

Suburb Statistics Report

Caboolture QLD 4510

Prepared on 20 Jan 2026

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Area Profile

Caboolture, QLD

The size of Caboolture is approximately 68.7 square kilometres. It has 69 parks covering nearly 17.8% of total area. The population of Caboolture in 2016 was 26433 people. By 2021 the population was 29534 showing a population growth of 11.7% in the area during that time. The predominant age group in Caboolture is 0-9 years. Households in Caboolture are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Caboolture work in a labourer occupation. In 2021, 54.50% of the homes in Caboolture were owner-occupied compared with 48.60% in 2016.

	House	Unit	Land
Average Tenure Period	9.1 years	8.6 years	-
Total Dwellings	10,567	1,578	1,292
Total New Listings	489	81	-
Median Value	\$876,020	\$557,510	-
Total Properties Listed	555	88	-

Market Trends

House: Market Trends

609

Properties Sold
(12 Months)

9.1

Average Tenure Period
(Years)

\$580/w

Median Asking Rent
(12 Months)

489

New Sale Listings
(12 Months)

22

Days on Market
(12 Months)

724

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$910,000

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

\$\$

Median Price*

\$785,000

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*

\$710,000

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

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

106

Properties Sold
(12 Months)

8.6

Average Tenure Period
(Years)

\$460/w

Median Asking Rent
(12 Months)

81

New Sale Listings
(12 Months)

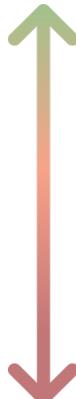
15

Days on Market
(12 Months)

73

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$549,250

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

\$\$

Median Price*

\$460,000

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*

\$364,625

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

62

Properties Sold
(12 Months)

Average Tenure Period
(Years)

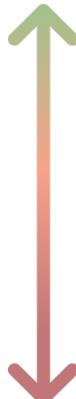
Median Asking Rent
(12 Months)

New Sale Listings
(12 Months)

Days on Market
(12 Months)

Rental Rate Observations
(12 Months)

Land: Median Price Quartiles



\$\$\$

Upper Quartile Price*

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

\$\$

Median Price*

\$564,500

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*

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

*Statistics are calculated over a rolling 12 month period

Median Value

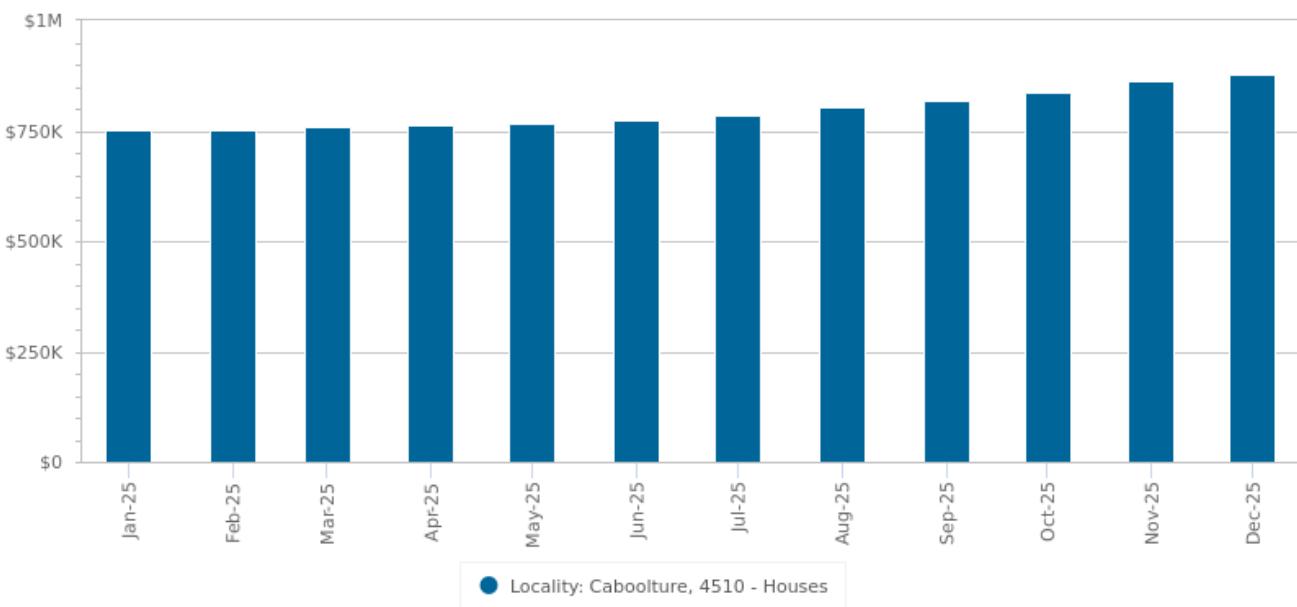
House: Recent Median Value

\$876K

Dec 2025

Caboolture	
Jan 2025	\$750,365
Feb 2025	\$752,241
Mar 2025	\$757,477
Apr 2025	\$762,168
May 2025	\$768,186
Jun 2025	\$774,804
Jul 2025	\$784,411
Aug 2025	\$801,876
Sep 2025	\$819,154
Oct 2025	\$838,826
Nov 2025	\$862,738
Dec 2025	\$876,020

Statistics are calculated at the end of the displayed month



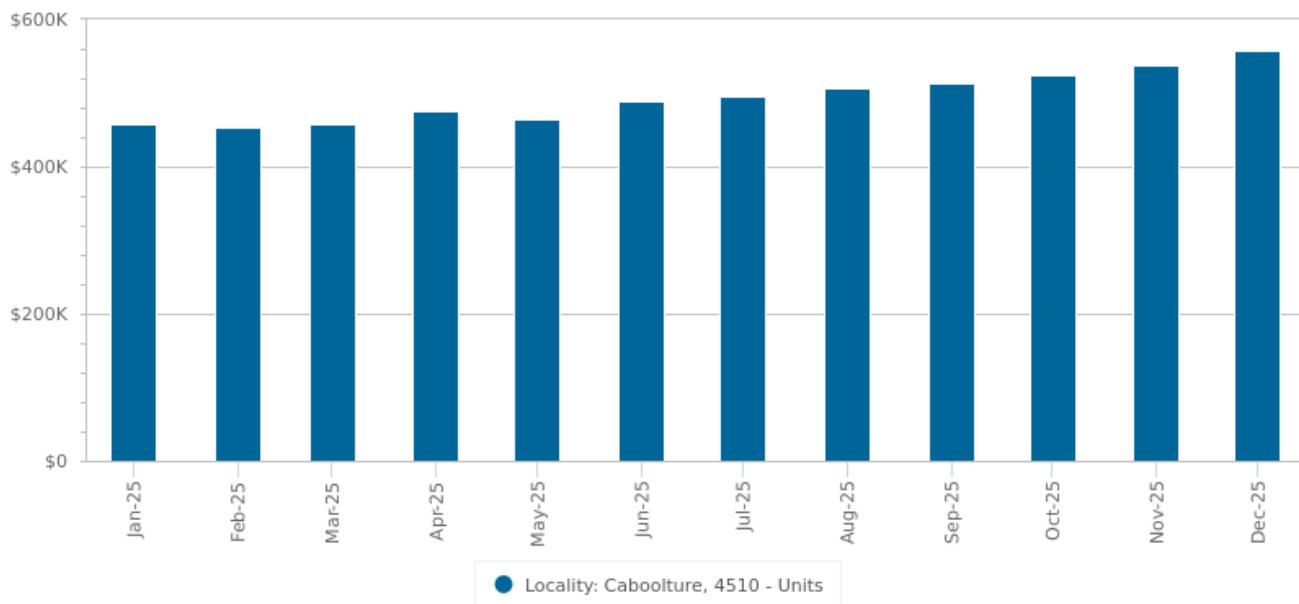
Unit: Recent Median Value

\$558K

Dec 2025

Caboolture	
Jan 2025	\$457,458
Feb 2025	\$452,617
Mar 2025	\$458,250
Apr 2025	\$476,161
May 2025	\$465,023
Jun 2025	\$488,213
Jul 2025	\$496,664
Aug 2025	\$506,572
Sep 2025	\$513,178
Oct 2025	\$523,404
Nov 2025	\$538,478
Dec 2025	\$557,510

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

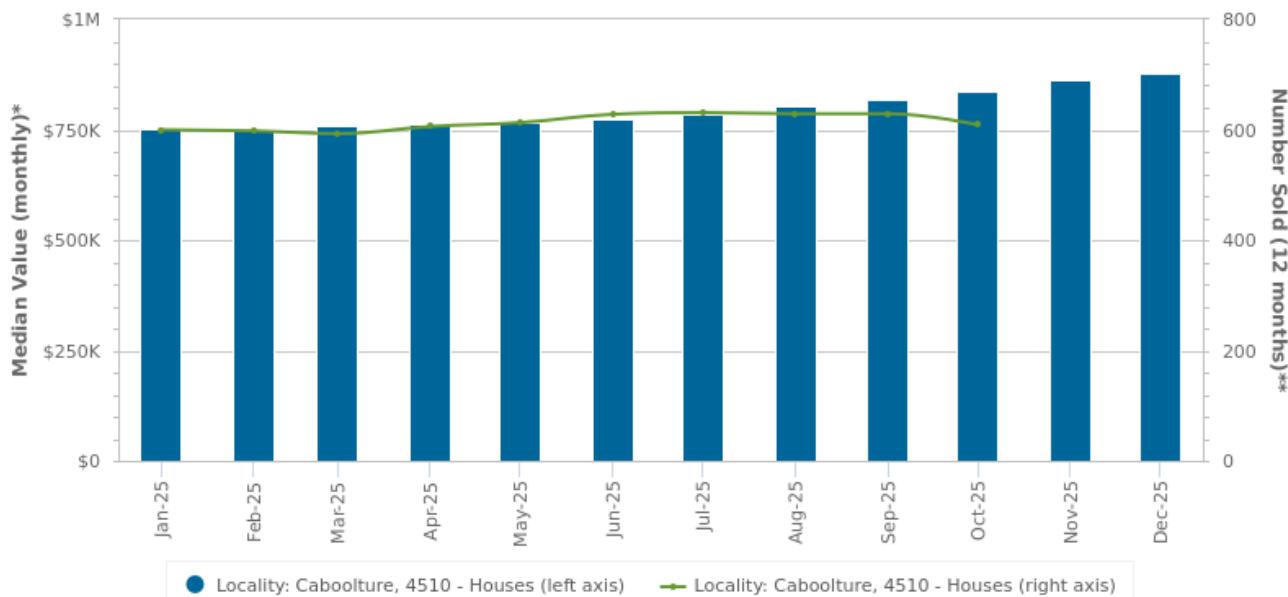
House: Median Value vs Number Sold

609

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$750,365	600
Feb 2025	\$752,241	598
Mar 2025	\$757,477	593
Apr 2025	\$762,168	606
May 2025	\$768,186	613
Jun 2025	\$774,804	628
Jul 2025	\$784,411	631
Aug 2025	\$801,876	629
Sep 2025	\$819,154	629
Oct 2025	\$838,826	609
Nov 2025	\$862,738	-
Dec 2025	\$876,020	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

