

Australian Farmland Values

Mid-Year Update 2023



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About Rural Bank

Rural Bank is a division of Bendigo and Adelaide Bank Limited and provides exceptional financial services, knowledge and leadership for Australian farmers to grow.

About this research

The Australian Farmland Values report is based on actual farm sales using data collected by the official government agency in each state and territory. Data for 2022 and 2023 sales have been provided by DAS (Digital Agriculture Services).

The Australian Farmland Values report is a guide to market trends in commercial farming property. To that end, where possible, only transactions at 'arm's length' are included in the analysis. Further, small parcels are also excluded to limit the impact of 'lifestyle farming' on the results. The values used in this report are based on the total sale price and therefore include the value of capital improvements. As property settlement periods vary, some sales from the first half of 2023 will not be captured in this report at the time of publication.

Median prices in the report are only a guide to market activity. They are not a valuation. Median is used rather than mean as the median is not as readily distorted by unusually high or low prices. However, the median does have limitations. The mix of property sold in any given year can cause the median price to move up or down in a way that is unrelated to a move in value. For example, a higher proportion of lower-value sales can result in a lower median and vice-versa. In areas where there have been very few sales, this effect can be especially pronounced and so in these cases the median should be used with caution and may not be indicative of an actual change in farmland value.

This report is not intended for use as a farm valuation tool. A qualified professional is required to assess the value of a property.

The commodity price index quoted in the report is weighted based on the gross value of agricultural production (GVP) for each commodity. Commodities that make up the index include wheat, barley, canola, beef, wool, lamb, mutton, dairy, cotton, sugar, fruit and vegetables. Each commodity uses a specific indicator price as a point of reference for the wider categories within each commodity group. The baseline for both the commodity price index and the farmland values index is calculated using the average price between 2010–2015, in order to get a fair representation of price over time and help smooth out seasonal volatility in any one year. This methodology only applies to the commodity price comparison section of the report.



DAS is a technology company that delivers location intelligence for financial services and enterprises, with a unified system of data, insights, software and CRM integrations. Decision-makers use DAS' unique ecosystem of products and services to get the multidimensional intelligence they need to lend, insure, invest and sell better in a dynamic climate. Established in 2017 in partnership with CSIRO, the company is accelerating innovation across the entire agri-enterprise ecosystem.

Bendigo and Adelaide Bank acknowledges Aboriginal and Torres Strait Islander peoples as the First Peoples of this nation and the Traditional Custodians of the land where we live, learn and work.

We pay our respects to Elders past and present as it is their knowledge and experience that holds the key to the success of future generations.

Analysis of farmland values in half-yearly periods

When analysing farmland transactions in half-yearly periods, year-on-year growth provides the best representation of market trends due to the different make-up of properties transacted across the two halves of a calendar year. Three ways in which the two halves of the year differ are: the number of transactions, location of transactions and primary land-use of transactions.

The first half of a calendar year typically accounts for a greater proportion of the year's transactions. On average, 53 per cent of transactions occur in the first half of the year. Only New South Wales and Queensland have a more even split of transactions across the year. The greatest disparity occurs in South Australia where 60 per cent of transactions occur in the first half of the year. A greater supply of transactions in the first half of the year can contribute to relatively lower prices.

Furthermore, the first half of the year has a greater proportion of Australian farmland transactions being recorded in relatively lower-priced states such as South Australia and Western Australia compared to the second half of the year. As a result, the national median price is more weighted toward these states.

Finally, there is a greater proportion of cropping properties transacted in the first half of the year which overall hold a lower median price per hectare compared to grazing properties. As such, the first half of the year has a greater weighting toward relatively lower-priced transactions.

The combined result of these three factors is that the median price of farmland in Australia typically declines in the first half of a calendar year compared to the second half of the previous year. Of the past 28 years, 22 have seen a decline in the median price in the first half of the year. Of the six years which have bucked this trend, two of them were 2021 and 2022.



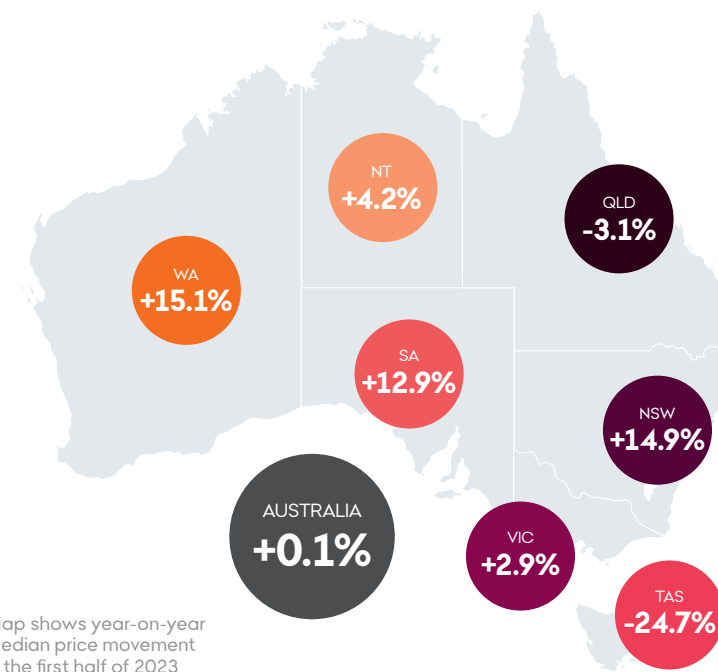
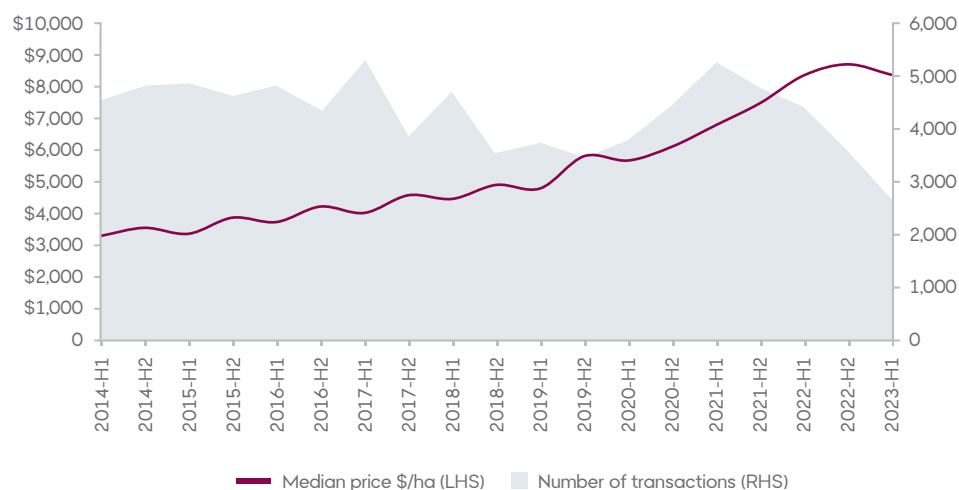
National summary

Australian farmland values have reached an inflection point in 2023 following a sustained period of strong growth. The median price of farmland in the first half of 2023 was only 0.1 per cent higher compared to a year earlier. This marks a distinct shift from the previous four half-yearly periods which each saw year-on-year growth between 16–23 per cent.

