SOLD NSW · PROPERTY MARKET REPORT

North gosford NSW 2250

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -27	$827,500 +28%	$866,750 +23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,250,000	$557,500	$8.67M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$827,500 +28%	$866,750 +23%	10 -73%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in North gosford NSW 2250 in August–October 2026.
- The median sale price rose 28% to $827,500, up from $645,000 in May–July 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $557,500 to $1,250,000, a spread of $692,500.
- The standout sale was 39 MARANGANI AVE at $1,250,000 on 6 Oct — 51% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
39 MARANGANI AVE	Residential	**$1,250,000**	6 Oct
101 HILLS ST	Residential	**$1,200,000**	5 Aug
13 CALLEMONDAH AVE	Residential	**$950,000**	24 Sep
25 NORTH CRES	Residential	**$900,000**	26 Oct
52 MOORAMBA AVE	Residential	**$890,000**	22 Oct
11/8 JARRETT ST	Residential	**$765,000**	18 Sep
308/70 HILLS ST	Residential	**$745,000**	12 Oct
41/55 DWYER ST	Residential	**$725,000**	8 Oct
24/55 DWYER ST	Residential	**$685,000**	17 Sep
6/206 HENRY PARRY DR	Residential	**$557,500**	23 Oct

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.