SOLD NSW · PROPERTY MARKET REPORT

Paterson NSW 2421

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$1,085,000	$1,223,125

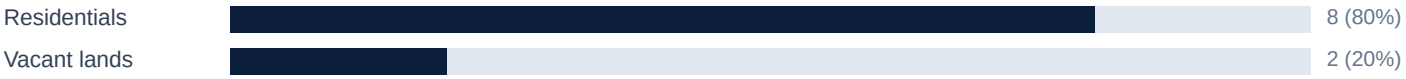
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,850,000	$490,000	$10.78M

POSTCODE 2421 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$420	$420	2

Figures cover the entire 2421 postcode area, not Paterson alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Paterson NSW 2421 in May–July 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $1,085,000.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $490,000 to $1,850,000, a spread of $1,360,000.
- The standout sale was 144 BOULTON DR at $1,850,000 on 12 Jun — 71% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
144 BOULTON DR	Residential	**$1,850,000**	12 Jun
125 BOULTON DR	Residential	**$1,720,000**	22 May
42 WOODGLEN CL	Residential	**$1,655,000**	31 Jul
82 KEPPIES RD	Residential	**$1,220,000**	8 May
23 PRINCE ST	Residential	**$950,000**	18 Jun
5 SLOANE ST	Residential	**$940,000**	10 Jul
14 MAIN ST	Residential	**$800,000**	10 Jul
11 B AIRDRIE CL	Residential	**$650,000**	10 Jul
14 C AIRDRIE CL	Vacant land	**$500,000**	12 May
14 A AIRDRIE CL	Vacant land	**$490,000**	8 May

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · May–July 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.