

Orange Market Update 2nd Half 2024



OVERVIEW

In Q2 2024, Orange* recorded a median house price of \$690,000, and a median unit price of \$475,000. This represents annual (Q2 2023 – Q2 2024) median price growth of 4.5% for houses and 0.4% for units. During this time house sales increased, by 20.8% (to 238 sales), but unit sales declined, by -6.3% (to 15 sales). Houses are highly demanded, with both prices and number of sales increasing. Units are undersupplied, as the price increase is alongside lower sales. Now is an ideal time for owners to capitalise on their investments, especially as most of the new stock planned are land lots and there is a low number of ready-to-sell stock.

CHANGE FROM LAST YEAR HALF YEAR



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

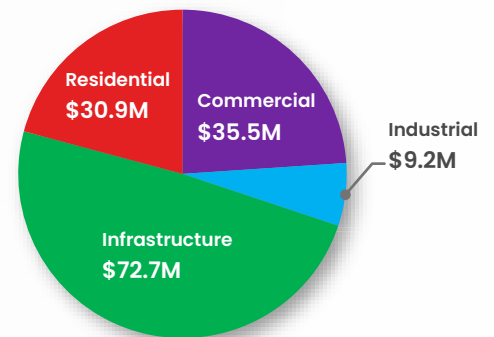


UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↓
UNIT RENTAL PRICE	↑	↓



FUTURE DEVELOPMENTS

Orange is set to see approximately **\$148.3M worth of new projects commencing in 2024.**



A focus on infrastructure projects will improve liveability for current residents, while creating jobs in the construction phase. Combined with commercial and industrial projects this stimulates economic growth, which should have a spill-over impact on the real estate market, in the form of higher demand for housing stock.

The largest residential project in 2024 in Orange* is the Sweetheart Drive Residential Subdivision (\$9.3M). This will add 207 lots. Other projects are:

- Shiralee Dwellings & Residential – Parkwood (19 dwellings, 21 lots)
- 16 Platinum Parade (6 dwellings)
- Lantana Place (10 dwellings)
- 76 Lysterfield Road (55 lots)

Whilst there is incoming supply of ready-to-sell stock in Orange*, most projects commencing construction in 2024 are land lots. The number of house sales in the past 12 months is much higher than the number of new houses planned, suggesting that an undersupply; and thus, higher house prices, are expected.



MARKET CONDITIONS

MEDIAN PRICE
Q2 2024



SALES



AVERAGE DAYS
ON MARKET Q2 2024



MEDIAN PRICE
Q2 2024



RENTALS



AVERAGE DAYS
ON MARKET Q2 2024



Dwellings



434 Lots



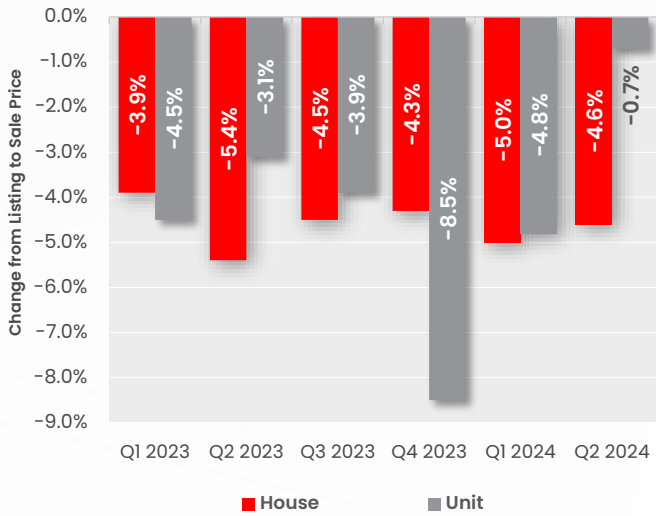
AVERAGE VENDOR DISCOUNT*

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.

