



# PILBARA RESIDENTIAL HOUSING & LAND SNAPSHOT



Quarter Ending December 2015



*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 \$656 per week is at its lowest since December 2006.
- South Hedland's average advertised rental price decreased by \$84 to \$476 per week, which is the lowest average advertised weekly rental price since the December 2006 quarter.
- For the 13<sup>th</sup> consecutive quarter the average advertised 'for sale' price of properties in Port and South Hedland dropped.
- Port Hedland's average advertised 'for sale' price of \$693,382 in this quarter is at its lowest since December 2006.
- South Hedland's December 2015 average advertised 'for sale' price of \$490,181 is the lowest it's been since the June 2007 quarter.

### Karratha:

- Karratha's average advertised weekly rental price has dropped for the 17<sup>th</sup> consecutive quarter, down from \$1,784 in the September 2011 quarter, to \$524 in this quarter.
- Karratha's average advertised 'for sale' price continues on a downward turn, from an all-time high of \$897,380 during the March 2012 quarter, to a low of \$439,012 in this quarter.

### Newman:

- The average advertised rental price of \$373 per week, and the average advertised 'for sale' price of \$487,826, is the lowest since record keeping commenced in Newman in 2008.

**1. PILBARA**

**ADVERTISED RESIDENTIAL PROPERTIES FOR RENT**

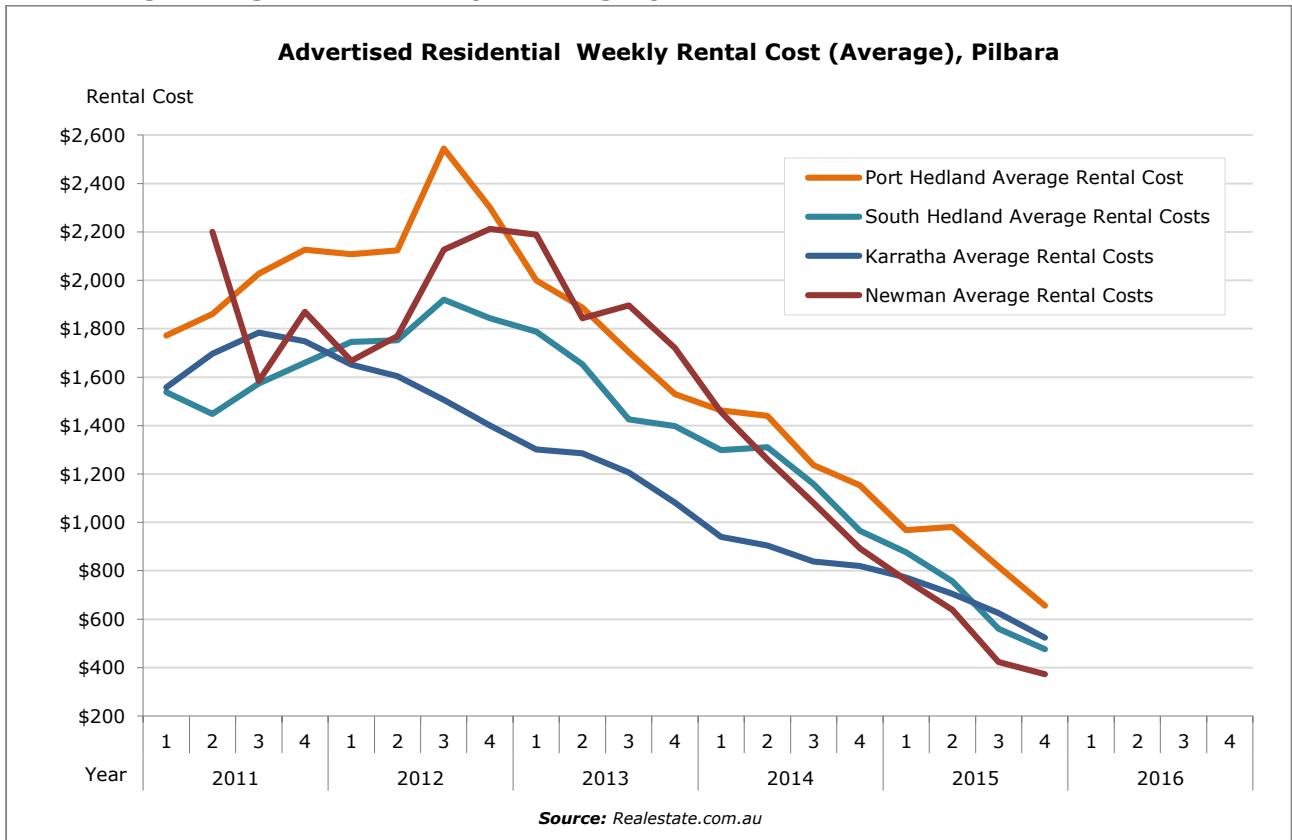


Figure 1

**ADVERTISED RESIDENTIAL PROPERTIES FOR SALE**

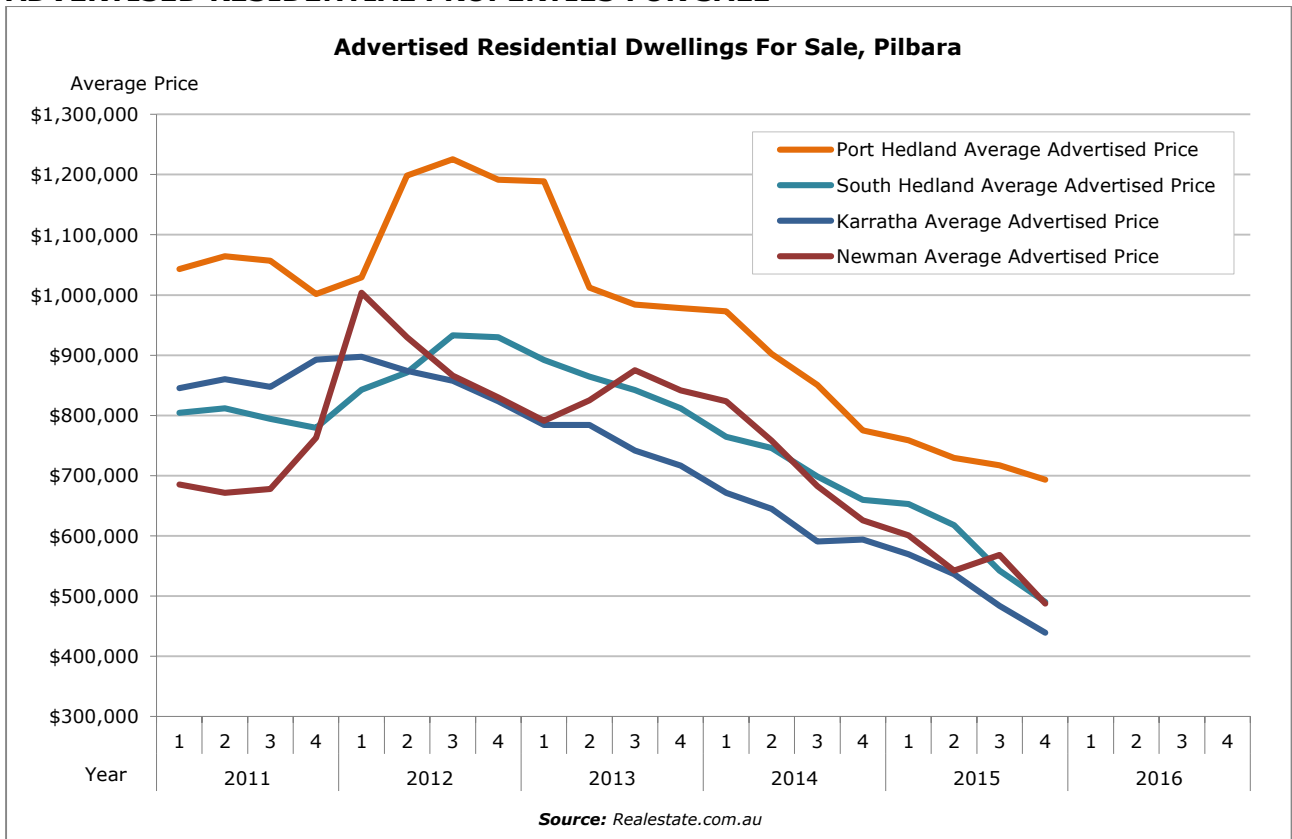


Figure 2

## 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.

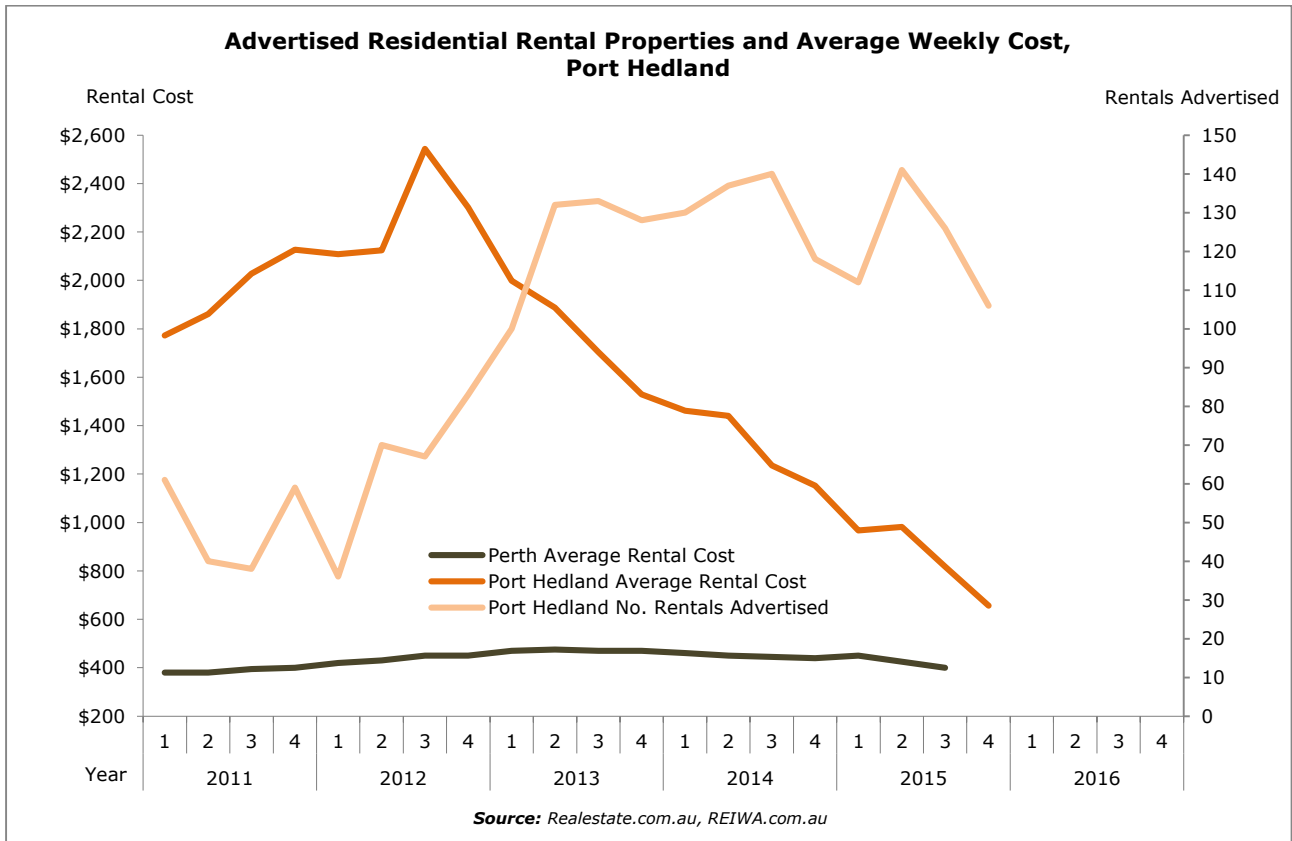


Figure 3

	Number	Min \$	Max \$	Avg \$
<b>Port Hedland</b>	<b>106</b>	<b>\$ 295</b>	<b>\$ 2,500</b>	<b>\$ 656</b>
One Bedroom	26	\$ 300	\$ 700	\$ 429
Two Bedroom	19	\$ 295	\$ 1,000	\$ 492
Three Bedroom	37	\$ 350	\$ 900	\$ 615
Four Bedroom & above	24	\$ 500	\$ 2,500	\$ 1,095

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.

