

The Real Estate Institute of Tasmania's June Quarterly Report revealed that Tasmania's West Coast real estate market has stabilised but continues to perform at levels below what it had achieved over previous years.

**A summary of the information pertaining to the West Coast from the June Quarterly Report is detailed below:**

- Tasmania's West Coast achieved 27 property transactions with an accumulated value of \$4.5 million over the June quarter. This is 1 more transaction than was recorded for the previous quarter and 14 less than the same period last year.
- There were 19 house sales at a median price of \$200,000. This was two more than last quarter and 13 less than the same time last year. Prices were slightly less than last year (-\$5,000), and identical to the previous quarter.
- There were no unit sales recorded over the June quarter.
- There were 8 land sales during the quarter at a median price of \$50,000. The same number of sales was recorded in the previous quarter and the same time last year. The median selling price was \$5,000 less than the previous quarter but \$8,750 more than at the same time last year.
- 6 first home buyers acquired property in the quarter. This was 2 more than both the same time last year and the previous quarter.
- Investor numbers (3) were identical to the previous quarter but 7 less than the same time last year (10). The median purchase price was \$200,000.
- Mainland purchasers acquired just 1 property over the quarter. This was 6 fewer than the same time last year but identical to the previous quarter.
- Queenstown was the West Coast's most expensive Town with 13 sales at a median price of \$210,000 followed by Rosebery (3 Sales) \$192,000, and Zeehan (3 sales) \$175,000. As the results show this region is by far the most affordable in the State.
- Rents have increased over the year rising from \$300 per week in June 2024 to \$310 per week in June 2025. Vacancy rates in the region are well above the other regions within the state.

The West Coast residential real estate market is susceptible to changing economic and environmental conditions. It has a strong history and association with mining but as this industry curtailed within the region it left many towns with empty lodgings. In more recent times many of these towns have transitioned to accommodate a growing tourism industry. Limited employment opportunities and development in the region have seen limited growth in demand for accommodation. This in turn has seen prices and rents remain low. The West Coast remains the most affordable rental and housing region in the state. It is a small but important market. The current economic conditions have impacted this market more than any other, but it has managed to maintain activity at a sustainable level.

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