

Suburb Statistics Report

Caboolture QLD 4510

Prepared on 24 Mar 2026

Griffin National Real Estate
Mob: 07 3888 3666
Email: info@griffinational.com.au



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.

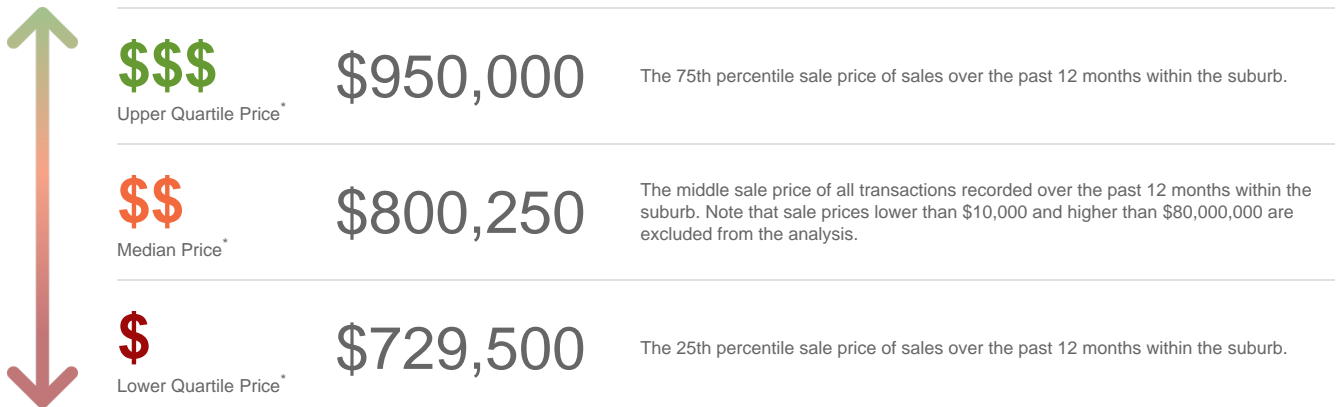
	House	Unit	Land
Average Tenure Period	9.0 years	8.5 years	-
Total Dwellings	10,451	1,691	1,403
Total New Listings	494	90	-
Median Value	\$913,377	\$572,030	-
Total Properties Listed	563	98	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

109

Properties Sold
(12 Months)

8.5

Average Tenure Period
(Years)

\$460/w

Median Asking Rent
(12 Months)

90

New Sale Listings
(12 Months)

17

Days on Market
(12 Months)

69

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$553,125

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

\$\$

Median Price*

\$468,250

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.

