

Orange Market Update 2nd Half 2025



OVERVIEW

In Q2 2025, Orange* recorded a median house price of \$670,000 and a median unit price of \$467,000. This represents an annual (Q2 2024 – Q2 2025) slight price softening of -3.2% for houses but a growth of 1.0% for units. Comparing Q2 2024 and Q2 2025, total sales decreased by -10.5% (to 198 sales in Q2 2025) for houses and remained stable (at 29 sales in Q2 2025) for units. A more affordable median house prices suggests an opportunity for buyers. That said, with only a few new houses planned for 2025, there is a high chance of price recovery. Meanwhile increasing units' prices benefits owners who wish to capitalise on their investment.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↓	↓
HOUSE RENTAL PRICE	↑	↑

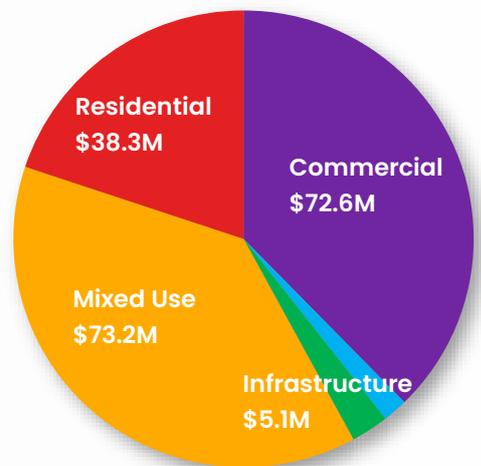


	YEAR	HALF YEAR
UNIT SALES	↔	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Orange^f will see approx. **\$192.5M** of new projects commence in 2025.



A key mixed-use projects is 60 Witton Place, which will add a hostel, bowling green, and a clubhouse. 123-125 Peisley Street is another, due to add a motel accommodation to the area.

The combination of commercial and mixed-use projects will stimulate local economy through more jobs, which can have a spill-over effect; in more demand for housing stock.

Key residential projects include:

- 20 Shiralee Road (14 Dwellings)
- Sweetheart Drive Residential Subdivision (207 Lots)
- 12 & 20 Shiralee Road Residential Subdivision (43 Lots)
- Lantana Place (10 Dwellings)

The number of houses planned will not satisfy current demand, especially in comparison to Q2 2025 sales (198). An undersupply of houses is likely, which will stimulate a price recovery.



Dwellings



349 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q2 2025



\$670K

SALES



\$467K

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE
Q2 2025



\$570

RENTALS



\$450

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



UNIT



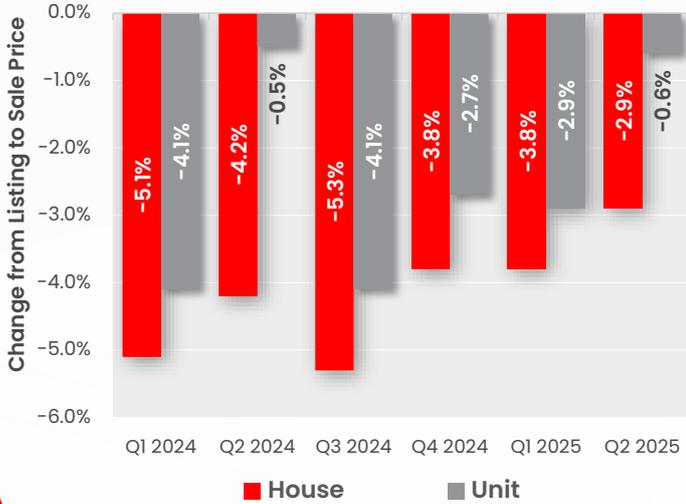
AVERAGE VENDOR DISCOUNT*

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.

Average vendor discounts between Q2 2024 and Q2 2025 have tightened for houses, from -4.2% to -2.9%. Units have remained relatively stable, at -0.6% in Q2 2025. Combined this suggest that Orange is still a buyer's market, as sellers are willing to accept lower than first listed price. That said, average house vendor discounts have tightened, which suggest a shift towards sellers. Thus, buyers must act fast.

