SOLD NSW · PROPERTY MARKET REPORT

Cooma NSW 2630

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 +22	$545,000 -6%	$500,785 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$850,000	$170,000	$11.18M

POSTCODE 2630 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$540	$541	14

Figures cover the entire 2630 postcode area, not Cooma alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$545,000 -6%	$500,785 -7%	32 +220%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 32 properties settled in Cooma NSW 2630 in October 2026 — 15 residential and 17 non-residential (commercial or land).
- The residential median sale price fell 6% to $545,000, down from $578,750 in September 2026.
- Vacant lands accounted for 50% of sales (16 of 32), compared to 47% for residentials (15).
- Prices ranged widely — from $170,000 to $850,000, a spread of $680,000.
- The standout sale was 45 LAMBIE ST at $850,000 on 19 Oct — 56% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
45 LAMBIE ST	Residential	**$850,000**	19 Oct
5 CREEK ST	Residential	**$845,000**	6 Oct
9 LLOYD AVE	Residential	**$800,000**	28 Oct
24 TULONG AVE	Residential	**$750,000**	14 Oct
5 KALING PL	Residential	**$659,000**	6 Oct
5 BABIN PL	Residential	**$600,000**	19 Oct
35 CREEK ST	Residential	**$550,000**	21 Oct
23 WAGGUN ST	Residential	**$545,000**	23 Oct
66 DENISON ST	Residential	**$491,000**	23 Oct
9 SNOWDEN ST	Residential	**$430,000**	29 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.