



CMA **Comparative Market Analysis**

South Tamworth

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

SOUTH TAMWORTH - Suburb Map



Prepared on 27/09/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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SOUTH TAMWORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	122	\$ 198,000	0.0 %	\$ 90,000	\$ 901,048
2006	128	\$ 202,750	2.4 %	\$ 100,000	\$ 577,500
2007	140	\$ 207,500	2.3 %	\$ 50,000	\$ 480,000
2008	102	\$ 202,000	-2.7 %	\$ 66,000	\$ 469,000
2009	156	\$ 210,500	4.2 %	\$ 3,000	\$ 873,452
2010	111	\$ 215,000	2.1 %	\$ 85,000	\$ 465,000
2011	134	\$ 216,000	0.5 %	\$ 17,378	\$ 3,000,000
2012	122	\$ 220,875	2.3 %	\$ 87,000	\$ 620,000
2013	150	\$ 225,000	1.9 %	\$ 25,000	\$ 500,000
2014	135	\$ 232,000	3.1 %	\$ 60,000	\$ 430,000
2015	113	\$ 245,000	5.6 %	\$ 110,000	\$ 1,150,000
2016	111	\$ 245,000	0.0 %	\$ 71,260	\$ 415,000
2017	132	\$ 250,000	2.0 %	\$ 80,000	\$ 550,000
2018	109	\$ 264,000	5.6 %	\$ 125,000	\$ 900,000
2019	98	\$ 250,000	-5.3 %	\$ 70,000	\$ 646,500
2020	133	\$ 255,000	2.0 %	\$ 77,500	\$ 1,070,000
2021	197	\$ 310,000	21.6 %	\$ 65,857	\$ 800,000
2022	169	\$ 370,000	19.4 %	\$ 150,000	\$ 1,040,000
2023	86	\$ 385,000	4.1 %	\$ 205,000	\$ 950,000

Median Sale Price

\$380k

Based on 133 recorded House sales within the last 12 months (Financial Year 2023)

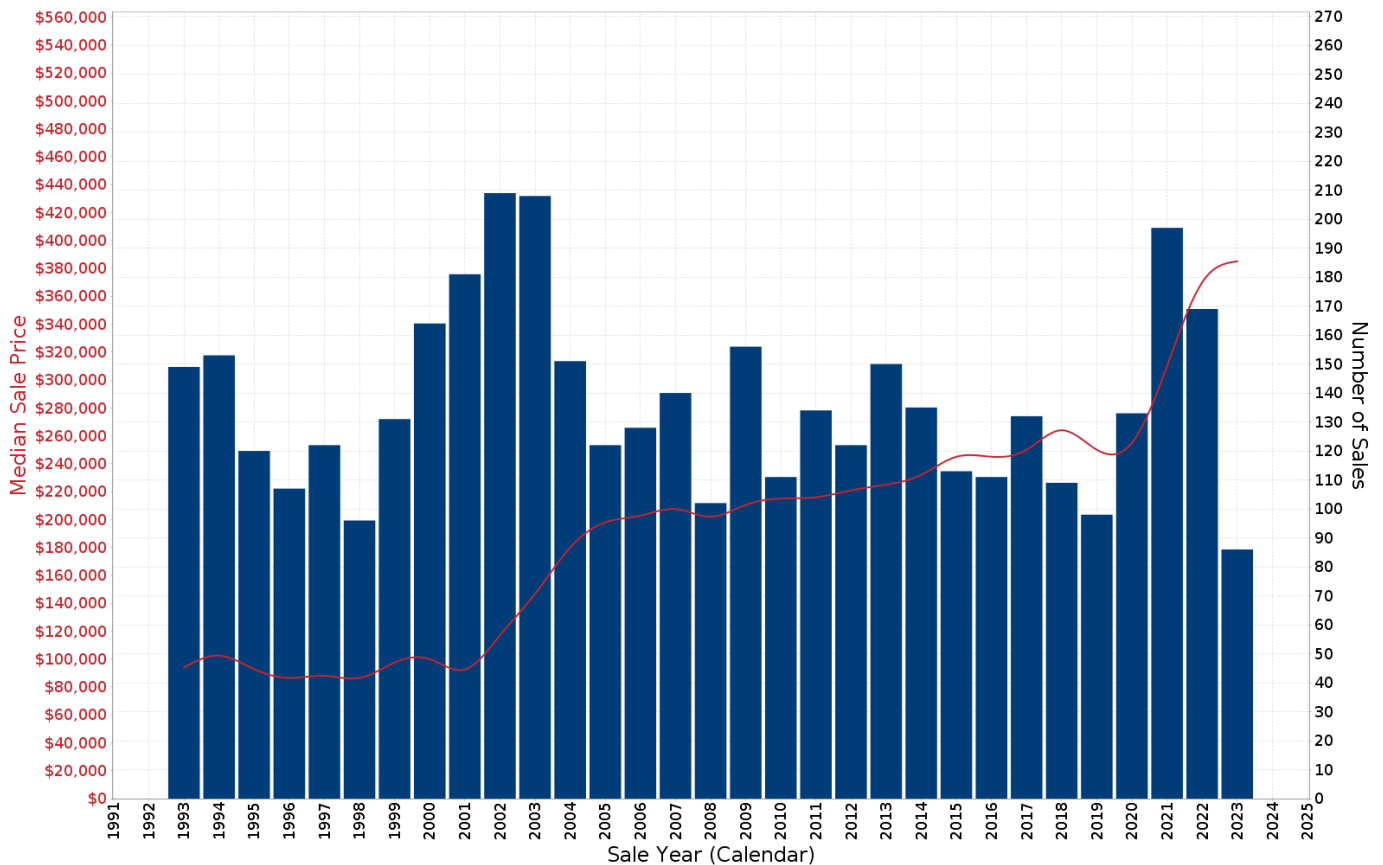
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