\$

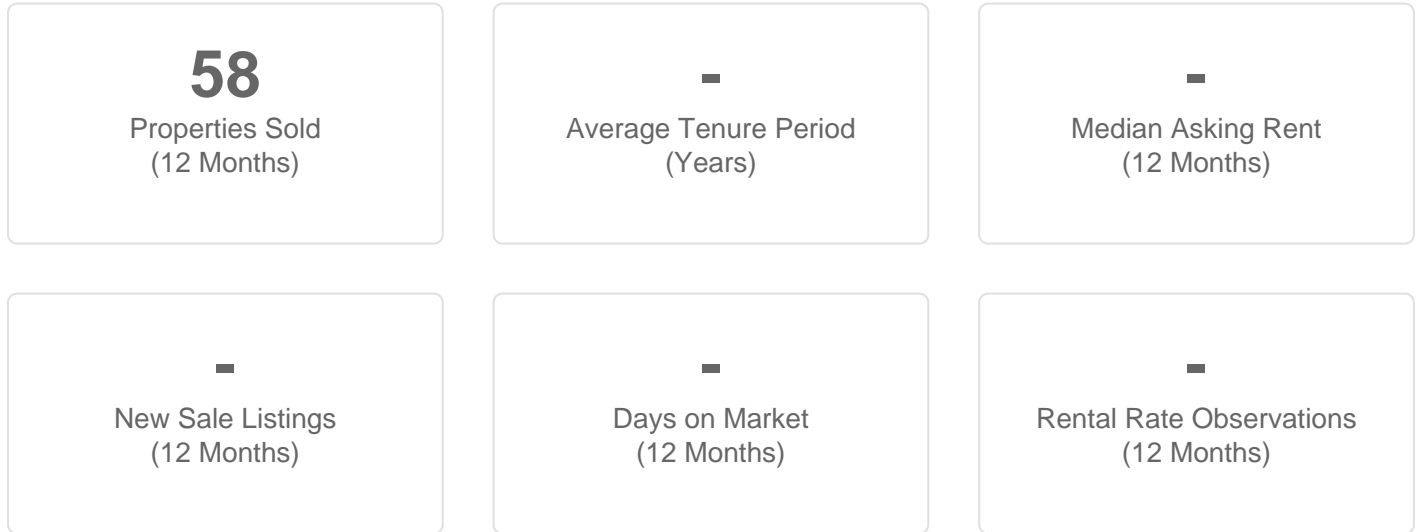
Lower Quartile Price*

\$378,125

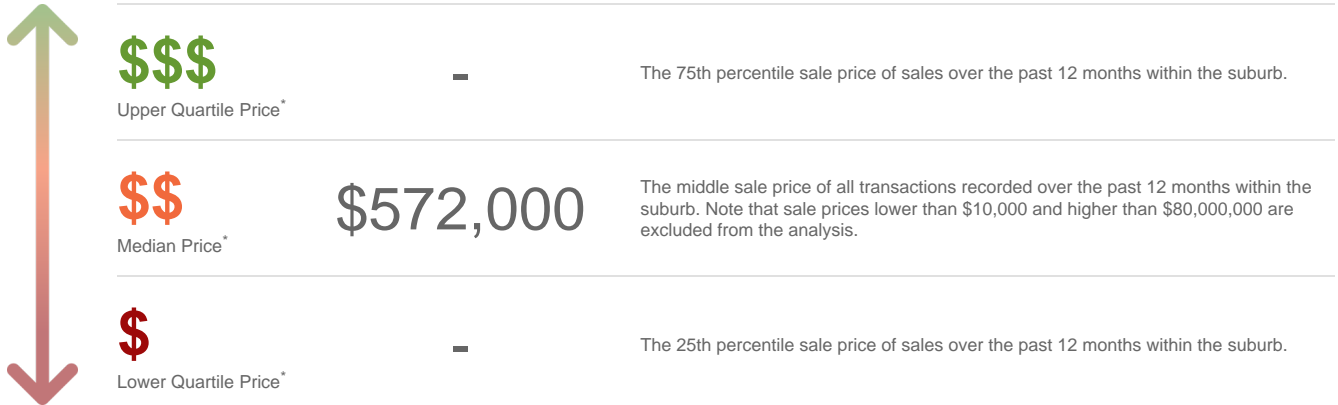
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

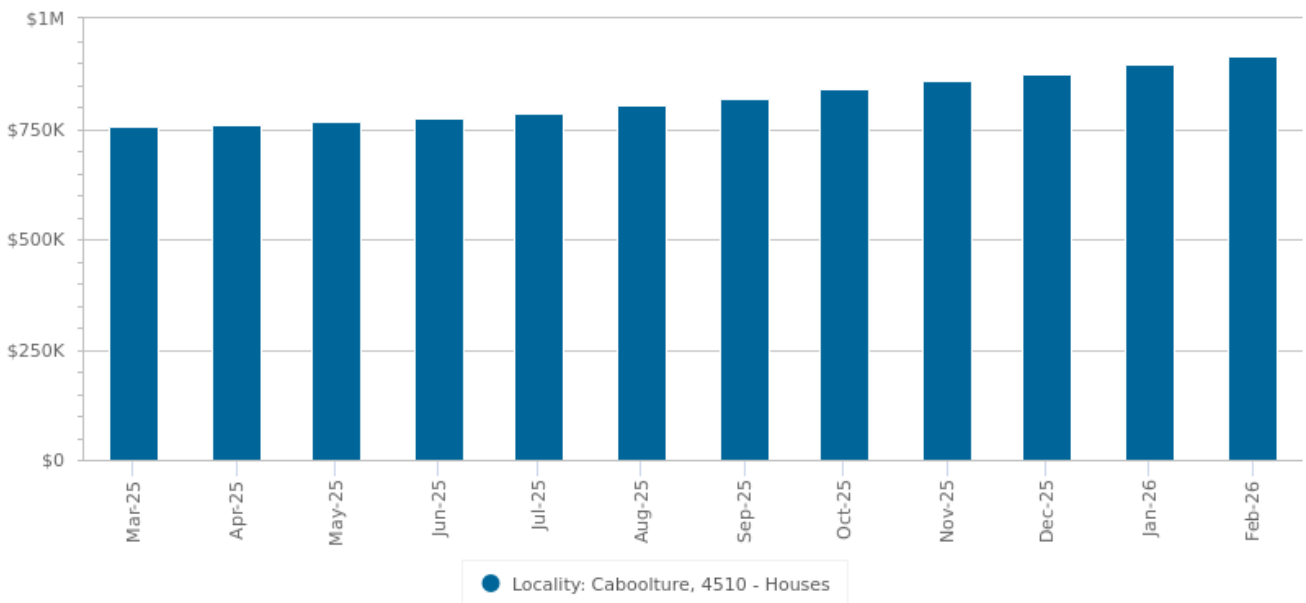
House: Recent Median Value

\$913K

Feb 2026

	Caboolture
Mar 2025	\$755,497
Apr 2025	\$760,552
May 2025	\$767,741
Jun 2025	\$773,166
Jul 2025	\$783,931
Aug 2025	\$802,668
Sep 2025	\$817,841
Oct 2025	\$840,552
Nov 2025	\$859,232
Dec 2025	\$873,489
Jan 2026	\$895,410
Feb 2026	\$913,377

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Unit: Recent Median Value

\$572K

Feb 2026

	Caboolture
Mar 2025	\$458,415
Apr 2025	\$474,725
May 2025	\$462,718
Jun 2025	\$486,221
Jul 2025	\$494,109
Aug 2025	\$511,000
Sep 2025	\$513,221
Oct 2025	\$530,031
Nov 2025	\$543,876
Dec 2025	\$556,674
Jan 2026	\$566,036
Feb 2026	\$572,030

