

Cobar NSW 2835

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -1	MEDIAN PRICE \$350,000 +14%	AVERAGE PRICE \$312,143 +6%
HIGHEST SALE \$485,000	LOWEST SALE \$41,500	TOTAL VALUE \$2.88M

POSTCODE 2835 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$355	AVERAGE WEEKLY RENT \$346	OBSERVATIONS 13
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Figures cover the entire 2835 postcode area, not Cobar alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$350,000 +14%	AVERAGE PRICE \$312,143 +6%	TOTAL SALES 11 -8%
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PROPERTY TYPE BREAKDOWN

Residentials		7 (64%)
Vacant lands		4 (36%)

KEY MARKET INSIGHTS

- 11 properties settled in Cobar NSW 2835 in July 2026 — 7 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 14% to \$350,000, up from \$307,500 in June.
- Residentials accounted for 64% of sales (7 of 11), compared to 36% for vacant lands (4).
- Prices ranged widely — from \$41,500 to \$485,000, a spread of \$443,500.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
13 ECHIDNA ST	Residential	\$485,000	1 Jul
22 DUFFY DR	Residential	\$390,000	23 Jul
1 LINSLEY ST	Residential	\$370,000	23 Jul
24 DUFFY DR	Residential	\$350,000	17 Jul
10 BATHURST ST	Residential	\$310,000	27 Jul
22 OLD BOURKE RD	Vacant land	\$285,000	29 Jul
24 OLD BOURKE RD	Vacant land	\$285,000	29 Jul
8 BOURKE ST	Residential	\$220,000	24 Jul
3 TENTH ST	Vacant land	\$82,500	23 Jul
38 MARSHALL ST	Residential	\$60,000	29 Jul
5 BOURKE ST	Vacant land	\$41,500	23 Jul