PRD. REAL ESTATE

Hunter Valley Market Update 2nd Half 2026

OVERVIEW

In Q2 2026, Hunter Valley* recorded a median house price of $842,000, and a median unit price of $640,000. This represents an annual (Q2 2025 – Q2 2026) price growth of 7.9% for houses and 12.3% for units. Between Q2 2025 – Q2 2026 house sales has declined, by -19.0% (to 217 for houses in Q2 2026) but unit sales increased by 6.7% (to 48 sales in Q2 2026). Both the house and unit markets are currently in high demand, with houses now undersupplied. This creates a buffer against multiple cash rate hikes in 2026, which has supported current price growth. Thus, now remains an ideal opportunity for property owners to capitalise on their investments.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↔	↔
UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↔	↔

MARKET CONDITIONS

SALES

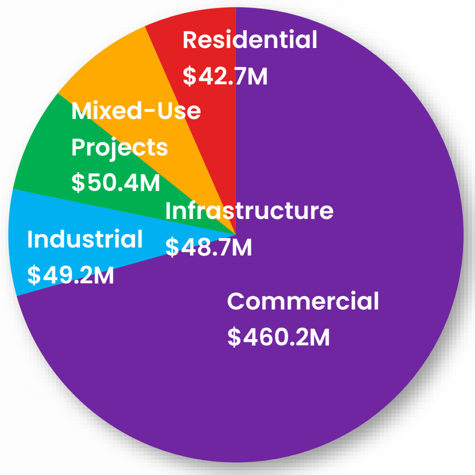
	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$842K	$640K
AVERAGE DAYS ON MARKET Q2 2026	35	59

RENTALS

	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$655	$550
AVERAGE DAYS ON MARKET Q2 2026	20	21

FUTURE DEVELOPMENTS**

Hunter Valley will see approximately **$651.2M of new developments due to commence construction in 2026.**



The bulk of new projects scheduled to commence construction in 2026 is of a commercial nature, which will stimulate the local economy and create new jobs.

There are several residential projects set to commence in 2026, including:

- 259 Windermere Road Residential Subdivision Stage 1-2 (90 Land Lots)
- 6-8 Grant Street Units (15 Units)
- 30 & 32 Owlpen Lane (4 Dwellings)

Most of the incoming supply in Hunter Valley is vacant land lots, which will take time to build (into a house). Whilst there are new houses and unit planned, when compared to Q2 2026 sales (217 houses and 48 units), this is not enough. Thus, more price growth is highly likely.

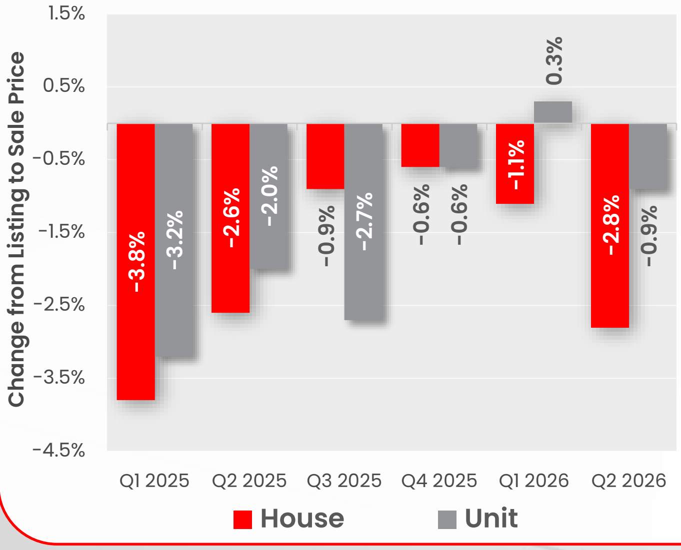
55 Units/ Apartments

27 Dwellings

245 Lots

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.

