

Suburb Statistics Report

Beachmere QLD 4510

Prepared on 24 Mar 2026

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Area Profile

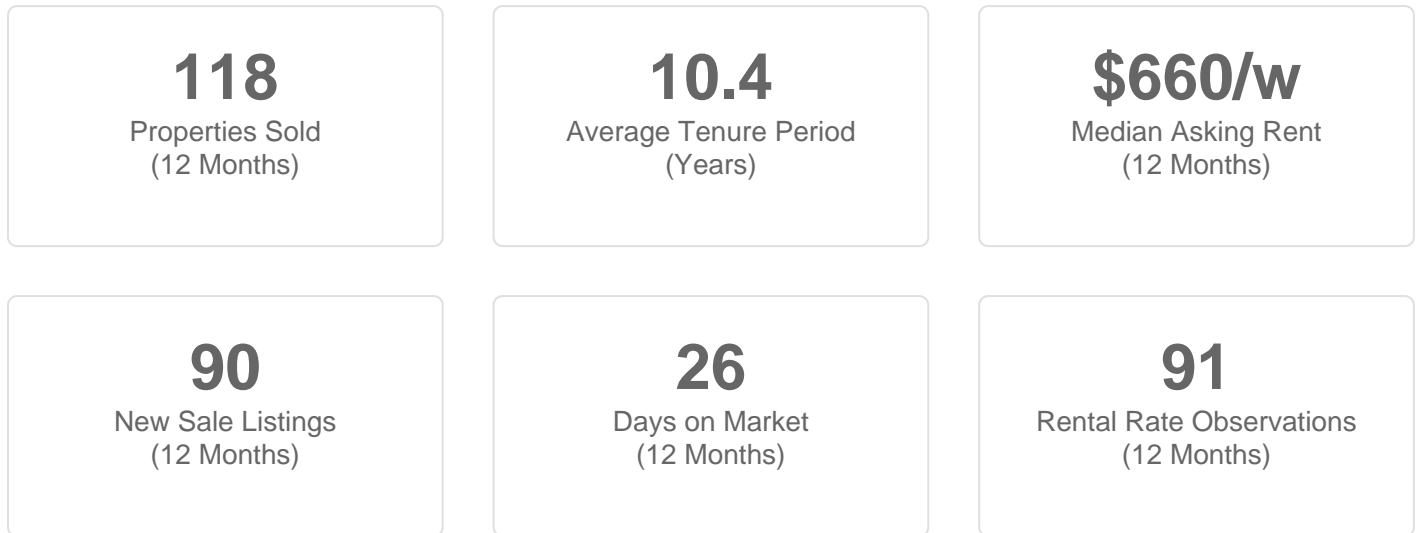
Beachmere, QLD

The size of Beachmere is approximately 30.2 square kilometres. It has 13 parks covering nearly 3.6% of total area. The population of Beachmere in 2016 was 4112 people. By 2021 the population was 4782 showing a population growth of 16.3% in the area during that time. The predominant age group in Beachmere is 70-79 years. Households in Beachmere are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Beachmere work in a trades occupation. In 2021, 68.60% of the homes in Beachmere were owner-occupied compared with 61.60% in 2016.

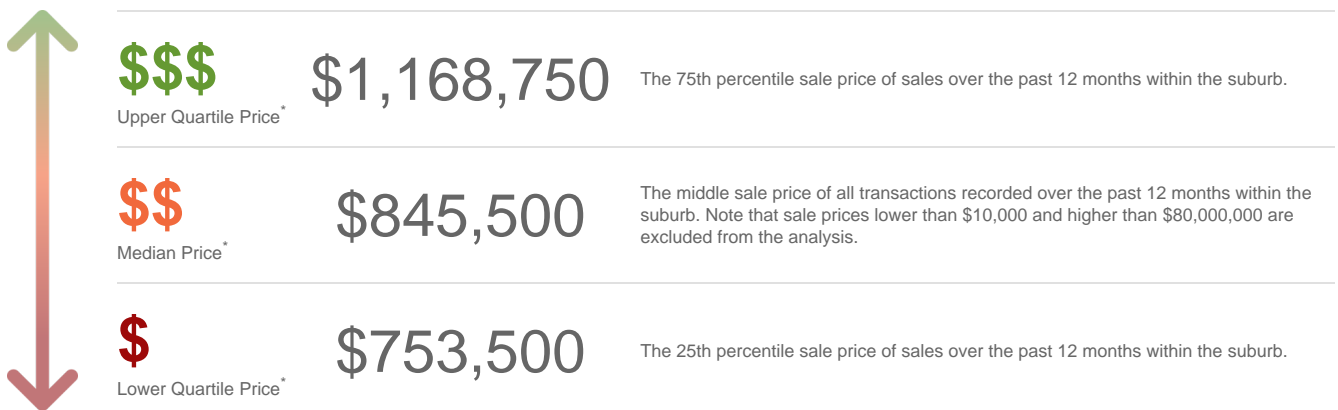
	House	Unit	Land
Average Tenure Period	10.4 years	7.5 years	-
Total Dwellings	1,722	140	125
Total New Listings	90	4	-
Median Value	\$947,640	\$773,661	-
Total Properties Listed	110	5	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

8

Properties Sold
(12 Months)

7.5

Average Tenure Period
(Years)

\$275/w

Median Asking Rent
(12 Months)

4

New Sale Listings
(12 Months)

65

Days on Market
(12 Months)

6

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$465,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$140,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

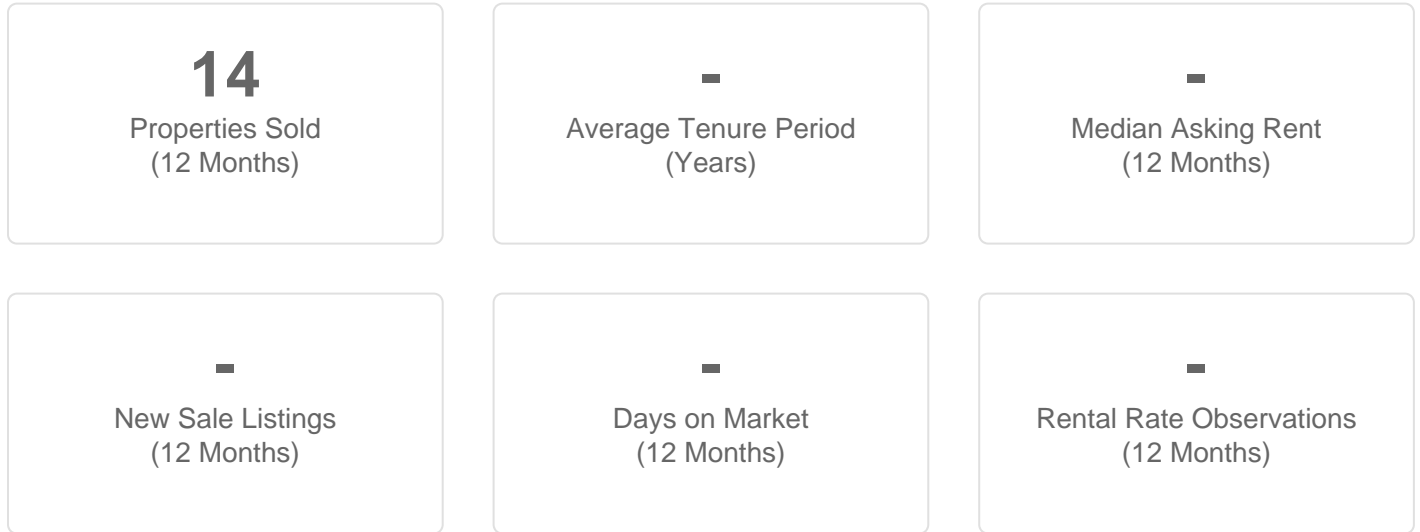
Lower Quartile Price*

\$125,000

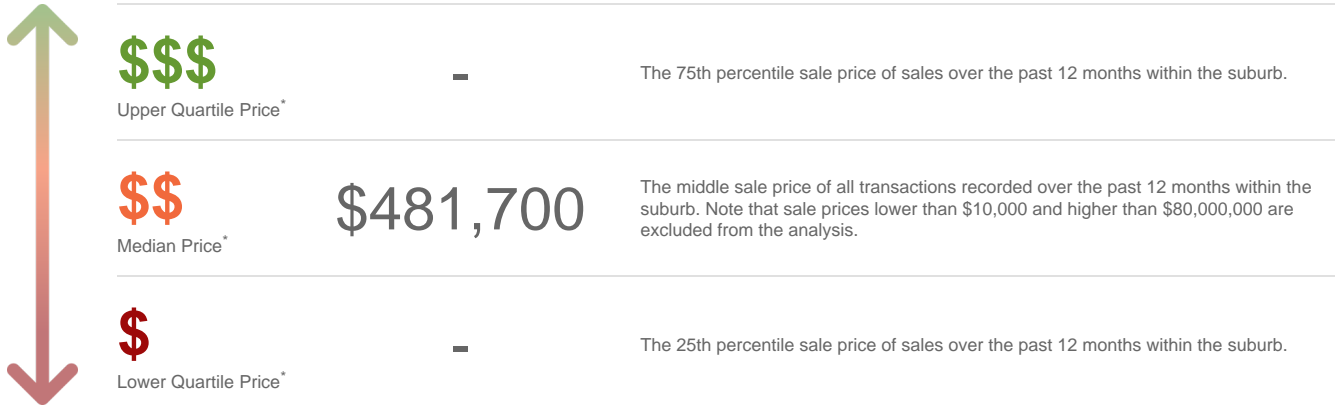
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

House: Recent Median Value

\$948K

Feb 2026

	Beachmere
Mar 2025	\$795,471
Apr 2025	\$785,703
May 2025	\$795,421
Jun 2025	\$807,615
Jul 2025	\$841,828
Aug 2025	\$833,374
Sep 2025	\$877,031
Oct 2025	\$900,217
Nov 2025	\$898,078
Dec 2025	\$900,353
Jan 2026	\$920,083
Feb 2026	\$947,640

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$774K

Feb 2026

	Beachmere
Mar 2025	\$277,791
Apr 2025	\$805,755
May 2025	\$324,971
Jun 2025	\$326,958
Jul 2025	\$367,443
Aug 2025	\$383,355
Sep 2025	\$694,790
Oct 2025	\$491,165
Nov 2025	\$368,663
Dec 2025	\$425,974
Jan 2026	\$741,634
Feb 2026	\$773,661

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

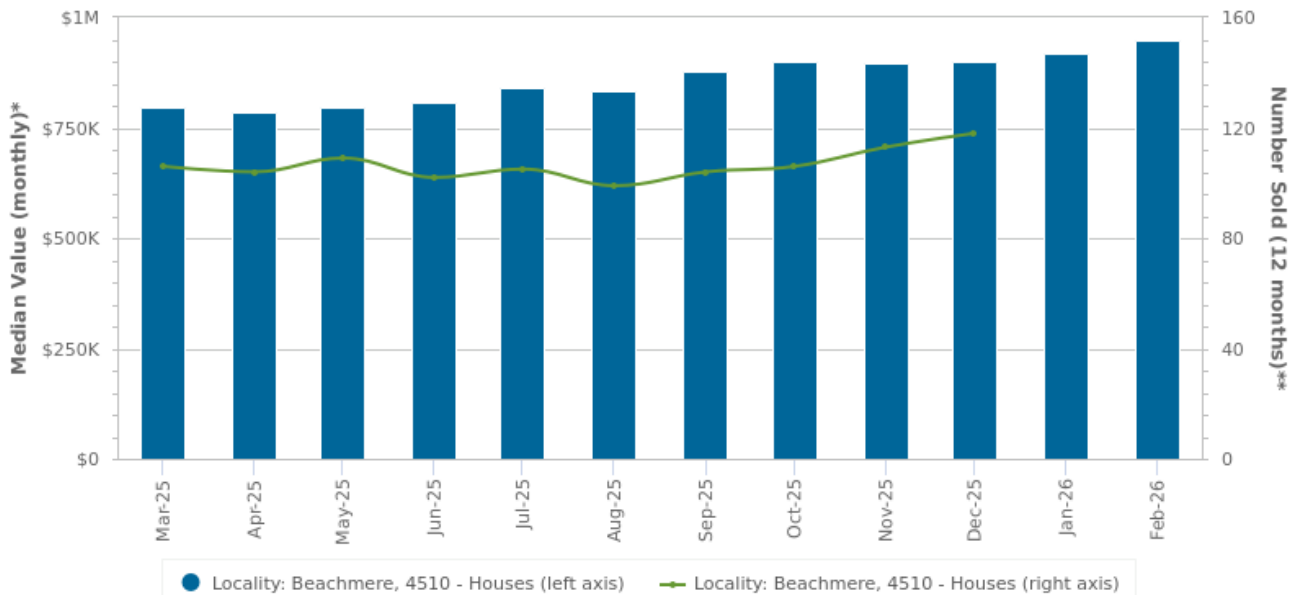
House: Median Value vs Number Sold

118

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$795,471	106
Apr 2025	\$785,703	104
May 2025	\$795,421	109
Jun 2025	\$807,615	102
Jul 2025	\$841,828	105
Aug 2025	\$833,374	99
Sep 2025	\$877,031	104
Oct 2025	\$900,217	106
Nov 2025	\$898,078	113
Dec 2025	\$900,353	118
Jan 2026	\$920,083	-
Feb 2026	\$947,640	-

