

# Broome Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q4 2025, Broome\* recorded a median house price of \$812,000, and a median unit price of \$470,000. This represents an annual (Q4 2024 – Q4 2025) median price growth for houses at 3.8% and 9.3% for units. Total sales decreased between Q4 2024 – Q4 2025, by -46.3% (to 43 for houses in Q4 2025) and by -52.0% for units (to 12 sales in Q4 2025). Price growth alongside less sales suggests an undersupply in the market, for houses and units. This creates an opportunity for owners, to capitalise on their investments. For buyers, with almost no new stock in the pipeline, now is an ideal time to act; before there is further price growth.

#### CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↓



	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↓



### MARKET CONDITIONS

MEDIAN PRICE  
Q4 2025



**\$812K**

**SALES**



**\$470K**

AVERAGE DAYS  
ON MARKET Q4 2025



**33**  
HOUSE



**46**  
UNIT

MEDIAN PRICE  
Q4 2025



**\$1.1K**

**RENTALS**



**\$750**

AVERAGE DAYS  
ON MARKET Q4 2025



**35**  
HOUSE

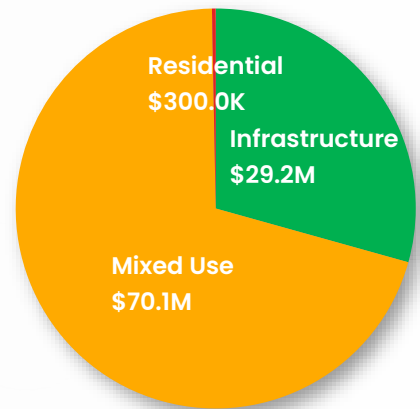


**28**  
UNIT



### FUTURE DEVELOPMENTS

Broome will see approximately **\$99.6M** of new projects due to commence construction between 2025 and 2027.



The 154 Frederick Street Health & Wellness & Childcare Centre (\$6.1M) and Sanctuary Village and Over 55 Village mixed use developments are planned in Broome. This will provide more amenities to residents and create new local jobs in the pre and post construction phases.

There are several key infrastructure projects planned for construction in 2025 and 2027, including the Broome Boating Facility, Port of Broome Cruise Terminal, Frederick Street Broome Recreation and Aquatic Centre Roundabout, and Kimberley District Support Facility. These will improve liveability for current residents.

There is almost no residential projects commencing between 2025 and 2027, which suggests a reliance on previous project builds and current stock.

With a market undersupply already in place, the absence of significant new stock suggests this will remain. The potential for higher house prices is very likely, having a multiplier effect on other property types.



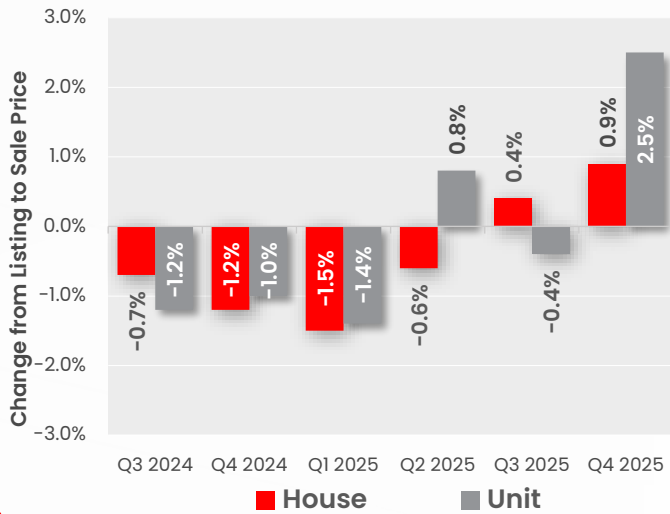
Dwellings



## 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.

In the past 12 months to Q4 2025 average vendor discount for houses and units have swung to premiums of 0.9% and 2.5%, respectively. The market favours sellers; where buyers must offer higher than the initial listing price. This creates an ideal opportunity for owners. With a significant and continuing undersupply seen across the Broome\* market buyers must act fast, before current premiums climb even higher.

