

MAY 2025

## CONSTRUCTION & HOUSING SNAPSHOT

### BUILDING APPROVAL VALUE <sup>1</sup>

**\$875.559M**

22-23FY: \$652.494M

23-24 FY

+34.19%

### REGIONAL VALUE <sup>1</sup>

**22.78%**

23-24 FY

Compared To Regional WA

### RESIDENTIAL DWELLING APPROVALS <sup>1</sup>

**1,814**

23-24 FY

22-23FY: 1,453

+24.85%

### RESIDENTIAL APPROVAL VALUE <sup>1</sup>

**\$742.917M**

23-24 FY

22-23FY: \$545.848M

+36.10%

### NON-RESIDENTIAL APPROVAL VALUE <sup>1</sup>

**\$132.641M**

23-24 FY

22-23FY: \$106.647M

+24.37%

### HOUSING MEDIAN RANGE (REGION) <sup>3</sup>

**\$569,211 - \$628,991**

23-24 FY

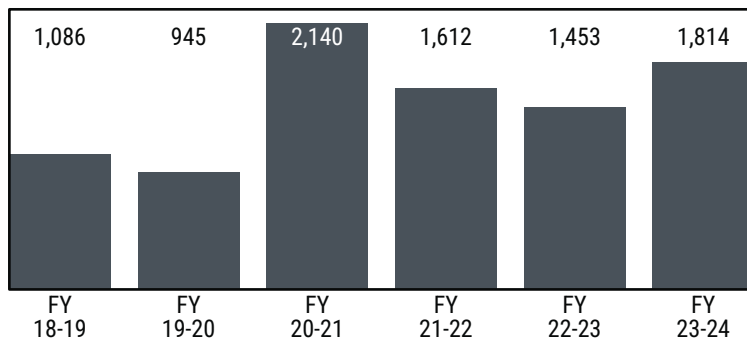
% Change: 22-23FY

+20.39%

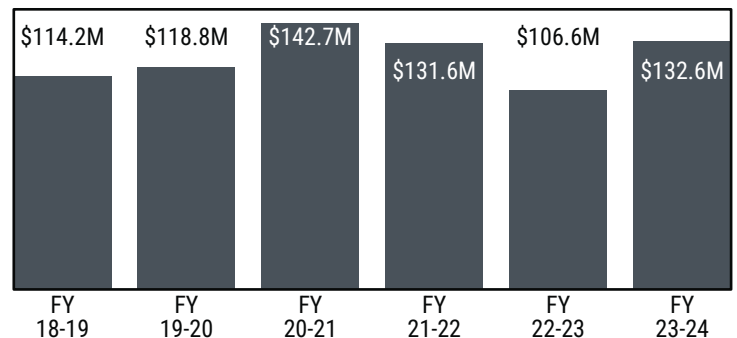


Copyright: Tourism WA: Sea West, Mandurah

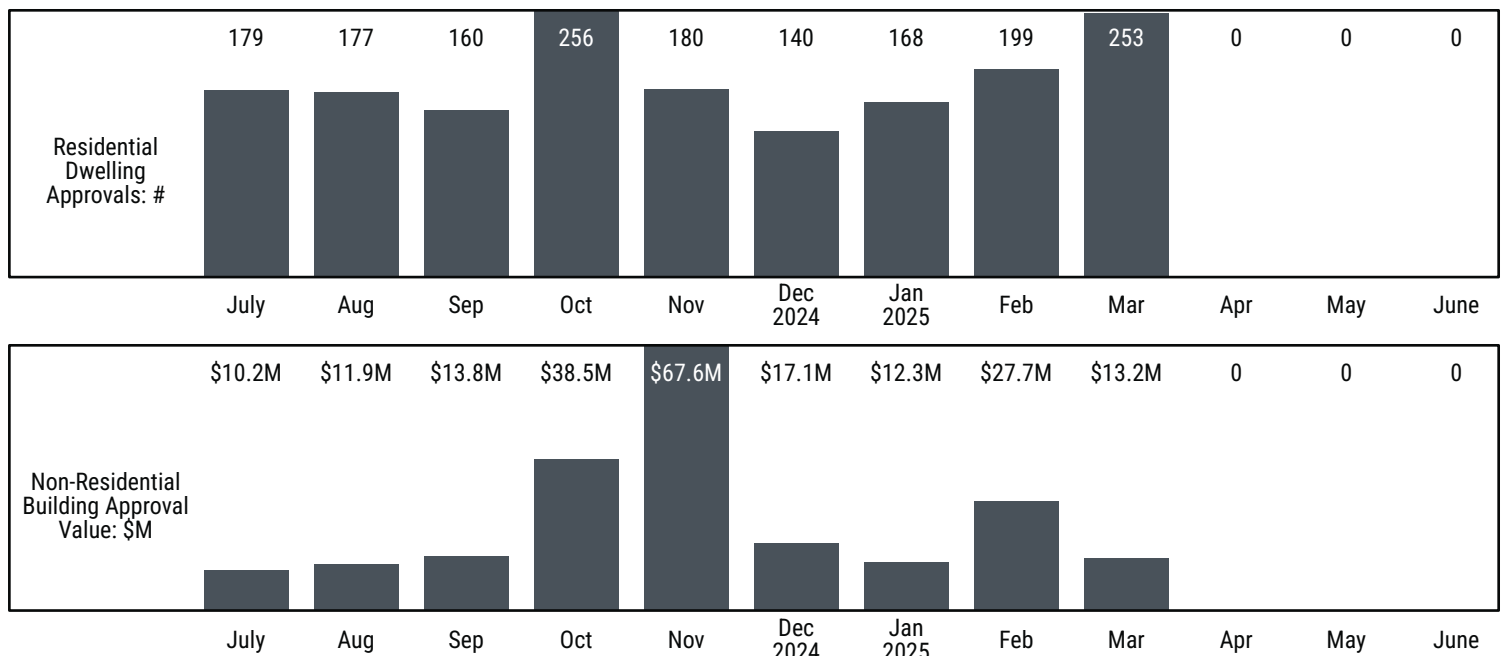
### RESIDENTIAL DWELLING APPROVALS - FY <sup>1</sup>



