

SUBURB DEEP DIVE · WA · 6000

Perth.

— THE CALL

Late cycle, decelerating — hold-quality only.

Perth sits below the national median on RCS (Relative Composite Score) Overall (37/100) — combine with risk page caution.

HOW TO USE THIS REPORT

- p.02 Overview — **headline + 3-signal triangulation (Cycle × DDI × STGS)**
- p.03 Market position — **RCS scores, HAPI, volatility, forward projection**
- p.04 Cycle story — **where the suburb is in its current cycle, and why**
- p.05 Supply & demand — **listings, DOM, vacancy, supply pipeline**
- p.06 Fundamentals — **IRSAD, Years to Own, demand depth**
- p.07 Risk profile — **flood, bushfire, economic diversity**
- p.08 Investment thesis — **bottom line: buy quality / hold / wait**

SUBURB DEEP DIVE · WA · 6000

Perth

~13,546 dwellings

— THE CALL

Late cycle, decelerating — hold-quality only.

3-SIGNAL TRIANGULATION · CYCLE × DDI × STGS

CYCLE STAGE

Late · Decelerating

(+)Decreasing · GPD-5 +0.55

DDI · DEMAND DEPTH

84/100 · Excellent

Deep buyer pool, structural affordability — coiled spring

STGS · 1Y MOMENTUM

55/100 · Mixed

Momentum: PRESENT

HEADLINE METRICS

TYPICAL PRICE

\$1,223,869

86 sales/yr

MEDIAN RENT/WK

\$884

GROSS YIELD

3.76%

DATA CONFIDENCE

MEDIUM

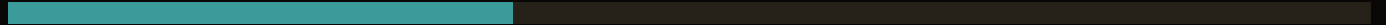
THE READ

Perth is in the back half of its growth cycle — direction has rolled over, growth is decelerating. Demand depth is genuine — DDI 84/100 says affordability is real, not hollow, and the socio-economic buyer pool runs deep. Momentum is mixed — STGS 55/100: some 1Y-validated signals are firing (DOM, vacancy) but others are constraining (affordability ceiling, GPD overshoot). The cycle stage is the swing factor.

Below median on the data. *Risk-weighted.*

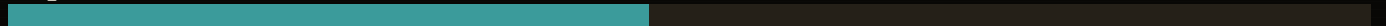
RCS SCORES · RANKED NATIONALLY · HIGHER = STRONGER

Overall 37/100



37TH PERCENTILE NATIONALLY

Capital Growth 47/100



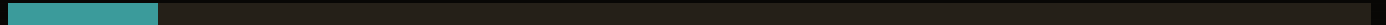
47TH PERCENTILE NATIONALLY

Cashflow 52/100



52ND PERCENTILE NATIONALLY

Lower Risk 11/100



11TH PERCENTILE NATIONALLY

BUYER SENTIMENT + STABILITY

HAPI · POPULARITY

6.0/10

Average buyer attention

VOLATILITY · INDEX

4.0/10

Moderate volatility

HTAG FORWARD PROJECTION · 5Y ANNUALISED

CAPITAL GROWTH

-3% to +10%

annualised, 5y forward

RENT GROWTH

+3.1% p.a.

annualised

THE READ

Perth sits below the national median on RCS (Relative Composite Score) Overall (37/100) — combine with risk page caution.

Late expansion. Cooling from a peak.

CYCLE STAGE · DIRECTION + GPD OVERSHOOT



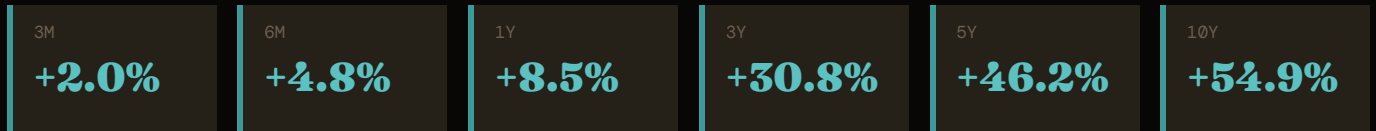
STAGE: Late · Decelerating · DIRECTION (+)Decreasing · GPD-3 +0.21 · GPD-5 +0.35 · GPD-10 +0.27 · GRC track record 127 (extreme)

HTAG 12-MONTH PROJECTION

Price growth: -3% to +10%

Rent: +3.1% p.a.

