



# PILBARA RESIDENTIAL HOUSING & LAND SNAPSHOT



Quarter Ending June 2016



*The catalyst for regional growth and development*

---

**Publication:** Pilbara Residential Housing and Land Snapshot  
**Last Updated:** July 2016  
**Next Review:** September 2016

---

**CONTENTS**

<b>SUMMARY</b>	<b>4</b>
<b>1. PILBARA</b>	<b>5</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	5
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	5
<b>2. PORT HEDLAND</b>	<b>6</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	6
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	7
<b>SOUTH HEDLAND</b>	<b>8</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	8
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	9
<b>3. KARRATHA</b>	<b>10</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	10
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	11
<b>4. NEWMAN</b>	<b>12</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	12
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	13
<b>5. OTHER TOWNS</b>	<b>14</b>
ADVERTISED RESIDENTIAL PROPERTIES FOR RENT	14
ADVERTISED RESIDENTIAL PROPERTIES FOR SALE	15
<b>6. ADVERTISED RESIDENTIAL LAND FOR SALE</b>	<b>16</b>
<b>7. VACANT RESIDENTIAL LAND SETTLEMENTS</b>	<b>17</b>
<b>8. DEVELOPMENT PROPOSALS</b>	<b>18</b>
<b>9. PILBARA REAL ESTATE AGENTS</b>	<b>18</b>
<b>10. SOURCES OF INFORMATION</b>	<b>18</b>
<b>11. DISCLOSURE</b>	<b>19</b>

*The information and data contained in this document were predominantly gathered from Realestate.com.au 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.*

## SUMMARY

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

### Port and South Hedland:

- Port Hedland's average advertised rental price of \$545 per week has dropped from the previous quarter by \$46.
- South Hedland's average advertised rental price of \$396 per week dropped from the previous quarter by \$26.
- Port Hedland's average advertised 'for sale' price of \$603,153 has dropped by \$10,410 from the previous quarter.
- South Hedland's average advertised 'for sale' price of \$403,390 has dropped by \$61,356 from the previous quarter.

### Karratha:

- Karratha's average advertised weekly rental price is \$491 in this quarter.
- Karratha's average advertised 'for sale' price of \$366,343 has dropped by \$27,647 from the previous quarter.

### Newman:

- Newman's average advertised weekly rental price of \$314 per week dropped by \$61 from the previous quarter.
- Newman's average advertised 'for sale' price of \$367,531 has dropped by \$68,756 from the previous quarter.
- Newman's average advertised weekly rental price of \$314 per week is \$71 less than the Perth average advertised weekly rental price of \$385.