In comparison to the second half of 2022, the median price in the first half of 2023 was lower by 3.9 per cent. This followed consecutive half-on-half growth in the previous five half-yearly periods. While this is a shift from the past two years which saw first half growth of 11.2 per cent and 11.8 per cent, respectively, this was a return to trend with an average first half decline of 3.1 per cent recorded in the five years prior to 2021.

The number of farmland transactions continued to decline in the first half of the year, down to its lowest level in the past 28 years. The number of transactions in Australia was 40.2 per cent lower than a year earlier and 27 per cent lower than the second half of 2022. This was the fourth consecutive half in which transaction volume declined, a period of which transaction volume has halved.

Australia – historic performance



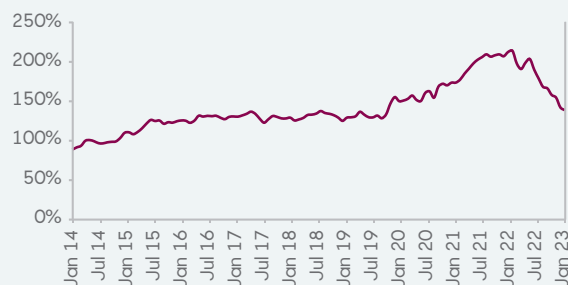
Across the states: Western Australia, New South Wales and South Australia saw the strongest year-on-year growth in the first half of 2023. Victoria saw more modest growth which was a rapid slowdown from four consecutive halves with year-on-year growth of over 20 per cent. Queensland saw a decline in median price, however price movements were mixed across the state's regions. The median price in Tasmania fell, although this was largely confined to the Northern region. While the overall trend was a lack of growth in land values, median price growth in cropping regions generally kept pace with recent years. Demand was likely sustained into early 2023 following another strong winter crop in 2022. In contrast, demand in grazing regions was weakened by declining livestock prices.

The major drivers of farmland values – commodity prices, seasonal conditions and interest rates – all moved towards settings less supportive of fuelling strong demand for land purchases and are expected to continue to remain less favourable for price growth in the second half of 2023. Dry conditions brought on by an El Niño which will contribute to lower crop production, coupled with below average livestock prices will see reduced farm incomes compared to recent years. In addition, interest rates are set to remain at or near the current level, further hampering buying power. As a result of reduced demand, farmland values are expected to remain steady or moderately decline across the second half of 2023.

Drivers of farmland values

Agriculture commodity price index

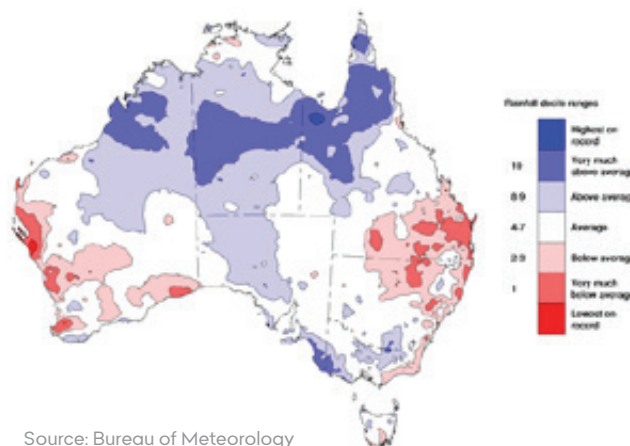
2010-15 avg.=100



Commodity prices

A sudden and sharp decline in agricultural commodity prices in the first half of 2023 contributed to reduced appetite for farmland purchases. Rural Bank's Commodity Price Index, which combines indicator prices for major agricultural commodities into a single index, recorded a 22 per cent decline across the first half of 2023 and in June was down 35 per cent from a record high in June 2022. Lower commodity prices from a year earlier were widespread across major agricultural commodities, most notably in the livestock sector. Heat has come out of demand and a smaller pool of buyers is expected to continue producing weaker competition for properties with little upside potential in commodity prices in the second half of 2023 and into 2024.

Australian rainfall deciles Jan-Jun 2023

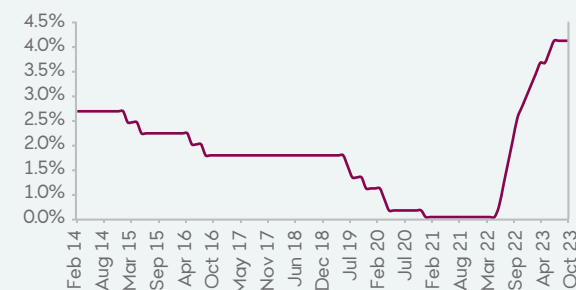


Source: Bureau of Meteorology

Seasonal conditions

Rainfall outlooks for much of 2023 have forecasted drier conditions. This shift in rainfall outlooks following three seasons of above-average rainfall likely saw greater caution enter into prospective buyers' minds. While outlooks regularly suggested dry conditions, rainfall that eventuated in the first half of the year was a mixed bag across agricultural regions. Soil moisture has declined well below-average in most parts of New South Wales, Queensland and Western Australia, while Victoria and South Australia are average to below-average. Drier conditions driven by an El Niño will likely keep appetite for expansion weakened for the remainder of 2023 and into 2024.

Official cash rate target



Source: Reserve Bank of Australia

Interest rates

Higher interest rates also contributed to weaker demand. Although the rise in interest rates was more substantial in 2022, rising from a record low of 0.1 per cent to 3.1 per cent by December, the first half of 2023 saw four further rises to take the cash rate to 4.1 per cent in June. Commentary that interest rates would at least hold around current levels, in addition to the prospect of reduced income from lower commodity prices and drier conditions, all combined to see prospective buyers reassess land purchasing decisions. With inflation now slowing down, it is likely that interest rates will remain around the current level for the remainder of 2023 and throughout much of 2024.

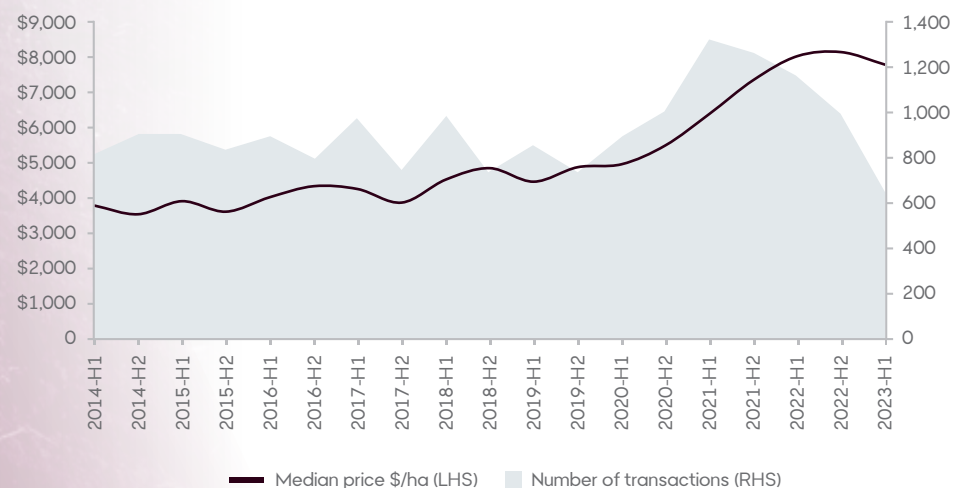
Queensland



The median price per hectare for Queensland farmland in the first half of 2023 fell to \$7,822/ha. This represents a year-on-year decline of 3.1 per cent and a 4.5 per cent fall from the last half of 2022. Prior to 2023, Queensland had experienced a four-year run of increasing median price. While this marks the first half-yearly decline since 2019, growth in Queensland's median price has been slowing since 2021. Notably, half of Queensland's regions recorded half-year increases with the other half of regions declining. Despite the easing of values, Queensland's median price was still the third highest for a half-yearly period on record, higher than median prices seen prior to 2022. Prices are expected to continue softening in the second half of 2023 as a dry outlook exacerbates easing demand.