Statistics are calculated over a rolling 12 month period



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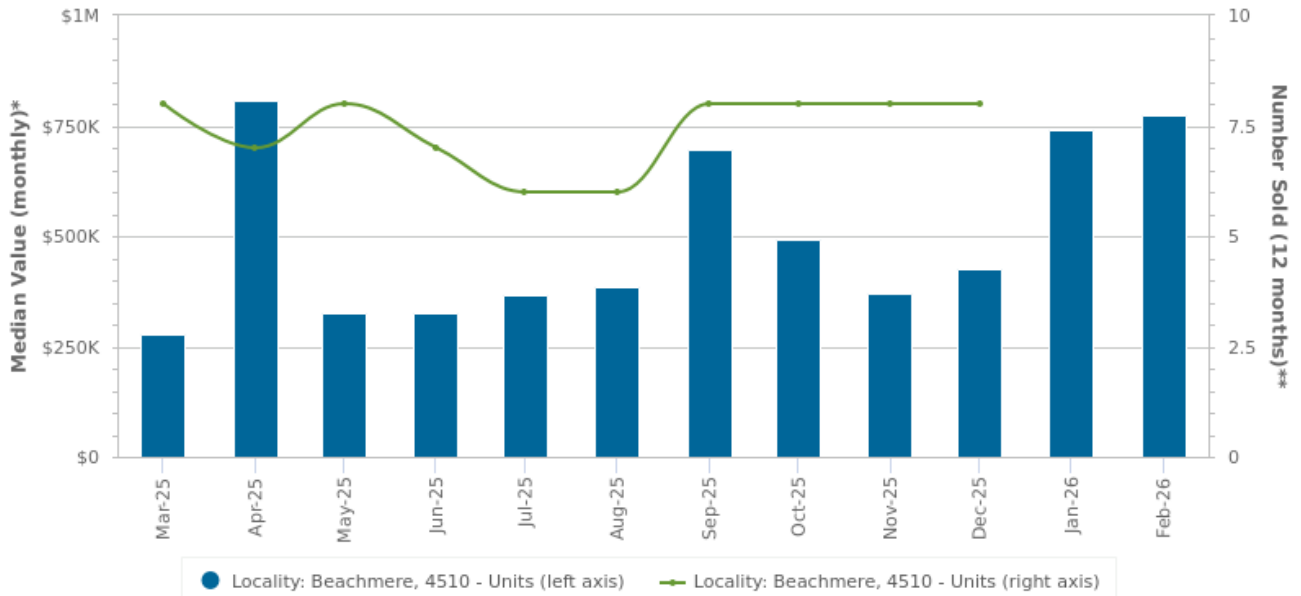
Unit: Median Value vs Number Sold

8

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$277,791	8
Apr 2025	\$805,755	7
May 2025	\$324,971	8
Jun 2025	\$326,958	7
Jul 2025	\$367,443	6
Aug 2025	\$383,355	6
Sep 2025	\$694,790	8
Oct 2025	\$491,165	8
Nov 2025	\$368,663	8
Dec 2025	\$425,974	8
Jan 2026	\$741,634	-
Feb 2026	\$773,661	-

Statistics are calculated over a rolling 12 month period



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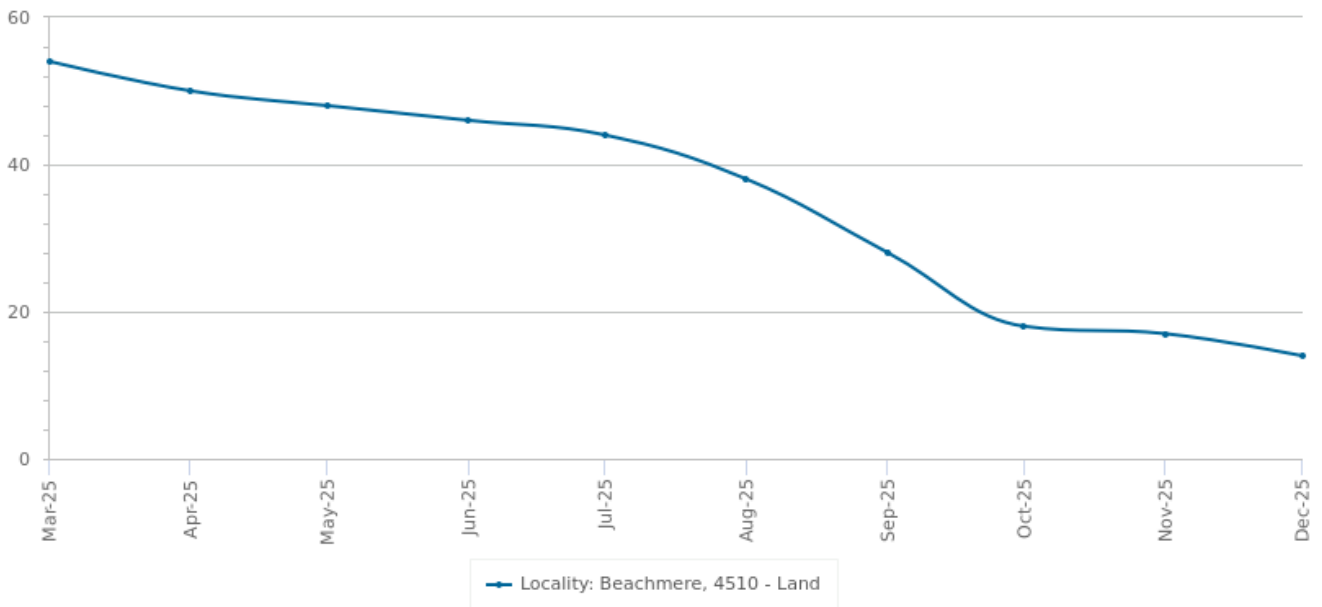
Land: Median Value vs Number Sold

14

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	53
Feb 2025	-	52
Mar 2025	-	54
Apr 2025	-	50
May 2025	-	48
Jun 2025	-	46
Jul 2025	-	44
Aug 2025	-	38
Sep 2025	-	28
Oct 2025	-	18
Nov 2025	-	17
Dec 2025	-	14

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

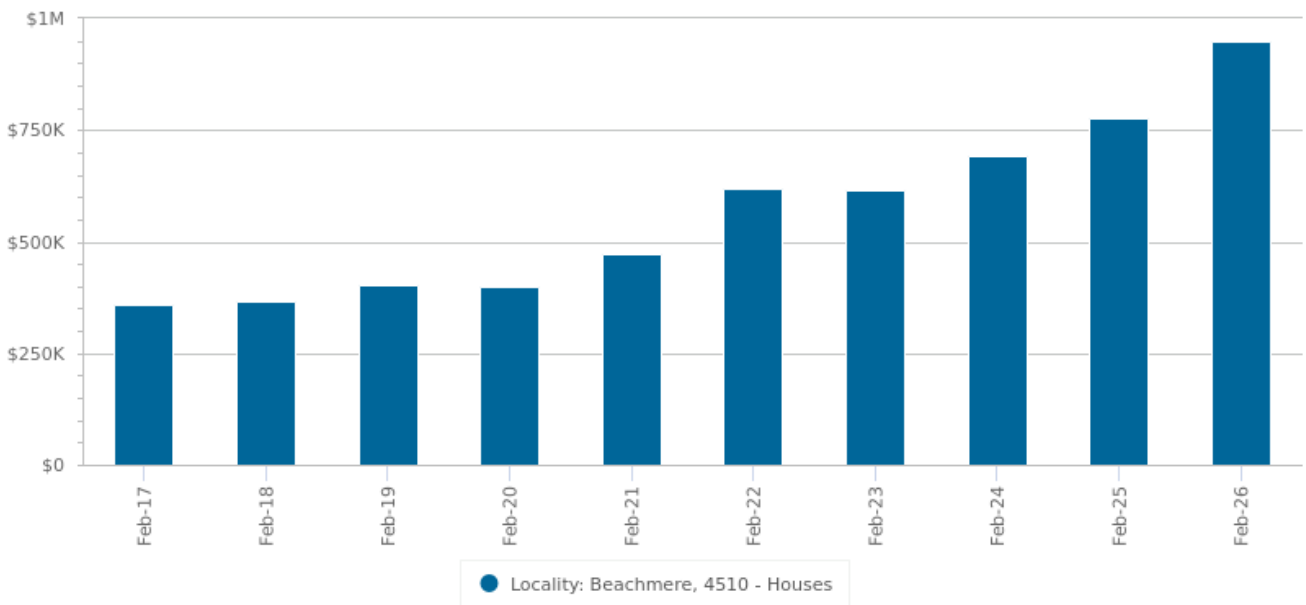
House: Median Value

\$948K

Feb 2026

	Beachmere
Feb 2017	\$358,795
Feb 2018	\$366,596
Feb 2019	\$404,534
Feb 2020	\$399,254
Feb 2021	\$471,200
Feb 2022	\$618,427
Feb 2023	\$614,208
Feb 2024	\$692,303
Feb 2025	\$776,670
Feb 2026	\$947,640

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

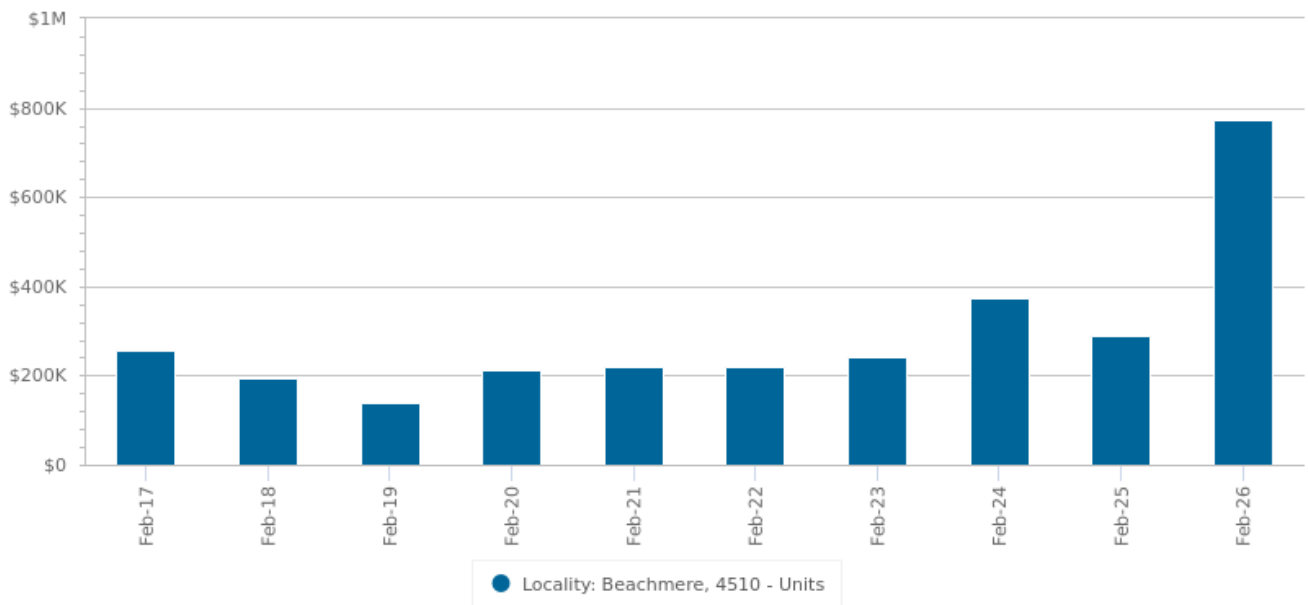
Unit: Median Value

\$774K

Feb 2026

	Beachmere
Feb 2017	\$256,967
Feb 2018	\$193,985
Feb 2019	\$140,395
Feb 2020	\$213,343
Feb 2021	\$220,516
Feb 2022	\$219,985
Feb 2023	\$241,319
Feb 2024	\$372,821
Feb 2025	\$291,155
Feb 2026	\$773,661

