



January – June 2022 (H1)



# Housing and Land Summary

*GOLDFIELDS-ESPERANCE*





**Publication**

Goldfields-Esperance  
Residential Housing and Land Summary

**Reporting Period**

1 Jan – 30 June 2022

**Published**

September 2022

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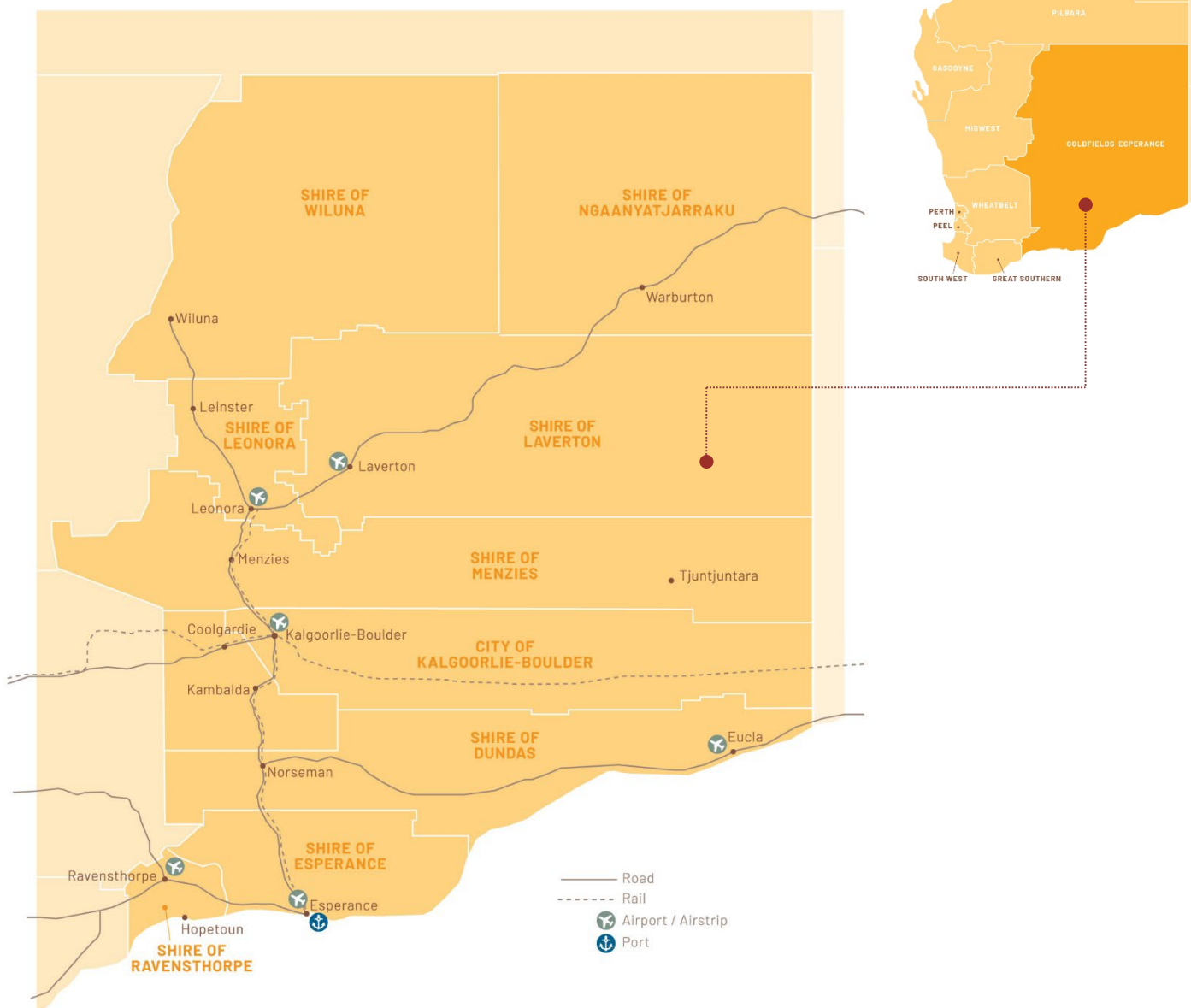
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# Region Overview



The Goldfields-Esperance region of Western Australia covers an expansive 950,450 square kilometres - over a third of WA's total land mass. The region's main population centres are Kalgoorlie-Boulder and Esperance.

The Goldfields-Esperance Development Commission (GEDC) is a State Government agency that supports economic development across the region and State.

This residential housing and land summary is the fourth in a periodic series prepared to help inform stakeholders about residential property market data, trends and issues.

This summary edition covers the first half of 2022 and provides a profile for the ten local government areas in the region, as well as suburb profiles for the City of Kalgoorlie-Boulder.

Given the relatively low population levels and the minimal residential market activity in the Northern Goldfields and Ngaanyatjarra Lands local government authorities, a combined section details market data and trends for these areas.



# Economic Overview

The Goldfields-Esperance region has played a significant role in the economic development of Western Australia since the discovery of gold in the late 1800s. It is now recognised as one of the world's most significant mining regions, producing not only gold but a range of commodities including nickel and, increasingly, battery technology and critical minerals. At present, the mining sector accounts for approximately 64 percent of total regional economic output, generating around \$18.3 billion a year. The sector also supports around 11,200 jobs – over a third of all jobs in the region.<sup>1</sup>

Other important industries in the region are health care and social assistance, retail trade, education and training, construction and agriculture.

Goldfields-Esperance mineral sales increased by 2.3 percent in the year to June 2022.<sup>2</sup> Gold production remains a mainstay of the local mining sector. Regional gold production is set to increase, with a number of new, expansion and reactivation projects in development. There is also growing investor interest in the Goldfields-Esperance region's reserves of battery and technology minerals of a quality suitable for lithium-ion battery manufacturing and other advanced applications. Global demand for lithium is forecast to grow strongly in the coming years. The region is also emerging as a globally important producer of rare earth elements.

The region's real gross domestic product (GSP)

increased by 10 percent to \$10.3 billion between 2020 and 2021.<sup>3</sup>

The Esperance Port Zone, which covers the Esperance and Ravensthorpe LGAs, generates about one fifth of WA's total cereal (wheat, barley, canola) production each season. Annual broadacre crop production is around 2.6 million tonnes.

Regional unemployment declined from 2.8 percent in December 2021 to 2.3 percent in March 2022. The major population centres recorded a further tightening of local labour markets, with a jobless rate in both Kalgoorlie-Boulder and Esperance of only 1.8 percent in March 2022.<sup>4</sup> The level of job recruitment activity - as measured by job advertisements - in the region continues to exceed pre-COVID-19 pandemic levels, up by between 75 and 100 percent.<sup>5</sup>



**\$28.9 billion**  
**Total economic output**  
(2021)



**2.3%**  
**Unemployment rate**  
(March 2022)



**32,605**  
**Jobs in the region**

1. REMPLAN. 2. Department of Jobs, Tourism, Science and Innovation. 3. REMPLAN. 4. National Skills Commission, ABS, REMPLAN. 5. Labour Market Information Portal.



# Residential Property Market Overview



The Goldfields-Esperance region is characterised by a mixture of housing and land markets. These include those in the larger urban areas such as Kalgoorlie-Boulder and Esperance, small established towns, rural properties, remote Aboriginal communities and worker accommodation camps attached to resource projects. The provision of adequate and affordable housing – both to rent and to buy – continues to be a key issue for the region.

Across the region, house and unit sales activity remains elevated compared to pre-COVID-19 pandemic levels. The total number of house transactions (sales) during the January-June 2022 (H1 2022) period was 566 – 91 percent higher than the same period in 2019. However, house sales volumes during H1 2022 were 10 percent lower than the year before (H1 2021).

Demand for units continued to grow during H1 2022, with the region experiencing the highest number of unit sales in a decade (92 transactions). The number of unit sales in H1 2022 was nearly four times higher than the same period in 2019 (pre-pandemic).

Regional median house prices increased by 4 percent over the year to June 2022, while the regional median unit price increased by 13 percent over the same period. During H1 2022, residential property on the market sold at the fastest rate in a decade. For all residential property classes, the average time to sell fell by 30 percent compared to the same period a year earlier, from 84 days in H1 2021 to 59 days in H1 2022.

The region's rental market remained exceptionally tight during the first half of 2022. As of June 2022, the regional rental vacancy rate was 0.47 percent. Median rents surged by 21 percent over the year to H1 2022, reaching \$435 a week. Over a 5-year period, regional median weekly rents have increased by 45 percent. The limited supply of rental properties and fast rising rents continue to present challenges for current and prospective residents.

It is important to reiterate that many communities in the region do not have a formal rental market and rely on State Government provided social and government officers accommodation. The Goldfields Voluntary Regional Organisation of Councils (GVROC) has identified a need to expand the provision of such housing. Local governments report that the limited availability and quality of Government Regional Officer Housing (GROH) is an impediment to attracting key public sector workers to fill positions in local communities.

The region recorded 58 vacant residential land sales in H1 2022, indicating that land sales activity has stabilised after a highpoint in 2020. However, vacant land transaction activity remains elevated compared to pre-pandemic levels.

In terms of regional residential land supply, the developers' stock of proposed residential lots with conditional approval stood at 432 at the end of June 2022 – an 8 percent increase compared to the same period in 2021.

# Residential Sales Overview

GOLDFIELDS-ESPERANCE

## Key Statistics



**\$326,020**

Median House Price  
Jan – Jun 2022

**+4%**

1 Year Median House  
Price Growth Rate  
H1 2021 – H1 2022



**\$239,500**

Median Unit Price  
Jan – Jun 2022

**+13%**

1 Year Median Unit  
Price Growth Rate  
H1 2021 – H1 2022



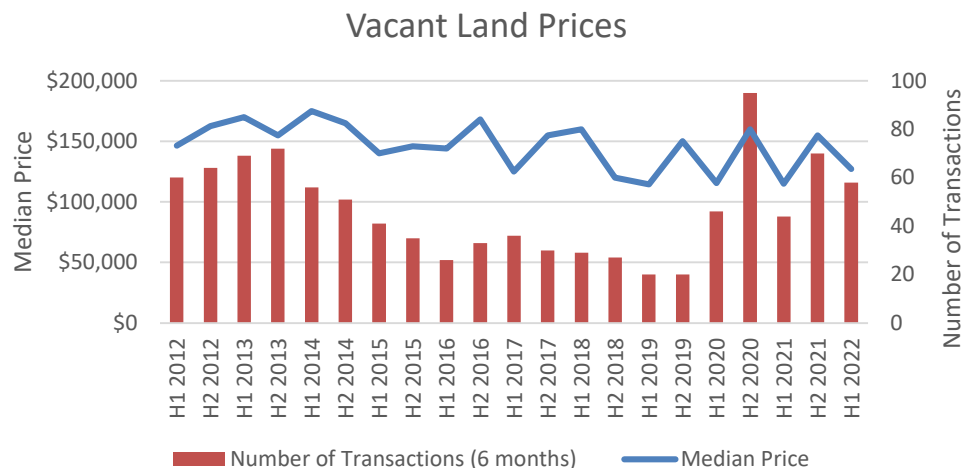
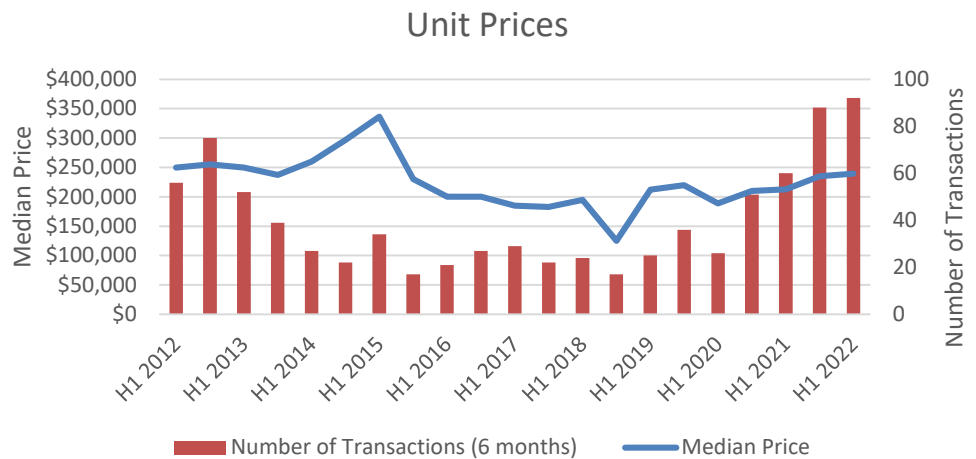
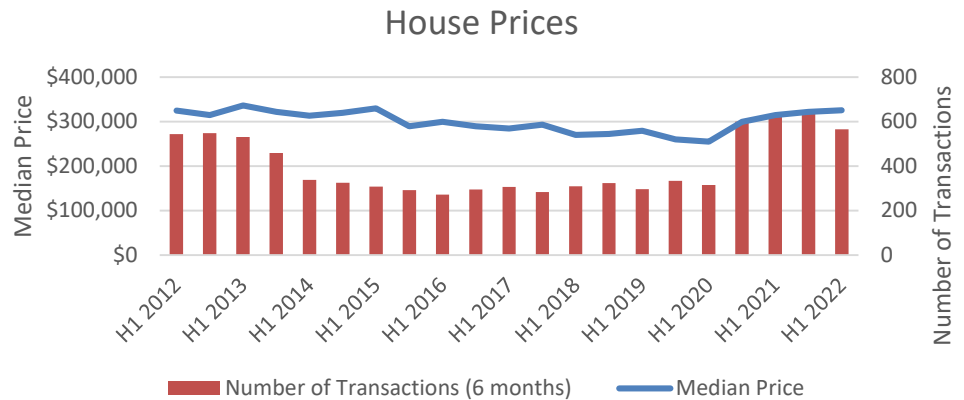
**\$127,000**

Median Vacant Land Price  
Jan – Jun 2022

**+10%**

1 Year Median Vacant  
Land Price Growth Rate  
H1 2021 – H2 2022

## Residential Market Trends 2012 - 2022



# Residential Sales Overview

GOLDFIELDS-ESPERANCE

## Key Statistics



**716**

Property Transactions  
Jan – Jun 2022

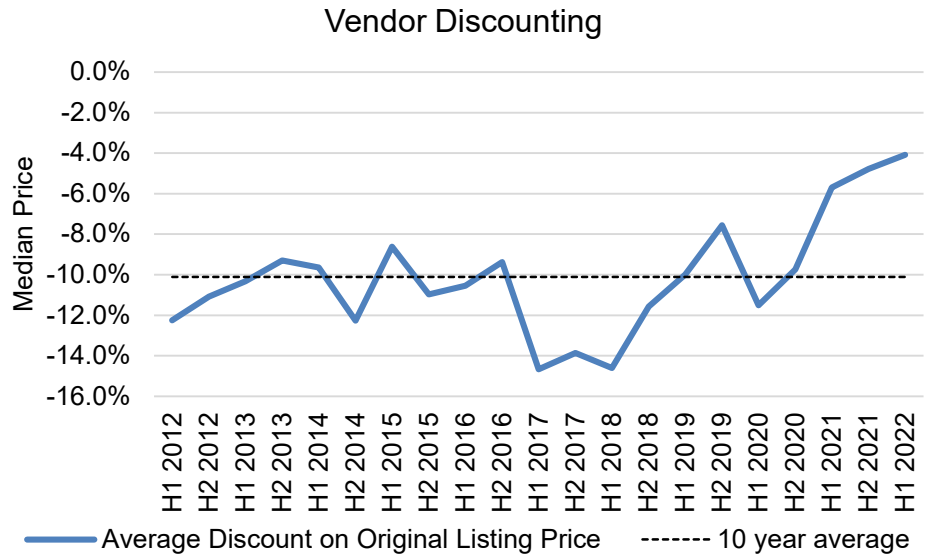
**- 5%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**59**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$326,020	\$239,500	\$127,000
10-Year Average	\$305,000	\$231,500	\$153,000
Variation from Avg. Price	7%	3%	-17%
Number of Transactions	566	92	58

Price Growth	House	Unit	Vacant Land
1 Year (Jan 2021-2022)	4%	13%	10%
3 Year (Jan 2019-2022)	18%	13%	11%
5 Year (Jan 2017-2022)	14%	29%	2%
10 Year (Jan 2012-2022)	1%	-4%	-13%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	\$281,250	\$260,000	\$300,000	\$450,000	<b>\$326,020</b>
Unit	\$140,000	\$227,500	\$291,000	\$425,000	<b>\$239,500</b>

