



CMA **Comparative Market Analysis** North Tamworth

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

NORTH TAMWORTH - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2005 | 81 | \$ 212,000 | 0.0 % | \$ 30,000 | \$ 498,000 |
| 2006 | 82 | \$ 245,000 | 15.6 % | \$ 96,000 | \$ 440,000 |
| 2007 | 102 | \$ 236,500 | -3.5 % | \$ 31,254 | \$ 5,297,610 |
| 2008 | 66 | \$ 234,500 | -0.8 % | \$ 95,000 | \$ 600,000 |
| 2009 | 81 | \$ 245,000 | 4.5 % | \$ 70,000 | \$ 3,808,000 |
| 2010 | 69 | \$ 282,500 | 15.3 % | \$ 122,500 | \$ 605,000 |
| 2011 | 84 | \$ 257,500 | -8.8 % | \$ 6,000 | \$ 740,000 |
| 2012 | 81 | \$ 299,500 | 16.3 % | \$ 105,000 | \$ 624,500 |
| 2013 | 100 | \$ 315,500 | 5.3 % | \$ 107,000 | \$ 750,000 |
| 2014 | 82 | \$ 360,000 | 14.1 % | \$ 185,000 | \$ 620,000 |
| 2015 | 106 | \$ 359,500 | -0.1 % | \$ 125,000 | \$ 4,250,000 |
| 2016 | 95 | \$ 385,000 | 7.1 % | \$ 114,000 | \$ 2,600,000 |
| 2017 | 106 | \$ 397,500 | 3.2 % | \$ 124,000 | \$ 1,150,000 |
| 2018 | 125 | \$ 435,000 | 9.4 % | \$ 135,000 | \$ 1,300,000 |
| 2019 | 93 | \$ 390,000 | -10.3 % | \$ 132,500 | \$ 695,000 |
| 2020 | 112 | \$ 412,500 | 5.8 % | \$ 110,000 | \$ 1,800,000 |
| 2021 | 188 | \$ 472,500 | 14.5 % | \$ 80,000 | \$ 2,100,000 |
| 2022 | 137 | \$ 545,000 | 15.3 % | \$ 115,000 | \$ 6,673,950 |
| 2023 | 77 | \$ 647,500 | 18.8 % | \$ 175,000 | \$ 1,510,000 |

Median Sale Price

\$610k

Based on 123 recorded House sales within the last 12 months (Financial Year 2023)