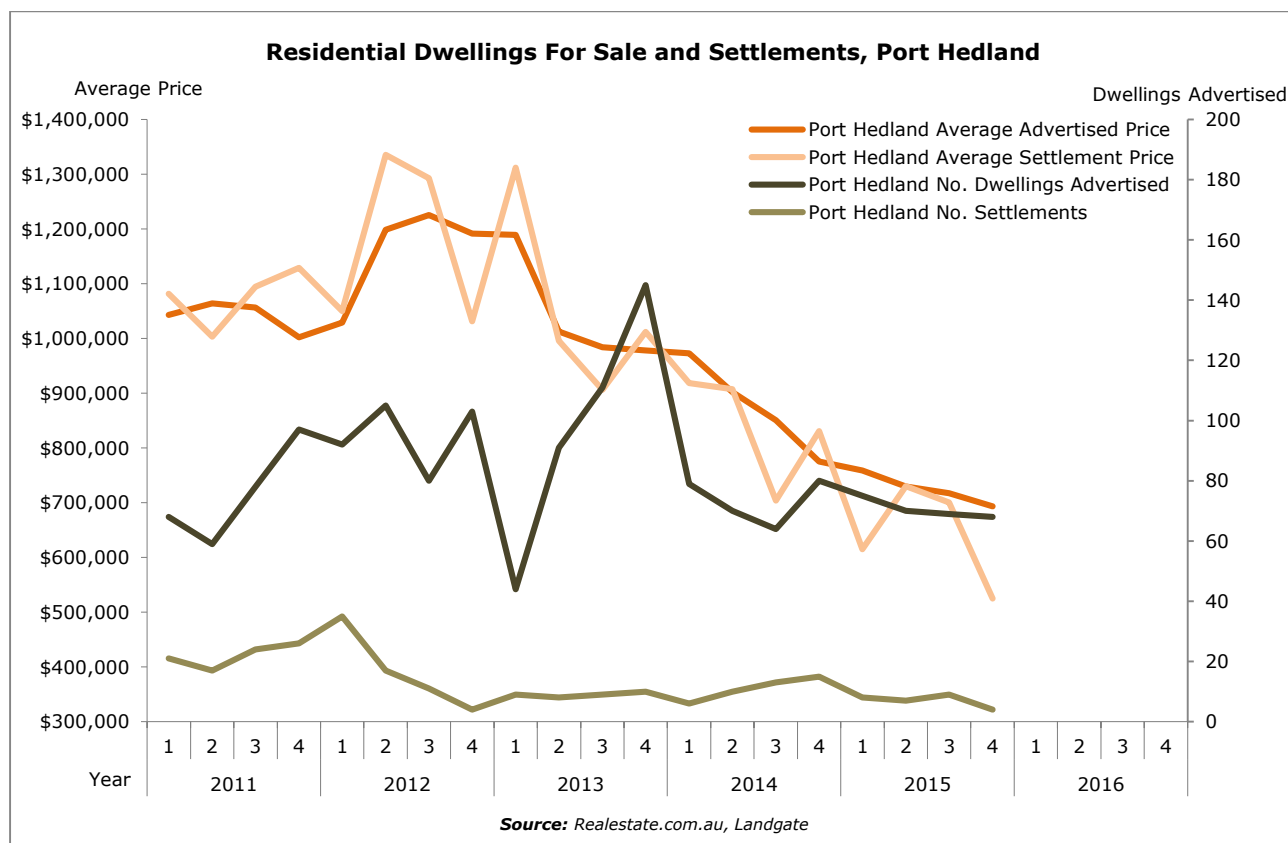


Figure 4

	Number	Min \$	Max \$	Avg \$
<b>Port Hedland For Sale</b>	<b>68</b>	<b>\$ 185,000</b>	<b>\$ 1,390,000</b>	<b>\$ 693,382</b>
One Bedroom	1	\$ 459,000	\$ 459,000	\$ 459,000
Two Bedroom	11	\$ 185,000	\$ 815,000	\$ 509,909
Three Bedroom	32	\$ 299,000	\$ 999,000	\$ 604,500
Four Bedroom & above	24	\$ 429,000	\$ 1,390,000	\$ 905,750

<b>Port Hedland Settlements</b>	Sales	Min \$	Max \$	Avg \$
Mar-15	8	\$ 52,600	\$ 1,280,000	\$ 614,700
Jun-15	7	\$ 230,000	\$ 1,400,000	\$ 730,428
