

# Albury Economic Indicators

November 2025



AlburyCity



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# Introduction

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The Economic Indicators Report delivers clear, comprehensive data on local industries, businesses, population, demographics, development, and the property market. By equipping businesses, investors, and community members with accurate insights, it keeps stakeholders up to date, guides informed decision-making, strengthens advocacy, and assists with investment attraction.

The information contained in the Albury Economic Indicators is provided for the Albury Local Government Area (LGA) and where indicated, the combined LGAs of Albury and Wodonga. Where appropriate, these datasets are benchmarked against other major regional LGAs in New South Wales, Victoria and Queensland.

## Local Government Areas



# At A Glance

## 20th

largest city in Australia



Regional Catchment  
Population  
**200,000**

### Population



**58,317**  
Albury

**103,141**  
Albury-Wodonga

### Average annual population growth rate



**1.3%**  
Albury

**0.9%**  
Regional NSW

Albury  
Forecasted  
Population  
2045

**76,351**



### Median House Prices



**\$610,000** Albury  
**\$731,000** Regional NSW

### Labour force



**32,749** Albury  
**56,094** Albury-Wodonga

### Gross Regional Product



Value of final goods and services produced in one year

**\$5.25 billion** Albury  
**\$9.64 billion** Albury-Wodonga

### Businesses



**5,218** Albury  
**8,498** Albury-Wodonga

### Albury Industry Composition

#### By Output



Manufacturing  
**\$2,006M**



Construction  
**\$1,811M**



Healthcare & Social Assistance  
**\$1,143M**

#### By Employment



Healthcare & Social Assistance  
**5,620**



Construction  
**3,925**



Education & Training  
**3,238**

# Economy

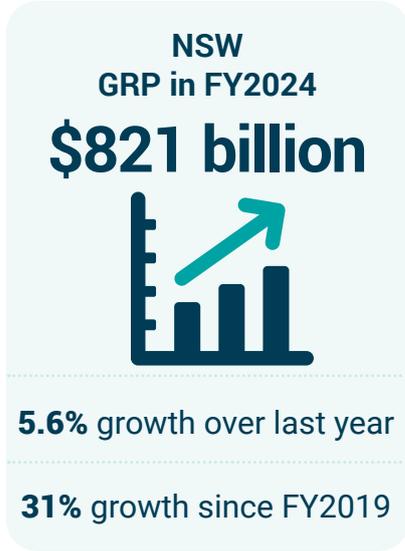
**Our City boasts a resilient and diverse economy, serving as a prominent hub for health, construction, public administration, education, and manufacturing within the wider region.**

Over FY2024, Albury generated a Gross Regional Product of \$5.25 billion, with the economy expanding by 4.7 per cent over last year and 32 per cent over the past 5 years. Together, Albury Wodonga generated a Gross Regional Product of \$9.64 billion, supporting employment for nearly 54,000 people, with over 31,000 employed in Albury.

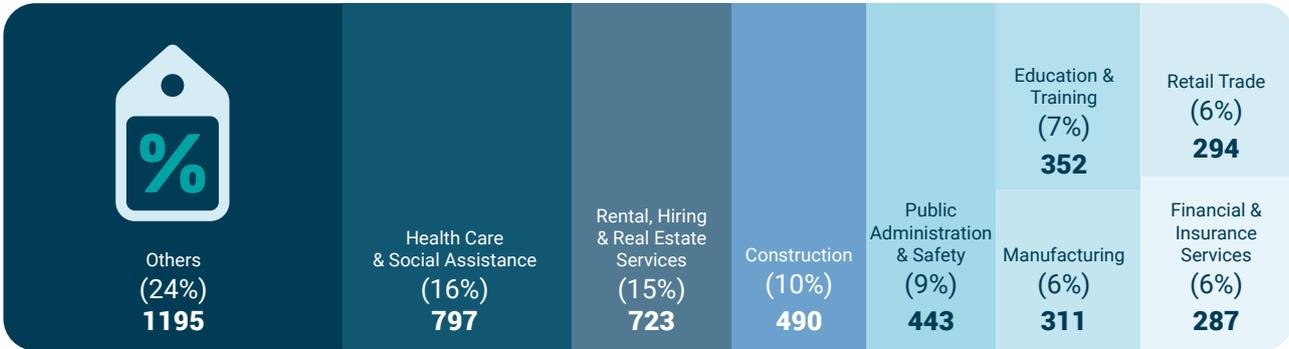
The following economic information has been compiled from the data sources:

- REMPLAN (Regional Economic Modelling & Planning software) 2024 Release 1, Place of Work Data.

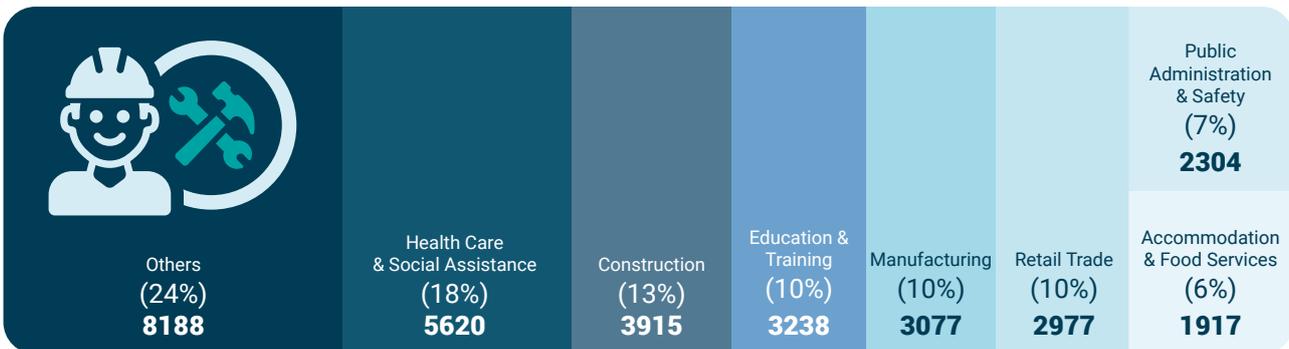




**Industry by Value - Add (\$M)**



**Industry by Employment (No.)**



➤ Refer to Appendices 1 and 2 for further detail.

# Business

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**Our City features a thriving business community, underpinned by strong activity across the construction, rental, professional and technical services, and health care and social assistance sectors.**

Over 2024, Albury was home to 5,218 businesses, expanding by 1.8 per cent over last year and 13 per cent over the past 5 years. Together, Albury Wodonga accommodated 8,498 businesses, characterised predominantly by small enterprises and sole proprietorships.

The following business data has been compiled from the data source:

- Australian Bureau of Statistics (ABS) Counts of Australian Businesses, including Entries and Exits - June 2024 Data.

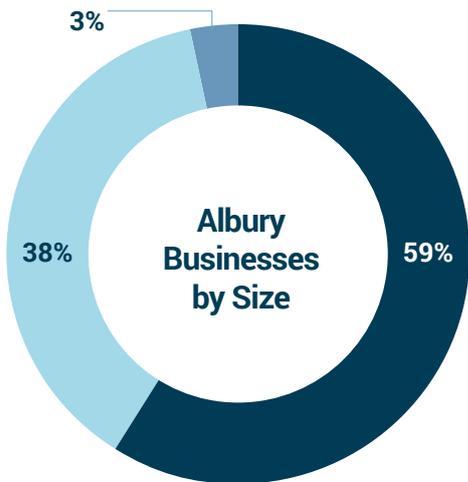




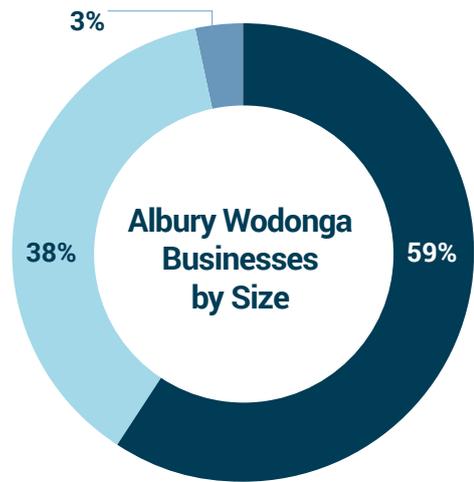
**5,218**  
Albury  
businesses in 2024



**8,498**  
Albury Wodonga  
businesses in 2024



■ Non employing **3,080**  
■ 1-19 employees **1,977**  
■ 20+ employees **161**



■ Non employing **5,038**  
■ 1-19 employees **3,193**  
■ 20+ employees **267**

**Albury Businesses by Industry**



**Albury Wodonga Businesses by Industry**



-  Construction
-  Rental, Hiring & Real Estate Services
-  Professional, Scientific & Technical Services
-  Healthcare & Social Assistance
-  Others

[▶ Refer to Appendices 3 and 4 for further detail.](#)

# Population

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**Our City continues to experience steady population growth, driven by its lifestyle appeal, economic opportunity, and strategic location.**

As of June 2024, Albury had a population of 58,317, reflecting a growth of 1.4 per cent over last year and 3,660 residents over the past 5 years. Together, Albury Wodonga forms a flourishing cross-border community of over 103,000 residents, growing faster than both Regional NSW and Regional Victoria.

