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Wagga Wagga Market Update
2nd Half 2026

OVERVIEW

In Q3 2026, Wagga Wagga* recorded a median house price of $700,000, and a median unit price of $502,000. This is an annual (Q3 2025 – Q3 2026) price growth of 7.7% for houses and by 24.7% for units. Between Q3 2025 – Q3 2026 house sales decreased, by -43.3% (to 242 for houses in Q3 2026), while unit sales increased, by 2.9% (to 36 sales in Q3 2026). The house and unit markets remain undersupplied, helping to create a buffer against higher interest rates in early 2026. This has contributed to strong price growth, particularly within the unit market. The house market has stabilised in the past 6 months, providing an opportunity for buyers.

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 Q3 2026

$700K (HOUSE) $502K (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

55 HOUSE 63 UNIT

RENTALS

MEDIAN PRICE Q3 2026

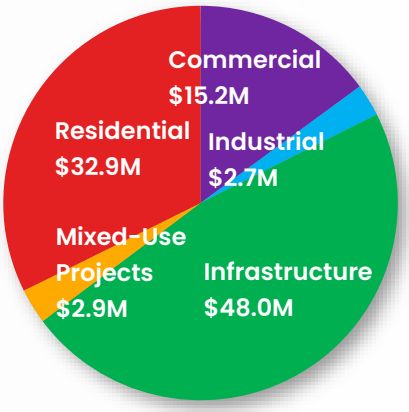
$550 (HOUSE) $430 (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

20 HOUSE 19 UNIT

FUTURE DEVELOPMENTS

Wagga Wagga will see approximately **$101.8M of new developments due to commence construction in 2026**.**



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

- Lake Albert Manors (131 Lots)
- Indigo Drive, Lloyd (70 Lots)
- 19 Bottlebrush Place (3 Units)
- 34 Kingsford Smith Rd (3 Dwellings)

The incoming supply of ready-to-go stock will assist with answering some of the demand in Wagga Wagga*. That said, compared to 242 houses sold in Q3 2026, 6 new houses and 29 units will not be enough. 201 residential vacant land lots are planned; but construction challenges can create delays. Thus, new homes from these projects is a long-term solution. In the short-term, prices are expected to continue to increase; for houses and units.

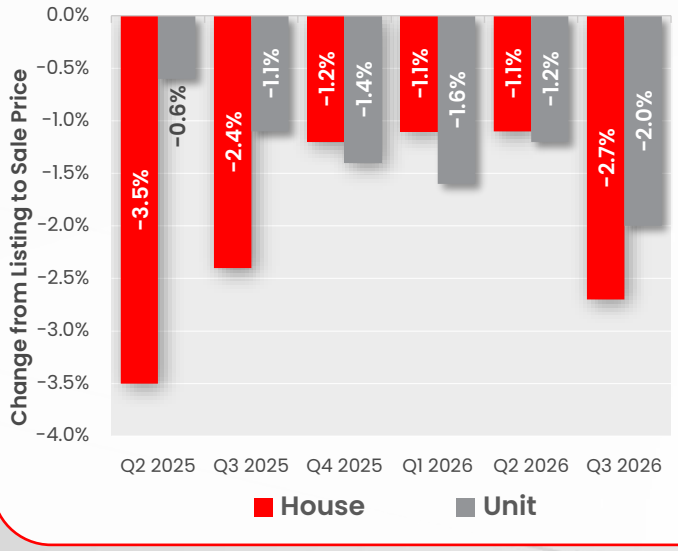
29 Units/ Apartments

6 Dwellings

201 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.