1. PILBARA

ADVERTISED RESIDENTIAL PROPERTIES FOR RENT

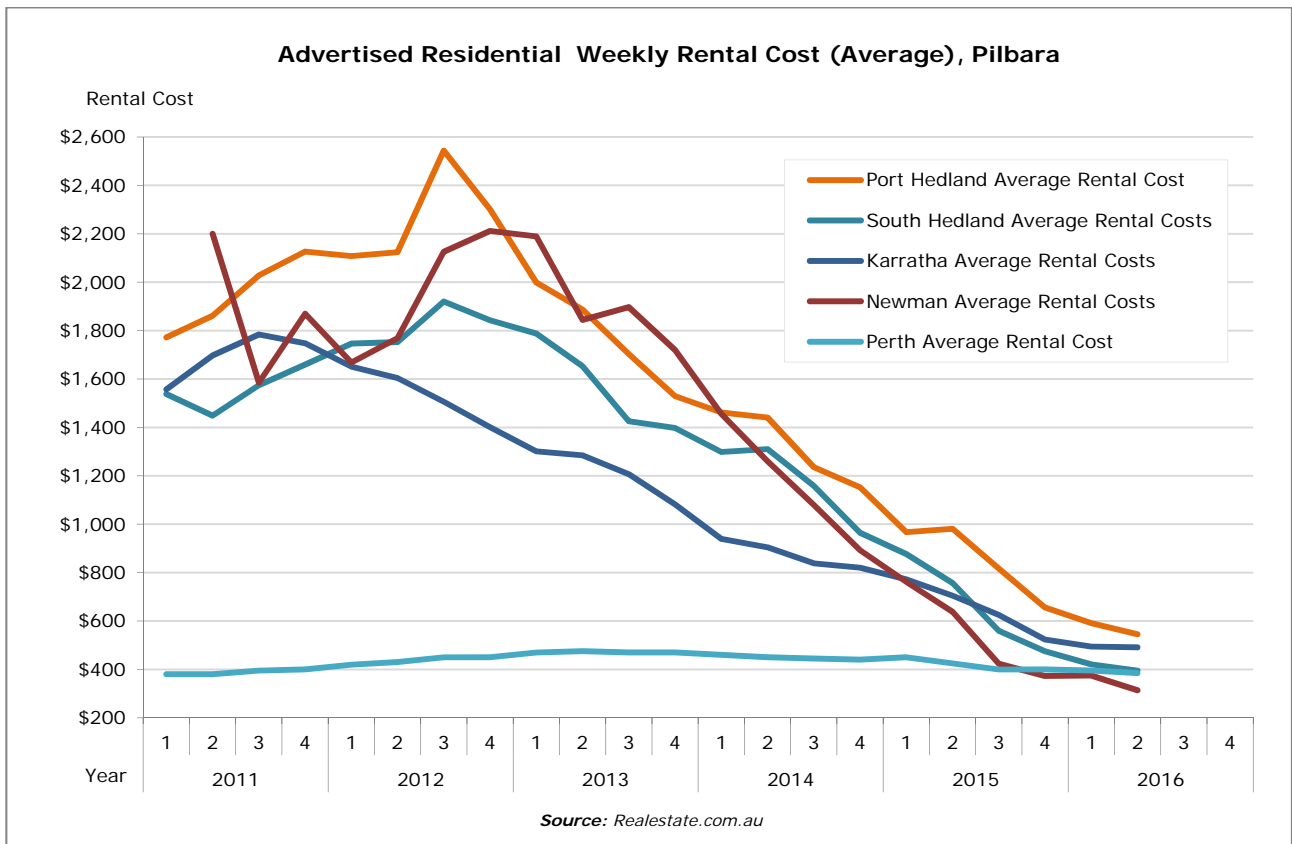


Figure 1

ADVERTISED RESIDENTIAL PROPERTIES FOR SALE

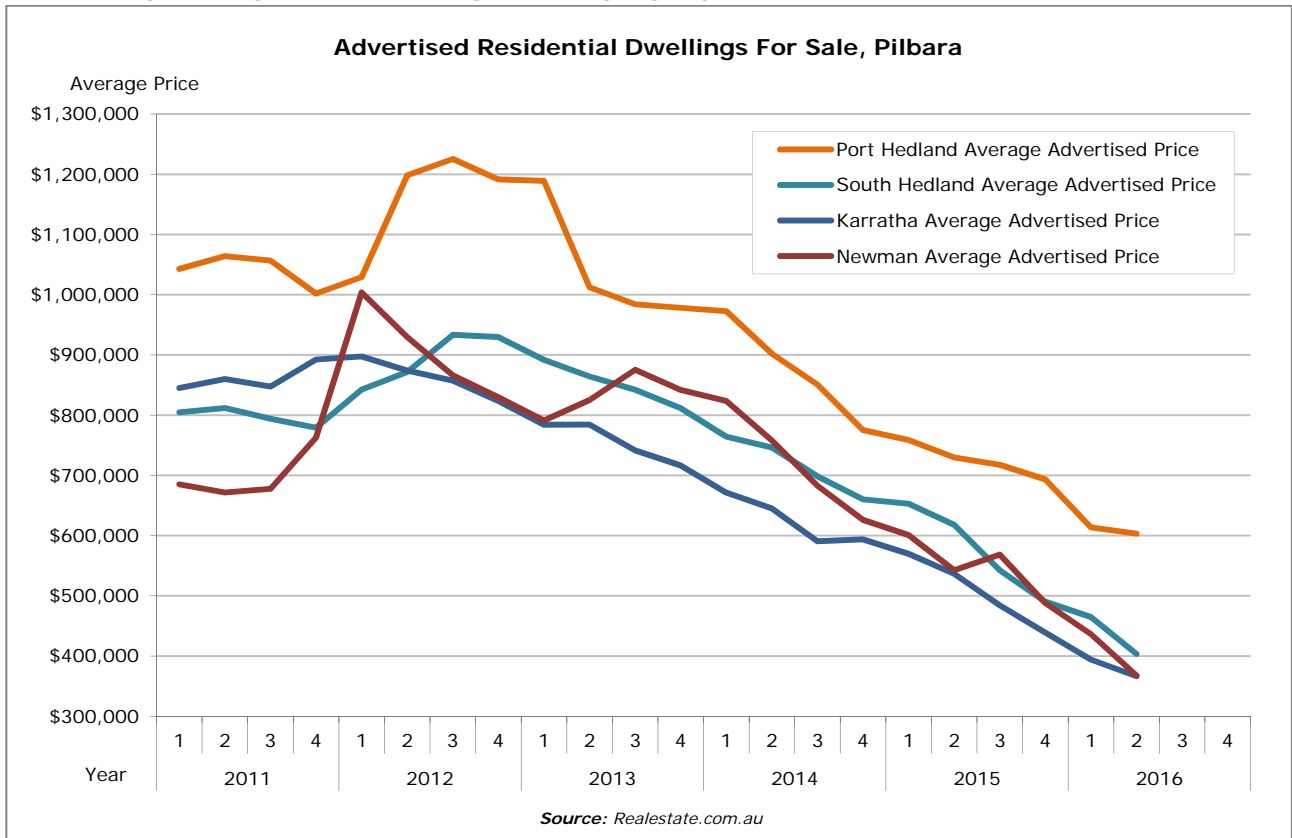


Figure 2

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.

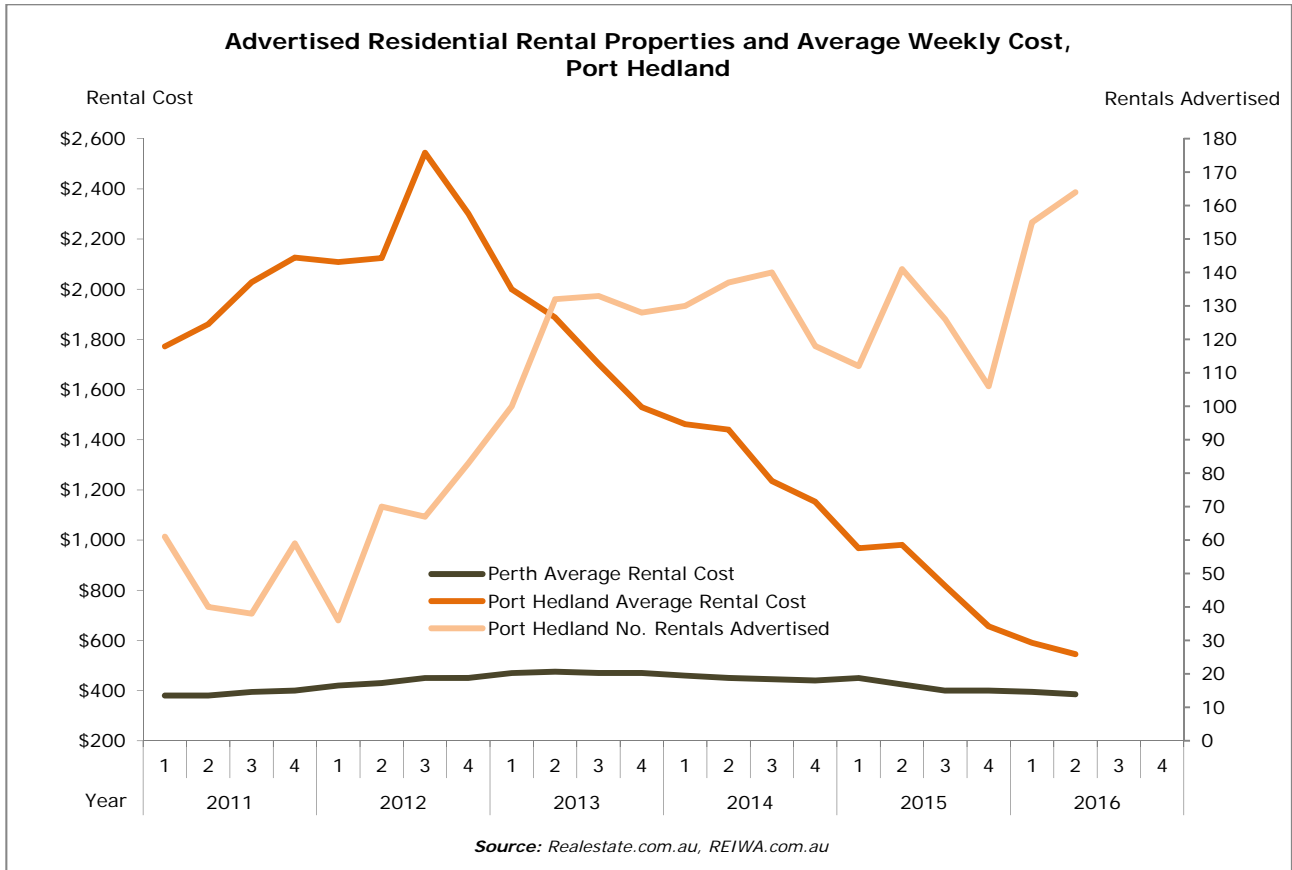


Figure 3

	Number	Min \$	Max \$	Avg \$
<b>Port Hedland</b>	<b>164</b>	<b>\$ 225</b>	<b>\$ 1,500</b>	<b>\$ 545</b>
One Bedroom	50	\$ 225	\$ 500	\$ 372
Two Bedroom	47	\$ 250	\$ 800	\$ 442
Three Bedroom	46	\$ 325	\$ 1,500	\$ 649
Four Bedroom & above	21	\$ 400	\$ 1,500	\$ 962

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.

