



Albury Economic Indicators

November 2024

AlburyCity



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Introduction

The Economic Indicators Report is an important source of timely and relevant statistical data that provides a range of valuable economic, demographic and development statistics for a variety of users.

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.

Economy Highlights



57,517 Albury population (July 2023)
101,793 Albury Wodonga population (July 2023)



20th largest city in Australia
Albury Wodonga



39 years
Albury median age



24,248 Albury number of households (July 2023)
65.5% of Albury households are families (July 2023)



1.3%
Albury average annual population growth rate (2018-23)



72,443
Albury expected population in 2040



200,000
Regional catchment population



\$5.02 billion Albury Gross Regional Product (July 2023)

\$9.24 billion Albury-Wodonga Gross Regional Product (July 2023)
(value of final goods and services produced in one year)



5,127 Albury businesses (June 2023)

8,386 Albury-Wodonga businesses (June 2023)



33,601 Albury labour force (June 2024)

57,557 Albury Wodonga labour force (June 2024)



4.4% Albury unemployment rate (June 2024)

4.2% Albury Wodonga unemployment rate (June 2024)



\$779

Albury median weekly individual income (June 2021)



\$400 Albury median weekly rent (June 2023)

\$450 Regional NSW median weekly rent (June 2023)



\$590,000 Albury median house price (July 2023 to June 2024)

\$729,000 Regional NSW median house price (July 2023 to June 2024)

Economy

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

- REMPLAN (Regional Economic Modelling & Planning software) - a platform which provides information, resources, and online analytical tools for economic development and planning.
- Australian Bureau of Statistics (ABS).



Key Findings



Gross Regional Product

- As at June 2023, the Albury and Wodonga LGAs had a combined Gross Regional Product (GRP) valued at approximately \$9.24 billion (+11.1% from June 2022).
- As at June 2023, the Albury LGA had a GRP valued at approximately \$5.02 billion (+11.8% from June 2022).
- The 'Public Administration & Safety' and the 'Rental, Hiring & Estate Services' sectors were the top value-add contributors to Albury Wodonga's GRP in FY2023. This is consistent with the trend over the previous eight fiscal years.
- The 'Health Care & Social Assistance' and the 'Rental, Hiring & Estate Services' sectors were the top value-add contributors to Albury's GRP in FY2023. This is consistent with the trend over the previous eight fiscal years.
- Close to one-fifth of Albury's gross revenue was produced by the Manufacturing sector. It has been Albury's highest gross revenue generating sector for over two decades.



Business and Employment

- 'Health Care & Social Assistance' and 'Retail Trade' are the top two employing sectors in both the Albury LGA (32% of total employed) and the combined LGAs of Albury and Wodonga (30% of total employed).
- 'Managers' and 'Professionals' are the two most prominent occupations in both the Albury LGA (35% of total employed) and the combined LGAs of Albury and Wodonga (35% of total employed).
- As at June 2023, there were 8,386 businesses in Albury Wodonga. 58% of Albury Wodonga's businesses were sole proprietorships and 39% were small businesses (1-19 employees).
- As at June 2023, there were 5,127 businesses in Albury. 58% of Albury's businesses were sole proprietorships and 39% were small businesses (1-19 employees).
- As at June 2023, one-fifth of all businesses in Albury Wodonga were engaged in construction, one-ninth were engaged in rental, hiring, and real estate, and a further one-tenth offered professional, scientific, and technical services. The Albury LGA had an identical business profile.

Economic Structure (Albury)

Industry Sector	Output (\$M)	Exports (\$M)	Imports (\$M)	Value-Added (\$M)	Employment (No.)
Manufacturing	\$1,861	\$401	\$1,156	\$304	2,590
Construction	\$1,740	\$900	\$333	\$507	3,131
Health Care & Social Assistance	\$1,021	\$208	\$110	\$703	6,350
Rental, Hiring & Real Estate Services	\$915	\$187	\$67	\$662	337
Public Administration & Safety	\$742	\$223	\$98	\$420	2,181
Retail Trade	\$500	\$144	\$62	\$293	3,887
Education & Training	\$477	\$92	\$50	\$335	3,149
Professional, Scientific & Technical Services	\$467	\$145	\$87	\$235	1,327
Financial & Insurance Services	\$445	\$92	\$64	\$288	465
Transport, Postal & Warehousing	\$444	\$166	\$93	\$185	1,311
Wholesale Trade	\$297	\$94	\$43	\$161	668
Electricity, Gas, Water & Waste Services	\$284	\$125	\$45	\$114	202
Accommodation & Food Services	\$281	\$78	\$62	\$141	3,041
Other Services	\$215	\$88	\$38	\$89	1,068
Information Media & Telecommunications	\$182	\$68	\$42	\$72	259
Administrative & Support Services	\$173	\$51	\$24	\$98	1,087
Agriculture, Forestry & Fishing	\$106	\$36	\$28	\$42	409
Arts & Recreation Services	\$60	\$23	\$14	\$23	291
Mining	\$46	\$11	\$11	\$25	51
Total	\$10,258	\$3,132	\$2,429	\$4,697	31,804

