PeterKuhne
REAL ESTATE
The Service Is Better At Kuhne



# FOR SALE

## 39B Hayes Avenue, Yokine

From $1,499,000

4 Bed | 2 Bath | 2 Garage



# FOR SALE

## 18A Ludlands Street, Morley

From $1,049,000

3 Bed | 2 Bath | 2 Garage



# FOR SALE

## 6/206 Kooyong Road, Rivervale

$629,000

2 Bed | 2 Bath | 1 Carport

# PERTH WEEKLY MARKET UPDATE

**Sales transactions** in Perth last week were down 15.1% on the previous week, with REIWA reporting **530 transactions**. A closer look shows house sales were down 21.7% compared to the week prior and unit sales were down 12.7% while land sales were up 100%.

**Top Performing Suburbs – Sales**
**1.** Forrestfield – 11
**2.** Baldivis – 9
**3.** Como – 8
**4.** Ballajura – 6
**5.** Mandurah – 6

**Perth's highest sale price:** Mindarie – $1,360,000
**Perth's lowest sale price:** Northbridge – $605,000

There were **8,013 properties for sale** in Perth at the end of last week, which is 2.7% higher than the previous week. This can be attributed to house listings increasing 2.9% compared to the week prior and unit listings increasing 3.7%, while listings for vacant land decreased 1.6%.

Last week's total figure of **properties available for sale** is 9.0% higher than four weeks ago and 184.0% higher than levels seen a year ago.

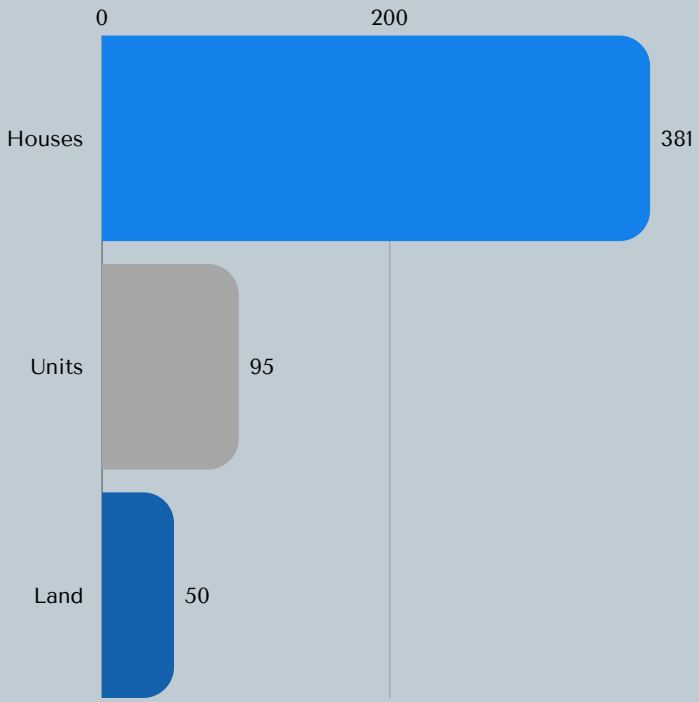
In Perth's rental market, REIWA reported there were **1,970 properties for rent** in Perth at the end of last week, which is 3.2% down on the week prior. Last week's rental listings figure is 2.6% lower than four weeks ago and 9.6% lower than a year ago.

**Top Performing Suburbs – Rentals**
**1.** Baldivis – 16
**2.** Perth – 15
**3.** Yanchep – 13
**4.** Scarborough – 9
**5.** Rockingham – 8

REIWA reported **457 properties leased** last week, which is 29.5% lower than the previous week, 27.8% lower than four weeks ago and 18.8% lower than a year ago.

# MARKET INSIGHTS

## Property Sales




Comparison

This week: 530

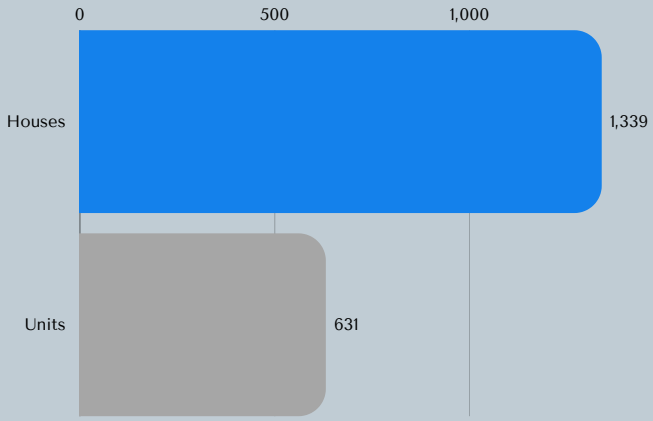
Four Weeks Ago: 664

Same Week Last Year: 729

## Top Selling Suburbs

| | |
|---|---|
| Forrestfield: | 11 |
| Baldivis: | 9 |
| Como: | 8 |
| Ballajura: | 6 |
| Mandurah: | 6 |
| Alkimos: | 5 |
| Bassendean: | 5 |

