REAL ESTATE

Orange Market Update

2nd Half 2026

OVERVIEW

In Q2 2026, Orange* recorded a median house price of $755,000, and a median unit price of $492,500. This represents an annual (Q2 2025 – Q2 226) price growth of 11.0% for houses and by 5.5% for units. Between Q2 2025 – Q2 2026, house sales have declined, by -7.0% (to 240 for houses in Q2 2026), but unit sales have increased by 47.6% (to 31 sales in Q2 2026). Houses in Orange* is undersupplied, whilst units are highly demanded. Combined, this creates 2a buffer against multiple cash rate hikes in 2026. Thus, there is an opportunity for owners to capitalise on their investments. Buyers who have been priced out of the housing market have shifted to units, which coincided with the high number of units due to be built in 2026.

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

MARKET CONDITIONS

SALES

MEDIAN PRICE Q2 2026

$755K (house) $493K (unit)

AVERAGE DAYS ON MARKET Q2 2026

50 HOUSE

76 UNIT

RENTALS

MEDIAN PRICE Q2 2026

$600 (house) $480 (unit)

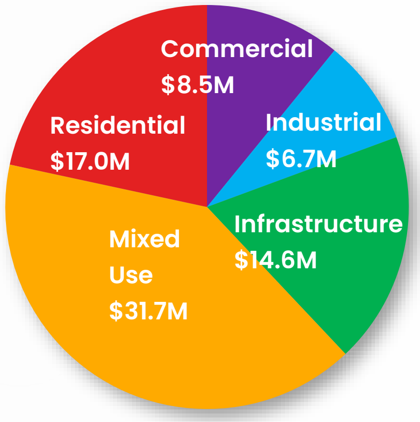
AVERAGE DAYS ON MARKET Q2 2026

18 HOUSE

17 UNIT

FUTURE DEVELOPMENTS**

Orange will see approximately **$78.4M of new developments due to commence construction in 2026.**



Multiple infrastructure and mixed-use developments are planned for Orange which will improve livability, attract future residents and create employment opportunities across different sectors.

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

- 103 Prince Street Mixed Use project (60 apartments & 16 townhouses)
- Breeze Road Dwellings (18 Dwellings)
- 357 & 361 Pinacle Road Residential Subdivision (22 Residential Lots)

That said, the number of houses and units in the pipeline will not be enough to meet demand (240 and 31 respective sales in Q2 2026). Hence, price growth is expected to continue as the market continues to be undersupplied.

60 Units/ Apartments

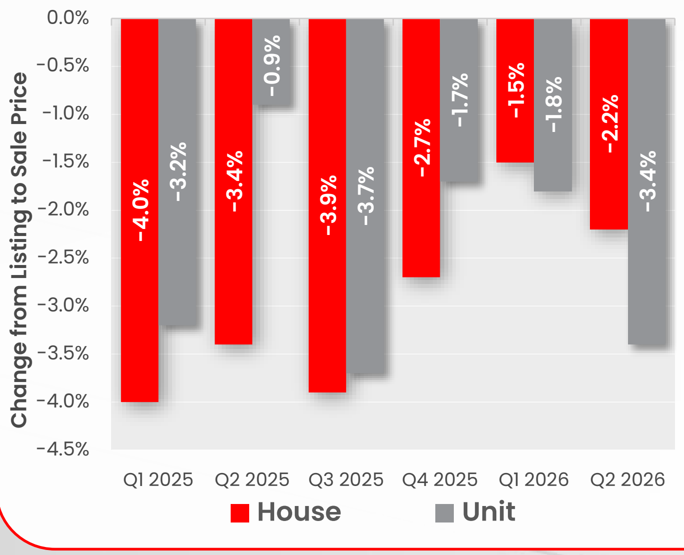
16 Townhouses

35 Dwellings

22 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.

