



PILBARA HALF YEARLY  
HOUSING & LAND  
SUMMARY

June 2023

RESIDENTIAL

reiwa.com



Publication: Pilbara Half Yearly Housing and Land Summary

Reporting period: January—June 2023

Published: September 2023

---

### June 2023

The information and data contained in this document were gathered from REIWA and other real estate sources. 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 Commission, nor any of its employees undertake responsibility to any person or organisation in respect to this document.

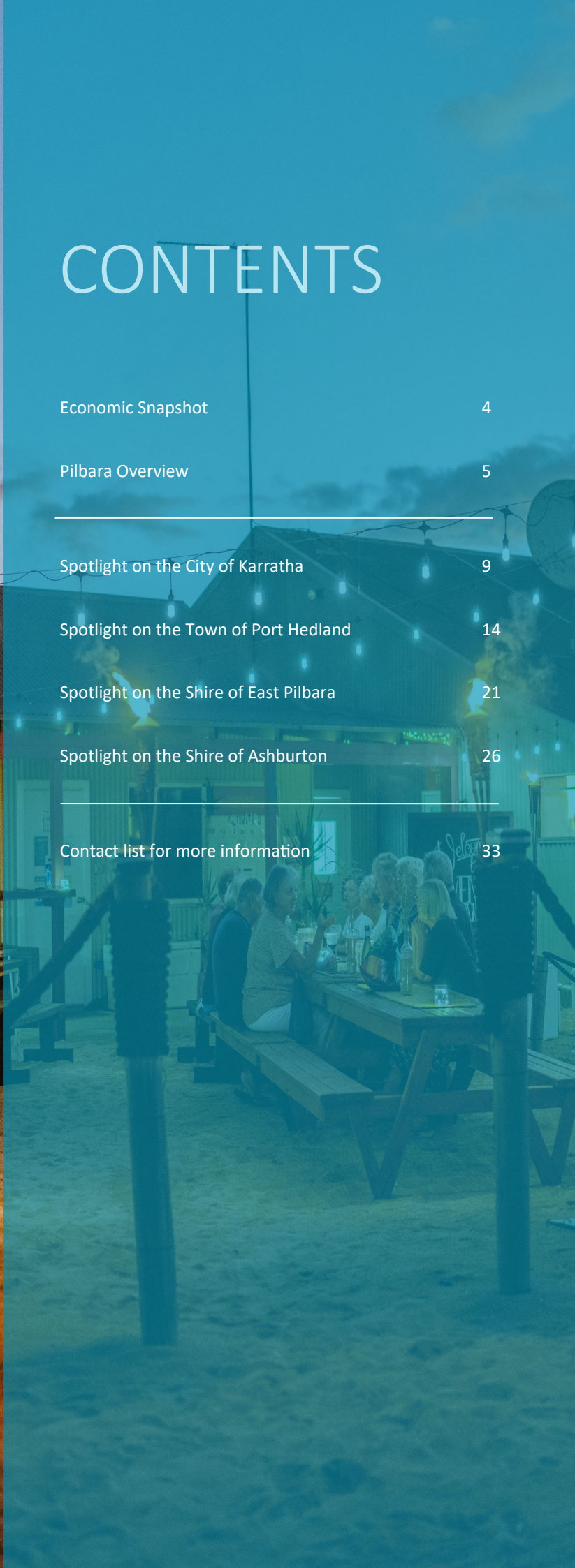
The data set used to inform this report was current as at 28 July 2023. We acknowledge that there may be sales from the period that have not yet settled and note that these transactions have not been included in this report.

This report includes reference to the Median Days to Sell and the Median Days to Lease where previous versions of this document reported on the Average Day to Sell and Average Days to Lease. This should be considered if making comparison against older versions of the report.

Comparisons for the 6 month period ending June 2022 are made against the 6 months ending June 2021, in order to account for seasonal patterns of behaviour.

# CONTENTS

Economic Snapshot	4
Pilbara Overview	5
<hr/>	
Spotlight on the City of Karratha	9
Spotlight on the Town of Port Hedland	14
Spotlight on the Shire of East Pilbara	21
Spotlight on the Shire of Ashburton	26
<hr/>	
Contact list for more information	33





# Economic Snapshot



In the first half of 2023, the global economy exhibited a mix of recovery and challenges. Many countries continued to rebound from the pandemic's impact, however, supply chain disruptions persisted, affecting industries reliant on imports. Inflationary pressures were a concern, influenced by rising commodity prices and supply constraints, prompting central banks to balance economic growth with price stability.

Although cost of living pressures persisted, inflation exhibited signs of moderation in the first half of 2023. The consumer price index for Perth reported growth of 0.9 per cent in March, contrasting with the national average of 1.4 per cent and this persisted into the June quarter, with a 0.8 per cent rise compared to June 2022. Meanwhile, unemployment in the region remained low at 1.8 per cent in March, relatively unchanged since December 2021.

In February, the Federal Government presented the Housing Australia Fund Bill 2023 to Parliament, with the intent to establish a \$10 billion fund aimed at supporting the development of 30,000 social and affordable housing nationwide in the next 5 years. Meanwhile, in April, the Reserve Bank of Australia (RBA) paused increases to the cash rate, following ten consecutive increases. The cash rate ended the period at 4.1 per cent, the highest recorded since April 2012.

In April, construction activities commenced on Perdaman's \$6 billion Pilbara Urea Project in Karratha. This development is expected to generate 2,000 construction jobs over four years and 200 permanent roles upon completion. Furthermore, Woodside's \$16 billion Scarborough & Pluto Train 2 development in Karratha and Mineral Resources' Onslow Iron project continued to advance. Collectively, these two projects will contribute 7,300 construction jobs and 2,000 permanent positions to the Western Australian job market.

As the cost of materials and competition for labor remains strong, the residential construction industry across the region continued to slow. Because of this bringing new stock to market remains challenging, as the gap between construction costs and market value upon completion remains significant and restricts financeability. The rental market continued to tighten as rental stock remained low and weekly rents surged in the first half of 2023. In the sales market, despite properties taking longer to sell, sale prices demonstrated steady growth throughout the reporting period.



3.2

AVERAGE  
HOUSEHOLD SIZE\*



\$1,800/M

MEDIAN MORTGAGE  
REPAYMENT\*

(Pilbara Region)



\$2,029/WK

MEDIAN  
HOUSEHOLD  
INCOME\*



## 452

DWELLINGS LISTED FOR SALE

## +18%

INCREASED LISTINGS COMPARED TO H1 2022

## 29

MEDIAN DAYS TO SELL



## 288

HOUSES SOLD

## \$517,500

MEDIAN SALE PRICE

## +6%

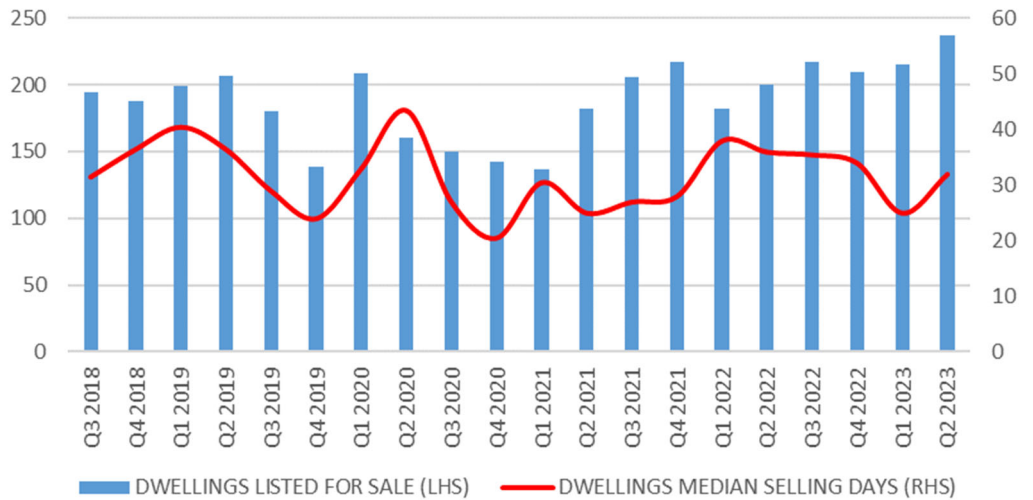
INCREASED MEDIAN PRICE COMPARED TO H1 2022

## Dwellings listed for sale

(The term 'dwellings' used in this report includes houses, apartments, units, duplexes and town-houses).

For the 6 months to the end of June 2023, there were 452 dwellings listed for sale in the Pilbara region. This is up 18.32% from the 382 listings recorded for the same period in 2022.

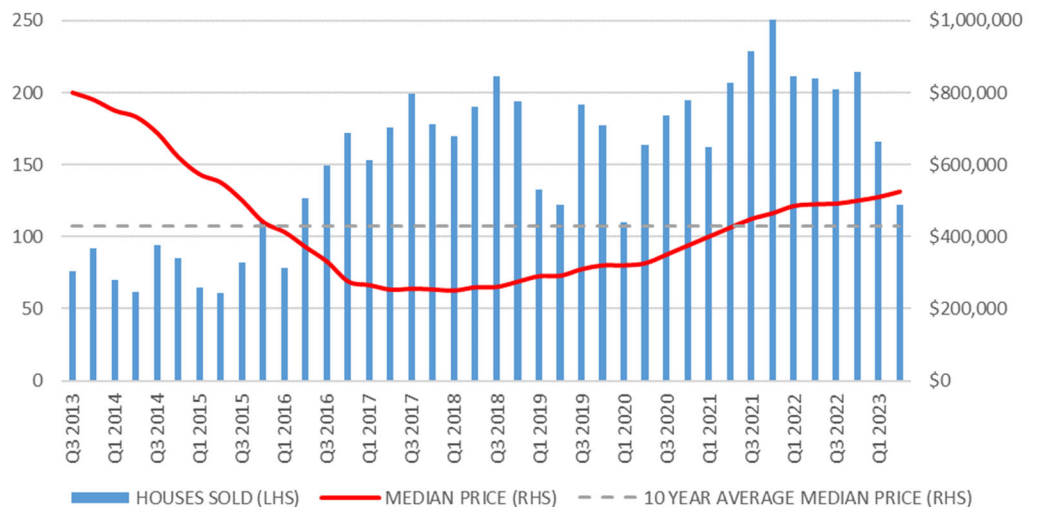
It took a median of 29 days to sell in the 6 months to June 2023, 9 days less than the 6 months to June 2022.



## Houses sold

The number of houses sold across the Pilbara region decreased by 133 transactions for this reporting period to 288, compared to the 421 transactions in the 6 months to June 2022.

The median sale price of \$517,500 rose by 6.15% compared to the \$487,500 that was reported for H1 2022.





71

UNITS SOLD

\$305,436

MEDIAN  
SALE PRICE

+2%

INCREASED MEDIAN  
PRICE COMPARED TO  
H1 2022



8

VACANT LAND SALES

\$193,000

MEDIAN LAND  
PRICE

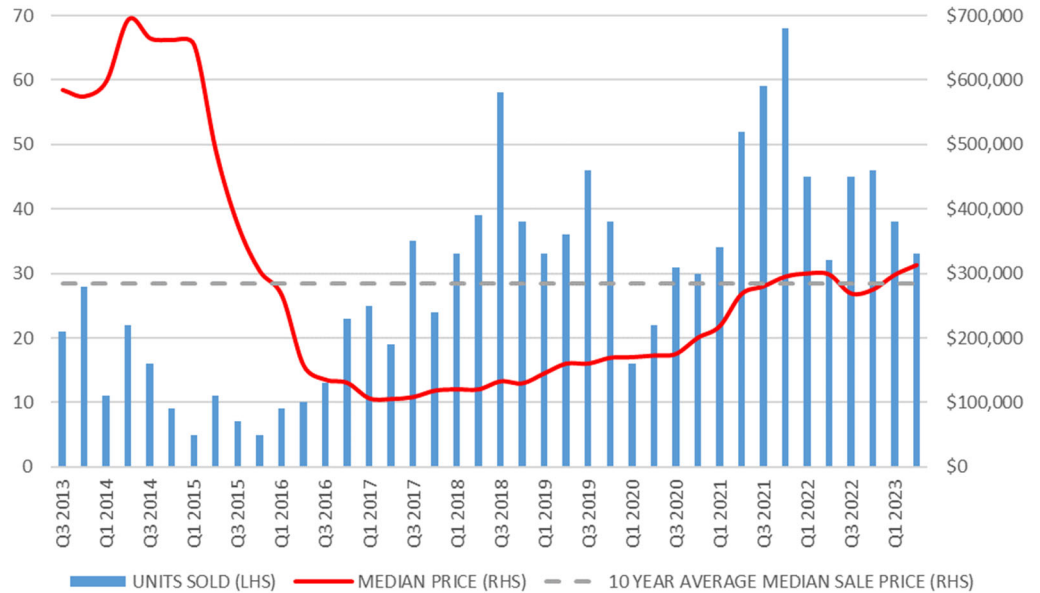
+20%

INCREASED MEDIAN  
PRICE COMPARED TO  
H1 2022

## Units sold

The number of units sold in the Pilbara in the 6 months to June 2023 fell to 71, down 7.79% from the 77 sold in the same period of 2022.

