



PILBARA RESIDENTIAL HOUSING & LAND SNAPSHOT



Quarter Ending September 2016



The catalyst for regional growth and development

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SUMMARY

Observations from this edition of the *Pilbara Housing & Land Snapshot* are:

Port and South Hedland:

- Port Hedland's average advertised rental price of \$496 per week has dropped from the previous quarter by \$49.
- South Hedland's average advertised rental price of \$378 per week dropped from the previous quarter by \$18.
- Port Hedland's average advertised 'for sale' price of \$531,458 has dropped by \$71,695 from the previous quarter.
- South Hedland's average advertised 'for sale' price of \$359,930 has dropped by \$43,462 from the previous quarter.
- South Hedland's average advertised weekly rental price of \$378 per week is less than the Perth average advertised weekly rental price of \$380 per week for the first time since reporting started in 2005.

Karratha:

- Karratha's average advertised weekly rental price of \$444 per week has dropped from the previous quarter by \$47.
- Karratha's average advertised 'for sale' price of \$356,658 has dropped by \$9,685 from the previous quarter.

Newman:

- Newman's average advertised weekly rental price of \$283 per week dropped by \$31 from the previous quarter.
- Newman's average advertised 'for sale' price of \$315,785 has dropped by \$51,746 from the previous quarter.
- Newman's average advertised weekly rental price of \$283 per week is \$97 less than the Perth average advertised weekly rental price of \$380.

1. PILBARA

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

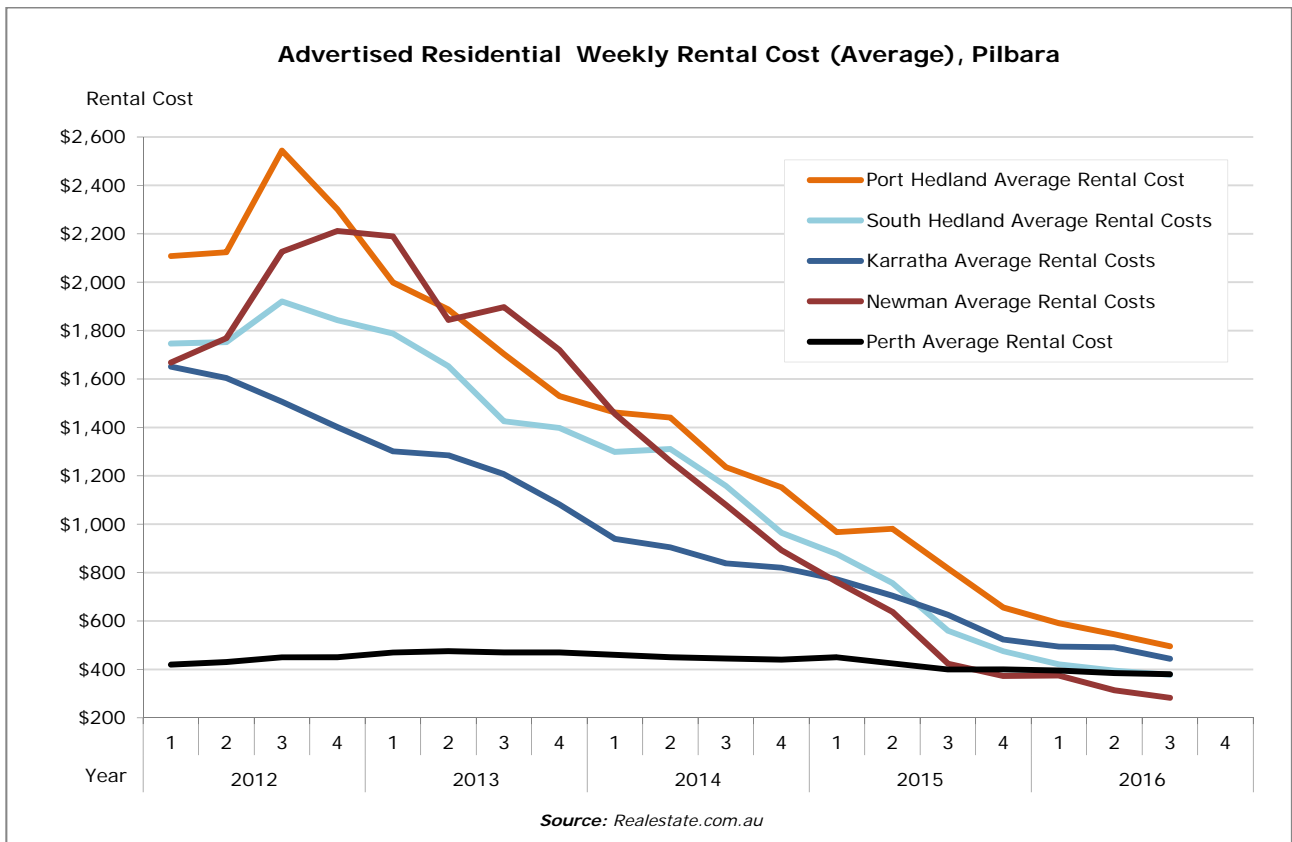


Figure 1

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

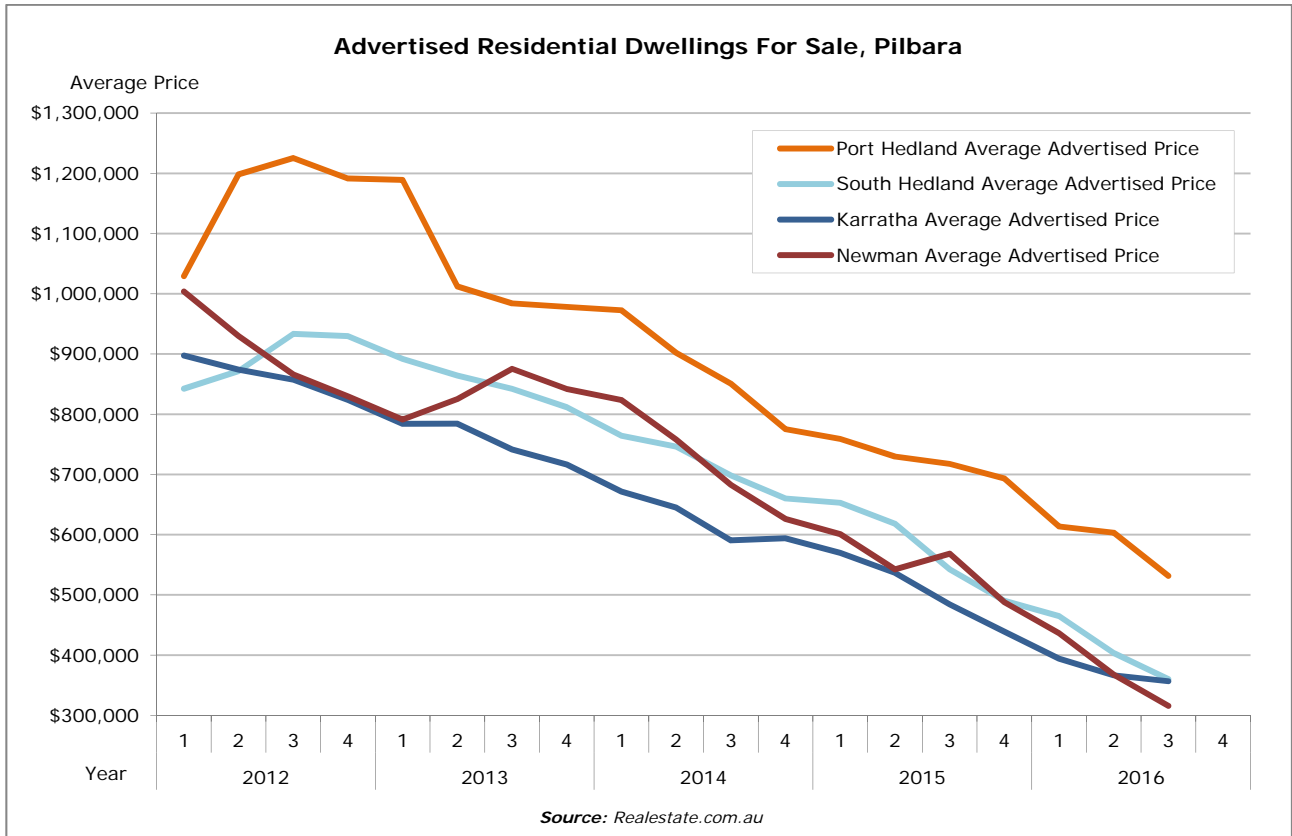


Figure 2

2. PORT HEDLAND

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

Figure 3 shows the trend in the number of residential properties advertised for rent in Port Hedland, and the average advertised weekly rental cost. Table 1 illustrates the average weekly cost of the advertised rental properties in Port Hedland, based on the number of bedrooms.

