

Ballina NSW 2478

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 23 +8	MEDIAN PRICE \$885,000 +24%	AVERAGE PRICE \$985,575 +12%
HIGHEST SALE \$2,000,000	LOWEST SALE \$400,000	TOTAL VALUE \$22.45M

POSTCODE 2478 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$794	OBSERVATIONS 75
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Figures cover the entire 2478 postcode area, not Ballina alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$885,000 +24%	AVERAGE PRICE \$985,575 +12%	TOTAL SALES 23 +53%
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PROPERTY TYPE BREAKDOWN

Residentials		20 (87%)
Shops		1 (4%)
Offices		1 (4%)
Commercials		1 (4%)

KEY MARKET INSIGHTS

- 23 properties settled in Ballina NSW 2478 in August 2026 — 20 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 24% to \$885,000, up from \$715,000 in July.
- Residentials accounted for 87% of sales (20 of 23), compared to 4% for shops (1).
- Prices ranged widely — from \$400,000 to \$2,000,000, a spread of \$1,600,000.
- The standout sale was 1/8 FAWCETT ST at \$2,000,000 on 24 Aug — 126% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/8 FAWCETT ST	Residential	\$2,000,000	24 Aug
2/4 FOX ST	Residential	\$1,820,000	3 Aug
1/107 CHERRY ST	Residential	\$1,175,000	28 Aug
95 MARTIN ST	Residential	\$1,150,000	4 Aug
6 EDGEWATER COVE	Residential	\$1,150,000	21 Aug
289 RIVER ST	Shop	\$1,100,000	7 Aug
175 B TAMAR ST	Residential	\$1,080,000	13 Aug
1/33 FOX ST	Residential	\$1,025,000	31 Aug
18 BRUNSWICK ST	Residential	\$1,010,000	5 Aug