Albury Market Update
1st Half 2026

OVERVIEW

In Q4 2025, Albury* recorded a median house price of $668,000 and a median vacant land price of $280,000. This represents an annual (Q4 2024 – Q4 2025) median price growth of 7.7% for houses and 9.8% for units. During Q4 2024 and Q4 2025, total sales decreased by -7.4% for houses (to 315 sales in Q4 2025) and -35.7% for units (to 36 sales in Q4 2025), confirming a market undersupply, especially in the unit market. Combined with lower interest rates in 2025, this stimulated continued price growth. Thus, now is an ideal time for owners to capitalize on their investments. Moreover, with limited stand-alone houses supply planned for 2026, buyers must act fast before property prices increase further.

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

MARKET CONDITIONS

SALES

MEDIAN PRICE Q4 2025

$668K (House)

$280K (Land)

AVERAGE DAYS ON MARKET Q4 2025

47 HOUSE

78 LAND

RENTALS

MEDIAN PRICE Q4 2025

$580 (House)

$400 (Unit)

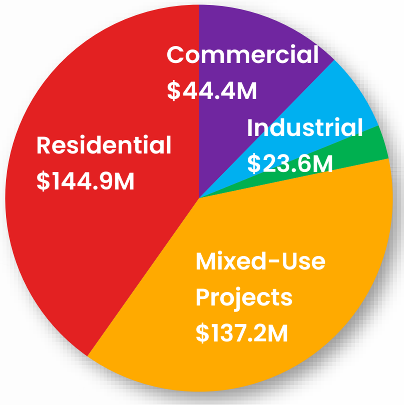
AVERAGE DAYS ON MARKET Q4 2025

21 HOUSE

14 UNIT

FUTURE DEVELOPMENTS

Albury£ will see approximately **$360.3M of new projects commencing in 2026**.



A key mixed-use project is 481-487 Swift Street Apartments & Commercial Tenancies. This will deliver a 7-storey building comprising of 18 two-bedroom and 14 three-bedroom apartments, with ground-floor commercial space.

Key residential projects include:

- 356 Kerr & Kywanna Roads, Dairy Lane & Thurgoona Drive (688 Lots)
- 424 & 426 Olive & Hume Streets Apartments (27 Apartments)
- 449-451 Ashford Street (9 Dwellings)

While there are several projects in the pipeline, the number of ready-to-sell stock planned is insufficient to answer demand; especially compared to Q4 2025 sales of 315 houses and 36 units. There are 2,287 land lots planned, but building this into ready-to-sell stock will take time. The ongoing supply constraint will push up property prices in the short and medium terms

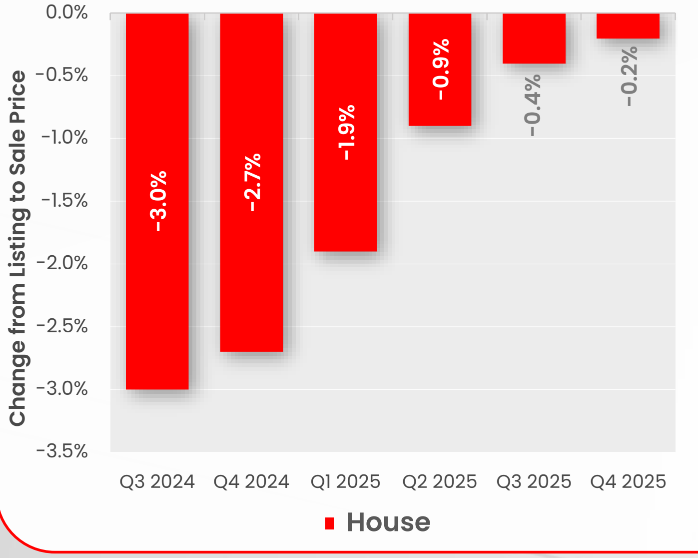
101 Units/ Apartments

18 Dwellings

2,287 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.