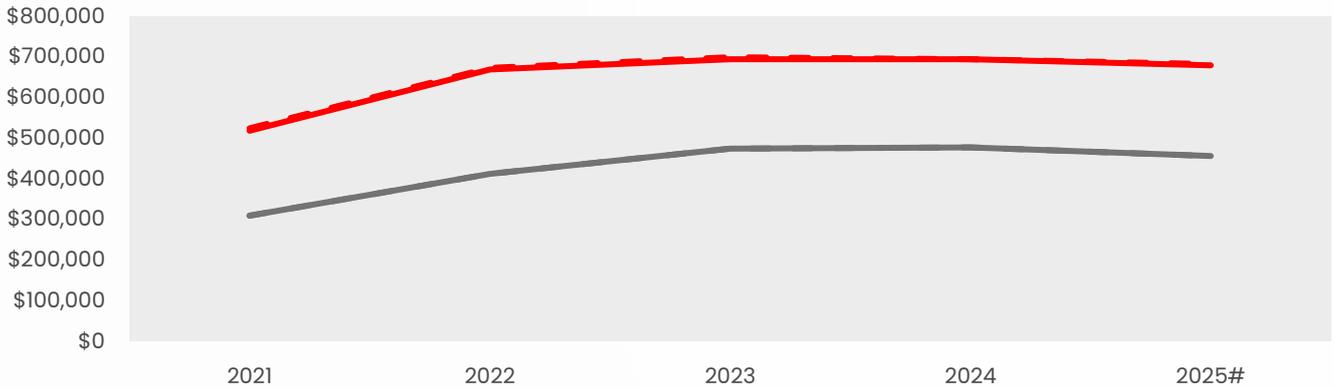
The suburb of Orange has historically tracked on par with the wider City of Orange Local Government Area (LGA) in median house and unit prices for the past 5 years. This trend has continued throughout 2025#.

Most of the homes sold in Orange* across 2024/25# were split between the premium price bracket of \$750,000 and above (37.9%) and the most affordable price bracket, of \$599,999 and below (27.8%). This indicates that there is a home for every budget in Orange, and first home buyers and investors alike can benefit. Units had most sales (28.7%) in the \$450,000 - \$549,999 middle price bracket, however showed strong sales numbers in the lower price bracket of \$350,000 - \$449,999 (24.0%) as well. There is also a unit for every budget in Orange*.



MARKET COMPARISON

Orange House (red line), City of Orange House (dashed red line), Orange Unit (grey line), City of Orange Unit (dashed grey line)

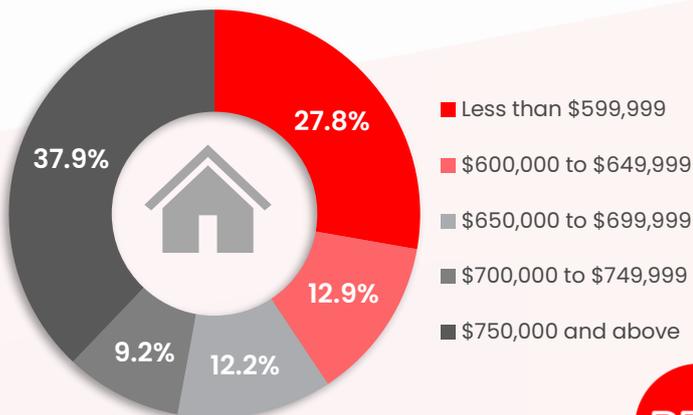


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Orange.

