

Tumbarumba Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Tumbarumba* (which for this report captures sales and rental data in postcode 2653), recorded a median house price of \$425,000 and a median vacant land price of \$215,000. This is an annual (Q4 2024 – Q4 2025) price growth of 18.1% for houses, and a 33.3% increase in house sales (to 24 sales in Q4 2025). Vacant land prices have increased in Q4 2025, but with only 6 sales in the past 12 months (4 residential and 2 rural/primary production land), it is a very small market. There is high demand for houses, an ideal time for owners to capitalise on their investments. Without any new ready-to-sell houses planned, buyers must act fast

CHANGE FROM LAST YEAR HALF YEAR



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

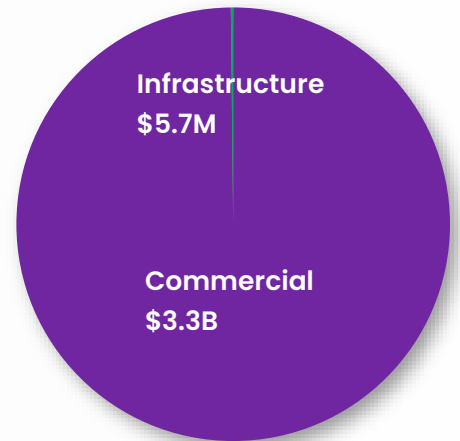


LAND SALES	↔	↑
LAND MEDIAN PRICE	↑	↓



FUTURE DEVELOPMENTS

Tumbarumba will see approximately **\$3.3B of new projects commence construction between 2020 and 2026.**



The largest project to commence is the Humelink (\$3.3B). This significant project is constructed by Transgrid and will involve the construction of a 550kV 365 kilometres transmission line, connecting the towns of Wagga Wagga, Bannaby and Maragle. For Tumbarumba, this project will most likely impact Maragle (25mins away).

This project will benefit regional NSW by creating 1,600 construction jobs and opportunities for a wide range of businesses. The Humelink will further expand the Snowy Hydro Scheme and enable energy sharing in the Eastern States, benefitting residents.

There are few infrastructure projects planned, focusing on improving bridges in the area. This will improve liveability for locals. Combined with commercial projects this can attract more people to live in Tumbarumba.

There are no new residential projects set to commence construction in 2020-2026. Without any new stand-alone ready-to-sell stock planned, a house market undersupply is highly likely. This will push median house prices up even further.



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



SALES

AVERAGE DAYS
ON MARKET Q4 2025



MEDIAN PRICE
Q4 2025



RENTALS

AVERAGE DAYS
ON MARKET Q4 2025





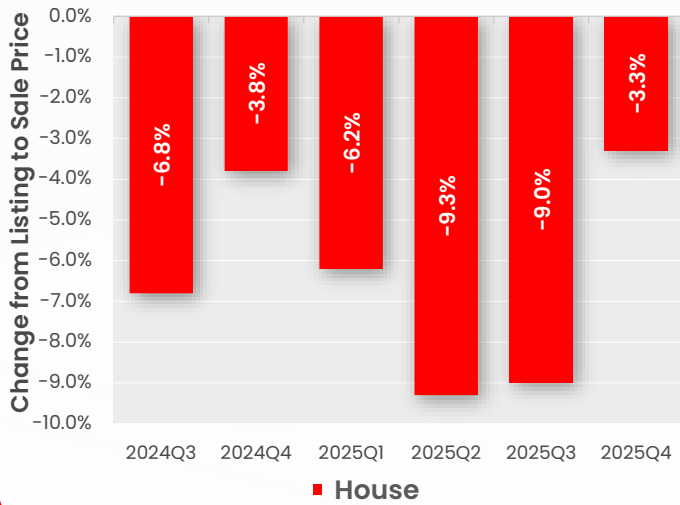
AVERAGE VENDOR DISCOUNT*

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.

