

Adamstown NSW 2289

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 21 -8	MEDIAN PRICE \$1,065,000 +7000%	AVERAGE PRICE \$1,215,100 +173%
HIGHEST SALE \$2,100,000	LOWEST SALE \$700,000	TOTAL VALUE \$25.01M

POSTCODE 2289 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$725	AVERAGE WEEKLY RENT \$731	OBSERVATIONS 55
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Figures cover the entire 2289 postcode area, not Adamstown alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,065,000 +7000%	AVERAGE PRICE \$1,215,100 +173%	TOTAL SALES 21 -28%
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PROPERTY TYPE BREAKDOWN

Residential		20 (95%)
Warehouses		1 (5%)

KEY MARKET INSIGHTS

- 21 properties settled in Adamstown NSW 2289 in July 2026 — 20 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 7000% to \$1,065,000, up from \$15,000 in June.
- Residential accounted for 95% of sales (20 of 21), compared to 5% for warehouses (1).
- Prices ranged widely — from \$700,000 to \$2,100,000, a spread of \$1,400,000.
- The standout sale was 23 A EDDEN ST at \$2,100,000 on 28 Jul — 97% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 A EDDEN ST	Residential	\$2,100,000	28 Jul
133 LOCKYER ST	Residential	\$1,900,000	6 Jul
107 BAILEY ST	Residential	\$1,800,000	29 Jul
14 COSTATA CRES	Residential	\$1,700,000	24 Jul
51 MOIRA ST	Residential	\$1,630,000	17 Jul
147 BRUNKER RD	Residential	\$1,450,000	29 Jul
2/4 WELLS ST	Residential	\$1,425,000	2 Jul
11 SOUTH ST	Residential	\$1,407,000	9 Jul
6 MOWBRAY CRES	Residential	\$1,230,000	31 Jul
1/28 A MORGAN ST	Residential	\$1,170,000	10 Jul
30/20 OLNEY RD	Residential	\$960,000	28 Jul