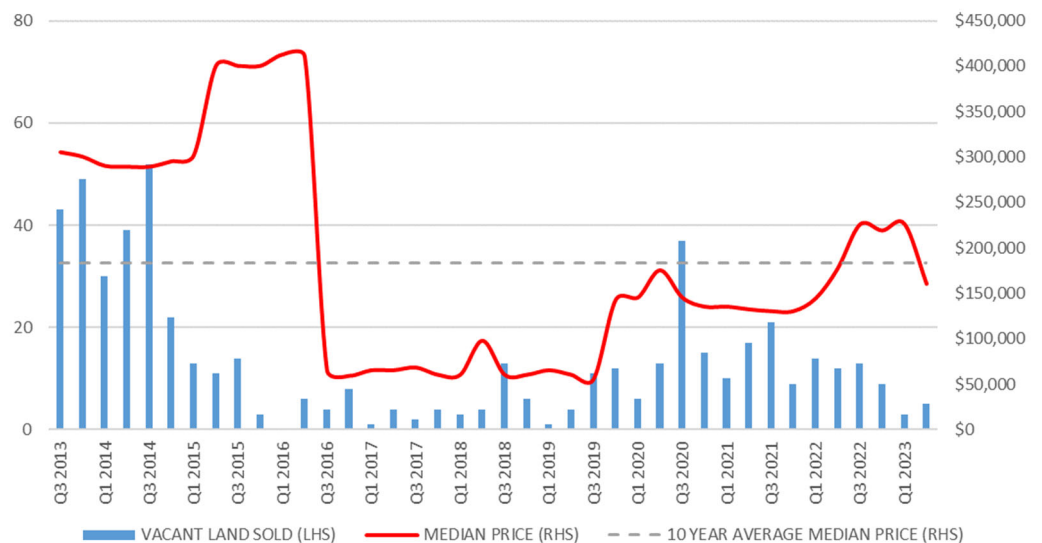
The median sale price for units was \$305,436 for the period, representing an increase of 2.08% compared with \$299,218 recorded in the 6 months to June 2022.



## Vacant land sold

Vacant land sales activity in the region eased in the 6 months to June 2023, with 8 transactions in the reporting period, compared to 26 in the 6 months to June 2022.

The median sale price for land in the 6 months to the end of June 2023 was \$193,000 up by 20.20% compared to the \$160,565 recorded in the 6 months to June 2022.





## Dwellings listed for lease

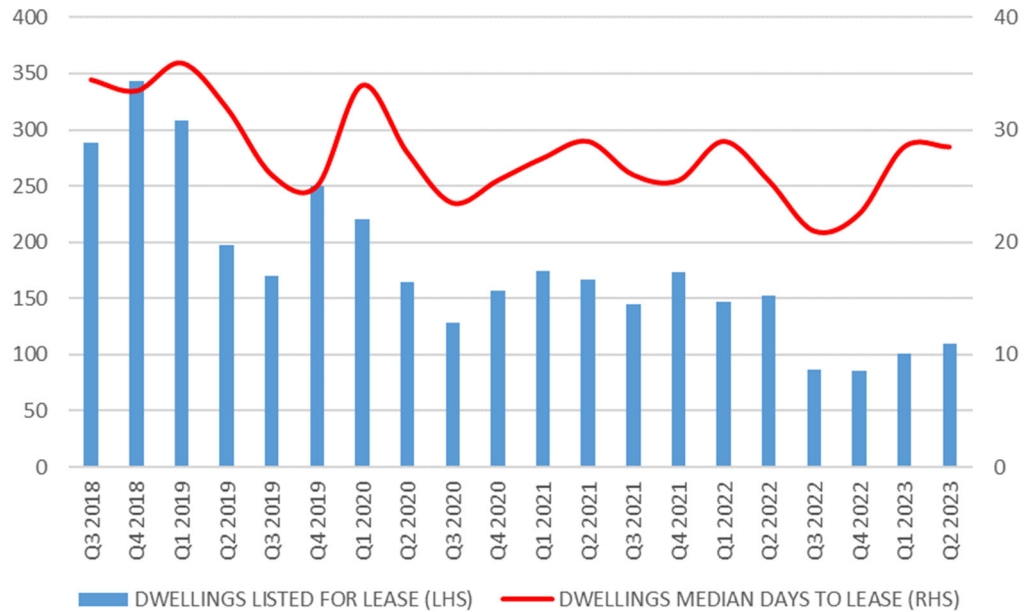
Available rental stock continued to decrease with a total of 211 dwellings listed for lease during the 6 months to June 2023, down from the 299 recorded in the 6 months to June 2022.

Median days to lease was 29 days for the reporting period, 2 days longer than the 6 months to June 2022.

211  
DWELLINGS LISTED  
FOR LEASE

-29%  
DECREASE IN LISTINGS  
COMPARED TO  
H1 2022

29  
MEDIAN DAYS  
TO LEASE



## Dwellings leased

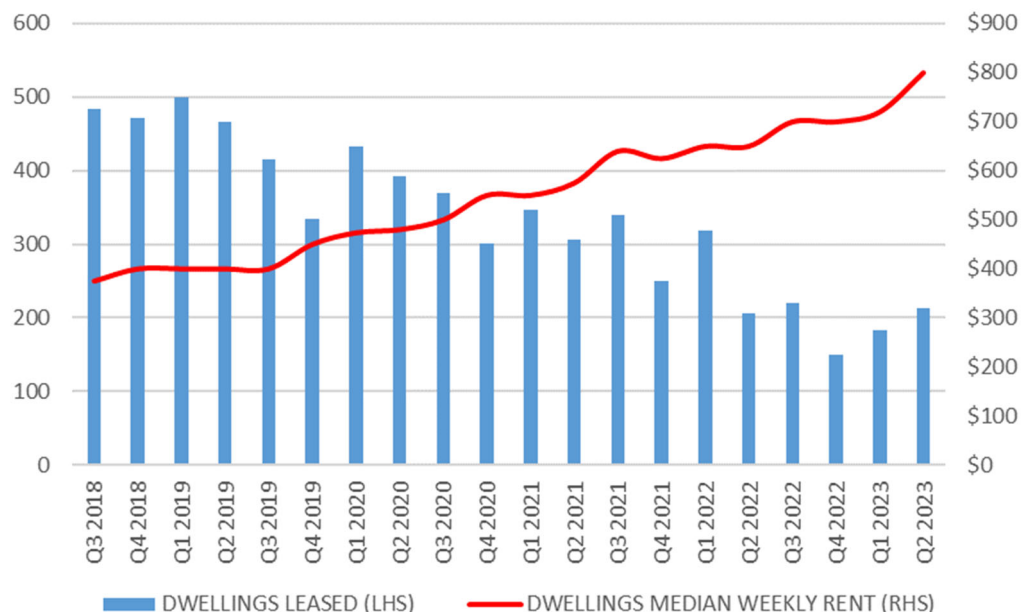
A total of 397 dwellings were leased during the 6 months to June 2023, a decrease of 24.24% on the 524 dwelling leased in H1 2022.

Overall median weekly rent in the region was \$760 per week for the period, which is \$110 more than the \$650 recorded in the 6 months to June 2022.

397  
DWELLINGS LEASED

\$760  
MEDIAN WEEKLY RENT

+17%  
INCREASED MEDIAN  
RENT COMPARED TO  
H1 2022





## Market sentiment

In the 6 month period to June 2023, 41.51% of vendors were offering discounts on sale prices, down from the 43.65% for the 6 months to June 2022.

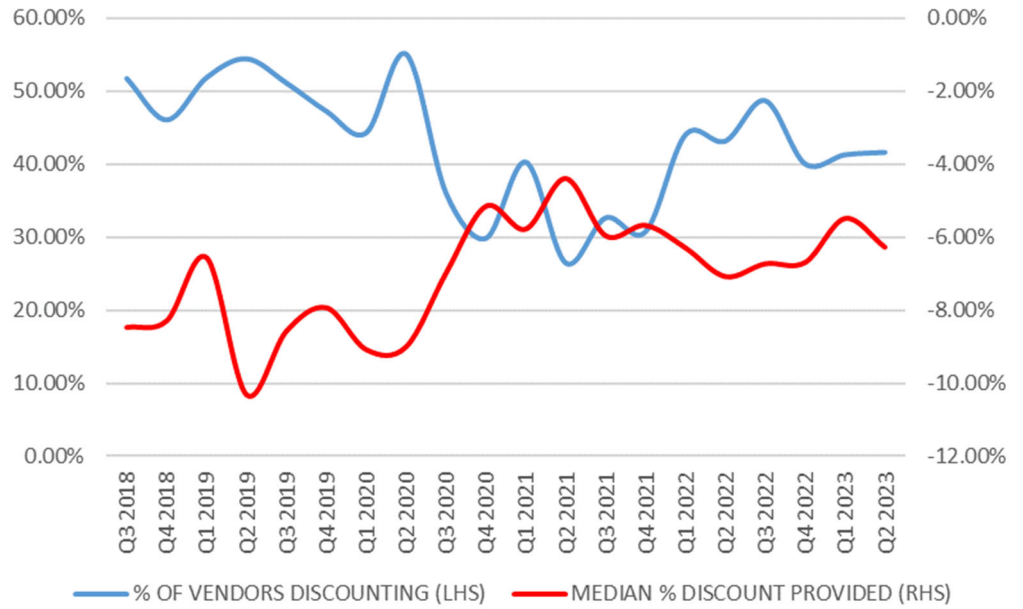
An average discount of 5.88% from the original listing price has been recorded for the reporting period, a decrease on the average discount of 6.69% offered in H1 2022.

**-6.69%**

AVERAGE DISCOUNT  
ON ORIGINAL LISTING  
PRICE

**41.51%**

VENDORS OFFERING  
DISCOUNTS







# Spotlight on the City of Karratha

Dampier | Karratha | Roebourne | Wickham | Point Samson

## Overview

The City of Karratha property market reported continued demand and steady price growth over the period. Demand in the rental market remains strong and weekly median rents rose dramatically in the first half of the year.

Meanwhile, sale prices experienced steady growth during the first half of 2023 despite an increase of the number of properties listed for sale.

Activity reported in surrounding towns is too low to offer meaningful data and subsequently is not reported separately in this report.





## Dwellings listed for sale

In the 6 months to June 2023, the number dwellings listed for sale within the City of the Karratha increased with 209 dwellings listed for sale. This is an increase of 86 dwellings recorded for the same period in 2022.

On average, it took 26 days to sell, no change from the 6 months to June 2022.

### 209

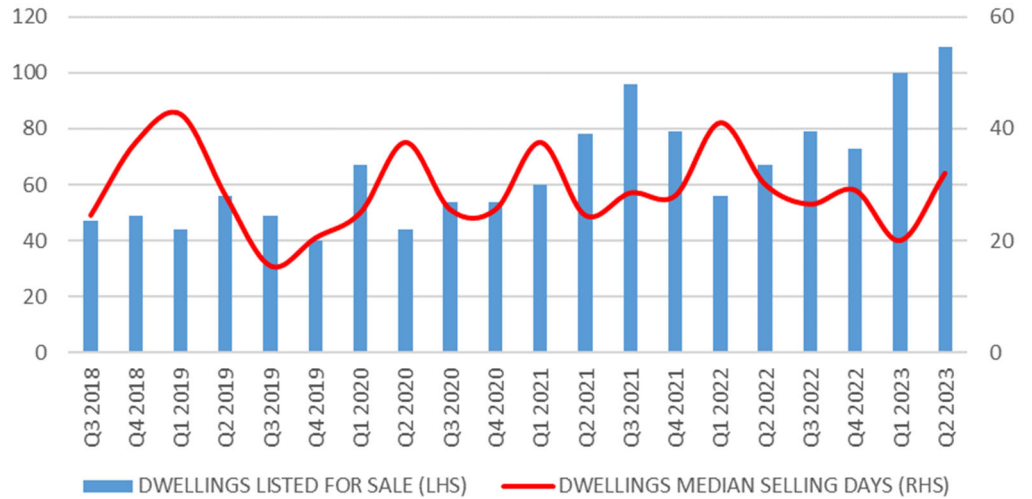
DWELLINGS LISTED FOR SALE

### +70%

INCREASED LISTINGS COMPARED TO H1 2022

### 26

MEDIAN DAYS TO SELL



## Houses sold

In the 6 months to June 2023 a total of 147 houses were sold in the City of Karratha, a decrease of 21.39 per cent from the 187 sold in the 6 months to June 2022.

The median sale price continued to increase rising by 6.06 per cent to \$564,750, up from the \$532,500 recorded in the 6 months to June 2022.