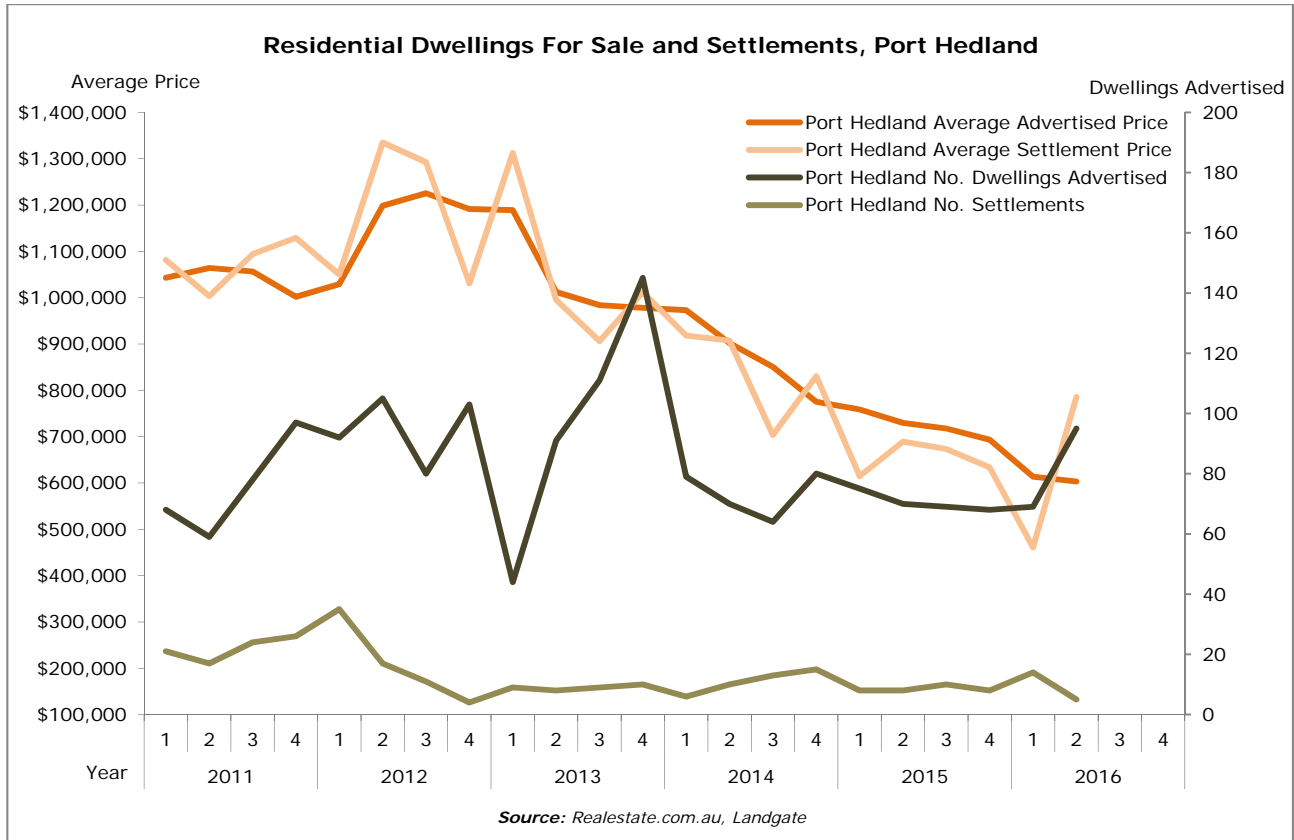


Figure 4

	Number	Min \$	Max \$	Avg \$
<b>Port Hedland For Sale</b>	<b>95</b>	<b>\$ 149,000</b>	<b>\$ 1,550,000</b>	<b>\$ 603,153</b>
One Bedroom	0			
Two Bedroom	23	\$ 149,000	\$ 785,000	\$ 489,444
Three Bedroom	46	\$ 250,000	\$ 999,000	\$ 521,023
Four Bedroom & above	26	\$ 429,000	\$ 1,550,000	\$ 849,048

<b>Port Hedland Settlements</b>	Sales	Min \$	Max \$	Avg \$
Sep-15	10	\$ 350,000	\$ 1,000,000	\$ 673,400
Dec-15	8	\$ 250,000	\$ 910,000	\$ 633,750
Mar-16	14	\$ 130,000	\$ 1,320,000	\$ 460,714
Jun-16	5	\$ 370,000	\$ 1,818,000	\$ 785,600

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.

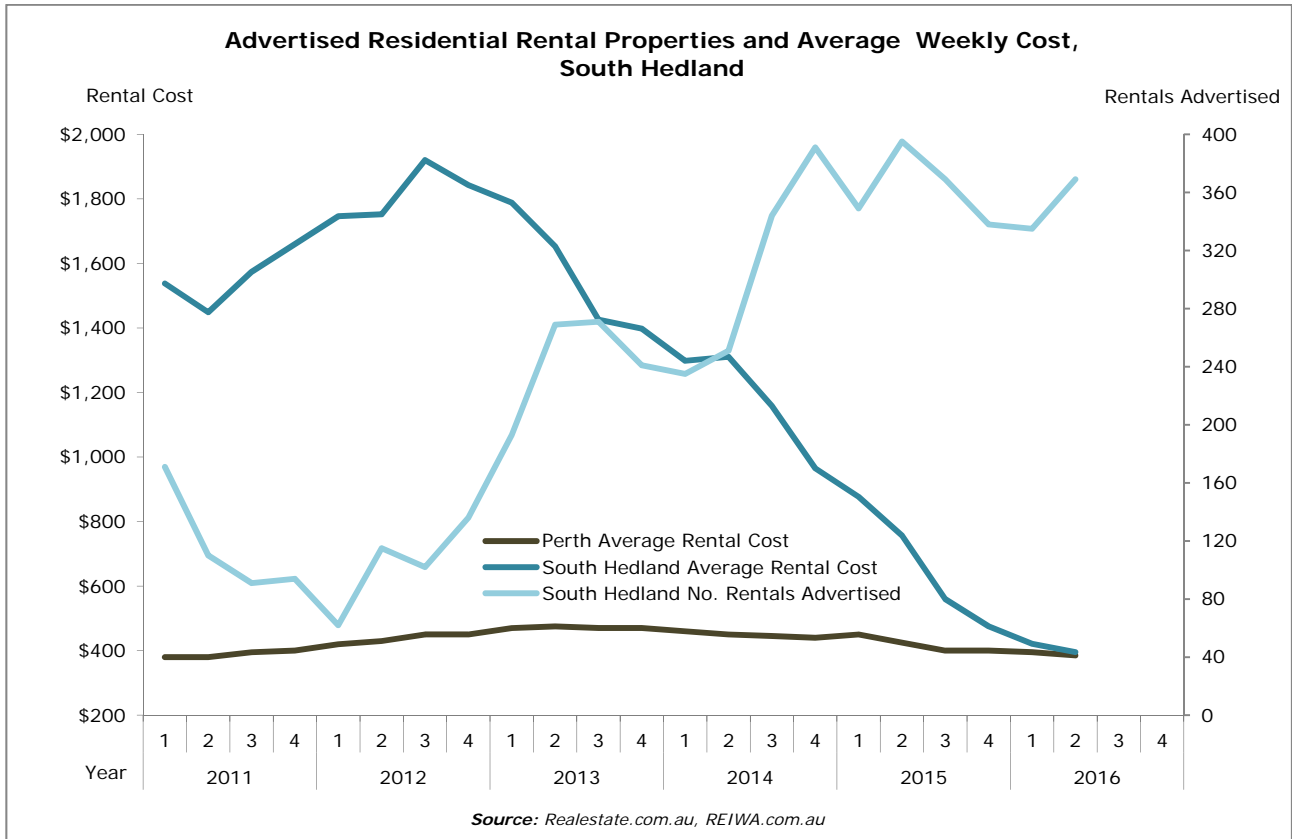


Figure 5

	Number	Min \$	Max \$	Avg \$
<b>South Hedland</b>	<b>369</b>	<b>\$ 145</b>	<b>\$ 1,200</b>	<b>\$ 396</b>
One Bedroom	45	\$ 145	\$ 400	\$ 248
Two Bedroom	51	\$ 150	\$ 450	\$ 303
Three Bedroom	183	\$ 195	\$ 1,200	\$ 386
Four Bedroom & above	90	\$ 300	\$ 1,000	\$ 541

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.