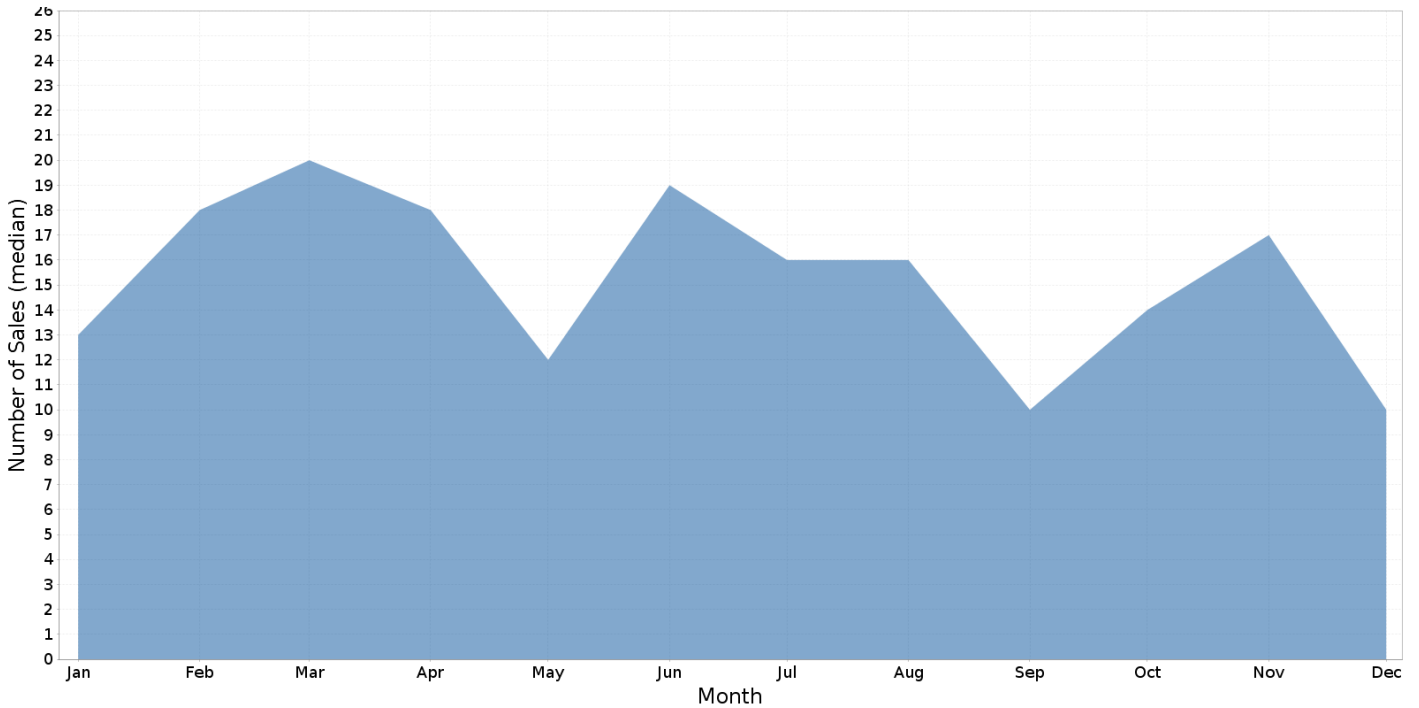
+11.8%

Current Median Price: \$380,000
Previous Median Price: \$340,000

