SOLD NSW · PROPERTY MARKET REPORT

Carramar NSW 2163

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -9	$480,000 +6%	$767,273 +18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,520,000	$330,000	$8.44M

POSTCODE 2163 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$765	15

Figures cover the entire 2163 postcode area, not Carramar alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$480,000 +6%	$767,273 +18%	11 -45%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Carramar NSW 2163 in August–October 2026.
- The median sale price rose 6% to $480,000, up from $451,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $330,000 to $1,520,000, a spread of $1,190,000.
- The standout sale was 2 QUEST AVE at $1,520,000 on 25 Aug — 217% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 QUEST AVE	Residential	**$1,520,000**	25 Aug
107 MITCHELL ST	Residential	**$1,145,000**	7 Sep
3 TOMKI ST	Residential	**$1,130,000**	6 Oct
50 WATERSIDE CRES	Residential	**$1,080,000**	16 Oct
11 ARTIE ST	Residential	**$1,050,000**	30 Sep
20/6 RUBY ST	Residential	**$480,000**	8 Sep
14/6 RUBY ST	Residential	**$475,000**	6 Aug
7/6 RUBY ST	Residential	**$475,000**	12 Oct
6/7 CARRAMAR AVE	Residential	**$415,000**	23 Oct
6/190 SANDAL CRES	Residential	**$340,000**	20 Oct
13/158 SANDAL CRES	Residential	**$330,000**	11 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.