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Tamworth Market Update
2nd Half 2026

OVERVIEW

In October 2026, Tamworth* recorded a median house price of $638,500, and a median unit price of $419,000. This is an annual (October 2025 – October 2026) price stabilisation of 0.6% for houses, and a price decrease of -3.1% for units. Between October 2025 – October 2026, house sales did significantly decline, by -88.0% (to 43 for houses in October 2026). Units also declined, by -80.0% (to 5 sales in October 2026). Slower house price growth and a softer unit price; combined with less sales; is due to higher interest rates, economic challenges, and changes in property investment tax settings. The market is already cautious, and the latest cash rate hikes are translating heavily. This is an opportunity for buyers, to capitalise on a more affordable Tamworth* market, after 2-3years of strong price growth.

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 Q4 2026***

$638K (HOUSE) $419K (UNIT)

AVERAGE DAYS ON MARKET Q4 2026***

71 HOUSE 74 UNIT

RENTALS

MEDIAN PRICE Q4 2026***

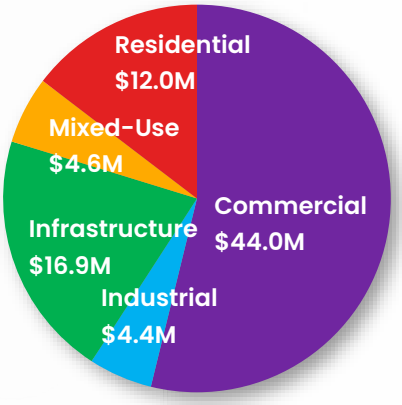
$538 (HOUSE) $420 (UNIT)

AVERAGE DAYS ON MARKET Q4 2026***

18 HOUSE 14 UNIT

FUTURE DEVELOPMENTS

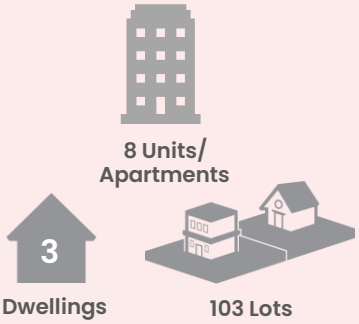
Tamworth will see approximately **$81.8M of new developments due to commence construction in 2026**.**



Future projects in 2026 is focused on the commercial sector, which creates more local jobs and improve services. Residential and mixed-use projects in adding new housing stock include:

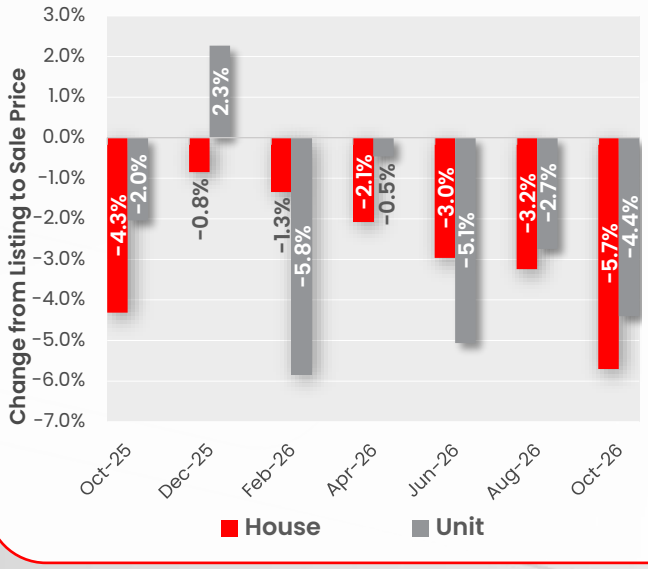
- 542 Moore Creek Road (103 lots)
- 90 Griffin Avenue (5 Units)
- 4 Gidley Street (3 Units)
- 3 Griffin Avenue (3 dwellings)

Although there are new ready-to-go residential projects in the pipeline (3 dwellings and 8 units), this will not be enough to answer current demand; especially when compared to Q3 2026 sales (268 house sales). Also, vacant land lots will take time to build into new housing. Thus, an undersupply is most likely to continue, acting as a buffer to higher interest rates for in 2026 and underpinning long-term price growth.