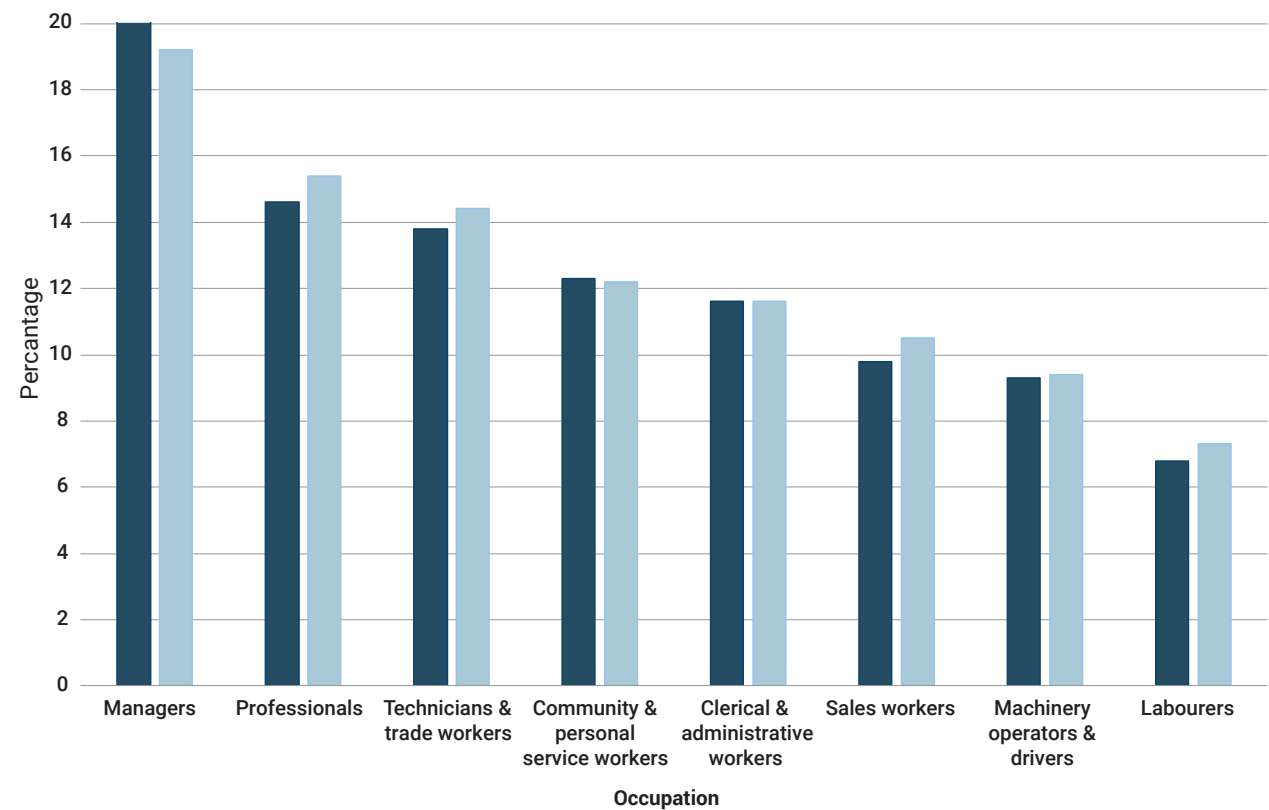
Source: REMPLAN 2023 Release 1, Place of Work Data

Economic Structure (Albury Wodonga)

Industry Sector	Output (\$M)	Exports (\$M)	Imports (\$M)	Value-Added (\$M)	Employment (No.)
Manufacturing	\$4,306	\$926	\$2,652	\$729	5,998
Construction	\$3,349	\$1,699	\$656	\$993	5,921
Health Care & Social Assistance	\$1,577	\$304	\$186	\$1,086	9,807
Rental, Hiring & Real Estate Services	\$1,542	\$270	\$141	\$1,131	506
Public Administration & Safety	\$2,185	\$638	\$336	\$1,211	4,837
Retail Trade	\$852	\$224	\$128	\$500	6,625
Education & Training	\$899	\$163	\$106	\$631	4,568
Professional, Scientific & Technical Services	\$677	\$187	\$150	\$341	2,437
Financial & Insurance Services	\$613	\$111	\$104	\$398	650
Transport, Postal & Warehousing	\$917	\$328	\$184	\$405	2,817
Wholesale Trade	\$515	\$153	\$84	\$278	1,157
Electricity, Gas, Water & Waste Services	\$434	\$179	\$86	\$169	301
Accommodation & Food Services	\$412	\$132	\$74	\$207	4,766
Other Services	\$385	\$144	\$81	\$160	1,892
Information Media & Telecommunications	\$258	\$80	\$75	\$103	443
Administrative & Support Services	\$301	\$81	\$49	\$172	1,540
Agriculture, Forestry & Fishing	\$214	\$68	\$59	\$88	787
Arts & Recreation Services	\$94	\$33	\$25	\$36	461
Mining	\$57	\$13	\$14	\$30	107
Total	\$19,587	\$5,733	\$5,189	\$8,665	55,620

Source: REMPLAN 2023 Release 1, Place of Work Data

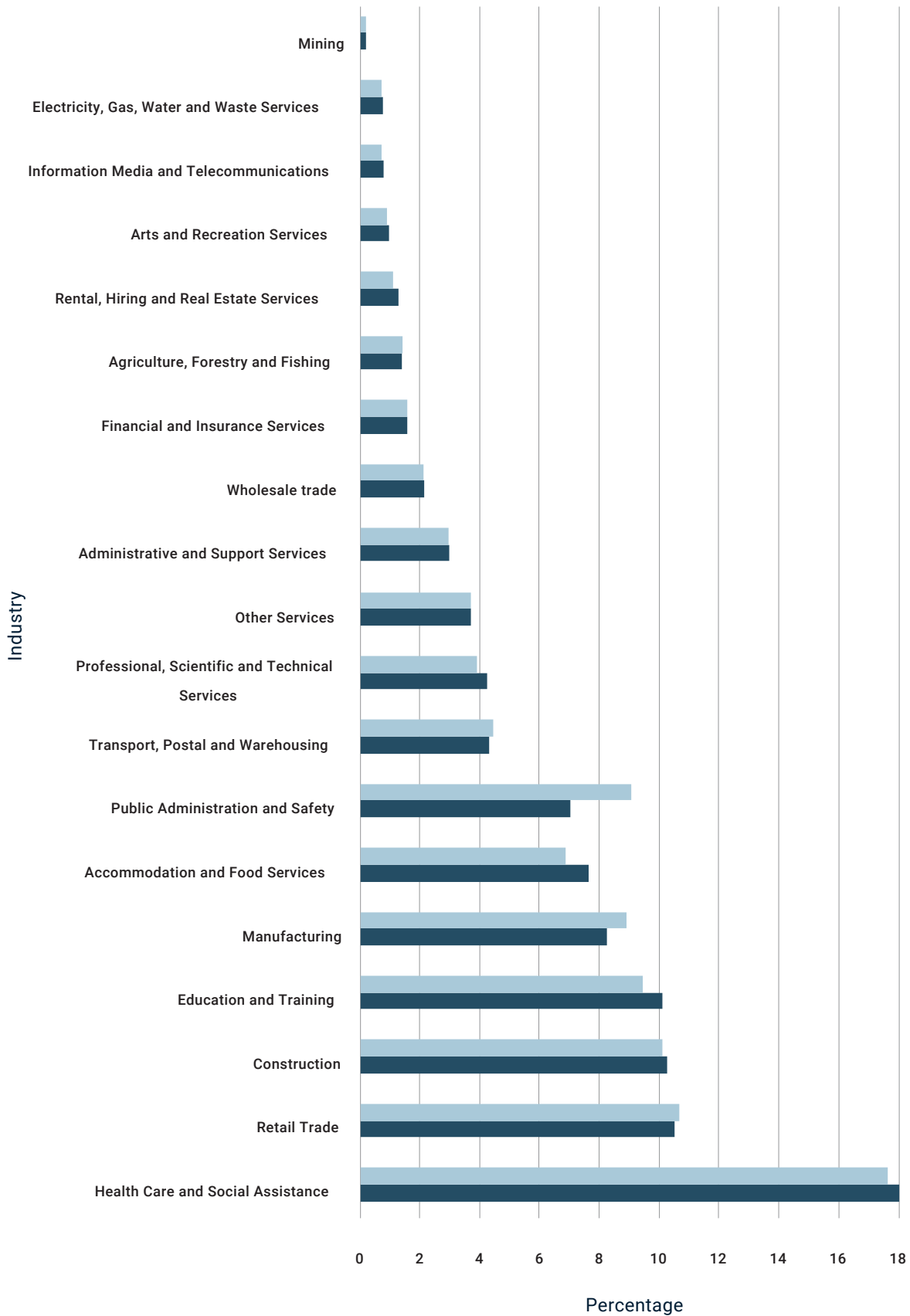
Employment by Occupation



Refer to Appendix 1 for more details.