The following demographic information has been compiled using a variety of data sources, namely:

- Australian Bureau of Statistics (ABS), Regional Population - FY2024 Data.
- forecast.id - an online demographic forecasting tool designed to enable Local Governments to forecast future population trends and structures.



**Albury population (July 2024)**  
**58,317**



**+3,660**  
people since July 2019

**1.3%**  
avg annual growth since FY2019

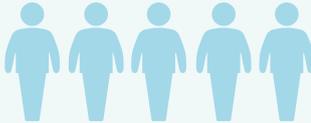
**Albury Wodonga population (July 2024)**  
**103,141**



**+6,400**  
people since July 2019

**1.3%**  
avg annual growth since FY2019

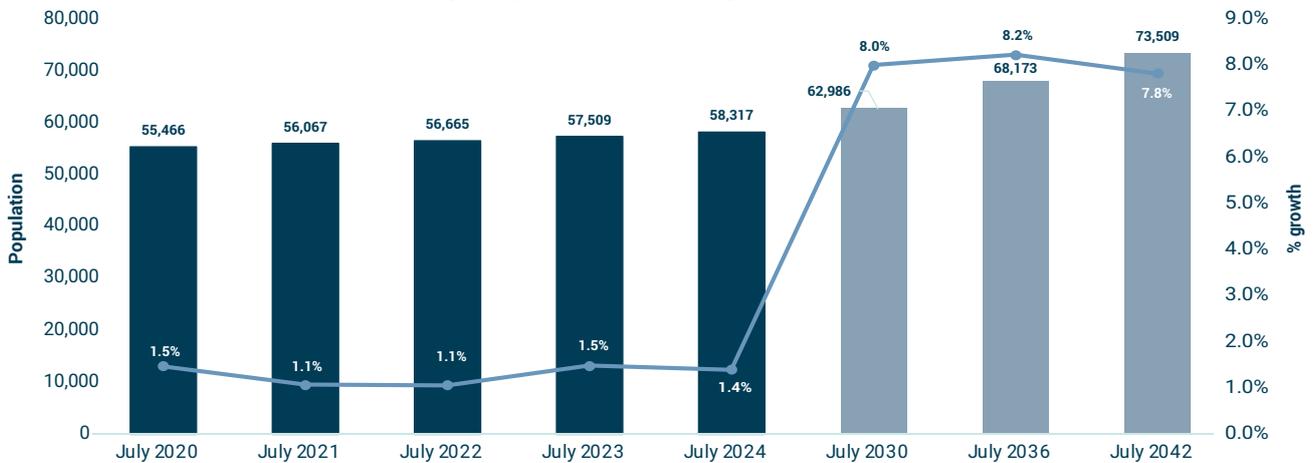
**Regional NSW population (July 2024)**  
**2,922,081**



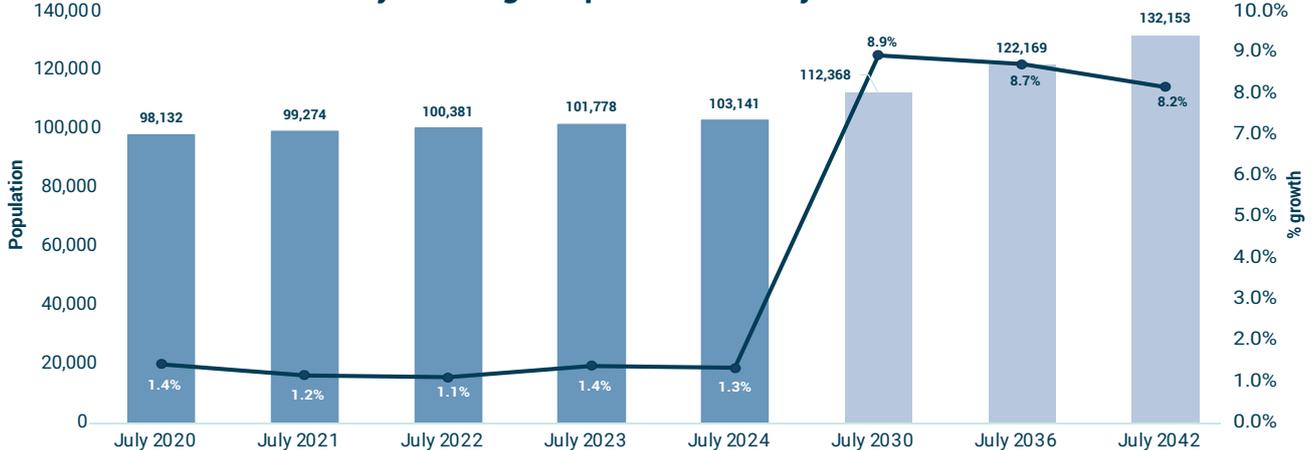
**+132,169**  
people since July 2019

**0.9%**  
avg annual growth since FY2019

**Albury Population History and Forecast**



**Albury Wodonga Population History and Forecast**



➤ Refer to Appendices 5 and 6 for further detail.

# Demographics

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**Our City exhibits a balanced demographic profile, with a younger age structure compared to Regional NSW.**

As of June 2024, around 61 per cent of residents were of working age (15-64 years), with the 25-34 age group representing the most populous 10-year cohort.