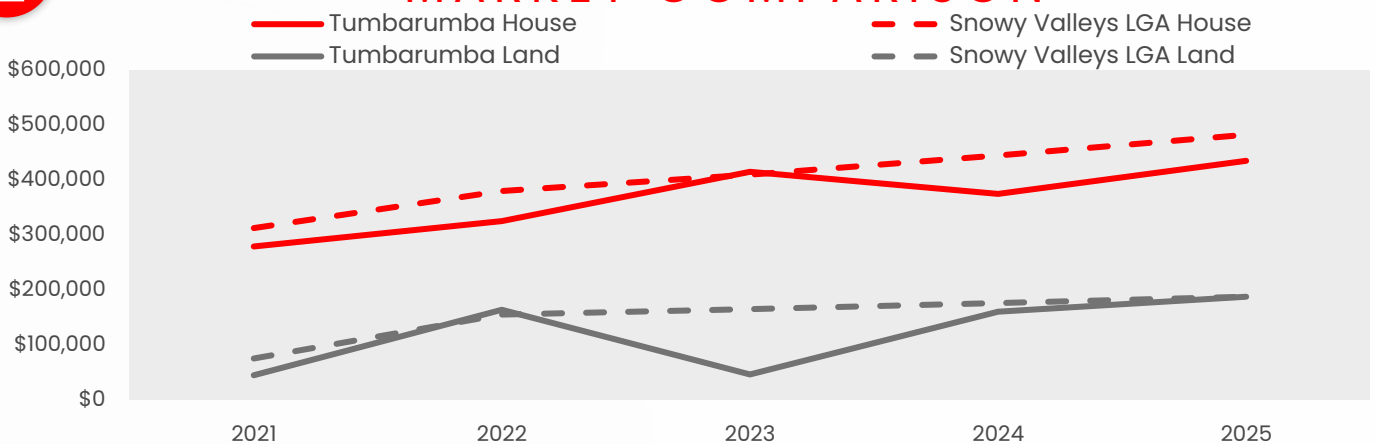
In the past 12 months to Q4 2025, average vendor discounts for houses have tightened to -3.3%. Tumbarumba* is still a buyer's market, with sellers willing to accept below the first list price. That said, Q4 2025 recorded the tightest average discount to date, suggesting a shift to a seller's market. Without any new stock commencing between 2020-2026, discounts may tighten further. Thus, buyers must act fast.

The suburb of Tumbarumba* has historically recorded a slightly more affordable market compared to Snowy Valley Local Government Area (LGA) in median house and land prices. 2025# saw median house and land prices in the suburb rising to meet the LGA's; to becoming on par (land prices) or very close to the LGA's (house prices).

The dominant proportion of homes sold in Tumbarumba* in 2025# was in the middle price bracket of \$400,000 to \$499,999 (42.5%). That said, 22.5% were sold in the more affordable middle bracket of \$300,000 to \$399,999 (22.5%). The premium market is growing, with 17.5% of houses sold for more than \$600,000. Most of the vacant land sold was in the middle price of \$200,000 to \$249,999 (50.0%). Overall, there is a house option for all budgets in Tumbarumba*.



MARKET COMPARISON

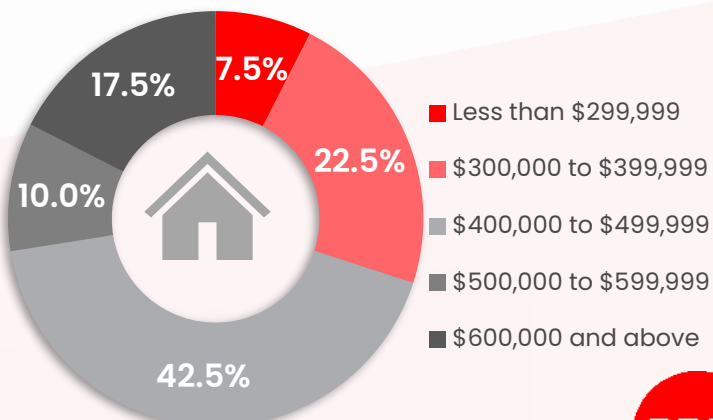


The market comparison graph provides a comparative trend for the median price of houses and land in the past 5 years. The main LGA was chosen based on their proximity to the main suburb analysed, which is Tumbarumba.

