

**BUILDING APPROVAL VALUE** REF 1

**\$1.368B** 23-24FY: \$874.622M  
24-25 FY 56.42%

**REGIONAL VALUE** REF 1

**26.24%** Compared To Regional WA  
24-25 FY

**RESIDENTIAL DWELLING APPROVALS** REF 1

**2,389** 23-24FY: 1,812  
24-25 FY 31.84%

**RESIDENTIAL APPROVAL VALUE** REF 1

**\$1.068B** 23-24FY: \$741.98M  
24-25 FY 43.91%

**NON-RESIDENTIAL APPROVAL VALUE** REF 1

**\$300.316M** 23-24FY: \$132.641M  
24-25 FY 126.41%

**MEDIAN PRICE (HOUSE & UNIT)** REF 3

**\$690,000** 23-24FY: \$589,750  
24-25 FY 17.00%  
% Change: 23-24FY

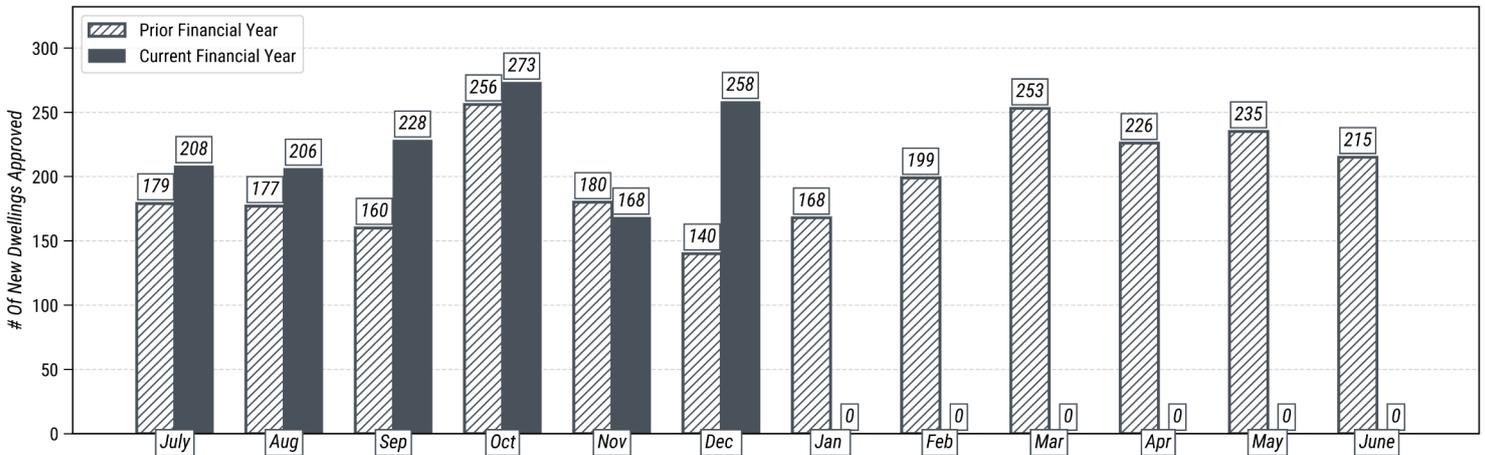
**MEDIAN RENT (HOUSE & UNIT)** REF 3

**\$ 600** 23-24FY: \$ 570  
24-25 FY 5.26%  
% Change: 23-24FY

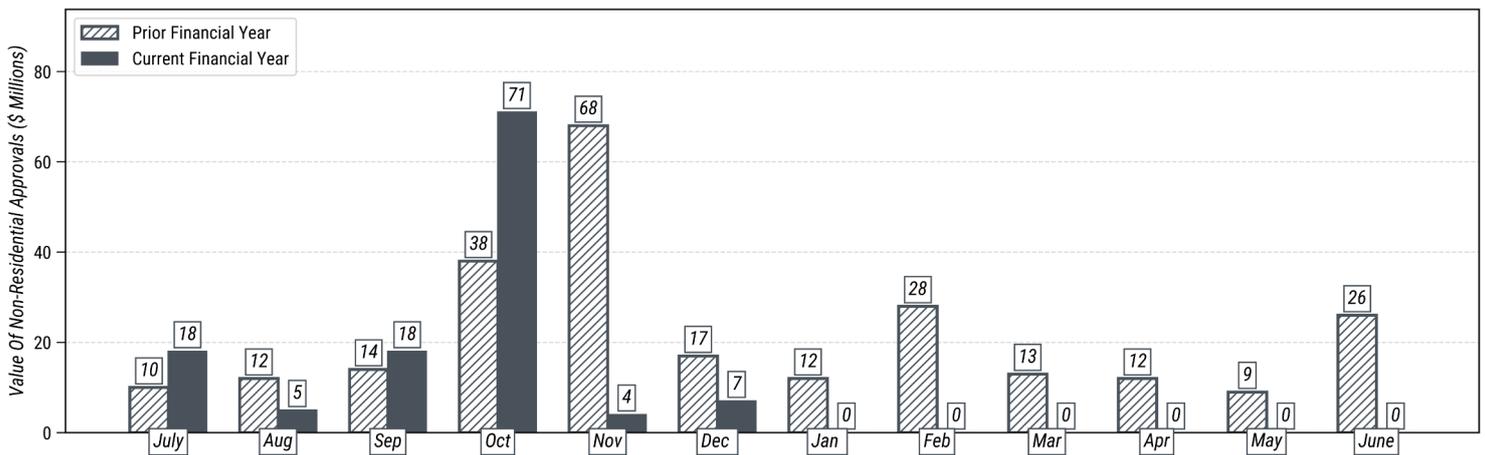


Copyright: Tourism WA: Sea West, Mandurah

**TOTAL NEW DWELLINGS & NON-RESIDENTIAL BUILDING APPROVAL VALUE - MONTH TO MONTH (TO DEC 2025)** REF 1



# Total New Dwellings

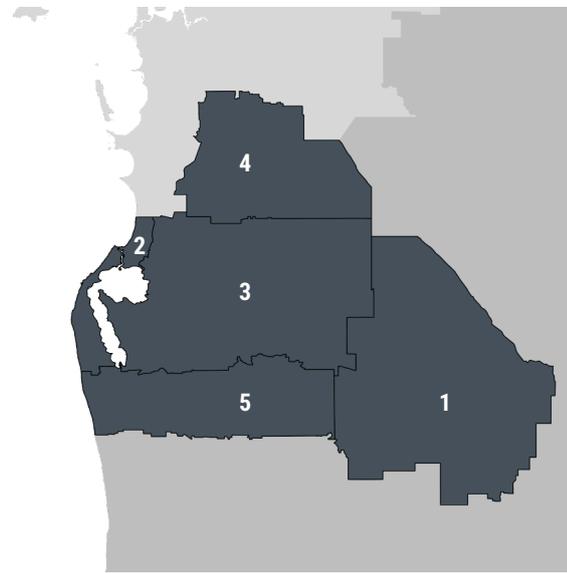


Value Of Non-Residential Approvals (\$ Millions)

## LOCAL GOVERNMENT AREAS

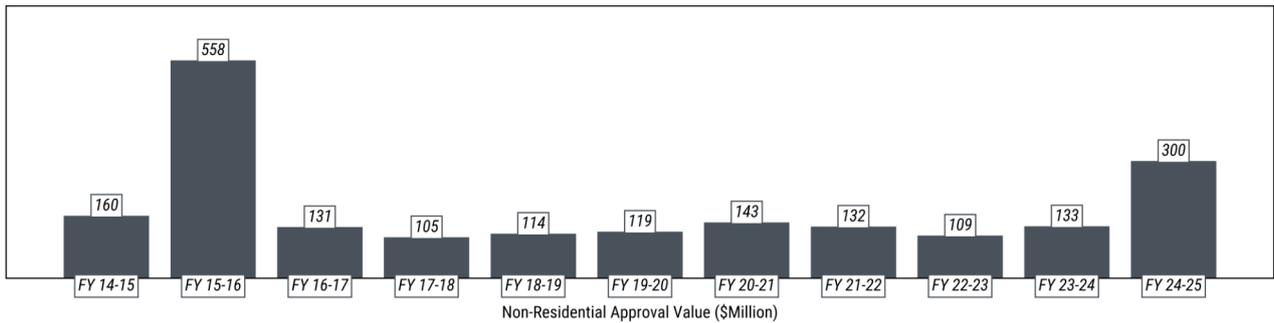
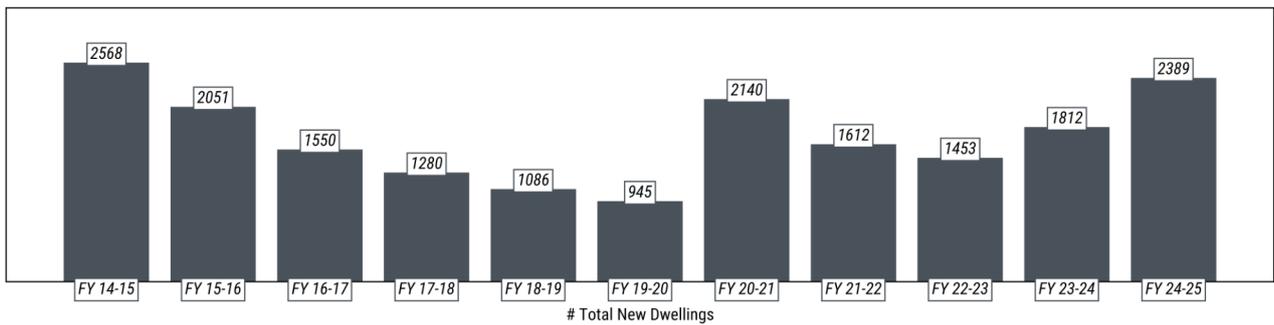
REF 1