Source: Settled Sales sourced from Landgate



# Rental Overview

GOLDFIELDS-ESPERANCE

## Rental Statistics



**514**

Dwellings Leased  
Jan – Jun 2022

**\$435**

Median Weekly Rent  
Jan – Jun 2022

**+\$76 (+21%)**

Increase in Median Weekly Rent  
H1 2021 – H1 2022



**18**

Median Days to Lease  
Jan – Jun 2022

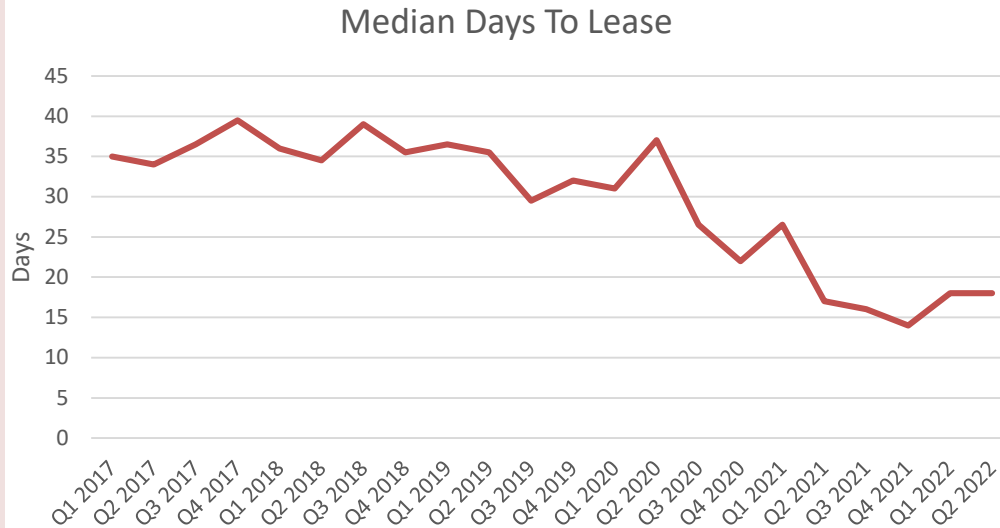
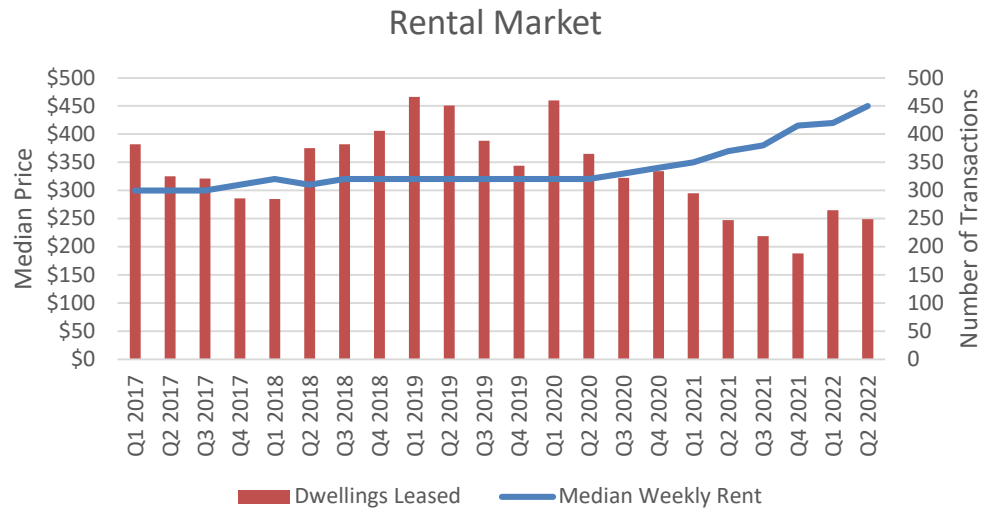
**0.47%**

Vacancy Rate, Jun 2022

**90**

Dwellings Listed For Rent  
Week of 25 Jun 2022

## Rental Market Trends 2017 - 2022



## Rental Market Summary, H1 2022

Median Rent by Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	Overall
House	\$279	\$355	\$437	\$525	\$778	\$455
Unit	\$323	\$375	\$470	\$650	-	\$398

Weighted average of March and June 2022 quarters

# Dwelling Construction Overview

GOLFIELDS-ESPERANCE

## Approval Statistics



**101**

(-32% YOY)

New Houses Approved  
2021-22



**\$51.26m**

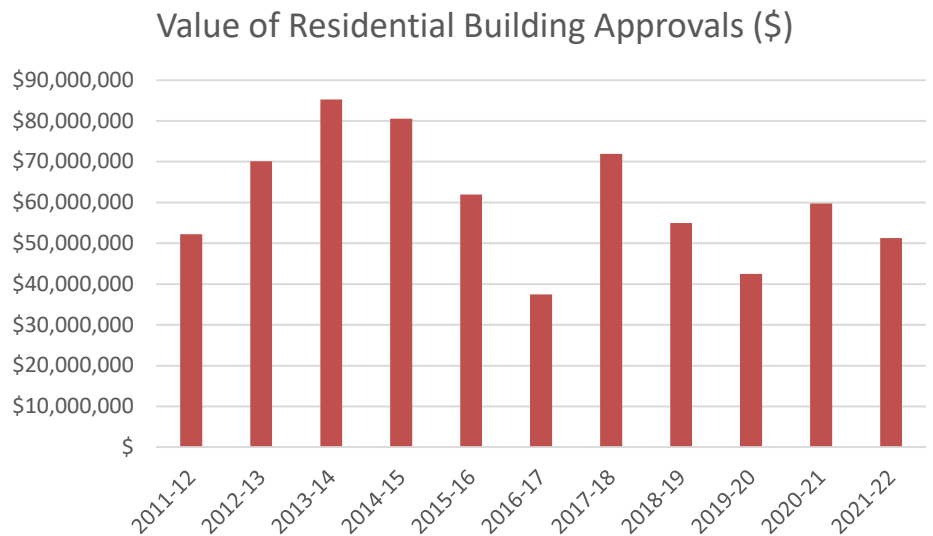
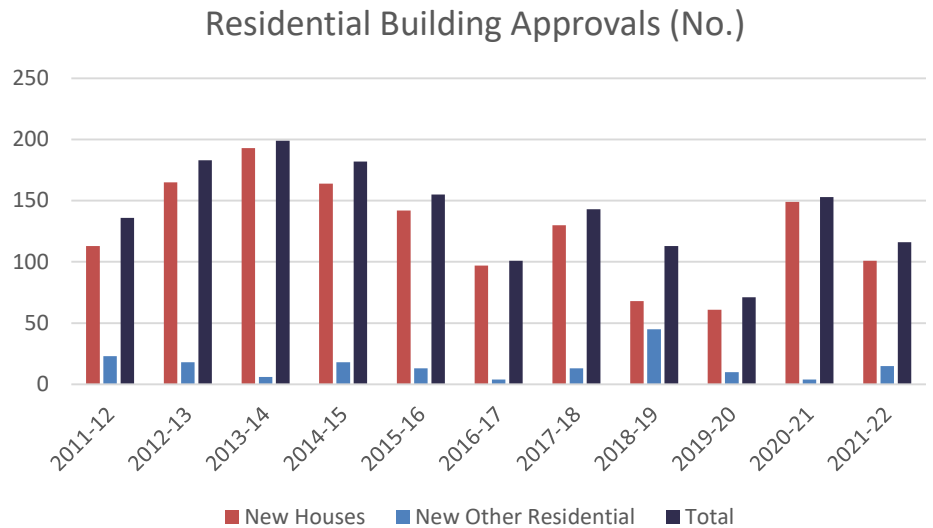
Total Value of Residential  
Building Approved  
2021-22



**\$104.48m**

Total Value of Non-  
Residential Building Approved  
2021-22

## Residential Building Approvals 2021-22





# Lot Activity Overview

## GOLDFIELDS-ESPERANCE

### State Lot Activity - Residential, January – June 2022

<b>Goldfields- Esperance Regional Activity Summary – Q1 2022</b>	Developer- lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Mar 22)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Mar 22)	Final Approvals
Kalgoorlie-Boulder (C)	84	84	60	192	2
Esperance (S)	3	1	2	268	0
Remaining LGAs	1	0	0	6	0
<b>Total</b>	<b>88</b>	<b>85</b>	<b>62</b>	<b>466</b>	<b>2</b>

<b>Goldfields- Esperance Regional Activity Summary – Q2 2022</b>	Developer- lodged applications (proposed lots)	Applications under assessment (proposed lots at end of Jun 22)	Conditional approvals (proposed lots)	Developers' stock of conditional approvals (proposed lots at end of Jun 22)	Final Approvals
Kalgoorlie-Boulder (C)	80	74	85	249	34
Esperance (S)	2	1	2	177	0
Remaining LGAs	15	15	0	6	1
<b>Total</b>	<b>97</b>	<b>90</b>	<b>87</b>	<b>432</b>	<b>35</b>

#### **Comparative Quarterly Change (Totals)**

**+10%**

**+6%**

**+40%**

**-7%**

**+1650%**

Final approval is defined as Western Australian Planning Commission (WAPC) endorsement of the proponent's submitted deposited plan or strata/survey strata 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 conditional 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.

# City of Kalgoorlie-Boulder

## SPOTLIGHT



### Residential Market

The City of Kalgoorlie-Boulder is the largest residential market in the Goldfields-Esperance region. The market is characterised by a range of established suburbs, with moderate infill and land subdivision.

Kalgoorlie-Boulder market activity remained elevated during the first half of 2022. The number of recorded house transactions (sales) was 360 – an increase of 106 percent compared to the same period in 2019. House prices increased by 5 percent over the 12-month period.

Unit sales volumes in the City of Kalgoorlie-Boulder were the highest in a decade. The median price of units increased by 10 percent between H1 2021 and H1 2022. Over a three-year period, median unit prices have risen by 39 percent.

The median price of vacant residential land sold increased by 28 percent in the year to June 2022.

Land transaction volumes returned to levels more

consistent with historical norms, following a spike in activity during the second half of 2020.

The rental vacancy rate in the City of Kalgoorlie-Boulder further tightened to 0.3 percent, while the median weekly rent price increased by 26 percent between H1 2021 and H1 2022.

### Population and Demographics

Kalgoorlie-Boulder was home to an estimated 30,674 people in 2021. Based on ABS estimates, the resident population of Kalgoorlie-Boulder declined by 4.8 percent over the decade to 2021. However, it should be noted that Kalgoorlie-Boulder has a substantial and growing non-resident workforce. This is not reflected in population statistics, but has a significant impact on the residential market, particularly the rental market. Accommodation of the growing non-residential workforce is limiting dwellings available for the residential workforce and those wishing to relocate to Kalgoorlie-Boulder to live and work.



**+5%**

**Median House Price Change (YOY)**



**+26%**

**Asking Rental Price (YOY)**



**\$1,600/m**

**Median Mortgage Repayment**



**\$2,324/wk**

**Median Household Income**



# Residential Sales Overview

CITY OF KALGOORLIE-BOULDER

## Key Statistics



**\$335,000**

Median House Price  
Jan – Jun 2022

**5%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022



**\$237,000**

Median Unit Price  
Jan – Jun 2022

**10%**

1 Year Median Unit  
Price Growth Rate  
H1 2021 – H2 2022



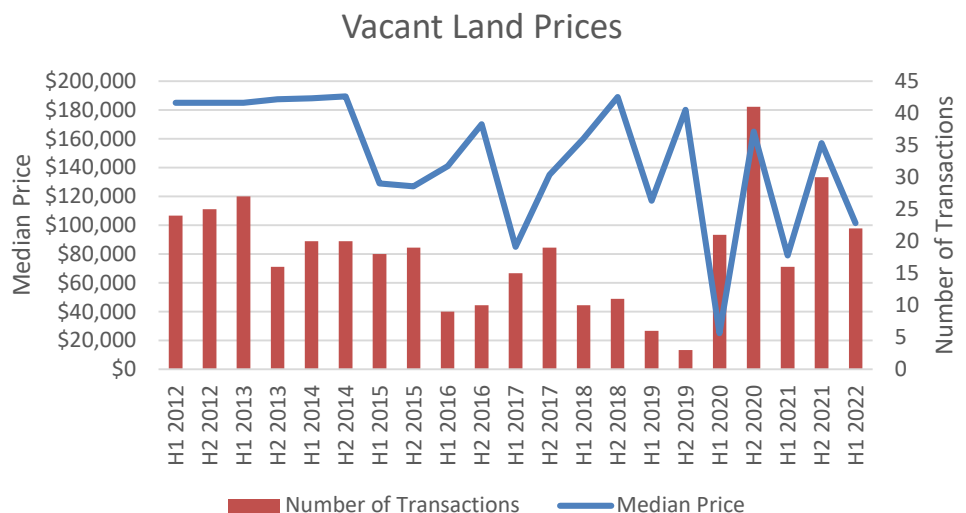
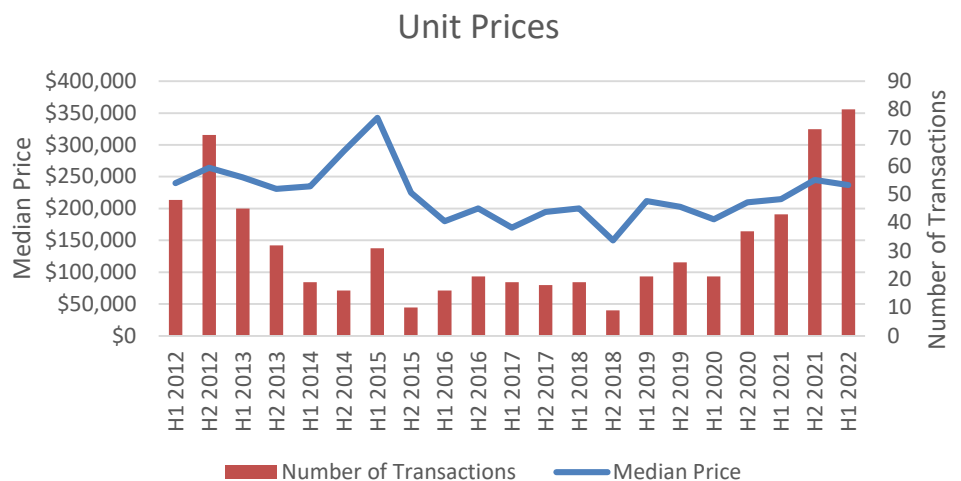
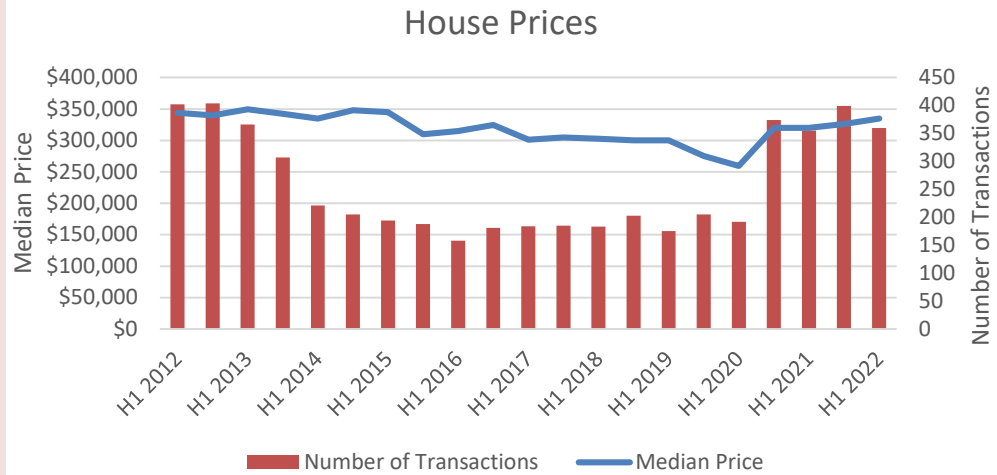
**\$101,500**

Median Vacant Land  
Price Jan – Jun 2022

**28%**

1 Year Median Vacant  
Land Price Growth Rate  
H1 2021 – H1 2022

## Residential Market Trends, 2012 - 2022



# Residential Sales Overview

CITY OF KALGOORLIE-BOULDER

## Key Statistics



**462**

Property Transactions  
Jan – Jun 2022

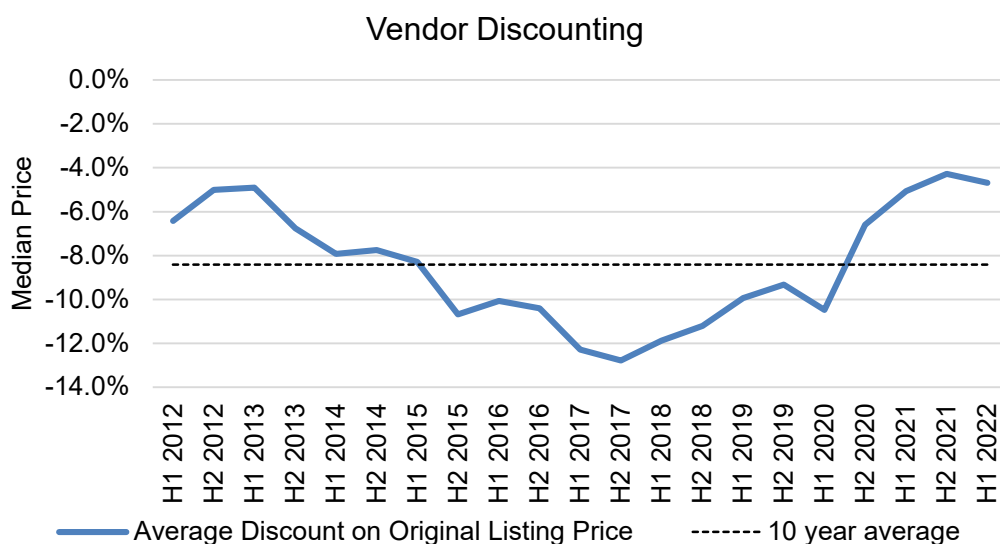
**- 5%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**56**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$335,000	\$237,000	\$101,500
10-Year Average	\$320,000	\$230,000	\$160,000
Variation from Avg.	5%	3%	-37%
Number of Transactions	360	80	22

Price Growth	House	Unit	Vacant Land
1 Year (Jun 2021-2022)	5%	10%	28%
3 Year (Jun 2019-2022)	12%	12%	-13%
5 Year (Jun 2017-2022)	11%	39%	-19%
10 Year (Jun 2012-2022)	-3%	-1%	-45%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	\$282,500	\$302,000	\$316,500	\$435,500	<b>\$335,000</b>
Unit	\$140,000	\$227,500	\$290,000	\$425,000	<b>\$237,000</b>

Source: Settled Sales sourced from Landgate



# Rental Overview

CITY OF KALGOORLIE-BOULDER

## Rental Statistics



**380**

Dwellings Leased  
Jan – Jun 2022

**\$464**

Median Weekly Rent  
Jan – Jun 2022

**+\$95 (+26%)**

Increase in Median Weekly Rent  
H1 2021 – H1 2022



**17**

Median Days to Lease  
Jan – Jun 2022

**0.3%**

Vacancy Rate, June 2022  
down from 1.35% in June 2021

**47**

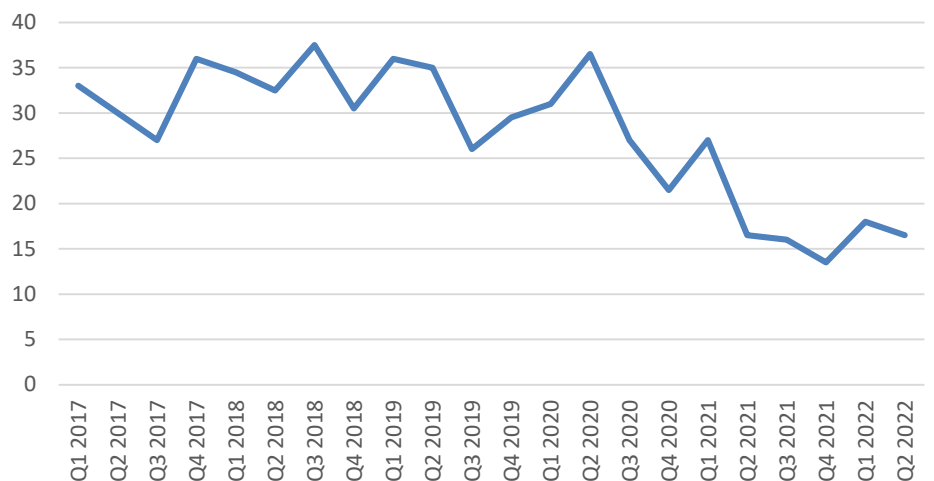
Dwellings Listed For Rent  
Week of 25 Jun 2022

## Rental Market Trends, 2017 - 2022

Dwellings Leased and Rents



Median Days To Lease



## Rental Market Summary, H1 2022

Median Rent by Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	Overall
House	\$260	\$373	\$464	\$617	\$833	\$490
Unit	\$319	\$397	\$469	\$650	-	\$406

Weighted average of March and June 2022 quarters

# Shire of Esperance

## SPOTLIGHT



### Residential Market

Housing stock in the Shire of Esperance is largely comprised of single residential houses in Esperance and surrounding rural areas. As of the 2021 Census, 87 percent of dwellings were single houses, with a further 8.3 percent considered to be semi-detached, terrace or a townhouse. There is a relatively high level of holiday home stock as suggested by the estimated 17 percent of dwellings unoccupied.