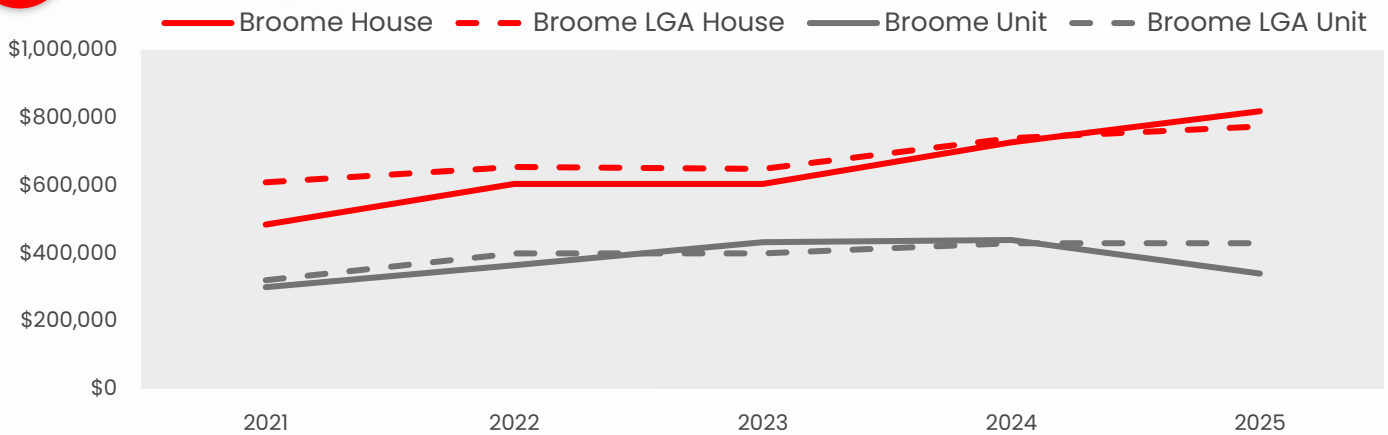


The suburb of Broome has historically provided a more affordable median house and unit prices compared to the wider Broome Local Government Area (LGA). 2025# saw house prices becoming a premium in the area, whilst unit prices continue to be more affordable.

The dominant proportion of homes sold in Broome\* in 2025# were in the most affordable price range of less than \$749,999 (41.2%). That said, 20.8% were sold at a premium price point, of \$900,000 and above. Conversely to the house market, most unit sales (41.9%) were in the premium price bracket of \$550,000 and above, and the affordable price bracket of \$400,000-\$499,999 (26.6%). Overall, there are opportunities for buyers and sellers in Broome\*.



## MARKET COMPARISON

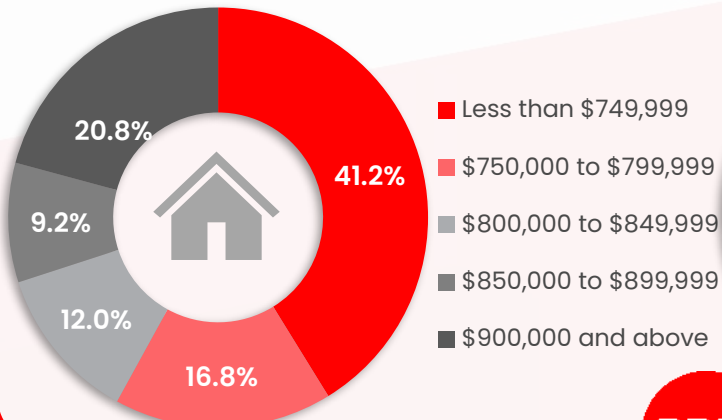


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Broome.

