SOLD NSW · PROPERTY MARKET REPORT

Barnsley NSW 2278

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$880,000 +13%	$873,389 +17%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,010,000	$450,000	$8.91M

POSTCODE 2278 RENTAL MARKET · SEPTEMBER 2026

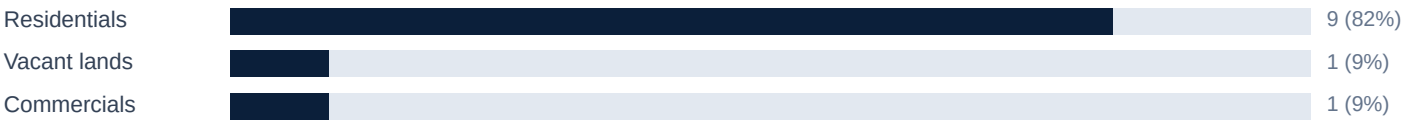
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$773	$773	2

Figures cover the entire 2278 postcode area, not Barnsley alone. Rental period: September 2026.

COMPARED TO FEBRUARY–APRIL 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$880,000 +13%	$873,389 +17%	11 +10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Barnsley NSW 2278 in May–July 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 13% to $880,000, up from $777,500 in February–April 2026.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $450,000 to $1,010,000, a spread of $560,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
42 CHARLTON ST	Residential	**$1,010,000**	8 May
20 GEORGE ST	Residential	**$920,000**	8 May
5 KING ST	Residential	**$900,000**	24 Jul
9 THOMAS ST	Residential	**$897,000**	12 May
6 A NORTHVILLE DR	Residential	**$880,000**	22 May
29 THOMAS ST	Residential	**$870,000**	3 Jun
70 MACQUARIE ST	Residential	**$862,500**	1 May
27 CODRINGTON ST	Residential	**$796,000**	1 May
79 GEORGE ST	Residential	**$725,000**	9 Jun
3/57 NORTHVILLE DR	Commercial	**$600,000**	24 Jul
2 CLIFFBROOK ST	Vacant land	**$450,000**	23 Jun

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