Tumbarumba Market Update
2nd Half 2025

OVERVIEW

In 1H 2025, Tumbarumba* recorded a median house price of $405,000 and a median land price of $145,000. This represents an annual (1H 2024 – 1H 2025) growth of 8.0% for houses a significant decline for land – which is not unusual for a very small land market. Comparing 1H 2024 and 1H 2025, total sales increased by 15.8% (to 22 sales) for houses and declined to only 2 sales for land. This confirms a highly demanded house market, which created a buffer against higher interest rates and has benefitted from the latest cash rate cuts. Further, house price growth in the past 6 months (to 1H 2025) was high, at 12.8%. Now is an ideal time for owners to capitalise on their investments. Without any new stock planned, buyers must act fast.

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

MARKET CONDITIONS

SALES

MEDIAN PRICE 1H 2025

House: $405K

Land: $145K

AVERAGE DAYS ON MARKET 1H 2025

148 HOUSE

N/A UNIT

RENTALS

MEDIAN PRICE 1H 2025

House: $405

Unit: N/A

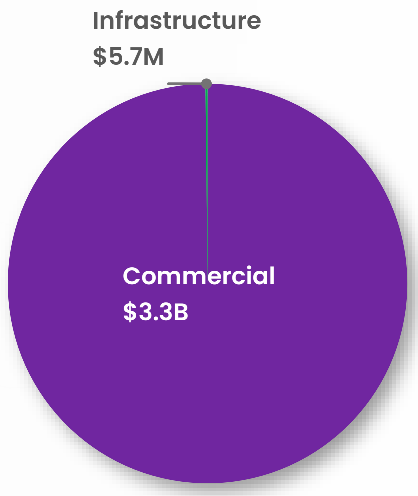
AVERAGE DAYS ON MARKET 1H 2025

36 HOUSE

N/A UNIT

FUTURE DEVELOPMENTS

Tumbarumba£ will see approximately **$3.3B of new projects commencing construction between 2020 and 2026**.



The largest project to commence is the HumeLink ($3.3B). This significant project is constructed by Transgrid and will involve the construction of a 550kV 365 kilometres transmission line, connecting the towns of Wagga Wagga, Bannaby and Maragle.

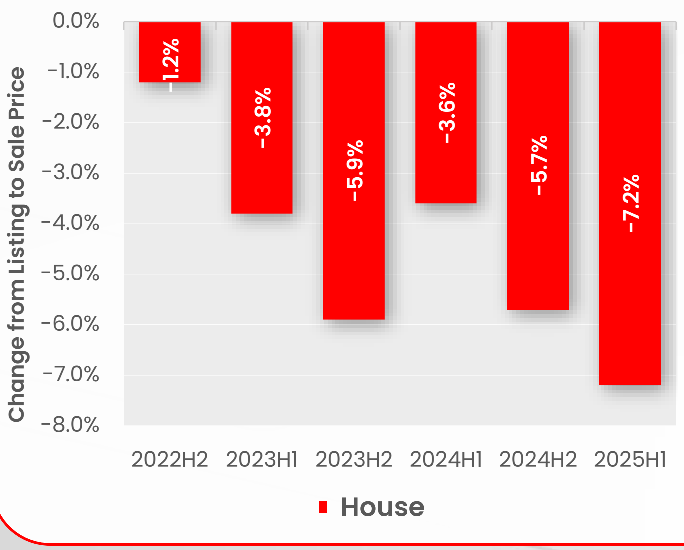
This project will benefit regional NSW by creating 1,600 construction jobs and opportunities for a wide range of businesses, as well as emphasising community engagement within the region. The HumeLink will expand the Snowy Hydro Scheme and enable energy sharing in the Eastern States.

There are few infrastructure projects planned, focusing on improving bridges in the area. This will improve liveability for locals. Combined with commercial projects this can attract more people to live in Tumbarumba.

