

Karratha Market Update 1st Half 2025

OVERVIEW

In Q4 2024, Karratha* recorded a median house price of \$635,000 and a median unit price of \$390,000. This represents annual (Q4 2023 - Q4 2024) growth of 13.6% for houses and a -3.7% price softening for units. Comparing Q4 2023 and Q4 2024, total sales surged by 47.2% (to 131 sales) for houses and 45.0% (to 29 sales) for units. This confirms a highly demanded housing market, which created a buffer against higher interest rates (hence price growth). This suggests that now is an ideal time for owners to capitalise on their investments in the housing market. On the other hand, the unit market have become slightly more affordable. Now is the time to enter the unit market, before further price growth due to a low amount of new stock planned.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES
HOUSE MEDIAN PRICE
HOUSE RENTAL PRICE

↑
↑
↑



UNIT SALES
UNIT MEDIAN PRICE
UNIT RENTAL PRICE

↑
↓
↑



MARKET CONDITIONS

MEDIAN PRICE
Q4 2024



\$635K



\$390K

SALES

AVERAGE DAYS
ON MARKET Q4 2024



HOUSE



UNIT

MEDIAN PRICE
Q4 2024



\$1.2K



\$685

RENTALS

AVERAGE DAYS
ON MARKET Q4 2024



HOUSE

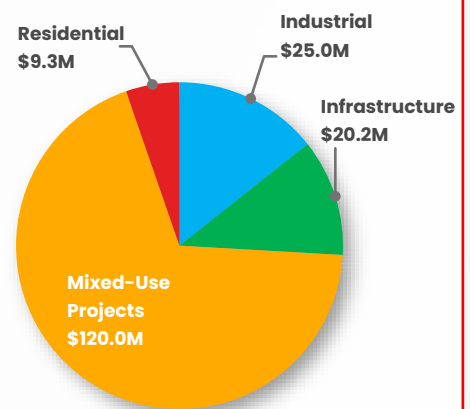


UNIT



FUTURE DEVELOPMENTS

Karratha² plans to see approx. **\$174.4M** of new projects commence in 2025.



Residential projects planned for 2025 include:

- Jadura Crescent Apartments & Grouped Dwellings (20 Apartments & 17 Dwellings)
- City of Karratha Residential Buildings Slab on Ground Lowset Dwellings (6 Dwellings).

There is a significant amount of mixed-use and infrastructure projects planned in the area for 2025. This will improve liveability and services for current residents, as well as create new local jobs. A multiplier effect of this is a potential increase in the number of people calling Karratha home, thus higher housing demand.

Residential projects set to commence in 2025 does provide ready-to-sell houses and units. However, this is not enough, considering the current high demand. This will push up house prices further and potentially stimulate a recovery in the unit market.