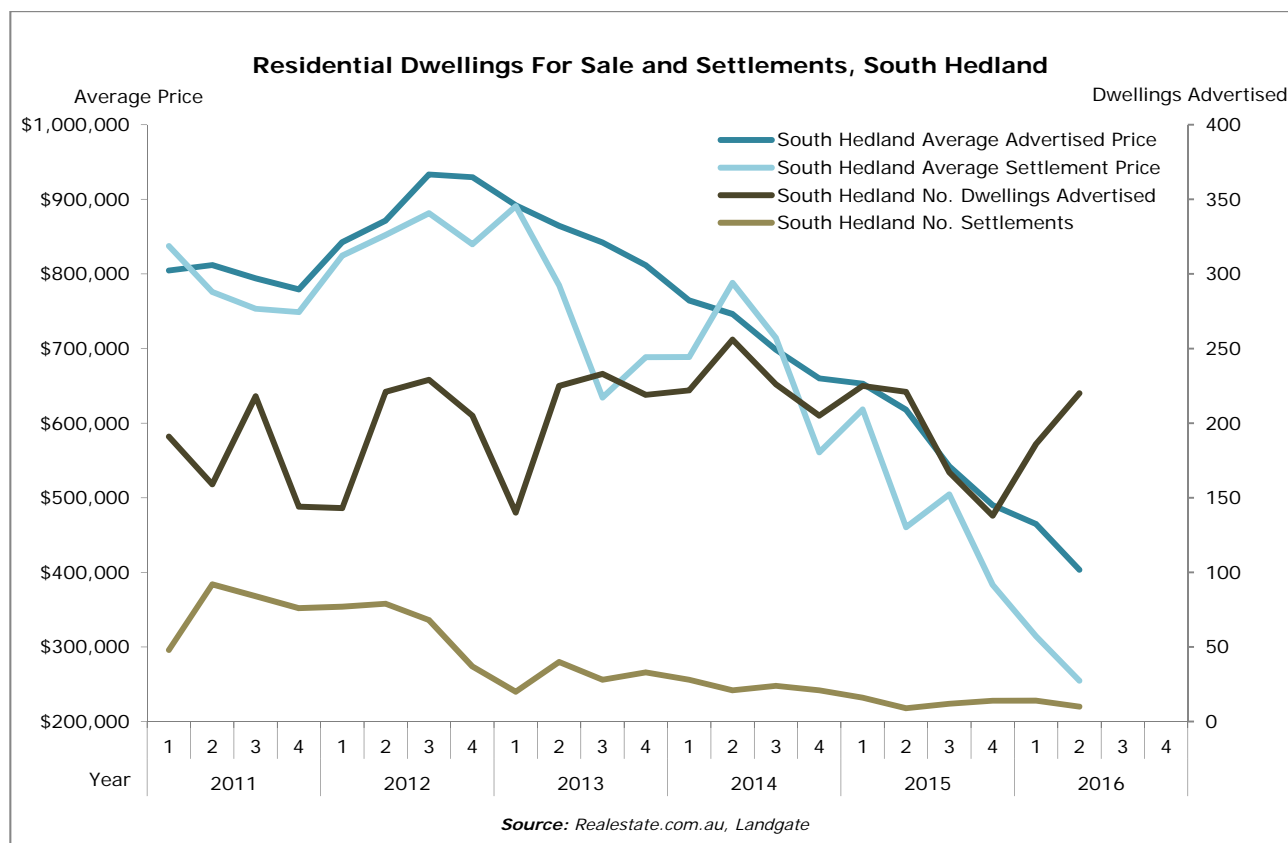


Figure 6

	Number	Min \$	Max \$	Avg \$
<b>South Hedland For Sale</b>	<b>220</b>	<b>\$ 120,000</b>	<b>\$ 1,650,000</b>	<b>\$ 403,392</b>
One Bedroom	20	\$ 129,000	\$ 365,000	\$ 250,600
Two Bedroom	13	\$ 150,000	\$ 1,350,000	\$ 493,833
Three Bedroom	115	\$ 120,000	\$ 1,650,000	\$ 368,627
Four Bedroom & above	72	\$ 179,000	\$ 895,000	\$ 485,033

<b>South Hedland Settlements</b>	Sales	Min \$	Max \$	Avg \$
Sep-15	12	\$ 250,000	\$ 1,050,000	\$ 504,583
Dec-15	14	\$ 130,000	\$ 550,000	\$ 383,362
Mar-16	14	\$ 68,000	\$ 580,000	\$ 314,535
Jun-16	10	\$ 138,000	\$ 580,000	\$ 254,900

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.

