



**PETER**

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REAL ESTATE

**AUTUMN 2026**

Photo: 32 Ardersier Drive, Singleton (Sold for \$1,250,000)

# Singleton - 2330



## Welcome to our Autumn newsletter.

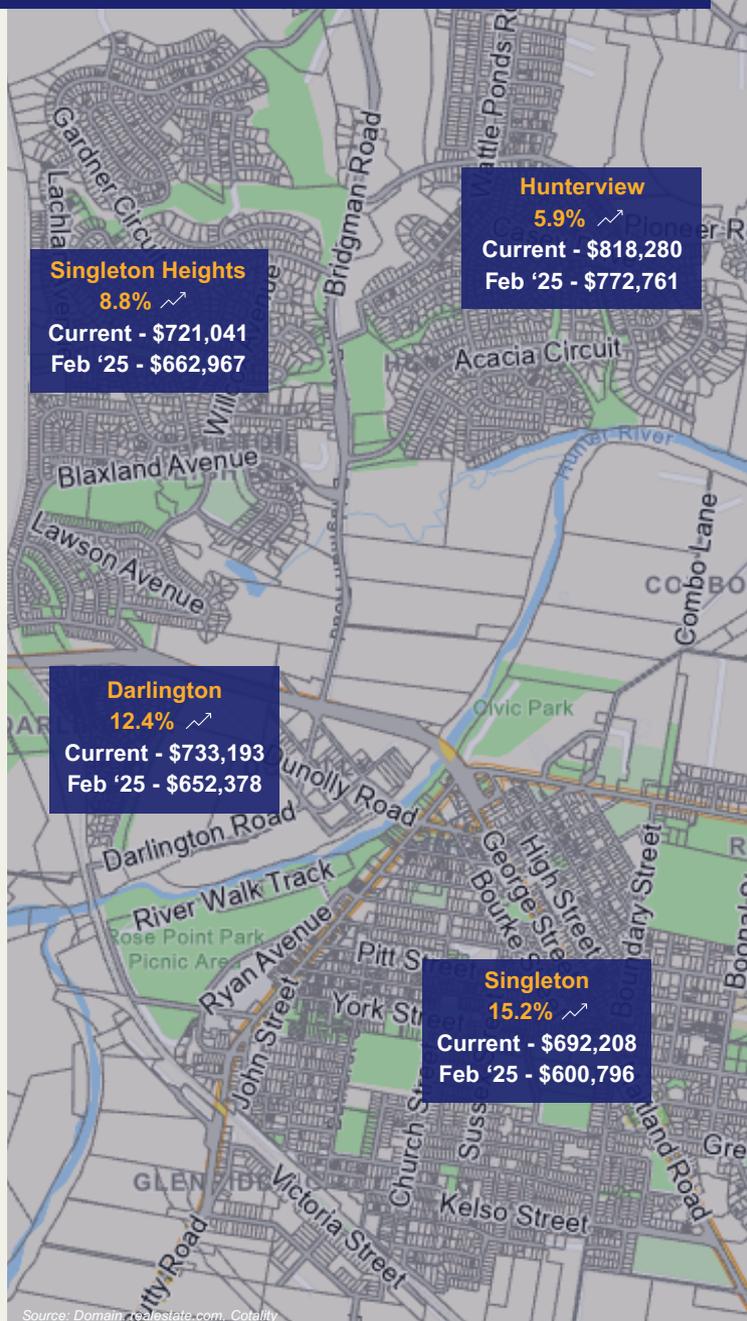
Heading into the second quarter of the year, the market has not missed a beat, with our office exchanging 16 sales in December/January followed by 14 in February, including multiple off-market sales, achieved by working closely with finance-ready buyers.

This follows a big 2025 for Singleton real estate and PDRE! We finished 2025 with 127 sales for the year, at an average house sale price of \$747,438.

Of course, the big news is the completion of the Singleton bypass, now only a few months away. For the first time since Singleton was settled in 1821, the highway will no longer run through town. Enjoy the milder autumn weather - it has certainly been a hot summer.

## Market Update

### Median Price Growth - 12 Months



As mentioned above, coming off one of the best calendar years in Singleton, 2026 has picked up where 2025 finished. In some segments, the market saw \$2,000 per week growth in values. Looking to the left, the map highlights this growth when compared to this time last year. In the last 12-months Singleton has seen a \$91,412 increase, Darlington has seen a \$80,815 increase, Singleton Heights has seen a \$58,074 increase and Hunterview has seen a \$45,519 increase.

