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Tumbarumba Market Update
1st Half 2024

OVERVIEW

In the 2nd half 2023, Tumbarumba* recorded a median house price of $492,500, and a median land price of $90,000. This represents annual (2H 2022 – 2H 2023) median price growth of 49.2% for houses and a price softening of -48.7% for vacant land Total sales declined between 2H 2022 – 2H 2023, by -29% (to 20 sales) for houses, and only 3 land sales were recorded. There is a significant undersupply of houses in Tumbarumba*, with properties in high demand. Houses suggest real returns on investment, especially with an absence of new houses in the area. Thus, now is an ideal time for owners to transact.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↑
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑
LAND SALES	↓	↓
LAND MEDIAN PRICE	↑	↓

MARKET CONDITIONS

MEDIAN PRICE 2H 2023 — SALES — AVERAGE DAYS ON MARKET 2H 2023

$492K $90K

134 HOUSE   **N/A** LAND

MEDIAN PRICE Q4 2023 — RENTALS — AVERAGE DAYS ON MARKET Q4 2023

$378   N/A

14 HOUSE   **N/A** UNIT
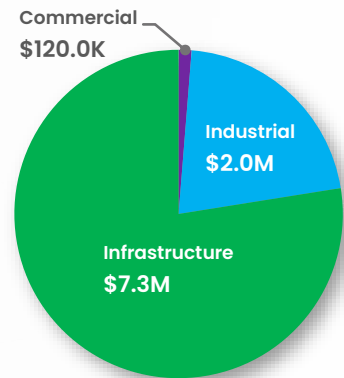
FUTURE DEVELOPMENTS

Tumbarumba will see approximately **$9.4M worth of new projects commencing between 2020 –2024**.

Commercial $120.0K
Industrial $2.0M
Infrastructure $7.3M

A focus on infrastructure projects improve liveability for residents, whilst also creating local jobs in the construction phase. This can attract more people to live in the area, potentially increasing housing demand.

The Mt Tumbarumba Adventure Park Mountain Bike Facilities ($2M) is a key infrastructure development to commence from 2020-24. Other infrastructure projects include:

- Tumbarumba to Rosewood Rail Trail Bridges
- MR677 Alpine way Slope 11976 & 11979
- Bargo State Forest Bridges

The Costa Group Storage Shed ($2M) is a key industrial project to commence between 2020-2024.

There is an absence of residential developments planned between 2020-2024. Thus the undersupply of houses and units will continue. This puts more pressure on an already tight market, pushing prices up further and making it harder for first home buyers to enter the market.
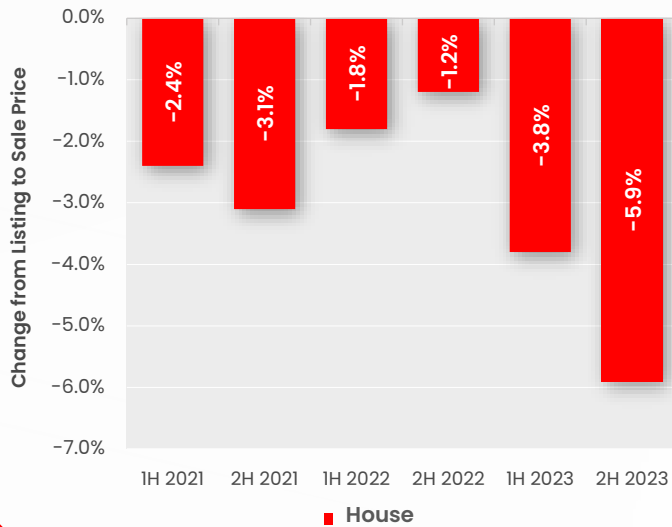
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

Change from Listing to Sale Price

| 1H 2021	2H 2021	1H 2022	2H 2022	1H 2023	2H 2023
-2.4%	-3.1%	-1.8%	-1.2%	-3.8%	-5.9%

■ **House**

Average house vendor discounts between 2H 2022 and 2H 2023 have widened to a larger discount, of -5.9%. House market conditions continue to favour buyers, as sellers are willing to accept below the initial listed price. 2H 2023 recorded the highest discount in the past 3 years, despite high median house sales price growth. This is good news for buyers, especially in an undersupplied market.

