

## Orange Market Update 1<sup>st</sup> Half 2026



### OVERVIEW

In Q4 2025, Orange\* recorded a median house price of \$730,000, and a median unit price of \$495,000. This represents an annual (Q4 2024 – Q4 2025) price growth of 7.8% for houses and 20.4% for units. Between Q4 2024 – Q4 2025 sales increased, by 14.9% (to 348 for houses in Q4 2025) and by 109.1% for units (to 46 sales in Q4 2025). Price growth and higher number of sales suggests a highly-demanded market, which was further aided by previously lower interest rates. This suggests that now is an ideal opportunity for owners to capitalise on their investment. There are several residential projects planned in 2026, which will assist with supply.

#### CHANGE FROM LAST YEAR HALF YEAR



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

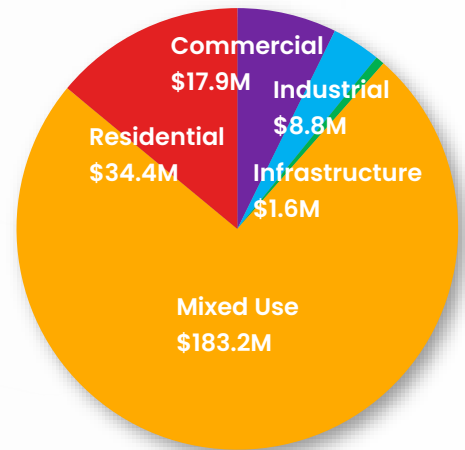


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



### FUTURE DEVELOPMENTS

Orange will see approximately **\$245.9M** of new developments due to commence construction in 2026.



There are many residential and mixed-use projects planned in 2026, bringing new stock to Orange. These include:

- Redmond Place Orange Masterplan (66 apartments & 264 dwellings)
- 103 Prince Street Mixed Use project (60 apartments & 16 townhouses)
- 157 Lysterfield Road & Hawke Lane Subdivision (151 Residential Lots)

The number of houses and units in the pipeline may meet demand (based on 348 house and 46-unit sales in Q4 2025). However, construction of these projects needs time, suggesting that it is a medium/long term solution. In the short term there is still a high level of demand, indicating a house and unit price increase is highly likely.



### MARKET CONDITIONS

MEDIAN PRICE  
Q4 2025



\$730K

SALES



\$495K

AVERAGE DAYS  
ON MARKET Q4 2025



56  
HOUSE



38  
UNIT

MEDIAN PRICE  
Q4 2025



\$590

RENTALS



\$470

AVERAGE DAYS  
ON MARKET Q4 2025



20  
HOUSE



19  
UNIT



126 Units/  
Apartments



16  
Townhouses



321  
Dwellings



240 Lots



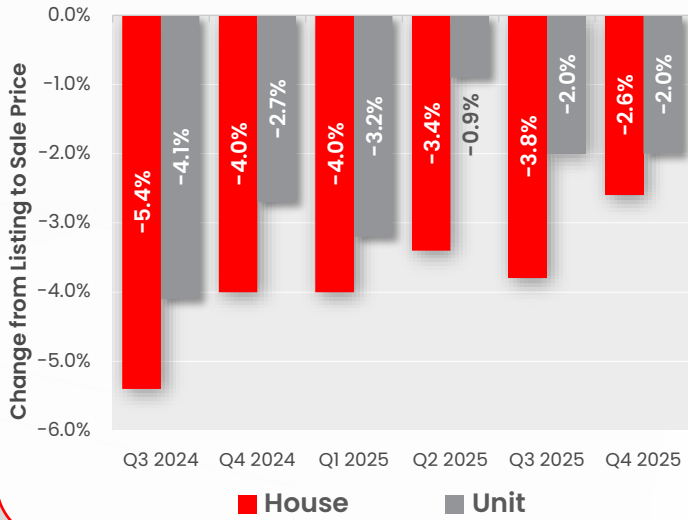
## AVERAGE VENDOR DISCOUNT\*

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.