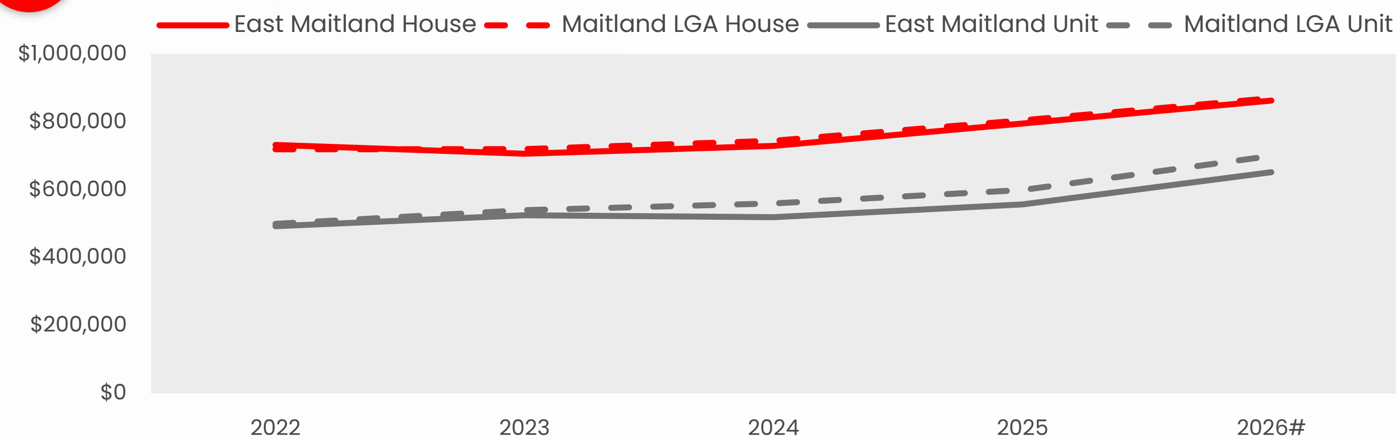


In the past 12 months to Q2 2026 average vendor discount for houses have slightly widened, to -2.8%. Conversely, unit average vendor discount have tightened to -0.9% in Q2 2026. Market conditions in Hunter Valley* still favours buyers, as sellers are willing to accept below the first listed price. That said, with the current high demand and an undersupply in housing stock, buyers must act fast.

For the past 5 years the suburb of East Maitland has tracked on par with the wider Maitland Local Government Area (LGA) for median house and unit prices. This trend has continued in the first half of 2026#, with median house and unit prices in the suburb and LGA tracking along the same trajectory.

Most of the houses sold in Hunter Valley* in 2026# were in the middle price bracket of $800,000 to $899,999 (33.0%) and less affordable bracket of $700,000 to $799,999 (23.8%). Most of the units sold were in the premium price point of $700,000 and above (40.0%), and the most affordable point of less than $549,999 (22.0%). There are ample sales in all the other price brackets for both houses and units. This suggests that Hunter Valley* has a home for all budgets, making it an ideal market for investors and first home buyers alike.

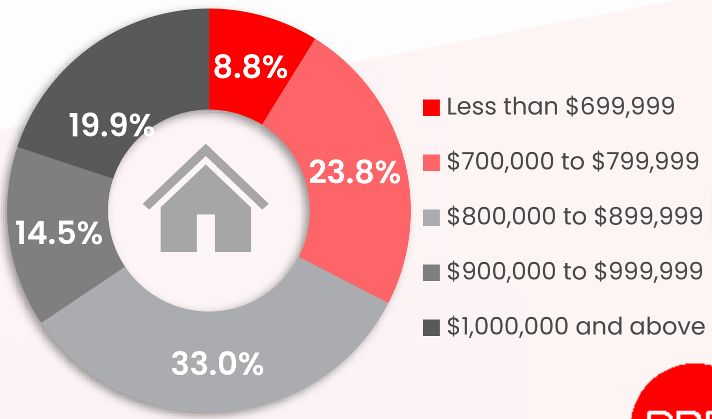
MARKET COMPARISON



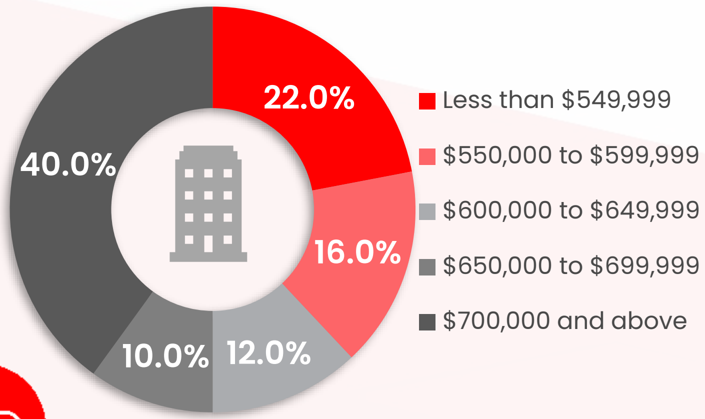
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA was chosen based on their proximity to the main suburb analysed, which is East Maitland.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



PRD.