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

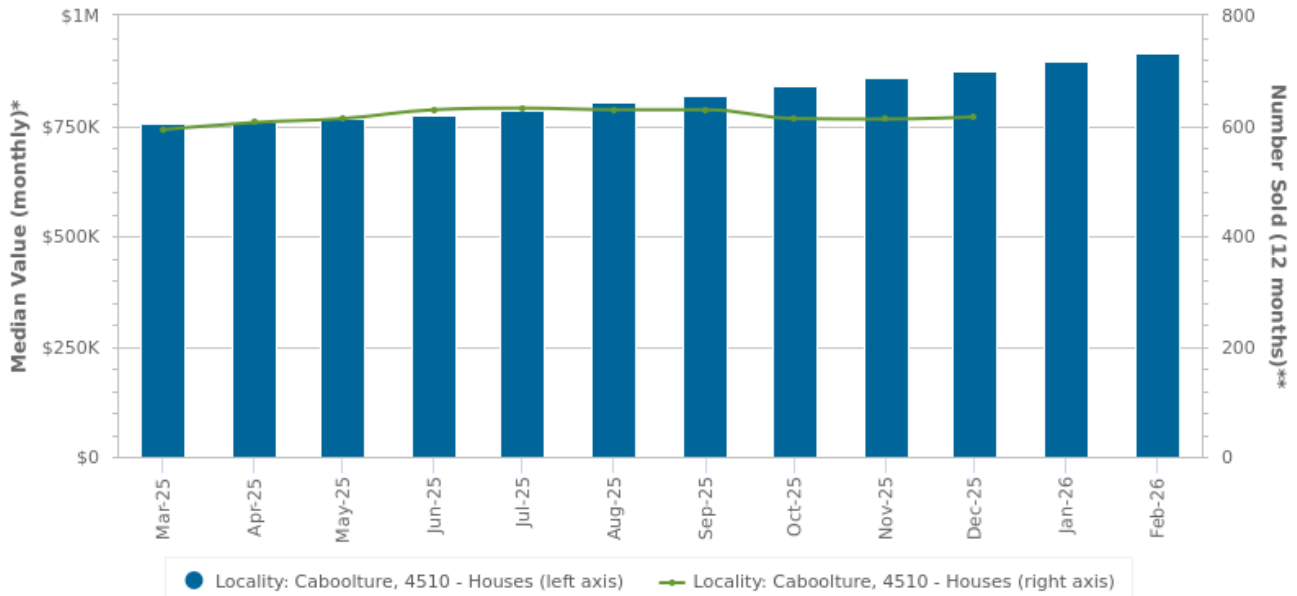
House: Median Value vs Number Sold

616

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$755,497	593
Apr 2025	\$760,552	606
May 2025	\$767,741	613
Jun 2025	\$773,166	629
Jul 2025	\$783,931	632
Aug 2025	\$802,668	629
Sep 2025	\$817,841	629
Oct 2025	\$840,552	613
Nov 2025	\$859,232	612
Dec 2025	\$873,489	616
Jan 2026	\$895,410	-
Feb 2026	\$913,377	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

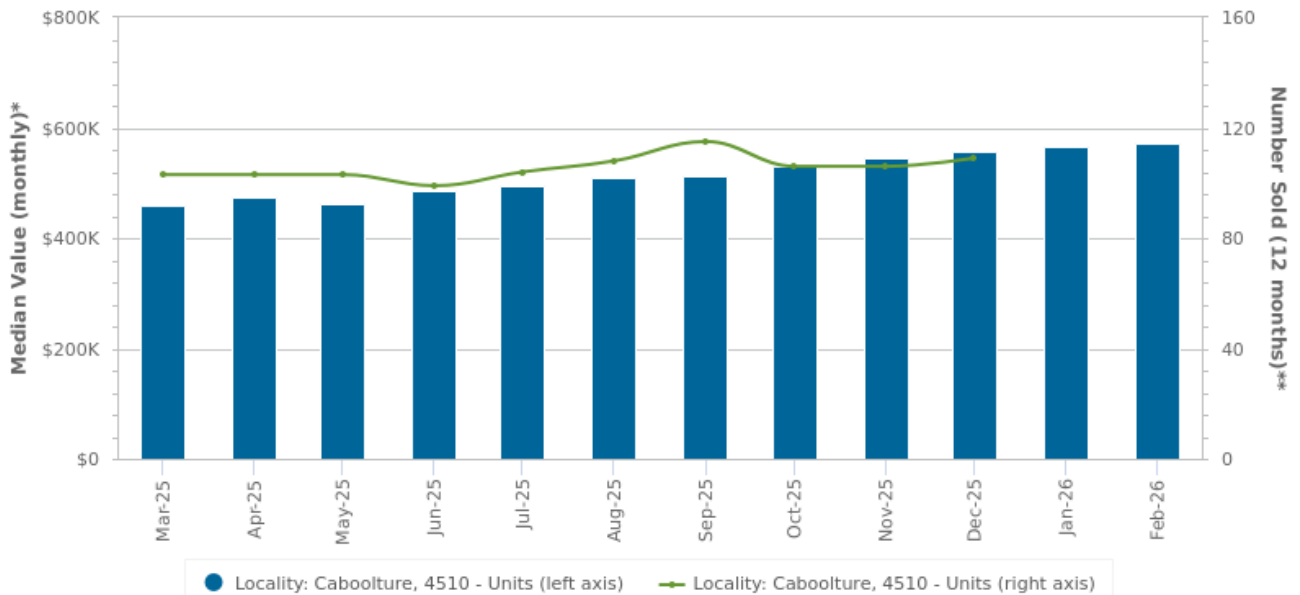
Unit: Median Value vs Number Sold

109

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$458,415	103
Apr 2025	\$474,725	103
May 2025	\$462,718	103
Jun 2025	\$486,221	99
Jul 2025	\$494,109	104
Aug 2025	\$511,000	108
Sep 2025	\$513,221	115
Oct 2025	\$530,031	106
Nov 2025	\$543,876	106
Dec 2025	\$556,674	109
Jan 2026	\$566,036	-
Feb 2026	\$572,030	-