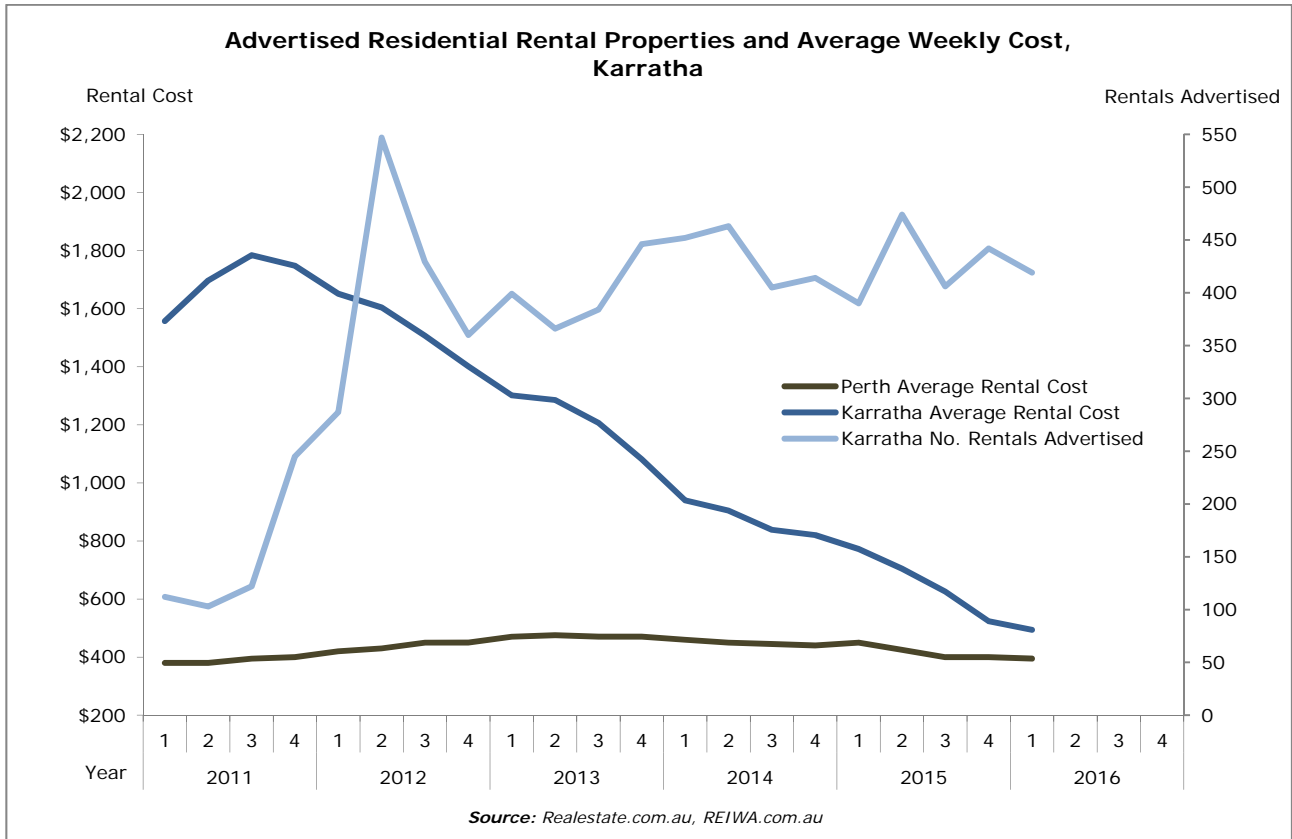


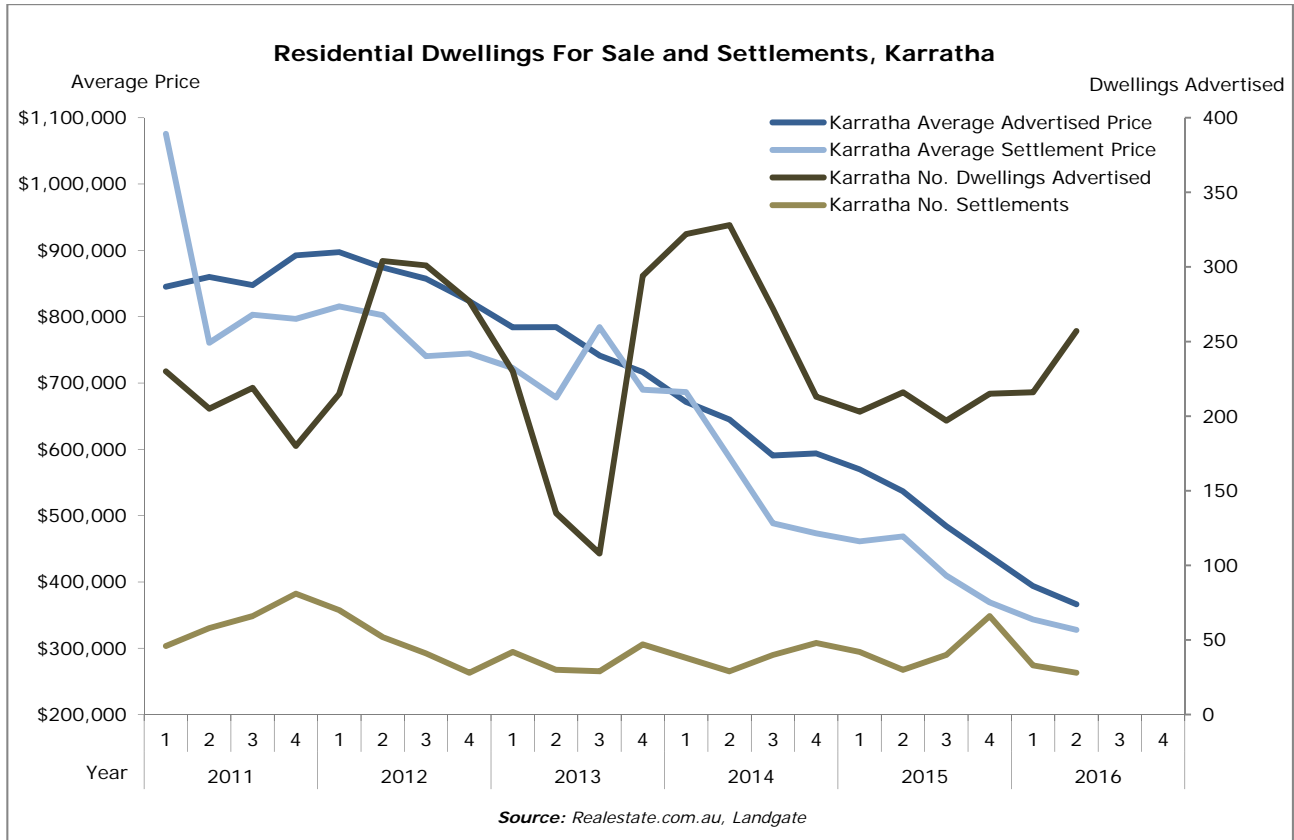
Figure 7

	Number	Min \$	Max \$	Avg \$
<b>Karratha</b>	<b>426</b>	<b>\$ 150</b>	<b>\$ 1,250</b>	<b>\$ 491</b>
One Bedroom	54	\$ 150	\$ 1,000	\$ 386
Two Bedroom	56	\$ 210	\$ 900	\$ 422
Three Bedroom	167	\$ 275	\$ 950	\$ 428
Four Bedroom & above	149	\$ 299	\$ 1,250	\$ 626

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>257</b>	<b>\$ 85,000</b>	<b>\$ 850,000</b>	<b>\$ 366,343</b>
One Bedroom	17	\$ 85,000	\$ 499,000	\$ 189,313
Two Bedroom	20	\$ 100,000	\$ 385,000	\$ 246,529
Three Bedroom	116	\$ 150,000	\$ 850,000	\$ 311,851
Four Bedroom & above	104	\$ 150,000	\$ 820,000	\$ 479,101

<b>Karratha Settlements</b>	Sales	Min \$	Max \$	Avg \$
Sep-15	40	\$ 80,000	\$ 790,000	\$ 409,575
Dec-15	66	\$ 63,000	\$ 800,000	\$ 369,249
Mar-16	33	\$ 65,000	\$ 555,000	\$ 343,424
Jun-16	28	\$ 103,000	\$ 690,000	\$ 327,857

