SOLD NSW · PROPERTY MARKET REPORT

Braidwood NSW 2622

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 +2	$812,500 +11%	$837,857 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,450,000	$450,000	$13.68M

POSTCODE 2622 RENTAL MARKET · SEPTEMBER 2026

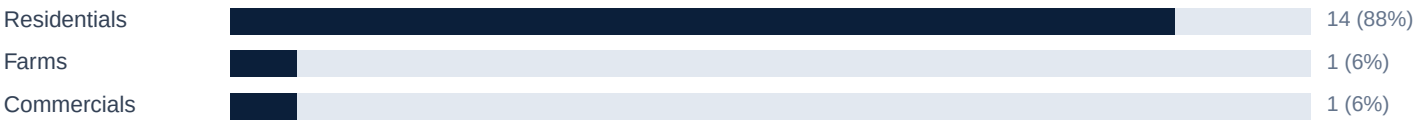
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$450	$483	3

Figures cover the entire 2622 postcode area, not Braidwood alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$812,500 +11%	$837,857 -8%	16 +14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Braidwood NSW 2622 in August–October 2026 — 14 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 11% to $812,500, up from $735,000 in May–July 2026.
- Residentials accounted for 88% of sales (14 of 16), compared to 6% for farms (1).
- Prices ranged widely — from $450,000 to $1,450,000, a spread of $1,000,000.
- The standout sale was 536 COOMA RD at $1,450,000 on 7 Aug — 78% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
536 COOMA RD	Farm	**$1,450,000**	7 Aug
12 COOMA RD	Residential	**$1,250,000**	19 Oct
72 LITTLE RIVER RD	Residential	**$1,150,000**	22 Sep
86 GILBERTS LANE	Residential	**$1,050,000**	25 Sep
17 COGHILL ST	Residential	**$990,000**	14 Aug
139 WALLACE ST	Residential	**$950,000**	21 Aug
6 MONKITTEE ST	Residential	**$850,000**	31 Aug
15/70 LITTLE RIVER RD	Residential	**$830,000**	11 Sep
111 DUNCAN ST	Residential	**$795,000**	25 Sep
74 WILSON ST	Residential	**$775,000**	31 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.