

REGIONAL WA PROPERTY MARKET INSIGHTS Q3 2025

more
than
money



SNAPSHOT

Dwelling Value Change

+3.7%

Quarter

+11.6%

Annual

\$604,048

Median Dwelling Value

12,858

Annual Dwelling Sales

23 Days

Median Days on Market

Source: Cotality



- Regional WA house values surged 3.7% over the September quarter and 11.9% annually, lifting the median to a record \$623,304. This marks an extraordinary 88.0% increase over the past five years, underscoring the region's long-term growth trajectory. Unit values also posted solid gains, rising 3.0% for the quarter and 6.8% annually to a median of \$385,761. While unit prices remain below their February 2009 peak of \$463,390, they've still recorded a strong five-year growth rate of 70.7%, reflecting renewed interest in more affordable housing options across regional centres.
- Sales volumes across Regional WA have declined year-on-year, as transactional activity moderated despite elevated prices. House sales are down -11.3% compared to last year, while unit sales have fallen -9.9%. Both segments remain slightly above their respective five-year averages, indicating that underlying demand is still relatively healthy. On the supply side, listing volumes have tightened considerably – house listings are -25.1% lower and unit listings are down -17.0% year-on-year, pointing to ongoing stock shortages that continue to place upward pressure on prices.
- Regional WA continues to benefit from strong internal migration trends, with Gingin and East Pilbara emerging as standout growth areas. Gingin recorded a 273.7% annual increase in net migration from capital cities, while East Pilbara saw a 184.4% rise – both among the highest nationally. These inflows are contributing to sustained demand and upward pressure on property values, reinforcing Regional WA's position as one of the country's top-performing markets for annual price growth. Despite a national slowdown in mobility, the net flow of people into regional areas remains positive, reinforcing demand and placing upward pressure on prices.
- Rental performance in Regional WA is outpacing many other regions, offering solid returns amid rising values. House rents have climbed 10.3% over the past year, while unit rents are up 6.2%, reflecting strong tenant demand and limited supply. With gross rental yields sitting at 5.9%, the region continues to attract investor interest, particularly in markets where affordability and population growth intersect.

☞ Valuer on the Ground

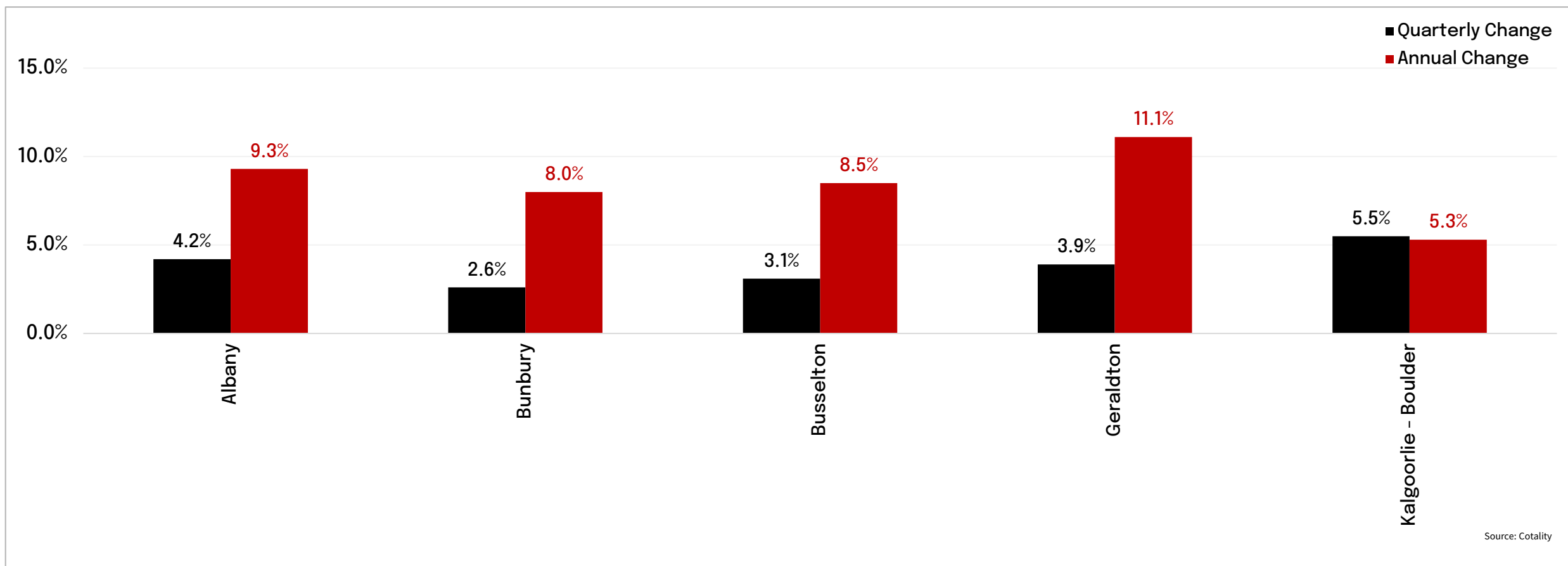
Internal migration trends continue to support high demand.