### 147

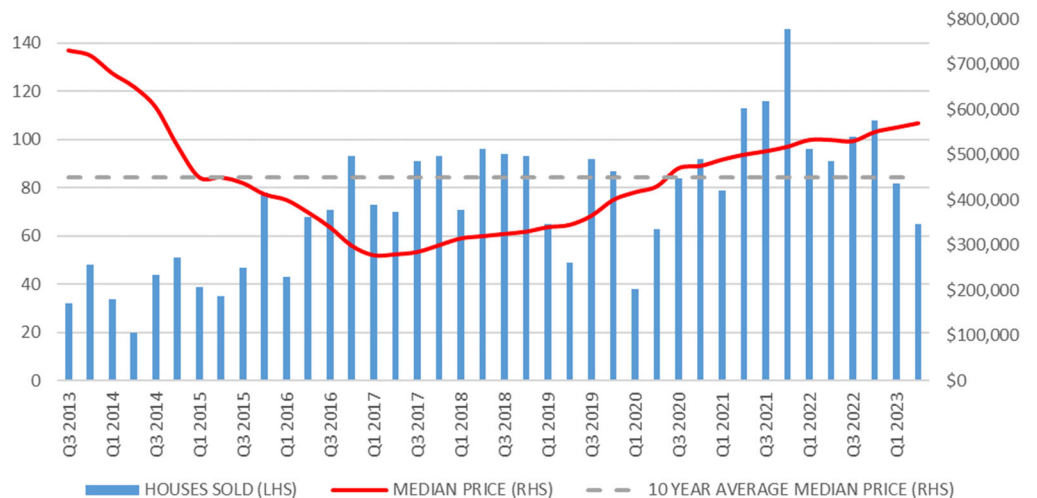
HOUSES SOLD

### \$564,750

MEDIAN SALE PRICE

### +6%

INCREASE IN MEDIAN PRICE COMPARED TO H1 2022





22

UNITS SOLD

\$303,750

MEDIAN SALE PRICE

+7%

IN MEDIAN PRICE COMPARED TO H1 2022



3

VACANT LAND SALES

\$183,500

MEDIAN LAND PRICE

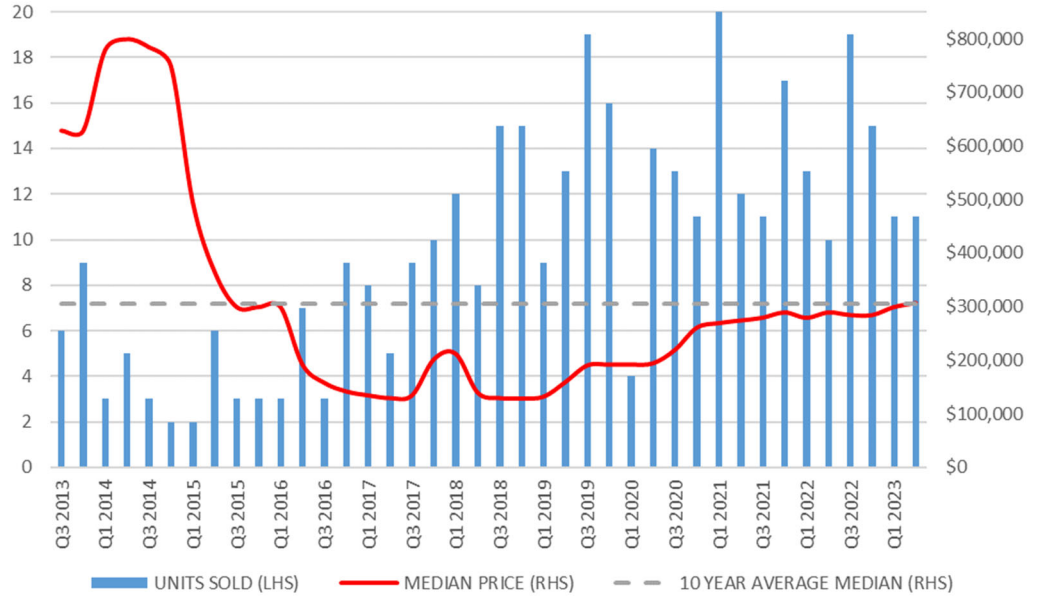
-8%

INCREASE IN MEDIAN PRICE COMPARED TO H1 2022

## Units sold

Unit sales in Karratha remained steady over the 6 months to June 2023 with 22 units sold, compared to the 23 transactions in the 6 months to June 2022.

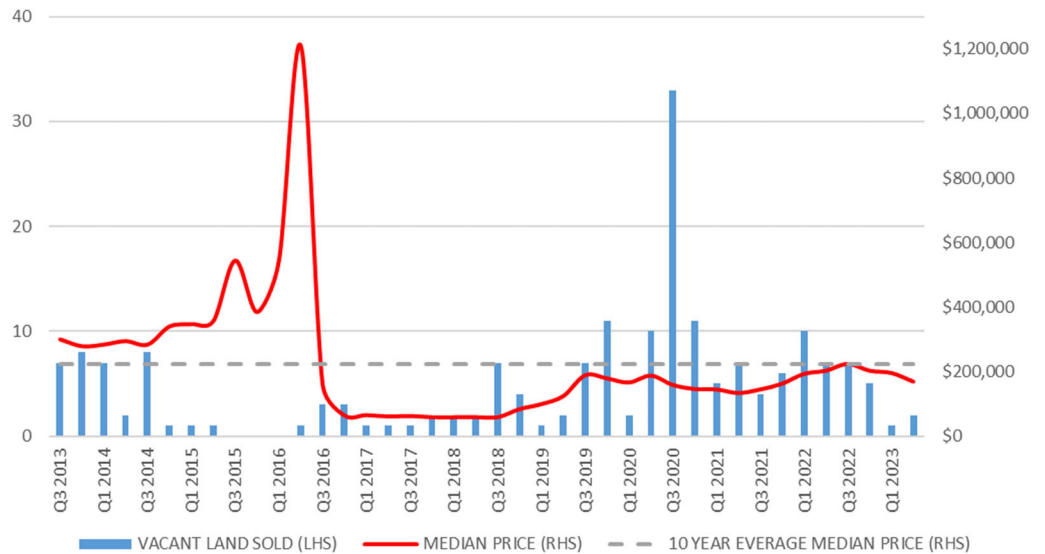
The median unit sale price increasing slightly to \$303,750, up 6.58% compared to the same period the previous year.



## Vacant land sold

Vacant land sales activity in Karratha fell significantly in the second half of 2023 with a total of 3 transactions recorded, down 82.35% from the 17 transactions to June 2022.

The median sale price of land also decreased to \$183,500, down by 7.85% when compared to the \$199,125 recorded in the 6 months to June 2022.





**-5.37%**

AVERAGE DISCOUNT  
ON ORIGINAL LISTING  
PRICE

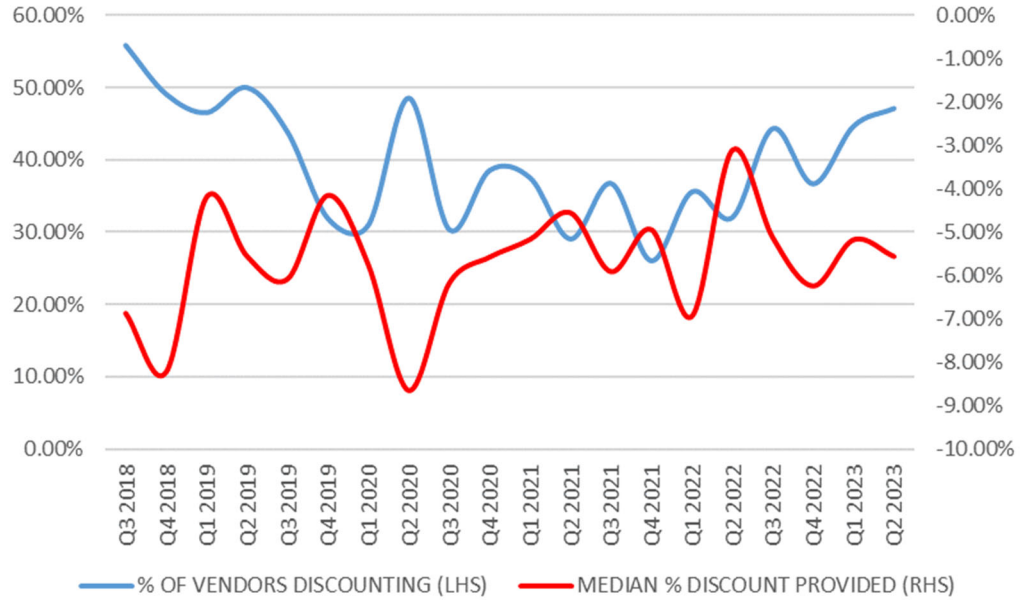
**45.89%**

VENDORS OFFERING  
DISCOUNTS

## Market sentiment

In the 6 months to June 2023, on average 45.89% of vendors were offering discounts on advertised prices. This is 12.11 percentage points up on the 33.78% recorded for the 6 months to June 2022.

The average discount offer also increased slightly to 5.37% off the original listing price, up slightly compared to H1 2022.





111

DWELLINGS LISTED FOR LEASE

-3%

DECREASE IN LISTINGS COMPARED TO H1 2022

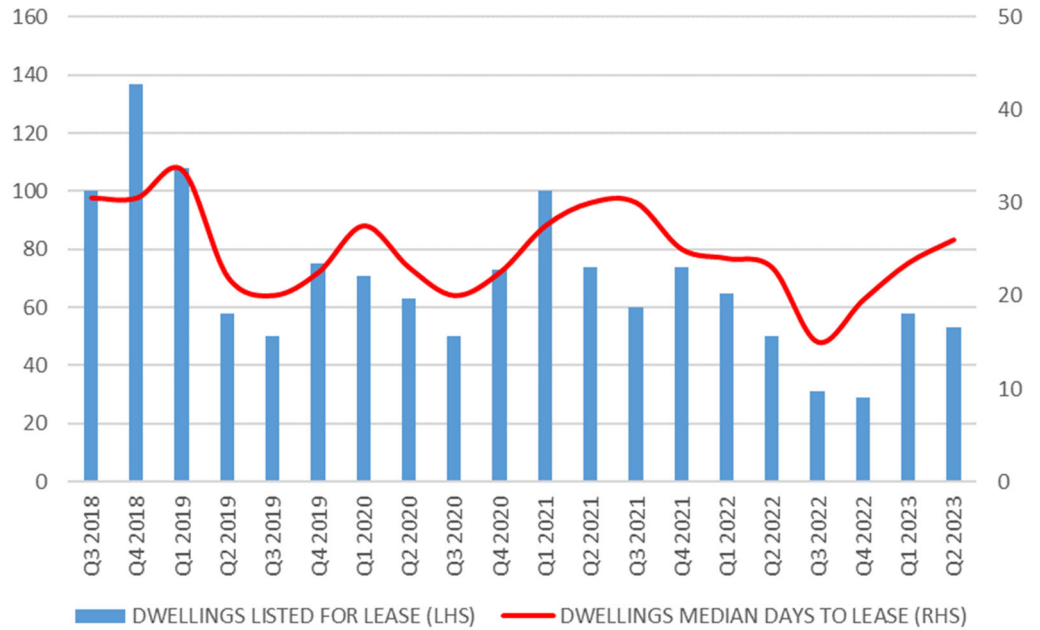
25

MEDIAN DAYS TO LEASE

## Dwellings listed for lease

Rental stock levels decreased in the 6 months to June 2023, with a total of 111 dwelling listed for lease in the Karratha LGA. This is a decrease of 3.48% on the 115 listings reported for the 6 months to June 2022.

The median number of days to lease remains low with 25 days reported for the period, steady compared to the 24 days recorded for the 6 months to June 2022.



273

DWELLINGS LEASED

\$850

MEDIAN WEEKLY RENT

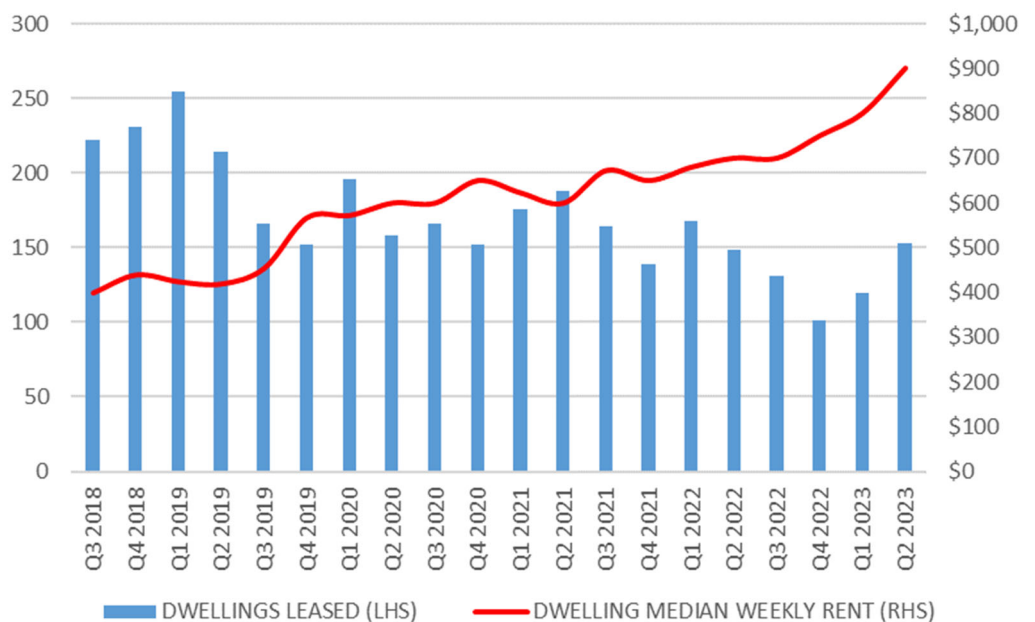
+23%

INCREASE IN MEDIAN PRICE COMPARED TO H1 2022

## Dwellings leased

A total of 273 dwellings were leased for the 6 months to June 2023, down 13.88% compared to the 317 dwellings leased the 6 months to June 2022.

The trend of increasing median weekly rent in the Karratha LGA continued for the reporting period, increasing to \$850 per week, up \$160 from the \$690 record for the 6 months to June 2022.



# Spotlight on the Town of Port Hedland

Port Hedland | South Hedland

## Overview

The Town of Port Hedland's property market continued to see increasing prices in the reporting period. In the sales market the number of sales fell and the median sale price rose by 5.31% compared to the same period in 2022.

The rental market tightened dramatically with available stock and properties leased at very low levels. The cost to rent continued to increase at a rapid rate, up 17.29% compared to the same period last year.





150

DWELLINGS LISTED FOR SALE

+17%

DECREASED LISTINGS COMPARED TO H1 2022

27

MEDIAN DAYS TO SELL



109

HOUSES SOLD

\$486,250

MEDIAN SALE PRICE

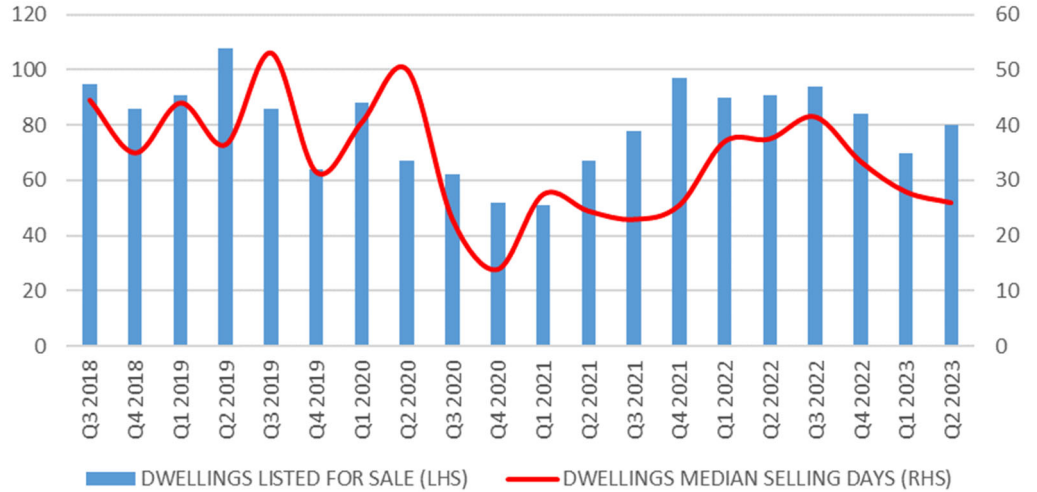
+5%

INCREASE MEDIAN PRICE COMPARED TO H1 2022

## Dwellings listed for sale

For the 6 months to the end of June 2023, 150 listings for sale were reported for the Town of Port Hedland Local Government Area. This is an increase of 17.13% compared to the 6 months to June 2022.