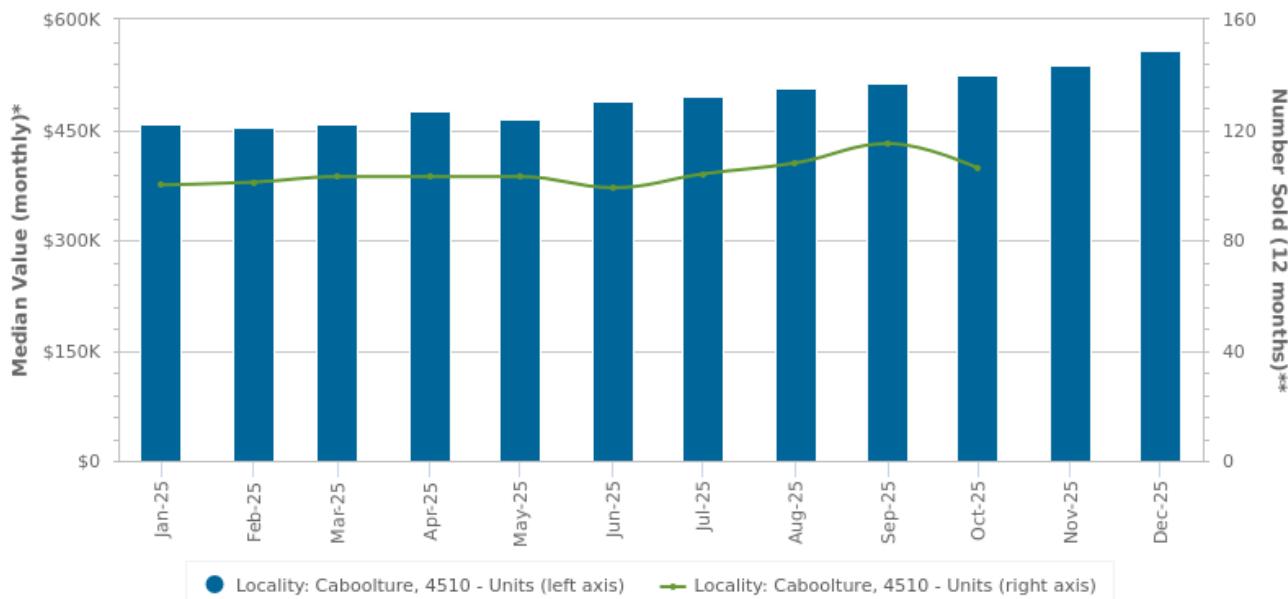
Unit: Median Value vs Number Sold

106

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$457,458	100
Feb 2025	\$452,617	101
Mar 2025	\$458,250	103
Apr 2025	\$476,161	103
May 2025	\$465,023	103
Jun 2025	\$488,213	99
Jul 2025	\$496,664	104
Aug 2025	\$506,572	108
Sep 2025	\$513,178	115
Oct 2025	\$523,404	106
Nov 2025	\$538,478	-
Dec 2025	\$557,510	-

Statistics are calculated over a rolling 12 month period



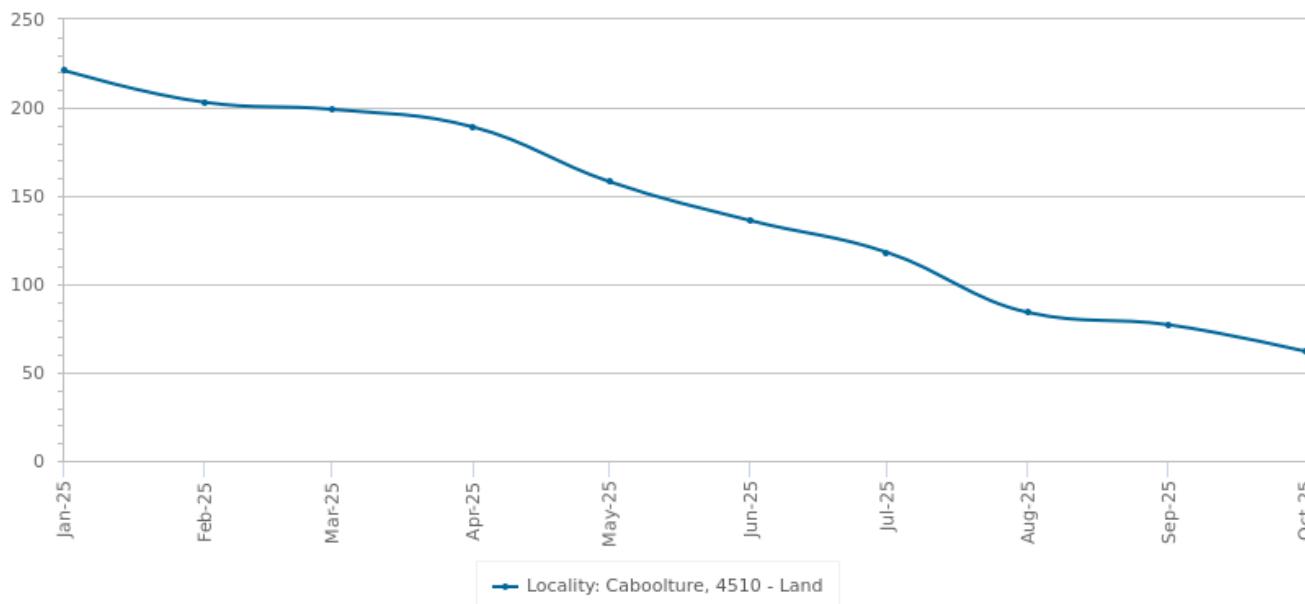
Land: Median Value vs Number Sold

62

Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	228
Dec 2024	-	219
Jan 2025	-	221
Feb 2025	-	203
Mar 2025	-	199
Apr 2025	-	189
May 2025	-	158
Jun 2025	-	136
Jul 2025	-	118
Aug 2025	-	84
Sep 2025	-	77
Oct 2025	-	62

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

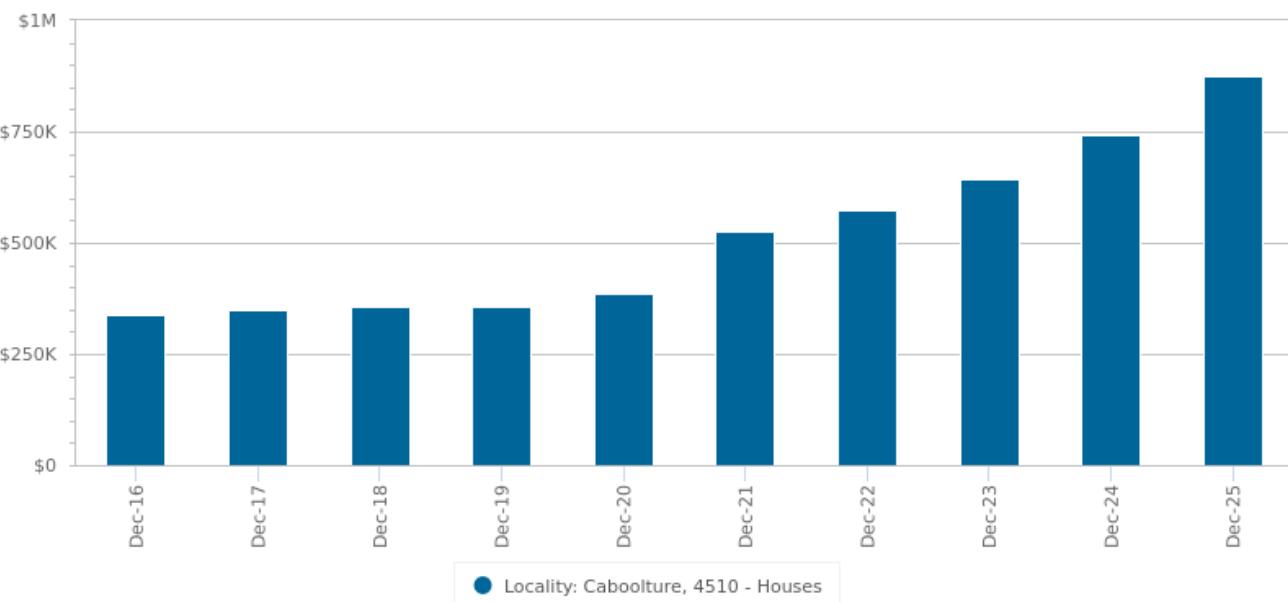
House: Median Value

\$876K

Dec 2025

Caboolture	
Dec 2017	\$349,688
Dec 2018	\$355,467
Dec 2019	\$355,876
Dec 2020	\$384,535
Dec 2021	\$525,994
Dec 2022	\$574,596
Dec 2023	\$644,524
Dec 2024	\$742,006
Dec 2025	\$876,020
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

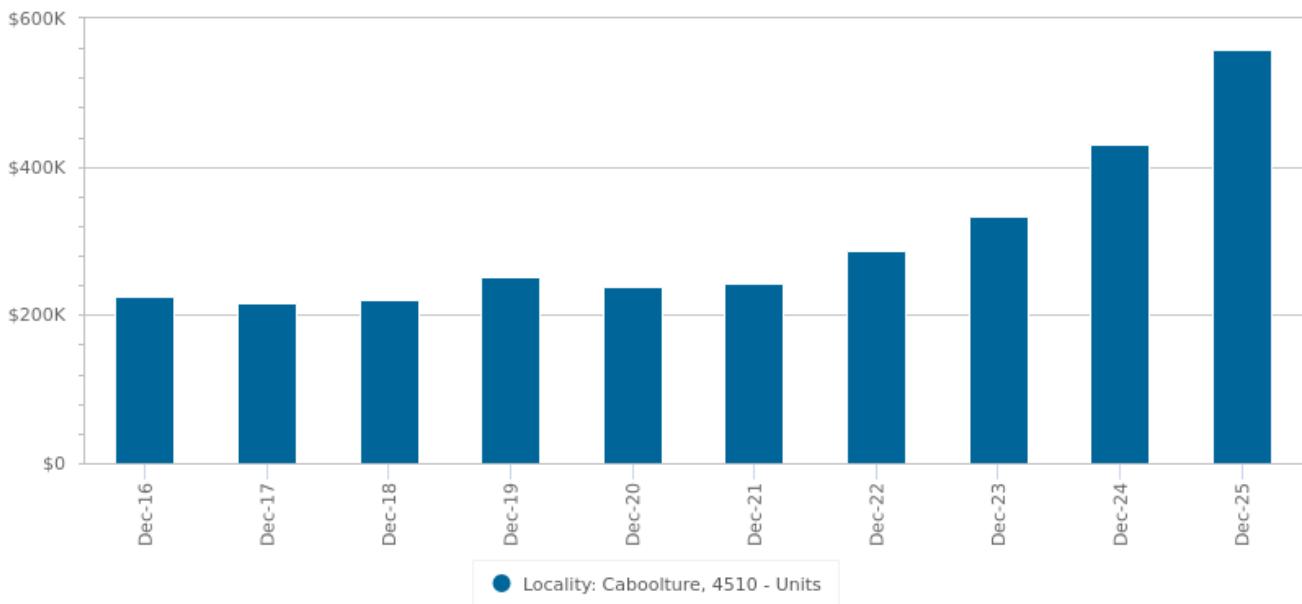
Unit: Median Value

\$558K

Dec 2025

Caboolture	
Dec 2017	\$217,246
Dec 2018	\$220,545
Dec 2019	\$250,743
Dec 2020	\$237,628
Dec 2021	\$242,481
Dec 2022	\$285,662
Dec 2023	\$333,865
Dec 2024	\$429,147
Dec 2025	\$557,510
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

