

Suburb Statistics Report

Caboolture QLD 4510

Prepared on 26 Feb 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	8.9 years	8.5 years	-
Total Dwellings	10,580	1,593	1,289
Total New Listings	498	79	-
Median Value	\$890,393	\$557,064	-
Total Properties Listed	568	90	-

Market Trends

House: Market Trends

605

Properties Sold
(12 Months)

8.9

Average Tenure Period
(Years)

\$587.5/w

Median Asking Rent
(12 Months)

498

New Sale Listings
(12 Months)

22

Days on Market
(12 Months)

732

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$937,000

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

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Median Price*

\$792,000

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*

\$720,000

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)

8.5

Average Tenure Period
(Years)

\$460/w

Median Asking Rent
(12 Months)

79

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

76

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$561,000

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

\$\$

Median Price*

\$470,750

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.

\$

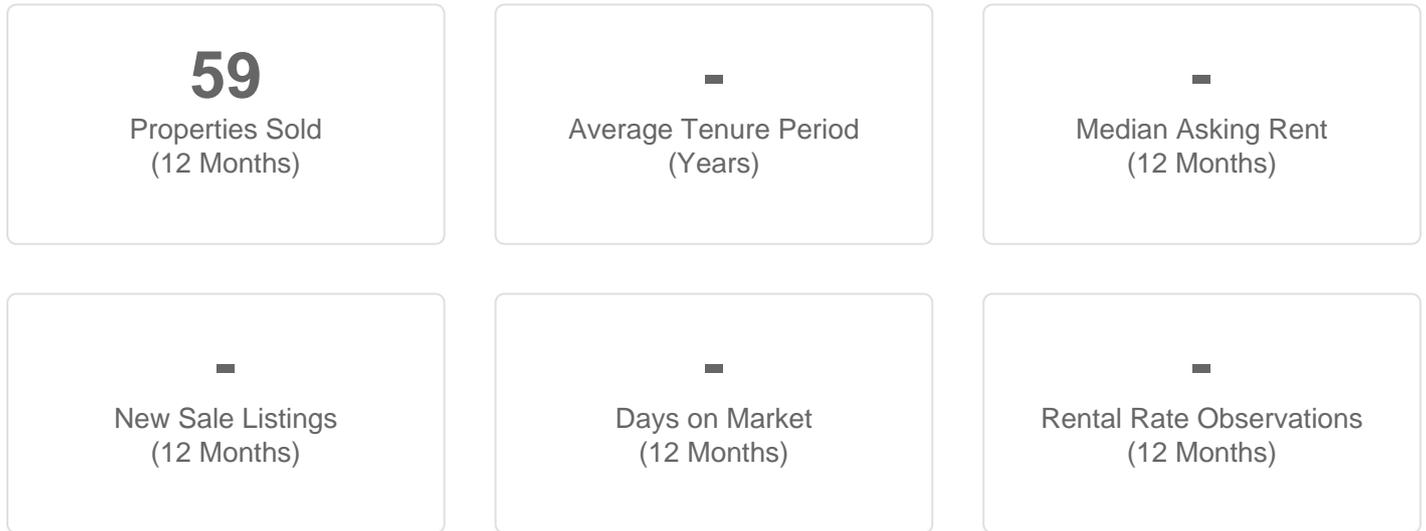
Lower Quartile Price*

\$390,250

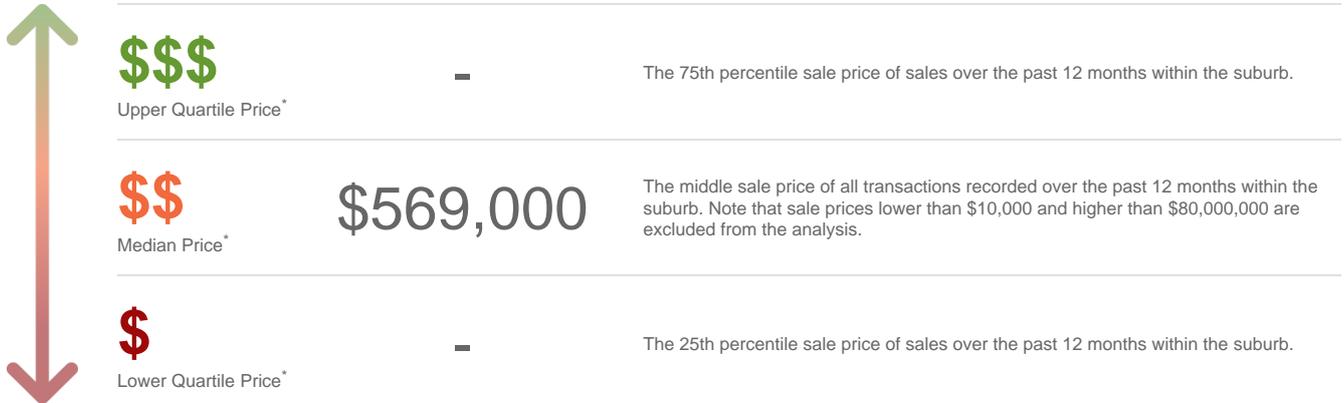
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

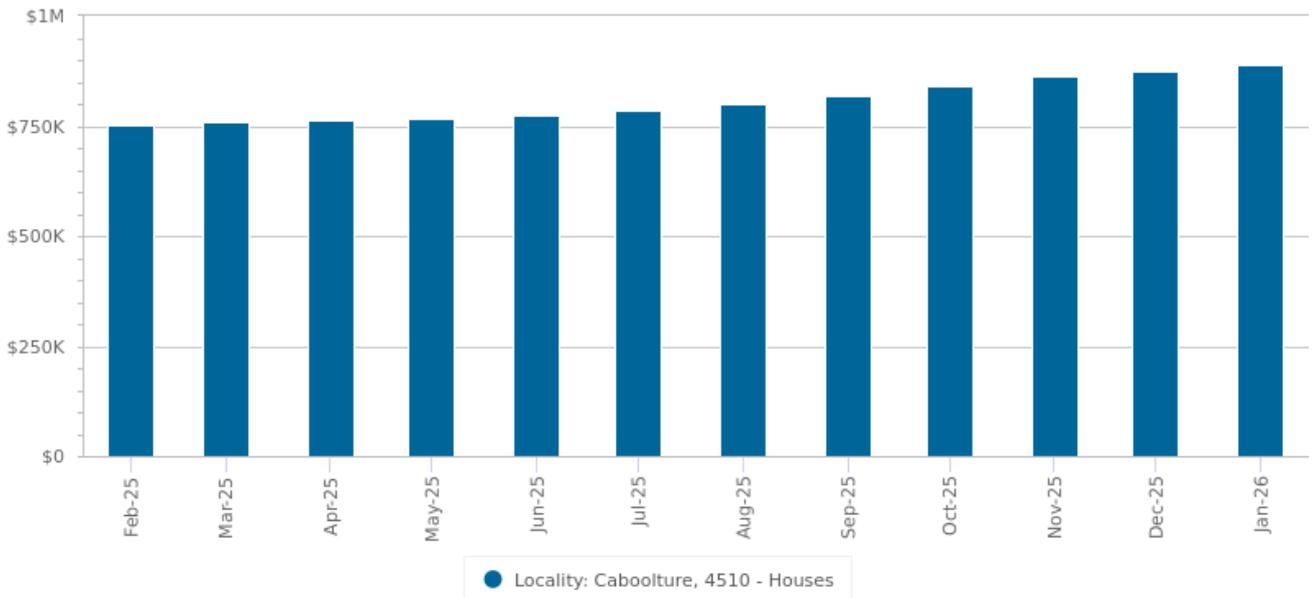
House: Recent Median Value

\$890K

Jan 2026

	Caboolture
Feb 2025	\$752,352
Mar 2025	\$757,494
Apr 2025	\$762,116
May 2025	\$768,215
Jun 2025	\$774,842
Jul 2025	\$784,310
Aug 2025	\$801,646
Sep 2025	\$818,467
Oct 2025	\$839,221
Nov 2025	\$864,619
Dec 2025	\$874,529
Jan 2026	\$890,393

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

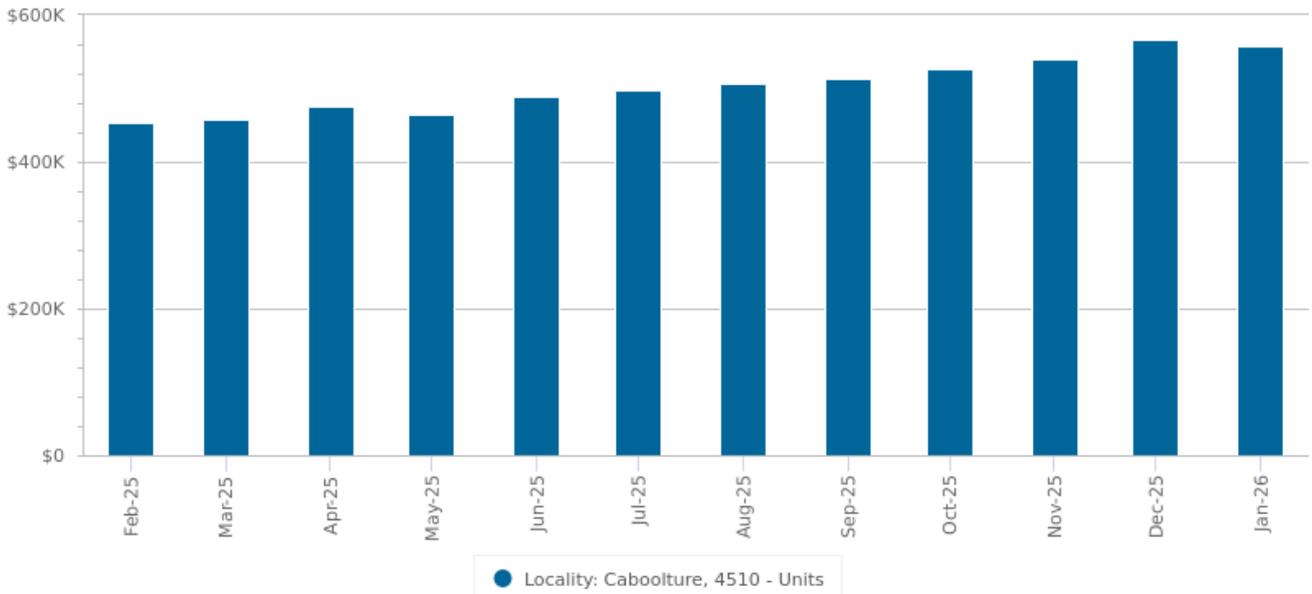
Unit: Recent Median Value

\$557K

Jan 2026

	Caboolture
Feb 2025	\$452,685
Mar 2025	\$458,296
Apr 2025	\$476,460
May 2025	\$465,098
Jun 2025	\$488,239
Jul 2025	\$497,561
Aug 2025	\$506,632
Sep 2025	\$512,310
Oct 2025	\$526,764
Nov 2025	\$539,718
Dec 2025	\$566,672
Jan 2026	\$557,064

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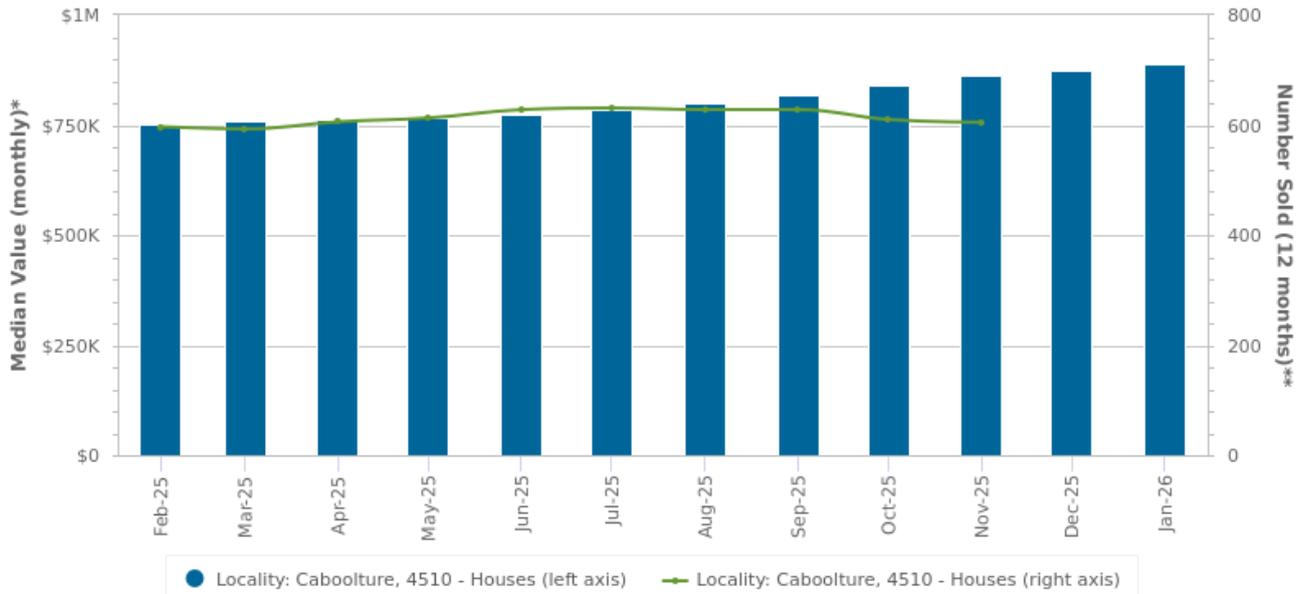
House: Median Value vs Number Sold