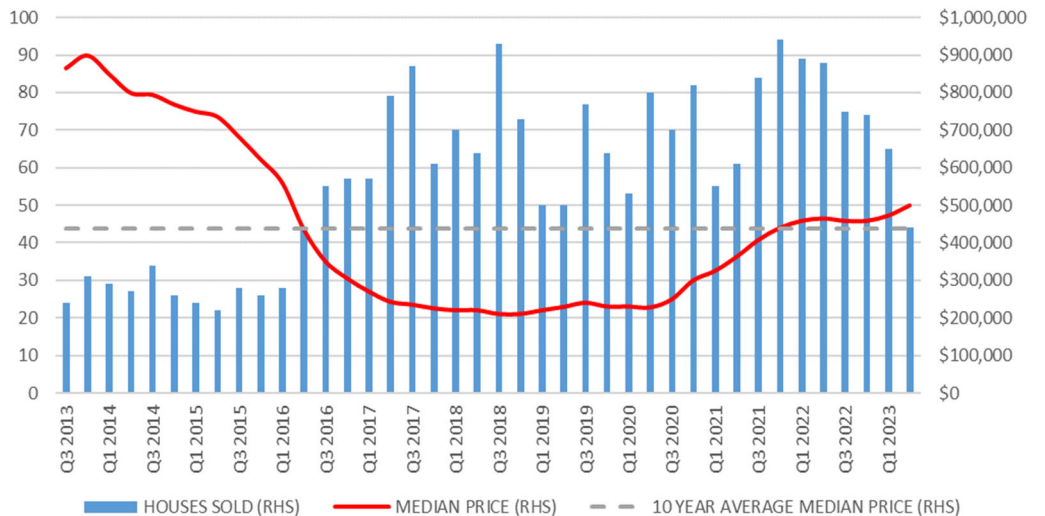
It took an average of 27 days to sell, which is 10 days less than the 37 days recorded for the 6 months to June 2022.



## Houses sold

A total of 109 house sales settled for this reporting period, a decrease of 38.42% in activity from the 177 sales for the first 6 months of 2022.

The median sale price continued to increase in the 6 months to June 2023 to \$486,250 which is 5.31% higher than the \$461,750 reported in June 2022.





47

UNITS SOLD

\$309,468

MEDIAN  
SALE PRICE

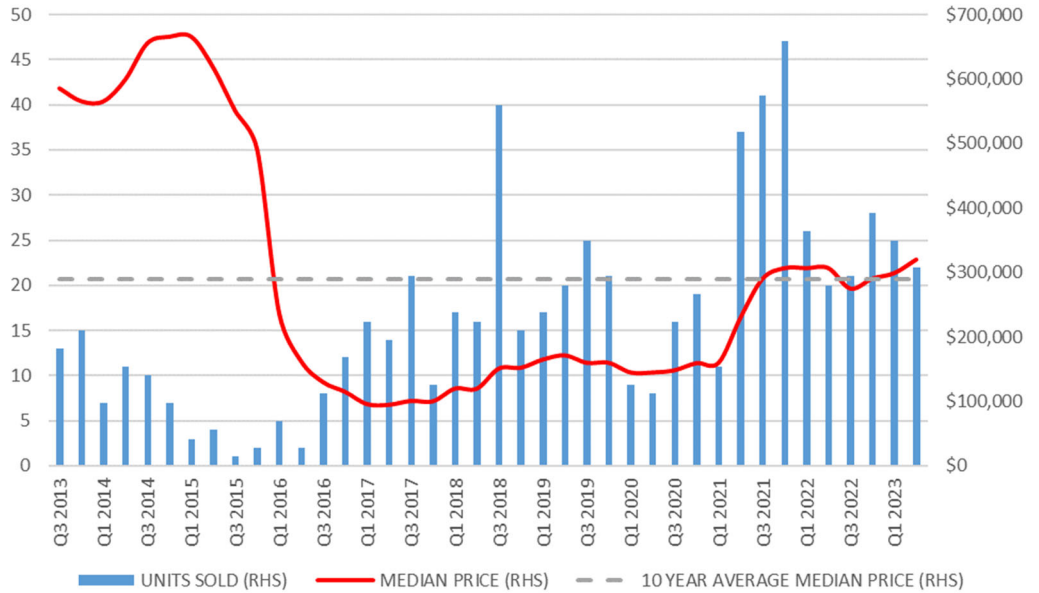
+1%

INCREASE MEDIAN  
PRICE COMPARED TO  
H1 2022

## Units sold

Unit sales activity in Port Hedland LGA increased in the 6 months to June 2023, with a total of 47 unit sales, an increase from the 46 in the 6 months to June 2022 .

In the 6 months to June 2023 the median price was \$309,468 an increase of 0.92% from the \$306,633 reported in H1 2022.



## Vacant land sold

Vacant land sales in the Town of Port Hedland fell in the 6 months to June 2023, with 3 transactions reported, a decrease on the 7 transactions compared to the same period in 2022.

The median sale price of land for the period increased significantly to \$281,300, from the \$124,750 in the 6 months to June 2022. We note that a large multi dwelling development was sold during the period. This transaction has inflated the median land sale price for this period.



3

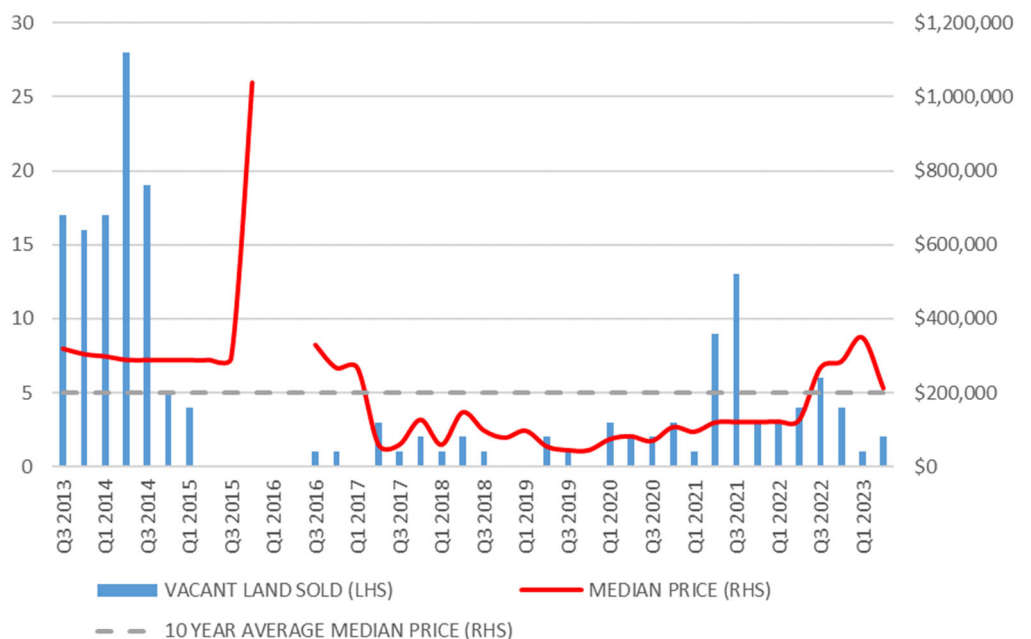
VACANT LAND SALES

\$281,300

MEDIAN LAND  
PRICE

+125%

INCREASE MEDIAN  
PRICE COMPARED TO  
H1 2022







## Market sentiment

In the 6 month period to June 2023, 32.62% of vendors were offering discounts on sale prices, a decrease from the 43.42% recorded for H1 2022.

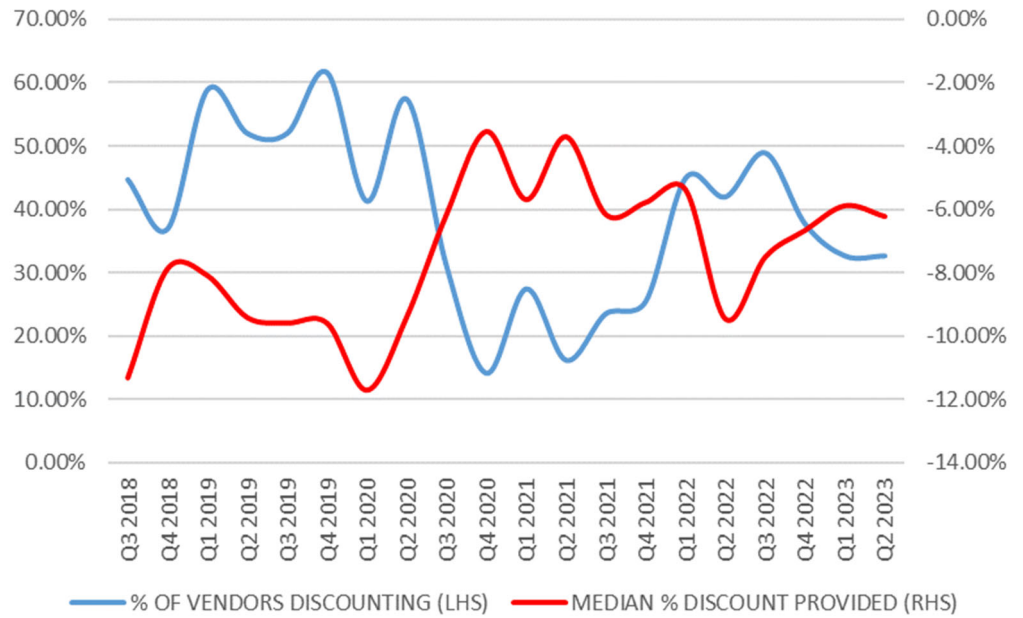
For the same period, average discounts of 6.03% against original listing price were recorded, an decrease from the 7.40% reported in the 6 months to June 2022.

### 6.03%

AVERAGE DISCOUNT  
ON ORIGINAL LISTING  
PRICE

### 32.62%

VENDORS OFFERING  
DISCOUNTS





31

DWELLINGS LISTED FOR LEASE

-70%

DECREASE IN LISTINGS COMPARED TO H1 2022

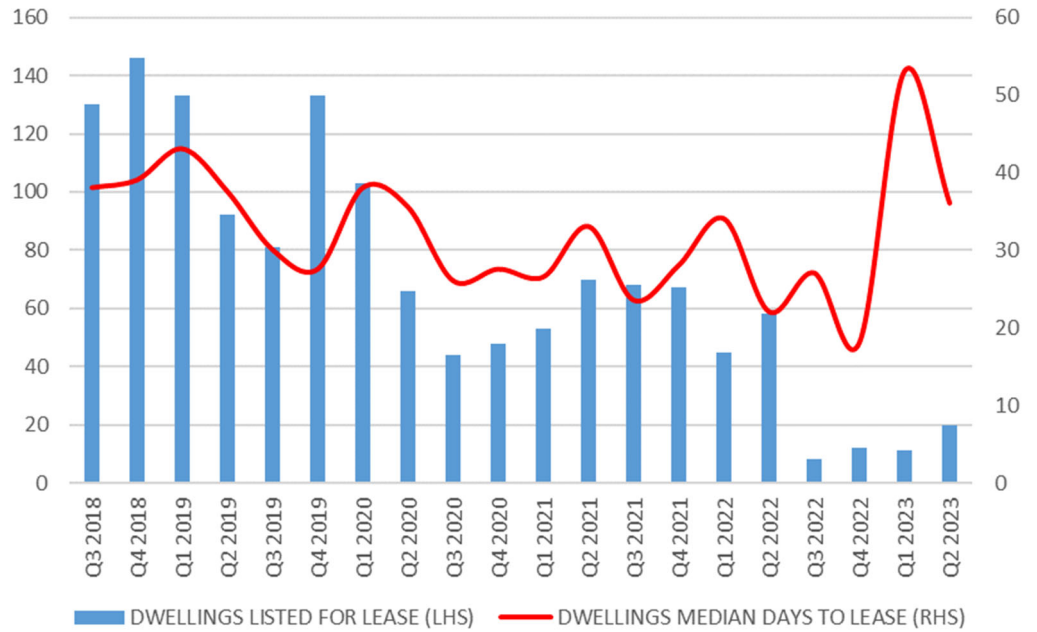
45

MEDIAN DAYS TO LEASE

## Dwellings listed for lease

For the 6 months to June 2023, there were 31 properties for lease in the Town of Port Hedland, a decrease of 69.90% from the 103 listed in the same period the previous year.