Statistics are calculated at the end of the displayed month



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Sales Per Annum

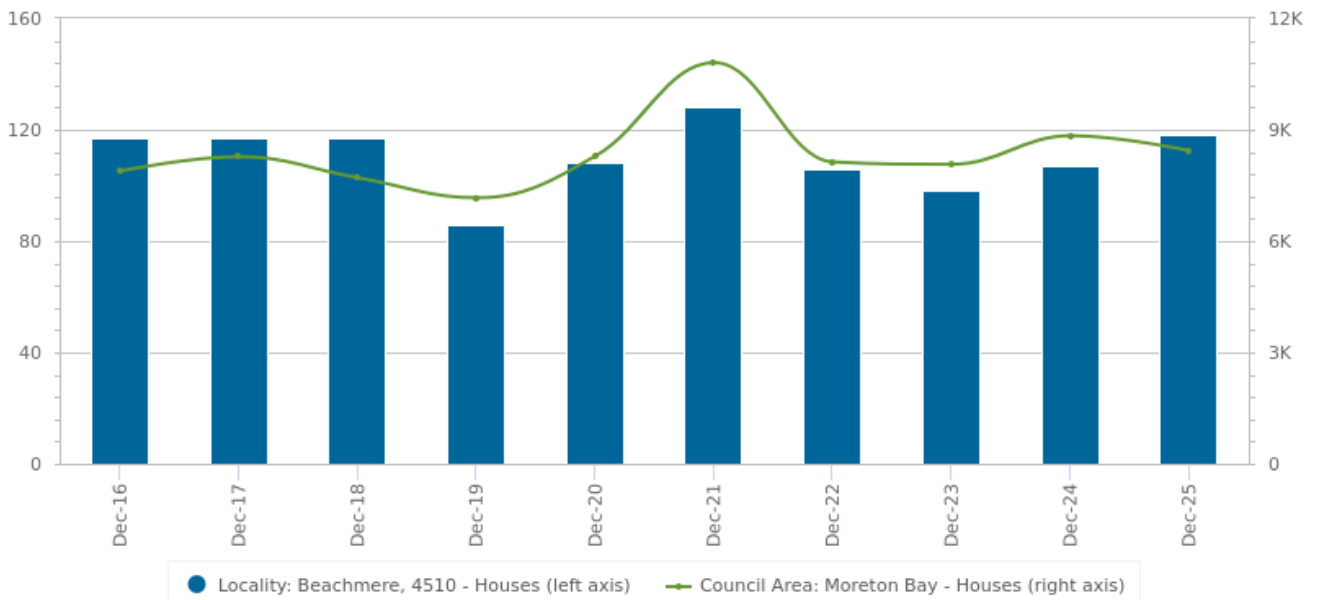
House: Sales Per Annum

118

Dec 2025

	Beachmere	Moreton Bay
Dec 2017	117	8275
Dec 2018	117	7708
Dec 2019	86	7167
Dec 2020	108	8294
Dec 2021	128	10807
Dec 2022	106	8132
Dec 2023	98	8068
Dec 2024	107	8840
Dec 2025	118	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

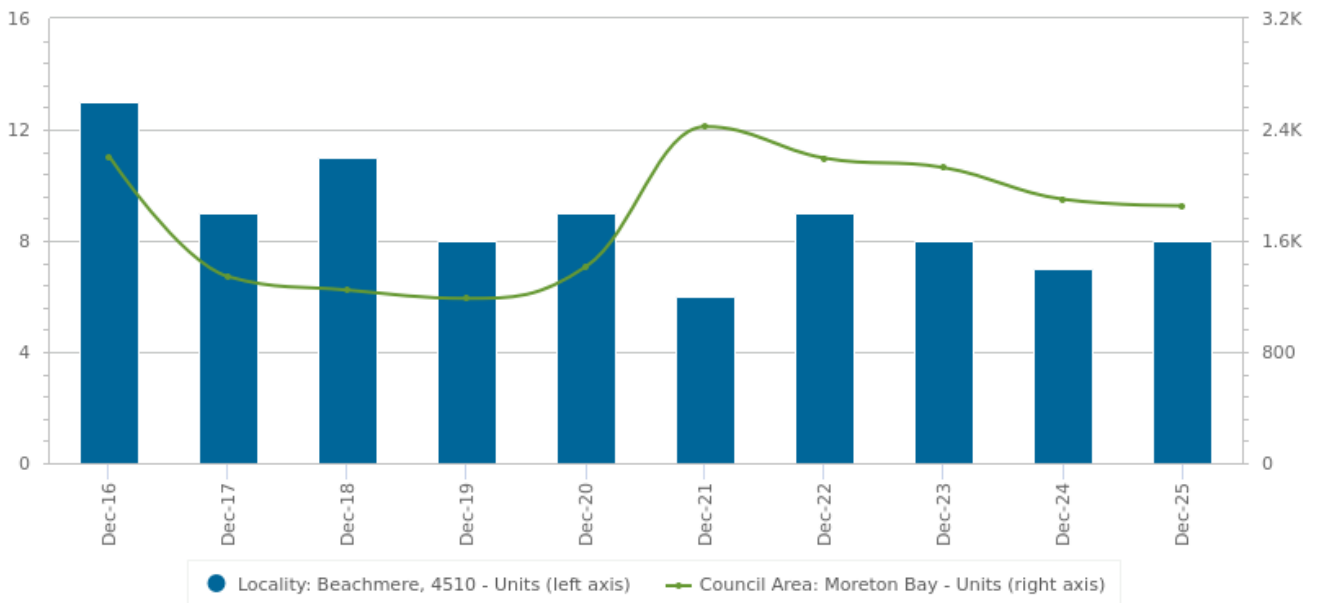
Unit: Sales Per Annum

8

Dec 2025

	Beachmere	Moreton Bay
Dec 2017	9	1341
Dec 2018	11	1245
Dec 2019	8	1185
Dec 2020	9	1416
Dec 2021	6	2421
Dec 2022	9	2194
Dec 2023	8	2126
Dec 2024	7	1898
Dec 2025	8	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

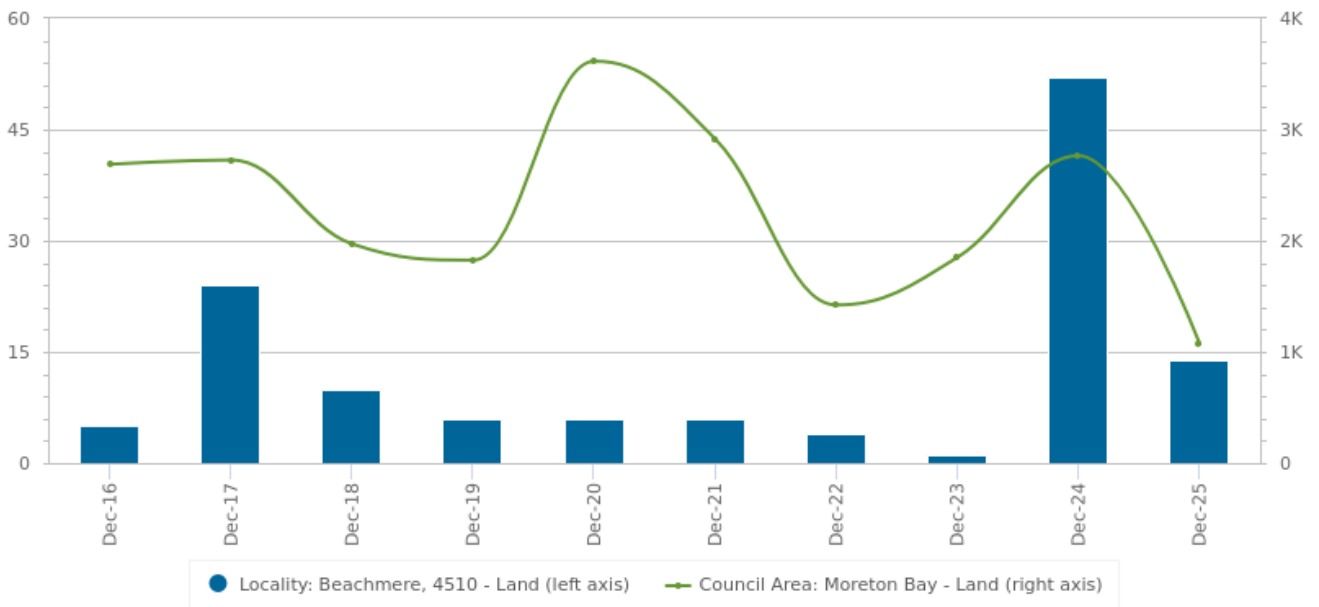
Land: Sales Per Annum

14

Dec 2025

	Beachmere	Moreton Bay
Dec 2017	24	2726
Dec 2018	10	1971
Dec 2019	6	1825
Dec 2020	6	3615
Dec 2021	6	2913
Dec 2022	4	1422
Dec 2023	1	1850
Dec 2024	52	2765
Dec 2025	14	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

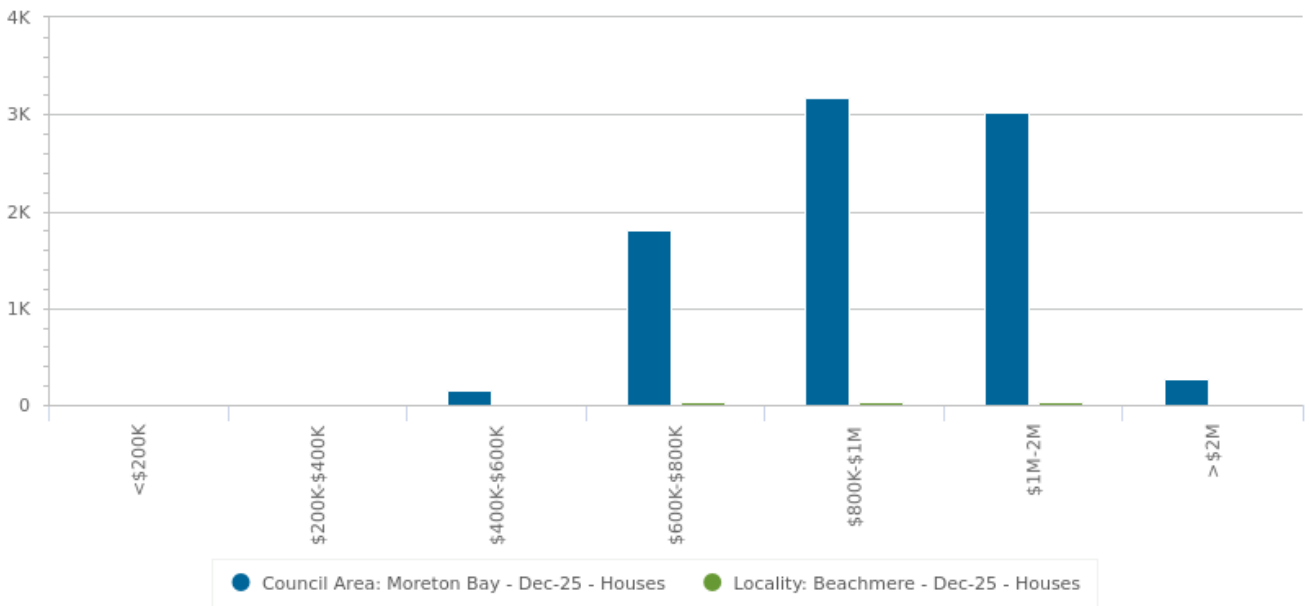
House: Sales By Price

\$119.01M

Dec 2025

	Beachmere	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	7	157
\$600K-\$800K	38	1,804
\$800K-\$1M	34	3,167
\$1M-\$2M	35	3,020
>\$2M	4	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

