

Port Stephens Market Update 1st Half 2026



OVERVIEW

In Q1 2026, Port Stephens* recorded a median house price of \$1,260,000, and a median unit price of \$750,000. This is an annual (Q1 2025 – Q1 2026) price growth of 13.0% for houses and by 7.1% for units. Between Q1 2025 – Q1 2026 house sales increased, by 21.3% (to 108 for houses in Q1 2026) and by 32.3% (to 86 sales in Q1 2026). The house and units' market is currently in high demand, which creates a buffer against higher interest rates in 2026. This suggests it is still an ideal time and opportunity for owners to capitalise on their investments. There is a high number of units expected in 2026-2027, which will provide buyers with more options.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

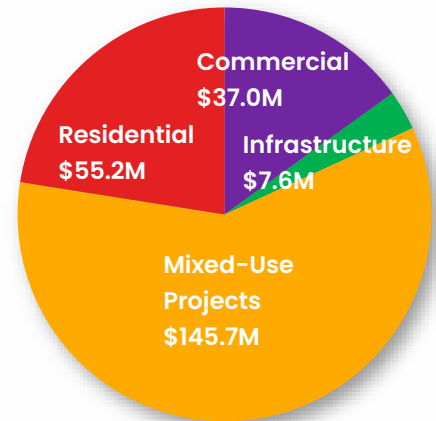


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Port Stephens will see approximately **\$245.5M of new developments due to commence construction between 2026-2027.**



There are quite a few residential and mixed-use projects bringing new stock to Port Stephens; including:

- 1-10 Anchor Cove (32 Townhouses)
- 37 Christmas Bush Avenue & Government Road Apartments (23 Apartments & 2 Dwellings)
- 263, 273, 293, 321 Gan Gan Road Residential Subdivision (47 lots)

The incoming supply of ready-to-go stock will aid in assisting with the high demand in Port Stephens. That said there are only 12 dwellings planned, not enough compared to Q1 2026 house sales (108 sales). This suggests house prices will likely remain high, with a spill-over effect in the unit market and price.

229 Units/
Apartments

32
Townhouses

12
Dwellings

47 Lots



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026

\$1.26M

SALES

\$750K

AVERAGE DAYS
ON MARKET Q1 2026

76
HOUSE

77
UNIT

MEDIAN PRICE
Q1 2026

\$775

RENTALS

\$590

AVERAGE DAYS
ON MARKET Q1 2026

21
HOUSE

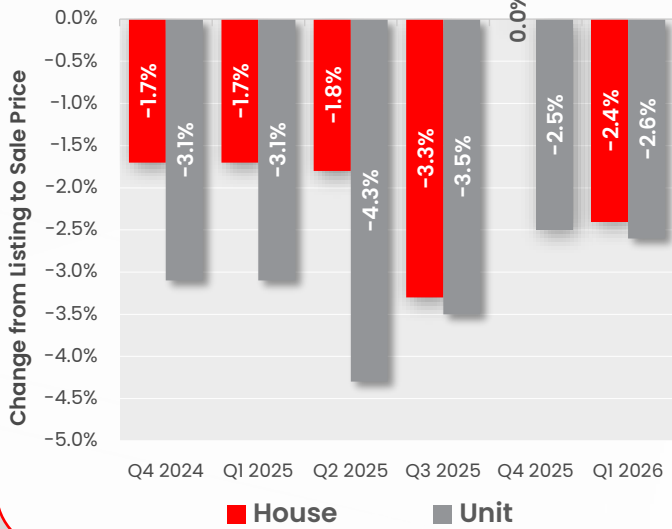
18
UNIT



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.

In the past 12 months to Q1 2026 average vendor discount for houses have widened slightly, to a greater discount of -2.4%. Conversely, unit vendor discount have tightened to a lesser discount, of -2.6%. Market conditions in Port Stephens* still favour buyers for both houses and units, where vendors are willing to accept below the initial listing prices. Q1 2026 unit discounts are the tightest seen in the past 18 months, which suggests buyers should act fast before it shifts tighter.