Snow View Estate Stage 3 is the only residential project recorded, adding 18 land lots. However, these are not currently developed, but available for sale. Without any new stand-alone ready-to-sell stock planned, there will be more undersupply in the market. This will push median house prices up.

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.

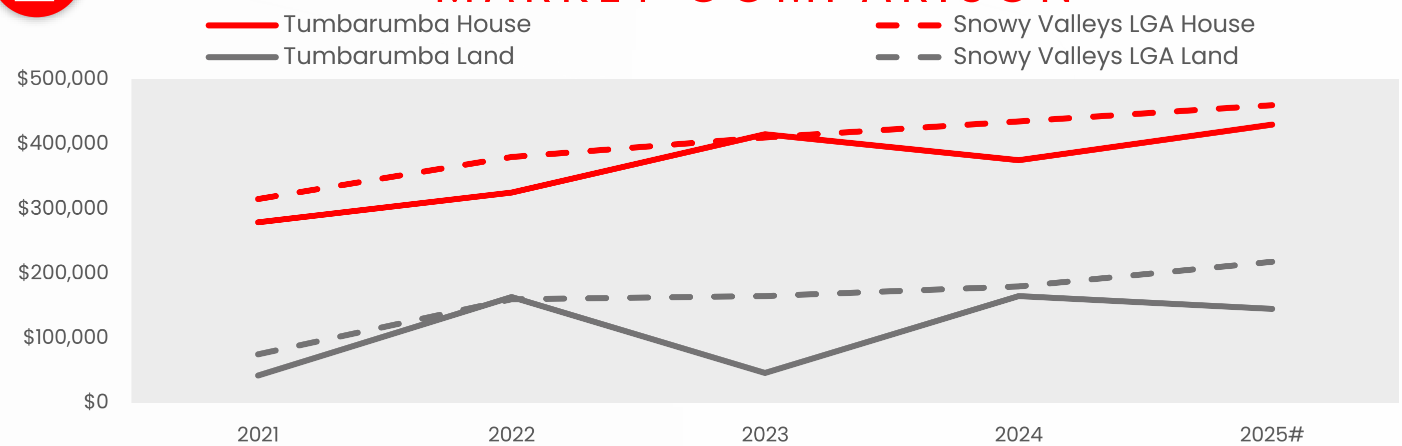


Average house vendor discounts between 1H 2024 and 1H 2025 have widened drastically from a discount of -3.6% to -7.2%. Tumbarumba's trend of favouring of buyers is still on track, now able to offer a higher discount to the first list price. This is good news, as median house prices have increased. That said, with no new housing planned, this level of discounting may not be the case for much longer.

The suburb of Tumbarumba has largely provided a more affordable median house and land prices than the wider Snowy Valley Local Government Area (LGA). This is the case in 2025#. However, house prices in the suburb is now closer to the LGA, creating a very small gap for first home buyers looking for more affordable options.

Most of the homes sold in Tumbarumba* across 2024/25# were in the middle price bracket of $350,000 to $449,999 (37.2%) and the premium price point, of $550,000 and above (27.9%). This suggests opportunities for both buyers and sellers. Land had most sales (33.3%) in the most affordable price point of less than $149,999, with even sales in the remaining brackets (22.2%), This indicates there are various options in the Tumbarumba* market.