605

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$752,352	597
Mar 2025	\$757,494	593
Apr 2025	\$762,116	606
May 2025	\$768,215	613
Jun 2025	\$774,842	628
Jul 2025	\$784,310	631
Aug 2025	\$801,646	628
Sep 2025	\$818,467	628
Oct 2025	\$839,221	610
Nov 2025	\$864,619	605
Dec 2025	\$874,529	-
Jan 2026	\$890,393	-

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

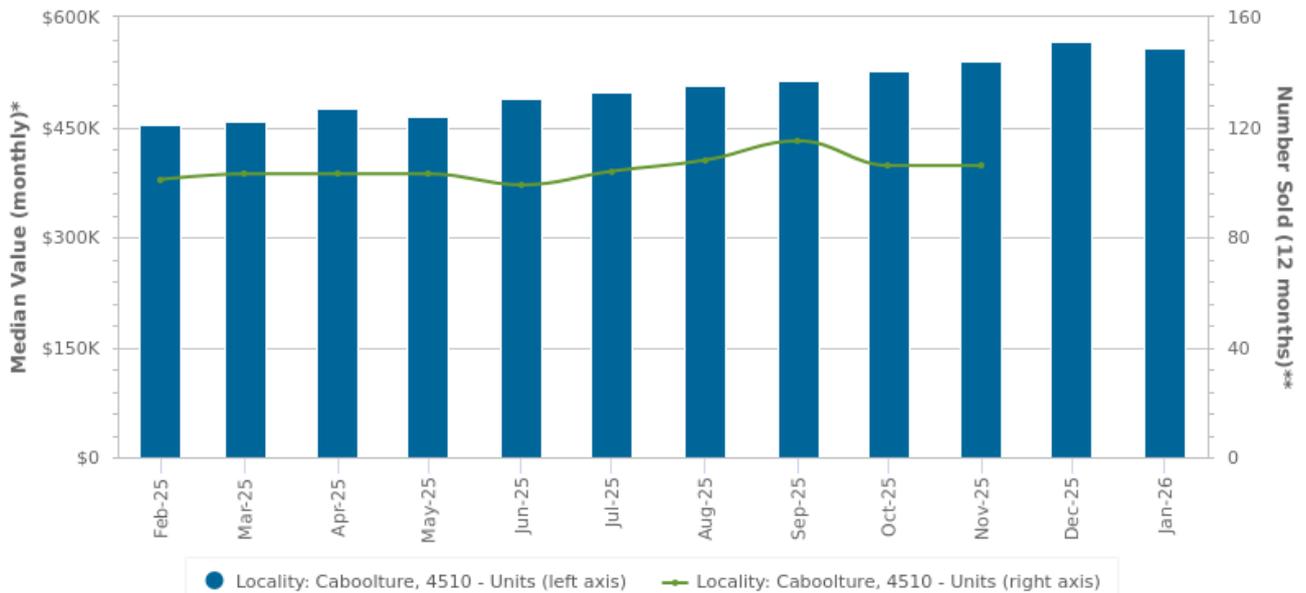
Unit: Median Value vs Number Sold

106

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$452,685	101
Mar 2025	\$458,296	103
Apr 2025	\$476,460	103
May 2025	\$465,098	103
Jun 2025	\$488,239	99
Jul 2025	\$497,561	104
Aug 2025	\$506,632	108
Sep 2025	\$512,310	115
Oct 2025	\$526,764	106
Nov 2025	\$539,718	106
Dec 2025	\$566,672	-
Jan 2026	\$557,064	-

Statistics are calculated over a rolling 12 month period



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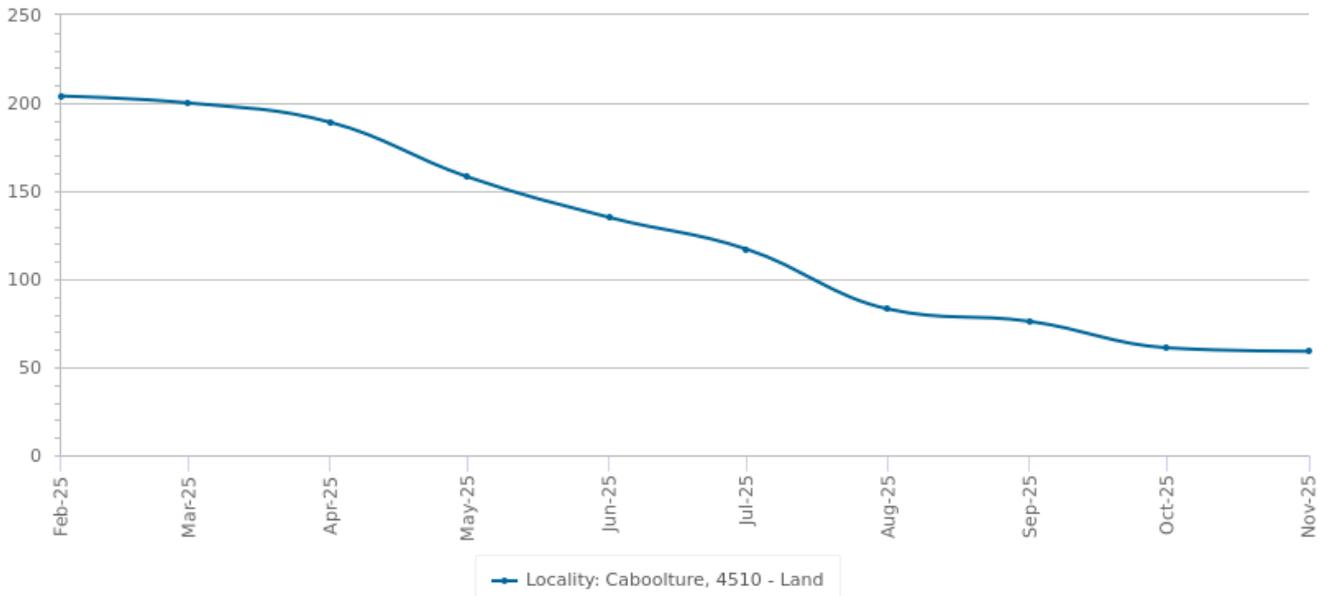
Land: Median Value vs Number Sold

59

Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	220
Jan 2025	-	222
Feb 2025	-	204
Mar 2025	-	200
Apr 2025	-	189
May 2025	-	158
Jun 2025	-	135
Jul 2025	-	117
Aug 2025	-	83
Sep 2025	-	76
Oct 2025	-	61
Nov 2025	-	59

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

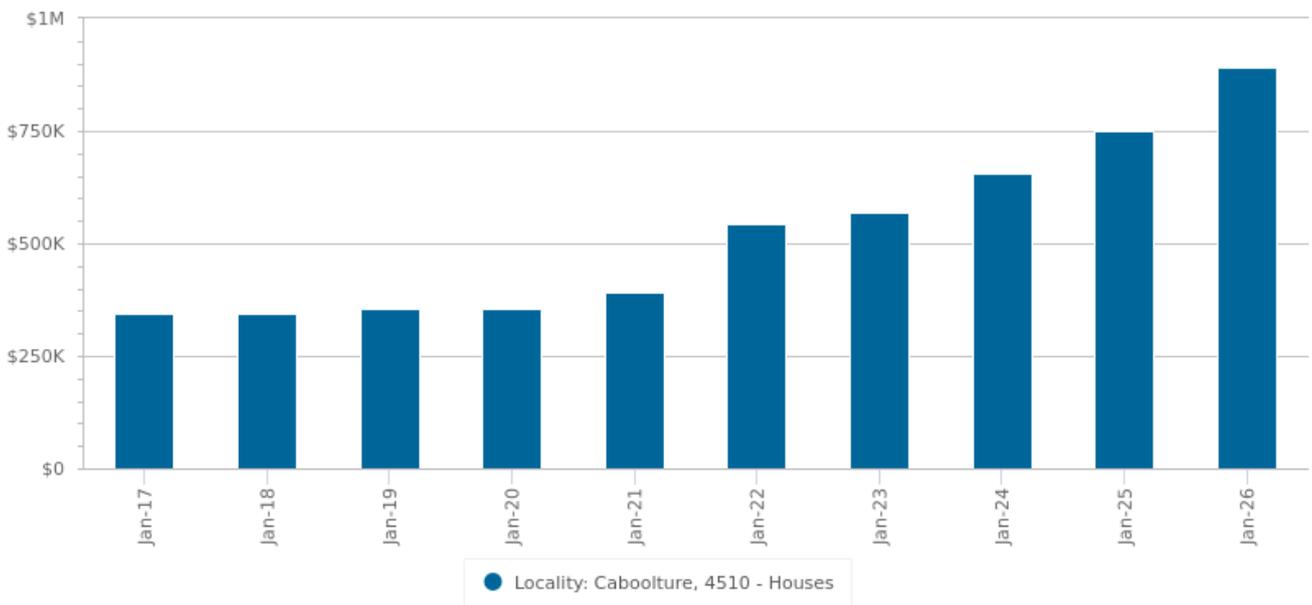
House: Median Value

\$890K

Jan 2026

	Caboolture
Jan 2017	\$344,073
Jan 2018	\$345,864
Jan 2019	\$356,522
Jan 2020	\$356,204
Jan 2021	\$389,563
Jan 2022	\$541,862
Jan 2023	\$570,461
Jan 2024	\$654,488
Jan 2025	\$750,365
Jan 2026	\$890,393

Statistics are calculated at the end of the displayed month



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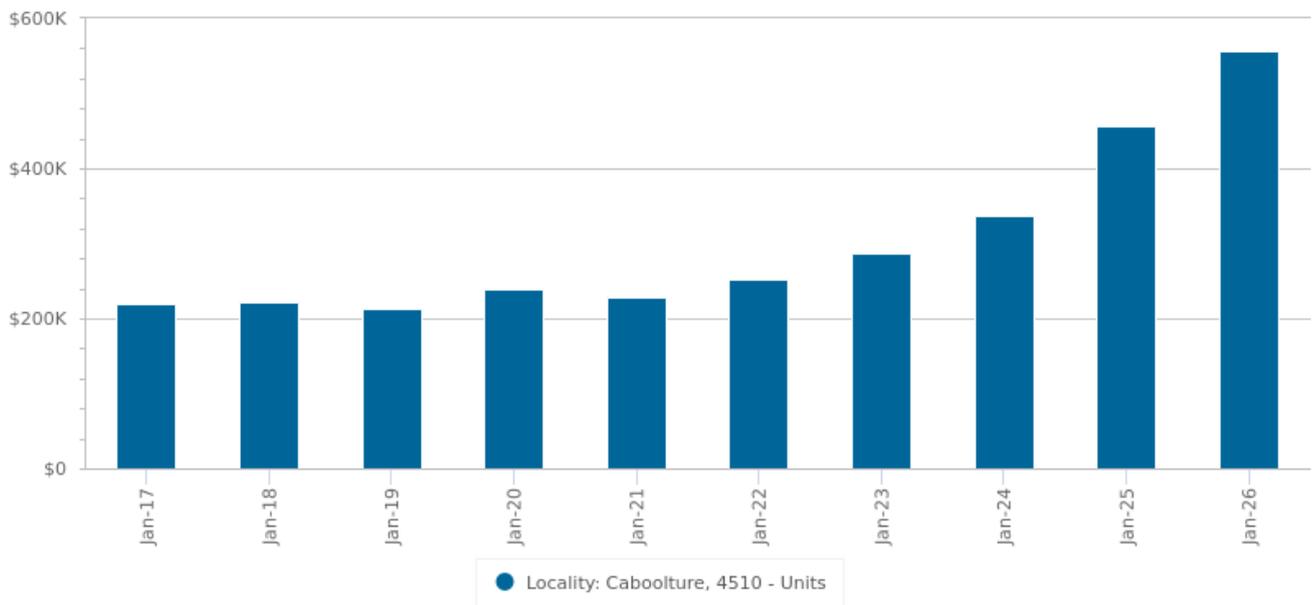
Unit: Median Value