RENTAL GROWTH 2026€

House rental yields in the Hunter Region¥ was 3.6% in July 2026, on par with Maitland LGA (3.7%) but higher than Sydney Metro (2.9%). This was paired with a 1.5% increase in median house rental price in the past 12 months to Q2 2026, at $655 per week. During this time, the number of houses rented declined, by -4.3% in the past 12 months, to 223 rentals in Q2 2026. This suggests an undersupply of rental homes in the Hunter Region¥. This benefits investors, especially those looking for a more affordable investment option to Sydney Metro.

4+ bedroom houses have provided investors with +7.0% rental growth annually, achieving a median rent of $730 per week.

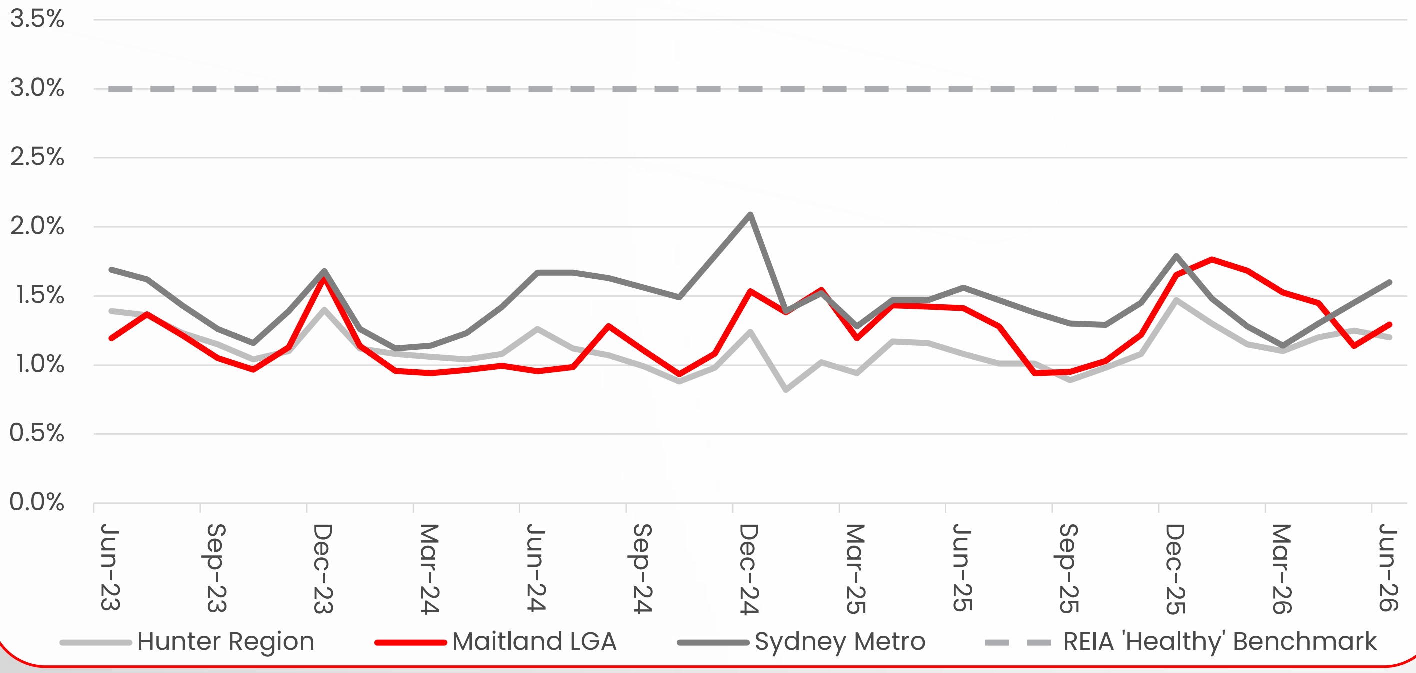
The Hunter Region¥ recorded a vacancy rate of 1.2% in June 2026, slightly lower than Maitland LGA 1.3% and Sydney Metro 1.6% average. Vacancy rates in the Hunter Region¥ have increased slightly in the past 12 months, due to a higher number of investors entering the market. That said, a 1.2% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in the Hunter Region¥.

