

Berry NSW 2535

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +2	MEDIAN PRICE \$1,650,000 +5%	AVERAGE PRICE \$1,817,000 +10%
HIGHEST SALE \$3,050,000	LOWEST SALE \$735,000	TOTAL VALUE \$17.09M

POSTCODE 2535 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$688	AVERAGE WEEKLY RENT \$663	OBSERVATIONS 16
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Figures cover the entire 2535 postcode area, not Berry alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,650,000 +5%	AVERAGE PRICE \$1,817,000 +10%	TOTAL SALES 10 +25%
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PROPERTY TYPE BREAKDOWN

Residential		9 (90%)
Shops		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Berry NSW 2535 in August 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 5% to \$1,650,000, up from \$1,565,000 in July.
- Residential accounted for 90% of sales (9 of 10), compared to 10% for shops (1).
- Prices ranged widely — from \$735,000 to \$3,050,000, a spread of \$2,315,000.
- The standout sale was 44 CONNORS VIEW at \$3,050,000 on 12 Aug — 85% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
44 CONNORS VIEW	Residential	\$3,050,000	12 Aug
2 THOMAS CL	Residential	\$2,390,000	21 Aug
31 EDWARD ST	Residential	\$2,150,000	21 Aug
82 PARKER CRES	Residential	\$1,860,000	5 Aug
37 PARKER CRES	Residential	\$1,650,000	7 Aug
59 ALBERT ST	Residential	\$1,650,000	21 Aug
93 B PARKER CRES	Residential	\$1,240,000	21 Aug
23 HITCHCOCKS LANE	Residential	\$1,215,000	7 Aug
84 PARKER CRES	Residential	\$1,148,000	24 Aug
4/65 QUEEN ST	Shop	\$735,000	12 Aug