SOLD NSW · PROPERTY MARKET REPORT

# Coffs harbour NSW 2450

October 2026 · Monthly Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 42 -2 | $760,000 +8% | $746,108 +9% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,620,000 | $120,000 | $31.74M |

## POSTCODE 2450 RENTAL MARKET · SEPTEMBER 2026

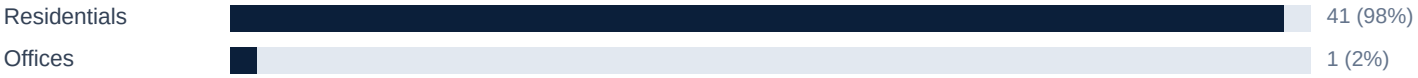
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $600 | $593 | 153 |

Figures cover the entire 2450 postcode area, not Coffs harbour alone. Rental period: September 2026.

## COMPARED TO SEPTEMBER 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $760,000 +8% | $746,108 +9% | 42 -5% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 42 properties settled in Coffs harbour NSW 2450 in October 2026 — 41 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 8% to $760,000, up from $702,500 in September 2026.
- Residentials accounted for 98% of sales (41 of 42), compared to 2% for offices (1).
- Prices ranged widely — from $120,000 to $2,620,000, a spread of $2,500,000.
- The standout sale was 40 ELIZABETH ST at $2,620,000 on 19 Oct — 245% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 40 ELIZABETH ST | Residential | **$2,620,000** | 19 Oct |
| 29 DIGGERS BEACH RD | Residential | **$1,310,000** | 22 Oct |
| 23 PARK AVE | Office | **$1,150,000** | 16 Oct |
| 15 WISTERIA CL | Residential | **$1,120,000** | 23 Oct |
| 8 KAPYONG GLD | Residential | **$1,080,000** | 2 Oct |
| 6 VIOLET CT | Residential | **$976,000** | 26 Oct |
| 40 A PEARCE DR | Residential | **$950,000** | 2 Oct |
| 26 BAILEY AVE | Residential | **$945,000** | 9 Oct |
| 14 GODWIN CL | Residential | **$895,000** | 21 Oct |
| 101 WEST HIGH ST | Residential | **$865,000** | 16 Oct |
| 21/111 OCEAN PDE | Residential | **$861,400** | 19 Oct |

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.