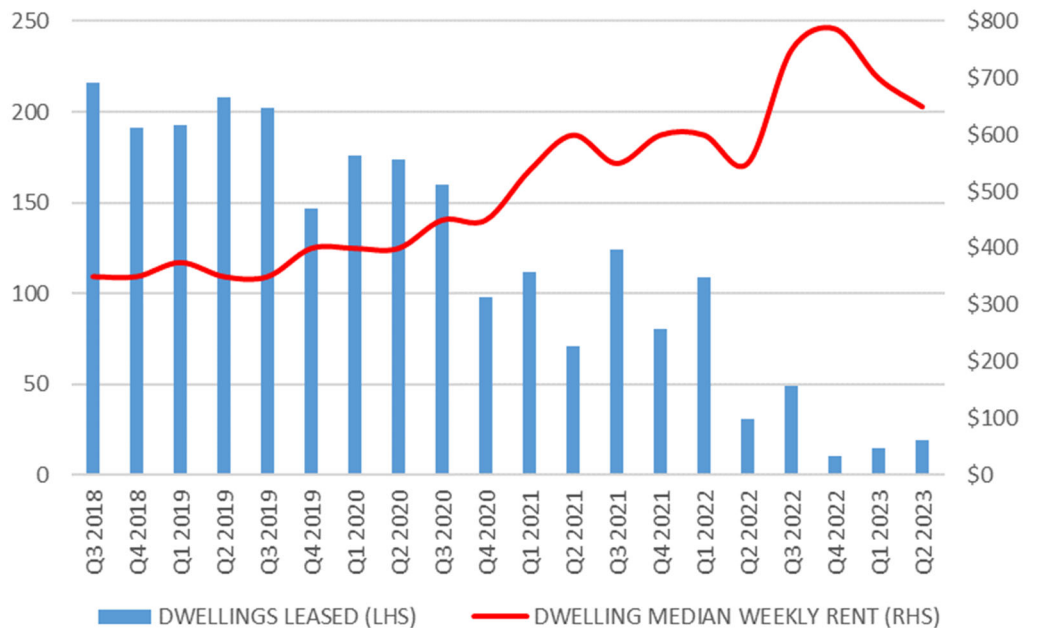
The number of days to lease a dwelling for the period was 45 days, up from the 28 days reported in the 6 months to June 2022.



## Dwellings leased

A total of 34 dwellings were leased during the reporting period, down 75.71% from the 140 transactions for the 6 months to June 2022.

The overall median weekly rent reported in the Town of Port Hedland was \$675 per week, an increase of 17.39% compared to the same period the previous year.



34

DWELLINGS LEASED

\$675

MEDIAN WEEKLY RENT

+17%

INCREASE MEDIAN RENT COMPARED TO H1 2022



25

DWELLINGS LISTED FOR SALE

20

MEDIAN DAYS TO SELL

\$732,421

MEDIAN HOUSE SALE PRICE



5

DWELLINGS LISTED FOR LEASE

-85%

DECREASE IN LISTINGS COMPARED TO H1 2022

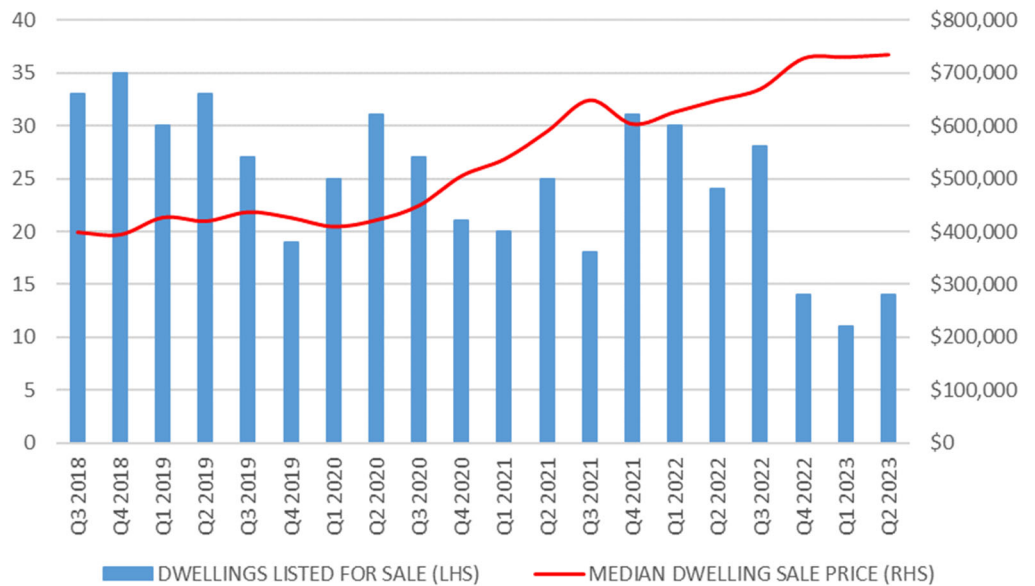
\$1,200

MEDIAN WEEKLY RENT

## Houses listed for sale

In the 6 months to the end of June 2023 a total of 25 dwellings were listed for sale in the suburb of Port Hedland, 29 less than the 54 reported in the 6 months to June 2022.

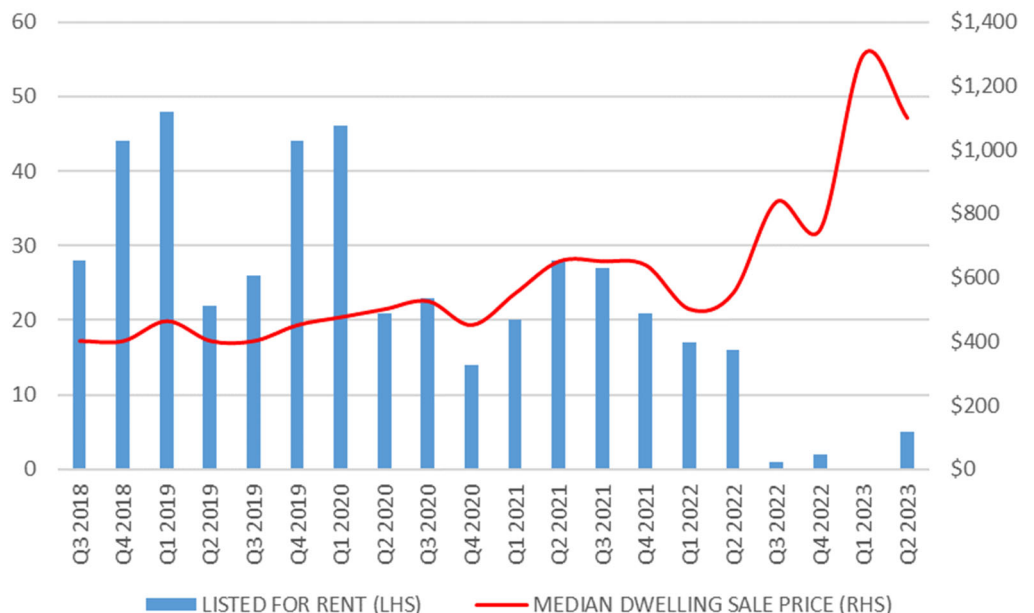
The median days to sell recorded for the period fell to 20 days, which is 16 days less than in the 6 months to June 2022. The median house sale price for the reporting period was \$732,421 an increase of 14.83% compared to H1 2022.



## Dwellings listed for lease

A total of 5 dwellings were listed for lease in Port Hedland for the 6 months to June 2023, this is a decrease of 84.85% on the 33 dwellings listed in the same period the previous year.

The overall median weekly rent in Port Hedland was \$1,200 per week, which is an increase of 128.57% or \$675 per week compared to the 6 months to June 2022.





## 118

DWELLINGS LISTED FOR SALE

## 30

MEDIAN DAYS TO SELL

## \$416,250

MEDIAN HOUSE SALE PRICE



## 26

DWELLINGS LISTED FOR LEASE

## -62.86%

DECREASE IN LISTINGS COMPARED TO H1 2022

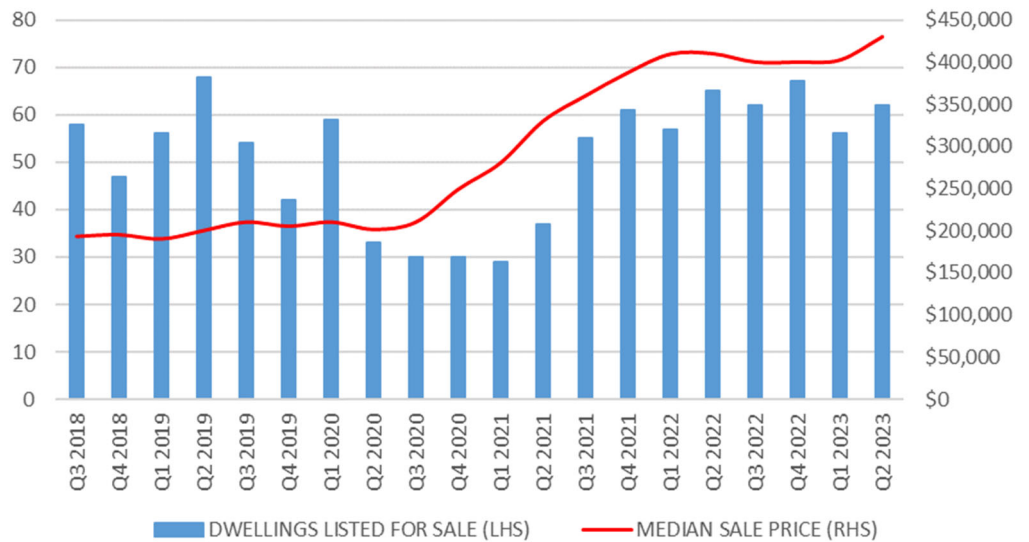
## \$613

MEDIAN WEEKLY RENT

## Houses listed for sale

For the 6 months to June 2023, 118 dwellings were listed for sale in South Hedland, representing a 3.28% decrease on the 122 listings reported in the 6 months to June 2022.

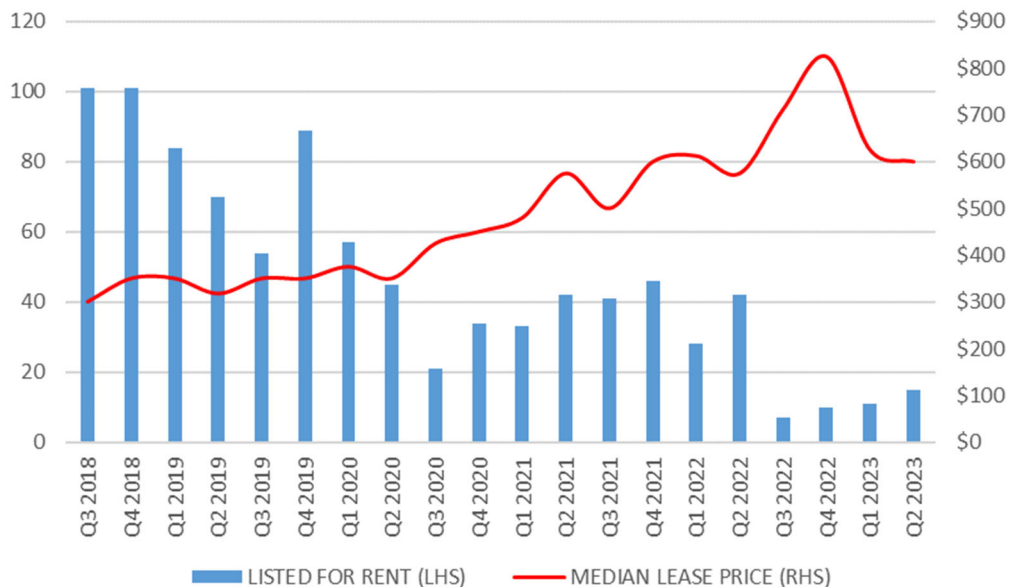
It took an average of 30 days to sell, which is 8 days less than the 38 days recorded for the 6 months to June 2022. The median sale price for houses increased by 1.59% to \$416,250, from the \$409,750 reported in the same period last year.



## Dwellings listed for lease

The number of dwellings listed for lease in South Hedland fell to 26 dwelling in the 6 months to June 2023. This is a decrease of 62.86% compared to the 70 listings recorded over the 6 months to June 2022.

The overall median weekly rent in South Hedland for the period was \$613 per week, a 3.16% increase on the \$594 per week reported in H1 2022, but down on the \$769 recorded for H2 2022.



# Spotlight on the Shire of East Pilbara

Newman | Marble Bar | Nullagine

## Overview

In the Shire of East Pilbara the number of properties sold and median sales price fell compared to the same period in 2022. Meanwhile, choice of properties for sale and the days on market increased.

In the rental market, the cost of rent eased as weekly median rent fell 8.10%. The number of days to lease a property remained relatively consistent.

Activity reported in Marble Bar and Nullagine is too low to offer meaningful data and subsequently is not analysed separately in this report.





## Dwellings listed for sale

For the 6 months to June 2023, a total of 66 dwellings were listed for sale in the Shire of East Pilbara Local Government Area, a decrease of 37.50% compared to the 48 listings recorded for 6 months to the end of June 2022.

It took a median of 85 days to sell, which is 25 days more than the 60 days it took during the 6 months to June 2022.

**66**  
DWELLINGS LISTED  
FOR SALE

**+38%**  
IDECREASED LISTINGS  
COMPARED TO H1  
2022

**85**  
MEDIAN DAYS  
TO SELL



## Houses sold

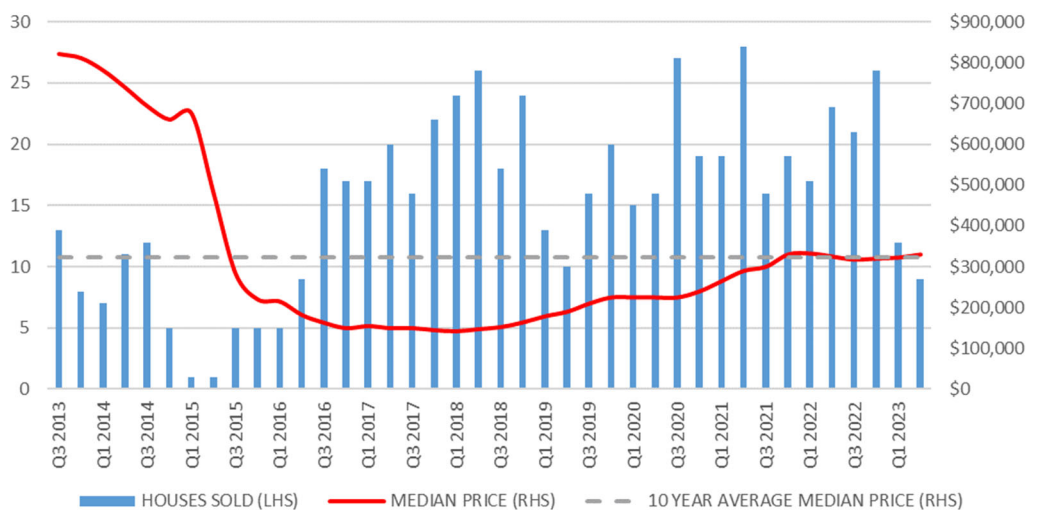
A total of 21 house sales settled in the 6 months to June 2023, a decrease of 47.50% on the 40 sales in the 6 months to June 2022.

