

REGIONAL WA PROPERTY MARKET INSIGHTS Q2 2025

more
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money



SNAPSHOT

Dwelling Value Change

+0.6% **+2.7%** **+11.9%**
Month Quarter Annual

\$580,271
Median Dwelling Value

13,050
Annual Dwelling Sales

22 Days
Median Days on Market

Source: Cotality



- Regional WA property prices continued the double-digit annual increases observed since the end of 2023. The June quarter noted strong increases for both houses and values, of +2.6% and +3.7%, respectively. The increases for the 2024/2025 financial year was +12.0% for houses bring the median value to \$598,309 and +9.9% for units bringing the median value at \$376,469.
- Dwelling sales volumes have eased slightly overall, with a -5.7% reduction in activity from the same time last year and a -6.7% drop from the previous five-year average. House sales saw a more stable decline (-4.7%) compared to units, which recorded a significant -14.6% drop-in sales activity from the same period last year, however over the long-term average only dropped by -0.5% compared to houses. In contrast, house sales volumes are up +7.4% compared to the five-year trend.
- Total listing levels were down by -23.1% for houses on the same time last year, whereas unit listing volumes were up by +2.4% from the same period.
- Internal migration continues to support regional WA's property prices, with the state capturing 4% of all capital city net outflows into the regions in the March quarter – the most recent data available. Harvey, in the Southwest of WA, featured in the top five LGAs by annual growth in total net internal migration across the country, with a total 195% increase.
- Regional WA rental values noted strong growth across the housing market, with rents recording a +9.5% annual rise. The unit market, however, saw rental growth stall on a quarterly basis (-2.5%), contributing to a lesser annual rise of +3.3%.

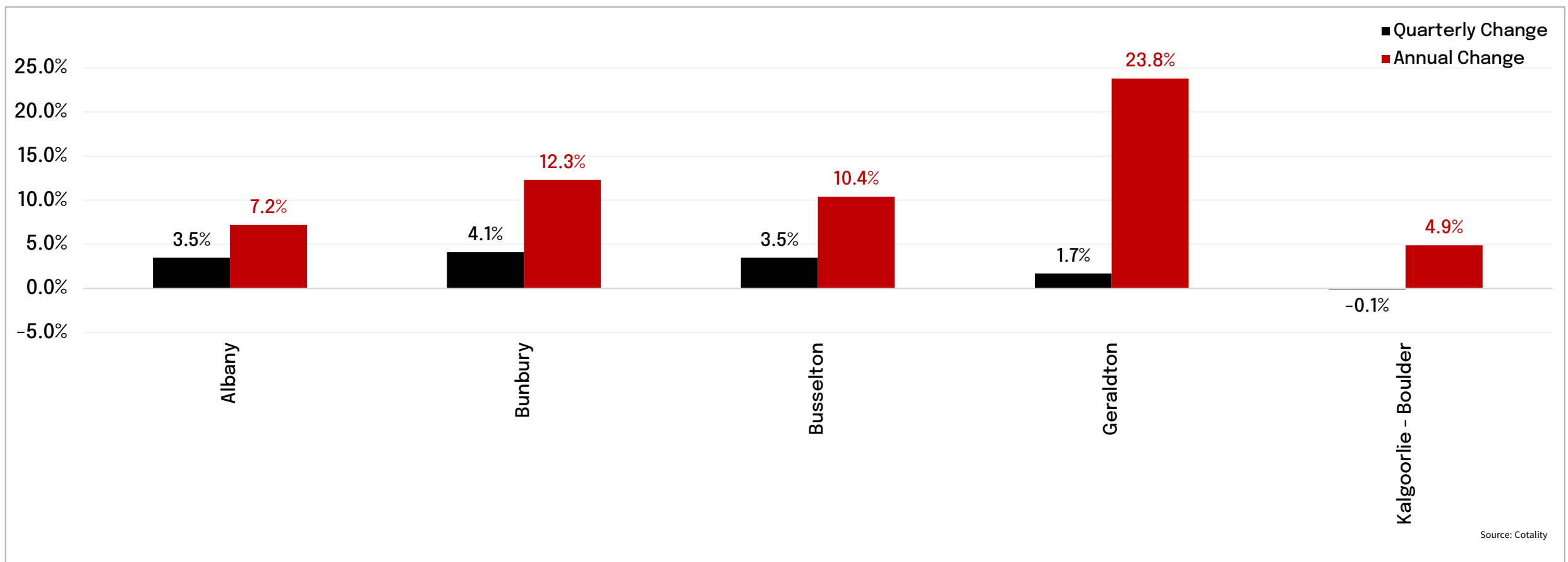
☞ Valuer on the Ground

Property turnover is stable and demand remains strong, with pricing continuing to improve in most areas. ”