Sep-15	9	\$ 350,000	\$ 1,000,000	\$ 700,444
Dec-15	4	\$ 250,000	\$ 750,000	\$ 525,000

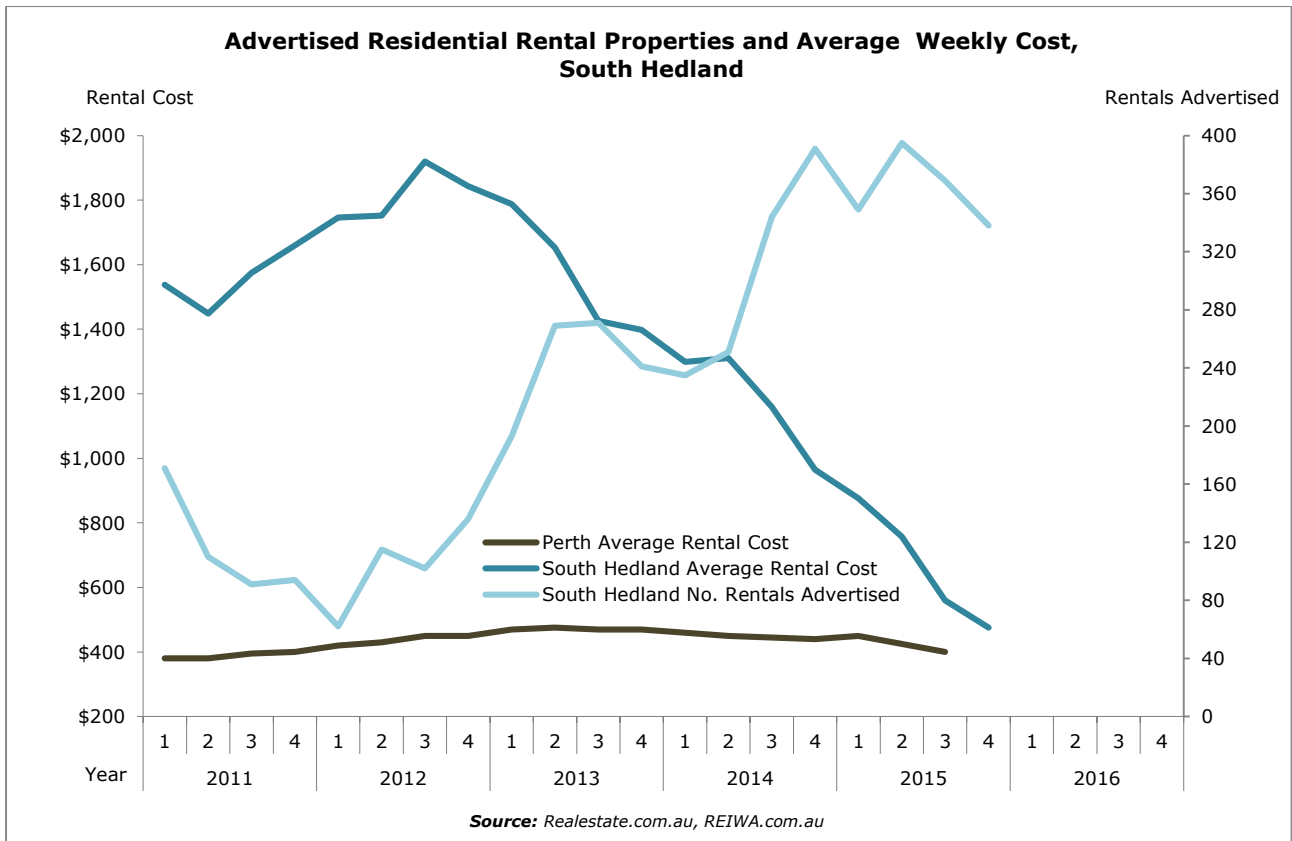
Table 2

**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**

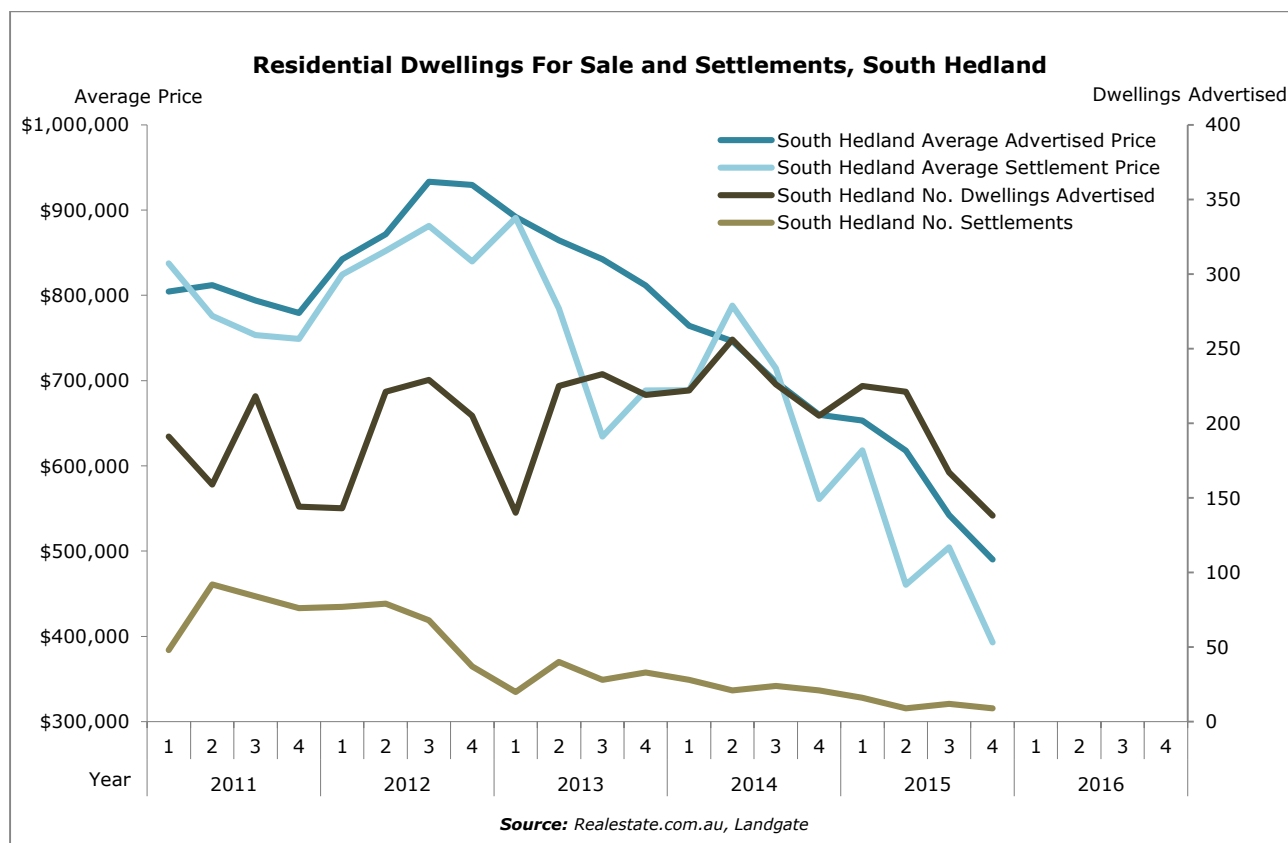
	Number	Min \$	Max \$	Avg \$
<b>South Hedland</b>	<b>338</b>	<b>\$ 180</b>	<b>\$ 1,000</b>	<b>\$ 476</b>
One Bedroom	34	\$ 180	\$ 550	\$ 321
Two Bedroom	31	\$ 250	\$ 1,000	\$ 417
Three Bedroom	183	\$ 225	\$ 950	\$ 454
Four Bedroom & above	90	\$ 395	\$ 900	\$ 598