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.

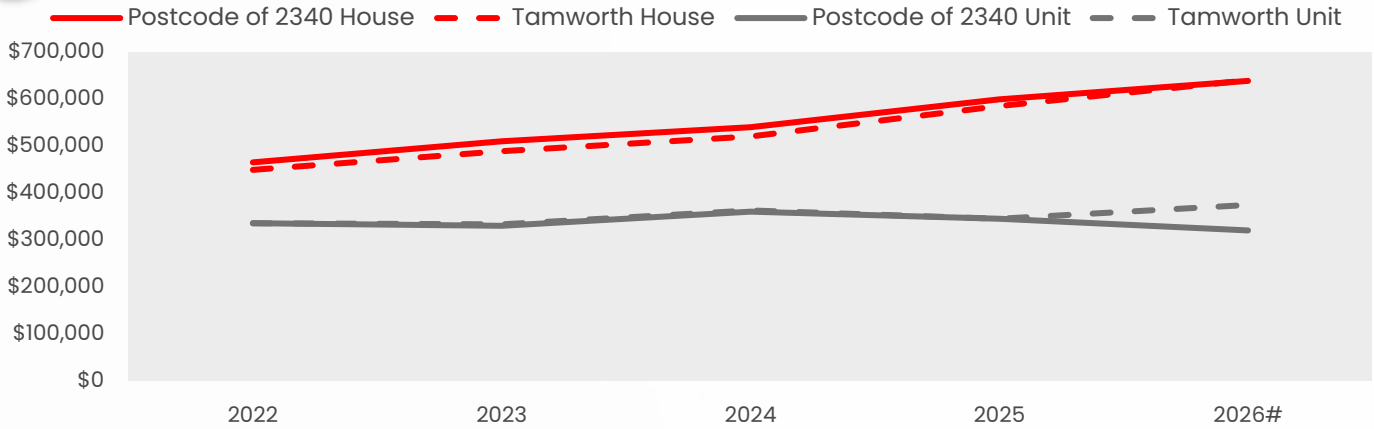


In the past 12 months to October 2026 average house vendor discount have significantly widened, to -5.7%. The same can be seen for units, at -4.4% in October 2026. Tamworth* has historically been a premium (not discount) property market for the past 2 years, indicating a clear shift. Market conditions in Tamworth* favour buyers in October 2026, where vendors are willing to accept below the first listed price. This is a key opportunity for first home buyers to enter the market.

The postcode of 2340* has historically tracked slightly above the wider Tamworth Local Government Area (LGA) in median house prices in the past 5 years; and on par for units. In 2026#, postcode 2340* houses have become on par with the LGA, while unit prices are now more affordable.

Most of the houses sold in Tamworth* in 2026# were split almost equally between the premium price point of $899,999 and above (27.8%) and most affordable price point of less than $499,999 (22.4%). This creates a unique opportunity for owners, in terms of confidence in long-term capital growth, and for buyers, in terms of options to enter the market. Most of the units sold (34.3%) were in the affordable price point of less than $349,999, which creates more options for buyers.

