

Cooma NSW 2630

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +4	MEDIAN PRICE \$520,000 -24%	AVERAGE PRICE \$733,462 -11%
HIGHEST SALE \$3,000,000	LOWEST SALE \$380,000	TOTAL VALUE \$9.54M

POSTCODE 2630 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$465	AVERAGE WEEKLY RENT \$461	OBSERVATIONS 19
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Figures cover the entire 2630 postcode area, not Cooma alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$520,000 -24%	AVERAGE PRICE \$733,462 -11%	TOTAL SALES 13 +44%
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PROPERTY TYPE BREAKDOWN

Residentials		13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Cooma NSW 2630 in August 2026.
- The median sale price fell 24% to \$520,000, down from \$685,000 in July.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$380,000 to \$3,000,000, a spread of \$2,620,000.
- The standout sale was 28 MITTAGANG RD at \$3,000,000 on 19 Aug — 477% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
28 MITTAGANG RD	Residential	\$3,000,000	19 Aug
11 ARTHUR AVE	Residential	\$799,000	10 Aug
34 TULONG AVE	Residential	\$775,000	20 Aug
19 NIMBY PL	Residential	\$625,000	11 Aug
18 YAMBA CRES	Residential	\$570,000	4 Aug
3 WALLA ST	Residential	\$530,000	24 Aug
5 WALLA ST	Residential	\$520,000	3 Aug
2 WANGIE ST	Residential	\$520,000	17 Aug
70 DENISON ST	Residential	\$485,000	19 Aug
2 ORANA AVE	Residential	\$471,000	19 Aug
39 WAGGUN ST	Residential	\$470,000	28 Aug
7 SNOWDEN ST	Residential	\$390,000	4 Aug