

## Tumut Market Update 2<sup>nd</sup> Half 2025

### OVERVIEW

In Q2 2025, Tumut\* recorded a median house price of \$517,500 and a median land price of \$218,500. This represents an annual (Q2 2024 – Q2 2025) price growth of 12.5% for houses and 26.7% for land. Comparing Q2 2024 and Q2 2025, house sales decreased, by -20.5% (to 31 sales in Q2 2025); whereas land sales increased by 66.7% (to 5 sales in Q2 2025). Median price increases in the past 12 months emphasise Tumut\* as a highly demanded housing market, with an undersupplied land market. Thus, now is an ideal time for owners to capitalise on their investments. With very little new housing stock planned in 2025; buyers must act fast.

#### CHANGE FROM LAST YEAR HALF YEAR



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

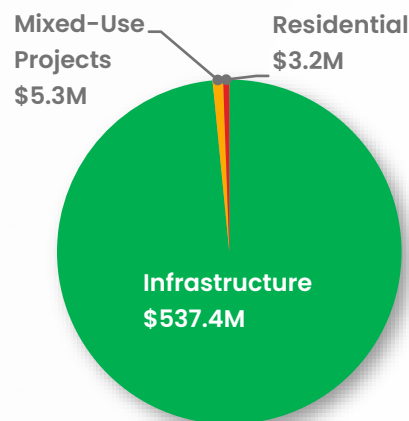


	YEAR	HALF YEAR
LAND SALES	↑	↑
LAND MEDIAN PRICE	↑	↑



### FUTURE DEVELOPMENTS

Tumut<sup>£</sup> plans to see approximately **\$545.9M of new projects commencing construction between 2023 and 2026.**



The Talbingo Battery Energy Storage System (\$500M) is a key significant infrastructure development set to commence between 2023 and 2026. This project will stimulate the local economy through new job creation.

There are several infrastructure projects that will improve liveability (i.e. roadworks, bridge, amenities, etc); which combined with more jobs can attract more people to live in Tumut.

Two residential projects are planned between 2023 and 2026:

- Lot 9 Fitzroy Street (6 Dwellings)
- 140 Lambie Street (3 Units)

Whilst there is some new ready-to-go residential projects in the pipeline, the number of new units/dwellings is not enough to satisfy current demand. The reliance on available stock will remain, with an undersupply highly likely. This will put more pressure on prices, not just houses but all types.

### MARKET CONDITIONS

MEDIAN PRICE  
Q2 2025

\$517K

\$218K

SALES

AVERAGE DAYS  
ON MARKET Q2 2025

121  
HOUSE

107  
LAND

MEDIAN PRICE  
Q2 2025

\$450

\$340

RENTALS

AVERAGE DAYS  
ON MARKET Q2 2025

18  
HOUSE

13  
UNIT

3 Units/  
Apartments

6  
Dwellings



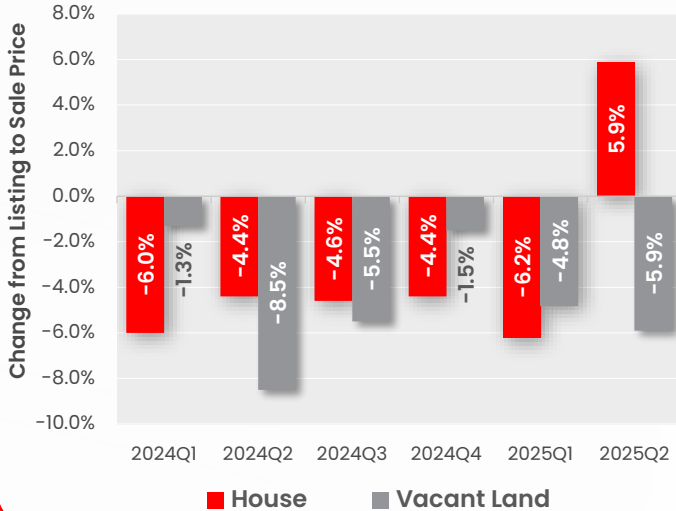
## AVERAGE VENDOR DISCOUNT\*

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 house vendor discounts between Q2 2024 and Q2 2025 have swung to a premium of 5.9%. This is the first occurrence for Tumut\* in the past two years, indicating a clear shift towards sellers. Buyers must now offer higher than the first list price. Average vacant land discount has tightened to a discount of -5.9% in Q2 2025 from -8.5% in Q2 2024. With houses being highly demanded and very little new stock coming to market, this may not continue for much longer. Thus, buyers should act quickly.