**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 \$
<b>South Hedland For Sale</b>	<b>138</b>	<b>\$ 175,000</b>	<b>\$ 1,160,000</b>	<b>\$ 490,181</b>
One Bedroom	1	\$ 495,000	\$ 495,000	\$ 495,000
Two Bedroom	2	\$ 230,000	\$ 450,000	\$ 340,000
Three Bedroom	87	\$ 175,000	\$ 1,160,000	\$ 433,897
Four Bedroom & above	48	\$ 319,000	\$ 890,000	\$ 598,353

<b>South Hedland Settlements</b>	Sales	Min \$	Max \$	Avg \$
Mar-15	16	\$ 312,500	\$ 880,000	\$ 618,375
Jun-15	9	\$ 230,000	\$ 634,000	\$ 460,444
Sep-15	12	\$ 250,000	\$ 1,050,000	\$ 504,583
Dec-15	9	\$ 130,000	\$ 520,000	\$ 392,897

**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.

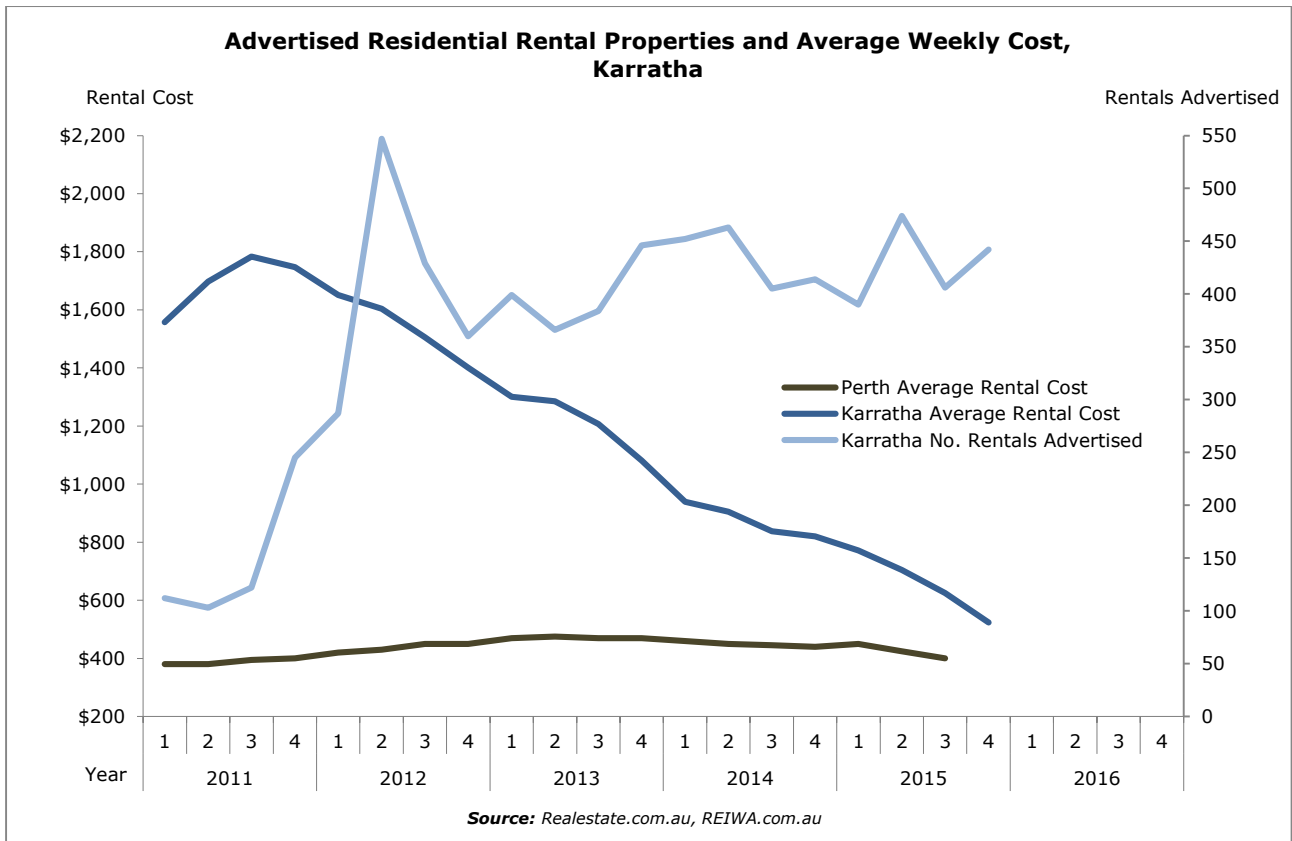


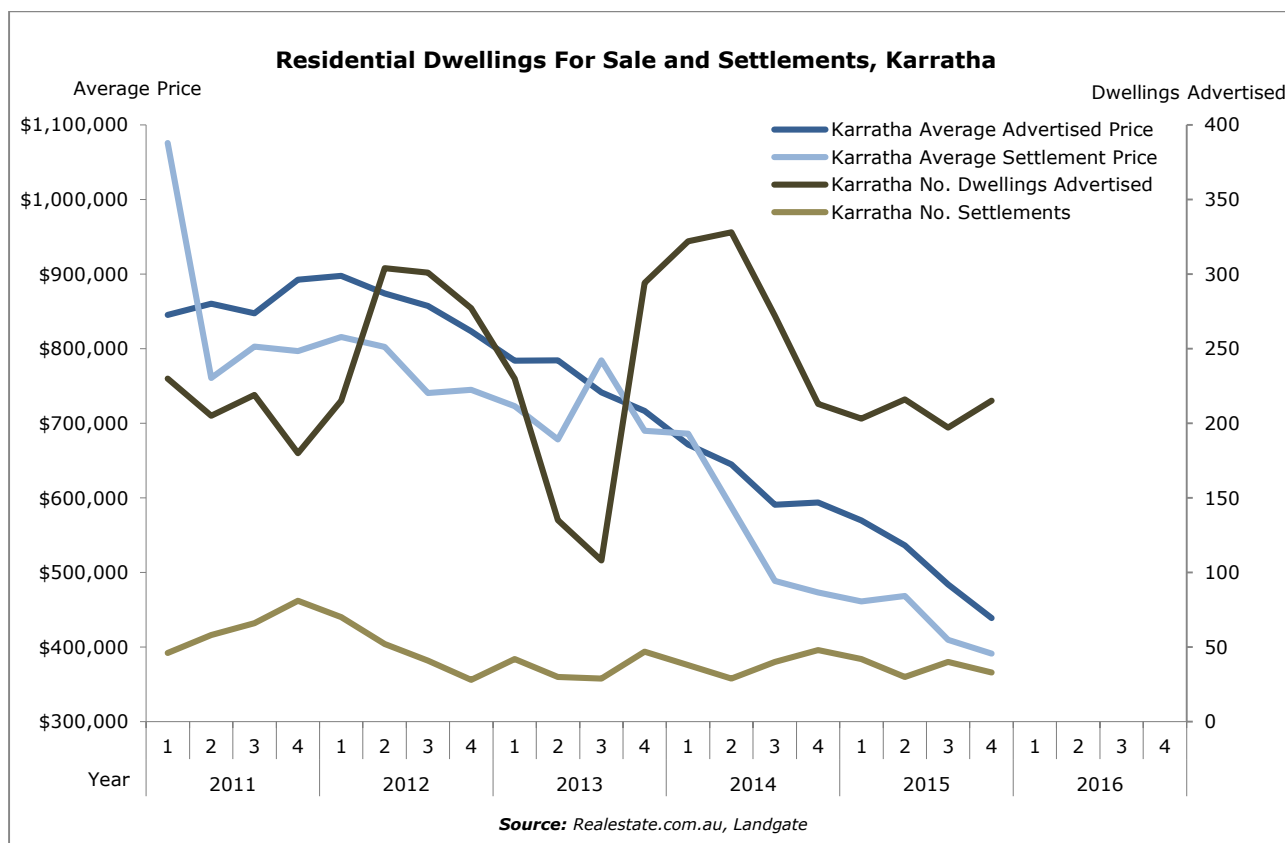
Figure 7

	Number	Min \$	Max \$	Avg \$
<b>Karratha</b>	<b>442</b>	<b>\$ 180</b>	<b>\$ 1,400</b>	<b>\$ 524</b>
One Bedroom	51	\$ 180	\$ 1,000	\$ 356
Two Bedroom	48	\$ 200	\$ 1,200	\$ 466
Three Bedroom	198	\$ 275	\$ 1,050	\$ 469
Four Bedroom & above	145	\$ 350	\$ 1,400	\$ 676

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 \$
<b>Karratha For Sale</b>	<b>215</b>	<b>\$ 65,000</b>	<b>\$ 935,000</b>	<b>\$ 439,012</b>
One Bedroom	4	\$ 125,000	\$ 250,000	\$ 196,000
Two Bedroom	19	\$ 65,000	\$ 500,000	\$ 274,947
Three Bedroom	93	\$ 210,000	\$ 580,000	\$ 356,984
Four Bedroom & above	99	\$ 299,000	\$ 935,000	\$ 557,374

<b>Karratha Settlements</b>	Sales	Min \$	Max \$	Avg \$
Mar-15	42	\$ 215,000	\$ 790,000	\$ 461,273
Jun-15	30	\$ 290,000	\$ 825,500	\$ 468,683
Sep-15	40	\$ 80,000	\$ 790,000	\$ 409,575
Dec-15	33	\$ 63,000	\$ 800,000	\$ 391,333