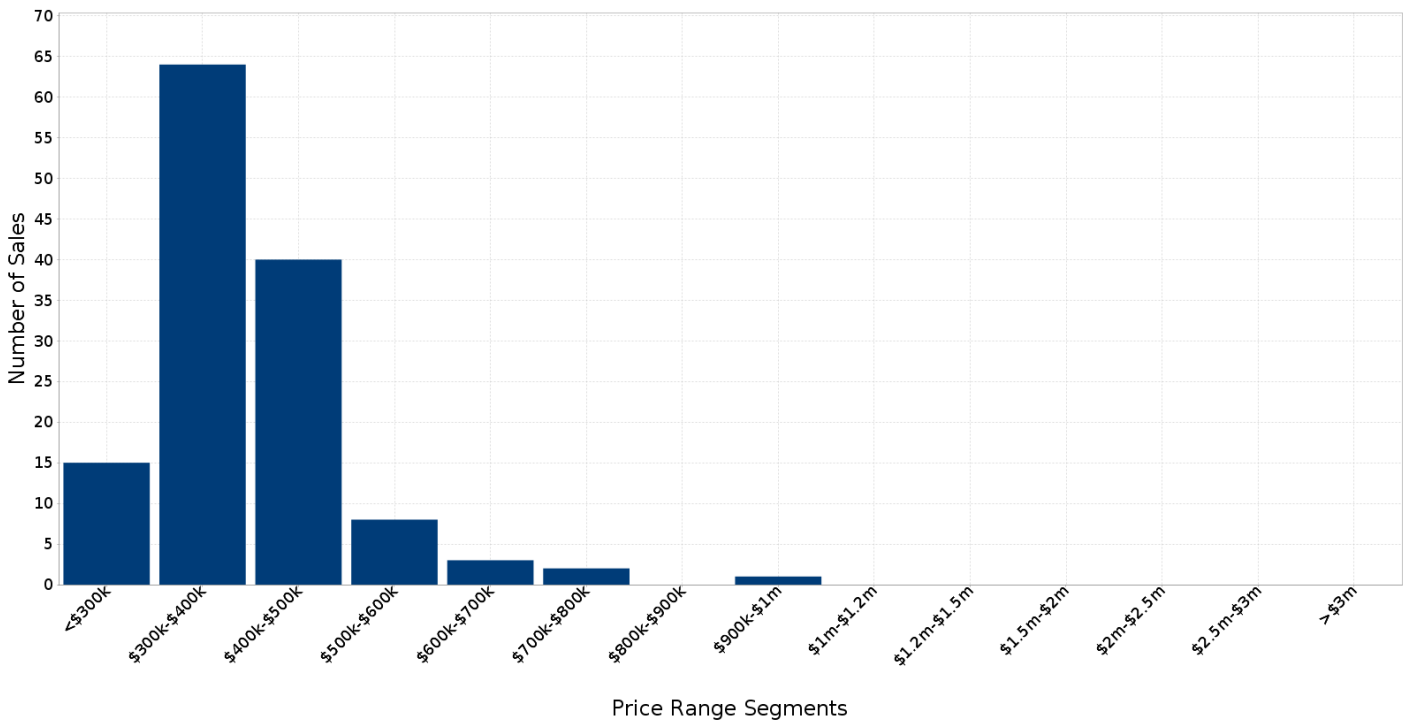
Based on 334 recorded House sales compared over the last two rolling 12 month periods