**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.

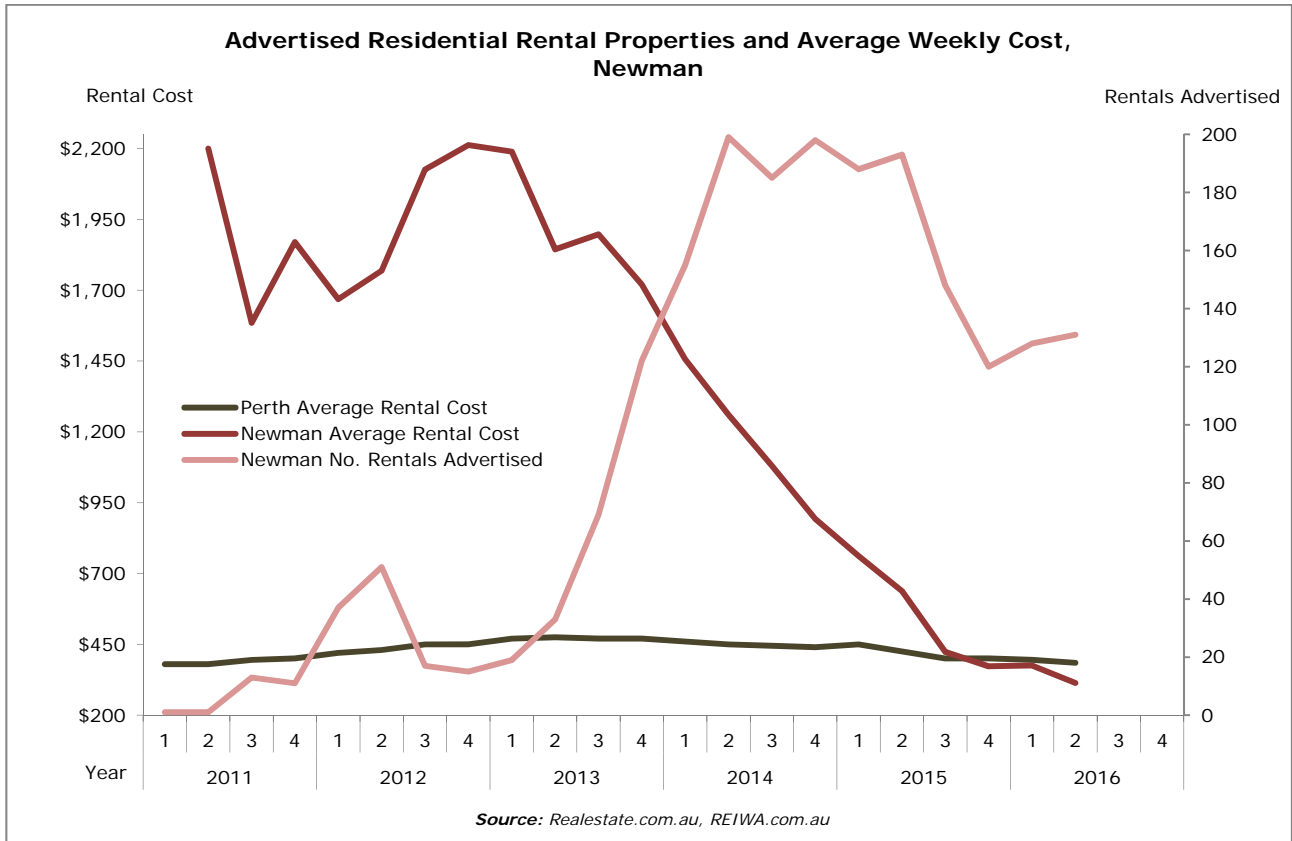


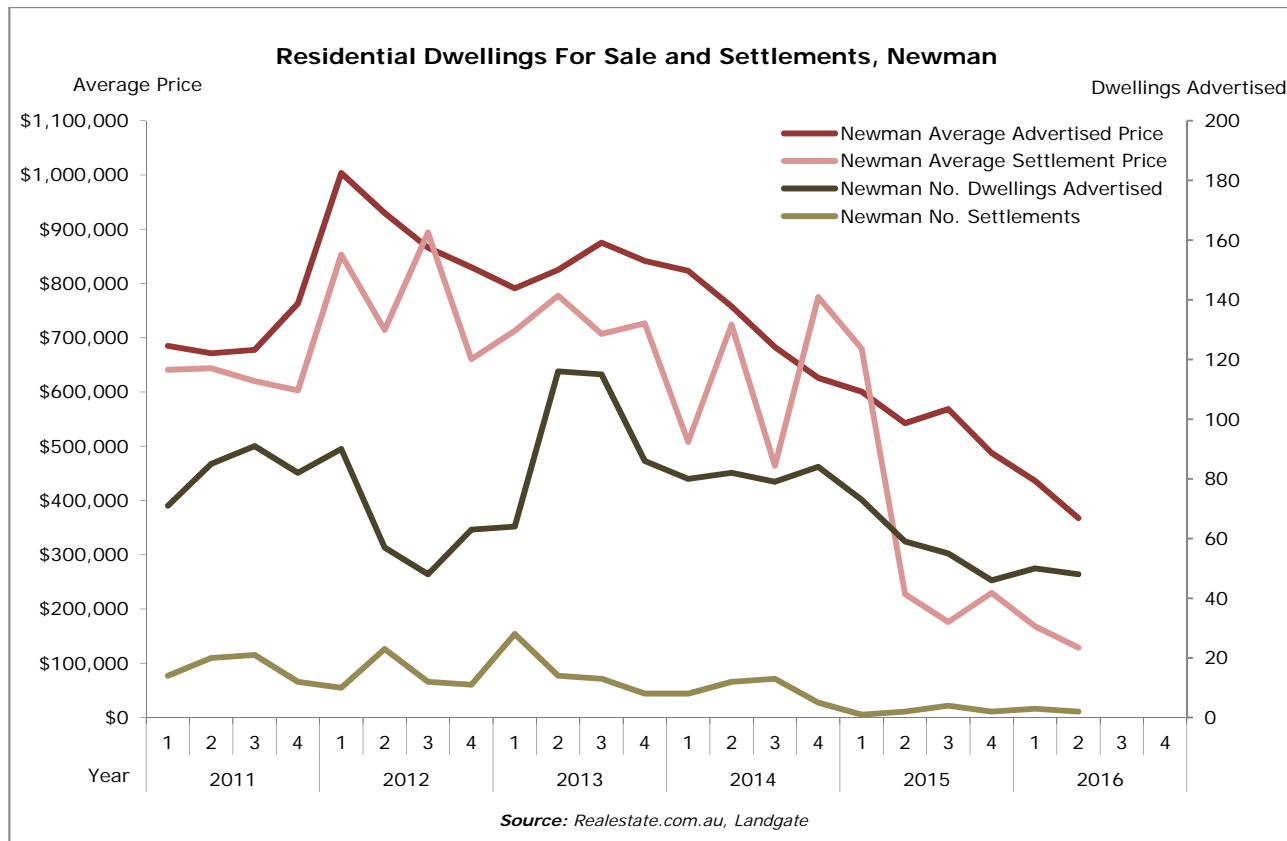
Figure 9

	Number	Min \$	Max \$	Avg \$
<b>Newman</b>	<b>131</b>	<b>\$ 110</b>	<b>\$ 770</b>	<b>\$ 314</b>
One Bedroom	7	\$ 150	\$ 320	\$ 233
Two Bedroom	36	\$ 110	\$ 770	\$ 252
Three Bedroom	56	\$ 150	\$ 700	\$ 301
Four Bedroom & above	32	\$ 280	\$ 700	\$ 424

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>48</b>	<b>\$ 145,000</b>	<b>\$ 899,400</b>	<b>\$ 367,531</b>
One Bedroom	2	\$ 165,000	\$ 165,000	\$ 165,000
Two Bedroom	8	\$ 180,000	\$ 465,000	\$ 317,000
Three Bedroom	18	\$ 145,000	\$ 660,000	\$ 305,750
Four Bedroom & above	20	\$ 219,000	\$ 899,400	\$ 463,600

<b>Newman Settlements</b>	Sales	Min \$	Max \$	Avg \$
Sep-15	4	\$ 65,000	\$ 215,000	\$ 176,250
Dec-15	2	\$ 225,000	\$ 235,000	\$ 230,000
Mar-16	3	\$ 110,000	\$ 250,000	\$ 168,333
Jun-16	2	\$ 90,000	\$ 168,000	\$ 129,000

