

# Hunter Valley Market Update 2nd Half 2025



## OVERVIEW

In Q2 2025, Hunter Valley\* recorded a median house price of \$785,000 and a median unit price of \$565,000. This is a 12-month (Q2 2024 – Q2 2025) price growth of 7.5% for houses and 10.8% for units. Comparing Q2 2024 and Q2 2025, house sales increased by 5.7% (at 243 sales in Q2 2025) and unit sales increased by 45.9% (to 54 sales in Q2 2025). This confirms there is a highly demanded property market, which created a buffer against higher interest rates; and is stimulated by the latest cash rate cuts. Thus, now is an ideal time for owners to capitalise on their investments. With little new supply planned, buyers must act fast.

### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

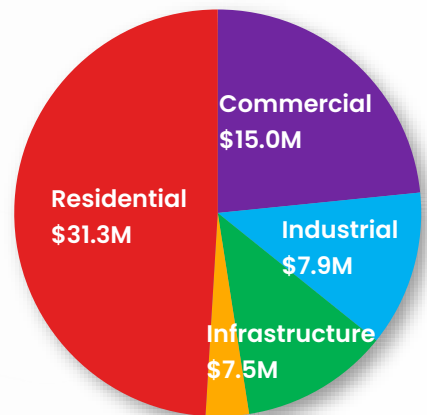


UNIT RENTAL PRICE



## FUTURE DEVELOPMENTS

Hunter Valley<sup>£</sup> will see approximately **\$63.9M of new projects commencing construction in 2025.**



The main commercial project set to commence in 2025 is Club Maitland Alternations & Additions (\$7.0M), which will bring new jobs to the area.

Key residential projects include:

- 39 & 41 Fairfax Street (21 Units & 22 residential lots)
- 33 Raymond Terrace Road Dwellings (4 Dwellings)
- 199 Newcastle St (7 Townhouses)

There is not a significant supply of ready-to-go residential planned for 2025, especially in comparison to the number of house and unit sales in Q2 2025. This is not enough to assist with current demand, thus potentially an undersupply in stock. This will push up prices even further, for all stock types.



