



Curtin University

Housing supply in the Wheatbelt

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Some quick stats

- ABS Estimated resident population of Wheatbelt 2025 approx 80,000
- Accounts for around 2.6% of estimated WA population
- 1.4% growth on 2024 (NIM 60%, NOM 34%)
- Share of Housing Accord target – around 650 dwellings p.a.
- Keep pace with population growth at 2% - around 650 dwellings p.a.
- Building approvals 2024/25 = 464

LGA Name	Median dwelling price	1 year growth	3 year growth	5 year growth
Chittering	\$1,179,938	18%	56%	113%
Toodyay	\$768,856	19%	63%	111%
Gingin	\$710,173	15%	50%	97%
Dandaragan	\$640,752	19%	46%	96%
York	\$551,134	14%	70%	107%
Northam	\$533,909	21%	82%	137%
Beverley	\$462,921	7%	66%	103%
Brookton	\$398,566	37%	77%	189%
Narrogin	\$383,415	33%	95%	129%
Cuballing	\$368,617	9%	32%	72%
Wagin	\$345,318	38%	108%	219%
Cunderdin	\$342,027	24%	105%	140%
Dumbleyung	\$318,616	57%	94%	306%
Goomalling	\$308,658	42%	73%	136%
Pingelly	\$301,608	38%	52%	113%
Merredin	\$294,600	22%	70%	142%
Quairading	\$293,935	18%	107%	143%
Wongan-Ballidu	\$287,184	26%	83%	149%
Bruce Rock	\$284,127	39%	101%	134%
Corrigin	\$278,705	35%	53%	139%
Kellerberrin	\$278,034	20%	105%	134%
Moora	\$271,896	2%	35%	70%
Dowerin	\$262,605	35%	68%	133%
Lake Grace	\$258,993	36%	53%	109%
Dalwallinu	\$237,915	1%	10%	74%
Yilgarn	\$132,756	0%	0%	116%

Cotality
data (AVM)
end Jan
2026



Median Rents

LGA Name	# of rental listings in last 12 months	Median asking rent in last 12 months	1 year growth	5 year growth
Chittering	15	\$800	8.1%	68.4%
Dandaragan	33	\$535	18.9%	40.8%
Gingin	20	\$600	20.0%	81.8%
Merredin	35	\$410	7.9%	47.7%
Northam	82	\$515	5.1%	77.6%
Toodyay	34	\$515	14.4%	56.1%
York	11	\$500	28.2%	-

Rental bonds and Short-Term Rental Accommodation registrations

	Rental Bonds Aug 2025	STRA Sep 2025	STRA as % of Bonds
Gingin	180	232	128.9
Dandaragan	209	167	79.9
Merredin	233	31	13.3
Toodyay	146	26	17.8
York	125	26	20.8
Northam	567	24	4.2
Chittering	153	10	6.5
Narrogin	306	9	2.9
Wagin	127	3	2.4
Moora	98	0	0.0