Transaction volume in the first half of 2023 declined 4.5 per cent from the second half 2022. This continues a trend of slowing sales starting in the second half of 2021. With only 643 transactions in the first half of 2023, this was the lowest volume recorded in a half-yearly period in at least 28 years. Transaction numbers in all regions of Queensland fell for the first time since 2008, indicating an easing of demand and selling intentions around the state. Recent history shows transaction numbers tend to ease in the second half of the year, a trend which is expected to continue in the second half of 2023.

Queensland – historic performance



Queensland – Regions

Median price movement was mixed with an even split of increases and decreases across the regions but was a clear trend of easing demand with all regions recording fewer transactions.

Central: Recorded the most significant decline in median price of all regions, breaking a run of seven consecutive half-yearly increases. Transaction volume remained very tight at the lowest recorded in a half-yearly period in 14 years following highs in 2021.

Central Highlands: A marginal decline in the first half of 2023 meant the median price was still up year-on-year and near record highs. Transaction volume was the lowest in over 28 years.

Far North: Median price increased to a new record high and became the highest valued farmland in the state. Transaction volume tightened sharply to the lowest level since at least 1995.

North: Median price reached a new record high after lifting for the seventh consecutive half-yearly period. Transaction volume fell to a record low after being relatively high in 2021 and 2022.

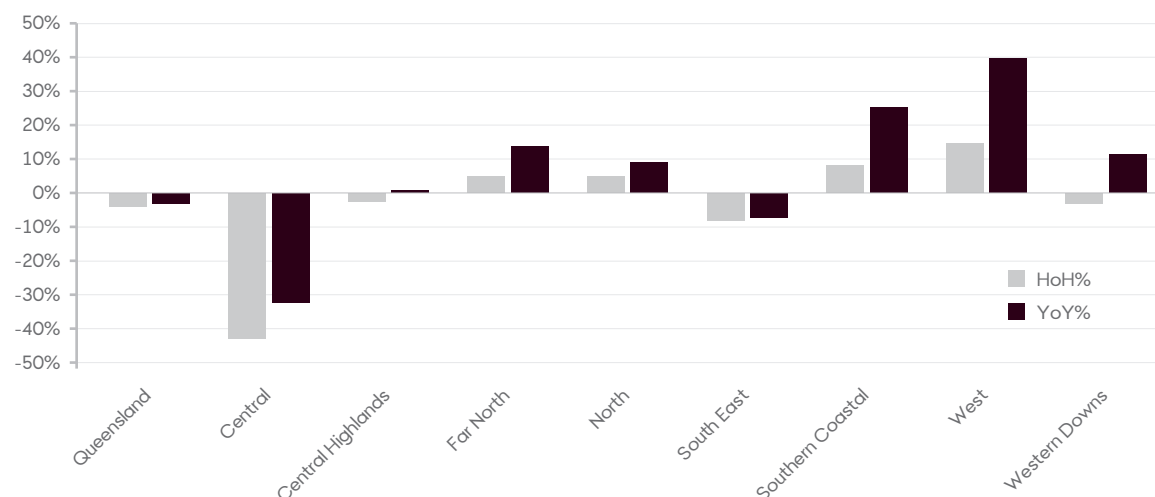
South East: Growth has slowed steadily since 2021 which turned into a decline in the first half of 2023. This saw the South East lose the mantle of Queensland's highest valued farmland. Transactions were down, but not as significantly as other regions.

Southern Coastal: Median price reached a record high, but growth has been inconsistent and has not trended in the same direction for more than a year since 2015.

West: Recorded the largest increase to median price per hectare of any region but is by far the cheapest. Very low transaction numbers mean the result is less reliable.

Western Downs: Median price per hectare stabilised after explosive growth in 2022, remaining just below the peak in second half 2022 and more than double prices prior to 2021.

Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
Central	\$392	-42.8%	-32.5%	15	-46.4%	-16.7%
Central Highlands	\$6,253	-2.5%	+0.4%	21	-58.8%	-53.3%
Far North	\$12,903	+4.7%	+13.6%	32	-62.4%	-67.0%
North	\$11,346	+5.1%	+8.6%	58	-47.7%	-53.6%
South East	\$11,482	-8.4%	-7.1%	184	-28.1%	-43.7%
Southern Coastal	\$8,204	+8.4%	+25.3%	210	-35.0%	-42.3%
West	\$221	+14.9%	+40.2%	5	-50.0%	-50.0%
Western Downs	\$4,137	-3.0%	+11.6%	118	-10.6%	-34.1%
QUEENSLAND	\$7,822	-4.5%	-3.1%	643	-35.4%	-44.8%

New South Wales

Far West
-22.7%

NE &
NW
+25.8%

North
Coast
+15.9%

Central
West
-2.6%

Hunter
-8.2%

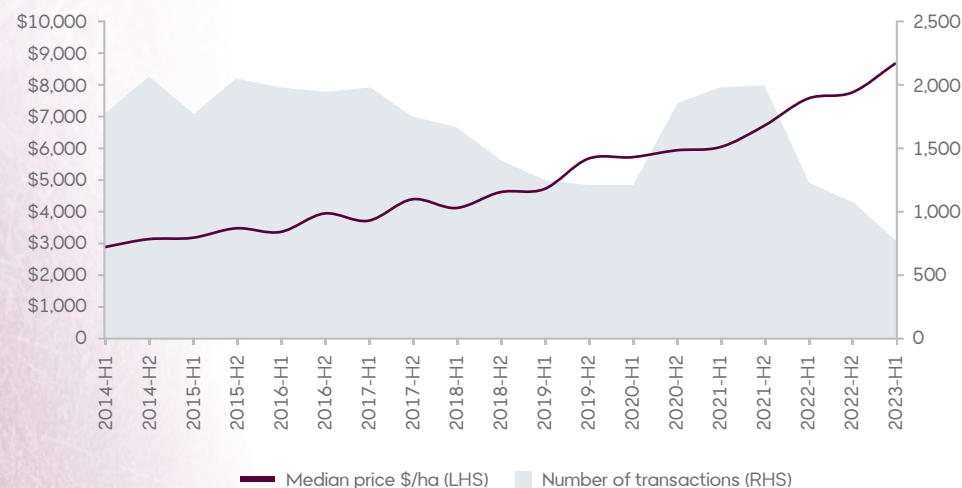
Riverina
Murray
+18.3%

South East
+3.3%

The median price per hectare of farmland in New South Wales continued to increase throughout the first half of 2023, with prices being supported by a tightening of supply. The median price increased to \$8,649/ha, up 14.9 per cent compared to the first half of 2022, and 12 per cent higher than second half of 2022. This was the tenth consecutive increase for a half-yearly period, over this period the median price has more than doubled, rising 112 per cent. Median value was driven higher by strong growth in New England & North West (+25.8 per cent), Riverina Murray (+18.3 per cent) and the North Coast (+15.9 per cent). New South Wales was the only state to record growth from the second half of 2022 and has overtaken Queensland to now have the third largest state median value.