”

REGIONAL WA PROPERTY MARKET INSIGHTS Q3 2025

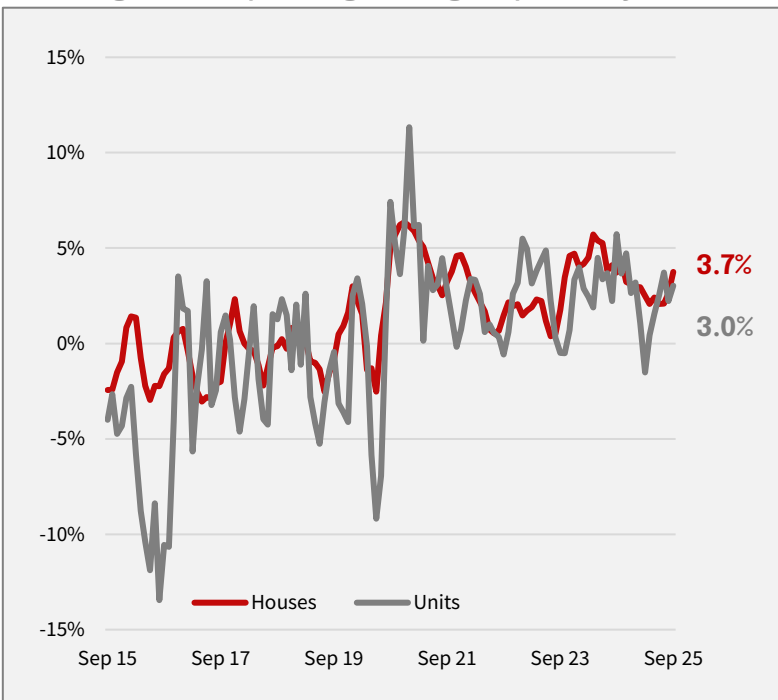


Regional Cities – Quarterly and Annual Growth



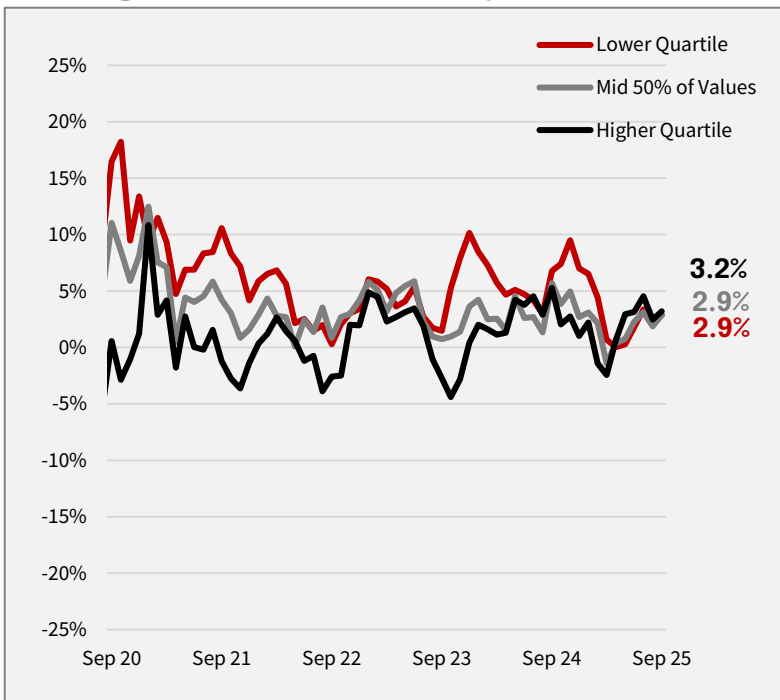
Quarterly House Value Change

Housing market posting stronger quarterly rise



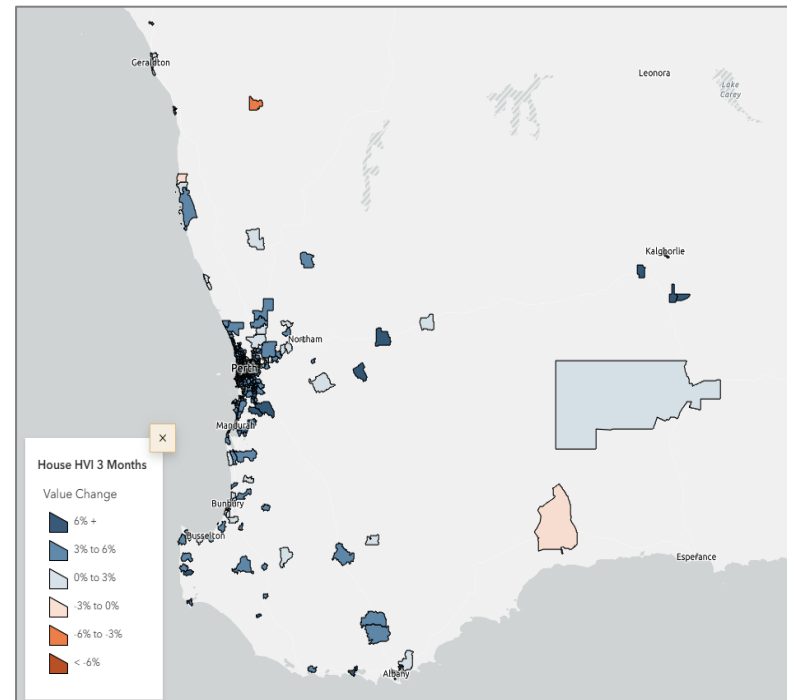
Quarterly Value Change by Price Quartile