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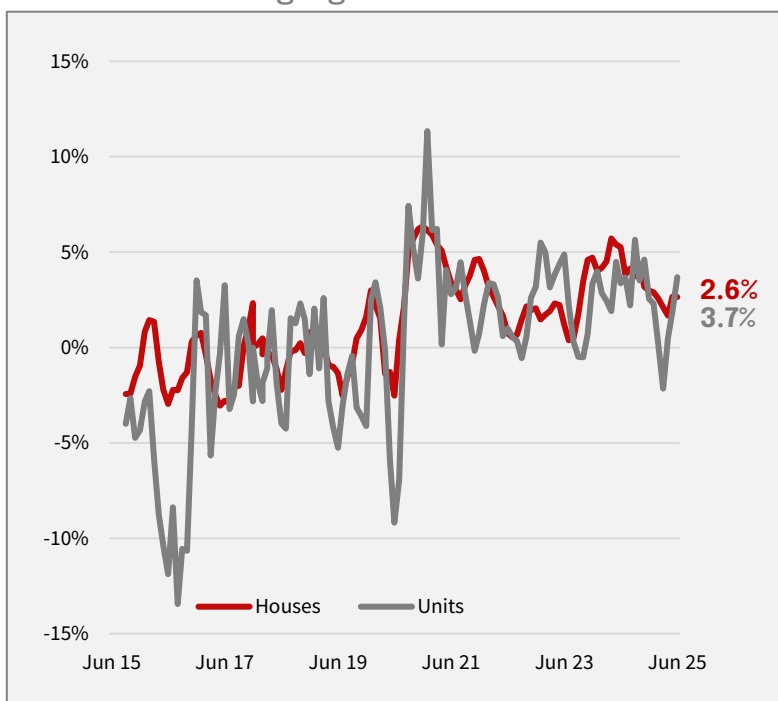