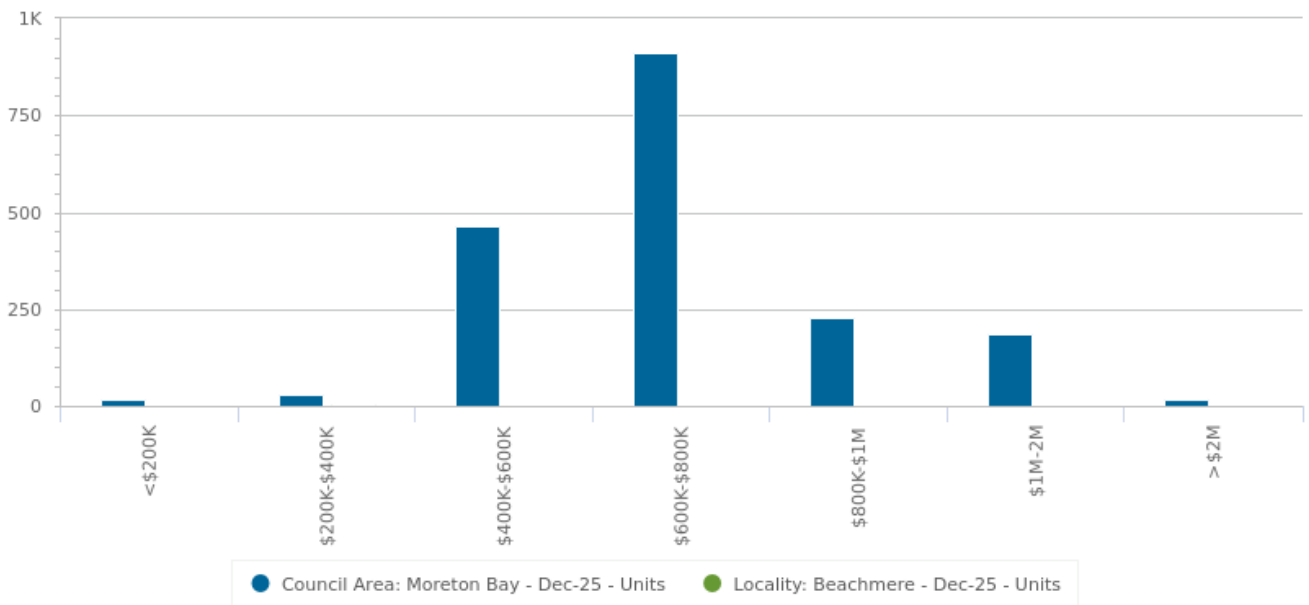
\$2.98M

Dec 2025

Unit: Sales By Price

	Beachmere	Moreton Bay
<\$200K	-	17
\$200K-\$400K	6	28
\$400K-\$600K	-	463
\$600K-\$800K	1	913
\$800K-\$1M	1	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

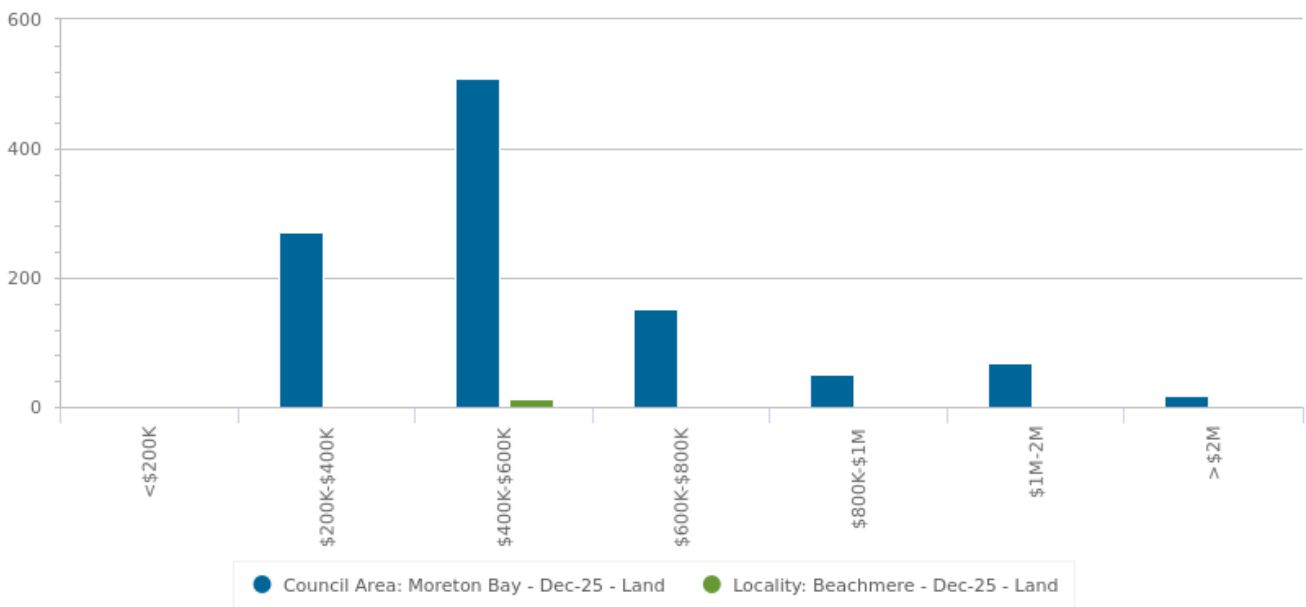


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Beachmere	Moreton Bay
<\$200K	-	1
\$200K-\$400K	1	270
\$400K-\$600K	12	509
\$600K-\$800K	-	153
\$800K-\$1M	-	51
\$1M-\$2M	1	69
>\$2M	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

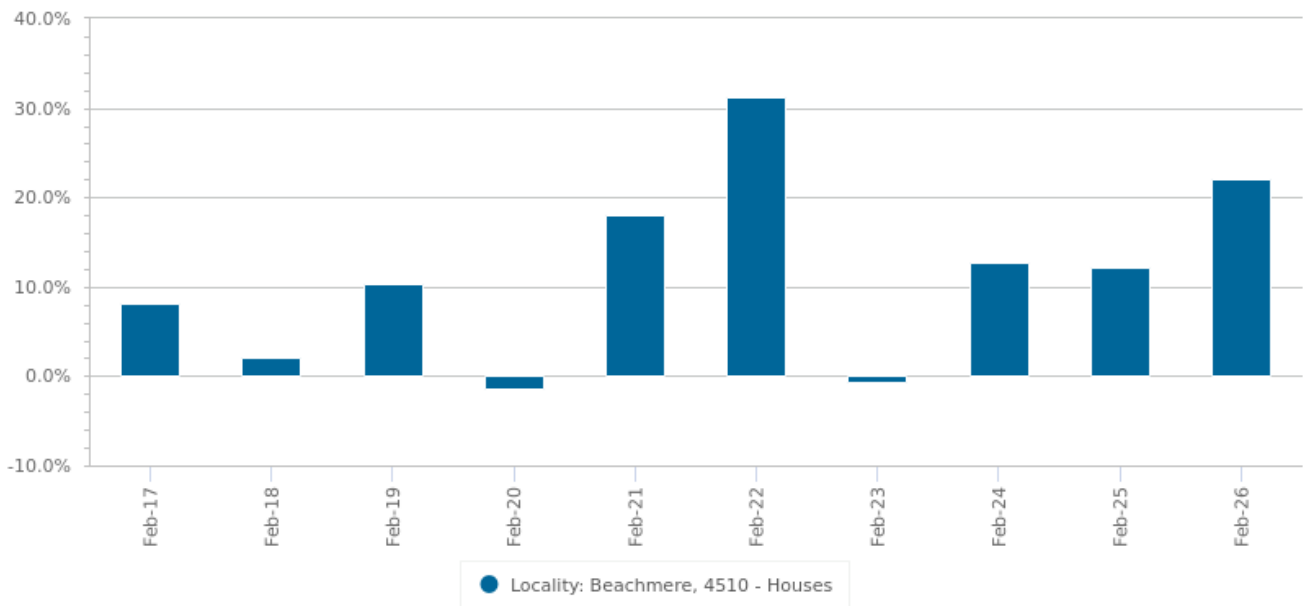
House: Change In Median Value

22.0%

Feb 2026

	Beachmere
Feb 2017	8.2%
Feb 2018	2.2%
Feb 2019	10.3%
Feb 2020	-1.3%
Feb 2021	18.0%
Feb 2022	31.2%
Feb 2023	-0.7%
Feb 2024	12.7%
Feb 2025	12.2%
Feb 2026	22.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

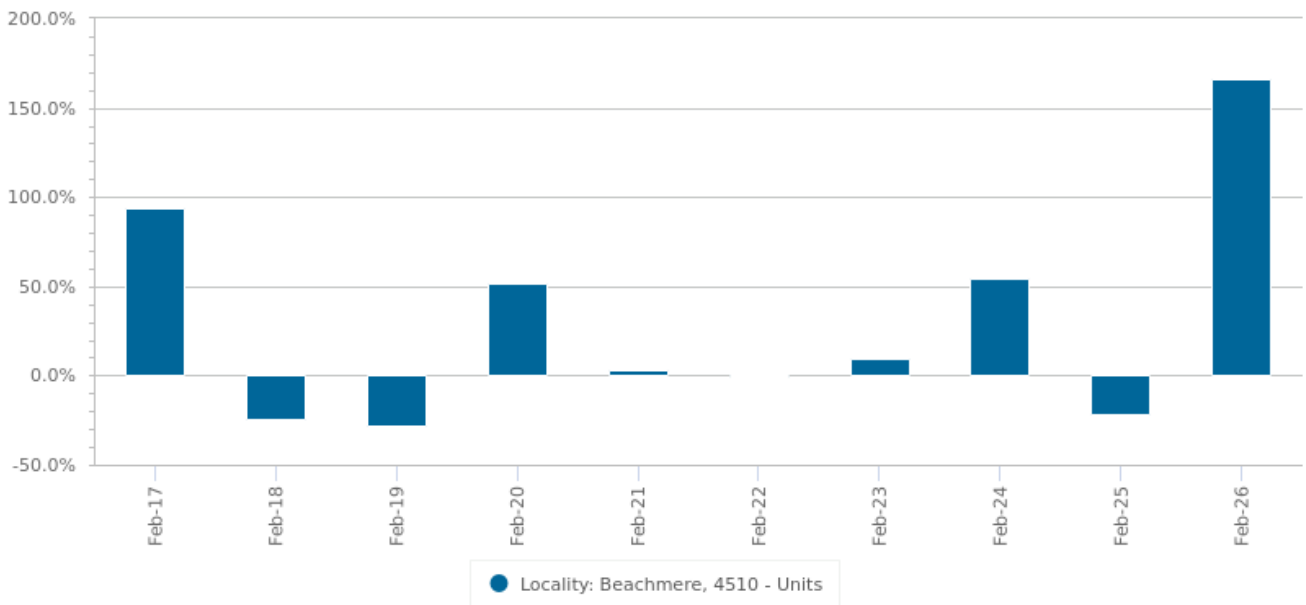
165.7%

Feb 2026

Unit: Change In Median Value

	Beachmere
Feb 2017	93.4%
Feb 2018	-24.5%
Feb 2019	-27.6%
Feb 2020	52.0%
Feb 2021	3.4%
Feb 2022	-0.2%
Feb 2023	9.7%
Feb 2024	54.5%
Feb 2025	-21.9%
Feb 2026	165.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