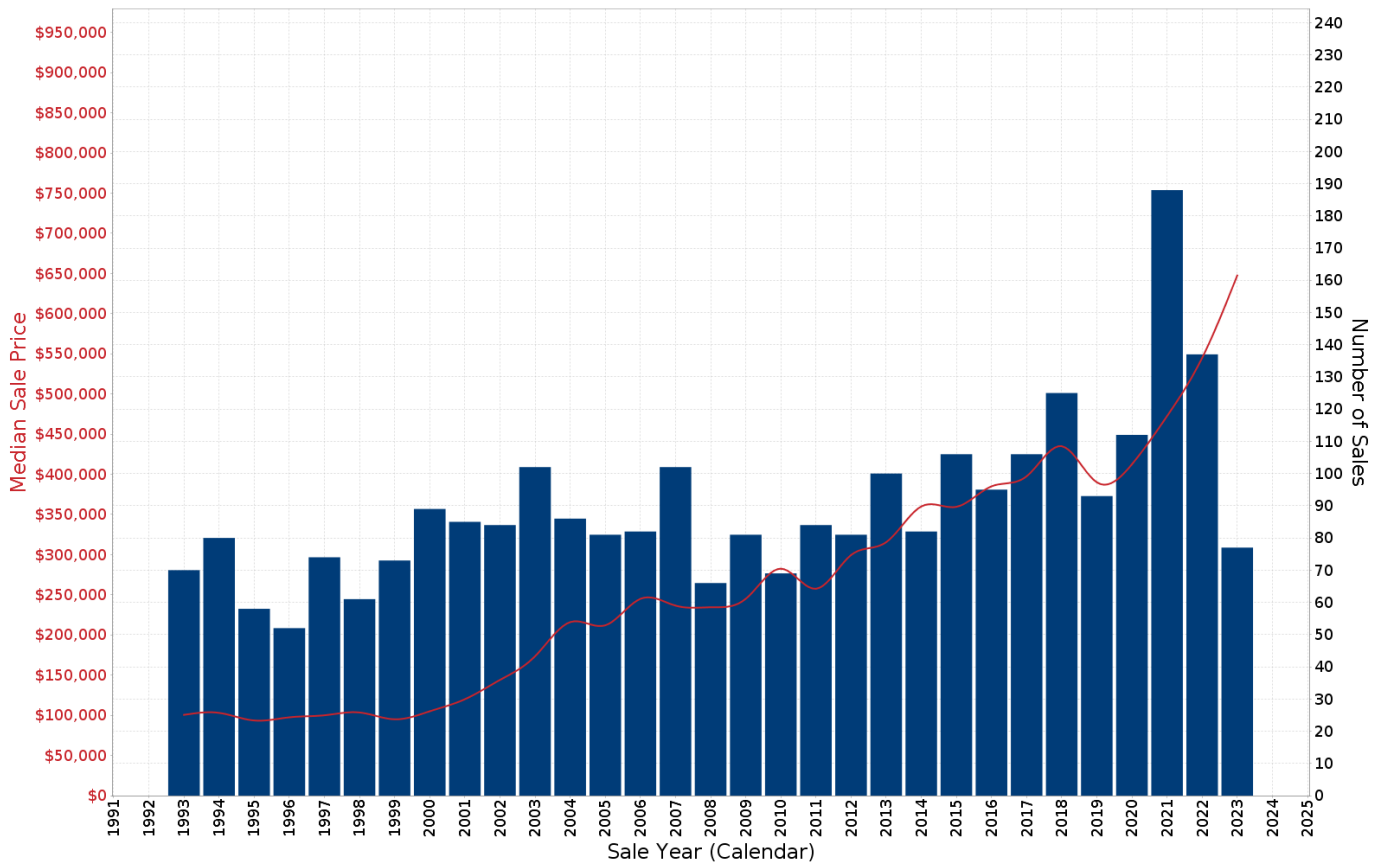
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+22.0%

Current Median Price: \$610,000
Previous Median Price: \$500,000

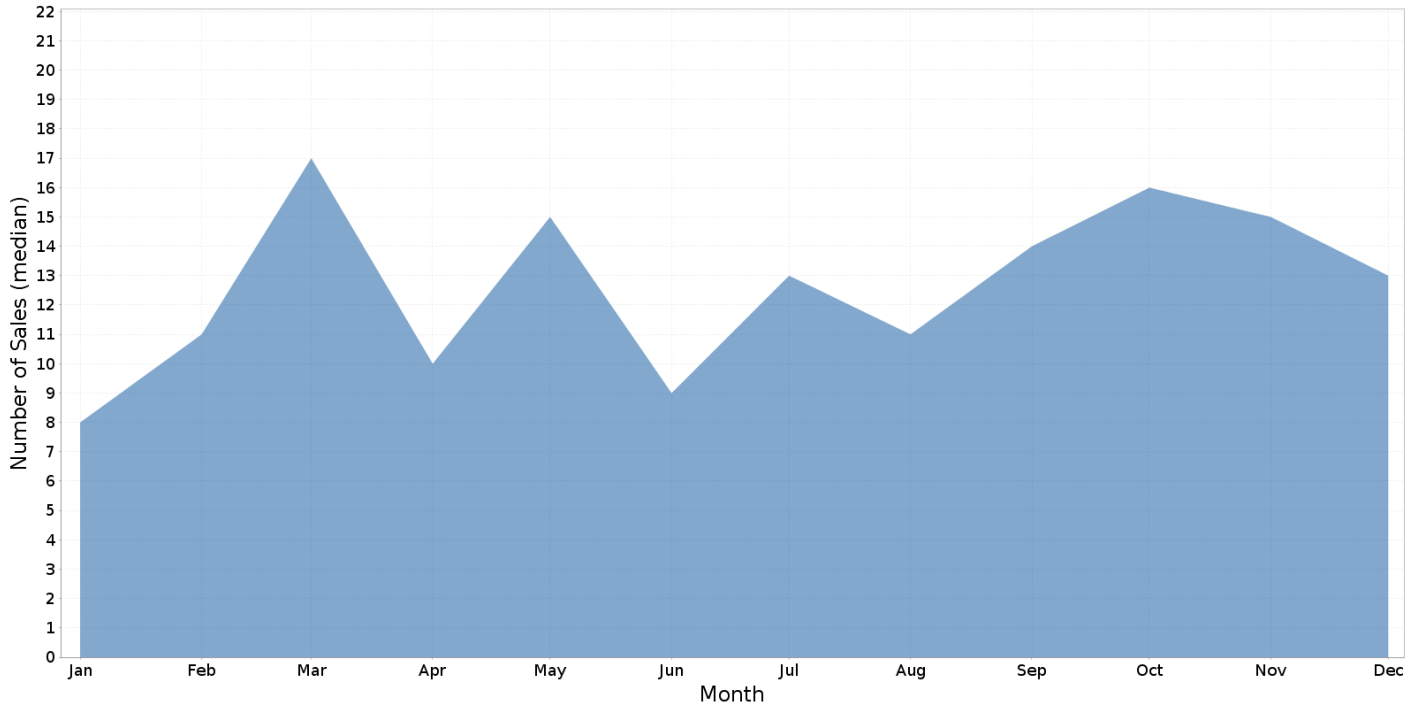
Based on 312 recorded House sales compared over the last two rolling 12 month periods



