

## Adamstown Market Update 2nd Half 2025



### OVERVIEW

In Q2 2025, Adamstown\* recorded a median house price of \$1,350,000 and a median unit price of \$755,000. This represents annual (Q2 2024 – Q2 2025) price growth of 7.6% for houses and 3.4% for units. Comparing Q2 2024 and Q2 2025, sales grew by 3.0% (to 104 sales in Q2 2025) for houses and 34.8% (to 89 sales in Q2 2025) for units. This confirms a highly demanded market, which created a buffer against higher interest rates (hence price growth). Thus, now is an ideal time for owners, especially houses, to capitalise on their investments. For buyers, median unit price growth is still half of houses, which creates an opportunity. With very few new houses planned, buyers must act fast – before further price growth.

#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

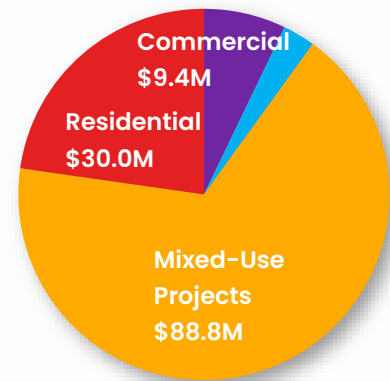


UNIT RENTAL PRICE



### FUTURE DEVELOPMENTS

Adamstown<sup>£</sup> will see approximately **\$132.0M of new projects commencing construction in 2025.**



There are significant commercial and industrial projects planned, which will stimulate the local economy by new jobs. This can increase the demand for housing stock.

There are quite a few residential and mixed-use projects to commence in Adamstown in 2025. These include:

- 14-20 Brunker Road Units & Commercial (27 Units)
- 42-46 Brunker Roads (31 units)
- 1A Karoola Road (14 Dwellings)
- 226-228 Gosford Road (5 Units)
- 654 Glebe Road (8 Units)

Most of the projects planned for 2025 will deliver units to Adamstown. That said, the number of new ready-to-sell houses planned (29) is not enough to meet current demand, based on Q2 2025 sales numbers (104 sales).

As a result, an undersupply of stock is highly likely, which will push up prices even further – for all stock types.