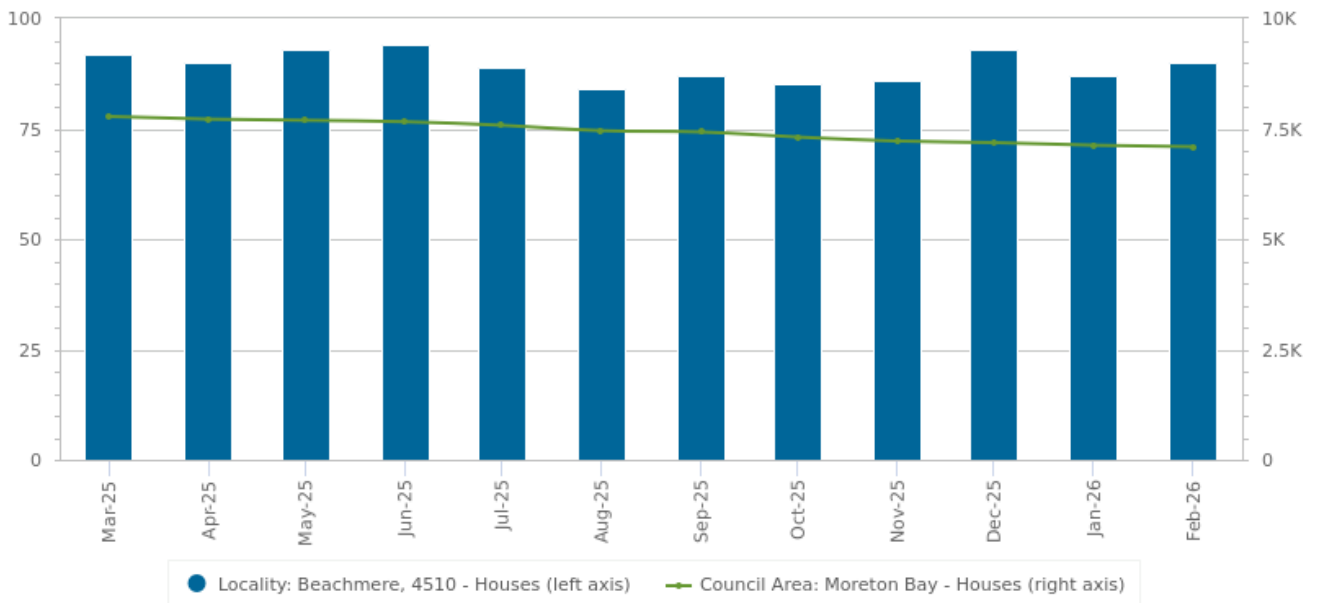
House: Number of New Listing

90

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	92	7,777
Apr 2025	90	7,717
May 2025	93	7,691
Jun 2025	94	7,658
Jul 2025	89	7,578
Aug 2025	84	7,456
Sep 2025	87	7,426
Oct 2025	85	7,311
Nov 2025	86	7,221
Dec 2025	93	7,185
Jan 2026	87	7,126
Feb 2026	90	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

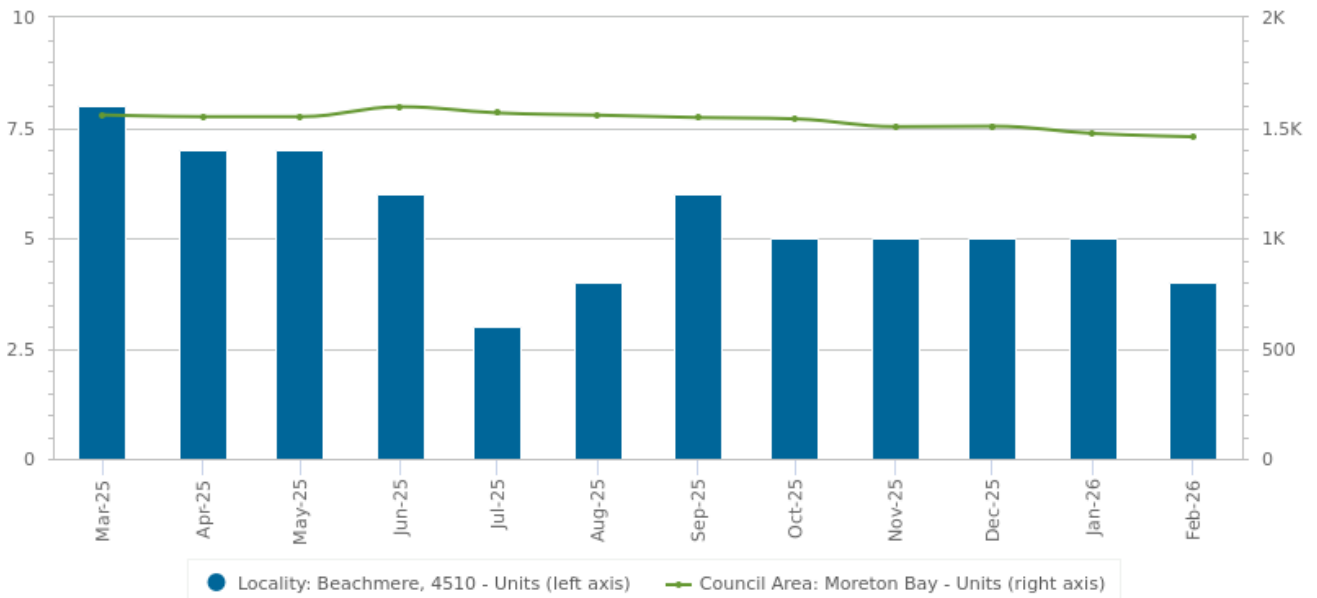
Unit: Number of New Listing

4

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	8	1,558
Apr 2025	7	1,550
May 2025	7	1,550
Jun 2025	6	1,595
Jul 2025	3	1,567
Aug 2025	4	1,557
Sep 2025	6	1,546
Oct 2025	5	1,540
Nov 2025	5	1,505
Dec 2025	5	1,507
Jan 2026	5	1,474
Feb 2026	4	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

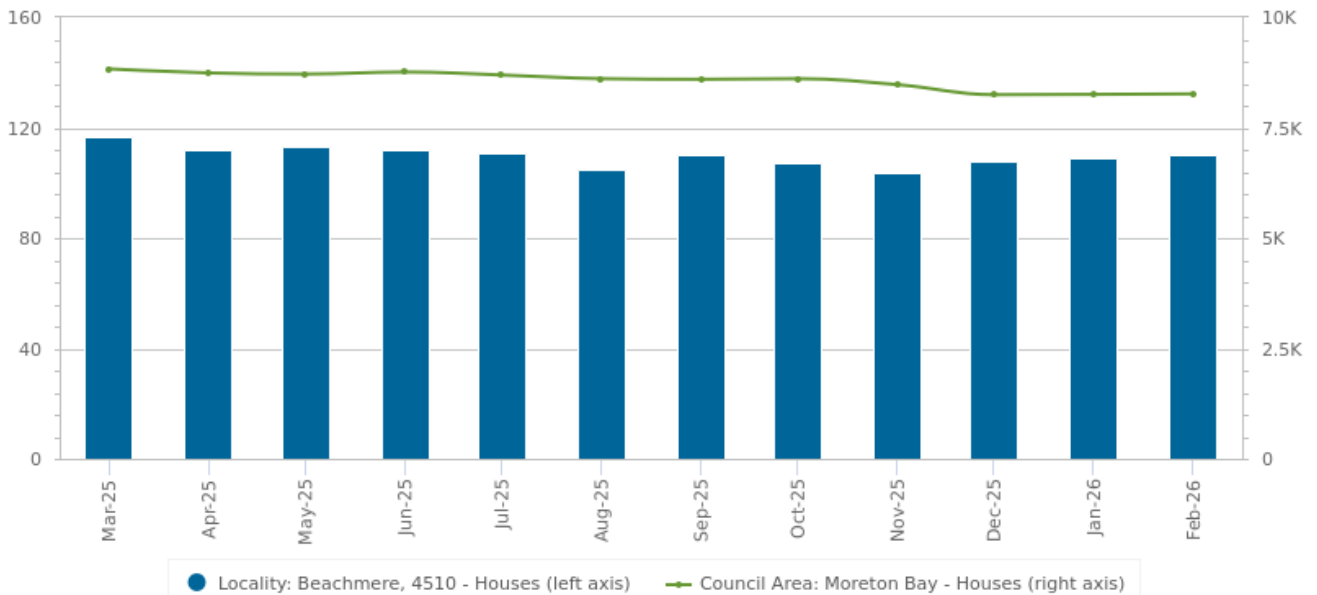
House: Total Properties Listed

110

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	117	8,832
Apr 2025	112	8,741
May 2025	113	8,716
Jun 2025	112	8,762
Jul 2025	111	8,694
Aug 2025	105	8,611
Sep 2025	110	8,597
Oct 2025	107	8,611
Nov 2025	104	8,475
Dec 2025	108	8,248
Jan 2026	109	8,255
Feb 2026	110	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

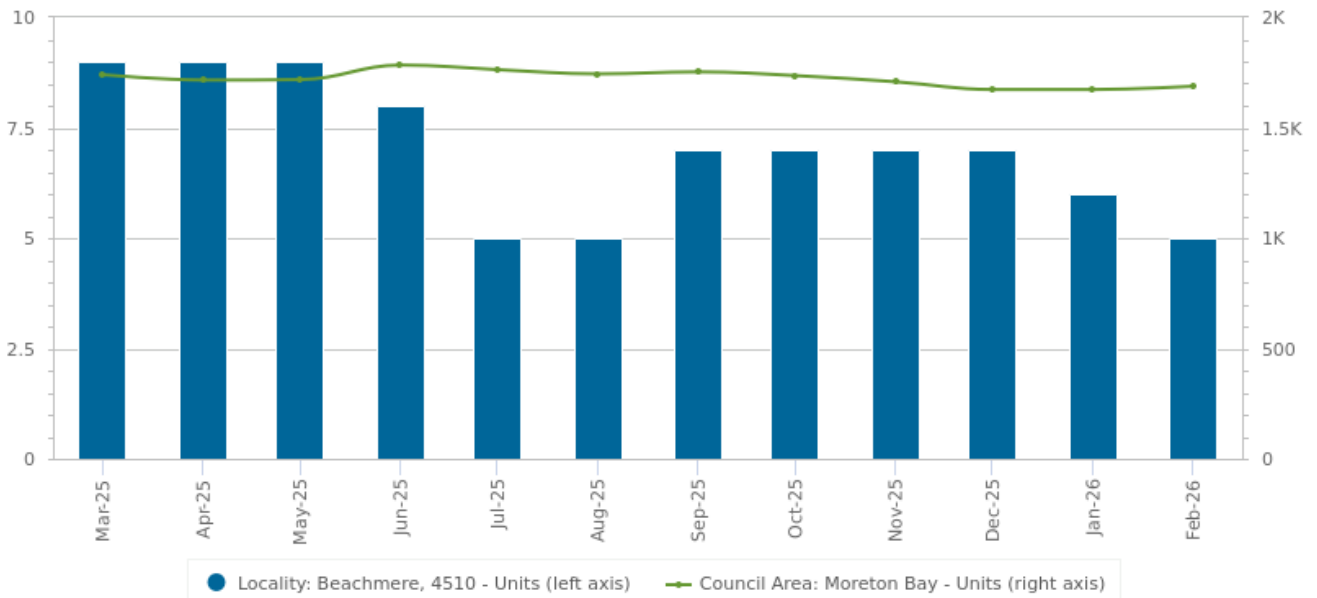
Unit: Total Properties Listed

5

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	9	1,740
Apr 2025	9	1,716
May 2025	9	1,718
Jun 2025	8	1,784
Jul 2025	5	1,763
Aug 2025	5	1,744
Sep 2025	7	1,753
Oct 2025	7	1,736
Nov 2025	7	1,708
Dec 2025	7	1,673
Jan 2026	6	1,673
Feb 2026	5	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

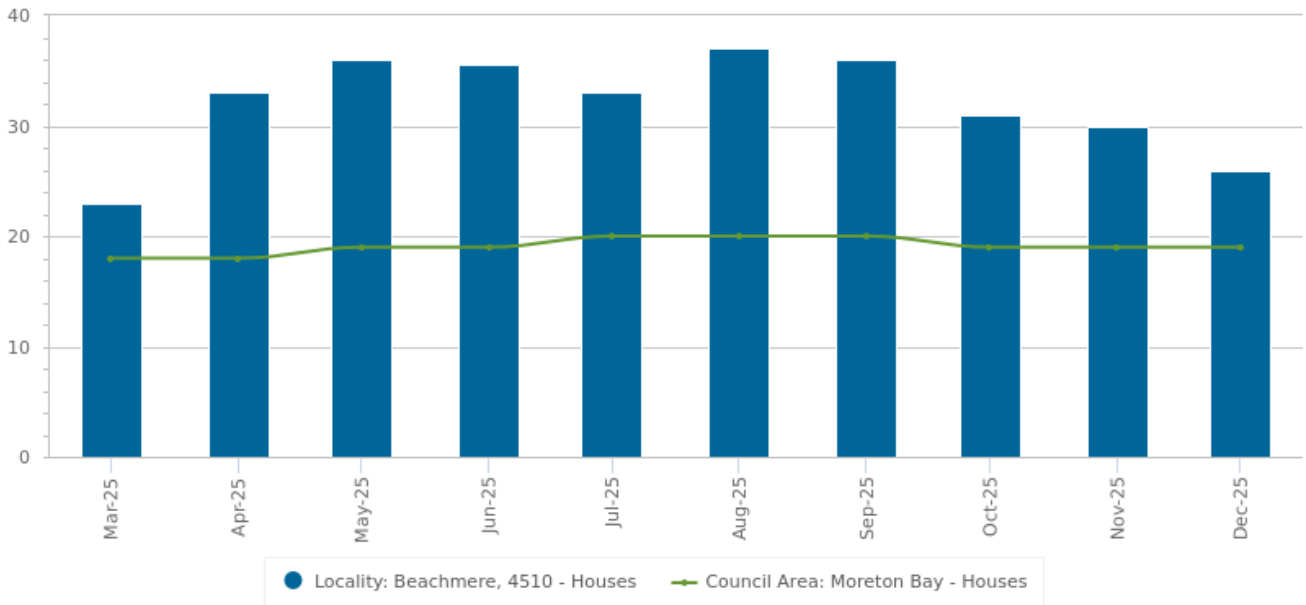
House: Median Days On Market

26

Dec 2025

	Beachmere	Moreton Bay
Jan 2025	33	17
Feb 2025	30.5	17.5
Mar 2025	23	18
Apr 2025	33	18
May 2025	36	19
Jun 2025	35.5	19
Jul 2025	33	20
Aug 2025	37	20
Sep 2025	36	20
Oct 2025	31	19
Nov 2025	30	19
Dec 2025	26	19

