

## REIWA RESEARCH

# PROPERTY MARKET TRENDS

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2 MARCH 2020 - This analysis is based on information available at the time of compilation and is subject to revision.

## Office property market update – December 2020

### GREATER PERTH

#### Sales activity

A total of 217 office sales across the Greater Perth region have been recorded so far during the 12 months to December 2020. Office sales can be predominantly found in Perth's Inner sub-region. There were 100 office sales in Perth's Inner sub-region (or 46 per cent of total sales), 6 sales in Perth's North East sub-region (or 3 per cent of total sales), 30 sales in Perth's North West sub-region (or 14 per cent of total sales), 31 sales in Perth's South East sub-region (or 14 per cent of total sales), 43 sales in Perth's South West sub-region (or 20 per cent of total sales), and 7 sales in the Mandurah sub-region (or 3 per cent of total sales).

| 12 MONTHS TO DECEI | PERTH'S<br>INNER | PERTH'S<br>NORTH EAST | PERTH'S<br>NORTH<br>WEST | PERTH'S<br>SOUTH EAST | PERTH'S<br>SOUTH<br>WEST | MANDURAH | GREATER<br>PERTH |
|--------------------|------------------|-----------------------|--------------------------|-----------------------|--------------------------|----------|------------------|
| 2011               | 151              | 20                    | 39                       | 55                    | 50                       | 8        | 323              |
| 2012               | 201              | 12                    | 38                       | 47                    | 75                       | 5        | 378              |
| 2013               | 154              | 15                    | 45                       | 58                    | 87                       | 4        | 363              |
| 2014               | 181              | 17                    | 30                       | 45                    | 59                       | 6        | 338              |
| 2015               | 130              | 13                    | 32                       | 45                    | 53                       | 6        | 279              |
| 2016               | 116              | 16                    | 30                       | 50                    | 42                       | 3        | 257              |
| 2017               | 173              | 10                    | 40                       | 39                    | 51                       | 5        | 318              |
| 2018               | 112              | 12                    | 25                       | 44                    | 42                       | 4        | 239              |
| 2019               | 99               | 10                    | 25                       | 43                    | 48                       | 6        | 231              |
| 2020               | 100              | 6                     | 30                       | 31                    | 43                       | 7        | 217              |

#### Sales by price range

Across Perth, 39 per cent of office sales were priced between \$250,000 - \$500,000, 13 per cent between \$500,000 - \$750,000, 9 per cent between \$750,000 - \$1,000,000 and 14 per cent between \$1 - \$5 million.

|                      | PERTH'S<br>INNER | PERTH'S<br>NORTH EAST | PERTH'S<br>NORTH<br>WEST | PERTH'S<br>SOUTH EAST | PERTH'S<br>SOUTH<br>WEST | MANDURAH | GREATER<br>PERTH |
|----------------------|------------------|-----------------------|--------------------------|-----------------------|--------------------------|----------|------------------|
| Under \$100,000      | 3                | -                     | -                        | 2                     | -                        | 1        | 6                |
| \$100 - \$250,000    | 15               | -                     | 4                        | 7                     | 12                       | 1        | 39               |
| \$250 - \$500,000    | 43               | 3                     | 13                       | 4                     | 18                       | 4        | 85               |
| \$500 - \$750,000    | 10               | 1                     | 4                        | 7                     | 6                        | -        | 28               |
| \$750 - \$1 million  | 9                | 1                     | 3                        | 5                     | 2                        | -        | 20               |
| \$1 - \$5 million    | 14               | 1                     | 4                        | 6                     | 5                        | 1        | 31               |
| \$5 - \$10 million   | 1                | -                     | 1                        | -                     | -                        | -        | 2                |
| \$10 - \$50 million  | 4                | -                     | -                        | -                     | -                        | -        | 4                |
| \$50 - \$100 million | 1                | -                     | 1                        | -                     | -                        | -        | 2                |
| Over \$100 million   | -                | -                     | -                        | -                     | -                        | -        | -                |

## Median sale price per square meter

|      | PERTH -<br>INNER | PERTH -<br>NORTH EAST | PERTH -<br>NORTH<br>WEST | PERTH -<br>SOUTH EAST | PERTH -<br>SOUTH<br>WEST | MANDURAH    | GREATER<br>PERTH |
|------|------------------|-----------------------|--------------------------|-----------------------|--------------------------|-------------|------------------|
| 2011 | \$5,987/sqm      | \$3,740/sqm           | \$4,375/sqm              | \$3,970/sqm           | \$2,000/sqm              | \$3,750/sqm | \$4,776/sqm      |
| 2012 | \$6,107/sqm      | \$3,904/sqm           | \$4,470/sqm              | \$4,481/sqm           | \$1,065/sqm              | \$3,871/sqm | \$4,562/sqm      |
| 2013 | \$6,485/sqm      | \$2,870/sqm           | \$4,582/sqm              | \$4,033/sqm           | \$3,723/sqm              | \$3,582/sqm | \$4,733/sqm      |
| 2014 | \$6,453/sqm      | \$3,250/sqm           | \$4,267/sqm              | \$4,316/sqm           | \$3,644/sqm              | \$3,728/sqm | \$5,296/sqm      |
| 2015 | \$5,867/sqm      | \$4,722/sqm           | \$5,102/sqm              | \$4,767/sqm           | \$4,019/sqm              | \$2,141/sqm | \$5,263/sqm      |
| 2016 | \$5,773/sqm      | \$3,582/sqm           | \$4,741/sqm              | \$4,299/sqm           | \$5,353/sqm              | \$4,000/sqm | \$5,128/sqm      |
| 2017 | \$4,764/sqm      | \$3,625/sqm           | \$4,308/sqm              | \$3,482/sqm           | \$4,864/sqm              | \$4,038/sqm | \$4,545/sqm      |
| 2018 | \$4,889/sqm      | \$3,692/sqm           | \$3,784/sqm              | \$3,495/sqm           | \$3,905/sqm              | \$4,050/sqm | \$4,195/sqm      |
| 2019 | \$4,752/sqm      | \$3,379/sqm           | \$4,689/sqm              | \$3,500/sqm           | \$3,192/sqm              | \$2,635/sqm | \$4,250/sqm      |
| 2020 | \$4,474/sqm      | \$4,671/sqm           | \$3,130/sqm              | \$4,078/sqm           | \$3,474/sqm              | \$2,727/sqm | \$3,906/sqm      |

