

Wagga Wagga Market Update 2nd Half 2025



OVERVIEW

In Q3 2025, Wagga Wagga* recorded a median house price of \$650,000, and a median unit price of \$417,000. This is an annual (Q3 2024 – Q3 2025) price growth of 6.9% for houses, and 6.2% for units. Comparing Q3 2024 – Q3 2025 sales grew, by 6.8% for houses (to 347 sales in Q3 2025) and by 2.6% for units (to 39 sales in Q3 2025). There is a high demand for houses and units in Wagga Wagga, spurred by three cash rate cuts in 2025 (to date). Price growth suggests now is an ideal time for owners to capitalise on their investment. Especially as infrastructure and commercial projects are dominating 2025 developments and not much housing stock planned.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES	↑	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑



UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



MARKET CONDITIONS

MEDIAN PRICE
Q3 2025



\$650K



\$417K

SALES

AVERAGE DAYS
ON MARKET Q3 2025



HOUSE



UNIT

MEDIAN PRICE
Q3 2025



\$540



\$420

RENTALS

AVERAGE DAYS
ON MARKET Q3 2025



HOUSE

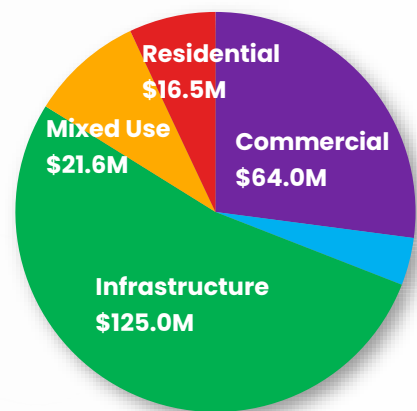


UNIT



FUTURE DEVELOPMENTS

Wagga Wagga will see approximately **\$236.2M of new projects commencing construction in 2025.**



A key project set to commence in 2025 is the Project Phoenix Riverina Inter-Site Link Cables (\$75.0M). This Federal Government initiative will create jobs for local industries, thus economic growth. There are also new bridges, improving liveability for residents.

There are multiple residential and mixed-use projects planned:

- 71 Jumbuck Drive Residential Subdivision Stages 1 – 3 (119 Lots)
- 142 Fitzmaurice Street Apartments & Commercial (19 Apartments)
- 40 Summons Way (5 Dwellings)

The incoming supply of ready-to-go housing and unit stock will assist, but it is not enough when compared to Q3 sales. Thus, property prices are likely to continue increasing in Wagga Wagga.



45 Units/
Apartments



16
Dwellings



211 Lots



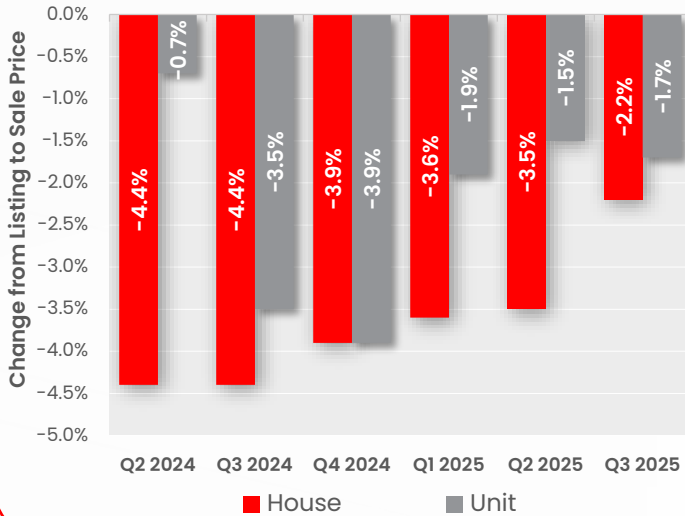
AVERAGE VENDOR DISCOUNT*

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.

