Tamworth Market Update
2nd Half 2025

OVERVIEW

In Q3 2025, Tamworth* recorded a median house price of $595,000, and a median unit price of $382,500. This represents an annual (Q3 2024 – Q3 2025) median price growth of 13.9% for houses and 4.1% for units. Total sales increased between Q3 2024 – Q3 2025, by 3.3% for houses (to 285 sales in Q3 2025) and surged by 75.0% for units (to 35 sales in Q3 2025). The surge in unit sales is due to its relative affordability to house prices and low house stock. As a result, house buyers are diverting to units. There is a highly demanded property market in Tamworth*, thus, an ideal time for owners to transact.

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

MARKET CONDITIONS

SALES

MEDIAN PRICE Q3 2025

$595K (House) $383K (Unit)

AVERAGE DAYS ON MARKET Q3 2025

64 HOUSE 58 UNIT

RENTALS

MEDIAN PRICE Q3 2025

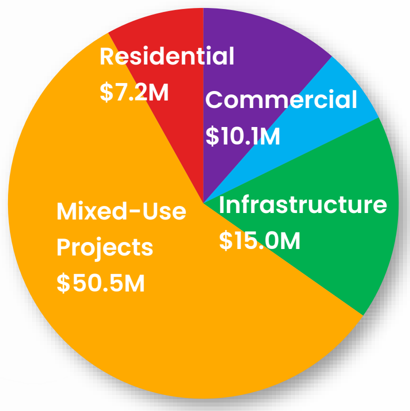
$500 (House) $370 (Unit)

AVERAGE DAYS ON MARKET Q3 2025

19 HOUSE 16 UNIT

FUTURE DEVELOPMENTS

Tamworth is set to see approximately **$88.4M of new projects commence construction in 2025.**



A focus on mixed-use projects will stimulate economic growth through local job creation, and infrastructure projects will improve liveability for the residents. Combined this can attract more people to the area, thus higher demand for housing stock.

The main development over 2025 in the Tamworth* area is Servies Group Tamworth Redevelopment mixed-use development (25.7M); which will create more entertainment choices for residents and create local jobs.

The only ready-to-go residential project is 15 Manilla Road ($5.3M), adding 11 dwellings. The only other project is Mayne Drive Residential Subdivision; but this brings 47 lots and will need time to build.

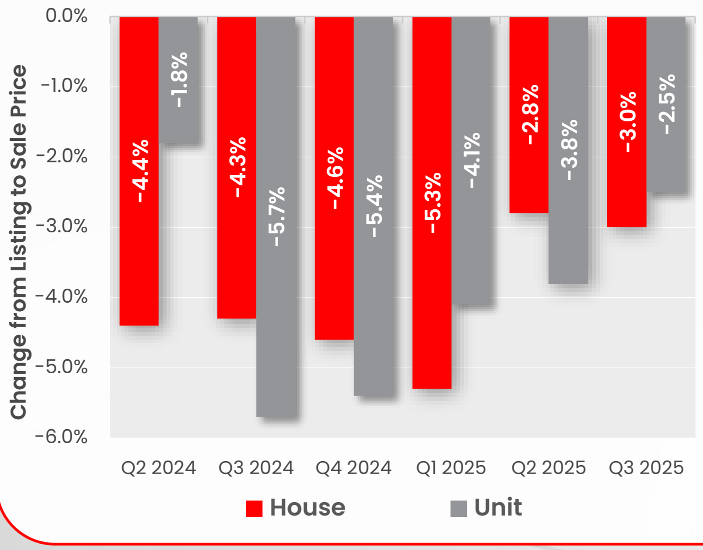
Although there are new dwellings in the pipeline, this will not be enough to answer current demand; especially when it is compared to Q3 2025 sales (285 houses). Thus, property prices will continue to increase in the short run, for all property types.

11 Dwellings

87 Lots

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.