SOUTH TAMWORTH - Peak Selling Periods (3 years)



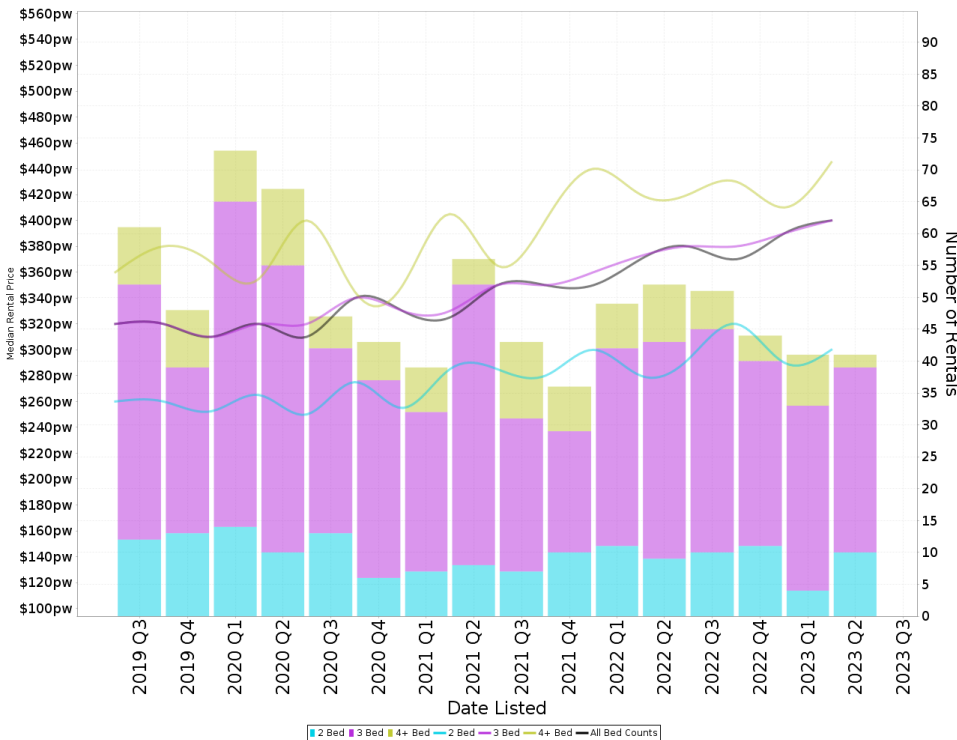
SOUTH TAMWORTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.8%