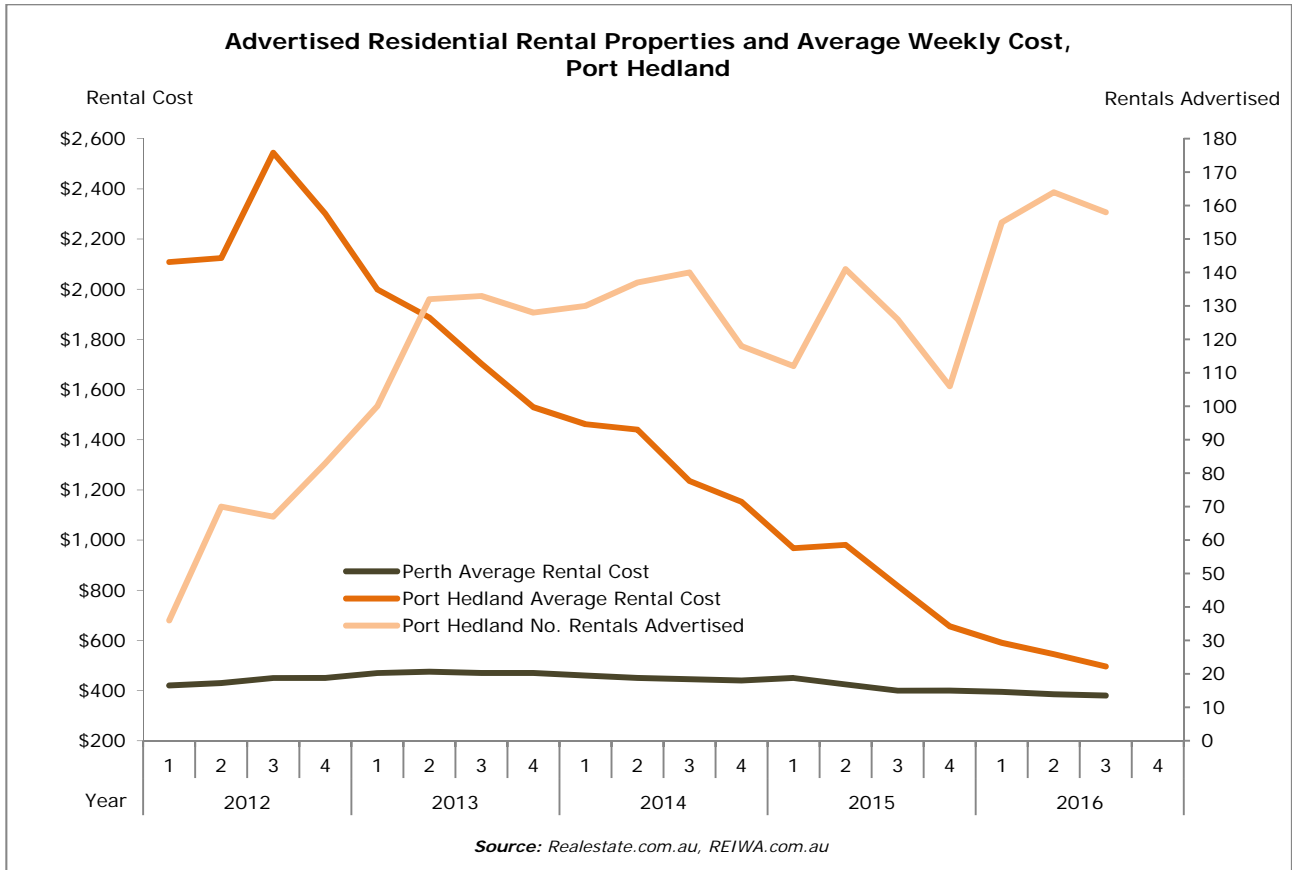


Figure 3

	Number	Min \$	Max \$	Avg \$
Port Hedland	158	\$ 225	\$ 1,500	\$ 496
One Bedroom	39	\$ 250	\$ 600	\$ 345
Two Bedroom	45	\$ 225	\$ 750	\$ 388
Three Bedroom	51	\$ 350	\$ 1,500	\$ 587
Four Bedroom & above	23	\$ 350	\$ 1,100	\$ 762

Table 1

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

Figure 4 shows the trend in the number of advertised residential properties for sale, the average advertised price, average settlement price, and number of sales in Port Hedland. Table 2 illustrates the average advertised price of the residential properties for sale in Port Hedland based on the number of bedrooms, and settlement figures over the past year.

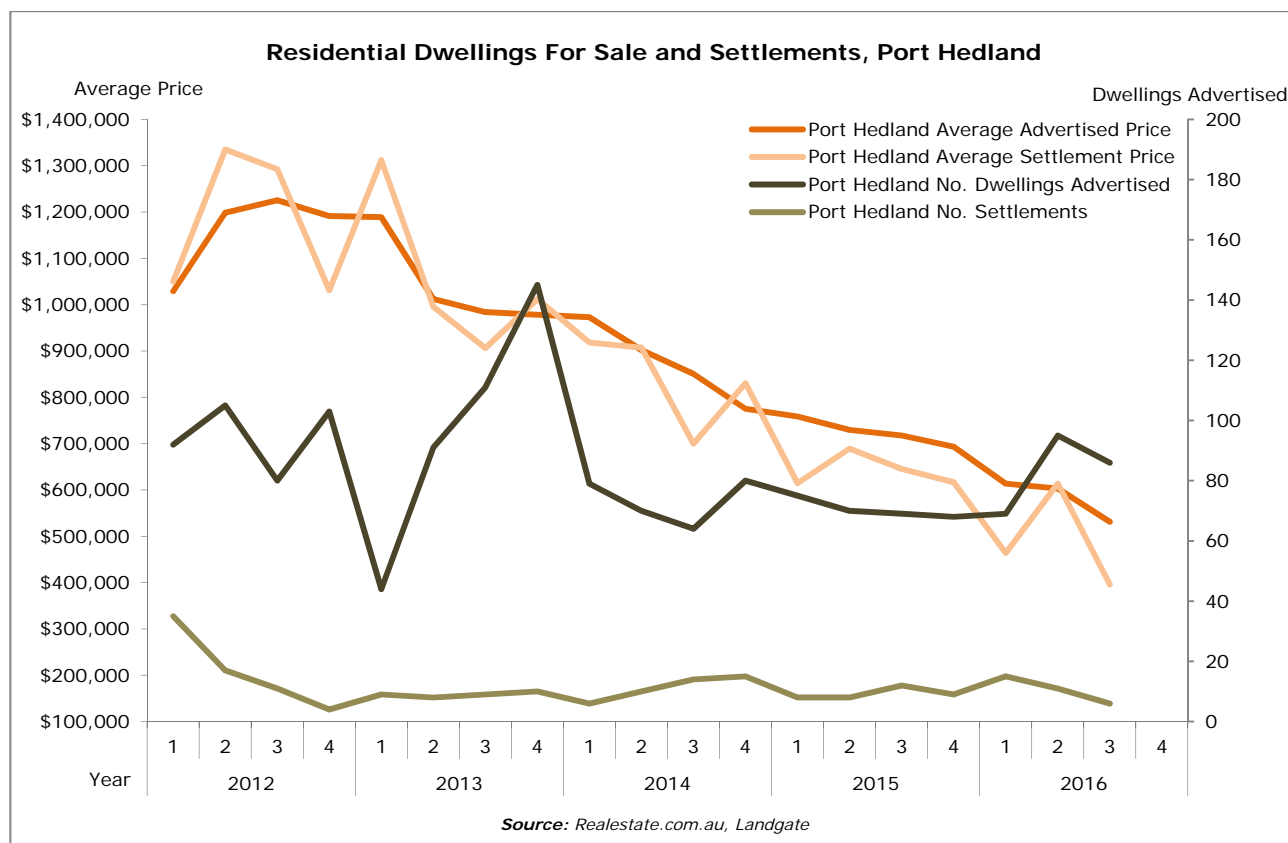


Figure 4

	Number	Min \$	Max \$	Avg \$
Port Hedland For Sale	86	\$ 189,000	\$ 2,000,000	\$ 531,458
One Bedroom	3	\$ 199,000	\$ 199,000	\$ 199,000
Two Bedroom	11	\$ 189,000	\$ 599,000	\$ 296,222
Three Bedroom	47	\$ 199,000	\$ 999,000	\$ 473,605
Four Bedroom & above	25	\$ 369,000	\$ 2,000,000	\$ 783,619