## Sub-market breakdown

|                           | FREEHOLD LOT |                            |  | STRATA PLAN (BUILDING OR VACANT) |                            |  |
|---------------------------|--------------|----------------------------|--|----------------------------------|----------------------------|--|
|                           | SALES        | MEDIAN<br>BUILDING<br>AREA | MEDIAN<br>BUILDING<br>PRICE PER<br>SQUARE<br>METRE | SALES                            | MEDIAN<br>BUILDING<br>AREA | MEDIAN<br>BUILDING<br>PRICE PER<br>SQUARE<br>METRE |
| <b>Perth - Inner</b>      | <b>18</b>    | <b>120</b>                 | <b>\$2,811/sqm</b>                                 | <b>82</b>                        | <b>78</b>                  | <b>\$4,474/sqm</b>                                 |
| Cottesloe - Claremont     | 5            | 145                        | \$7,458/sqm  | 18                               | 62                         | \$6,290/sqm  |
| Perth City                | 13           | 120                        | \$2,811/sqm  | 64                               | 83                         | \$4,108/sqm  |
| <b>Perth - North East</b> | <b>3</b>     | <b>213</b>                 | <b>\$5,000/sqm</b>                                 | <b>2</b>                         | <b>231</b>                 | <b>\$2,100/sqm</b>                                 |
| Bayswater - Bassendear    | 1            | 242                        | \$5,000/sqm  | 2                                | 231                        | \$2,100/sqm  |
| Mundaring                 | 1            | 60                         | \$6,667/sqm  | -                                | -                          | -  |
| Swan                      | 1            | 213                        | \$4,671/sqm  | -                                | -                          | -  |
| <b>Perth - North West</b> | <b>7</b>     | <b>152</b>                 | <b>\$1,447/sqm</b>                                 | <b>23</b>                        | <b>93</b>                  | <b>\$3,481/sqm</b>                                 |
| Joondalup                 | 2            | 152                        | \$6,118/sqm  | 5                                | 77                         | \$4,741/sqm  |
| Stirling                  | 5            | 1200                       | \$1,447/sqm  | 12                               | 141                        | \$3,202/sqm  |
| Wanneroo                  | -            | -                          | -  | 6                                | 158                        | \$3,481/sqm  |
| <b>Perth - South East</b> | <b>8</b>     | <b>485</b>                 | <b>\$4,182/sqm</b>                                 | <b>23</b>                        | <b>87</b>                  | <b>\$3,958/sqm</b>                                 |
| Armadale                  | 1            | -                          | -  | 1                                | 136                        | \$1,471/sqm  |
| Belmont - Victoria Park   | 2            | 944                        | \$4,182/sqm  | 9                                | 48                         | \$3,603/sqm  |
| Canning                   | 2            | 930                        | \$4,078/sqm  | 4                                | 125                        | \$1,971/sqm  |
| Gosnells                  | 1            | 95                         | \$6,316/sqm  | -                                | -                          | -  |
| Kalamunda                 | -            | -                          | -  | -                                | -                          | -  |
| Serpentine - Jarrahdale   | -            | -                          | -  | -                                | -                          | -  |
| South Perth               | 2            | 485                        | \$6,849/sqm  | 9                                | 84                         | \$6,930/sqm  |
| <b>Perth - South West</b> | <b>4</b>     | <b>-</b>                   | <b>\$7,425/sqm</b>                                 | <b>37</b>                        | <b>90</b>                  | <b>\$3,735/sqm</b>                                 |
| Cockburn                  | -            | -                          | -  | 8                                | 147                        | \$4,829/sqm  |
| Fremantle                 | 3            | -                          | \$7,425/sqm  | 15                               | 70                         | \$3,636/sqm  |
| Kwinana                   | -            | -                          | -  | -                                | -                          | -  |
| Melville                  | 1            | -                          | -  | 11                               | 35                         | \$3,785/sqm  |
| Rockingham                | -            | -                          | -  | 3                                | 240                        | \$1,585/sqm  |
| <b>Mandurah</b>           | <b>2</b>     | <b>93</b>                  | <b>\$3,871/sqm</b>                                 | <b>4</b>                         | <b>72</b>                  | <b>\$2,727/sqm</b>                                 |
| Mandurah                  | 2            | 93                         | \$3,871/sqm  | 4                                | 72                         | \$2,727/sqm  |
| <b>Greater Perth</b>      | <b>42</b>    | <b>95</b>                  | <b>\$2,811/sqm</b>                                 | <b>171</b>                       | <b>83</b>                  | <b>\$3,980/sqm</b>                                 |

## FOR MORE INFORMATION

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