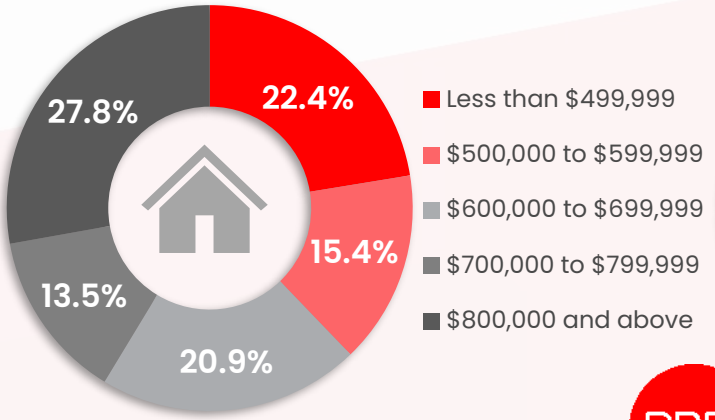
MARKET COMPARISON



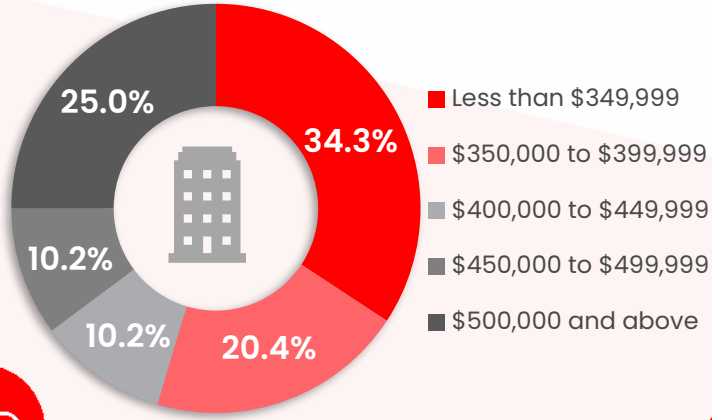
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main postcode analysed, which is 2340.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yields in Tamworth¥ was 3.9% in October 2026, slightly lower than Tamworth LGA (4.1%) but higher than Sydney Metro (3.0%). Further, this was paired with a 3.5% increase in median house rental price in the past 12 months till October 2026, at $538 per week. The number of houses rented decreased, by -28.4% in the past 12 months, to 204 rentals in October 2026. There is an undersupplied rental market in Tamworth¥, which is beneficial to investors.

4+ bedroom houses have provided investors with +6.8% rental growth annually, achieving a median rent of $630 per week.

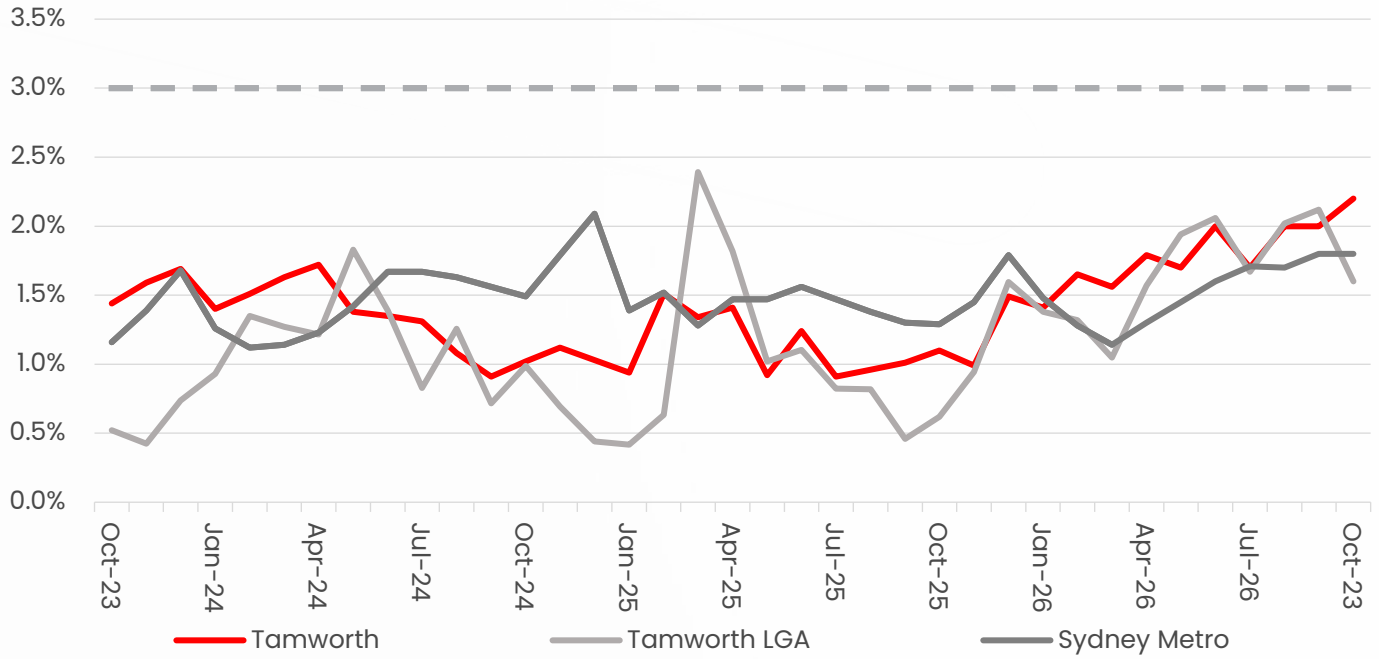
Tamworth¥ recorded a vacancy rate of 2.2% in October 2026, reflecting an increase in the past 12 months. However, investor activity has declined in the past 3-6 months due to tax changes. In reality, different demographics are opting to share accommodation for affordability reasons. Rental availability has increased, especially for 3-bedroom homes, which resulted in a much longer number of days in the market. Although investors may be uncertain, a 2.2% vacancy rate is still well below the Real Estate Institute of Australia's healthy benchmark of 3.0%. There is still a quicker occupancy time of rental homes in Tamworth¥, compared to the national average.