### NON-RESIDENTIAL APPROVALS VALUE - FY <sup>1</sup>



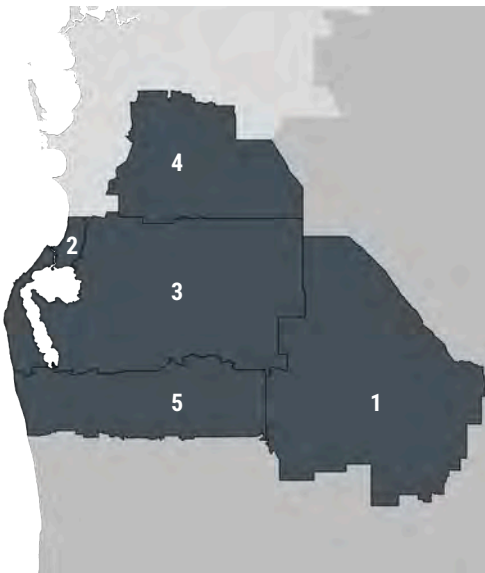
### TOTAL NEW DWELLINGS & NON-RESIDENTIAL BUILDING APPROVAL VALUE - MONTH TO MONTH <sup>1</sup>



LOCAL GOVERNMENT AREAS

1

Building Approval Values Financial Year To Date <i>As At: March 2025</i>	Map Pin	Residential Dwellings #	Residential Value \$M	Non- Residential Value \$M	Total Approval Value \$M
Boddington (S)	1	8	\$1.72M	\$0.23M	\$1.95M
Mandurah (C)	2	1,041	\$477.90M	\$61.39M	\$539.30M
Murray (S)	3	359	\$151.23M	\$74.60M	\$225.83M
Serpentine-Jarrahdale (S)	4	283	\$120.92M	\$75.13M	\$196.05M
Waroona (S)	5	21	\$10.02M	\$0.97M	\$10.99M



STATE LOT ACTIVITY

2

Stock Of Lots At Approval Stage	Status	2023 Dec	2024 March	2024 June	2024 September	2024 December
Residential	Lodged	28	527	1,657	515	1,351
	Under Assessment	476	605	1,792	1,927	2,008
	Conditional Approval	477	397	470	371	1,267
	Stock Current Conditional	8,386	8,107	8,043	7,334	7,969
	Final Approval	306	246	213	383	324
Commercial	Lodged	5	1	5	11	5
	Under Assessment	5	6	5	11	14
	Conditional Approval	2	1	12	4	5
	Stock Current Conditional	46	44	42	23	24
	Final Approval	1	12	43	19	38
Industrial	Lodged	0	0	21	0	9
	Under Assessment	0	0	21	21	9
	Conditional Approval	0	0	0	0	21
	Stock Current Conditional	128	113	110	114	135
	Final Approval	0	14	0	1	1
Rural Residential	Lodged	46	2	189	2	21
	Under Assessment	115	48	231	268	164
	Conditional Approval	85	67	6	13	125
	Stock Current Conditional	651	711	694	664	710
	Final Approval	22	6	24	40	13
Total - All Zones	Lodged	85	545	1,881	542	1,443
	Under Assessment	611	682	2,064	2,252	2,264
	Conditional Approval	605	473	507	400	1,435
	Stock Current Conditional	9,323	9,081	8,993	8,219	8,915
	Final Approval	348	307	318	509	415

MARKET TRENDS - (NOTE - THIS INDICATOR IS BEING PHASED OUT, TO BE REPLACED WITH AUTOMATED MONTHLY INDICATOR)

3

House Sales	12 Months To Date		
	31/5/2022	31/5/2023	31/5/2024
# Sales	4,209	4,178	4,372
Median Price Range (Region)	\$432,242 - \$508,366	\$470,849 - \$544,257	\$569,211 - \$628,991
Median Price Range (Region) - 1 Year Change	+7.02%	+7.70%	+20.39%
House Rentals	12 Months To Date		
	31/5/2022	31/5/2023	31/5/2024
Rental Stock Listing	1,837	1,850	2,532
Average Rental Price (Region)	\$424	\$495	\$566
Rental Price (Region) - 1 Year Change	+15.46%	+17.55%	+15.27%

**REFERENCES:** 1. Australian Bureau Of Statistics (March 2025) Building Approvals 2016-17-2023-24 FY & M2M – Small Area LGA Data Consolidated. 2. Department Of Planning, Lands & Heritage WA (December 2024) – State Lot Activity June 2017-Dec 2024. 3. Corelogic RP Data Pty Ltd - Insights Derived By RDC's On Corelogic Market Data – Market Trends Report At 31/5/2021, 31/5/2022, 31/5/2023 & 31/5/2024.