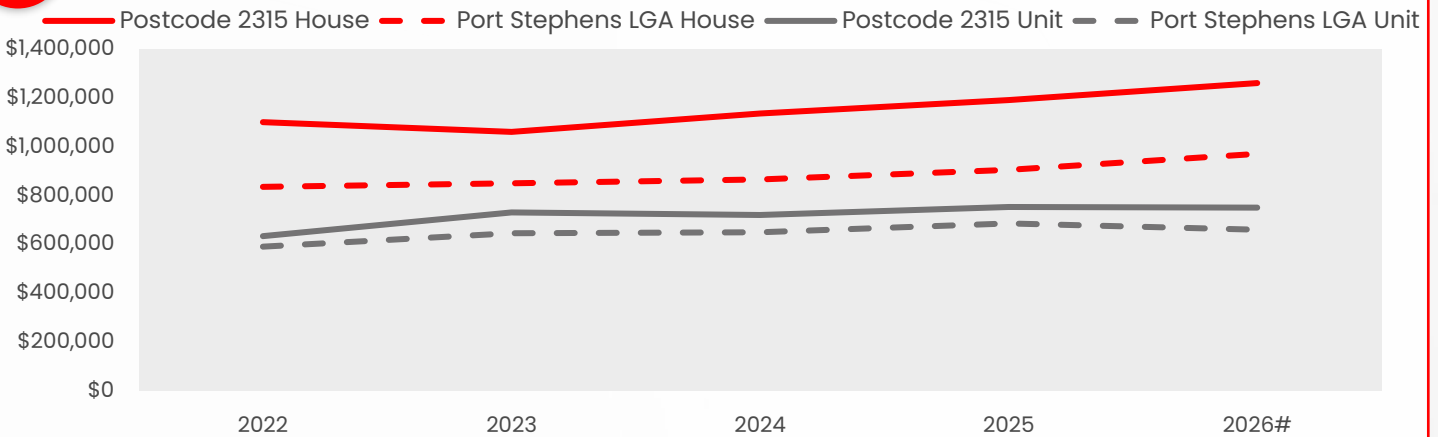


The postcode of 2315 has historically tracked at a premium compared to the wider Port Stephens Local Government Area (LGA), for median house and unit prices for the past 5 years. 2026# has seen unit price growth travel at a slower speed than houses, now more in line with the wider LGA.

Most of the houses sold in Port Stephens* in 2025/2026# were in the premium point of \$1,400,000 and above (38.4%) and the most affordable price of less than \$1,099,999 (31.4%). Similarly, most of the units sold were in the premium price point, of \$900,000 and above, and the most affordable price point of less than \$599,999 (23.7%). This suggests opportunities for current owners and first home buyers; even in a premium market such as Port Stephens*.



MARKET COMPARISON

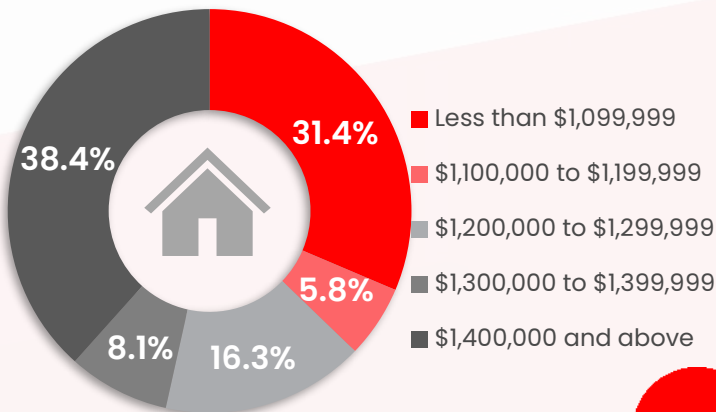


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main postcode analysed, which is 2315.