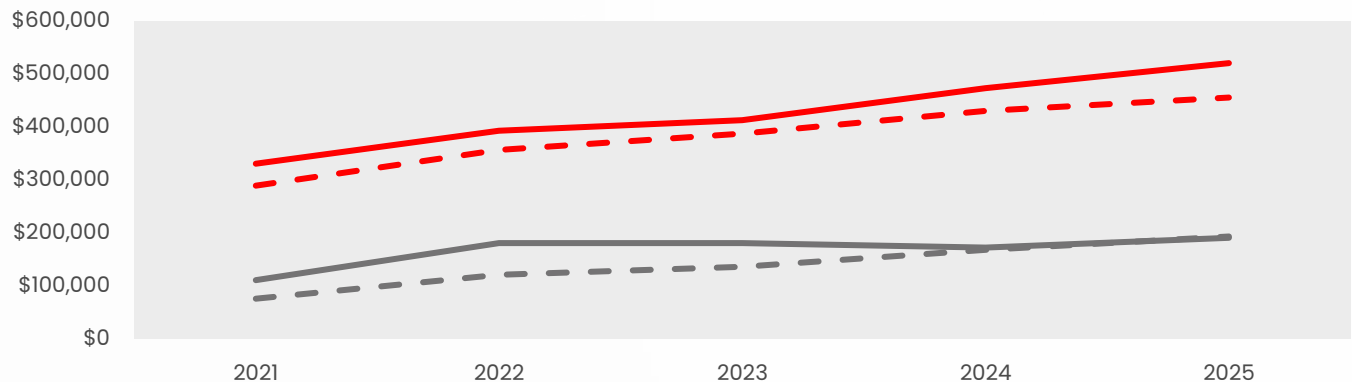
The suburb of Tumut has outperformed the wider Snowy Valleys Local Government Area (LGA) in median house and land prices for the past 5 years. This continued to be the case in 2025# for houses; however, land prices have tapered to be on par with Snowy Valley LGA.

Most of the homes sold in Tumut\* across 2024/25# were in the more affordable price bracket of \$350,000 to \$449,999 (24.0%), with a strong amount (23.8%) sold in the middle-price range of \$450,000 to \$549,999. Vacant land also had most sales (72.1%) in the lower-price range price bracket, of \$150,000 to \$199,999. This suggests that Tumut\* is an affordable market for buyers looking to purchase.



## MARKET COMPARISON

— Tumut House — Snowy Valleys LGA House — Tumut Vacant Land — Snowy Valleys LGA Vacant Land

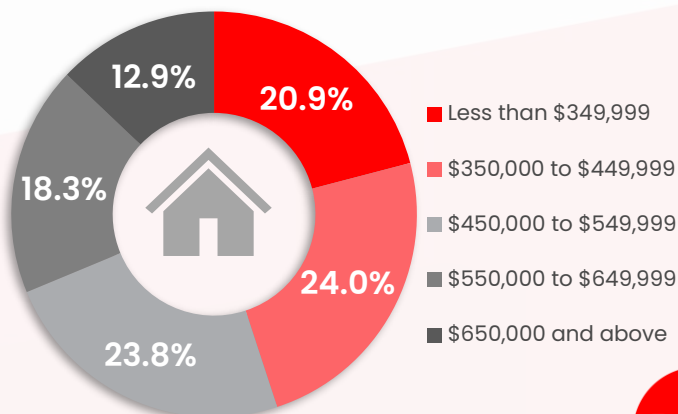


The market comparison graph provides a comparative trend for median price of houses and land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Tumut.