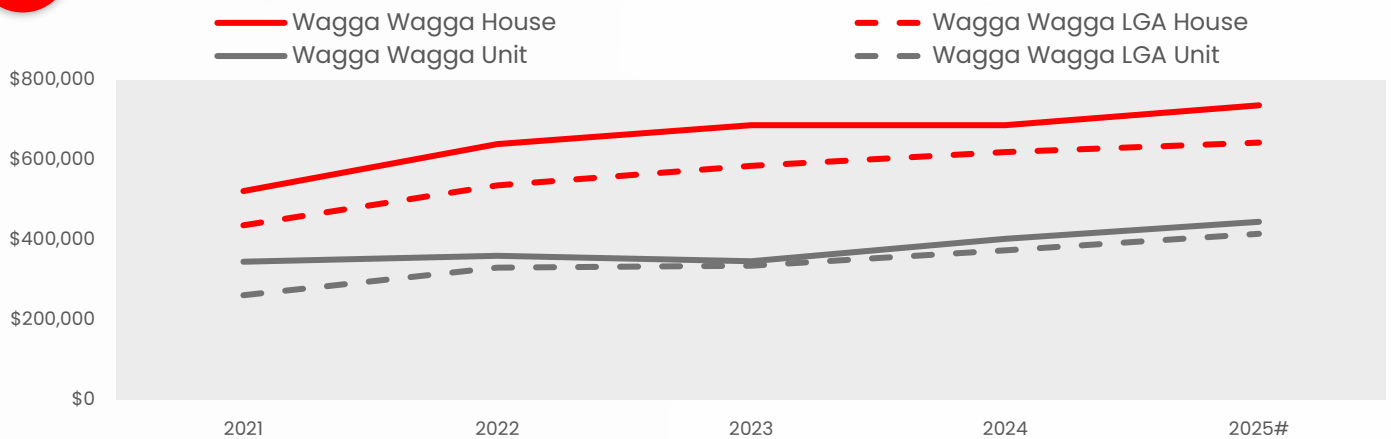
In the past 12 months to Q3 2025 average vendor discounts has tightened, to -2.2% and -1.7% for houses and units, respectively. The property market conditions in Wagga Wagga continue to favour buyers, as sellers are willing to accept below the first listed price. However, with discounts tightening towards zero there is a shift in the market, closer to seller. Thus, buyers should act fast to secure a discount.

The suburb of Wagga Wagga has outperformed the wider Wagga Wagga Local Government Area (LGA) for houses and unit median prices for the past 5 years. In 2025# this trend has continued, however the suburb is becoming more of a premium compared to the LGA price for houses.

The dominant proportion of homes sold in Wagga Wagga* in 2025# were in the middle price point of \$600,000 and \$699,999 (25.9%). The most affordable and premium price points for houses are equally split, at 20.3% and 21.5% of sales. Units saw the dominant proportion of sales in the most affordable price bracket of less than \$349,999 (26.5%) and strong sales in the premium price bracket of \$500,000 and above (25.7%). Overall, this suggests that there is a home for every budget in Wagga Wagga.



MARKET COMPARISON

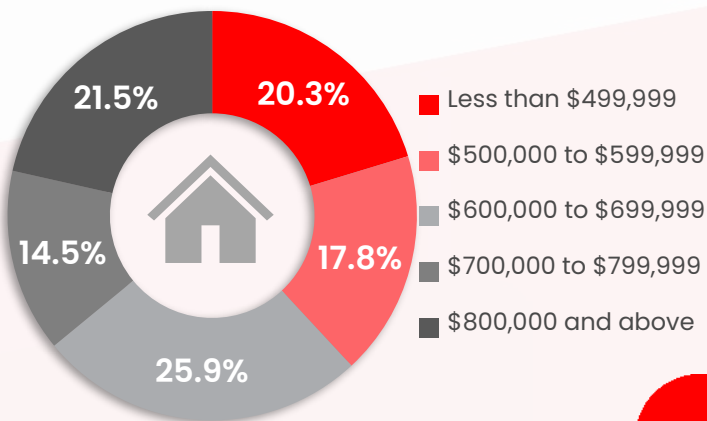


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen due to their proximity to the main suburb analysed, which is Wagga Wagga.

