

# Liverpool Plains Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q1 2026, Liverpool Plains\* recorded a median house price of \$353,000 and a median land price of \$240,000 in Q4 2025 (Note: there was only 1 sale in Q1 2026). This represents an annual (Q1 2025 – Q1 2026) median price growth of 17.7% for houses, whilst the number of houses sold grew by 5.7% (to 37 for houses in Q1 2026). This suggests a highly demanded house market, which created a buffer against higher interest rates in early 2026. Land sales increased to 5 sales in Q4 2025, indicative of high demand for land. Thus, now remains an ideal time for owners to capitalise on their investments, with no new supply between 2025-2027.

#### CHANGE FROM LAST YEAR HALF YEAR



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

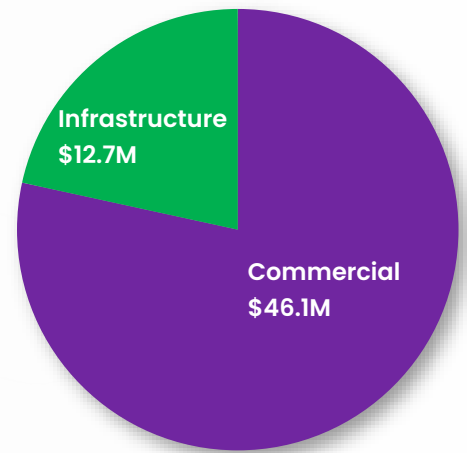


LAND SALES	↑	↓
LAND MEDIAN PRICE	↑	↓



### FUTURE DEVELOPMENTS

Liverpool Plains will see approximately **\$58.8M of new projects commence construction between 2025 – 2027.**



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 Warrarah 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 the economy.

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); all of which will improve liveability.

At present, there is no new residential stock planned for construction in 2025 – 2027. With higher demand for house stock in 2026 the undersupply remain; and there is more pressure on current available stock. This suggests more price increases in the short-term.



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2026



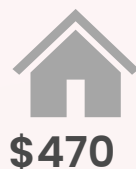
**SALES**



AVERAGE DAYS  
ON MARKET Q1 2026



MEDIAN PRICE  
Q1 2026



**RENTALS**



AVERAGE DAYS  
ON MARKET Q1 2026

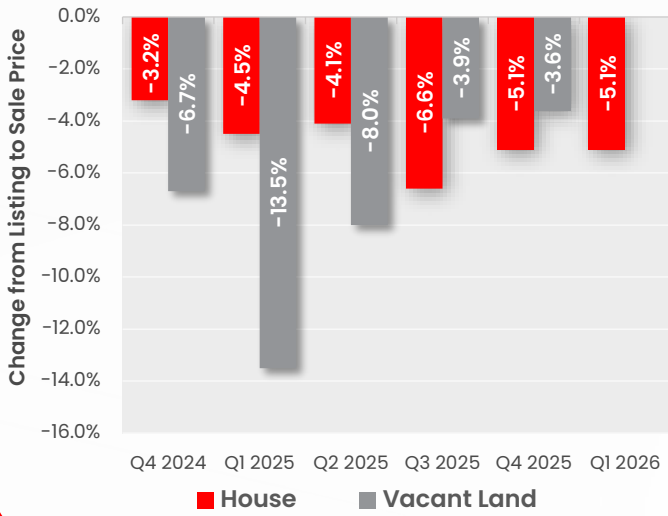




# AVERAGE VENDOR DISCOUNT\*

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 Q1 2026 average vendor discount for houses have widened, to a higher discount of -5.1%. On the other hand, average vendor discount for land have tightened to a lesser discount of -3.6% in Q4 2025. Overall, the market still favours buyers, as owners are willing to sell below the first list price. However, this is not expected to last much longer, due to the current undersupply in the housing market. Buyers should act fast to secure a discount.