**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.

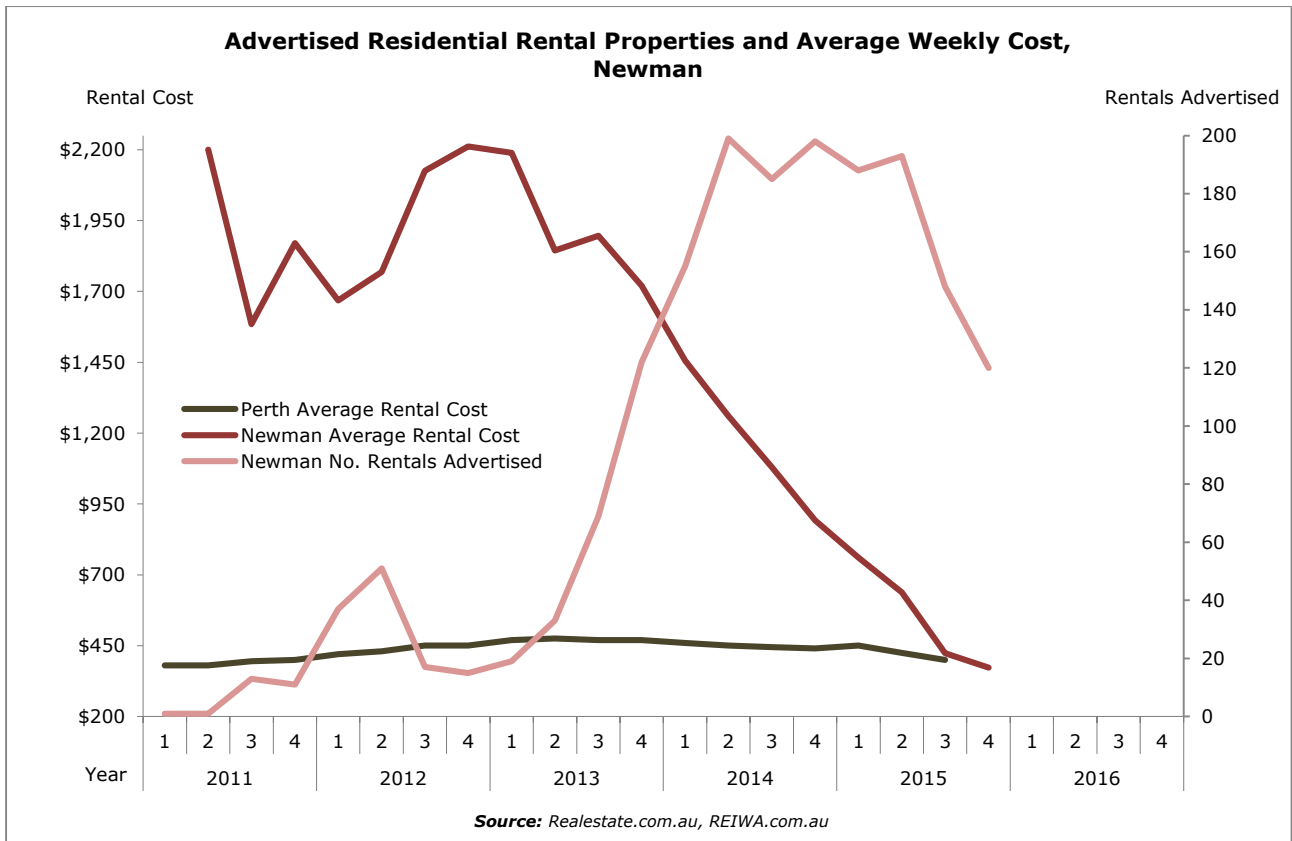


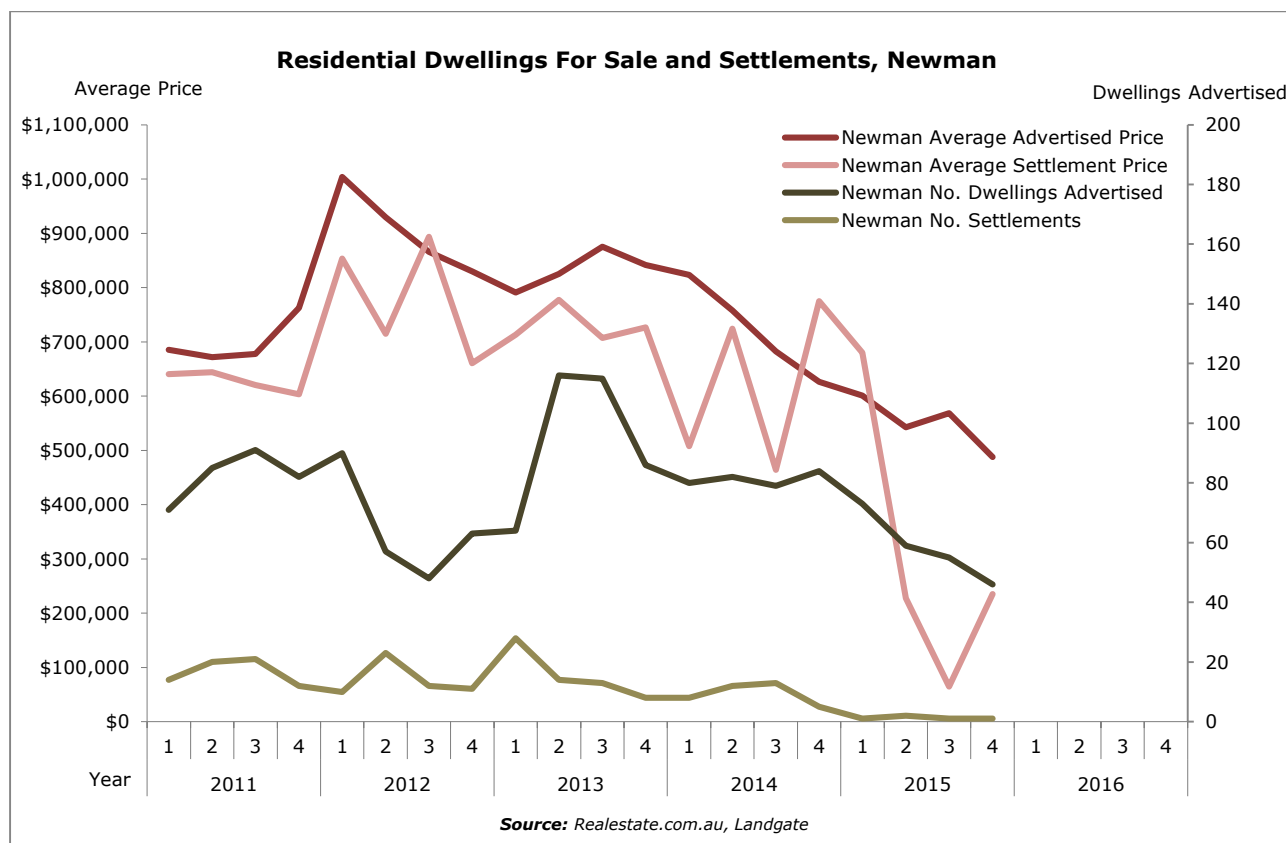
Figure 9

	Number	Min \$	Max \$	Avg \$
<b>Newman</b>	<b>120</b>	<b>\$ 165</b>	<b>\$ 900</b>	<b>\$ 373</b>
One Bedroom	7	\$ 190	\$ 400	\$ 259
Two Bedroom	26	\$ 175	\$ 480	\$ 290
Three Bedroom	51	\$ 165	\$ 600	\$ 342
Four Bedroom & above	36	\$ 250	\$ 900	\$ 498

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 \$
<b>Newman For Sale</b>	<b>46</b>	<b>\$ 150,000</b>	<b>\$ 885,000</b>	<b>\$ 487,826</b>
One Bedroom	0			
Two Bedroom	9	\$ 150,000	\$ 549,000	\$ 340,444
Three Bedroom	20	\$ 199,000	\$ 745,000	\$ 470,600
Four Bedroom & above	17	\$ 275,000	\$ 885,000	\$ 586,118

<b>Newman Settlements</b>	Sales	Min \$	Max \$	Avg \$
Mar-15	1	\$ 680,000	\$ 680,000	\$ 680,000
Jun-15	2	\$ 190,000	\$ 265,000	\$ 227,500
Sep-15	1	\$ 65,000	\$ 65,000	\$ 65,000
Dec-15	1	\$ 235,000	\$ 235,000	\$ 235,000

