SOLD NSW · PROPERTY MARKET REPORT

Yass NSW 2582

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -7	$705,000 -11%	$725,500 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,090,000	$385,000	$7.25M

POSTCODE 2582 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$570	$599	8

Figures cover the entire 2582 postcode area, not Yass alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$705,000 -11%	$725,500 -9%	10 -41%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Yass NSW 2582 in October 2026.
- The median sale price fell 11% to $705,000, down from $790,000 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $385,000 to $1,090,000, a spread of $705,000.
- The standout sale was 194 DOG TRAP RD at $1,090,000 on 26 Oct — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
194 DOG TRAP RD	Residential	**$1,090,000**	26 Oct
42 NICHOLLS DR	Residential	**$900,000**	26 Oct
4 COLLS CL	Residential	**$890,000**	9 Oct
16 ROSSI ST	Residential	**$725,000**	28 Oct
17 PETIT ST	Residential	**$715,000**	22 Oct
43 LEAD ST	Residential	**$695,000**	16 Oct
40 ORION ST	Residential	**$675,000**	21 Oct
9/11 MCKENNA AVE	Residential	**$630,000**	14 Oct
11/14 SHORT ST	Residential	**$550,000**	28 Oct
1 WERONG PL	Residential	**$385,000**	16 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.