The Esperance house market continued to experience significant price growth during the first half of 2022, with the median house price increasing by 17 percent year-on-year. However, this was outpaced by growth in the unit market, which experienced annual median price growth of 33 percent. The median price of vacant residential land decreased by 24 percent over the same period.

Esperance house, unit and land transaction volumes were lower compared to the same period in 2021, suggesting a slowdown in buyer activity following two years of elevated transaction volumes.

With a vacancy rate of 0.1 percent at the end of June 2022, the Esperance rental market continued to exhibit exceptional tightness, presenting ongoing availability and affordability challenges. The median rent price in Esperance increased by 5 percent to \$363 a week over the year to June 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 3.8 percent in the decade to 2021. There were 3,441 families residing in the Shire of Esperance as of the 2021 Census. Median monthly mortgage repayments were 15 percent lower than the Western Australian median.



**+17%**

**Median House Price Change (YOY)**



**\$1,560/m**

**Median Mortgage Repayment**



**2.4**

**Average Household Size**



**\$1,521/wk**

**Median Household Income**

# Residential Sales Overview

SHIRE OF ESPERANCE

## Key Statistics



**\$410,000**

Median House Price  
Jan – Jun 2022

**17%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022



**\$300,000**

Median Unit Price  
Jan – Jun 2022

**33%**

1 Year Median Unit  
Price Growth Rate  
H1 2021 – H2 2022



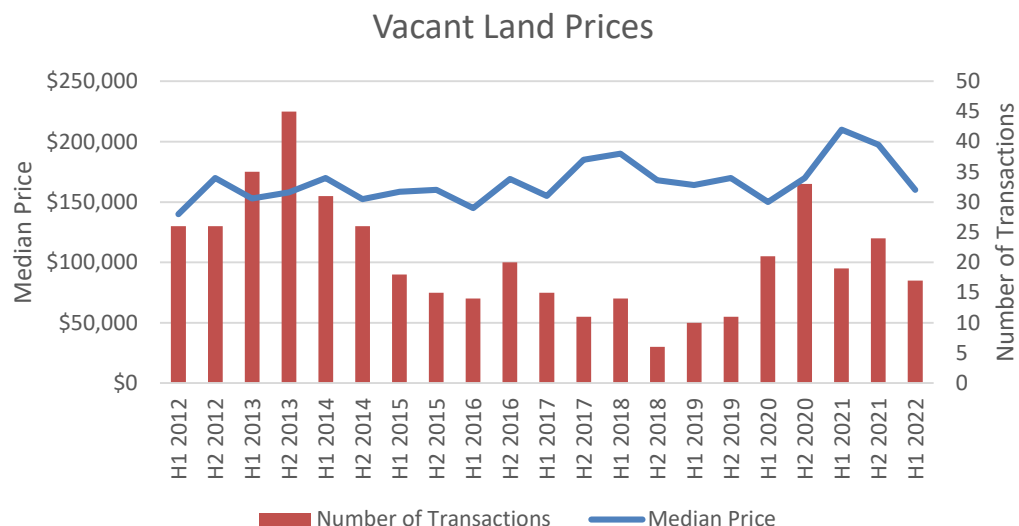
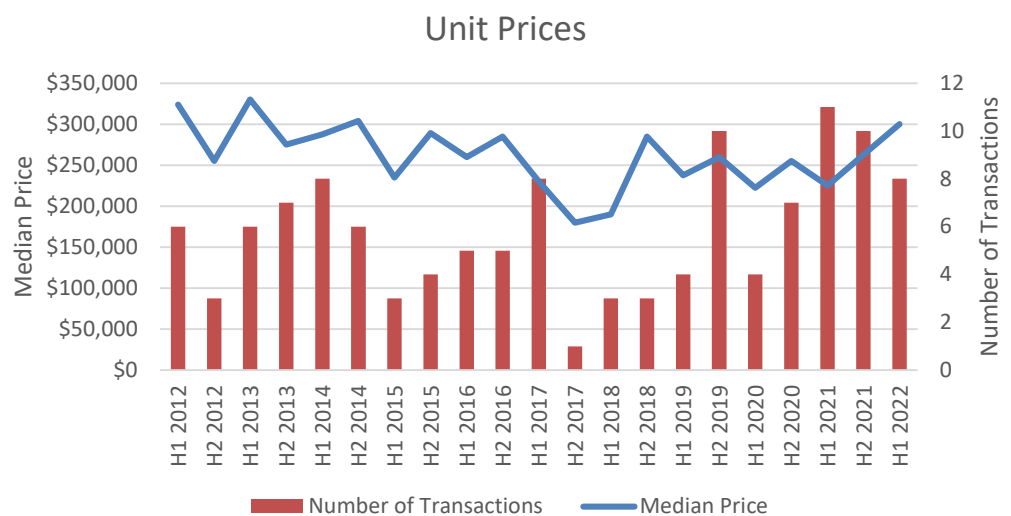
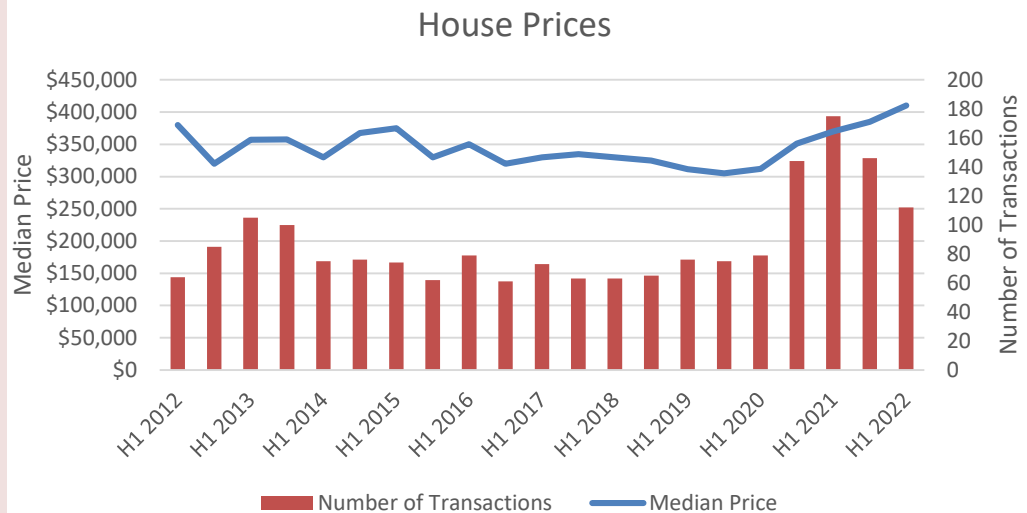
**\$160,000**

Median Vacant Land  
Price Jan – Jun 2022

**-24%**

1 Year Median Vacant  
Land Price Growth Rate  
H1 2021 – H1 2022

## Residential Market Trends, 2012 - 2022





# Residential Sales Overview

SHIRE OF ESPERANCE

## Key Statistics



**137**

Property Transactions  
Jan – Jun 2022

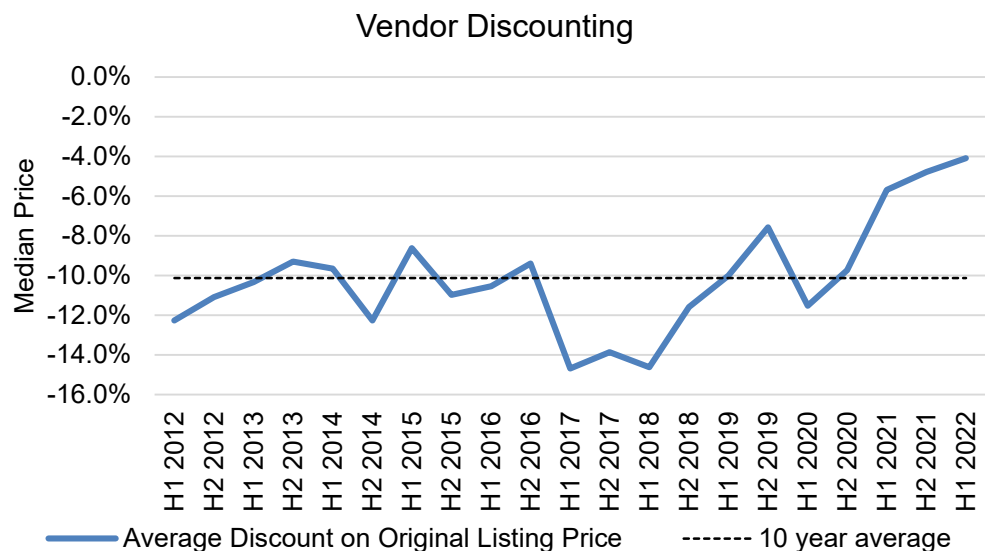
**- 4%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**54**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$410,000	\$300,000	\$160,000
10-Year Average	\$350,000	\$275,000	\$168,000
Variation from Avg.	17%	9%	-5%
Number of Transactions	112	8	17

Price Growth	House	Unit	Vacant Land
1 Year (Jun 2021-2022)	17%	33%	-24%
3 Year (Jun 2019-2022)	38%	26%	-2%
5 Year (Jun 2017-2022)	29%	30%	3%
10 Year (Jun 2012-2022)	16%	-7%	14%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	\$382,000	\$288,000	\$392,500	\$547,500	<b>\$410,000</b>
Unit	-	\$270,000	\$320,000		<b>\$300,000</b>

# Rental Overview

SHIRE OF ESPERANCE

## Rental Statistics



**62**

Dwellings Leased  
Jan – Jun 2022

**\$363**

Median Weekly Rent  
Jan – Jun 2022

**+\$18 (+5%)**

Increase in Median  
Weekly Rent  
H1 2021 – H1 2022



**17**

Median Days to Lease,  
Jan – Jun 2022

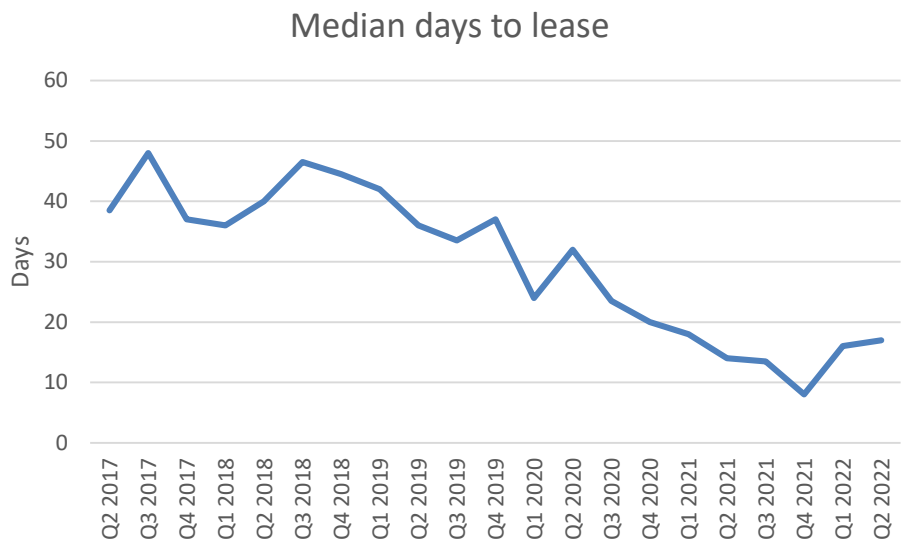
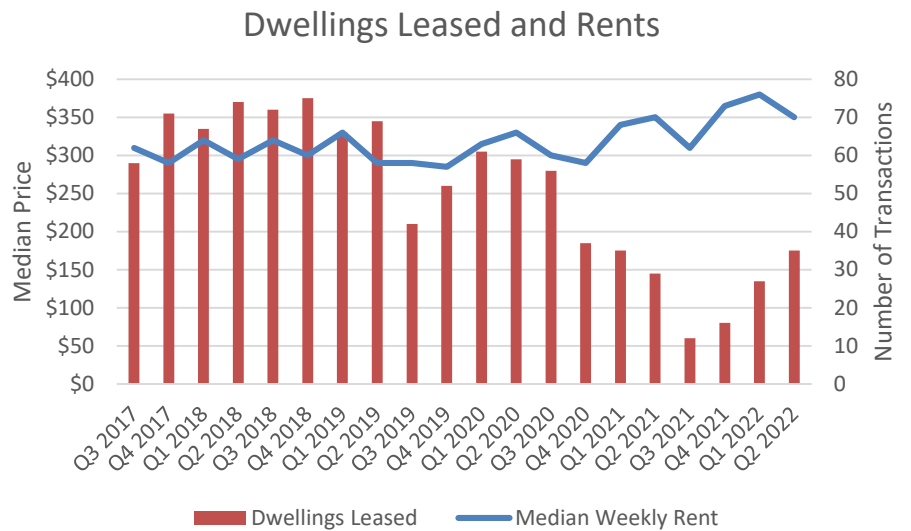
**0.1%**

Vacancy Rate, Jun 2022,  
down from 0.2%  
in June 2021

**5**

Dwellings Listed For Rent  
Week of 25 Jun 2022

## Rental Market Trends, 2017 - 2022



## Rental Market Summary, H1 2022

Median Rent by Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	Overall
House	\$280	\$317	\$368	\$470	-	\$378
Unit	-	\$308	\$358	-	-	\$309

Weighted average of March and June 2022 quarters

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

# Shire of Ravensthorpe

## SPOTLIGHT



### Residential Market

The Shire of Ravensthorpe includes the towns of Hopetoun and Ravensthorpe, and rural locations. The key industries in the area are nickel and lithium mining, and livestock and crop farming. As a result, the unit market in the Shire is very small with the vast majority of housing stock classified as detached houses.

The Shire of Ravensthorpe experienced continued strong median house price growth in the first half of 2022, with prices rising 34 percent between H1 2021 and H1 2022. Median price growth over the last three years was 53 percent. House and vacant land transactions (sales) during H1 2022 reached the highest level in a decade.

The local rental market across the Shire remained tight in 2022, although it is important to note that the Shire has a small formal rental market. Ravensthorpe recorded a rental vacancy rate of 0.8 percent during June 2022, while Hopetoun's vacancy rate was even lower at 0.3 percent. This rental market tightness in part reflects increased mining investment in the area. Weekly median rents rose by 56 percent year-on-year.



**2.2**

**Average Household Size**

### Population and Demographics

The Shire of Ravensthorpe is home to an estimated 2,157 people. Based on ABS data, the resident population declined by 1.4 percent 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 are \$1,029 – 44 percent lower than the Western Australian median. As of the 2021 Census, 505 families resided in the Shire.



