

Tamworth Free Region Report

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Tamworth Property Market and Location Profile

Property Market Trends

Tamworth's property market has shown robust growth in recent years, bolstered by strong demand and limited supply. In the year to Q3 2024, the Tamworth area (postcode 2340) saw its median house price reach about **\$550,000**, with price appreciation that has been very encouraging – [subscribe here](#) to see the current growth figures. Similarly, the median unit price reached about **\$450,000**, reflecting significant upward movement – for full details on unit price trends, [subscribe here](#).

Sales volumes have also risen – house sales increased (see detailed percentage figures when you [subscribe here](#)) with 276 sales in Q3 2024 and unit sales rose (detailed percentage available with subscription) with 27 sales. With very little new housing stock in the pipeline (only 7 new units and 211 residential lots expected in 2024), Tamworth faces an undersupply of homes, which is expected to continue pushing prices upward over the next few years.

Historical growth in Tamworth has been strong over the past decade, especially in well-regarded suburbs. For example, East Tamworth's median house price has experienced significant long-term gains over the last 10 years – [subscribe here](#) for the detailed historical growth data. Even traditionally affordable suburbs are seeing notable appreciation. Houses in **South Tamworth** (median ~\$430K) have shown strong appreciation over the past 12 months – [subscribe here](#) for the exact figures, while **Hillvue** (median ~\$619K) has recorded robust increases in the same period – [subscribe here](#) to view the precise data. By contrast, the higher-priced **East Tamworth** (median ~\$650K) exhibited modest annual gains (detailed rate available via subscription), while **West Tamworth**, one of the most affordable areas (median ~\$370K), recorded moderate improvements – [subscribe here](#) to see current statistics.

This indicates that Tamworth's highest growth has recently been concentrated in mid-priced suburbs (like Hillvue and South Tamworth) which combine relative affordability with improving amenities, whereas the premium precincts (East/North Tamworth) are growing more steadily. Detailed four-year growth forecasts from Microburbs data are available exclusively to subscribers. To view the latest forecasts for suburbs such as Hillvue, South Tamworth, and Westdale, [subscribe here](#).

Ongoing buyer demand, infrastructure investments, and Tamworth's tightening housing supply create conditions for above-average price gains in these high-growth pockets. Even more established areas are projected to see steady appreciation. Overall, Tamworth's property market outlook is optimistic—with continued price appreciation across both houses and units, underpinned by an expanding economic profile and population growth. For full details and ongoing forecasts, [subscribe here](#).

Table: Recent House Price Trends in Key Tamworth Suburbs

Suburb	Median House Price	12-Month Price Growth	Historical Avg Growth	4-Year Forecast
Hillvue	~\$619,000	subscribe here	subscribe here	subscribe here for detailed forecast
South Tamworth	~\$430,000	subscribe here	subscribe here	subscribe here for detailed forecast
West Tamworth	~\$370,500	subscribe here	subscribe here	subscribe here for detailed forecast
East Tamworth	~\$650,000	subscribe here	subscribe here	subscribe here for detailed forecast

Investment Viability Across Suburbs

From an investment perspective, Tamworth offers attractive rental yields and a range of price points, though conditions vary by suburb. Gross rental yields for houses are very competitive – [subscribe here](#) to access the latest yield statistics. For instance, houses in **West Tamworth** yield strong returns (median rent is around ~\$380/week) – [subscribe here](#) for current yield data, while **South Tamworth** properties generate consistent rent (median rent ~\$420/week) – detailed figures available with subscription. Even in pricier areas like **East Tamworth**, investors can expect stable yield performance; for up-to-date yield comparisons, [subscribe here](#).

Vacancy rates are extremely low – [subscribe here](#) for the most recent rental demand figures, ensuring quick tenant uptake and minimal downtime. This strong rental demand, combined with property price trends, boosts the overall investment viability in Tamworth's housing market.

Investors should compare suburbs carefully in terms of price trend momentum, yield potential, and risk factors:

- West Tamworth** – *Affordable High-Yield, Higher Risk*. With entry house prices in the high \$300K range, West Tamworth is one of Tamworth's most affordable suburbs. It offers some of the highest yields – for the precise yield range, [subscribe here](#) – and has seen respectable price increases. However, it carries higher investment risk due to socio-economic challenges. Detailed Affluence and Safety Scores are reserved for subscribers – [subscribe here](#) for the full report.