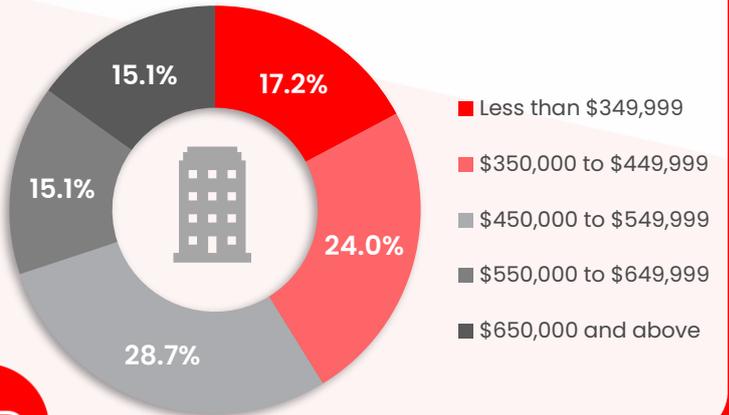


PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Orange[‡] were 3.9% as of June 2025, above the City of Orange LGA (3.3%) and Sydney Metro (2.7%). Median house rental price increased by 5.6% in the past 12 months to Q2 2025, at \$570 per week; whilst the number of houses rented decreased, by -4.5% (to 253 houses) in Q2 2025. There is an undersupply of house rentals, which is beneficial to investors. With a more affordable entry price to Sydney Metro, Orange[‡] is an ideal alternative for investors.

3-bedroom houses have provided investors with +7.8% rental growth annually, achieving a median rent of \$550 per week.

Orange[‡] recorded a vacancy rate of 0.9% in June 2025, well below the City of Orange LGA average of 3.2% and Sydney Metro's 1.5%. Orange[‡] has seen a slow declining pattern in vacancy rates over the past 12 months. Furthermore, a 0.9% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Orange[‡]. This creates a conducive environment for investors, especially with a more affordable median house price (and thus, entry price) in the past 12 months to Q2 2025.

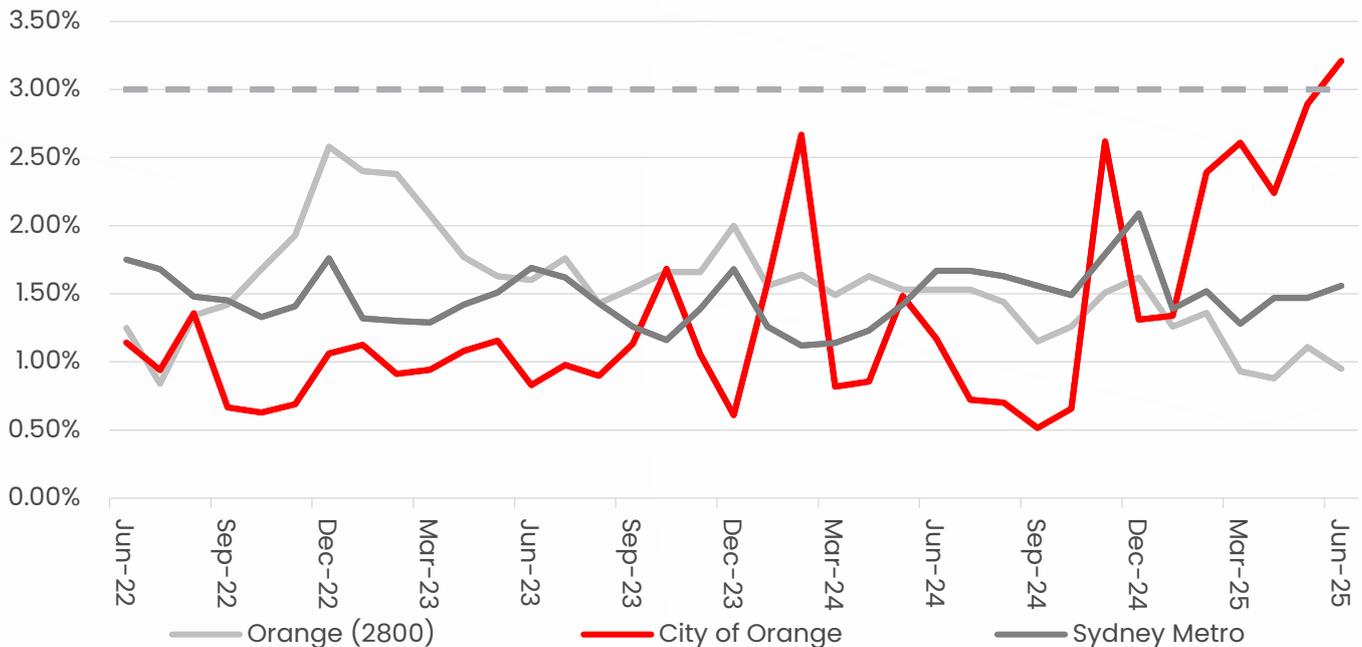
 2 BEDROOMS
+5.4%

 3 BEDROOMS
+7.8%

 4 BEDROOMS
+3.2%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.9%

Orange (2800)[‡]