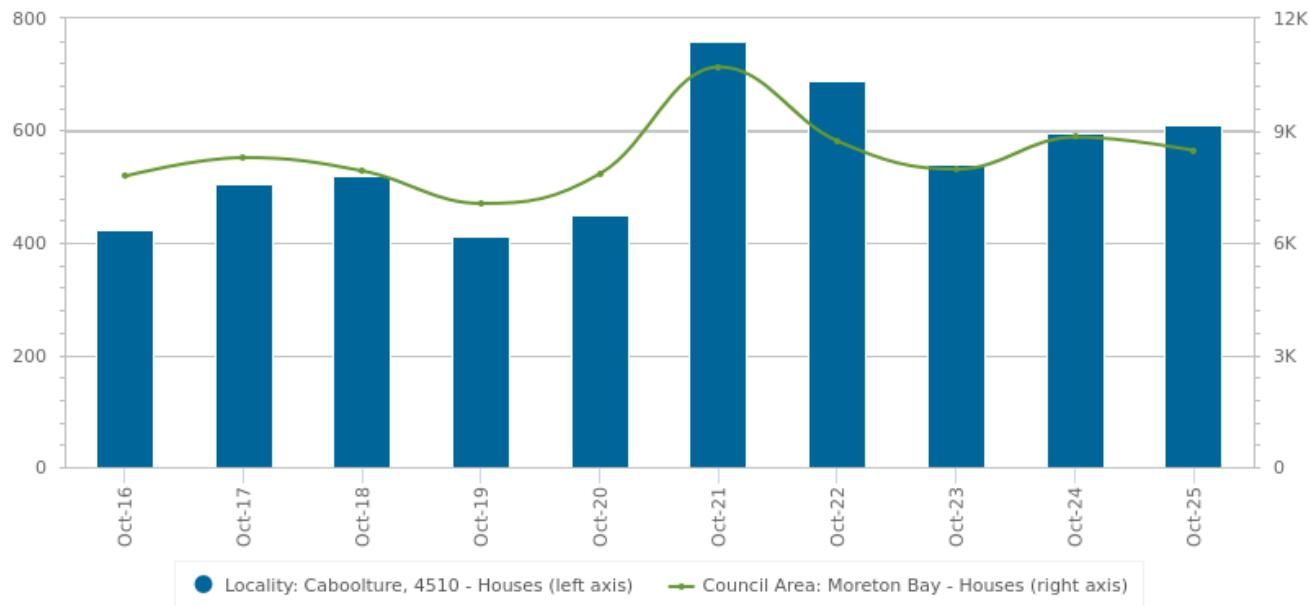
House: Sales Per Annum

609

Oct 2025

	Caboolture	Moreton Bay
Oct 2017	506	8277
Oct 2018	519	7919
Oct 2019	413	7050
Oct 2020	449	7857
Oct 2021	758	10702
Oct 2022	689	8713
Oct 2023	539	7967
Oct 2024	596	8827
Oct 2025	609	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



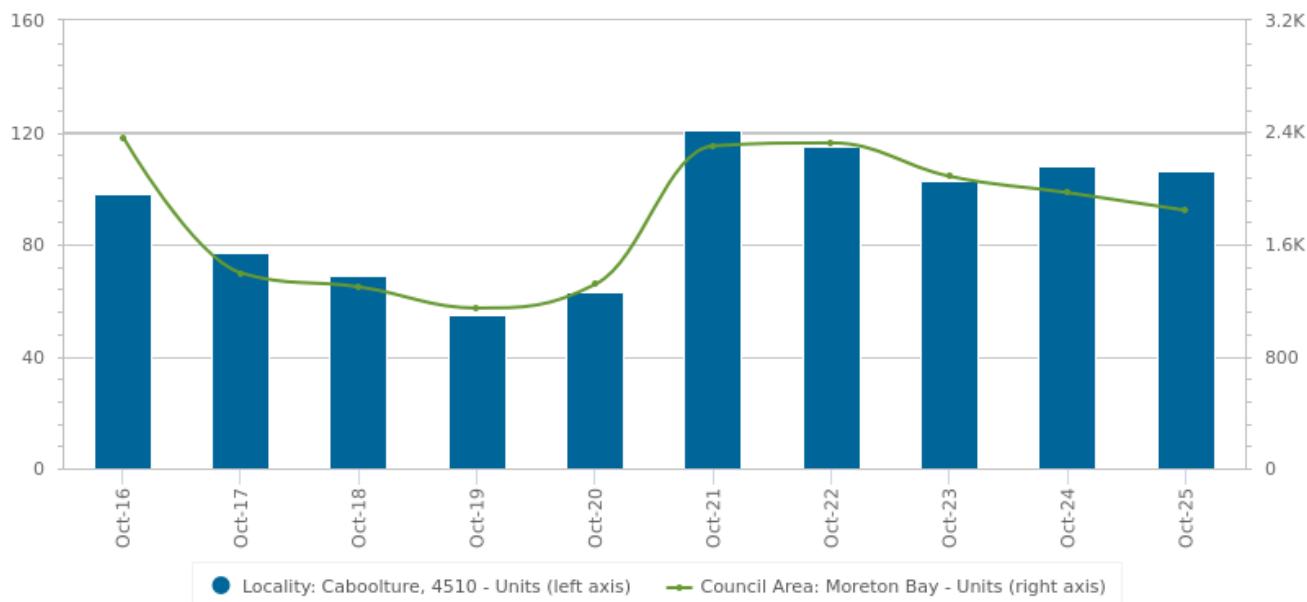
Unit: Sales Per Annum

106

Oct 2025

	Caboolture	Moreton Bay
Oct 2017	77	1395
Oct 2018	69	1296
Oct 2019	55	1145
Oct 2020	63	1316
Oct 2021	121	2304
Oct 2022	115	2325
Oct 2023	103	2086
Oct 2024	108	1969
Oct 2025	106	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

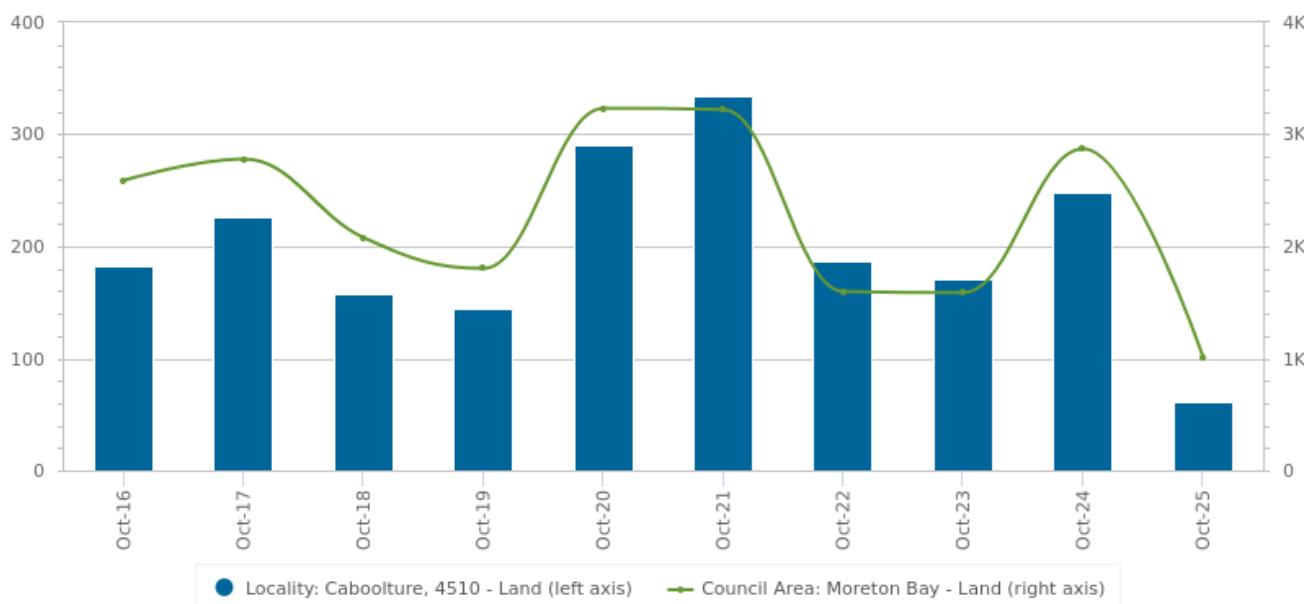
Land: Sales Per Annum

62

Oct 2025

	Caboolture	Moreton Bay
Oct 2017	227	2780
Oct 2018	158	2077
Oct 2019	144	1803
Oct 2020	290	3233
Oct 2021	334	3221
Oct 2022	187	1597
Oct 2023	171	1587
Oct 2024	248	2871
Oct 2025	62	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

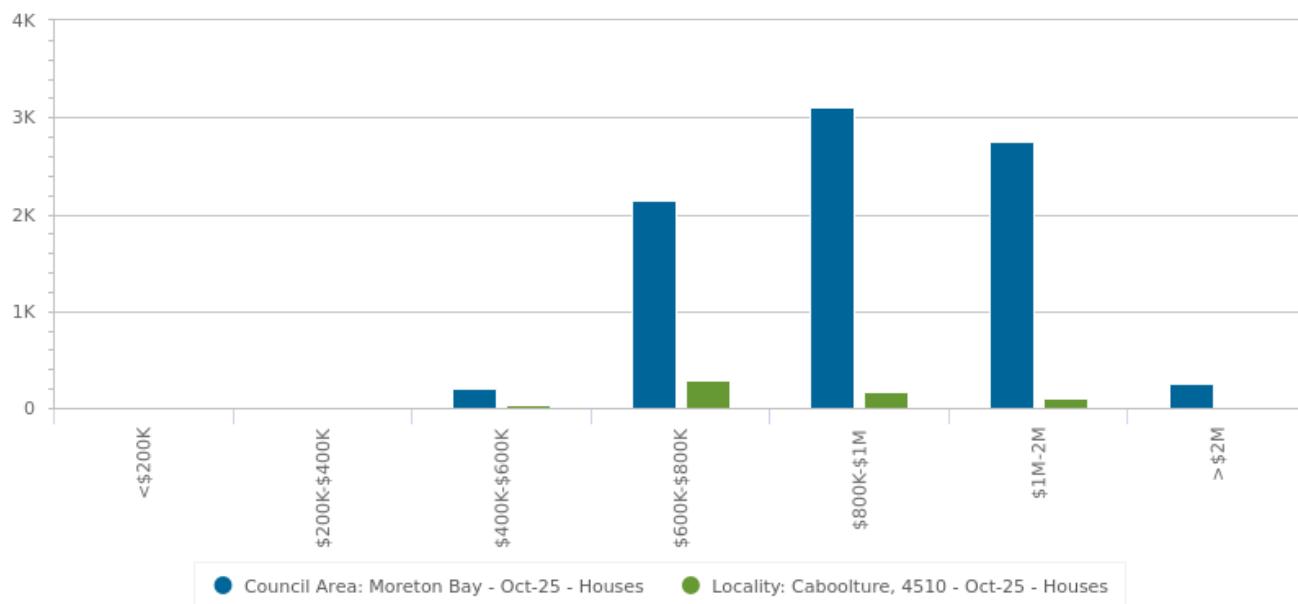
House: Sales By Price

\$524.09M

Oct 2025

	Caboolture	Moreton Bay
<\$200K	3	4
\$200K-\$400K	2	2
\$400K-\$600K	35	196
\$600K-\$800K	291	2,137
\$800K-\$1M	169	3,107
\$1M-\$2M	102	2,755
>\$2M	7	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