Port Hedland Settlements	Sales	Min \$	Max \$	Avg \$
Dec-15	9	\$ 250,000	\$ 910,000	\$ 616,666
Mar-16	15	\$ 130,000	\$ 1,320,000	\$ 464,000
Jun-16	10	\$ 150,000	\$ 1,818,000	\$ 576,300
Sep-16	6	\$ 200,000	\$ 940,000	\$ 395,833

Table 2

Note: The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the quarter. Updated figures, which may alter previous quarter averages and totals, will be available in the following report.

SOUTH HEDLAND

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

Figure 5 shows the trend in the number of residential properties advertised for rent in South Hedland, and the average advertised weekly rental cost. Table 3 illustrates the average weekly cost of the advertised rental properties in South Hedland, based on the number of bedrooms.

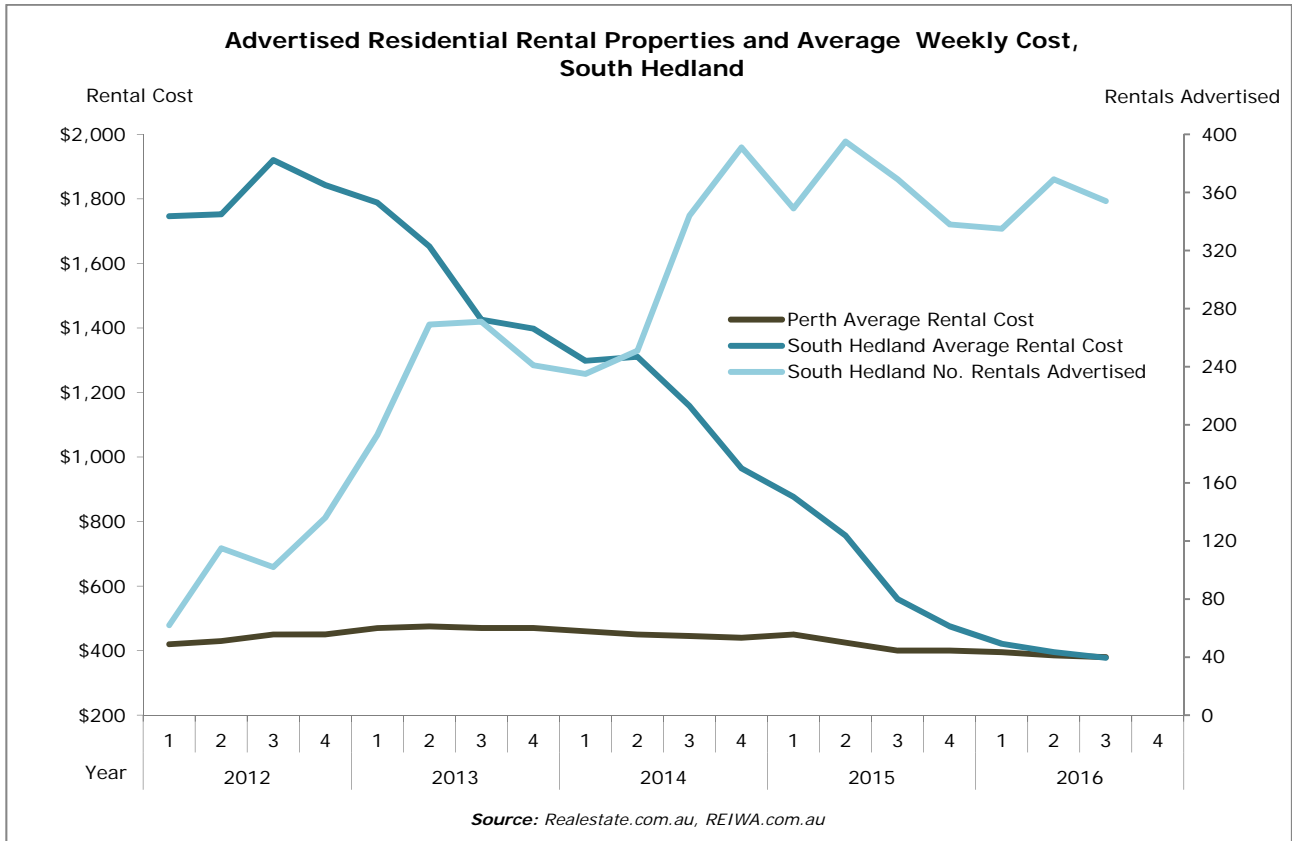


Figure 5

	Number	Min \$	Max \$	Avg \$
South Hedland	354	\$ 145	\$ 1,200	\$ 378
One Bedroom	47	\$ 145	\$ 400	\$ 256
Two Bedroom	46	\$ 150	\$ 1,000	\$ 322
Three Bedroom	174	\$ 175	\$ 1,200	\$ 351
Four Bedroom & above	87	\$ 250	\$ 1,000	\$ 527

Table 3

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

Figure 6 shows the trend in the number of advertised residential properties for sale, the average advertised price, average settlement price, and number of sales in South Hedland. Table 4 illustrates the average advertised price of the residential properties for sale in South Hedland, based on the number of bedrooms, and Settlement figures over the past year.