There were 778 transactions recorded in New South Wales in the first half of 2023, down 36.9 per cent from the previous year and was the lowest volume for a half-yearly period in the last 28 years. All regions in New South Wales recorded year-on-year declines in transaction volumes ranging from -18.3 per cent in the North Coast to -57.7 per cent in the Far West. Supply of properties has fallen sharply for three consecutive half-yearly periods since the end of 2021, with the number of transactions in the first half of 2023 down 61 per cent since then.

New South Wales – historic performance



New South Wales – Regions

The median price per hectare increased for nearly all the state's regions from the second half of 2022, with only the South East experiencing a decline. Transaction volume was lower across all regions in the first half of 2023, with most regions having the lowest volume of half-yearly transactions in at least 28 years.

Central West: The median price declined from the peak seen in the first half of 2022 but remained 60 per cent higher than the first half of 2021. Supply declined for a third consecutive half.

Far West: Values were lower compared to the first half of 2022, although prices were in line with the second half of the year. Transaction numbers fell to less than half compared to last year, the largest percentage decline in transaction volumes recorded.

Hunter: Land values were down from a year earlier but were higher than the second half of 2022. Transaction volume has dropped 63 per cent over the past three half-year periods.

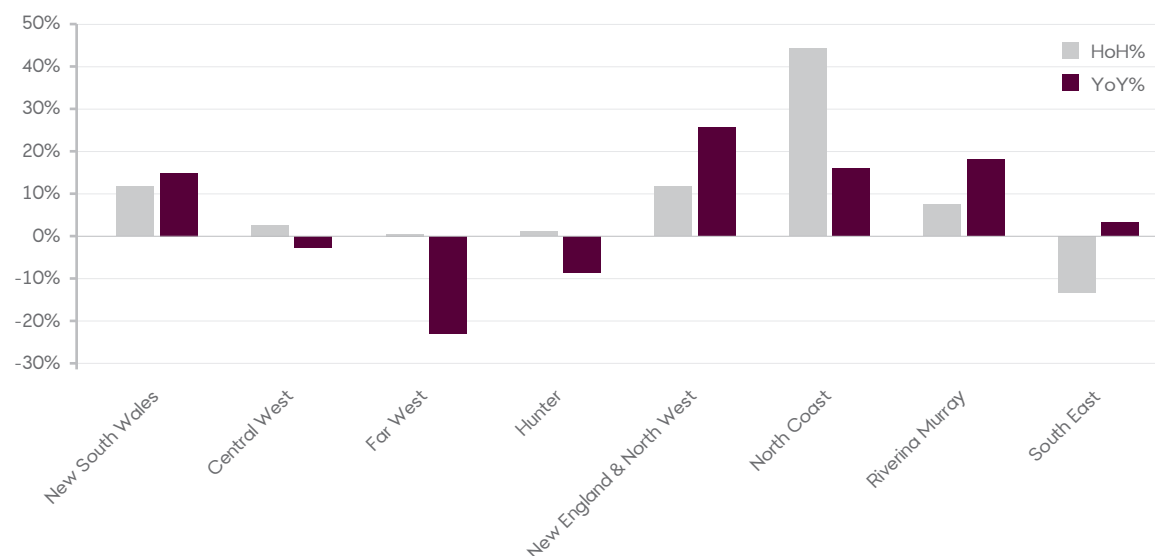
New England & North West: The median price increased for a fourth consecutive half in the first half of 2023. This region had the largest year-on-year increase in price. Supply continued to tighten, with transaction volume in decline since the first half of 2021.

North Coast: The value of land lifted in the first half of this year, more than recovering from a slump in the second half of 2022. Transaction volumes declined, although the North Coast had the smallest percentage drop in transactions seen across the regions.

Riverina Murray: The sharp rise in values has continued with median price growth of 91 per cent over six consecutive half-yearly periods of growth. Transaction volume dropped for a fourth half.

South East: Median value was lower than the second half of 2022, although this followed growth of 120 per cent over the previous four halves. Transaction volume has been significantly lower in 2023.

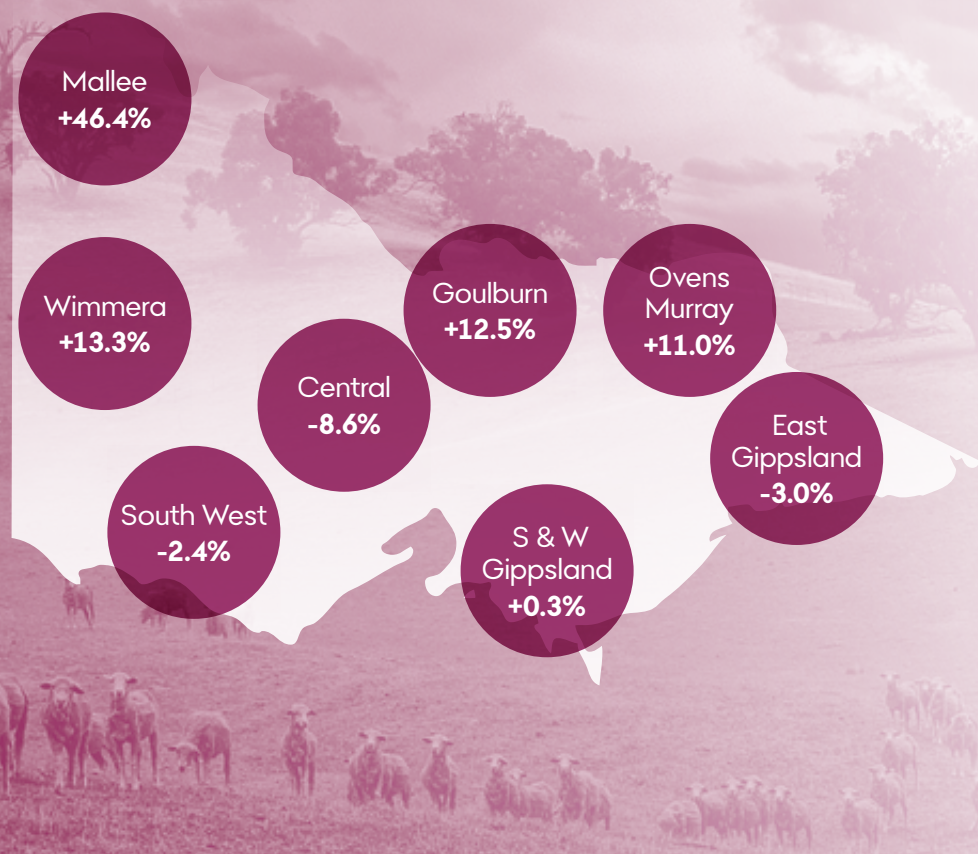
Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
Central West	\$6,178	+2.9%	-2.6%	165	-27.3%	-31.3%
Far West	\$564	+0.6%	-22.7%	22	-48.8%	-57.7%
Hunter	\$13,625	+1.2%	-8.2%	92	-22.0%	-30.3%
New England & North West	\$6,620	+11.6%	+25.8%	156	-24.6%	-38.6%
North Coast	\$12,834	+44.4%	+15.9%	152	-5.6%	-18.3%
Riverina Murray	\$8,491	+7.4%	+18.3%	128	-36.0%	-49.2%
South East	\$13,937	-13.4%	+3.3%	63	-45.2%	-45.7%
NEW SOUTH WALES	\$8,649	+12.0%	+14.9%	778	-27.4%	-36.9%

