

Armidale NSW 2350

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 32 -23	MEDIAN PRICE \$712,500 +14%	AVERAGE PRICE \$757,888 +9%
HIGHEST SALE \$1,300,000	LOWEST SALE \$249,000	TOTAL VALUE \$23.40M

POSTCODE 2350 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$460	AVERAGE WEEKLY RENT \$473	OBSERVATIONS 129
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Figures cover the entire 2350 postcode area, not Armidale alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$712,500 +14%	AVERAGE PRICE \$757,888 +9%	TOTAL SALES 32 -42%
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PROPERTY TYPE BREAKDOWN

Residentials		30 (94%)
Vacant lands		2 (6%)

KEY MARKET INSIGHTS

- 32 properties settled in Armidale NSW 2350 in September 2026 — 30 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 14% to \$712,500, up from \$625,000 in August.
- Residentials accounted for 94% of sales (30 of 32), compared to 6% for vacant lands (2).
- Prices ranged widely — from \$249,000 to \$1,300,000, a spread of \$1,051,000.
- The standout sale was 35 TRANSLATOR RD at \$1,300,000 on 4 Sep — 82% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
35 TRANSLATOR RD	Residential	\$1,300,000	4 Sep
253 BURNS RD	Residential	\$1,275,000	14 Sep
16 DANGARSLEIGH RD	Residential	\$1,050,000	4 Sep
14 NIAGARA ST	Residential	\$1,035,000	4 Sep
11 COLIN CRES	Residential	\$935,000	4 Sep
9 COLIN CRES	Residential	\$935,000	4 Sep
165 MARSH ST	Residential	\$925,000	9 Sep
28 YEOMANS RD	Residential	\$920,000	3 Sep
8 HARDMAN CL	Residential	\$885,500	17 Sep
10 CAROLINE CRES	Residential	\$805,000	9 Sep
4/139 JESSIE ST	Residential	\$751,000	11 Sep