SOLD NSW · PROPERTY MARKET REPORT

West tamworth NSW 2340

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
43 -4	$460,000 +3%	$509,689 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$13,000,000	$95,000	$33.75M

POSTCODE 2340 RENTAL MARKET · SEPTEMBER 2026

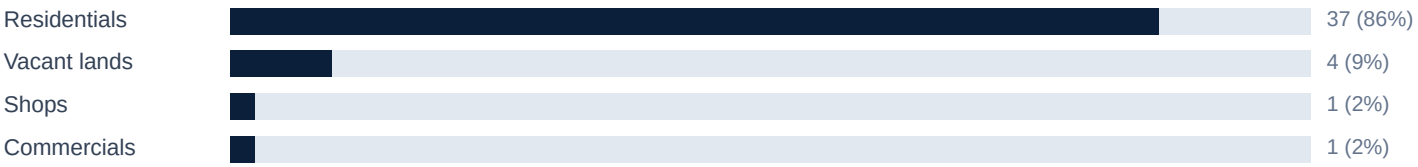
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$480	$482	207

Figures cover the entire 2340 postcode area, not West tamworth alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$460,000 +3%	$509,689 +8%	43 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 43 properties settled in West tamworth NSW 2340 in August–October 2026 — 37 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 3% to $460,000, up from $445,000 in May–July 2026.
- Residentials accounted for 86% of sales (37 of 43), compared to 9% for vacant lands (4).
- Prices ranged widely — from $95,000 to $13,000,000, a spread of $12,905,000.
- The standout sale was 80 EBSWORTH ST at $13,000,000 on 12 Oct — 2726% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 EBSWORTH ST	Commercial	**$13,000,000**	12 Oct
118 GOONOO GOONOO RD	Residential	**$1,155,000**	12 Oct
148 BRIDGE ST	Shop	**$990,000**	26 Aug
62 GUNNEDAH RD	Residential	**$847,000**	15 Sep
150 BELMORE ST	Residential	**$840,000**	1 Sep
37 GREEN ST	Residential	**$782,500**	18 Aug
12 LAMBERT ST	Residential	**$741,000**	15 Oct
164 DENISON ST	Residential	**$740,000**	13 Oct
160 BELMORE ST	Residential	**$640,000**	30 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.