Albury Albury Wodonga

Employment by Industry Sector



Refer to Appendix 2 for more details.

Albury Business Profile

Industry	Albury Business structure 2023				
	Non employing	1-19 employees	20-199 Employees	200+ Employees	Total
Construction	570	436	10	0	1,016
Rental, Hiring and Real Estate Services	500	73	3	0	574
Professional, Scientific and Technical Services	279	238	10	0	527
Health Care and Social Assistance	251	206	19	3	478
Transport, Postal and Warehousing	244	93	9	0	346
Agriculture, Forestry and Fishing	203	48	4	0	255
Other Services	147	178	3	0	328
Financial and Insurance Services	139	56	0	0	196
Electricity, Gas, Water and Waste Services	135	8	0	0	141
Retail Trade	110	159	22	0	291
Administrative and Support Services	108	73	0	0	184
Manufacturing	85	96	20	0	201
Wholesale Trade	70	72	8	0	150
Accommodation and Food Services	63	159	28	0	250
Education and Training	36	37	3	0	76
Arts and Recreation Services	28	37	0	0	66
Information Media and Telecommunications	14	11	0	0	24
Public Administration and Safety	7	6	5	0	15
Currently Unknown	5	0	0	0	5
Mining	3	0	0	0	4
Total	2,996	1,982	146	3	5,127

Source: Australian Bureau of Statistics, Counts of Australian Businesses

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

Albury Wodonga Business Profile

Industry	Albury Wodonga Business structure 2023				
	Non employing	1-19 employees	20-199 Employees	200+ Employees	Total
Construction	1,003	771	25	0	1,799
Rental, Hiring and Real Estate Services	785	106	8	0	897
Professional, Scientific and Technical Services	445	359	16	0	820
Health Care and Social Assistance	393	320	30	6	746
Transport, Postal and Warehousing	372	152	13	0	537
Agriculture, Forestry and Fishing	390	74	4	0	470
Other Services	244	302	6	0	551
Financial and Insurance Services	203	93	3	0	298
Electricity, Gas, Water and Waste Services	178	15	0	0	192
Retail Trade	185	260	32	3	478
Administrative and Support Services	190	125	5	0	324
Manufacturing	159	162	30	0	351
Wholesale Trade	104	102	11	0	217
Accommodation and Food Services	88	247	46	0	382
Education and Training	64	55	6	0	125
Arts and Recreation Services	48	64	0	0	113
Information Media and Telecommunications	22	16	0	0	37
Public Administration and Safety	12	14	5	0	27
Currently Unknown	8	0	0	0	8
Mining	10	0	0	0	14
Total	4,901	3,235	242	9	8,386

Source: Australian Bureau of Statistics, Counts of Australian Businesses

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

Population and Demographics

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

- Australian Bureau of Statistics (ABS).
- forecast.id - an online demographic forecasting tool designed to enable Local Governments to forecast future population trends and structures.
- Charles Sturt University.
- La Trobe University.
- NSW Communities & Justice, Data Vic - Victorian Government Open Data, and Queensland Government Residential Tenancies Authority



Key Findings



Population

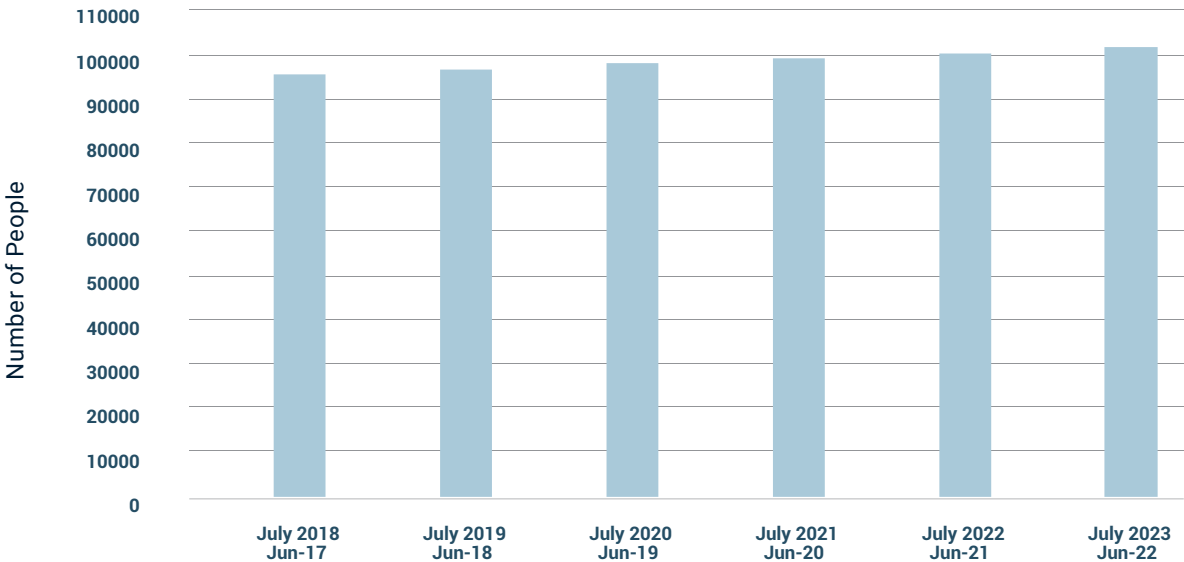
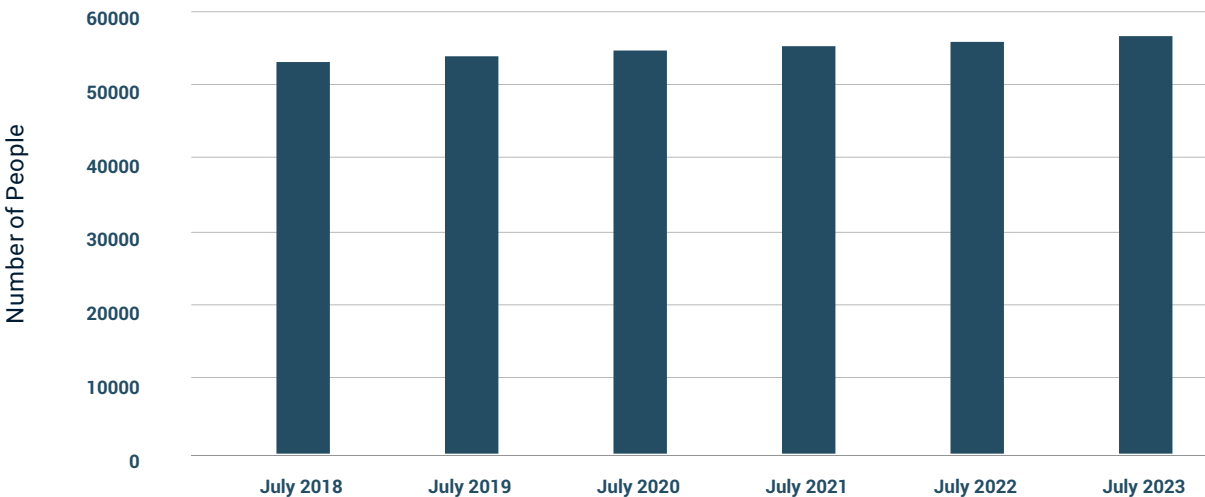
- As at July 2023, the combined LGAs of Albury Wodonga had a population of 101,793. Since 2018, Albury Wodonga's population has been growing at an average annual rate of 1.29%, faster than the Regional NSW average of 0.90%.
- As at July 2023, the Albury LGA had a population of 57,517. Since 2018, Albury's population has been growing at an average annual rate of 1.30%, faster than the Regional NSW average of 0.90%.
- Albury's population is expected to reach 73,477 by 2041, while Wodonga's population is expected to reach 57,087 over the same period.
- As at July 2023, 61.3% of Albury's population fell into the workforce age bracket of 15-64 years.
- Albury Wodonga is experiencing an ageing population. The proportion of people aged 65 years and above rose from 11.3% in July 2001 to 18.9% in July 2023.