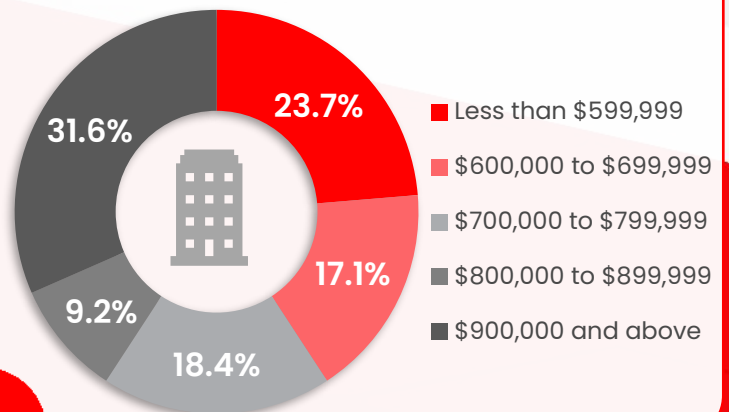


PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€


House rental yields in Port Stephens[‡] was 3.1% in March 2026, slightly lower than Port Stephens LGA (3.4%) but higher than Sydney Metro (2.8%). This was paired with a 10.7% increase in median house rental price in the past 12 months to Q1 2026, at \$775 per week. The number of houses rented also increased, by 4.3% in the past 12 months, to 96 rentals in Q1 2026. The rental market in Port Stephens[‡] is in high demand, which is extremely beneficial to investors.

3-bedroom houses have provided investors with +11.3% rental growth annually, achieving a median rent of \$690 per week.

Port Stephens[‡] recorded a vacancy rate of 1.4% in March 2026, higher than Port Stephens LGA 1.0% and Sydney Metro 1.1% average. That said, vacancy rates in Port Stephens[‡] have declined slightly in the past 12 months, which suggests a tighter rental market. Moreover, a 1.4% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%. This suggests quicker occupancy of rental homes in Port Stephens[‡]. The investment environment remain conducive for investors, even with a higher house price (thus, entry price) in Q1 2026.