2 BEDROOMS
+4.0%

3 BEDROOMS
+4.2%

4+ BEDROOMS
+7.0%

RENTAL VACANCY RATES 2026

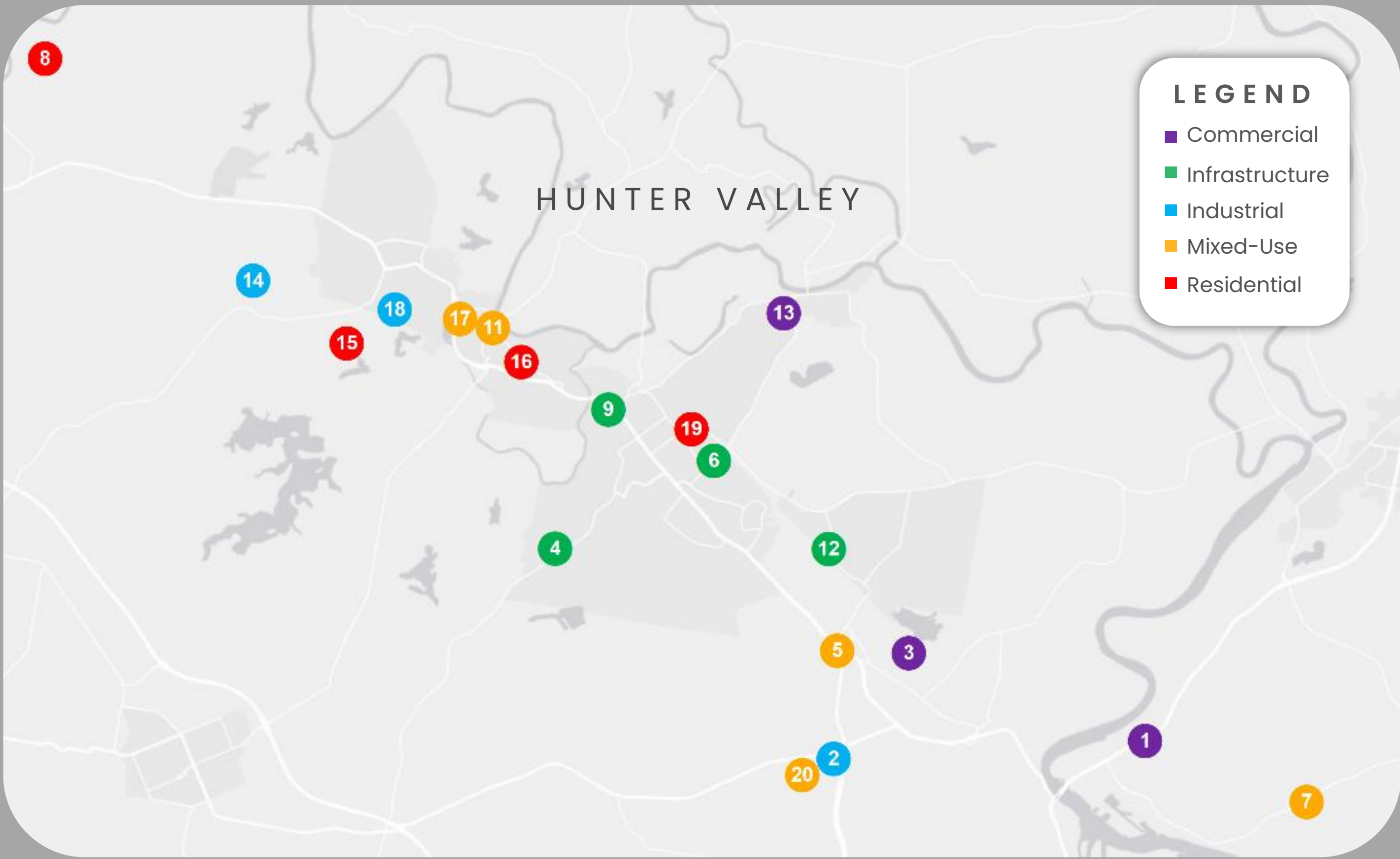


RENTAL YIELD 2026§

Houses			Units		
3.6% Hunter Region¥	**3.7%** Maitland LGA	**2.9%** Sydney Metro	**4.3%** Hunter Region¥	**5.2%** Maitland LGA	**4.4%** Sydney Metro

PRD.

PROJECT DEVELOPMENT MAP 2026₳



#	Project£	Type	Estimated Valueµ	Commence Dateψ
1	Newcastle Gas Fired Tomago Power Station	**Commercial**	$400,000,000	4/06/2026
2	198 Lenaghans Drive Industrial Subdivision Stages 2-7 - Hunter Business Park	**Industrial**	$32,710,600	10/08/2026
3	Beresfield Frozen Storage & Distribution Facility	**Commercial**	$24,969,512	4/11/2026
4	Maitland Resource Recovery Facility Waste Transfer Station Stage 3 Project (Local Government)	**Infrastructure**	$21,850,000	13/11/2026
5	Mesh & Bar Beresfield (Industrial Building/Factory/Office)	**Mixed Use**	$13,182,808	21/12/2026
6	Maitland Hospital Mental Health Facility (State Government)	**Infrastructure**	$8,500,000	9/03/2026
7	313 Tomago Road Workshop Units (3 Workshop Units/Office)	**Mixed Use**	$7,287,000	18/12/2026
8	259 Windermere Road Residential Subdivision Stages 1-2 (90 Residential Lots)	**Residential**	$7,011,132	8/12/2026
9	Melbourne Street Underbridge Replacement (State Government)	**Infrastructure**	$7,000,000	11/11/2026
10	29, 39 & 35 Grey Street Function Centre & Restaurant (Function Centre/Restaurant)	**Mixed Use**	$6,027,750	17/11/2026
11	10a Park Street Group Home & Community Building (Group Home/Community Building)	**Mixed Use**	$5,001,600	6/04/2026
12	Haussman Drive Overhead & Underground Power Relocation (Local Government)	**Infrastructure**	$5,000,000	14/12/2026