Education and Income

- Albury Wodonga has a large and well-educated workforce:
 - o As at June 2021, 19.2% of Albury's population aged 15 and older possessed a Bachelor or higher degree, 24.0% possessed a Vocational qualification, and 39.1% did not possess a university or trade qualification.
 - o Compared to the 2016 Census, the number of people who possess a formal qualification has increased by 4.2%, while the percentage of people who do not possess a formal qualification decreased by 1.7%.
 - o Compared to Regional NSW, Albury had a higher proportion of people holding formal qualifications, and a similar proportion of people with no formal qualifications.
- As at July 2021, Albury's median weekly individual income was 8% greater than Regional NSW, with an average annual nominal growth rate of 3.9% since July 2016.

Population



Refer to Appendix 3 for more details.

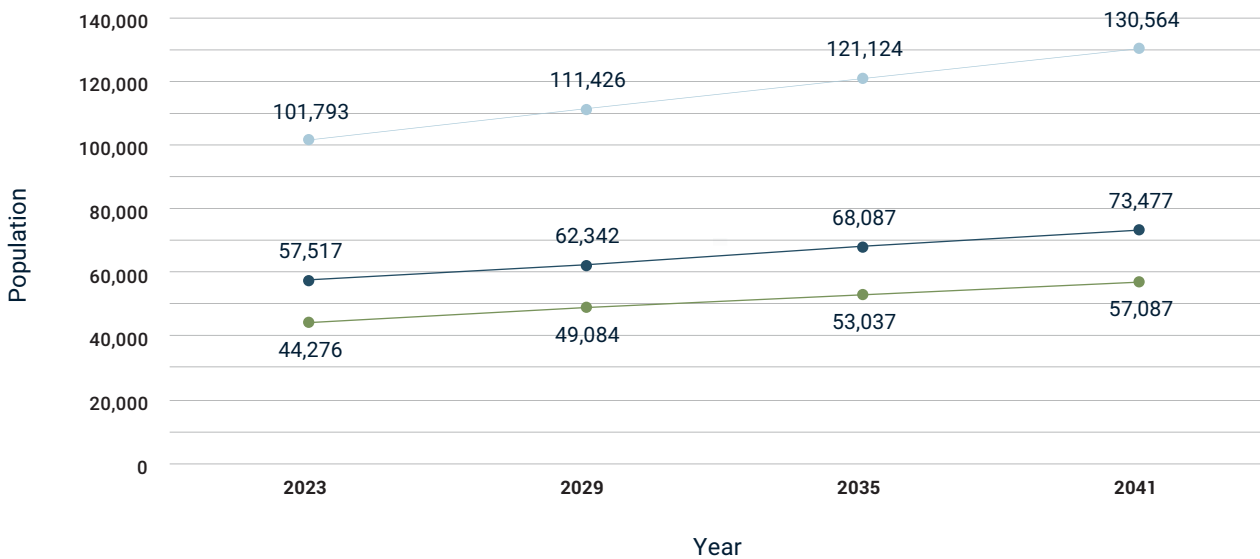
Albury Albury Wodonga

Albury and Surrounding LGA Populations

LGA	July 2018	July 2019	July 2020	July 2021	July 2022	July 2023	Avg. Annual % Growth Rate
Albury	53,922	54,657	55,466	56,067	56,665	57,517	1.30%
Alpine	12,822	12,904	13,054	13,166	13,191	13,182	0.56%
Greater Hume Shire	10,701	10,801	10,931	11,109	11,266	11,445	1.35%
Indigo	16,613	16,876	17,115	17,251	17,425	17,662	1.23%
Towong	6,100	6,142	6,170	6,186	6,198	6,243	0.46%
Wangaratta	29,269	29,439	29,517	29,751	29,915	30,002	0.50%
Wodonga	41,541	42,084	42,666	43,207	43,716	44,276	1.28%

Source: Australian Bureau of Statistics, Regional Population

Population Forecast



Refer to Appendix 4 for more details.