Building Approval Values Financial Year To Date As At: December 2025	Map Pin	Residential Dwellings #	Residential Value \$M	Non- Residential Value \$M	Total Approval Value \$M
Boddington (S)	1	6	\$2.54M	\$0.00M	\$2.54M
Mandurah (C)	2	747	\$347.94M	\$64.43M	\$412.37M
Murray (S)	3	301	\$126.89M	\$14.21M	\$141.10M
Serpentine-Jarrahdale (S)	4	271	\$116.62M	\$43.83M	\$160.45M
Waroona (S)	5	16	\$8.34M	\$0.00M	\$8.34M



## TOTAL NEW DWELLINGS & NON-RESIDENTIAL BUILDING APPROVAL VALUE - FINANCIAL YEAR

REF 1



## STATE LOT ACTIVITY

REF 2

Stock Of Lots At Approval Stage	Status	2024 September	2024 December	2024 March	2025 June	2025 September
Residential	Lodged	515	1,351	723	1,232	498
	Under Assessment	1,927	2,008	1,864	2,647	1,409
	Conditional Approval	371	1,267	804	445	1,187
	Stock Current Conditional	7,334	7,969	7,737	7,237	7,823
	Final Approval	383	324	670	483	260
Commercial	Lodged	11	5	3	0	47
	Under Assessment	11	14	4	1	264
	Conditional Approval	4	5	11	4	4
	Stock Current Conditional	23	24	30	29	536
	Final Approval	19	38	1	1	95
Industrial	Lodged	0	9	0	2	24
	Under Assessment	21	9	0	2	24
	Conditional Approval	0	21	9	0	2
	Stock Current Conditional	114	135	145	69	71
	Final Approval	1	1	0	6	0
Rural Residential	Lodged	2	21	2	124	47
	Under Assessment	268	164	145	267	264
	Conditional Approval	13	125	21	2	4
	Stock Current Conditional	664	710	682	615	536
	Final Approval	40	13	47	58	95
Total - All Zones	Lodged	542	1,443	746	1,377	595
	Under Assessment	2,252	2,264	2,079	2,984	1,781
	Conditional Approval	400	1,435	878	474	1,207
	Stock Current Conditional	8,219	8,915	8,676	8,039	8,547
	Final Approval	509	415	766	585	401

**COUNT OF DWELLINGS (OVERVIEW) REF 5**

2006	2011	2016	2021
40,649	51,297 +10,648 +26.19%	61,207 +9,910 +19.32%	66,629 +5,422 +8.86%

**COUNT OF DWELLINGS - BEDROOM TYPOLOGY REF 5**

Variable	2006 (#   %)	2011 (#   %)	2016 (#   %)	2021 (#   %)
1 Bedroom	785 (2.40%)	1,147 (2.81%)	1,263 (2.61%)	1,439 (2.56%)
2 Bedroom	3,764 (11.51%)	4,521 (11.06%)	4,996 (10.32%)	5,643 (10.04%)
3 Bedroom	11,414 (34.91%)	13,473 (32.96%)	15,235 (31.46%)	17,653 (31.42%)
4 Bedroom	12,849 (39.30%)	17,487 (42.77%)	22,071 (45.57%)	25,781 (45.89%)
5 Bedroom Or More	1,750 (5.35%)	2,107 (5.15%)	2,712 (5.60%)	3,484 (6.20%)
None (Including Bedsitters)	128 (0.39%)	137 (0.34%)	137 (0.28%)	159 (0.28%)

**COUNT OF DWELLING - DWELLING STRUCTURE REF 5**

Variable	2006 (#   % Share)	2011 (#   % Share)	2016 (#   % Share)	2021 (#   % Share)	2006-21 % Increase	2006-21 Structure Share Change %
Separate House	34,481 (85.00%)	42,893 (83.74%)	51,561 (84.50%)	57,286 (86.19%)	66.14%	1.19%
Semi Detached Terrace Or Town House	3,167 (7.81%)	4,754 (9.28%)	6,378 (10.45%)	6,700 (10.08%)	111.56%	2.27%
Flat, Unit or Apartment	2,289 (5.64%)	2,822 (5.51%)	2,277 (3.73%)	1,654 (2.49%)	-27.74%	-3.15%
Flat Attached To House	20 (0.05%)	18 (0.04%)	4 (0.01%)	71 (0.11%)	255.00%	0.06%
House Or Flat Attached To Shop	16 (0.04%)	25 (0.05%)	34 (0.06%)	43 (0.06%)	168.75%	0.03%
Caravan, Cabin & Houseboat	516 (1.27%)	604 (1.18%)	620 (1.02%)	628 (0.94%)	21.71%	-0.33%
Improvised Home & Tent	77 (0.19%)	104 (0.20%)	143 (0.23%)	81 (0.12%)	5.19%	-0.07%
<b>Total</b>	<b>40,566</b>	<b>51,220</b>	<b>61,017</b>	<b>66,463</b>	<b>63.84%</b>	