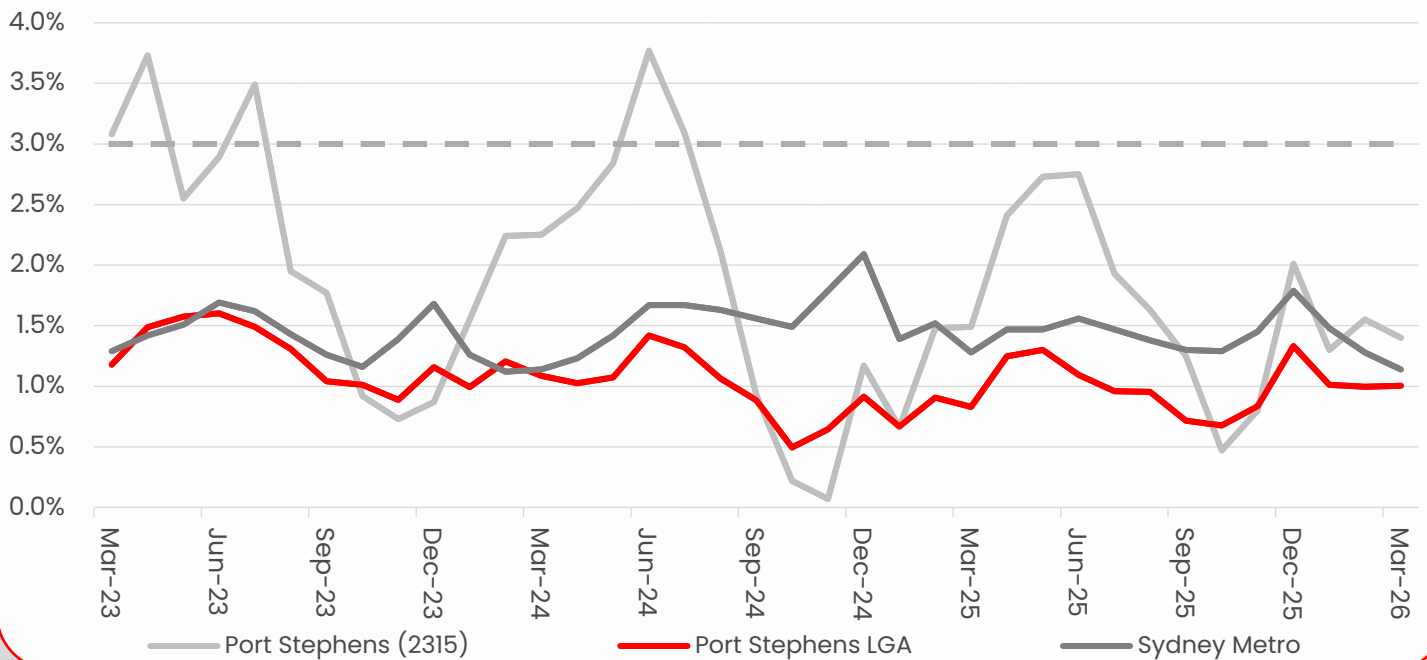
 2 BEDROOMS
+4.8%

 3 BEDROOMS
+11.3%

 4+ BEDROOMS
+9.3%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



3.1%

Port Stephens (2315)[‡]



3.4%

Port Stephens LGA



2.8%

Sydney Metro



4.4%

Port Stephens (2315)[‡]