The suburb of Tumbarumba has historically offered a more affordable market than the wider Snowy Valley Local Government Area (LGA) in both house and land median prices. This said, 2023# saw house prices in Tumbarumba become on par with the wider Snowy Valley LGA, while land continue to be a more affordable market.

The dominant proportion of homes sold in Tumbarumba* across 2023# were in the most affordable price bracket of less than $349,999 (49.3%), while vacant land recorded a dominant premium price point of $200,000 and above (33.3%). That said 19.0% of vacant land sold were in the most affordable price point of less than $49,999; in good news for buyers. 11.6% of houses sold were in the premium market of above $550,000; in good news for owners.

MARKET COMPARISON

— Tumbarumba House   − − Snowy Valleys LGA House   — Tumbarumba Land   − − Snowy Valleys LGA Land
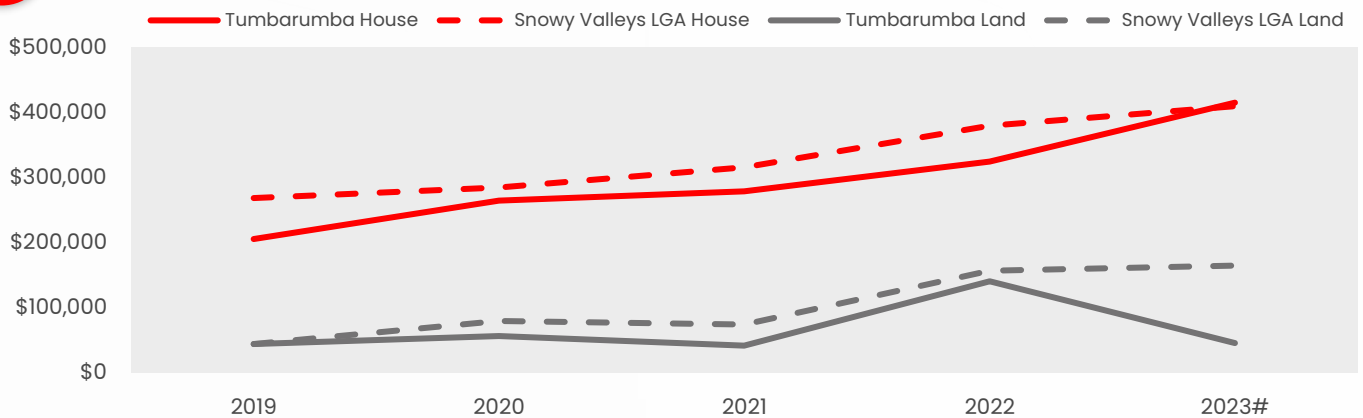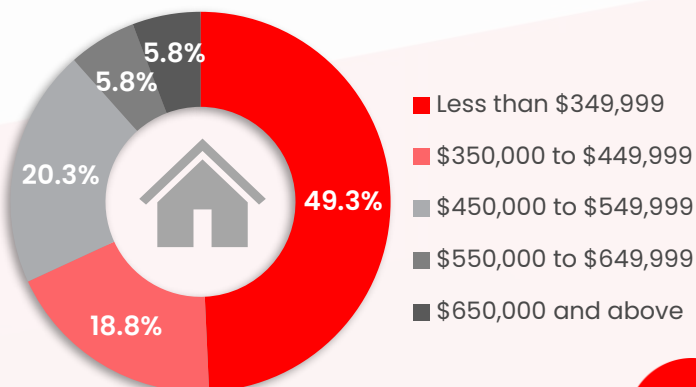
The market comparison graph provides a comparative trend for median price of houses and vacant lands over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Tumbarumba.
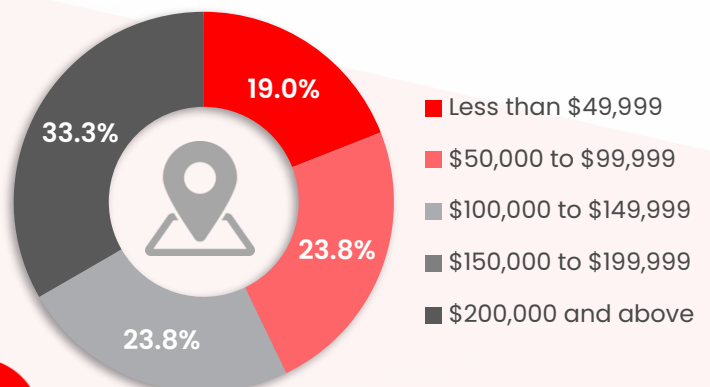
PRICE BREAKDOWN 2023#