**COUNT OF DWELLINGS - TENURE TYPE REF 5**

Variable	2006 (#   % Share)	2011 (#   % Share)	2016 (#   % Share)	2021 (#   % Share)	2006-2021 % Increase	2006-2021 Structure Share Change %
Owned Outright	11,316 (37.19%)	12,418 (32.18%)	14,419 (31.17%)	17,540 (32.38%)	55.00%	-4.81%
Owned With A Mortgage	10,804 (35.51%)	14,203 (36.81%)	19,252 (41.62%)	22,499 (41.53%)	108.25%	6.02%
Purchased Under A Shared Equity Scheme	54 (0.18%)	60 (0.16%)	196 (0.42%)	264 (0.49%)	388.89%	0.31%
Rented	7,138 (23.46%)	10,371 (26.88%)	10,876 (23.51%)	12,163 (22.45%)	70.40%	-1.01%
Occupied Rent Free	382 (1.26%)	468 (1.21%)	412 (0.89%)	455 (0.84%)	19.11%	-0.42%
Occupied Under A Life Tenure Scheme	564 (1.85%)	832 (2.16%)	867 (1.87%)	1105 (2.04%)	95.92%	0.19%
Other	167 (0.55%)	234 (0.61%)	234 (0.51%)	144 (0.27%)	-13.77%	-0.28%
<b>Total</b>	<b>30,425</b>	<b>38,586</b>	<b>46,256</b>	<b>54,170</b>	<b>78.04%</b>	<b>0.00%</b>

**COUNT OF DWELLINGS - HOUSEHOLD COMPOSITION REF 5**

Measure	1 Family Household (Family Only)	1 Family Household (With Non-Family)	2 Family Household	3 Or More Family Household	Lone Person Household	Group Household	Visitors Only	Other Non-Classifiable
#	37,556	999	937	25	13,672	1,210	703	1,723
% Share	66.09%	1.76%	1.65%	0.04%	24.06%	2.13%	1.24%	3.03%

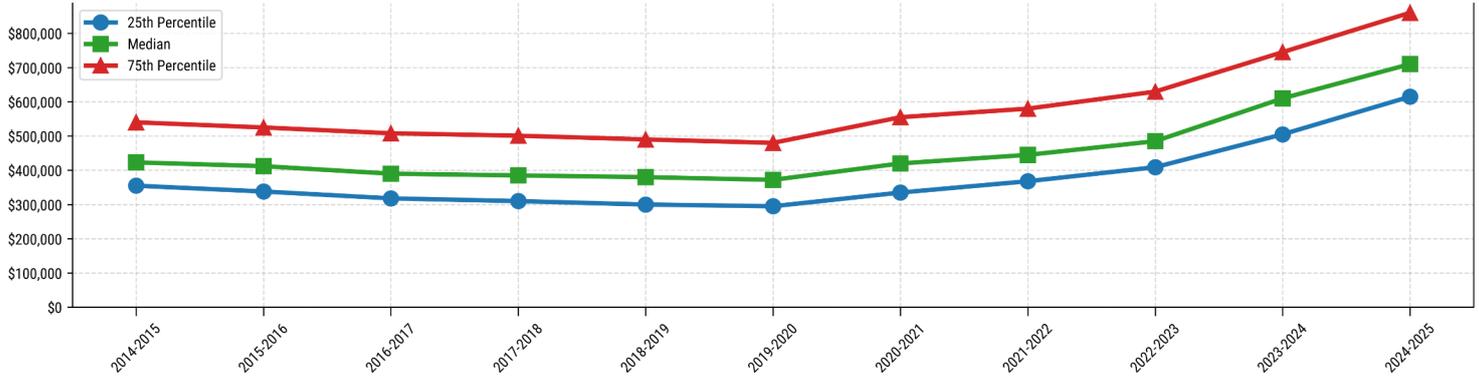
**COUNT OF DWELLINGS - LANDLORD TYPE REF 5**

Variable	2006 (#   % Share)	2011 (#   % Share)	2016 (#   % Share)	2021 (#   % Share)	2006-2021 % Increase	2006-2021 Structure Share Change %
Real Estate Agent	3,474 (47.75%)	5,522 (52.27%)	5,950 (53.90%)	6,706 (53.88%)	93.03%	6.12%
State Housing	714 (9.81%)	951 (9.00%)	928 (8.41%)	828 (6.65%)	15.97%	-3.16%
Person (NISH) - Parent/Other Relative	635 (8.73%)	873 (8.26%)	1,000 (9.06%)	1,337 (10.74%)	110.55%	2.01%
Person (NISH) - Other Person	1,947 (26.76%)	2,463 (23.31%)	2,429 (22.00%)	2,523 (20.27%)	29.58%	-6.49%
Residential Park	129 (1.77%)	127 (1.20%)	127 (1.15%)	190 (1.53%)	47.29%	-0.25%
Employer-Government	41 (0.56%)	39 (0.37%)	29 (0.26%)	25 (0.20%)	-39.02%	-0.36%
Employer-Other	238 (3.27%)	372 (3.52%)	334 (3.03%)	386 (3.10%)	62.18%	-0.17%
Community Housing / Co-Op	97 (1.33%)	218 (2.06%)	242 (2.19%)	452 (3.63%)	365.98%	2.30%
<b>Total</b>	<b>7,275</b>	<b>10,565</b>	<b>11,039</b>	<b>12,447</b>	<b>71.09%</b>	