3.3%

City of Orange



2.7%

Sydney Metro



4.1%

Orange (2800)[‡]



4.1%

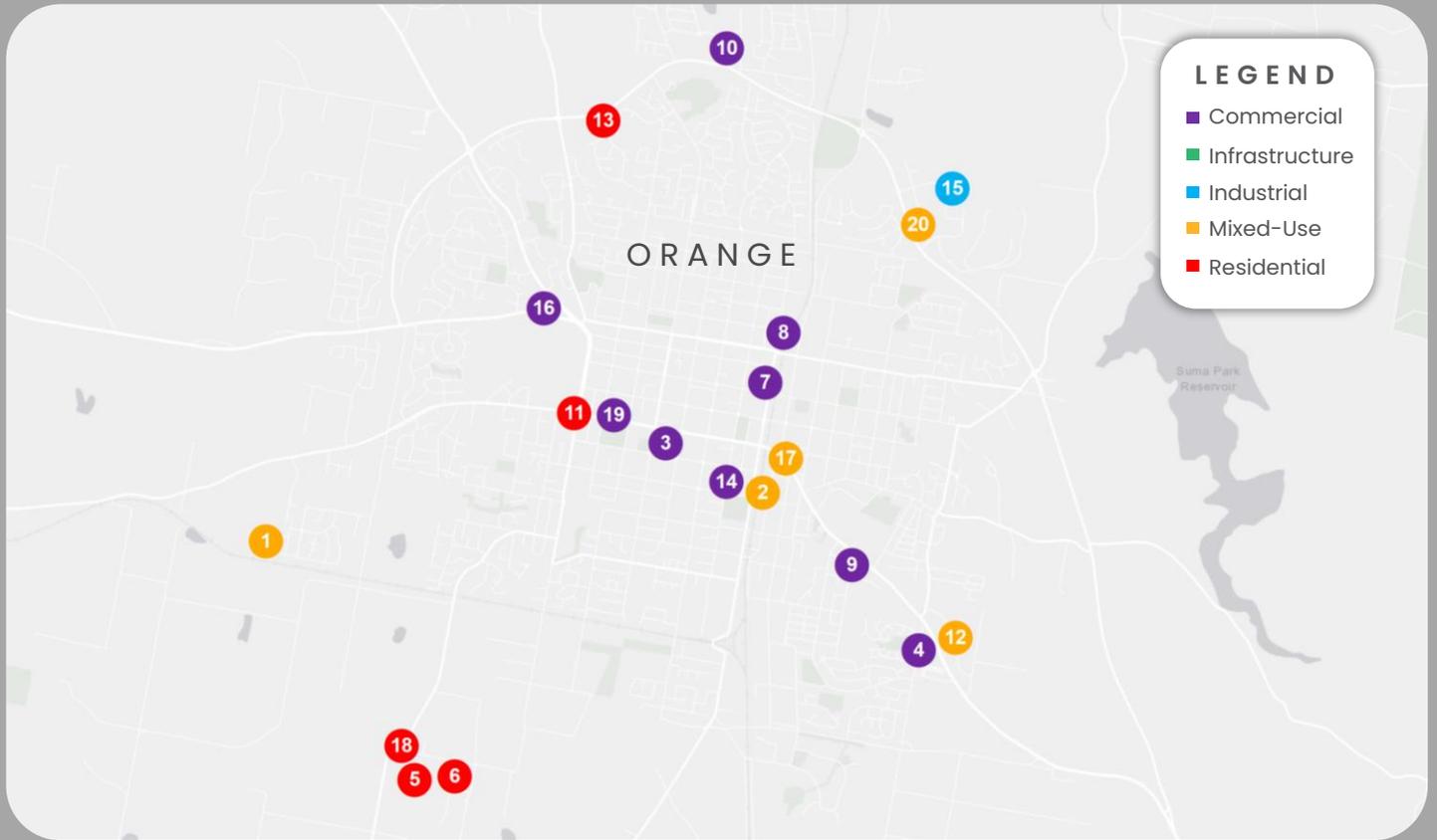
City of Orange



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2025 ^A



#	Project [£]	Type	Estimated Value [¥]	Commence Date ^ψ
1	60 Witton Place Mixed Use Development (Hostel/Clubhouse/Bowling Green)	Mixed Use	\$34,780,973	22/12/2025
2	123-125 Peisley Street Mixed Use Development (Hotel/Motel Accommodation/Commercial Premises)	Mixed Use	\$29,917,599	17/12/2025
3	86-102 Summer Street Commercial Development	Commercial	\$21,000,000	8/10/2025
4	Orange Homemakers Centre	Commercial	\$12,500,000	29/12/2025
5	20 Shiralee Road Dwellings (14 Dwellings)	Residential	\$11,329,085	6/08/2025
6	Sweetheart Drive Residential Subdivision (207 Lots)	Residential	\$9,315,000	14/10/2025
7	273-281 Peisley Street Motel	Commercial	\$8,944,107	17/10/2025
8	320 Peisley Street Self Storage Units	Commercial	\$4,477,961	28/04/2025
9	14-16 Elizabeth Street Hotel Accommodation	Commercial	\$3,868,667	19/03/2025
10	North Orange Shopping Centre Supermarket Alterations & Additions	Commercial	\$3,678,400	6/11/2025
11	16 Platinum Parade Dwellings (6 Dwellings)	Residential	\$2,942,715	22/12/2025
12	11 Cameron Place Mixed Use Development (Warehouse/Distribution Centre/Self Storage Units)	Mixed Use	\$2,885,176	14/01/2025
13	Lantana Place Multiple Dwellings (10 Dwellings)	Residential	\$2,750,000	6/11/2025
14	16 Mcnamara Street Service Apartments Alterations & Additions	Commercial	\$2,310,000	12/09/2025
15	20 Elwin Drive Light Industrial Building	Industrial	\$2,218,105	10/12/2025