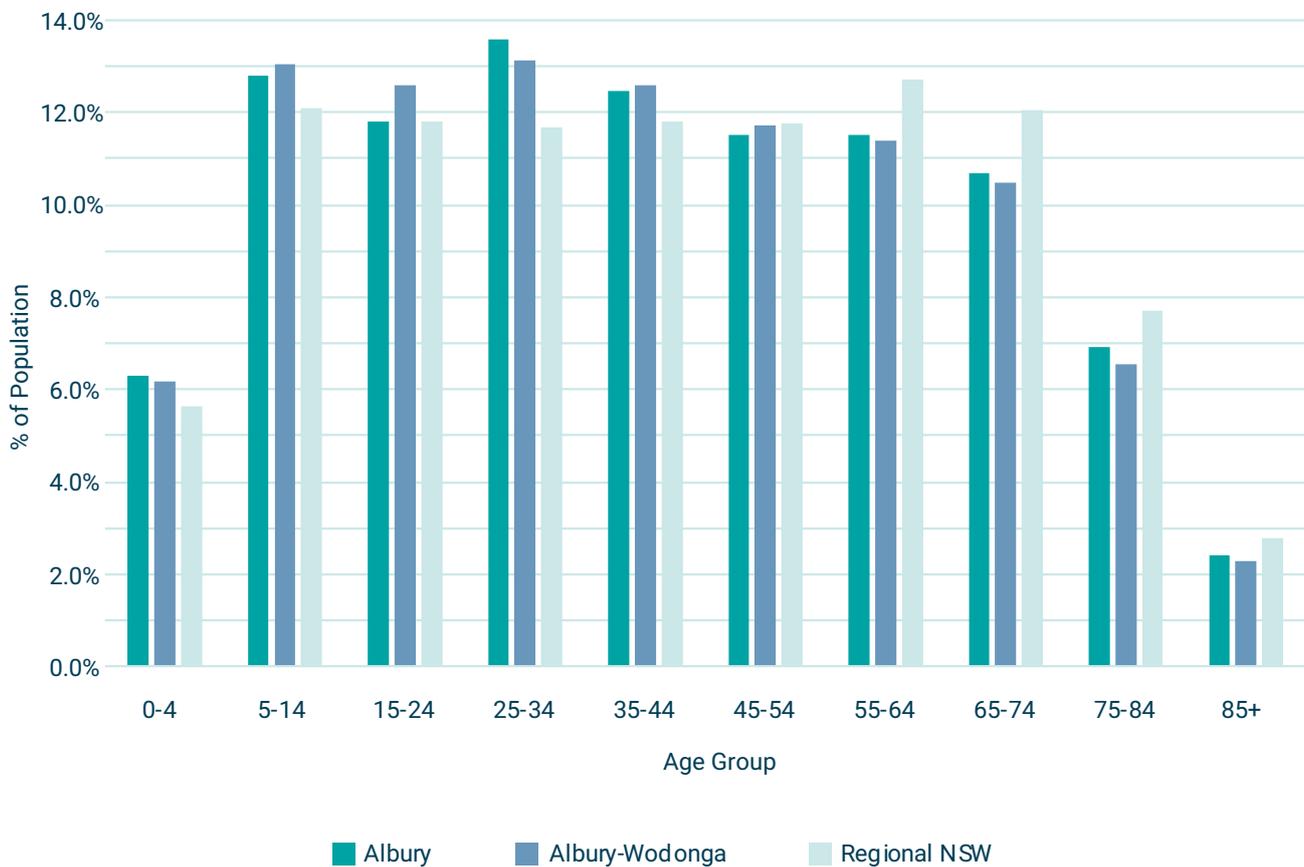
The following business data has been compiled from the data source:

- Australian Bureau of Statistics (ABS), Regional population by age and sex - 2024 Release.





### Age Distribution



➤ Refer to Appendix 7 for further detail.

# Households

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**Our City consists of a diverse range of households, reflecting its appeal to families and professionals alike.**

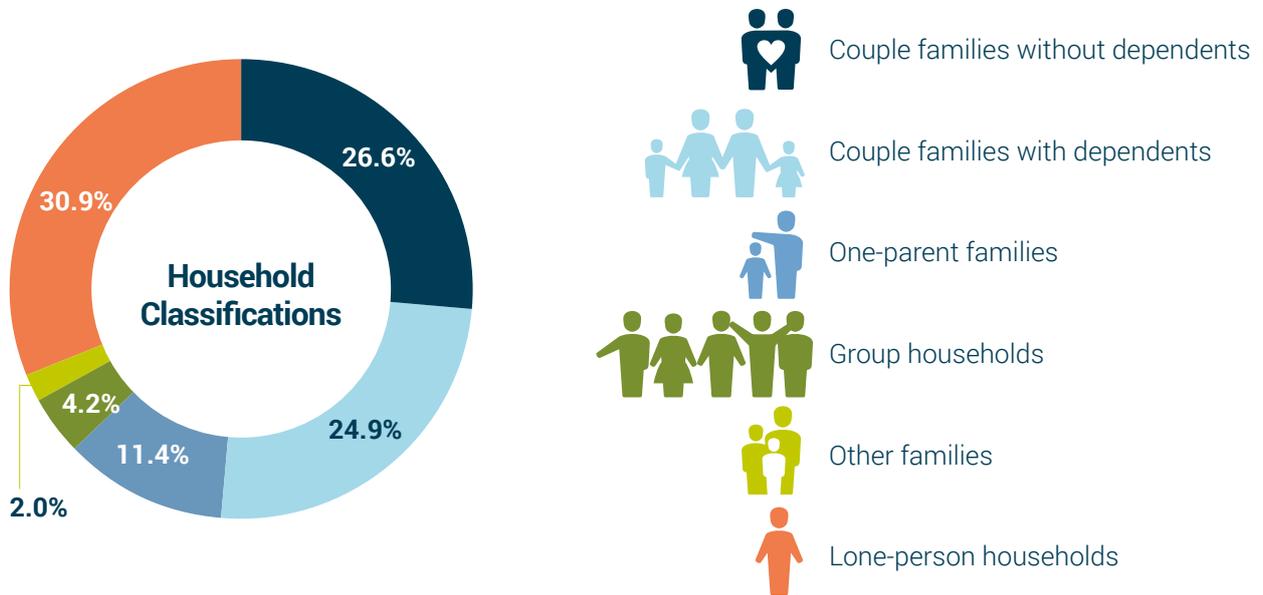
As of June 2024, lone-person households comprised the majority at 31 per cent, followed by couple families without dependents at 27 per cent.

Home ownership remains strong, with 62.5 per cent of occupied private dwellings owned outright or with a mortgage, while 34 per cent were rented.

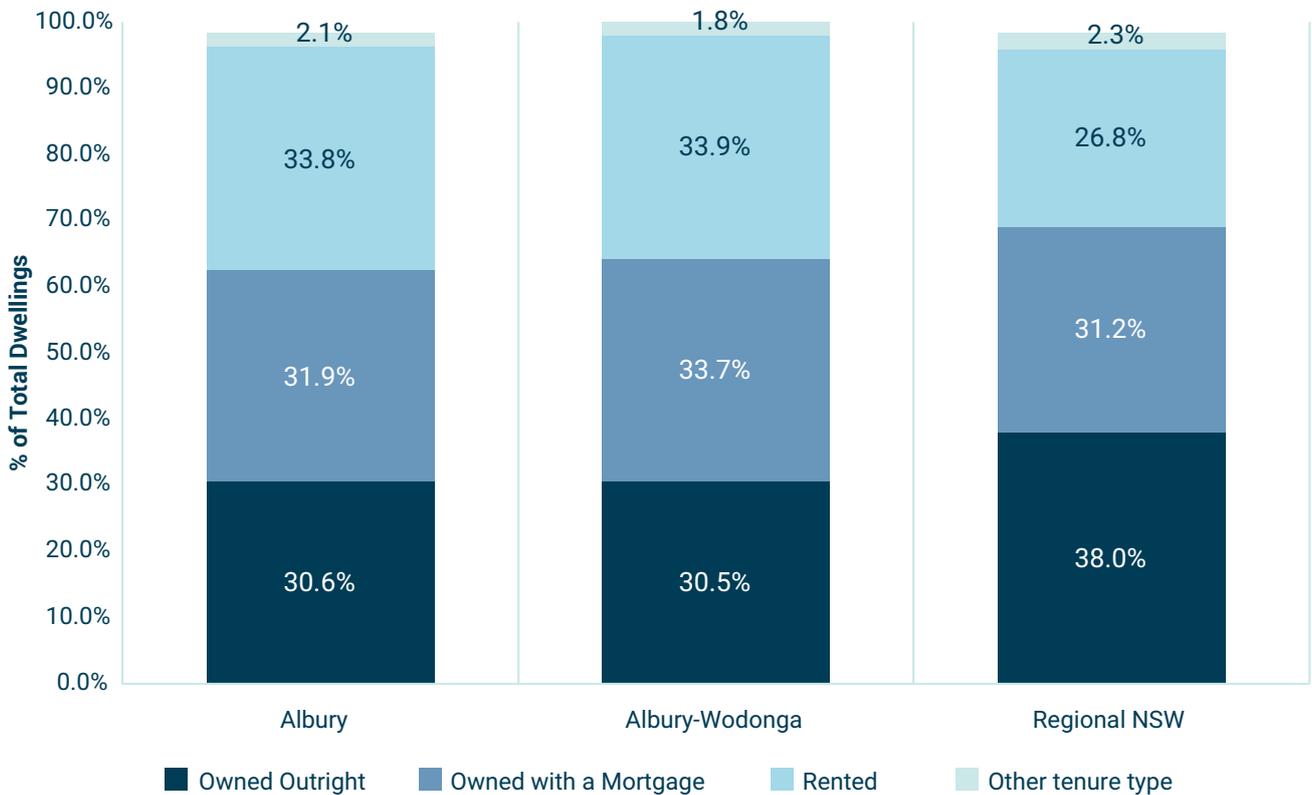
The following business data has been compiled from the data sources:

- forecast.id - an online demographic forecasting tool designed to enable Local Governments to forecast future population trends and structures.
- Australian Bureau of Statistics (ABS) - 2021 Census.





