

Tamworth Market Update 1st Half 2026



OVERVIEW

In Q1 2026, Tamworth* recorded a median house price of \$650,000, and a median unit price of \$398,750. This is an annual (Q1 2025 – Q1 2026) price growth of 21.5% for houses and by 15.6% for units. Between Q1 2025 – Q1 2026 house sales decreased, by -17.6% (to 234 for houses in Q1 2026) and by -19.2% (to 21 sales in Q1 2026). The house and unit market is currently undersupplied, creating a buffer against higher interest rates in early 2026. Thus, now remains an ideal opportunity for owners to capitalise on their investments. With a limited number of new ready-to-sell stock in the 2026 pipeline prices are expected to increase, thus buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



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



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



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026



\$650K



\$399K

SALES

AVERAGE DAYS
ON MARKET Q1 2026



HOUSE



UNIT

MEDIAN PRICE
Q1 2026



\$530



\$410

RENTALS

AVERAGE DAYS
ON MARKET Q1 2026



HOUSE

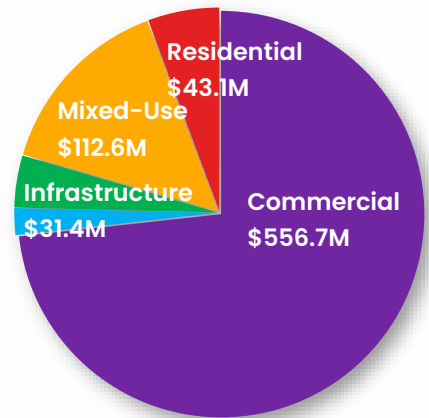


UNIT



FUTURE DEVELOPMENTS

Tamworth will see approximately **\$760.1M of new developments due to commence construction in 2026.**



There are quite a few residential and mixed-use projects bringing new stock to Tamworth; including:

- Arcadia Estate Hillvue Residential & Commercial Subdivision (939 vacant land lots)
- 29-31 White Street Units (14 Units)
- 15 Manilla Road (11 Dwellings)

Although there are new ready-to-go residential developments in the pipeline (24 houses and 52 units), this will not be enough to answer current demand, especially compared to Q1 2026 sales (234 house sales). Further, vacant land lots will take time to build into housing. Thus, an undersupply is most likely to continue, pushing up property prices in the short run.



52 Units/
Apartments



24
Dwellings



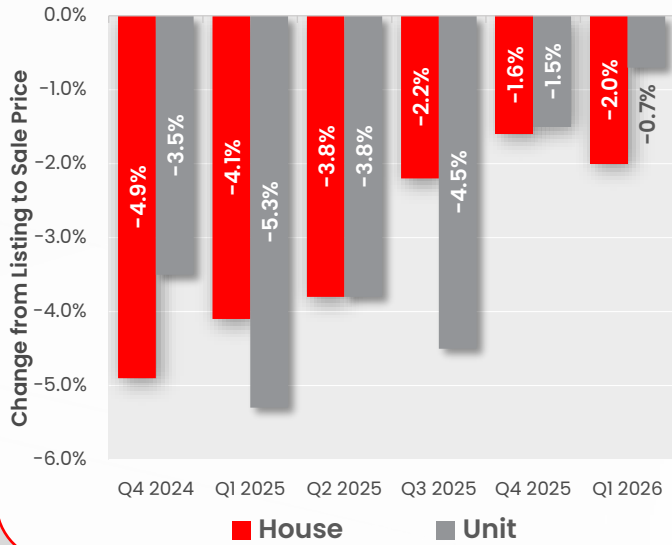
1,253 Lots



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 Q1 2026 average vendor discount for houses and units have significantly tightened, to a lesser discount of -2.0% and -0.7% respectively. Market conditions in Tamworth* still favour buyers in Q1 2026, where vendors are willing to accept below the first listed price. However, Q1 2026 is one of the lowest average vendor discount period in the past 18 months, indicating a shift towards a seller's market. Thus, buyers must act fast.