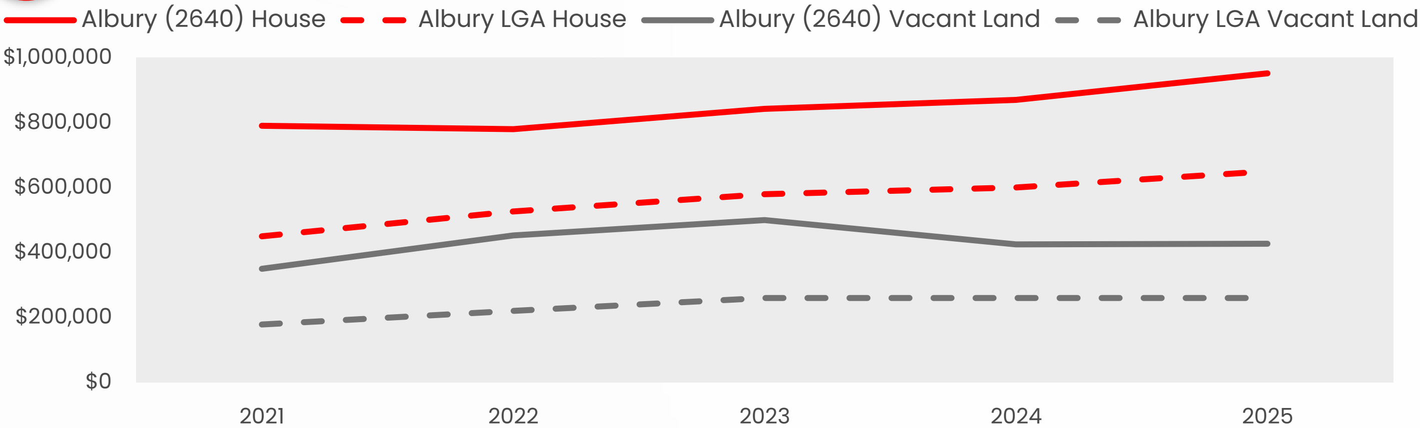


Average house vendor discounts between Q4 2024 and Q4 2025 have tightened to -0.2%. Market conditions in Albury* still favour buyers, as sellers are willing to accept below first listed prices. However, Q4 2025 recorded the tightest discount in the past 2years, nearing to 0 (zero). This suggests a shift towards a seller's market.

The suburb of Albury has historically outperformed the wider Albury LGA in both house and vacant land median prices over the past five years. This trend continued in 2025, with the suburb recording stronger price growth than the LGA across both property types.

Most of the houses sold in Albury* in 2025 were in the most affordable price bracket below $499,999 for houses (22.5%) and middle-price bracket between $250,000 to $349,999 for land (41.1%). This presents a strong opportunity for first-home buyers seeking to enter the market. The premium price bracket for houses continued to expand, with 21.1% of sales recorded above $800,000, reflecting growing market confidence and benefiting homeowners. House sales were distributed across all remaining price brackets. Overall, this suggests there is a home for every budget.

