

North gosford NSW 2250

July 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -9	MEDIAN PRICE \$720,000 +260%	AVERAGE PRICE \$753,200 +19%
HIGHEST SALE \$1,070,000	LOWEST SALE \$560,000	TOTAL VALUE \$7.53M

POSTCODE 2250 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$660	AVERAGE WEEKLY RENT \$668	OBSERVATIONS 180
-----------------------------	------------------------------	---------------------

Figures cover the entire 2250 postcode area, not North gosford alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$720,000 +260%	AVERAGE PRICE \$753,200 +19%	TOTAL SALES 10 -47%
------------------------------------	------------------------------------	---------------------------

PROPERTY TYPE BREAKDOWN

Residentials 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in North gosford NSW 2250 in July 2026.
- The median sale price rose 260% to \$720,000, up from \$200,000 in June.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$560,000 to \$1,070,000, a spread of \$510,000.
- The standout sale was 40 ORINDA AVE at \$1,070,000 on 2 Jul — 49% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 ORINDA AVE	Residential	\$1,070,000	2 Jul
242 HENRY PARRY DR	Residential	\$1,045,000	23 Jul
14 NORTH CRES	Residential	\$897,000	9 Jul
15 ALGWEN RD	Residential	\$770,000	31 Jul
10/55 DWYER ST	Residential	\$755,000	17 Jul
3/68 DWYER ST	Residential	\$685,000	17 Jul
304/70 HILLS ST	Residential	\$600,000	27 Jul
13/216 HENRY PARRY DR	Residential	\$580,000	29 Jul
6 THE OUTLOOK	Residential	\$570,000	7 Jul
102/226 GERTRUDE ST	Residential	\$560,000	16 Jul