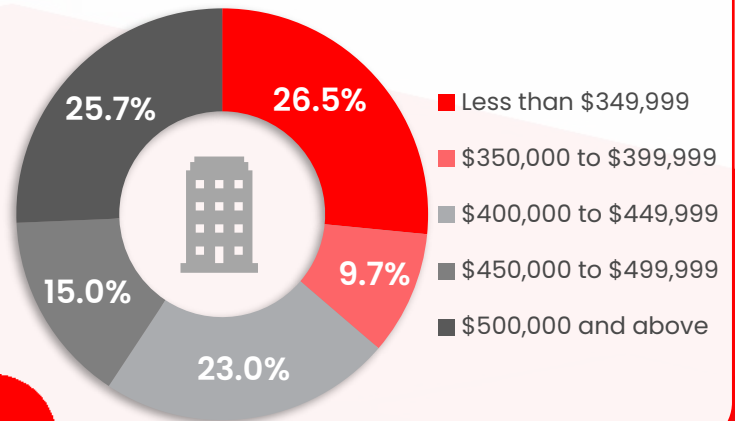


PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Wagga Wagga* were 3.4% in September 2025, higher than the Sydney Metro (2.7%) yield. This was paired with an 8.0% increase in median house rental price in the past 12 months to Q3 2025, at \$540 per week. At the same time the number of houses rented grew by 20.4%, to 384 rentals in Q3 2025. Median unit prices and the number of units rented also increased during this time. This suggests a highly demanded rental market, which benefits investors; even if median house and unit sales price (thus, entry price) have increased in the past 12 months to Q3 2025.

2-bedroom houses have provided investors with +5.0% rental growth annually, achieving a median rent of \$420 per week.

Wagga Wagga* recorded a vacancy rate of 0.9% in September 2025, slightly lower than Wagga Wagga LGA's 1.0% average, and below Sydney Metro's 1.3% average. Vacancy rates in Wagga Wagga* have increased in the past 12 months, due to more investors entering the market. That said, a 0.9% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Wagga Wagga*. Combined with higher rental yield, this creates a conducive and more affordable investment option to Sydney Metro.