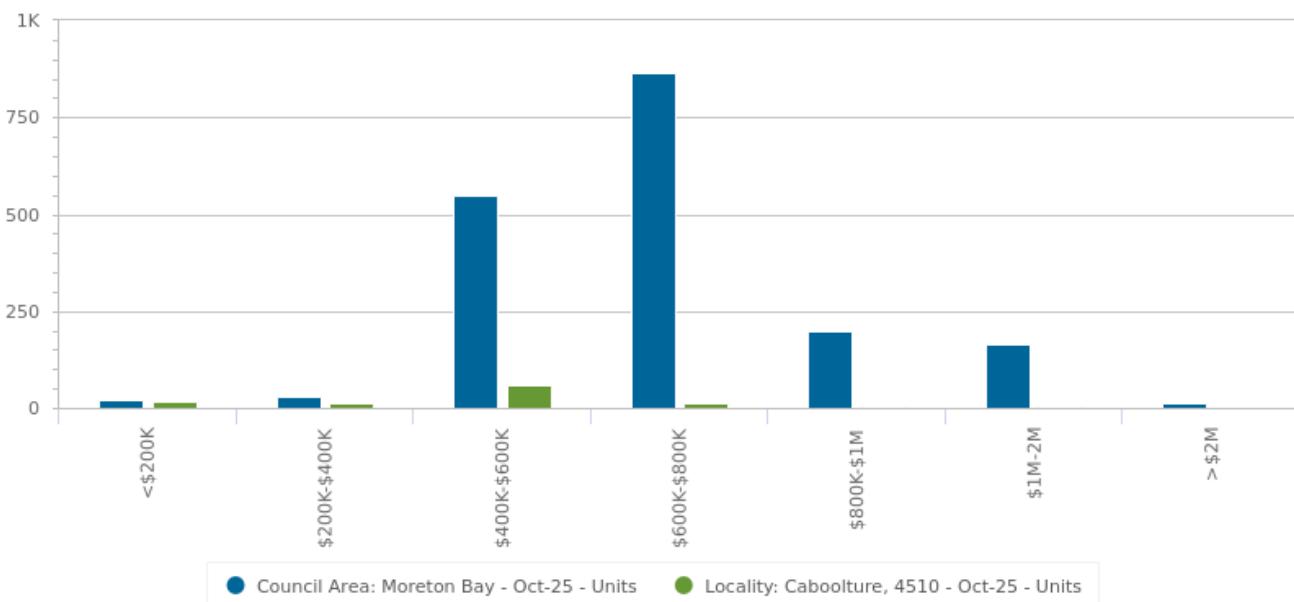
Unit: Sales By Price

\$49.93M

Oct 2025

	Caboolture	Moreton Bay
<\$200K	17	21
\$200K-\$400K	13	29
\$400K-\$600K	57	549
\$600K-\$800K	12	866
\$800K-\$1M	3	197
\$1M-\$2M	4	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

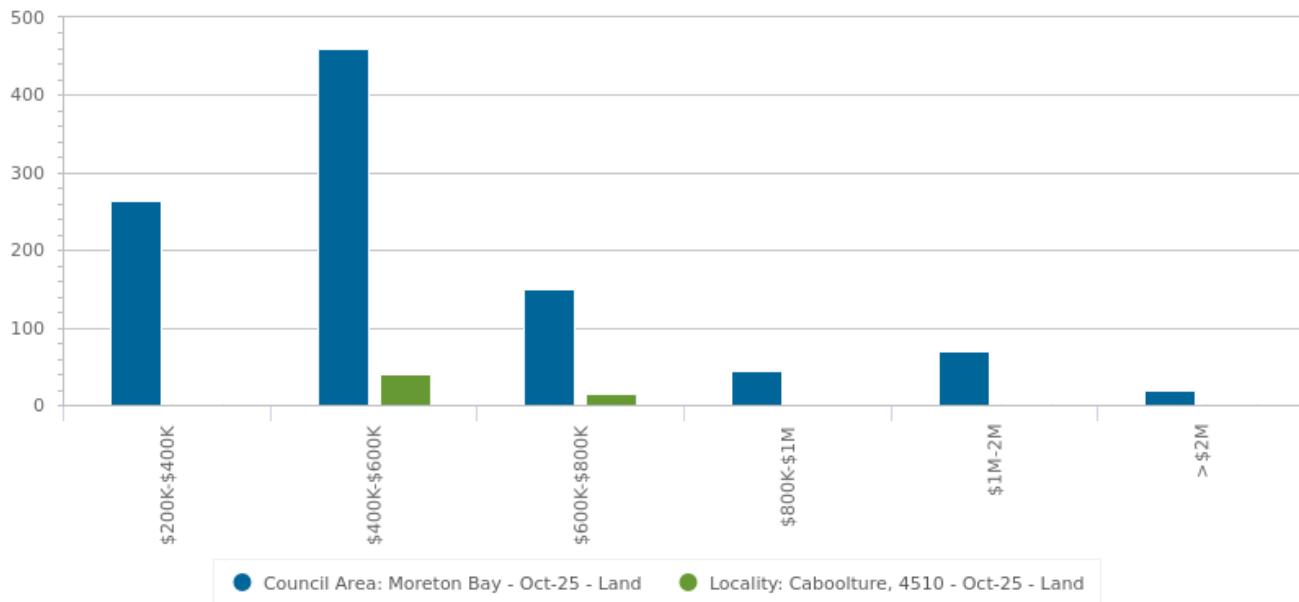


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture	Moreton Bay
\$200K-\$400K	2	263
\$400K-\$600K	40	460
\$600K-\$800K	14	149
\$800K-\$1M	-	45
\$1M-\$2M	3	69
>\$2M	3	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

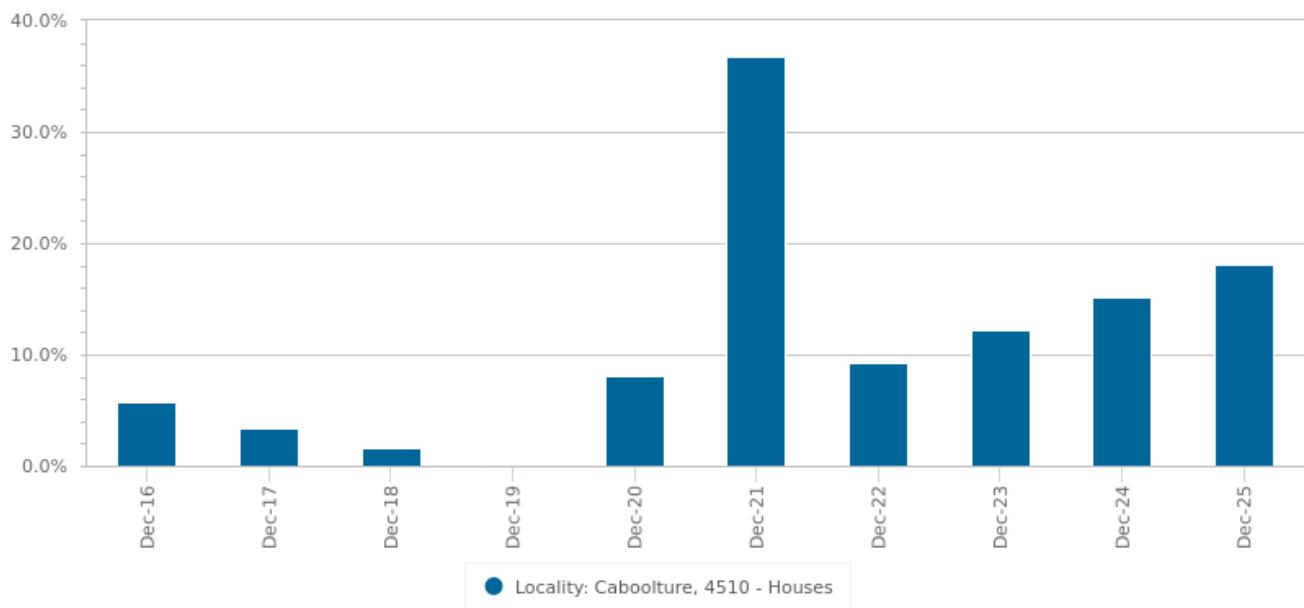
House: Change In Median Value

18.1%

Dec 2025

Caboolture	
Dec 2017	3.3%
Dec 2018	1.7%
Dec 2019	0.1%
Dec 2020	8.1%
Dec 2021	36.8%
Dec 2022	9.2%
Dec 2023	12.2%
Dec 2024	15.1%
Dec 2025	18.1%
Dec 2026	-

Statistics are calculated at the end of the displayed month



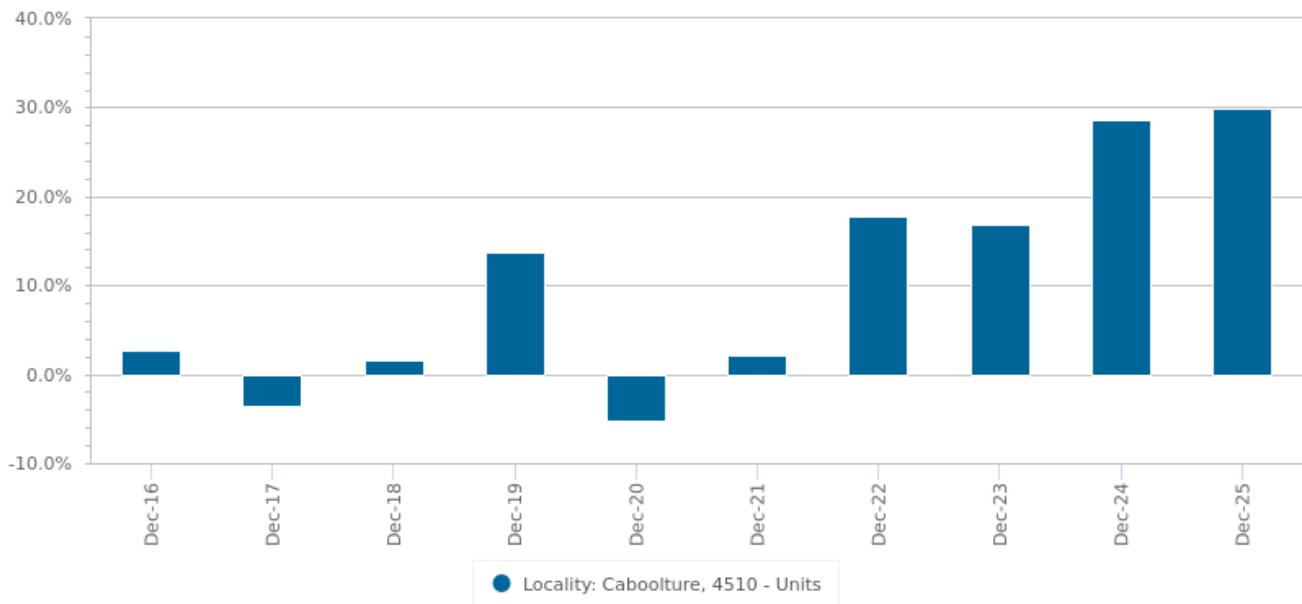
Unit: Change In Median Value

29.9%

Dec 2025

Caboolture	
Dec 2017	-3.5%
Dec 2018	1.5%
Dec 2019	13.7%
Dec 2020	-5.2%
Dec 2021	2.0%
Dec 2022	17.8%
Dec 2023	16.9%
Dec 2024	28.5%
Dec 2025	29.9%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