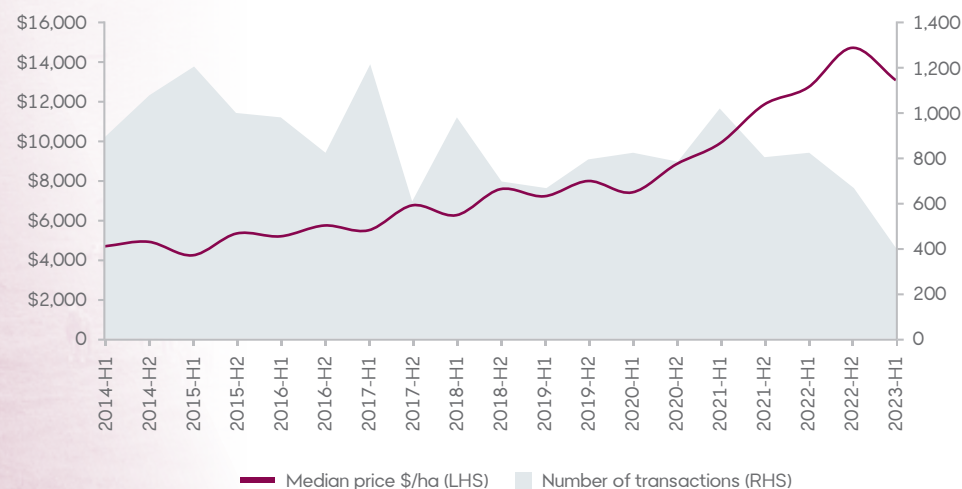
Victoria



The median price per hectare of farmland in Victoria remained higher than a year earlier in the first half of 2023 but fell from the record level of the second half of 2022. Lower commodity prices, higher interest rates and dry rainfall outlooks applied downwards pressure and brought growth in values to an end. The median price softened to \$13,035/ha, up 2.9 per cent compared to the first half of 2022, but 11.1 per cent lower than the second half of 2022. The downwards shift in Victoria's median price per hectare followed five consecutive half-yearly periods of growth for the state. Despite the decrease, the median price was still 50 per cent higher than the five-year average.

There were 408 farmland transactions in Victoria during the first half of 2023, down 38.6 per cent from the second half of 2022 and 50.8 per cent lower than a year earlier. This was the lowest number of transactions for a half-yearly period on record for Victoria. All eight regions of Victoria recorded year-on-year declines in transaction volume ranging from -45.6 per cent in the South West to -57 per cent in the Goulburn region. Transaction volume has tightened since the first half of 2021, with the first half of 2023 sitting 47 per cent below the five-year-average of 770 transactions.

Victoria – historic performance



Victoria – Regions

Median price movements were mixed across the state, with continued price growth evident across regions in the north of the state. Meanwhile, the Central region and southern parts of the state saw prices soften.

Central: The median price followed the trend of the second half of 2022, continuing to decrease and dipped below a year earlier. Transaction volume tightened significantly to a record low.

East Gippsland: A modest price decline in the first half of 2023 followed five consecutive half-year periods of growth. Transaction volume was tight, halving from a year earlier.

Goulburn: The median price marginally declined following five consecutive half-yearly periods of growth but still showed year-on-year growth. Transaction volume was 57 per cent below average.

Mallee: An acceleration in price growth continued with the median price up 115 per cent over the past three half-yearly periods. Transaction volume fell but has been lower on three occasions in the past five years and only 20 per cent below average.

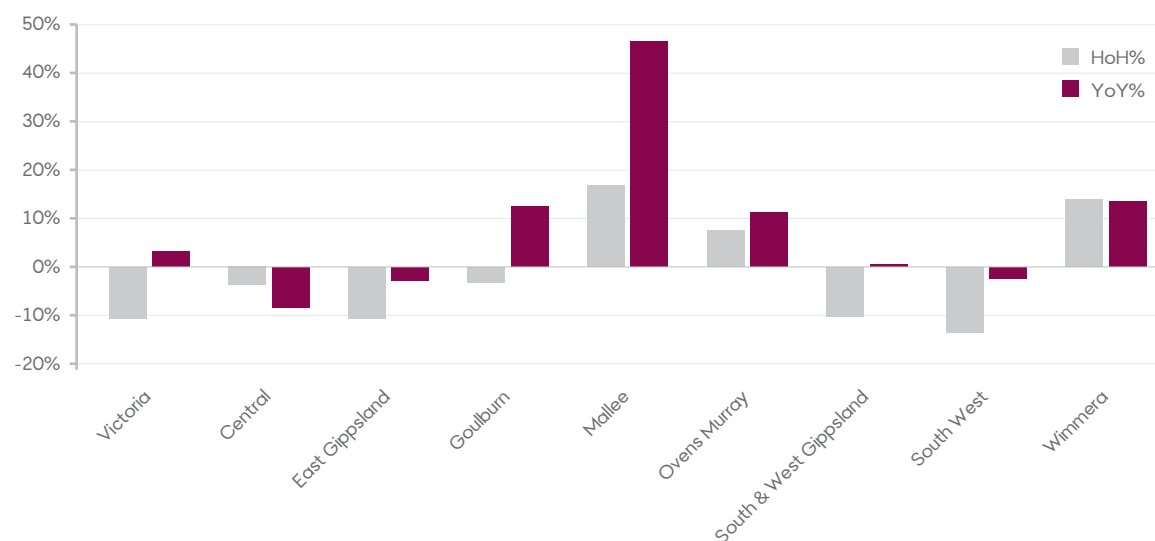
Ovens Murray: The region saw another period of strong growth, with five of the last six half-yearly periods experiencing a rise in prices. Transaction volume tightened further to a record low.

South & West Gippsland: Transaction volume halved during the first half of 2023 while the median price softened following growth of 83 per cent over the previous five half-yearly periods.

South West: Median price softened to start 2023 following a doubling over the previous five half-yearly periods. Transaction volume declined further and has halved over the past two years.

Wimmera: The period of strong price growth continued with the median price now 3.6 times greater than the second half of 2018. Transaction volume remained tight, but not quite a record low.

Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
Central	\$9,474	-3.7%	-8.6%	47	-48.4%	-57.7%
East Gippsland	\$12,452	-11.0%	-3.0%	35	-36.4%	-51.4%
Goulburn	\$13,210	-3.5%	+12.5%	68	-54.7%	-57.0%
Mallee	\$5,921	+16.7%	+46.4%	39	-22.0%	-40.0%
Ovens Murray	\$18,201	+7.4%	+11.0%	38	-20.8%	-46.5%
South & West Gippsland	\$25,567	-10.4%	+0.3%	26	-50.0%	-50.0%
South West	\$18,533	-13.5%	-2.4%	99	-37.7%	-45.6%
Wimmera	\$10,972	+13.9%	+13.3%	56	-5.1%	-52.5%
VICTORIA	\$13,035	-11.1%	+2.9%	408	-38.6%	-50.8%

Tasmania

North West
+0.8%

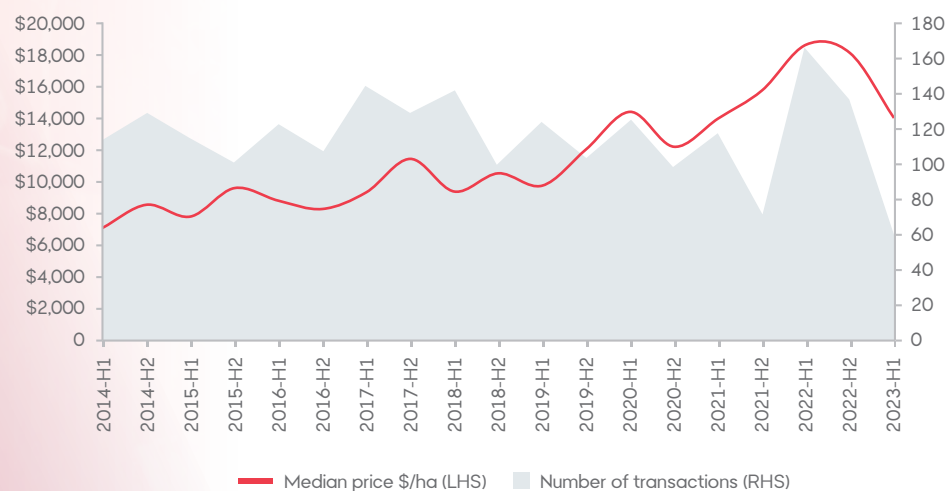
Northern
-49.9%

South
-3.0%

Tasmania recorded a decline in the value of farmland in the first half of 2023 following an exceptional period of growth in the previous three years. The median price per hectare in the first half of 2023 fell to \$14,034/ha, 24.7 per cent lower than a year earlier. This was only the second time the median price has been lower year-on-year since 2019 and a distinct shift from the previous three half-yearly periods which had year-on-year growth ranging between 15–33 per cent. The first half of 2023 was the second half-yearly period in a row where the median price fell from the previous half. The median price fell 22.6 per cent compared to the second half of 2022, which itself saw a 2.8 per cent fall from the first half of 2022.

The number of farmland transactions in Tasmania tightened significantly in the first half of 2023, falling to just 60, the lowest transaction volume for a half-yearly period in the last 28 years. This was 63.9 per cent lower than a year earlier and 56.2 per cent lower than the last half of 2022.

Tasmania – historic performance



Tasmania – Regions

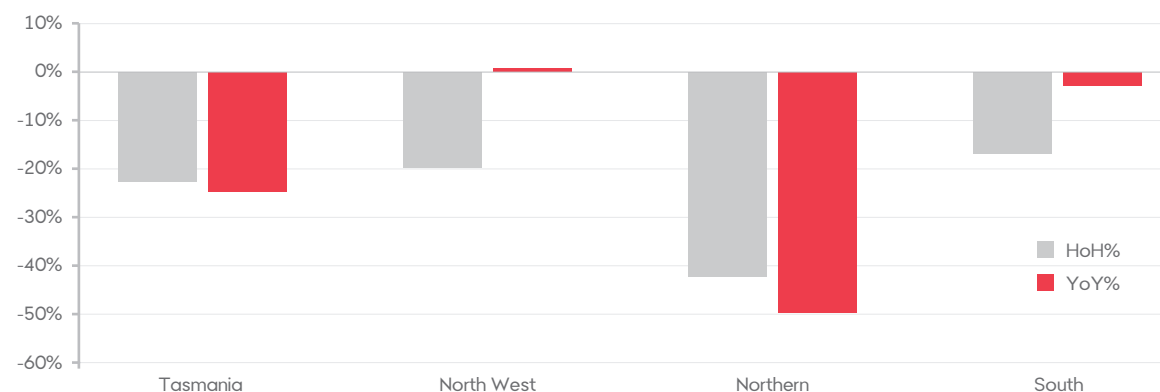
The decline in Tasmanian farmland values in the first half of 2023 was largely driven by the Northern region while the North West and South saw median prices much closer to a year earlier. The number of transactions tightened significantly across all regions.

North West: Values remained relatively steady compared to a year earlier, but lower than the strong second half of 2022. Transaction volume fell from around average in 2022 to the lowest level for a half-year period in the last 28 years.

Northern: The median price fell dramatically in the first half of 2023, dropping to its lowest point since the second half of 2019. This decline likely reflects the few transactions that were recorded being low-value grazing properties rather than representative of a substantial decline in property values.

South: Despite easing compared to an exceptionally strong 2022, the median price in the first half of 2023 was still 66 per cent higher than two years earlier. Transaction volume tightened, however this compared to a high volume of transactions in 2022.

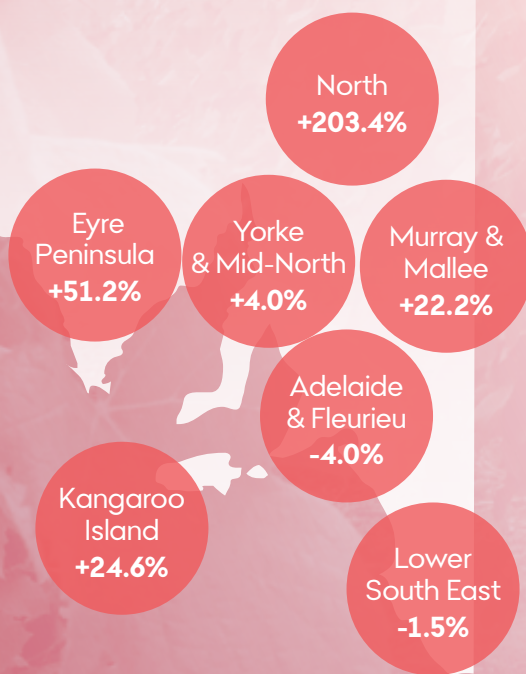
Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
North West	\$24,358	-19.7%	+0.8%	22	-58.5%	-62.7%
Northern	\$9,005	-42.3%	-49.9%	15	-65.1%	-72.7%
South	\$14,034	-17.1%	-3.0%	20	-47.4%	-57.4%
TASMANIA	\$14,034	-22.6%	-24.7%	60	-56.2%	-63.9%