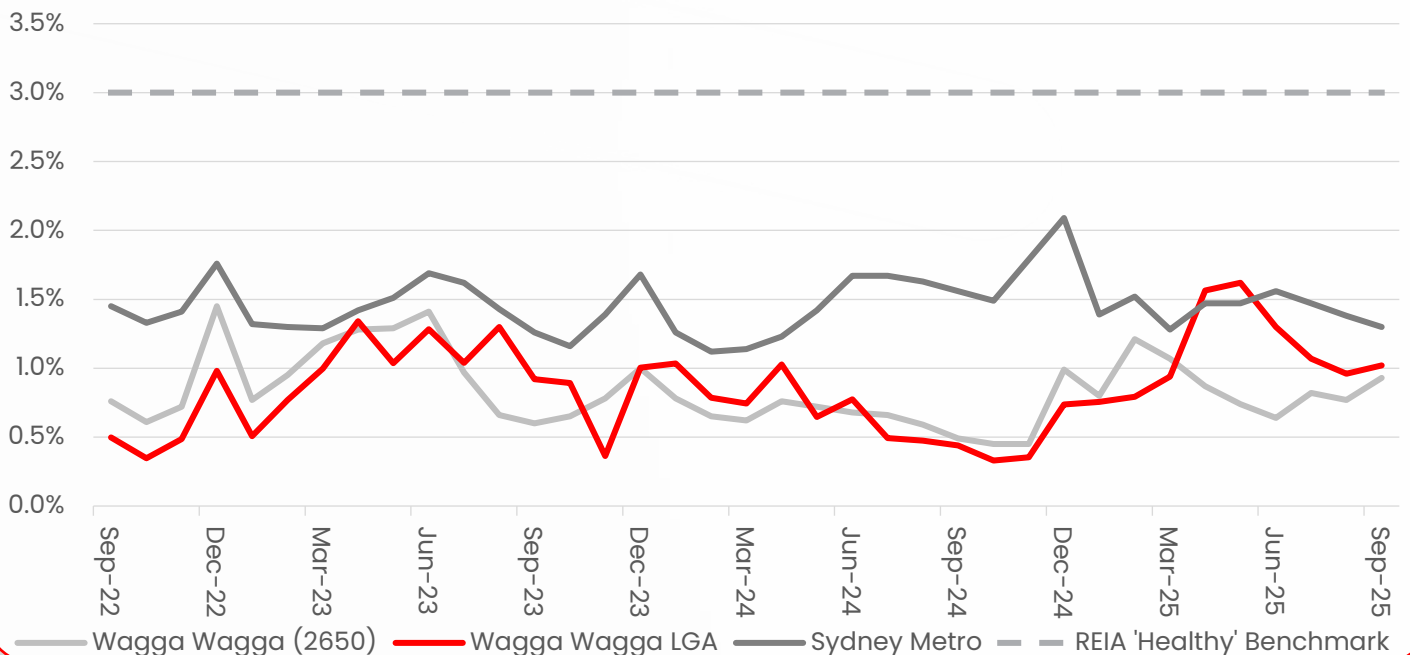
 2 BEDROOMS
+5.0%

 3 BEDROOMS
+2.0%

 4 BEDROOMS
+3.3%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.4%

Wagga
Wagga
(2650)*



4.2%

Wagga
Wagga
(LGA)



2.7%

Sydney
Metro



3.8%

Wagga
Wagga
(2650)*



5.1%

Wagga
Wagga
(LGA)