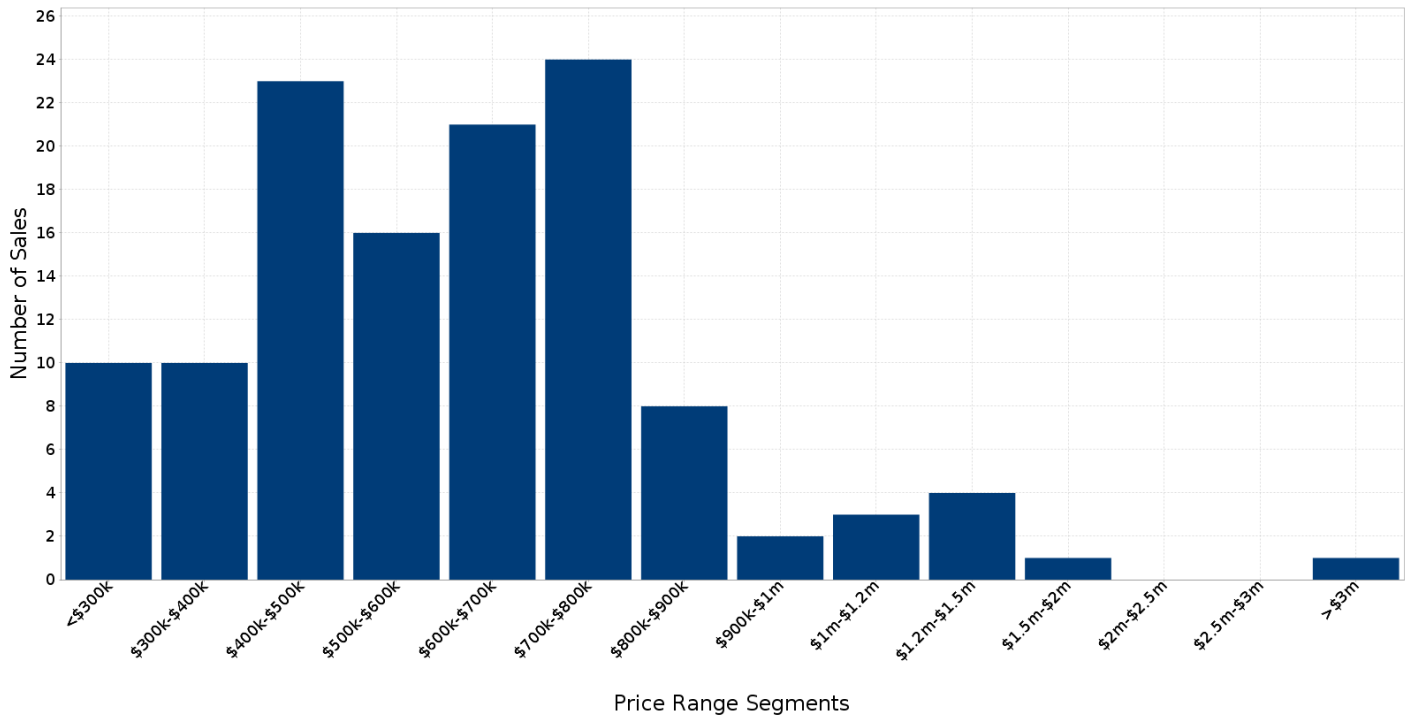
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NORTH TAMWORTH - Peak Selling Periods (3 years)