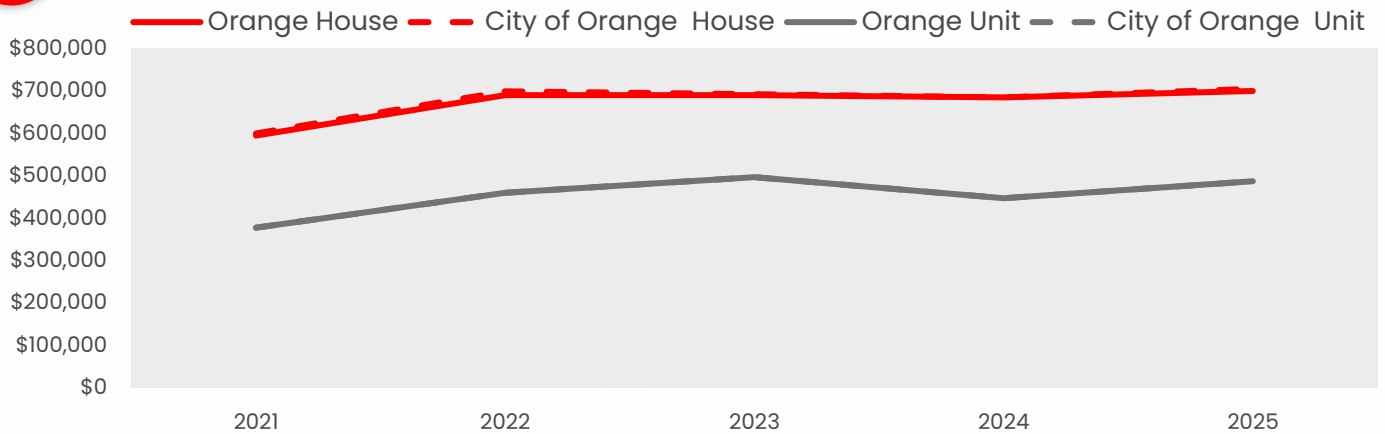
In the past 12 months to Q4 2025 average vendor discount for houses and units have tightened, to a lower discount of -2.6% and -2.0%, respectively. Market conditions in Orange\* still favours buyers, where owners are still willing to accept below the first list price. That said, average vendor discount in Q4 2025 is closer to zero. This suggests a shift towards a seller's market. Buyers must act fast to secure a discount.

The suburb of Orange has historically tracked on par compared to the wider City of Orange Local Government Area (LGA) for median house and unit prices for the past 5 years. This trend has continued throughout 2025.

Most of the houses sold in Orange\* in 2025 were split between the premium price point of \$850,000 and above (24.9%) and the middle price bracket \$650,000 to \$749,999 (20.7%). Similarly, 27.1% of unit sales were in the middle bracket of \$450,000 to \$499,999 and the premium price bracket of \$550,000 and above (25.2%). This suggest there are opportunities for both owners and buyers. First home buyers also have options in Orange\*, with strong sales in the most affordable bracket of less than \$549,999 (20.5% house sales) and less than \$399,999 (14.0% unit sales).



## MARKET COMPARISON

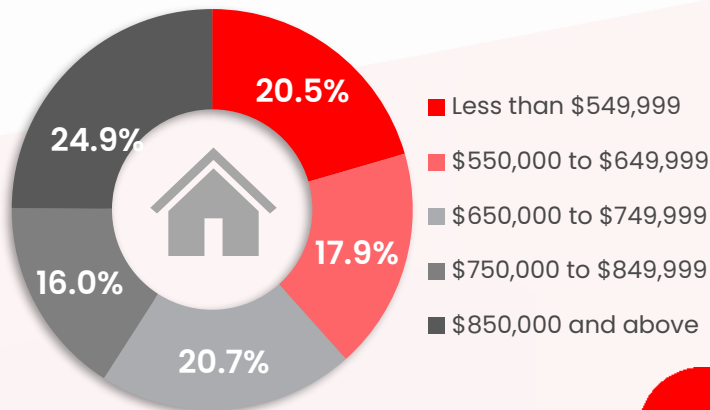


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Orange.