A median sale price of \$321,250 was recorded for the period, representing a 1.98% increase from the \$315,000 recorded for the 6 months to June 2022.

**21**  
HOUSES SOLD

**\$321,250**  
MEDIAN  
SALE PRICE

**+2%**  
INCREASED MEDIAN  
PRICE COMPARED TO  
H1 2022





2

UNITS SOLD

\$135,750

MEDIAN  
SALE PRICE

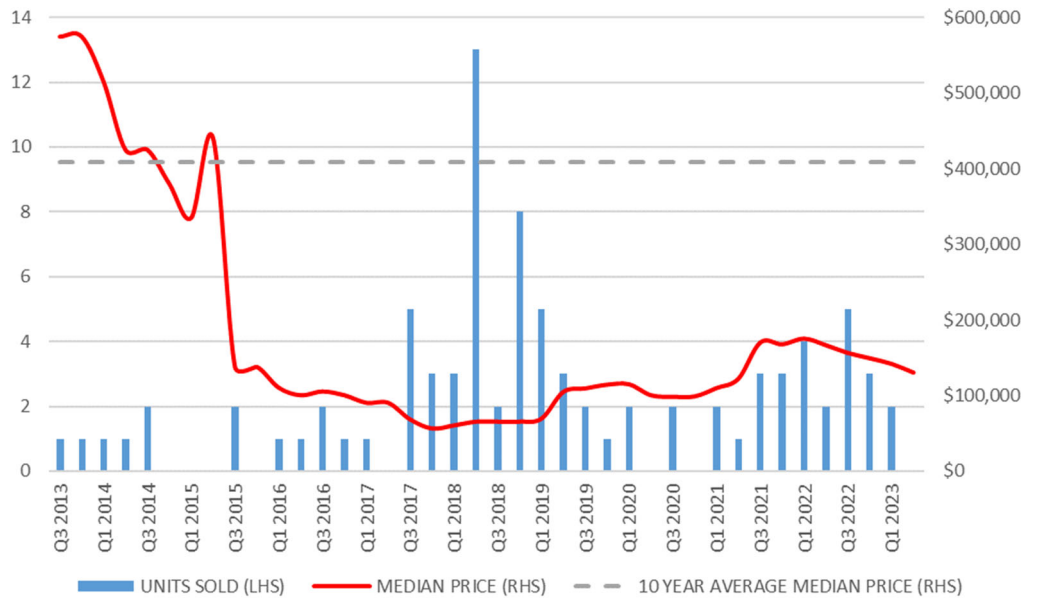
-20%

DECREASED MEDIAN  
PRICE COMPARED TO  
H1 2022

## Units sold

Unit sales activity in the East Pilbara LGA fell in the 6 months to June 2023 with 2 unit sales, a decrease on the 6 transactions for the 6 months to June 2022.

A median sale price of \$135,750 was recorded, down 20.44% from \$170,625 reported for the 6 months to June 2022.



2

VACANT LAND SALES

\$90,750

MEDIAN LAND  
PRICE

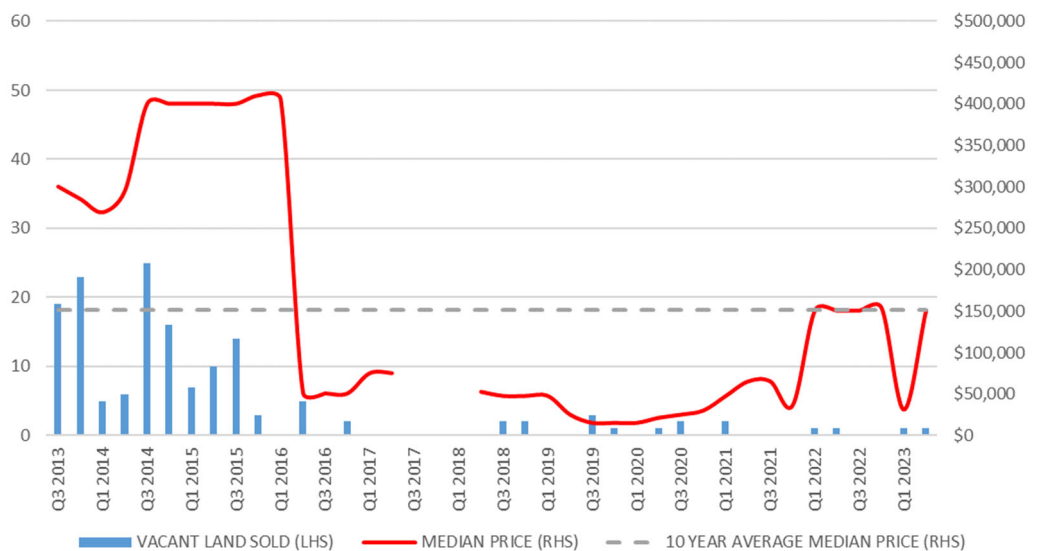
-40%

CHANGE IN MEDIAN  
PRICE COMPARED TO  
H1 2022

## Vacant land sold

For the 6 months to June 2023 there were 2 vacant land transactions recorded in the Shire of East Pilbara the same in the 6 months to June 2022.

A median sale price of \$90,750 was recorded, down 39.70% from \$150,500 reported for the 6 months to June 2022.





## Market sentiment

In the 6 month period to June 2023, 92.86% of vendors were offering discounts on sale prices, 2.41 percentage points more than the 90.44% of vendors in H1 2022.

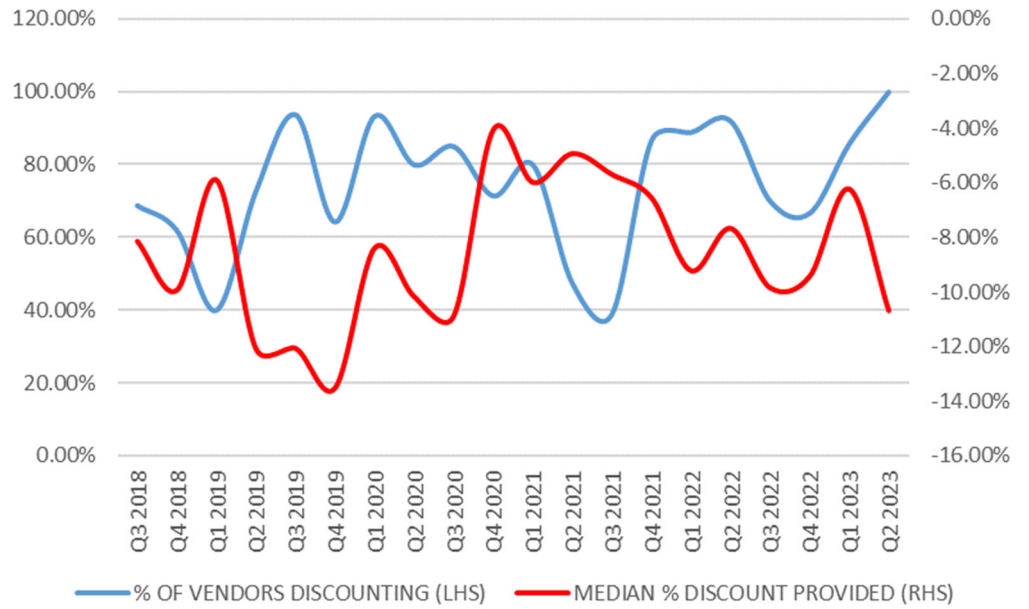
The 6 months to June 2023 recorded average discounts of 8.47% against original listing price, similar to the 8.46% recorded in the 6 months to June 2022.

**-8.47%**

AVERAGE DISCOUNT  
ON ORIGINAL LISTING  
PRICE

**92.86%**

VENDORS OFFERING  
DISCOUNTS







51

DWELLINGS LISTED FOR LEASE

+26%

INCREASE IN LISTINGS COMPARED TO H1 2022

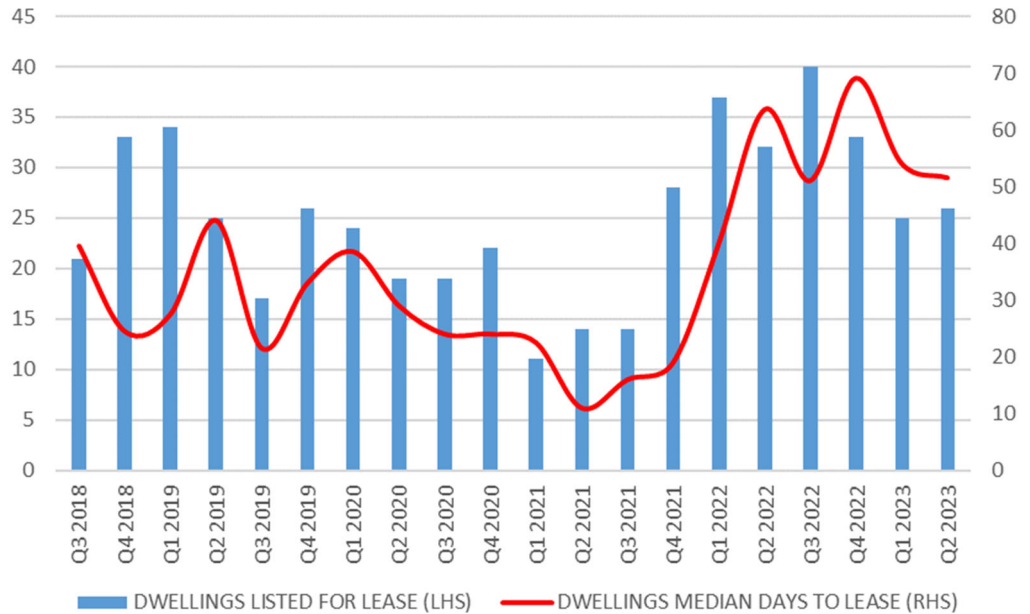
53

MEDIAN DAYS TO LEASE

## Dwellings listed for lease

In the 6 months to June 2023 there were 51 properties listed for lease for the Shire of East Pilbara LGA, a decrease of 26.09% on the 69 listing in the same period the previous year.

It took an average of 53 days to lease a dwelling in H1 2023, 1 day more than the 52 days to lease in the half year to June 2022.



58

DWELLINGS LEASED

\$588

MEDIAN WEEKLY RENT

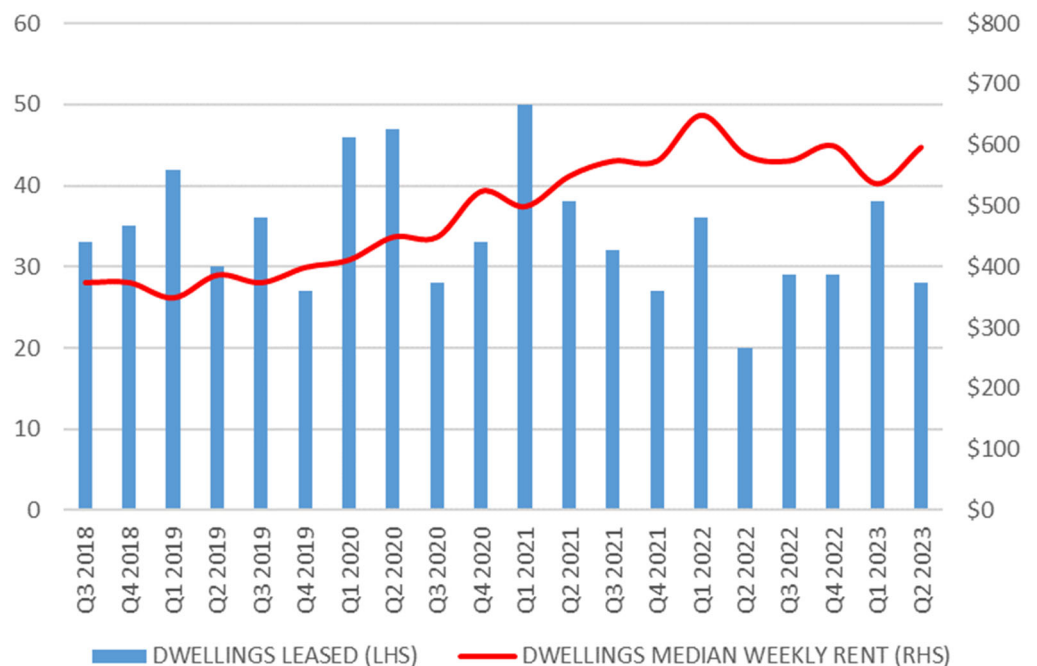
+2%

INCREASE RENT COMPARED TO H1 2022

## Dwellings leased

A total of 58 dwellings were leased for the 6 months to June 2023, similar to the 59 transactions recorded for the 6 months to June 2022.

The overall median weekly rent in the region was \$588 per week, which is \$13 more per week than the H1 2022 reported median price of \$575 per week.



# Spotlight on the Shire of Ashburton

Tom Price | Onslow | Paraburdoo | Pannawonica

## Overview

The Commission notes that inland and coastal towns in the Shire of Ashburton (SoA) have distinct property markets, with different economic drivers. This results in differing levels of demand and variances in stock levels across the rental and sales markets. Therefore, combined LGA level statistics for SoA may not adequately reflect activity of individual markets within the Shire.

In Tom Price, the cost for housing across the sales and rental market increased, with available stock remaining relatively similar to the same period in 2022.

It was a similar story in Onslow, as rental and sales prices continued to rise and the number of days to sell a property fell by over 46 per cent.