● Albury ● Wodonga ● Albury Wodonga

Demographics



Albury

57,517 People

48.8% Male

51.2% Female

61.3% Working age population

15,870 Families



26,003 Private dwellings

2.3 Average persons per household

\$779 Median weekly individual income

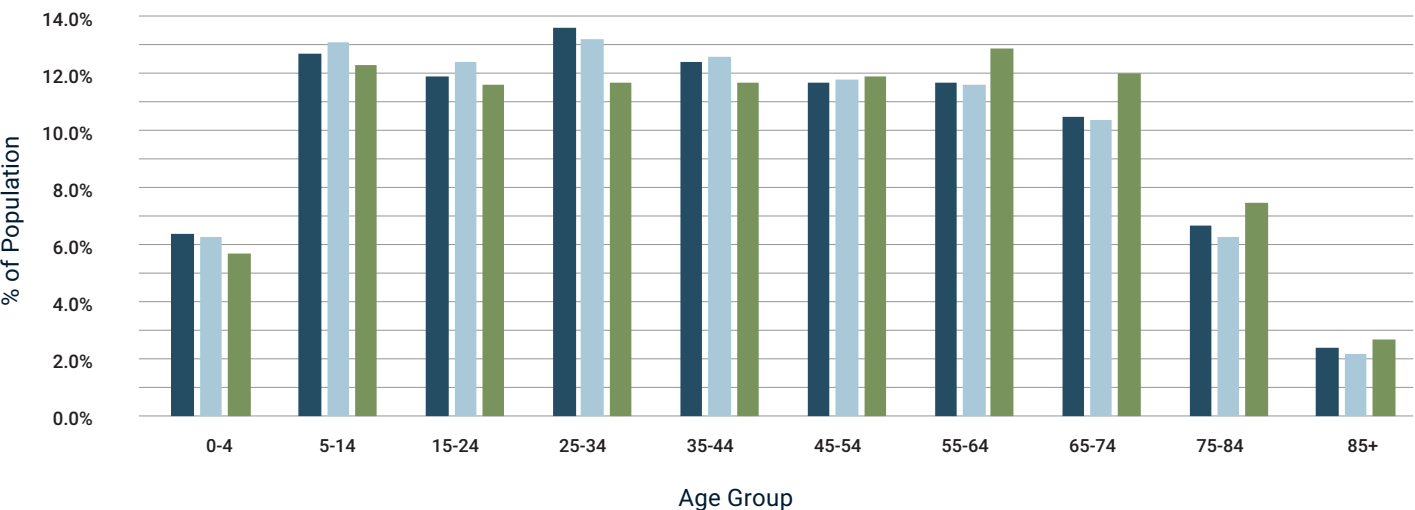
\$1,473 Median monthly mortgage

\$400 Median weekly rent

Source: Australian Bureau of Statistics, forecast.id, and NSW Communities & Justice

Refer to Appendix 5 for more details.

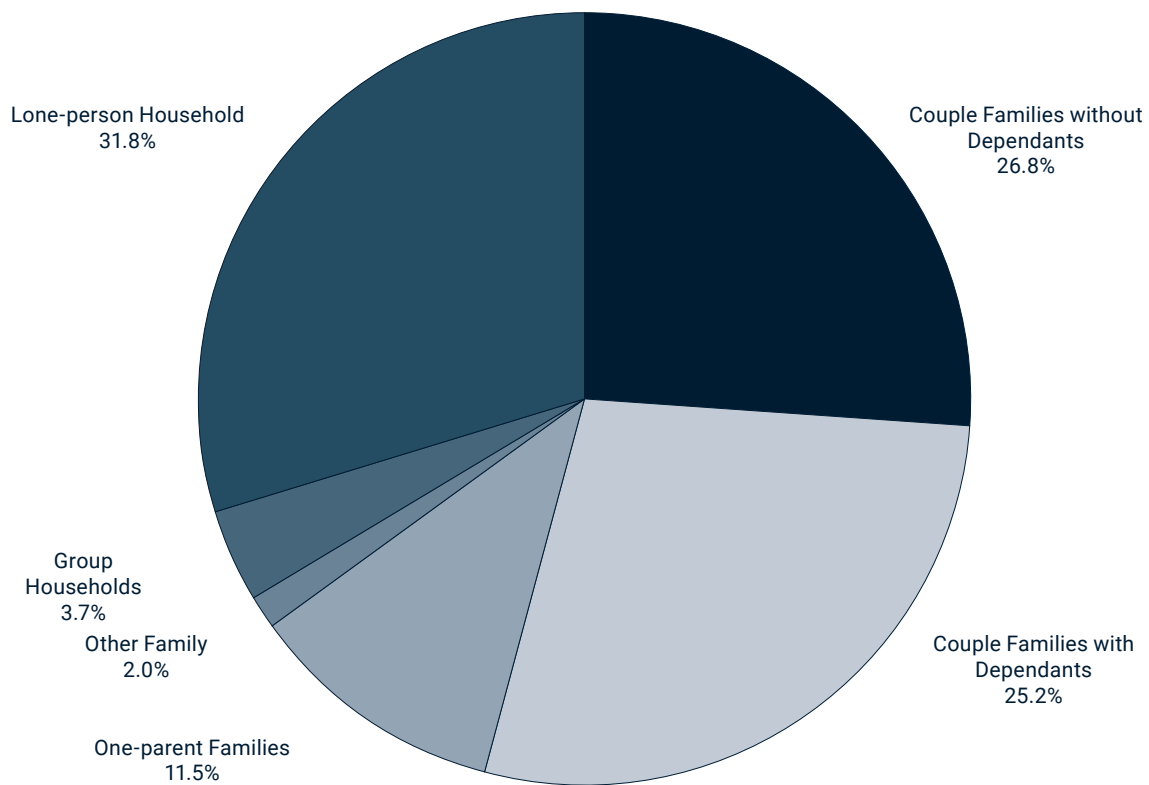
Age Characteristics



Refer to Appendix 6 for more details.

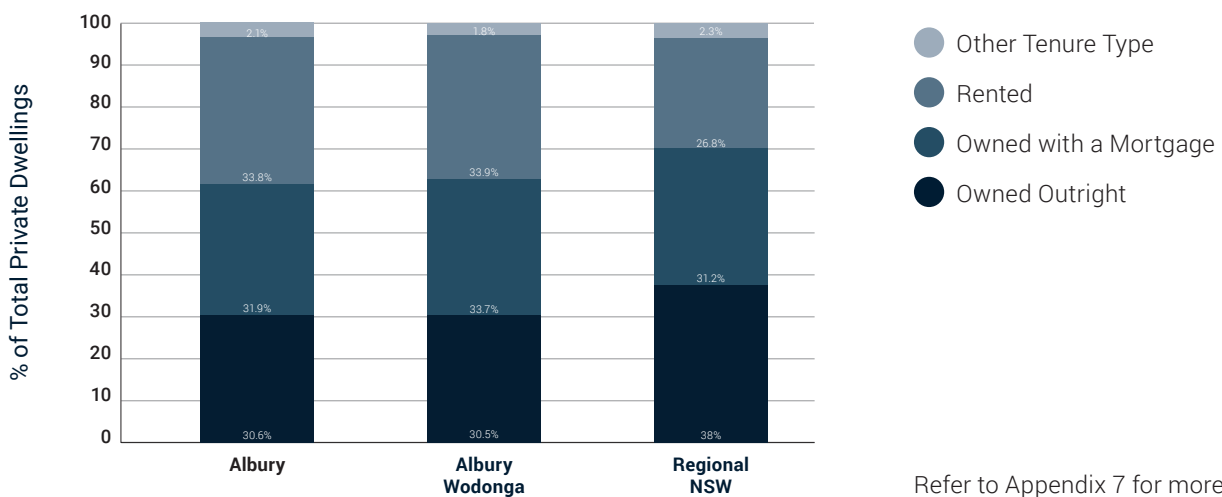
Albury Albury Wodonga Regional NSW

Household Characteristics



Refer to Appendix 7 for more details.

