

Singleton NSW 2330

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +5	MEDIAN PRICE \$735,550 +1%	AVERAGE PRICE \$753,505 -1%
HIGHEST SALE \$1,200,000	LOWEST SALE \$450,000	TOTAL VALUE \$8.74M

POSTCODE 2330 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$635	AVERAGE WEEKLY RENT \$716	OBSERVATIONS 30
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Figures cover the entire 2330 postcode area, not Singleton alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$735,550 +1%	AVERAGE PRICE \$753,505 -1%	TOTAL SALES 12 +71%
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PROPERTY TYPE BREAKDOWN

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

KEY MARKET INSIGHTS

- 12 properties settled in Singleton NSW 2330 in July 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to \$735,550, up from \$725,000 in June.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$450,000 to \$1,200,000, a spread of \$750,000.
- The standout sale was 18 KENT ST at \$1,200,000 on 9 Jul — 63% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
18 KENT ST	Residential	\$1,200,000	9 Jul
13 PERCY ST	Residential	\$810,000	28 Jul
1/33 B CHURCH ST	Residential	\$785,000	9 Jul
31 HOWE ST	Residential	\$760,000	1 Jul
29 YORK ST	Residential	\$750,000	15 Jul
15 GOULBURN ST	Residential	\$735,550	29 Jul
2 PELERIN AVE	Residential	\$730,000	15 Jul
71 KELSO ST	Residential	\$700,000	9 Jul
6 FLOWERBANK CL	Residential	\$672,000	22 Jul
3/19 CRANSTON AVE W	Residential	\$609,000	13 Jul
1 KENT ST	Residential	\$537,000	24 Jul