SOLD NSW · PROPERTY MARKET REPORT

Ourimbah NSW 2258

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -6	$870,000 +1%	$986,462 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,850,000	$560,000	$12.82M

POSTCODE 2258 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$679	11

Figures cover the entire 2258 postcode area, not Ourimbah alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$870,000 +1%	$986,462 -2%	13 -32%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Ourimbah NSW 2258 in August–October 2026.
- The median sale price rose 1% to $870,000, up from $860,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $560,000 to $1,850,000, a spread of $1,290,000.
- The standout sale was 88 FOOTTS RD at $1,850,000 on 31 Aug — 113% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
88 FOOTTS RD	Residential	**$1,850,000**	31 Aug
197 OURIMBAH CREEK RD	Residential	**$1,575,000**	9 Sep
19 TALLOWOOD CRES	Residential	**$1,180,000**	4 Sep
10 COACHWOOD DR	Residential	**$1,111,000**	30 Sep
3 PENNY PL	Residential	**$975,000**	11 Sep
31 YATES RD	Residential	**$953,000**	10 Sep
14 BEECHWOOD ST	Residential	**$870,000**	22 Sep
2 NELLIE RD	Residential	**$815,000**	30 Sep
9/34 DOG TRAP RD	Residential	**$770,000**	7 Oct
3/34 DOG TRAP RD	Residential	**$765,000**	7 Oct
2/53 COACHWOOD DR	Residential	**$750,000**	13 Oct
8/34 DOG TRAP RD	Residential	**$650,000**	1 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.