20 Units/
Apartments

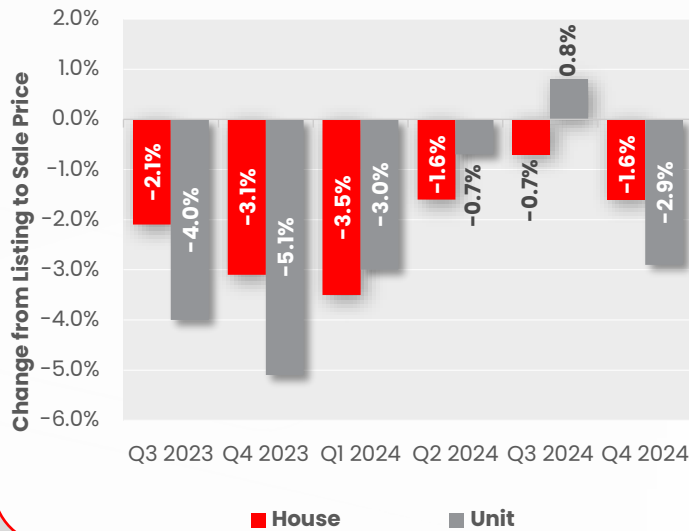


23
Dwellings



AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



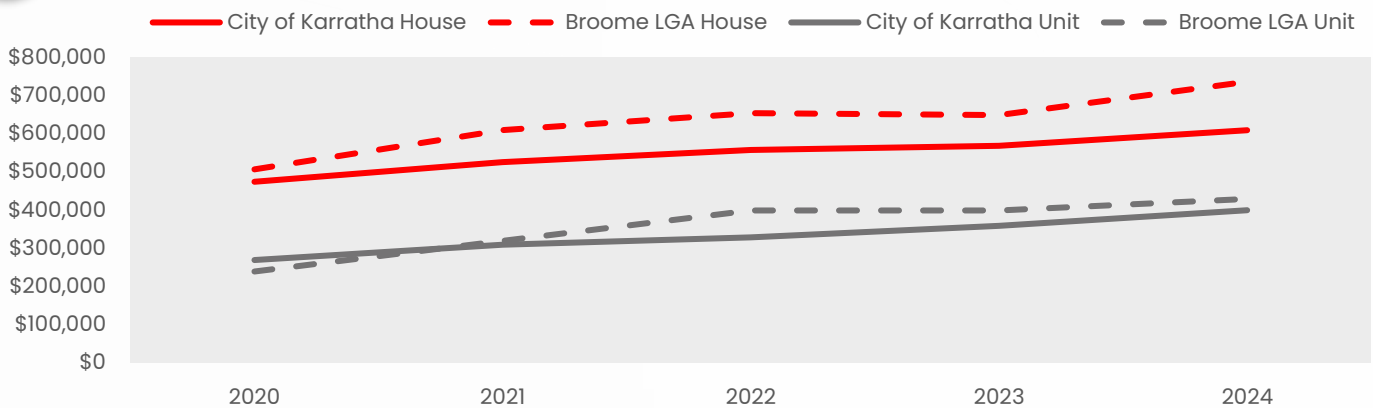
Average vendor discounts between Q4 2023 and Q4 2024 have tightened from a discount of -3.1% to -1.6% for houses and -5.1% to -2.9% for units. Whilst both houses and unit buyers continue to benefit from a discount, Q4 2024 figures suggest a shift towards a sellers' market. With a limited number of new houses and units due to commence construction, buyers should act quickly.

The City of Karratha has been outperformed by the wider Broome Local Government Area (LGA) in median house and unit prices for the past 5 years. This has continued in 2024 for both markets. Since 2021 the City of Karratha unit market has performed closer to the Broome LGA prices, with 2024 seeing unit prices in both places almost on par.

Most of the homes sold in Karratha* in 2024 were in the more affordable price bracket of \$500,000 to \$599,999 (27.1%) and the upper-price bracket of \$700,000 to \$799,999 (21.3%). Units on the other hand, had the most sales (36.1%) in the premium price bracket, however also showed strong sales numbers in the middle price bracket of \$350,000 to \$449,999 (22.4%) as well. Much like houses, there is a unit in Karratha* for every budget.



MARKET COMPARISON

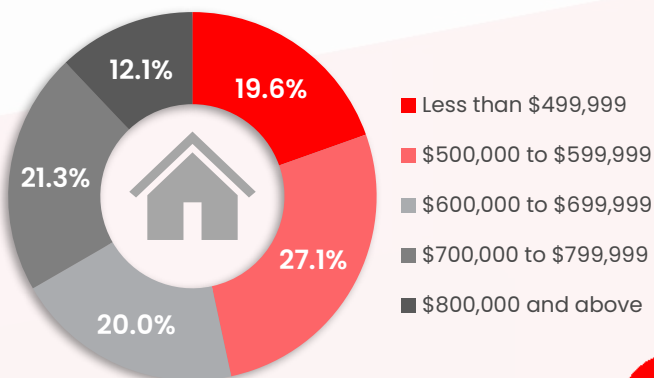


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Karratha.

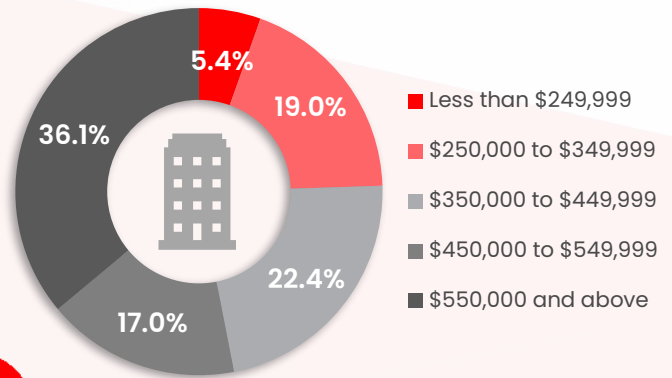


PRICE BREAKDOWN 2024

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Karratha* was 10.4% as of December 2024, above that of the City of Karratha (7.3%) and the Perth Metro (3.9%). Further, median house rental price increased by 9.1% in the past 12 months to Q4 2024, at \$1,200 per week. In the same timeframe the number of houses rented decreased, by -43.8% (to 72 houses) in Q4 2024; this suggests an undersupply. There is a highly demanded and competitive house rental market in Karratha*, which is beneficial to investors.

2-bedroom houses have provided investors with +7.7% rental growth annually, achieving a median rent of \$700 per week.

