SOLD NSW · PROPERTY MARKET REPORT

Cobar NSW 2835

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
28 -8	$320,000 +2%	$301,271 -19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$630,000	$38,000	$8.05M

POSTCODE 2835 RENTAL MARKET · SEPTEMBER 2026

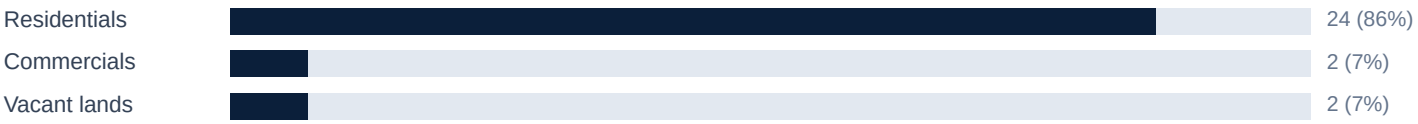
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$418	$400	14

Figures cover the entire 2835 postcode area, not Cobar alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$320,000 +2%	$301,271 -19%	28 -22%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 28 properties settled in Cobar NSW 2835 in August–October 2026 — 24 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 2% to $320,000, up from $312,500 in May–July 2026.
- Residentials accounted for 86% of sales (24 of 28), compared to 7% for commercials (2).
- Prices ranged widely — from $38,000 to $630,000, a spread of $592,000.
- The standout sale was 9 COWPER ST at $630,000 on 25 Sep — 97% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 COWPER ST	Residential	**$630,000**	25 Sep
52 MONAGHAN ST	Residential	**$407,500**	19 Aug
6 MONAGHAN ST	Residential	**$407,000**	28 Sep
9 BOURKE RD	Residential	**$400,000**	24 Aug
37 BARTON ST	Residential	**$360,000**	22 Oct
49 CORNISH ST	Vacant land	**$352,000**	16 Sep
46 MORRISON ST	Residential	**$350,000**	13 Aug
6 A BECKER ST	Residential	**$345,000**	29 Sep
29 MORRISON ST	Residential	**$340,000**	8 Oct
21 MURRAY ST	Residential	**$330,000**	18 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.