SOLD NSW · PROPERTY MARKET REPORT

Forbes NSW 2871

October 2026 · Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -12	$524,500 +17%	$569,875 +25%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$990,000	$235,000	$5.44M

POSTCODE 2871 RENTAL MARKET · SEPTEMBER 2026

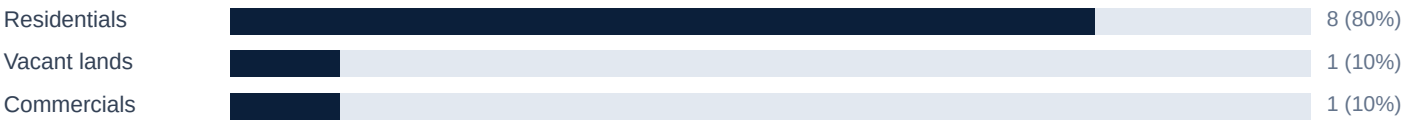
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$430	$425	25

Figures cover the entire 2871 postcode area, not Forbes alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$524,500 +17%	$569,875 +25%	10 -55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Forbes NSW 2871 in October 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 17% to $524,500, up from $450,000 in September 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from $235,000 to $990,000, a spread of $755,000.
- The standout sale was 79 B CHURCH ST at $990,000 on 14 Oct — 89% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
79 B CHURCH ST	Residential	**$990,000**	14 Oct
101 WAMBAT ST	Residential	**$940,000**	15 Oct
289 LOWER BATHURST ST	Residential	**$675,000**	28 Oct
6/2 REYMOND ST	Residential	**$620,000**	23 Oct
1 B BLACKETT ST	Commercial	**$460,000**	29 Oct
9 RYAN ST	Residential	**$429,000**	16 Oct
24 COLLEGE RD	Vacant land	**$425,000**	15 Oct
124 YORK ST	Residential	**$360,000**	16 Oct
34 TEMPLAR ST	Residential	**$310,000**	16 Oct
25 CONRIDGE ST	Residential	**$235,000**	9 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.