Statistics are calculated over a rolling 12 month period



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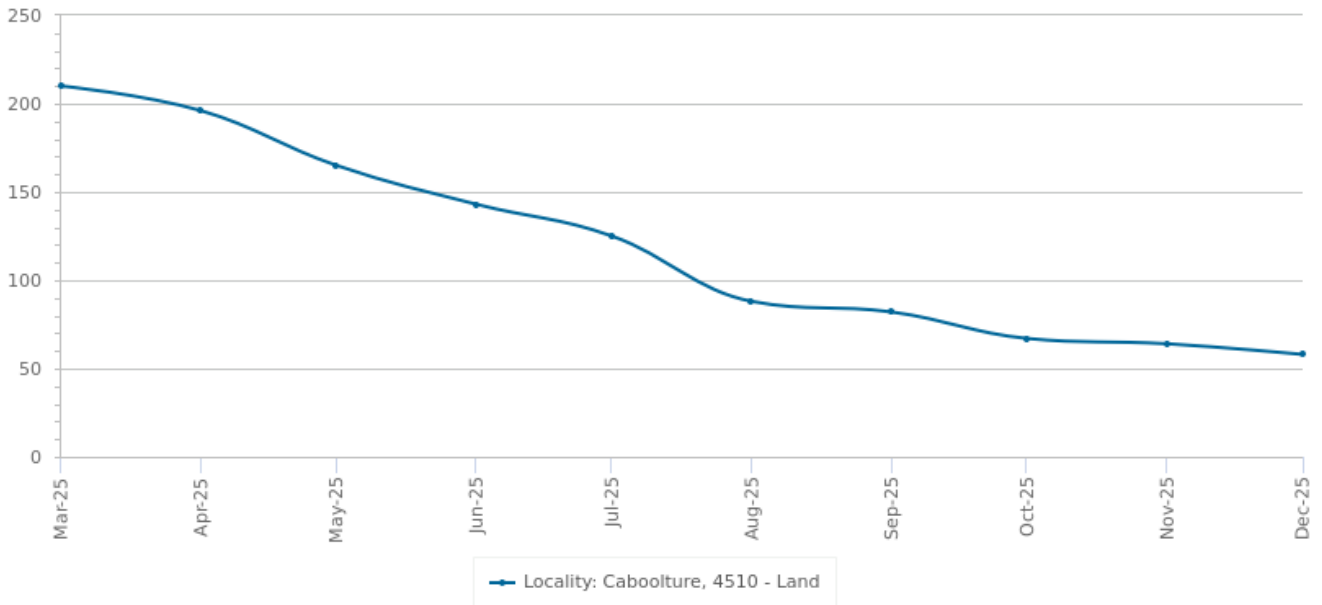
Land: Median Value vs Number Sold

58

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	229
Feb 2025	-	213
Mar 2025	-	210
Apr 2025	-	196
May 2025	-	165
Jun 2025	-	143
Jul 2025	-	125
Aug 2025	-	88
Sep 2025	-	82
Oct 2025	-	67
Nov 2025	-	64
Dec 2025	-	58

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

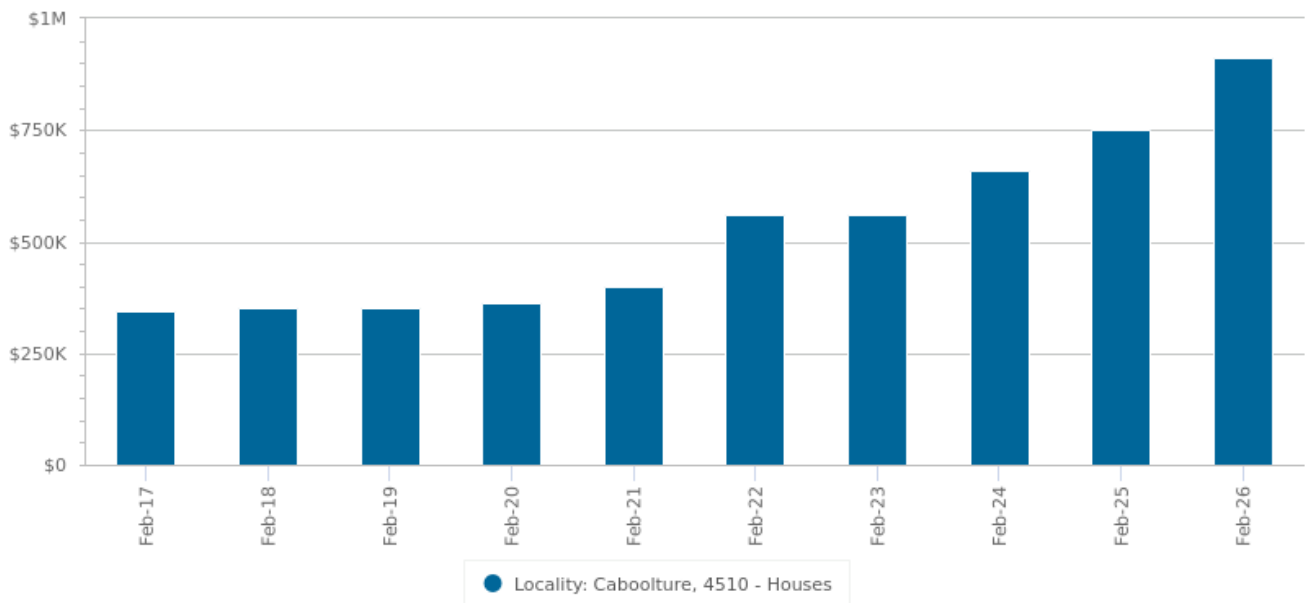
House: Median Value

\$913K

Feb 2026

	Caboolture
Feb 2017	\$344,604
Feb 2018	\$349,904
Feb 2019	\$353,074
Feb 2020	\$360,881
Feb 2021	\$397,533
Feb 2022	\$560,333
Feb 2023	\$562,191
Feb 2024	\$658,979
Feb 2025	\$752,352
Feb 2026	\$913,377