In the first few months of 2026 we are seeing strong buyer enquiry, especially on those properties under \$900,000 as buyers recognise the value and relative affordability that is still on offer in our market.

First-home buyers and investors are active and we are also seeing local families taking the step up and upgrading as an alternative to building.

In an incredible run, Stage 6 Bridgman Ridge is now sold out, and the newly completed Wattview - providing small acreage lots at the eastern end of The Retreat - has seen strong uptake. The two McDonald Jones Homes homes on offer at Wattview sold prior to completion for \$1.3 million each.

The rental shortage continues, although, as usual, demand eased somewhat over the Christmas/New Year period. We recently leased a furnished town property for \$1,900 per week.

2026 looks like it will be another year of solid price growth, with relative affordability, competitive conditions and renewed internal migration all playing a part for the Singleton market. Forecasts predict 5% growth nationally.



**Sold by PDRE** in Summer

**30** Sales

**\$735,800** Average Sale Price



32 Ardersier Drive, Singleton  
**Sold - \$1,250,000**



51 Long Gully Road, Wattleview Estate  
**Sold - \$1,300,000**



8 Ardersier Drive, Singleton  
**Sold - \$1,175,000**



7 Carley Close, Hunterview  
**Sold - \$910,000**



33 Nelson Drive, Hunterview  
**Sold - \$858,000**



4 Asquith Avenue, Hunterview  
**Sold - \$735,000**



2 Wilmot Place, Singleton Heights  
**Sold - \$730,000**



46 Kelso Street, Singleton  
**Sold - \$600,000**



3/2-10 Henry Drive, Singleton Heights  
**Sold - \$520,000**



1/31 Boundary Street, Singleton  
**Sold - \$496,000**



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

## Local Events Happening **This Autumn**



Gumball Festival  
24<sup>th</sup> - 26<sup>th</sup> April  
Dashville, Lower Belford



ANZAC Day  
25<sup>th</sup> April  
Singleton & Surrounds



Singleton Firelight  
2<sup>nd</sup> May  
Singleton Civic Centre



Singleton Rodeo  
9<sup>th</sup> May  
Singleton Showground

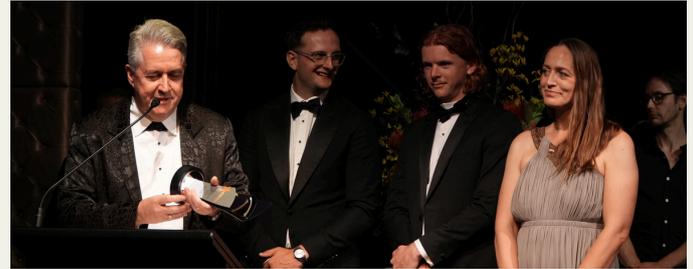
## Singleton Bypass Update

Anyone who has driven the New England Highway into Singleton will have seen how close we are to having the bypass open to traffic. The \$700 million bypass will take 15,000 vehicles a day off George Street/Maitland Road.

The projected completion in May will completely transform the town centre - improving safety and livability for Singleton residents.

## Smartre **Australasian Real Estate Awards**

After a big year, our office took home the 'Most Improved' award at the 2025 Smartre Australasian Real Estate Awards held in Sydney late last year.



From left to right: Peter, Jack, Harry & Lorna

## **Affordability Challenges Remain**

As widely reported, entry-level housing in Sydney has now exceeded affordability for most buyers. A recent study released by Domain Group announced that the standard first home entry point has grown 68% in five years, outpacing average wage growth of 22%.

The average entry price for houses is now \$685,000 nationally; however, Sydney sits at \$1.15 million, Brisbane at \$860,000 - which is running hot due to the upcoming Olympics, and Perth at \$780,000. Regional NSW has seen a 66.2% rise over the past five years and 3.2% over the three months to January (outpacing the cities).

The result marks a shift in market momentum as affordability, renewed internal migration and competitive conditions direct more buyers towards regional areas. (Cotality)



## NEW LAND RELEASE

### Wattlevue Estate - 25 Lots

Build your dream home at Wattlevue!

## Rural Residential Land