SOLD NSW · PROPERTY MARKET REPORT

West gosford NSW 2250

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -27	$712,500 -1%	$701,608 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$10,000,000	$192,500	$25.73M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

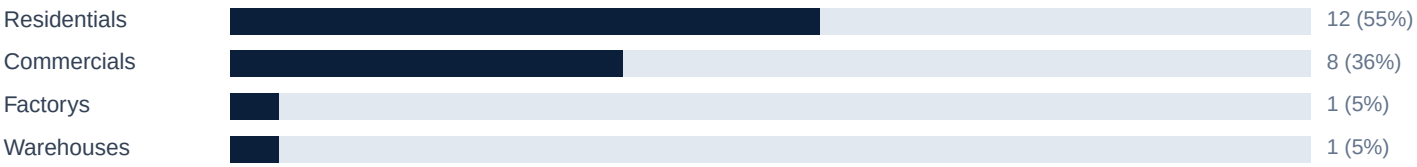
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not West gosford alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$712,500 -1%	$701,608 -2%	22 -55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in West gosford NSW 2250 in August–October 2026 — 12 residential and 10 non-residential (commercial or land).
- The residential median sale price fell 1% to $712,500, down from $721,125 in May–July 2026.
- Residentials accounted for 55% of sales (12 of 22), compared to 36% for commercials (8).
- Prices ranged widely — from $192,500 to $10,000,000, a spread of $9,807,500.
- The standout sale was 14 CENTRAL COAST HWY at $10,000,000 on 21 Sep — 1304% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 CENTRAL COAST HWY	Commercial	**$10,000,000**	21 Sep
10 BOWEN CRES	Commercial	**$2,270,000**	13 Aug
6/8 STOCKYARD PL	Commercial	**$1,298,000**	10 Aug
31 HENRY KENDALL ST	Residential	**$1,260,000**	16 Sep
15/257 BRISBANE WATER DR	Residential	**$840,000**	18 Sep
1/3 RACECOURSE RD	Commercial	**$810,000**	9 Oct
8/10 ENTERPRISE CL	Warehouse	**$792,000**	10 Sep
504/54 DONNISON ST W	Residential	**$791,800**	10 Aug
501/8 MOORE ST	Residential	**$790,000**	14 Sep

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.