

Liverpool Plains Market Update 2nd Half 2025



OVERVIEW

In Q3 2025, Liverpool Plains* (which in this report encapsulate sales data in postcodes 2339, 2341, 2342 & 2343); recorded a median house price of \$388,000. This is an annual (Q3 2024 – Q3 2025) price increase of 23.2%. At the same time the number of houses sold increased by 40.0%, from 35 sales in Q3 2024 to 49 sales in Q3 2025. Houses are highly demanded, creating a buffer against higher interest rates. This is an opportunity for owners wishing to sell. The vacant land market in Liverpool Plains* is very small, with a median land price of \$91,500 as of Q3 2025. Land prices have fluctuated on a quarterly basis, due to sales volume and land size.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



LAND SALES

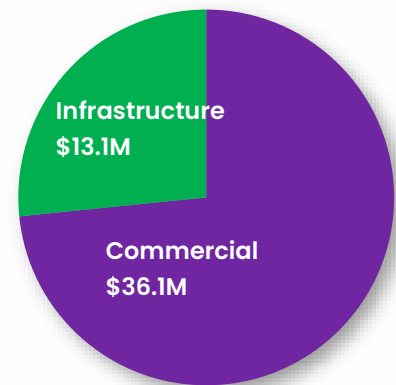


LAND MEDIAN PRICE



FUTURE DEVELOPMENTS

Liverpool Plains[£] plans to see approx. **\$47.4M of new projects commencing construction between 2024 and 2026.**



In 2024-2026 all planned projects in Liverpool Plains and its surrounds are infrastructure and commercial. This improves services for residents and increase liveability; however, this does not create new housing stock.

The main commercial development planned to commence construction is the 375 Inverkip Road Poultry Sheds (\$17.8M) and the Inskip Road Pace Poultry Rearing Farm Warrah Ridge (\$11.1M). These projects will assist with the agricultural industry in the region and will have a flow on effect through job creation and boost local economy.

Willow Tree Gravel Extension (\$7.0M) is a commercial project currently in the sketch plans, due to commence in 2026. This will continue the operating of an existing hard rock quarry for the next 25 years, creating job stability.

Some large infrastructure projects in the pipeline include the Werris Creek Road Small Bridge Replacement (\$3.5M), Chilcotts Creek Underbridge Replacement (\$3.0M) and Liverpool Plains Shire Council Depot (\$1.0M).

With no new residential stock planned for construction, the undersupply for houses will remain. This puts pressure on the market, suggesting more price increases in the short-term.



MARKET CONDITIONS

MEDIAN PRICE
Q3 2025



\$388K



\$91K

SALES

AVERAGE DAYS
ON MARKET Q3 2025



HOUSE



LAND

MEDIAN PRICE
Q3 2025



\$430

RENTALS

AVERAGE DAYS
ON MARKET Q3 2025

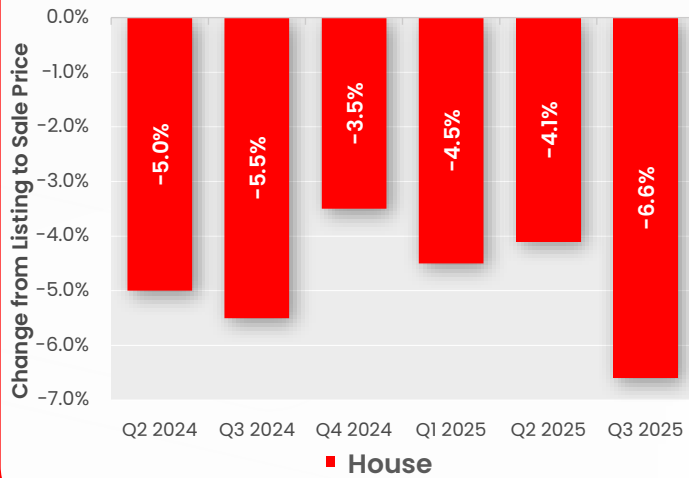


HOUSE



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.