Tenure Characteristics



Refer to Appendix 7 for more details.

Educational Profile

Type of educational intitution	Albury	Albury-Wodonga
	No.	
Preschool	1,247	2,292
Primary	4,591	8,515
Secondary	3,466	6,394
Vocational education (including TAFE)	1,773	3,382
University or other Tertiary Institutions	1,669	2,715
Other	465	836
Highest Tertiary Qualification Obtained	No.	
Bachelor or Higher degree	8,743	14,250
Advanced Diploma or Diploma	4,166	7,682
Vocational	10,926	19,995
No qualification	17,818	31,648

Refer to Appendix 8 for more details.

University Student Enrolments

University (Albury-Wodonga)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Charles Sturt - On-campus	1,619	1,514	1,394	1,283	1,256	1,234	1,041	932	911	855
Charles Sturt - Off-campus	2,022	2,095	2,075	2,141	2,165	2,216	2,278	2,414	2,729	3,077
La Trobe - On-campus	602	673	597	445	421	421	527	471	435	494
La Trobe - Off-campus	160	162	184	138	133	140	70	109	109	136
Total	4,403	4,444	4,285	3,921	3,853	3,867	3,916	3,926	3,946	4,562

Source: Charles Sturt University and La Trobe University



Development

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

- AlburyCity Construction Statistics - information is sourced from AlburyCity's internal construction certificates data monitoring system.
- National Property Group.



Key Findings



Construction Certificates

- The number of residential projects in the 2023-24 financial year was 14% lower than the prior 5-year average, while the number of commercial projects experienced a 38% decline.
- The number of construction and complying development certificates dropped by 17% to 1,001 over the 2021-22 financial year. This was followed by a 4% decrease over the 2022-23 financial year, and a further 13% decrease to 831 over the 2023-24 financial year. These declines can be attributed, in part, to rising borrowing costs and an increased cost of living.
- The value of construction for Albury in the 2023-24 financial year was estimated at approximately \$147.2 million, a decrease of 23% over the prior 5-year average.



Property Trends

- There were 939 house sales in Albury over the 2023-24 financial year. The median house price during this time was \$590,000.
- Median house prices in the Albury LGA rose by 7.5% in the 2023-24 financial year. This reflects a slower growth rate compared to the 9.8% increase in the previous financial year.
- Over the 2023-24 financial year, the number of units sold in Albury decreased by 1.6% to 247, while the median unit price rose by approximately 1.6% to \$320,000.
- Over the 2023-24 financial year, the number of vacant lot sales in Albury decreased by 11.1% to 168, while the median price increased by 39.0% to \$292,000.



Construction Certificates

Number of Construction Certificates

Albury	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2024 vs. prior 5-year average
Residential Construction	477	528	708	554	550	484	-14.1%
Non-Residential Construction	55	57	55	46	63	34	-38.4%
Total	532	585	763	600	613	518	-16.3%

Source: Albury City Council

Value of Construction Certificates (\$M)

Albury	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2024 vs. prior 5-year average
Residential Construction	100.1	102.7	130.8	233.0	133.6	107.4	-23.3%
Non-Residential Construction	24.2	46.7	84.4	33.2	66.1	39.8	-21.8%
Total	124.3	149.4	215.2	266.2	199.7	147.2	-22.9%

Source: Albury City Council

Property Sales Trends

Albury LGA	Dwellings		Units		Vacant House Lots	
	No. Sales	Median Price (\$)	No. Sales	Median Price (\$)	No. Sales	Median Price (\$)
FY2016	830	\$322,750	212	\$180,000	404	\$128,000
FY2017	805	\$330,000	243	\$210,000	323	\$140,500
FY2018	981	\$332,000	244	\$210,000	272	\$145,000
FY2019	874	\$344,000	211	\$212,500	257	\$155,000
FY2020	918	\$350,500	224	\$218,500	258	\$152,500
FY2021	1,315	\$401,250	303	\$235,000	563	\$160,000
FY2022	1,172	\$500,000	314	\$285,000	236	\$200,000
FY2023	869	\$549,000	251	\$315,000	189	\$210,000
FY2024	939	\$590,000	247	\$320,000	168	\$292,000

Source: National Property Group

Appendices

Appendix 1

Employment by Occupation

	Albury		Wodonga		Albury-Wodonga	
	June 2021	%	June 2021	%	June 2021	%
Professionals	5,299	20.1	3,590	17.4	8,889	19.2
Technicians and Trades Workers	3,853	14.6	3,265	15.8	7,118	15.4
Community and Personal Service Workers	3,634	13.8	3,017	14.6	6,651	14.4
Managers	3,228	12.3	2,435	11.8	5,663	12.2
Clerical and Administrative Workers	3,066	11.6	2,288	11.1	5,354	11.6
Labourers	2,589	9.8	2,258	10.9	4,847	10.5
Sales Workers	2,462	9.3	1,888	9.1	4,350	9.4
Machinery Operators and Drivers	1,779	6.8	1,603	7.7	3,382	7.3

Source: 2021 Census - Australian Bureau of Statistics, Place of Usual Residence Data

