SOLD NSW · PROPERTY MARKET REPORT

Canowindra NSW 2804

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -4	$475,000 -2%	$603,750 +12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,400,000	$190,000	$5.59M

POSTCODE 2804 RENTAL MARKET · SEPTEMBER 2026

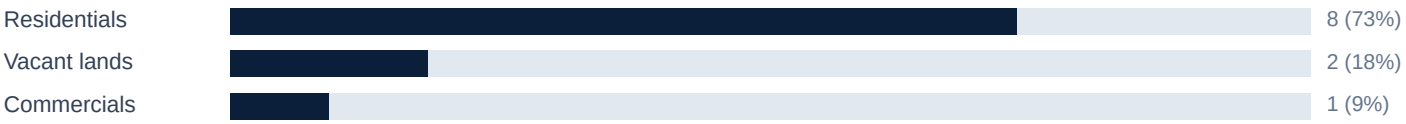
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$400	$413	4

Figures cover the entire 2804 postcode area, not Canowindra alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$475,000 -2%	$603,750 +12%	11 -27%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Canowindra NSW 2804 in August–October 2026 — 8 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 2% to $475,000, down from $482,500 in May–July 2026.
- Residentials accounted for 73% of sales (8 of 11), compared to 18% for vacant lands (2).
- Prices ranged widely — from $190,000 to $1,400,000, a spread of $1,210,000.
- The standout sale was 56 LENEVA LANE at $1,400,000 on 16 Oct — 195% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
56 LENEVA LANE	Residential	**$1,400,000**	16 Oct
22 ROBINSON ST	Residential	**$700,000**	18 Sep
1 LYNN ST	Residential	**$550,000**	4 Sep
80 FLOODS LANE	Residential	**$505,000**	14 Sep
22 WINTON ST	Residential	**$445,000**	13 Aug
12 SUTTOR ST	Residential	**$420,000**	9 Sep
48 TILGA ST	Residential	**$405,000**	7 Aug
197 RODD ST	Residential	**$405,000**	29 Oct
106 GASKILL ST	Commercial	**$372,691**	17 Sep
18 WINTON ST	Vacant land	**$200,000**	14 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.