## MARKET CONDITIONS

MEDIAN PRICE  
Q2 2025



\$785K



\$565K

SALES

AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE  
Q2 2025



\$650



\$550

RENTALS

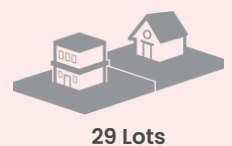
AVERAGE DAYS  
ON MARKET Q2 2025



HOUSE



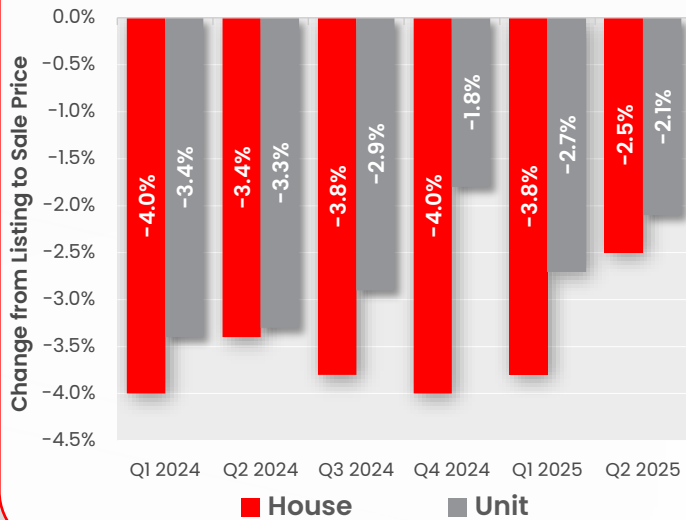
UNIT





## 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.



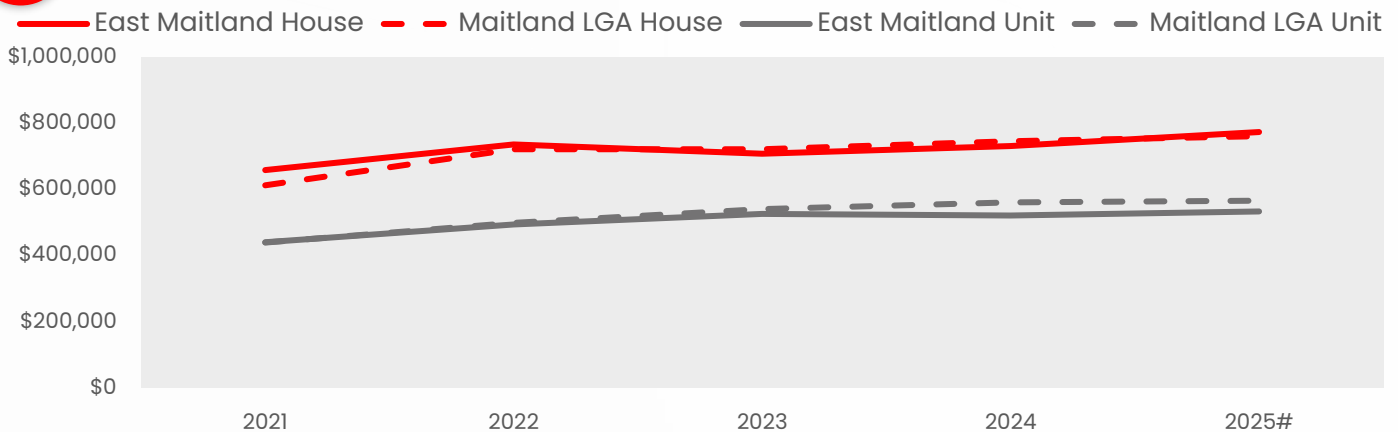
Average vendor discounts between Q2 2024 and Q2 2025 have tightened to -2.5% for houses and to -2.1% for units. The peak discount period has passed for houses (in Q1 & Q4 2024). Market conditions in Hunter Valley\* still favour buyers, with vendors willing to accept below initial listing prices. However, with discounts tightening, this suggests a shift towards a seller's market. Thus, buyers must act fast.

The suburb of East Maitland has been on par with the wider Maitland (LGA) in house median prices for the last 5 years, whereas unit median prices are slightly affordable. This continued to be the case in 2025#, for both property types; as East Maitland and wider LGA sees more stable price growth.

Most of the homes sold in Hunter Valley\* in 2024/25# were in the middle-priced brackets of \$650,000 to \$749,999 (27.3%) and \$750,000 to \$849,999 (23.7%). Units however present opportunities for buyers and owners, with most of the sales, 28.2%, in the more affordable price bracket of \$500,000-\$549,999; and 22.0% sales in the premium price point of \$650,000 and above. Overall, there is a home for all budgets, which is good news for first home buyers.



## MARKET COMPARISON

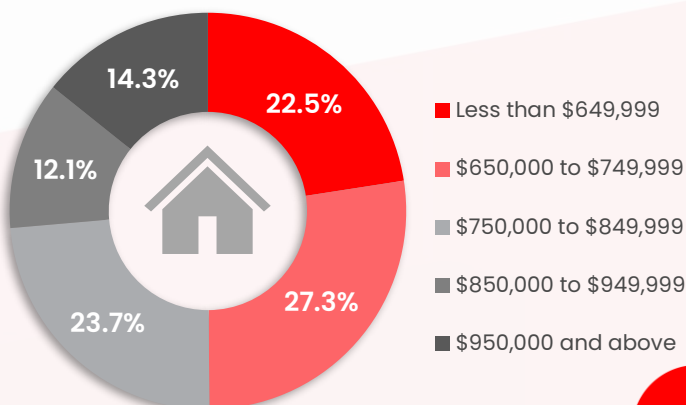


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is East Maitland.