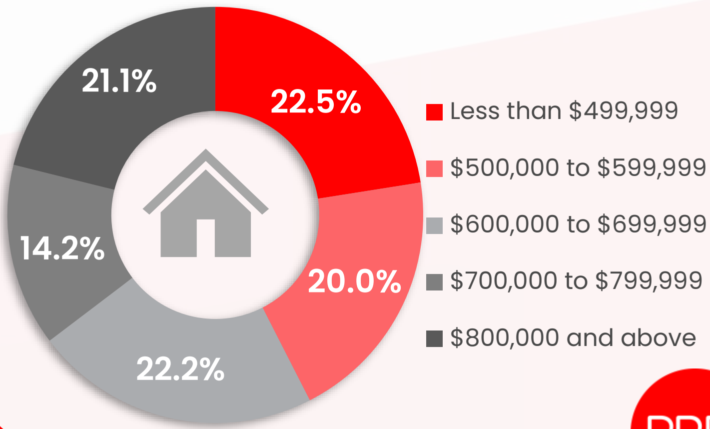
MARKET COMPARISON



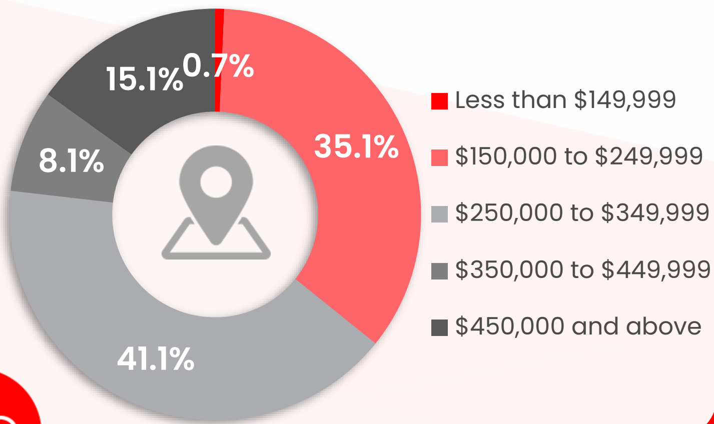
The market comparison graph provides a comparative trend for median price of houses and vacant land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Albury.

PRICE BREAKDOWN 2025

HOUSES SOLD



VACANT LAND SOLD



RENTAL GROWTH 2025€

House rental yield in Albury¥ was 3.5% as of December 2025, higher than Albury LGA (3.3%) and Sydney Metro (2.6%). This was paired with an increase of 5.5% in median house rental price in the past 12 months to Q4 2025, at $580 per week; along with a 4.7% growth (to 222 rentals in Q4 2025) in the number of houses rented. This confirms there is a highly-demanded and competitive house rental market in Albury¥, which is beneficial to investors.

2⁺ bedroom houses have provided investors with +9.7% rental growth annually, achieving a median rent of $430 per week.

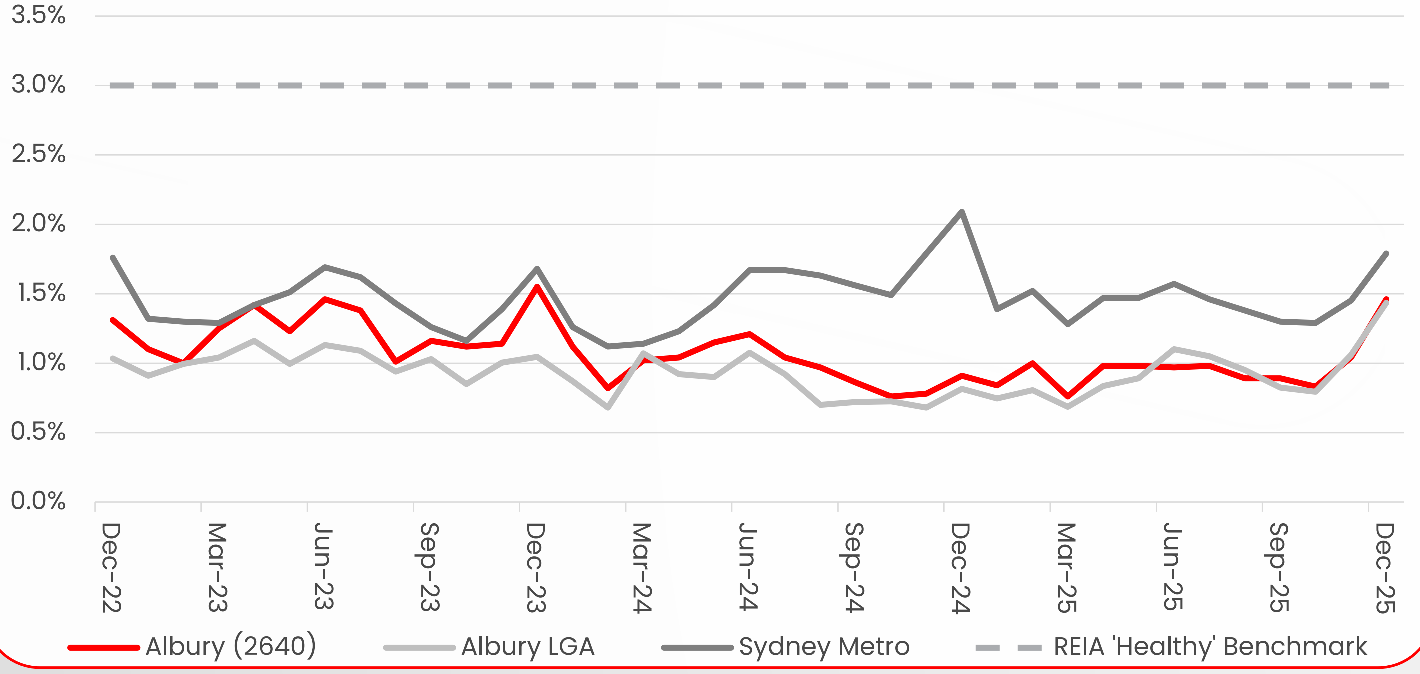
Albury¥ recorded a vacancy rate of 1.5% in December 2025, on par to Albury LGA's 1.4% average but below Sydney Metro's 1.8%. Vacancy rates have increased in the past 12 months, due to invertors re-entering the market. However, a 1.5% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes. This suggests a sustainable investment environment. With a more affordable entry price compared to Sydney Metro, Albury¥ is an attractive investment alternative for investors.