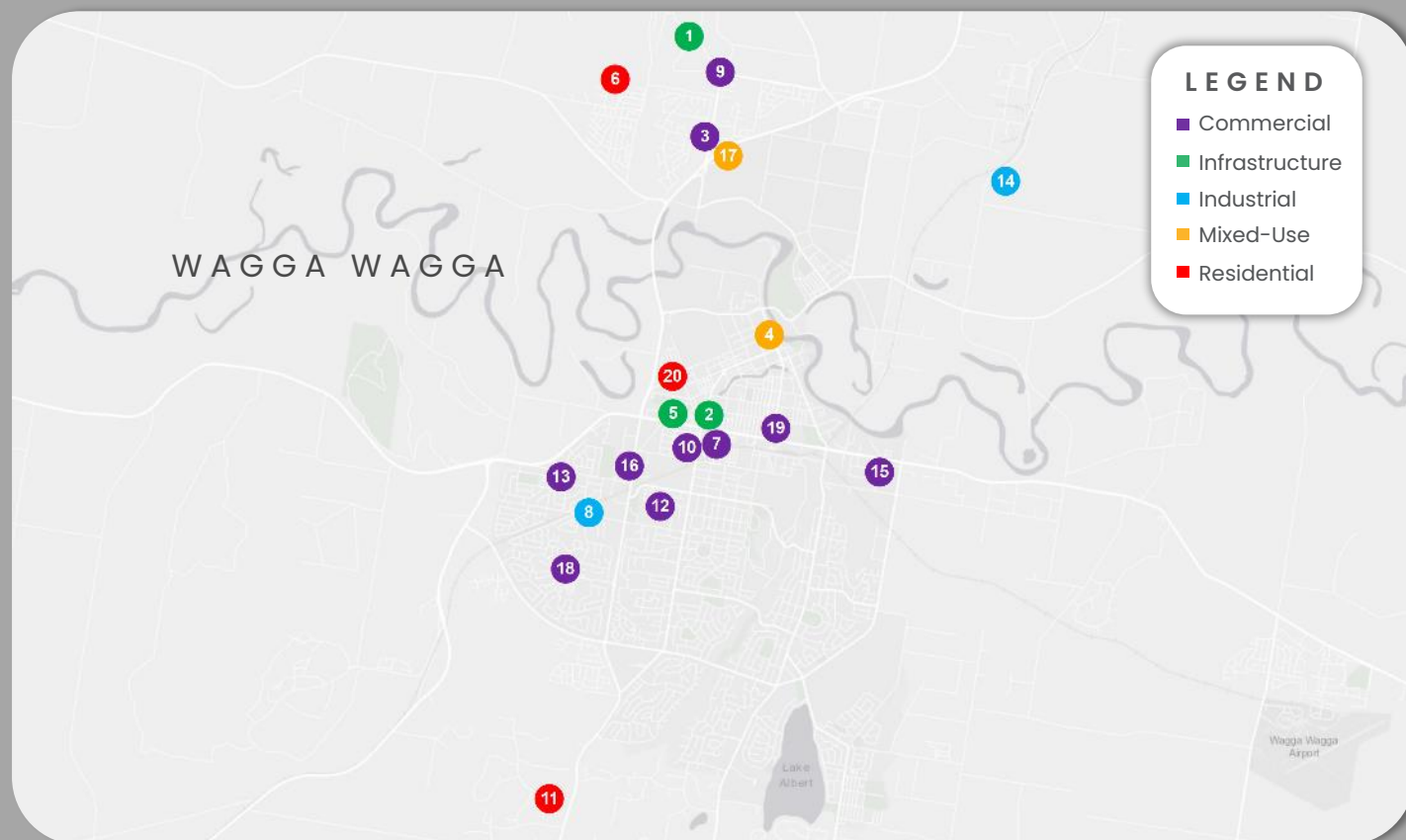


4.3%

Sydney
Metro

PRD.

PROJECT DEVELOPMENT 2025^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Project Phoenix Riverina Inter-site Link Cables (Federal Government)	Infrastructure	\$75,000,000	9/04/2025
2	Marshalls Creek Bridge Replacement (Local Government)	Infrastructure	\$30,000,000	9/12/2025
3	Coles Supermarket Boorooma	Commercial	\$18,826,997	19/05/2025
4	142 Fitzmaurice Street Apartments & Commercial Tenancy (19 Apartments/Commercial Tenancy)	Mixed Use	\$15,700,000	26/12/2025
5	Land and Housing Corporation 48-56 South Parade - Duke Of Wellington (State Government - 19 Units)	Infrastructure	\$8,830,544	3/02/2025
6	71 Jumbuck Drive Residential Subdivision Stages 1-3 (119 Lots)	Residential	\$7,140,000	8/10/2025
7	336 Edward Street Health Services Facility	Commercial	\$7,041,000	13/10/2025
8	161 Fernleigh Road Warehouse Units	Industrial	\$4,637,976	24/02/2025
9	Charles Sturt University Glasshouse Refurbishment	Commercial	\$3,770,299	16/12/2025
10	The Forrest Centre Residential Care Facility Alterations	Commercial	\$2,939,710	9/10/2025
11	Lot 3 Indigo Drive Residential Subdivision Stages 14 & 15 (70 Residential Lots)	Residential	\$2,750,000	23/12/2025
12	20 Hely Avenue Telecommunications Facility	Commercial	\$2,749,448	12/01/2025
13	82-102 Ashmont Avenue Residential Care Facility Alterations & Additions	Commercial	\$2,232,261	5/06/2025
14	174 Byrnes Road Industrial Subdivision Stages 1-4	Industrial	\$2,200,000	4/12/2025
15	19 Jones Street East Commercial Buildings	Commercial	\$2,098,200	6/11/2025
16	Kia Riverina Asmont Motor Vehicle Showroom	Commercial	\$2,000,000	18/12/2025
17	5 Phar Lap Place Units & Medical Centre Stages 1 & 2 (4 Units/Medical Centre)	Mixed Use	\$1,924,312	19/12/2025
18	Taco Bell Glenfield Park	Commercial	\$1,850,000	15/12/2025
19	Victoria Hotel Wagga Wagga Alterations & Additions	Commercial	\$1,835,000	13/03/2025
20	40 Summons Way Dwellings (5 Dwellings)	Residential	\$1,750,000	31/07/2025



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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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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

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

** 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 2025 only (01/01/2025 – 30/09/2025).

€ 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.

¥ Wagga Wagga rental market data encapsulates aggregate property conditions within the postcode of 2650.

§ 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 Wagga Wagga LGA.

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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