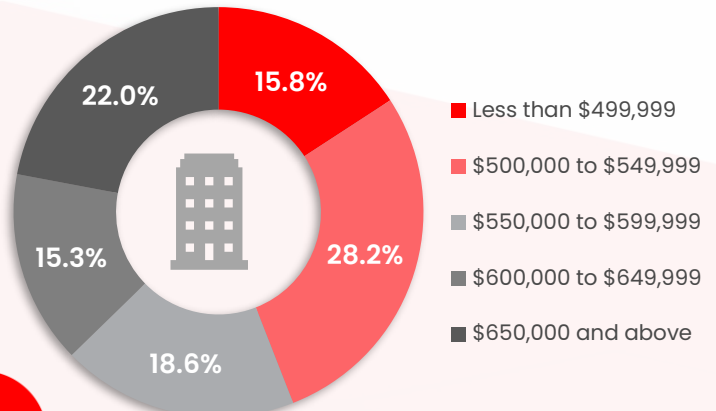


## PRICE BREAKDOWN 2024/2025#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in the Hunter Region\* was 3.6% as of June 2025, below Maitland LGA (4.1%) but higher than Sydney Metro (2.7%). That said, median house rental price increased by 8.3% in the past 12 months to Q2 2025, to sit at \$650 per week. The number of houses rented increased as well, by 8.8% (to 235 houses in Q2 2025). This indicates a highly-demanded and competitive house rental market in Hunter Valley\*, which is beneficial to investors.

3-bedroom houses have provided investors with +9.1% rental growth annually, achieving a median rent of \$600 per week.

The Hunter Region\* recorded a vacancy rate of 1.1% in June 2025, below Maitland LGA average of 1.4% and Sydney Metro's 1.6%. Vacancy rates have declined slightly in the past 12 months, indicating a tighter rental market. Furthermore, a 1.1% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in the Hunter Region\*. This creates a conducive environment for investors, even if entry prices (median house and unit sale prices) have increased in the past 12 months to Q2 2025.