Statistics are calculated over a rolling 12 month period



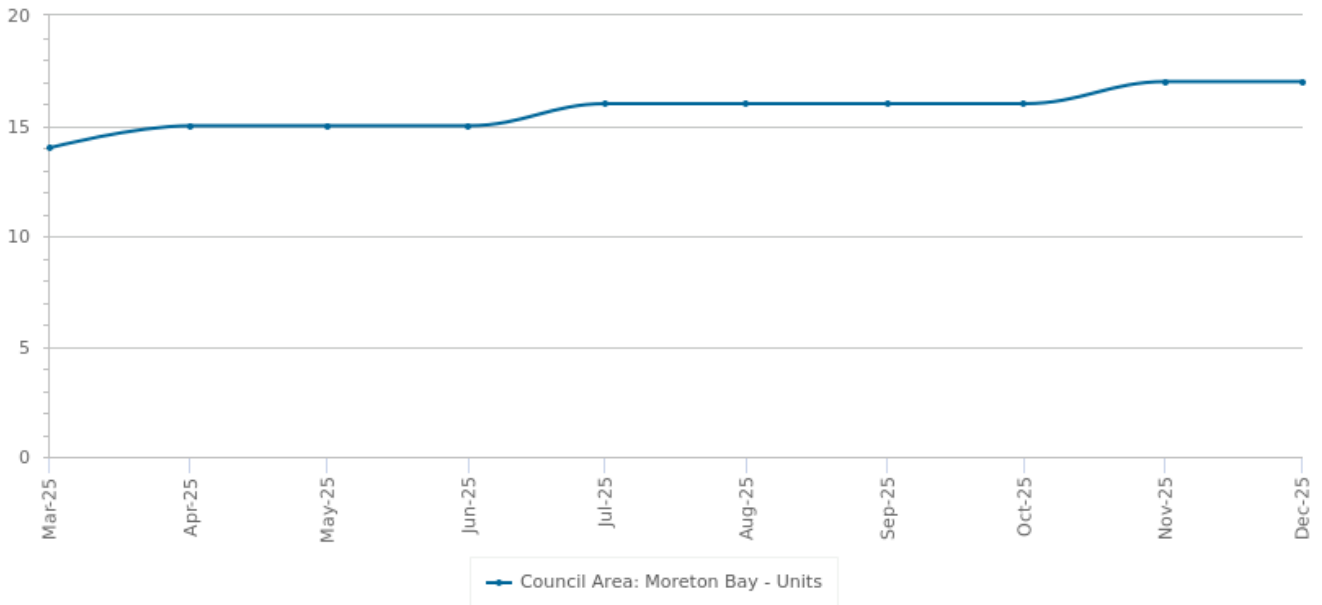
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

65
Jun 2019

	Beachmere	Moreton Bay
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	16
Nov 2025	-	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

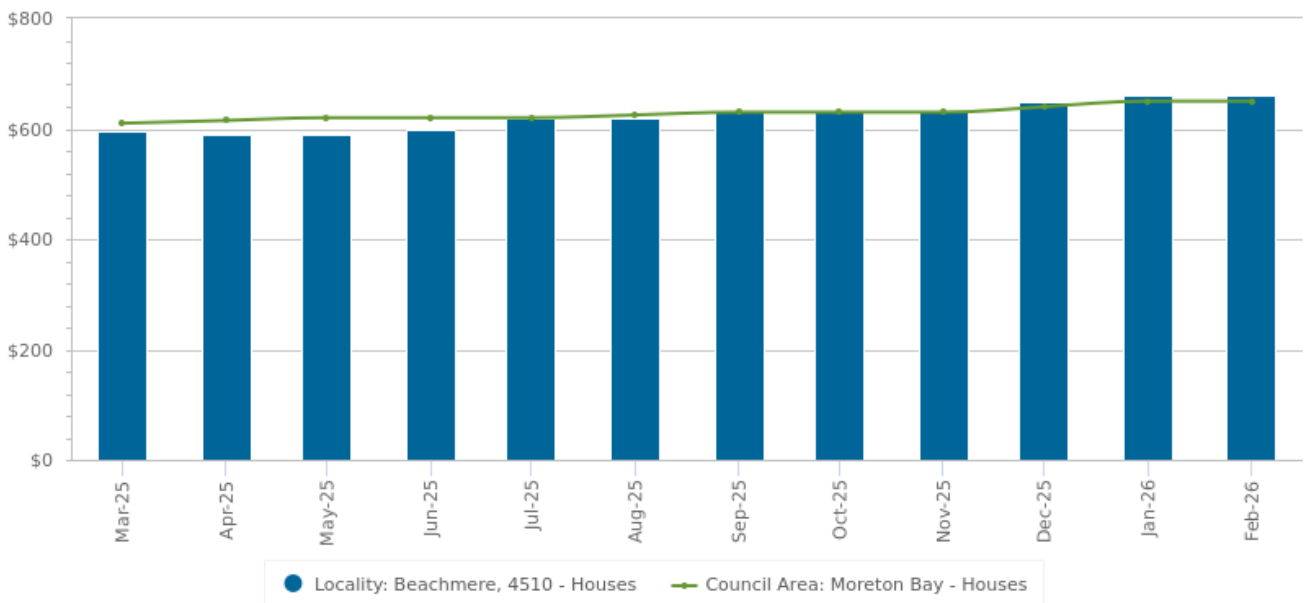
House: Median Rent

\$660/w

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	\$595/w	\$610/w
Apr 2025	\$590/w	\$615/w
May 2025	\$590/w	\$620/w
Jun 2025	\$600/w	\$620/w
Jul 2025	\$620/w	\$620/w
Aug 2025	\$620/w	\$625/w
Sep 2025	\$630/w	\$630/w
Oct 2025	\$630/w	\$630/w
Nov 2025	\$630/w	\$630/w
Dec 2025	\$650/w	\$640/w
Jan 2026	\$660/w	\$650/w
Feb 2026	\$660/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

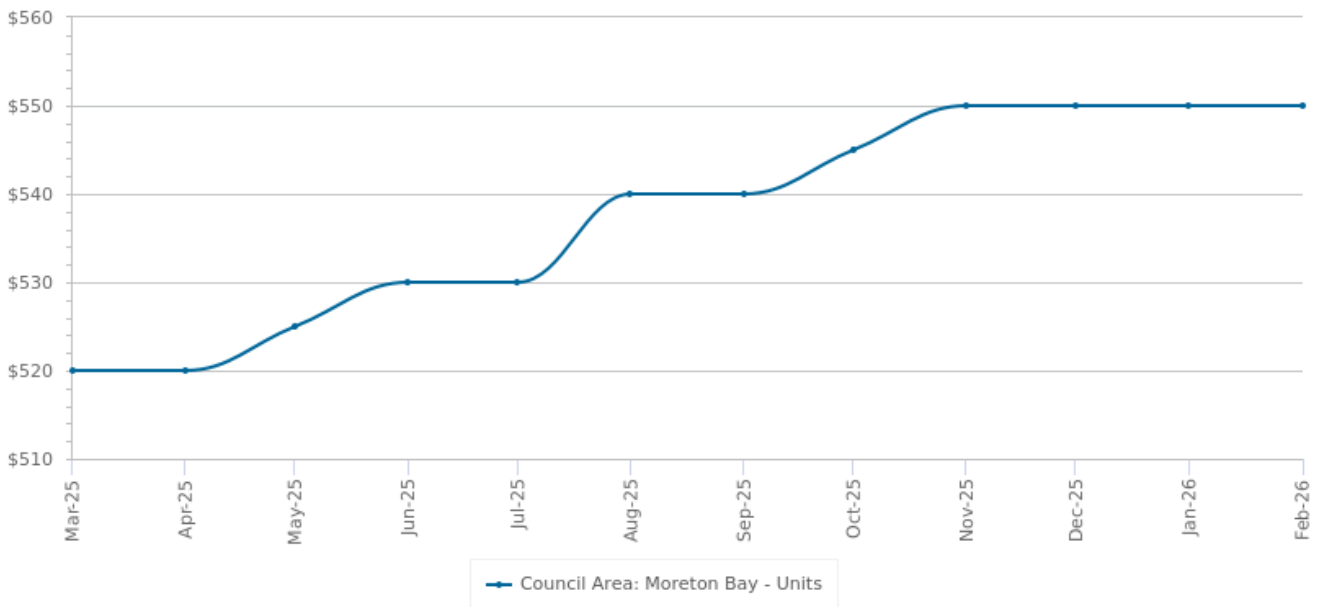
Unit: Median Rent

\$275/w

Feb 2021

	Beachmere	Moreton Bay
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

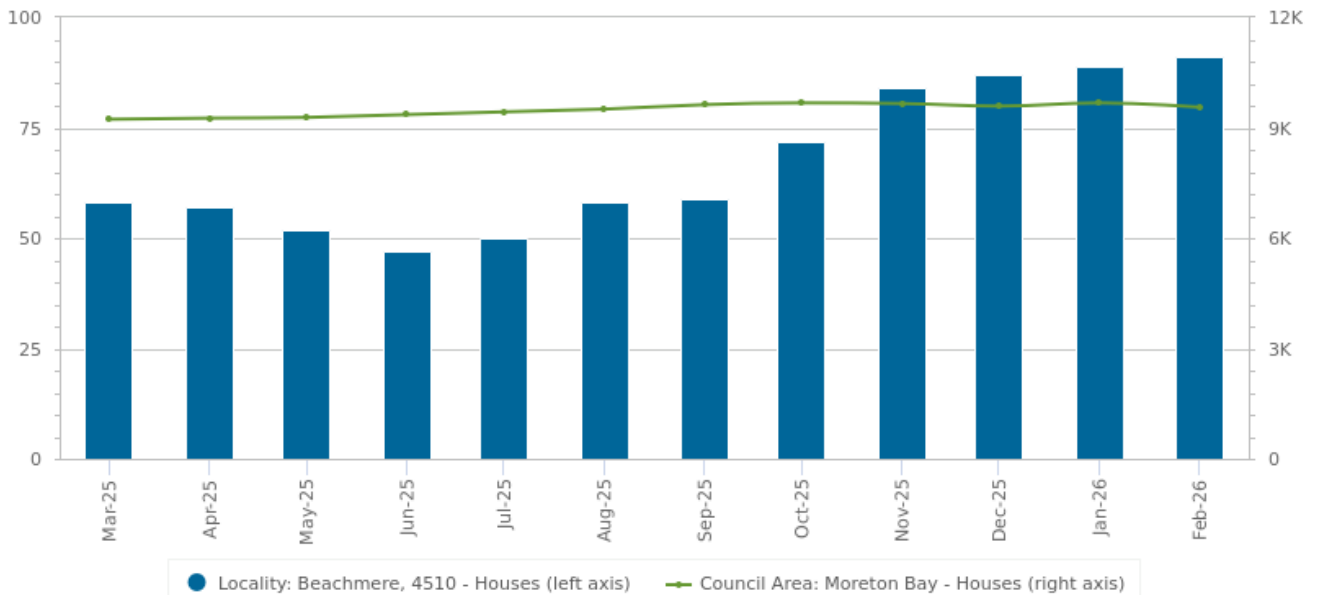
House: Rental Rate Observations

91

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	58	9,230
Apr 2025	57	9,261
May 2025	52	9,280
Jun 2025	47	9,357
Jul 2025	50	9,431
Aug 2025	58	9,506
Sep 2025	59	9,627
Oct 2025	72	9,674
Nov 2025	84	9,658
Dec 2025	87	9,587
Jan 2026	89	9,675
Feb 2026	91	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