**+34%**

**Median House Price Change (YOY)**



**\$1,029/m**

**Median Mortgage Repayment**



**\$1,655/wk**

**Median Household Income**



# Residential Sales Overview

SHIRE OF RAVENSTHORPE

## Key Statistics



**\$285,000**

Median House Price  
Jan – Jun 2022

**34%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022



**\$29,000**

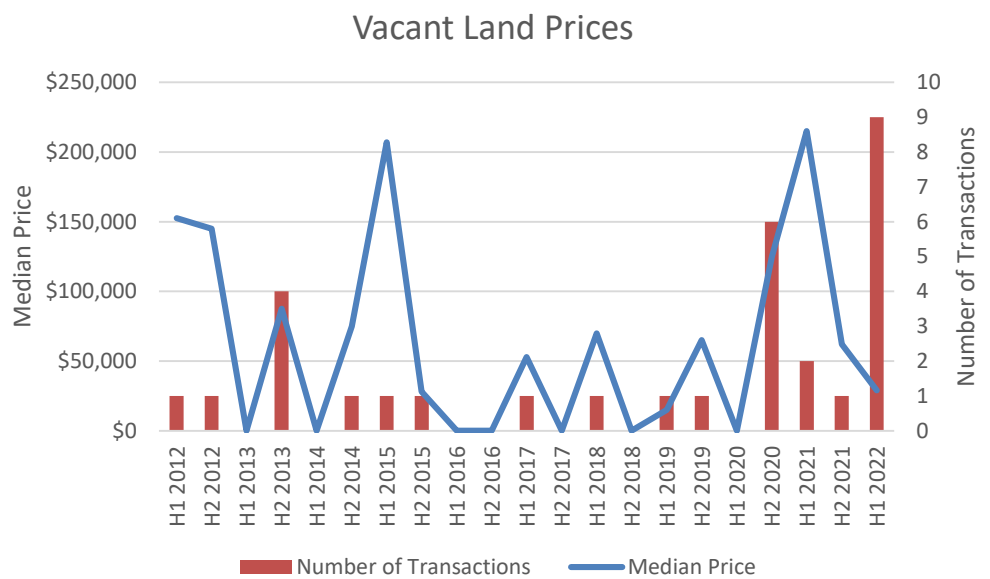
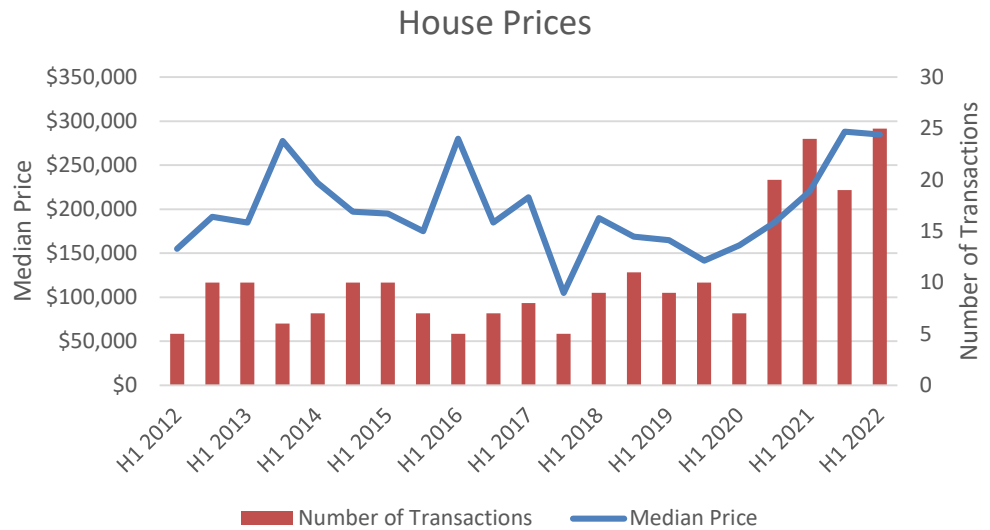
Median Unit Price  
Jan – Jun 2022

**-87%**

1 Year Median Unit  
Price Growth Rate  
H1 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



# Residential Sales Overview

SHIRE OF RAVENSTHORPE

## Key Statistics



**34**

Property Transactions  
Jan – Jun 2022

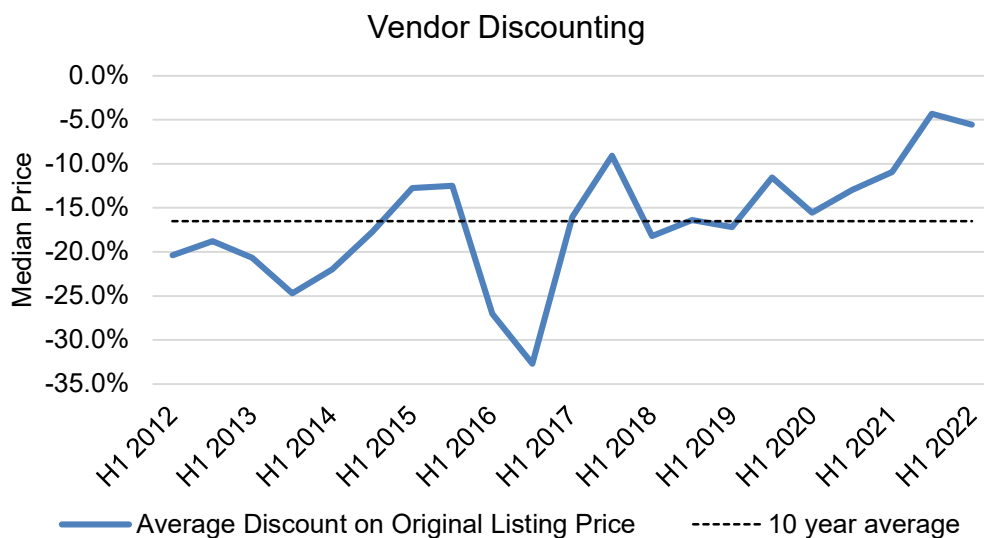
**- 6%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**115**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$285,000	-	\$29,000
10-Year Average	\$210,000	-	\$72,500
Variation from Avg.	36%	-	-60%
Number of Transactions	25	-	9

Price Growth	House	Unit	Vacant Land
1 Year (Jun 2021-2022)	34%	-	-87%
3 Year (Jun 2019-2022)	54%	-	93%
5 Year (Jun 2017-2022)	27%	-	-45%
10 Year (Jun 2012-2022)	56%	-	-81%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	-	\$155,000	\$287,500	\$389,000	<b>\$285,000</b>
Unit	-	-	-	-	-

# Rental Overview

SHIRE OF RAVENSTHORPE

## Rental Statistics



**24**

Dwellings Leased  
Jan – Jun 2022

**\$437**

Median Weekly Rent  
Jan – Jun 2022

**+\$157 (+56%)**

Increase in Median  
Weekly Rent  
H1 2021 – H1 2022



**22**

Median Days to Lease  
Jan – Jun 2022

**0.4%**

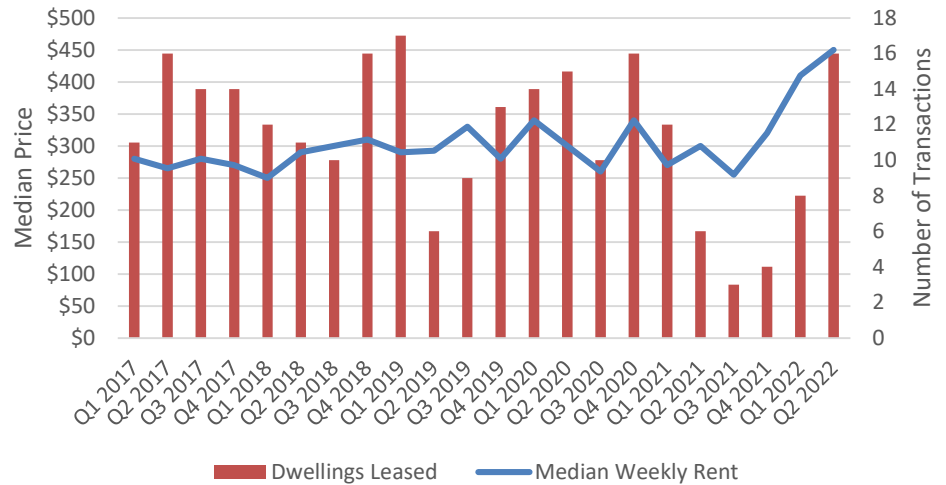
Vacancy Rate, Jun 2022

**6**

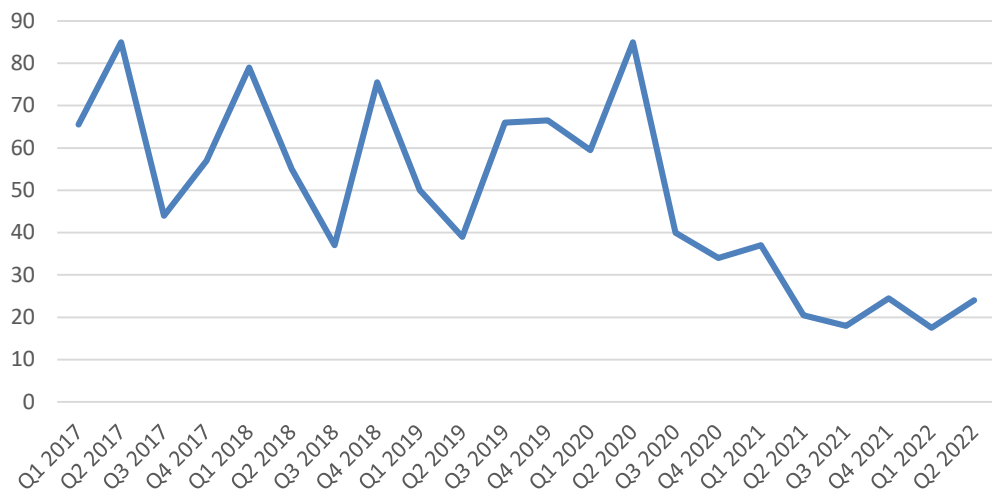
Dwellings Listed For Rent  
Week of 17 Jun 2022

## Rental Market Trends, 2017 - 2022

Dwellings Leased and Rents



Median Days to Lease



## Rental Market Summary, H1 2022

Median Rent by Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	Overall
House	-	\$305	\$328	\$450	-	\$437
Unit	-	-	-	-	-	-

Weighted average of March and June 2022 quarters

Source: Online Property Listings sourced from Domain, 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 historic 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.

The Shire of Coolgardie continued its recent strong house price growth and sales volume trajectory during the January-June period of 2022. Year-on-year median house price growth was 21 percent. Median house price growth over the last three years was 71 percent. House transaction volumes have remained elevated since the second half of 2020.

The vast bulk of the Shire's rental stock is located in Kambalda. Median rent prices in the Shire of Coolgardie increased significantly over the last 12 months to June, rising by 48 percent from \$214 per week in H1 2021 to \$316 in H1 2022. Across the Shire, the rental vacancy rate was 3 percent at the end of June 2022. The vacancy rate in Kambalda was 2.4 percent.

### 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 12 percent, though this does not accurately capture transient population and more recent activity. Median monthly mortgage repayments are 47 percent lower than the Western Australian median, while the median household income is 4.2 percent higher than the WA median.



**+21%**

Median House Price  
Change (YOY)



**\$975/m**

Median Mortgage  
Repayment



**2.5**

Average  
Household Size



**\$1,893/wk**

Median Household  
Income

# Residential Sales Overview

SHIRE OF COOLGARDIE

## Key Statistics



**\$133,500**

Median House Price  
Jan – Jun 2022

**21%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022



**\$112,500**

Median Unit Price  
Jan – Jun 2022

**4**

Number Of Unit  
Transactions For This  
Period



**\$19,250**

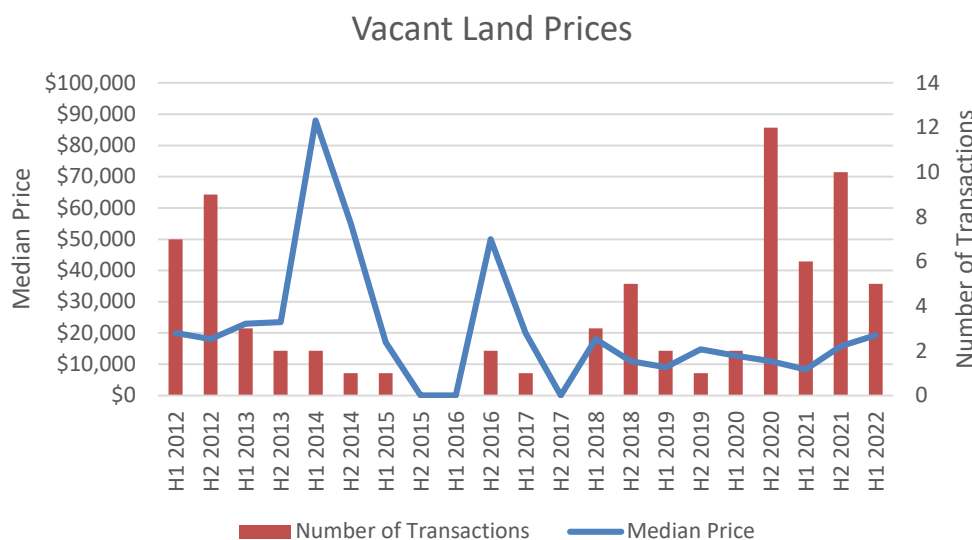
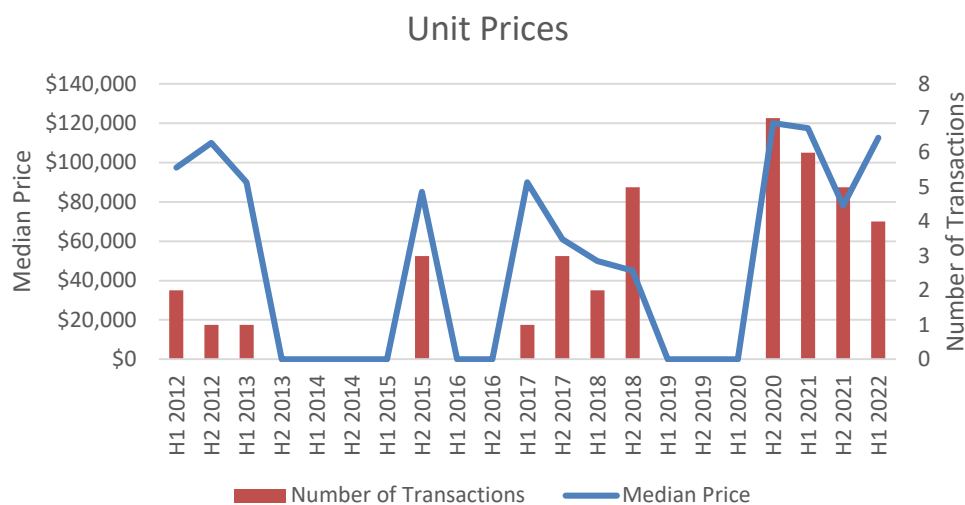
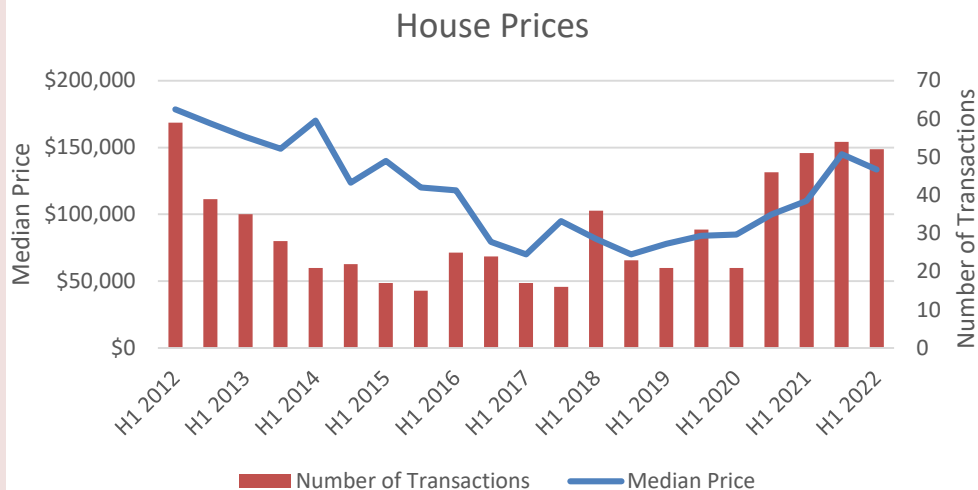
Median Vacant Land  
Price Jan – Jun 2022

**131%**

1 Year Median Vacant  
Land Price Growth Rate  
H1 2021 – H1 2022

Source: Settled Sales sourced from Landgate

## Residential Market Trends, 2012 - 2022



# Residential Sales Overview

SHIRE OF COOLGARDIE

## Key Statistics



**61**

Property Transactions  
Jan – Jun 2022

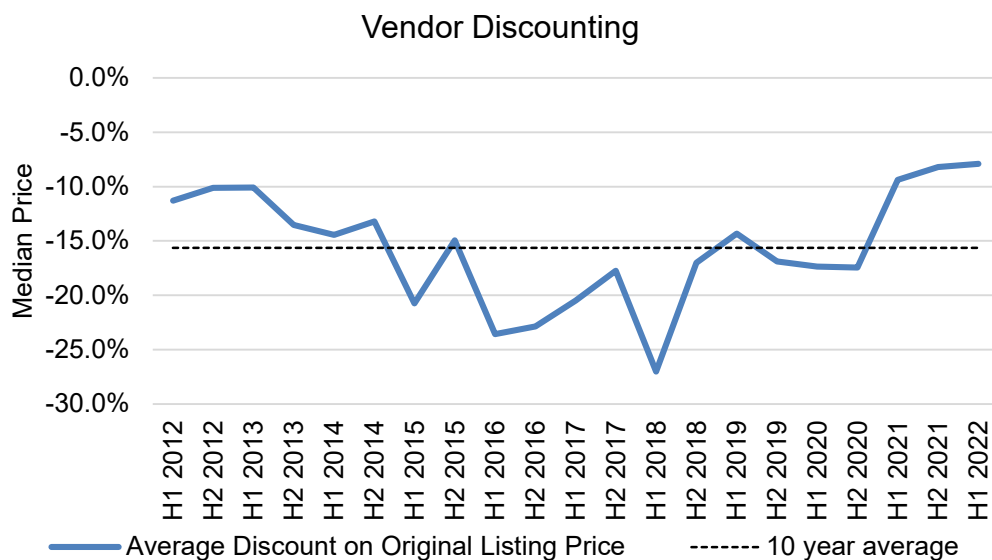
**- 8%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**66**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$133,500	\$112,500	\$19,250
10-Year Average	\$120,000	\$87,500	\$15,500
Variation from Avg.	11%	29%	24%
Number of Transactions	52	4	5

Price Growth	House	Unit	Vacant Land
1 Year (Jun 2021-2022)	21%	-4%	131%
3 Year (Jun 2019-2022)	71%	-	114%
5 Year (Jun 2017-2022)	91%	25%	-4%
10 Year (Jun 2012-2022)	-25%	15%	-4%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	\$69,000	\$85,000	\$133,500	\$219,000	<b>\$133,500</b>
Unit	-	\$112,500	-	-	<b>\$112,500</b>