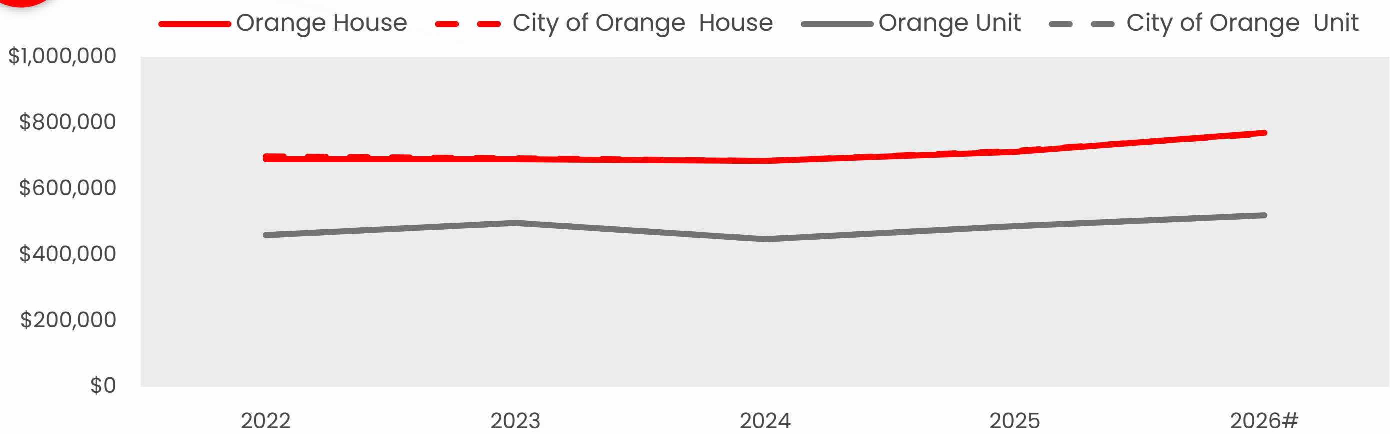


In the past 12 months to Q2 2026 average vendor discount for houses has tightened to a lesser discount of -2.2%. Conversely, unit vendor discount have widened to a greater discount of -3.4% in Q2 2026. Market conditions in Orange* continue to favour buyers, where vendors are willing to accept below the initial listing prices. With an undersupply in house and unit stock likely to continue, current discounts will likely tighten/lessen. Hence, buyers should move quickly.

The suburb of Orange has historically tracked on par with the wider City of Orange Local Government Area (LGA) for median house and unit prices for the past 5 years. This trend has continued through the start of 2026#.

Most of the houses sold in Orange* in 2026# were in the affordable bracket of less than $599,999 (24.0%) and premium bracket of $900,000 and above (23.6%). Similarly, most of the units sold were in the affordable bracket of less than $449,999 but also the middle price bracket of $500,000 to $549,999 (both 28.8%) There are ample sales in all the other price brackets, particularly for houses. Overall, this suggests Orange* has a home for all budgets, making it an ideal market for investors and first home buyers alike.