**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.

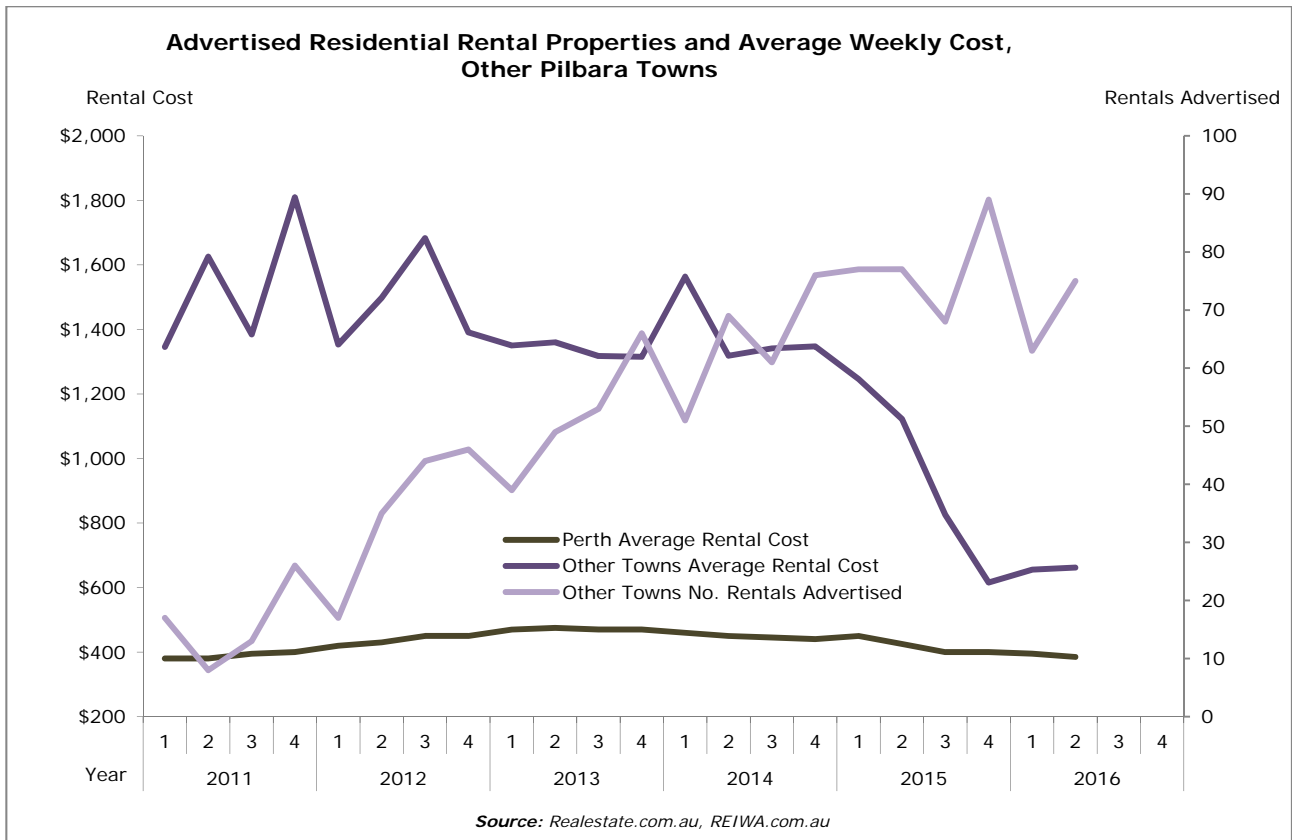


Figure 11

	Number	Min \$	Max \$	Avg \$
Dampier	22	\$ 300	\$ 1,200	\$ 513
Marble Bar	1	\$ 330	\$ 330	\$ 330
Nullagine	0			
Onslow	23	\$ 400	\$ 2,000	\$ 998
Pannawonica	0			
Paraburdoo	1	\$ 330	\$ 330	\$ 330
Point Samson	7	\$ 450	\$ 1,075	\$ 772
Roebourne	3	\$ 200	\$ 400	\$ 325
Tom Price	11	\$ 330	\$ 700	\$ 523
Wickham	7	\$ 300	\$ 550	\$ 373

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.

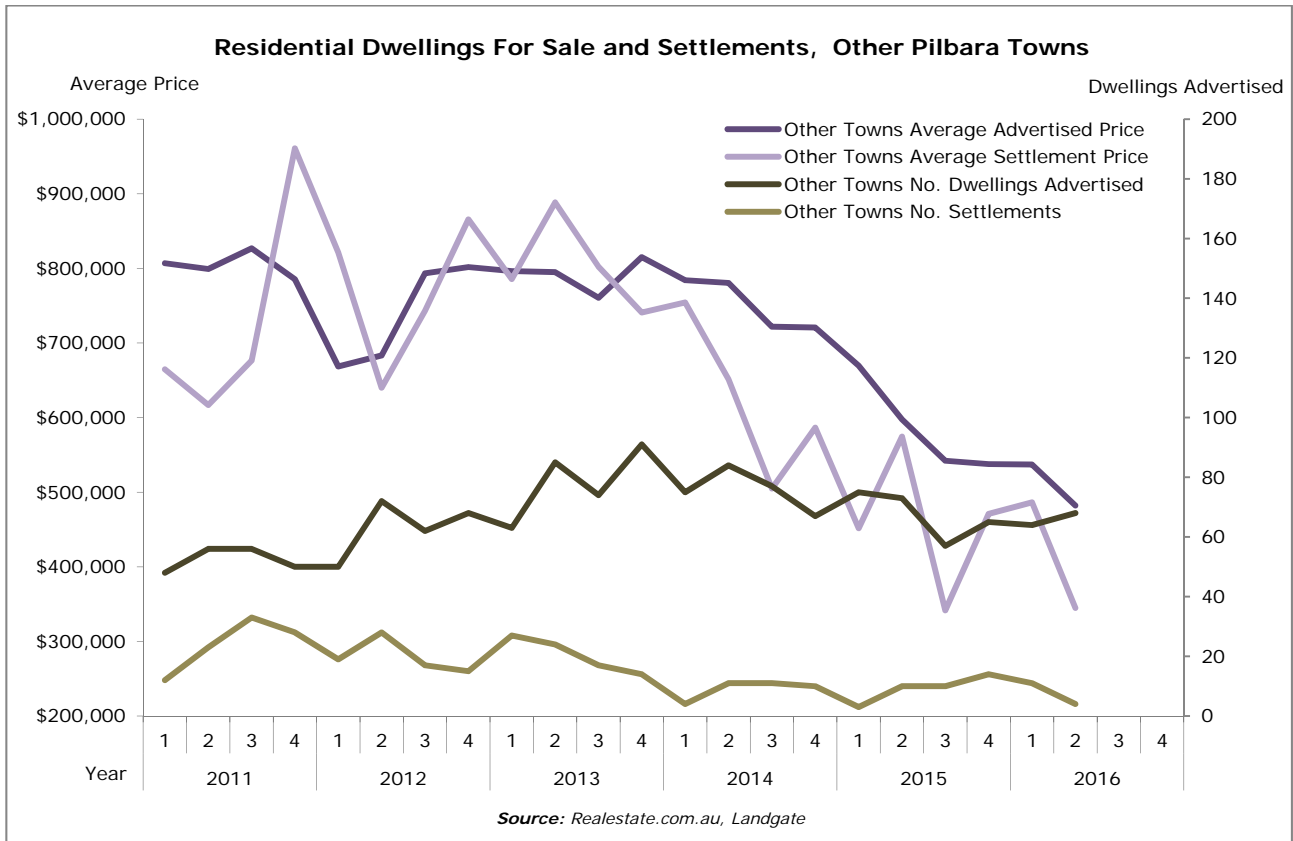


Figure 12

	Number	Min \$	Max \$	Avg \$
Dampier	12	\$ 180,000	\$ 690,000	\$ 471,636
Marble Bar	1	\$ 61,500	\$ 61,500	\$ 61,500
Nullagine	1	N/A	N/A	N/A
Onslow	19	\$ 299,000	\$ 1,150,000	\$ 627,125
Pannawonica	0			
Paraburdoo	2	\$ 245,000	\$ 320,000	\$ 282,500
Point Samson	7	\$ 449,000	\$ 875,000	\$ 611,800
Roebourne	4	\$ 170,000	\$ 170,000	\$ 170,000
Tom Price	19	\$ 290,000	\$ 650,000	\$ 470,643
Wickham	3	\$ 190,000	\$ 270,000	\$ 226,667

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.