Social housing stock 2024 = 1,101

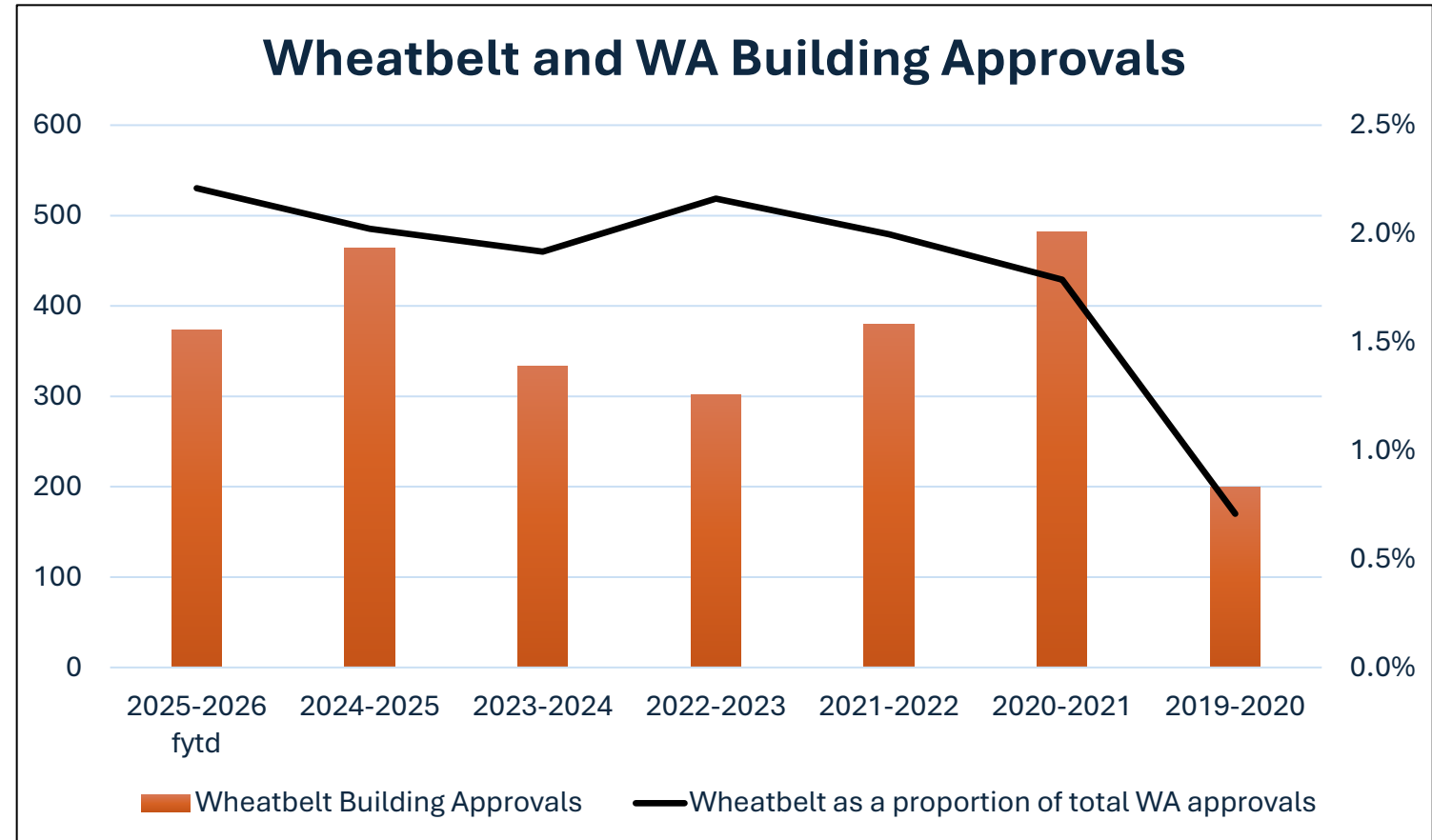
LGA	Social housing dwellings	Social housing dwellings per 100 people
Northam	318	2.55
Narrogin	189	3.75
Merredin	96	2.87
Moora	73	2.99
York	62	1.69
Lake Grace	39	2.94
Goomalling	26	2.62
Kellerberrin	26	2.24
Quairading	25	2.58
Beverley	20	1.11
Toodyay	19	0.37
Wagin	19	1.04
Corrigin	18	1.73
Wongan-Ballidu	18	1.34
Brookton	16	1.66
Pingelly	16	1.46
Cunderdin	14	1.06
Yilgarn	11	0.91