CUMULATIVE GROWTH · LOOK-BACK FROM TODAY



THE READ

Perth is in the back half of its cycle. Growth is still positive but decelerating ((+)Decreasing). 3-year price growth (GPD-3 +0.21) is well above the suburb's long-term pattern — meaning most of the move has already happened. Defensible long-term hold, not a tactical entry. HTAG's forward projection: -3% to +10% annualised capital growth over 5 years.

Tight today. Supply pipeline quiet.

CURRENT SNAPSHOT

<p>STOCK ON MARKET</p> <p>0.35%</p> <p><i>% of dwellings</i></p>	<p>INVENTORY</p> <p>1.8mo</p> <p><i>months of supply</i></p>	<p>DAYS ON MARKET</p> <p>39d</p> <p><i>from listing to sale</i></p>	<p>VACANCY</p> <p>0.84%</p> <p><i>rental</i></p>
<p>BUILDING APPROVALS (12M)</p> <p>2.0 (0.14%)</p> <p><i>Quiet — well below the threshold</i></p>		<p>HOLD PERIOD</p> <p>9.6 yrs</p> <p><i>typical years owned before resale</i></p>	

MARKET TEMPO · WHAT EACH SIGNAL MEANS

SIGNAL	VALUE	WHAT IT MEANS
Stock on market	0.35%	<i>Tight — sellers in the driver's seat. Negotiation leverage limited.</i>
Days on market	39 days	<i>Normal — adequate time to inspect + decide.</i>
Vacancy	0.84%	<i>Tight rental market — rents pushing up. Yield supportive.</i>
Hold period	9.6 yrs	<i>Long-hold suburb — owner-occupier dominant. Stable demand.</i>

THE READ

Stock on market is unusually low at 0.35% of dwellings — listings scarcity is a tailwind for prices. Rental vacancy at 0.84% is tight — rents likely to push higher. Supply pipeline is quiet — only 0.14% of stock in approvals. Existing scarcity holds.

Affordability runs deep. Genuine demand.

IRSAD · SOCIO-ECONOMIC

Decile 10.0/10

Top quintile nationally — high socio-economic advantage

YEARS TO OWN · AFFORDABILITY

48.9 yrs

Above 30y stress threshold — affordability ceiling

RO RATIO · RENTER:OWNER

0.66

<0.50 = owner-occupier dominant

UH RATIO · UNIT:HOUSE

0.86

<0.20 = house-dominant market

UHV · UNIT:HOUSE VALUE

0.68

relative pricing of stock

DEMAND DEPTH INDEX (DDI) · AFFORDABILITY × SOCIO-ECONOMIC

84.0/100

Deep buyer pool, structural affordability — coiled spring

Excellent

QUICK FRAMEWORK READS · HOW WE GOT THERE

DDI walkthrough — YTO 48.9y **Affordability decile 6. IRSAD decile 10. Price band \$850K–\$1.5M IRSAD-dominant** **weights 0.40×aff + 0.60×IRSAD. Base score = 6×0.40 + 10×0.60 = 8.4/10. After penalty + momentum modifiers** **final DDI 84/100 (Excellent). STGS walkthrough — 9-metric scorecard validated for 1Y forward growth. Tier 1 momentum (PRESENT) plus Tier 2-5 signals (GPO/YTO, RCS/IRSAD/MAD, vacancy/DOM/inventory, HAPI/EDI) sum to 55/100** **Mixed. Mixed signals — cycle stage is the swing factor. BBT (Bull-Bear Tide) timing layer requires DOM × Inventory time-series z-scoring — wired but not active in this build. Once enabled, BBT confirms or refutes near-term entry timing within an already-validated thesis.**

THE READ

IRSAD (Index of Relative Socio-economic Advantage and Disadvantage) decile 10.0 — top 10% of Australian suburbs by socio-economic advantage. Strong buyer-pool depth. Years-to-Own at 48.9 is above HTAG's 30-year affordability stress threshold. Real ceiling on further short-term growth without income gains.