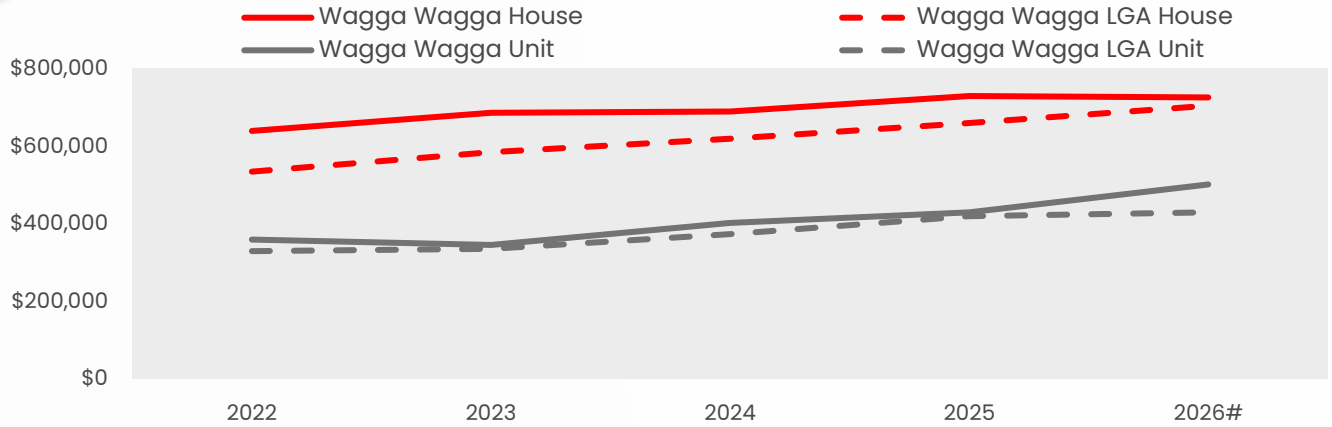


In the past 12 months to Q3 2026 average vendor discount have widened to a larger discount, of -2.7% for houses and . -2.0% for units. Market conditions in Wagga Wagga* still favour buyers, as vendors are willing to accept below the first list price. Q3 2026 discounts are the deepest in the past 12 months, creating an opportunity for first home buyers. With very little new stock planned, buyers must act fast.

The suburb of Wagga Wagga has historically tracked above the wider Wagga Wagga Local Government Area (LGA) for median house prices for the past 5 years; and relatively on par for median unit price. In 2026# houses have stabilised to similar pricing with the LGA, whereas units have become a premium compared to the LGA.

Most of the houses sold in Wagga Wagga* in 2026# were in the most affordable price point of less than $549,999 (23.8%) and middle price bracket of $650,000 to $749,999 (22.9%). Most of the units sold were in the most affordable price point of less than $399,999, and more affordable price bracket of $400,000 to $499,999 (30.4%). This suggest that despite higher prices in the past 12 months to Q3 2026 there are still opportunities for many first home buyers.

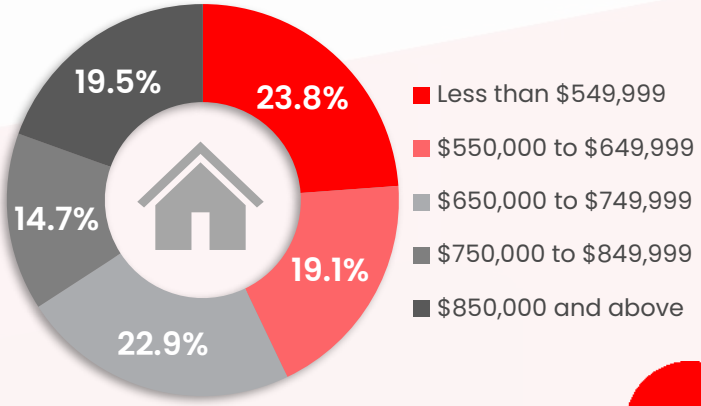
MARKET COMPARISON



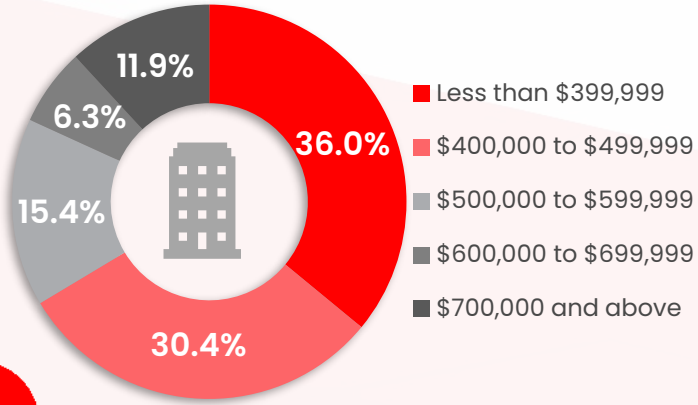
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen on their proximity to the main suburb analysed, which is Wagga Wagga.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