- **South Tamworth** – *Mid-Price, Strong Growth Potential*. South Tamworth offers a balance of affordability and improving market momentum. Houses (median ~\$430K) have shown strong price appreciation recently – see full details when you [subscribe here](#). Rental returns are solid, and the suburb recorded the highest sales volume in the past year with 165 house sales. For complete performance metrics in South Tamworth, [subscribe here](#).
- **Hillvue** – *Family Suburb, Growth and Development*. Hillvue is a largely owner-occupied, family-friendly suburb in southwest Tamworth. It has a higher median price (around ~\$600K) and is known as a top performer in the market – [subscribe here](#) for the latest detailed growth rates. Yields are healthy; to see the current yield figures, [subscribe here](#). This suburb is considered a growth hotspot, supported by new residential development and robust local demand.
- **East Tamworth** – *Prestige and Stability*. East Tamworth is an established blue-chip area known for its historic homes and proximity to the CBD. With a median price in the mid-\$600Ks, it offers excellent long-term capital appreciation prospects – see full long-term forecast data when you [subscribe here](#). Detailed rental yield comparisons and risk ratings for East Tamworth are available for subscribers.

In summary, Tamworth offers opportunities across the spectrum – from high-yield plays in affordable suburbs to steady-growth, low-risk investments in premium locales. For comprehensive investor metrics, including up-to-date yield data, risk assessments, and detailed market forecasts for every suburb, [subscribe here](#).

Liveability Factors and Community Profile

Tamworth's liveability is a key drawcard for residents and investors alike. The region offers a well-rounded lifestyle with an excellent mix of amenities, yet detailed liveability scores are accessible only via subscription. [Subscribe here](#) to view comprehensive ratings on community engagement, communications quality, and other essential indices.

Safety is consistently strong in Tamworth overall, though some variations exist by suburb. Lifestyle and Convenience ratings reflect easy access to amenities, shopping, and services. For detailed, up-to-date liveability metrics—including Tranquility, Family Suitability, and precise Safety scores—[subscribe here](#).

Tamworth is renowned for its vibrant community spirit. The city hosts numerous local events, including the annual Country Music Festival, and maintains strong local bonds. For an in-depth look at community and cultural scores by suburb, please [subscribe here](#).

Economic and Infrastructure Trends

Tamworth's economy is strong, diversified, and growing, underpinning the stability of its property market. The city serves as a major regional hub with key industries spanning agriculture,

manufacturing, resources, aviation, education, healthcare, and tourism. Traditionally rooted in agriculture, Tamworth's economic base has expanded to include mining, logistics, aviation training, and government services.

A wave of infrastructure investment and development projects is underway or planned to further stimulate growth. One major development is the Tamworth Global Gateway Park & Intermodal Freight Hub—designed to establish Tamworth as a regional freight and distribution centre. For comprehensive infrastructure investment details, including figures on major projects, [subscribe here](#).

Substantial upgrades are planned in healthcare and education, with Tamworth Base Hospital set for modernization and a new university campus on the horizon. Detailed project timelines and budgetary data are available for subscribers – [subscribe here](#).

Plans for water security, renewable energy projects, and commercial developments are also in place. To access a complete breakdown of these initiatives and private sector investments, please [subscribe here](#).

Discover the Microburbs Advantage

Microburbs provides the most current, hyperlocal property data available—with key real estate metrics updated on a weekly basis. By leveraging a suite of tools including detailed Property Reports, an intuitive AI Property Finder, a strategic Suburb Finder, and the Suburb DataExplorer, Microburbs delivers real-time insights into market trends, forecast performance, and risk analysis. To access detailed forecasts for specific suburbs, comprehensive yield data, and the latest investment metrics, [subscribe here](#).

Whether you are a property investor or home buyer, subscribing to Microburbs will grant you exclusive access to the complete dataset and advanced analytics necessary to stay ahead in this competitive market.

Risk and Environmental Considerations

While Tamworth's prospects are largely positive, investors and residents should be mindful of certain risk and environmental factors that could impact property values and long-term sustainability. These include natural disaster risks, climate-related trends, and broader environmental challenges:

- **Flood Risk:** The Peel River poses a flood risk for parts of Tamworth, particularly in certain low-lying areas. Detailed floodplain data and risk assessments are available exclusively to subscribers – [subscribe here](#).
- **Drought and Water Security:** Ongoing concerns related to water security remain significant. For access to the latest water resilience measures and forecasts, [subscribe here](#).

- **Bushfire Risk:** Seasonal bushfire risks affect some rural–urban fringe suburbs. Comprehensive hazard ratings and mitigation recommendations can be viewed by subscribers – [subscribe here](#).
- **Environmental Sustainability and Climate Impact:** To assess future environmental strategies and climate impact on property values, [subscribe here](#) for the latest data.
- **Geographic and Economic Risks:** For nuanced analysis of local economic fluctuations and geographic risks, detailed reports are available on Microburbs—[subscribe here](#).