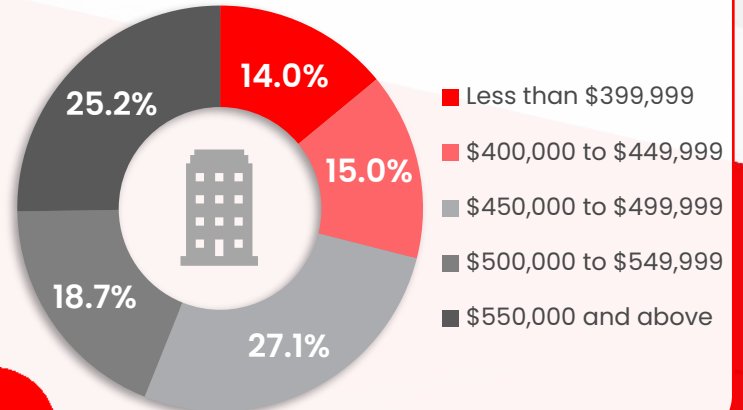


## PRICE BREAKDOWN 2025#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in Orange<sup>€</sup> was 3.8% in December 2025, comparable to City of Orange (3.7%) but above Sydney Metro (2.7%). This was paired with a 5.4% increase in median house rental price in the past 12 months to Q4 2025, at \$590 per week. The number of houses rented decreased, by -6.4% in the past 12 months, to 265 rentals in Q4 2025. There is an undersupplied rental market in Orange<sup>€</sup>, which is beneficial to investors. This also creates an opportunity for investors looking for a more affordable option to Sydney Metro.

3-bedroom houses have provided investors with +5.8% rental growth annually, achieving a median rent of \$550 per week.

Orange<sup>€</sup> recorded a vacancy rate of 1.0% in December 2025, lower than the City of Orange 2.3% and the Sydney Metro 1.8% average. Vacancy rates in Orange<sup>€</sup> have decreased in the past 12 months, indicating a tighter rental market. Moreover, a 1.0% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%. This suggest quicker occupancy of rental homes in Orange<sup>€</sup>; which creates a conducive environment for investors.