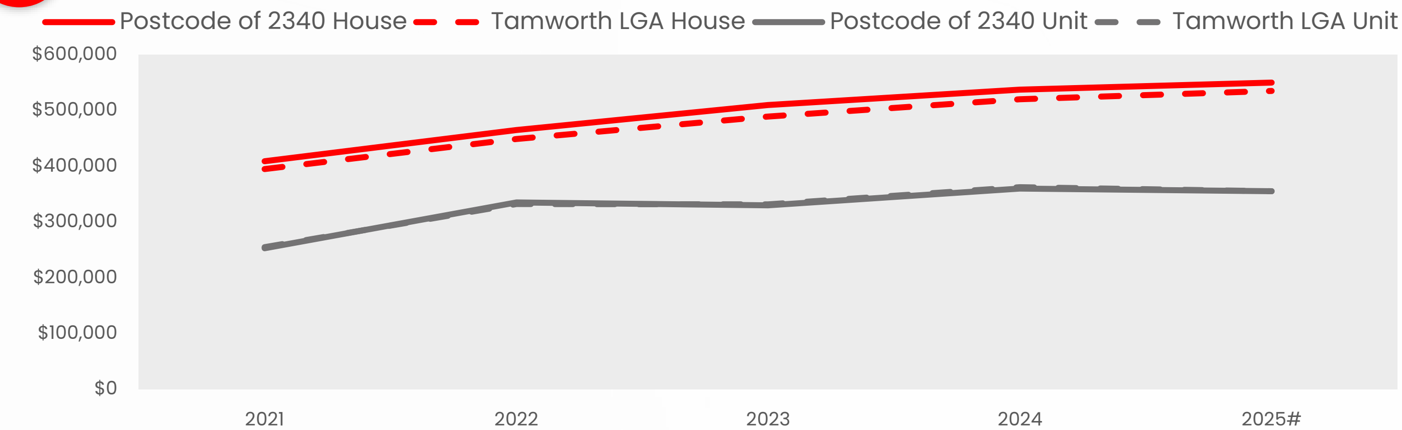


In the past 12 months to Q3 2025 average vendor discount have tightened, to lesser discounts of -3.0% for houses and -2.5% for units. The property market conditions in Tamworth* still favour buyers, as sellers will accept less than the first listed price. However, with lesser discounts and very few new dwellings built, buyers should act fast.

The postcode of 2340 has historically performed on par with the wider Tamworth Local Government Area (LGA) for both median house and unit prices. 2025# saw this trend continue, with price growth in both the suburb and LGA tracking in the same direction, and at a similar pace.

The dominant proportion of homes sold in Tamworth* in 2025# were almost equally split between the premium bracket of $750,000 and above (23.7%) and the most affordable price bracket of less than $449,999 (26.0%). Almost similarly, most of the units sold were split between the premium price point of $450,000 and above (36.0%) and the more affordable price bracket of $300,000 to $349,999 (29.2%). There are opportunities for both buyers and sellers, which suggest a healthy market. Overall, there is a home for every budget in Tamworth*.