2 BEDROOMS

**+6.4%**



3 BEDROOMS

**+9.1%**

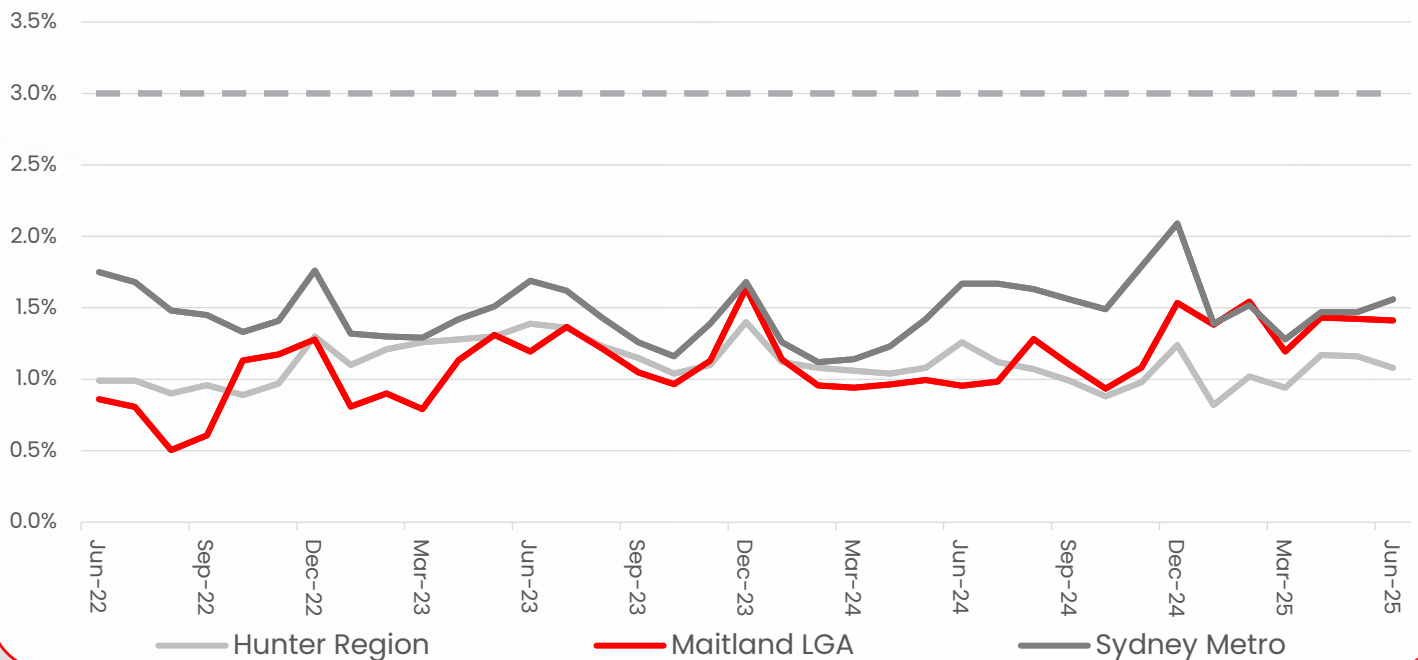


4 BEDROOMS

**+4.6%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.6%**

Hunter Region\*



**4.1%**

Maitland LGA



**2.7%**

Sydney Metro



**4.5%**

Hunter Region\*



**5.4%**

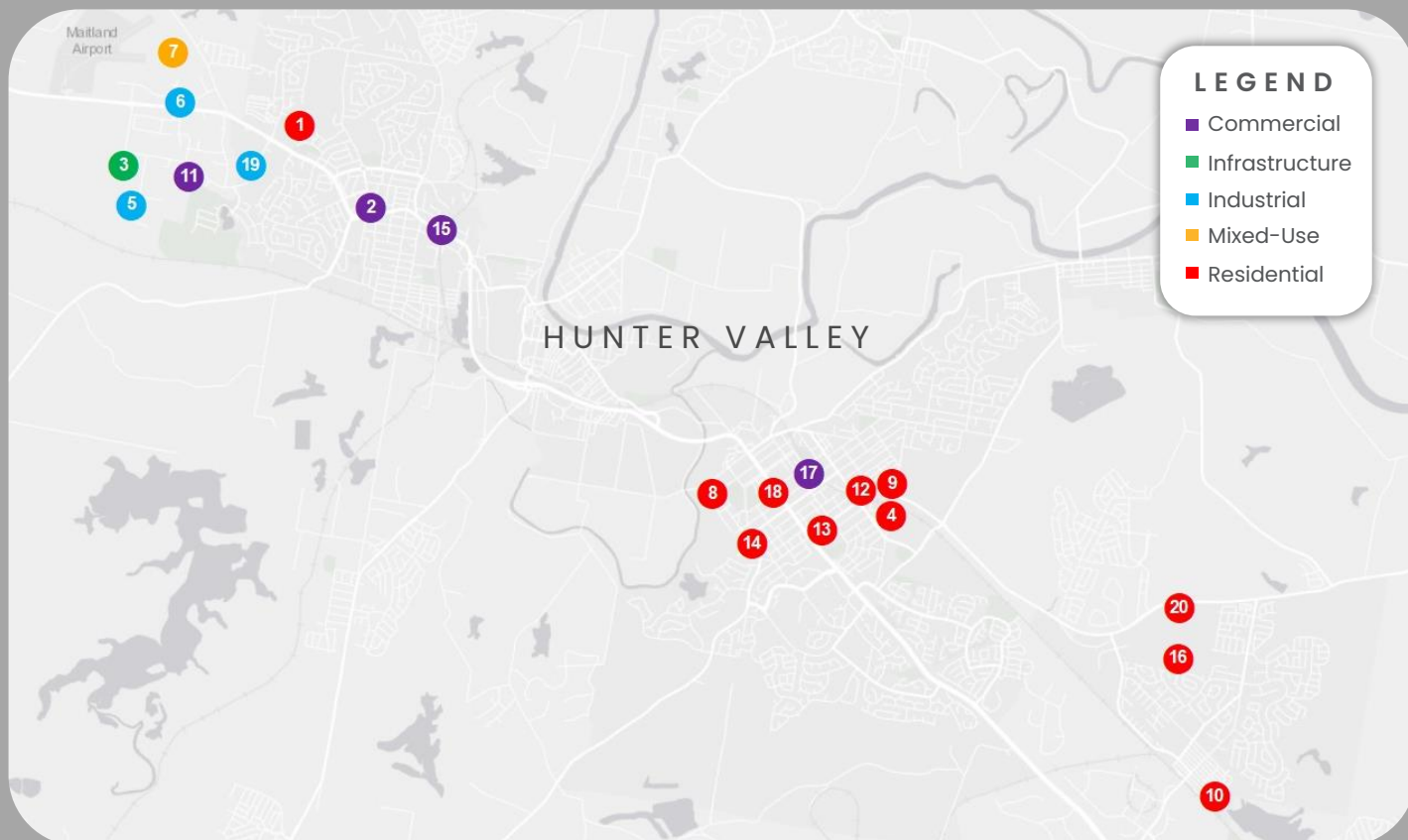
Maitland LGA



**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	39 & 41 Fairfax Street Units & Residential Subdivision (21 Units & 22 Lots)	Residential	\$14,300,000	10/12/2025
2	Club Maitland – Alterations and Additions	Commercial	\$6,968,448	5/12/2025
3	Truegain Former Waste Oil Processing Facility Remediation Stage 2 (State Government)	Infrastructure	\$5,288,319	23/01/2025
4	39-41 Raymond Terrace Units (8 Units)	Residential	\$3,320,878	22/12/2025
5	64 Gardiner Street Warehouse	Industrial	\$2,980,830	7/11/2025
6	37 Mustang Drive Industrial Units	Industrial	\$2,940,000	27/11/2025
7	78 Spitfire Place Warehouse (Warehouse/Office)	Mixed Use	\$2,190,000	6/01/2025
8	87 Banks Street Dwellings (4 Dwellings)	Residential	\$1,800,000	10/12/2025
9	33 Raymond Terrace Road Dwellings (6 Dwellings)	Residential	\$1,792,583	20/08/2025
10	52 Glenroy Street Dwellings (3 Dwellings)	Residential	\$1,698,000	9/10/2025
11	9 Burlington Place Tyre Recycling Facility Conversion	Commercial	\$1,686,273	9/12/2025