**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.

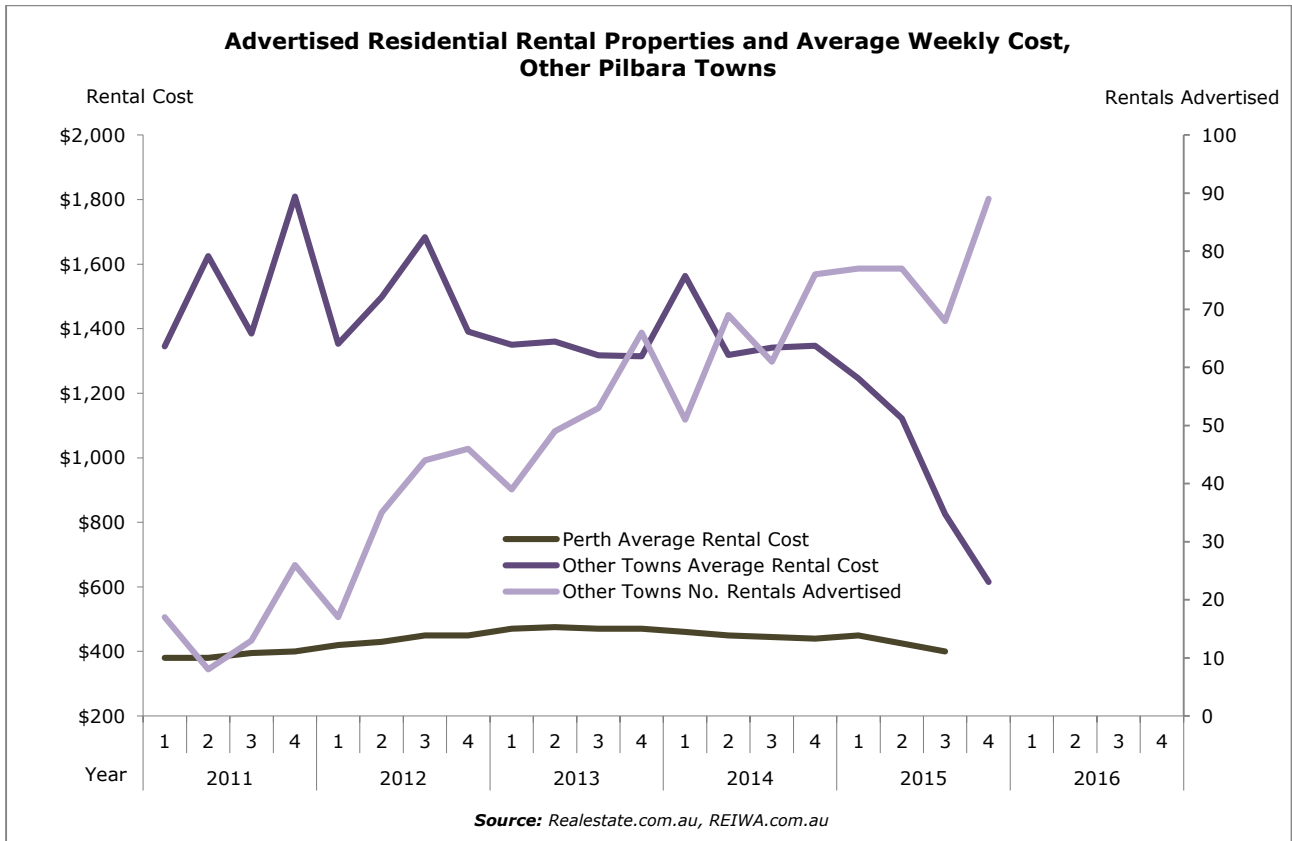


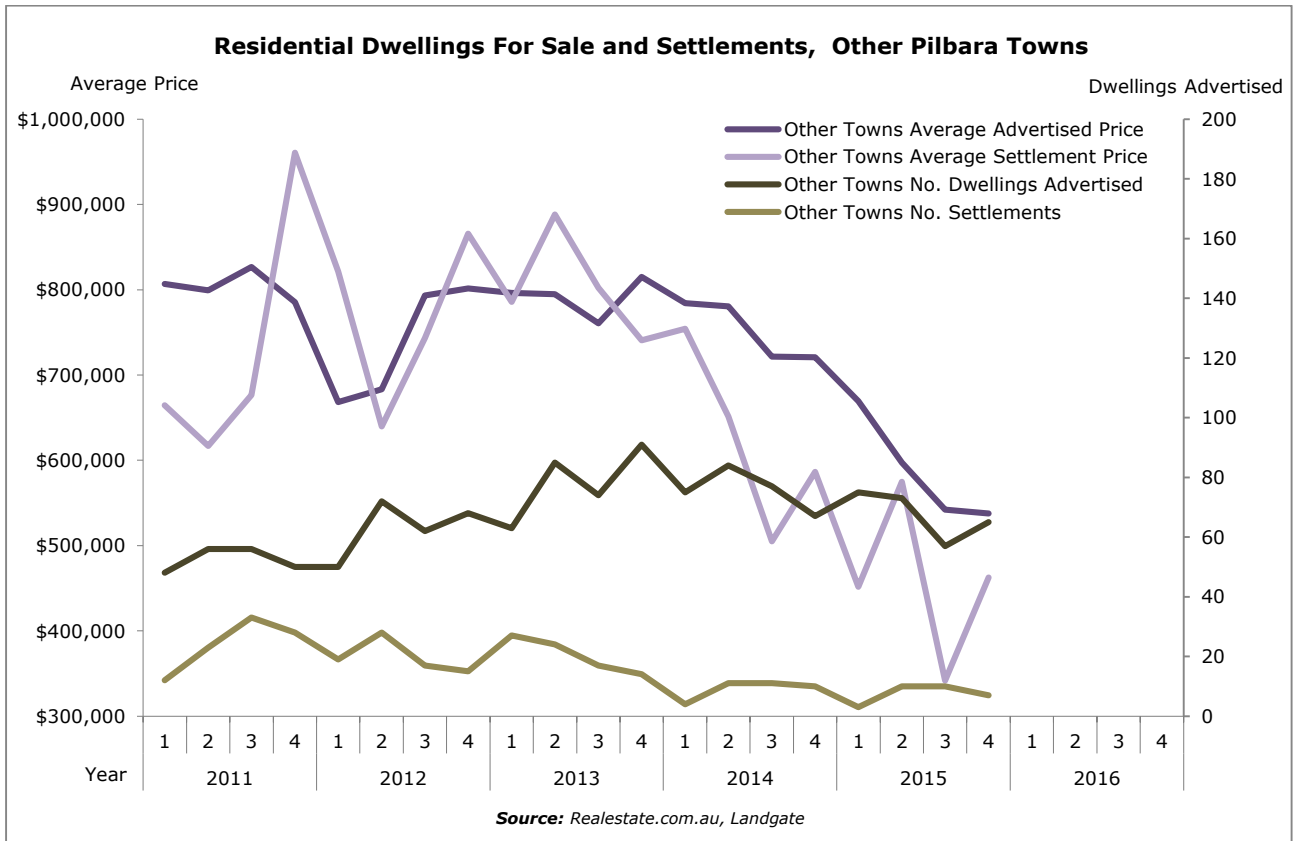
Figure 11

	Number	Min \$	Max \$	Avg \$
Dampier	23	\$ 300	\$ 1,200	\$ 717
Marble Bar	1	\$ 350	\$ 350	\$ 350
Nullagine	0			
Onslow	16	\$ 595	\$ 1,300	\$ 934
Pannawonica	0			
Paraburdoo	0			
Point Samson	4	\$ 550	\$ 970	\$ 718
Roebourne	8	\$ 175	\$ 600	\$ 378
Tom Price	17	\$ 300	\$ 950	\$ 562
Wickham	20	\$ 250	\$ 590	\$ 378

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 \$
<b>Dampier</b>	20	\$ 390,000	\$ 790,000	\$ 524,650
<b>Marble Bar</b>	0			
<b>Nullagine</b>	0			
<b>Onslow</b>	17	\$ 399,000	\$ 1,150,000	\$ 614,765
<b>Pannawonica</b>	0			
<b>Paraburdoo</b>	3	\$ 290,000	\$ 320,000	\$ 310,000
<b>Point Samson</b>	3	\$ 599,000	\$ 700,000	\$ 652,667
<b>Roebourne</b>	1	\$ 270,000	\$ 270,000	\$ 270,000
<b>Tom Price</b>	16	\$ 380,000	\$ 885,000	\$ 578,813
<b>Wickham</b>	5	\$ 190,000	\$ 390,000	\$ 316,000

