

North narrabeen NSW 2101

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +9	MEDIAN PRICE \$2,070,000 -9%	AVERAGE PRICE \$2,382,727 +10%
HIGHEST SALE \$5,000,000	LOWEST SALE \$1,500,000	TOTAL VALUE \$31.21M

POSTCODE 2101 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$900	AVERAGE WEEKLY RENT \$998	OBSERVATIONS 36
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Figures cover the entire 2101 postcode area, not North narrabeen alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$2,070,000 -9%	AVERAGE PRICE \$2,382,727 +10%	TOTAL SALES 12 +300%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in North narrabeen NSW 2101 in May 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to \$2,070,000, down from \$2,275,000 in April.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$1,500,000 to \$5,000,000, a spread of \$3,500,000.
- The standout sale was 74 GARDEN ST at \$5,000,000 on 11 May — 142% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
74 GARDEN ST	Commercial	\$5,000,000	11 May
75 RICKARD RD	Residential	\$4,225,000	6 May
67 ALLEYNE AVE	Residential	\$4,106,000	29 May
25 WOORARRA AVE	Residential	\$2,259,000	21 May
66 RICKARD RD	Residential	\$2,150,000	8 May
19 INALA PL	Residential	\$2,115,000	14 May
103 GONDOLA RD	Residential	\$2,070,000	14 May
100 WOORARRA AVE	Residential	\$2,070,000	13 May
44 TATIARA CRES	Residential	\$2,005,000	14 May
1485 PITTWATER RD	Residential	\$1,950,000	19 May
117 RICKARD RD	Residential	\$1,760,000	12 May