5.0%

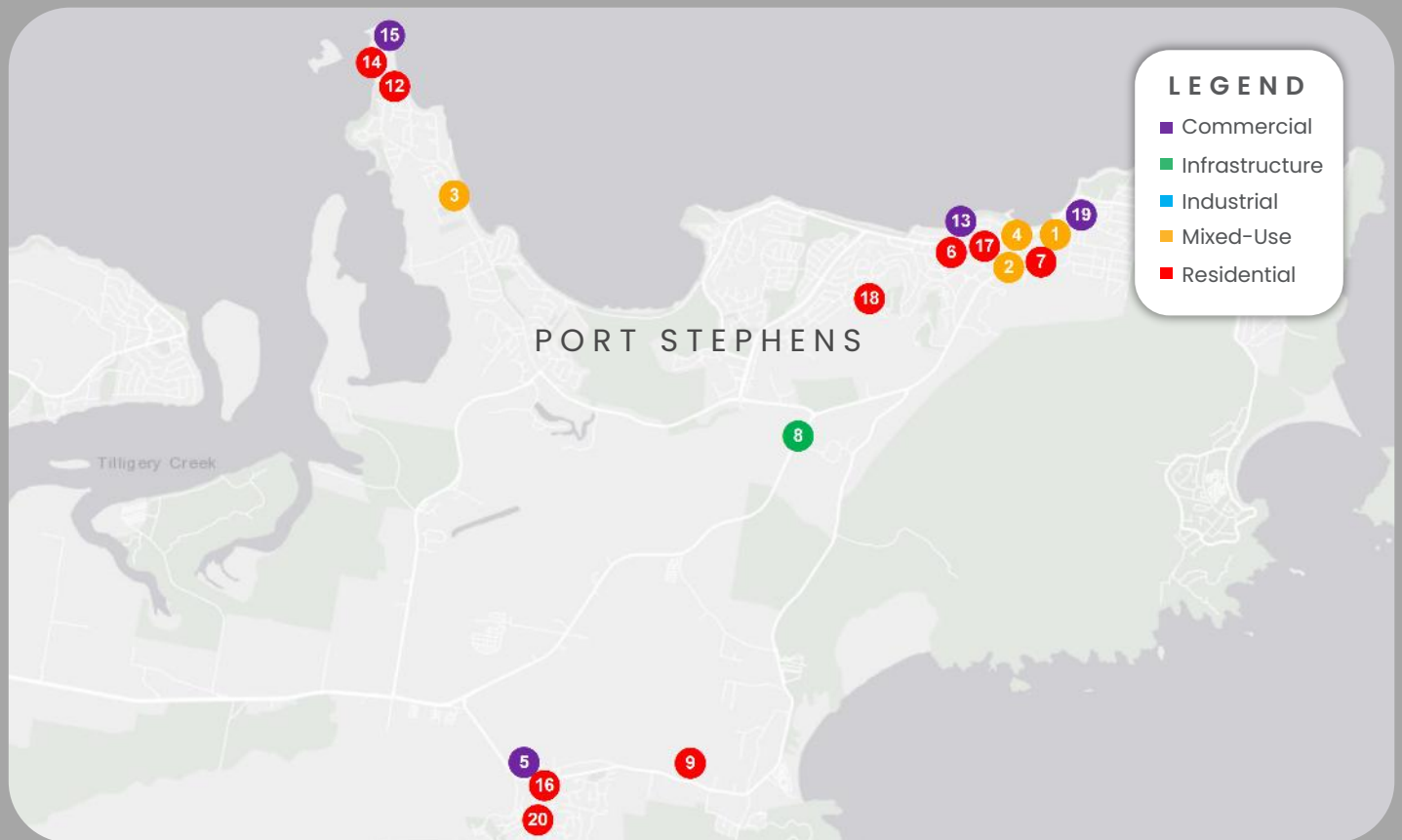
Port Stephens LGA



4.2%

Sydney Metro

PROJECT DEVELOPMENT MAP 2026-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Marina Resort Nelson Bay Mixed Use Development Additions (37 Apartments/Restaurant/Function Centre)	Mixed Use	\$46,047,533	12/04/2027
2	38 Stockton & Tomaree Streets Apartments & Commercial Premises (50 Apartments/2 Commercial Premises)	Mixed Use	\$36,878,700	4/06/2027
3	1-10 Anchor Cove Townhouses & Cabins (32 Townhouses/Cabins)	Mixed Use	\$33,050,127	11/12/2026
4	Ascent Nelson Bay Mixed Use Development (81 Units/Shop/Café)	Mixed Use	\$29,706,291	27/03/2026
5	113,115,117 & 119 Old Main Road & Gan Gan Road Seniors Independent Living Units	Commercial	\$28,300,500	1/06/2027
6	37 Christmas Bush Avenue & Government Road Apartments (23 Apartments/2 Dwellings)	Residential	\$13,443,822	4/03/2027
7	33 Donald Street Units Alterations (15 Units)	Residential	\$7,948,918	28/05/2027
8	Don Waring Oval Field & Carpark Redevelopment (Local Government)	Infrastructure	\$7,600,000	29/04/2027
9	263, 273, 293 & 321 Gan Gan Road Residential Subdivision (47 Residential Lots)	Residential	\$7,000,000	10/12/2026
10	57 Ronald Avenue Units (5 Units)	Residential	\$5,337,449	20/07/2026
11	9 Shoal Bay Road Apartments (3 Apartments)	Residential	\$5,000,000	25/11/2026
12	23 Soldiers Point Road Units (8 Units)	Residential	\$4,790,000	26/01/2027
13	Amana Resort Tourist & Visitor Accommodation Additions	Commercial	\$4,022,179	10/12/2026
14	3 Sunset Boulevard Units Stages 1 & 2 (4 Units)	Residential	\$2,728,688	8/09/2026
15	Soldiers Point Marina Alterations & Additions	Commercial	\$2,533,478	15/01/2027
16	121-123 Old Main Road Duplexes (2 Dwellings)	Residential	\$2,500,000	30/12/2026
17	12 Dalton Street Dwellings (4 Dwellings)	Residential	\$1,760,000	13/05/2026
18	77 Wallawa Road Dwellings (4 Dwellings)	Residential	\$1,760,000	7/04/2027
19	Marina Resort Nelson Bay Alterations & Additions	Commercial	\$1,597,680	28/04/2026
20	47 Pacific Avenue Multiple Dwellings (n/a Dwellings)	Residential	\$1,226,745	6/03/2026

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REFERENCES

* Port Stephens sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Anna Bay, Corlette, Nelson Bay, Salamander Bay, Shoal Bay, and Soldiers Point.

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

2026 encapsulates sales transactions for 2026 only (01/01/2026 – 31/03/2026).

€ Annual rental growth is a comparison between Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Port Stephens rental market data encapsulates aggregate property conditions within the postcode of 2315.

§ Rental yields and vacancy rates shown are as reported as of March 2026.

▲ 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 suburbs of Anna Bay, Corlette, Nelson Bay, Salamander Bay, Shoal Bay, and Soldiers Point.

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.

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