NISH - Not In Same Household

## MARKET TRENDS - PROPERTY SALES - HOUSES (LOTS UNDER 4HA)

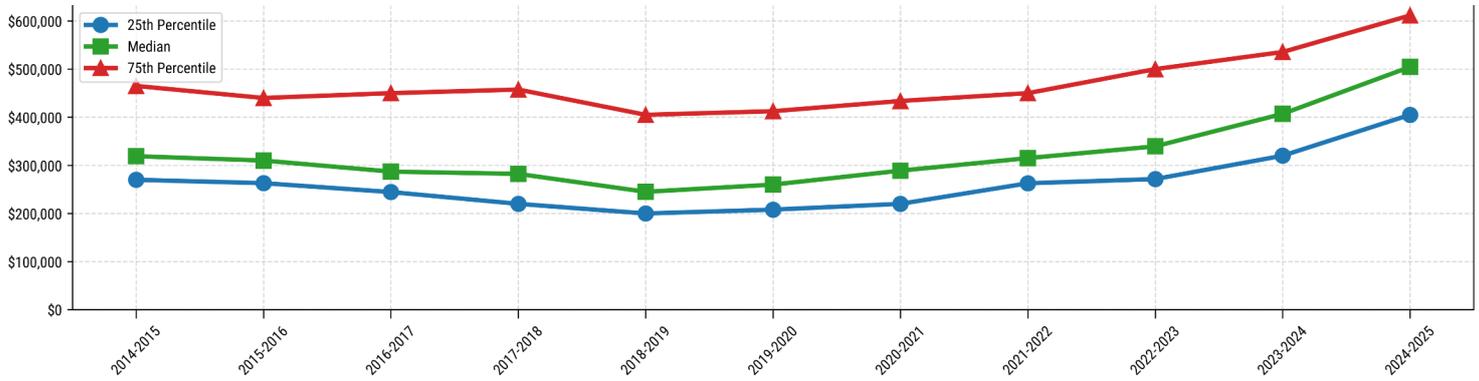
Note: Below 10 Records (Sales/Rentals), Records Suppressed REF 3



	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
25th Percentile	\$355,000	\$338,000	\$318,000	\$310,000	\$300,000	\$295,000	\$335,000	\$368,000	\$409,000	\$505,000	\$615,000
Median	\$423,000	\$412,000	\$390,000	\$385,000	\$380,000	\$372,000	\$420,000	\$445,000	\$485,000	\$610,000	\$710,000
75th Percentile	\$540,000	\$525,000	\$508,000	\$501,000	\$490,000	\$480,000	\$555,000	\$580,000	\$629,750	\$745,000	\$860,000
Count	2,533	2,149	1,936	1,901	1,863	2,079	3,504	3,989	3,800	3,637	4,080

## MARKET TRENDS - PROPERTY SALES - UNITS (LOTS UNDER 4HA)

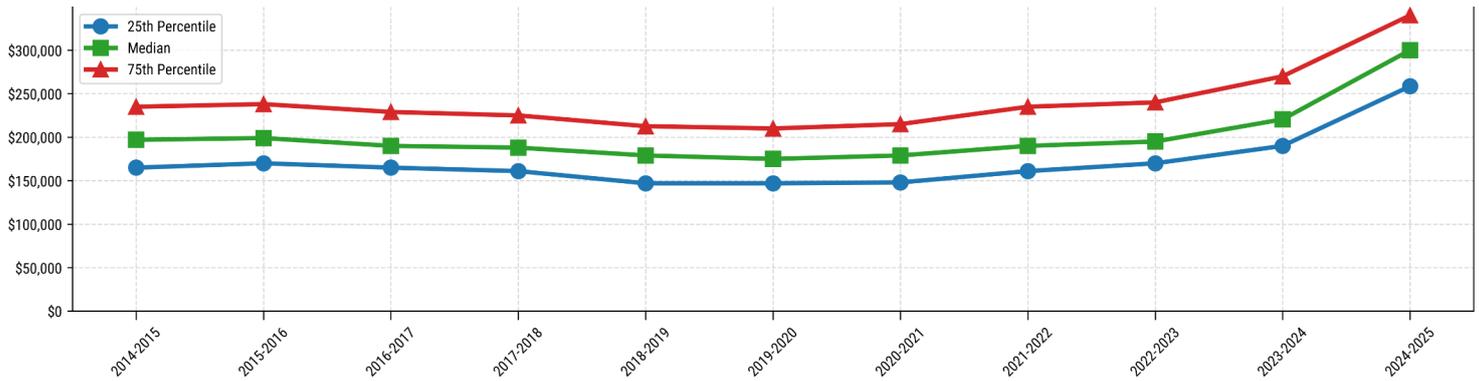
Note: Below 10 Records (Sales/Rentals), Records Suppressed REF 3



Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
25th Percentile	\$270,000	\$263,000	\$244,500	\$220,000	\$200,000	\$208,000	\$220,000	\$262,750	\$271,500	\$320,000	\$405,000
Median	\$319,000	\$310,000	\$287,000	\$282,250	\$245,000	\$260,000	\$289,000	\$315,000	\$339,500	\$407,000	\$504,500
75th Percentile	\$465,000	\$440,000	\$450,000	\$457,500	\$405,000	\$412,500	\$433,750	\$450,000	\$500,000	\$535,500	\$611,500
Count	399	387	332	370	319	333	620	744	684	651	604

## MARKET TRENDS - PROPERTY SALES - VACANT LAND (LOTS UNDER 4HA)

Note: Below 10 Records (Sales/Rentals), Records Suppressed REF 3



Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
25th Percentile	\$165,000	\$170,000	\$165,000	\$161,000	\$147,000	\$147,000	\$148,000	\$161,000	\$170,000	\$190,000	\$258,500
Median	\$197,000	\$199,000	\$190,000	\$188,000	\$179,000	\$175,000	\$179,000	\$190,000	\$195,000	\$220,500	\$300,000
75th Percentile	\$235,000	\$238,000	\$229,000	\$225,000	\$212,625	\$210,000	\$215,000	\$235,000	\$240,000	\$270,000	\$340,000
Count	2,062	1,501	1,179	902	814	1,236	1,890	1,376	1,409	2,411	2,364

## MARKET TRENDS - PROPERTY SALES - HOUSING TYPOLOGY

REF 3

	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
1 & 2 Bedroom	\$320,000	\$302,000	\$287,000	\$285,000	\$243,750	\$240,000	\$289,000	\$309,000	\$315,000	\$385,000	\$480,000
Count	363	328	291	271	284	245	450	483	483	517	536
3 Bedroom	\$369,000	\$350,000	\$340,000	\$323,750	\$321,000	\$310,000	\$340,000	\$375,000	\$420,000	\$520,250	\$625,665
Count	1,097	957	899	898	840	953	1,557	1,881	1,839	1,672	1,779
4 & 5 Bedroom	\$455,000	\$445,000	\$430,000	\$420,000	\$410,000	\$410,000	\$450,000	\$481,000	\$531,000	\$660,000	\$750,000
Count	1,451	1,235	1,067	1,092	1,051	1,199	2,091	2,347	2,138	2,073	2,343

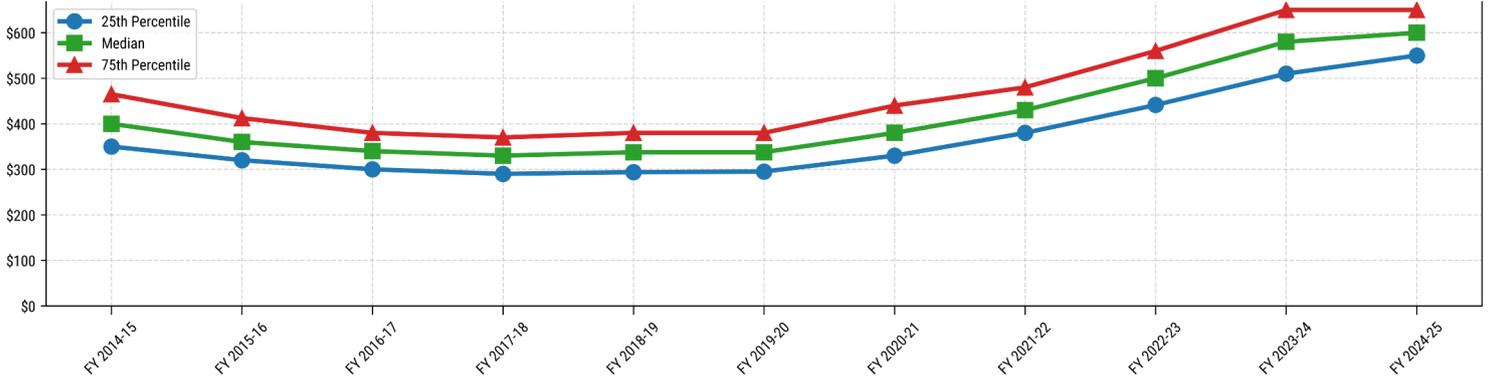
# COUNT OF DWELLINGS - PERSONS USUALLY RESIDENT IN DWELLING (EXCLUDING NOT APPLICABLE)

