SOLD NSW · PROPERTY MARKET REPORT

North arm cove NSW 2324

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -13	$555,000 +1288%	$752,813 +129%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$17,000	$6.40M

POSTCODE 2324 RENTAL MARKET · SEPTEMBER 2026

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

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$555,000 +1288%	$752,813 +129%	18 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in North arm cove NSW 2324 in August–October 2026 — 8 residential and 10 non-residential (commercial or land).
- The residential median sale price rose 1288% to $555,000, up from $40,000 in May–July 2026.
- Vacant lands accounted for 56% of sales (10 of 18), compared to 44% for residentials (8).
- Prices ranged widely — from $17,000 to $2,600,000, a spread of $2,583,000.
- The standout sale was 102 COVE BVD at $2,600,000 on 21 Aug — 368% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
102 COVE BVD	Residential	**$2,600,000**	21 Aug
20 MERRIWA BVD	Residential	**$1,150,000**	11 Sep
24 PROMONTORY WAY	Residential	**$885,000**	23 Oct
87 COVE BVD	Residential	**$830,000**	30 Sep
45 THE ESPLANADE	Residential	**$280,000**	16 Sep
49 THE ESPLANADE	Residential	**$175,000**	16 Sep
MANILLA CRES	Vacant land	**$54,000**	3 Sep
KENDALL ST	Vacant land	**$54,000**	4 Sep
MUSWELLBROOK AVE	Vacant land	**$53,000**	10 Sep
STATION WAY	Residential	**$52,500**	6 Oct
120 EASTSLOPE WAY	Residential	**$50,000**	13 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.