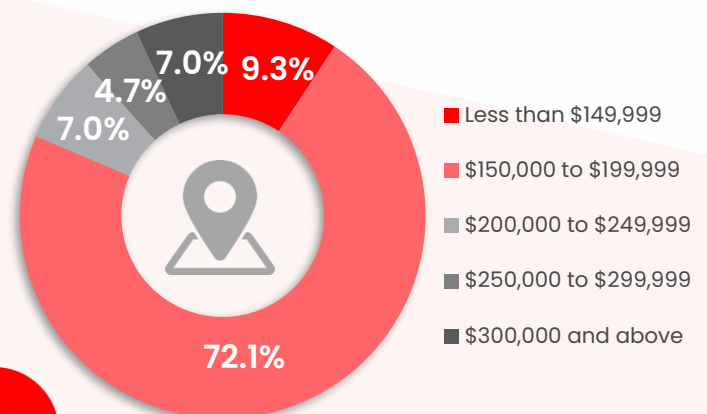


## PRICE BREAKDOWN 2024/25#

### HOUSES SOLD



### LAND SOLD





## RENTAL GROWTH 2025€

House rental yields in Tumut<sup>‡</sup> was 4.0% as of June 2025, on par with the Snowy Valley LGA (4.0%) and above Sydney Metro (2.7%) rental yields. Further, median house rental prices increased by 12.5% in the past 12 months to Q2 2025, at \$450 per week; whilst the number of houses rented declined, by -18.2% (to 18 houses in Q2 2025). This suggests an undersupply in the house rental market, which is beneficial to investors looking for an affordable alternative to Sydney Metro.

4+ bedroom houses have provided investors with +8.7% rental growth annually, achieving a median rent of \$500 per week.

Tumut<sup>‡</sup> recorded a vacancy rate of 0.6% in June 2025, well below the Snowy Valley LGA average of 2.0% and Sydney Metro's 1.6%. Vacancy rates have fluctuated in the past 12 months, but overall showed a declining pattern, which indicates an even tighter rental market. Further, a 0.6% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Tumut<sup>‡</sup>. This suggests a conducive and sustainable investment condition, even with a higher house price in the past 12 months.