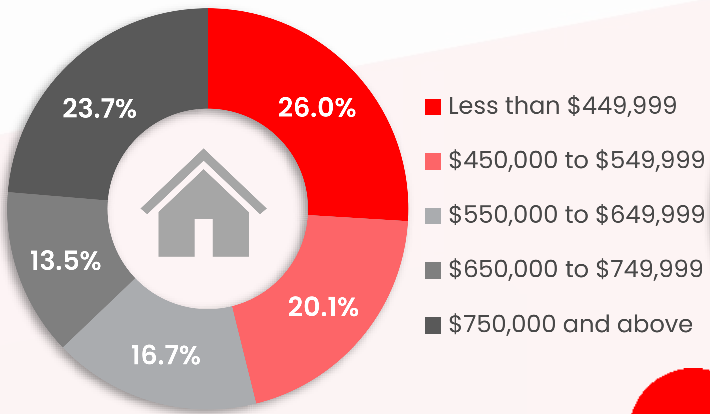
MARKET COMPARISON



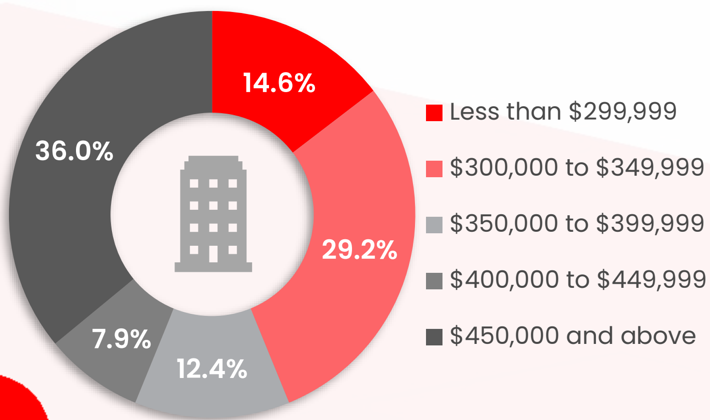
The market comparison graph provides a comparative trend for the median price of houses and units in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Tamworth.

PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2025€

House rental yields in Tamworth¥ was 3.1% in September 2025, lower than the Tamworth LGA (4.4%) but higher than Sydney Metros (2.7%). This was paired with a 11.1% increase in median house price in the past 12 months to Q3 2025, at $500 per week. At the same time the number of houses rented declined by -14.7%, to 307 rentals in Q3 2025. The same pattern, of higher rent and decreasing number rented, is also evident in the unit market. This is beneficial for investors, especially those looking for a more affordable investment option to Sydney Metro.

3-bedroom houses have provided investors with +6.7% rental growth annually, achieving a median rent of $480 per week.

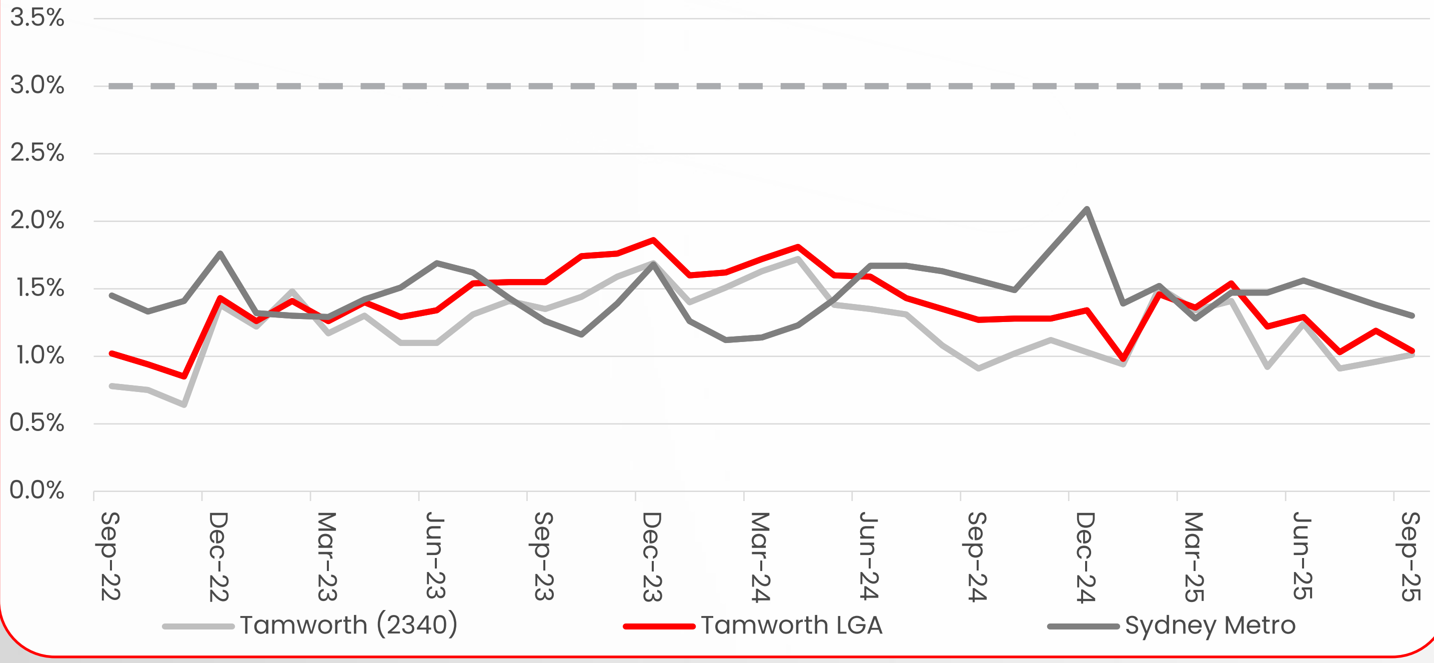
Tamworth¥ recorded a vacancy rate of 1.0% in September 2025, on par with the Tamworth LGA's 1.0% average, and below the Sydney Metro's 1.3% average. Vacancy rates in Tamworth¥ increased slightly in the past 12 months, due to an increase in investors. However, a 1.0% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes. This is a conducive environment for investors.