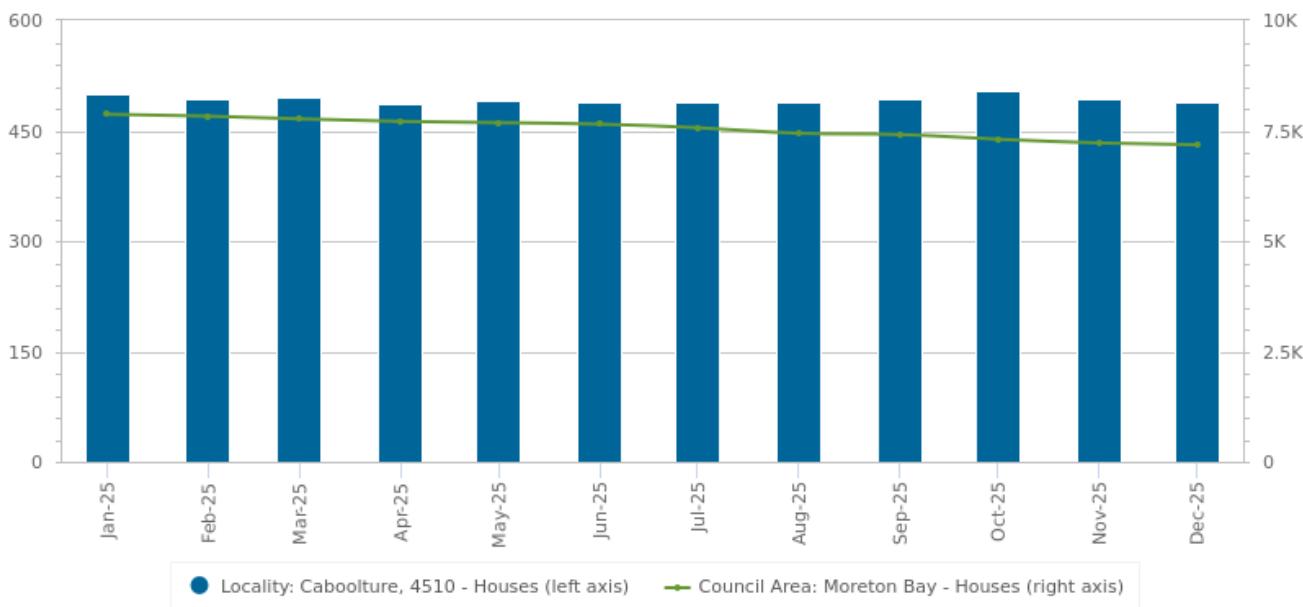
House: Number of New Listing

489

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	499	7,873
Feb 2025	494	7,830
Mar 2025	495	7,768
Apr 2025	487	7,711
May 2025	491	7,683
Jun 2025	488	7,649
Jul 2025	489	7,567
Aug 2025	488	7,442
Sep 2025	494	7,414
Oct 2025	504	7,307
Nov 2025	494	7,223
Dec 2025	489	7,182

Statistics are calculated over a rolling 12 month period



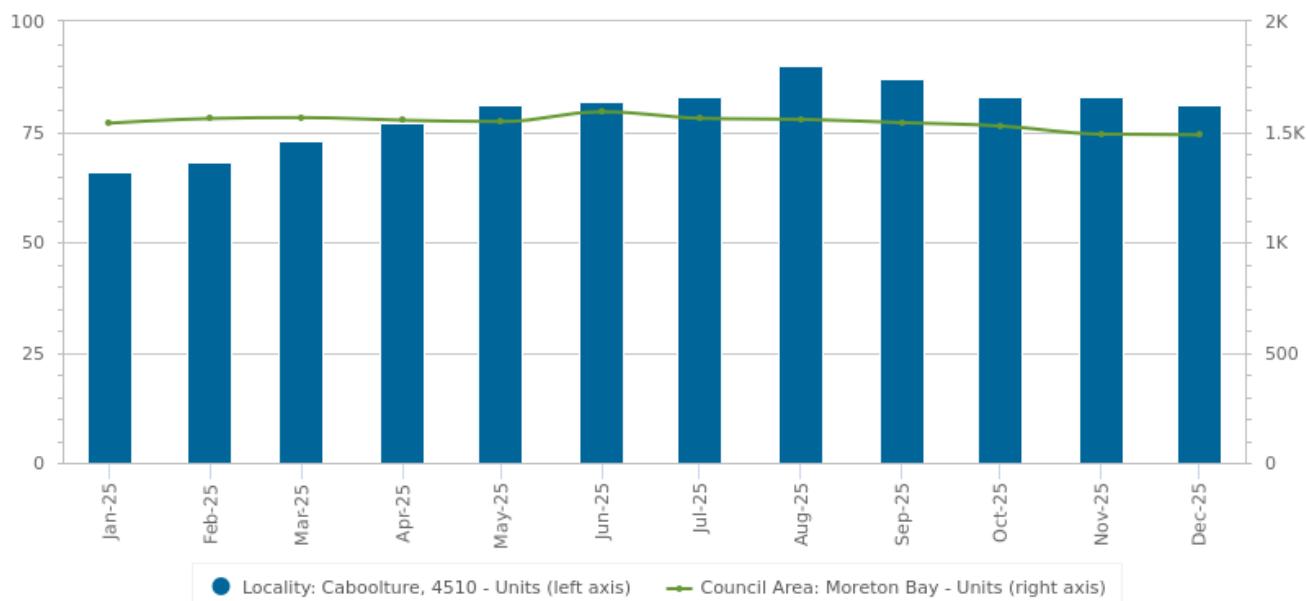
Unit: Number of New Listing

81

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	66	1,539
Feb 2025	68	1,560
Mar 2025	73	1,564
Apr 2025	77	1,552
May 2025	81	1,546
Jun 2025	82	1,590
Jul 2025	83	1,561
Aug 2025	90	1,556
Sep 2025	87	1,541
Oct 2025	83	1,526
Nov 2025	83	1,489
Dec 2025	81	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

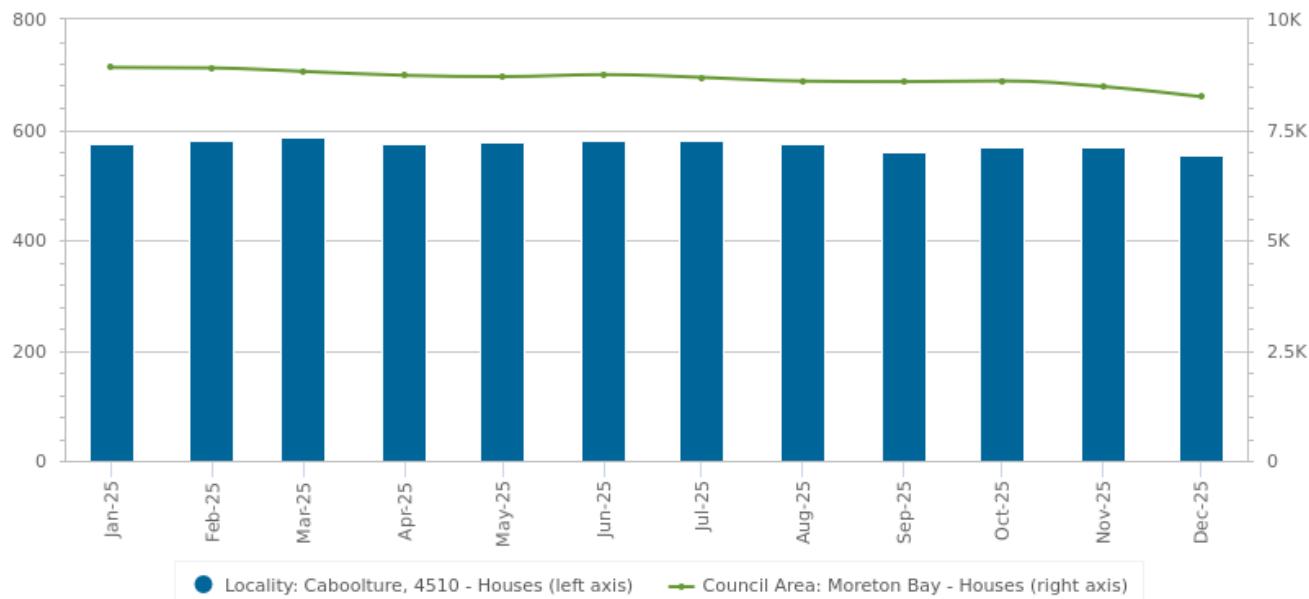
House: Total Properties Listed

555

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	576	8,912
Feb 2025	581	8,900
Mar 2025	587	8,820
Apr 2025	575	8,731
May 2025	578	8,703
Jun 2025	582	8,749
Jul 2025	580	8,685
Aug 2025	574	8,601
Sep 2025	560	8,589
Oct 2025	568	8,606
Nov 2025	570	8,478
Dec 2025	555	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

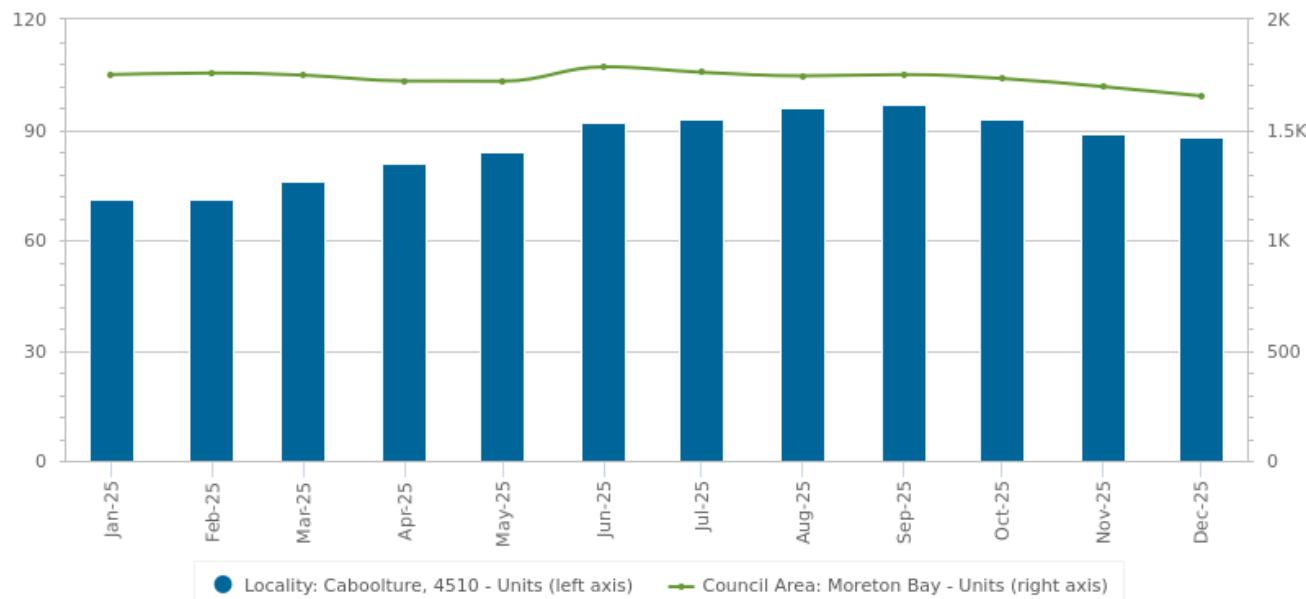
Unit: Total Properties Listed

88

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	71	1,750
Feb 2025	71	1,757
Mar 2025	76	1,747
Apr 2025	81	1,721
May 2025	84	1,720
Jun 2025	92	1,785
Jul 2025	93	1,760
Aug 2025	96	1,744
Sep 2025	97	1,750
Oct 2025	93	1,732
Nov 2025	89	1,695
Dec 2025	88	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