\$557K

Jan 2026

	Caboolture
Jan 2017	\$218,638
Jan 2018	\$221,421
Jan 2019	\$214,063
Jan 2020	\$240,006
Jan 2021	\$229,299
Jan 2022	\$251,328
Jan 2023	\$287,713
Jan 2024	\$336,991
Jan 2025	\$457,458
Jan 2026	\$557,064

Statistics are calculated at the end of the displayed month



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Sales Per Annum

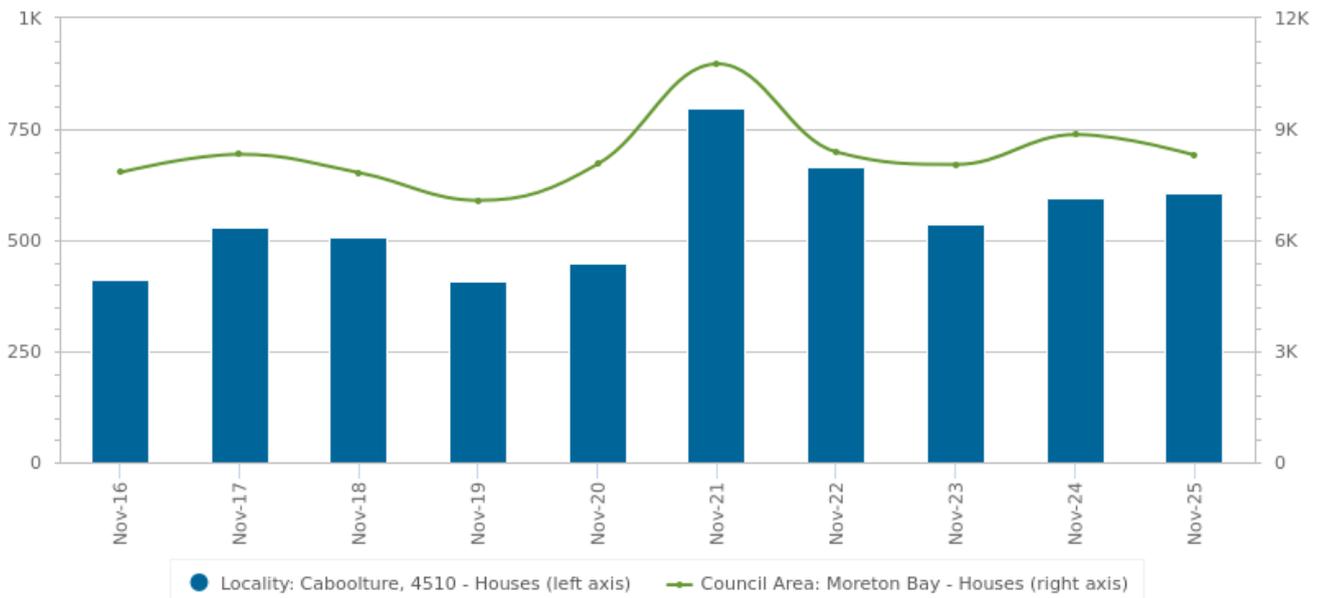
House: Sales Per Annum

605

Nov 2025

	Caboolture	Moreton Bay
Nov 2017	530	8321
Nov 2018	509	7822
Nov 2019	408	7076
Nov 2020	450	8067
Nov 2021	798	10763
Nov 2022	664	8378
Nov 2023	535	8046
Nov 2024	596	8855
Nov 2025	605	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

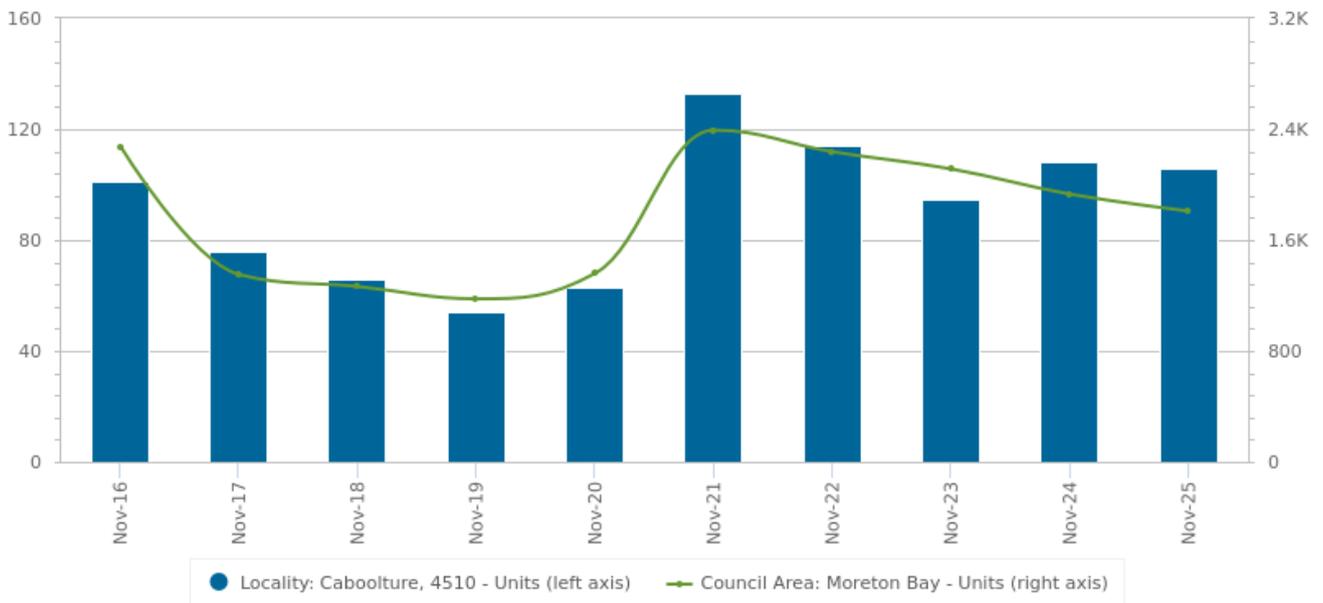
Unit: Sales Per Annum

106

Nov 2025

	Caboolture	Moreton Bay
Nov 2017	76	1351
Nov 2018	66	1265
Nov 2019	54	1176
Nov 2020	63	1361
Nov 2021	133	2393
Nov 2022	114	2237
Nov 2023	95	2113
Nov 2024	108	1931
Nov 2025	106	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

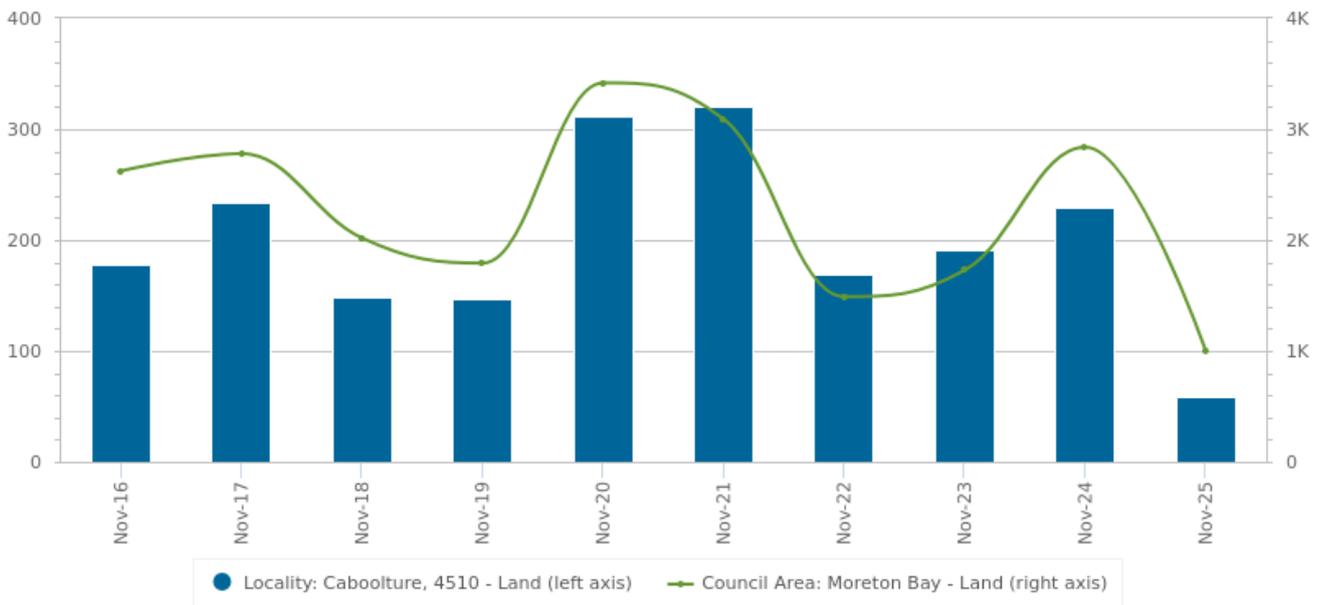
Land: Sales Per Annum

59

Nov 2025

	Caboolture	Moreton Bay
Nov 2017	234	2779
Nov 2018	149	2017
Nov 2019	147	1792
Nov 2020	312	3418
Nov 2021	320	3089
Nov 2022	169	1490
Nov 2023	191	1729
Nov 2024	229	2838
Nov 2025	59	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

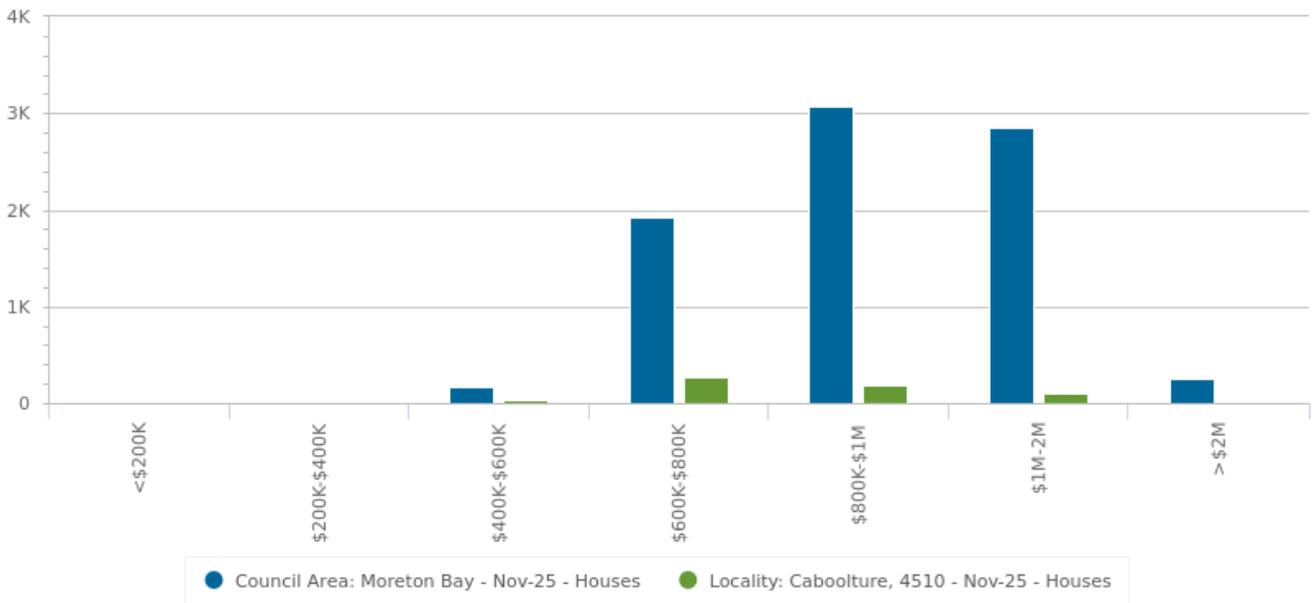
House: Sales By Price

\$527.24M

Nov 2025

	Caboolture	Moreton Bay
<\$200K	3	4
\$200K-\$400K	4	4
\$400K-\$600K	31	169
\$600K-\$800K	275	1,924
\$800K-\$1M	179	3,075
\$1M-\$2M	106	2,853
>\$2M	7	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