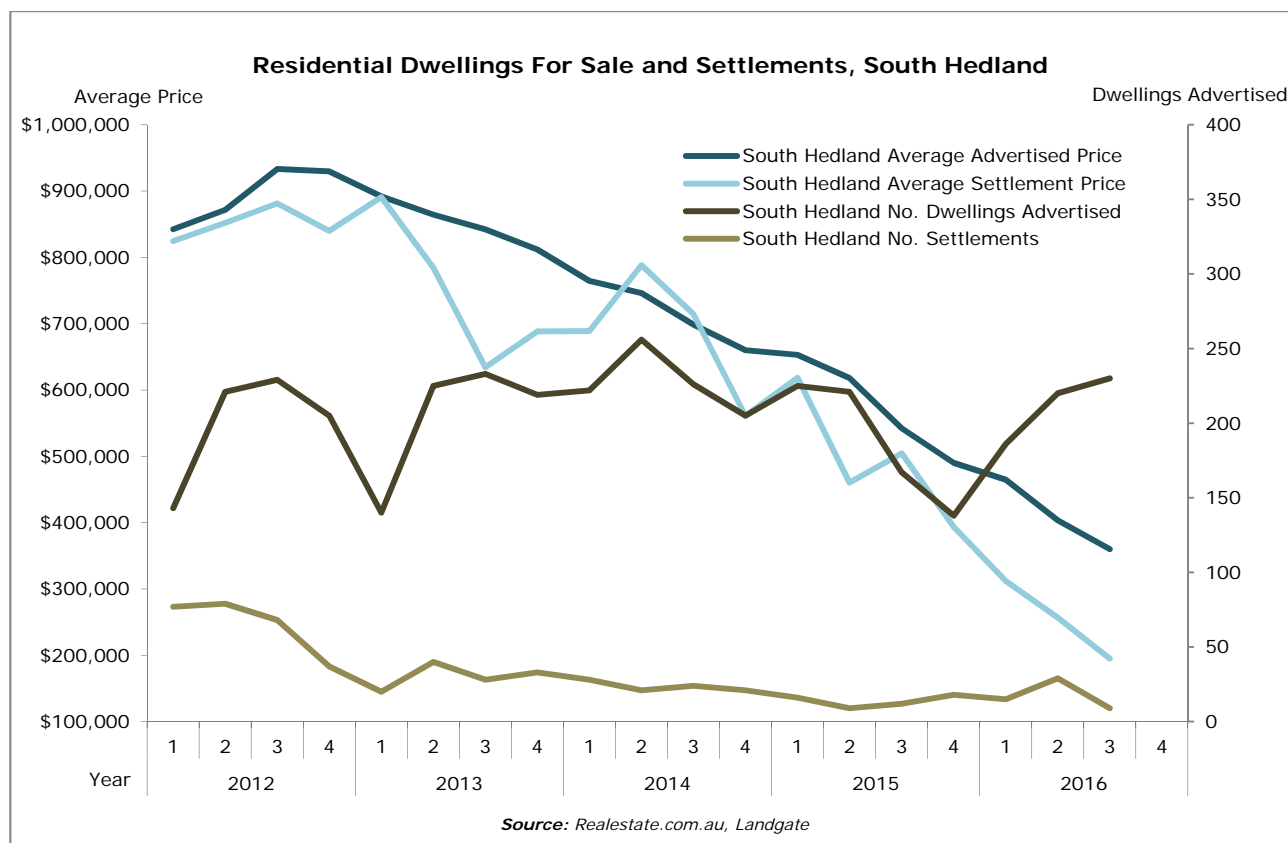


Figure 6

	Number	Min \$	Max \$	Avg \$
South Hedland For Sale	230	\$ 60,000	\$ 1,650,000	\$ 359,930
One Bedroom	16	\$ 89,000	\$ 649,000	\$ 297,286
Two Bedroom	9	\$ 60,000	\$ 549,000	\$ 305,333
Three Bedroom	122	\$ 70,000	\$ 1,650,000	\$ 312,519
Four Bedroom & above	83	\$ 179,000	\$ 950,000	\$ 447,614

	Sales	Min \$	Max \$	Avg \$
South Hedland Settlements				
Dec-15	18	\$ 130,000	\$ 665,000	\$ 393,448
Mar-16	15	\$ 68,000	\$ 580,000	\$ 311,888
Jun-16	29	\$ 100,000	\$ 600,000	\$ 256,689
Sep-16	9	\$ 95,000	\$ 380,000	\$ 195,000

Table 4

Note: The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the quarter. Updated figures, which may alter previous quarter averages and totals, will be available in the following report.

3. KARRATHA

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

Figure 7 shows the trend in the number of residential properties advertised for rent in Karratha, and the average advertised weekly rental cost. Table 5 illustrates the average weekly cost of the advertised rental properties in Karratha, based on the number of bedrooms.

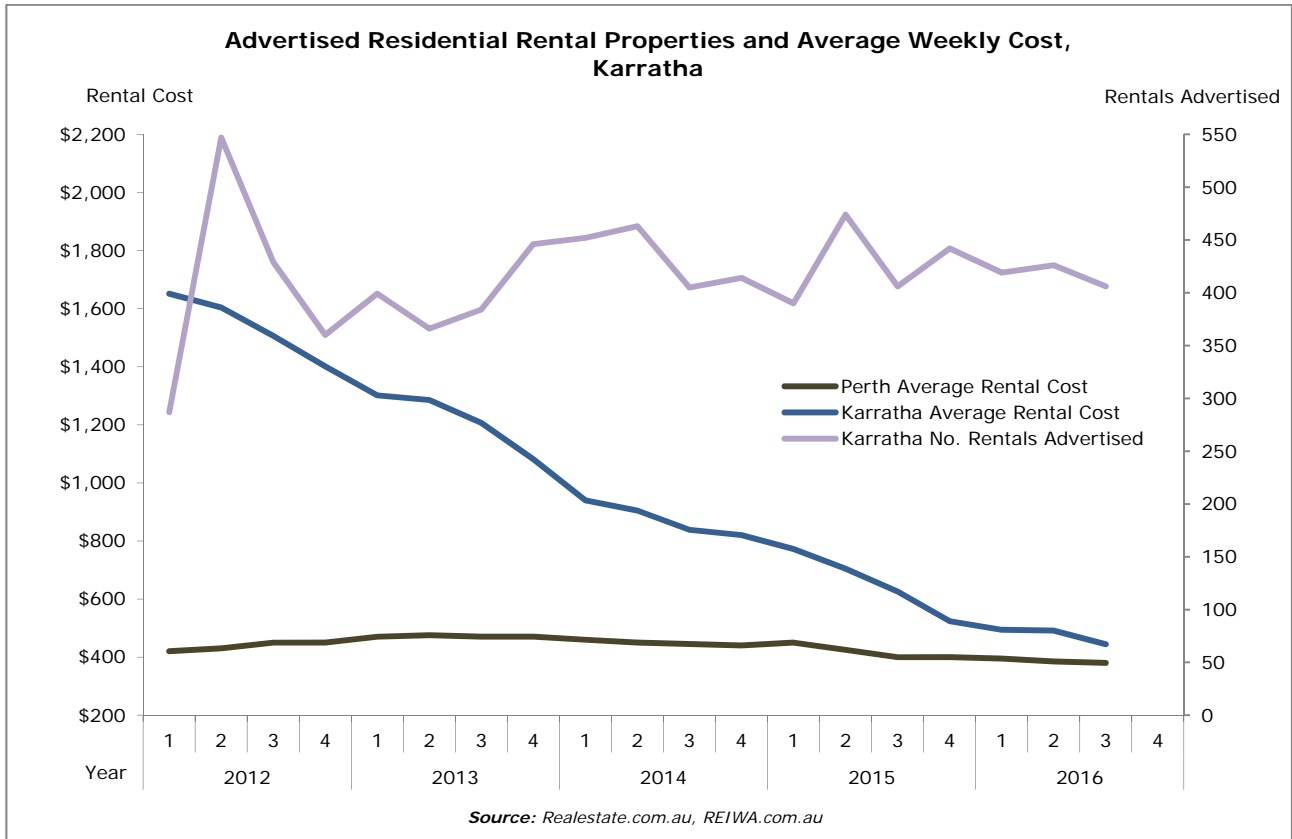


Figure 7

	Number	Min \$	Max \$	Avg \$
Karratha	406	\$ 150	\$ 1,300	\$ 444
One Bedroom	64	\$ 150	\$ 500	\$ 309
Two Bedroom	37	\$ 175	\$ 750	\$ 393
Three Bedroom	181	\$ 240	\$ 950	\$ 399
Four Bedroom & above	124	\$ 295	\$ 1,300	\$ 596

Table 5

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

Figure 8 shows the trend in the number of advertised residential properties for sale, the average advertised price, average settlement price and number of sales in Karratha. Table 6 illustrates the average advertised price of the residential properties for sale in Karratha, based on the number of bedrooms, and Settlement figures over the past year.