RENTAL GROWTH 2026€

House rental yields in Wagga Wagga¥ was 3.5% in September 2026, lower than Wagga Wagga LGA (4.0%) but above Sydney Metro (2.9%). This was paired with a 1.9% increase in median house rental price in the past 12 months to Q3 2026, at $550 per week. The number of houses rented declined, by -22.8% in the past 12 months, to 281 rentals in Q3 2026. There is an undersupplied rental market in Wagga Wagga¥, which is beneficial to investors.

2-bedroom houses have provided investors with +4.7% rental growth annually, achieving a median rent of $450 per week.

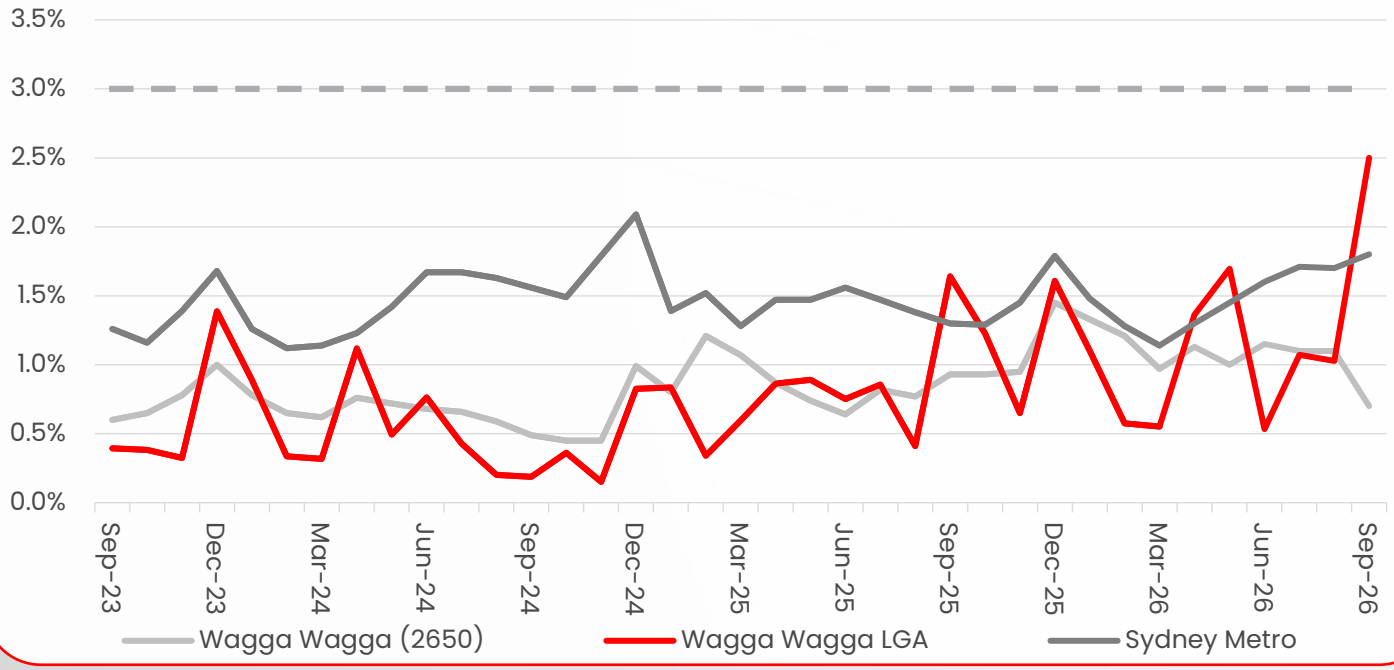
Wagga Wagga¥ recorded a vacancy rate of 0.7% in September 2026, lower than Wagga Wagga LGA 2.5% and the Sydney Metro 1.8% average. Moreover, vacancy rates in Wagga Wagga¥ have declined slightly in the past 12 months. This suggests a tighter rental market. Further, a 0.7% vacancy rate is significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus, quicker occupancy of rental homes in Wagga Wagga¥. This is a conducive environment for investors, even with a higher property sale price in Q3 2026.

