SOLD NSW · PROPERTY MARKET REPORT

Karabar NSW 2620

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
27 -16	$750,000 -6%	$783,899 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,235,000	$326,382	$21.17M

POSTCODE 2620 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$565	$596	110

Figures cover the entire 2620 postcode area, not Karabar alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$750,000 -6%	$783,899 -4%	27 -37%

PROPERTY TYPE BREAKDOWN

Residentials — 27 (100%)

KEY MARKET INSIGHTS

- 27 properties settled in Karabar NSW 2620 in August–October 2026.
- The median sale price fell 6% to $750,000, down from $800,000 in May–July 2026.
- All 27 recorded sales were residentials.
- Prices ranged widely — from $326,382 to $1,235,000, a spread of $908,618.
- The standout sale was 8 MORRISON PL at $1,235,000 on 26 Aug — 65% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 MORRISON PL	Residential	**$1,235,000**	26 Aug
9 VAUGHAN CL	Residential	**$1,050,000**	3 Aug
135 CANDLEBARK RD	Residential	**$1,050,000**	18 Sep
8 OAK PL	Residential	**$1,020,000**	7 Aug
4 HARPER CL	Residential	**$1,020,000**	15 Oct
5 HIGHBAR ST	Residential	**$980,000**	1 Sep
29 CONWAY ST	Residential	**$972,000**	18 Sep
1/9 BEARD CL	Residential	**$915,000**	5 Aug
21 NIMBUS PL	Residential	**$885,000**	28 Sep
30 OLERIA ST	Residential	**$840,000**	1 Sep
162 DONALD RD	Residential	**$820,000**	24 Aug
6 THORNTON RD	Residential	**$820,000**	25 Sep

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.