Similar growth noted across all quartiles



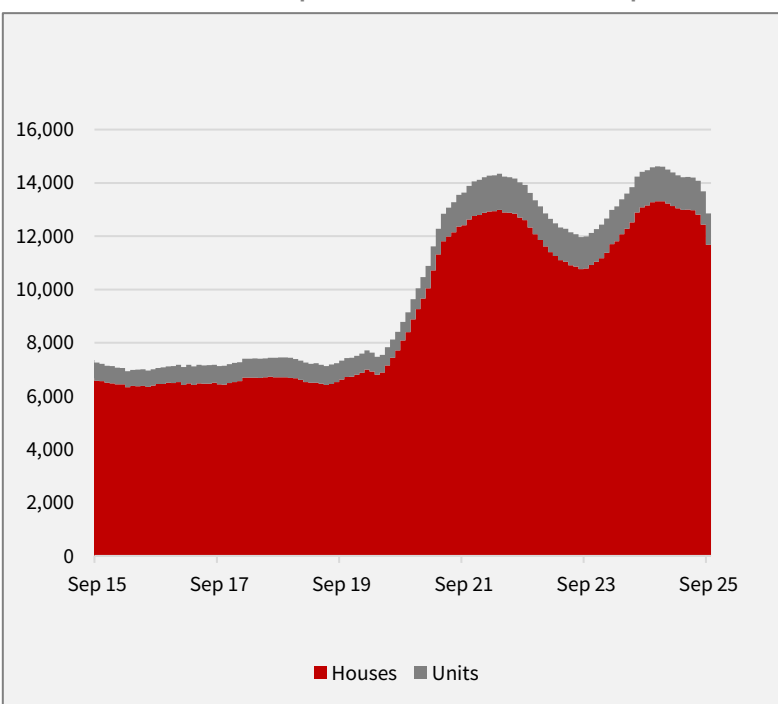
Mapping the Market – 3 months to Sep

Positive quarterly growth across most of the region



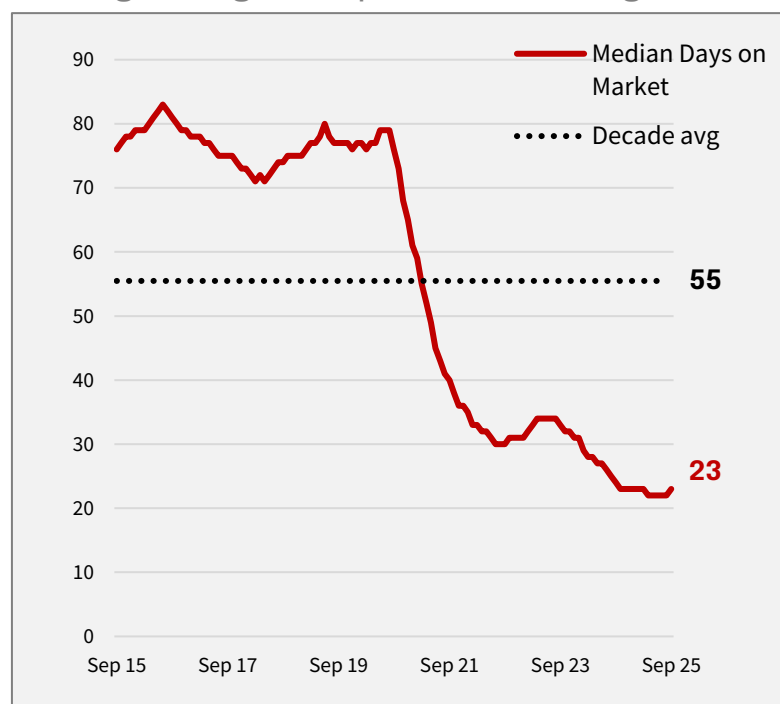
Annual Volume of Sales by Property Type

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



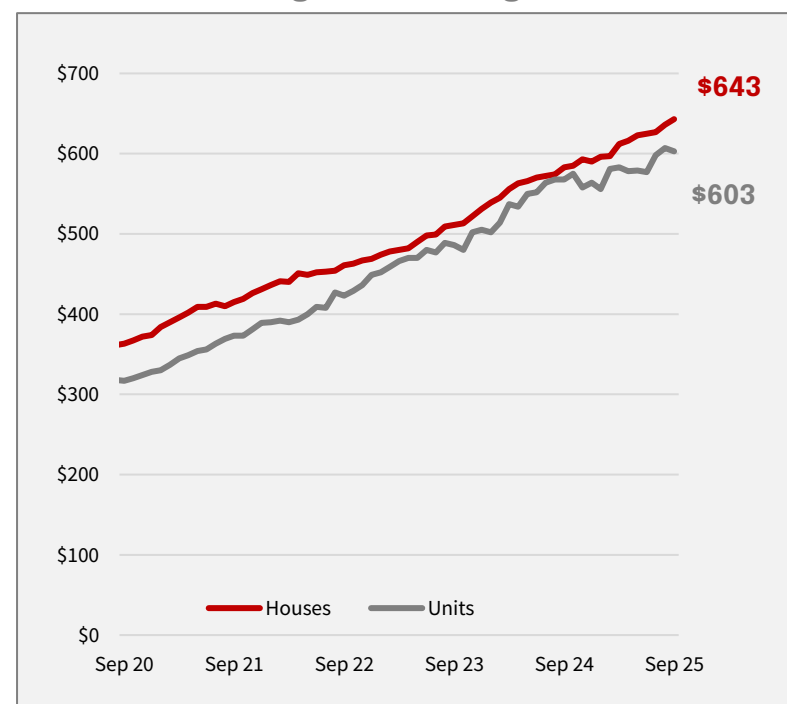
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

Unit market rental growth starting to soften



REGIONAL WA PROPERTY MARKET INSIGHTS Q3 2025

more
than
money



RECENT SALES ACTIVITY

6 Tanner Street, Boulder



\$310,000



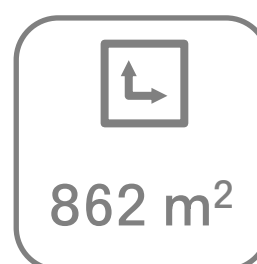
3



1



2



862 m²



104 m²

