

North arm cove NSW 2324

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14	MEDIAN PRICE \$35,950 -22%	AVERAGE PRICE \$401,983 +772%
HIGHEST SALE \$1,180,000	LOWEST SALE \$30,000	TOTAL VALUE \$2.84M

POSTCODE 2324 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 58
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Figures cover the entire 2324 postcode area, not North arm cove alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$35,950 -22%	AVERAGE PRICE \$401,983 +772%	TOTAL SALES 14 0%
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PROPERTY TYPE BREAKDOWN

Vacant lands		8 (57%)
Residentials		6 (43%)

KEY MARKET INSIGHTS

- 14 properties settled in North arm cove NSW 2324 in June 2026 — 6 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 22% to \$35,950, down from \$46,250 in May.
- Vacant lands accounted for 57% of sales (8 of 14), compared to 43% for residentials (6).
- Prices ranged widely — from \$30,000 to \$1,180,000, a spread of \$1,150,000.
- The standout sale was 77 PROMONTORY WAY at \$1,180,000 on 23 Jun — 3182% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
77 PROMONTORY WAY	Residential	\$1,180,000	23 Jun
42 COVE BVD	Residential	\$1,100,000	18 Jun
1400 MERRIWA BVD	Vacant land	\$79,000	18 Jun
LISMORE RD	Vacant land	\$74,000	12 Jun
2868 GLENCOE ST	Vacant land	\$70,000	17 Jun
STATION WAY	Vacant land	\$51,100	9 Jun
STATION WAY	Vacant land	\$46,600	16 Jun
TENTERFIELD RD	Vacant land	\$44,000	5 Jun
GLEN INNES RD	Residential	\$39,000	4 Jun
TENTERFIELD RD	Vacant land	\$33,000	16 Jun
TENTERFIELD RD	Vacant land	\$33,000	22 Jun