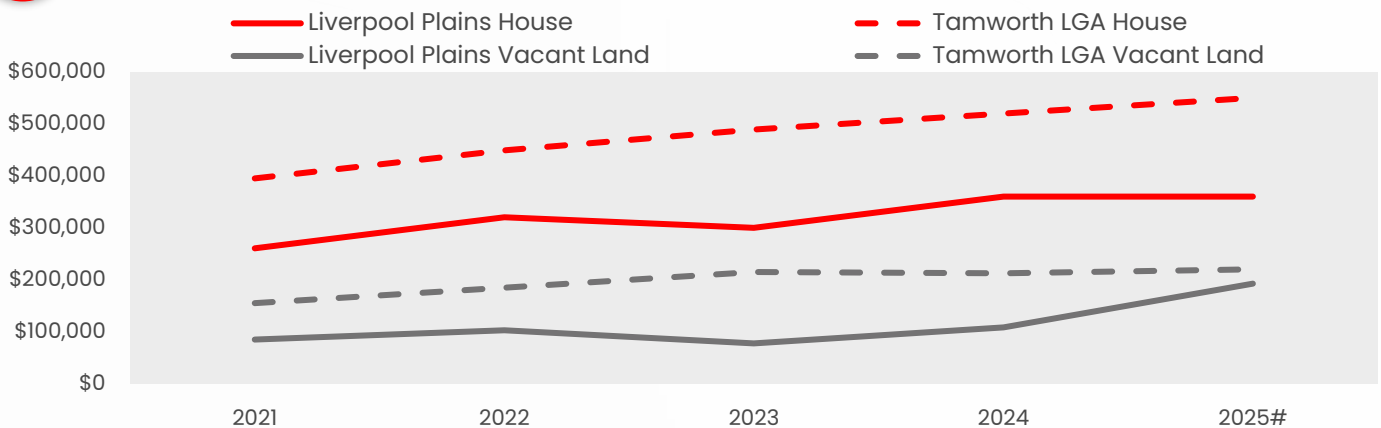
Average house vendor discounts between Q3 2024 and Q3 2025 have widened to a slightly higher discount of -6.6%. The Liverpool Plains* house market still favours buyers, as sellers remain willing to accept below the first listed price. This creates an opportunity for buyers. With no new ready-to-sell housing stock however, buyers must act fast.

The Liverpool Plains area have historically offered a more affordable house and vacant land market than Tamworth Local Government Area (LGA) in the past 5 years. This has continued to be the case in 2025# for both property types. The median house price gap between Liverpool Plains and Tamworth LGA continues to widen in 2025#. Meanwhile, the gap for vacant land median prices is moving closer.

Most of the homes sold in Liverpool Plains* in 2025# were priced in the most affordable price point of less than \$299,999 (34.9%). Vacant land also recorded a dominant most affordable price point, of less than \$99,999 (40.0%). That said, the premium market is strong, with 19.8% of houses sold above \$600,000 and 33.3% of land sold above \$250,000. This benefits sellers wishing to sell. Overall, there is a home for every budget in Liverpool Plains*.



MARKET COMPARISON

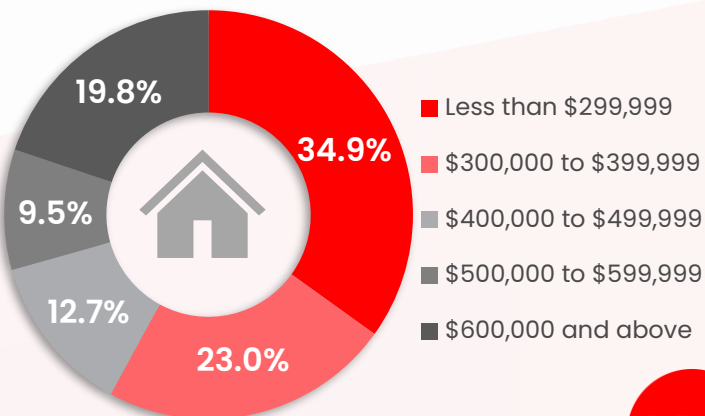


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Liverpool Plains.