REF 5

Variable	2006 (#   % Share)	2011 (#   % Share)	2016 (#   % Share)	2021 (#   % Share)	2006-2021 % Increase	2006-2021 Structure Share Change %
1 Person	6,913 (22.35%)	8,970 (22.89%)	10,770 (22.94%)	13,672 (25.13%)	97.77%	2.79%
2 Persons	12,730 (41.15%)	15,460 (39.46%)	17,918 (38.16%)	20,280 (37.28%)	59.31%	-3.87%
3 Persons	4,210 (13.61%)	5,557 (14.18%)	7,083 (15.09%)	7,772 (14.29%)	84.61%	0.68%
4 Persons	4,339 (14.03%)	5,691 (14.52%)	6,821 (14.53%)	7,587 (13.95%)	74.86%	-0.08%
5 Persons	1,915 (6.19%)	2,374 (6.06%)	2,875 (6.12%)	3,373 (6.20%)	76.14%	0.01%
6 Persons	612 (1.98%)	814 (2.08%)	1,036 (2.21%)	1,150 (2.11%)	87.91%	0.14%
7 Persons	153 (0.49%)	203 (0.52%)	303 (0.65%)	370 (0.68%)	141.83%	0.19%
8 Or More Persons	63 (0.20%)	112 (0.29%)	144 (0.31%)	196 (0.36%)	211.11%	0.16%
<b>Total</b>	<b>30,935</b>	<b>39,181</b>	<b>46,950</b>	<b>54,400</b>	<b>75.85%</b>	

## MARKET TRENDS - RENTAL MARKET - HOUSES

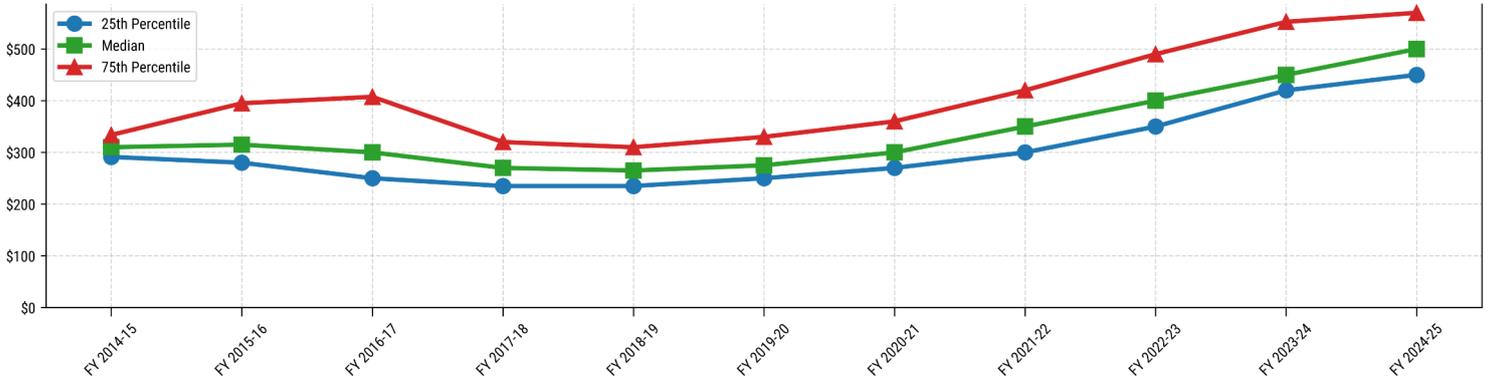
Note: Below 10 Records (Sales/Rentals), Records Suppressed REF 4



Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
25th Percentile	\$ 350	\$ 320	\$ 300	\$ 290	\$ 294	\$ 295	\$ 330	\$ 380	\$ 441	\$ 510	\$ 550
Median	\$ 400	\$ 360	\$ 340	\$ 330	\$ 338	\$ 338	\$ 380	\$ 430	\$ 500	\$ 580	\$ 600
75th Percentile	\$ 465	\$ 413	\$ 380	\$ 370	\$ 380	\$ 380	\$ 440	\$ 480	\$ 560	\$ 650	\$ 650
Average Days On Market	38	46	55	47	36	43	41	29	27	28	30
Count (Records With Price Data)	51	255	656	1,010	840	886	684	788	890	1,265	2,441
Count (Total)	521	758	1,029	1,054	1,110	1,237	758	870	927	1,305	2,715

## MARKET TRENDS - RENTAL MARKET - UNITS

Note: Below 10 Records (Sales/Rentals), Records Suppressed REF 4



Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
25th Percentile	\$ 291	\$ 280	\$ 250	\$ 235	\$ 235	\$ 250	\$ 270	\$ 300	\$ 350	\$ 420	\$ 450
Median	\$ 310	\$ 315	\$ 300	\$ 270	\$ 265	\$ 275	\$ 300	\$ 350	\$ 400	\$ 450	\$ 500
75th Percentile	\$ 334	\$ 395	\$ 408	\$ 320	\$ 310	\$ 330	\$ 360	\$ 420	\$ 490	\$ 553	\$ 570
Average Days On Market	48	48	66	55	42	52	48	35	30	26	28
Count (Records With Price Data)	10	38	111	199	153	221	196	257	219	236	312
Count (Total)	91	138	202	214	210	284	224	292	229	244	354

## MARKET TRENDS - PROPERTY SALES - VACANT LAND - 0-800m2\*

REF 3

	Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Peel	Median	\$194,000	\$196,000	\$187,000	\$183,500	\$173,000	\$169,000	\$175,000	\$185,000	\$190,000	\$217,000	\$290,000
	Count	1,900	1,342	1,048	759	696	1,071	1,675	1,202	1,254	2,212	2,153