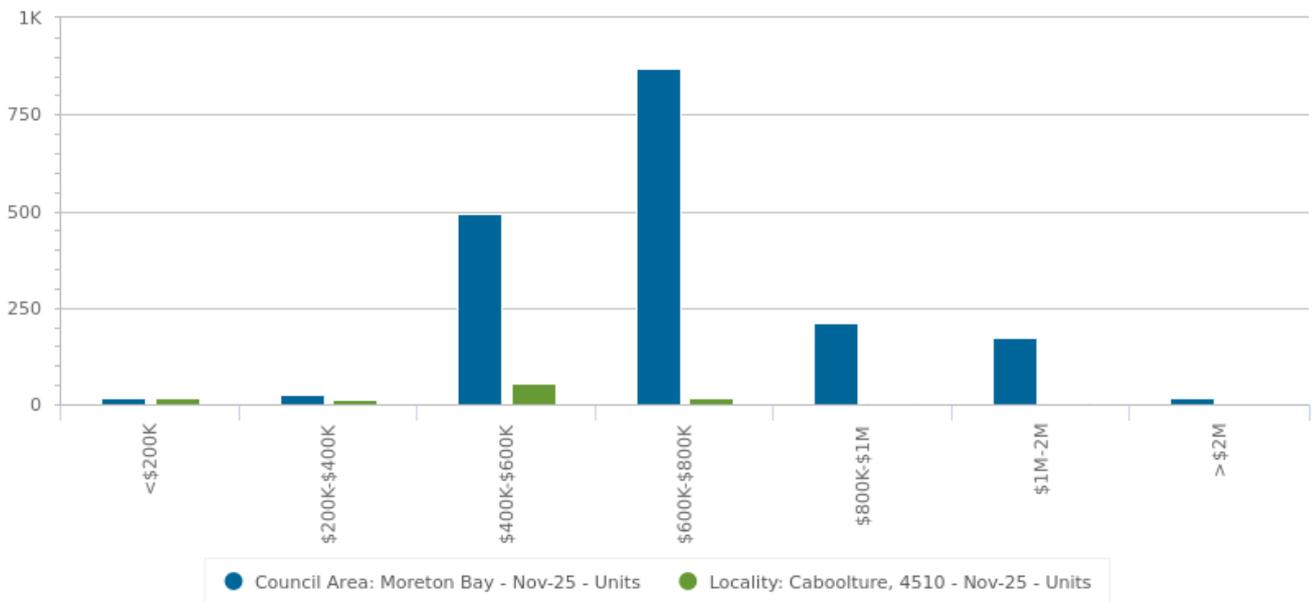
\$52.07M

Nov 2025

Unit: Sales By Price

	Caboolture	Moreton Bay
<\$200K	15	17
\$200K-\$400K	12	26
\$400K-\$600K	55	494
\$600K-\$800K	17	871
\$800K-\$1M	3	211
\$1M-\$2M	4	174
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

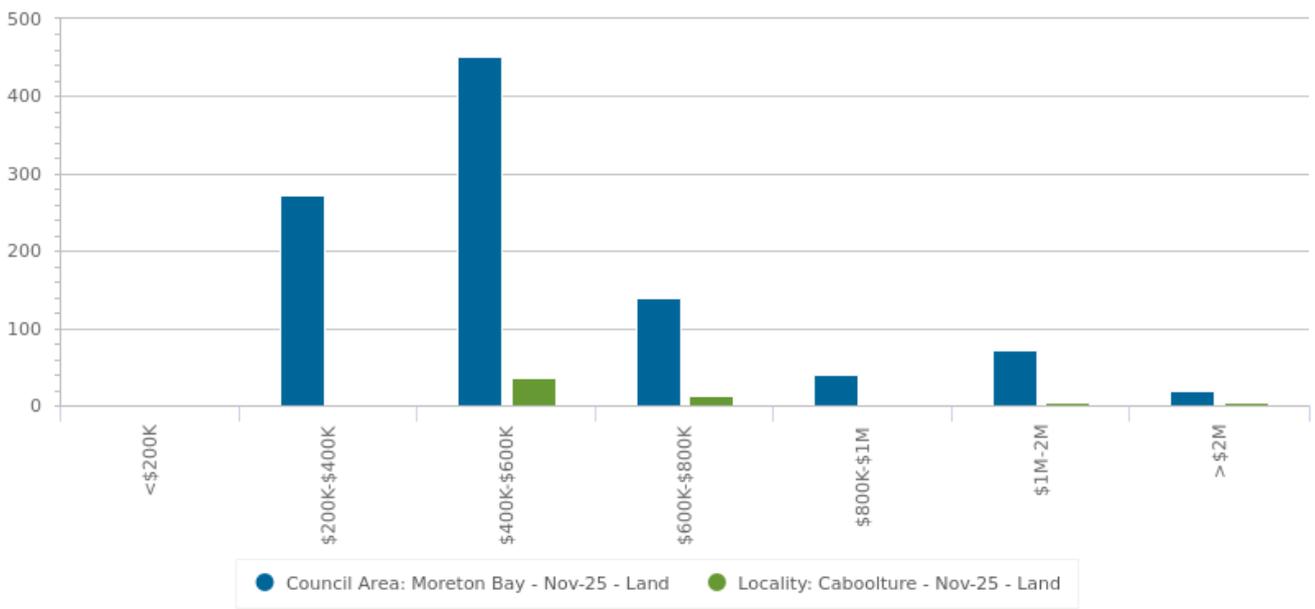


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture	Moreton Bay
<\$200K	-	1
\$200K-\$400K	1	273
\$400K-\$600K	36	451
\$600K-\$800K	13	140
\$800K-\$1M	-	40
\$1M-\$2M	4	71
>\$2M	5	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

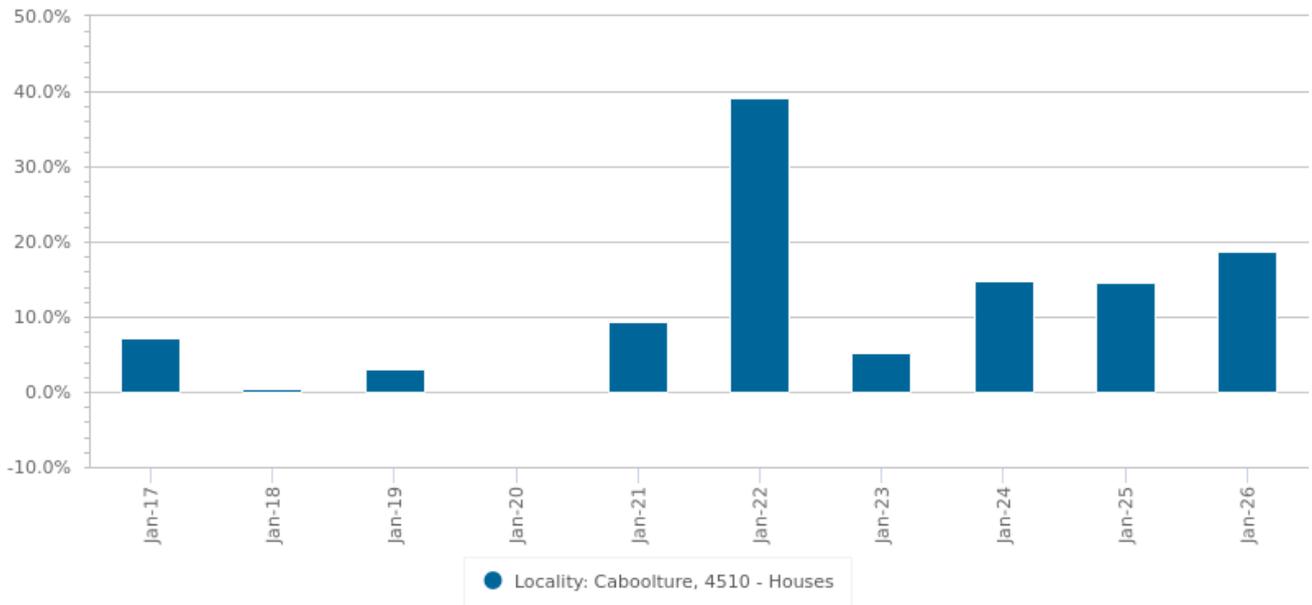
House: Change In Median Value

18.7%

Jan 2026

	Caboolture
Jan 2017	7.1%
Jan 2018	0.5%
Jan 2019	3.1%
Jan 2020	-0.1%
Jan 2021	9.4%
Jan 2022	39.1%
Jan 2023	5.3%
Jan 2024	14.7%
Jan 2025	14.6%
Jan 2026	18.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

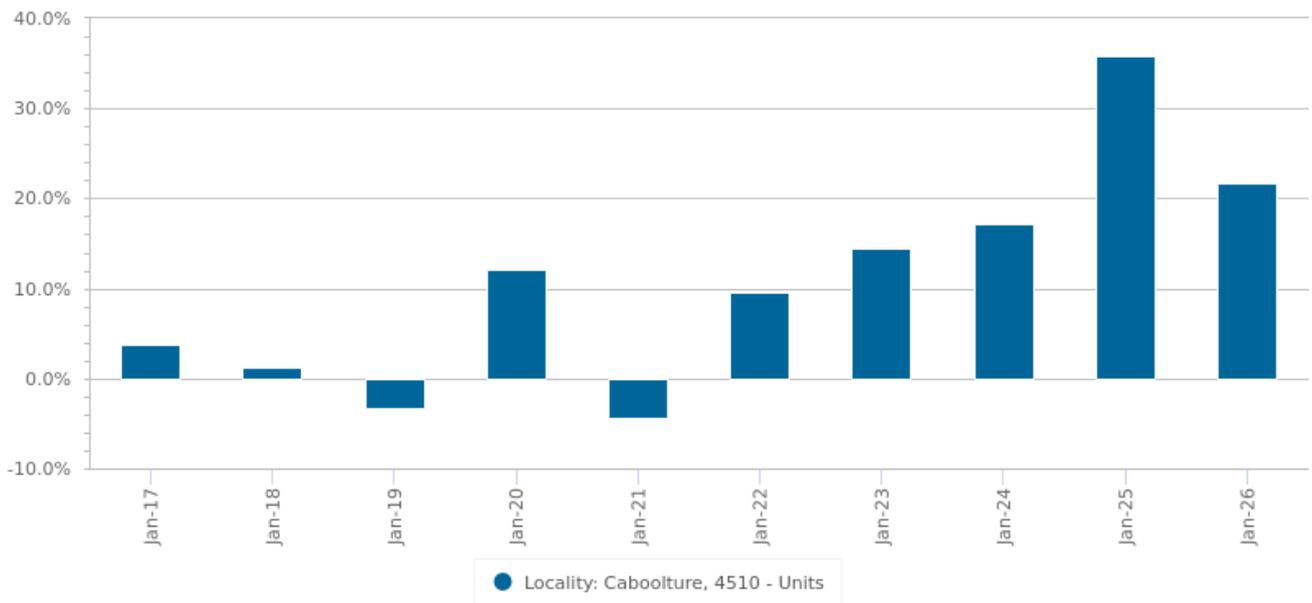
Unit: Change In Median Value

21.8%

Jan 2026

	Caboolture
Jan 2017	3.8%
Jan 2018	1.3%
Jan 2019	-3.3%
Jan 2020	12.1%
Jan 2021	-4.5%
Jan 2022	9.6%
Jan 2023	14.5%
Jan 2024	17.1%
Jan 2025	35.7%
Jan 2026	21.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

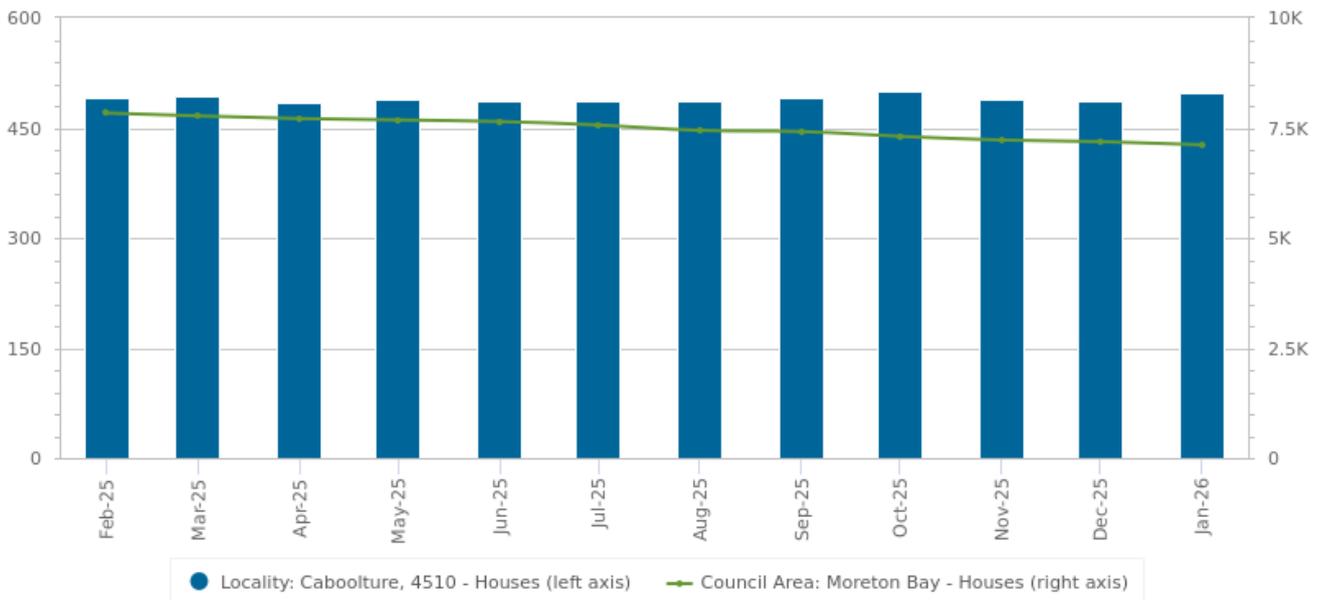
House: Number of New Listing

498

Jan 2026

	Caboolture	Moreton Bay
Feb 2025	492	7,836
Mar 2025	493	7,770
Apr 2025	485	7,710
May 2025	488	7,678
Jun 2025	486	7,643
Jul 2025	487	7,564
Aug 2025	486	7,442
Sep 2025	491	7,415
Oct 2025	501	7,307
Nov 2025	490	7,223
Dec 2025	486	7,187
Jan 2026	498	7,116

