SOLD NSW · PROPERTY MARKET REPORT

Newcastle NSW 2300

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 +10	$762,500 +2%	$929,435 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,700,000	$60,000	$22.20M

POSTCODE 2300 RENTAL MARKET · SEPTEMBER 2026

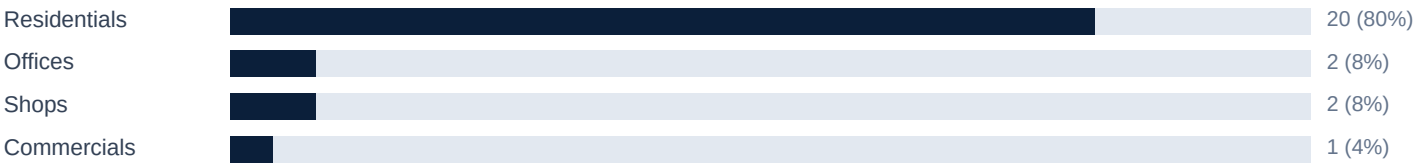
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$713	76

Figures cover the entire 2300 postcode area, not Newcastle alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$762,500 +2%	$929,435 -7%	25 +67%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 25 properties settled in Newcastle NSW 2300 in October 2026 — 20 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 2% to $762,500, up from $747,500 in September 2026.
- Residentials accounted for 80% of sales (20 of 25), compared to 8% for offices (2).
- Prices ranged widely — from $60,000 to $2,700,000, a spread of $2,640,000.
- The standout sale was 601/209 HUNTER ST at $2,700,000 on 8 Oct — 254% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
601/209 HUNTER ST	Residential	**$2,700,000**	8 Oct
504/15 WATT ST	Residential	**$1,600,000**	9 Oct
4/23 WATT ST	Office	**$1,540,000**	14 Oct
3/5 HONEYSUCKLE DR	Residential	**$1,370,000**	20 Oct
46 WATT ST	Residential	**$1,300,000**	27 Oct
11/45 BOLTON ST	Residential	**$1,275,000**	9 Oct
203/15 WATT ST	Residential	**$1,100,000**	29 Oct
201/27 WOLFE ST	Residential	**$1,020,000**	16 Oct
414/4 LYRIQUE LANE	Residential	**$1,010,000**	12 Oct

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