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

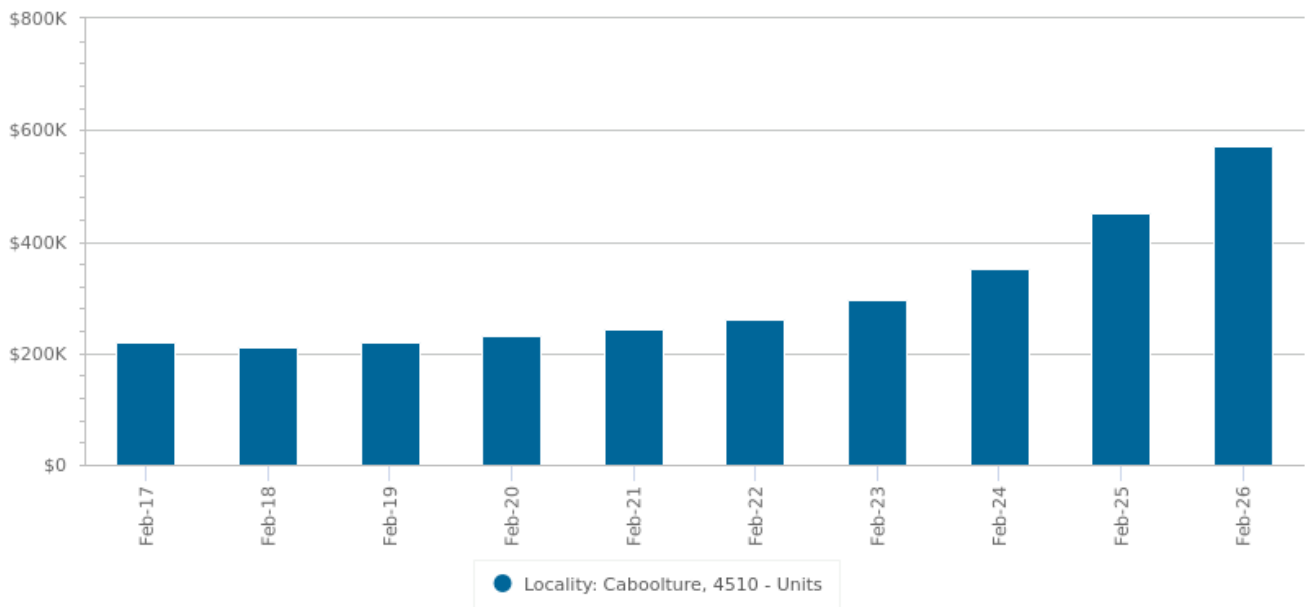
Unit: Median Value

\$572K

Feb 2026

	Caboolture
Feb 2017	\$220,726
Feb 2018	\$209,902
Feb 2019	\$218,512
Feb 2020	\$230,078
Feb 2021	\$242,365
Feb 2022	\$259,853
Feb 2023	\$296,521
Feb 2024	\$350,765
Feb 2025	\$452,685
Feb 2026	\$572,030

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

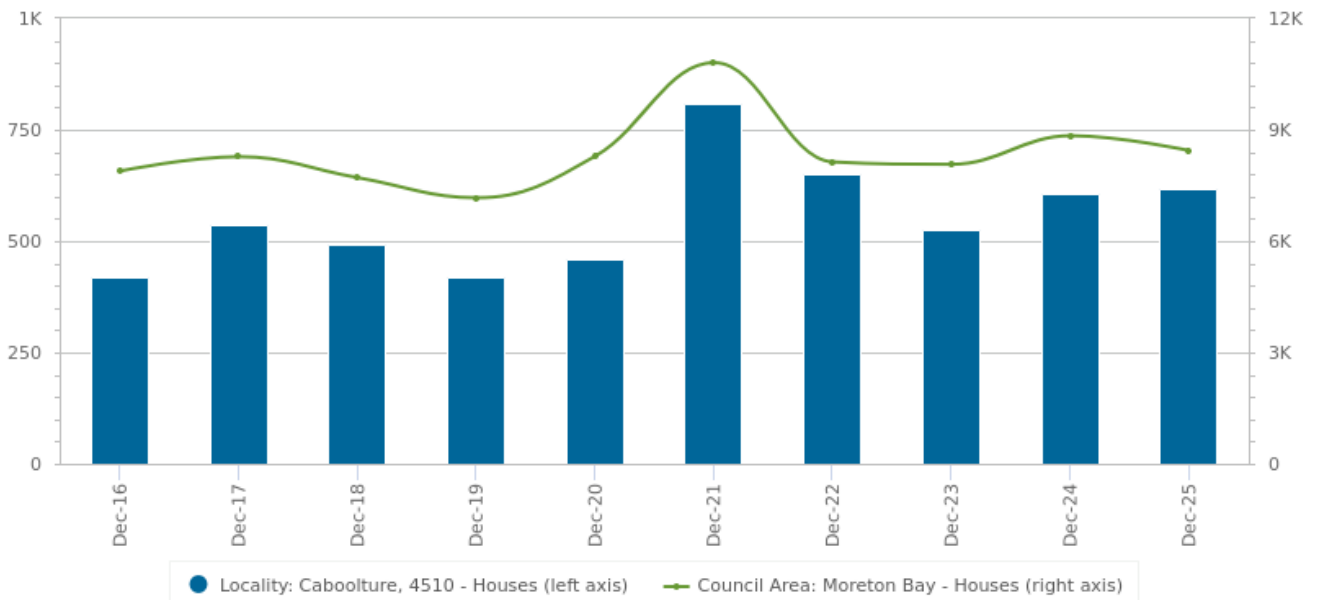
House: Sales Per Annum

616

Dec 2025

	Caboolture	Moreton Bay
Dec 2017	538	8275
Dec 2018	494	7708
Dec 2019	418	7167
Dec 2020	458	8294
Dec 2021	809	10807
Dec 2022	649	8132
Dec 2023	527	8068
Dec 2024	605	8840
Dec 2025	616	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

