

Media Release



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VACANT LAND PRICE IN PERTH ON THE UP

Perth's vacant land price increased by 3.7% in the June 2017 quarter according to preliminary figures released today by the Urban Development Institute of Australia (UDIA WA).

"This moderate increase in the average cost of vacant land in Greater Perth is a sign of positive things to come for the property market in Western Australia," UDIA WA CEO Allison Hailes said.

The average price of land in the Perth Metropolitan and Peel Area for the June 2017 quarter is \$232,348, up from \$224,033 in the March 2017 quarter.

"The increase in price has arisen hand in hand with a decrease in the number of lots on the market," Ms Hailes said.

"Prices declined for three consecutive quarters prior to this increase," Ms Hailes said. "This was due to more stock on the market and less demand for land from consumers."

The number of lots on the market as at 30 June 2017 was down 9% compared with 31 March 2017 in Perth and Peel.

"We are now seeing stock on the market return back to more normal levels and, in turn, a strengthening in values," Ms Hailes said.

The North-East Metropolitan growth corridor recorded the biggest share of sales activity for the quarter with a 28.4% proportion of all sales.

"The North East corridor incorporates the City of Swan where a number of new housing developments are attracting new home buyers," Ms Hailes said.

"It is also the most affordable area, with the average price sitting at \$219,895," Ms Hailes said.

Looking south, the South West Metro corridor recorded the second highest proportion of sales (27%), with the coastal areas of Kwinana, Rockingham and Cockburn all attracting buyers.

"Prices are slightly higher in the south west corridor, with an average cost of \$237,133," Ms Hailes said. "The average price in this area would be pushed up by the more premium coastal developments in Cockburn in particular."

"Overall, Perth property is beginning to show signs of recovery and along with the positive economic reports released last week predicting broader economic growth for WA next financial year, we have every reason to be hopeful," Ms Hailes said.

Ends.