16	West Orange Motors Vehicle Sales Premises Alterations & Additions	Commercial	\$2,050,750	4/12/2025
17	1 Bathurst Road Mixed Use Development (Dwellings/Shop/Education Facility/Indoor Recreation Facility/Restaurant/Café)	Mixed Use	\$1,938,970	9/07/2025
18	12 & 20 Shiralee Road Residential Subdivision (43 Lots)	Residential	\$1,935,000	11/12/2025
19	27 Summer Street Residential Care Facility Alterations & Additions	Commercial	\$1,778,284	17/07/2025
20	9 Colliers Avenue Mixed Use Development (Depot/Industrial Training Facility)	Mixed Use	\$1,681,316	24/07/2025

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

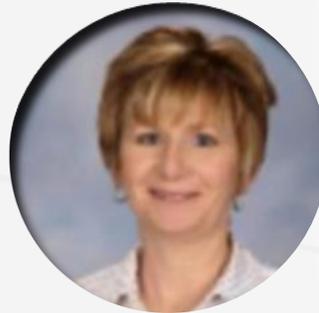
Our research team is made up of highly qualified researchers who focus solely on property analysis.



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REFERENCES

- * Orange sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Orange, Molong, Cargo, Cudal, Manildra and Clifton Grove.
- ** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.
- # 2024/25 encapsulates sales transactions for the 2024 full year (01/01/2024 – 31/12/2024) and 1st half 2025 (01/01/2025 – 30/06/2025).
- € Annual rental growth is a comparison between 1H 2024 (01/01/2024 – 30/06/2024) and 1H 2025 (01/01/2025 – 30/06/2025) house median rent figures.
- ¥ Orange rental market data encapsulates aggregate property conditions within the postcode of 2800.
- § Rental yields shown are as reported as of June 2025.
- A 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 Orange, Molong, Cargo, Cudal, Manildra and Clifton Grove.
- 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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