**DISCLAIMER (REGIONAL DEVELOPMENT COMMISSION):** To the fullest extent permissible at law the State of Western Australia and its officers, employees, agencies and others acting under its control are irrevocably and unconditionally released from any and all liability to each person or organisation using this publication as a result of any information being incorrect. The information provided is correct to the best of our knowledge, but no warranty as to accuracy is given and each person or organisation should not act on the basis of its contents without taking appropriate independent advice. This information is made available on the understanding that it does not constitute professional or expert advice.

**DISCLAIMER (CORELOGIC):** This publications contains data, analytics, statistics, results and other information licensed to us by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic Data) © Copyright 2025. RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the CoreLogic Data reproduced in this publication. All rights reserved. The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

Corelogic Report Area	House / Unit	Total Number Of Properties	Sales Turnover	# Of Sales	Median Sales Price	25th Percentile Sales Price	75th Percentile Sales Price	12 Month Change In Median Sales Price	60 Month Change In Median Sales Price	# Of Sales Listings	# Of Rental Listings	Median Asking Rent	12 Month Change In Median Asking Rent	60 Month Change In Median Asking Rent
		Data 12 Months To Date As At: 31/5/2024												
Capital City - Perth	H	712,093	5.0%	35,927	\$668,000	\$533,000	\$901,252	18.2%	39.2%	35,319	23,015	\$640	16.4%	73.0%
	U	134,521	9.4%	12,692	\$450,000	\$360,000	\$600,000	11.1%	13.9%	15,291	18,068	\$575	19.8%	74.2%

Region	Local Government Area	House / Unit	Total Number Of Properties	Sales Turnover	# Of Sales	Median Sales Price	25th Percentile Sales Price	75th Percentile Sales Price	12 Month Change In Median Sales Price	60 Month Change In Median Sales Price	# Of Sales Listings	# Of Rental Listings	Median Asking Rent	12 Month Change In Median Asking Rent
			Data 12 Months To Date As At: 31/5/2024											
Peel Region	Boddington (S)	H	782	8.6%	67	\$300,000	\$240,000	\$397,500	-6.3%	-17.8%	71	11	\$490	19.5%
	Mandurah (C)	H	40,119	7.3%	2,945	\$570,000	\$460,000	\$700,000	21.3%	58.3%	2,863	1,956	\$560	13.1%
		U	4,687	10.3%	483	\$390,000	\$293,500	\$515,000	21.9%	56.3%	664	480	\$468	11.3%
	Murray (S)	H	7,719	6.2%	482	\$550,000	\$429,000	\$775,000	14.6%	48.6%	533	206	\$550	22.2%
		U	288	11.5%	33	\$190,000	\$145,000	\$265,000	15.2%	55.1%	43	19	\$390	14.7%
	Serpentine-Jarrahdale (S)	H	12,386	5.9%	736	\$630,000	\$526,000	\$800,000	24.8%	63.6%	839	330	\$620	24.0%
	Waroona (S)	H	2,038	7.0%	142	\$430,000	\$342,500	\$600,000	11.5%	36.5%	171	29	\$480	9.1%
		U	129	15.5%	20	\$172,500	\$120,000	\$223,750	65.9%		35	6		

REFERENCES: 1. Australian Bureau Of Statistics (March 2025) Building Approvals 2016-17-2023-24 FY & M2M – Small Area LGA Data Consolidated. 2. Department Of Planning, Lands & Heritage WA (December 2024) – State Lot Activity June 2017-Dec 2024. 3. Corelogic RP Data Pty Ltd - Insights Derived By RDC's On Corelogic Market Data – Market Trends Report At 31/5/2021, 31/5/2022, 31/5/2023 & 31/5/2024.

DISCLAIMER (REGIONAL DEVELOPMENT COMMISSION): To the fullest extent permissible at law the State of Western Australia and its officers, employees, agencies and others acting under its control are irrevocably and unconditionally released from any and all liability to each person or organisation using this publication as a result of any information being incorrect. The information provided is correct to the best of our knowledge, but no warranty as to accuracy is given and each person or organisation should not act on the basis of its contents without taking appropriate independent advice. This information is made available on the understanding that it does not constitute professional or expert advice.

DISCLAIMER (CORELOGIC): This publications contains data, analytics, statistics, results and other information licensed to us by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic Data) © Copyright 2025. RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in the CoreLogic Data reproduced in this publication. All rights reserved. The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.