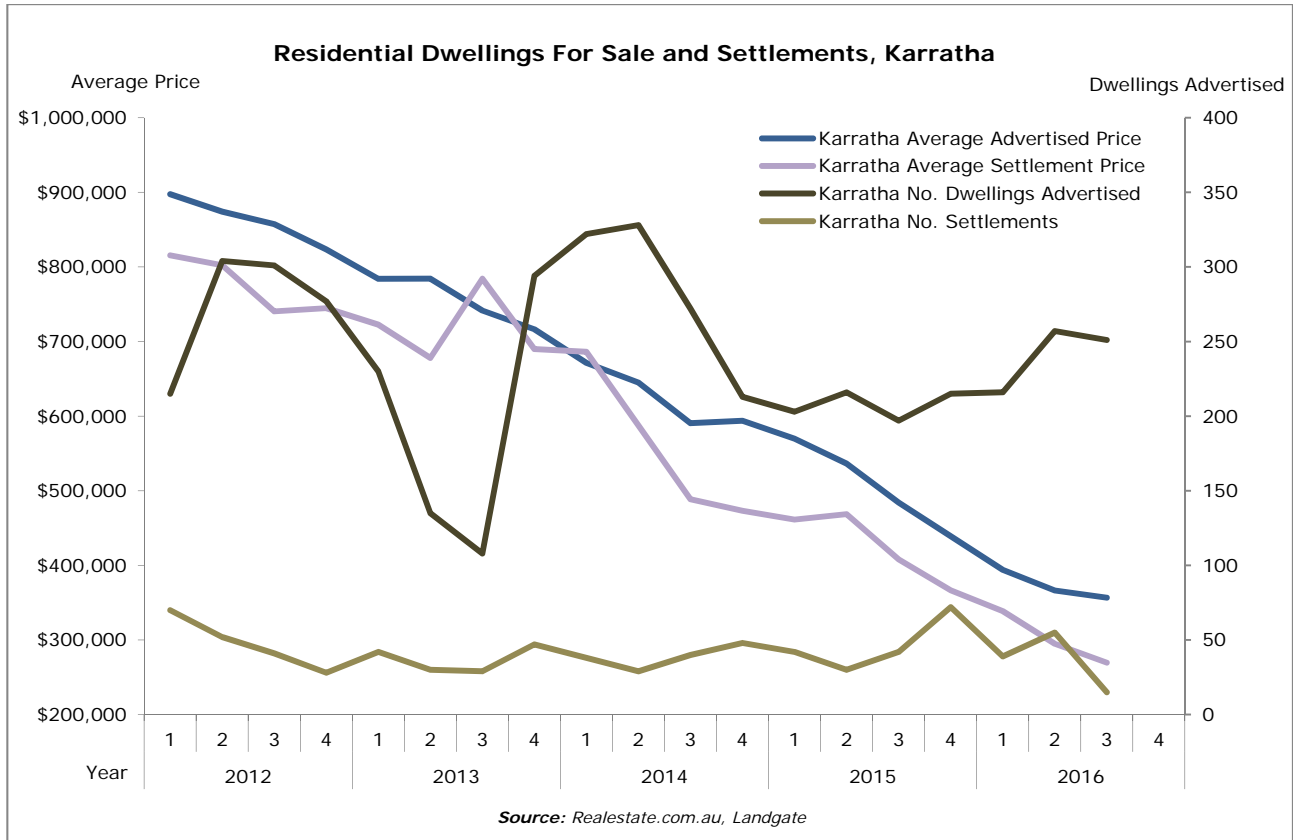


Figure 8

	Number	Min \$	Max \$	Avg \$
Karratha For Sale	251	\$ 69,000	\$ 819,000	\$ 356,658
One Bedroom	13	\$ 69,000	\$ 499,000	\$ 192,538
Two Bedroom	18	\$ 85,000	\$ 385,000	\$ 228,529
Three Bedroom	111	\$ 139,500	\$ 819,000	\$ 284,332
Four Bedroom & above	109	\$ 150,000	\$ 780,000	\$ 471,044

Karratha Settlements	Sales	Min \$	Max \$	Avg \$
Dec-15	72	\$ 63,000	\$ 800,000	\$ 366,561
Mar-16	39	\$ 65,000	\$ 555,000	\$ 338,743
Jun-16	55	\$ 88,000	\$ 690,001	\$ 294,909
Sep-16	15	\$ 125,000	\$ 560,000	\$ 269,533

Table 6

Note: The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the quarter. Updated figures, which may alter previous quarter averages and totals, will be available in the following report.

4. NEWMAN

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

Figure 9 shows the trend in the number of residential properties advertised for rent in Newman, and the average advertised weekly rental cost. Table 7 illustrates the average weekly cost of the advertised rental properties in Newman, based on the number of bedrooms.

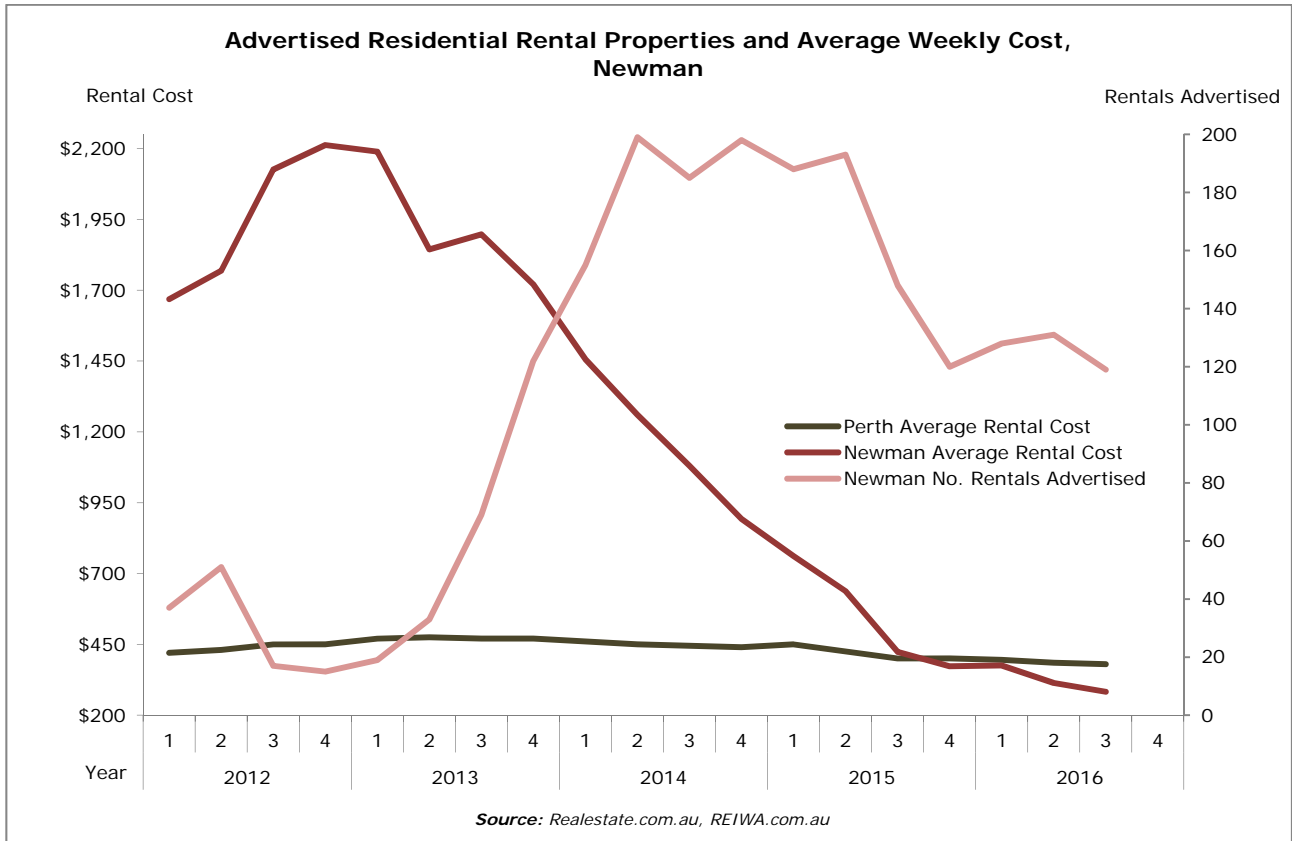


Figure 9

	Number	Min \$	Max \$	Avg \$
Newman	119	\$ 110	\$ 700	\$ 283
One Bedroom	4	\$ 170	\$ 250	\$ 224
Two Bedroom	39	\$ 110	\$ 400	\$ 204
Three Bedroom	49	\$ 150	\$ 500	\$ 286
Four Bedroom & above	27	\$ 250	\$ 700	\$ 399

Table 7

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

Figure 10 shows the trend in the number of advertised residential properties for sale, the average advertised price, average settlement price, and number of sales in Newman. Table 8 illustrates the average advertised price of the residential properties for sale in Newman, based on the number of bedrooms, and settlement figures over the past year.