Regional Cities – Quarterly and Annual Growth



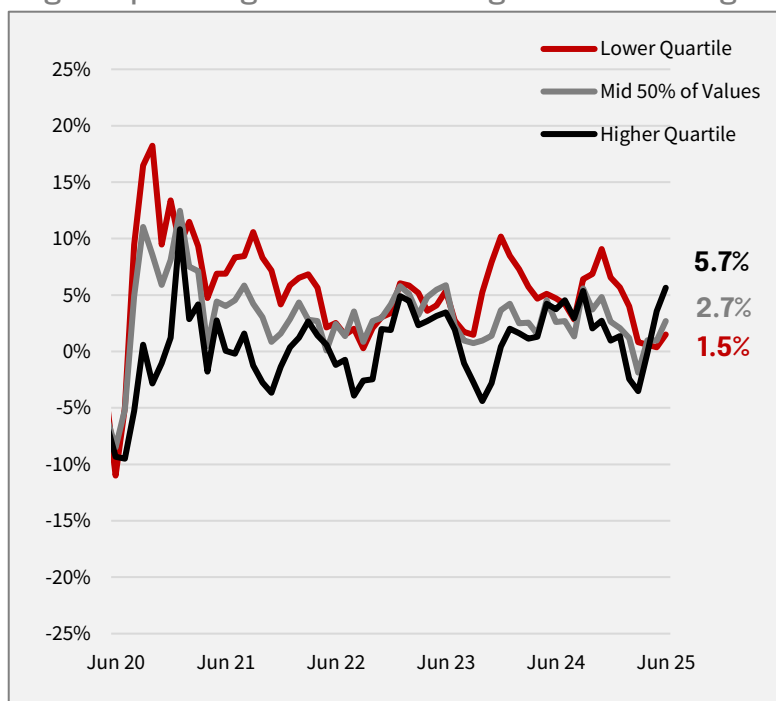
Quarterly House Value Change

Units values noting higher level of fluctuation



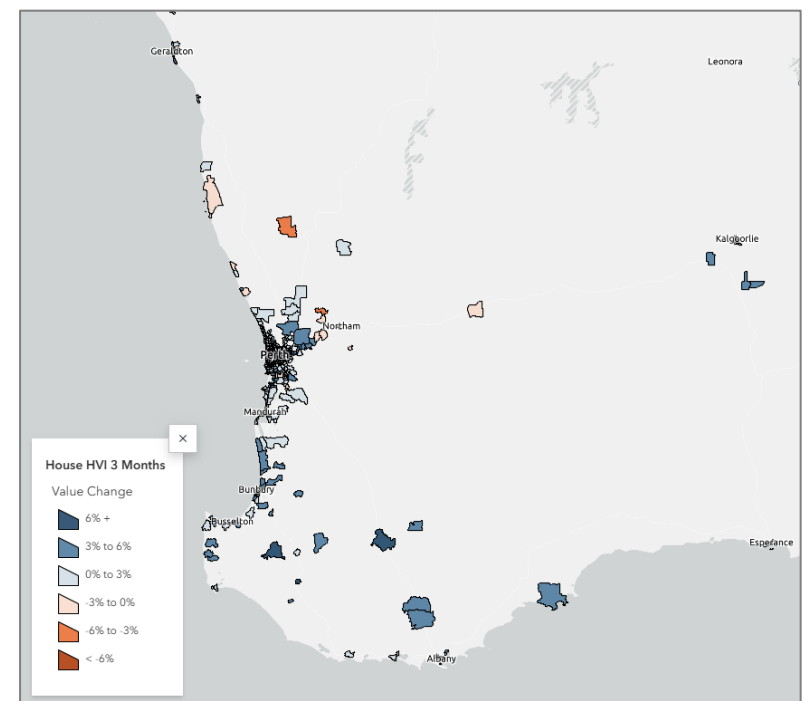
Quarterly Value Change by Price Quartile

Higher quartile growth increasing after softening



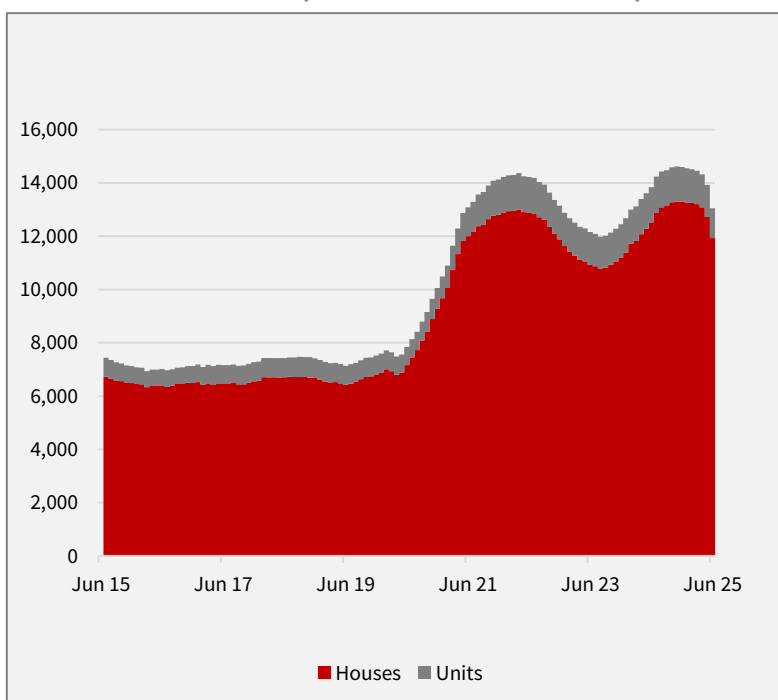
Mapping the Market – 3 months to June

Positive quarterly growth across most of the region



Annual Volume of Sales by Property Type

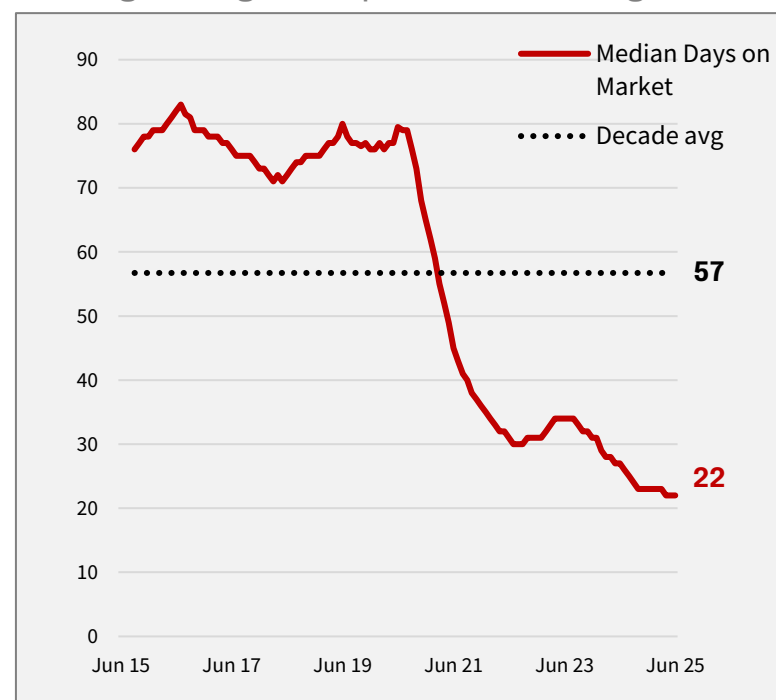
House sales made up 91% and units made up 9%



