SOLD NSW · PROPERTY MARKET REPORT

Barham NSW 2732

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +5	$422,500 -17%	$458,750 -39%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$950,000	$160,000	$7.80M

POSTCODE 2732 RENTAL MARKET · SEPTEMBER 2026

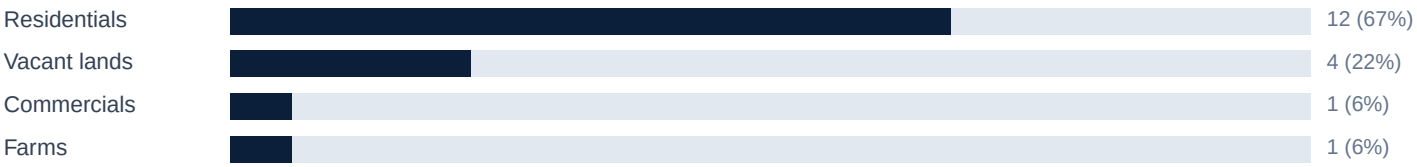
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$290	$313	4

Figures cover the entire 2732 postcode area, not Barham alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$422,500 -17%	$458,750 -39%	18 +38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Barham NSW 2732 in July–September 2026 — 12 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 17% to $422,500, down from $510,000 in April–June 2026.
- Residentials accounted for 67% of sales (12 of 18), compared to 22% for vacant lands (4).
- Prices ranged widely — from $160,000 to $950,000, a spread of $790,000.
- The standout sale was 49 NORTH BARHAM RD at $950,000 on 16 Jul — 125% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
49 NORTH BARHAM RD	Residential	**$950,000**	16 Jul
50 GLENVIEW RD	Farm	**$824,000**	4 Sep
72 MURRAY ST	Commercial	**$795,000**	24 Aug
84 NOORONG ST	Residential	**$685,000**	27 Jul
28 FOREST ST	Residential	**$550,000**	24 Jul
74 COBWELL ST	Residential	**$440,000**	28 Sep
29 PUNT RD	Residential	**$430,000**	24 Sep
31 YARREIN ST	Residential	**$425,000**	4 Sep
25 COBWELL ST	Residential	**$420,000**	15 Jul

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · July–September 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.