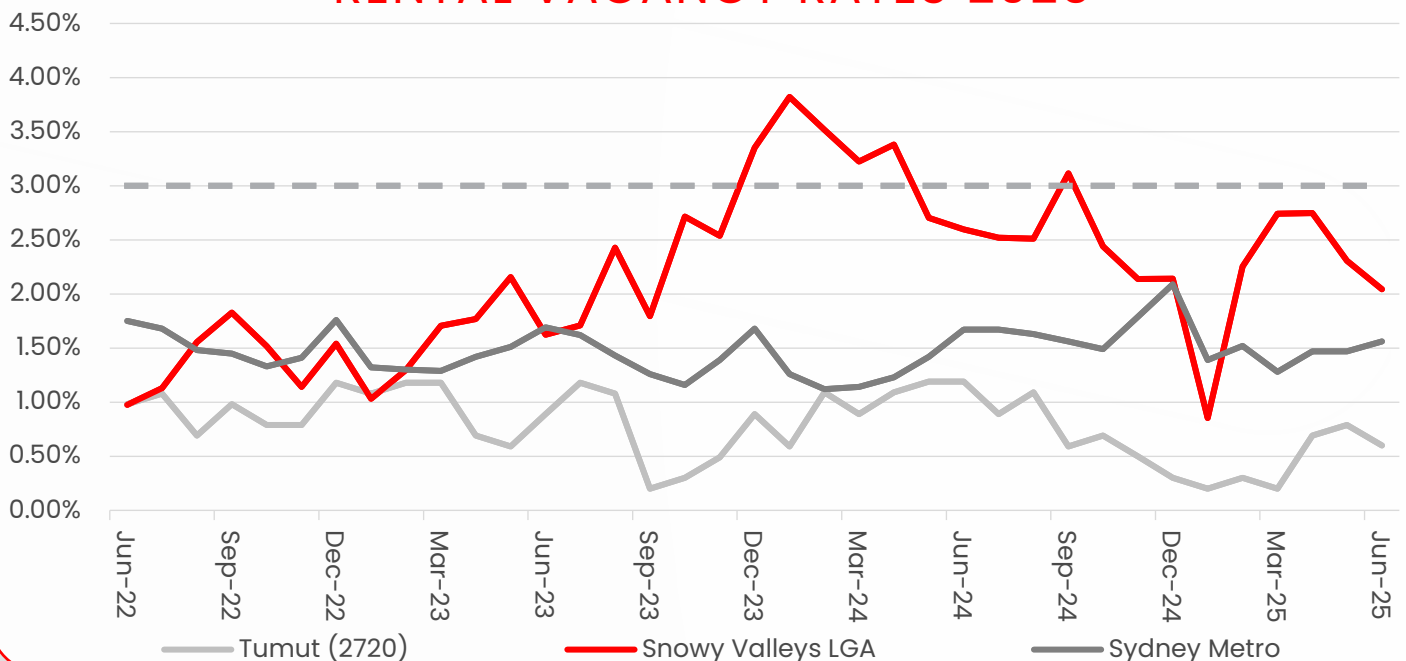
2 BEDROOMS  
**-10.0%**

3 BEDROOMS  
**+0.0%**

4 BEDROOMS  
**+8.7%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**4.0%**

Tumut  
(2720)<sup>‡</sup>



**4.0%**

Snowy Valley  
LGA



**2.7%**

Sydney  
Metro



**4.0%**

Tumut  
(2720)<sup>‡</sup>



**3.7%**

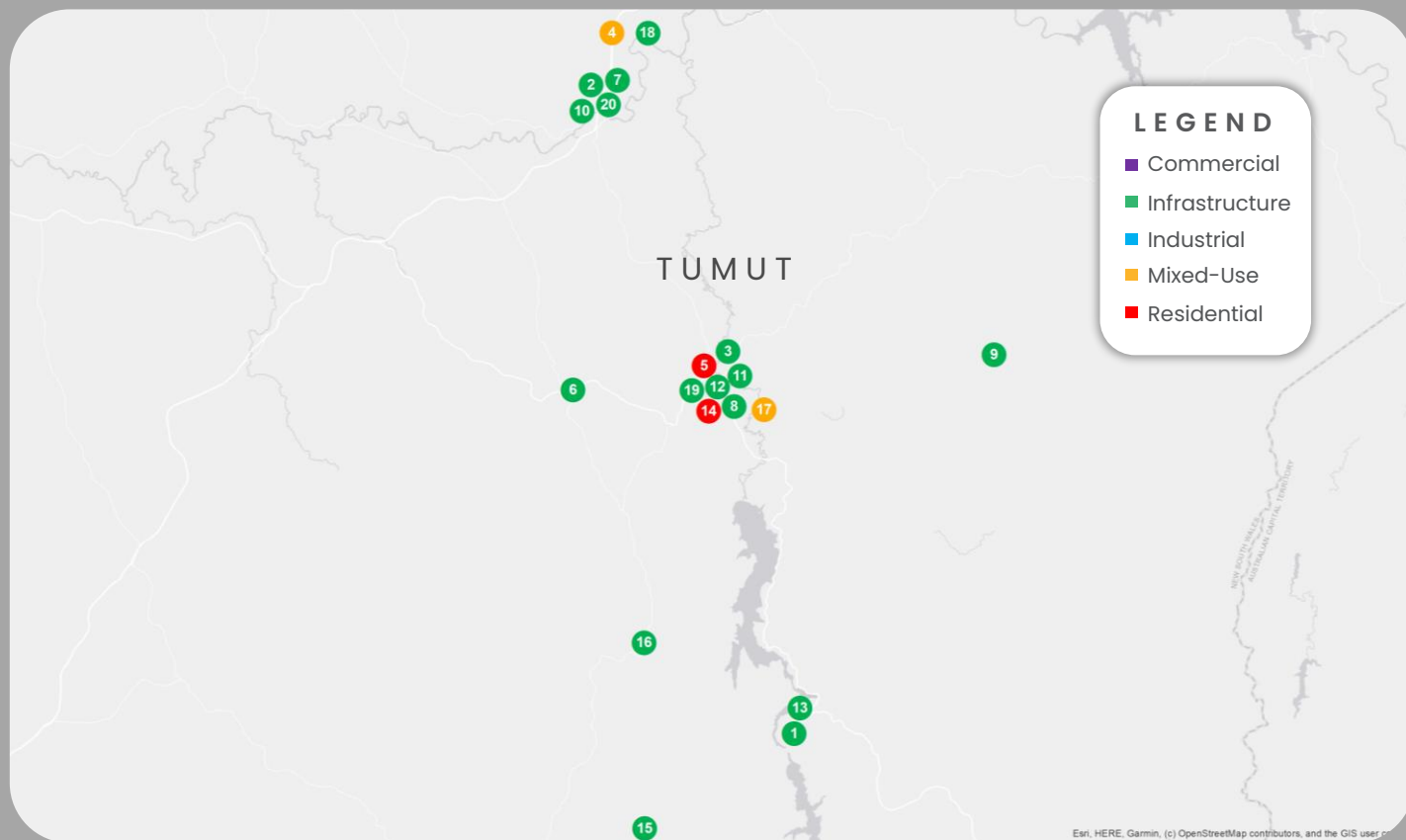
Snowy  
Valley LGA



**4.3%**

Sydney  
Metro

# PROJECT DEVELOPMENT MAP 2023-2026<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>¤</sup>	Commence Date <sup>¥</sup>
1	Talbingo Battery Energy Storage System (State Government)	Infrastructure	\$500,000,000	28/12/2026
2	Sheahan Bridge Upgrade (State Government)	Infrastructure	\$20,000,000	2/11/2026
3	Tumut Aerodrome Upgrade (Local Government)	Infrastructure	\$5,611,039	10/01/2025
4	Dog On The Tucker Box Gundagai Mixed Use Development Stages 1a, 1b & 1c (Cafes/Shops/Playground/Toilets)	Mixed Use	\$4,623,450	15/12/2025
5	Lot 9 Fitzroy Street Dwellings (6 Dwellings)	Residential	\$2,400,000	16/12/2024
6	Snowy Mountain Highway Slopes Remediation (State Government)	Infrastructure	\$1,693,739	16/01/2024
7	Uralba Hostel Facility Renovation (State Government)	Infrastructure	\$1,000,000	12/01/2026
8	Tumut & Murray Rivers – River Works (State Government)	Infrastructure	\$1,000,000	16/08/2023
9	Brindabella Road Roadworks (Local Government)	Infrastructure	\$1,000,000	25/12/2025
10	Gundagai Old Sheahan Bridge Rehabilitation Works (State Government)	Infrastructure	\$817,597	17/06/2024
11	Tumut Region Sealed Road Patchworks & Sprayed Bituminous Surfaces (State Government)	Infrastructure	\$800,000	2/01/2025