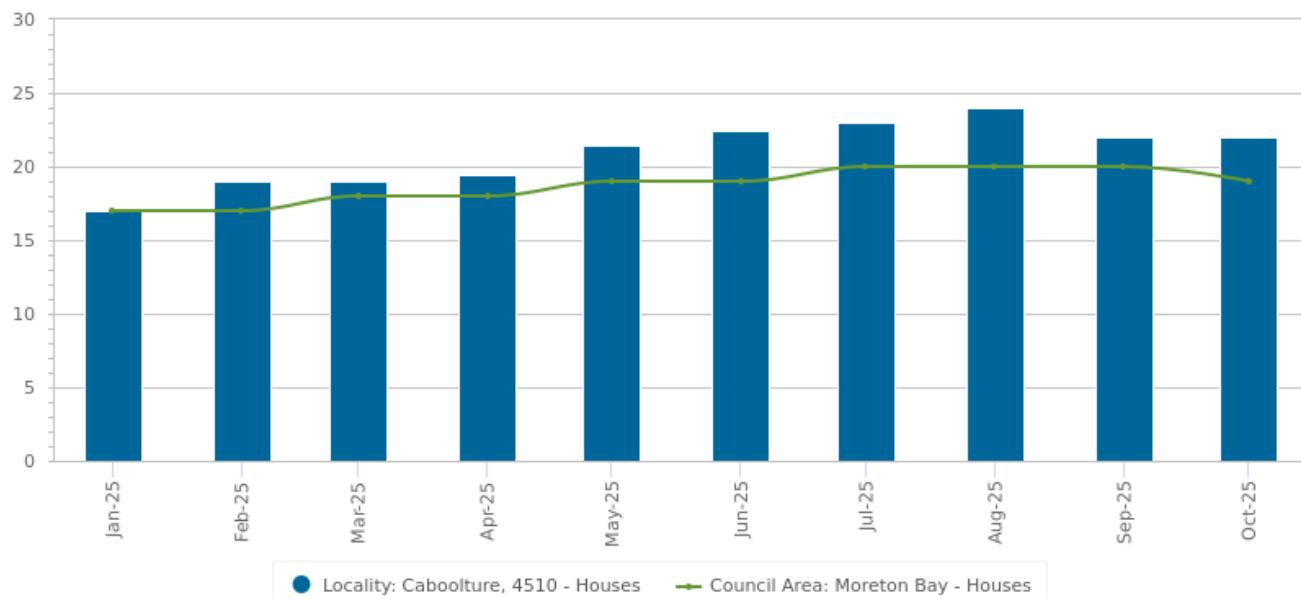
House: Median Days On Market

22

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	17	16
Dec 2024	17	17
Jan 2025	17	17
Feb 2025	19	17
Mar 2025	19	18
Apr 2025	19.5	18
May 2025	21.5	19
Jun 2025	22.5	19
Jul 2025	23	20
Aug 2025	24	20
Sep 2025	22	20
Oct 2025	22	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

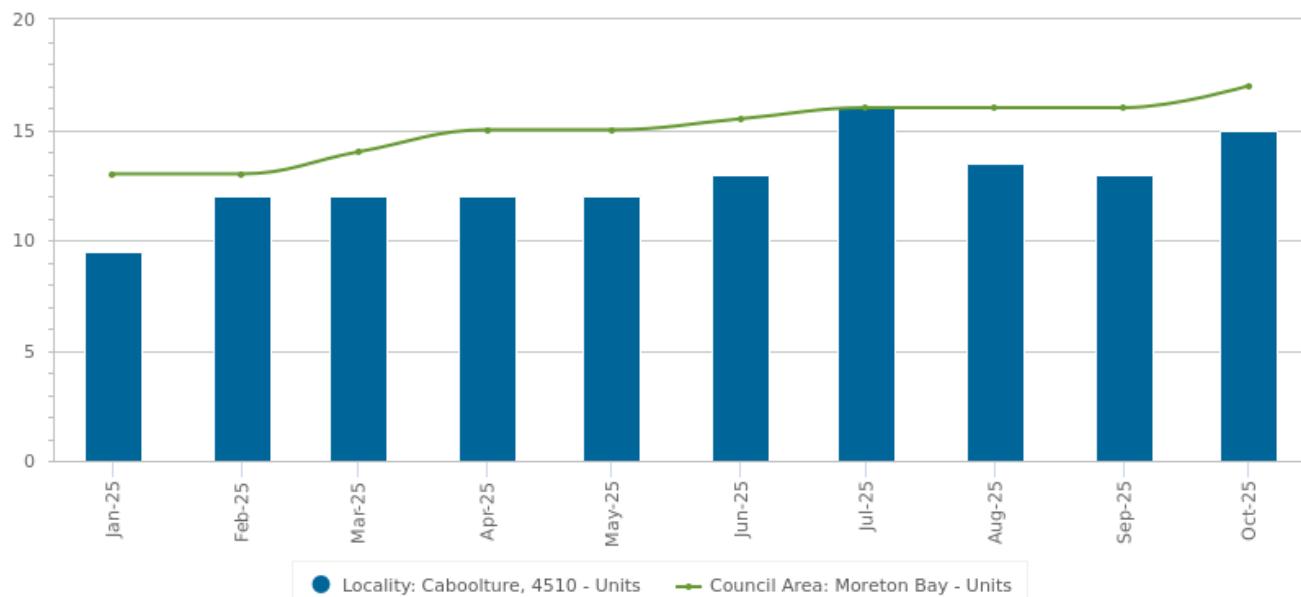
Unit: Median Days On Market

15

Oct 2025

	Caboolture	Moreton Bay
Nov 2024	12	13
Dec 2024	9.5	13
Jan 2025	9.5	13
Feb 2025	12	13
Mar 2025	12	14
Apr 2025	12	15
May 2025	12	15
Jun 2025	13	15.5
Jul 2025	16	16
Aug 2025	13.5	16
Sep 2025	13	16
Oct 2025	15	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

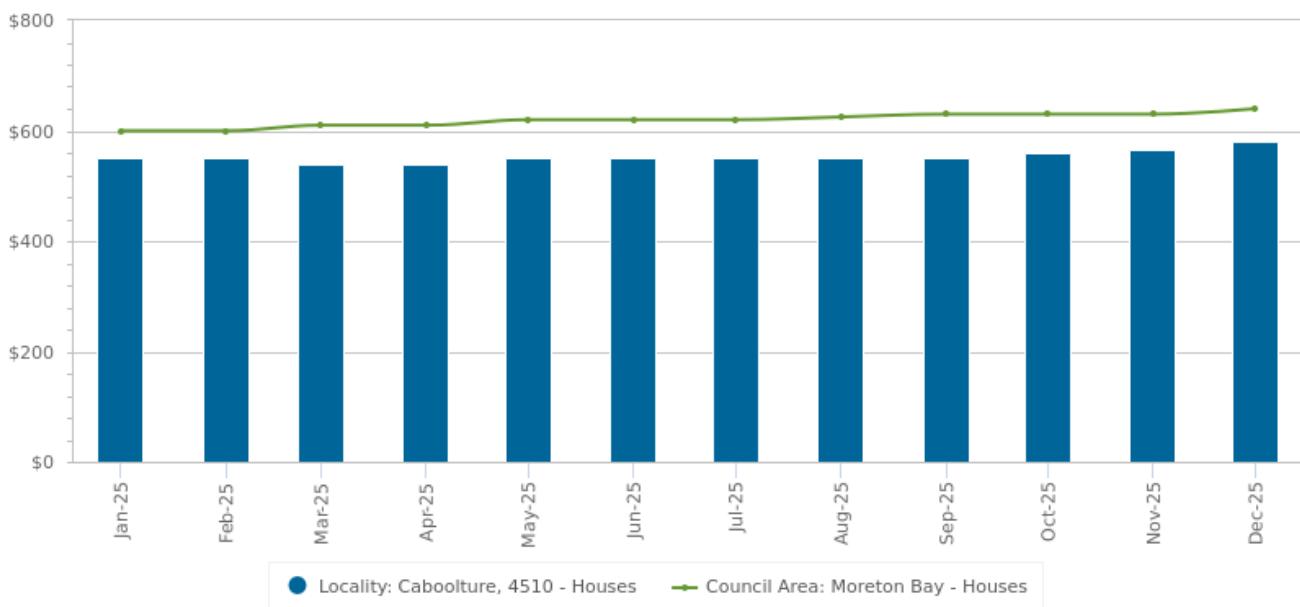
House: Median Rent

\$580/w

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	\$550/w	\$600/w
Feb 2025	\$550/w	\$600/w
Mar 2025	\$540/w	\$610/w
Apr 2025	\$540/w	\$610/w
May 2025	\$550/w	\$620/w
Jun 2025	\$550/w	\$620/w
Jul 2025	\$550/w	\$620/w
Aug 2025	\$550/w	\$625/w
Sep 2025	\$550/w	\$630/w
Oct 2025	\$560/w	\$630/w
Nov 2025	\$565/w	\$630/w
Dec 2025	\$580/w	\$640/w