Source: Settled Sales sourced from Landgate



# Rental Overview

SHIRE OF COOLGARDIE

## Rental Statistics



**46**

Dwellings Leased  
Jan – Jun 2022

**\$316**

Median Weekly Rent  
Jan – Jun 2022

**+\$102 (+48%)**

Increase in Median  
Weekly Rent  
H1 2021 – H1 2022



**41**

Median Days to Lease  
Jan – Jun 2022

**3%**

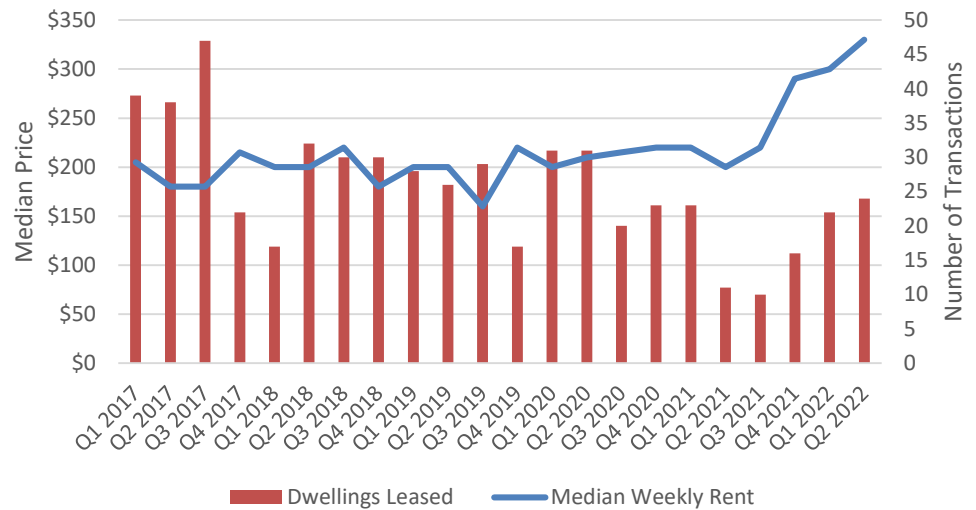
Vacancy Rate, Jun 2022

**24**

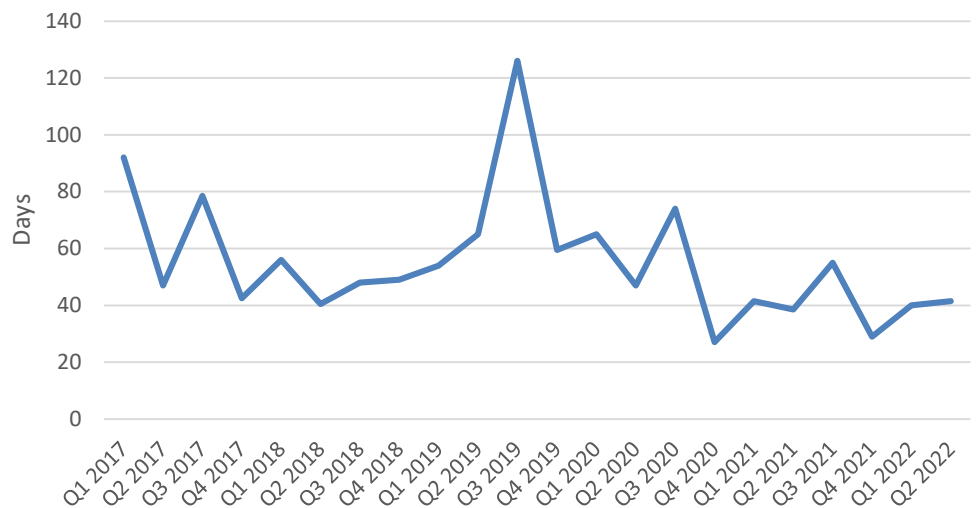
Dwellings Listed For Rent  
Week of 25 Jun 2022

## Rental Market Trends, 2017 - 2022

Dwellings Leased and Rents



Median days to lease



## Rental Market Summary, H1 2022

Median Rent by Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedroom	Overall
House	-	\$283	\$311	\$395	-	\$333
Unit	-	\$213	-	-	-	\$214

Weighted average of March and June 2022 quarters

# 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. Housing stock in the town is predominantly detached houses, many of which are ageing.

Median house prices in the Shire of Dundas increased by 5 percent over the year between H1 2021 and H1 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. However, between 2017 and 2022, median house price values in the Shire rose by 46 percent.

### 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 percent, 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 percent lower than that of the Western Australian median. As of the 2021 Census, Dundas was home to 127 families.



**+5%**

**Median House Price Change (YOY)**



**\$600/m**

**Median Mortgage Repayment**



**1.8**

**Average Household Size**



**\$827/wk**

**Median Household Income**

# Residential Sales Overview

SHIRE OF DUNDAS

## Key Statistics



**\$57,500**

Median House Price  
Jan – Jun 2022

**5%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022

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

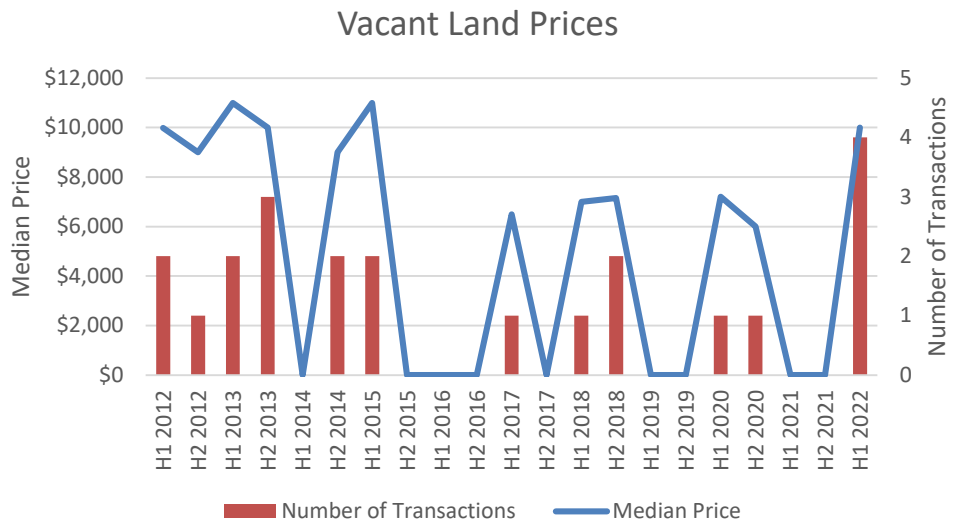
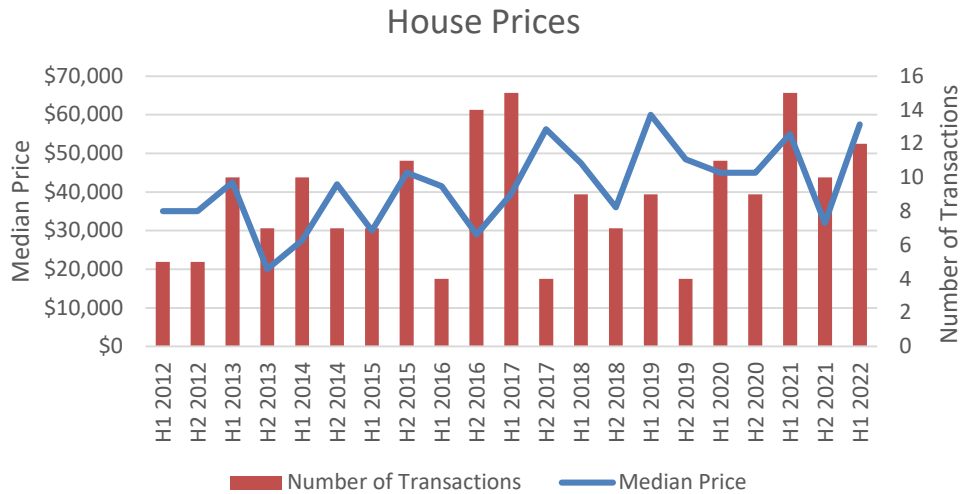
Overall, there are few dwellings in Dundas that would be considered to be units which impacts on unit transaction levels.



**\$10,000**

Median Vacant Land  
Price Jan – Jun 2022

## Residential Market Trends, 2012 - 2022



Source: Settled Sales sourced from Landgate



# Residential Sales Overview

SHIRE OF DUNDAS

## Key Statistics



**16**

Property Transactions  
Jan – Jun 2022

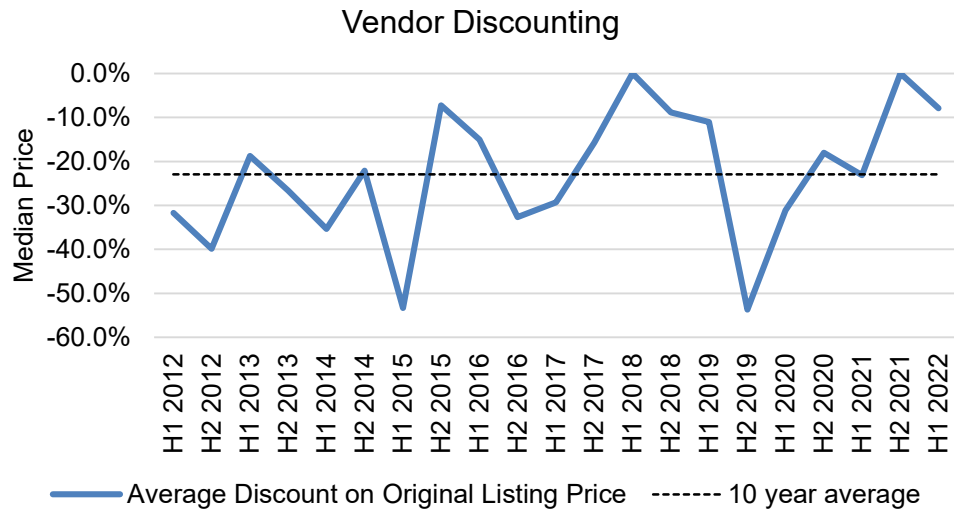
**- 8%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**92**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$57,500	-	\$10,000
10-Year Average	\$39,725	\$121,000	\$10,000
Variation from Avg.	45%	-	0%
Number of Transactions	12	-	4

Price Growth	House	Unit	Vacant Land
1 Year (Dec 2020-2021)	5%	-	-
3 Year (Dec 2018-2021)	-4%	-	-
5 Year (Dec 2016-2021)	46%	-	54%
10 Year (Dec 2011-2021)	64%	-	0%

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	\$25,000	\$67,400	\$60,000	-	<b>\$57,500</b>
Unit	-	-	-	-	-

# Rental Overview

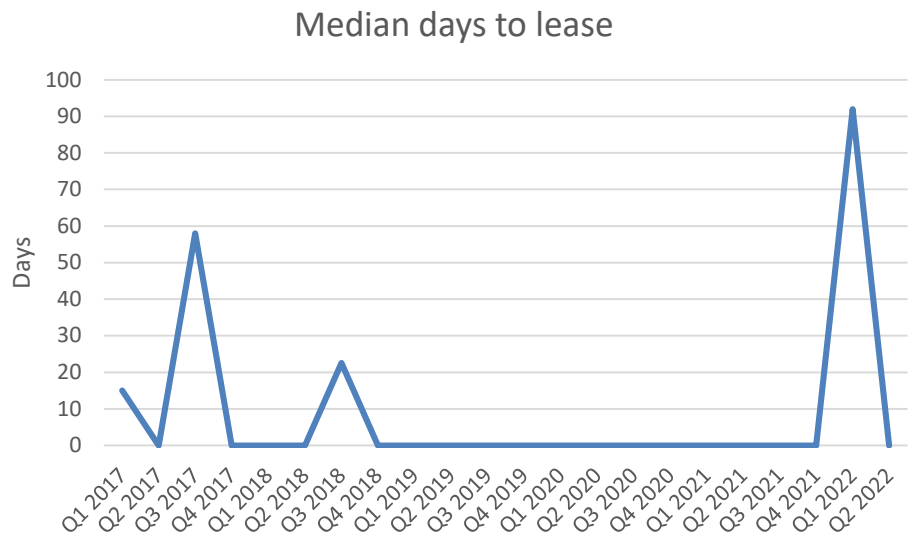
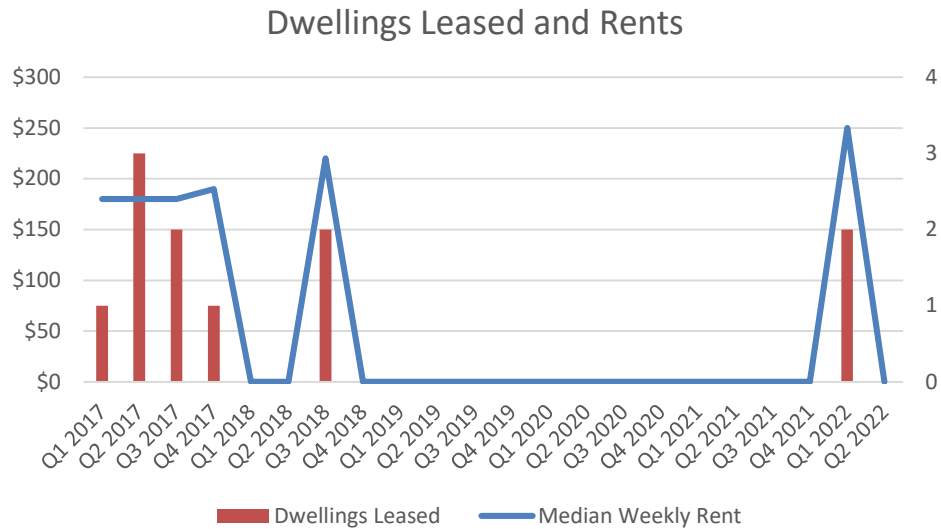
SHIRE OF DUNDAS

## 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 & 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

# Northern Goldfields & Ngaanyatjarra Lands



## Residential Market Characteristics

The Northern Goldfields and Ngaanyatjarra Lands areas (the Menzies, Laverton, Leonora, Wiluna and Ngaanyatjarraku 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 and Aboriginal settlements, such as Leinster in Leonora and the Tjuntjuntjara Community in Menzies.

All 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 in the region 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 region 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 2021. Ngaanyatjarraku also experienced a decline, albeit slight. In contrast, the Menzies and Laverton Shires experienced moderate resident population growth during this period.

During the first 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 9 percent over this 12-month period. In the three years to H1 2022, median house price growth in the Northern Goldfields was 68 percent. Vacant land values increased by 43 percent 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



**\$92,500**

Median House Price  
Jan – Jun 2022

**9%**

1 Year Median House  
Price Growth rate  
H1 2021 – H1 2022

No unit transactions were  
recorded from January to  
June of 2021.



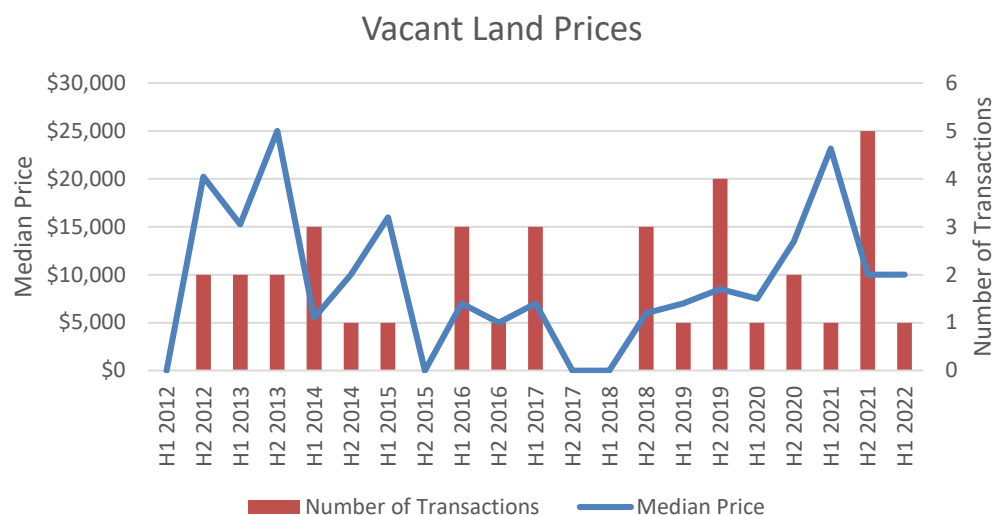
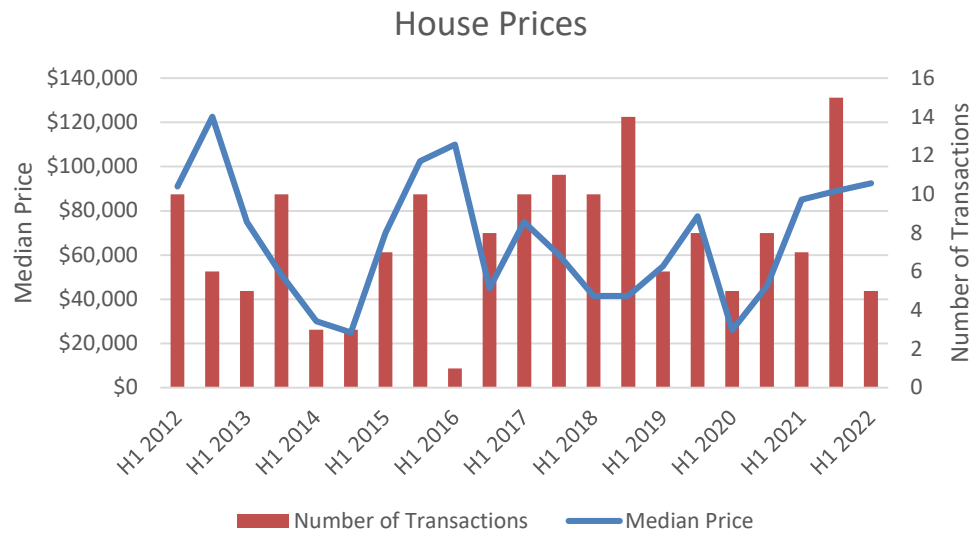
**\$10,000**

Median Vacant Land  
Price Jan – Jun 2022

**-57%**

1 Year Median Vacant  
Land Price Growth Rate

## Residential Market Trends, 2012 - 2022



# Residential Sales Overview

NORTHERN GOLDFIELDS & NGAANYATJARRA LANDS

## Key Statistics



**6**

Property Transactions  
Jan – Jun 2022

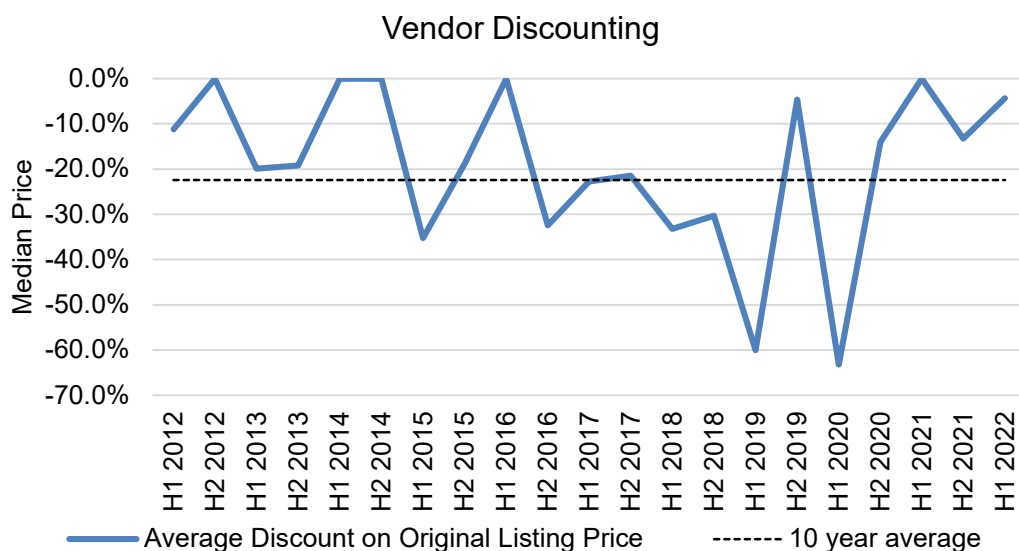
**- 4%**

Average Discount On  
Listing Price  
Jan – Jun 2022

**80**

Average Days to Sell  
Jan – Jun 2022

## Discount on Original Price, 2012 - 2022



## Residential Market Summary, January – June 2022

Sales Summary	House	Unit	Vacant Land
Median Price	\$92,500	-	\$10,000
10-Year Average	\$60,000	\$35,000	\$10,000
Variation from Avg.	54%	-	0%
Number of Transactions	5	-	1

Price Growth	House	Unit	Vacant Land
1 Year (Jun 2021-2022)	9%	-	-57%
3 Year (June 2019-2022)	68%	-	43%
5 Year (June 2017-2022)	23%	-	43%
10 Year (June 2012-2022)	2%	-	-

Median Price by Bedroom	1 Bed	2 Bed	3 Bed	4 Bed	Overall
House	-	\$101,250	\$85,000	\$80,000	\$92,500
Unit	-	-	-	-	-

Source: Settled Sales sourced from Landgate

# Rental Overview

## NORTHERN GOLDFIELDS & NGAANYATJARRA LANDS

### Rental Commentary

The rental market in the Northern Goldfields and Ngaanyatjarra Lands region 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.

