SOLD NSW · PROPERTY MARKET REPORT

Morpeth NSW 2321

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -6	$970,000 +12%	$1,015,556 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,000,000	$400,000	$11.14M

POSTCODE 2321 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$657	99

Figures cover the entire 2321 postcode area, not Morpeth alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$970,000 +12%	$1,015,556 +6%	10 -37%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Morpeth NSW 2321 in July–September 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 12% to $970,000, up from $865,000 in April–June 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for shops (1).
- Prices ranged widely — from $400,000 to $2,000,000, a spread of $1,600,000.
- The standout sale was 156 SWAN ST at $2,000,000 on 17 Aug — 106% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
156 SWAN ST	Shop	**$2,000,000**	17 Aug
7 ALBUERA CL	Residential	**$1,750,000**	15 Sep
92 HIGH ST	Residential	**$1,300,000**	30 Jul
66 SWAN ST	Residential	**$1,200,000**	1 Sep
35 EDWARD ST	Residential	**$1,060,000**	3 Jul
107 CLOSE ST	Residential	**$970,000**	7 Jul
46 PRINCESS ST	Residential	**$910,000**	6 Aug
3 LINCOLN CL	Residential	**$820,000**	31 Aug
64 HIGH ST	Residential	**$730,000**	7 Aug
95 HIGH ST	Residential	**$400,000**	7 Aug

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