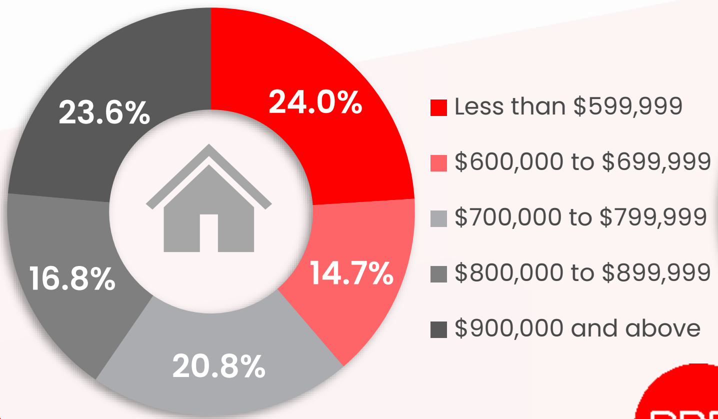
MARKET COMPARISON



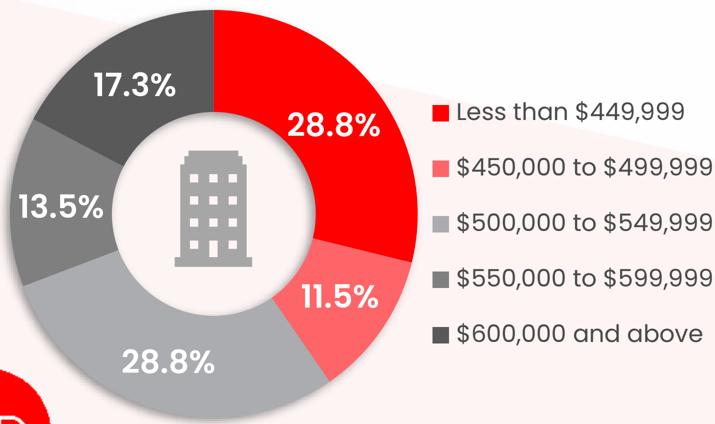
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Orange.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2026[€]

The house rental yield in Orange[¥] was 3.9% in June 2026, above the City of Orange LGA (3.65%) and Sydney Metro (3.0%). This was paired with a 5.3% increase in median house rental price in the past 12 months to Q2 2026, at $600 per week. The number of houses rented has declined, by -9.1% in the past 12 months, to 250 rentals in Q2 2026. There is an undersupplied rental market in Orange[¥]. This will benefit investors looking for a more affordable option to Sydney.

4+bedroom houses have provided investors with +9.2% rental growth annually, achieving a median rent of $710 per week.

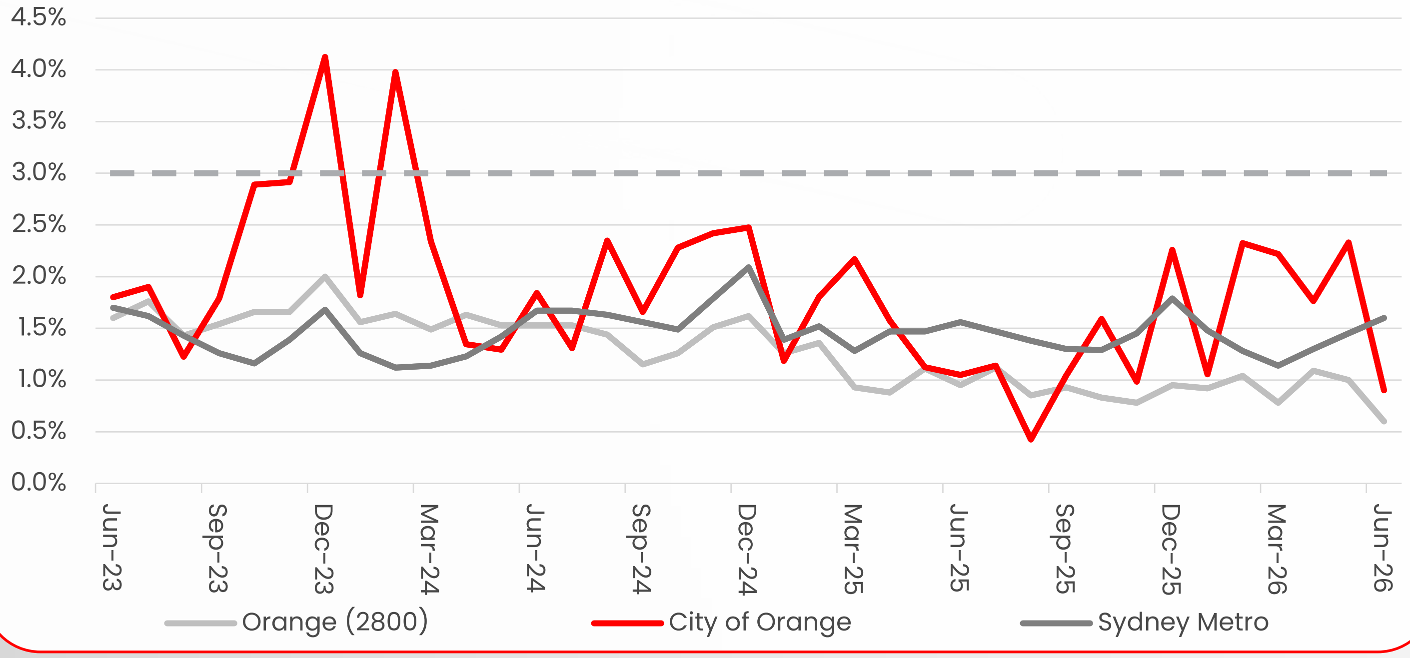
Orange[¥] recorded a vacancy rate of 0.6% in June 2026, lower than city of Orange LGA 0.9% and Sydney Metro 1.6% average. Vacancy rates in Orange[¥] have declined slightly in the past 12 months, indicating a tighter rental market. Further, a 0.6% vacancy rate is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating there is quicker occupancy of rental homes in Orange[¥]. This is a conducive environment for investors, even with a higher median house sales price (thus, entry price) in the past 12 months to Q2 2026.

