SOLD NSW · PROPERTY MARKET REPORT

Rooty hill NSW 2766

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +9	$938,750 -2%	$1,009,344 0%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,581,000	$780,000	$20.73M

POSTCODE 2766 RENTAL MARKET · SEPTEMBER 2026

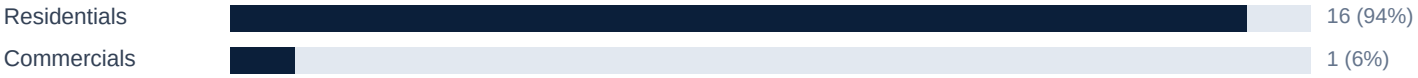
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$690	$679	25

Figures cover the entire 2766 postcode area, not Rooty hill alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$938,750 -2%	$1,009,344 0%	17 +113%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Rooty hill NSW 2766 in October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 2% to $938,750, down from $960,000 in September 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from $780,000 to $4,581,000, a spread of $3,801,000.
- The standout sale was 2 ROOTY HILL RD S at $4,581,000 on 12 Oct — 388% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 ROOTY HILL RD S	Commercial	**$4,581,000**	12 Oct
89 DERBY ST	Residential	**$1,550,000**	1 Oct
7 GLENBRAE CT	Residential	**$1,350,000**	6 Oct
50 EVANS RD	Residential	**$1,160,000**	1 Oct
14 TRACY ST	Residential	**$1,045,000**	26 Oct
61 WILLIS ST	Residential	**$1,025,000**	27 Oct
5 WHITE PL	Residential	**$1,006,000**	6 Oct
3 WARATAH ST	Residential	**$990,000**	2 Oct
35 KIMBERLEY ST	Residential	**$950,000**	1 Oct
38 MOODY ST	Residential	**$927,500**	19 Oct
22 CHANDLER ST	Residential	**$925,000**	29 Oct

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