**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.

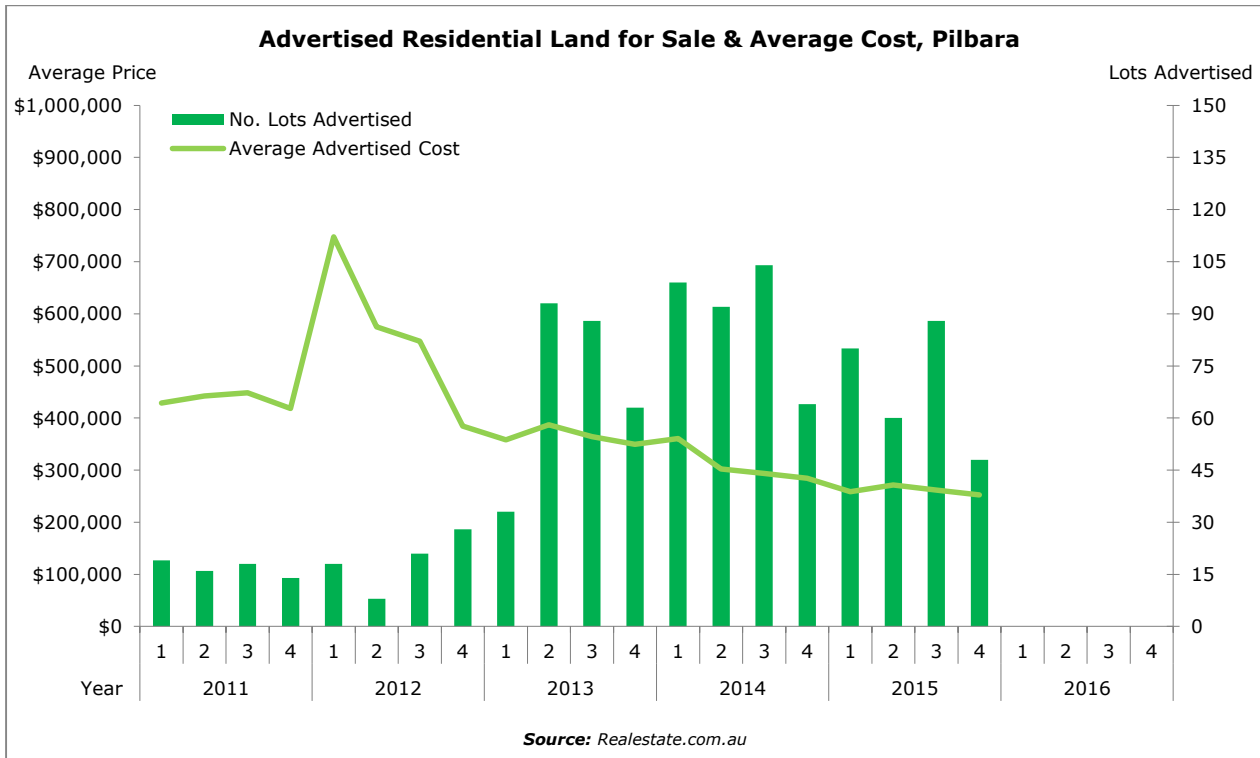


Figure 13

	Number	Min \$	Max \$	Avg \$
<b>Port Hedland</b>	0			
<b>South Hedland</b>	9	\$ 199,000	\$ 285,000	\$ 246,000
<b>Karratha</b>	15	\$ 150,000	\$ 346,500	\$ 246,633
<b>Newman</b>	12	\$ 75,000	\$ 279,000	\$ 241,458
<b>Dampier</b>	0			
<b>Marble Bar</b>	0			
<b>Nullagine</b>	0			
<b>Onslow</b>	9	\$ 199,000	\$ 455,000	\$ 275,889
<b>Pannawonica</b>	0			
<b>Paraburdoo</b>	0			
<b>Point Samson</b>	1	\$ 560,000	\$ 560,000	\$ 560,000
<b>Roebourne</b>	2	\$ 99,000	\$ 175,000	\$ 137,000
<b>Tom Price</b>	0			
<b>Wickham</b>	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.

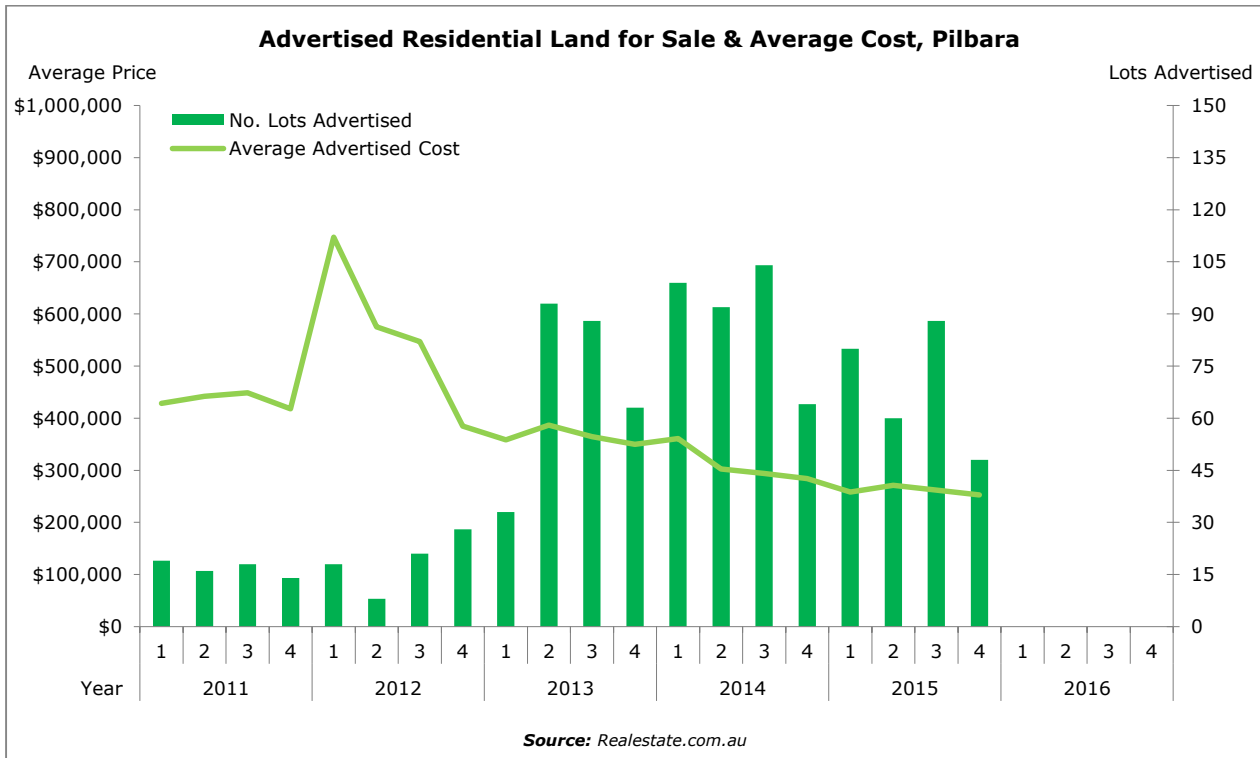


Figure 14

## 8. DEVELOPMENT PROPOSALS

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

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

For up to date information on Land and Development sites, visit the LandCorp website and search for Pilbara. [www.pilbara.landcorp.com.au](http://www.pilbara.landcorp.com.au)

## 9. PILBARA REAL ESTATE AGENTS

Caine Otley Real Estate	Ph: 0400 565 425	<a href="http://www.caineotley.com">www.caineotley.com</a>
Crawford Realty Karratha	Ph: (08) 9143 1599	<a href="http://www.crawfordrealty.com.au">www.crawfordrealty.com.au</a>
Crawford Realty Newman	Ph: (08) 91751155	<a href="http://www.crawfordrealty.com.au">www.crawfordrealty.com.au</a>
Crawford Realty Port Hedland	Ph: (08) 9172 5300	<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>
Hedland First National	Ph: (08) 9173 9200	<a href="http://www.hfn.com.au">www.hfn.com.au</a>
Jan Ford Real Estate	Ph: (08) 9173 5555	<a href="http://www.janfordrealestate.com.au">www.janfordrealestate.com.au</a>
Karratha City Real Estate	Ph: (08) 9183 8300	
L.J. Hooker	Ph: (08) 9144 2499	<a href="http://www.ljhooker.com.au">www.ljhooker.com.au</a>
Macro Real Estate	PH: (08) 9361 6612	<a href="http://www.macrorealty.com.au">www.macrorealty.com.au</a>
Northwest Realty	Ph: (08) 9144 4800	
Pilbara Real Estate	Ph: (08) 9159 7777	<a href="http://www.pre.com.au">www.pre.com.au</a>
Pilbara Heart Real Estate	Ph: (08) 9173 5050	<a href="http://www.phre.com.au">www.phre.com.au</a>
Professionals PHR Karratha	Ph: (08) 9144 1244	
Ray White Karratha	Ph: (08) 9185 2444	<a href="http://www.raywhite.com">www.raywhite.com</a>
Ray White Port Hedland	Ph: (08) 9140 2300	<a href="http://www.raywhite.com">www.raywhite.com</a>

## 10. SOURCES OF INFORMATION

### REALESTATE LISTINGS

Real Estate.com.au	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
REIWA	<a href="http://www.reiwa.com.au">www.reiwa.com.au</a>

### LAND INFORMATION & SALES

LandCorp Regional Manager	Ph: (08) 9185 0620	<a href="http://www.landcorp.com.au/pilbara">www.landcorp.com.au/pilbara</a>
Landgate	Ph: (08) 9429 8400	<a href="http://www.landgate.wa.gov.au">www.landgate.wa.gov.au</a>

## 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.



Tel: 1800 THE PILBARA (+61) 1800 843 745  
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**PORT HEDLAND OFFICE** | Shop 2, 6 Wedge Street Port Hedland, WA 6721  
**PERTH OFFICE** | Level 2, 16 Parliament Place, PO Box 51 West Perth, WA 6827

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