SOLD NSW · PROPERTY MARKET REPORT

North albury NSW 2640

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
36 -12	$549,500 -7%	$528,723 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,100,000	$15,130	$22.00M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

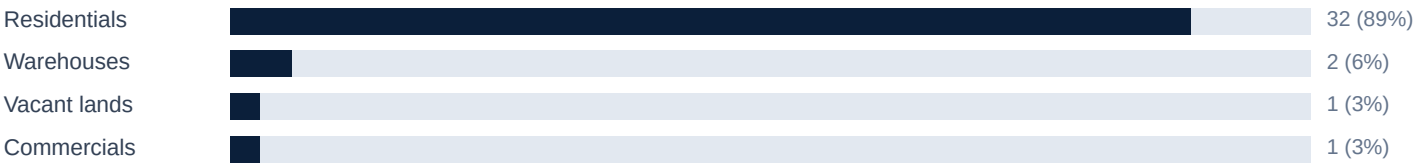
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

Figures cover the entire 2640 postcode area, not North albury alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$549,500 -7%	$528,723 -9%	36 -25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 36 properties settled in North albury NSW 2640 in August–October 2026 — 32 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 7% to $549,500, down from $591,250 in May–July 2026.
- Residentials accounted for 89% of sales (32 of 36), compared to 6% for warehouses (2).
- Prices ranged widely — from $15,130 to $2,100,000, a spread of $2,084,870.
- The standout sale was 828 RAMSDEN DR at $2,100,000 on 27 Aug — 282% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
828 RAMSDEN DR	Warehouse	**$2,100,000**	27 Aug
898 METRY ST	Warehouse	**$1,265,000**	22 Sep
807 ST JAMES CRES	Residential	**$1,225,000**	24 Sep
1052 MATE ST	Commercial	**$1,100,000**	2 Oct
1093 ALEMEIN AVE	Residential	**$788,000**	25 Sep
561 UNION RD	Residential	**$655,000**	17 Sep
983 CARCOOLA ST	Residential	**$650,000**	18 Aug
280 KOOBA ST	Residential	**$650,000**	15 Oct
1039 BAROOGA ST	Residential	**$642,500**	18 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.