

East tamworth NSW 2340

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -3	MEDIAN PRICE \$800,000 +27%	AVERAGE PRICE \$822,000 +21%
HIGHEST SALE \$1,400,000	LOWEST SALE \$375,000	TOTAL VALUE \$9.04M

POSTCODE 2340 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$526	OBSERVATIONS 191
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Figures cover the entire 2340 postcode area, not East tamworth alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$800,000 +27%	AVERAGE PRICE \$822,000 +21%	TOTAL SALES 11 -21%
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PROPERTY TYPE BREAKDOWN

Residential	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in East tamworth NSW 2340 in July 2026.
- The median sale price rose 27% to \$800,000, up from \$630,000 in June.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$375,000 to \$1,400,000, a spread of \$1,025,000.
- The standout sale was 133 UPPER ST at \$1,400,000 on 28 Jul — 75% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
133 UPPER ST	Residential	\$1,400,000	28 Jul
144 CARTHAGE ST	Residential	\$1,050,000	31 Jul
45 RODERICK ST	Residential	\$935,000	29 Jul
9 RUTHNING AVE	Residential	\$840,000	10 Jul
34 RAGLAN ST	Residential	\$807,000	22 Jul
25 DARLING ST	Residential	\$800,000	29 Jul
141 UPPER ST	Residential	\$770,000	28 Jul
16 NAPIER ST	Residential	\$720,000	23 Jul
6/72 CARTHAGE ST	Residential	\$720,000	20 Jul
10 LANCASTER AVE	Residential	\$625,000	20 Jul
6 CAHILL CT	Residential	\$375,000	7 Jul