2 BEDROOMS **+3.1%**

3 BEDROOMS **+3.6%**

4+ BEDROOMS **+9.2%**

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026[§]

3.9%	**3.7%**	**3.0%**	**5.0%**	**7.4%**	**4.2%**
Orange (2800)[¥]	City of Orange	Sydney Metro	Orange (2800)[¥]	City of Orange	Sydney Metro

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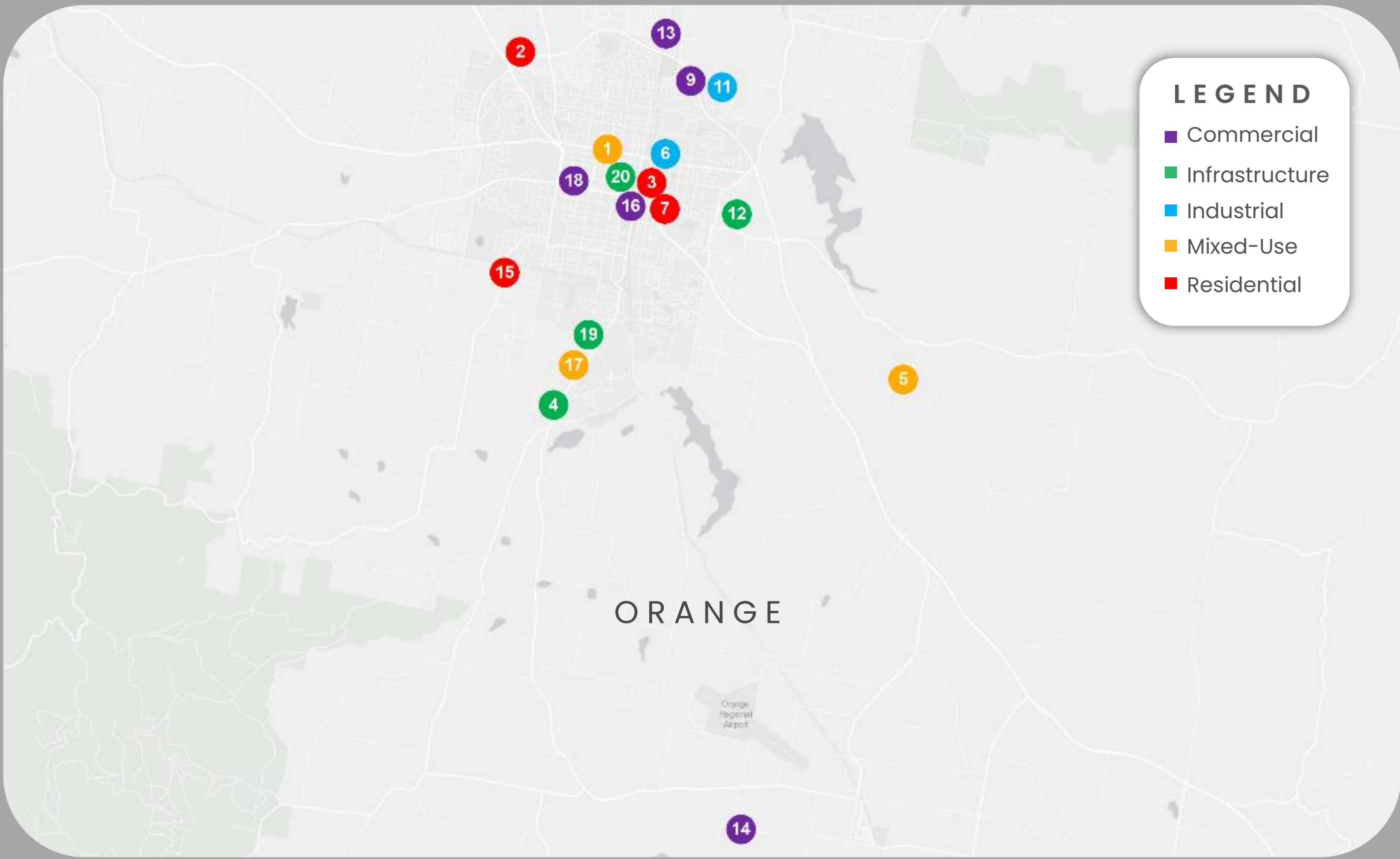
PROJECT DEVELOPMENT MAP 2026[Ѧ]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	103 Prince Street Mixed Use Development (60 Apartments/16 Townhouses/Recreation Area)	Mixed Use	$26,074,105	16/12/2026
2	Breeze Road Dwellings (18 Dwellings)	Residential	$7,637,866	4/11/2026
3	184 Byng Street Dwellings (11 Dwellings)	Residential	$4,529,237	9/02/2026
4	Department Of Primary Industries Orange Institute Roof Replacements & Associated Works (State Government)	Infrastructure	$4,000,000	15/09/2026
5	602 Icely Road Dual Occupancy & Farm Building (Dual Occupancy/Farm Building)	Mixed Use	$3,993,000	16/10/2026
6	171 Dalton Street Industrial Training Facility	Industrial	$3,926,465	7/12/2026
7	10 Autumn Street Dwellings (6 Dwellings)	Residential	$3,800,000	12/10/2026
8 – not mapped	Edward Street & Baghdad Road Traffic Bridges (Local Government)	Infrastructure	$3,620,000	12/10/2026
9	25 Colliers Avenue Vehicle Sales	Commercial	$3,573,136	7/12/2026
10 – not mapped	Manildra & Cudal Pedestrian Bridges (Local Government)	Infrastructure	$3,500,000	12/10/2026