Appendix 2

Employment by Industry

	Albury		Wodonga		Albury-Wodonga	
	June 2021	%	June 2021	%	June 2021	%
Agriculture, Forestry and Fishing	366	1.4	294	1.4	660	1.4%
Mining	51	0.2	41	0.2	92	0.2%
Manufacturing	2,168	8.2	2,019	9.8	4,187	8.9%
Electricity, Gas, Water and Waste Services	198	0.8	140	0.7	338	0.7%
Construction	2,698	10.2	2,044	9.9	4,742	10.1%
Wholesale trade	564	2.1	432	2.1	996	2.1%
Retail Trade	2,767	10.5	2,242	10.8	5,009	10.6%
Accommodation and Food Services	2,008	7.6	1,220	5.9	3,228	6.9%
Transport, Postal and Warehousing	1,134	4.3	957	4.6	2,091	4.4%
Information Media and Telecommunications	204	0.8	128	0.6	332	0.7%
Financial and Insurance Services	413	1.6	329	1.6	742	1.6%
Rental, Hiring and Real Estate Services	335	1.3	180	0.9	515	1.1%
Professional, Scientific and Technical Services	1,113	4.2	718	3.5	1,831	3.9%
Administrative and Support Services	781	3.0	602	2.9	1,383	2.9%
Public Administration and Safety	1,851	7.0	2,404	11.6	4,255	9.0%
Education and Training	2,656	10.1	1,787	8.6	4,443	9.4%
Health Care and Social Assistance	4,790	18.2	3,494	16.9	8,284	17.6%
Arts and Recreation Services	254	1.0	169	0.8	423	0.9%
Other Services	970	3.7	767	3.7	1,737	3.7%
Inadequately described or not stated	1,018	3.9	730	3.5	1,748	3.7%
Total	26,339	100	20,697	100	47,036	100.0%

Source: 2021 Census - Australian Bureau of Statistics, Place of Usual Residence Data

Ballarat		Bathurst Regional		Greater Bendigo		Greater Shepparton		Tamworth Regional		Toowoomba		Wagga Wagga	
June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%
12,096	22.8	3,898	19.1	12,043	21.4	5,305	17.6	5,041	17.6	15,662	19.7	6,901	20.7
7,328	13.8	3,068	15.0	7,830	13.9	4,311	14.3	4,024	14.0	11,495	14.5	4,996	15.0
7,300	13.7	2,903	14.2	7,514	13.3	4,266	14.2	4,000	14.0	10,681	13.4	4,823	14.5
6,522	12.3	2,471	12.1	6,637	11.8	4,090	13.6	3,636	12.7	9,879	12.4	4,066	12.2
6,051	11.4	2,426	11.9	6,529	11.6	3,533	11.7	3,621	12.6	9,522	12.0	3,733	11.2
5,233	9.9	2,211	10.8	6,276	11.1	3,332	11.1	3,280	11.5	9,171	11.5	3,375	10.1
5,024	9.5	1,755	8.6	5,067	9.0	2,698	9.0	2,579	9.0	6,677	8.4	3,028	9.1
2,750	5.2	1,376	6.7	3,472	6.2	1,995	6.6	2,009	7.0	5,087	6.4	1,785	5.4

Ballarat		Bathurst Regional		Greater Bendigo		Greater Shepparton		Tamworth Regional		Toowoomba		Wagga Wagga	
June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%	June 2021	%
890	1.7	698	3.4	1,295	2.3	2,512	8.3	1,673	5.8	4,670	5.9	1,406	4.2
402	0.8	366	1.8	1,131	2.0	56	0.2	355	1.2	1,175	1.5	100	0.3
3,834	7.2	1,552	7.6	4,706	8.4	2,815	9.3	2,462	8.6	5,405	6.8	1,915	5.8
540	1.0	248	1.2	704	1.3	647	2.1	297	1.0	977	1.2	407	1.2
5,057	9.5	1,844	9.0	5,334	9.5	2,700	9.0	2,312	8.1	6,686	8.4	2,817	8.5
977	1.8	330	1.6	982	1.7	653	2.2	654	2.3	1,873	2.4	757	2.3
5,382	10.1	1,938	9.5	5,543	9.8	2,908	9.7	2,859	10.0	7,269	9.1	3,237	9.7
3,825	7.2	1,408	6.9	3,834	6.8	1,716	5.7	1,904	6.6	4,739	6.0	2,221	6.7
1,787	3.4	729	3.6	1,838	3.3	1,243	4.1	1,351	4.7	3,086	3.9	1,203	3.6
737	1.4	246	1.2	515	0.9	212	0.7	205	0.7	450	0.6	259	0.8
905	1.7	314	1.5	1,902	3.4	367	1.2	474	1.7	1,886	2.4	510	1.5
635	1.2	220	1.1	553	1.0	269	0.9	344	1.2	921	1.2	330	1.0
2,859	5.4	759	3.7	2,393	4.3	1,186	3.9	1,017	3.6	3,635	4.6	1,342	4.0
1,433	2.7	567	2.8	1,557	2.8	907	3.0	899	3.1	1,878	2.4	1,016	3.1
3,403	6.4	1,811	8.9	3,500	6.2	1,278	4.2	1,677	5.9	4,642	5.8	3,280	9.9
5,742	10.8	2,307	11.3	4,887	8.7	2,527	8.4	2,744	9.6	8,571	10.8	3,532	10.6
10,150	19.1	3,367	16.5	10,759	19.1	5,206	17.3	4,887	17.1	14,649	18.4	5,957	17.9
1,013	1.9	275	1.3	802	1.4	265	0.9	284	1.0	769	1.0	276	0.8
1,835	3.5	780	3.8	2,101	3.7	1,306	4.3	1,173	4.1	3,264	4.1	1,427	4.3
1,700	3.2	696	3.4	1,969	3.5	1,358	4.5	1,062	3.7	2,964	3.7	1,281	3.9
53,106	100	20,455	100	56,305	100	30,131	100	28,633	100	79,509	100	33,273	100

Appendix 3

Population

LGA	July 2018	July 2019	July 2020	July 2021	July 2022	July 2023	Avg. Annual % Growth Rate
Albury	53,922	54,657	55,466	56,067	56,665	57,517	1.30%
Albury Wodonga	95,463	96,741	98,132	99,274	100,381	101,793	1.29%
Ballarat	107,608	109,773	111,645	113,504	116,011	118,137	1.88%
Bathurst Regional	42,882	43,207	43,444	43,674	44,110	44,612	0.79%
Greater Bendigo	116,186	118,214	119,958	121,272	122,704	124,174	1.34%
Greater Shepparton	66,826	67,733	68,474	68,526	68,964	69,135	0.68%
Tamworth Regional	62,511	63,183	63,405	63,670	64,520	65,246	0.86%
Toowoomba	169,319	171,566	173,562	175,255	178,387	181,821	1.43%
Wagga Wagga	65,618	66,411	67,277	67,891	68,338	68,716	0.93%

Source: Australian Bureau of Statistics, Regional Population

Appendix 4

Population forecast

LGA	2023	2029	2035	2041	Total change (2023-2041)	Avg. Annual % Growth Rate
Albury	57,517	62,342	68,087	73,477	+15,960	1.37%
Wodonga	44,276	49,084	53,037	57,087	+12,811	1.42%
Albury-Wodonga	101,793	111,426	121,124	130,564	+28,771	1.39%