### Tenure Classifications



➤ Refer to Appendix 8 for further detail.

# Education

**Our City possesses a strong knowledge economy, supported by the local universities and TAFE's.**

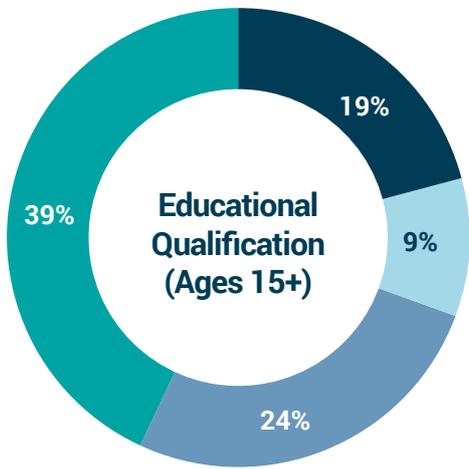
As of June 2021, 19 per cent of our residents held a bachelor's degree or higher, 9 per cent held a diploma or advanced diploma, and 24 per cent had completed a certificate qualification.

Over the past decade, university enrolments have averaged 4,239 students per year, growing by 2 per cent in the most recent year.

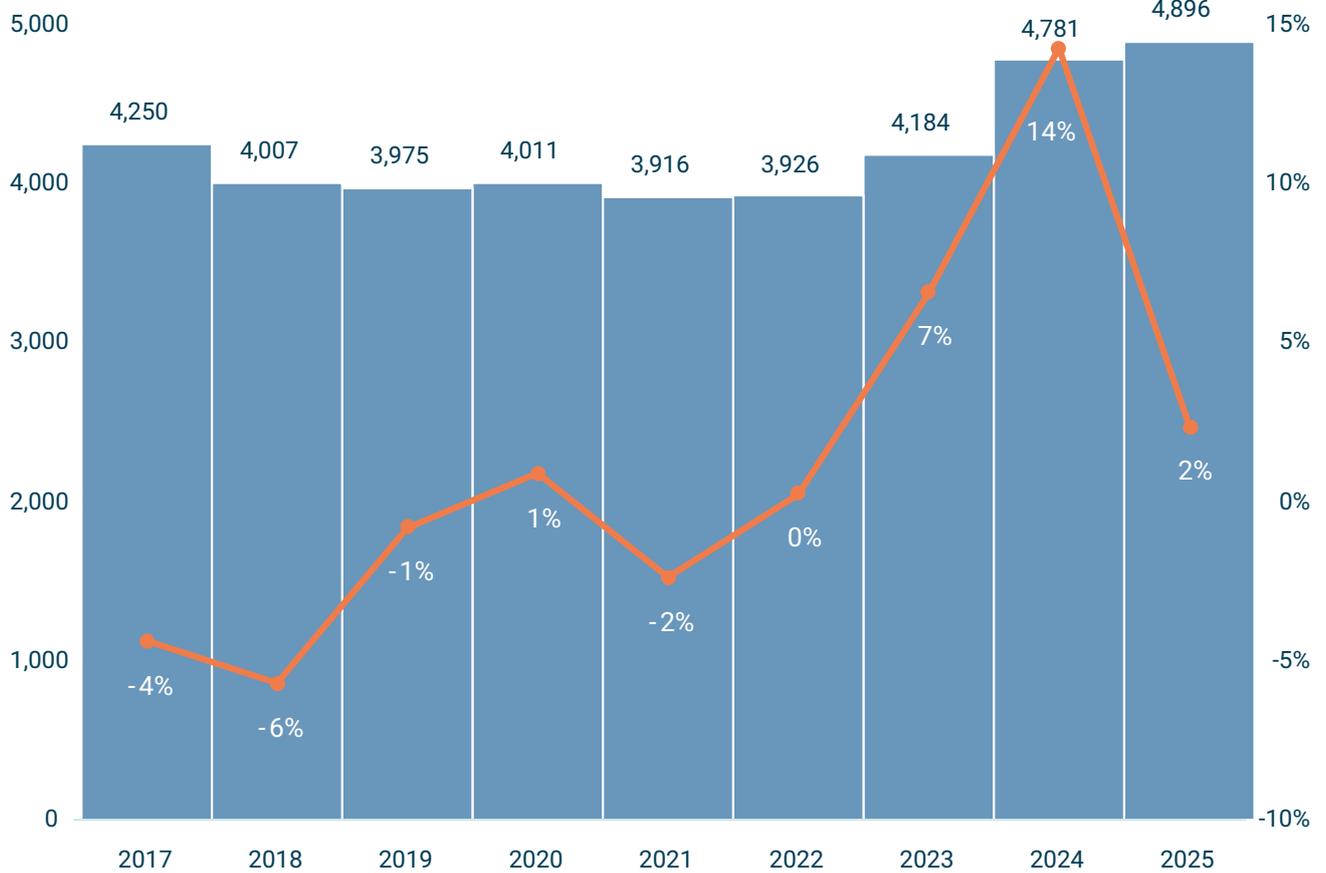
The following business data has been compiled from the data sources:

- Australian Bureau of Statistics (ABS) - 2021 Census.
- Charles Sturt University.
- La Trobe University.





### University Enrolments (Albury Wodonga)



➤ Refer to Appendix 9 for further detail.

# Income

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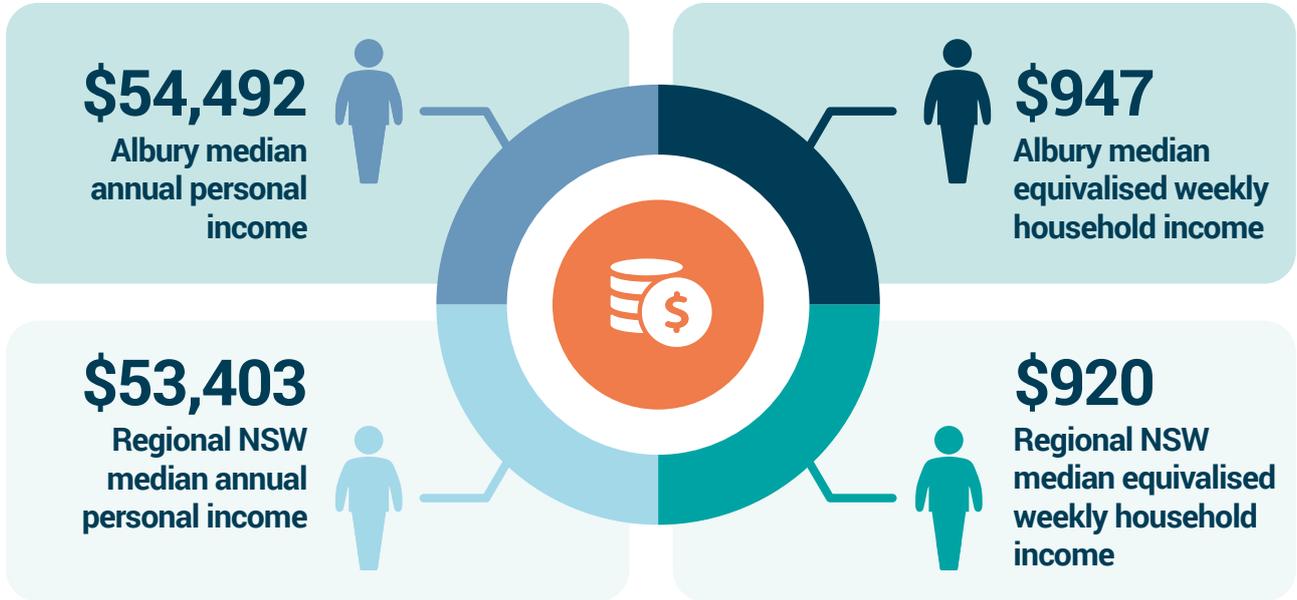
**Our City maintains healthy income levels, with our households earning a median equivalised weekly income 3 per cent higher the Regional NSW average.**

As of June 2021, median personal income was \$54,492 per year, growing at an average annual nominal rate of 4 per cent since 2016.