2 BEDROOMS
+9.7%

3 BEDROOMS
+4.2%

4 BEDROOMS
+3.3%

RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

3.5%	**3.3%**	**2.6%**	**6.0%**	**5.2%**	**4.2%**
Albury¥	Albury LGA	Sydney Metro	Albury¥	Albury LGA	Sydney Metro

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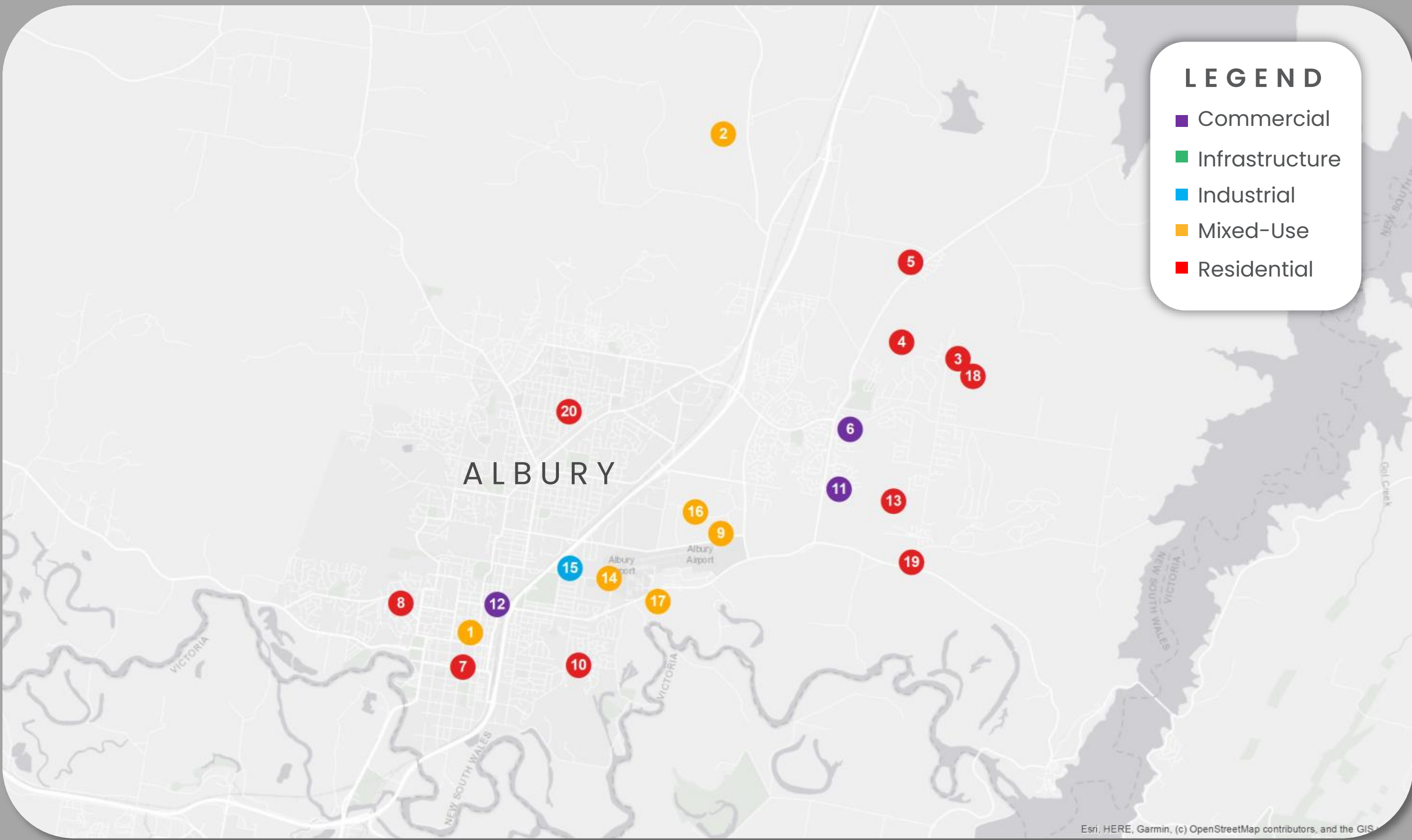
PROJECT DEVELOPMENT MAP 2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	481-487 Swift Street Apartments & Commercial Tenancies (Residential – 32 Apartments + Commercial)	Mixed-Use	$42,570,000	10/06/2026
2	24 Mclaurin Road Pro-Pac Packaging Group Plastics Recycling Plant (Commercial + Industrial)	Mixed-Use	$42,175,196	29/04/2026
3	356 Kerr & Kywanna Roads, Dairy Lane & Thurgoona Drive Residential Subdivision (688 Lots)	Residential	$30,960,000	18/09/2026
4	Brooklyn Fields Estate Residential Subdivisions Stages 6-15 (664 Lots)	Residential	$29,880,000	12/11/2026
5	65, 100 & 157 Williams Road Estate Residential Subdivision Stages 1-8 (445 Lots)	Residential	$20,025,000	16/10/2026
6	Thurgoona Country Club Resort Commercial Premises Alterations & Additions	Commercial	$18,740,381	10/04/2026
7	424 & 426 Olive & Hume Streets Apartments (27 Apartments)	Residential	$15,536,879	13/03/2026
8	3 Enid Lane & Thurgoona & Pemberton Streets Apartments (24 Apartments)	Residential	$11,514,000	23/06/2026
9	12 Fallon Street Industrial Warehouse - Alspec Aluminium Trade Centre (Commerical + Industrial)	Mixed-Use	$11,340,808	18/12/2026
10	103 Sunrise Terrace Apartments (11 Apartments)	Residential	$8,658,888	4/08/2026