HOUSES SOLD

49.3%
18.8%
20.3%
5.8%
5.8%

■ Less than $349,999
■ $350,000 to $449,999
■ $450,000 to $549,999
■ $550,000 to $649,999
■ $650,000 and above

VACANT SOLD

19.0%
23.8%
23.8%
33.3%

■ Less than $49,999
■ $50,000 to $99,999
■ $100,000 to $149,999
■ $150,000 to $199,999
■ $200,000 and above

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RENTAL GROWTH 2023€

House rental yields in Tumbarumba¥ was 4.4% in December 2023, well above Sydney Metro's average of 2.8% . This was paired with an 11.2% increase in median house rental price in the past 12 months to Q4 2023, to $378 per week, and a significant decline in the number of houses rented (only 2 houses). The unit rental market is small, with only 5 units rented in the past 18 months, and the last known unit rented at $230 per week. Overall this suggests a highly demanded rental market, and a more affordable investment option than Sydney.

2 bedroom houses have provided investors with +26.3% rental growth annually, achieving a median rent of $440 per week.

Tumbarumba¥ recorded a vacancy rate of 0.0% in December 2023, which suggests there are no rental vacancies at all. Vacancy rates in Tumbarumba¥ did fluctuate over the past 12 months, however always trending below 1.5%, which is well below the Real Estate Institute of Australia's 'Healthy" Benchmark of 3.0%. This suggests there is quicker occupancy of rental properties, which is conducive for investment.
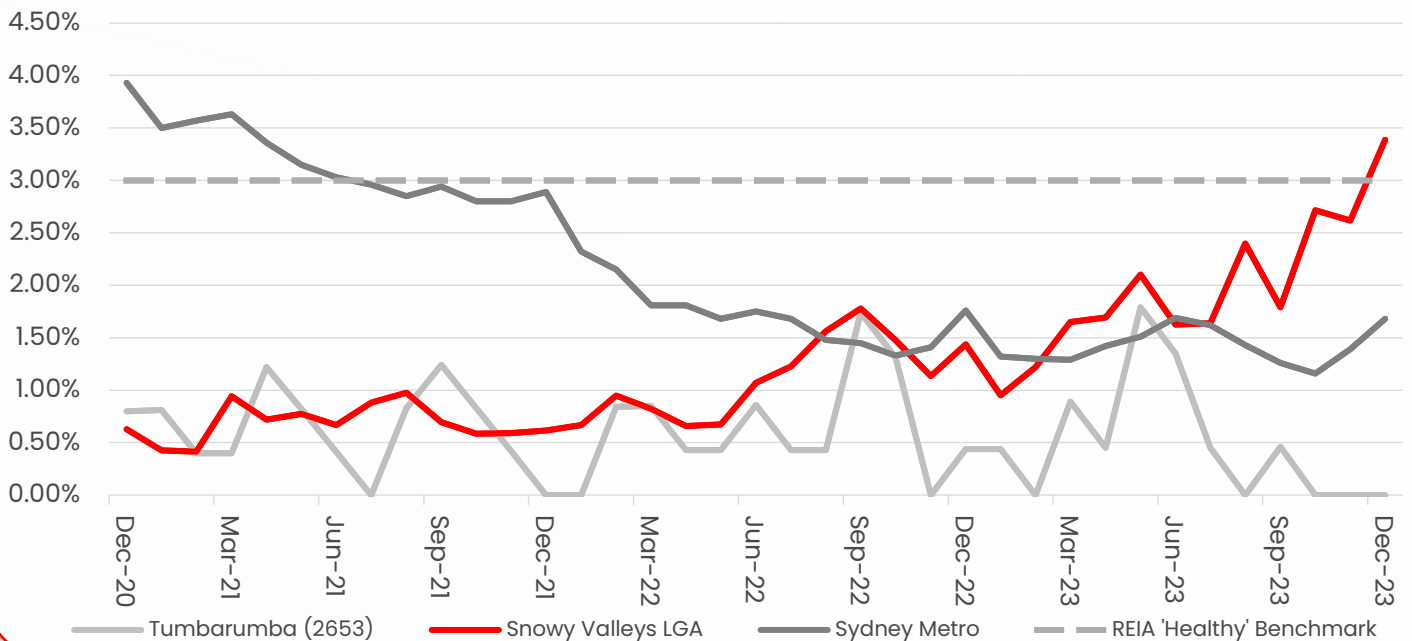
2 BEDROOMS
+26.3%

