

SUBURB REPORT

Professionals*

Tahmoor NSW 2573

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CoreLogic®



69km
Distance from GPO



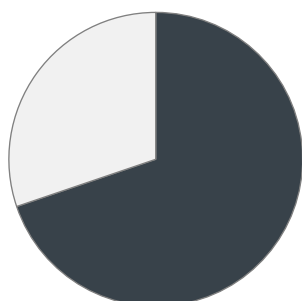
5.1k
Population

↑12.5%
5 year population change



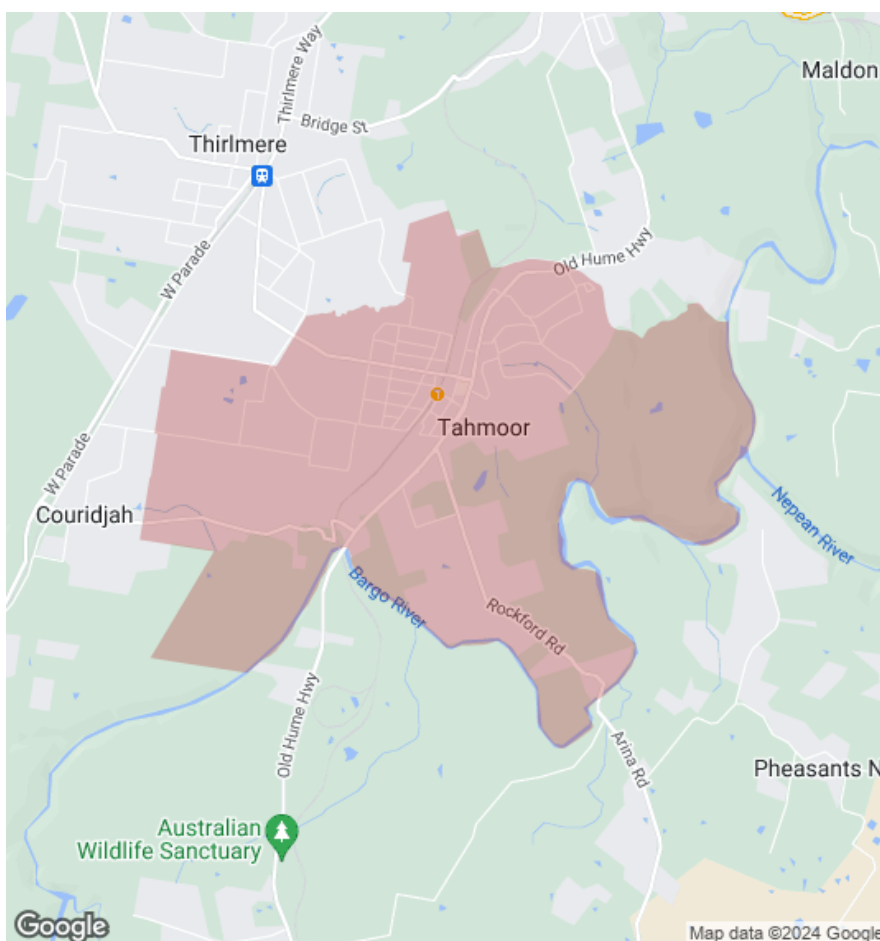
9 years
Average length of ownership

30%



70%

Owner Occupiers Renters



The size of Tahmoor is approximately 16.6 square kilometres. It has 11 parks covering nearly 3.5% of total area. The population of Tahmoor in 2011 was 4,505 people. By 2016 the population was 5,069 showing a population growth of 12.5% in the area during that time. The predominant age group in Tahmoor is 0-9 years. Households in Tahmoor are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Tahmoor work in a trades occupation. In 2011, 67.5% of the homes in Tahmoor were owner-occupied compared with 67.1% in 2016. Currently the median sales price of houses in the area is \$830,000.