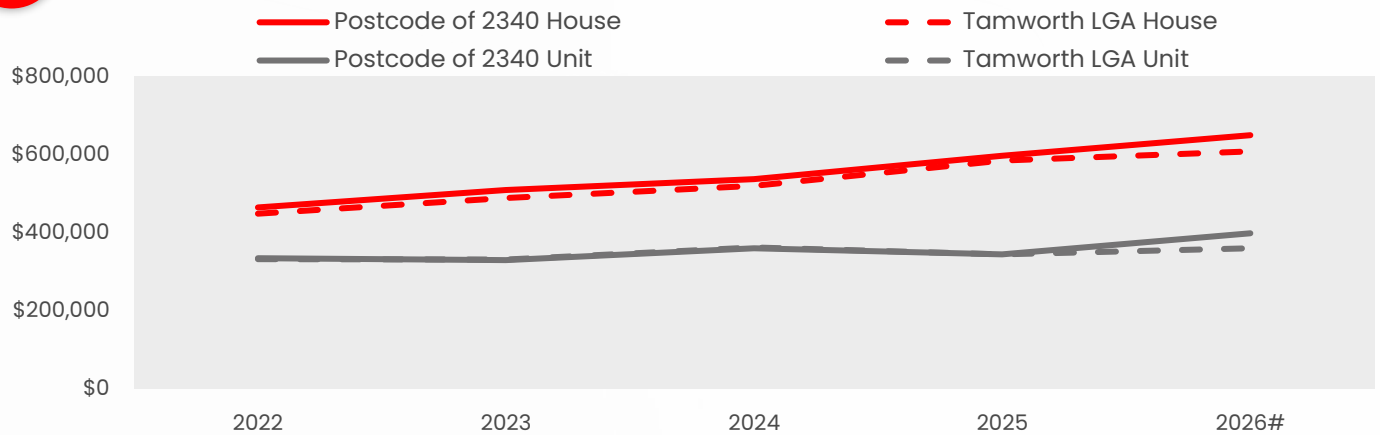


The postcode of 2340 has historically tracked slightly above the wider Tamworth Local Government Area (LGA) in median house prices for the past 5 years; and on par for units. Both houses and units in the suburb have become more of a premium compared to the wider LGA in 2026#.

Most of the houses sold in Tamworth* in 2025/2026# were in the premium bracket of \$800,000 and above (28.6%) and middle priced bracket of \$600,000 to \$699,999 (22.4%). Most of the units sold were also in the premium price bracket, of \$450,000 and above and the more affordable bracket of \$300,000 to \$349,999 (25.0%). This suggest opportunities for owners and first home buyers; even when median house and unit prices have increased in the past 12 months.



MARKET COMPARISON

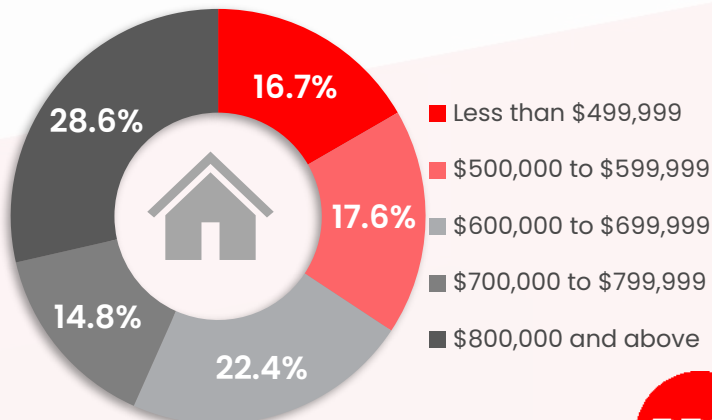


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main postcode analysed, which is 2340.