Statistics are calculated over a rolling 12 month period



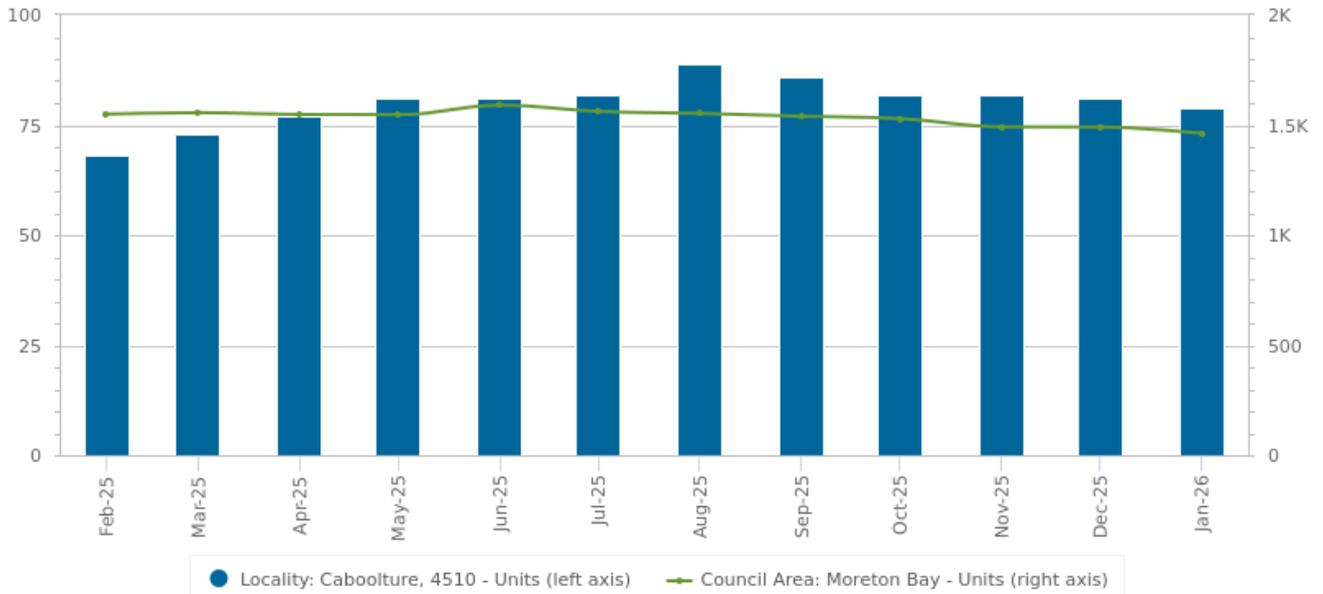
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

79
Jan 2026

	Caboolture	Moreton Bay
Feb 2025	68	1,550
Mar 2025	73	1,556
Apr 2025	77	1,548
May 2025	81	1,547
Jun 2025	81	1,590
Jul 2025	82	1,562
Aug 2025	89	1,553
Sep 2025	86	1,540
Oct 2025	82	1,529
Nov 2025	82	1,492
Dec 2025	81	1,491
Jan 2026	79	1,462

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

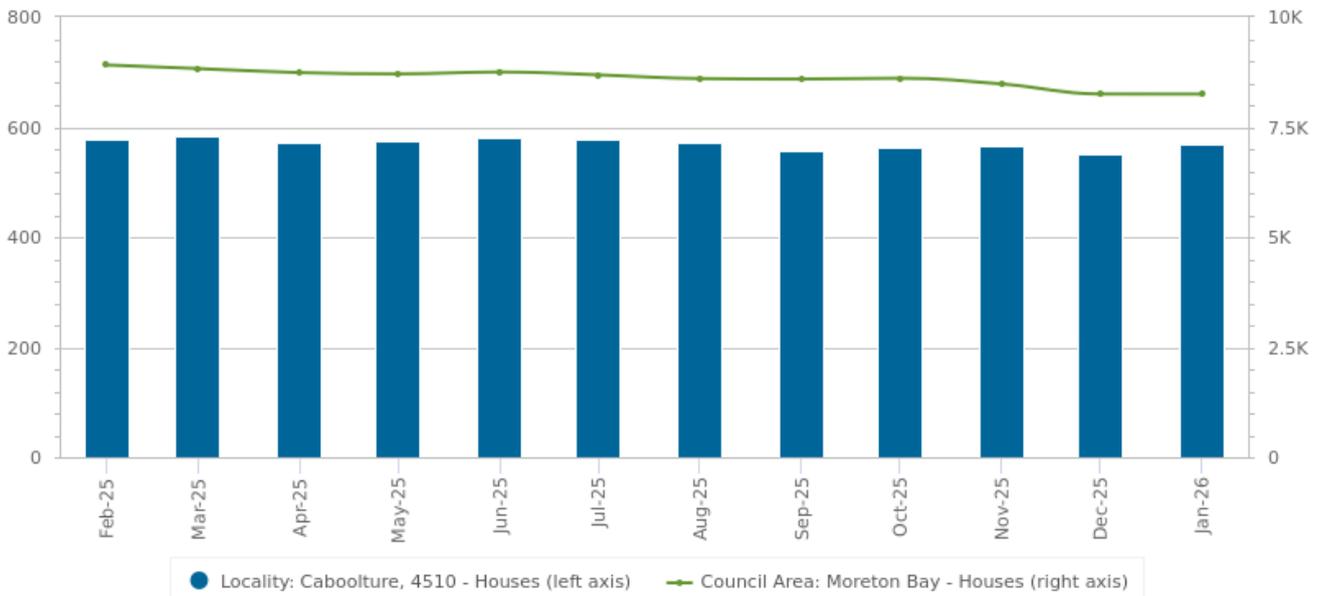
House: Total Properties Listed

568

Jan 2026

	Caboolture	Moreton Bay
Feb 2025	579	8,909
Mar 2025	585	8,827
Apr 2025	573	8,736
May 2025	575	8,708
Jun 2025	580	8,751
Jul 2025	577	8,685
Aug 2025	571	8,600
Sep 2025	556	8,590
Oct 2025	564	8,609
Nov 2025	566	8,478
Dec 2025	551	8,250
Jan 2026	568	8,248

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

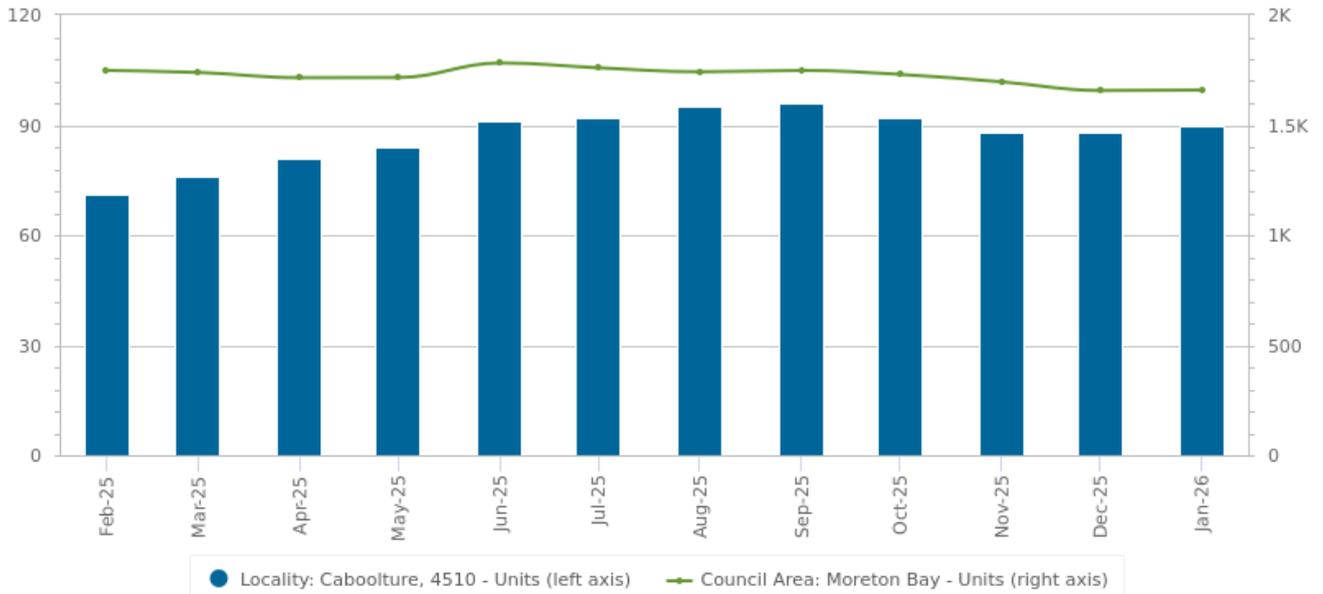
Unit: Total Properties Listed

90

Jan 2026

	Caboolture	Moreton Bay
Feb 2025	71	1,748
Mar 2025	76	1,739
Apr 2025	81	1,715
May 2025	84	1,716
Jun 2025	91	1,782
Jul 2025	92	1,760
Aug 2025	95	1,742
Sep 2025	96	1,748
Oct 2025	92	1,730
Nov 2025	88	1,696
Dec 2025	88	1,657
Jan 2026	90	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

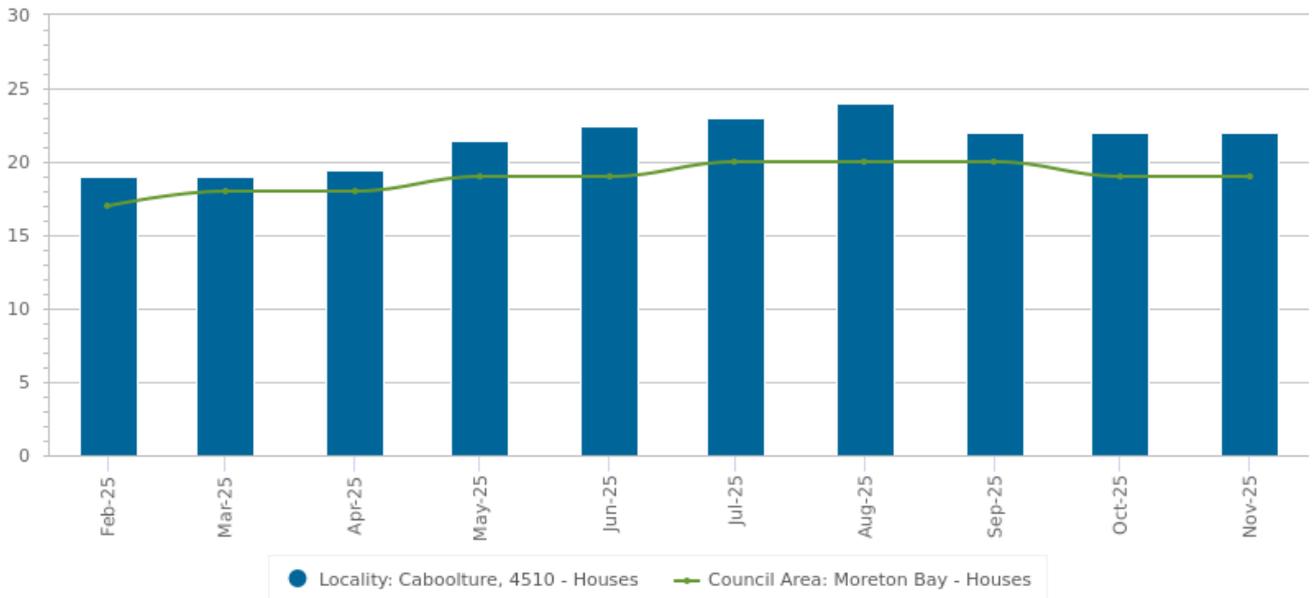
House: Median Days On Market

22

Nov 2025

	Caboolture	Moreton Bay
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
Nov 2025	22	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