91 Units/  
Apartments



29  
Dwellings



### MARKET CONDITIONS

MEDIAN PRICE  
Q2 2025



\$1.4M



\$755K

SALES

AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE  
Q2 2025



\$750



\$610

RENTALS

AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE

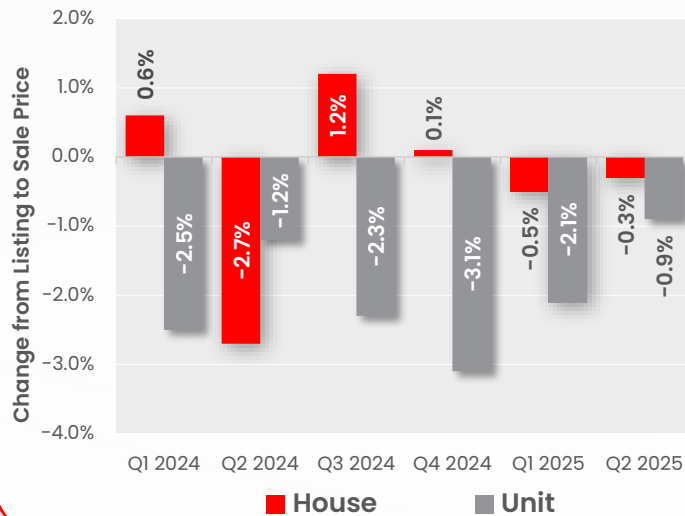


UNIT



## 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.



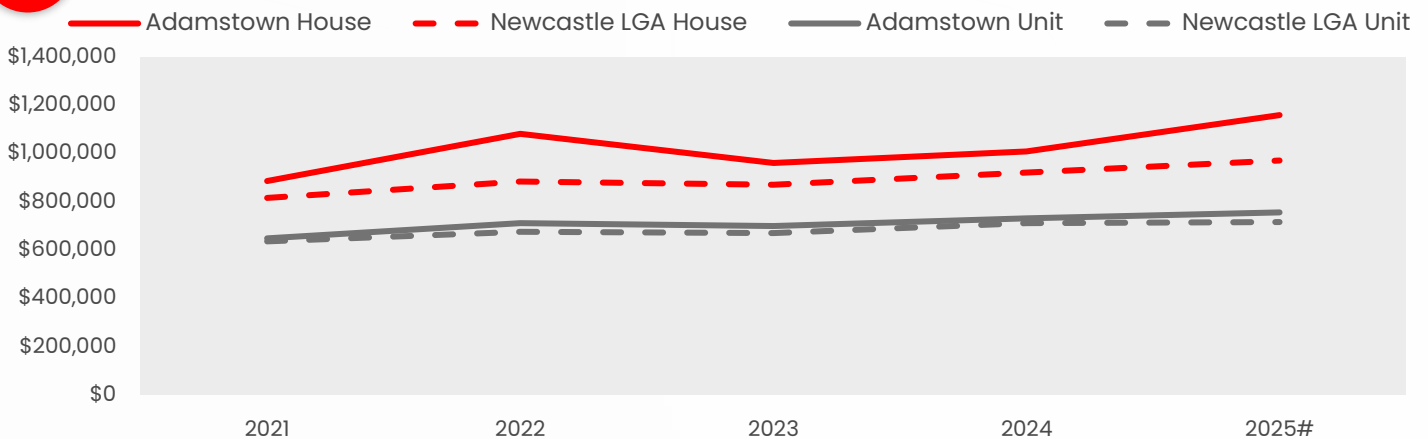
Average vendor discounts between Q2 2024 and Q2 2025 have tightened to discounts of -0.3% for houses and -0.9% for units. This indicates that at present, the Adamstown market is still in favour of buyers, where sellers are willing to accept below the initial listing price. That said, Q2 2025 discounts are very close to first list price, which suggests a shift towards a seller's market. Thus, buyers must act fast.

The suburb of Adamstown has outperformed the wider Newcastle Local Government Area (LGA) in median house price for the past 4 years, whereas median unit price have tracked on-par. This continued in 2025# for both property types, with houses in Adamstown becoming an even more premium market, due high price growth.

Most of the homes sold in Adamstown\* across 2024/25# were split evenly between the premium price point of \$1,750,000 and above (29.5%) and the most affordable price point, of less than \$999,999 (28.6%). Units had most sales (33.9%) in the premium price bracket, however showed strong sales numbers in the middle price bracket of \$750,000 - \$849,999 (26.8%) as well. This indicates there is a home for every budget in Adamstown\*.



## MARKET COMPARISON

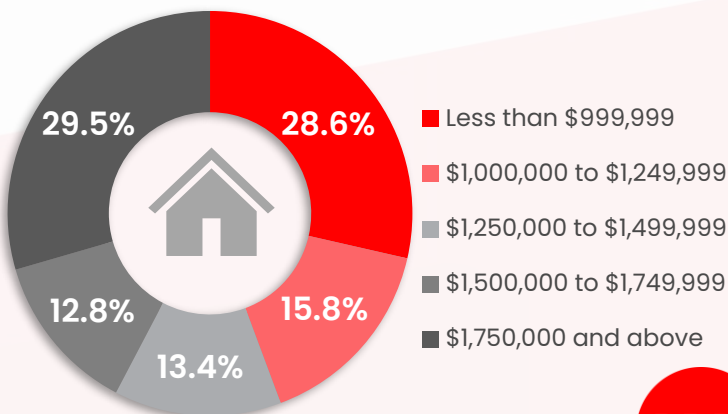


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Adamstown.

