SOLD NSW · PROPERTY MARKET REPORT

Clarence town NSW 2321

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +4	$1,165,000 +41%	$1,074,909 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,510,000	$600,000	$14.43M

POSTCODE 2321 RENTAL MARKET · SEPTEMBER 2026

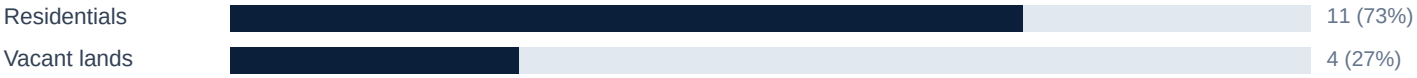
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$657	99

Figures cover the entire 2321 postcode area, not Clarence town alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,165,000 +41%	$1,074,909 -1%	15 +36%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Clarence town NSW 2321 in August–October 2026 — 11 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 41% to $1,165,000, up from $825,000 in May–July 2026.
- Residentials accounted for 73% of sales (11 of 15), compared to 27% for vacant lands (4).
- Prices ranged widely — from $600,000 to $1,510,000, a spread of $910,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
24 FORDS RD	Residential	**$1,510,000**	28 Aug
48 RUSSELL ST	Residential	**$1,400,000**	7 Aug
33 JINKER CCT	Residential	**$1,350,000**	10 Aug
786 LIMEBURNERS CREEK RD	Residential	**$1,255,000**	4 Sep
28 ANGELA CL	Residential	**$1,225,000**	28 Aug
65 BOATFALLS DR	Residential	**$1,165,000**	5 Aug
634 LIMEBURNERS CREEK RD	Residential	**$1,050,000**	8 Oct
46 GAGGIN ST	Residential	**$924,000**	6 Aug
39 QUEEN ST	Residential	**$745,000**	18 Aug
231 GLEN WILLIAM RD	Vacant land	**$675,000**	11 Sep
231 GLEN WILLIAM RD	Vacant land	**$667,500**	2 Sep
109 FORDS RD	Vacant land	**$655,000**	15 Sep
231 GLEN WILLIAM RD	Vacant land	**$610,000**	4 Sep

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.