Low-risk overlays. *Diversified base.*

<p>FLOOD</p> <p>95/100</p> <p><i>higher = safer</i></p>	<p>BUSHFIRE</p> <p>100/100</p> <p><i>higher = safer</i></p>	<p>EDI · ECON DIVERSITY</p> <p>61/100</p> <p><i>>60 = diversified</i></p>	<p>MAD · MINING/AG DOM</p> <p>88/100</p> <p><i>higher = less single-sector</i></p>
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RISK BY LAYER · WHAT EACH SCORE MEANS IN PRACTICE

LAYER	SCORE	WHAT IT MEANS
Flood	95/100	<i>Insurance available at standard rates.</i>
Bushfire	100/100	<i>No BAL impact at suburb level. Confirm property-level.</i>
Econ diversity (EDI)	61/100	<i>Diversified employment base — low single-sector shock risk.</i>
Mining/Ag dom (MAD)	88/100	<i>Minimal mining/agriculture dominance — stable demand floor.</i>

THE READ

Flood risk is very low (score 95/100). Bushfire risk is effectively zero (score 100/100). Economic Diversity Index 61 — diversified employment base, low single-sector risk. MAD Index 88 — minimal mining/agriculture concentration. Low boom/bust risk.

Investment thesis.

Bottom line.

Late cycle, decelerating — hold-quality only.

THE THESIS

Perth sits below the national median on the composite suburb score (RCS 37/100). Quality is not the lead reason to buy here — if you proceed, it's a property-led, not a suburb-led, thesis. Environmental risk is low across both flood and bushfire scores — no insurance-load concerns at the suburb level. Economic base is diversified and not exposed to single-sector boom/bust — low structural risk.

The cycle is the constraint. Most of the recent move is already in the price, so the next 12–24 months are more likely to consolidate than to deliver another leg of growth. HTAG's 5-year forward projection is -3% to +10% annualised — wide band reflects exactly this uncertainty about where the next leg goes. DDI 84/100 confirms genuine demand depth — affordability is real, not hollow.

For a new buyer, this is a 'buy for quality and hold' suburb, not a 'buy for the next leg up' one. The runway exists in years, not months — and the case rests on property fit, not market timing. If you proceed: negotiate hard, don't pay above the data-anchor, and price the cycle haircut explicitly into your offer. Don't stretch beyond the comp-supported ceiling for a 'next leg of growth' that the data doesn't underwrite.

GOT A SPECIFIC PROPERTY IN MIND?

Property Check + Decision Report at \$39.

Suburb deep dive (this report) PLUS property-specific verdict, comps + offer range, 7-rate APRA stress test, cashflow + 5Y exit, address-level risk overlays.

\$39

FULL OPINION ▢

Methodology & glossary.

DATA SOURCE · TRANSPARENCY

HTAG Analytics REST API, synthesised through SuburbIQ's Cycle, DDI and STGS frameworks. Every score and read is generated from deterministic, auditable signals — not a black-box model.

KEY TERMS

Cycle stage	Where the suburb is in its current price cycle. Driven by HTAG's GRC direction tag + GPD overshoot — NOT by GRC Price Index alone.
GRC direction	Growth-Rate Cycle notation. '(+) Increasing' = growth accelerating · '(+) Decreasing' = positive but rolling over (late expansion) · '(-) Decreasing' =
GPD	Growth Pattern Deviation. Recent growth vs the suburb's own long-term pattern. Positive = running hot. Modifies cycle severity.
RCS	Relative Composite Score. HTAG's national-suburb ranking across capital growth, cashflow, and risk. 80+ = top quintile · 90+ = top decile.
HAPI	Housing Affordability Performance Index. Buyer search activity. Under 3 = under the radar · over 8 = crowded.
IRSAD	Index of Relative Socio-economic Advantage/Disadvantage. ABS census, surfaced as decile 1–10. Higher = more advantaged buyer pool.
Years to Own	Affordability stress metric. Years of saving 50% of median income to fully own the property at current cash + 2% buffer rate. >30y = ceiling.
DDI	Demand Depth Index. 1–100 hybrid of YTO + IRSAD with price-tier weights. Distinguishes 'cheap because incomes lagging' (coiled spring) from 'cheap because
STGS	Short-Term Growth Signal Scorer. 9-metric weighted scorecard validated for 1Y forward price growth across 14 AU regions. Tier (Strong / Mixed / Weak) +