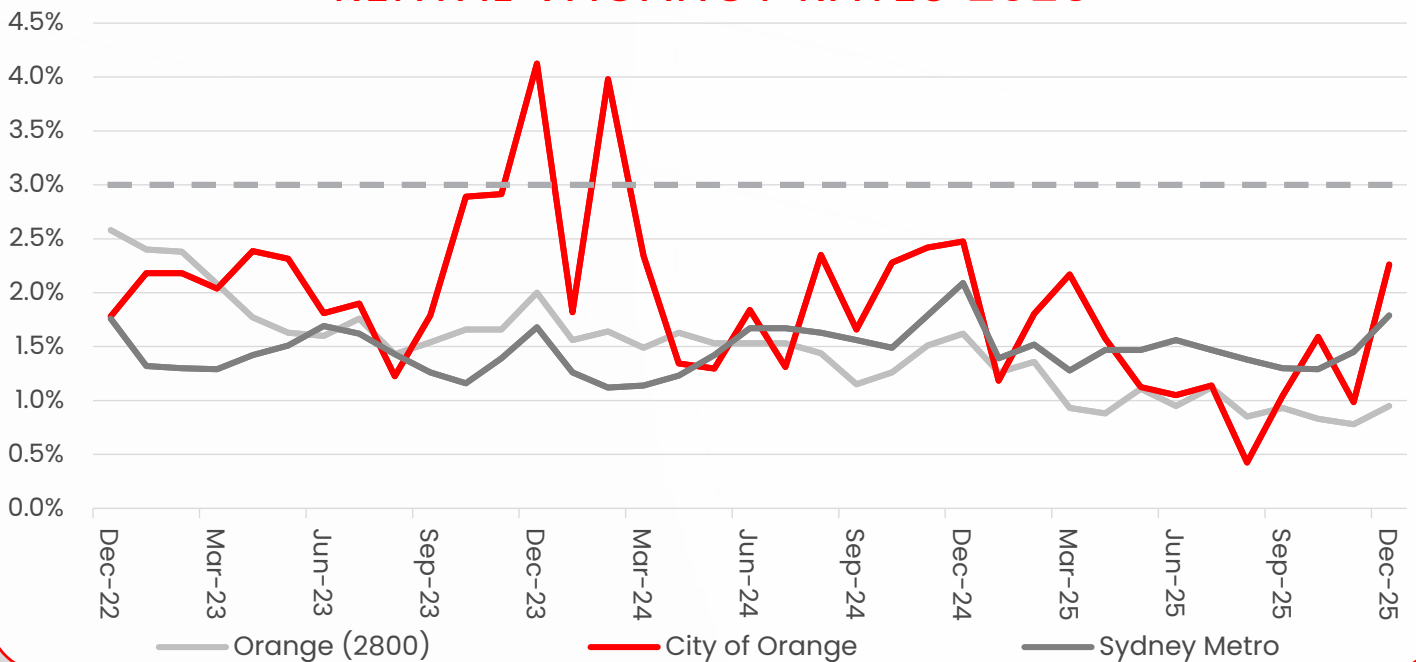
 2 BEDROOMS  
**+4.8%**

 3 BEDROOMS  
**+5.8%**

 4 BEDROOMS  
**+3.1%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.8%**

Orange (2800)<sup>€</sup>



**3.7%**

City of Orange



**2.7%**

Sydney Metro



**4.7%**

Orange (2800)<sup>€</sup>



**4.7%**

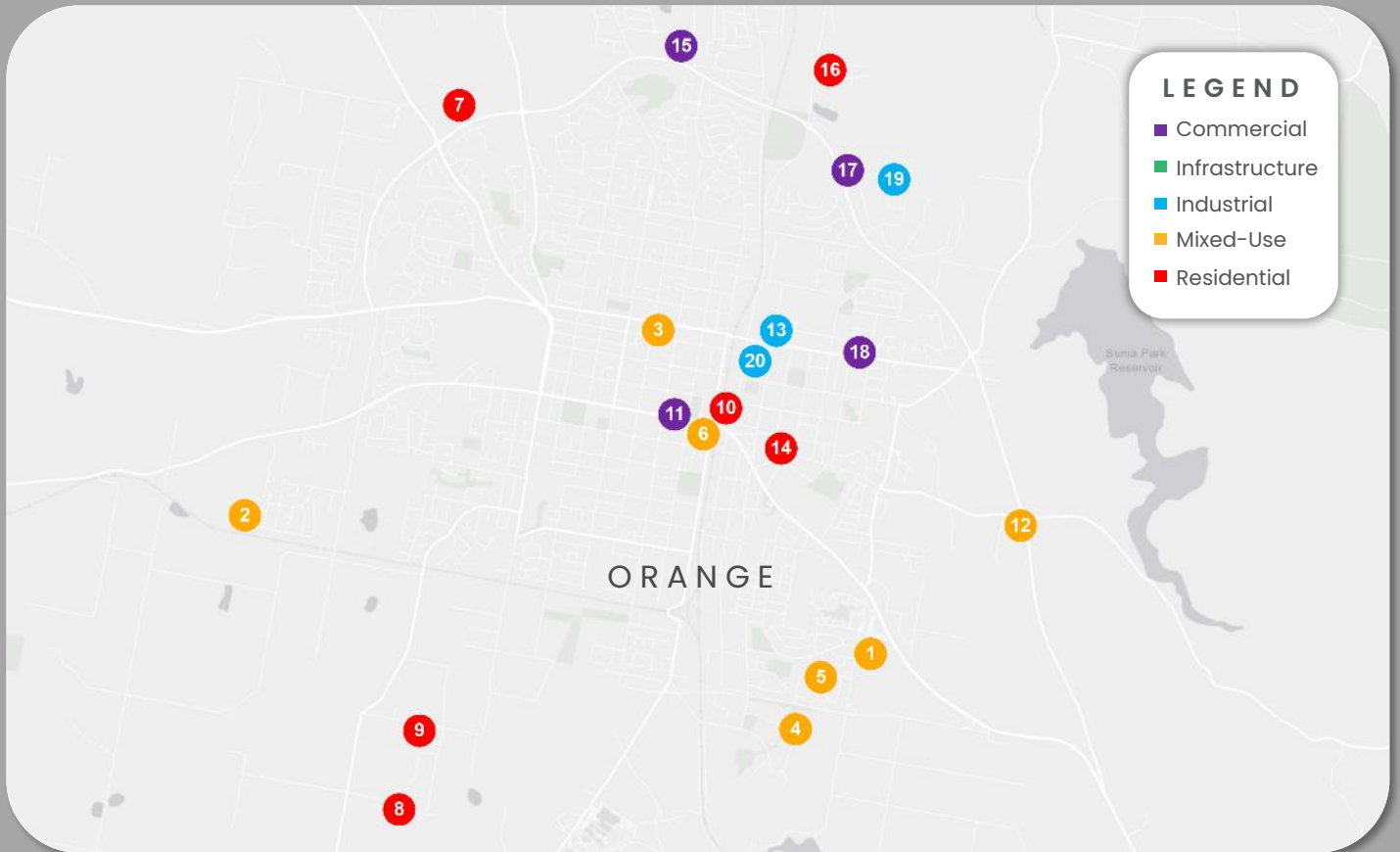
City of Orange



**4.3%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2026 <sup>A</sup>



## LEGEND

- Commercial
- Infrastructure
- Industrial
- Mixed-Use
- Residential

#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
1	Redmond Place Orange Masterplan (66 Units & Apartments/264 Dwellings/Gardens/Roads & Services)	Mixed Use	\$76,500,000	8/12/2026
2	60 Witton Place Mixed Use Development (Hostel/Clubhouse/Bowling Green)	Mixed Use	\$34,780,973	22/12/2026
3	103 Prince Street Mixed Use Development (16 Townhouses/60 Apartments/Recreation Area)	Mixed Use	\$26,074,105	16/12/2026
4	Hawthorn Place Warehouse & Distribution Centre (Warehouse/Distribution Centre)	Mixed Use	\$15,488,000	10/07/2026
5	6-8 Callawa Street & Kurim Avenue Mixed Use Residential Development	Mixed Use	\$14,820,000	10/07/2026
6	266 Summer & Mcnamara Streets Canobolas Hotel Alterations & Additions (Pub/Electrical Vehicle Charging Units)	Mixed Use	\$9,938,043	3/06/2026
7	Breeze Road Dwellings (18 Dwellings)	Residential	\$7,637,866	4/11/2026
8	157 Lysterfield Road & Hawke Lane Residential Subdivision (151 Residential Lots)	Residential	\$6,795,000	1/12/2026
9	46 Shiralee Road Dwellings & Residential Subdivision - Parkwood (19 Dwellings/21 Residential Lots)	Residential	\$6,000,000	9/09/2026
10	184 Byng Street Dwellings (11 Dwellings)	Residential	\$4,529,237	7/10/2026