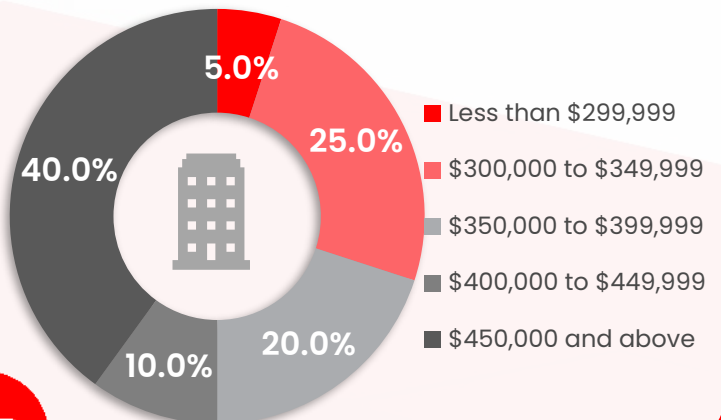


PRICE BREAKDOWN 2025/2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€


House rental yields in Tamworth[‡] was 3.3% in March 2026, slightly lower than Tamworth LGA (4.1%) but higher than Sydney Metro (2.8%). Further, this was paired with a 10.4% increase in median house rental price in the past 12 months to Q1 2026, at \$530 per week. The number of houses rented increased, by 4.1% in the past 12 months, to 385 rentals in Q1 2026. This suggests that the rental market in Tamworth[‡] is highly demanded, which is beneficial to investors.

2-bedroom houses have provided investors with +11.1% rental growth annually, achieving a median rent of \$400 per week.

Tamworth[‡] recorded a vacancy rate of 1.6% in March 2026, higher than both Tamworth LGA 0.9% and Sydney Metro 1.1% average. Vacancy rates in Tamworth[‡] have increased in the past 12 months, due to more investors entering the market. That said, a 1.6% vacancy rate is on par to the 2yrs vacancy rate average of 1.5% and still well 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 with a higher median house price in Q1 2026.