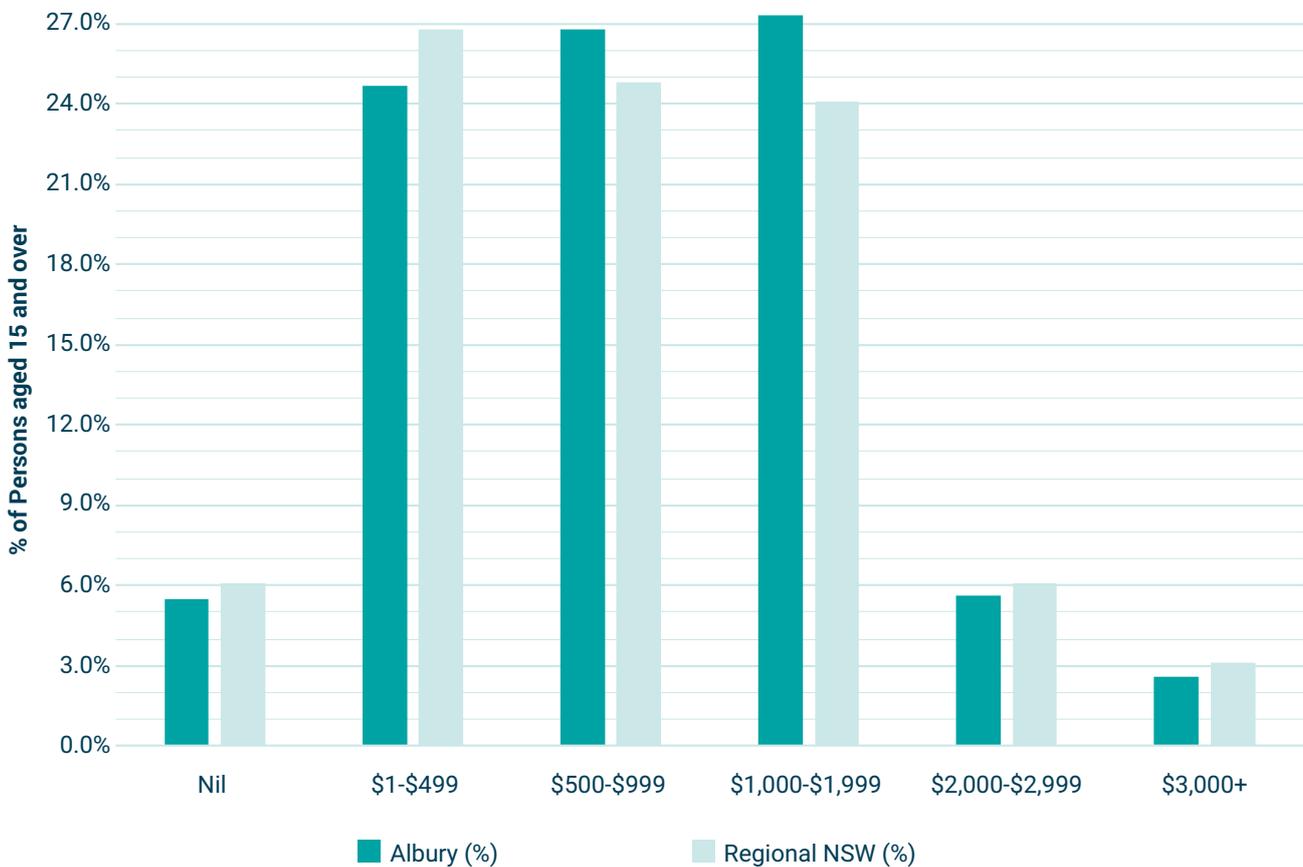
The following income data has been compiled from the data source:

- Australian Bureau of Statistics (ABS) - 2021 Census.





Median Personal Income (Weekly)



# Property

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**Our City continues to experience an active property market, sustained by robust buyer confidence and residential demand.**

Over FY2025, the median house price was 20 per cent lower than the Regional NSW average, highlighting Albury's relative affordability. House prices have continued their upward trajectory, growing by 3.3 per cent over last year and 74 per cent over the past 5 years.

The following income data has been compiled from the data source:

- PRD Real Estate.





