SOLD NSW · PROPERTY MARKET REPORT

Hay NSW 2711

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15	$385,000	$404,495

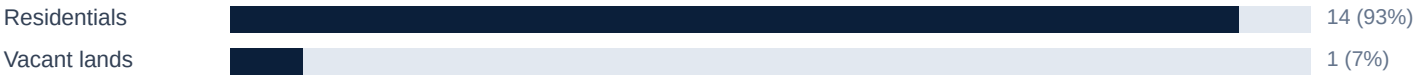
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,250,424	$30,000	$5.81M

POSTCODE 2711 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$350	$322	3

Figures cover the entire 2711 postcode area, not Hay alone. Rental period: August 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Hay NSW 2711 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $385,000.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for vacant lands (1).
- Prices ranged widely — from $30,000 to $1,250,424, a spread of $1,220,424.
- The standout sale was 12242 COBB HWY at $1,250,424 on 16 Oct — 225% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12242 COBB HWY	Residential	**$1,250,424**	16 Oct
420 MURRAY ST	Residential	**$550,000**	7 Aug
214 LINDSAY ST	Residential	**$550,000**	16 Oct
389 CADELL ST	Residential	**$532,500**	4 Sep
476 ORSON ST	Residential	**$450,000**	14 Oct
348 CADELL ST	Residential	**$450,000**	21 Oct
121 PINE ST	Residential	**$410,000**	16 Oct
391 RANDALL ST	Residential	**$360,000**	4 Sep
384 A MOORE ST	Residential	**$295,000**	31 Aug
158 HATTY ST	Residential	**$290,000**	5 Aug
373 MACGREGOR ST	Residential	**$250,000**	21 Oct
385 CADELL ST	Residential	**$180,000**	28 Oct
CEMETERY RD	Vacant land	**$145,000**	9 Sep
459 WATER ST	Residential	**$65,000**	19 Oct
408 SIMPSON ST	Residential	**$30,000**	12 Aug

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.