2 BEDROOMS
+4.7%

3 BEDROOMS
+3.8%

4+ BEDROOMS
+1.5%

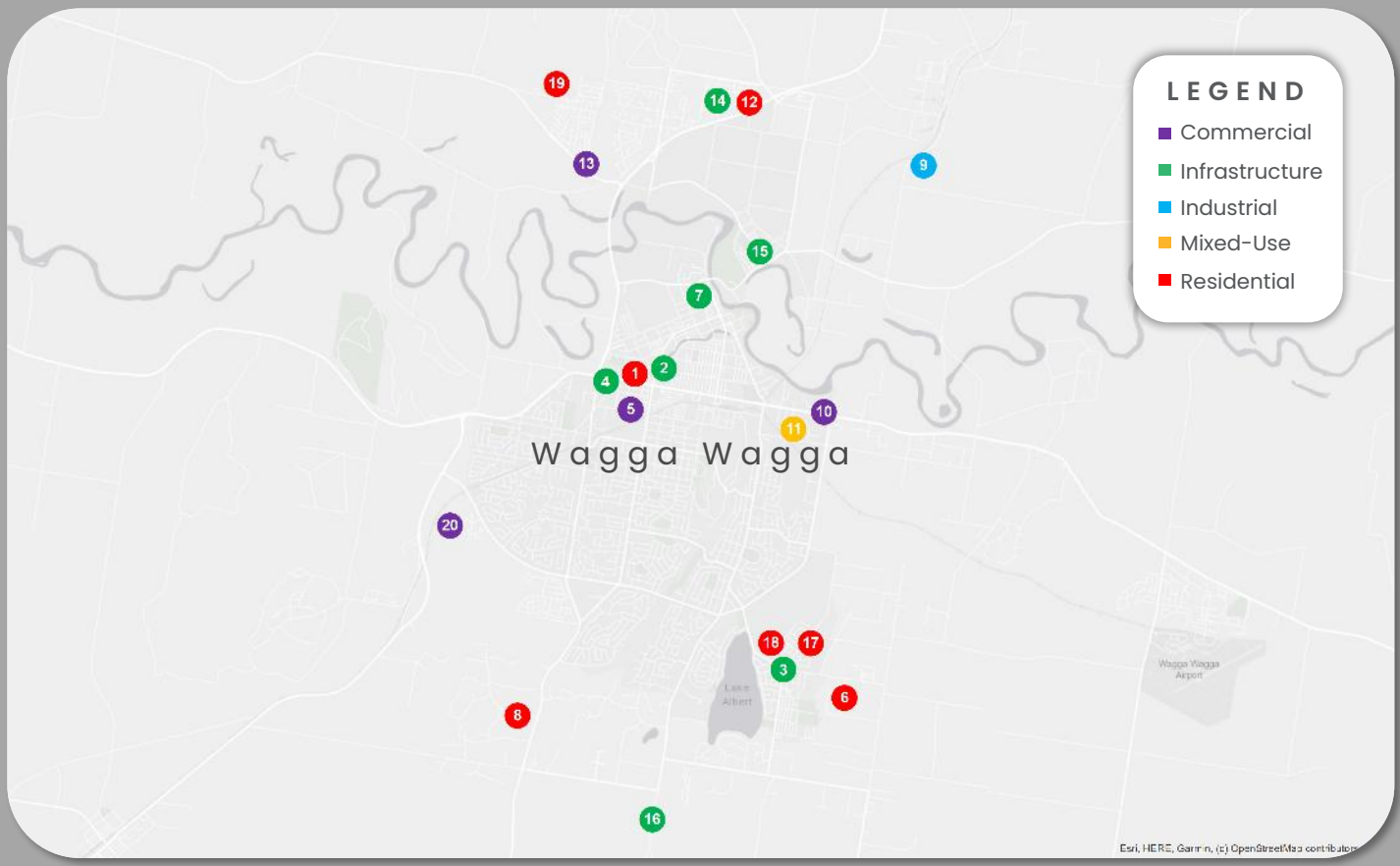
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.5%	4.0%	2.9%	3.7%	3.8%	4.4%
Wagga Wagga (2650)¥	Wagga Wagga LGA	Sydney Metro	Wagga Wagga (2650)¥	Wagga Wagga LGA	Sydney Metro