3 BEDROOMS
+11.8%

4 BEDROOMS
+18.9%

RENTAL VACANCY RATES 2023

Legend: Tumbarumba (2653) — Snowy Valleys LGA — Sydney Metro — REIA 'Healthy' Benchmark

RENTAL YIELD 2023§

4.4%
Tumbarumba (2653)¥

3.9%
Snowy Valley LGA

2.8%
Sydney Metro

3.0%
Tumbarumba (2653)¥

4.2%
Snowy Valley LGA

4.5%
Sydney Metro

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PROJECT DEVELOPMENT MAP 2020 - 2024[A]

TUMBARUMBA
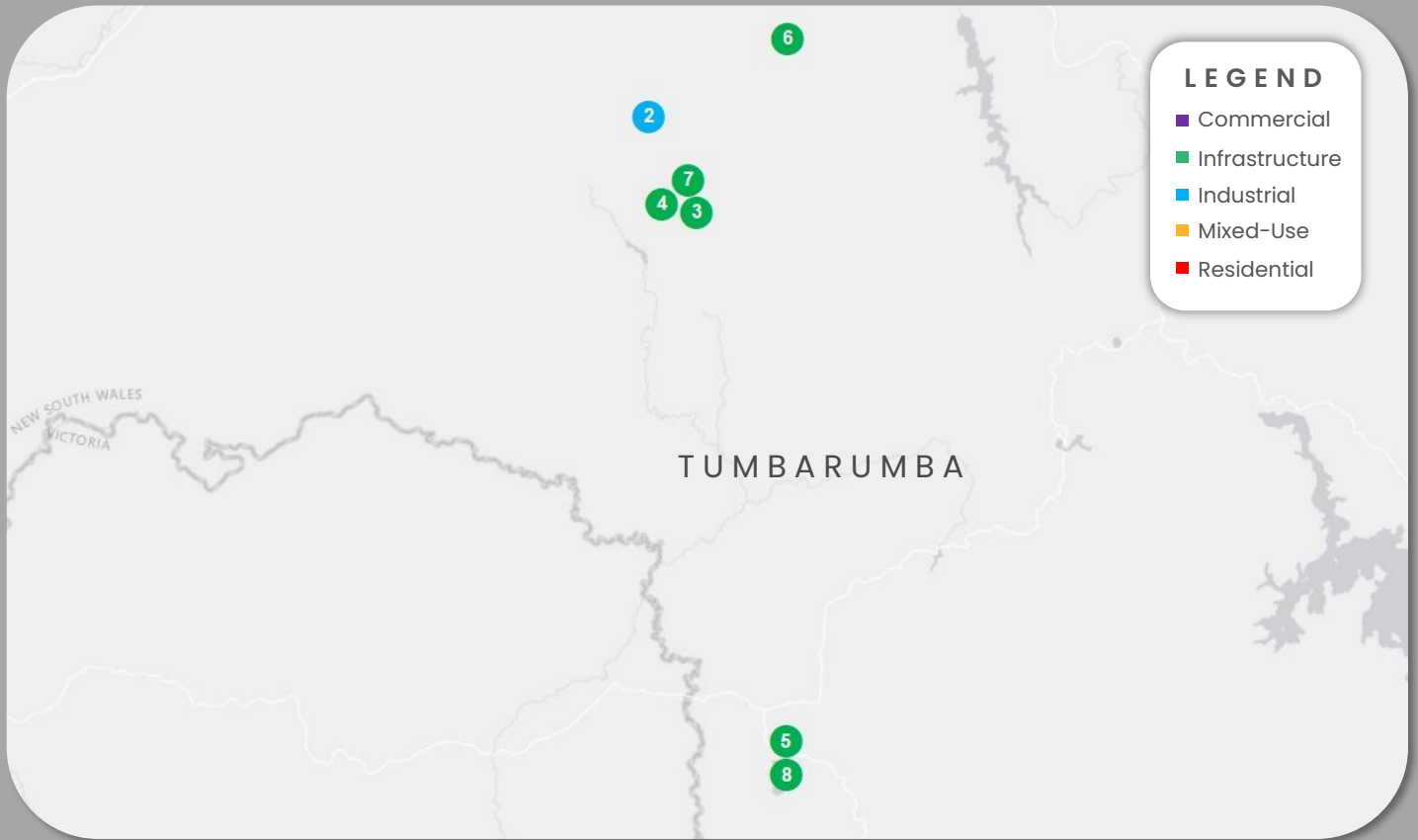
#	Project[£]	Type	Estimated Value[μ]	Commence Date[Ψ]
Not Mapped	Quarry Road Horse Arena	**Commercial**	$120,000	11/07/2021
2	Costa Group Storage Shed	**Industrial**	$2,000,000	22/09/2021
3	Mt Tumbarumba Adventure Park Mountain Bike Facilities	**Infrastructure**	$2,000,000	16/12/2024
4	Tumbarumba To Rosewood Rail Trail Bridges	**Infrastructure**	$1,319,000	06/04/2020
5	MR677 Alpine Way Slope 11976 & 11979	**Infrastructure**	$1,279,000	27/12/2022
6	Bago State Forest Bridges	**Infrastructure**	$1,000,000	22/02/2021
7	Coppabella Creek Suspension Bridge	**Infrastructure**	$610,000	14/04/2022
8	Mr677 Alpine Way Slope	**Infrastructure**	$577,000	02/05/2020
9	184 Rosewood Road Dwelling & Eco Tourist Facility Conversion Stages 1 & 2	**Infrastructure**	$525,000	19/12/2024

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Tumbarumba sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of 2653.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

\# 2023 encapsulates sales transactions for all of 2023 (01/01/2023 – 31/12/2023).

€ Annual rental growth is a comparison between Q4 2022 (01/10/2022 – 31/12/2022) and Q4 2023 (01/10/2023 – 31/12/2023) house median rent figures.

¥ Tumbarumba rental market data encapsulates aggregate property conditions within the postcode of 2653.

§ Rental yields shown are as reported as of December 2023.

Ⱥ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs of Tumbarumba, Khancoban, Rosewood, Humula and Jingelic.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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