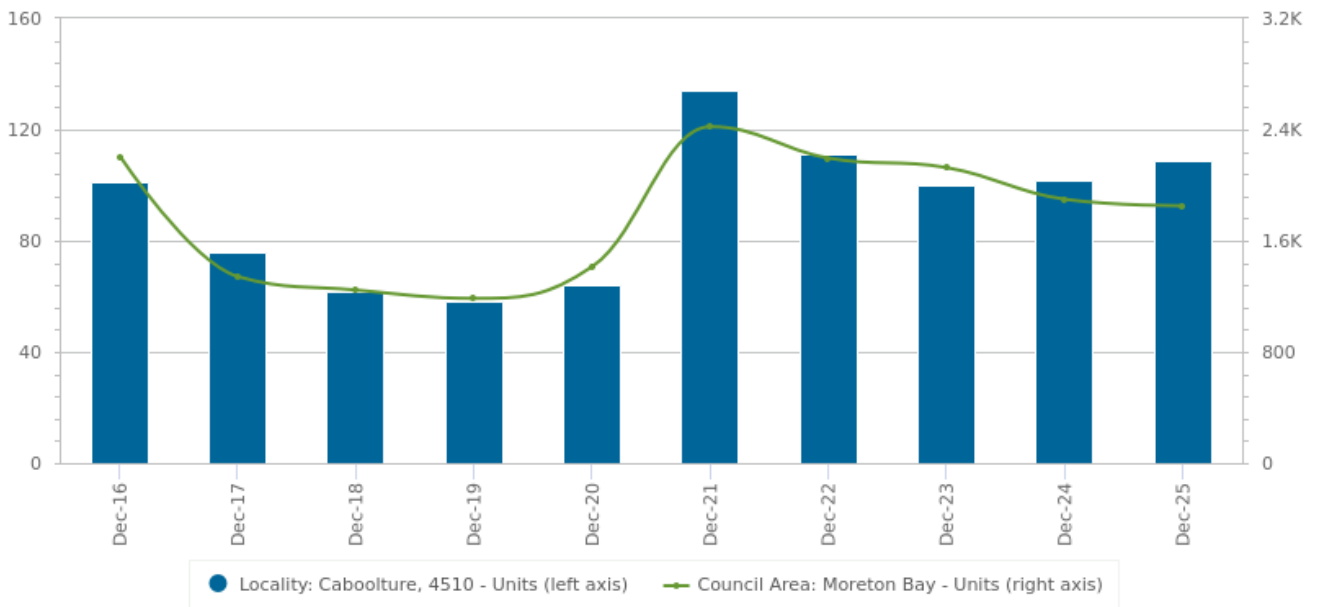
Unit: Sales Per Annum

109

Dec 2025

	Caboolture	Moreton Bay
Dec 2017	76	1341
Dec 2018	62	1245
Dec 2019	58	1185
Dec 2020	64	1416
Dec 2021	134	2421
Dec 2022	111	2194
Dec 2023	100	2126
Dec 2024	102	1898
Dec 2025	109	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

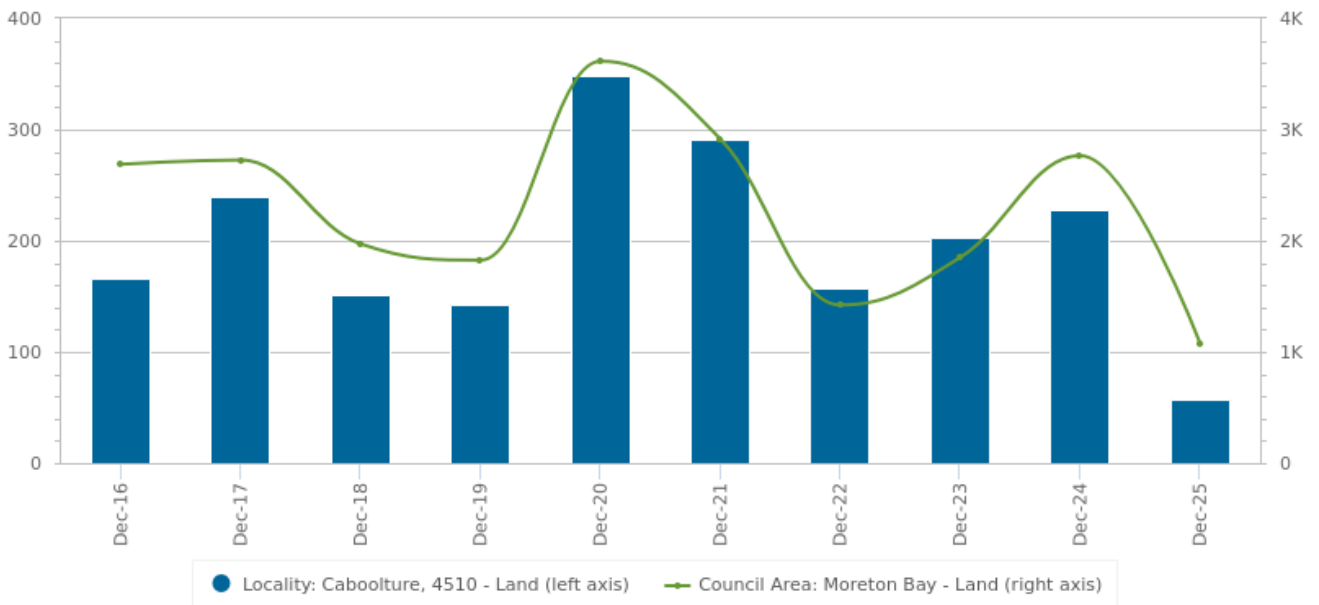
Land: Sales Per Annum

58

Dec 2025

	Caboolture	Moreton Bay
Dec 2017	239	2726
Dec 2018	151	1971
Dec 2019	143	1825
Dec 2020	348	3615
Dec 2021	291	2913
Dec 2022	157	1422
Dec 2023	203	1850
Dec 2024	228	2765
Dec 2025	58	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