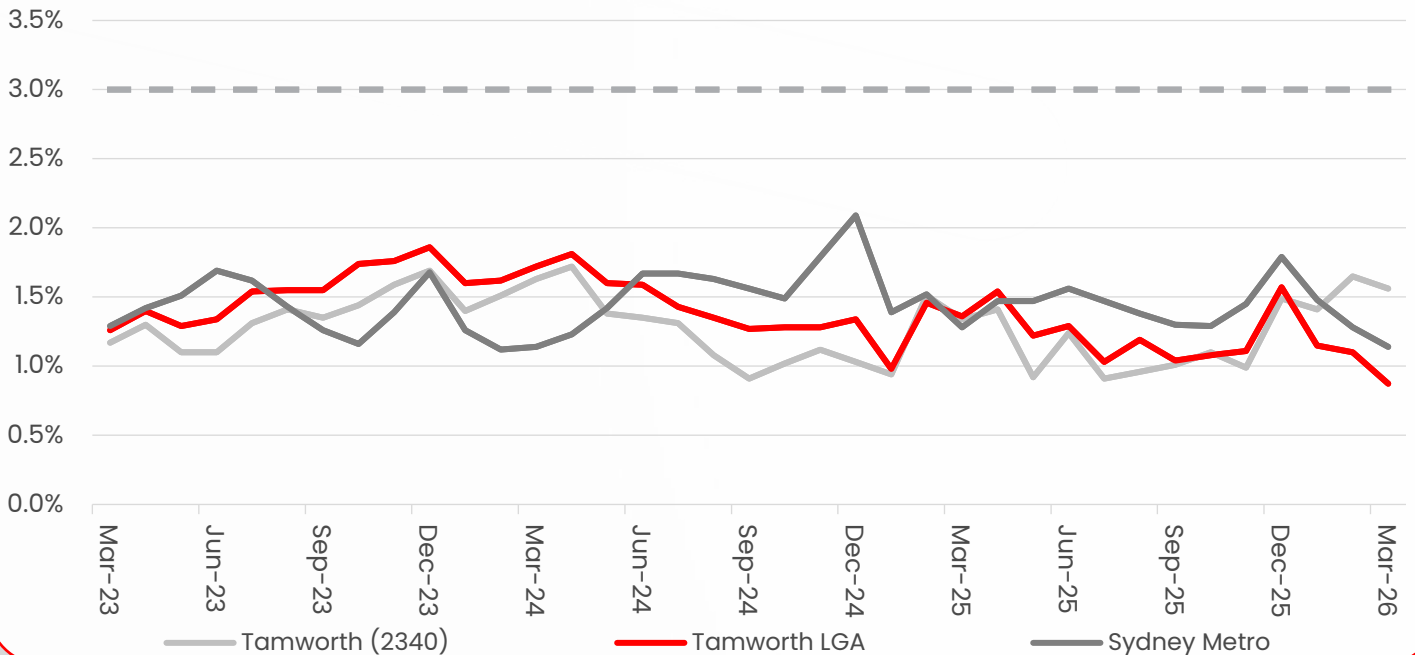
 2 BEDROOMS
+11.1%

 3 BEDROOMS
+8.9%


 4+ BEDROOMS
+9.1%





RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



3.3%
Tamworth
(2340)[‡]