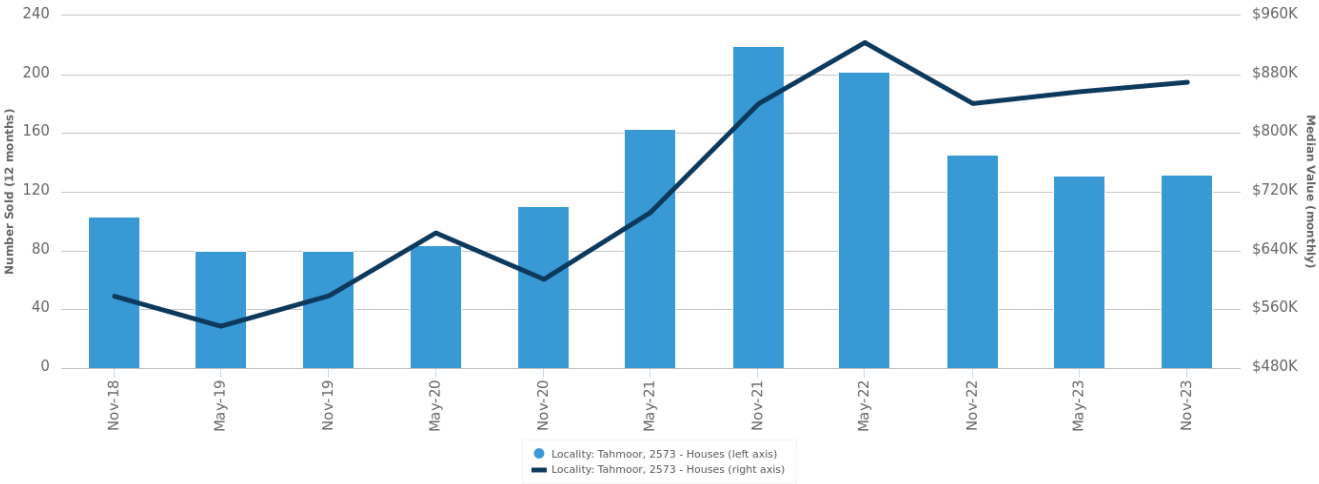
| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|--|-----------------|---------------------|--------------|-------------------------------|
| | 2,203 | 128 | \$872,453 | 70 |
| | 182 | 12 | \$526,362 | 4 |

*Total number of unique properties listed for sale over the past 12 months.

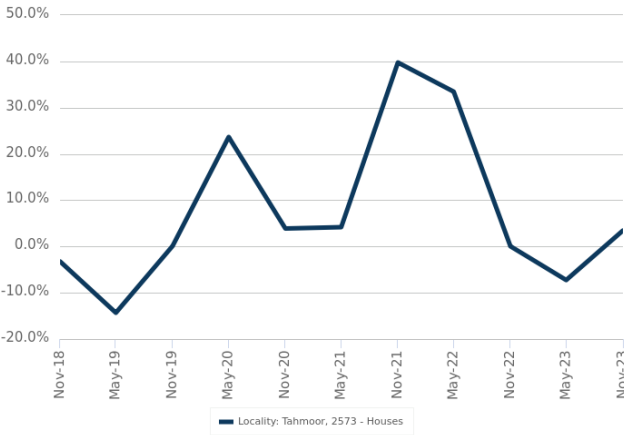


Houses: For Sale

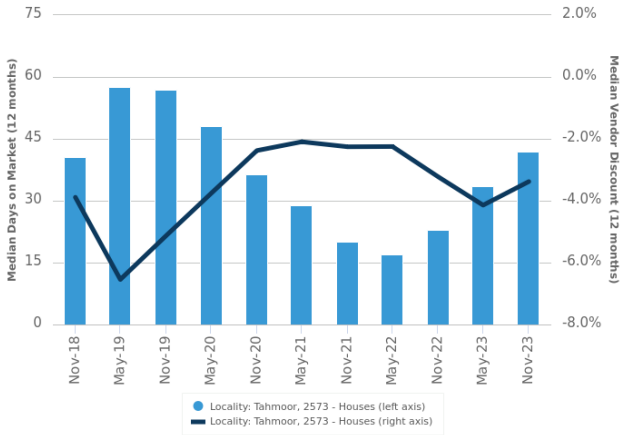
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$927,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$830,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$706,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