**Dwellings**

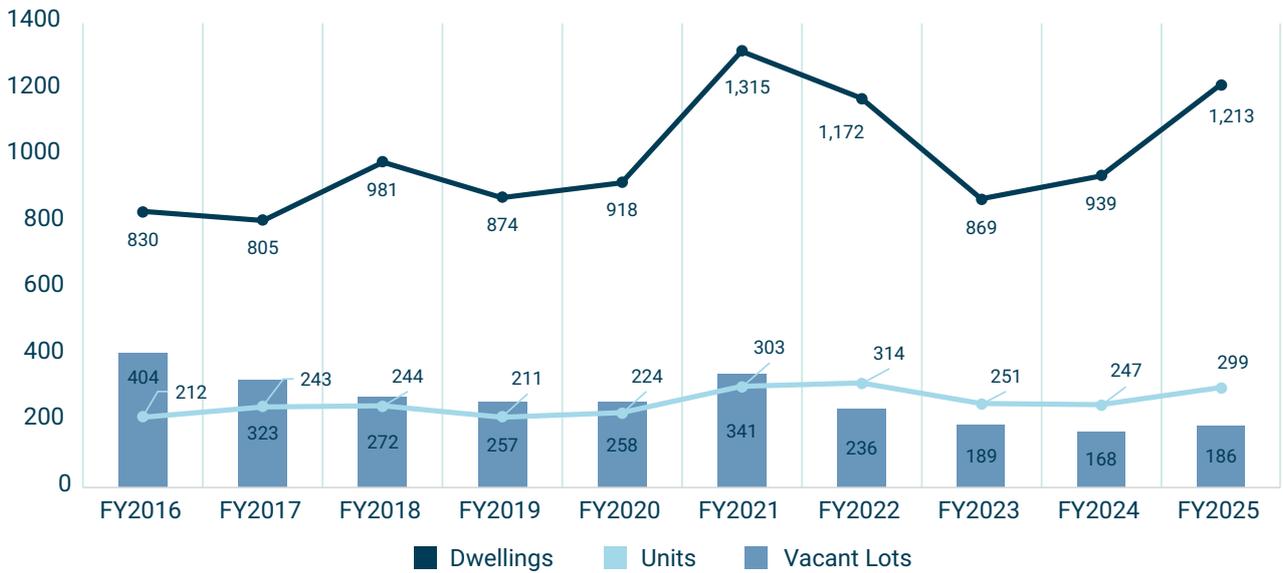


**Units**

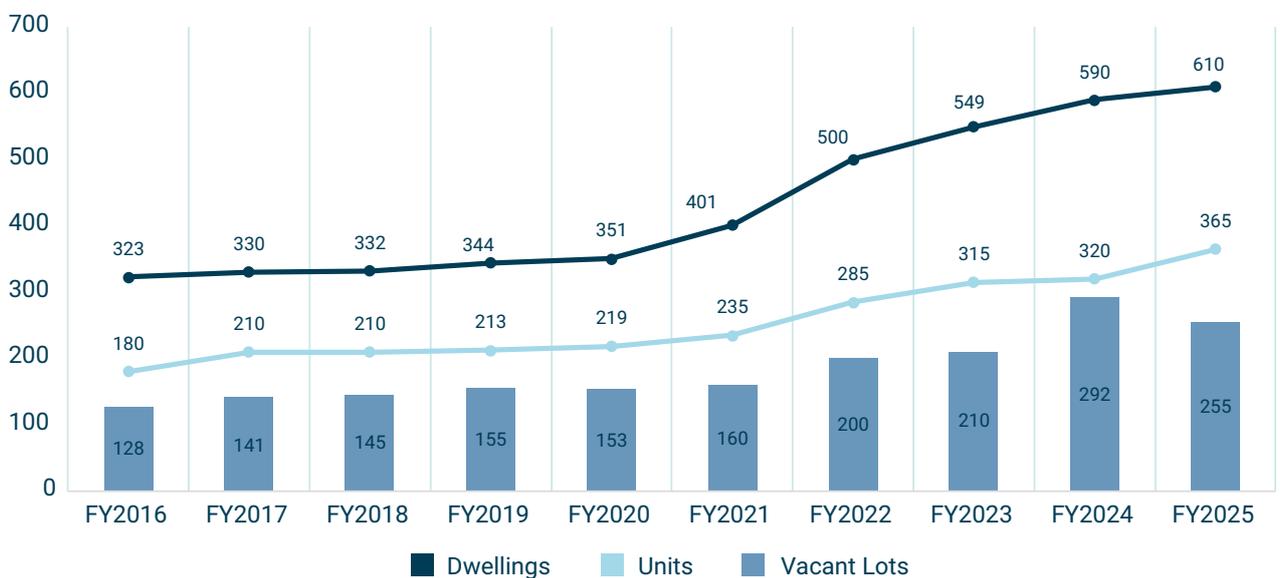


**Vacant Lots**

### Number of Sales



### Median Price of Sales (\$K)



# Rentals

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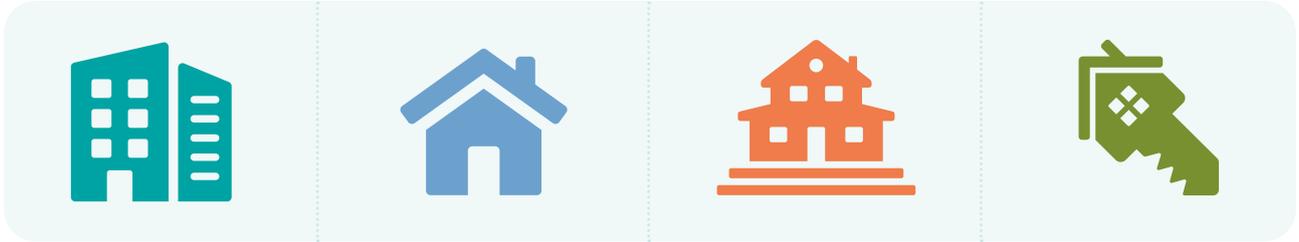
**Our City provides an affordable and diverse rental market, supporting a broad mix of households and lifestyles.**

As of June 2025, the median weekly rent across all dwelling types was \$470, 6 per cent lower than the Regional NSW average. By dwelling size, median weekly rents ranged from \$330 for one-bedroom properties to \$620 for properties with four or more bedrooms. Overall, rental prices have remained competitive, reinforcing Albury's position as an affordable and attractive place to live.

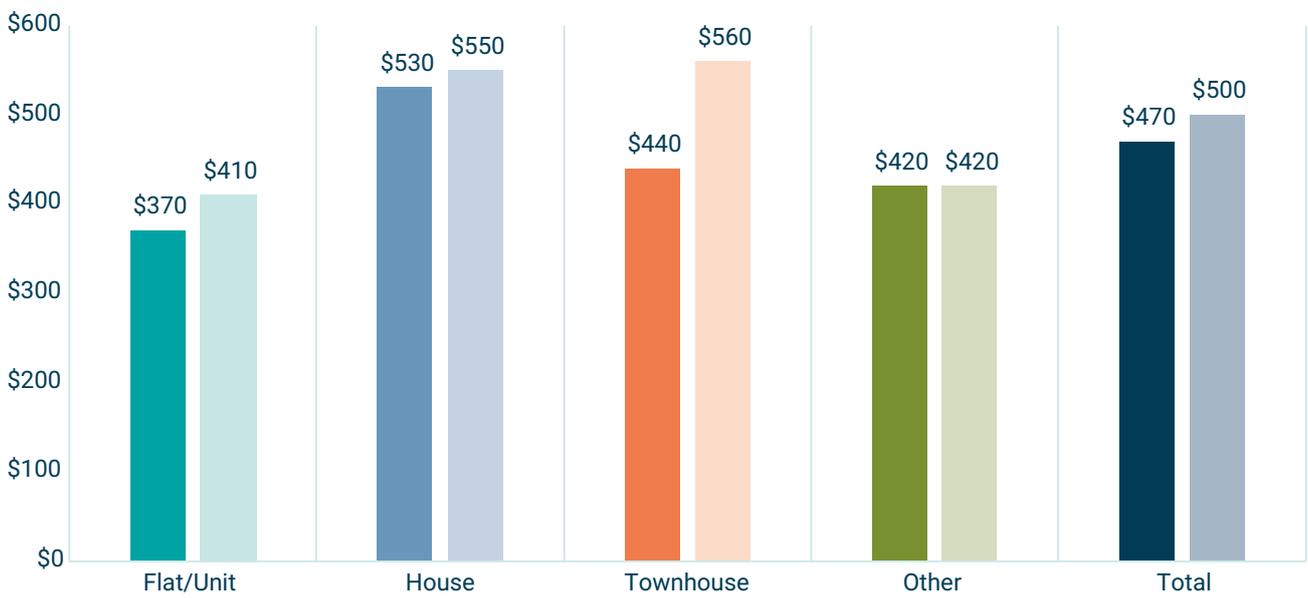
The following income data has been compiled from the data source:

- NSW Communities and Justice.





### Median Weekly Rent by Dwelling Type



### Median Weekly Rent by Number of Bedrooms



■ Albury     
 ■ Albury     
 ■ Albury     
 ■ Albury     
 ■ Albury  
■ Regional NSW     
 ■ Regional NSW     
 ■ Regional NSW     
 ■ Regional NSW     
 ■ Regional NSW

# Development

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**Our City enjoys a steady level of development activity, with ongoing investment in residential and commercial projects.**

Over FY2025, a total of 589 Construction Certificates were issued, comprising 521 residential and 68 non-residential developments. The total construction value reached \$158.4 million, rising by 8 per cent over last year.

The following income data has been compiled from the data source:

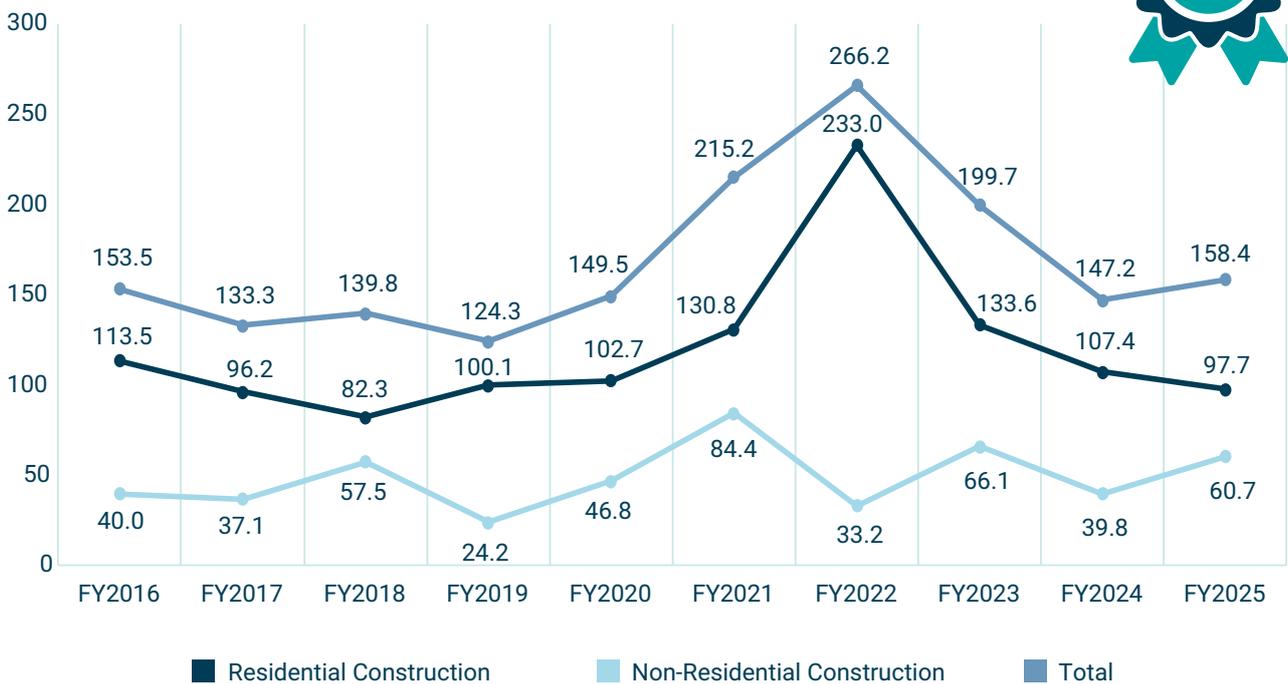
- AlbanyCity's internal construction certificates data monitoring system.