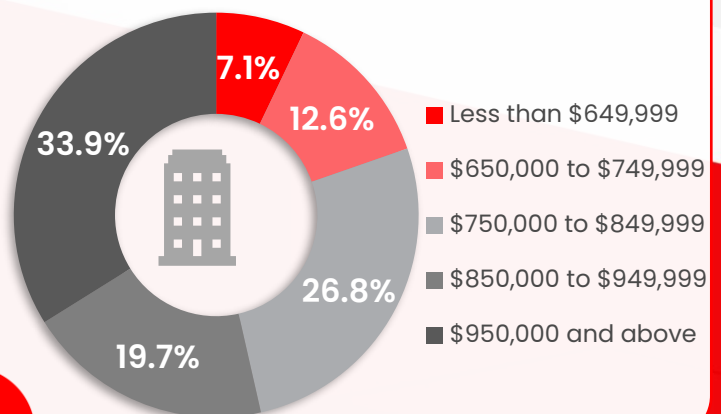


## PRICE BREAKDOWN 2024/25#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in Adamstown\* was 3.5% as of June 2025, slightly above with the Newcastle LGA (3.1%) and well above Sydney Metro (2.7%). Further, median house rental price increased by 4.9% in the past 12 months to Q2 2025, at \$750 per week. In the same timeframe the number of houses rented increased, by 1.6% (to 128 houses) in Q2 2025. There is a highly demanded and competitive house rental market in Adamstown\*, which is beneficial to investors.

4+ bedroom houses have provided investors with +5.5% rental growth annually, achieving a median rent of \$962 per week.

Adamstown\* recorded a vacancy rate of 0.7% in June 2025, below the Newcastle LGA average of 1.1% and Sydney Metro's 1.6%. Vacancy rates have fluctuated in the past 12 months but overall showed a declining pattern; thus, an even tighter rental market. Further, a 0.7% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus, quicker occupancy of rental homes in Adamstown\*. There is a conducive investment environment, even with a higher median house and unit sales price in the past 12 months to Q2 2025.