Houses: Market Activity Snapshot

On The Market



There are no 2 bedroom Houses on the market in this suburb

Recently Sold



70 Thirlmere Way Tahmoor NSW 2573

Sold on 21 Dec 2023
\$500,000



10 Byron Road Tahmoor NSW 2573

Sold on 17 Oct 2023
\$2,900,000



There are no 3 bedroom Houses on the market in this suburb



13 Courtland Avenue Tahmoor NSW 2573

Sold on 09 Feb 2024
Not Disclosed



69B Remembrance Driveway Tahmoor NSW

Sold on 12 Jan 2024
\$815,000*



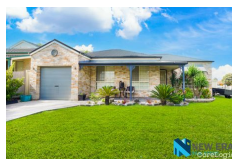
64 George Street Tahmoor NSW 2573

Listed on 01 Dec 2023
Forthcoming Auction



26 Cross Street Tahmoor NSW 2573

Sold on 27 Feb 2024
\$900,000*



1A Chapman Street Tahmoor NSW 2573

Sold on 16 Feb 2024
\$830,000*

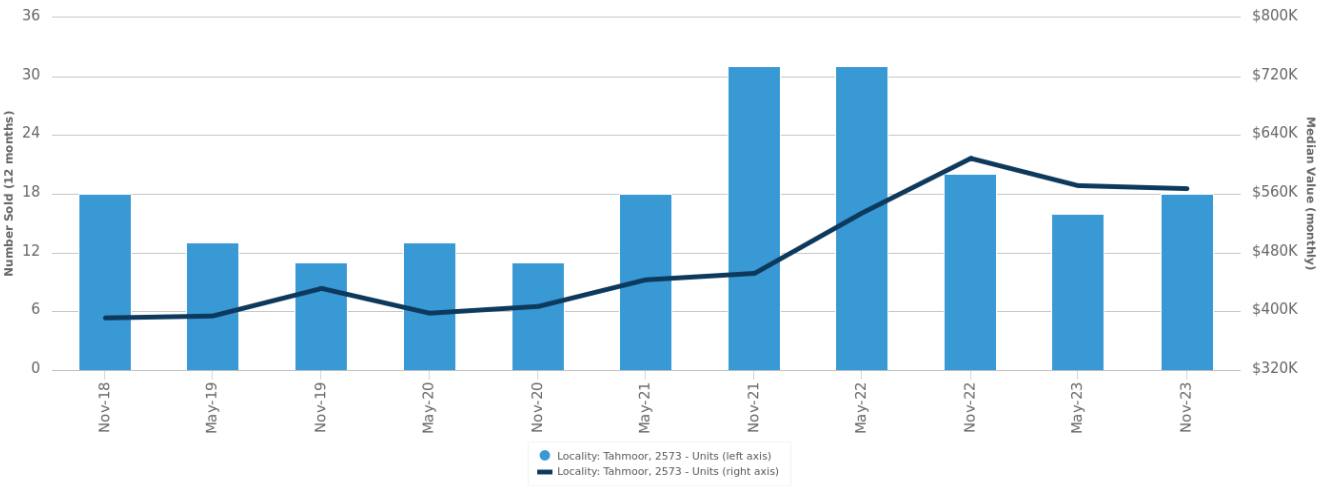


= number of houses currently On the Market or Sold within the last 6 months

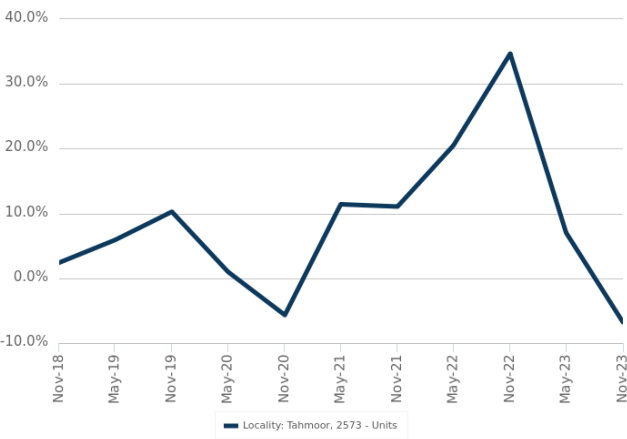
*Agent advised

Units: For Sale

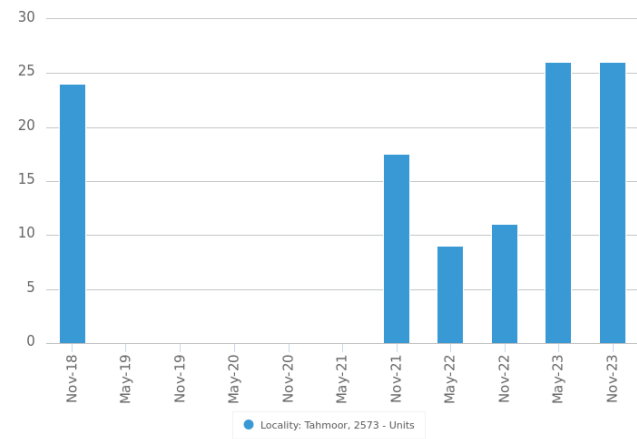
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$615,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$525,800