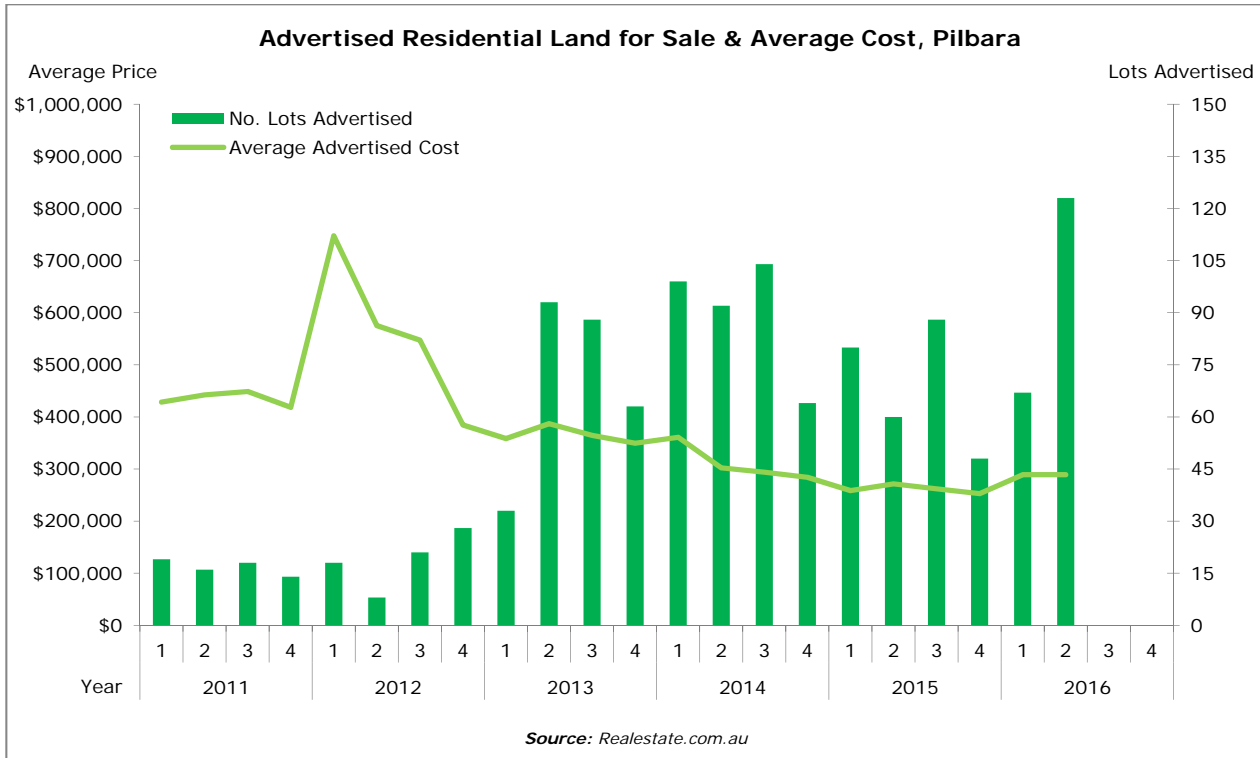


Figure 13

	Number	Min \$	Max \$	Avg \$
Port Hedland	3	\$ 159,000	\$ 235,000	\$ 197,000
South Hedland	32	\$ 245,000	\$ 399,000	\$ 291,083
Karratha	43	\$ 80,000	\$ 450,000	\$ 228,094
Newman	13	\$ 75,000	\$ 259,000	\$ 157,812
Dampier	1	N/A	N/A	N/A
Marble Bar	1	\$ 150,000	\$ 150,000	\$ 150,000
Nullagine	0			
Onslow	19	\$ 90,000	\$ 995,000	\$ 298,306
Pannawonica	0			
Paraburdoo	0			
Point Samson	2	\$ 299,000	\$ 560,000	\$ 429,500
Roebourne	5	\$ 70,000	\$ 155,000	\$ 104,000
Tom Price	4	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.

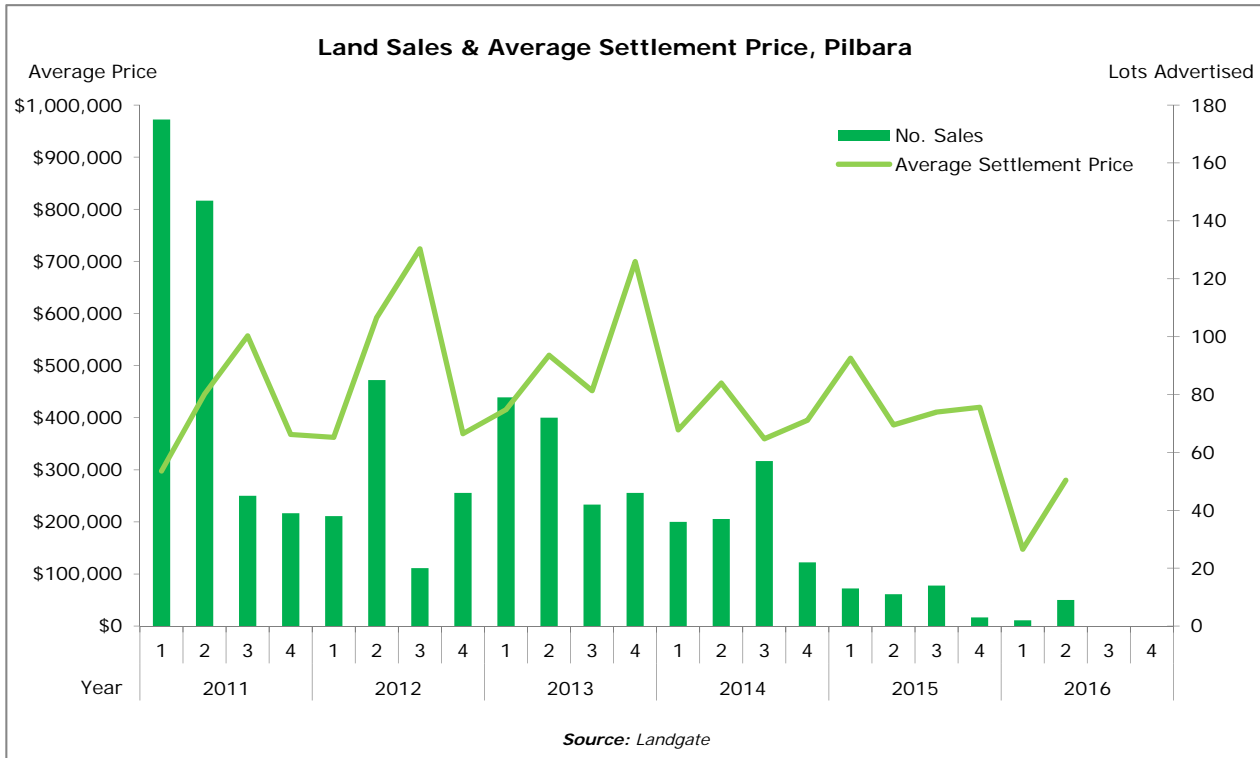


Figure 14

	Number	Min \$	Max \$	Avg \$
Port Hedland				
South Hedland				
Karratha				
Newman				
Dampier				
Marble Bar				
Nullagine				
Onslow				
Pannawonica				
Paraburdoo				
Point Samson				
Roebourne				
Tom Price				
Wickham				

## 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 0y 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  
pdc@pdc.wa.gov.au | [www.pdc.wa.gov.au](http://www.pdc.wa.gov.au)

**KARRATHA OFFICE** | Ground Floor, 5 Sharpe Avenue Karratha, WA 6714  
**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

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.