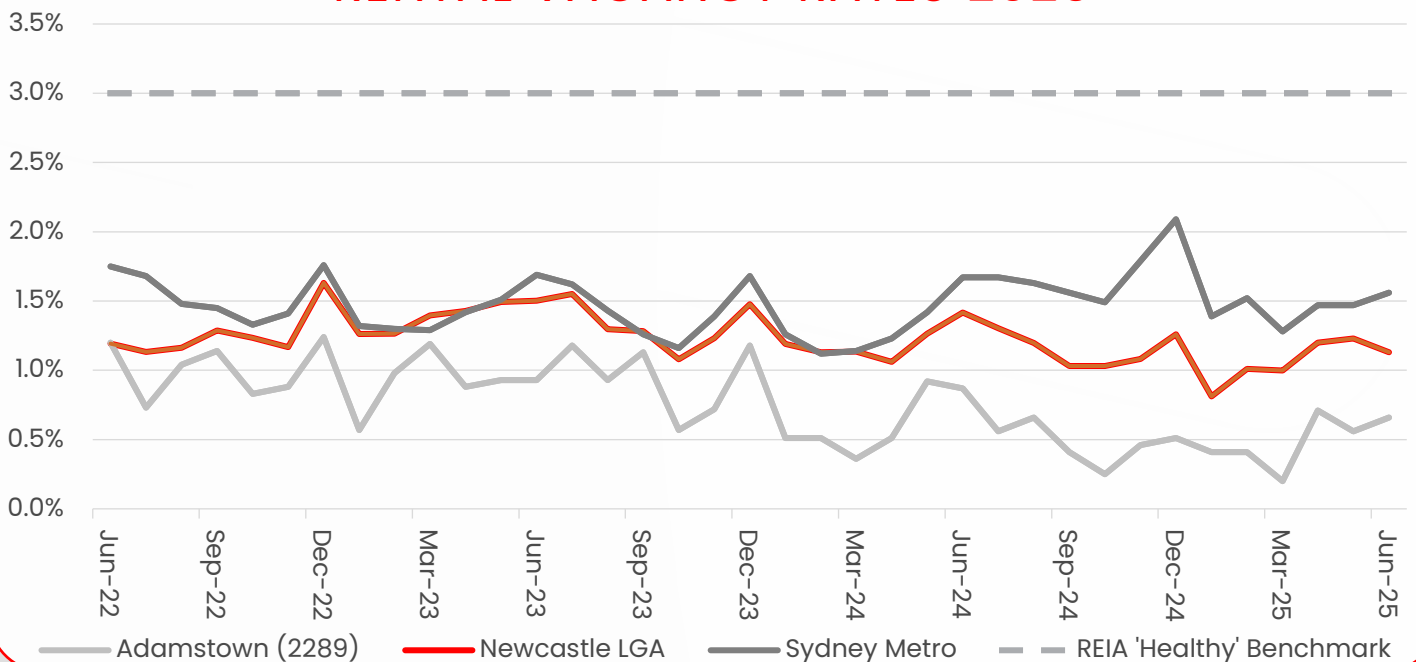
2 BEDROOMS  
**+0.0%**

3 BEDROOMS  
**+4.2%**

4+ BEDROOMS  
**+5.5%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.5%**

Adamstown  
(2289)\*



**3.1%**

Newcastle  
LGA



**2.7%**

Sydney  
Metro



**4.3%**

Adamstown  
(2289)\*



**4.2%**

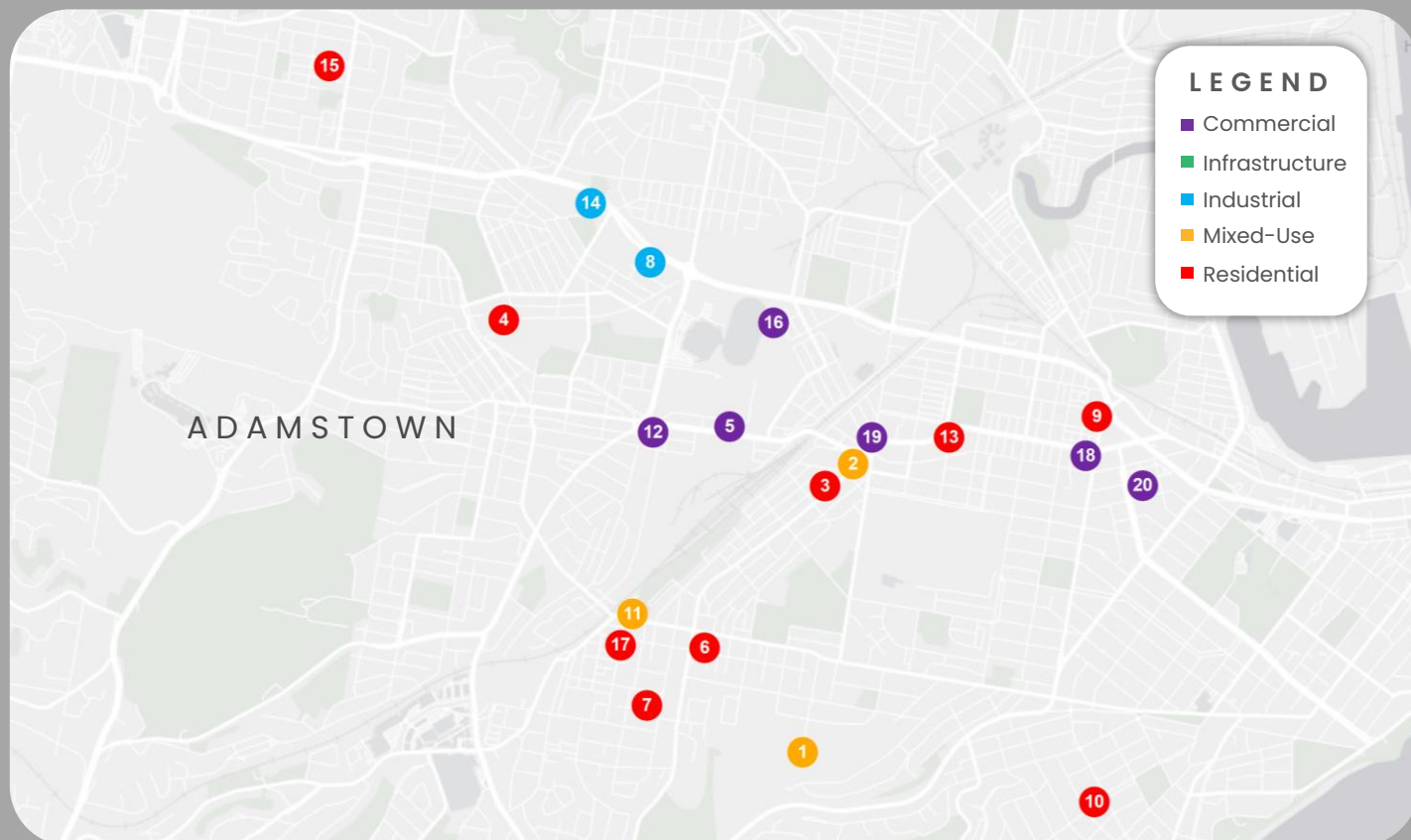
Newcastle  
LGA



**4.3%**

Sydney  
Metro

# PROJECT DEVELOPMENT MAP 2025<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>¥</sup>	Commence Date <sup>ψ</sup>
1	Merewether Golf Club The Merewether (148 Self Care Dwellings/Clubhouse/Wellness Centre)	Mixed Use	\$76,892,255	28/04/2025
2	14-20 Brunner Road Units & Commercial (27 Units/Commercial)	Mixed Use	\$10,135,092	11/12/2025
3	42-46 Brunner Road Units (31 Units)	Residential	\$9,843,567	3/12/2025
4	1a Karoola Road Dwellings (14 Dwellings)	Residential	\$6,305,465	16/08/2025
5	Animal Referral Hospital Broadmeadow	Commercial	\$3,700,000	4/08/2025
6	226-228 Gosford Road Units (5 Units)	Residential	\$3,100,000	19/11/2025
7	4 & 6 Wells & 86d Date Streets Dwellings (6 Dwellings)	Residential	\$2,816,825	23/12/2025
8	37 Griffiths Road Industrial Units	Industrial	\$2,063,760	16/10/2025
9	18 - 20 Gordon Avenue Apartments (12 Apartments)	Residential	\$1,912,000	25/09/2025
10	63 Yule Road Dwellings (3 Dwellings)	Residential	\$1,870,880	24/12/2025
11	654 Glebe Road Units & Commercial (8 Units/Commercial)	Mixed Use	\$1,777,349	2/12/2025
12	163 Lambton Road Office Conversion	Commercial	\$1,714,284	30/10/2025
13	9 Belford Street Dwellings Alterations & Additions (6 Dwellings)	Residential	\$1,695,000	5/08/2025
14	85-89 Griffiths Road Industrial Units	Industrial	\$1,665,000	7/04/2025
15	19 Fifth Street Units (5 Units)	Residential	\$1,381,592	19/12/2025
16	Mccarrolls Newcastle Service Broadmeadow Vehicle Repair Station Alterations & Additions	Commercial	\$1,232,664	2/12/2025
17	137 Victoria Street Units (3 Units)	Residential	\$1,093,510	22/08/2025
18	AMPOL Hamilton Electric Vehicle Charging Stations & Solar Panel Alterations & Additions	Commercial	\$806,300	3/11/2025
