SOLD NSW · PROPERTY MARKET REPORT

# Barraba NSW 2347

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 -7 | $225,000 -21% | $252,789 -29% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $4,000,000 | $100 | $6.35M |

## POSTCODE 2347 RENTAL MARKET · SEPTEMBER 2026

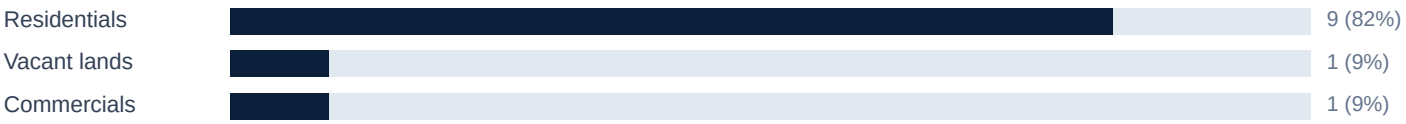
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $405 | $405 | 2 |

Figures cover the entire 2347 postcode area, not Barraba alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $225,000 -21% | $252,789 -29% | 11 -39% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 11 properties settled in Barraba NSW 2347 in August–October 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 21% to $225,000, down from $285,000 in May–July 2026.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $100 to $4,000,000, a spread of $3,999,900.
- The standout sale was 134 QUEEN ST at $4,000,000 on 28 Oct — 1678% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 134 QUEEN ST | Commercial | **$4,000,000** | 28 Oct |
| 3 FIFE DR | Residential | **$550,000** | 16 Oct |
| 12 LINDEN ST | Residential | **$390,000** | 13 Aug |
| 73 FITZROY ST | Residential | **$390,000** | 14 Aug |
| 41 EDWARD ST | Residential | **$230,000** | 14 Aug |
| 4 LINDEN ST | Residential | **$225,000** | 24 Sep |
| 2 QUEEN ST | Residential | **$220,000** | 11 Aug |
| 8 DOUGLAS ST | Residential | **$220,000** | 18 Aug |
| 9 RANGE ST | Vacant land | **$75,000** | 29 Sep |
| 5 COOPER ST | Residential | **$50,000** | 22 Sep |

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