2 BEDROOMS **+5.6%**

3 BEDROOMS **+6.7%**

4+ BEDROOMS **+3.6%**

RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

Tamworth (2340)	Tamworth LGA	Sydney Metro	Tamworth (2340)	Tamworth LGA	Sydney Metro
3.1%	**4.4%**	**2.7%**	**4.9%**	**5.3%**	**4.3%**

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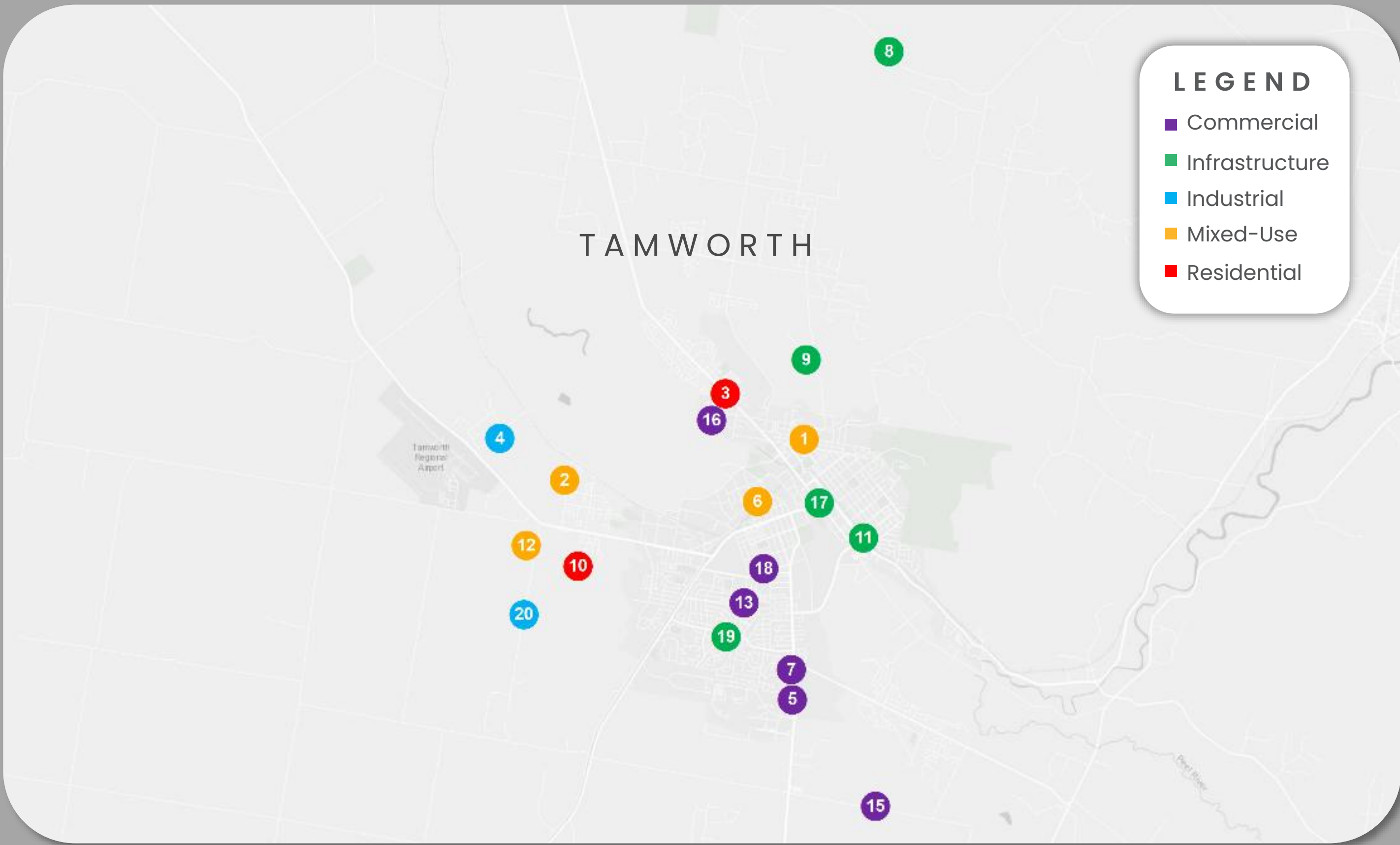
PROJECT DEVELOPMENT 2025[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	The Servies Group Tamworth Mixed Use Development (Bowling Club/Bottle Shop/Auditorium/Function Centre/Bar)	Mixed-use	$25,752,569	12/05/2025
2	1 Marathon Street Mixed Use Development (Showroom/Office/Shop)	Mixed-use	$20484,675	11/12/2025
3	15 Manilla Road Dwellings (11 Dwellings)	Residential	$5,290,190	17/12/2025
4	19 Goddard Lane Industrial Units (22 Industrial Units)	Industrial	$4,350,000	12/12/2025
5	McDonalds Hillvue Restaurants Alterations & Additions	Commercial	$2,928,397	7/04/2025
6	31-33 Denison Street Mixed Use Development (Warehouse/Workshop/Office)	Mixed-use	$2,849,605	3/02/2025
7	355 Goonoo Goonoo Road Group Home (6 Group Dwellings)	Commercial	$2,400,000	8/12/2025
8	Upper Moore Creek Road Residential Subdivision (Local Government) (40 Residential Lots)	Infrastructure	$2,000,000	7/11/2025
9	Tamworth Moulded Pulp Packaging Manufacturing Facility Stage 1 (Local Government)	Infrastructure	$2,000,000	15/12/2025
10	18-50 Mayne Drive Residential Subdivision (47 Residential Lots)	Residential	$1,870,520	3/12/2025
11	Tamworth Gres General Reserves Refurbishment & Upgrades (Federal Government)	Infrastructure	$1,500,000	5/12/2025