12	64 Fitzroy Street Office Space Refurbishment (State Government)	Infrastructure	\$800,000	10/11/2025
13	Talbingo Transmission Track Road Embankments Stabilisation Works (State Government)	Infrastructure	\$750,000	18/08/2025
14	140 Lambie Street Units (3 Units)	Residential	\$750,000	1/11/2025
15	Black Creek Road Storm Water Drainage Kerb Channels & Concrete Works (State Government)	Infrastructure	\$750,000	12/01/2026
16	Batlow Polices Residences (State Government)	Infrastructure	\$726,660	11/03/2024
17	Pretty Parrot Micro Distillery Little River (Distillery/Café)	Mixed Use	\$700,000	23/07/2024
18	Annie Piers Drive Roadworks (Local Government)	Infrastructure	\$650,000	27/10/2023
19	Riverglade Oval Amenities & Storage Building (Local Government)	Infrastructure	\$618,187	13/01/2025
20	Sheridan Street Block 3 Upgrade Stage 2 (Local Government)	Infrastructure	\$500,000	16/05/2023



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## RESEARCH SERVICES

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

\* Tumut sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Adelong, Batlow, Tumut, Gundagai and Talbingo.

\*\* 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 1<sup>st</sup> 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.

¥ Tumut rental market data encapsulates aggregate property conditions within the postcode of 2720.

§ 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 suburb of Adelong, Batlow, Tumut, Gundagai and Talbingo.

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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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