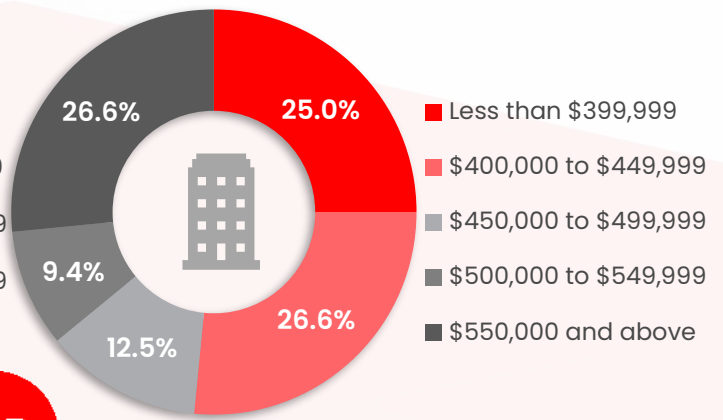


## PRICE BREAKDOWN 2025#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in Broome<sup>¥</sup> was 6.9% in December 2025, quite like Broome LGA (7.5%) but higher than Perth Metro (3.8%). This was paired with a 12.8% increase in median house rental price in the past 12 months to Q4 2025, at \$1,000 per week. The number of houses rented also increased, by 14.0% in the past 12 months, to 65 rentals in Q4 2025. This suggests a highly demanded rental market in Broome<sup>¥</sup>. A similar trend was seen in the unit's rental market, which is beneficial to investors seeking a slightly more affordable option to Perth Metro.

2-bedroom houses have provided investors with +24.1% rental growth annually, achieving a median rent of \$850 per week.

Broome<sup>¥</sup> recorded a vacancy rate of 1.1% in December 2025, lower than the Broome LGA's 1.5% but slightly higher than Perth Metro 0.7% average. Vacancy rates in Broome<sup>¥</sup> declined slightly in the past 12 months, indicating a tighter rental market. Moreover, a 1.1% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes. Overall, this presents a conducive environment for investors.