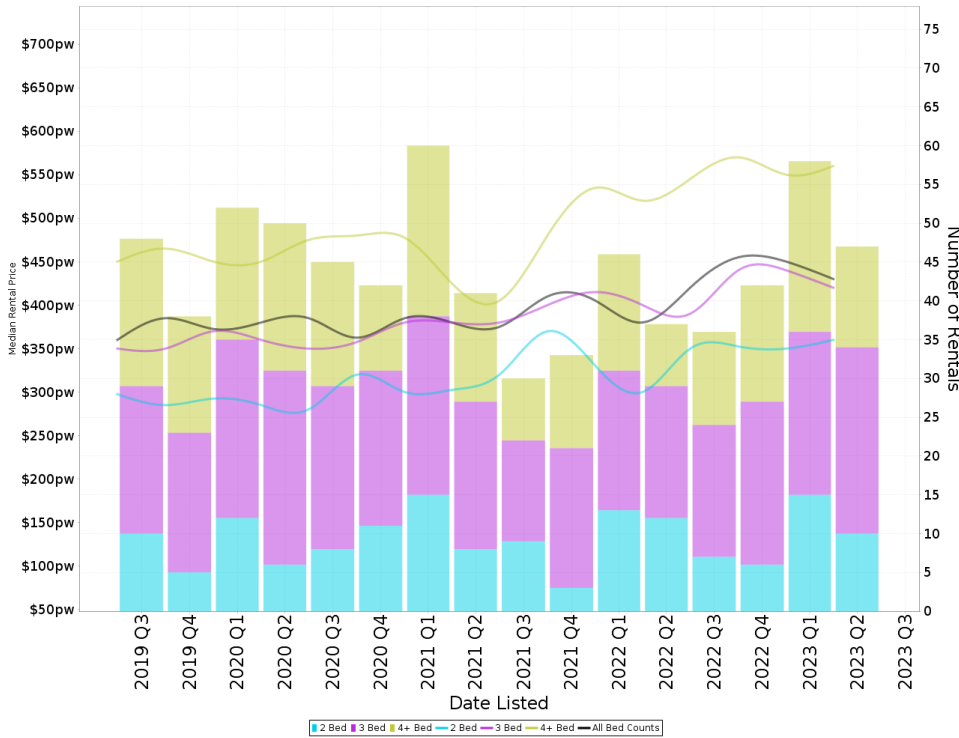
NORTH TAMWORTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.0%

