

SUBURB SIGNAL

Forrestfield

WA · 6058 · KALAMUNDA

— THE CALL

At the peak. *Wait — or buy elsewhere.*

This suburb sits at or near the cycle peak. HTAG places it at 96 / 100 — top 5% nationally. Projected 12-month price growth: +1% to +8%. The upside from here is limited. Strongly consider better-positioned suburbs in the same region.

§ 01 Where this suburb sits in the cycle

FORRESTFIELD · 96

Recovery

Early Growth

Mid Growth

Late · Decel.

Correction

CYCLE STAGE

Top of Cycle

At or near peak — limited upside

GROWTH-CYCLE INDEX

96 / 100

96 / 100 — top 5%, near peak

3-YR PRICE DRIFT

+50.0%

Most of the gain is already in the price

HTAG 12-MONTH PROJECTION

Price growth

-1% to +8%

Rent growth

+1.8%

Total return

+1% to +10%

IS THIS SUBURB AT A GOOD ENTRY WINDOW?

DATA: HTAG · AS OF 30 APR 2026

§ 02 Three suburbs earlier in the cycle

SUBURB	CYCLE	INDEX	TYPICAL PRICE	YIELD	12M GROWTH
Forrestfield	LATE	96	\$898,598	4.05%	-1% to +8%
High Wycombe	LATE	78	\$842,000	4.32%	+5% to +12%

Same metro, same growth corridor, earlier in their cycle. If you're buying for capital growth, the runway looks longer here.

§ 03 What changed in the last 90 days

▢ 25%

Days on market dropped from 28 to 21. Demand is intensifying — properties are clearing faster than last quarter.

▢ 0.4pp

Vacancy tightened from 1.55% to 1.15%. Rental market structurally tight — supports the yield story.

▢ 0.30%

Stock on market is near record-low (0.30% of dwellings). Low supply propping up prices.

▢ 30

Building approvals: 30 over the last 12 months (0.71% of stock). Moderate supply pipeline — watch for absorption.

LOOKING AT A SPECIFIC PROPERTY?

See if it's priced fairly within this suburb.

Address-level overlay + comparable sales + suggested offer range.

\$19

PROPERTY CHECK >