SOLD NSW · PROPERTY MARKET REPORT

Berry NSW 2535

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -2	$1,500,000 -7%	$1,852,762 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,500,000	$735,000	$40.51M

POSTCODE 2535 RENTAL MARKET · SEPTEMBER 2026

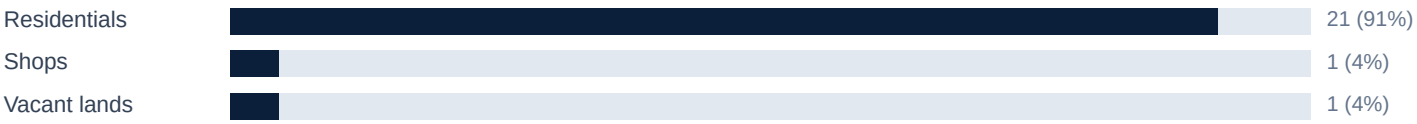
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$640	$656	15

Figures cover the entire 2535 postcode area, not Berry alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,500,000 -7%	$1,852,762 -8%	23 -8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Berry NSW 2535 in August–October 2026 — 21 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 7% to $1,500,000, down from $1,607,500 in May–July 2026.
- Residentials accounted for 91% of sales (21 of 23), compared to 4% for shops (1).
- Prices ranged widely — from $735,000 to $4,500,000, a spread of $3,765,000.
- The standout sale was 57 COOMONDERRY RDGE at $4,500,000 on 22 Oct — 200% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
57 COOMONDERRY RDGE	Residential	**$4,500,000**	22 Oct
10 CLARENCE ST	Residential	**$3,100,000**	2 Oct
44 CONNORS VIEW	Residential	**$3,050,000**	12 Aug
30 SERENITY RDGE	Residential	**$2,900,000**	2 Oct
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
33 HARLEY HILL RD	Residential	**$1,700,000**	6 Oct
37 PARKER CRES	Residential	**$1,650,000**	7 Aug
59 ALBERT ST	Residential	**$1,650,000**	21 Aug

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.