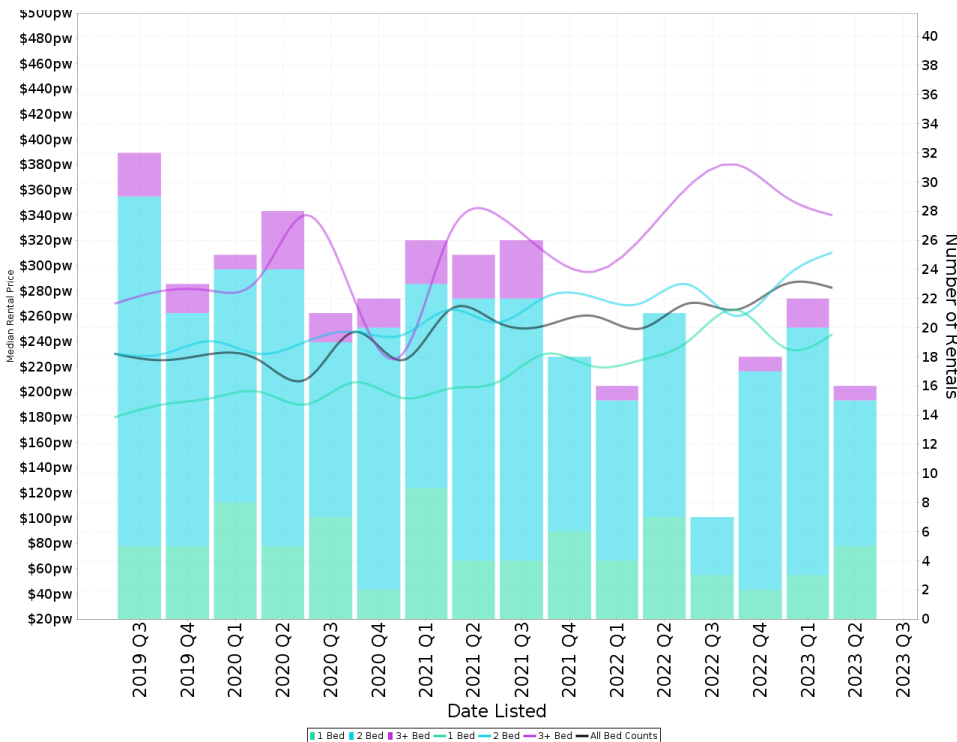
Current Median Price: \$380,000
Previous Median Price: \$340,000
Based on 334 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$380,000
Current Median Rent: \$380
Based on 177 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+22.2%

Current Median Price: \$275,000
Previous Median Price: \$225,000
Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$275,000
Current Median Rent: \$280
Based on 63 registered Unit rentals compared over the last 12 months.

SOUTH TAMWORTH - Recently Sold Properties

Median Sale Price

\$380k

Based on 133 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

+11.8%

Current Median Price: \$380,000
Previous Median Price: \$340,000

Based on 334 recorded House sales compared over the last two rolling 12 month periods

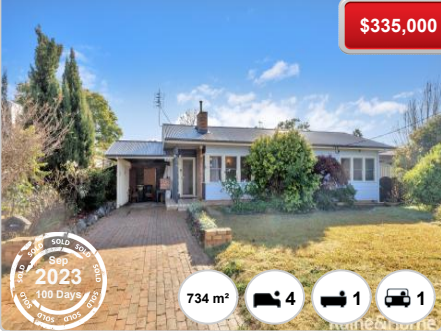
Sold Properties

133

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

24 ANTHONY RD




\$335,000

SOLD BY PRD.

Sep 2023
100 Days

734 m² 4 1 1

21 NANCY ST




\$345,000

SOLD BY PRD.

Sep 2023
33 Days

1,075 m² 3 1 2

36 VERA ST



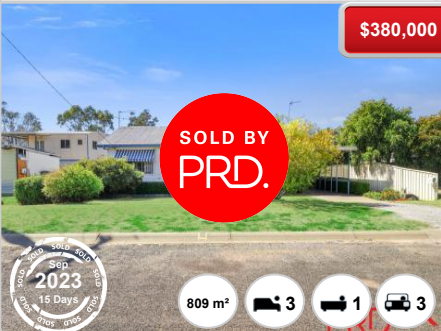
\$310,000

SOLD BY PRD.

Sep 2023
7 Days

778 m² 3 1 1

7 WISE ST




\$380,000

SOLD BY PRD.

Sep 2023
15 Days

809 m² 3 1 3

10 DURI RD



\$305,000

SOLD BY PRD.

Sep 2023
28 Days

714 m² 3 1 1

24 JOHN ST




\$436,500

SOLD BY PRD.