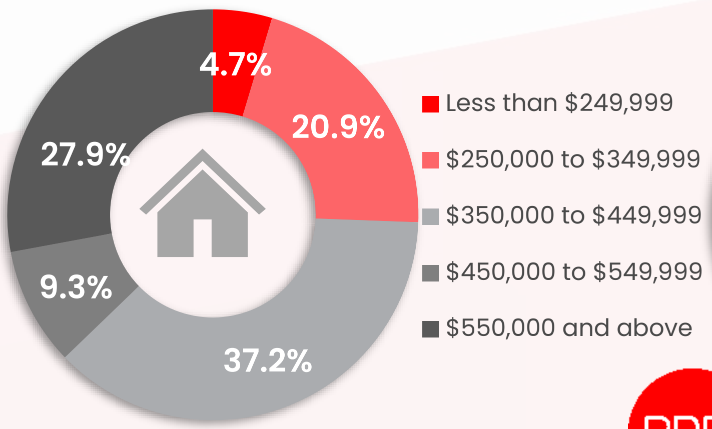
MARKET COMPARISON



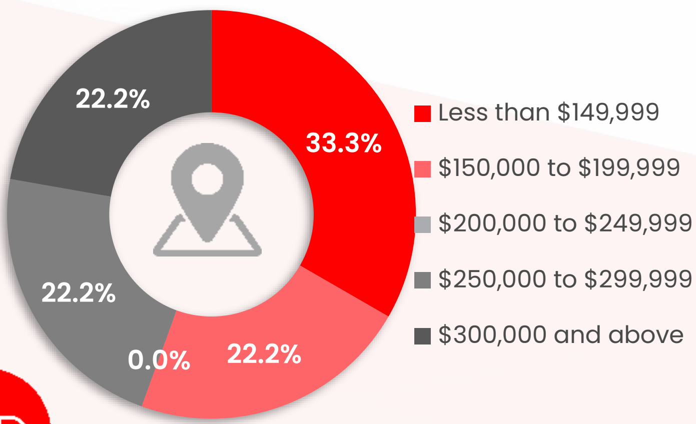
The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Tumbarumba.

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



LAND SOLD



RENTAL GROWTH 2025€

House rental yields in Tumbarumba¥ was 4.1% as of June 2025, slightly above the Snowy Valley LGA (3.9%) and higher than Sydney Metro (2.7%). Further, median house rental price increased by 3.3% in the past 12 months to 1H 2025, at $405 per week. At the same time the number of houses rented also increased, by 16.7% (to 14 houses) in 1H 2025. There is a highly demanded and competitive house rental market in Tumbarumba¥, which is beneficial to investors.

3-bedroom houses have provided investors with +3.4% rental growth annually, achieving a median rent of $398 per week.