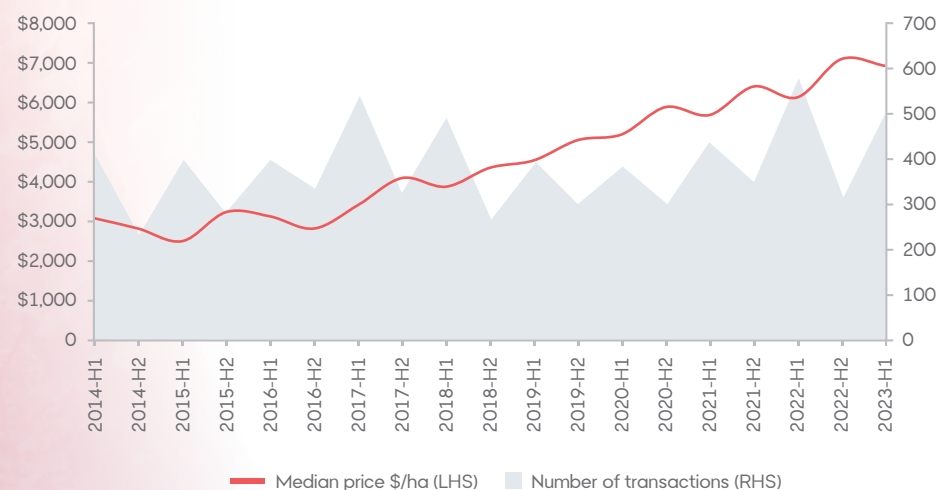
South Australia



The value of farmland in South Australia declined marginally across the first half of 2023 but remained higher year-on-year with lower supply offering support. The statewide median price fell to \$6,892/ha, a minor decline of 2.4 per cent over the past six months. A fall in median during the first half of the year is relatively normal. South Australia typically records an even split between the ratio of grazing and cropping properties sold during the first six months of any given year. Cropping property sales drop off in second half of the year as harvest nears. The statewide median price often falls in the first half of the year as a result and rises in the back half as the median price per hectare of grazing land is usually higher than cropping properties. This makes a year-on-year price comparison more relevant. The state's median price was 12.9 per cent higher year-on-year. Declining livestock prices are expected to weigh on the grazing property market over the back half of 2023.

Transaction volumes declined slightly with 501 sales recorded over the first half of 2023. This was a 13 per cent drop from the first half of 2022. Despite this decline, volume was still 10 per cent above the five-year average for the January to June period with the number of half yearly sales still the second highest in six years. Half yearly sale volumes have been on the rise since 2020 with the marginal decline indicating landholders are now becoming increasingly hesitant to sell.

South Australia – historic performance



South Australia – Regions

The performance of farmland across the state was broadly positive over the first half of the year with the median price per hectare increasing across all but one of the state's seven regions compared to the second half of 2022. Sale volumes tightened across most of the state compared to the first half of 2022.

Adelaide & Fleurieu: A substantial decline in values compared to the end of 2022 has seen the median price hit its lowest level since the first half of 2021. Transaction volumes in the first half of the year were down sharply as a result.

Eyre Peninsula: The region's median price continued to trend higher in 2023, recording a ninth rise from the past 11 half-yearly periods. The supply of farmland fell from the record volumes seen in the first half of 2022, though remained above average.

Kangaroo Island: Values on Kangaroo Island surged to record highs over the first half of 2023 driven by a sharp decline in supply. Half-yearly sale volumes were at their lowest level in five years.

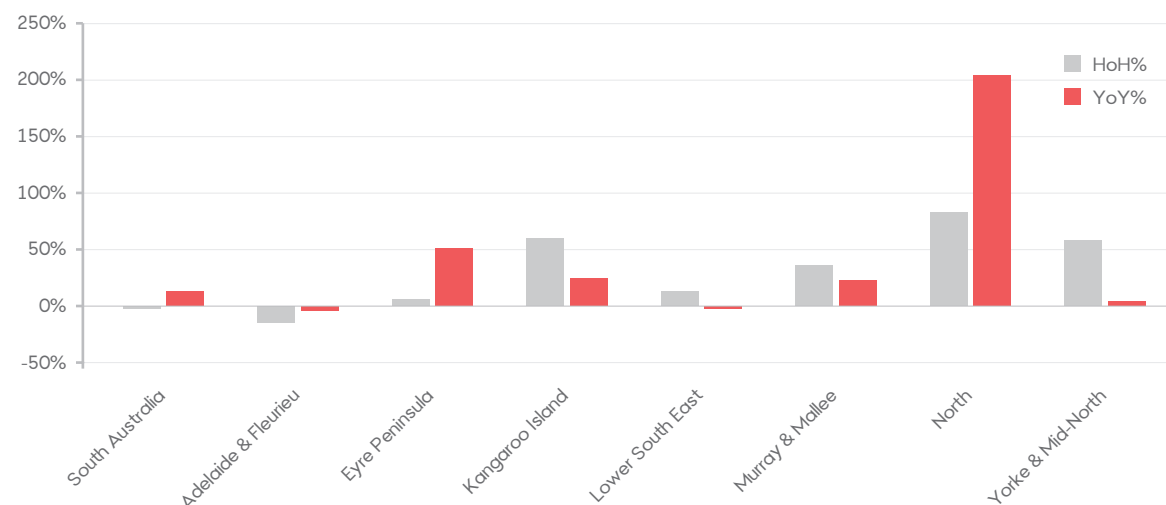
Lower South East: A strong rebound in the median price compared to the last half of 2022 left values just slightly down on a year earlier. Transaction volume was at its lowest level since 2013.

Murray & Mallee: Values lifted to record levels over the first half of 2023. Half-yearly transaction numbers were lower year-on-year, though were still the second highest recorded since 2017.

North: The region saw the largest rise in median price per hectare across all regions. This was driven by a substantial rise in median across cropping properties in particular. Half yearly sale volumes were at record highs as a result of the substantial demand.

Yorke & Mid-North: A large rise over the first half of the year pushed the region's median price to a record high level. This also drove transaction volumes to their highest level in over a decade.

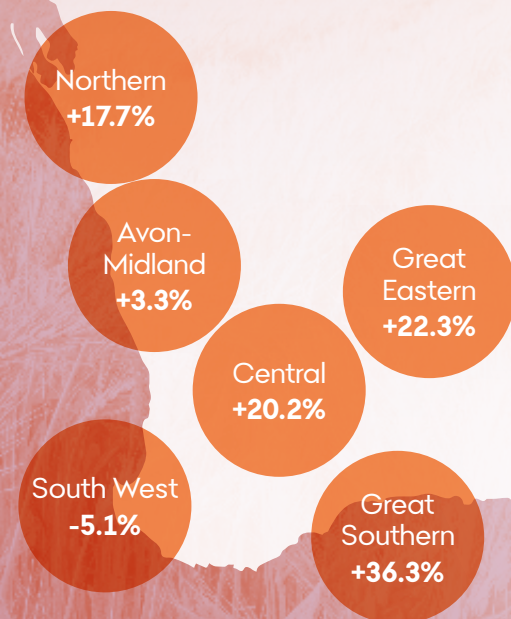
Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
Adelaide & Fleurieu	\$17,412	-15.7%	-4.0%	77	2.7%	-20.6%
Eyre Peninsula	\$3,006	5.3%	51.2%	77	175.0%	-15.4%
Kangaroo Island	\$6,197	60.9%	24.6%	10	-33.0%	-60.0%
Lower South East	\$14,888	13.7%	-1.5%	61	-3.2%	-33.7%
Murray & Mallee	\$3,128	35.6%	22.2%	103	43.1%	-20.2%
North	\$4,832	82.6%	203.4%	74	146.7%	51.0%
Yorke & Mid-North	\$9,700	58.6%	4.0%	99	219.4%	6.5%
SOUTH AUSTRALIA	\$6,892	-2.4%	12.9%	501	59.6%	-13.0%