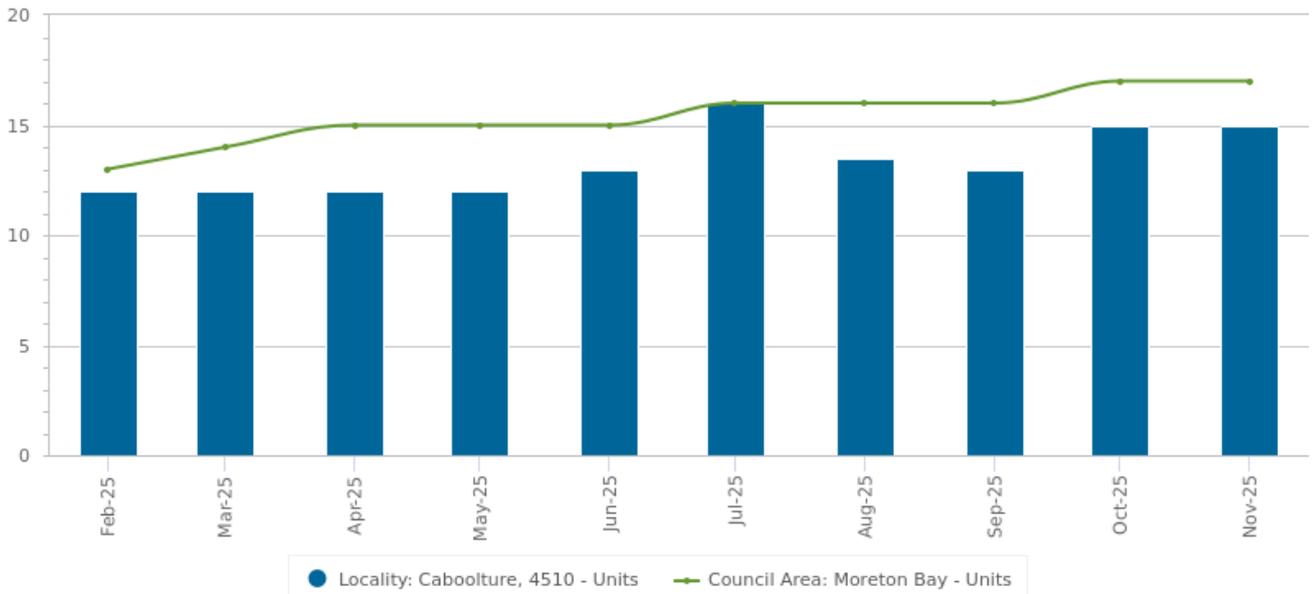
Unit: Median Days On Market

15

Nov 2025

	Caboolture	Moreton Bay
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
Jul 2025	16	16
Aug 2025	13.5	16
Sep 2025	13	16
Oct 2025	15	17
Nov 2025	15	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

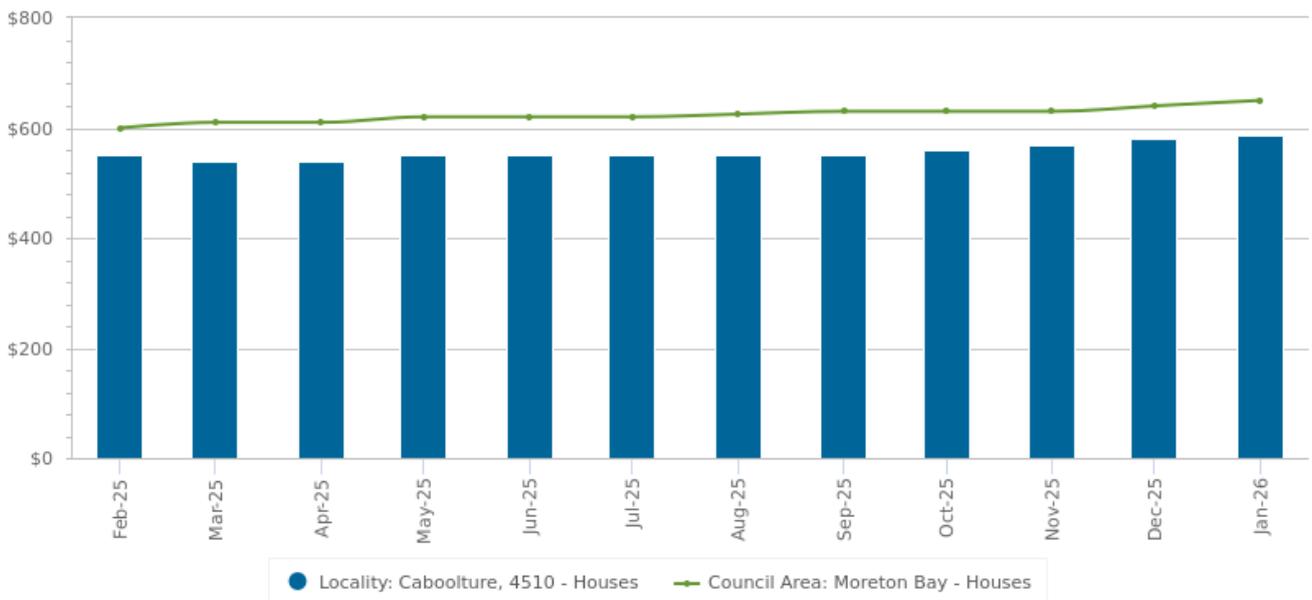
House: Median Rent

\$588/w

Jan 2026

	Caboolture	Moreton Bay
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	\$568/w	\$630/w
Dec 2025	\$580/w	\$640/w
Jan 2026	\$588/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

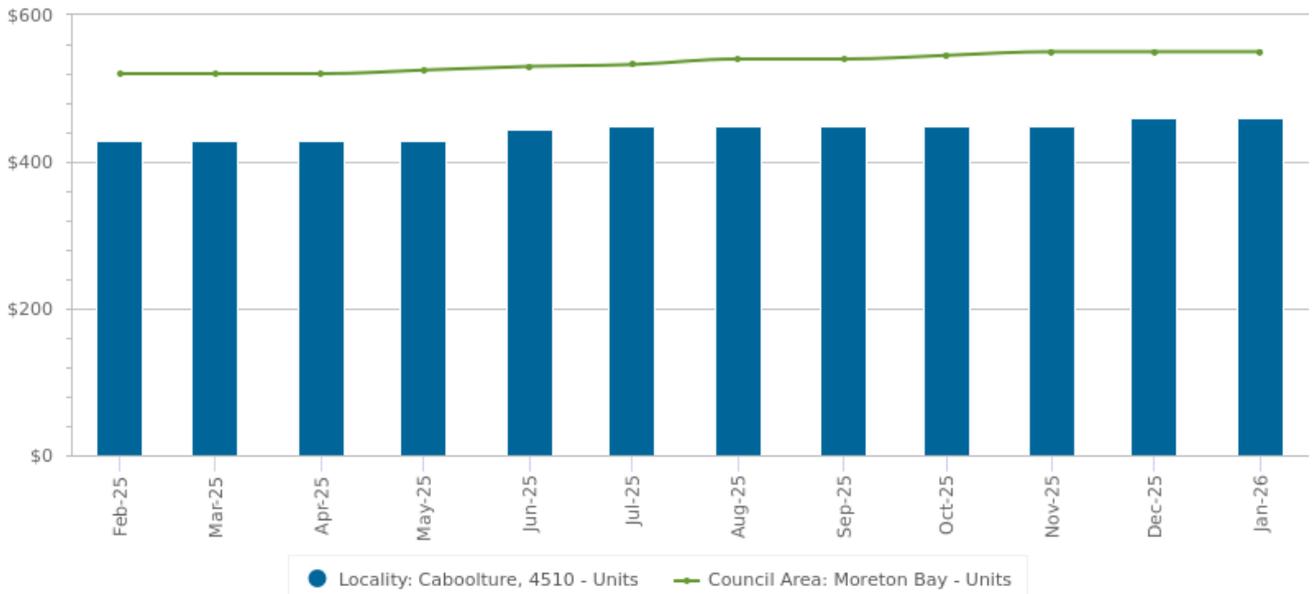
Unit: Median Rent

\$460/w

Jan 2026

	Caboolture	Moreton Bay
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	\$445/w	\$530/w
Jul 2025	\$450/w	\$533/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
Jan 2026	\$460/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

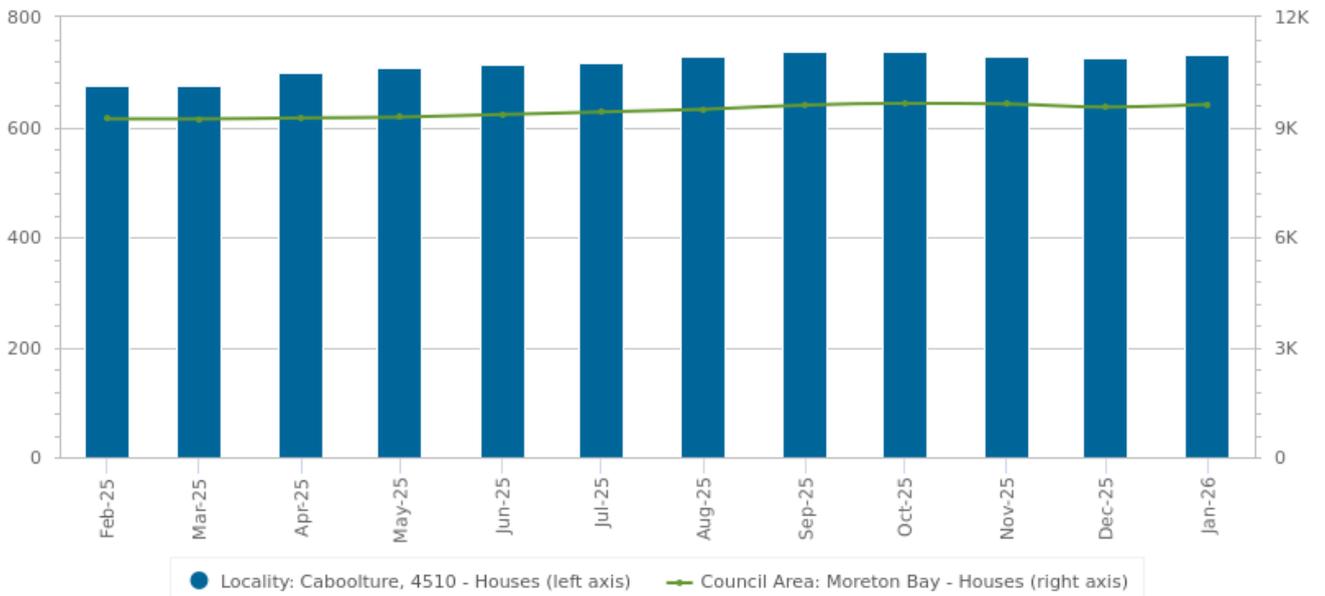
House: Rental Rate Observations

732

Jan 2026

	Caboolture	Moreton Bay
Feb 2025	676	9,223
Mar 2025	676	9,222
Apr 2025	700	9,250
May 2025	707	9,270
Jun 2025	713	9,343
Jul 2025	717	9,411
Aug 2025	728	9,484
Sep 2025	738	9,601
Oct 2025	737	9,646
Nov 2025	730	9,629
Dec 2025	725	9,544
Jan 2026	732	9,621