PROJECT DEVELOPMENT MAP 2026



#	Project	Type	Estimated Value	Commence Date
1	Land and Housing Corporation 34-40 South Parade - Duke Of Kent Housing (17 Units)	Residential	$16,731,576	31/03/2026
2	Docker Street Level Crossing Improvements (State Government)	Infrastructure	$12,000,000	15/10/2026
3	Lake Albert Pipeline (Local Government)	Infrastructure	$9,000,000	11/05/2026
4	Land and Housing Corporation 48-56 South Parade - Duke Of Wellington (State Government) (19 Units)	Infrastructure	$8,830,544	8/06/2026
5	322 & 324 Edward Street Co-living Housing (50 co-living rooms)	Commercial	$8,690,000	9/12/2026
6	1 Birch Road Residential Subdivision (131 Lots)	Residential	$7,258,750	4/12/2026
7	Charles Sturt University Wagga Wagga Campus Laboratory Facilities & Support Spaces Refurbishment (State Government)	Infrastructure	$3,290,000	2/01/2026
8	Lot 3 Indigo Drive Residential Subdivision Stages 14 & 15 (70 Lots)	Residential	$2,750,000	7/12/2026
9	174 Byrnes Road Industrial Subdivision Stages 1-4	Industrial	$2,200,000	4/12/2026
10	115 Hammond Avenue Hardware & Building Supplies	Commercial	$1,620,560	27/10/2026
11	25 Nagle Street Shed (Shed / Office)	Mixed - Use	$1,600,000	5/03/2026
12	34 Kingsford Smith Road Dwellings (3 Dwellings)	Residential	$1,516,870	1/12/2026
13	20 Pine Gully Road Motel Accommodation	Commercial	$1,500,000	22/05/2026
14	Bradman Drive Box Culvert Bridge – Boorooma (Local Government)	Infrastructure	$1,500,000	16/11/2026
15	North Wagga Wagga Levee Upgrade - Electrical Clearance Assessment & Rectification Works (Local Government)	Infrastructure	$1,500,000	16/11/2026
16	Plumpton Road Roadworks Upgrade (Local Government)	Infrastructure	$1,000,000	15/06/2026
17	19 Bottlebrush Place Units (3 Units)	Residential	$979,440	24/02/2026
18	24 Bottlebrush Place Units (3 Units)	Residential	$979,400	4/12/2026
19	9 Peppercorn Street Units (3 Units)	Residential	$977,900	13/11/2026
20	6 Olley Close Group Home	Commercial	$900,000	17/09/2026

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RESEARCH SERVICES

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- Geographic information mapping
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- Rental and investment return analysis

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Ryan Smith

Sales Consultant

+61 449 592 211

ryansmith@prdwagga.com.au

GET IN TOUCH WITH US TODAY

PRD Wagga Wagga

Your trusted local real estate agency

+61 2 6923 3555

info@prdwagga.com.au

PRD.com.au/waggawagga

53 Fitzmaurice Street

Wagga Wagga, NSW, 2650

REFERENCES

* Wagga Wagga sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Wagga Wagga LGA.

** 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 2026 – Q3 2026 only (01/01/2026 – 30/09/2026).

€ Annual rental growth is a comparison between Q3 2025 (01/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) house median rent figures.

¥ Wagga Wagga rental market data encapsulates aggregate property conditions within the postcode of 2650.

§ Rental yields and vacancy rates shown are as reported as of September 2026.

Ⱥ 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 Wagga Wagga LGA.

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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