SOLD NSW · PROPERTY MARKET REPORT

Maitland NSW 2320

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -15	$740,000 -1%	$742,917 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,300,000	$525,000	$21.79M

POSTCODE 2320 RENTAL MARKET · SEPTEMBER 2026

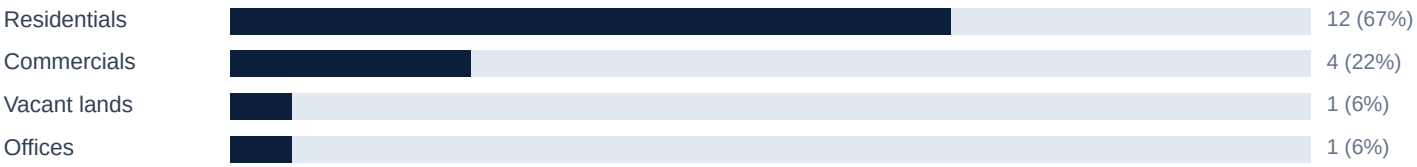
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$602	130

Figures cover the entire 2320 postcode area, not Maitland alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$740,000 -1%	$742,917 -11%	18 -45%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Maitland NSW 2320 in August–October 2026 — 12 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 1% to $740,000, down from $750,000 in May–July 2026.
- Residentials accounted for 67% of sales (12 of 18), compared to 22% for commercials (4).
- Prices ranged widely — from $525,000 to $5,300,000, a spread of $4,775,000.
- The standout sale was 6/6 JOHNSON ST at $5,300,000 on 6 Aug — 616% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6/6 JOHNSON ST	Commercial	**$5,300,000**	6 Aug
9/1 A KEN TUBMAN DR	Commercial	**$2,300,000**	16 Sep
12 KEN TUBMAN DR	Commercial	**$1,600,000**	7 Aug
11/1 A KEN TUBMAN DR	Office	**$1,545,000**	16 Sep
10 GRANT ST	Vacant land	**$1,080,475**	17 Sep
35 LEE ST	Commercial	**$1,050,500**	19 Oct
2/52 BONAR ST	Residential	**$1,025,000**	24 Sep
4 GRANT ST	Residential	**$955,000**	24 Sep
64 BONAR ST	Residential	**$905,000**	29 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.