Meanwhile, the number of individuals employed in the mining sector within the City of Kalgoorlie-Boulder LGA has increased from **5,159 FTE in 2021**, to **7,618 FTE in 2025**.

This reflects a significant FIFO workforce present in the city on a routine basis, enhancing service demand within the region.



The Kalgoorlie-Boulder housing market remains tight, with **low vacancy rates, rising rents and increasing house prices**. Demand for established homes remains strong due to the relative affordability of property and high demand.

Following the Australian Government's changes to negative gearing and the capital gains tax discount, investors have remained active in the Kalgoorlie-Boulder market due to high rental yields. The effects of market can be seen in the **declining time to sell** and lease in Kalgoorlie Boulder, due to supply rates of housing stock.

Competition for construction resources between industry and residential is limiting the supply of new residential dwellings, this is evident in the 23% drop of residential dwelling approvals between 2024-25 and 2025-26.

RESIDENTIAL LAND

The median price for vacant land has been relatively volatile over the previous 5 years, with a historic low of \$50,000 in 2020 increasing to **\$200,000** in 2026.



INDUSTRIAL LAND

Industrial land is in high demand. Anzac Drive Industrial Estate featuring 41 lots within 37.5ha, has been sold. There are a number of developments in the planning phase, including further releases of Yilkari Industrial Park and Lot 505.

Non-residential building approvals up **95%** to \$92 million from 2024/25, indicating an increase in commercial new builds.

HOUSING PROJECTS



34

**Lots planned for
construction in 2027**
Stage 5,
Greenview at
Karlakurla



40

**Estimated units
Stage 2
Pringle Village**
(Seniors Independent
Living)



265

**Dwellings
approved
since 2021**



91

**Lots pre-sold at
Amara Estate;**
including 37
GROH dwellings.
309 lots total.

SOURCES OF INFORMATION:

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Regional market insights, Goldfields-Esperance (reiwa/landgate 2026). <https://reiwa.com.au/regional/goldfields-esperance/> week ending 30 August 2026
Urbis Kalgoorlie - Boulder Housing & Land Position Paper Update, July 2025
Cotality (CoreLogic Data) Rental Data - July 2015-Current (Extract As At 26 August 2026).
Landgate Sales Evidence Data - WARDA Customised Reporting July 2015-Current (Extract As At 24 August 2026).