Statistics are calculated over a rolling 12 month period



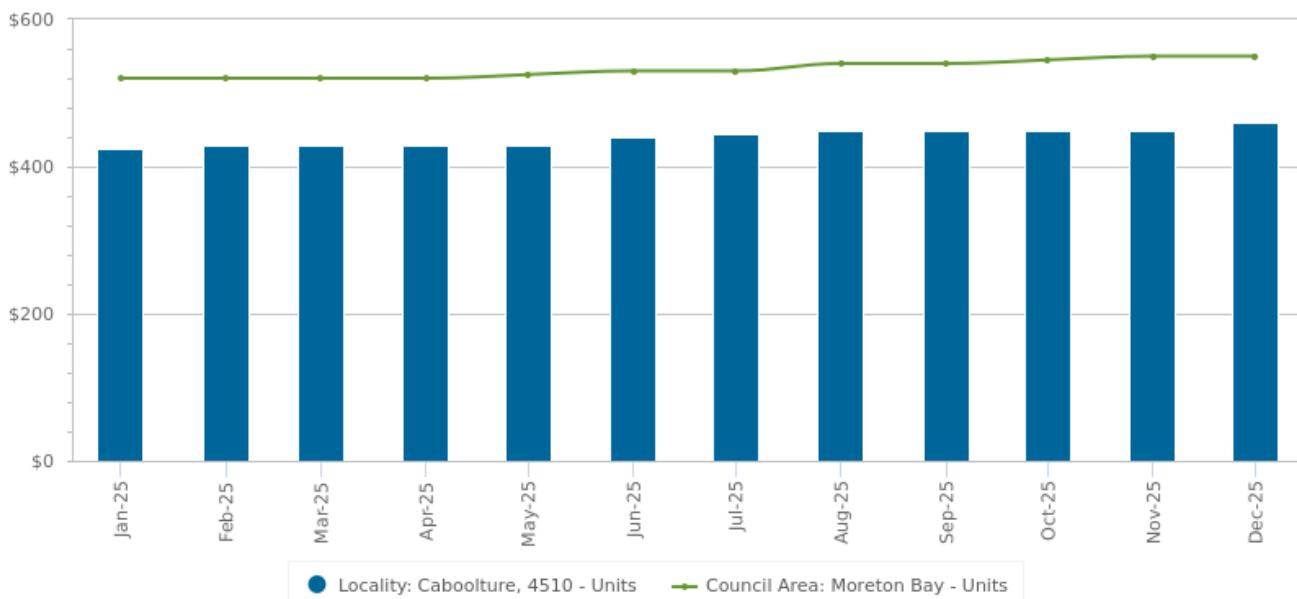
Unit: Median Rent

\$460/w

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	\$425/w	\$520/w
Feb 2025	\$430/w	\$520/w
Mar 2025	\$430/w	\$520/w
Apr 2025	\$430/w	\$520/w
May 2025	\$430/w	\$525/w
Jun 2025	\$440/w	\$530/w
Jul 2025	\$445/w	\$530/w
Aug 2025	\$450/w	\$540/w
Sep 2025	\$450/w	\$540/w
Oct 2025	\$450/w	\$545/w
Nov 2025	\$450/w	\$550/w
Dec 2025	\$460/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

724

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	670	9,187
Feb 2025	677	9,233
Mar 2025	676	9,231
Apr 2025	700	9,263
May 2025	707	9,283
Jun 2025	713	9,360
Jul 2025	717	9,423
Aug 2025	728	9,498
Sep 2025	738	9,614
Oct 2025	737	9,658
Nov 2025	729	9,635
Dec 2025	724	9,544

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

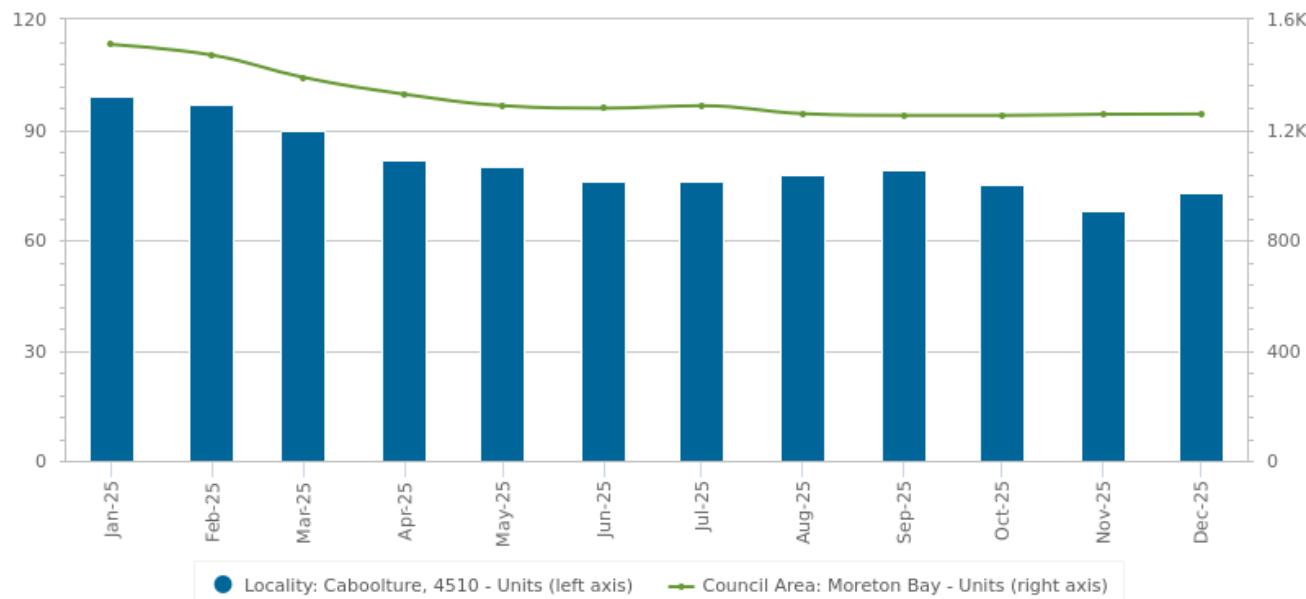
Unit: Rental Rate Observations

73

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	99	1,509
Feb 2025	97	1,470
Mar 2025	90	1,389
Apr 2025	82	1,328
May 2025	80	1,287
Jun 2025	76	1,278
Jul 2025	76	1,287
Aug 2025	78	1,258
Sep 2025	79	1,252
Oct 2025	75	1,252
Nov 2025	68	1,256
Dec 2025	73	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

5.5%

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	10.0%	6.2%
Feb 2025	7.8%	5.3%
Mar 2025	3.8%	6.1%
Apr 2025	1.9%	5.2%
May 2025	3.8%	6.9%
Jun 2025	2.3%	5.1%
Jul 2025	1.9%	4.2%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	1.8%	5.0%
Nov 2025	2.7%	5.0%
Dec 2025	5.5%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

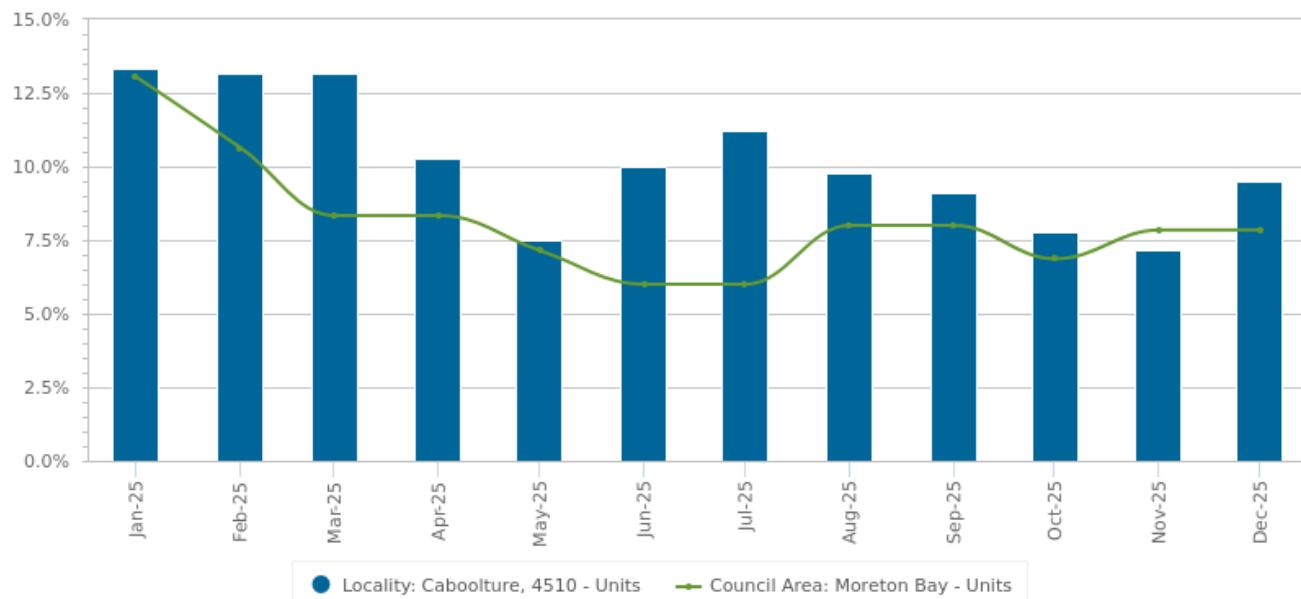
Unit: Change in Rental Rate

9.5%

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	13.3%	13.0%
Feb 2025	13.2%	10.6%
Mar 2025	13.2%	8.3%
Apr 2025	10.3%	8.3%
May 2025	7.5%	7.1%
Jun 2025	10.0%	6.0%
Jul 2025	11.3%	6.0%
Aug 2025	9.8%	8.0%
Sep 2025	9.1%	8.0%
Oct 2025	7.8%	6.9%
Nov 2025	7.1%	7.8%
Dec 2025	9.5%	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

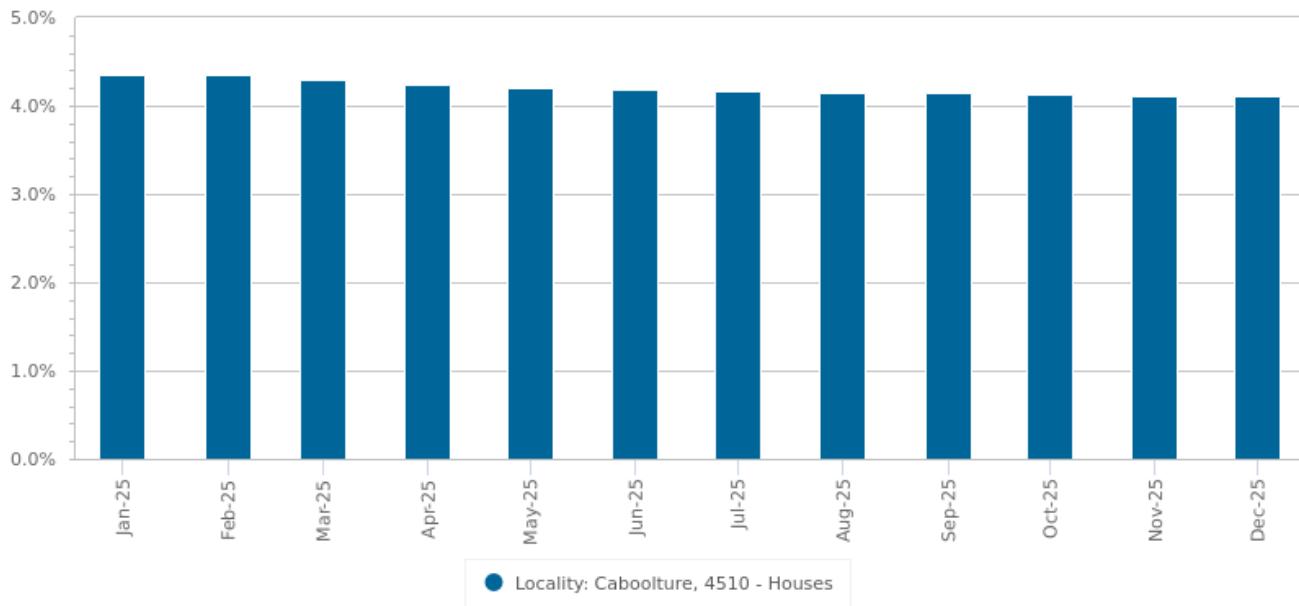
House: Value Based Rental Yield

4.1%

Dec 2025

Caboolture	
Jan 2025	4.3%
Feb 2025	4.3%
Mar 2025	4.3%
Apr 2025	4.2%
May 2025	4.2%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.2%
Sep 2025	4.2%
Oct 2025	4.1%
Nov 2025	4.1%
Dec 2025	4.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