2 BEDROOMS
+6.3%

3 BEDROOMS
+6.3%

4+ BEDROOMS
+6.8%

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.9%
Tamworth (2340)¥

4.1%
Tamworth LGA

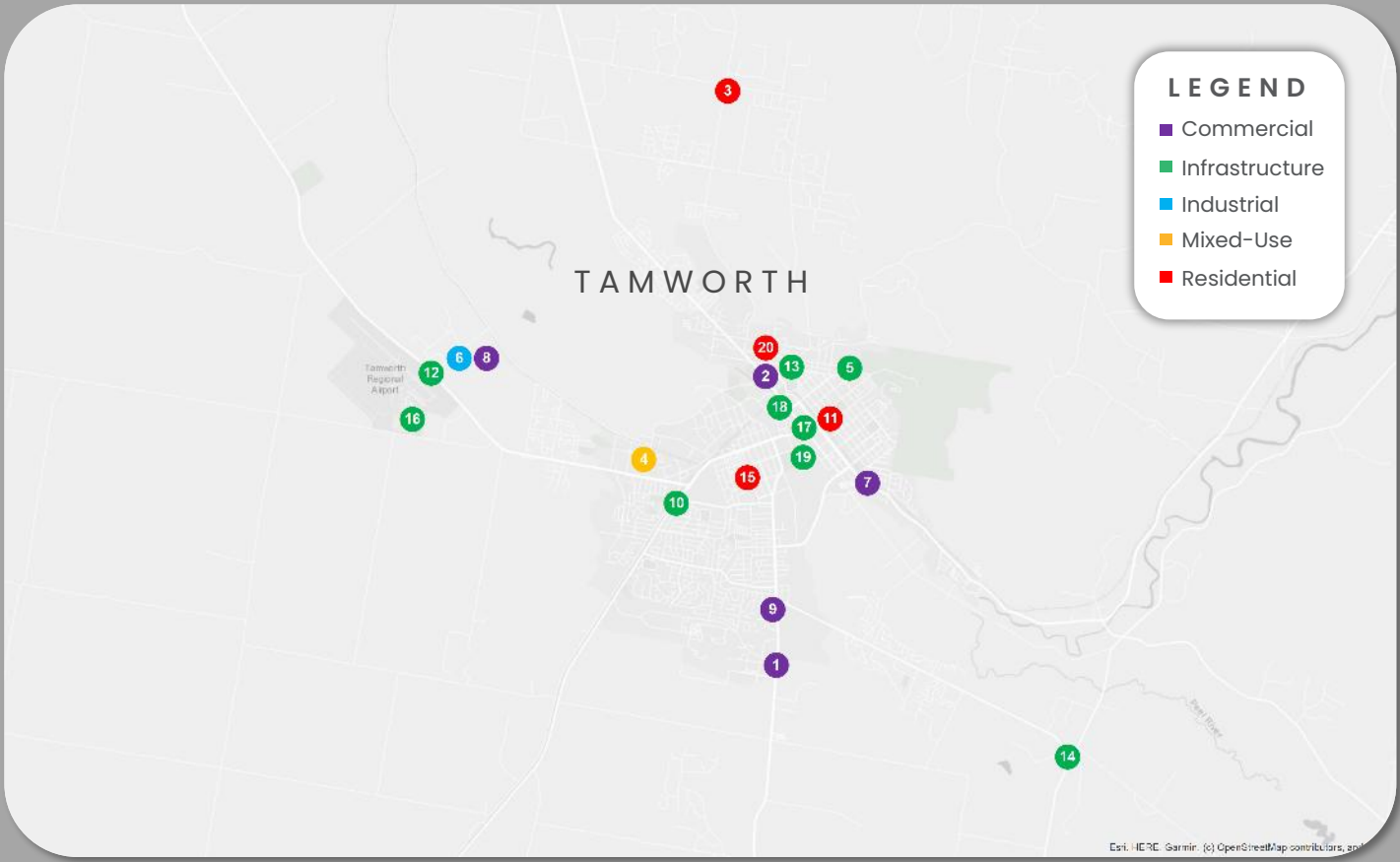
3.0%
Sydney Metro

3.8%
Tamworth (2340)¥

3.9%
Tamworth LGA

4.3%
Sydney Metro

PROJECT DEVELOPMENT MAP 2026



#	Project	Type	Estimated Value	Commence Date
1	408 Goonoo Goonoo Road Specialised Retail Premises	Commercial	$25,190,000	23/12/2026
2	144-148 Peel Street Food & Drink Premises Alterations	Commercial	$9,388,500	16/12/2026
3	542 Moore Creek Road Residential Subdivision Stages 1-2 (103 Lots)	Residential	$8,993,490	2/12/2026
4	23-27 Dampier Street Rural Supplies Store Conversion (Rural Supplies Store / Office / Showroom)	Mixed - Use	$4,600,000	30/12/2026
5	Victoria Park Pump Station Water Main Cut In & Pipe Install (Local Government)	Infrastructure	$4,500,000	10/08/2026
6	19 Goddard Lane Industrial Units	Industrial	$4,350,000	15/01/2026
7	250-250a Armidale Road Serviced Apartments	Commercial	$3,649,555	15/12/2026
8	8 Bandaar Drive Workshop	Commercial	$2,997,720	14/12/2026
9	355 Goonoo Goonoo Road Group Home	Commercial	$2,400,000	8/12/2026
10	Arcadia Estate Hillvue Intersection & Roundabout Upgrade (Intersection / Roundabout)	Infrastructure	$2,300,000	14/12/2026
11	90 Griffin Avenue Units (5 Units)	Residential	$1,622,500	1/06/2026
12	Tamworth Global Gateway Park Civil Works Stage 5 (State Government)	Infrastructure	$1,000,000	18/01/2026
13	Tamworth Regional Council Roadworks (Local Government)	Infrastructure	$1,000,000	15/06/2026
14	Tamworth Agricultural Institute New Evaporation Pond and Insect research Laboratory (State Government)	Infrastructure	$1,950,000	13/11/2026
15	4 Gidley Street Units (3 Units)	Residential	$939,481	17/06/2026
16	Tamworth Airport Car Park Upgrade (Local Government)	Infrastructure	$800,000	15/06/2026
17	Tamworth Regional Council Pedestrian Fencing (Local Government)	Infrastructure	$800,000	16/03/2026
18	Powerstation Museum Engine Shed Extension (Local Government)	Infrastructure	$800,000	16/02/2026
19	Tamworth Regional Council Street Lighting (Local Government)	Infrastructure	$800,000	5/01/2026
20	3 Griffin Avenue Dwellings (3 dwellings)	Residential	$406,000	8/21/2026

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- Geographic information mapping
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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.

*** Q4 2026 data reflects sales in October 2026 only.

2026 encapsulates sales transactions for Q1 – Q4 (01/01/2026 – 31/10/2026) 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 Q4 2025 (01/09/2025 – 30/10/2025) and Q4 2026 (01/09/2026 – 30/10/2026) 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 October 2026.

A 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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