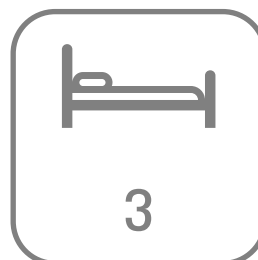
Sold: 16/09/2025

Days on Market: 104

58 Thomas Street, East Bunbury



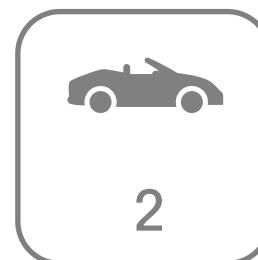
\$850,000



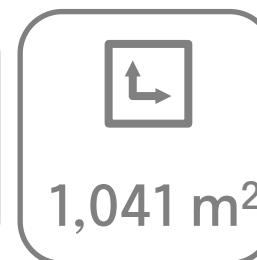
3



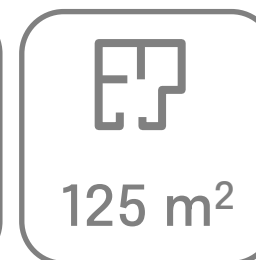
1



2



1,041 m²



125 m²

Sold: 09/09/2025

Days on Market: 50

19 Dalmore Close, Quedjinup



\$5,625,000



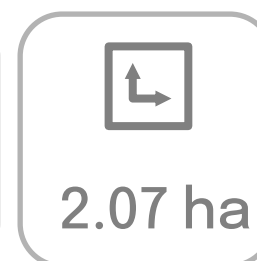
7



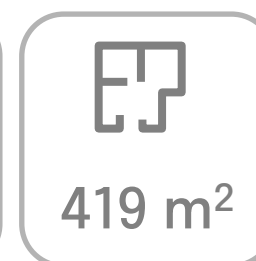
5



6



2.07 ha



419 m²

Sold: 18/09/2025

Days on Market: 37

Source: Cotality

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of September 2025 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.