19	The Smile Factory Broadmeadow Dental Clinic Conversion	Commercial	\$750,000	2/07/2025
20	St Francis Xavier College Hamilton Demolition Stage 2a	Commercial	\$448,783	21/08/2025





*Your home of the latest property market insights.*

## RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

## OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

## OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.



**Kylie French**

+61 413 312 891

[kylie.french@prd.com.au](mailto:kylie.french@prd.com.au)



**Stephen Taylor**

+61 419 835 338

[steve.taylor@prd.com.au](mailto:steve.taylor@prd.com.au)

**GET IN TOUCH WITH US TODAY**



## **PRD Adamstown**

*Your trusted local real estate agency*



+61 2 4963 7106



[info.adamstown@prd.com.au](mailto:info.adamstown@prd.com.au)



[PRD.com.au/adamstown/](http://PRD.com.au/adamstown/)



Level 1/254 Bunker Road,  
Adamstown, NSW, 2289

## REFERENCES

\* Adamstown sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Adamstown, Broadmeadow, Hamilton, Merewether and Lambton

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2024/25 encapsulates sales transactions for the 2024 full year (01/01/2024 – 31/12/2024) and 1<sup>st</sup> half 2025 (01/01/2025 – 30/06/2025).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2024) and Q2 2025 (01/04/2025 – 30/06/2025) house median rent figures.

¥ Adamstown rental market data encapsulates aggregate property conditions within the postcode of 4220.

§ Rental yields shown are as reported as of June 2025.

▲ 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 suburb of Adamstown, Broadmeadow, Hamilton, Merewether and Lambton.

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.

**Disclaimer:** PRD does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRD will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material.

*Prepared by PRD Research. © All medians and volumes are calculated by PRD Research. Use with written permission only. All other responsibilities disclaimed. © Copyright PRD 2025.*