Transport and Connectivity

Often called the “Hub of the North-West,” Tamworth benefits from a robust transport network that underpins both its economic strength and quality of life:

- **Road Networks:** Tamworth is strategically located at the junction of several major highways. The New England Highway provides a critical north–south link, connecting Tamworth to Sydney (approximately 420km to the south, about a 5-hour drive) and Armidale to the north. The Oxley Highway heads east over the Great Dividing Range, further enhancing regional accessibility. For full details on road and transport infrastructure, [subscribe here](#).
- **Public Transport:** The local bus services connect major suburbs to the CBD, and intercity rail options via NSW TrainLink extend travel opportunities. Detailed public transport metrics are available for subscribers.
- **Air Connectivity:** Tamworth Regional Airport offers daily flights to Sydney and Brisbane. For updates on airport improvements and additional flight routes, [subscribe here](#).
- **Regional Transport Hub:** With its central location, Tamworth continues to serve as a critical node for coach routes, freight traffic, and intermodal rail freight initiatives. For a full analysis of local mobility infrastructure, [subscribe here](#).
- **Local Mobility and Accessibility:** Within the city, short commute times, ample parking, and strong digital connectivity enhance day-to-day convenience. For current statistics on local mobility, [subscribe here](#).

Demographics and Population Trends

Tamworth’s population is growing steadily, with shifts that significantly influence the property market. The Tamworth Regional Council area is home to roughly 65,000–67,000 people, with the core city containing about 45–50,000 residents. For full demographic breakdowns and historical population trends, [subscribe here](#).

After a period of flat growth, recent years have seen acceleration. While the reported growth rate between 2022 and 2023 is available exclusively for subscribers, detailed migration and demographic

shift analyses—such as the forecast increase over the next two decades—can be viewed by [subscribing here](#).

Migration trends indicate that Tamworth is benefiting from a broader move away from capital cities. For comprehensive insights into household composition and evolving community profiles, [subscribe here](#).

Key High-Growth Suburbs Overview

To visualize Tamworth's property landscape, here is a summary of key investment suburbs—particularly those with high growth potential or strategic importance—highlighting their characteristics and appeal:

- **Hillvue: High-Growth Family Suburb** – Located southwest of the CBD, Hillvue encompasses new estates and established residential pockets. With a median house price around ~\$620K, the suburb has demonstrated strong performance – for the latest growth and yield parameters (including current rental yields), [subscribe here](#). Detailed population projections and future performance metrics are available exclusively to subscribers.
- **South Tamworth: Affordable Growth and Convenience** – A large residential area just south of the CBD, South Tamworth features a median house price of about ~\$430K. The area has shown robust price momentum – [subscribe here](#) to see detailed annual growth figures and yield statistics, which are complemented by strong sales volumes (165 house sales reported).
- **West Tamworth: Entry-Level Market with High Yields** – West of the Peel River and the CBD, West Tamworth is one of Tamworth's most affordable urban suburbs, with a median house price around ~\$370K. Although its growth rate and rental yields are available only to subscribers, the suburb's affordability and yield potential make it attractive for investors seeking strong cash flow. For full risk and performance assessments, [subscribe here](#).
- **East Tamworth: Prestige & Stability** – Nestled to the east of the CBD on the slopes, East Tamworth is regarded as the city's most prestigious address. With a median house price of approximately ~\$650K, this area has a track record of steady, long-term performance. For detailed long-term yield and growth analyses (including current forecast data), please [subscribe here](#).
- **North Tamworth: Healthcare Hub and Emerging Residential** – Encompassing the Tamworth Base Hospital and extending north of the CBD, North Tamworth features a mix of older homes and new developments with median house prices in the \$500K range. For current rental yield figures and prospective gentrification indicators, detailed reports are available if you [subscribe here](#).
- **Westdale: Growth Corridor on the Fringe** – Situated on Tamworth's western fringe near the airport and industrial estate, Westdale features several new housing estates with affordable

house and land packages typically in the \$400K–\$500K range. For robust capital growth insights and full project details, [subscribe here](#).

- **Moore Creek & Daruka (Northern Fringe):** *Lifestyle Acreage and New Estates* – These areas lie on the northern edge of Tamworth where urban living meets a rural lifestyle. Prices typically start in the mid-\$500K range. For an in-depth analysis of growth trends within these localities, including volume metrics, [subscribe here](#).
- **Kootingal:** *Satellite Town with Affordable Homes* – Located about 20km northeast of Tamworth within the commuter shed, Kootingal offers affordable family homes often priced under \$400K. For full details on how spillover growth from Tamworth is influencing Kootingal, [subscribe here](#).

For a complete, real-time picture of each suburb's high-growth potential and detailed performance metrics, [subscribe here](#) to access exclusive data and insights.

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