4.1%
Tamworth
LGA

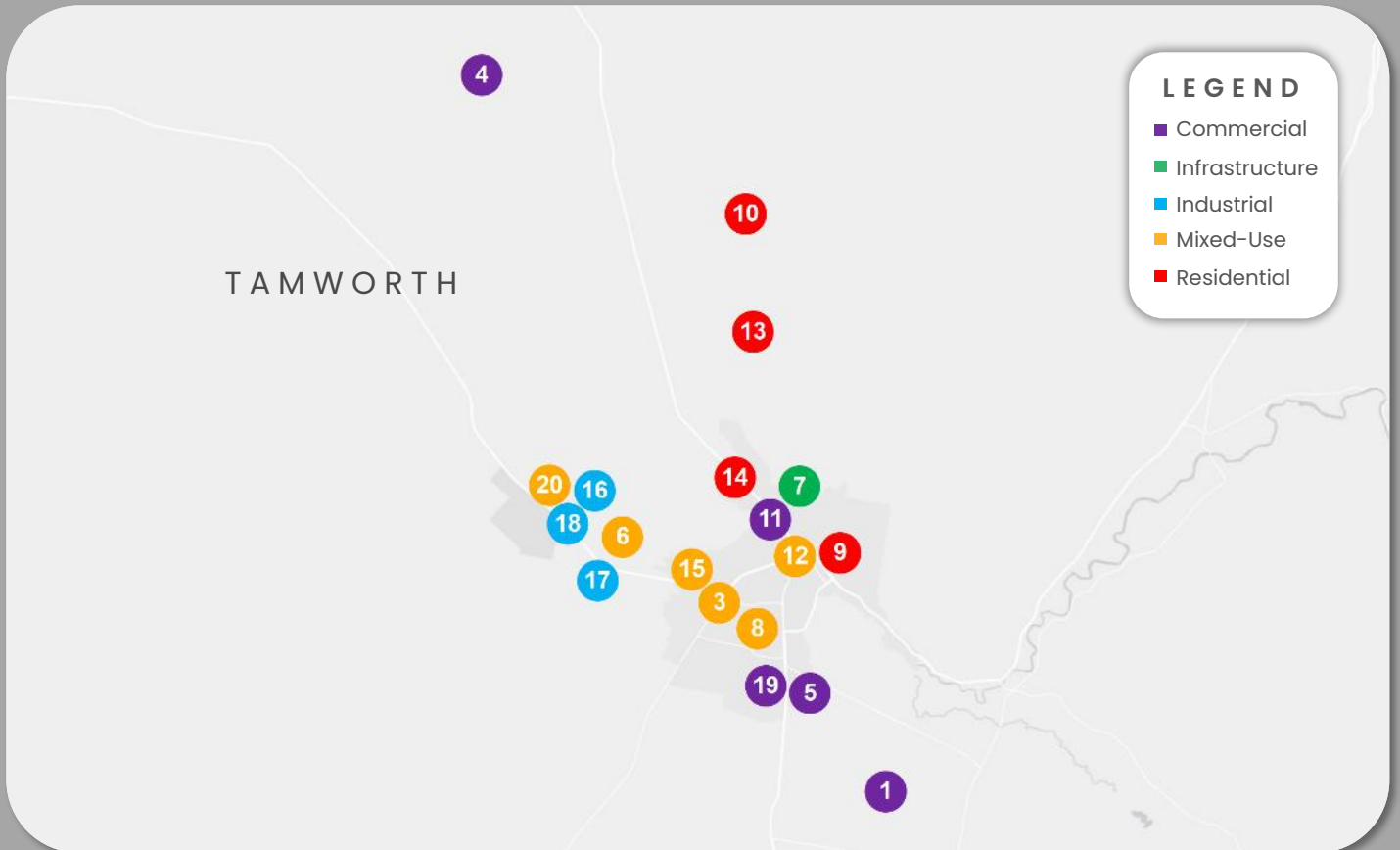

2.8%
Sydney
Metro


5.1%
Tamworth
(2340)[‡]


5.9%
Tamworth
LGA


4.2%
Sydney
Metro

PROJECT DEVELOPMENT MAP 2026 ^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Kingswood Battery Energy Storage System	Commercial	\$350,000,000	9/10/2026
2 – Not mapped	Gunnedah East Bess (Battery Energy Storage System)	Commercial	\$120,000,000	22/06/2026
3	Arcadia Estate Hillvue Residential & Commercial Subdivision (939 Residential/Commercial Lots)	Mixed Use	\$51,267,844	12/08/2026
4	Silverweir Poultry Farm Broiler Appleby	Commercial	\$31,353,300	12/10/2026
5	408 Goonoo Goonoo Road Specialised Retail Premises	Commercial	\$25,190,000	24/04/2026
6	1 Marathon Street Mixed Use Development Phases 1-3 (Showroom/Office/Shop)	Mixed Use	\$20,484,675	11/12/2026
7	Tamworth Hospital Palliative Care Unit Expansion (State Government)	Infrastructure	\$18,600,000	22/12/2026
8	Hillvue Road Medical Centre (Medical Centre/Office)	Mixed Use	\$18,000,000	18/12/2026
9	29- 31 White Street Units (14 Units)	Residential	\$12,363,170	24/12/2026
10	Lots 7, 722 & 121 Moore Creek Road Residential Subdivision (211 Residential Lots)	Residential	\$9,495,000	28/08/2026
11	144-148 Peel Street Food & Drink Premises Additions	Commercial	\$9,388,500	16/12/2026
12	143-145 Marius & Bourke Street Mixed Use Development (31 Apartments/Commercial Tenancies/Pub/Business Centre)	Mixed Use	\$9,029,463	10/07/2026
13	542 Moore Creek Road Residential Subdivision Stages 1-2 (103 Residential Lots)	Residential	\$8,993,490	2/12/2026
14	15 Manilla Road Dwellings (11 Dwellings)	Residential	\$5,290,190	17/12/2026
15	23-27 Dampier Street Rural Supplies Store Conversion (Rural Supplies Store/Office/Showroom)	Mixed Use	\$4,600,000	30/09/2026
16	33 Goddard Lane Industrial Units	Industrial	\$4,547,950	12/06/2026
17	Transit Avenue Industrial Subdivision	Industrial	\$4,397,473	7/11/2026
18	19 Goddard Lane Industrial Units	Industrial	\$4,350,000	15/01/2026
19	408 Goonoo Goonoo Road Commercial Units	Commercial	\$4,169,333	16/12/2026
20	110 Phoenix Street Workshop (Workshop/Office)	Mixed Use	\$4,100,000	10/03/2026

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REFERENCES

* Tamworth sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2340.

** 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 2026 only (01/01/2026 – 31/03/2026).

€ 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.

¥ Tamworth rental market data encapsulates aggregate property conditions within the postcodes of 2340, 2346, 2352, 2353, 2354, 2344, 2355, 2345.

§ Rental yields and vacancy rates 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 postcode of 2340.

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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