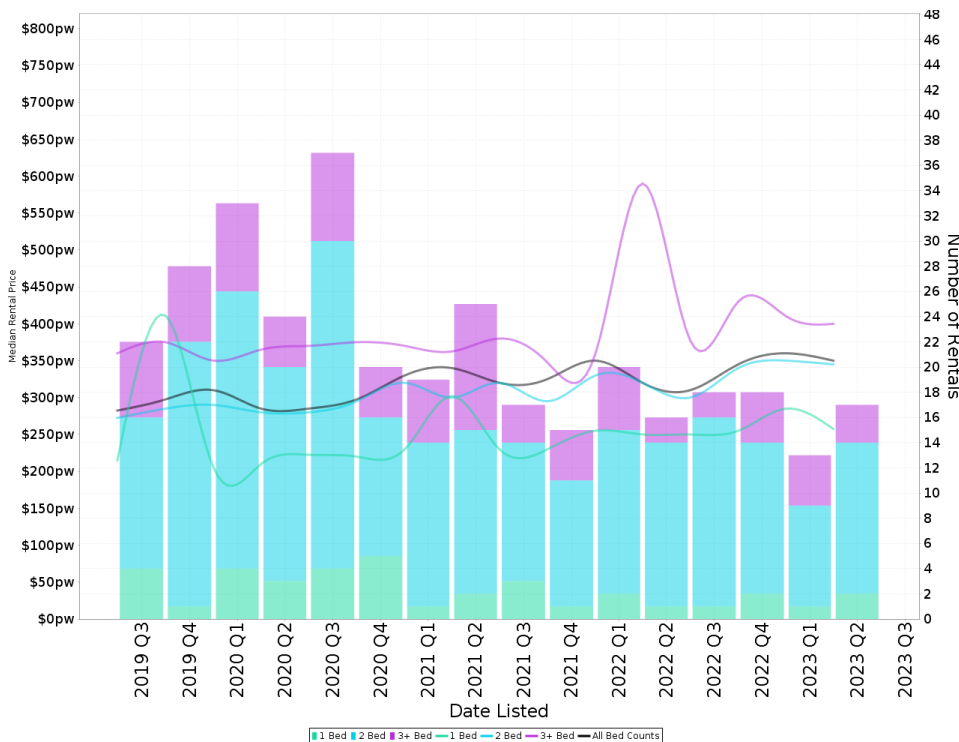
Current Median Price: \$610,000
 Previous Median Price: \$500,000
 Based on 312 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$610,000
 Current Median Rent: \$450
 Based on 183 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.1%

Current Median Price: \$333,500
 Previous Median Price: \$355,000
 Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$333,500
 Current Median Rent: \$345
 Based on 66 registered Unit rentals compared over the last 12 months.

NORTH TAMWORTH - Recently Sold Properties

Median Sale Price

\$610k

Based on 123 recorded House sales within the last 12 months (Financial Year 2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+22.0%

Current Median Price: \$610,000
Previous Median Price: \$500,000

Based on 312 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

123

Based on recorded House sales within the 12 months (Financial Year 2023)

Based on a rolling 12 month period and may differ from calendar year statistics

62 BLIGH STREET ST



\$490,000

SOLD BY PRD.

Sep 2023
57 Days

1,075 m² 3 1 1

83 PEEL ST




\$375,000

SOLD BY PRD.

Sep 2023
69 Days

809 m² 3 1 1

16 NORTH ST



\$620,000

SOLD BY PRD.

Sep 2023
278 Days

873 m² 3 2 3

12 CASUARINA DR



\$1,050,000

Sep 2023
191 Days

8,727 m² 7 4 7

31 MACQUARIE ST



\$455,000

Sep 2023
82 Days

674 m² 3 1 1

9 HYMAN ST




\$590,000

Sep 2023
27 Days

613 m² 3 1 1

14 RAWSON AVE




\$495,000

SOLD BY PRD.

Sep 2023
77 Days

493 m² 4 1 1

5 FARINGDON ST




\$710,000

SOLD BY PRD.

Sep 2023
48 Days

651 m² 4 2 2

25 VERDELHO DR



\$640,000

SOLD BY PRD.