### Number of Construction Certificates



### Value of Construction Certificates (\$M)



# Appendices

## Appendix 1 Albany Economic Structure

Industry Sector	Output (\$M)	Exports (\$M)	Imports (\$M)	Value-Added (\$M)	Employment (No.)
Manufacturing	\$2,006	\$991	\$1,274	\$311	3,077
Construction	\$1,811	\$450	\$362	\$490	3,915
Health Care & Social Assistance	\$1,143	\$422	\$124	\$797	5,620
Rental, Hiring & Real Estate Services	\$978	\$59	\$68	\$723	352
Public Administration & Safety	\$806	\$264	\$114	\$443	2,304
Retail Trade	\$507	\$131	\$64	\$294	2,977
Education & Training	\$498	\$102	\$52	\$352	3,238
Professional, Scientific & Technical Services	\$493	\$17	\$94	\$248	1,522
Transport, Postal & Warehousing	\$472	\$112	\$105	\$198	1,480
Financial & Insurance Services	\$448	\$105	\$69	\$287	446
Electricity, Gas, Water & Waste Services	\$294	\$40	\$55	\$110	287
Accommodation & Food Services	\$282	\$83	\$71	\$133	1,917
Wholesale Trade	\$278	\$35	\$40	\$147	738
Other Services	\$207	\$69	\$38	\$85	1,333
Information Media & Telecommunications	\$193	\$31	\$44	\$75	250
Administrative & Support Services	\$156	\$21	\$23	\$86	878
Agriculture, Forestry & Fishing	\$130	\$52	\$38	\$57	491
Arts & Recreation Services	\$66	\$5	\$17	\$25	347
Mining	\$51	\$35	\$10	\$31	64
<b>Total</b>	<b>\$10,819</b>	<b>\$3,024</b>	<b>\$2,662</b>	<b>\$4,892</b>	<b>31,236</b>

Source: REMPLAN 2024 Release 1, Place of Work Data

## Appendix 2

### Albury Wodonga Economic Structure

Industry Sector	Output (\$M)	Exports (\$M)	Imports (\$M)	Value-Added (\$M)	Employment (No.)
Manufacturing	\$4,610	\$2,416	\$2,941	\$717	6,069
Construction	\$3,475	\$726	\$709	\$967	7,123
Health Care & Social Assistance	\$1,766	\$492	\$208	\$1,231	9,051
Rental, Hiring & Real Estate Services	\$1,649	\$85	\$142	\$1,237	527
Public Administration & Safety	\$2,382	\$1,334	\$382	\$1,270	4,671
Retail Trade	\$864	\$183	\$133	\$501	5,181
Education & Training	\$937	\$246	\$110	\$661	5,404
Professional, Scientific & Technical Services	\$715	\$24	\$159	\$360	2,158
Transport, Postal & Warehousing	\$991	\$313	\$214	\$430	2,810
Financial & Insurance Services	\$616	\$140	\$110	\$394	731
Electricity, Gas, Water & Waste Services	\$452	\$55	\$102	\$162	561
Accommodation & Food Services	\$416	\$66	\$85	\$196	2,972
Wholesale Trade	\$482	\$61	\$78	\$255	1,204
Other Services	\$371	\$112	\$79	\$153	2,214
Information Media & Telecommunications	\$292	\$56	\$85	\$113	367
Administrative & Support Services	\$271	\$30	\$46	\$151	1,455
Agriculture, Forestry & Fishing	\$257	\$101	\$76	\$116	701
Arts & Recreation Services	\$103	\$8	\$29	\$39	569
Mining	\$67	\$39	\$13	\$40	82
<b>Total</b>	<b>\$20,716</b>	<b>\$6,487</b>	<b>\$5,701</b>	<b>\$8,993</b>	<b>53,850</b>

Source: REMPLAN 2024 Release 1, Place of Work Data

## Appendix 3

### Albury Business Profile

Industry Sector	Non employing	1-19 employees	20-199 Employees	200+ Employees	Total
Construction	562	449	11	0	1,022
Rental, Hiring and Real Estate Services	512	73	3	0	588
Professional, Scientific and Technical Services	297	232	11	0	540
Health Care and Social Assistance	277	212	21	3	512
Transport, Postal and Warehousing	258	86	10	0	354
Other Services	145	181	3	0	329
Retail Trade	108	155	22	0	285
Accommodation and Food Services	73	164	30	0	268
Agriculture, Forestry and Fishing	208	41	5	0	254
Manufacturing	91	101	19	0	211
Administrative and Support Services	119	78	3	0	198
Financial and Insurance Services	130	60	0	0	191
Electricity, Gas, Water and Waste Services	138	5	0	0	144
Wholesale Trade	67	65	8	0	140
Education and Training	38	33	3	0	74
Arts and Recreation Services	31	32	3	0	66
Information Media and Telecommunications	18	8	0	0	26
Public Administration and Safety	3	0	0	3	9
Currently Unknown	4	0	0	0	4
Mining	3	0	0	0	3
<b>Total</b>	<b>3,080</b>	<b>1,977</b>	<b>158</b>	<b>3</b>	<b>5,218</b>

Source: Australian Bureau of Statistics (ABS) Counts of Australian Businesses, including Entries and Exits - June 2024 Data

Note that this data has been subject to perturbation for confidentiality purposes.

## Appendix 4

### Albury Wodonga Business Profile

Industry Sector	Non employing	1-19 employees	20-199 Employees	200+ Employees	Total
Construction	1,012	760	27	0	1,799
Rental, Hiring and Real Estate Services	820	106	7	0	933
Professional, Scientific and Technical Services	452	353	19	0	824
Health Care and Social Assistance	437	340	34	6	814
Transport, Postal and Warehousing	378	150	14	0	542
Other Services	258	292	6	0	556
Retail Trade	188	251	32	0	472
Accommodation and Food Services	101	247	45	0	396
Agriculture, Forestry and Fishing	387	70	5	0	463
Manufacturing	172	169	30	0	371
Administrative and Support Services	198	121	10	0	327
Financial and Insurance Services	199	94	3	0	296
Electricity, Gas, Water and Waste Services	183	12	0	0	197
Wholesale Trade	93	97	12	0	202
Education and Training	67	45	6	0	119
Arts and Recreation Services	40	60	3	0	113
Information Media and Telecommunications	23	14	0	0	37
Public Administration and Safety	9	7	6	0	20
Currently Unknown	7	0	0	0	7
Mining	7	3	0	0	10
<b>Total</b>	<b>5,038</b>	<b>3,193</b>	<b>261</b>	<b>6</b>	<b>8,498</b>

Source: Australian Bureau of Statistics (ABS) Counts of Australian Businesses, including Entries and Exits - June 2024 Data

Note that this data has been subject to perturbation for confidentiality purposes.