12	15 Raymond Terrace Road Units (4 Units)	Residential	\$1,602,605	22/12/2025
13	56 Brunswick Street Units (5 Units)	Residential	\$1,567,999	10/12/2025
14	86 Flinders Street Units (3 Units)	Residential	\$1,500,000	21/03/2025
15	Starbucks Rutherford	Commercial	\$1,462,000	10/12/2025
16	530 Raymond Terrace Road, Honeymyrtle Street & Hillgate Drive Residential Subdivision Stage 2 (29 Lots)	Residential	\$1,450,000	12/12/2025
17	53 Day Street Offices	Commercial	\$1,312,300	14/05/2025
18	199 Newcastle Street Villas (7 Townhouses)	Residential	\$1,259,000	24/11/2025
19	52 Racecourse Road Industrial Units	Industrial	\$1,200,000	14/11/2025
20	5 Croydon Close Dwellings (3 Dwellings)	Residential	\$1,045,000	3/11/2025





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## 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.



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## REFERENCES

\* Hunter Valley sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Aberglasslyn, Ashtonfield, East Maitland, Rutherford and Thornton.

\*\* 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.

¥ Hunter Valley rental market data encapsulates aggregate property conditions within the postcode of 2323.

§ 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 2320, 2321, 2322 and 2323.

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

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