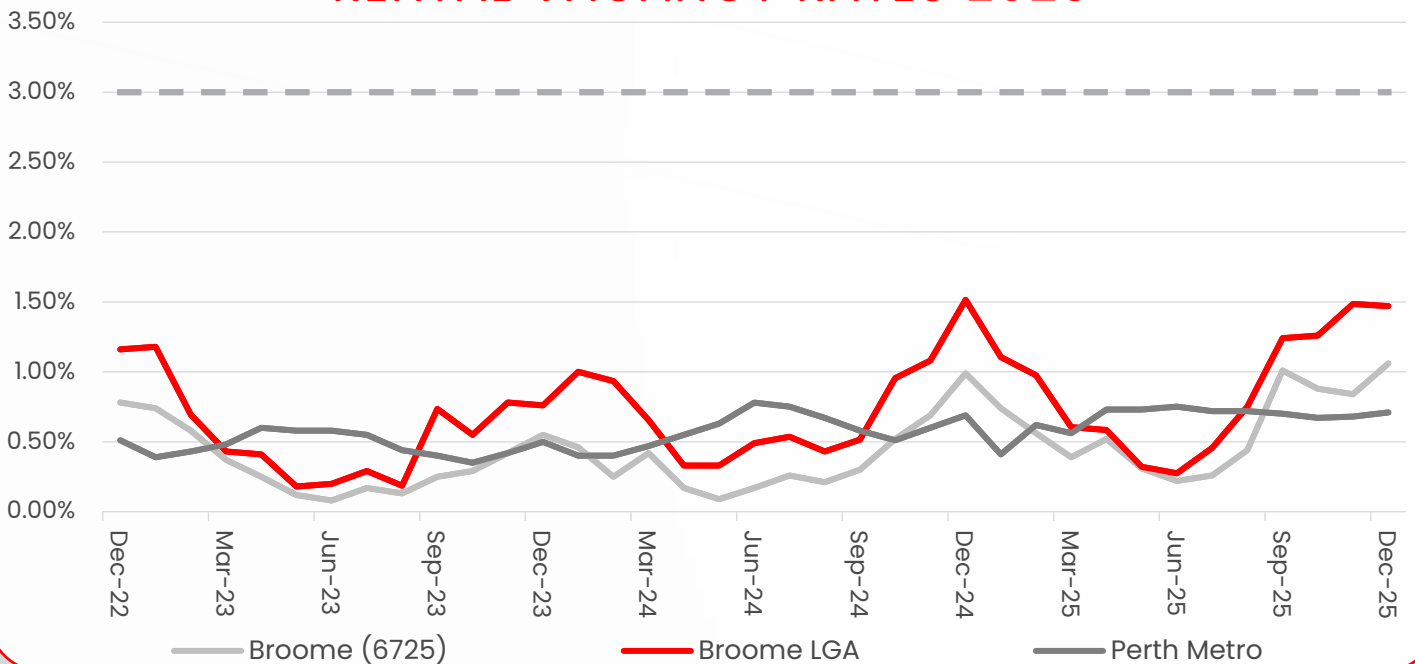
2 BEDROOMS  
**+24.1%**

3 BEDROOMS  
**+16.7%**

4 BEDROOMS  
**+0.0%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**6.9%**

Broome<sup>¥</sup>



**7.5%**

Broome LGA



**3.8%**

Perth Metro



**9.1%**

Broome<sup>¥</sup>



**10.6%**

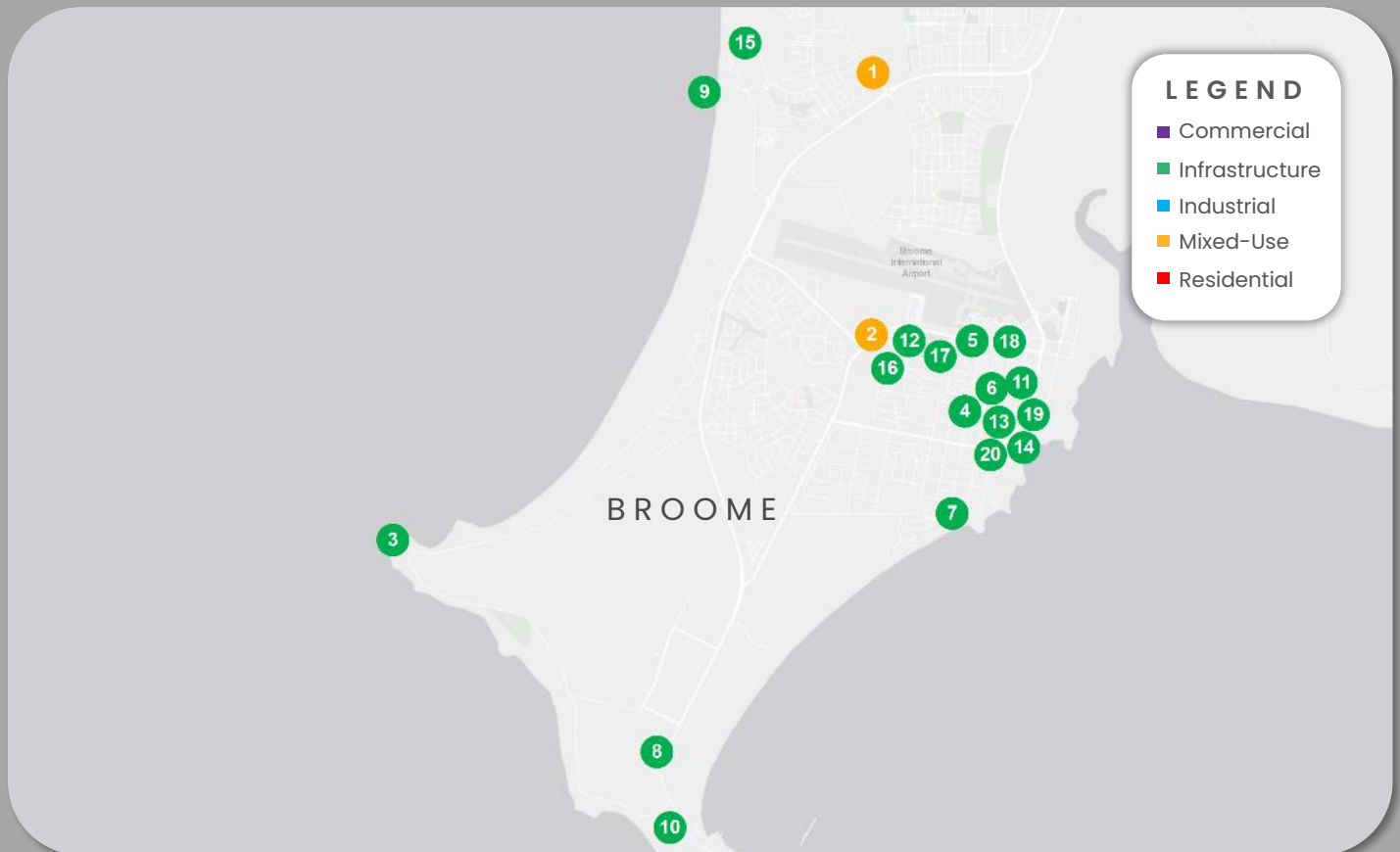
Broome LGA



**4.7%**

Perth Metro

# PROJECT DEVELOPMENT MAP 2025-2027<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>¶</sup>	Commence Date <sup>ψ</sup>
1	The Sanctuary Village Caravan Park Key Worker And Over 55s Village (Caravan Park/Over 55 Village/Key Workers Housing)	Mixed Use	\$64,000,000	19/08/2026
2	154 Frederick Street Health & Wellness & Child Care Centre (Health and Wellness/Child Care Centre/Café)	Mixed Use	\$6,100,000	25/03/2025
3	Broome Boating Facility (State Government)	Infrastructure	\$4,500,000	4/10/2027
4	Port Of Broome Cruise Terminal (State Government)	Infrastructure	\$2,000,000	14/09/2026
5	Frederick Street & Broome Recreation & Aquatic Centre Intersection Roundabout (Local Government)	Infrastructure	\$1,525,000	6/01/2025
6	Kimberley District Support Facility (State Government)	Infrastructure	\$1,500,000	13/10/2025
7	Department Of Biodiversity Conservation & Attractions Broome Transportable Office (State Government)	Infrastructure	\$1,130,000	25/08/2025
8	Broome Wharf Extensions (State Government)	Infrastructure	\$1,000,000	20/05/2025
9	Cable Beach Foreshore Redevelopment Stage 3 (Local Government)	Infrastructure	\$1,000,000	21/07/2025
10	Broome Tropical Aquaculture Park Upgrade (State Government)	Infrastructure	\$1,000,000	15/12/2025
11	Shire Of Broome Dwellings Maintenance (State Government)	Infrastructure	\$1,000,000	19/01/2026
12	Broome Residential College Residential Gardeners Shed Extension (State Government)	Infrastructure	\$950,000	7/07/2025