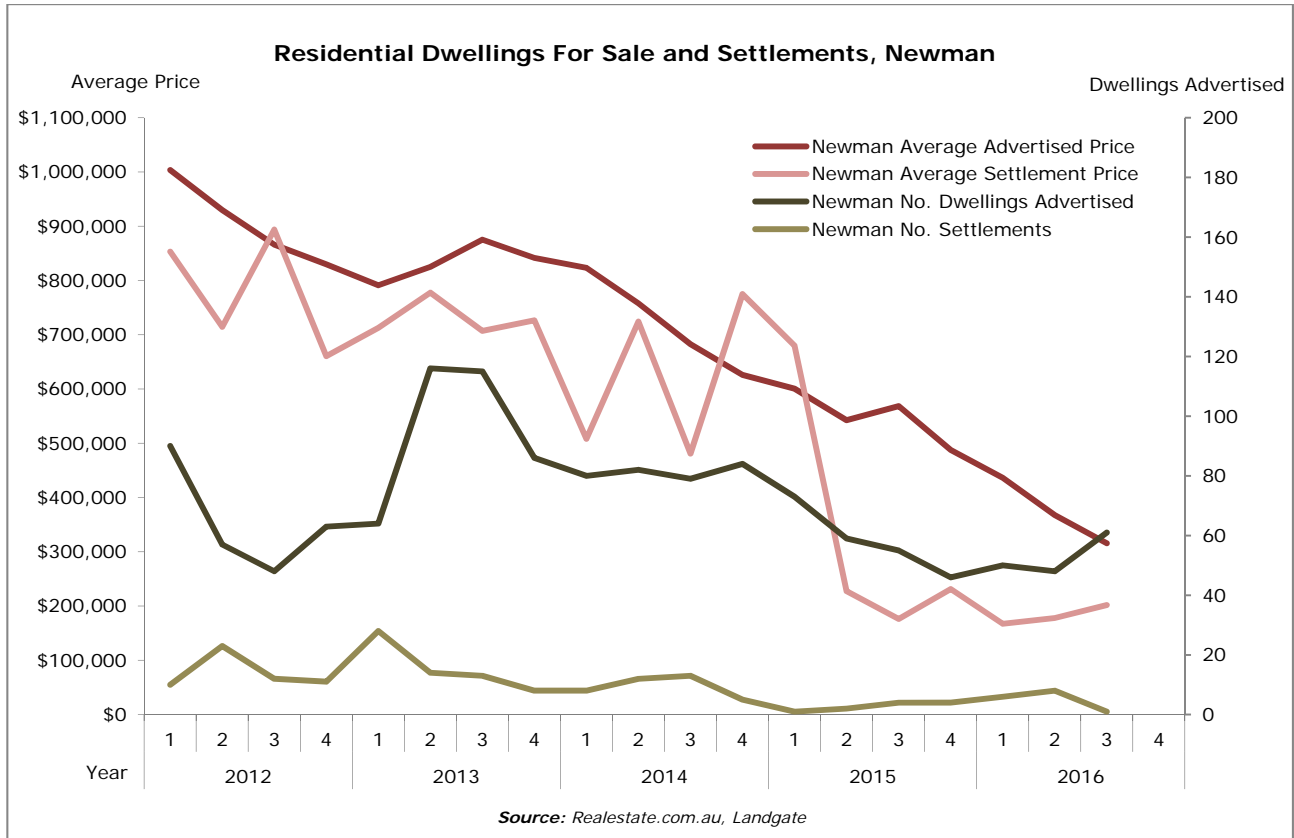


Figure 10

	Number	Min \$	Max \$	Avg \$
Newman For Sale	61	\$ 39,950	\$ 899,400	\$ 315,785
One Bedroom	3	\$ 39,950	\$ 119,000	\$ 92,650
Two Bedroom	9	\$ 135,000	\$ 445,000	\$ 218,167
Three Bedroom	26	\$ 99,000	\$ 455,000	\$ 252,286
Four Bedroom & above	23	\$ 210,000	\$ 899,400	\$ 454,870

Newman Settlements	Sales	Min \$	Max \$	Avg \$
Dec-15	4	\$ 145,000	\$ 310,000	\$ 231,250
Mar-16	6	\$ 110,000	\$ 250,000	\$ 167,500
Jun-16	8	\$ 90,000	\$ 235,000	\$ 178,000
Sep-16	1	\$ 202,000	\$ 202,000	\$ 202,000

Table 8

Note: The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the quarter. Updated figures, which may alter previous quarter averages and totals, will be available in the following report.

5. OTHER TOWNS

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

Figure 11 shows the trend in the number of residential properties advertised, and the average advertised weekly rental cost in towns within the Pilbara, excluding Port & South Hedland, Karratha, and Newman. Table 9 shows the number and average advertised weekly cost of residential properties advertised for rent in towns within the Pilbara, excluding Port and South Hedland, Karratha, and Newman.

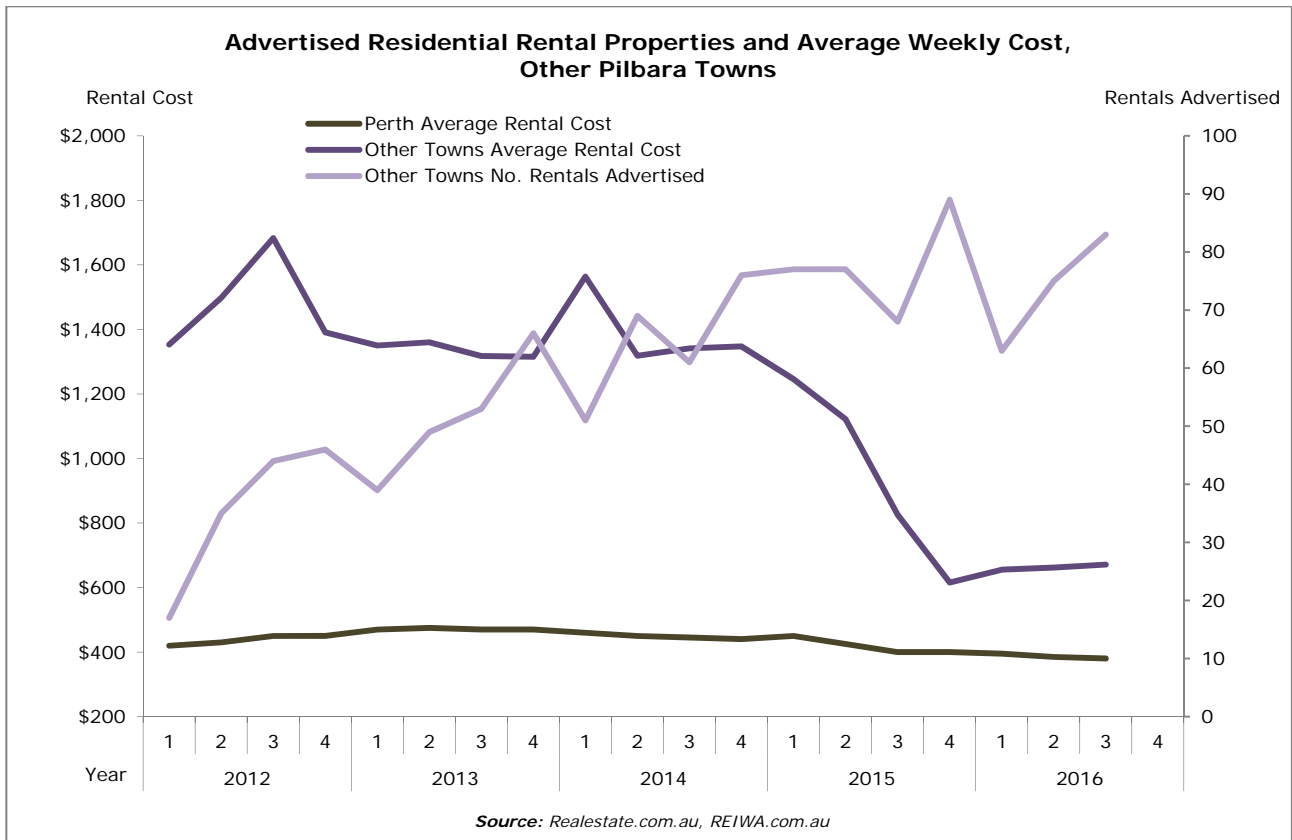


Figure 11

	Number	Min \$	Max \$	Avg \$
Dampier	14	\$ 400	\$ 1,000	\$ 601
Marble Bar	1	\$ 330	\$ 330	\$ 330
Nullagine	0			
Onslow	31	\$ 250	\$ 2,000	\$ 863
Pannawonica	0			
Paraburdoo	1	\$ 360	\$ 360	\$ 360
Point Samson	8	\$ 700	\$ 1,200	\$ 913
Roebourne	10	\$ 170	\$ 600	\$ 367
Tom Price	14	\$ 330	\$ 700	\$ 536
Wickham	4	\$ 300	\$ 425	\$ 344

Table 9

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

Figure 12 shows the trend in the number of advertised residential properties for sale, the average advertised price, average settlement price, and number of sales in towns within the Pilbara, excluding Port and South Hedland, Karratha, and Newman. Table 10 shows the number and average advertised 'for sale' price of residential properties advertised for sale in towns within the Pilbara, excluding Port and South Hedland, Karratha, and Newman.