### Dwellings by 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)	28	50	11	3	16	3
Leonora (S)	23	8	22	0	87	0
Wiluna (S)	14	14	5	0	11	0
Ngaanyatjarraku (S)	222	27	0	0	20	6
Menzies (S)	0	20	0	0	9	0



# Kalgoorlie-Boulder

## SUBURB SPOTLIGHTS



### 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 and land 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 are only available for suburbs that have sufficient market activity to generate charts and statistics for the January to June period of 2022 (H1 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 H1 2021 – H1 2022)



**\$284,500**

**(+3%)**

Median House Price  
Jan – Jun 2022



**\$250,000**

**(+26%)**

Median Unit Price  
Jan – Jun 2022



**\$439**

**(+20%)**

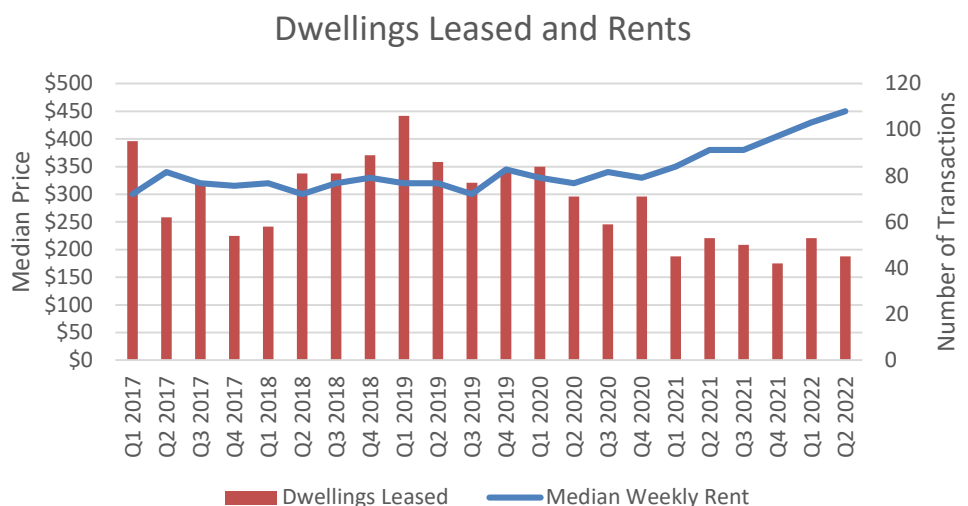
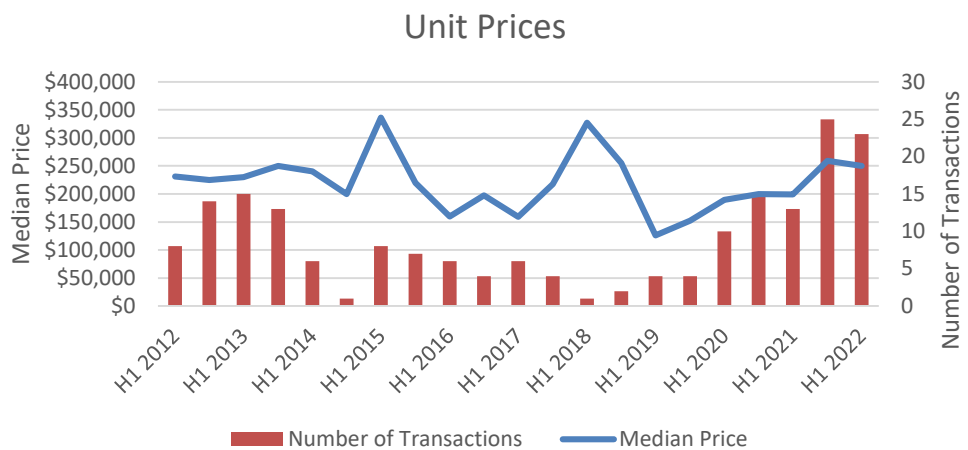
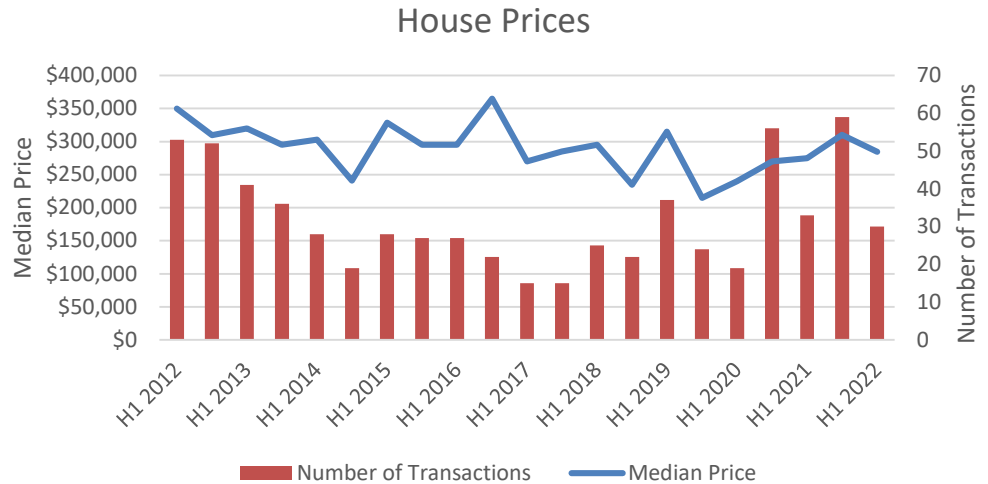
Median Weekly Rent  
Jan – Jun 2022



**72**

Average Days to Sell  
Jan – Jun 2022

### Residential Market Trends, 2012 - 2022



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

# Boulder

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$293,000**  
**(+17%)**

Median House Price  
Jan – Jun 2022



**\$124,850**  
**(-2%)**

Median Unit Price  
Jan – Jun 2022



**\$404**  
**(+28%)**

Median Weekly Rent  
Jan – Jun 2022

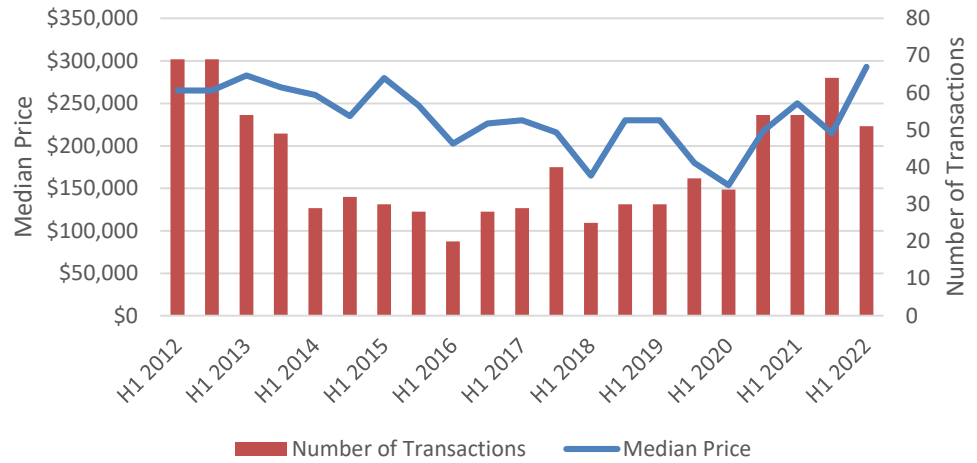


**53**  
Average Days to Sell  
Jan – Jun 2022

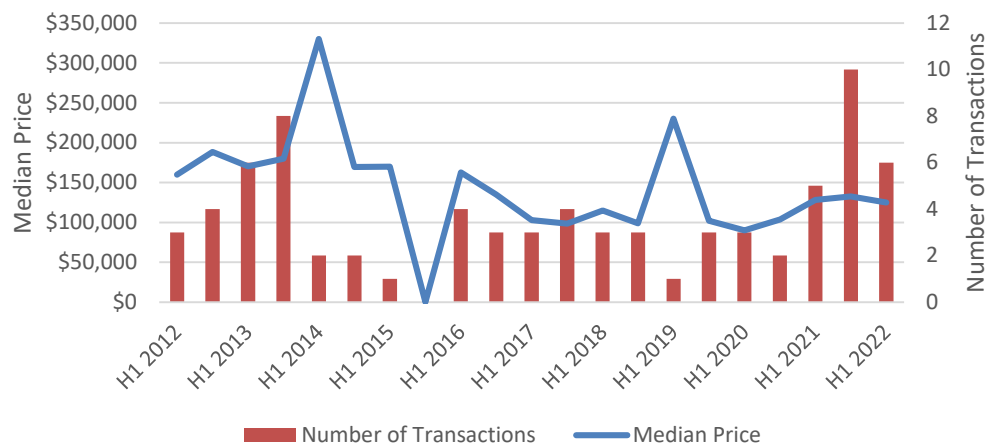
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

### Residential Market Trends, 2012 - 2022

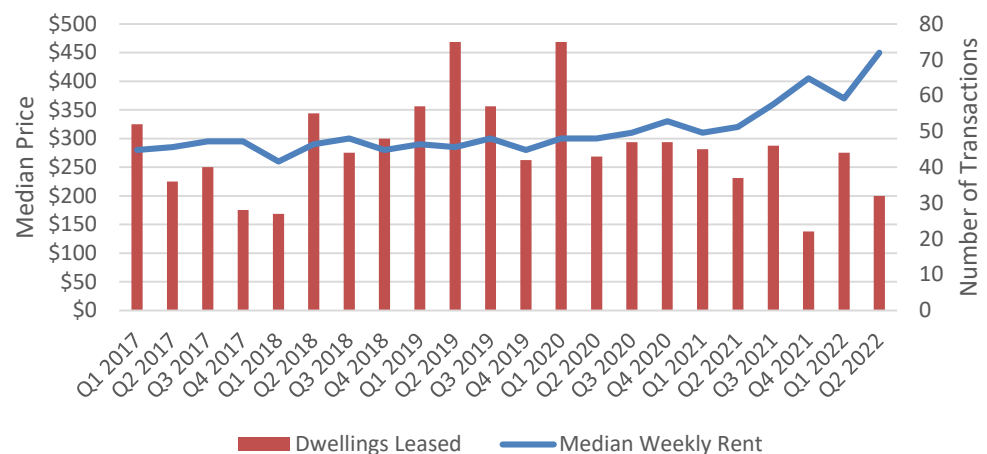
#### House Prices



#### Unit Prices



#### Dwellings Leased and Rents



# Broadwood

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$500,000**  
**(-20%)**

Median House Price  
Jan – Jun 2022



**\$580**

Median Weekly Rent  
Jan – Jun 2022



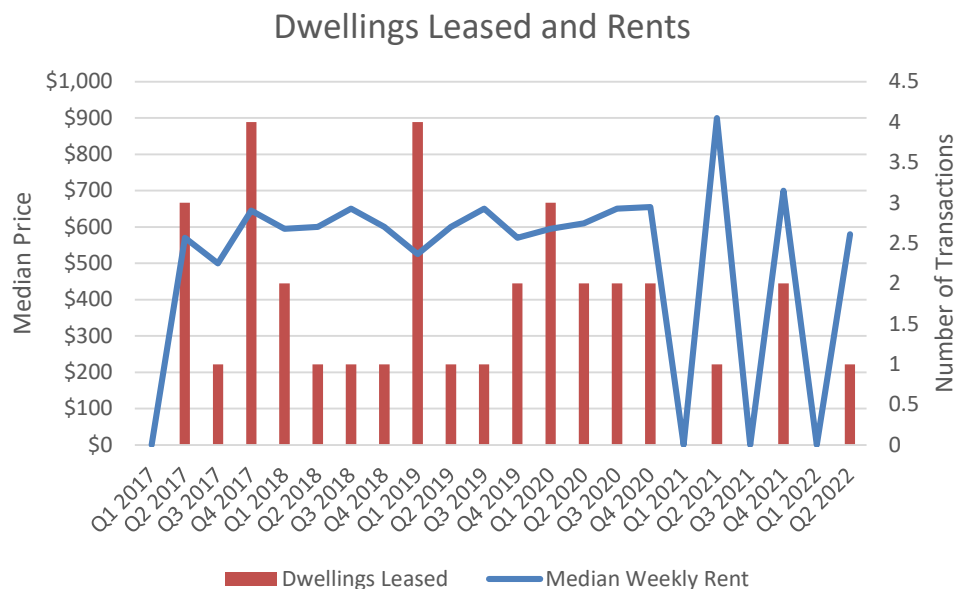
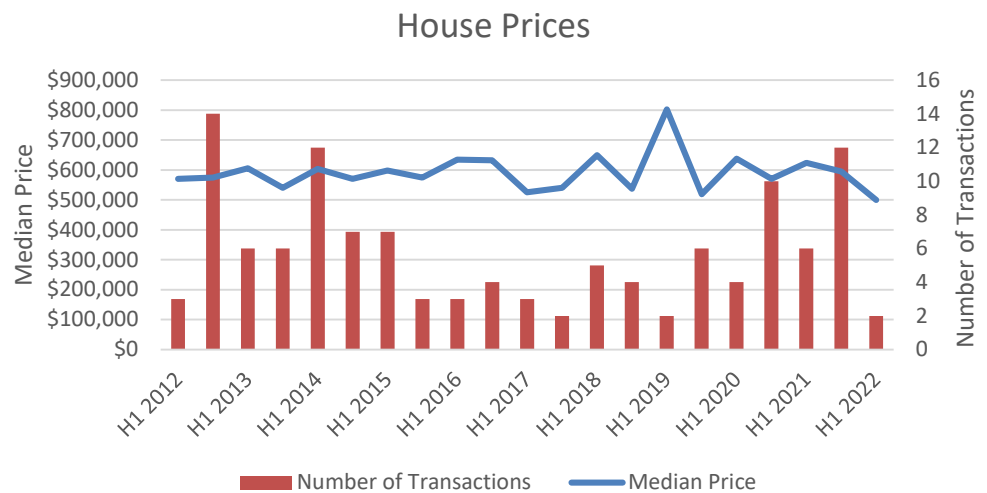
**6**

Average Days to Sell  
Jan – Jun 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





### Key Statistics

(% change H1 2021 – H1 2022)



**\$385,000**

**(+6%)**

Median House Price  
Jan – Jun 2022



**\$584**

**(+27%)**

Median Weekly Rent  
Jan – Jun 2022



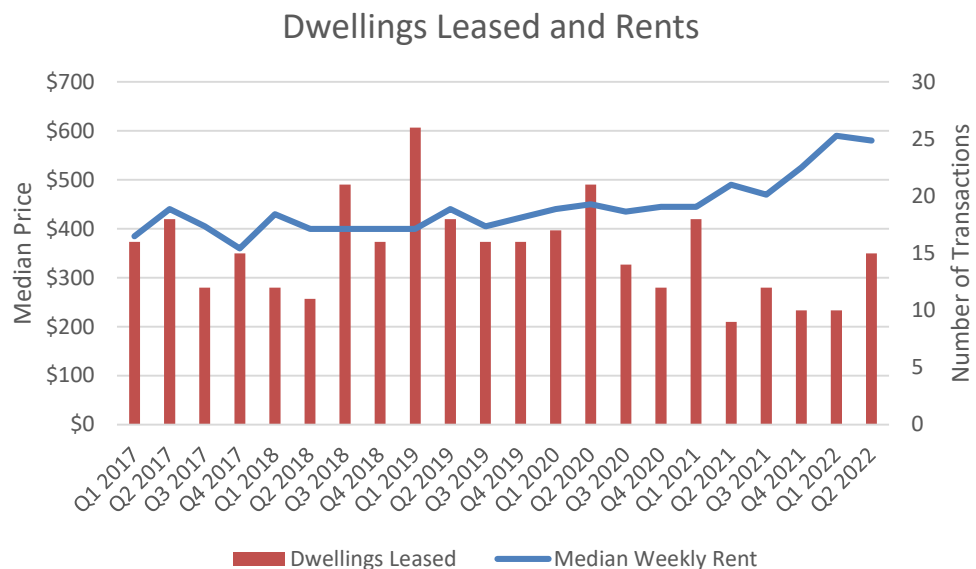
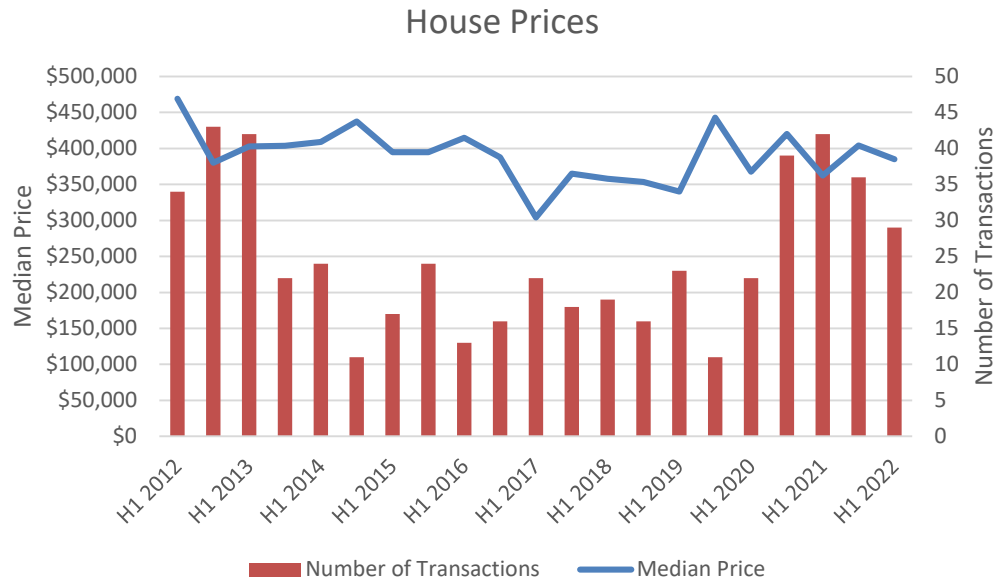
**36**

