

Crescent head NSW 2440

July 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +3	MEDIAN PRICE \$815,000 +17%	AVERAGE PRICE \$1,161,667 +13%
HIGHEST SALE \$2,100,000	LOWEST SALE \$570,000	TOTAL VALUE \$9.31M

POSTCODE 2440 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$490	AVERAGE WEEKLY RENT \$492	OBSERVATIONS 28
-----------------------------	------------------------------	--------------------

Figures cover the entire 2440 postcode area, not Crescent head alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$815,000 +17%	AVERAGE PRICE \$1,161,667 +13%	TOTAL SALES 10 +43%
--	---	--------------------------------------

PROPERTY TYPE BREAKDOWN

Vacant lands		7 (70%)
Residentials		3 (30%)

KEY MARKET INSIGHTS

- 10 properties settled in Crescent head NSW 2440 in July 2026 — 3 residential and 7 non-residential (commercial or land).
- The residential median sale price rose 17% to \$815,000, up from \$696,000 in June.
- Vacant lands accounted for 70% of sales (7 of 10), compared to 30% for residentials (3).
- Prices ranged widely — from \$570,000 to \$2,100,000, a spread of \$1,530,000.
- The standout sale was 52 DULCONGHI ST at \$2,100,000 on 2 Jul — 158% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
52 DULCONGHI ST	Residential	\$2,100,000	2 Jul
7 CASUARINA CRES	Vacant land	\$1,023,000	28 Jul
6 BANKSIA DR	Vacant land	\$878,000	1 Jul
4 BANKSIA DR	Vacant land	\$857,493	1 Jul
26 HODGSON ST	Residential	\$815,000	23 Jul
8 CASUARINA CRES	Vacant land	\$792,000	20 Jul
10 BANKSIA DR	Vacant land	\$789,000	28 Jul
40 JACARANDA WAY	Vacant land	\$775,000	15 Jul
30 BANKSIA DR	Vacant land	\$710,000	13 Jul
3/17 WALKER ST	Residential	\$570,000	17 Jul