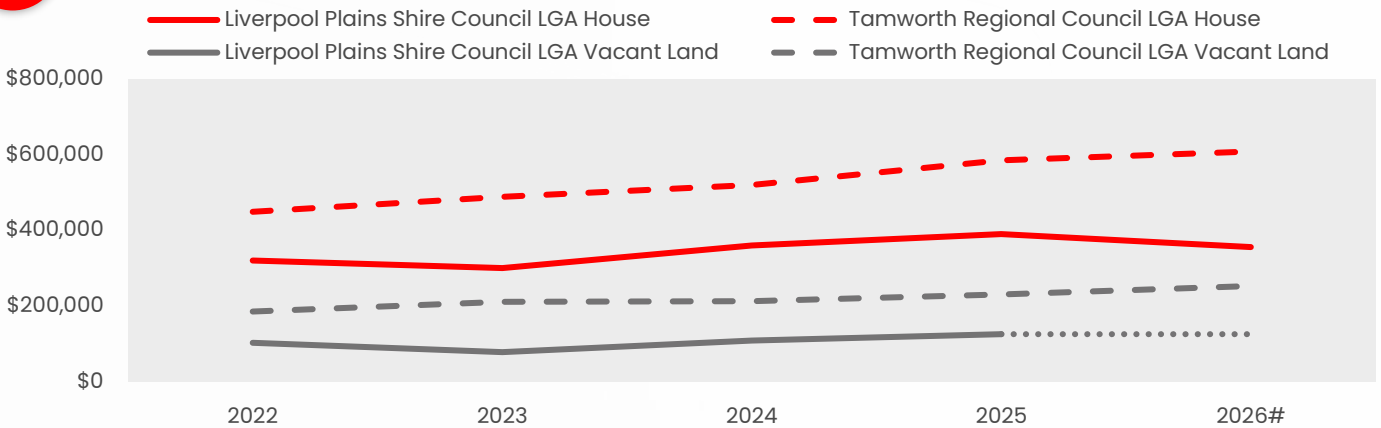


The Liverpool Plains LGA has historically been a more affordable option compared to the wider Tamworth Local Government Area (LGA) in house and land median prices. This continued to be the case for houses and land in 2026#, even with a price growth in certain pockets of Liverpool Plains. This creates an opportunity for buyers.

The dominant proportion of homes sold in Liverpool Plains\* in 2026# were in the premium price point of \$450,000 and above (32.5%) and the most affordable price of less than \$299,999 (32.0%). Similarly, units saw the most sales in the affordable price bracket of less than \$99,999 (38.9%) but also a high number of premium priced units (22.2%). This is good news for owners and buyer looking for opportunities.



# MARKET COMPARISON

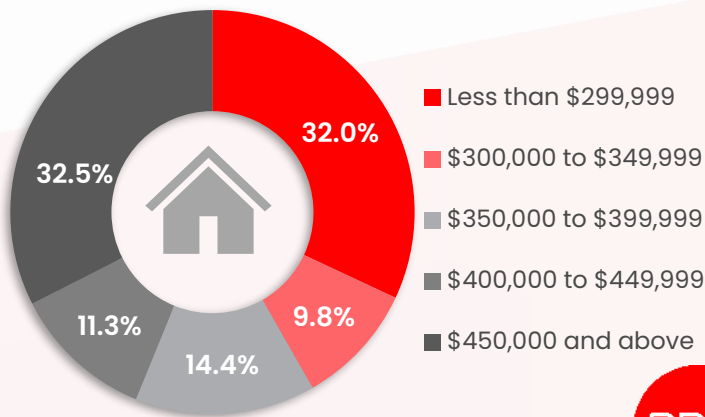


The market comparison graph provides a comparative trend for the median price of houses and land in the past 5 years. The main LGA profiled was based on their proximity to the main suburb analysed, which is Liverpool Plains.

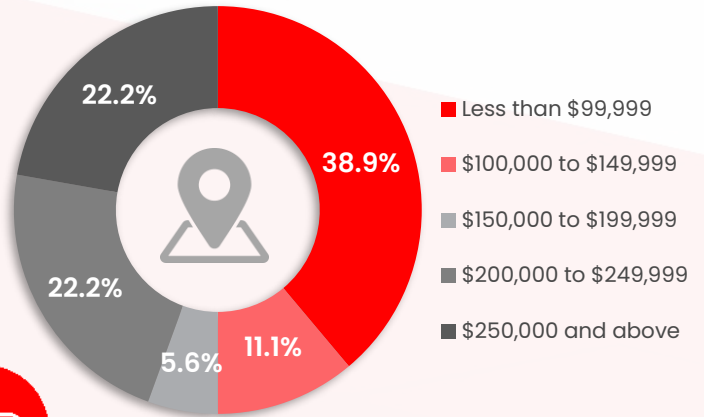


# PRICE BREAKDOWN 2026#

## HOUSES SOLD



## LAND SOLD





## RENTAL GROWTH 2026€

House rental yields in Liverpool Plains<sup>‡</sup> was 3.5% in March 2026, slightly lower than Tamworth LGA (4.1%) but much higher than the Sydney Metro (2.8%). This was paired with a 11.9% increase in median house rental price in the past 12 months to Q1 2026, at \$470 per week. Conversely, the number of houses rented decreased, by -6.3% in the past 12 months, to 15 rentals in Q1 2026. This suggests an undersupplied house rental market in Liverpool Plains<sup>‡</sup>, which is beneficial to investors; especially those looking for a more affordable option.

3-bedroom houses have provided investors with +4.9% rental growth annually, achieving a median rent of \$430 per week.

Liverpool Plains<sup>‡</sup> recorded a significantly low vacancy rate of 0.7% in March 2026, lower than Tamworth LGA's 1.1% and Sydney Metro 1.1% average. Vacancy rates in Liverpool Plains<sup>‡</sup> have decreased in the past 12 months, indicating a tighter rental market. Further, a 0.7% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quick occupancy of rental homes. This is a conducive environment for investors.