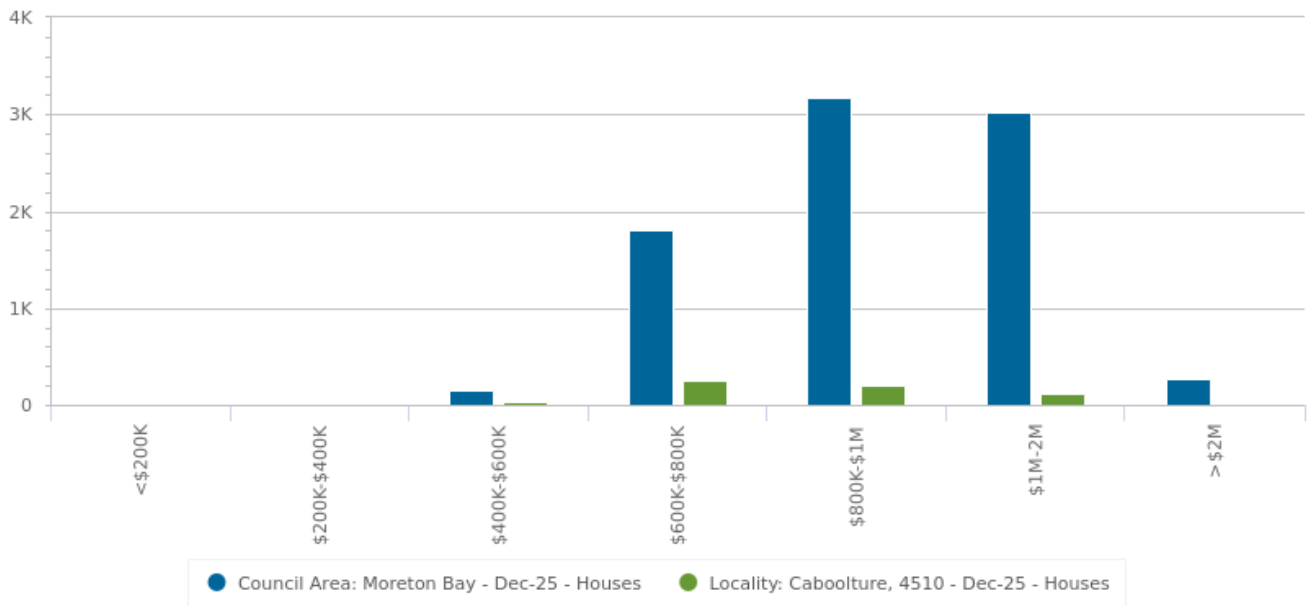
House: Sales By Price

\$543.84M

Dec 2025

	Caboolture	Moreton Bay
<\$200K	3	4
\$200K-\$400K	4	4
\$400K-\$600K	31	157
\$600K-\$800K	260	1,804
\$800K-\$1M	195	3,167
\$1M-\$2M	115	3,020
>\$2M	8	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

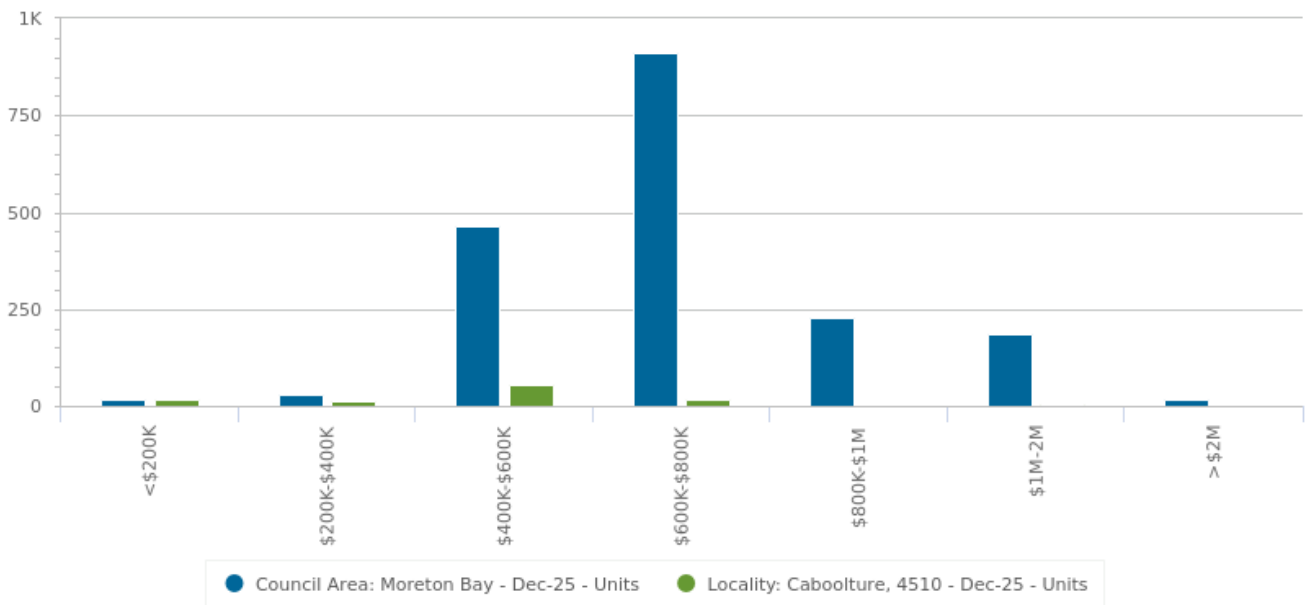
\$52.24M

Dec 2025

Unit: Sales By Price

	Caboolture	Moreton Bay
<\$200K	15	17
\$200K-\$400K	14	28
\$400K-\$600K	56	463
\$600K-\$800K	17	913
\$800K-\$1M	2	228
\$1M-\$2M	4	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

