

Tumut Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Tumut* recorded a median house price of \$490,000 and a median vacant land price of \$195,000. This is an annual (Q4 2024 – Q4 2025) price growth of 92.2% for houses, accompanied by a 2.8% increase (to 74 sales in Q4 2025) for houses. Vacant land prices have increased slightly in Q4 2025, and with only 14 sales recorded, it remains a very small market. These indicators suggests a highly demanded house market and an ideal time for owners to capitalise on their investments. Furthermore, without any new ready-to-sell houses planned, buyers must act fast; before houses become undersupplied and there is more price growth.

CHANGE FROM LAST YEAR HALF YEAR



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

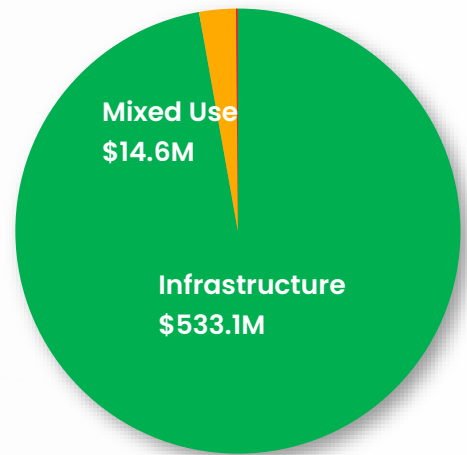


LAND SALES	↑	↑
LAND MEDIAN PRICE	↑	↓



FUTURE DEVELOPMENTS

Tumut will see approximately **\$548.5M** of new projects commence construction between 2025 and 2027.



The significant influx of infrastructure developments set to commence in Tumut in 2025 and 2027 will stimulate economic growth through local job creation in the construction process and improve liveability for residents in the long run. These include (but not limited to) the Talbingo Battery Energy Storage System (\$500.0M) and the Sheahan Bridge Upgrade (\$20.0M).

Improved liveability and services can attract more people to live in Tumut, which will increase housing demand. There is one residential projects due to commence construction between 2025 and 2027, which is 140 Lambie Street Units (3 Units).

The 3 units planned for construction will not be enough. Further, there are no new houses in the pipeline. Tumut will be undersupplied, which will lead to more price growth, for all property types (not just houses).



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$495K



\$195K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



118
HOUSE



150
LAND

MEDIAN PRICE
Q4 2025



\$475



\$350

RENTALS

AVERAGE DAYS
ON MARKET Q4 2025



36
HOUSE



36
UNIT



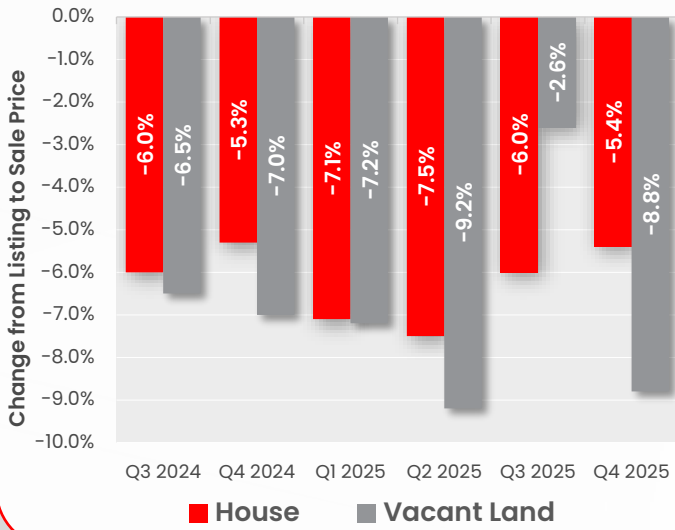
AVERAGE VENDOR DISCOUNT*

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.