Source: forecast.id

Appendix 5

Income and Housing Payments

Income and Housing Payments	Albury	Wodonga	Ballarat	Bathurst Regional	Greater Bendigo	Greater Shepparton	Tamworth Regional	Toowoomba	Wagga Wagga
Median Weekly Individual Income*	\$779	\$805	\$743	\$796	\$739	\$712	\$755	\$743	\$839
Median Monthly Mortgage Repayments*	\$1,473	\$1,479	\$1,477	\$1,733	\$1,417	\$1,300	\$1,517	\$1,517	\$1,517
Median Weekly Rent**	\$400	\$445	\$395	\$430	\$420	\$390	\$390	\$410	\$430

Source: *2021 Census - Australian Bureau of Statistics, **June 2023 Release - NSW Communities & Justice, Data Vic - Victorian Government Open Data, and Queensland Government Residential Tenancies Authority



Appendix 6

Age Characteristics

	Albury		Wodonga		Albury-Wodonga		Ballarat		Bathurst Regional	
	July 2023	%	July 2023	%	July 2023	%	July 2023	%	July 2023	%
Age										
0-4 Years	3,684	6.4%	2,775	6.3%	6,459	6.3%	6,800	5.8%	2,614	5.9%
5-14 Years	7,288	12.7%	6,002	13.6%	13,290	13.1%	15,166	12.8%	5,780	13.0%
15-19 Years	3,448	6.0%	3,108	7.0%	6,556	6.4%	7,575	6.4%	3,111	7.0%
20-24 Years	3,386	5.9%	2,674	6.0%	6,060	6.0%	7,588	6.4%	3,046	6.8%
25-34 Years	7,840	13.6%	5,643	12.7%	13,483	13.2%	16,416	13.9%	5,757	12.9%
35-44 Years	7,108	12.4%	5,729	12.9%	12,837	12.6%	14,992	12.7%	5,360	12.0%
45-54 years	6,723	11.7%	5,315	12.0%	12,038	11.8%	14,235	12.0%	5,393	12.1%
55-64 years	6,748	11.7%	5,055	11.4%	11,803	11.6%	13,250	11.2%	5,306	11.9%
65-74 years	6,066	10.5%	4,510	10.2%	10,576	10.4%	11,981	10.1%	4,446	10.0%
75-84 years	3,855	6.7%	2,570	5.8%	6,425	6.3%	7,327	6.2%	2,735	6.1%
85 years & over	1,371	2.4%	895	2.0%	2,266	2.2%	2,807	2.4%	1,064	2.4%

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

Greater Bendigo		Greater Shepparton		Tamworth Regional		Toowoomba		Wagga Wagga		Regional NSW	
July 2023	%	July 2023	%	July 2023	%	July 2023	%	July 2023	%	July 2023	%
7,349	5.9%	4,205	6.1%	4,236	6.5%	10,929	6.0%	4,947	7.2%	164,543	5.7%
15,755	12.7%	9,092	13.2%	9,078	13.9%	24,217	13.3%	9,274	13.5%	355,112	12.3%
7,611	6.1%	4,428	6.4%	4,400	6.7%	12,578	6.9%	4,676	6.8%	175,532	6.1%
7,370	5.9%	3,635	5.3%	3,517	5.4%	10,729	5.9%	5,307	7.7%	159,048	5.5%
16,006	12.9%	9,029	13.1%	8,392	12.9%	23,412	12.9%	10,058	14.6%	338,339	11.7%
15,288	12.3%	8,644	12.5%	7,782	11.9%	21,657	11.9%	8,416	12.2%	338,628	11.7%
14,752	11.9%	8,301	12.0%	7,342	11.3%	21,208	11.7%	7,405	10.8%	345,280	11.9%
15,255	12.3%	8,377	12.1%	7,673	11.8%	21,189	11.7%	7,230	10.5%	373,619	12.9%
13,602	11.0%	7,156	10.4%	6,748	10.3%	18,736	10.3%	6,093	8.9%	346,436	12.0%
8,148	6.6%	4,549	6.6%	4,472	6.9%	12,570	6.9%	3,719	5.4%	216,306	7.5%
3,038	2.4%	1,719	2.5%	1,606	2.5%	4,596	2.5%	1,591	2.3%	78,657	2.7%

Appendix 7

Tenure Characteristics

	Albury	Wodonga	Albury-Wodonga	Ballarat
Tenure Characteristic	No.			
Owned Outright	6,791	4,763	11,554	14,557
Owned with a Mortgage	7,071	5,691	12,762	14,741
Rented	7,489	5,339	12,828	14,112
Other tenure type	468	209	677	639

Source: 2021 Census - Australian Bureau of Statistics

Appendix 8

Educational Profile

	Albury	Wodonga	Albury-Wodonga	Ballarat
Type of educational intitution	No.			
Preschool	1,247	1,045	2,292	2,556
Primary	4,591	3,924	8,515	9,560
Secondary	3,466	2,928	6,394	7,740
Vocational education (including TAFE)	1,773	1,609	3,382	2,470
University or other Tertiary Institutions	1,669	1,046	2,715	4,904
Other	465	371	836	904
Highest Tertiary Qualification Obtained	No.			
Bachelor or Higher degree	8,743	5,507	14,250	21,422
Advanced Diploma or Diploma	4,166	3,516	7,682	8,463
Vocational	10,926	9,069	19,995	19,439
No qualification	17,818	13,830	31,648	35,884

Source: 2021 Census - Australian Bureau of Statistics

Bathurst Regional	Greater Bendigo	Greater Shepparton	Tamworth Regional	Toowoomba	Wagga Wagga	Regional NSW
No.						
5,419	16,172	8,516	7,934	21,075	7,307	406,902
5,232	16,683	8,264	7,382	20,738	8,449	334,073
4,827	12,514	6,899	7,336	20,577	8,103	287,264
246	589	552	533	1,330	545	24,962

Bathurst Regional	Greater Bendigo	Greater Shepparton	Tamworth Regional	Toowoomba	Wagga Wagga
No.					
965	2,576	1,435	1,375	2,620	1,665
3,646	10,102	5,722	5,567	14,904	5,947
3,170	7,751	4,642	4,407	13,356	4,495
1,165	2,890	1,661	1,561	4,207	2,143
1,618	3,808	1,478	1,236	6,281	3,094
208	922	587	302	1,699	486
No.					
6,717	19,494	8,159	7,540	26,441	10,520
2,961	9,005	4,746	3,970	12,153	4,444
8,805	22,508	11,305	12,563	32,652	12,965
13,218	39,057	24,868	21,115	56,486	21,238





Albury Economic Indicators

November 2024

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. Alternatively, get in touch with our Economic Development team on 02 6023 8214 or email info@alburycity.nsw.gov.au.