11	266 Summer & Mcnamara Streets - The Hotel Canobolas	Commercial	\$4,338,859	4/08/2026
12	Icely Road Dual Occupancy & Farm Building (Dual Occupancy/Farm Building)	Mixed Use	\$3,993,000	16/10/2026
13	171 Dalton Street Industrial Training Facility	Industrial	\$3,926,465	7/08/2026
14	10 Autumn Street Dwellings (6 Dwellings)	Residential	\$3,800,000	12/06/2026
15	North Orange Shopping Centre Supermarket Alterations & Additions	Commercial	\$3,678,400	6/11/2026
16	274 Leeds Parade Residential Subdivision (46 Residential Lots)	Residential	\$3,587,980	7/10/2026
17	25 Colliers Avenue Vehicle Sales	Commercial	\$3,573,136	7/10/2026
18	257 Dalton & Bletchington Streets School Conversion	Commercial	\$2,294,000	4/12/2026
19	20 Elwin Drive Light Industrial Building	Industrial	\$2,218,105	10/12/2026
20	227 Mclachlan Street Industrial Units	Industrial	\$2,128,815	18/12/2026

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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:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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## REFERENCES

- \* Orange sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Orange, Molong, Cargo, Cudal, Manildra and Clifton Grove.
- \*\* 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.
- ¥ Orange rental market data encapsulates aggregate property conditions within the postcode of 2800.
- § Rental yields and vacancy rates 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 suburbs of Orange, Molong, Cargo, Cudal, Manildra and Clifton Grove.
- 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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