12	Lot 222 Transit Avenue Mixed Use Development (Warehouse/Offices)	Mixed-use	$1,078,000	5/12/2025
13	1B David Street Specialist Disability Accommodation Units	Commercial	$1,000,000	6/10/2025
14	Nowendoc Road Roadworks (Local Government) (Not Mapped)	Infrastructure	$1,000,000	6/07/2025
15	605 Burgmanns Lane Distillery	Commercial	$995,000	6/06/2025
16	3 Johnston Street Medical Centre	Commercial	$990,000	26/09/2025
17	Tamworth Regional Council Roadworks Parking Meters (Local Government)	Infrastructure	$950,000	7/07/2025
18	West Tamworth League Club Alterations & Additions	Commercial	$917,400	16/09/2025
19	One Tree Hill Reservoir Electrical Switchroom (Local Government)	Infrastructure	$850,000	6/10/2025
20	Country Road Warehouses (3 Warehouses)	Industrial	$818,182	22/09/2025

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REFERENCES

* Tamworth sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2340.

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

2025 encapsulates sales transactions for Q1 – Q3 2025 (01/01/2025 – 30/09/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) house median rent figures.

¥ Tamworth rental market data encapsulates aggregate property conditions within the postcodes of 2340, 2346, 2352, 2347, 2353, 2354, 2344, 2355, 2338, 2359, 2345.

§ Rental yields shown are as reported as of September 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 2340.

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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