Sep 2023
76 Days

758 m² 3 2 3

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1 IDYLIC ST

\$692,000

665 m² - - -

SOLD BY PRD.
Aug 2023
21 Days

6 CASUARINA DR

\$1,140,000

4,659 m² 5 2 5

SOLD BY PRD.
Aug 2023
21 Days

4 GRAND MEADOWS DR

\$700,000

744 m² 4 2 2

SOLD BY PRD.
Aug 2023
43 Days

42 SEMILLON DR

\$550,000

722 m² 3 2 2

SOLD BY PRD.
Aug 2023
61 Days

80 PIPER ST

\$490,000

721 m² 3 1 2

SOLD BY PRD.
Aug 2023
34 Days

258-260 FOREST RD

\$950,000

6,150 m² 5 2 4

SOLD BY PRD.
Aug 2023
N/A

9 BILOBA WAY

\$1,005,000

1.87 ha 5 3 2

SOLD BY PRD.
Aug 2023
198 Days

118 VERDELHO DR

\$675,000

697 m² 4 2 2

SOLD BY PRD.
Jul 2023
73 Days

18 KINGHAM ST

\$675,000

620 m² 4 2 2

SOLD BY PRD.
Jul 2023
76 Days

20 SEMILLON DR

\$825,000

760 m² 4 2 2

SOLD BY PRD.
Jul 2023
28 Days

5 BERNICE PL

\$450,000

537 m² 3 1 1

SOLD BY PRD.
Jul 2023
45 Days

212 JOHNSTON ST

\$570,000

955 m² 3 1 3

SOLD BY PRD.
Jul 2023
34 Days

NORTH TAMWORTH - Properties For Rent

Median Rental Price

\$450 /w

Based on 183 recorded House rentals within the last 12 months (Financial Year 2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.8%

Current Median Price: \$610,000
Current Median Rent: \$450

Based on 123 recorded House sales and 183 House rentals compared over the last 12 months


Number of Rentals

183

Based on recorded House rentals within the last 12 months (Financial Year 2023)

Based on a rolling 12 month period and may differ from calendar year statistics

14 RAWSON AVENUE




\$540 per week

493 m² 4 beds 1 bath 1 car

PRD. REAL ESTATE TAMWORTH

Sep 2023 2 Days

1 FRANCIS AVENUE




\$520 wk

3 beds 2 bath 2 car

Sep 2023 2 Days

10 MCKAY PLACE



\$520 wk

3 beds 2 bath 2 car

Sep 2023 2 Days

31 MACQUARIE STREET




\$480 per week

674 m² 3 beds 1 bath 1 car

Sep 2023 5 Days

34A FRANCIS AVENUE



\$480 per week

4 beds 2 bath 1 car

Sep 2023 7 Days

1 SHIRAZ ROAD




\$530 WEEKLY

753 m² 4 beds 2 bath 2 car

Sep 2023 7 Days

11 DEAN STREET



\$380 per week

600 m² 3 beds 1 bath 1 car

Sep 2023 8 Days

3 KINGHAM STREET



\$600 per week

651 m² 4 beds 2 bath 2 car

Sep 2023 12 Days

2/3 GRIFFIN AVENUE



\$320 per week

759 m² 1 bed 1 bath 1 car

Sep 2023 13 Days

3/191-193 JOHNSTON STREET

\$450 per week

1,978 m² **3** **2** **1**

Sep 2023
13 Days

7 WARRUMBUNGE CLOSE

\$420 per week

907 m² **3** **2** **2**

Sep 2023
16 Days

5 SEMILLON DRIVE

\$520 pw

807 m² **4** **2** **1**

Sep 2023
16 Days

34B FRANCIS AVENUE

\$370 per week

2 **1** **1**

Sep 2023
19 Days

1/10 BREWERY LANE

\$400 per week

904.1 m² **2** **1** **2**

887 m²

3/155 JOHNSTON STREET

\$510 weekly

838 m² **4** **1** **1**

Sep 2023
26 Days

2/11 FRANCIS AVENUE

\$460

700 m² **3** **2** **1**

Aug 2023
34 Days

1/11 FRANCIS AVENUE

\$460

700 m² **3** **2** **1**

Aug 2023
34 Days

2/117 JOHNSTON STREET

\$330

696 m² **2** **1** **1**

Aug 2023
60 Days

1/9 MCKAY PLACE

\$490

735 m² **4** **2** **1**

Jul 2023
64 Days

169 JOHNSTON STREET

\$450

809 m² **2** **1** **1**

Jul 2023

17 BRUSHTAIL DRIVE

\$700

1.31 ha **3** **2** **-**

Mar 2023
201 Days