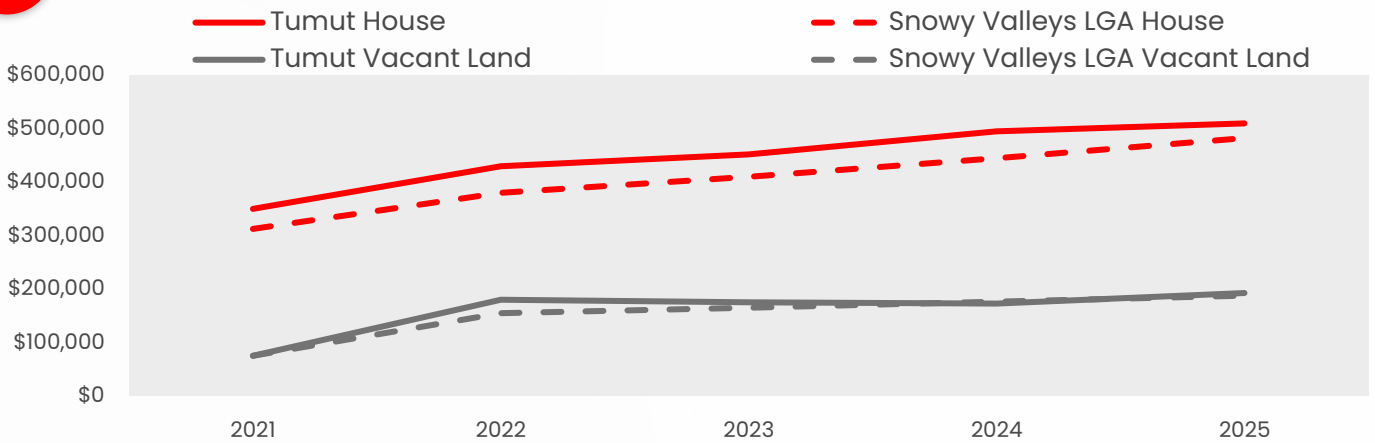
In the past 12 months to Q4 2025 average vendor discount for houses have held relatively steady, at -5.4%. Vacant land average discount on the other hand, have widened to a larger discount, of -8.8% in Q4 2025. Although the median house and land price have increased the past 12 months, the market still favours buyers; as sellers are still willing to accept below the initial price. However, this may not last long, due to the small amount of new stock planned in 2026.

The suburb of Tumut has historically recorded a slightly more premium market compared to Snowy Valley Local Government Area (LGA) in median house prices. For median land prices, the suburb of Tumut has tracked on par with the wider LGA historically. 2025# saw these trends continue, for both houses and land prices.

The dominant proportion of homes sold in Tumut* in 2025# were in the premium price bracket of \$550,000 and above (36.4%), which benefits owners. That said, 28.1% were sold in the most affordable price point of less than \$399,999 (28.1%). Most of the vacant land sold was in the middle price of \$150,000 to \$249,999. Overall, there is options for every budget in Tumut*, which is good news for buyers.



MARKET COMPARISON

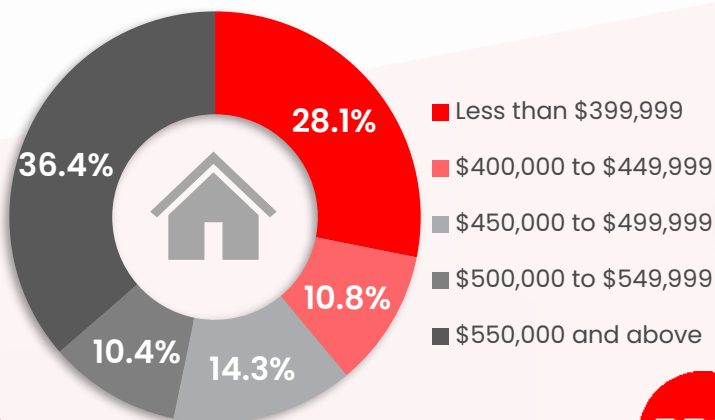


The market comparison graph provides a comparative trend for the median price of houses and land in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Tumut.