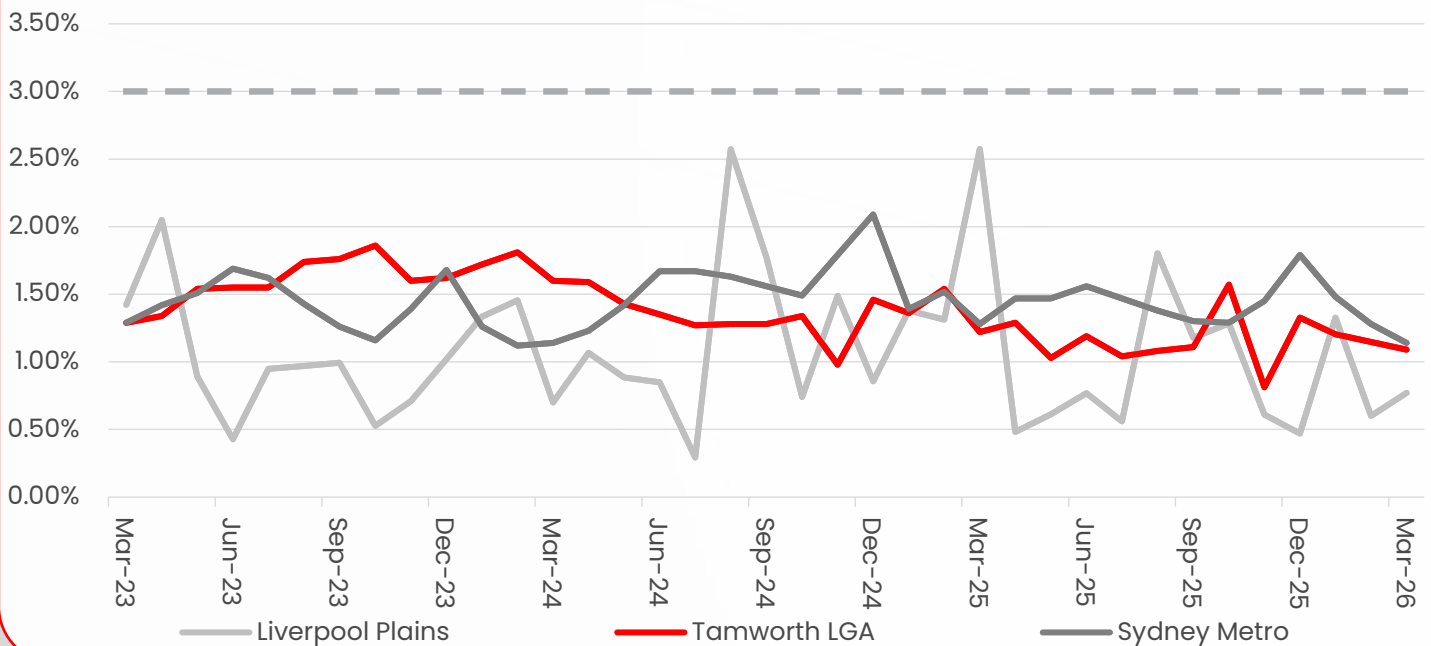
2 BEDROOMS  
**-8.3%**

3 BEDROOMS  
**+4.9%**

4+ BEDROOMS  
**+4.1%**



## RENTAL VACANCY RATES 2026

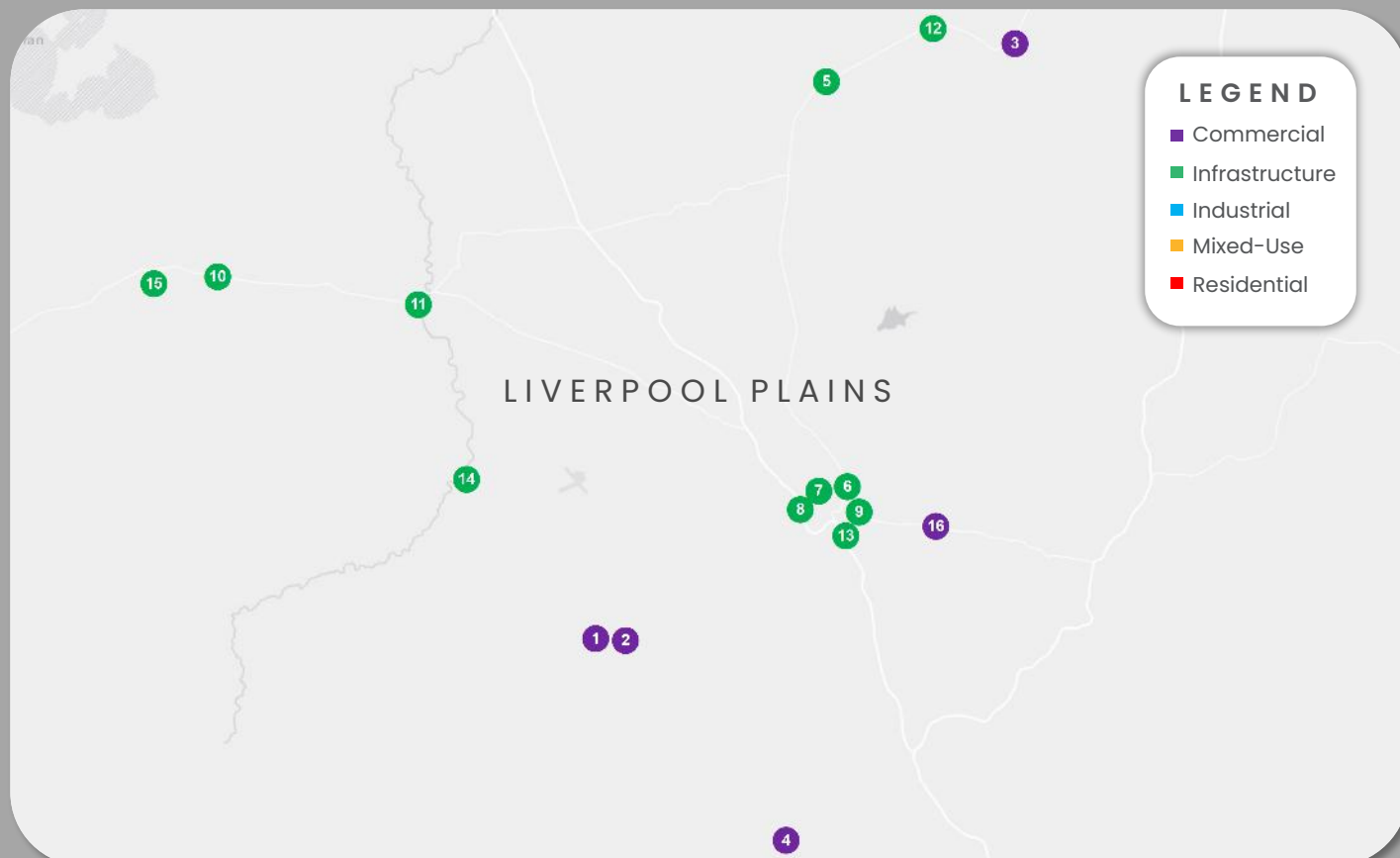


**3.5%**  
Liverpool  
Plains<sup>‡</sup>

**4.1%**  
Tamworth  
LGA

**2.8%**  
Sydney  
Metro

# PROJECT DEVELOPMENT MAP 2025-2027<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>µ</sup>	Commence Date <sup>ψ</sup>
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	Currabubula Quarry Expansion Project	Commercial	\$10,000,000	18/01/2027
4	Willow Tree Gravel Extension	Commercial	\$7,000,000	23/03/2027
5	Werris Creek Road Small Bridge Replacement (State Government)	Infrastructure	\$3,500,000	28/01/2025
6	Chilcotts Creek Underbridge Replacement (State Government)	Infrastructure	\$3,000,000	17/03/2025
7	Liverpool Plains Shire Council Depot (Local Government)	Infrastructure	\$1,000,000	12/01/2026
8	Kamilaroi Highway Roadworks Shoulder Widening Works (Local Government)	Infrastructure	\$1,000,000	10/11/2025
9	Annette Mcnamara Bridge Suspension Pedestrian Bridge Replacement (Local Government)	Infrastructure	\$850,000	11/08/2025
10	Yarraman Creek Bridge (Local Government)	Infrastructure	\$800,000	16/06/2025
11	Hunter Valley Region Underbridges Upgrades (State Government)	Infrastructure	\$800,000	11/08/2025
12	Maitland & Liverpool Plains Councils Yards Electrical Infrastructure Upgrade (State Government)	Infrastructure	\$750,000	12/01/2026
13	8 Industrial Drive Storage Units (48 Storage Units) (Local Government)	Infrastructure	\$500,000	31/10/2025
14	1753 Bundella Road Telecommunications Facility (State Government)	Infrastructure	\$243,000	16/04/2026
15	3659 Coonabarabran Road Telecommunications Facility (State Government)	Infrastructure	\$243,000	4/06/2025
16	Extension Of Wallabadah Road Processing Plant	Commercial	\$159,000	26/09/2025

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## RESEARCH SERVICES

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- 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

\* 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.

# 2026 encapsulates sales transactions for Q1 (01/01/2026-31/03/2026) 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 Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) 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 March 2026.

▲ 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, 2342 & 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 Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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