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$445,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb



**8/46 Struan Street
Tahmoor NSW 2573**
Sold on 22 Feb 2024
Not Disclosed



**2/1 Rockford Road
Tahmoor NSW 2573**
Sold on 11 Jan 2024
\$442,000



There are no 3 bedroom Units on the market in this suburb

There are no recently sold 3 bedroom Units in this suburb

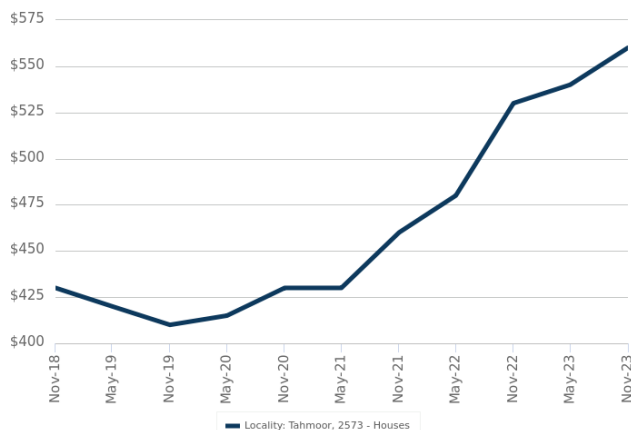


= number of units currently On the Market or Sold within the last 6 months



Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

3

2
BEDROOMS



**90 Castlereagh Street
Tahmoor NSW 2573**

Listed on 27 Feb 2024
\$480/W

2
1
1,012m²



**1 Dulcimere Street
Tahmoor NSW 2573**

Listed on 23 Feb 2024
\$595/W

-
1
51m²

4

3
BEDROOMS



**61 Castlereagh Street
Tahmoor NSW 2573**

Listed on 28 Feb 2024
\$550/W

1
1
1,151m²



**13 Hunter Street Tahmoor
NSW 2573**

Listed on 28 Feb 2024
\$500/W

2
1
1,012m²

7

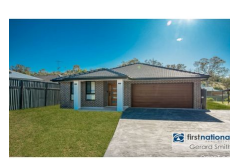
4
BEDROOMS



**114 Myrtle Creek Avenue
Tahmoor NSW 2573**

Listed on 04 Mar 2024
\$850/W

2
3
450m²



**9a Remembrance Driveway
Tahmoor NSW 2573**

Listed on 28 Feb 2024
\$680/W

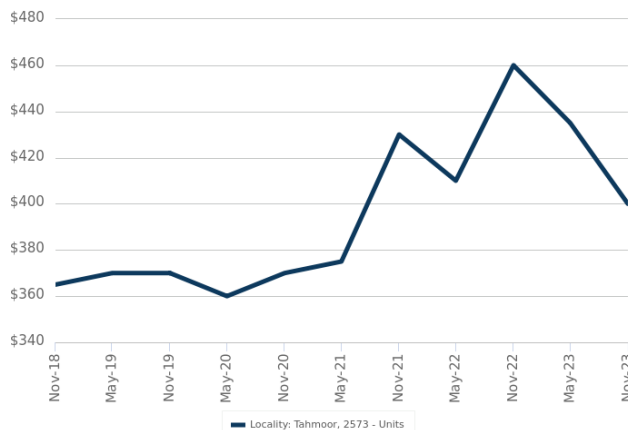
2
2
720m²



= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

2

2
BEDROOMS



51a Remembrance Driveway Tahmoor NSW

Listed on 24 Nov 2023
\$420/W



977m²



5a Wild Flower Place Tahmoor NSW 2573

Listed on 22 Nov 2023
\$400/W



825m²

1

3
BEDROOMS



6/25-33 Abelia Street Tahmoor NSW 2573

Listed on 03 Mar 2024
\$480/W



= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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