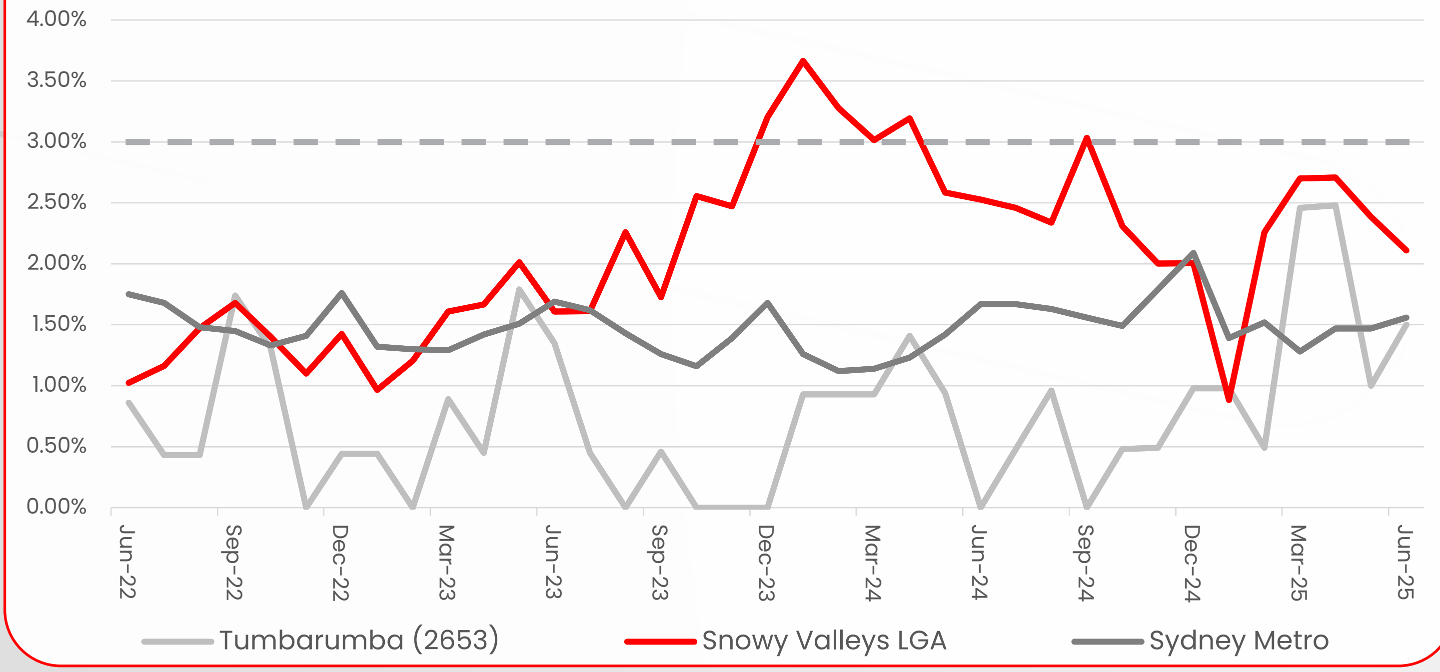
Tumbarumba¥ recorded a vacancy rate of 1.5% in June 2025, below Snowy Valley LGA average of 2.1% and Sydney Metro's 1.6%. Vacancy rates have fluctuated in the past 12 months, which is not unusual for a very small rental market. Overall, there is an increasing pattern, due to more investors. However, a 1.5% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Tumbarumba¥. This creates a conducive investment option, even with higher house prices in 2025.

2 BEDROOMS **-4.0%**

3 BEDROOMS **+3.4%**

4+ BEDROOMS **-6.7%**

RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

4.1%	**3.9%**	**2.7%**	**2.9%**	**4.2%**	**4.3%**
Tumbarumba (2653)¥	Snowy Valley LGA	Sydney Metro	Tumbarumba (2653)¥	Snowy Valley LGA	Sydney Metro