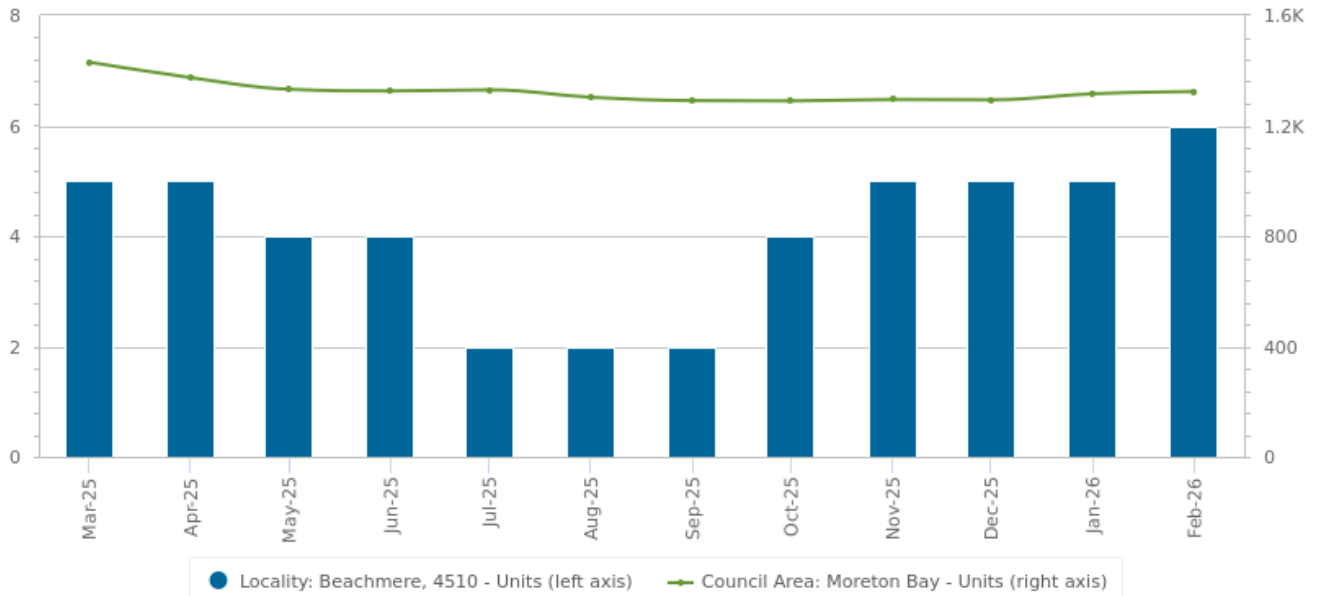
Unit: Rental Rate Observations

6

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	5	1,430
Apr 2025	5	1,374
May 2025	4	1,332
Jun 2025	4	1,326
Jul 2025	2	1,330
Aug 2025	2	1,303
Sep 2025	2	1,291
Oct 2025	4	1,290
Nov 2025	5	1,295
Dec 2025	5	1,294
Jan 2026	5	1,316
Feb 2026	6	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

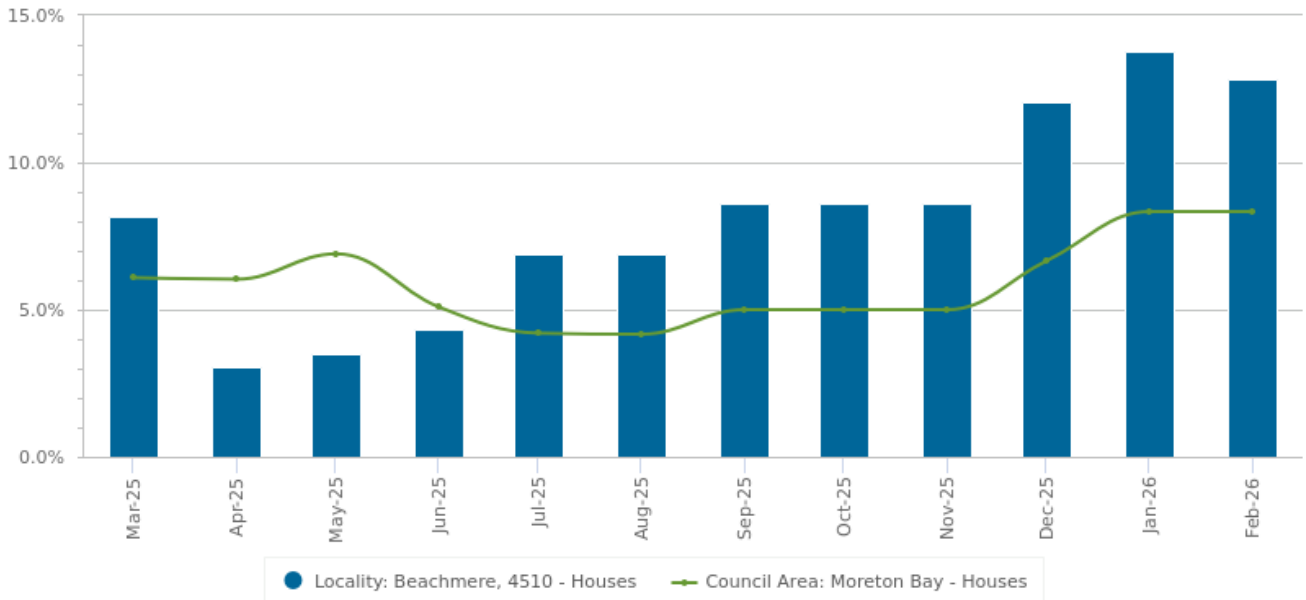
House: Change in Rental Rate

12.8%

Feb 2026

	Beachmere	Moreton Bay
Mar 2025	8.2%	6.1%
Apr 2025	3.1%	6.0%
May 2025	3.5%	6.9%
Jun 2025	4.3%	5.1%
Jul 2025	6.9%	4.2%
Aug 2025	6.9%	4.2%
Sep 2025	8.6%	5.0%
Oct 2025	8.6%	5.0%
Nov 2025	8.6%	5.0%
Dec 2025	12.1%	6.7%
Jan 2026	13.8%	8.3%
Feb 2026	12.8%	8.3%

Statistics are calculated over a rolling 12 month period



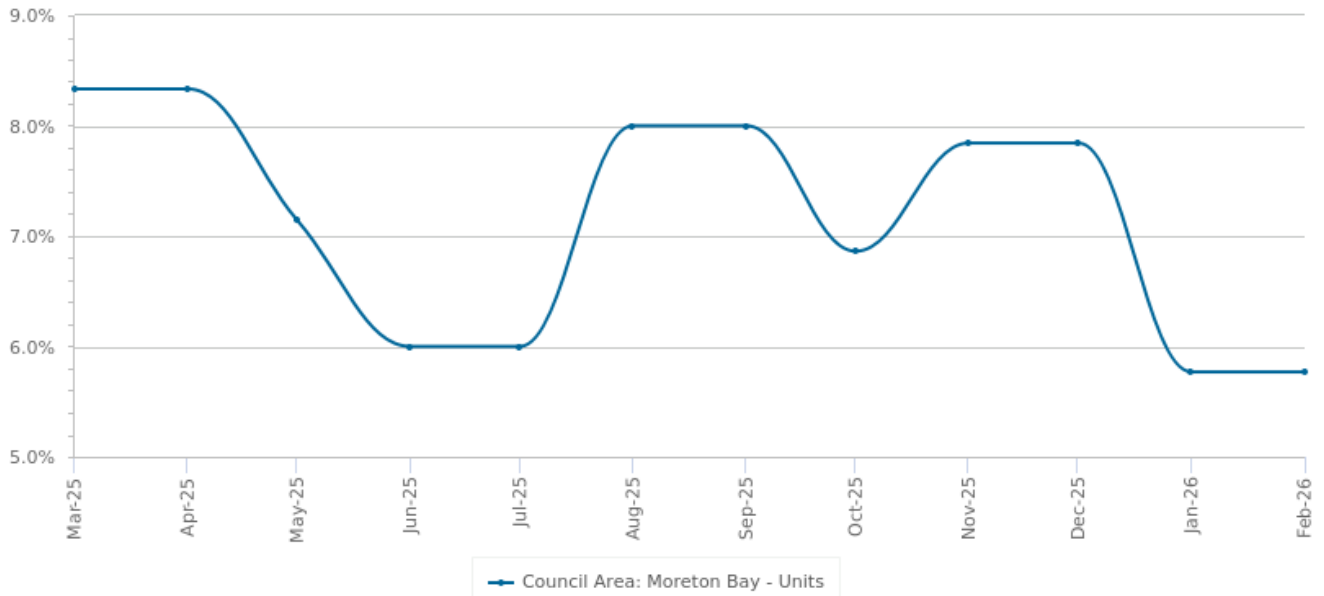
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

-3.5%
Feb 2021

	Beachmere	Moreton Bay
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%

Feb 2026

	Beachmere
Mar 2025	4.3%
Apr 2025	4.2%
May 2025	4.2%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.1%
Sep 2025	4.1%
Oct 2025	4.0%
Nov 2025	4.0%
Dec 2025	4.0%
Jan 2026	3.9%
Feb 2026	3.9%

Statistics are calculated at the end of the displayed month



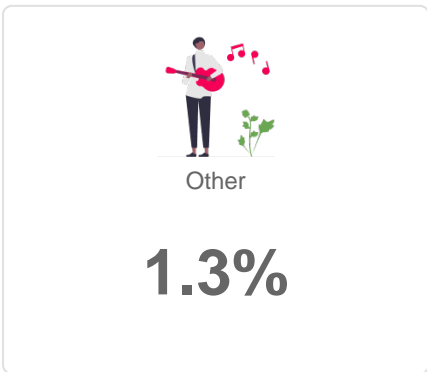
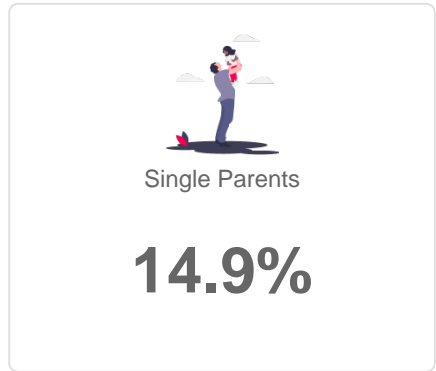
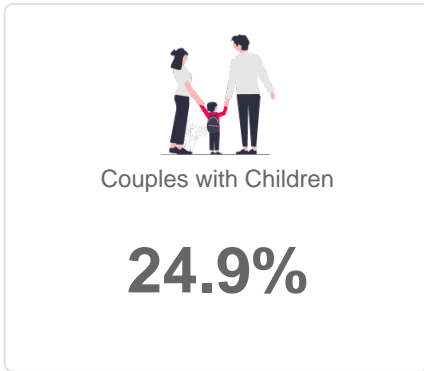
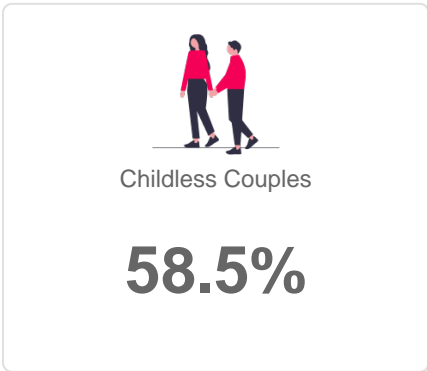
Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Beachmere	Moreton Bay
Childless Couples	58.5%	38.7%
Couples with Children	24.9%	42%
Single Parents	14.9%	17.9%
Other	1.3%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)

