

A photograph of a modern, two-story house with a swimming pool in the foreground. The house has a light-colored exterior and large windows with wooden slat shutters. A black metal fence runs along the pool area. The sky is blue with some clouds. A large text overlay is positioned in the center of the image.

PETER

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REAL ESTATE

SUMMER 2025/26

Photo: 2 View Street, Singleton (Sold for \$1,050,000)



# Singleton - 2330



## Welcome to our Summer newsletter.

A remarkable run since early Spring has seen our office instruct an incredible 54 sales by mid-November and achieve a zero vacancy rate in our property management department.

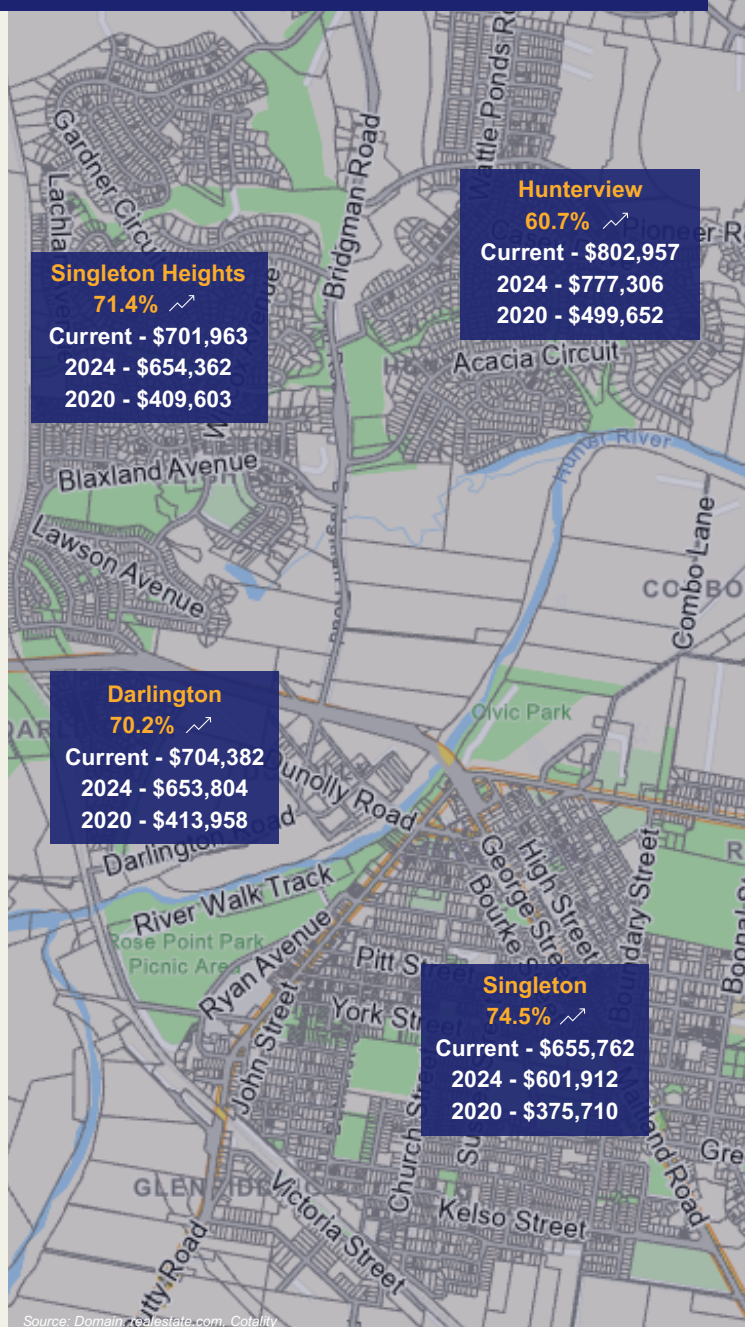
Stage 6 of Bridgman Ridge is now all but sold out, and we are excited to release Stage 2 of Wattleview - lifestyle lots with mountain views from \$570,000.

The bypass looms large, and from a recent overview delivered at Business Singleton, they are aiming to have vehicles on it by mid-2026.

What a wonderful time of year it is - summer in Singleton. Enjoy our newsletter.

We will be operating throughout the Christmas period; get in touch for any real estate needs.

## Median Price Growth - Last 5 Years



## Market Update

The Singleton housing market has seen a strong acceleration in price growth and buyer demand over the last 3 months. It has been like a switch was flicked in late August, with a noticeable pick-up that has continued through spring and into summer.