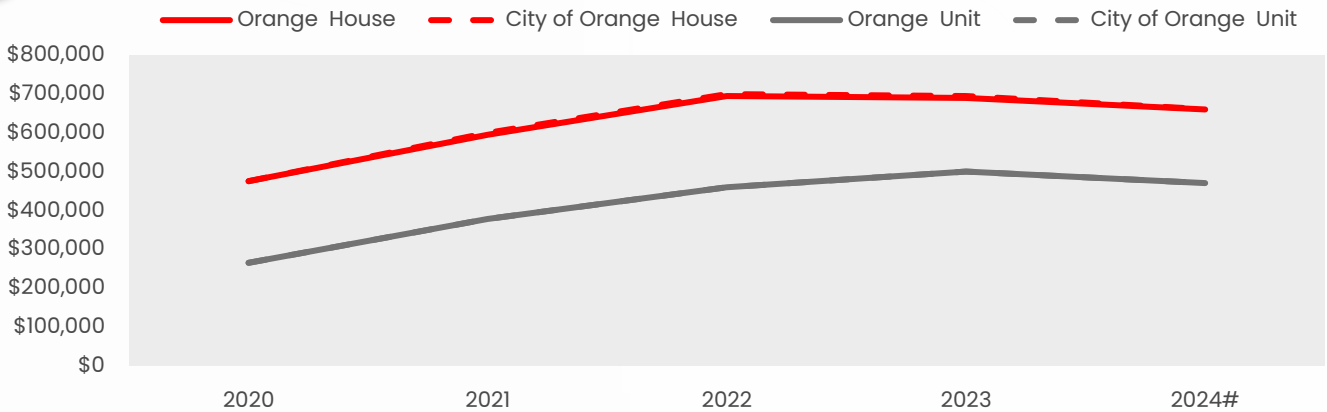
Average vendor discounts between Q2 2023 and Q2 2024 have tightened to a lesser discount of -4.6% for houses and -0.7% for units. Market conditions in Orange* is still in favour of buyers in Q2 2024, however starting to shift to a market recovery. This is more evident in the unit market, as the average vendor discount is close to the first listed price. Now is the time for first home buyers to enter the market, before current discounts swings to a premium.

The suburb of Orange has historically tracked on par with the wider Orange Local Government Area (LGA) in both house and unit median prices. This has continued for 2024#, with slower price growth evident in both the LGA and the suburb.

The dominant proportion of homes sold in Orange* across 2024# were in the premium price point of above \$850,000 (24.0%). On the other hand, most of units sold were in the more affordable price point of between \$450,000 and \$499,999 (27.6%). Overall, there is a relatively balanced portion of sales across all price points, for both houses and units. This suggests that there is a home for every budget in Orange*, and now is an ideal time to transact.



MARKET COMPARISON



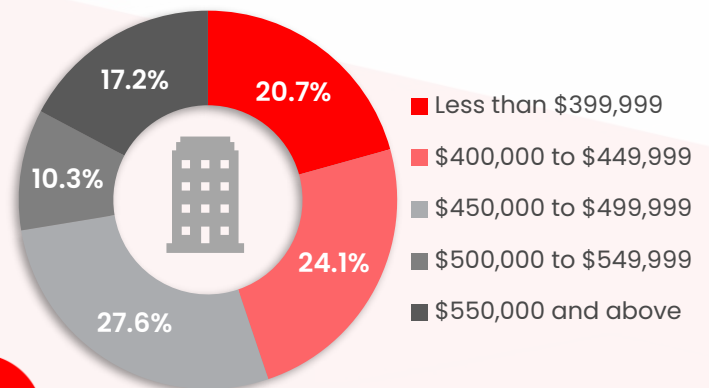
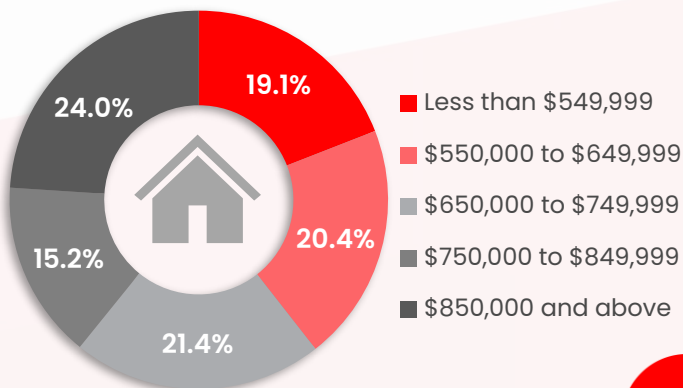
The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The suburb chosen was based on their proximity to the main LGA analysed, which is Orange*.