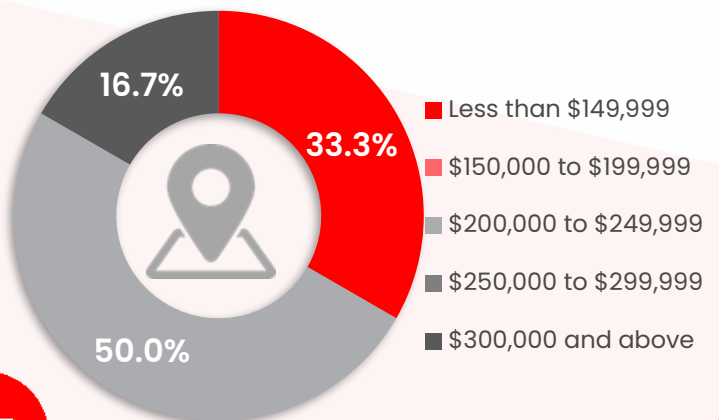


PRICE BREAKDOWN 2025#

HOUSES SOLD



LAND SOLD





RENTAL GROWTH 2025€

House rental yields in Tumarumba[¥] was 5.0% in December 2025, higher than Snowy Valley LGA (4.3%) and much higher than Sydney Metro (2.7%). Median house rental price remained stable in the past 12 months to Q4 2025, at \$450 per week. Meanwhile, the number of houses rented increased, by 44.4% in the past 12 months, to 13 rentals in Q4 2025. There is a highly demanded house rental market in Tumarumba[¥], which benefits investors – especially for those looking for a more affordable investment option to Sydney Metro.

3-bedroom houses have provided investors with +4.6% rental growth annually, achieving a median rent of \$408 per week.

Tumarumba[¥] recorded a vacancy rate of 1.6% in December 2025, lower than the Snowy Valley LGA 2.5% and Sydney Metro 1.8% average. Further, a 1.6% vacancy rate is well below the Real Estate Institute of Australia’s healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in Tumarumba[¥]. This is a conducive environment for investors, even if the median house sales price (thus, entry price) has increased in the past 12 months to Q4 2025.