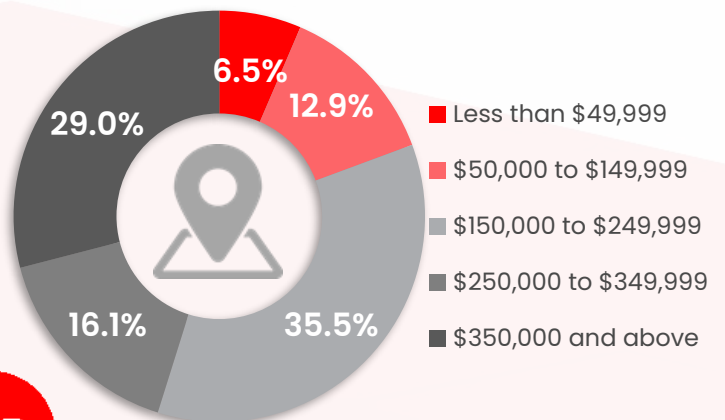


PRICE BREAKDOWN 2025#

HOUSES SOLD



LAND SOLD





RENTAL GROWTH 2025€

House rental yields in Tumut* was 4.2% in December 2025, on par with Snowy Valley LGA (4.3%) and much higher than Sydney Metro (2.7%). This was paired with an 8.0% increase in median house rental price in the past 12 months to Q4 2025, at \$475 per week. The number of houses rented decreased, by -3.4% in the past 12 months, to 28 rentals in Q4 2025. Combined, there is an undersupplied house rental market in Tumut*. This will benefit investors, especially those looking for a more affordable investment option compared to Sydney Metro.

2 & 3-bedroom houses have provided investors with +7.1% rental growth annually, achieving a median rent of \$375 & \$450 per week respectively.

Tumut* recorded a vacancy rate of 0.7% in December 2025, lower than the Snowy Valley LGA 2.5% and Sydney Metro 1.8% average. Further, a 0.7% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes. This is a conducive environment for investors, even if the median house sales price (thus, entry price) in Tumut* has increased in the past 12 months to Q4 2025.