PRICE BREAKDOWN 2024#

HOUSES SOLD

UNITS SOLD





RENTAL GROWTH 2024€

House rental yields in Orange[¥] was 4.0% in June 2024, higher than Sydney Metro (2.8%). This was paired with a 3.8% increase in median house rental price in the past 12 months to Q2 2024, to \$540 per week. The number of houses rented declined by -11.2% during this time, to 277 rentals, which indicates an undersupply in the market. The same pattern can be seen in the unit rental market, establishing Orange[¥] as an attractive investment option.

2-bedroom houses have provided investors with +7.0% rental growth annually, achieving a median rent of \$460 per week.

Orange[¥] recorded a vacancy rate of 1.5% in June 2024, which is on par with Sydney Metro's 1.4% average. Vacancy rates in Orange[¥] have held relatively steady over the past 12 months, declining the past 6 months. This suggests a tighter rental market. Combined with a vacancy rate that is lower than the Real Estate Institute of Australia's healthy benchmark of 3.0%, this suggests quicker occupancy of rental properties. These key indicators suggest a conducive and sustainable environment for investors.

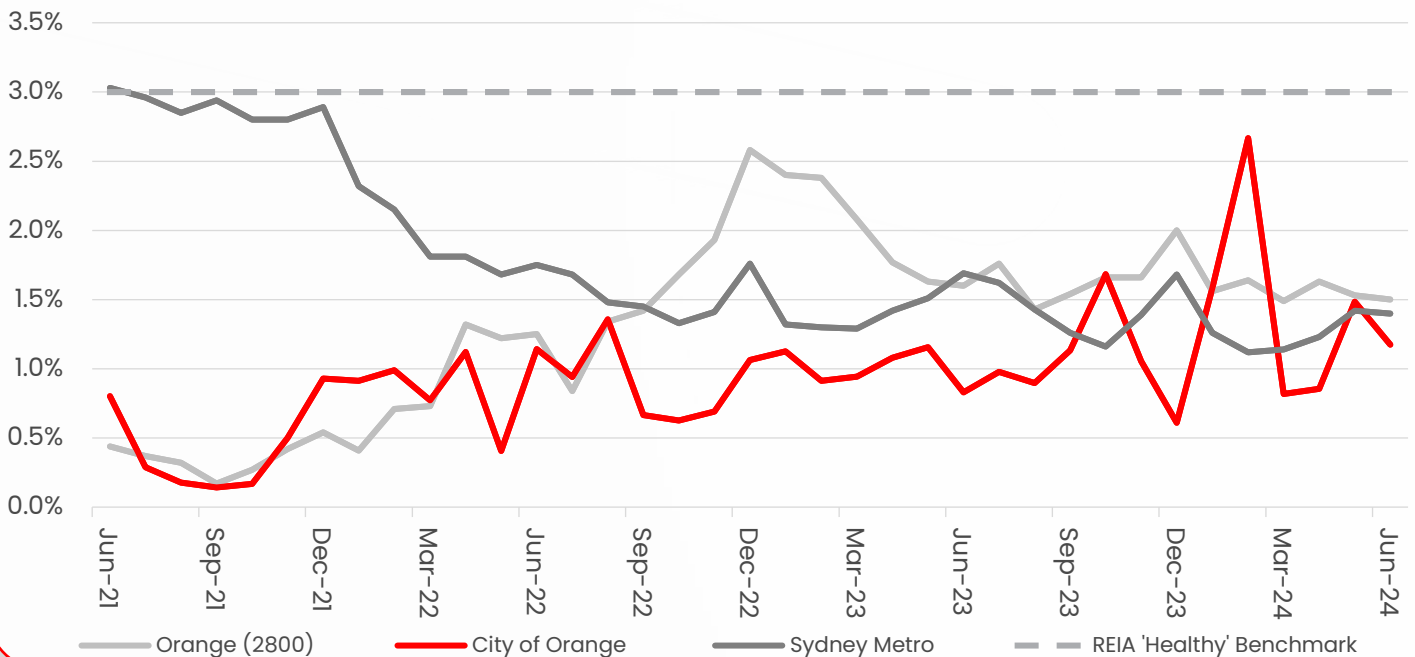
2 BEDROOMS
+7.0%

3 BEDROOMS
+4.1%

4 BEDROOMS
+3.2%



RENTAL VACANCY RATES 2024



RENTAL YIELD 2024§



4.0%
Orange[¥]



3.8%
City of Orange



2.8%
Sydney Metro



4.3%
Orange[¥]

