

Clarence town NSW 2321

January 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10	MEDIAN PRICE \$1,120,000	AVERAGE PRICE \$1,150,250
HIGHEST SALE \$2,055,000	LOWEST SALE \$587,000	TOTAL VALUE \$11.17M

POSTCODE 2321 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$640	AVERAGE WEEKLY RENT \$632	OBSERVATIONS 73
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Figures cover the entire 2321 postcode area, not Clarence town alone. Rental period: August 2026.

PROPERTY TYPE BREAKDOWN

Residential		8 (80%)
Vacant lands		1 (10%)
Farms		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Clarence town NSW 2321 in January 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the month was \$1,120,000.
- Residential accounted for 80% of sales (8 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$587,000 to \$2,055,000, a spread of \$1,468,000.
- The standout sale was 31 ROYSETON AVE at \$2,055,000 on 28 Jan — 83% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
31 ROYSETON AVE	Residential	\$2,055,000	28 Jan
49 BOATFALLS DR	Residential	\$1,470,000	23 Jan
1091 LIMEBURNERS CREEK RD	Residential	\$1,300,000	19 Jan
402 LIMEBURNERS CREEK RD	Residential	\$1,275,000	9 Jan
404 LIMEBURNERS CREEK RD	Farm	\$1,270,000	28 Jan
65 PRINCE ST	Residential	\$965,000	28 Jan
23 RIFLE ST	Residential	\$850,000	16 Jan
26 ROYSETON AVE	Vacant land	\$700,000	22 Jan
129 PRINCE ST	Residential	\$700,000	27 Jan
28 EARL ST	Residential	\$587,000	22 Jan