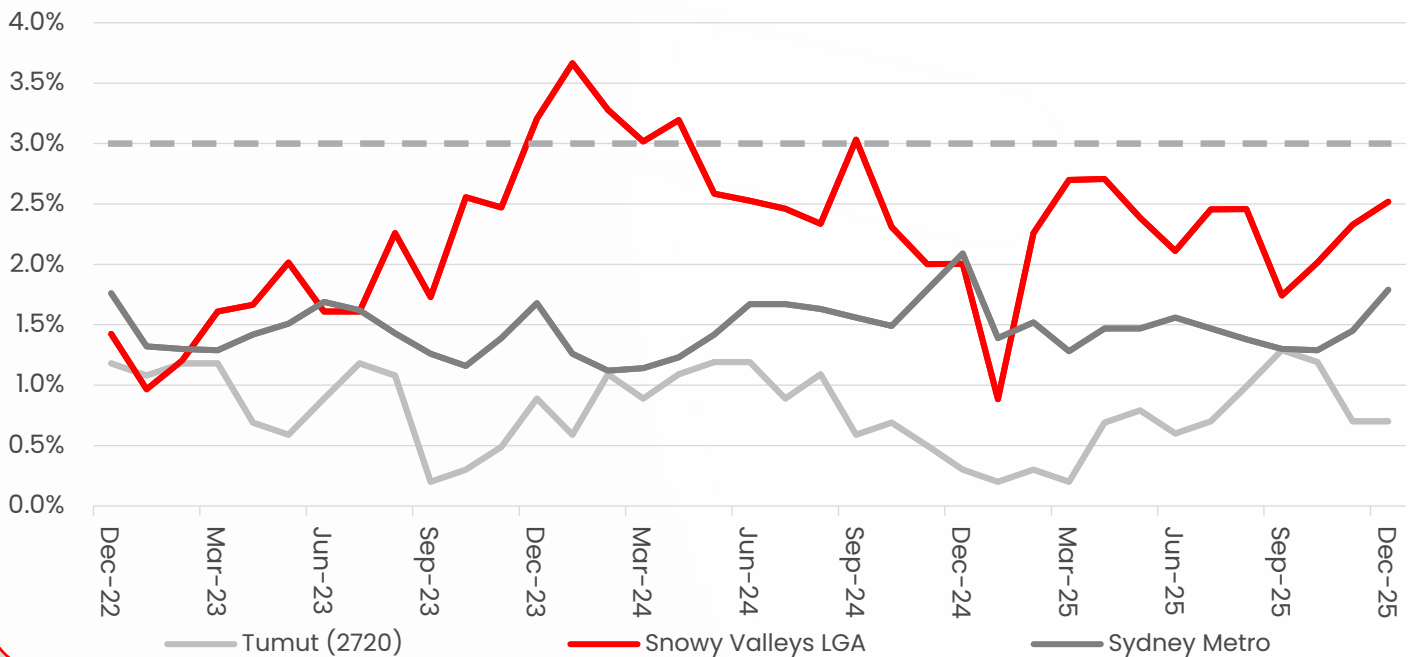
2 BEDROOMS
+7.1%

3 BEDROOMS
+7.1%

4+ BEDROOMS
+2.0%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



4.2%

Tumut*



4.3%

Snowy Valley LGA



2.7%

Sydney Metro



3.6%

Tumut*



3.9%

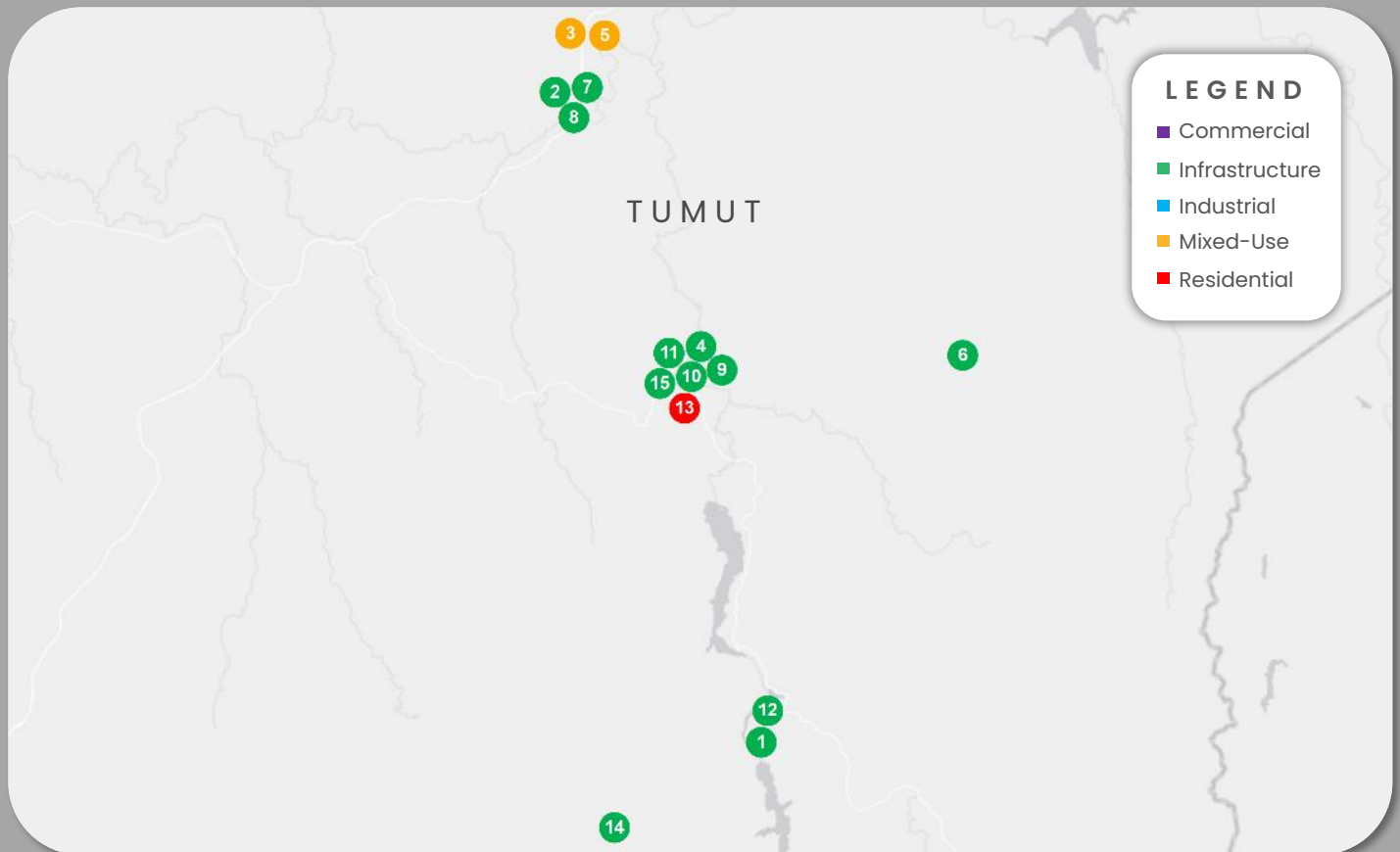
Snowy Valley LGA



4.3%

Sydney Metro

PROJECT DEVELOPMENT MAP 2025-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
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	Dog On The Tucker Box Gundagai Mixed Use Development (Restaurants/Hotel/Cabins/Landscaping/Conference Centre)	Mixed Use	\$10,000,000	20/09/2027
4	Tumut Aerodrome Upgrade (Local Government)	Infrastructure	\$5,611,039	10/01/2025
5	Dog On The Tucker Box Gundagai Mixed Use Development Stages 1a, 1b & 1c (Cafes/Shops/Playground/Toilets)	Mixed Use	\$4,623,450	15/12/2026
6	Brindabella Road Roadworks (Local Government)	Infrastructure	\$1,000,000	25/12/2025
7	Uralba Hostel Facility Renovation (State Government)	Infrastructure	\$1,000,000	12/01/2026
8	Southwest Region Roadworks Microsurfacing Works (State Government)	Infrastructure	\$1,000,000	2/03/2026
9	Tumut Region Sealed Road Patchworks & Sprayed Bituminous Surfaces (State Government)	Infrastructure	\$800,000	2/01/2025
10	64 Fitzroy Street Office Space Refurbishment (State Government)	Infrastructure	\$800,000	10/11/2025
11	Wee Jasper Road Aviation Hangar (State Government)	Infrastructure	\$800,000	12/01/2026
12	Talbingo Transmission Track Road Embankments Stabilisation Works (State Government)	Infrastructure	\$750,000	18/08/2025
13	140 Lambie Street Units (3 Units)	Residential	\$750,000	1/11/2025
14	Black Creek Road Storm Water Drainage Kerb Channels & Concrete Works (State Government)	Infrastructure	\$750,000	12/01/2026
15	Riverglade Oval Amenities & Storage Building (Local Government)	Infrastructure	\$618,187	13/01/2025

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Jed Masters

+61 417 274 977

jed.masters@prd.com.au

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PRD Tumut

Your trusted local real estate agency

 +61 2 6947 1722

 sales@prdtumut.com.au

 PRD.com.au/tumut/

 2/81 Wynyard Street,
Tumut, NSW, 2720

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.

2025 encapsulates sales transactions for the 2025 full year (01/01/2025-31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) 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 December 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 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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