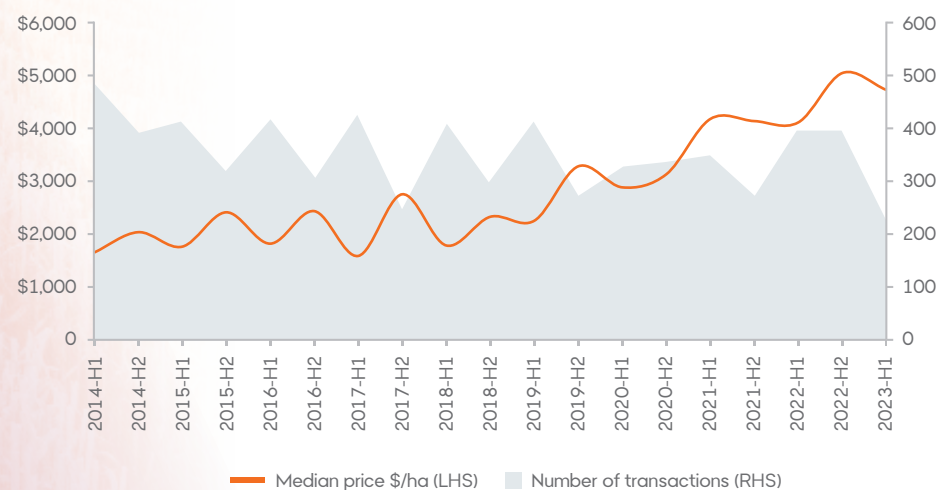
Western Australia



The median price per hectare of Western Australian farmland showed year-on-year growth of 15.1 per cent in the first half of 2023. Western Australian farmland values exhibit strong seasonality with the statewide median price falling in the first half of the year in 17 of the past 18 years. This was the case in 2023 with the median price of \$4,740/ha down 6.4 per cent from the second half of 2022. All regions except for the South West posted year-on-year increases in median price. Farmland values have been on a strong upward trend in recent years with the state's median price in the first half of 2023 up 169 per cent compared to the start of 2018.

There were 227 transactions recorded in Western Australia in the first half of 2023. This was 42.5 per cent lower than both halves of 2022 which each had an above average level of transactions of 395. The first half of 2023 had the lowest number of transactions for a half-yearly period in the last 28 years. Tight transaction volume was a consistent theme across all regions in Western Australia with year-on-year declines in transaction volumes ranging from -19.2 per cent for the Great Eastern to -72.1 per cent for the Northern region.

Western Australia – historic performance



Western Australia – Regions

Median price per hectare movements were mixed with an even split of increases and decreases across the regions. Transaction volume finished lower throughout all six regions, with three recording their lowest half-yearly sales volumes in 28 years.

Avon-Midland: The median price declined from the peak seen in the second half of 2022 but remained 3.3 per cent higher than the first half of 2022. Supply declined for a second consecutive half to the third lowest level in 28 years.

Central: Recorded the second largest percentage decline in median price, down from the record values set in the second half of 2022. Half-yearly transactions were at their lowest level since 2021.

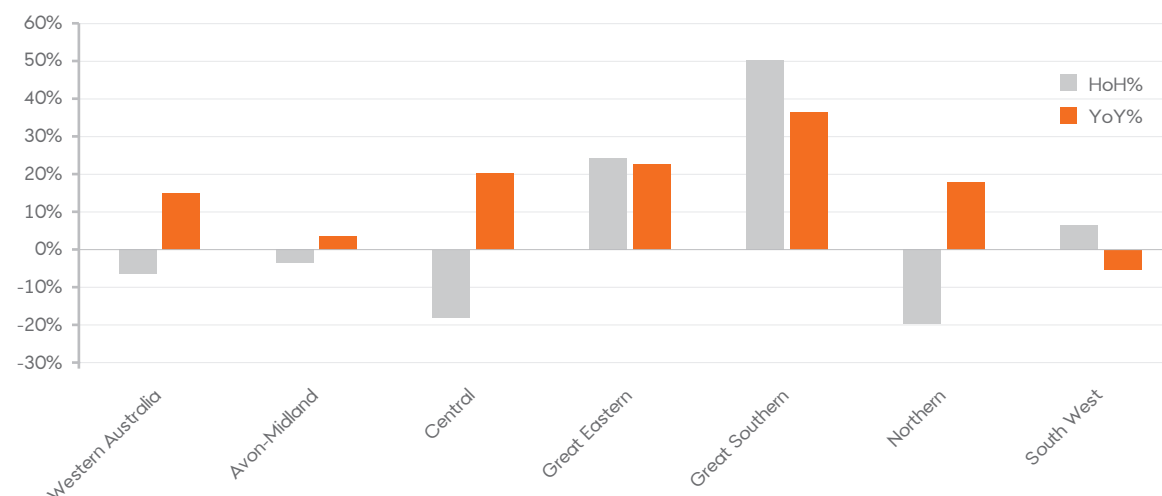
Great Eastern: After posting two consecutive halves of declining values the Great Eastern region rebounded in the first half of 2023 with a new record median price. Transaction volumes declined, although the Great Eastern region recorded the smallest percentage drop in transactions across all regions.

Great Southern: Values in the Great Southern region reached record highs over the first half of 2023 driven by a sharp decline in supply. Half-yearly transactions fell to their lowest level in 28 years.

Northern: Values in the Northern region declined from the record levels seen in the second half of 2022. Transaction volume plunged to its lowest level in 28 years.

South West: The median price increased 6.4 per cent from the second half 2022 taking values back above \$13,000/ha. The South West was the only region to record a year-on-year decline in values. Transaction volume followed the trend lower seen across all regions falling to its lowest level in 28 years.

Median price movement Jan–Jun 2023



Performance by region

	Median price \$/ha			Number of transactions		
	2023 H1	HoH%	YoY%	2023 H1	HoH%	YoY%
Avon-Midland	\$7,199	-3.4%	+3.3%	33	-35.3%	-44.1%
Central	\$4,646	-18.2%	+20.2%	45	-42.3%	-44.4%
Great Eastern	\$1,455	+24.1%	+22.3%	63	-21.3%	-19.2%
Great Southern	\$8,018	+50.5%	+36.3%	50	-41.2%	-26.5%
Northern	\$1,879	-19.6%	+17.7%	12	-70.0%	-72.1%
South West	\$13,127	+6.4%	-5.1%	24	-60.7%	-63.6%
WESTERN AUSTRALIA	\$4,740	-6.4%	+15.1%	227	-42.5%	-42.5%

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