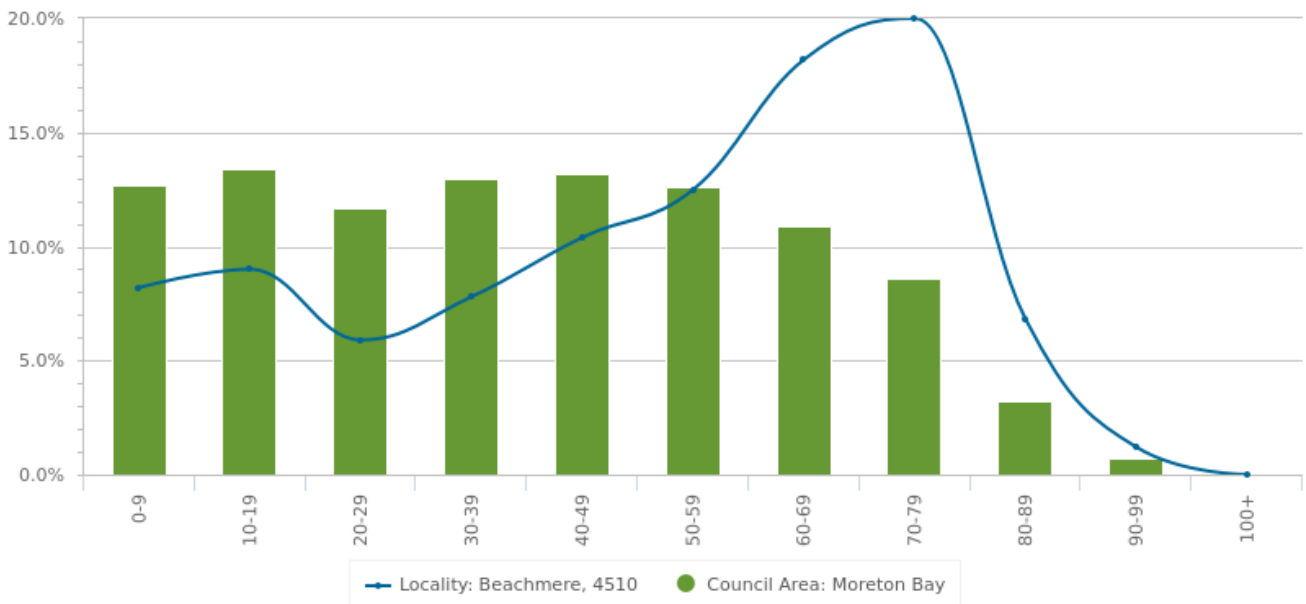


Population Age

Population Age

	Beachmere	Moreton Bay
0-9	8.2%	12.7%
10-19	9%	13.4%
20-29	5.9%	11.7%
30-39	7.8%	13%
40-49	10.4%	13.2%
50-59	12.5%	12.6%
60-69	18.2%	10.9%
70-79	20%	8.6%
80-89	6.8%	3.2%
90-99	1.2%	0.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



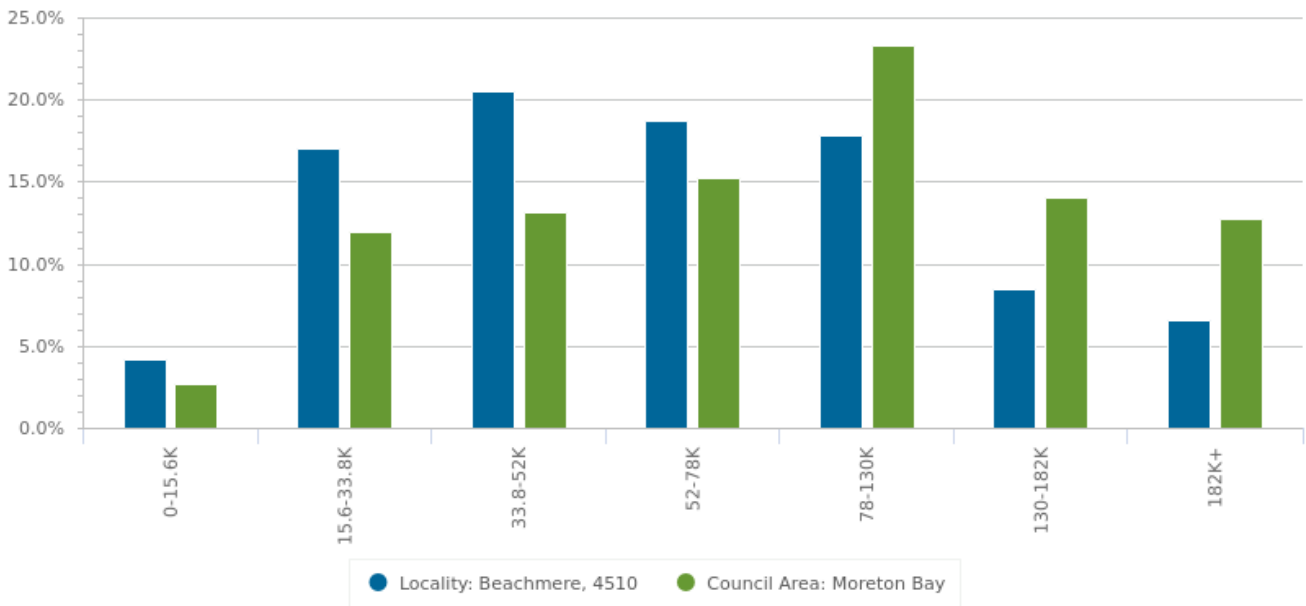
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Beachmere	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	17%	12%
33.8-52K	20.5%	13.1%
52-78K	18.7%	15.2%
78-130K	17.8%	23.3%
130-182K	8.5%	14%
182K+	6.6%	12.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



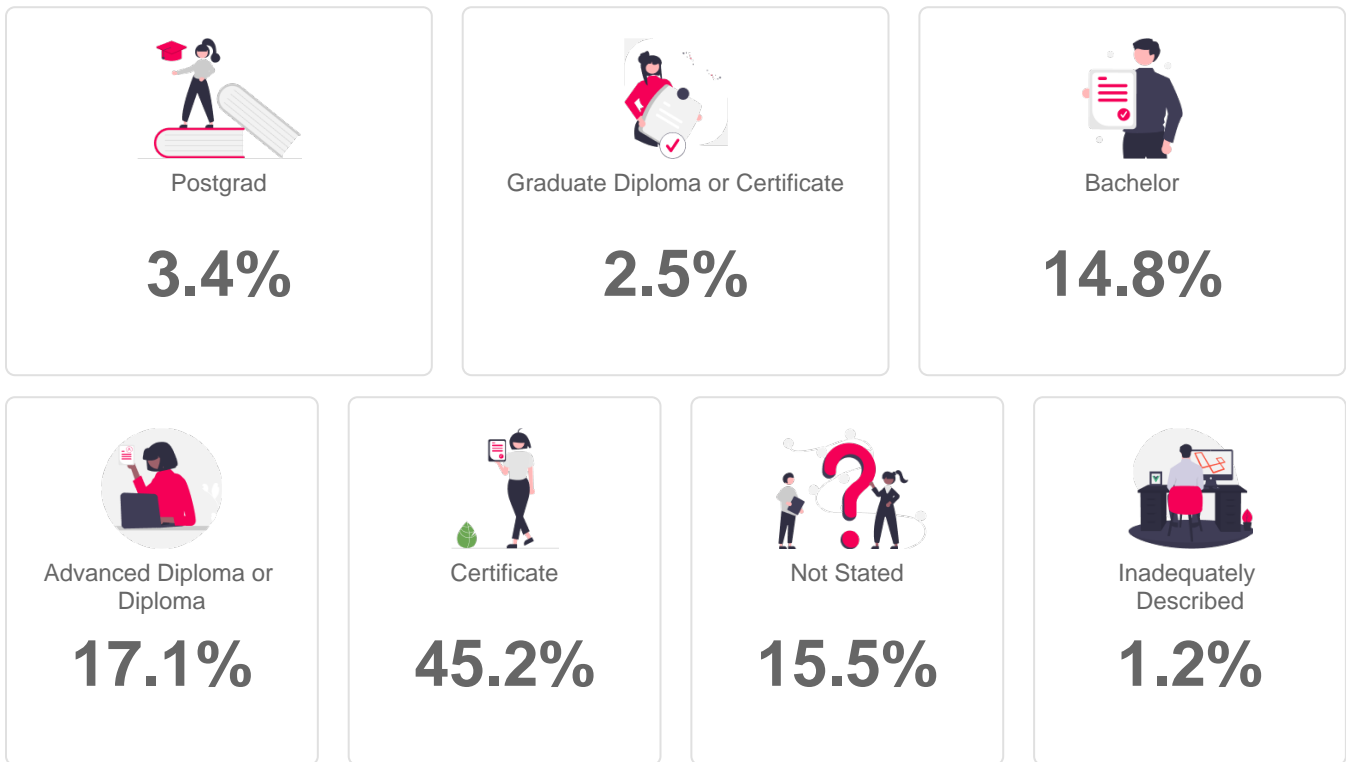
Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Beachmere	Moreton Bay
Postgrad	3.4%	4.9%
Graduate Diploma or Certificate	2.5%	3.3%
Bachelor	14.8%	20%
Advanced Diploma or Diploma	17.1%	17.2%
Certificate	45.2%	42.3%
Not Stated	15.5%	11.2%
Inadequately Described	1.2%	0.9%

Statistics are provided by the Australian Bureau of Statistics (ABS)

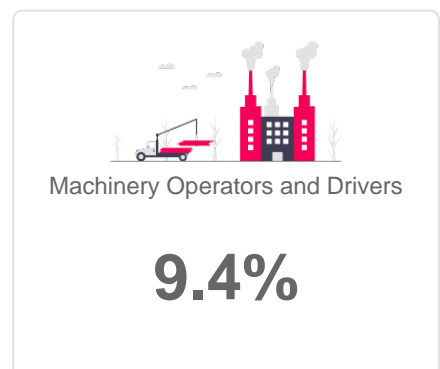
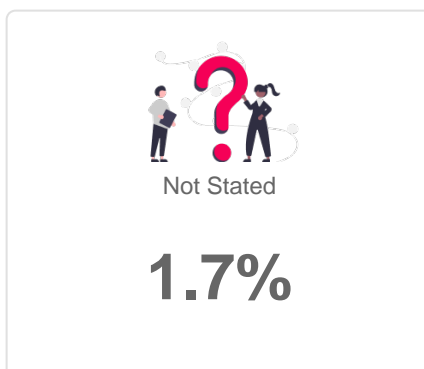
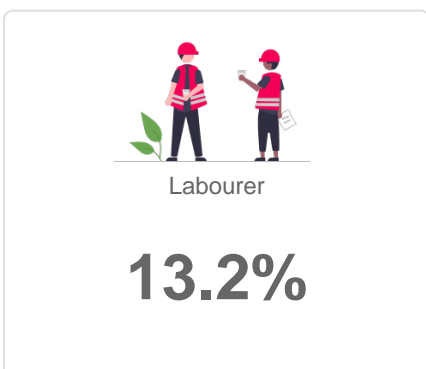
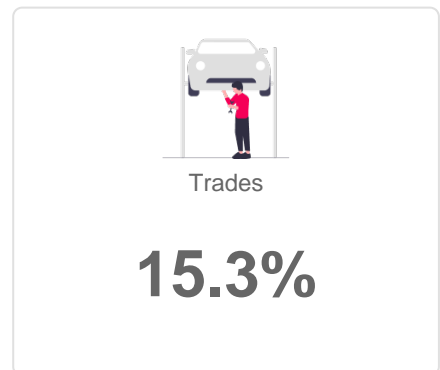
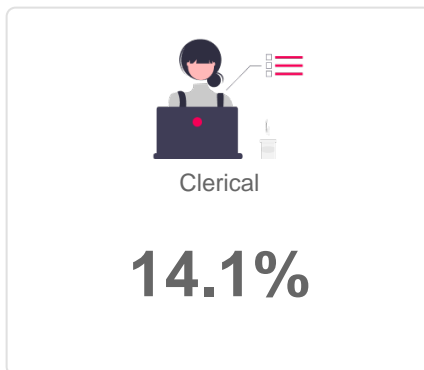
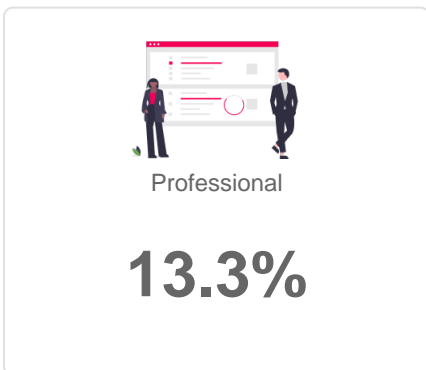


Occupation

Employment By Occupation

	Beachmere	Moreton Bay
Professional	13.3%	17.9%
Clerical	14.1%	14.1%
Trades	15.3%	14.7%
Labourer	13.2%	10.5%
Not Stated	1.7%	1.8%
Machinery Operators and Drivers	9.4%	7.1%
Managers	9.5%	11.4%
Community and Personal Service Workers	13.1%	13.3%
Sales Workers	10.1%	9.1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Employment By Occupation



Managers

9.5%



Community and Personal Service
Workers

13.1%



Sales Workers

10.1%

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