Dwelling supply

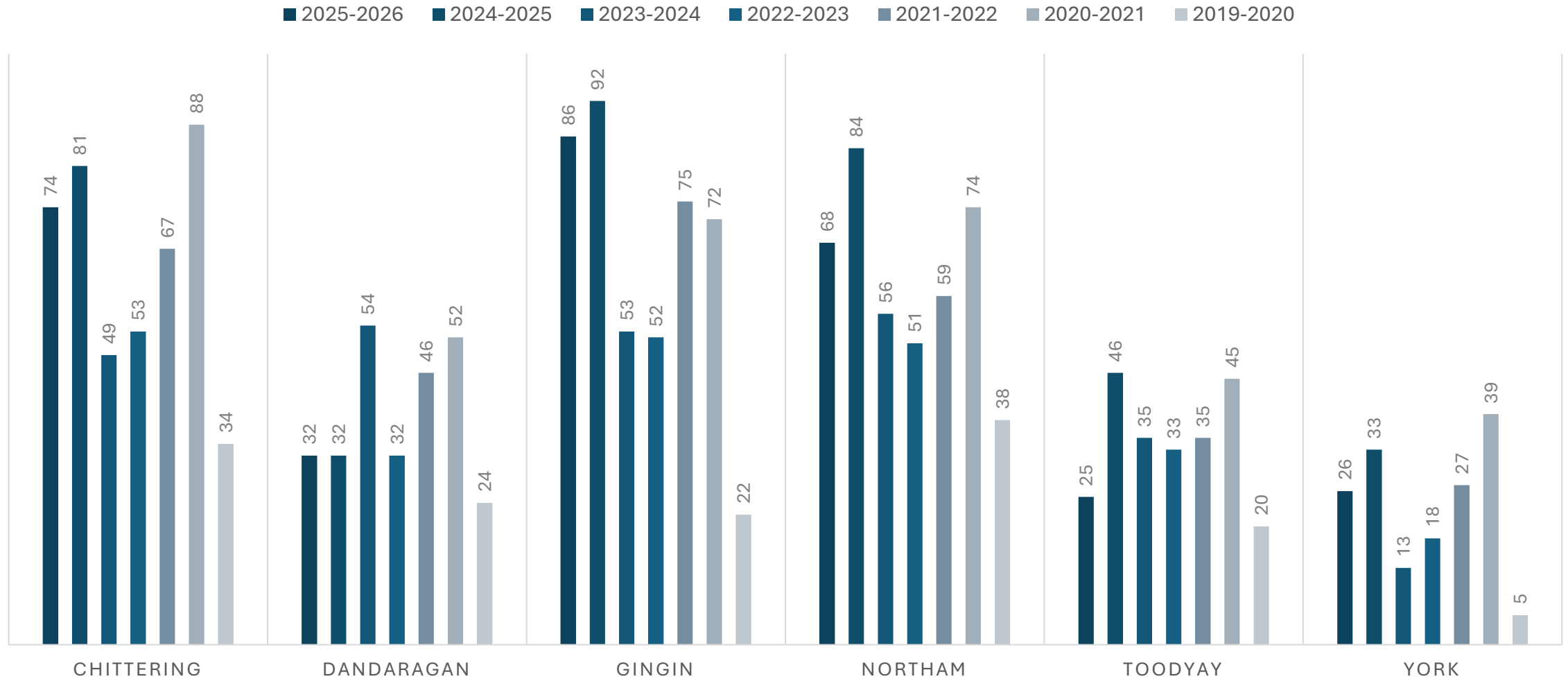
Stock of conditional lot approvals

	2021	2023	2025
Chittering	57	64	226
Cunderdin	2	2	41
Dandaragan	5	108	98
Gingin	1964	2140	603
Lake Grace	0	0	22
Moora	0	0	16
Northam	160	141	102
Toodyay	133	107	157
West Arthur	0	0	21
York	4	32	46
Wheatbelt total	2383	2656	1359
Wheatbelt as % of WA	3.4%	3.8%	2.3%





BUILDING APPROVALS - MAJOR POPULATION CENTRES





Key supply challenges

- Infrastructure to unlock housing
- Workforce – attraction and retention
- Construction costs
- Feasibility of new development
- Demand for established dwellings





Supporting housing delivery in regional areas



Current WA government
initiatives in Wheatbelt



National initiatives to increase
regional housing supply



International initiatives to
increase supply



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Opportunities



Infrastructure



Partnerships



Key worker housing



Development WA



Get some of that new GROH funding



Reduced delivery costs



Consistent, long-term funding schemes to deliver certainty



Workforce