11	Kensington Gardens Thurgoona Self Contained Dwellings Stage 10 (22 Self Contained Dwellings)	Commercial	$8,549,476	6/07/2026
12	SS&A Club Albury Redevelopment Stage 8C	Commercial	$8,000,000	26/06/2026
13	Woolshed Estate Thurgoona Residential Subdivision Stages 6-10 (161 Lots)	Residential	$7,245,000	29/05/2026
14	90 North Street Vehicles Sales Premises & Vehicle Repair Station Stages 1 & 2	Mixed-Use	$7,215,000	4/11/2026
15	200-208 North Street Warehouses Stages 1 & 2 (32 Warehouse Units)	Industrial	$6,999,600	20/10/2026
16	77 Ceres Drive Factory (Industrial + Commercial - Office)	Mixed-Use	$5,994,115	18/12/2026
17	24 Boundary Road Service Station (Various Tenants)	Mixed-Use	$5,800,000	6/08/2026
18	356 Kerr Road Residential Subdivision (124 Lots)	Residential	$5,580,000	4/03/2026
19	Hilltops Estate Thurgoona Stages 9-11 (123 Lots)	Residential	$5,535,000	8/10/2026
20	449-451 Ashford Street Dwellings (9 Dwellings)	Residential	$2,700,000	27/10/2026

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Albury sales market data and key indicators encapsulates aggregate property market conditions within the postcodes of 2640 and 2641.

** 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 full year 2025 (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.

¥ Albury rental market data encapsulates aggregate property conditions within the postcode of 2640.

§ 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 postcodes of 2640 and 2641.

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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