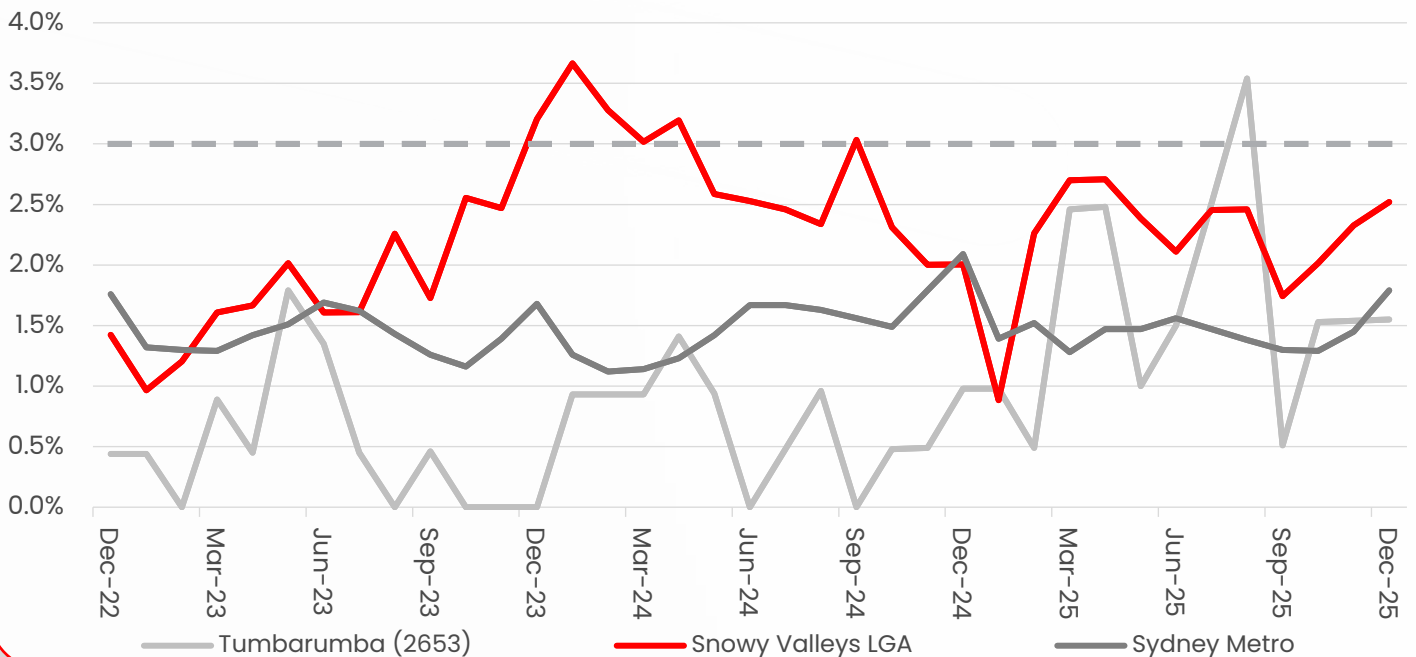
2 BEDROOMS
-2.7%

3 BEDROOMS
+4.6%

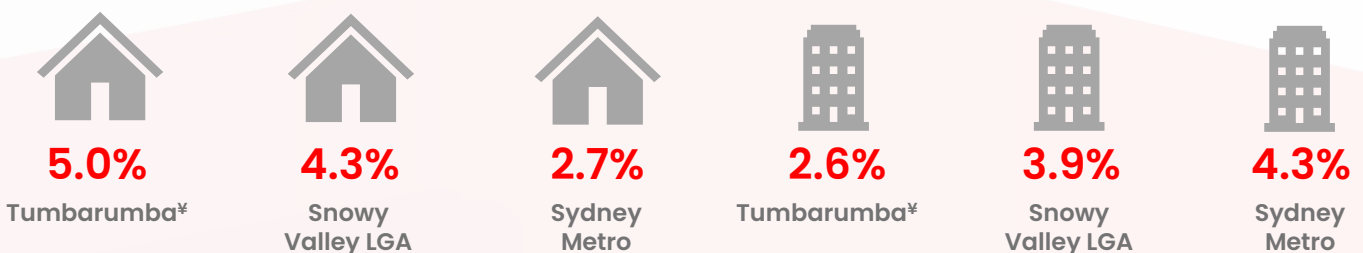
4+ BEDROOMS
-6.3%



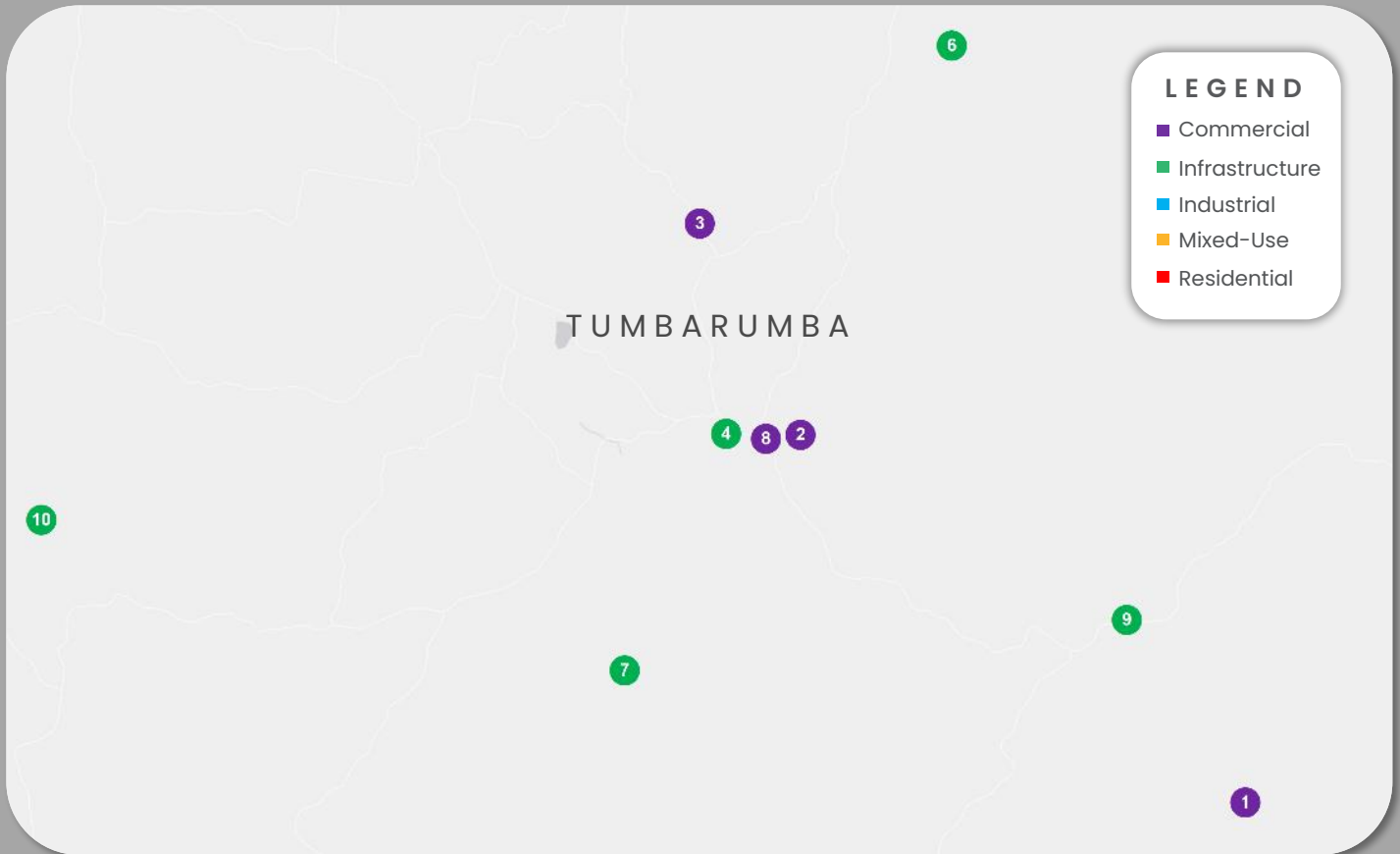
RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



PROJECT DEVELOPMENT MAP 2020-2026^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Humelink (connecting Wagga Wagga, Bannaby, the proposed Maragle substation, and a new substation at Gugaa)	Commercial	\$3,270,000,000	18/12/2026
2	Mt Tumbarumba Adventure Park Mountain Bike Facilities	Commercial	\$2,000,000	29/04/2024
3	Costa Group Storage Shed (packing for commercial purposes)	Commercial	\$2,000,000	22/09/2021
4	Tumbarumba To Rosewood Rail Trail Bridges (Local Government)	Infrastructure	\$1,319,000	6/04/2020
5	The Glen Fire Trail Upgrades (State Government) (not mapped)	Infrastructure	\$1,065,974	1/10/2024
6	Bago State Forest Bridges (State Government)	Infrastructure	\$1,000,000	22/02/2021
7	Walteela Road Bridge (Local Government)	Infrastructure	\$888,000	24/04/2024
8	Essential Energy Tumbarumba Depot Building Works	Commercial	\$800,000	15/09/2025
9	Kosciuszko National Park Slope Stabilisation Works (State Government)	Infrastructure	\$800,000	8/09/2025
10	Coppabella Creek Suspension Bridge (Local Government)	Infrastructure	\$610,000	14/04/2022

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REFERENCES

* Tumbarumba sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2653

** 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.

¥ Tumbarumba rental market data encapsulates aggregate property conditions within the postcode of 2653.

§ 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 postcode of 2653

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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