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

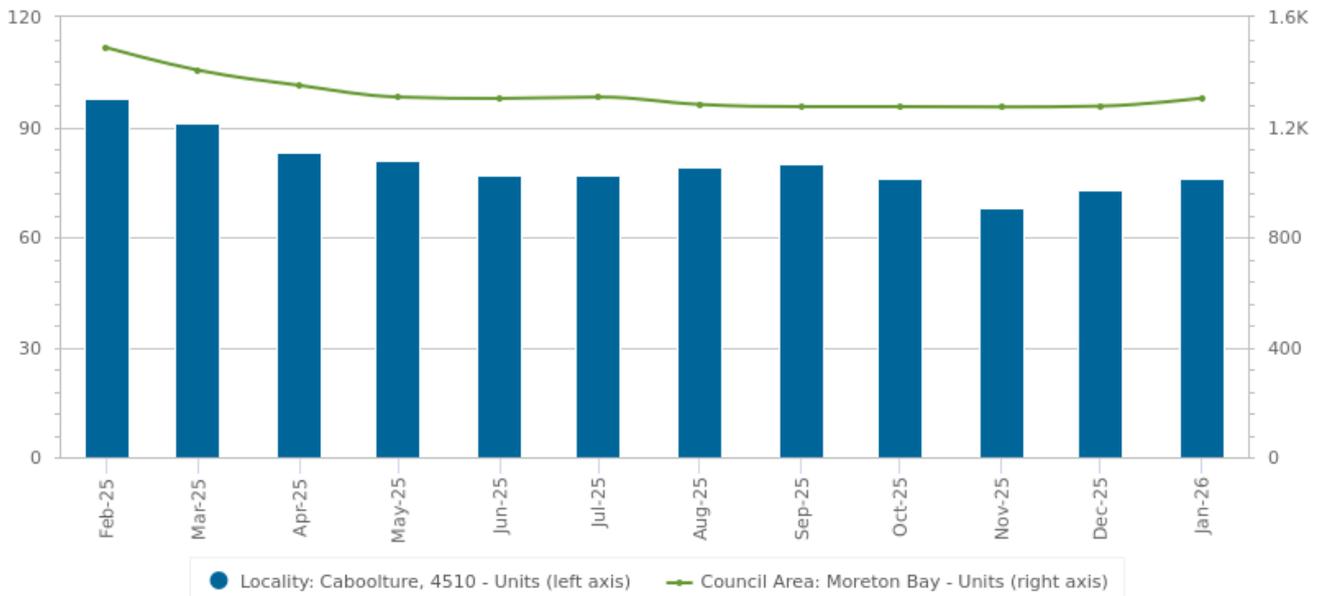
Unit: Rental Rate Observations

76

Jan 2026

	Caboolture	Moreton Bay
Feb 2025	98	1,488
Mar 2025	91	1,406
Apr 2025	83	1,351
May 2025	81	1,309
Jun 2025	77	1,304
Jul 2025	77	1,309
Aug 2025	79	1,282
Sep 2025	80	1,274
Oct 2025	76	1,274
Nov 2025	68	1,273
Dec 2025	73	1,276
Jan 2026	76	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

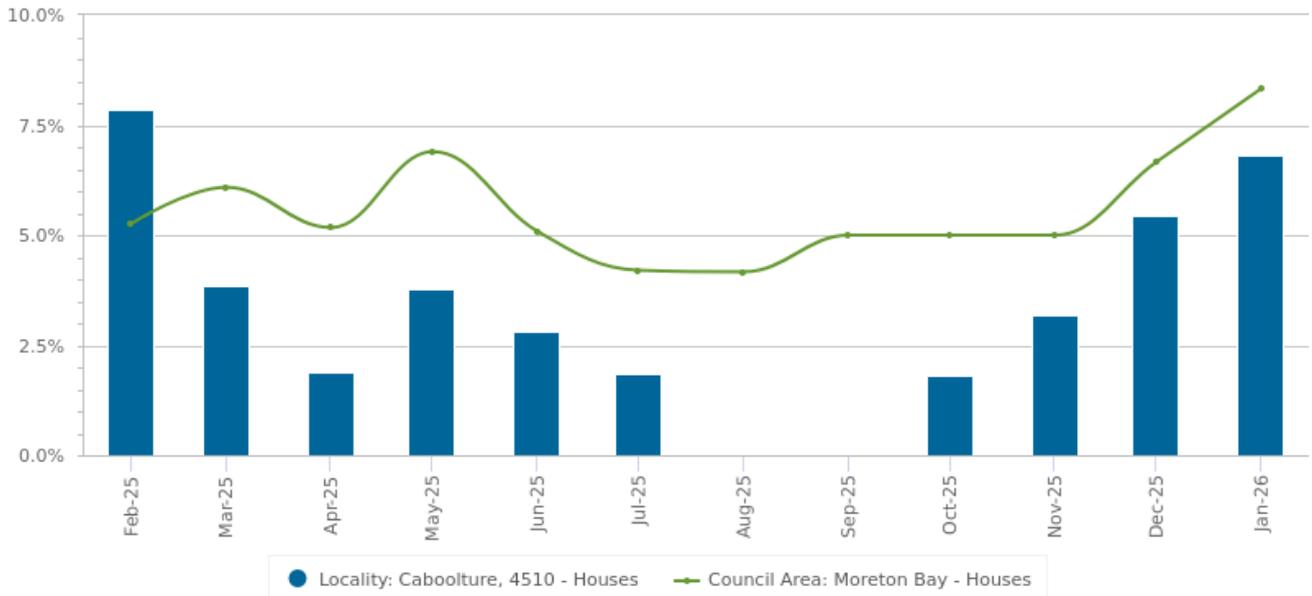
House: Change in Rental Rate

6.8%

Jan 2026

	Caboolture	Moreton Bay
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	2.8%	5.1%
Jul 2025	1.9%	4.2%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	1.8%	5.0%
Nov 2025	3.2%	5.0%
Dec 2025	5.5%	6.7%
Jan 2026	6.8%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

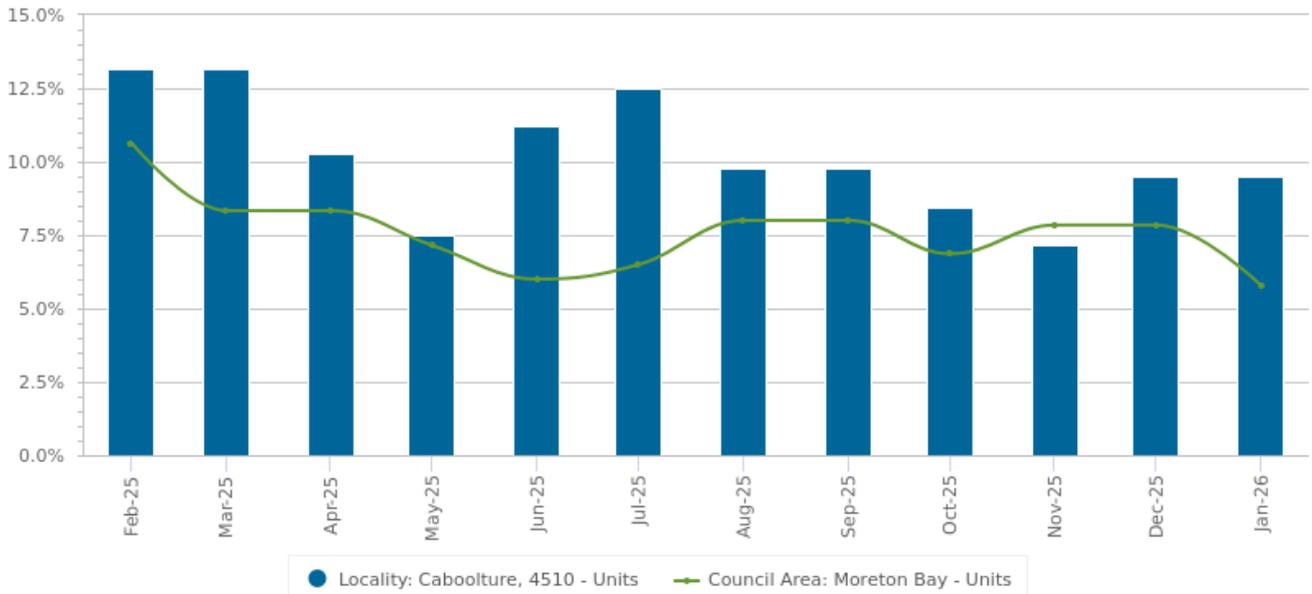
Unit: Change in Rental Rate

9.5%

Jan 2026

	Caboolture	Moreton Bay
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	11.3%	6.0%
Jul 2025	12.5%	6.5%
Aug 2025	9.8%	8.0%
Sep 2025	9.8%	8.0%
Oct 2025	8.4%	6.9%
Nov 2025	7.1%	7.8%
Dec 2025	9.5%	7.8%
Jan 2026	9.5%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

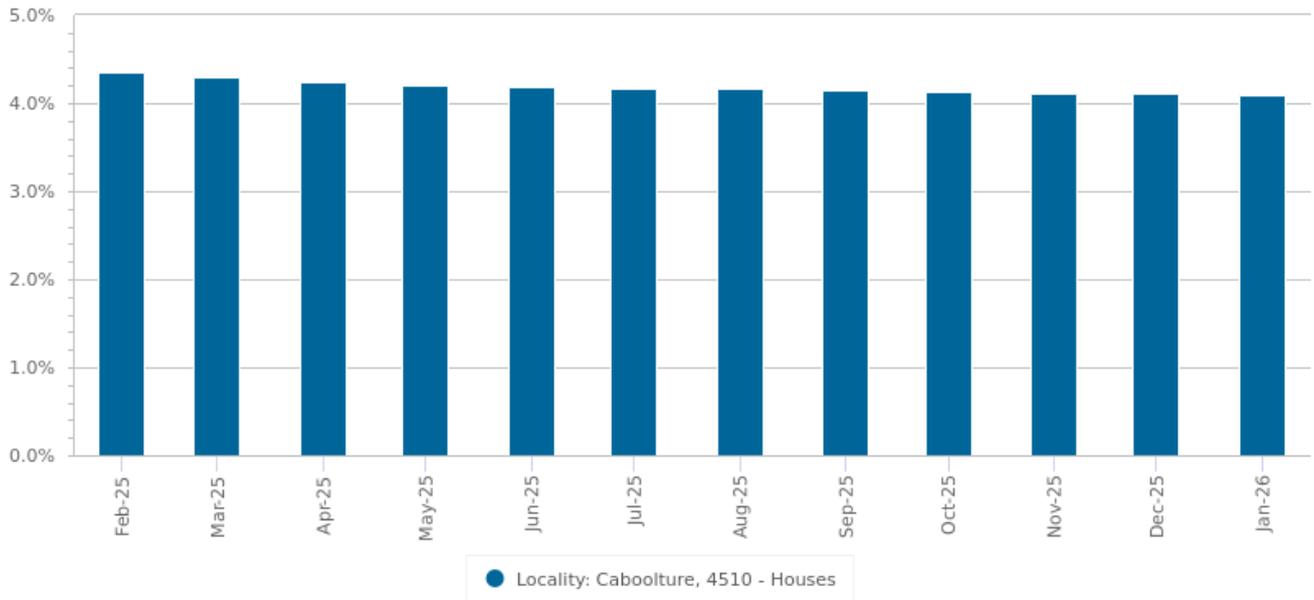
House: Value Based Rental Yield

4.1%

Jan 2026

	Caboolture
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%
Jan 2026	4.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