Sep 2023
52 Days

948 m² 4 2 3

19 RING ST



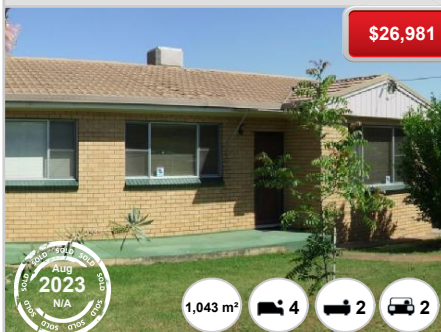
\$485,000

SOLD BY PRD.

Sep 2023
25 Days

683 m² 3 2 4

10 CYPRESS ST



\$26,981

SOLD BY PRD.

AUG 2023
N/A

1,043 m² 4 2 2

27 HEUGH ST



\$380,000

SOLD BY PRD.

Sep 2023
N/A

734 m² - - -

5 SUSANNE ST

\$305,000

SOLD
Aug 2023
11 Days

847 m² 3 1 -

21 CHURCHILL ST

\$440,000

SOLD
Aug 2023
31 Days

689 m² 4 2 3

46 JOHN ST

\$430,000

SOLD
Aug 2023
28 Days

636 m² 5 2 1

25 CYPRESS ST

\$455,000

SOLD BY PRD.

SOLD
Aug 2023
7 Days

892 m² 4 1 2

93 ROBERT ST

\$360,000

SOLD
Aug 2023
23 Days

702 m² 4 1 1

32 MARGARET ST

\$370,000

SOLD
Aug 2023
10 Days

455 m² 3 1 1

18 BELL ST

\$515,000

SOLD
Jul 2023
34 Days

734 m² 4 1 4

38 JILL ST

\$470,000

SOLD
Jul 2023
36 Days

738 m² 4 1 1

14 LAROOL ST

\$330,000

SOLD
Jul 2023
21 Days

455 m² 3 1 1

7 RING ST

\$469,000

SOLD
Jul 2023
22 Days

645 m² 3 1 2

131 ROBERT ST

\$205,000

SOLD
Jul 2023
22 Days

626 m² 3 1 1

170 HILLVUE RD

\$300,000

SOLD
Jul 2023
22 Days

608 m² 4 2 4

SOUTH TAMWORTH - Properties For Rent

Median Rental Price

\$380 /w

Based on 177 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

+5.2%

Current Median Price: \$380,000
Current Median Rent: \$380

Based on 133 recorded House sales and 177 House rentals compared over the last 12 months

Number of Rentals

177

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

26 ANTHONY ROAD




\$450 weekly

Sep 2023 5 Days

734 m² 3 1 2

2 DAVID STREET



\$410 per week

Sep 2023 7 Days

822 m² 4 1 2

3/5 MARGARET STREET




\$320 per week

Sep 2023 7 Days

1,012 m² 2 1 1

6 COROMANDEL AVENUE




\$420 per week

Sep 2023 8 Days

696 m² 4 2 2

3/4 ANNE STREET



\$280 per week

Sep 2023 14 Days

1,621 m² 1 1 1

25 CYPRESS STREET



\$480 weekly

Sep 2023 17 Days

892 m² 4 1 2

6 WILLOW STREET

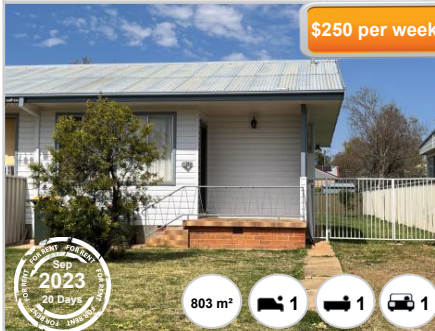


\$425 wk

Sep 2023 19 Days

658 m² 3 1 2

1/23 ANTHONY ROAD




\$250 per week

Sep 2023 20 Days

803 m² 1 1 1

2 WENTWORTH PLACE




\$460






Aug 2023 34 Days

732 m² 4 2 2

2/24 CROYDON AVENUE

\$400



37 GARDEN STREET

\$420









2 COROMANDEL STREET

\$390 weekly









68 DAVID STREET

\$400 per week