Activity reported in Paraburdoo and Pannawonica is too low to offer meaningful data and subsequently is not reported separately in this report.





27

DWELLINGS LISTED FOR SALE

+10%

INCREASE IN LISTINGS COMPARED TO H1 2022

123

MEDIAN DAYS TO SELL



11

HOUSES SOLD

\$592,500

MEDIAN SALE PRICE

+35%

INCREASED MEDIAN PRICE COMPARED TO H1 2022

## Dwellings listed for sale

For the 6 months to June 2023, 27 dwellings were listed for sale in the Shire of Ashburton, which represents an increase of 10.00% compared to the 30 properties listed in H1 2022.

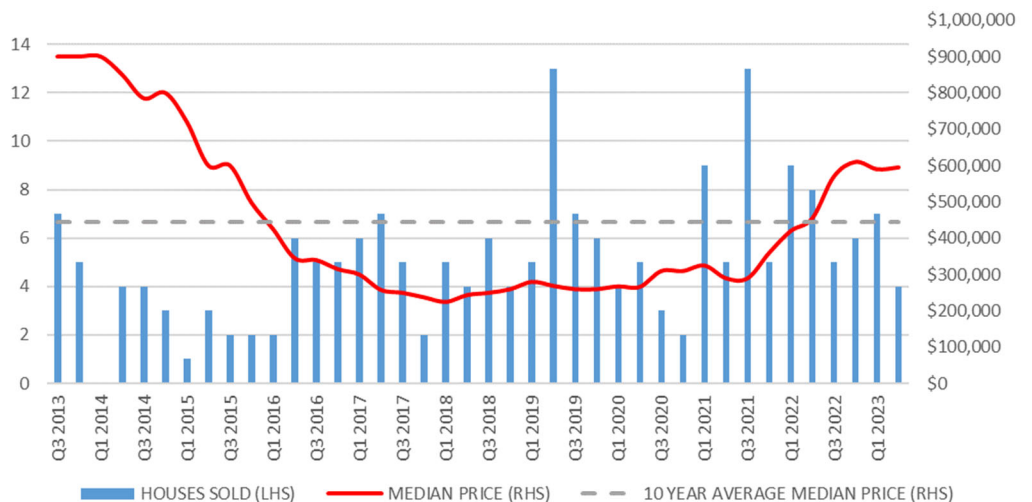
It took an average of 123 days to sell, which is 90 days more than the 33 days taken for the 6 months to June 2022.



## Houses sold

Sales activity in the Shire of Ashburton decreased during the reporting period with 11 properties settling, down 35.29% on the 17 transactions reported for the 6 months to June 2022.

The median sale price reported was \$592,500 in H1 2023, an increase of 35.43% from the \$437,500 recorded for the same period last year.





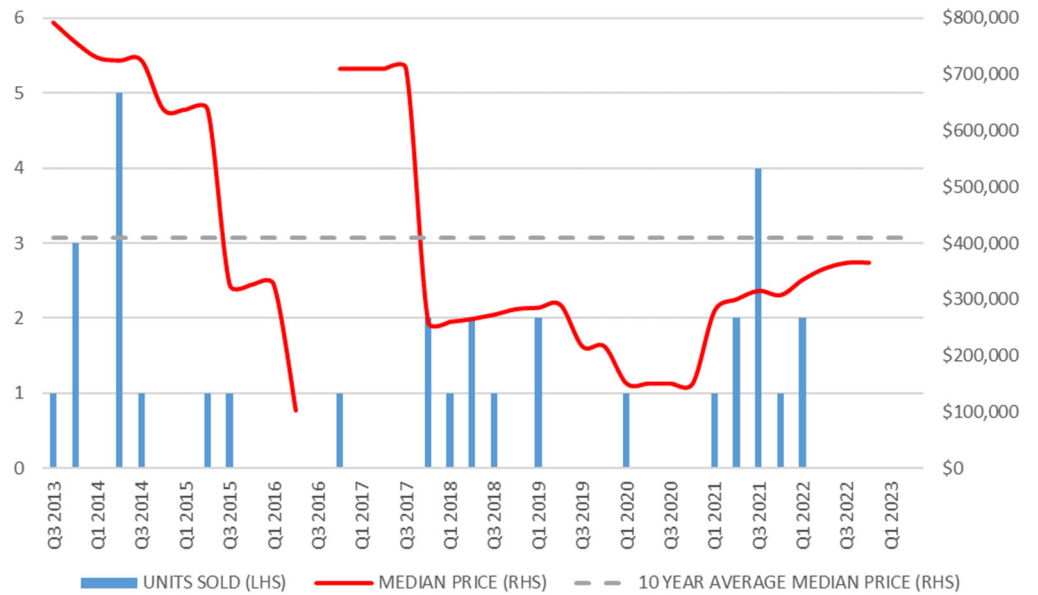
## Units sold

For the 6 months to December 2022 the Shire of Ashburton had no units sales compared to the 2 in the same period in 2022.

Nil  
UNITS SOLD

N/A  
MEDIAN  
SALE PRICE

N/A  
CHANGE IN MEDIAN  
PRICE COMPARED TO  
H1 2022



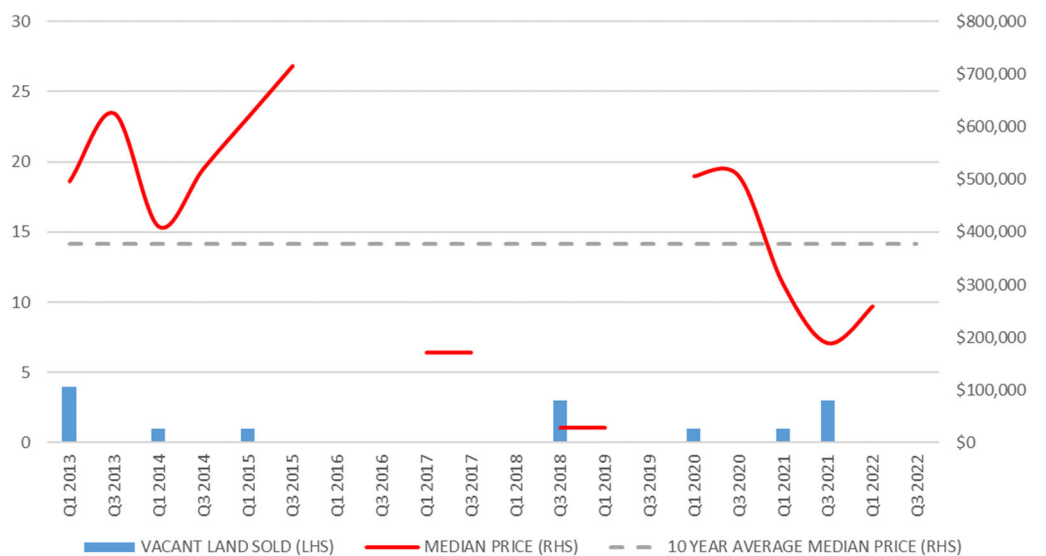
## Vacant land sold

For the 6 months to June 2023 there were no vacant land transactions recorded in the Shire of Ashburton the same as in the same period last year.

Nil  
VACANT LAND SALES

N/A  
MEDIAN LAND  
PRICE

N/A  
CHANGE IN MEDIAN  
PRICE COMPARED TO  
H1 2022





## Market sentiment

In the 6 month period to June 2023, 83.33% of vendors were offering discounts on sale prices. This is an increase from the 20.00% of vendors offering discounts in the same period last year.

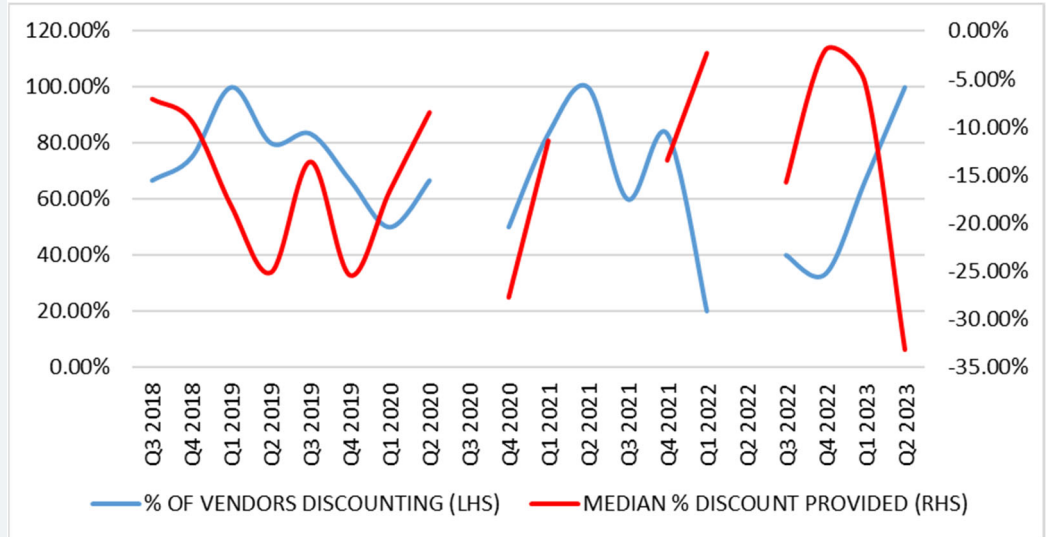
The reporting period recorded average discounts of 19.38% against original listing prices, an increase of 17.03 percentage points from the 2.34% recorded in the 6 months to June 2022.

**-19.38%**

MEDIAN DISCOUNT  
ON ORIGINAL LISTING  
PRICE

**83.33%**

VENDORS OFFERING  
DISCOUNTS





18

DWELLINGS LISTED FOR LEASE

+50.00%

INCREASE IN LISTINGS COMPARED TO H1 2022

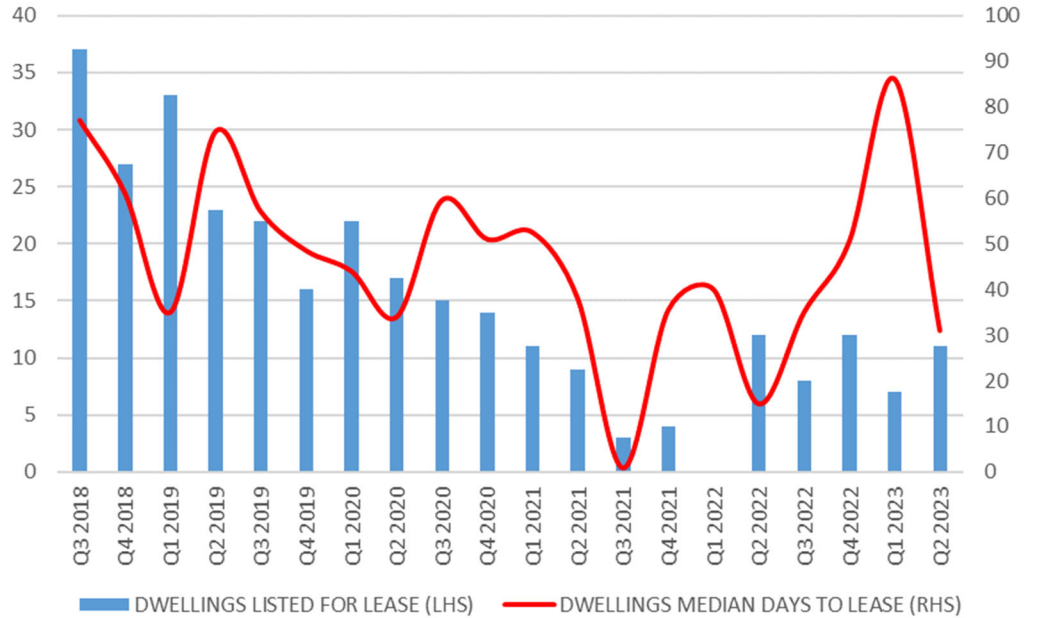
59

MEDIAN DAYS TO LEASE

## Dwellings listed for lease

A total of 18 dwellings were listed for lease in the Shire of Ashburton for the 6 months to June 2023. This is an increase of 6 listings, from the 12 listings recorded over the 6 months to June 2022.

The median days to lease was 59 for the period, an increase of 31 days on the 28 days recorded for the 6 months to June 2022.



## Dwellings leased

For the 6 months to June 2023 a total of 24 dwellings were leased, 13 more than the 11 leases recorded in the 6 months to June 2022.

The overall median weekly rent in the region was \$1,200 per week, an increase of 92.00% or \$575 per week from the \$625 reported for the 6 months to June 2022.