Average Days to Sell  
Jan – Jun 2022

No unit transactions were recorded over H1 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



### Key Statistics

(% change H1 2021 – H1 2022)



**\$618,500**

**(+2%)**

Median House Price  
Jan – Jun 2022



**\$725**

**(+21%)**

Median Weekly Rent  
Jan – Jun 2022



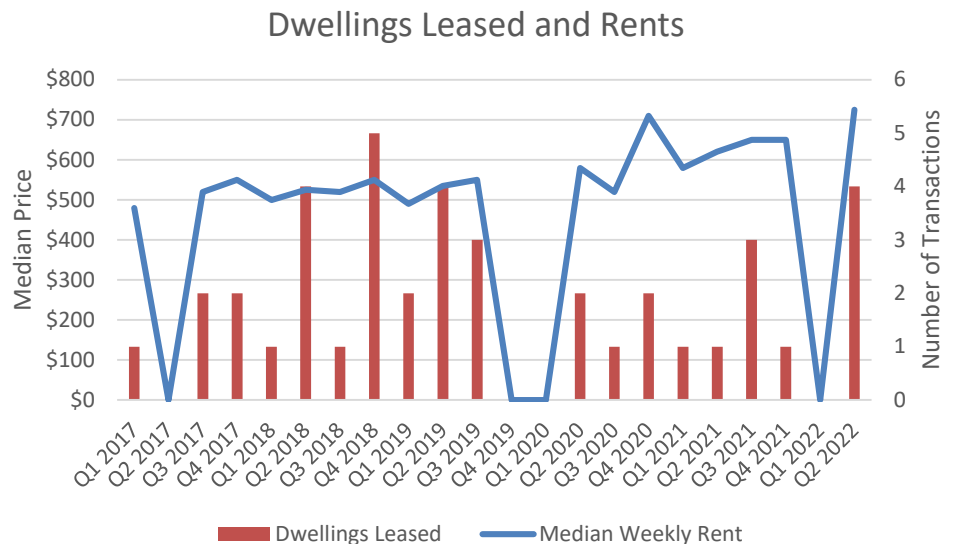
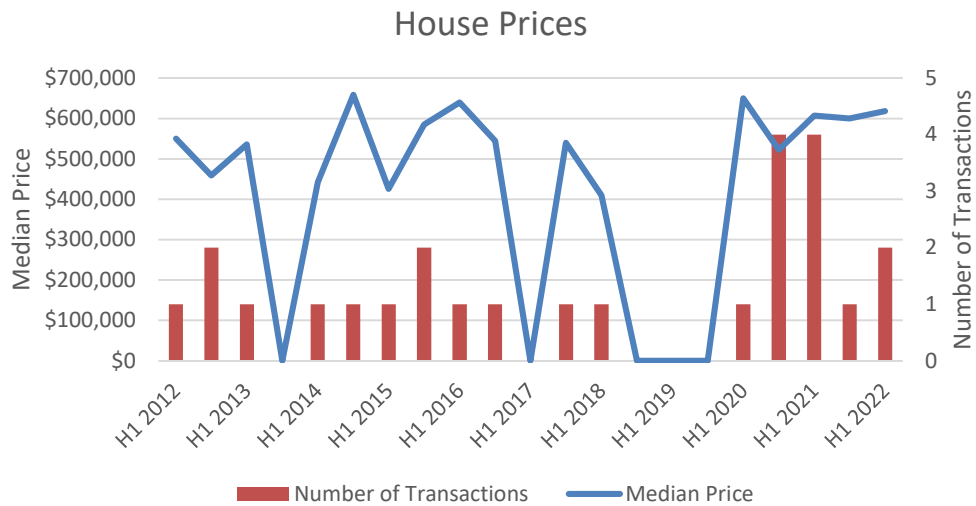
**29**

Average Days to Sell  
Jan – Jun 2022

No unit transactions were recorded over H1 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 H1 2021 – H1 2022)



**\$392,000**  
**(+7%)**

Median House Price  
Jan – Jun 2022



**\$500**  
**(+13%)**

Median Weekly Rent  
Jan – Jun 2022

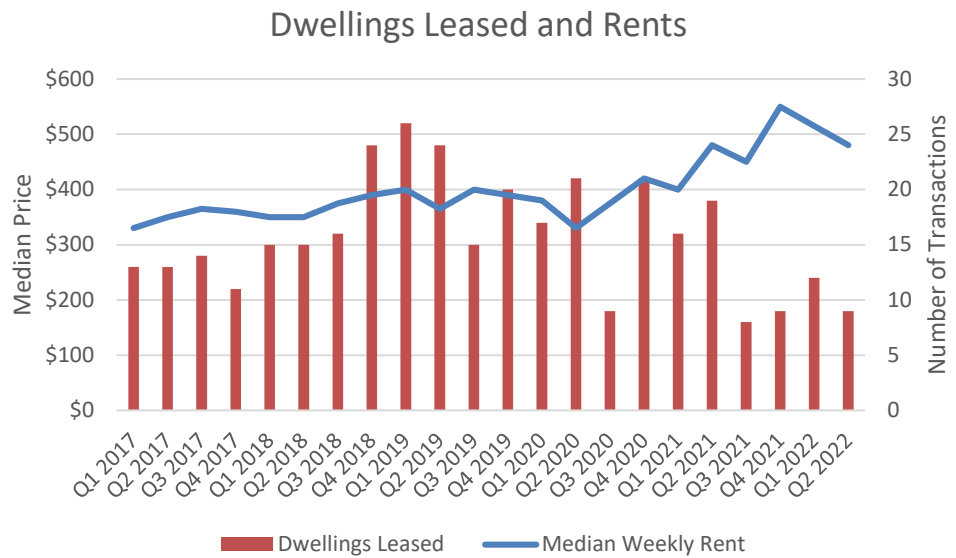
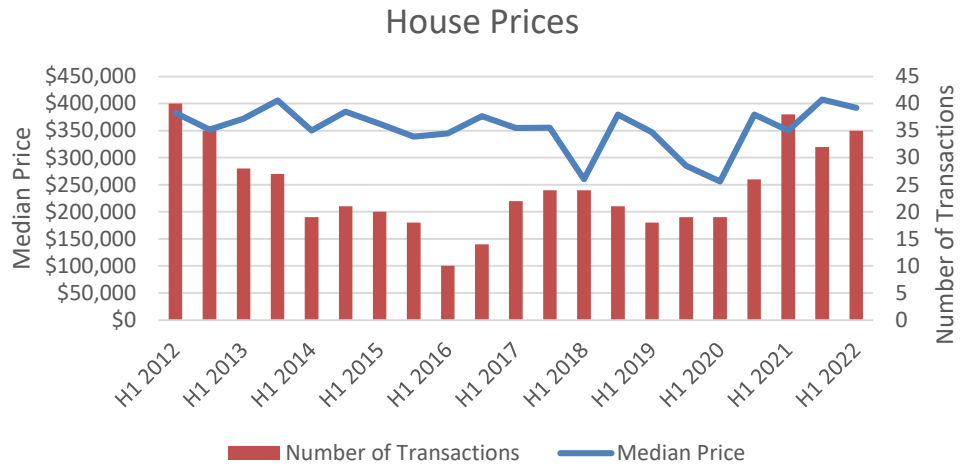


**52**

Average Days to Sell  
Jan – Jun 2022

No unit transactions were recorded over H1 2022. As a result, no trends have been presented.

### Residential Market Trends, 2012 - 2022



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

### Key Statistics

(% change H1 2021 – H1 2022)



**\$367,500**  
**(+12%)**

Median House Price  
Jan – Jun 2022



**\$255,000**  
**(+71%)**

Median Unit Price  
Jan – Jun 2022



**\$473**  
**(+36%)**

Median Weekly Rent  
Jan – Jun 2022

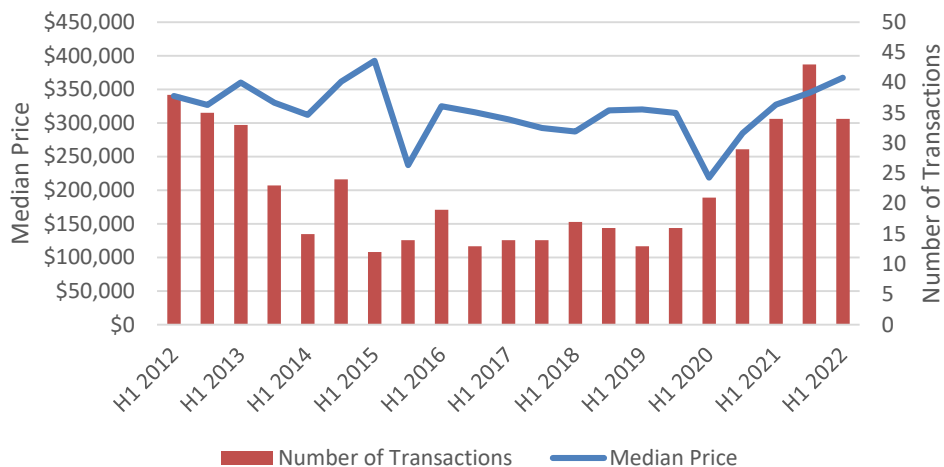


**55**  
Average Days to Sell  
Jan – Jun 2022

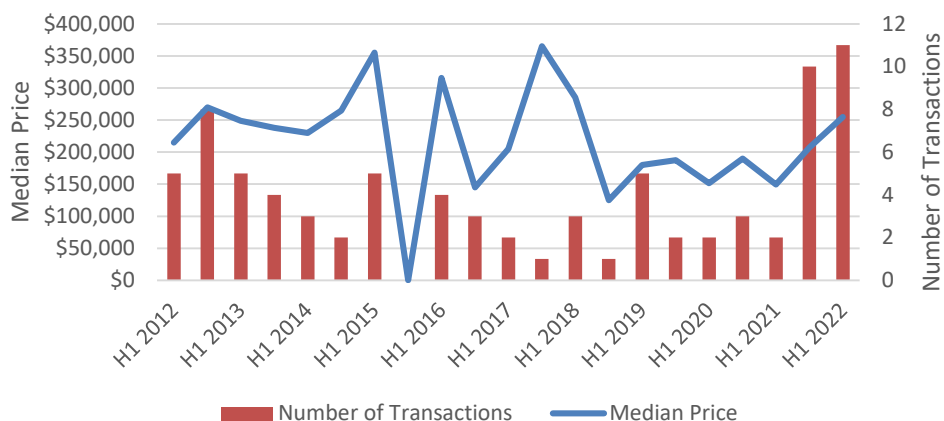
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

### Residential Market Trends, 2012 - 2022

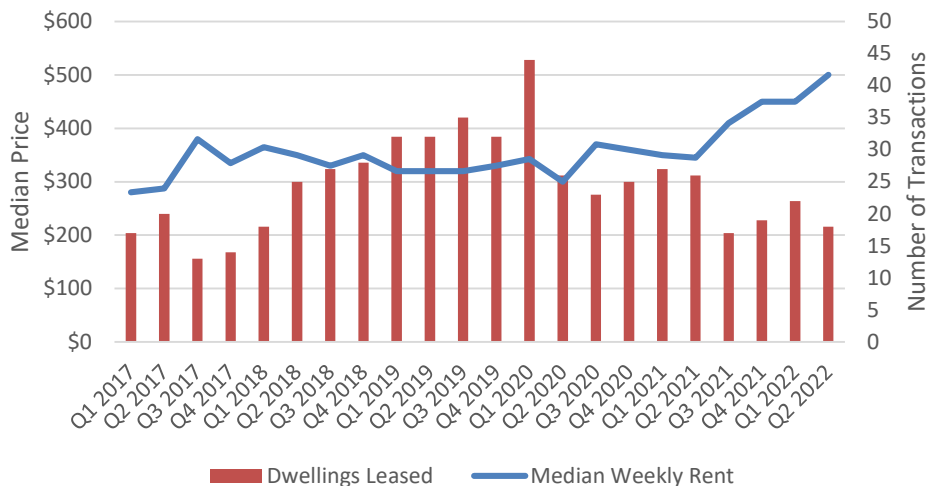
#### House Prices



#### Unit Prices



#### Dwellings Leased and Rents





# Somerville

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$481,000**  
**(+17%)**

Median House Price  
Jan – Jun 2022



**\$273,500**  
**(+25%)**

Median Unit Price  
Jan – Jun 2022



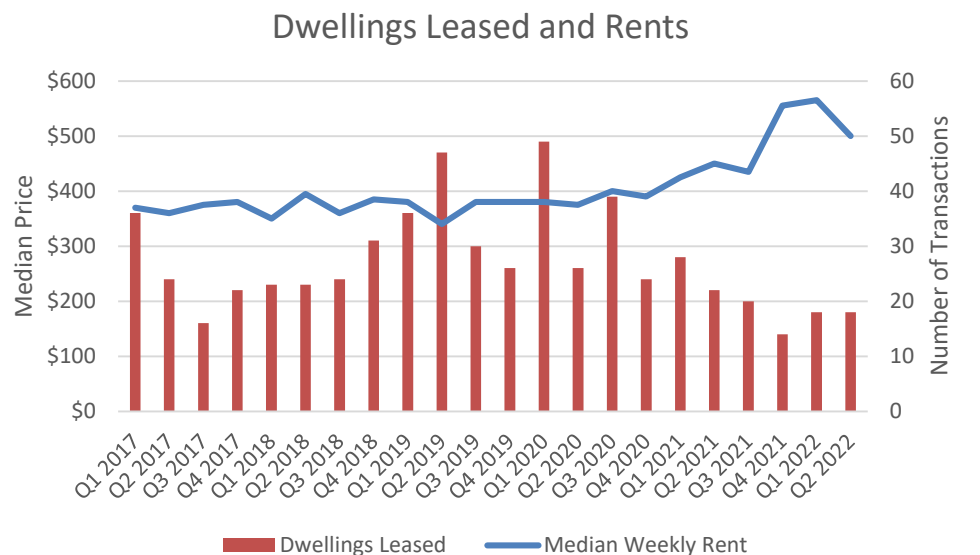
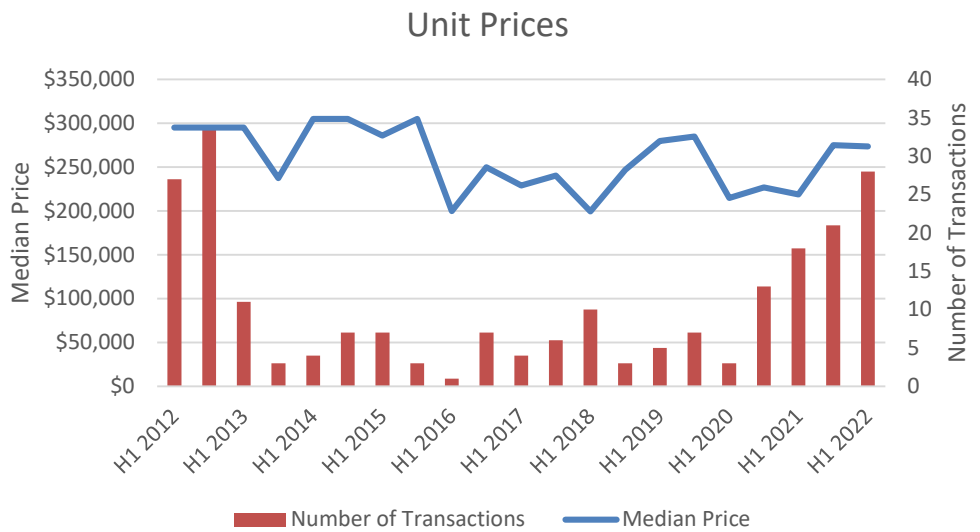
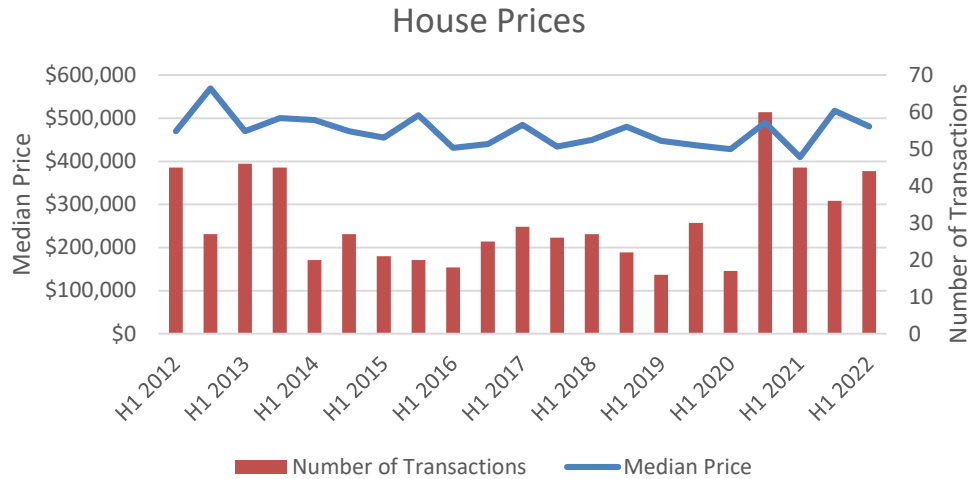
**\$533**  
**(+22%)**

