SOLD NSW · PROPERTY MARKET REPORT

Armidale NSW 2350

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
40 -16	$647,500 -5%	$683,958 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,430,000	$150,000	$25.84M

POSTCODE 2350 RENTAL MARKET · SEPTEMBER 2026

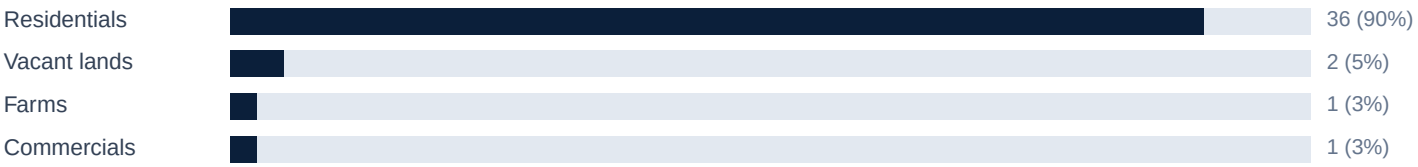
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$410	$445	142

Figures cover the entire 2350 postcode area, not Armidale alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$647,500 -5%	$683,958 -2%	40 -29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 40 properties settled in Armidale NSW 2350 in October 2026 — 36 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 5% to $647,500, down from $680,533 in September 2026.
- Residentials accounted for 90% of sales (36 of 40), compared to 5% for vacant lands (2).
- Prices ranged widely — from $150,000 to $1,430,000, a spread of $1,280,000.
- The standout sale was 17 MOORE PARK LANE at $1,430,000 on 23 Oct — 121% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 MOORE PARK LANE	Residential	**$1,430,000**	23 Oct
34 A DANGARSLEIGH RD	Residential	**$1,366,000**	14 Oct
179 CHAPEL ST	Residential	**$1,110,000**	26 Oct
91 MANN ST	Residential	**$1,100,000**	26 Oct
193 B FAULKNER ST	Residential	**$1,030,000**	1 Oct
103 THE AVENUE	Residential	**$945,000**	29 Oct
179 MARSH ST	Residential	**$920,000**	14 Oct
9 HARRISON PL	Residential	**$850,000**	15 Oct
73 BOX HILL DR	Residential	**$840,000**	1 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.