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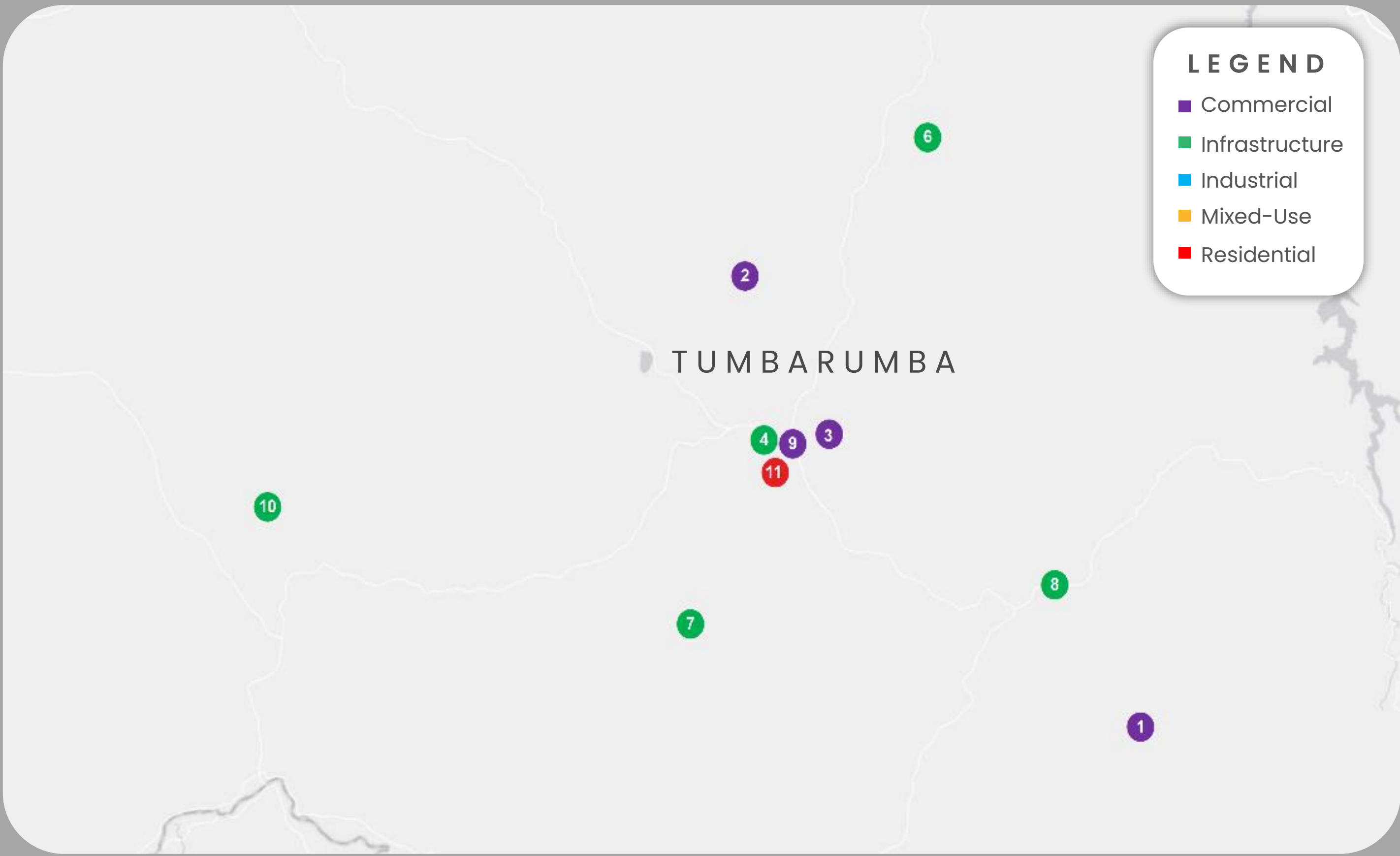
PROJECT DEVELOPMENT MAP 2020-2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Humelink (connecting Wagga Wagga, Bannaby, the proposed Maragle substation, and a new substation at Gugaa)	**Commercial**	$3,270,000,000	18/12/2026
2	Costa Group Storage Shed	**Commercial**	$2,000,000	22/09/2021
3	Mt Tumbarumba Adventure Park Mountain Bike Facilities	**Commercial**	$2,000,000	29/04/2024
4	Tumbarumba To Rosewood Rail Trail Bridges (Local Government)	**Infrastructure**	$1,319,000	6/04/2020
5	The Glen Fire Trail Upgrades (State Government) (not mapped)	**Infrastructure**	$1,065,974	1/10/2024
6	Bago State Forest Bridges (State Government)	**Infrastructure**	$1,000,000	22/02/2021
7	Walteela Road Bridge (Local Government)	**Infrastructure**	$888,000	24/04/2024
8	Kosciuszko National Park Slope Stabilisation Works (State Government)	**Infrastructure**	$800,000	8/09/2025
9	Essential Energy Tumbarumba Depot Building Works	**Commercial**	$800,000	15/09/2025
10	Coppabella Creek Suspension Bridge (Local Government)	**Infrastructure**	$610,000	14/04/2022
11	Snow View Estate Stage 3 (18 Residential lots)	**Residential**	N/A	N/A

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REFERENCES

* Tumbarumba sales market data and key indicators encapsulates aggregate property market conditions within the postcode 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.

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.

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

§ Rental yields shown are as reported as of June 2025.

₳ 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 postcode of 2653

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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