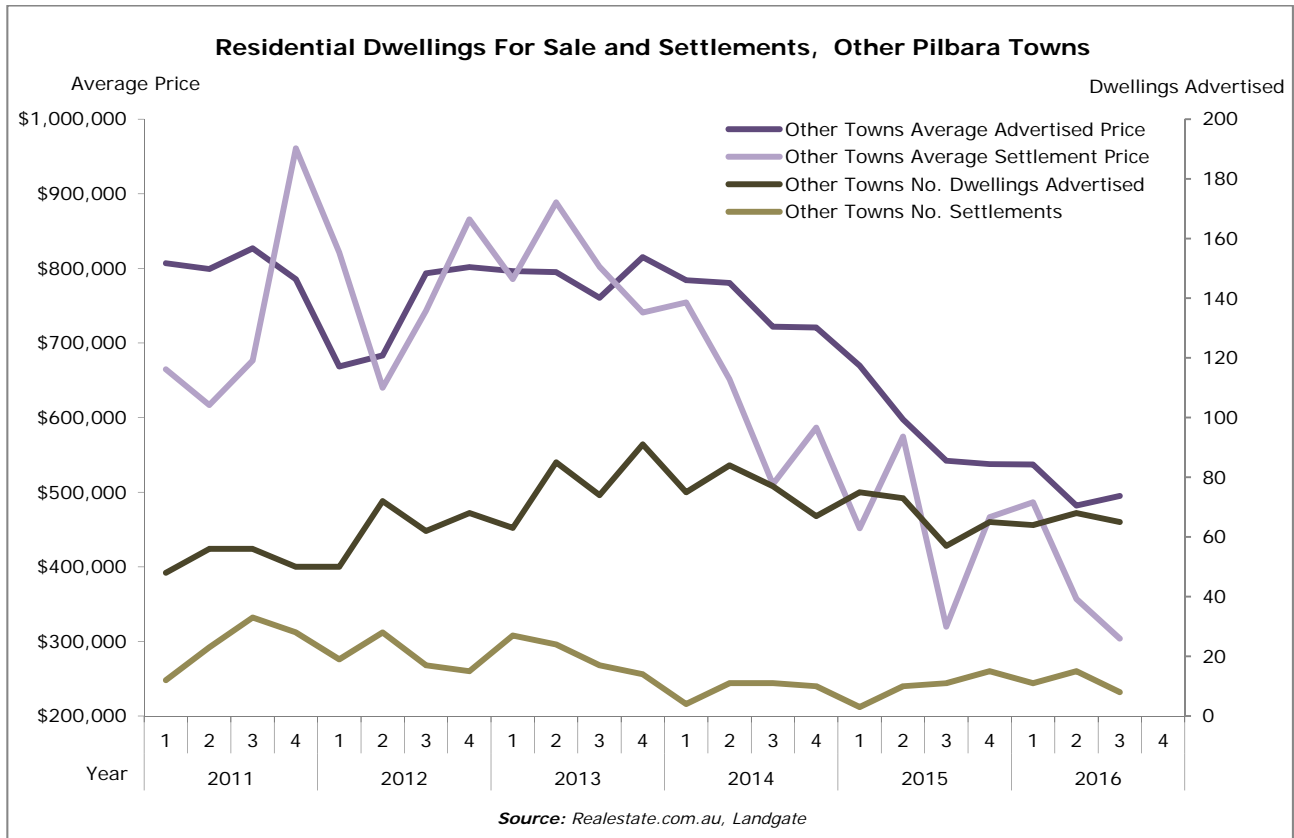


Figure 12

	Number	Min \$	Max \$	Avg \$
Dampier	12	\$ 180,000	\$ 739,000	\$ 487,182
Marble Bar	1	\$ 61,500	\$ 61,500	\$ 61,500
Nullagine	1	\$ 195,000	\$ 195,000	\$ 195,000
Onslow	21	\$ 299,000	\$ 990,000	\$ 605,813
Pannawonica	0			
Paraburdoo	3	\$ 245,000	\$ 320,000	\$ 286,667
Point Samson	5	\$ 495,000	\$ 875,000	\$ 598,750
Roebourne	4	\$ 170,000	\$ 480,000	\$ 325,000
Tom Price	15	\$ 290,000	\$ 750,000	\$ 506,714
Wickham	3	\$ 190,000	\$ 200,000	\$ 196,333

Table 10

6. ADVERTISED RESIDENTIAL LAND FOR SALE

Figure 13 shows the trend in the number of advertised residential lots for sale in the Pilbara, and the average advertised price. Caution should be exercised in reading the graph, as the average price can be skewed by minimal lots and varied price within each town. Table 11 details the number and average price of advertised residential land within each town site in the last quarter. Lots are only recorded when advertised for residential owner occupied, and not when advertised for development or investment.