**MARKET TRENDS - PROPERTY SALES - REGIONS - HOUSES & UNITS (LOTS UNDER 4HA)**

REF 3

Region	Measure	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Peel	Median	\$415,000	\$400,000	\$380,000	\$380,000	\$369,500	\$360,000	\$405,000	\$432,500	\$470,000	\$589,750	\$690,000
	Count	2,932	2,536	2,268	2,271	2,182	2,412	4,124	4,733	4,484	4,288	4,684

**MARKET TRENDS - PROPERTY SALES - HOUSES & UNITS - SELECT LGA'S (LOTS UNDER 4HA)**

REF 3

LGA	Value	H=House U=Unit	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Boddington	#	H	13	16	11	15	15	14	32	51	52	49	51
	Median	H	\$290,000	\$270,000	\$195,000	\$185,000	\$280,000	\$222,500	\$281,000	\$295,000	\$315,000	\$315,000	\$460,000
Mandurah	#	H	1,787	1,445	1,310	1,277	1,285	1,403	2,314	2,743	2,500	2,439	2,644
	Median	H	\$415,000	\$400,000	\$382,000	\$380,000	\$375,000	\$360,000	\$415,000	\$443,000	\$480,000	\$605,000	\$710,000
	#	U	374	369	313	343	296	307	578	694	636	600	557
Murray	Median	U	\$320,000	\$310,000	\$290,000	\$285,000	\$250,000	\$260,000	\$295,000	\$319,500	\$345,000	\$420,000	\$512,000
	#	H	272	286	243	218	214	245	428	443	460	392	457
	Median	H	\$420,000	\$430,000	\$385,000	\$400,000	\$392,500	\$395,000	\$430,000	\$460,000	\$490,000	\$600,000	\$714,000
Serpentine-Jarrahdale	#	U	12	10	12	24	14	22	24	36	26	31	28
	Median	U	\$170,500	\$207,500	\$261,500	\$225,000	\$214,500	\$278,750	\$236,000	\$236,500	\$252,500	\$320,000	\$390,000
	#	H	390	336	329	327	293	361	592	623	670	648	803
Waroona	Median	H	\$475,000	\$454,000	\$435,000	\$422,000	\$410,000	\$412,000	\$446,000	\$470,000	\$516,050	\$650,000	\$725,000
	#	H	71	66	43	64	56	56	138	129	118	109	125
Waroona	Median	H	\$335,000	\$315,000	\$300,000	\$270,000	\$310,000	\$242,500	\$315,000	\$355,000	\$400,000	\$455,000	\$575,000

**MARKET TRENDS - RENTAL MARKET - HOUSES & UNITS - SELECT LGA'S**

REF 4

LGA	Values	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
Mandurah	Median	\$380	\$360	\$330	\$313	\$315	\$320	\$360	\$400	\$490	\$560	\$595
	Average Days On Market	42	45	57	50	39	45	40	33	28	27	30
	Count (Records With Price Data)	47	202	554	914	682	819	623	801	893	1173	2100
	Count (Total)	434	681	912	967	940	1151	716	905	925	1213	2354
Murray	Median	\$400	\$350	\$320	\$300	\$328	\$320	\$350	\$400	\$465	\$550	\$570
	Average Days On Market	22	50	53	40	28	43	54	26	31	27	23
	Count (Records With Price Data)	11	43	96	121	150	116	87	83	78	110	206
	Count (Total)	86	93	145	124	175	140	90	91	82	110	219
Serpentine-Jarrahdale	Median	ND	\$398	\$373	\$365	\$380	\$370	\$400	\$450	\$513	\$635	\$650
	Average Days On Market	ND	54	54	44	31	39	30	23	21	34	32
	Count (Records With Price Data)	2	38	86	125	119	124	118	126	108	190	414
	Count (Total)	74	101	132	128	158	172	124	131	119	198	462
Waroona	Median	ND	ND	\$310	\$300	\$300	\$300	\$320	\$330	\$375	\$480	\$450
	Average Days On Market	ND	ND	63	45	64	59	91	15	11	13	31
	Count (Records With Price Data)	1	6	20	37	28	29	30	13	18	18	28
	Count (Total)	11	16	27	37	30	36	30	13	18	18	29

**REFERENCES:** 1. Australian Bureau Of Statistics (February 2026) Building Approvals FY & M2M – Small Area LGA Data Consolidated. 2. Department Of Planning, Lands & Heritage WA (September 2025) – State Lot Activity June 2017-Sep 2025. 3. Landgate Sales Evidence Data - WARDA Customised Reporting July 2015-Current (Extract As At 13 January 2026). 4. Cotality (CoreLogic Data) Rental Data - July 2015-Current (Extract As At 13 January 2026). 5. Western Australia Regional Data Hub (Produced From Australia Bureau Of Statistics (ABS) Data Products)

**NOTE:** ND - Refers To Insufficient Data - Suppression Applied

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