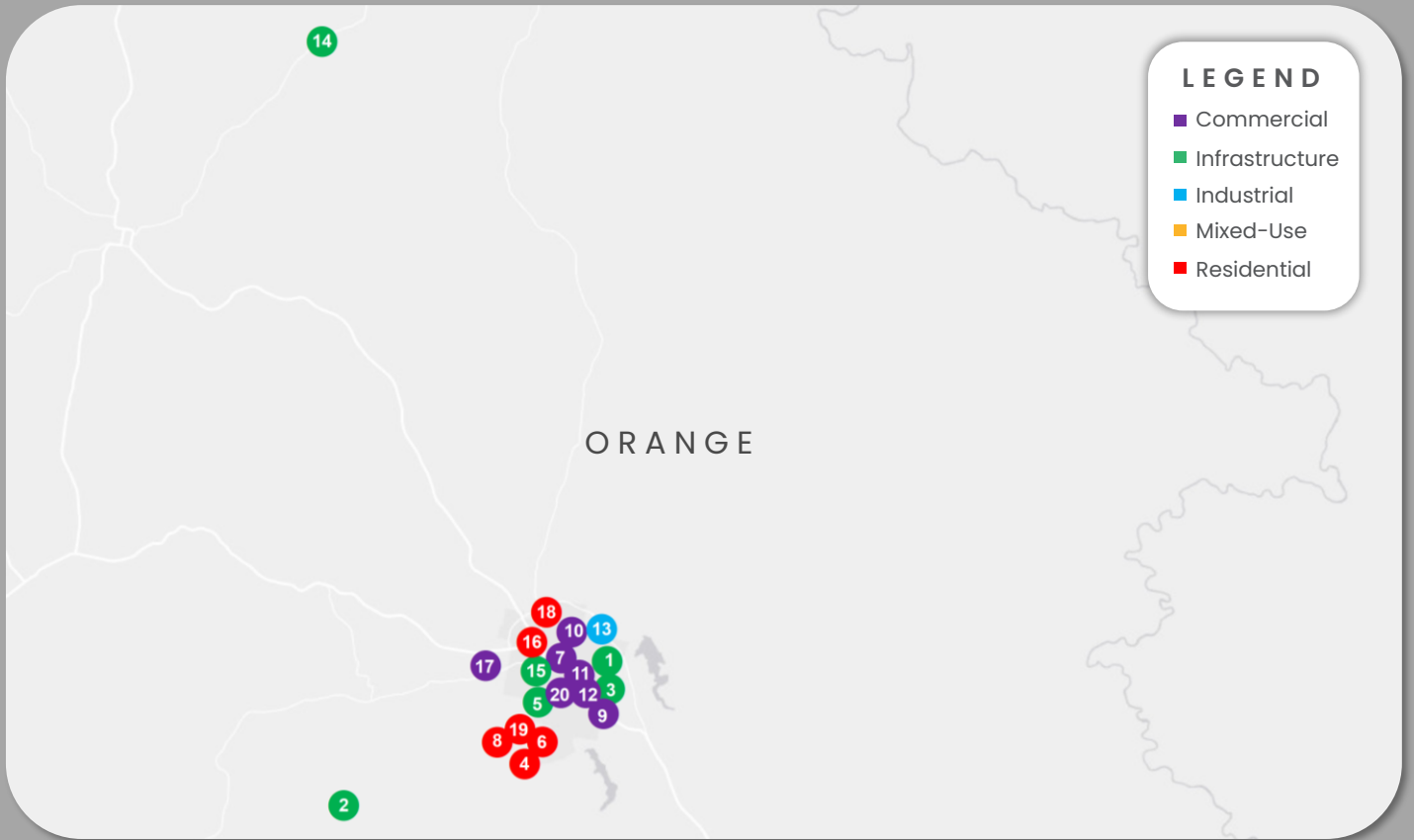


4.3%
City of Orange



4.5%
Sydney Metro

PROJECT DEVELOPMENT MAP 2024^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Orange Regional Conservatorium & Planetarium Building (Local Government)	Infrastructure	\$33,500,000	2024-02-12
2	Mount Canobolas Mountain Bike Trails (Local Government)	Infrastructure	\$10,100,000	2024-12-09
3	Kinross Wolaroi School – Boarding Wing (State Government)	Infrastructure	\$10,000,000	2024-05-13
4	Sweetheart Drive Residential Subdivision (207 Lots)	Residential	\$9,315,000	2024-10-14
5	Orange Christian School Senior School Building (State Government)	Infrastructure	\$8,166,144	2024-09-03
6	157 Lysterfield Road & Hawke Lane Residential Subdivision (151 Lots)	Residential	\$6,795,000	2024-07-01
7	Kite Street & Endsleigh Avenue Hotel & Motel Accommodation	Commercial	\$6,200,000	2024-12-18
8	46 Shiralee Road Dwellings & Residential Subdivision – Parkwood (19 Dwellings & 21 Lots)	Residential	\$6,000,000	2024-05-06
9	13, 5295 Mitchell Highway Retail Premises Alterations & Additions	Commercial	\$5,336,889	2024-10-25
10	320 Peisley Street Self Storage Units	Commercial	\$4,477,961	2024-11-21
11	183 Lords Place Development (Hotel / Motel / Shop)	Commercial	\$4,350,000	2024-07-08
12	McDonalds Orange	Commercial	\$3,997,000	2024-05-13
13	13-17 Colliers Avenue General Industry	Industrial	\$3,900,000	2024-05-16
14	Euchareena Road Resource Recovery Centre Landfill Cell Stage 4 (Local Government)	Infrastructure	\$3,200,000	2024-02-29
15	Orange General Housing (State Government)	Infrastructure	\$3,011,105	2024-04-08
16	16 Platinum Parade Dwellings (6 Dwellings)	Residential	\$2,943,000	2024-06-06
17	AMPOL Orange Service Station Development	Commercial	\$2,898,830	2024-12-05
18	Lantana Place Multiple Dwellings (10 Dwellings)	Residential	\$2,750,000	2024-11-06
19	76 Lysterfield Road Residential Subdivision (55 Lots)	Residential	\$2,323,439	2024-04-03
20	16 Mcnamara Street Service Apartments Alterations & Additions	Commercial	\$2,310,000	2024-09-13

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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.

2024 encapsulates sales transactions for 1st Half 2024 (01/01/2024 – 30/06/2024) 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 Q2 2023 (01/04/2023 – 30/06/2023) and Q2 2024 (01/04/2024 – 30/06/2024) 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 2024.

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 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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