

Sawtell NSW 2452

March 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +5	MEDIAN PRICE \$1,010,000 -25%	AVERAGE PRICE \$1,169,500 -13%
HIGHEST SALE \$1,900,000	LOWEST SALE \$670,000	TOTAL VALUE \$11.70M

POSTCODE 2452 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$590	AVERAGE WEEKLY RENT \$606	OBSERVATIONS 30
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Figures cover the entire 2452 postcode area, not Sawtell alone. Rental period: August 2026.

COMPARED TO FEBRUARY 2026

MEDIAN PRICE \$1,010,000 -25%	AVERAGE PRICE \$1,169,500 -13%	TOTAL SALES 10 +100%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Sawtell NSW 2452 in March 2026.
- The median sale price fell 25% to \$1,010,000, down from \$1,355,000 in February.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$670,000 to \$1,900,000, a spread of \$1,230,000.
- The standout sale was 8 BRIDGE ST at \$1,900,000 on 2 Mar — 88% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 BRIDGE ST	Residential	\$1,900,000	2 Mar
15 BELLGROVE ST	Residential	\$1,670,000	26 Mar
2/3 HONEYSUCKLE ST	Residential	\$1,610,000	9 Mar
91 CIRCULAR AVE	Residential	\$1,120,000	27 Mar
79 CIRCULAR AVE	Residential	\$1,020,000	19 Mar
32 TWENTY-FIFTH AVE	Residential	\$1,000,000	26 Mar
1/5 A CORONATION AVE	Residential	\$925,000	5 Mar
2 TINDARA DR	Residential	\$900,000	27 Mar
34 DIRRIGEREE CRES	Residential	\$880,000	11 Mar
2/98 FIRST AVE	Residential	\$670,000	17 Mar