13	Closebourne Village Morpeth Independent Living Units Stage 9	**Commercial**	$4,950,000	18/12/2026
14	10-12, 91 Gardiner Street Industrial Units	**Industrial**	$4,938,424	30/10/2026
15	65 Owlpen Lane Residential Subdivision (69 Residential Lots)	**Residential**	$4,450,733	11/12/2026
16	6-8 Grant Street Units (15 Units)	**Residential**	$4,132,657	9/03/2026
17	Benhome Aged Care & Rose Cottage Interior Alterations & Additions (Senior Housing Accommodation/Café)	**Mixed Use**	$3,945,237	30/04/2026
18	38 Green Street Light Industrial Units & Self Storage Units	**Industrial**	$3,937,232	17/12/2026
19	39-41 Raymond Terrace Road Units (8 Units)	**Residential**	$3,320,878	22/12/2026
20	8 Viney Creek Drive Warehouse (Warehouse/Office)	**Mixed Use**	$3,000,000	2/02/2026

PRD. REAL ESTATE

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.

Luke Anderson

+61 412 555 459

lukea@prdhuntervalley.com.au

GET IN TOUCH WITH US TODAY

PRD Hunter Valley

Your trusted local real estate agency

+61 2 4934 2000

info@prdhuntervalley.com.au

PRD.com.au/huntervalley/

103-107 Newcastle Rd
East Maitland, NSW, 2323

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.

2026 encapsulates sales transactions for the first half of 2026 only (01/01/2026-30/06/2026).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Hunter Region rental market data encapsulates aggregate property conditions within the Local Government Area of Hunter Region.

§ Rental yields and vacancy rates shown are as reported as of June 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 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

PRD. REAL ESTATE