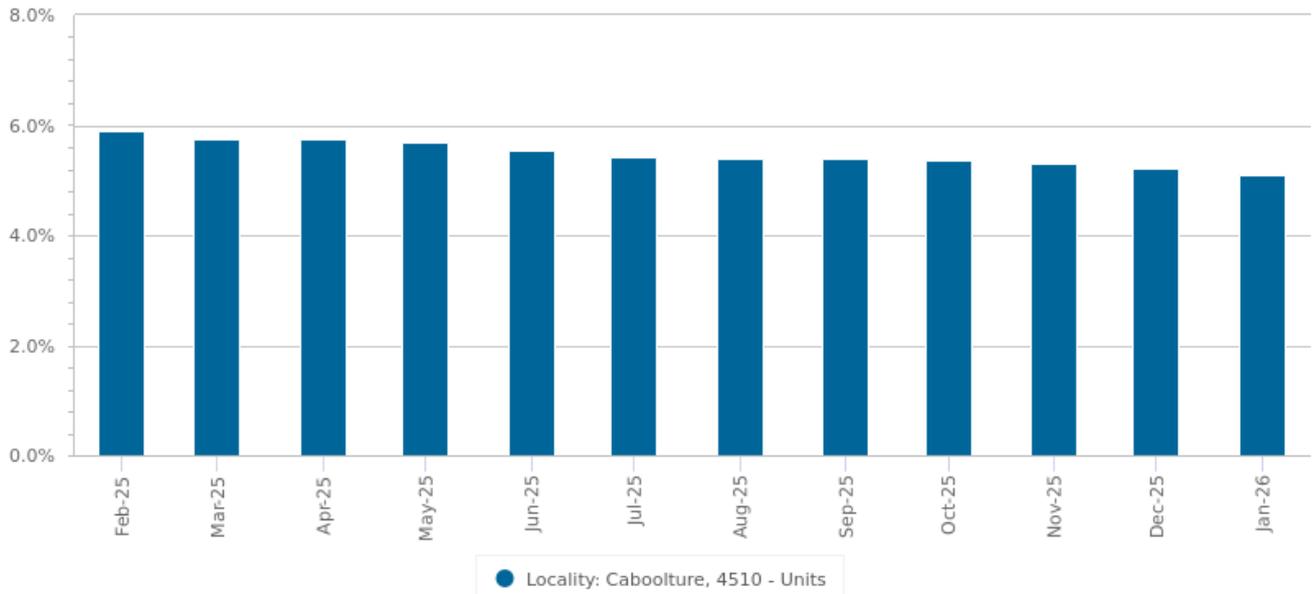
Unit: Value Based Rental Yield

5.1%

Jan 2026

	Caboolture
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%
Jan 2026	5.1%

Statistics are calculated at the end of the displayed month



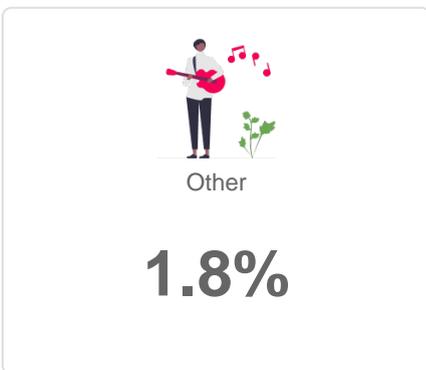
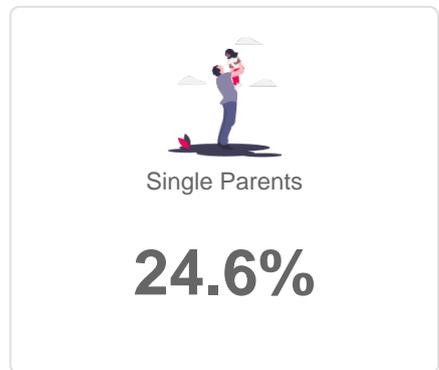
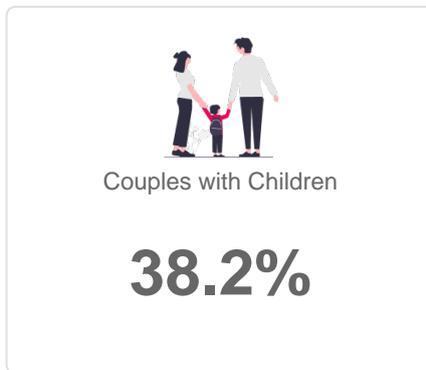
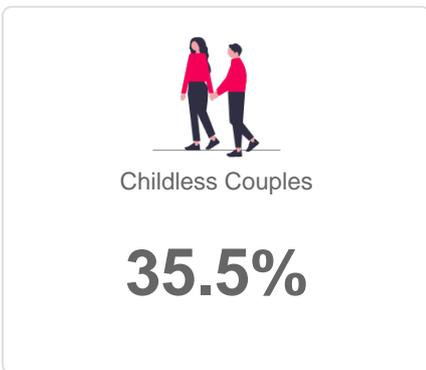
Statistics are calculated at the end of the displayed month

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)

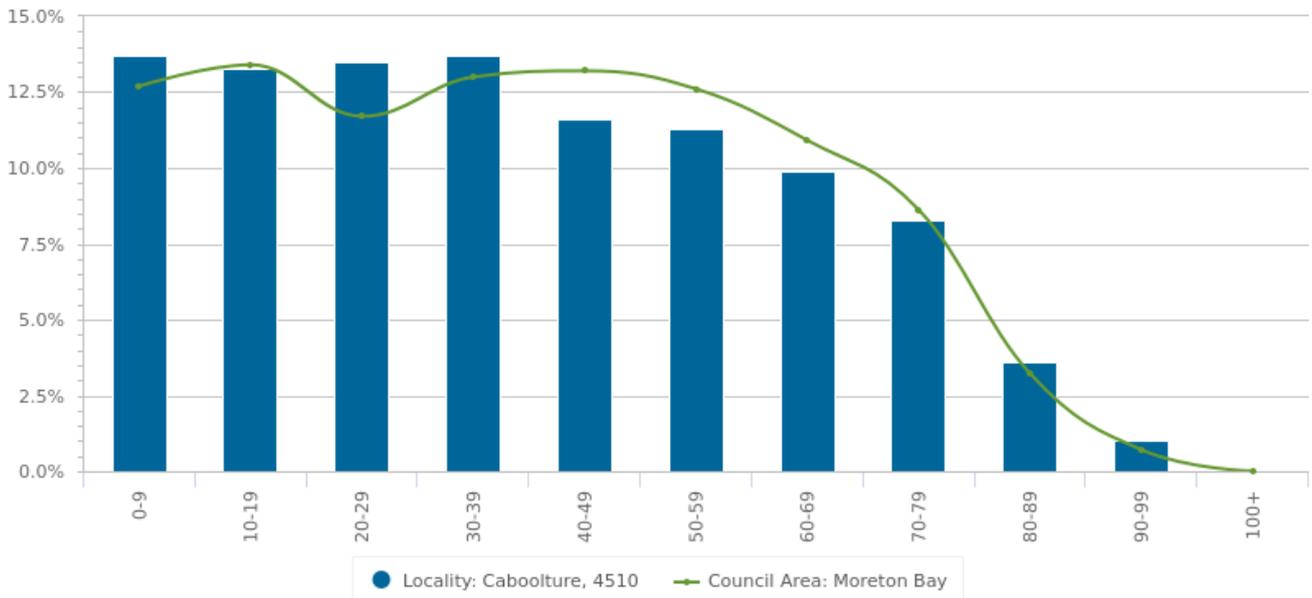


Population Age

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)



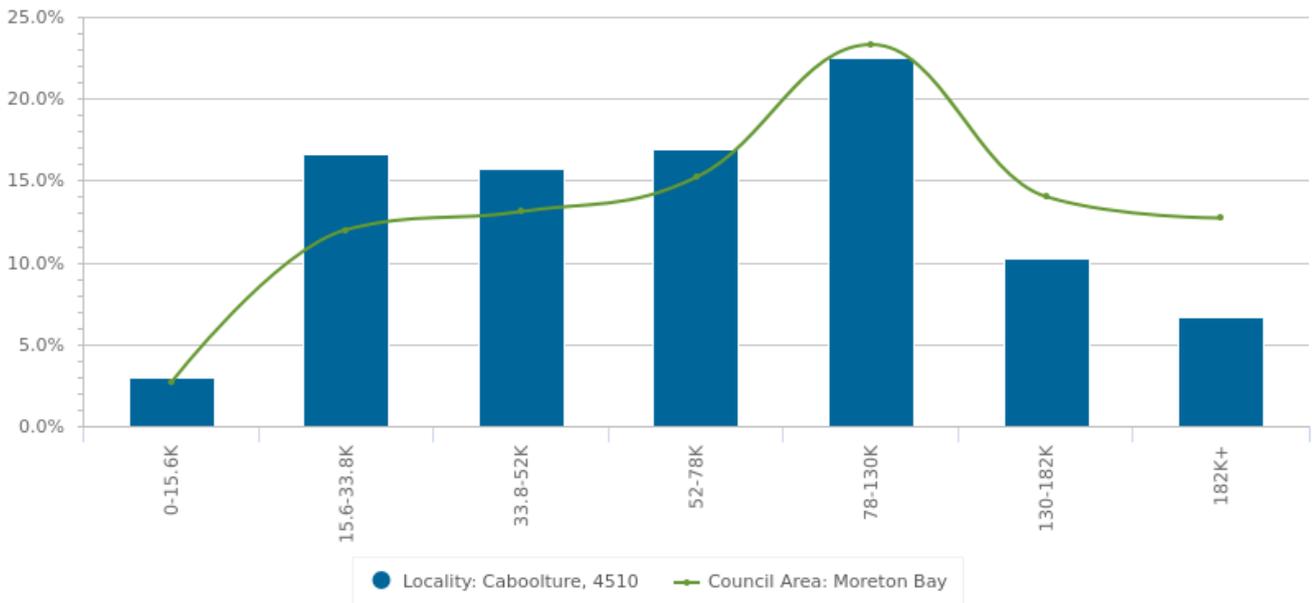
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



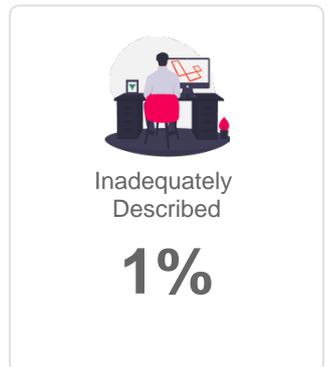
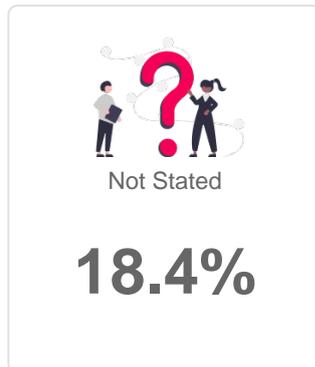
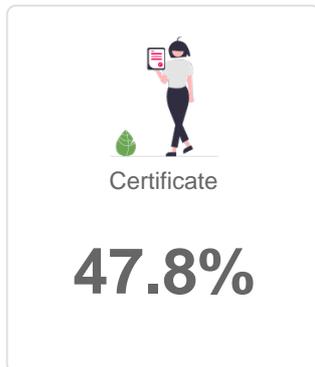
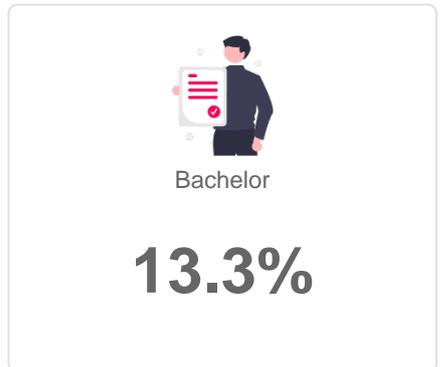
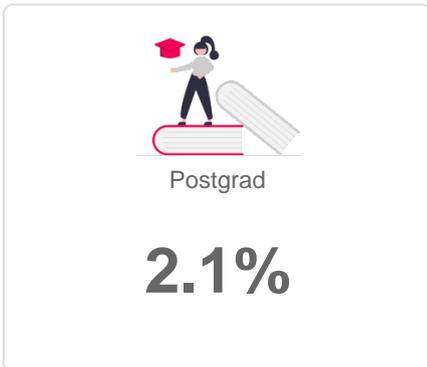
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

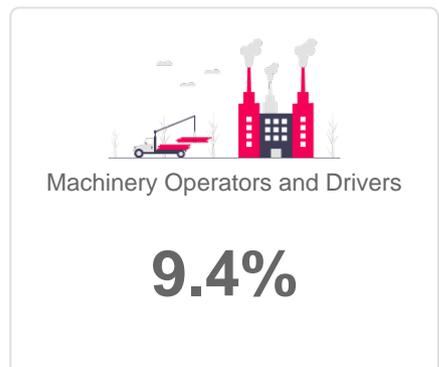
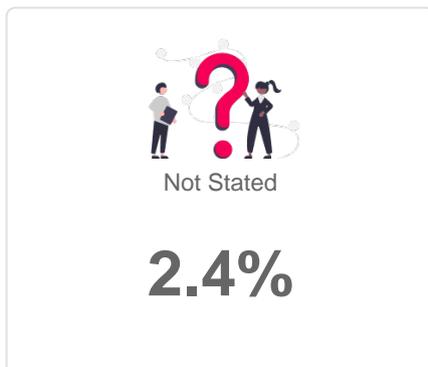
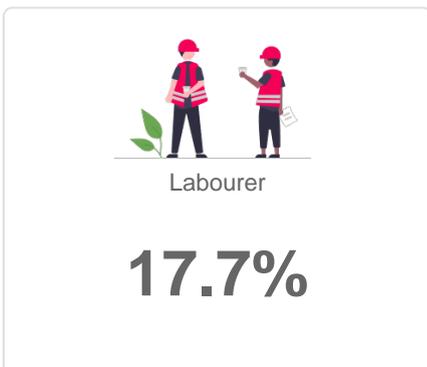
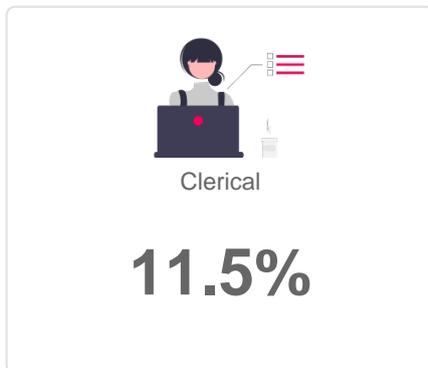
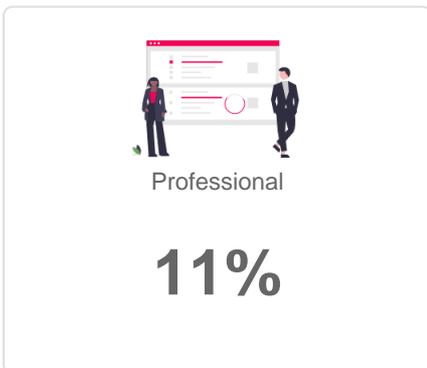


Occupation

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)



Employment By Occupation



Managers

8%



Community and Personal Service
Workers

15.2%



Sales Workers

9.4%

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