SOLD NSW · PROPERTY MARKET REPORT

Karuah NSW 2324

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -12	$735,000 +11%	$745,556 +15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$920,000	$520,000	$7.27M

POSTCODE 2324 RENTAL MARKET · SEPTEMBER 2026

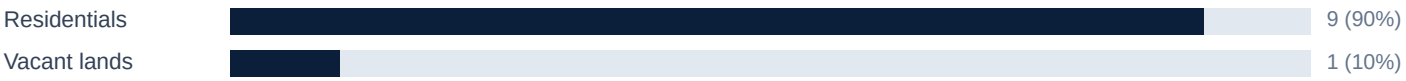
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$571	52

Figures cover the entire 2324 postcode area, not Karuah alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$735,000 +11%	$745,556 +15%	10 -55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Karuah NSW 2324 in August–October 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 11% to $735,000, up from $665,000 in May–July 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Sale prices were relatively consistent, ranging from $520,000 to $920,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 JOHNSON AVE	Residential	**$920,000**	10 Aug
4 FRANKLIN ST	Residential	**$840,000**	25 Sep
336 TAREAN RD	Residential	**$835,000**	30 Sep
14 WILLIAM ST	Residential	**$775,000**	1 Oct
6 MELMOTH RD	Residential	**$735,000**	2 Sep
15 MARY ST	Residential	**$725,000**	16 Sep
4 SHADOW WAY	Residential	**$685,000**	25 Aug
398 TAREAN RD	Residential	**$675,000**	6 Aug
62 MILL HILL CL	Vacant land	**$560,000**	1 Oct
22 ROUND HILL CRES	Residential	**$520,000**	6 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.