Karratha* recorded a vacancy rate of 1.0% in December 2024, slightly above the City of Karratha average of 0.6% and Perth Metro's 0.7%. Vacancy rates have fluctuated in the past 12 months, but overall showed a declining pattern, which indicates an even tighter rental market. Further, a 1.0% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Karratha*.

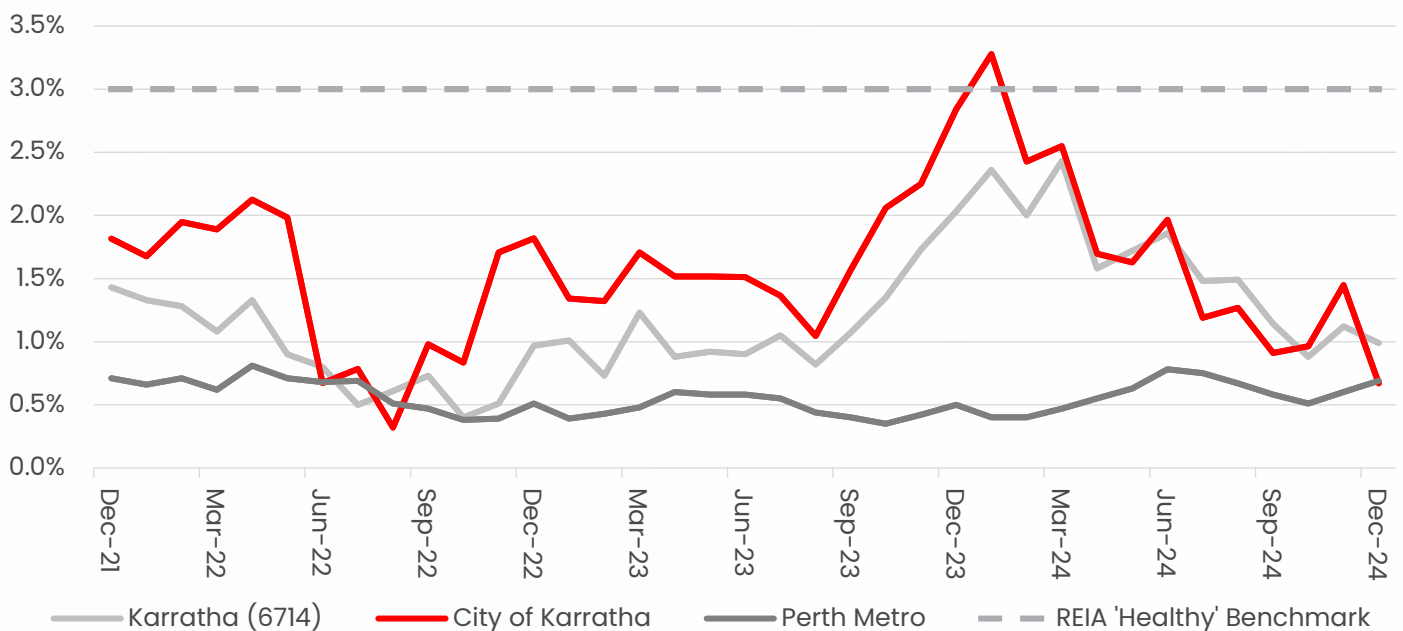
2 BEDROOMS
+7.7%

3 BEDROOMS
+2.7%

4 BEDROOMS
0.0%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



10.4%

Karratha
(6714)*



7.3%

City of
Karratha



3.9%

Perth
Metro



12.4%

Karratha
(6714)*



12.4%

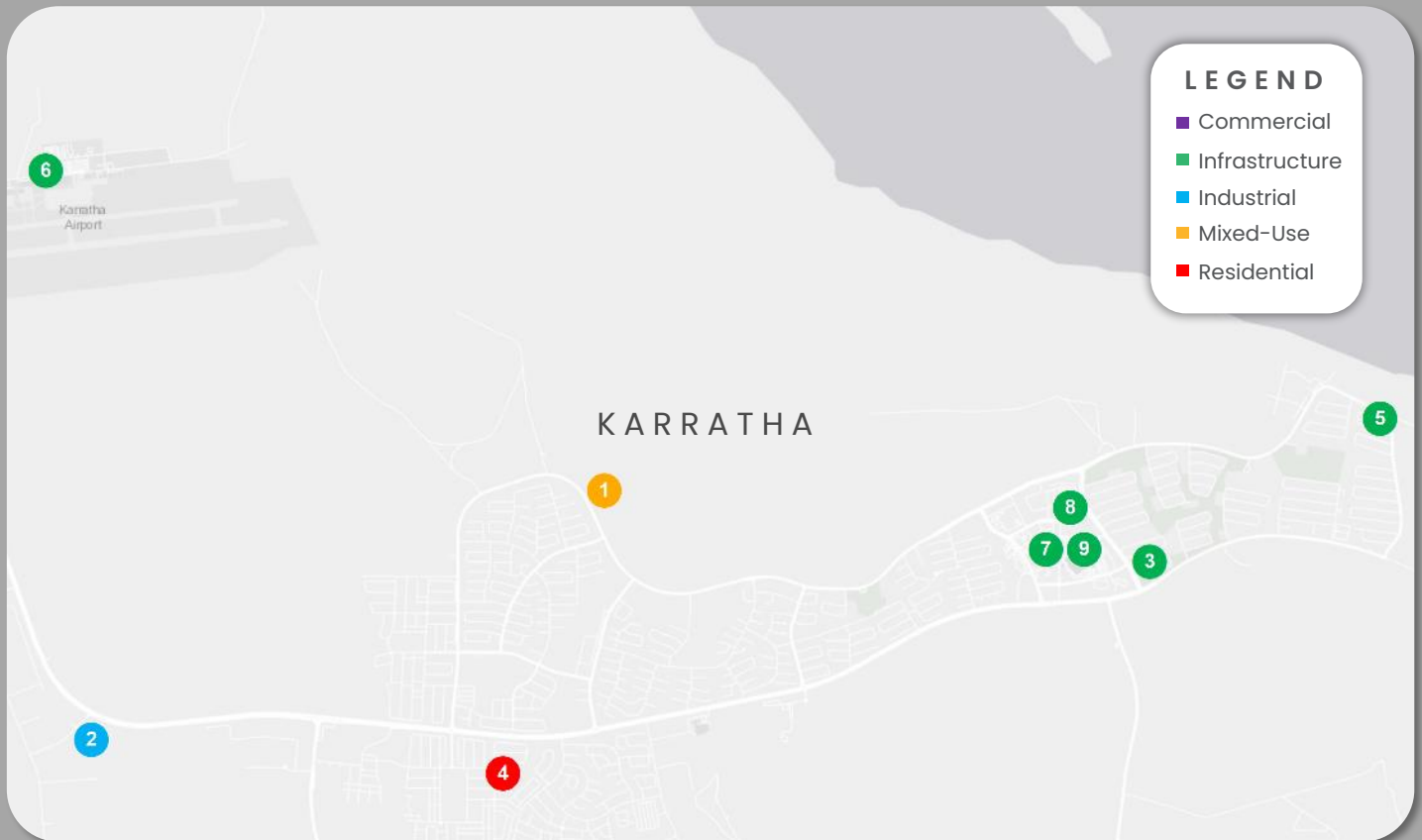
City of
Karratha



5.5%

Perth
Metro

PROJECT DEVELOPMENT MAP 2025^A



#	Project ^E	Type	Estimated Value ^H	Commence Date ^W
1	Former Balmoral Caravan Park Hotel & Beer Garden Redevelopment – The Bayview (Hotel/Bar/Restaurant/Beer Garden)	Mixed Use	\$120,000,000	23/12/2025
2	Steel Avenue Warehouse Building Gap Ridge	Industrial	\$25,000,000	2/10/2025
3	Karratha Step Up Step Down Mental Health Facility (Local Government)	Infrastructure	\$11,765,012	1/02/2025
4	Jadura Crescent Apartments & Grouped Dwellings (20 Apartments & 17 Dwellings)	Residential	\$9,250,000	1/03/2025
5	City Of Karratha Residential Buildings Slab On Ground Lowset Dwellings (6 Dwellings) (Local Government)	Infrastructure	\$6,039,202	27/01/2025
6	Karratha Airport Runway Rejuvenation (Local Government)	Infrastructure	\$1,000,000	24/06/2025
7	Karratha Airport Feeder Upgrade (State Government)	Infrastructure	\$1,000,000	8/04/2025
8	Legal Aid Karratha Office Fitout (State Government)	Infrastructure	\$223,675	3/02/2025
9	The Quarter Building Reception Area Upgrade (State Government)	Infrastructure	\$167,678	6/01/2025



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REFERENCES

* Karratha sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Baynton, Nickol, Dampier, Bulgarra, Pegs Creek and Millars Well.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2024 encapsulates sales transactions for the 2024 full year (01/01/2024 – 31/12/2024).

€ Annual rental growth is a comparison between Q4 2023 (01/10/2023 – 31/12/2023) and Q4 2024 (01/10/2024 – 31/12/2024) house median rent figures.

¥ Karratha rental market data encapsulates aggregate property conditions within the postcode of 6714.

§ Rental yields shown are as reported as of December 2024.

⚠ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburb of Baynton, Nickol, Dampier, Bulgarra, Pegs Creek and Millars Well.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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