Median Weekly Rent  
Jan – Jun 2022



**47**  
Average Days to Sell  
Jan – Jun 2022

### Residential Market Trends, 2012 - 2022



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

# South Boulder

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$225,000**

**(+2%)**

Median House Price  
Jan – Jun 2022



**\$521**

**(+40%)**

Median Weekly Rent  
Jan – Jun 2022



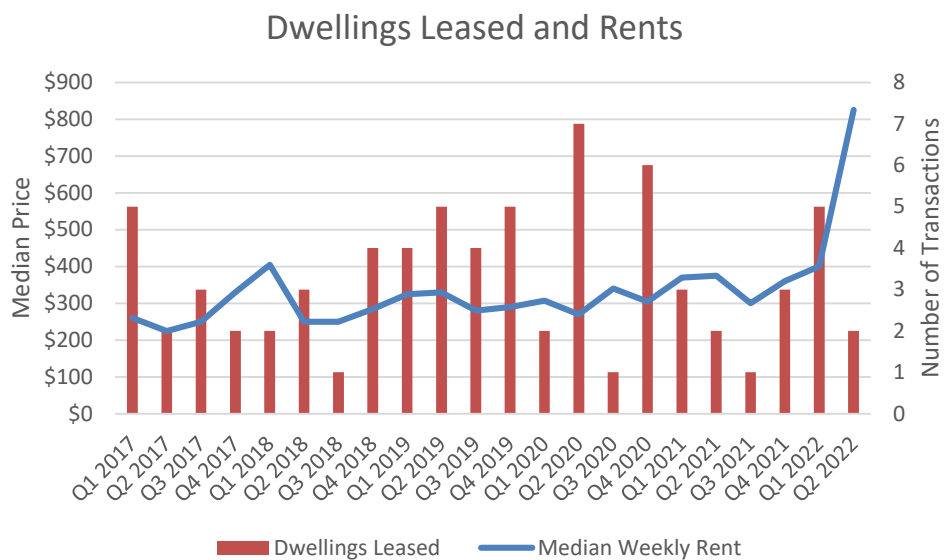
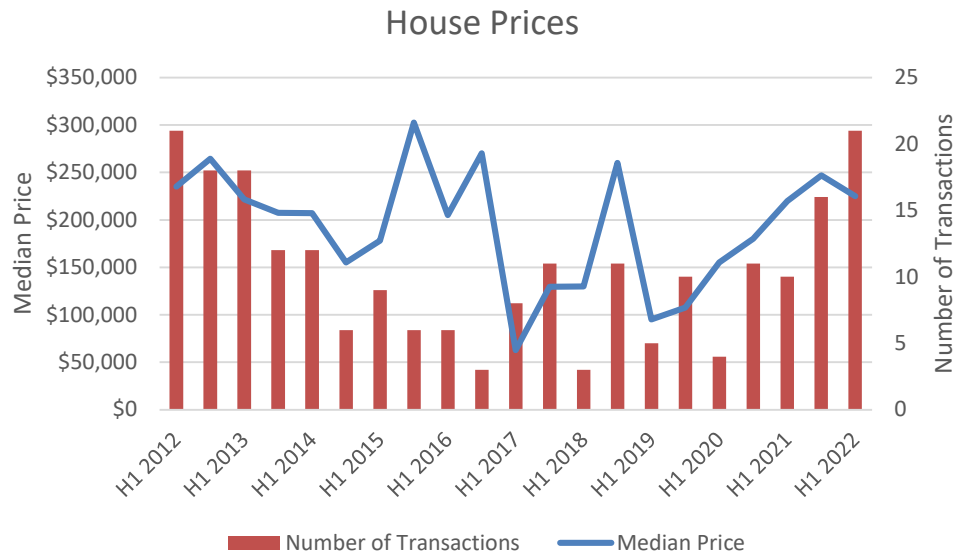
**72**

Average Days to Sell  
Jan – Jun 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 H1 2021 – H1 2022)



**\$300,000**  
**(+23%)**

Median House Price  
Jan – Jun 2022



**\$205,000**  
**(+78%)**

Median Unit Price  
Jan – Jun 2022



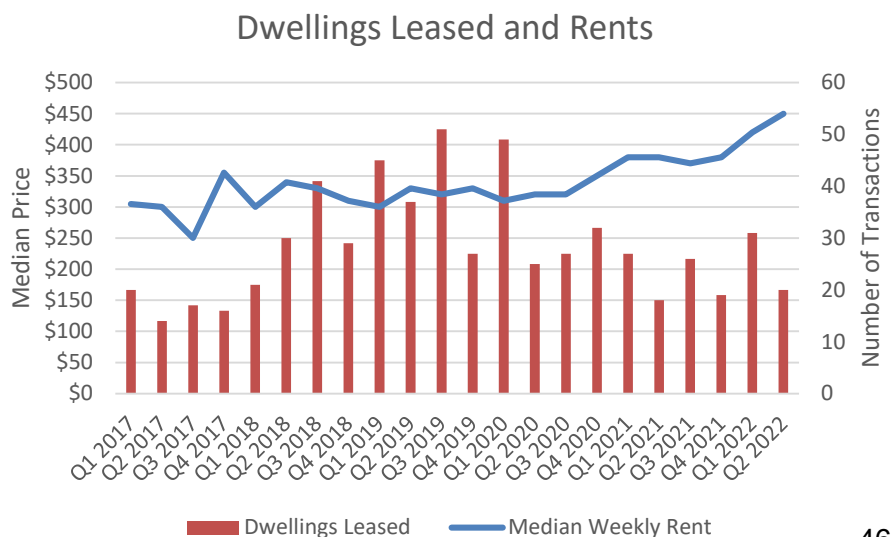
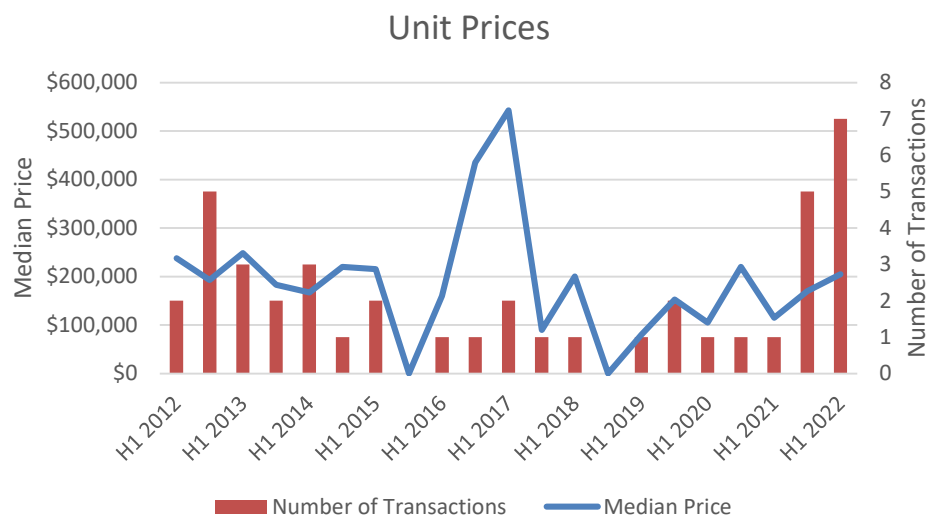
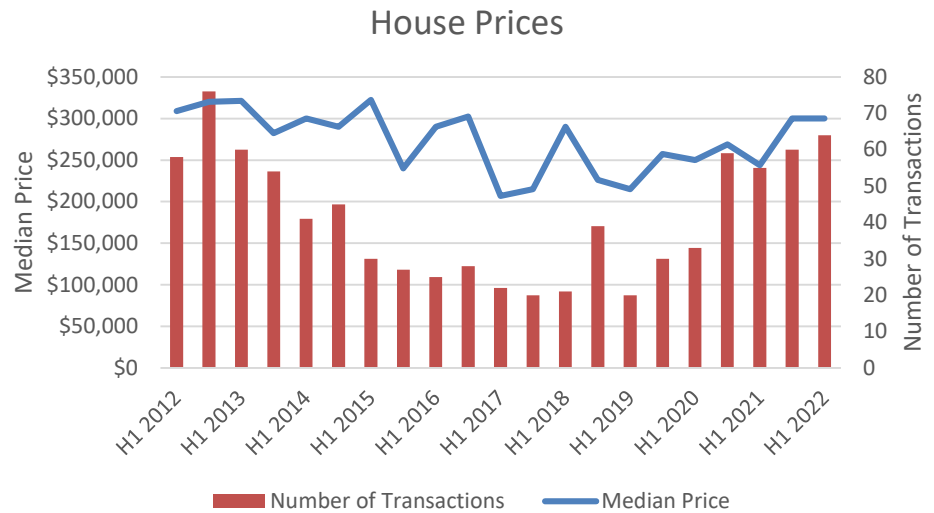
**\$432**  
**(+13.6%)**

Median Weekly Rent  
Jan – Jun 2022



**63**  
Average Days to Sell  
Jan – Jun 2022

### Residential Market Trends, 2012 - 2022



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

# Victory Heights

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$299,000**  
**(-22%)**

Median House Price  
Jan – Jun 2022



**\$235,000**  
**(+31%)**

Median Unit Price  
Jan – Jun 2022



**\$465**  
**(+14%)**

Median Weekly Rent  
Jan – Jun 2022

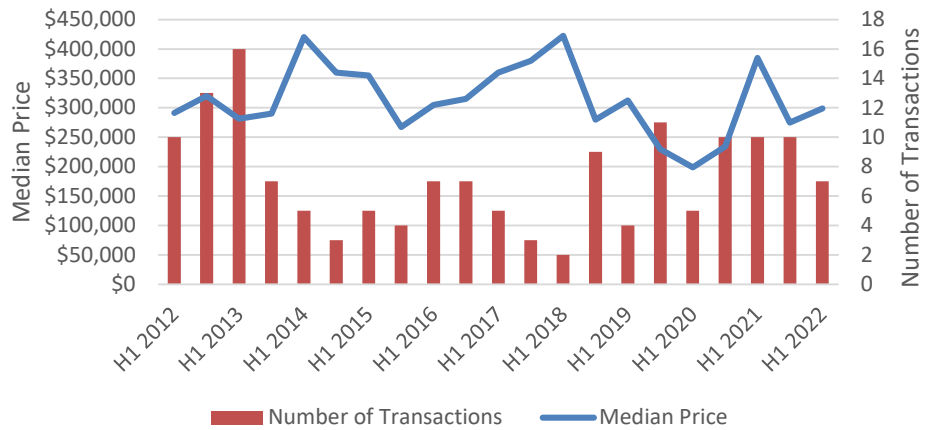


**102**

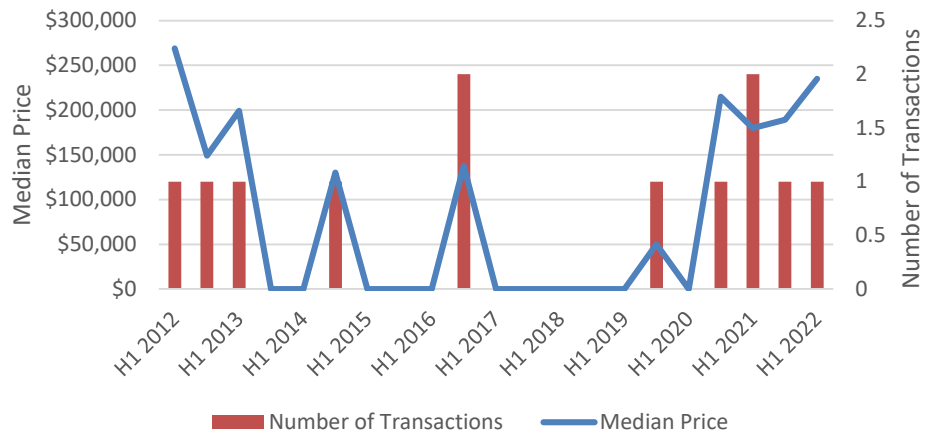
Average Days to Sell  
Jan – Jun 2022

### Residential Market Trends, 2012 - 2022

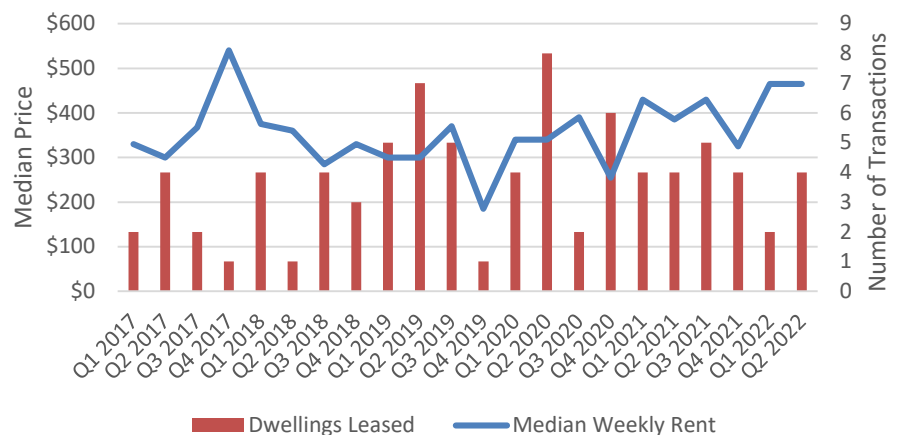
#### House Prices



#### Unit Prices



#### Dwellings Leased and Rents



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



# West Lamington

## SUBURB OVERVIEW

### Key Statistics

(% change H1 2021 – H1 2022)



**\$369,000**

**(-2%)**

Median House Price  
Jan – Jun 2022



**\$230,000**

Median Unit Price  
Jan – Jun 2022



**\$550**

**(+23%)**

Median Weekly Rent  
Jan – Jun 2022



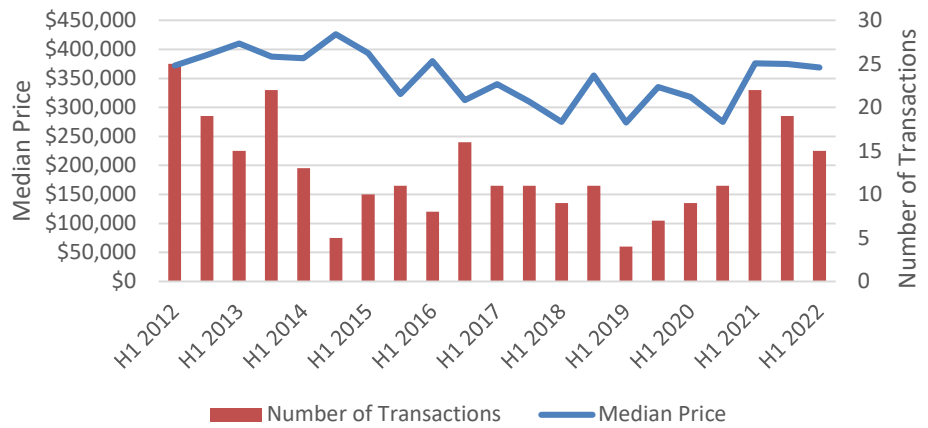
**43**

Average Days to Sell  
Jan – Jun 2022

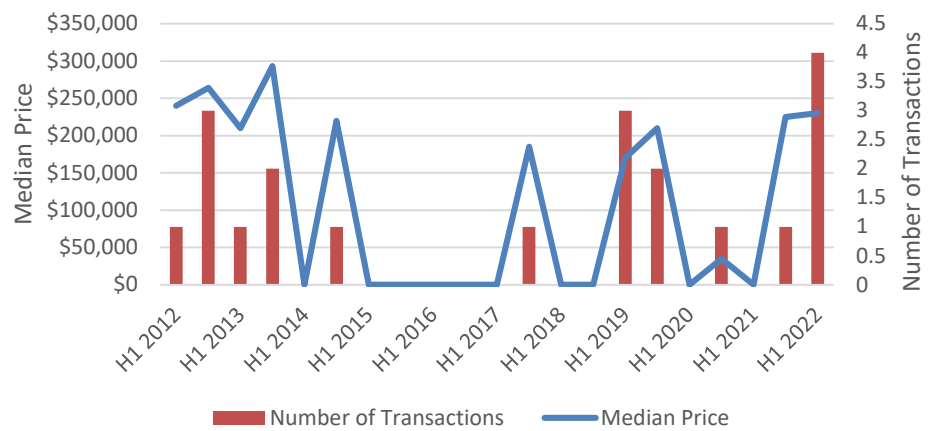
Source: Settled Sales sourced from Landgate, Online Property Listings from Domain, Vacancy Rates from SQM Research

## Residential Market Trends, 2012 - 2022

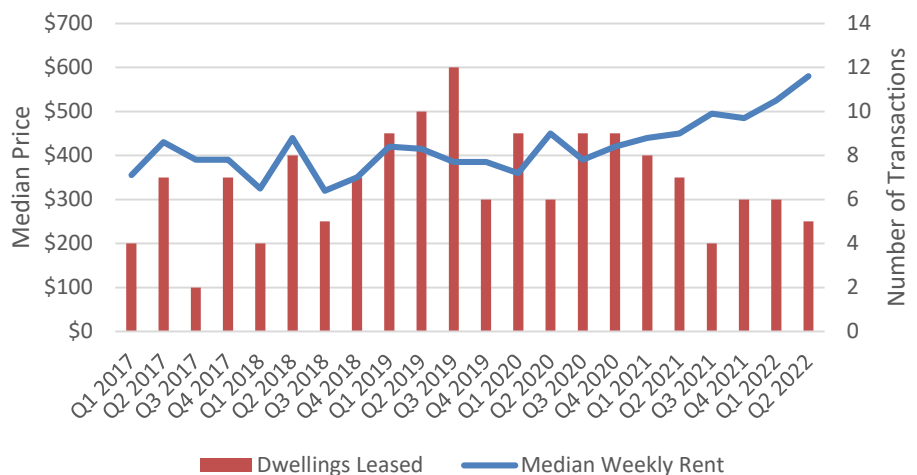
### House Prices



### Unit Prices



### Dwellings Leased and Rents



## 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 2016 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 Size, Income, Mortgage Repayments	Data sourced from the ABS Census for 2016.
Tenure and Landlord Type	Data sourced from the ABS Census for 2016.





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