## Properties Available for Rent



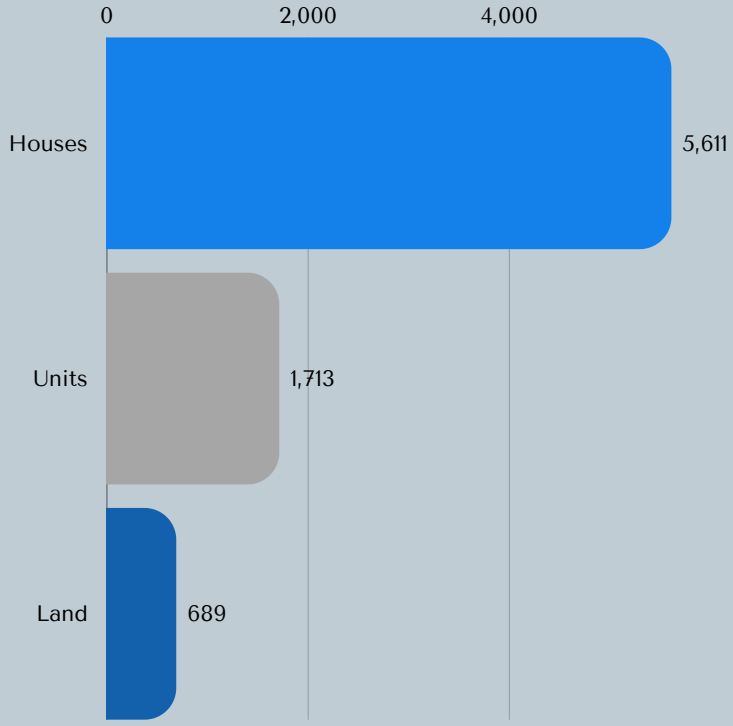

Comparison

This week: 1,972

Four Weeks Ago: 2,023

Same Week Last Year: 2,180

## Properties Listed for Sale




Comparison

This week: 8,013

Four Weeks Ago: 7,352

Same Week Last Year: 2,821

# WEEKLY RAMBLE

**Perth Market Update – This Week**

- **8,013 properties for sale** – up from 2,820 this time last year.
- Massive **184% increase in stock** – buyers have far more choice.
- Around **530 sales last week**, compared with 754 this time last year – roughly 30% lower. Considering this fact, in the 2006 Boom there were 1,800 sales in a week. There are about 500,000 more people living in Perth now.
- **Perth house median**: $965,000.
- **Perth unit median**: $695,000.
- Around **1,970 rentals available** – still 9.6% lower than last year.
- **Bottom line:** Perth remains strong, but the market is becoming more balanced.
- **For sellers:** correct pricing and presentation are becoming much more important.
- **For buyers:** more stock means more choice and greater negotiating power.

**What I expect for the remainder of 2026**

- **More balanced market** – buyers now have significantly more choice.
- **Prices should remain relatively resilient**, but growth is likely to be much slower than earlier in the year. REIWA still sees the Perth house median potentially approaching $1 million by year-end.
- **Good homes will still sell well** – particularly renovated, well-presented family homes in desirable suburbs.
- Overpriced properties will sit longer – buyers are becoming more price-sensitive and willing to negotiate.
- **Days on market** likely to increase as stock levels remain much higher.
- **Interest rates** will be a major factor affecting buyer confidence and borrowing capacity.
- **Units and affordable properties should remain strong**, as buyers look for cheaper entry points.
- **Rental demand remains strong**, with limited supply likely to keep upward pressure on rents.

**Overall:** I expect a solid but more normal Perth market to finish 2026 — less frenzy, more negotiation, and realistic pricing becoming increasingly important.

# QUOTE OF THE WEEK

There will be more jobs lost this year due to laziness than AI.