Every price point saw increased buyer activity as plenty of local buyers have been competing with investors from Newcastle, as well as a noticeable rise in committed investors coming out of Sydney's west and the Shire. We sold 23 lots at Bridgman Ridge in just eight weeks, along with 29 property sales ranging from units to established four-bedroom homes and broad acreage. The 2330 median sale price saw a \$28,570 (4.2%) increase throughout spring, confirming what we have been seeing.

Looking to the left, the map highlights the growth seen throughout the 2330 residential markets when compared to this time in 2024 and 2020. In the last 12-months Singleton has seen a \$53,850 increase, Darlington has seen a \$50,578 increase, Singleton Heights has seen a \$47,601 increase and Hunterview has seen a \$25,651 increase. Notably, modern three-bedroom duplexes have seen an \$80,000+ increase in value over the same period.

We do not see anything changing in the short-term, with industry experts of a similar view. Rentals continue to be in short supply (we recently leased an unfurnished town property for \$1,400), buyer confidence has improved as interest rates have steadied and more money is on offer for the borrower, the Federal Government's 5% Deposit Scheme seems to be having an impact on those markets below the \$800,000 threshold and Singleton continues to offer an appealing, value-packed price point.





**Sold in Spring**   **61** Sales   **\$794,182** Avg. House Sale Price



37 Llanrian Drive, Gowrie  
**Sold - \$1,400,000**



138 Gearys Crossing Road, Mount Olive  
**Sold - \$1,350,000**



223C Hambledon Hill Road, Gowrie  
**Sold - \$1,100,000**



2 View Street, Singleton  
**Sold - \$1,050,000**



8 Brucedale Avenue, Singleton  
**Sold - \$1,025,000**



22 Grainger Crescent, Darlington  
**Sold - \$900,000**



11 Hallett Place, Darlington  
**Sold - \$810,000**



53 Lawson Avenue, Singleton Heights  
**Sold - \$748,000**



29 Nelson Drive, Hunterview  
**Sold - \$741,500**



2/9 Wynyard Street, Singleton  
**Sold - \$424,500**



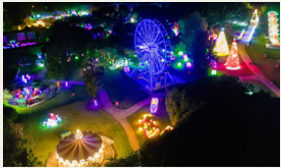
Scan the QR code to book a market appraisal and **find out what your home is worth.**



## Local Events Happening **This Summer**



Christmas on John Street  
Friday December 5  
John Street, Singleton



Christmas Lights Spectacular  
Now > Monday January 26  
Hunter Valley Gardens



Twilight  
Sunday January 25  
Townhead Park, Singleton

## **Singleton Bypass Update**

The \$700 million bypass is powering along, forecast to be operational mid-2026. For the first time in Singleton's history, the highway will not run through the middle of town. All 6 bridges are now complete, with the Bridge over Glenridding flats the 4<sup>th</sup> largest in NSW (larger than Sydney Harbour Bridge). All 435 girders have been installed, all 207 bridge piles constructed and all 161 columns poured.



## **Strong Growth Across Property and Investment Sectors Nationally**

A few interesting statistics released in recent weeks include: the ASX200 has grown 7.6% over the past six months; national dwelling values rose 1.1% in October and are up 6.1% year to date; investor loans jumped 7.3% in the year to September, the fastest pace since 2015. Total investor loan commitments in Australia now sit at a staggering \$39.8 billion, according to the ABS - currently 41% of all money borrowed - with 83% of this directed toward existing dwellings.

Australian household wealth has risen 43% since the pandemic, with national house prices up 47% since 2020. Real estate continues to shine for both investors and owner-occupiers as a driver of wealth growth.

## **Federal Government's 5% Deposit Scheme**

The Scheme supports home buyers who have saved a 5% deposit to buy a home. On October 1, the price cap was expanded to \$800,000 in regional NSW and the cap on the number of places available each year removed.

To qualify, you must meet eligibility criteria:

- Be an Australian citizen(s) or permanent resident(s)
- You must contribute a minimum deposit of 5%
- You must be a first home buyer, or not owned a property in Australia in the last 10 years
- You must buy a home to live in (investment properties are not eligible)
- You must be at least 18 years old



## **NEW LAND RELEASE**

**Wattleview Estate - 25 Lots**

Build your dream home at Wattleview!

**Rural  
Residential  
Land**