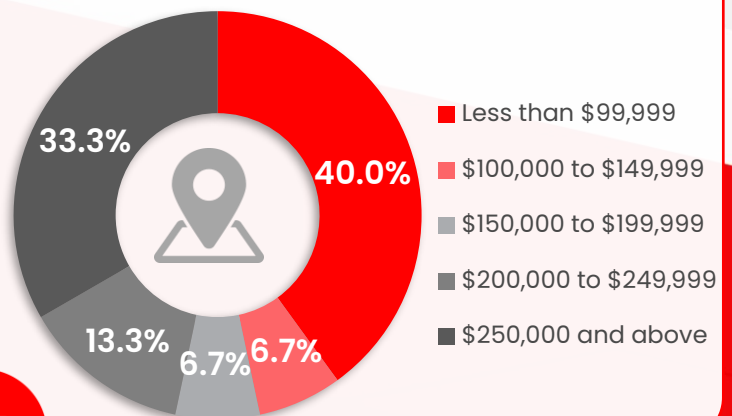


PRICE BREAKDOWN 2025#

HOUSES SOLD



LAND SOLD





RENTAL GROWTH 2025€

House rental yields in Liverpool Plains* was 5.1% as of September 2025, which is well above the Tamworth LGA (4.4%) and Sydney Metro (2.7%) yields. Median house rental price increased, by 3.6% in the past 12 months to Q3 2025, at \$430 per week. The number of houses rented also increased by 3.8%, from 26 rentals in Q3 2024 to 27 rentals in Q3 2025. Despite its smaller size, the rental market in Liverpool Plains* is highly demanded. Further, with a higher rental yield and a more affordable entry price, Liverpool Plains* is a highly attractive option to Sydney Metro.

4+ bedroom houses have provided investors with +6.3% rental growth annually, achieving a median rent of \$505 per week.

Liverpool Plains* recorded a vacancy rate of 0.8% in September 2025, below the Tamworth LGA average of 1.0% and Sydney Metro's 1.3%. Vacancy rates in Liverpool Plains* have fluctuated in the past 3 years, due to the small size of the rental market. That said, 0.8% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in the area. This creates a conducive environment for investors.

