SOLD NSW · PROPERTY MARKET REPORT

Ballina NSW 2478

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -1	$760,000 -2%	$777,286 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,300,000	$220,000	$10.05M

POSTCODE 2478 RENTAL MARKET · SEPTEMBER 2026

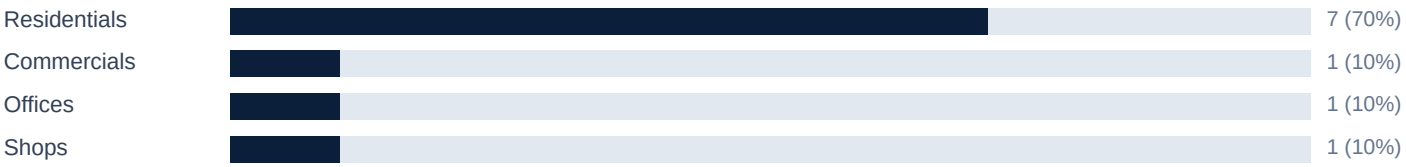
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$817	67

Figures cover the entire 2478 postcode area, not Ballina alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$760,000 -2%	$777,286 -1%	10 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Ballina NSW 2478 in October 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 2% to $760,000, down from $775,000 in September 2026.
- Residentials accounted for 70% of sales (7 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $220,000 to $2,300,000, a spread of $2,080,000.
- The standout sale was 162 RIVER ST at $2,300,000 on 9 Oct — 203% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
162 RIVER ST	Shop	**$2,300,000**	9 Oct
3/11 SOUTHERN CROSS DR	Commercial	**$2,084,800**	1 Oct
199 FOX ST	Residential	**$905,000**	14 Oct
5 ROSS ST	Residential	**$860,000**	9 Oct
3/20 CRANE ST	Residential	**$775,000**	1 Oct
13 ABALONE PL	Residential	**$760,000**	15 Oct
2/58 MARTIN ST	Residential	**$750,000**	8 Oct
98 FOX ST	Residential	**$741,000**	6 Oct
5/4 FOX LANE	Residential	**$650,000**	6 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.