

Maitland NSW 2320

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -4	MEDIAN PRICE \$747,500 -9%	AVERAGE PRICE \$703,667 -34%
HIGHEST SALE \$1,850,000	LOWEST SALE \$420,000	TOTAL VALUE \$8.94M

POSTCODE 2320 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$615	AVERAGE WEEKLY RENT \$624	OBSERVATIONS 120
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Figures cover the entire 2320 postcode area, not Maitland alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$747,500 -9%	AVERAGE PRICE \$703,667 -34%	TOTAL SALES 10 -29%
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PROPERTY TYPE BREAKDOWN

Residentials		6 (60%)
Commercials		3 (30%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Maitland NSW 2320 in June 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 9% to \$747,500, down from \$825,000 in May.
- Residentials accounted for 60% of sales (6 of 10), compared to 30% for commercials (3).
- Prices ranged widely — from \$420,000 to \$1,850,000, a spread of \$1,430,000.
- The standout sale was 1/16 ELGIN ST at \$1,850,000 on 22 Jun — 147% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/16 ELGIN ST	Commercial	\$1,850,000	22 Jun
2/16 ELGIN ST	Commercial	\$1,850,000	22 Jun
184 CESSNOCK RD	Residential	\$840,000	30 Jun
18 ROSE ST	Residential	\$825,000	2 Jun
272 HIGH ST	Residential	\$750,000	24 Jun
17/530 HIGH ST	Residential	\$745,000	25 Jun
5 BULWER ST	Residential	\$627,000	12 Jun
BALLARD ST	Vacant land	\$600,000	3 Jun
111 REGENT ST	Residential	\$435,000	10 Jun
5/10 JOHNSON ST	Commercial	\$420,000	2 Jun