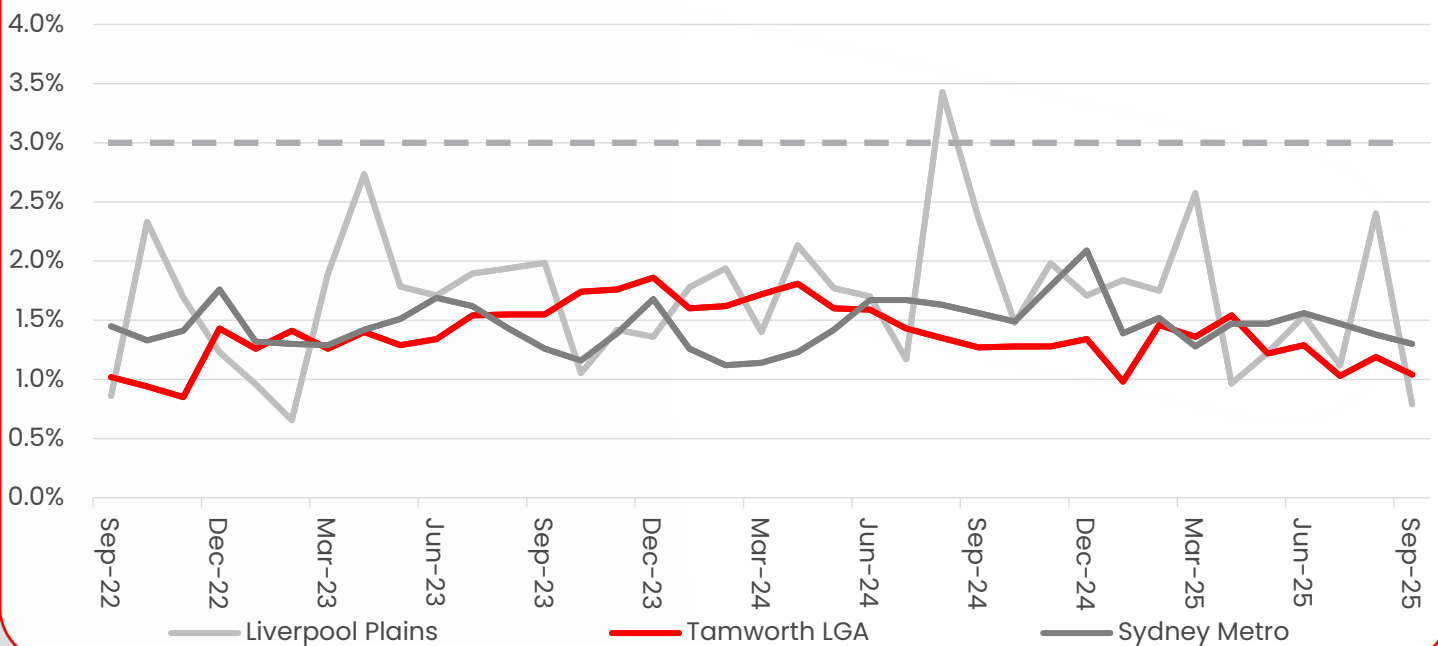
2 BEDROOMS
-5.7%

3 BEDROOMS
+0.0%

4+ BEDROOMS
+6.3%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



5.1%

Liverpool
Plains*



4.4%

Tamworth
LGA

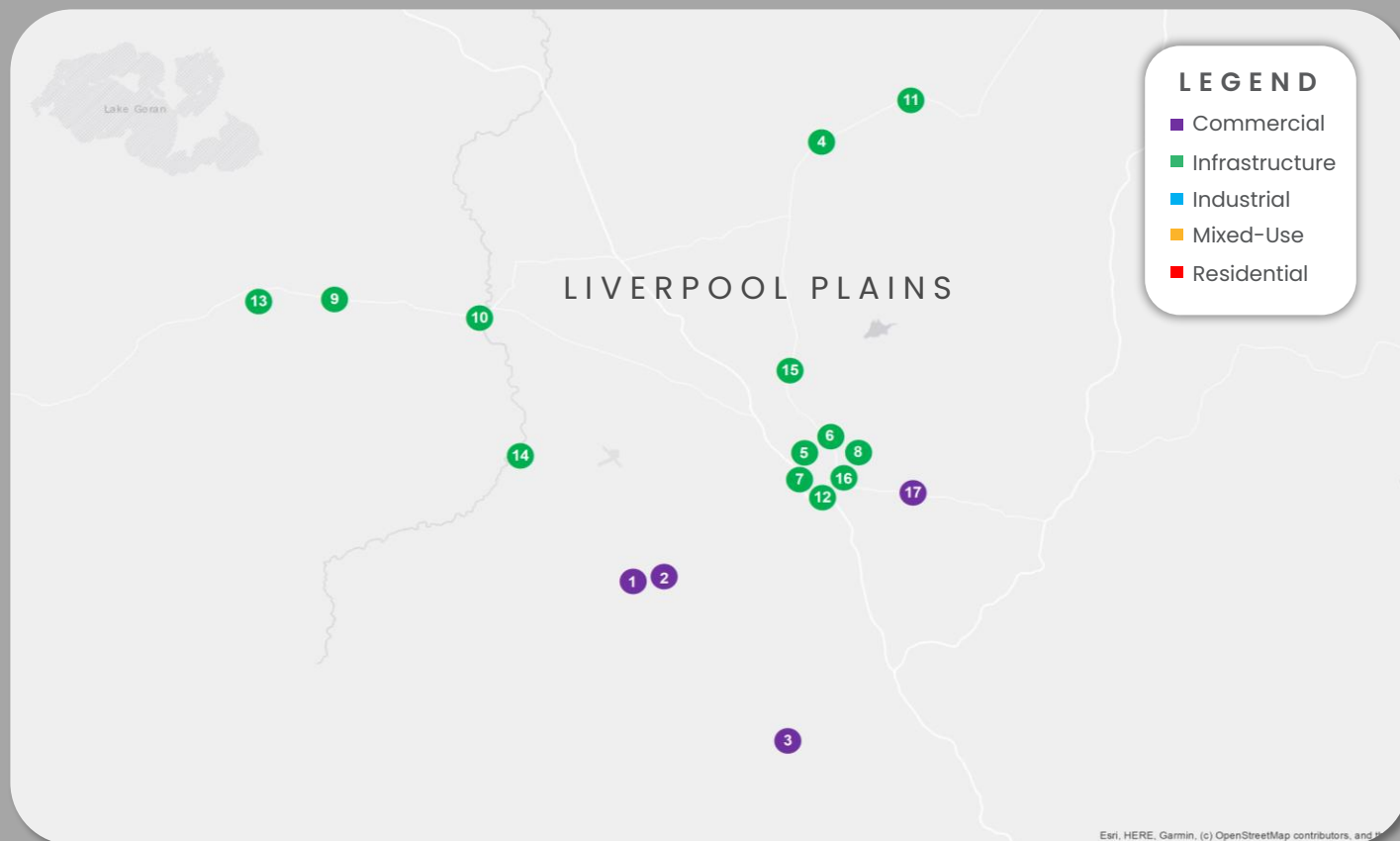


2.7%

Sydney
Metro

PRD.

PROJECT DEVELOPMENT MAP 2024-2026^A



#	Project [£]	Type	Estimated Value [¥]	Commence Date ^ψ
1	375 Inverkip Road Poultry Sheds	Commercial	\$17,830,000	24/04/2026
2	Inverkip Road Pace Poultry Rearing Farm Warrah Ridge	Commercial	\$11,110,000	6/11/2026
3	Willow Tree Gravel Extension	Commercial	\$7,000,000	23/03/2026
4	Werris Creek Road Small Bridge Replacement (State Government)	Infrastructure	\$3,500,000	28/01/2025
5	Chilcotts Creek Underbridge Replacement (State Government)	Infrastructure	\$3,000,000	17/03/2025
6	Liverpool Plains Shire Council Depot (Local Government)	Infrastructure	\$1,000,000	12/01/2026
7	Kamilaroi Highway Roadworks (Local Government)	Infrastructure	\$1,000,000	10/11/2025
8	Annette Mcnamara Bridge Suspension Pedestrian Bridge Replacement (Local Government)	Infrastructure	\$850,000	11/08/2025
9	Yarraman Creek Bridge (Local Government)	Infrastructure	\$800,000	16/06/2025
10	Hunter Valley Region Underbridges Upgrades (State Government)	Infrastructure	\$800,000	11/08/2025
11	Maitland & Liverpool Plains Councils Yards Electrical Infrastructure Upgrade (State Government)	Infrastructure	\$750,000	12/01/2026
12	8 Industrial Drive Storage Units (Local Government)	Infrastructure	\$500,000	31/10/2025
13	3659 Coonabarabran Road Telecommunications Facility (State Government)	Infrastructure	\$243,000	4/06/2025
14	1753 Bundella Road Telecommunications Facility (State Government)	Infrastructure	\$243,000	16/04/2026
15	Bridge Road & Gurton Street Bridge Replacement (Local Government)	Infrastructure	\$200,000	1/04/2024
16	Quirindi Pool Demolition Stage 1 (Local Government)	Infrastructure	\$200,000	1/04/2024
17	Extension Of Wallabadah Road Processing Plant	Commercial	\$159,000	26/09/2025



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- Geographic information mapping
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REFERENCES

- * Liverpool Plains market data and key indicators encapsulate aggregate property market conditions within the postcodes of 2339, 2341, 2342 & 2343.
- ** 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.
- ¥ Liverpool Plains rental market data encapsulates aggregate property conditions within the postcodes of 2339, 2341, 2342 & 2343.
- § 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 postcodes of 2339, 2341, 2432 & 2343.
- 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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