

Domain House Price Report

We've pulled together the latest property market movements for the September 2022 quarter

Key
insights

PERTH KEY FINDINGS

House prices fall from last quarter's record high

Perth's housing market is now unanimously on the downward slide as house and unit prices both declined over the September quarter. House prices are now 1.5% below the June 2022 price peak, down about \$10,000. This is the steepest quarterly decline in three years for house prices. Despite the pace of the falls this quarter, house prices remain 7.9% higher than a year ago. This is a significant turnaround for Perth's housing market that stalls the upswing that pushed the city's house prices to a new record high for the first time since 2014.

Unit prices are down by a further 2.4% over the September quarter – about \$9,000 lower – and their steepest fall in one year. However, house prices have consistently outperformed units, bucking the national trend. Growth rates are now heading in opposite directions annually. This divergence has driven a record price gap between property types – the only capital city to see this.

Perth Median Property Price September QoQ change



Houses

\$645,946

-1.5%



Units

\$356,755

-2.4%



Dr Nicola Powell

Chief of Research & Economics, Domain

"We're going through housing market conditions that many buyers and sellers have never experienced in their lifetime. The mix of interest rate hikes, strong inflation levels and high household debt has understandably had a significant impact on consumer sentiment.

While prices are expected to continue to fall further, our data married with the current economic indicators show it is likely that the September quarter could be a peak quarterly decline. We've started to see the RBA ease the pace of interest rate hikes which has helped to shift the tone of what we can expect for the rest of the year, along with rising auction clearance rates and consumer sentiment improving from its low. With rising overseas migration and short-term visa holders returning, we should start to see an improvement in investment activity which, in time, will provide more rental opportunities. However, prospective buyers will continue to stick to a more conservative approach by forward planning for any further rate hikes and being mindful of their lower borrowing capacity."

Source: Domain, powered by APM

Median: Capital cities are calculated by using a stratified median price. All other geographies use a middle sale price.
QoQ: The quarterly change in the median house or unit price.
YoY: The annual change in the median house or unit price.

Greater Perth by SA4



SA4 (Houses)	Median	QoQ	YoY
Mandurah	\$450,000	0.0%	7.1%
Perth - Inner	\$920,000	-9.4%	-3.2%
Perth - North East	\$510,000	-0.7%	2.0%
Perth - North West	\$575,000	-1.7%	7.5%
Perth - South East	\$505,000	-1.9%	5.2%
Perth - South West	\$535,000	-0.1%	5.9%

Greater Perth by SA4



SA4 (Units)	Median	QoQ	YoY
Mandurah	\$293,500	-0.5%	6.7%
Perth - Inner	\$354,500	-9.0%	-6.7%
Perth - North East	\$300,000	0.0%	3.4%
Perth - North West	\$392,000	-4.4%	-2.0%
Perth - South East	\$359,000	2.6%	0.1%
Perth - South West	\$368,500	-6.8%	-6.7%