11	20 Elwin Drive Light Industrial Building	Industrial	$2,218,105	10/12/2026
12	Icely Road Water Treatment Plant Underground Cellar Tank Upgrade (Local Government)	Infrastructure	$1,500,000	14/09/2026
13	3, 4 Crabapple Close Depot	Commercial	$1,133,250	30/10/2026
14	9 Townsend Way Vehicle Repair Station	Commercial	$991,000	17/12/2026
15	357 & 361 Pinacle Road Residential Subdivision (22 Residential Lots)	Residential	$990,000	3/06/2026
16	288-292 Summer Street Business Premises	Commercial	$982,275	19/08/2026
17	Bloomfield Retail Centre Orange Neighbourhood Supermarket (Supermarket/Office)	Mixed Use	$975,000	13/03/2026
18	Wontama Homes Orange Residential Care Facility Alterations	Commercial	$931,319	22/05/2026
19	Orange Sports Precinct Light Poles & Lighting (Local Government)	Infrastructure	$800,000	6/04/2026
20	Anson Street Taxi Shelter Replacement (Local Government)	Infrastructure	$800,000	16/03/2026

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

2026 encapsulates sales transactions for 2026 only (01/01/2026 – 30/06/2026).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Orange rental market data encapsulates aggregate property conditions within the postcode of 2800.

§ Rental yields shown are as reported as of June 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 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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