Source: Cotality

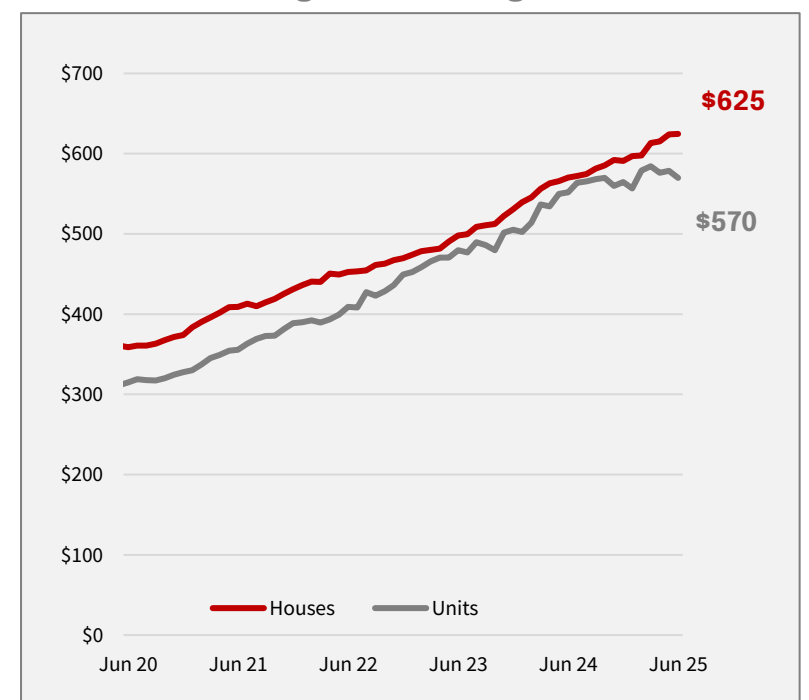
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

Unit market rental growth starting to soften



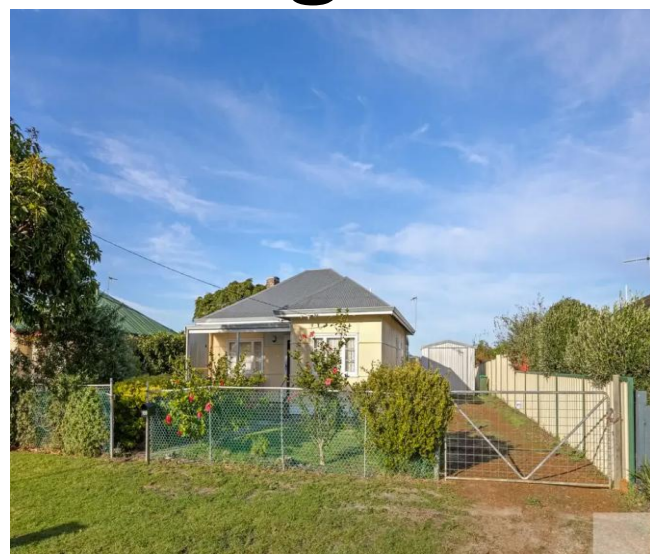
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RECENT SALES ACTIVITY

109 Angove Road, Spencer Park



\$480,000



3



1



1



809 m²



92 m²

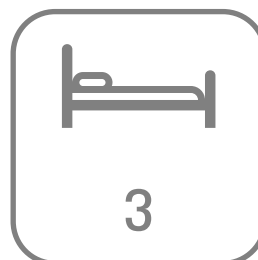
Sold: 26/06/2025

Days on Market: 11

64 Bignell Drive, West Busselton



\$730,000



3



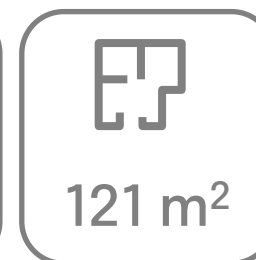
2



1



702 m²



121 m²

Sold: 09/06/2025

Days on Market: 76

7 Simpson Avenue, Bunbury



\$1,575,000



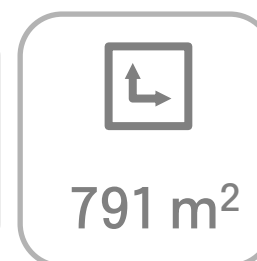
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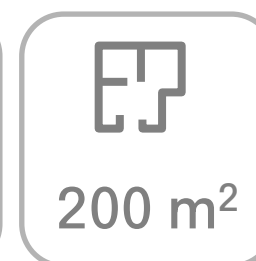
2



2



791 m²



200 m²

Sold: 10/06/2025

Days on Market: 35

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