## Appendix 5 Population

LGA	July 2019	July 2020	July 2021	July 2022	July 2023	July 2024	Avg. Annual % Growth Rate
Albury	54,657	55,466	56,067	56,665	57,509	58,317	1.30%
Wodonga	42,084	42,666	43,207	43,716	44,269	44,824	1.27%
Albury Wodonga	96,741	98,132	99,274	100,381	101,778	103,141	1.29%
Regional NSW	2,789,912	2,815,081	2,835,261	2,862,910	2,891,504	2,922,081	0.93%
Alpine	12,904	13,054	13,166	13,191	13,181	13,199	0.45%
Ballarat	109,773	111,645	113,504	116,011	118,126	121,050	1.98%
Bathurst Regional	43,207	43,444	43,674	44,110	44,606	44,939	0.79%
Greater Bendigo	118,214	119,958	121,272	122,704	124,159	125,805	1.25%
Greater Hume Shire	10,801	10,931	11,109	11,266	11,443	11,582	1.41%
Greater Shepparton	67,733	68,474	68,526	68,964	69,133	69,874	0.62%
Indigo	16,876	17,115	17,251	17,425	17,660	17,788	1.06%
Tamworth Regional	63,183	63,405	63,670	64,520	65,236	65,908	0.85%
Toowoomba	171,566	173,562	175,255	178,387	181,805	184,377	1.45%
Towong	6,142	6,170	6,186	6,198	6,243	6,237	0.31%
Wagga Wagga	66,411	67,277	67,891	68,338	68,703	68,951	0.75%
Wangaratta	29,439	29,517	29,751	29,915	30,000	30,169	0.49%

Source: Australian Bureau of Statistics, Regional Population - FY2024 Data

## Appendix 6 Population Forecast

LGA	2024	2030	2036	2042	Total change (2024-2042)	Avg. Annual % Growth Rate
Albury	58,317	62,986	68,173	73,509	+15,192	1.29%
Wodonga	44,824	49,382	53,996	58,644	+13,820	1.50%
Albury-Wodonga	103,141	112,368	122,169	132,153	+28,771	1.39%

Source: forecast.id



## Appendix 7 Age Characteristics

Age	Albury		Wodonga		Albury Wodonga		Ballarat		Bathurst Regional	
	July 2024	%	July 2024	%	July 2024	%	July 2024	%	July 2024	%
0-4 Years	3,676	6.3%	2,703	6.0%	6,379	6.2%	6,902	5.7%	2,599	5.8%
5-14 Years	7,461	12.8%	5,983	13.3%	13,444	13.0%	15,456	12.8%	5,668	12.6%
15-19 Years	3,517	6.0%	3,245	7.2%	6,762	6.6%	7,796	6.4%	3,197	7.1%
20-24 Years	3,360	5.8%	2,858	6.4%	6,218	6.0%	7,853	6.5%	3,193	7.1%
25-34 Years	7,931	13.6%	5,624	12.5%	13,555	13.1%	16,881	13.9%	5,765	12.8%
35-44 Years	7,264	12.5%	5,726	12.8%	12,990	12.6%	15,550	12.8%	5,449	12.1%
45-54 years	6,708	11.5%	5,383	12.0%	12,091	11.7%	14,368	11.9%	5,340	11.9%
55-64 years	6,718	11.5%	5,047	11.3%	11,765	11.4%	13,361	11.0%	5,245	11.7%
65-74 years	6,237	10.7%	4,559	10.2%	10,796	10.5%	12,266	10.1%	4,557	10.1%
75-84 years	4,040	6.9%	2,728	6.1%	6,768	6.6%	7,737	6.4%	2,841	6.3%
85 years & over	1,405	2.4%	968	2.2%	2,373	2.3%	2,880	2.4%	1,085	2.4%

Source: Australian Bureau of Statistics, Regional population by age and sex - 2024 Release

## Appendix 8 Tenure Characteristics

Tenure Characteristics	Albury		Wodonga		Albury Wodonga		Ballarat		Bathurst Regional	
	July 2021	%	July 2021	%	July 2021	%	July 2021	%	July 2021	%
Owned Outright	6,791	31.1%	4,763	29.8%	11,554	30.5%	14,557	33.0%	5,419	34.5%
Owned with a Mortgage	7,071	32.4%	5,691	35.6%	12,762	33.7%	14,741	33.5%	5,232	33.3%
Rented	7,489	34.3%	5,339	33.4%	12,828	33.9%	14,112	32.0%	4,827	30.7%
Other tenure type	468	2.1%	209	1.3%	677	1.8%	639	1.5%	246	1.6%

Source: Contact analytics@csu.edu.au and Ben Davies at bdavies@csu.edu.au

Contact Guinever Threlkeld at G.Threlkeld@latrobe.edu.au and Tammy Ebert at T.ebert@latrobe.edu.au

## Appendix 9 University Student Enrolments

University (Albury-Wodonga)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Charles Sturt - On-campus	1,514	1,394	1,283	1,256	1,234	1,041	932	911	870	865
Charles Sturt - Off-campus	2,095	2,075	2,141	2,165	2,216	2,278	2,414	2,729	3,281	3,313
La Trobe - On-campus	673	597	445	421	421	527	471	435	494	473
La Trobe - Off-campus	162	184	138	133	140	70	109	109	136	245
<b>Total</b>	<b>4,444</b>	<b>4,250</b>	<b>4,007</b>	<b>3,975</b>	<b>4,011</b>	<b>3,916</b>	<b>3,926</b>	<b>4,184</b>	<b>4,781</b>	<b>4,896</b>

Source: Charles Sturt University and La Trobe University

Greater Bendigo		Greater Shepparton		Tamworth Regional		Toowoomba		Wagga Wagga		Regional NSW	
July 2024	%	July 2024	%	July 2024	%	July 2024	%	July 2024	%	July 2024	%
7,319	5.8%	4,311	6.2%	4,201	6.4%	11,004	6.0%	4,876	7.1%	164,221	5.6%
15,725	12.5%	9,025	12.9%	9,017	13.7%	24,006	13.0%	9,184	13.3%	353,864	12.1%
7,886	6.3%	4,577	6.6%	4,576	6.9%	12,936	7.0%	4,746	6.9%	180,292	6.2%
7,432	5.9%	3,664	5.2%	3,620	5.5%	10,833	5.9%	5,234	7.6%	162,468	5.6%
16,038	12.7%	8,960	12.8%	8,558	13.0%	23,911	13.0%	10,150	14.7%	341,591	11.7%
15,759	12.5%	8,855	12.7%	7,861	11.9%	22,200	12.0%	8,504	12.3%	344,806	11.8%
14,689	11.7%	8,219	11.8%	7,291	11.1%	21,096	11.4%	7,406	10.7%	343,637	11.8%
15,330	12.2%	8,397	12.0%	7,672	11.6%	21,401	11.6%	7,133	10.3%	371,981	12.7%
13,950	11.1%	7,321	10.5%	6,820	10.3%	19,207	10.4%	6,274	9.1%	352,403	12.1%
8,541	6.8%	4,741	6.8%	4,596	7.0%	12,980	7.0%	3,839	5.6%	225,585	7.7%
3,136	2.5%	1,804	2.6%	1,696	2.6%	4,803	2.6%	1,605	2.3%	80,942	2.8%

Greater Bendigo		Greater Shepparton		Tamworth Regional		Toowoomba		Wagga Wagga		Regional NSW	
July 2021	%	July 2021	%	July 2021	%	July 2021	%	July 2021	%	July 2021	%
16,172	35.2%	8,516	35.1%	7,934	34.2%	21,075	33.1%	7,307	29.9%	406,902	38.6%
16,683	36.3%	8,264	34.1%	7,382	31.8%	20,738	32.5%	8,449	34.6%	334,073	31.7%
12,514	27.2%	6,899	28.5%	7,336	31.6%	20,577	32.3%	8,103	33.2%	287,264	27.3%
589	1.3%	552	2.3%	533	2.3%	1,330	2.1%	545	2.2%	24,962	2.4%

# Albury Economic Indicators

November 2025

AlburyCity also publishes the following reports on an annual basis:

- Albury Development Monitor
- Albury Wodonga Visitor Economy Trends

These reports are available for download online from [investalburywodonga.com.au](http://investalburywodonga.com.au). Alternatively, get in touch with our Economic Development team on 02 6023 8214 or email [info@alburycity.nsw.gov.au](mailto:info@alburycity.nsw.gov.au).