24

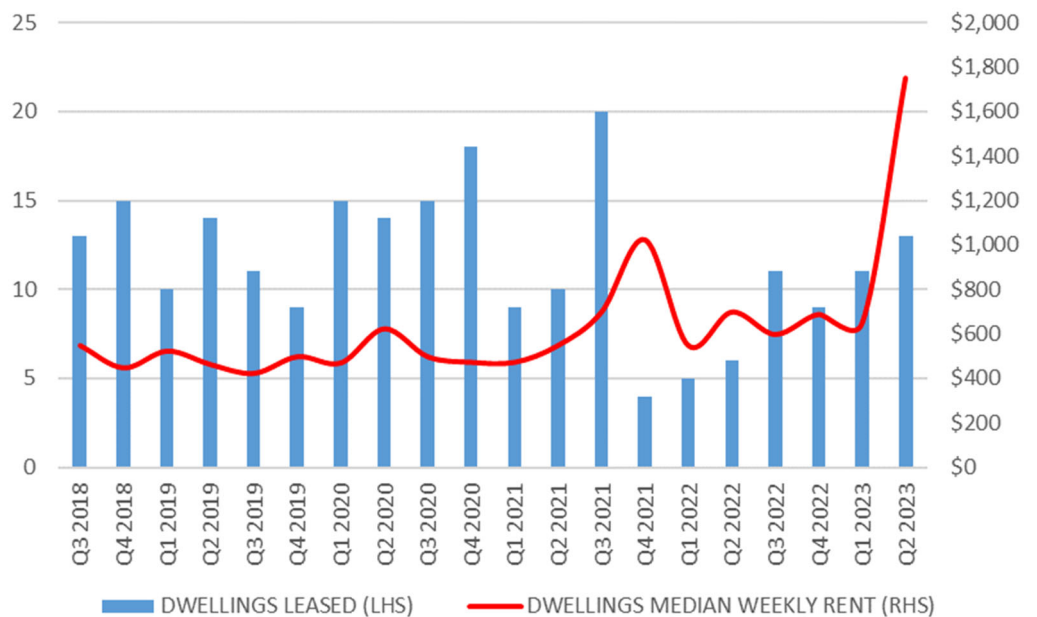
DWELLINGS LEASED

\$1,200

MEDIAN WEEKLY RENT

+92.00%

INCREASED RENT COMPARED TO H1 2022





13

DWELLINGS LISTED FOR SALE

131

MEDIAN DAYS TO SELL

\$646,250

MEDIAN HOUSE SALE PRICE



8

DWELLINGS LISTED FOR LEASE

+60.00%

INCREASE IN LISTINGS COMPARED TO H1 2022

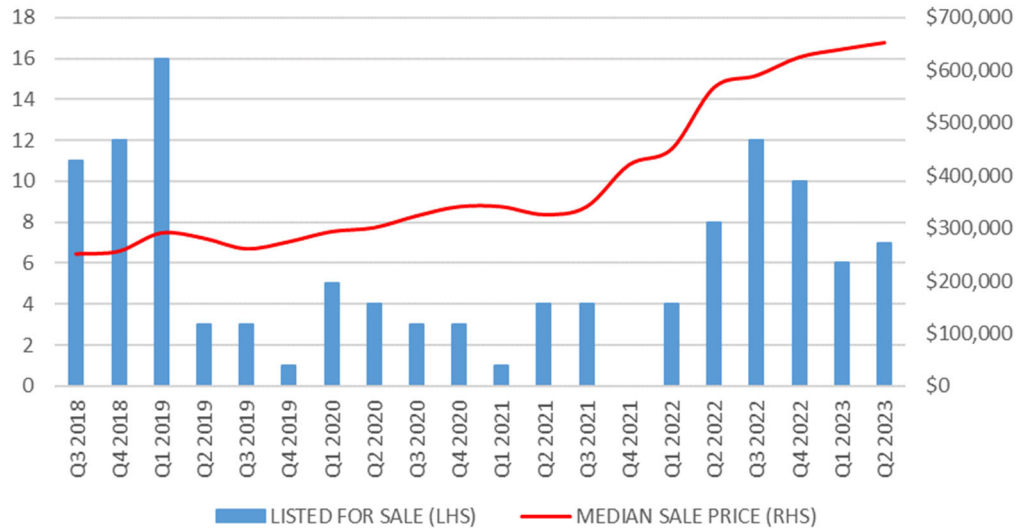
\$1,938

MEDIAN WEEKLY RENT

## Houses listed for sale

In the 6 months to June 2023 a total of 13 dwellings were listed for sale in Tom Price, compared to the 12 listed for the same period last year.

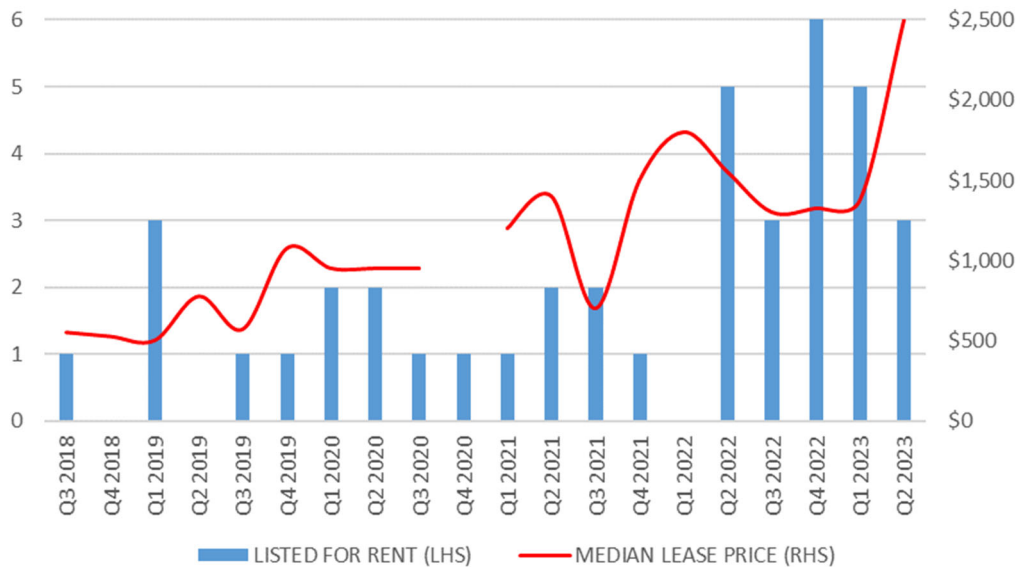
The median time to sell for the reporting period increased to 131 days, from the 20 days it took for the 6 months to June 2022. Median sale price for houses was up 27.03%, compared to the same period last year, to \$646,250.



## Dwellings listed for lease

For the 6 months to June 2023, 8 dwellings were listed for lease in Tom Price, up on the 5 recorded in the 6 months to June 2022.

The overall median weekly rent in Tom Price increased to \$1,938 per week, up 15.68% or \$263 per week from the same period last year.





16

DWELLINGS LISTED FOR SALE

101

MEDIAN DAYS TO SELL

\$436,000

MEDIAN HOUSE SALE PRICE



7

DWELLINGS LISTED FOR LEASE

+16.67%

INCREASE IN LISTINGS COMPARED TO H1 2022

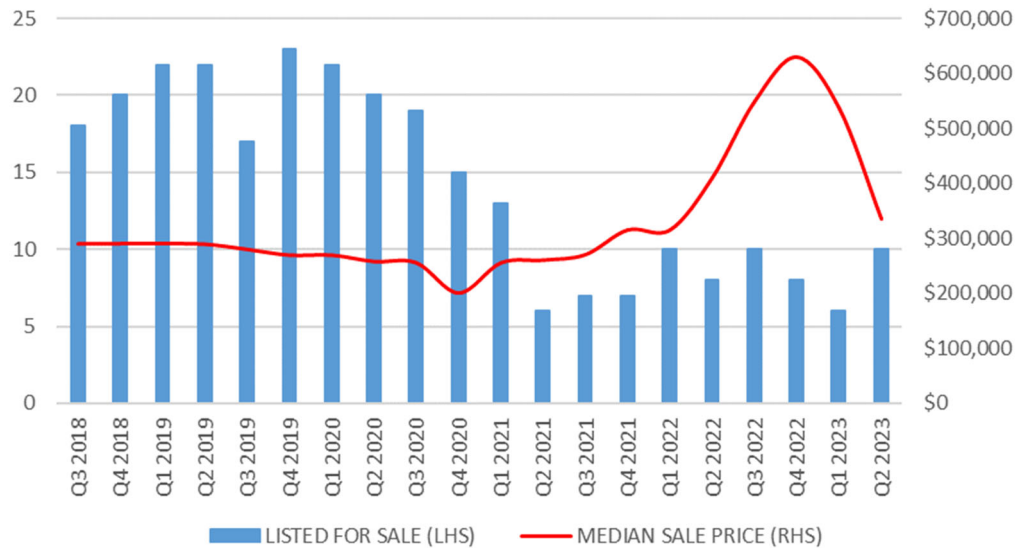
\$678

MEDIAN WEEKLY RENT

## Houses listed for sale

For the 6 month period a total of 16 dwellings were listed for sale in Onslow, which is 2 less than the 18 recorded for the 6 months to June 2022.

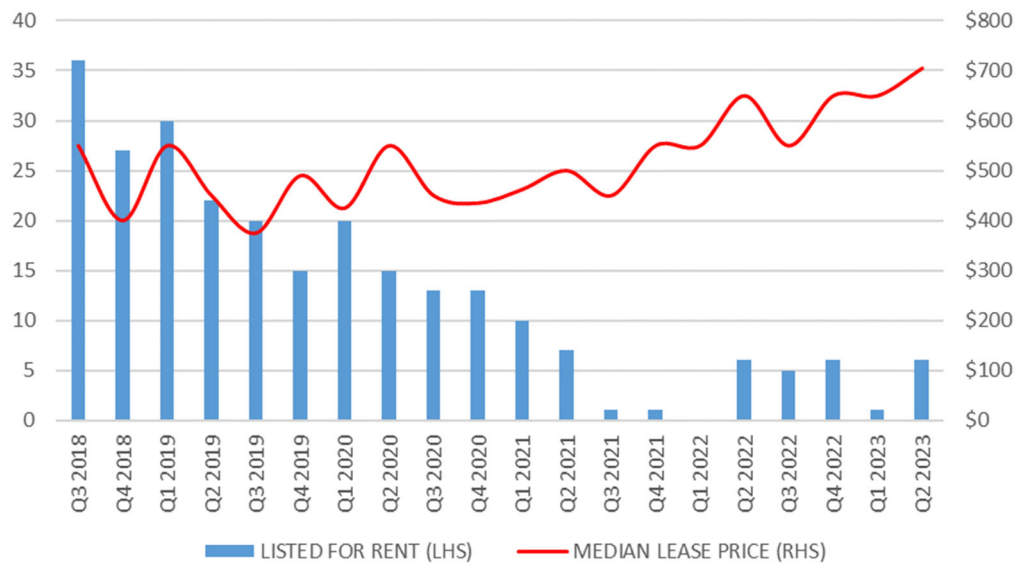
The median days to sell recorded for the period was 101 days. The median sale price recorded a 20.28% increase to \$436,000 compared to the \$362,500 recorded in H1 2022, but down on the H2 2022 result of 589,500.



## Dwellings listed for lease

A total of 7 dwellings were listed for lease in Onslow for the 6 months to June 2023. This is an increase from the 6 recorded in the 6 months to June 2022.

The overall median weekly rent in Onslow for the period was \$678, an increase of \$78 on the \$600 reported for the 6 months to June 2022.





### DEVELOPMENT PROPOSALS

For up to date information on development proposals, including temporary and permanent accommodation, visit the corresponding local government website.

City of Karratha	Ph: (08) 9186 8555	<a href="http://www.karratha.wa.gov.au">www.karratha.wa.gov.au</a>
Town of Port Hedland	Ph: (08) 9158 9300	<a href="http://www.porthedland.wa.gov.au">www.porthedland.wa.gov.au</a>
Shire of Ashburton	Ph: (08) 9188 4444	<a href="http://www.ashburton.wa.gov.au">www.ashburton.wa.gov.au</a>
Shire of East Pilbara	Ph: (08) 9175 8000	<a href="http://www.eastpilbara.wa.gov.au">www.eastpilbara.wa.gov.au</a>

### PILBARA REAL ESTATE AGENTS

Crawford Realty South Hedland	Ph: (08) 9117 2100	<a href="http://www.crawfordrealty.com.au">www.crawfordrealty.com.au</a>
Crawford Realty Newman	Ph: (08) 9116 8000	<a href="http://www.crawfordrealty.com.au">www.crawfordrealty.com.au</a>
First National Real Estate Karratha	Ph: (08) 9144 2200	<a href="http://www.karratharealestate.com.au">www.karratharealestate.com.au</a>
First National Real Estate Hedland	Ph: (08) 9173 9200	<a href="http://www.hfn.com.au">www.hfn.com.au</a>
Hedland Property Shop	Ph: (08) 9173 5555	<a href="http://www.propshop.com.au">www.propshop.com.au</a>
Karratha Property Sales & Rentals	Ph: (08) 9144 1244	<a href="http://www.karrathapropertysalesandrentals.com.au">www.karrathapropertysalesandrentals.com.au</a>
L.J. Hooker Hedland	Ph: (08) 9140 1284	<a href="http://www.hedland.ljhooker.com.au">www.hedland.ljhooker.com.au</a>
North West Realty	Ph: (08) 9144 4800	<a href="http://www.northwestrealty.com.au">www.northwestrealty.com.au</a>
Peard Real Estate Karratha City	Ph: (08) 9183 8300	<a href="http://www.peard.com.au">www.peard.com.au</a>
Pilbara Real Estate	Ph: (08) 9159 7777	<a href="http://www.pre.com.au">www.pre.com.au</a>
Ray White Exmouth (Onslow)	Ph: 0439 931 877	<a href="http://www.raywhiteexmouth.com.au">www.raywhiteexmouth.com.au</a>
Ray White Karratha	Ph: (08) 9185 2444	<a href="http://www.raywhitekarratha.com.au">www.raywhitekarratha.com.au</a>
Ray White Port Hedland	Ph: (08) 9140 2300	<a href="http://www.raywhiteporthedland.com.au">www.raywhiteporthedland.com.au</a>
Realmark Karratha	Ph: (08) 9197 2600	<a href="http://www.karratha.realmark.com.au">www.karratha.realmark.com.au</a>

### LAND INFORMATION & SALES

#### REALESTATE LISTINGS

REIWA [www.reiwa.com.au](http://www.reiwa.com.au)

#### LAND INFORMATION & SALES

Development WA Regional Manager	Ph: (08) 9482 7529	<a href="http://www.developmentwa.com.au/contact">www.developmentwa.com.au/contact</a>
Landgate	Ph: (08) 9429 8400	<a href="http://www.landgate.wa.gov.au">www.landgate.wa.gov.au</a>



Tel: 1800 THE PILBARA (+61) 1800 843 745  
pdc@pdc.wa.gov.au | [www.pdc.wa.gov.au](http://www.pdc.wa.gov.au)

As publishers of this report, the Pilbara Development Commission makes every reasonable effort to ensure the accuracy of all information in the report. Nevertheless, we are unable to guarantee the accuracy of all information contained. We take no responsibility and will not be liable either in contract for negligence or in any other way for any errors, act or omissions, which may occur in relation to the report.