13	Bidyadanga Community Landfill Facility (State Government)	Infrastructure	\$950,000	8/09/2025
14	Broome Mental Health Unit Courtyard Upgrades (State Government)	Infrastructure	\$800,000	13/01/2025
15	Broome Camp School Main Switchboard & Dormitory Distribution Board Upgrade (State Government)	Infrastructure	\$800,000	11/08/2025
16	Broome Residential College LED Lighting Upgrade (State Government)	Infrastructure	\$800,000	11/08/2025
17	Broome Senior High School LED Lighting Upgrade (State Government)	Infrastructure	\$800,000	11/08/2025
18	36 Frederick Street Office Fitout (State Government)	Infrastructure	\$800,000	15/09/2025
19	Broome Courthouse 1 Electrical Upgrade (State Government)	Infrastructure	\$800,000	13/10/2025
20	Broome Sobering Up Centre Forward Works (State Government)	Infrastructure	\$800,000	13/10/2025



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## RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

## OUR KNOWLEDGE

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## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.



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## REFERENCES

\* Broome sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Broome, Djugun, Bilingurr and Cable Beach.

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

# 2025 encapsulates sales transactions for the 2025 full year (01/01/2025-31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) house median rent figures.

¥ Broome rental market data encapsulates aggregate property conditions within the postcode of 6725.

§ Rental yields and vacancy rates shown are as reported as of December 2025.

Ⓐ 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 suburbs of Broome, Djugun, Bilingurr and Cable Beach.

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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