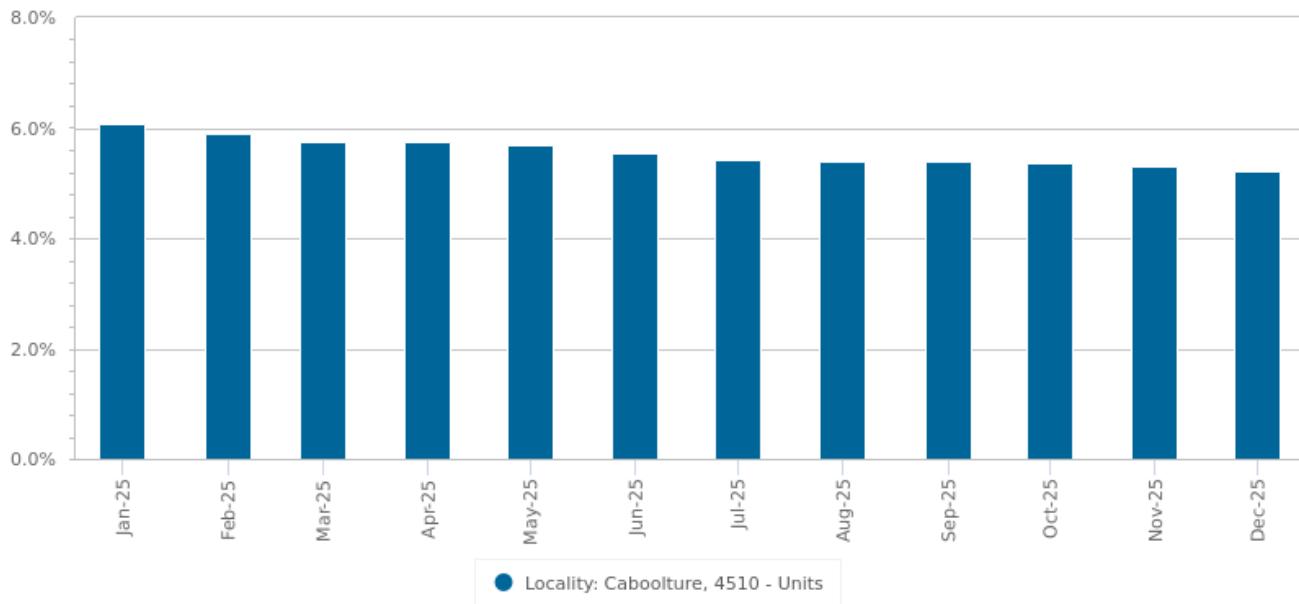
Unit: Value Based Rental Yield

5.2%

Dec 2025

Caboolture	
Jan 2025	6.1%
Feb 2025	5.9%
Mar 2025	5.8%
Apr 2025	5.8%
May 2025	5.7%
Jun 2025	5.5%
Jul 2025	5.4%
Aug 2025	5.4%
Sep 2025	5.4%
Oct 2025	5.4%
Nov 2025	5.3%
Dec 2025	5.2%

Statistics are calculated at the end of the displayed month



Household Structure

Household Structure

	Caboolture	Moreton Bay
Childless Couples	35.5%	38.7%
Couples with Children	38.2%	42%
Single Parents	24.6%	17.9%
Other	1.8%	1.3%

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



Childless Couples

35.5%



Couples with Children

38.2%



Single Parents

24.6%



Other

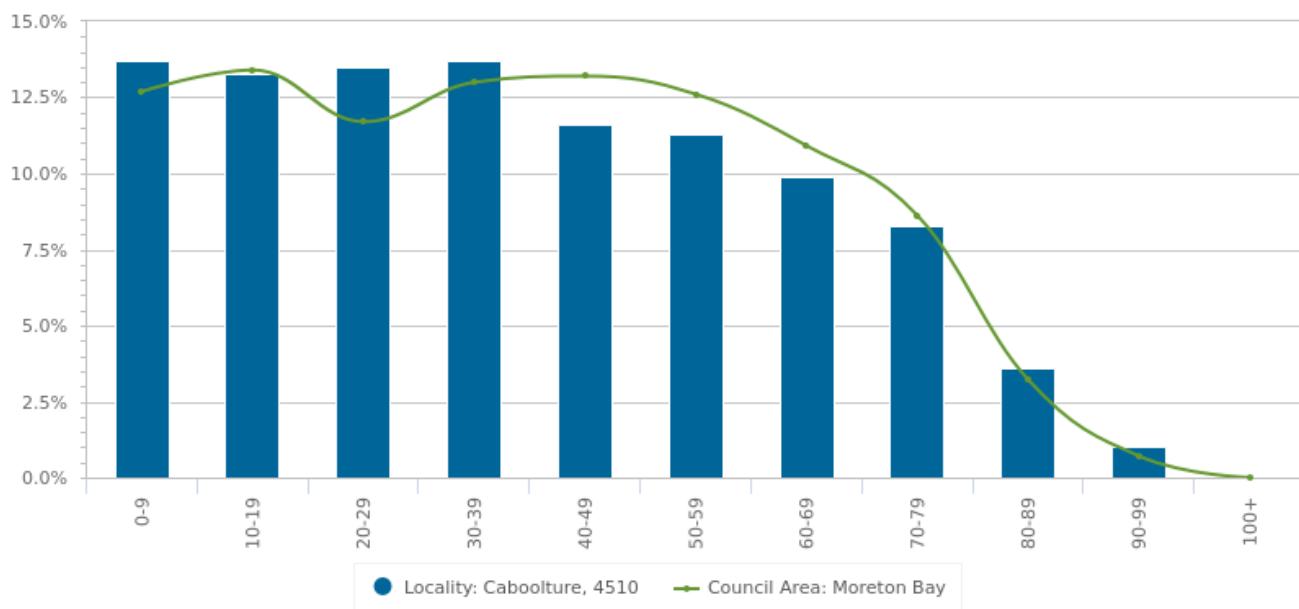
1.8%

Population Age

Population Age

	Caboolture	Moreton Bay
0-9	13.7%	12.7%
10-19	13.3%	13.4%
20-29	13.5%	11.7%
30-39	13.7%	13%
40-49	11.6%	13.2%
50-59	11.3%	12.6%
60-69	9.9%	10.9%
70-79	8.3%	8.6%
80-89	3.6%	3.2%
90-99	1%	0.7%

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



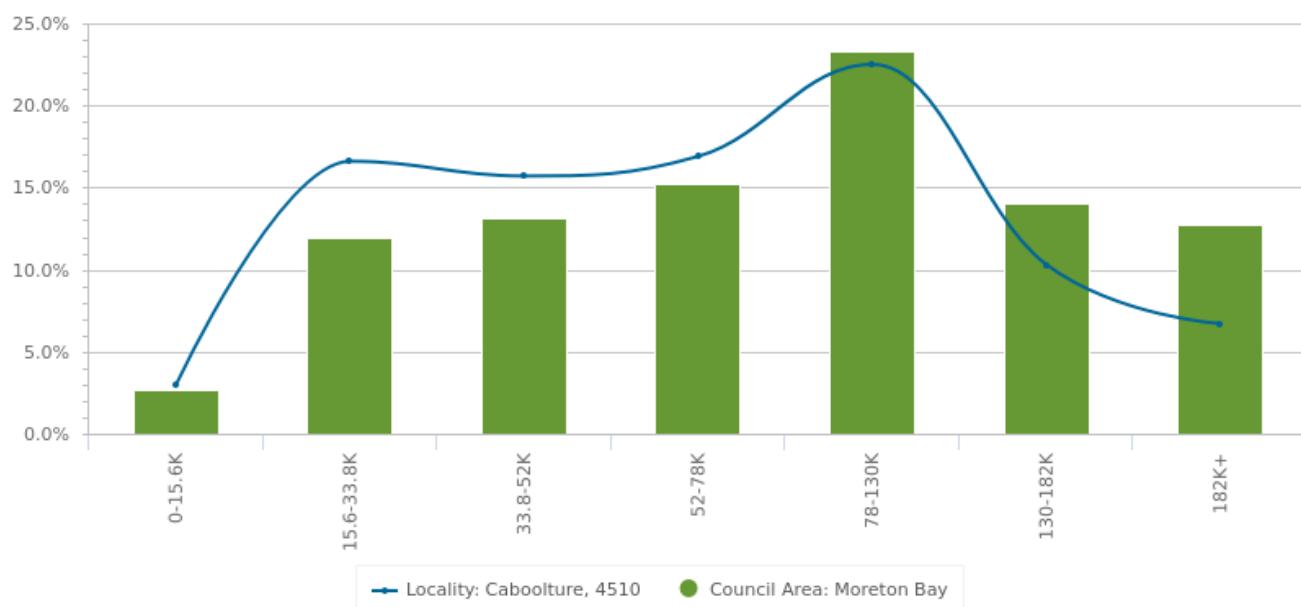
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Caboolture	Moreton Bay
0-15.6K	3%	2.7%
15.6-33.8K	16.6%	12%
33.8-52K	15.7%	13.1%
52-78K	16.9%	15.2%
78-130K	22.5%	23.3%
130-182K	10.3%	14%
182K+	6.7%	12.7%

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



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Education

Education By Qualification

	Caboolture	Moreton Bay
Postgrad	2.1%	4.9%
Graduate Diploma or Certificate	1.9%	3.3%
Bachelor	13.3%	20%
Advanced Diploma or Diploma	15.4%	17.2%
Certificate	47.8%	42.3%
Not Stated	18.4%	11.2%
Inadequately Described	1%	0.9%

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



Postgrad

2.1%



Graduate Diploma or Certificate

1.9%



Bachelor

13.3%



Advanced Diploma or Diploma

15.4%



Certificate

47.8%



Not Stated

18.4%



Inadequately Described

1%

Occupation

Employment By Occupation

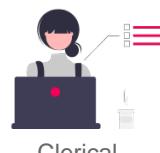
	Caboolture	Moreton Bay
Professional	11%	17.9%
Clerical	11.5%	14.1%
Trades	15.4%	14.7%
Labourer	17.7%	10.5%
Not Stated	2.4%	1.8%
Machinery Operators and Drivers	9.4%	7.1%
Managers	8%	11.4%
Community and Personal Service Workers	15.2%	13.3%
Sales Workers	9.4%	9.1%

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



Professional

11%



Clerical

11.5%



Trades

15.4%



Labourer

17.7%



Not Stated

2.4%



Machinery Operators and Drivers

9.4%

Employment By Occupation



Managers

8%



Community and Personal Service Workers

15.2%



Sales Workers

9.4%

Disclaimer

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