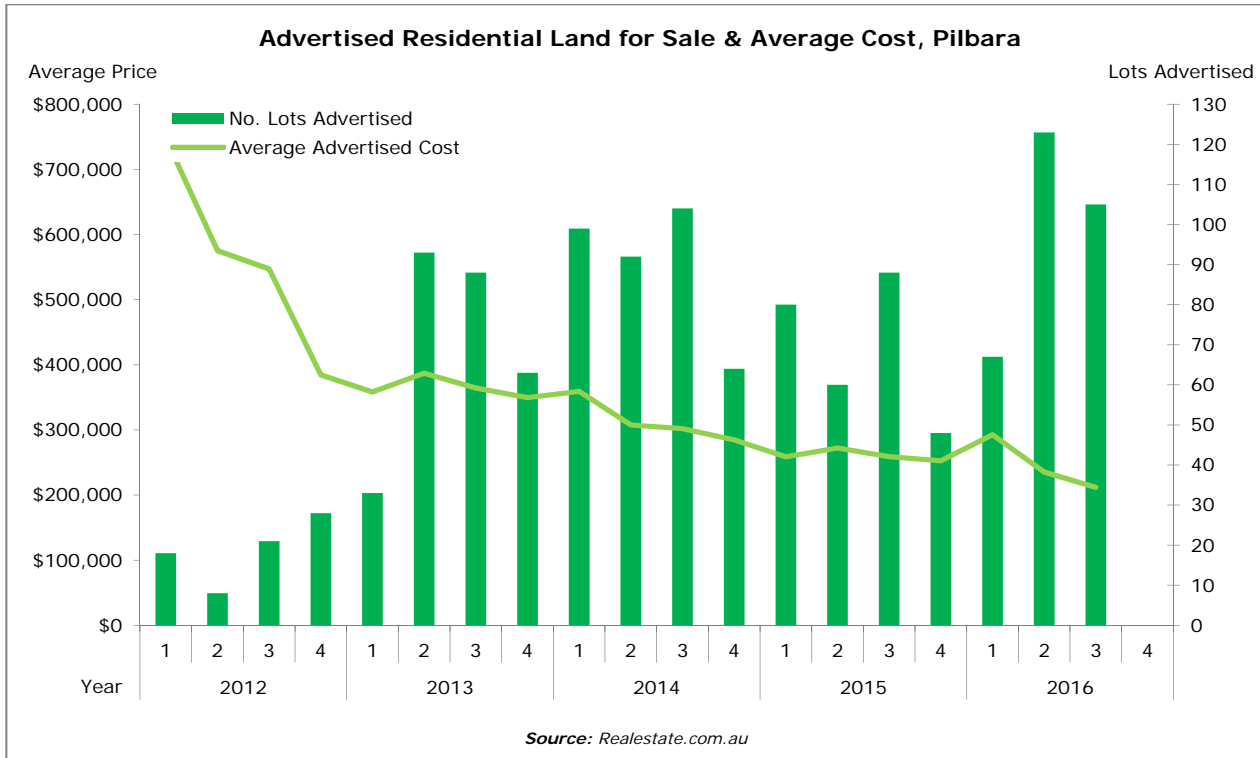


Figure 13

	Number	Min \$	Max \$	Avg \$
Port Hedland	5	\$ 129,000	\$ 159,000	\$ 144,000
South Hedland	18	\$ 75,000	\$ 349,000	\$ 261,294
Karratha	50	\$ 60,000	\$ 450,000	\$ 222,510
Newman	11	\$ 50,000	\$ 210,000	\$ 129,827
Dampier	0			
Marble Bar	0			
Nullagine	0			
Onslow	13	\$ 75,000	\$ 800,000	\$ 202,8183
Pannawonica	0			
Paraburdoo	0			
Point Samson	2	\$ 285,000	\$ 495,000	\$ 390,000
Roebourne	3	\$ 72,000	\$ 275,000	\$ 167,333
Tom Price	3	N/A	N/A	N/A
Wickham	0			

Table 11

7. VACANT RESIDENTIAL LAND SETTLEMENTS

Figure 14 shows the trend in the number of vacant residential lots sold and settled in the Pilbara, and the average settlement price. Caution should be exercised in reading the graph, as the average settlement price can be skewed by minimal lots, varied price within each town, and undisclosed large residential development sites.

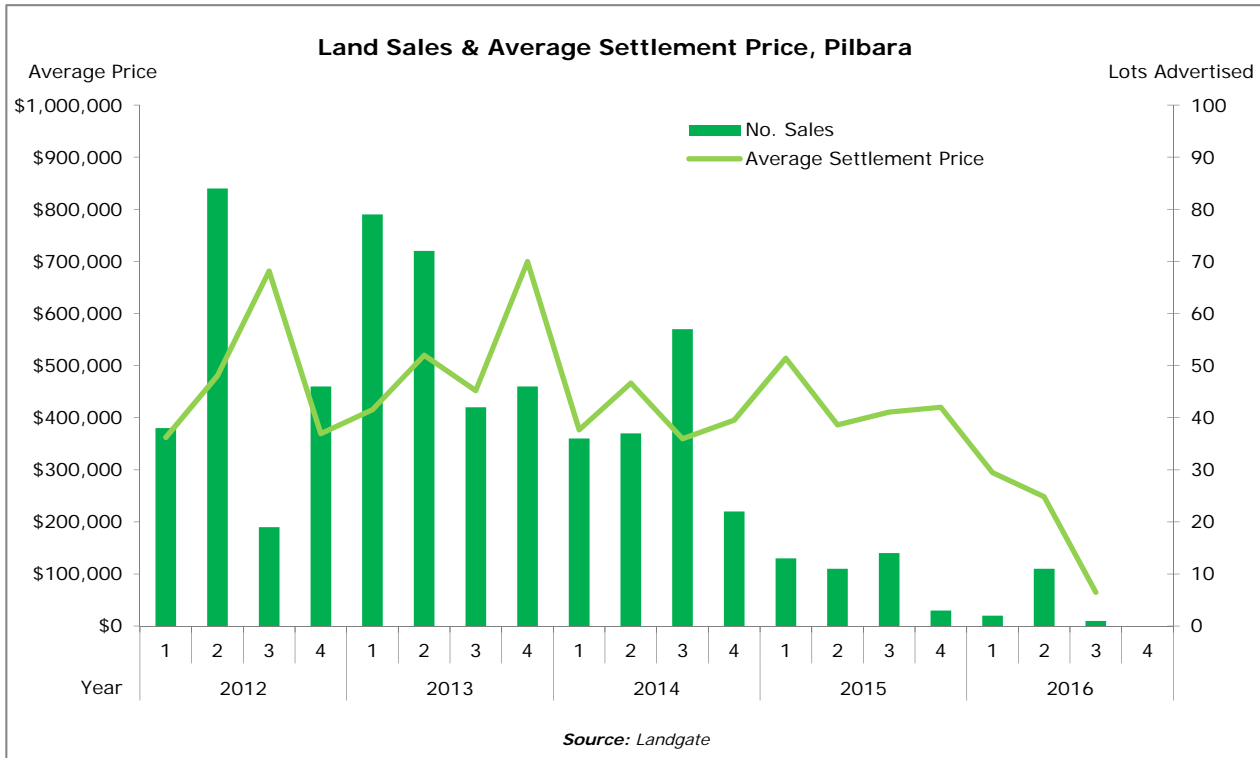


Figure 14

8. DEVELOPMENT PROPOSALS

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

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

For up to date information on Land and Development sites, visit the LandCorp website and search for Pilbara. www.pilbara.landcorp.com.au

9. PILBARA REAL ESTATE AGENTS

Caine Otley Real Estate	Ph: 0400 565 425	www.caineotley.com
Crawford Realty Karratha	Ph: (08) 9143 1599	www.crawfordrealty.com.au
Crawford Realty Newman	Ph: (08) 91751155	www.crawfordrealty.com.au
Crawford Realty Port Hedland	Ph: (08) 9172 5300	www.crawfordrealty.com.au
First National Real Estate Karratha	Ph: (08) 9144 2200	www.karratharealestate.com.au
Hedland First National	Ph: (08) 9173 9200	www.hfn.com.au
Jan Ford Real Estate	Ph: (08) 9173 5555	www.janfordrealestate.com.au
Karratha City Real Estate	Ph: (08) 9183 8300	
L.J. Hooker	Ph: (08) 9144 2499	www.ljhooker.com.au
Pilbara Real Estate	Ph: (08) 9159 7777	www.pre.com.au
Pilbara Heart Real Estate	Ph: (08) 9173 5050	www.phre.com.au
Professionals PHR Karratha	Ph: (08) 9144 1244	
Ray White Karratha	Ph: (08) 9185 2444	www.raywhite.com
Ray White Port Hedland	Ph: (08) 9140 2300	www.raywhite.com

10. SOURCES OF INFORMATION

REALESTATE LISTINGS

Real Estate.com.au	www.realestate.com.au
REIWA	www.reiwa.com.au

LAND INFORMATION & SALES

LandCorp		
Program Manager - Pilbara	Ph: (08) 9173 8406	www.landcorp.com.au/pilbara
Senior Development Manager	Ph: (08) 9482 7505	www.landcorp.com.au/pilbara
Landgate	Ph: (08) 9429 8400	www.landgate.wa.gov.au

11. DISCLOSURE

To ensure an accurate portrayal of the residential side of the market, the Commission makes a determination on certain properties advertised and removes them from the figures, based on the perception that the listing is not purely for the private residential market. This report, therefore, should be viewed with this disclosure in mind.

Advertised rental properties, which include multiple dwellings, warehouse, or industrial premises with onsite accommodation facilities, or are determined would only be rented as company staff accommodation (for example a 4 bedroom 4 bathroom property), are not included in the rental figures presented.

Residential dwellings advertised for sale have had the following listings removed:

- Investment only properties, such as multiple dwellings or short stay accommodation
- Development sites where the price is based purely on the land value only, and the house would not be lived in as is
- Properties which include commercial, warehouse or industrial facilities onsite
- House and land packages which have no set advertised address
- Units or apartments not yet under construction, without a fixed street and unit number
- Those properties determined to only be purchased as staff accommodation (for example an 8 bedroom 4 bathroom property)

Residential land for sale which is promoted or clearly identified as a development or investment site, or land zoned as commercial or industrial, is not included in the land figures presented.



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