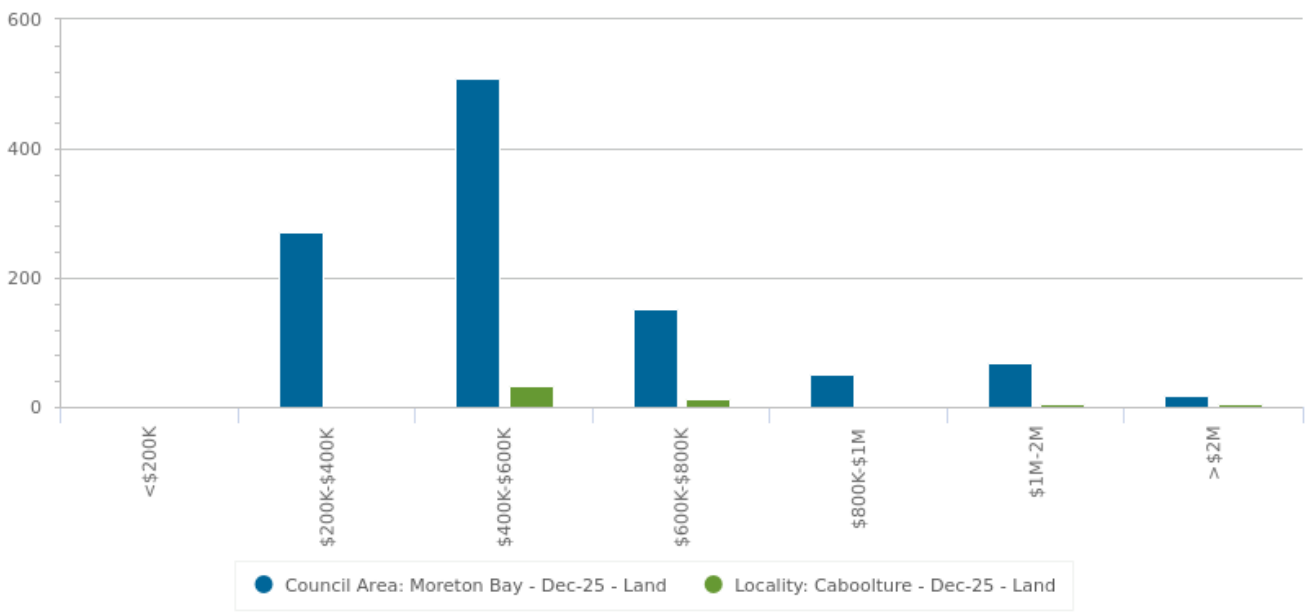


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Caboolture	Moreton Bay
<\$200K	-	1
\$200K-\$400K	1	270
\$400K-\$600K	34	509
\$600K-\$800K	12	153
\$800K-\$1M	1	51
\$1M-\$2M	4	69
>\$2M	6	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

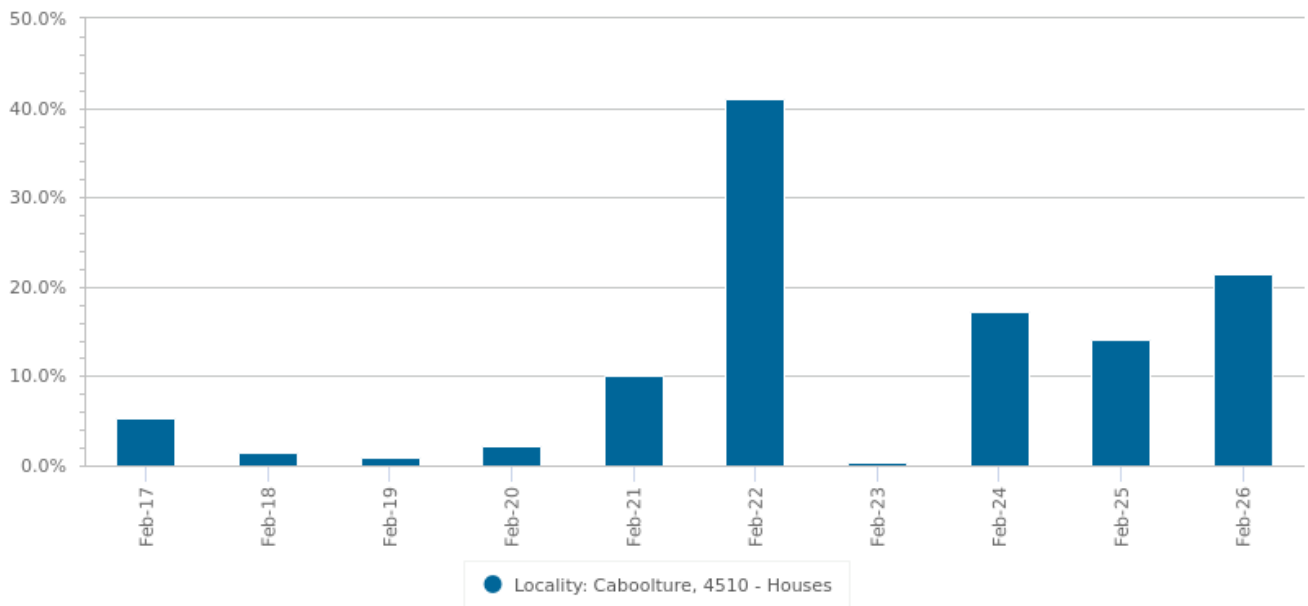
House: Change In Median Value

21.4%

Feb 2026

	Caboolture
Feb 2017	5.3%
Feb 2018	1.5%
Feb 2019	0.9%
Feb 2020	2.2%
Feb 2021	10.2%
Feb 2022	41.0%
Feb 2023	0.3%
Feb 2024	17.2%
Feb 2025	14.2%
Feb 2026	21.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

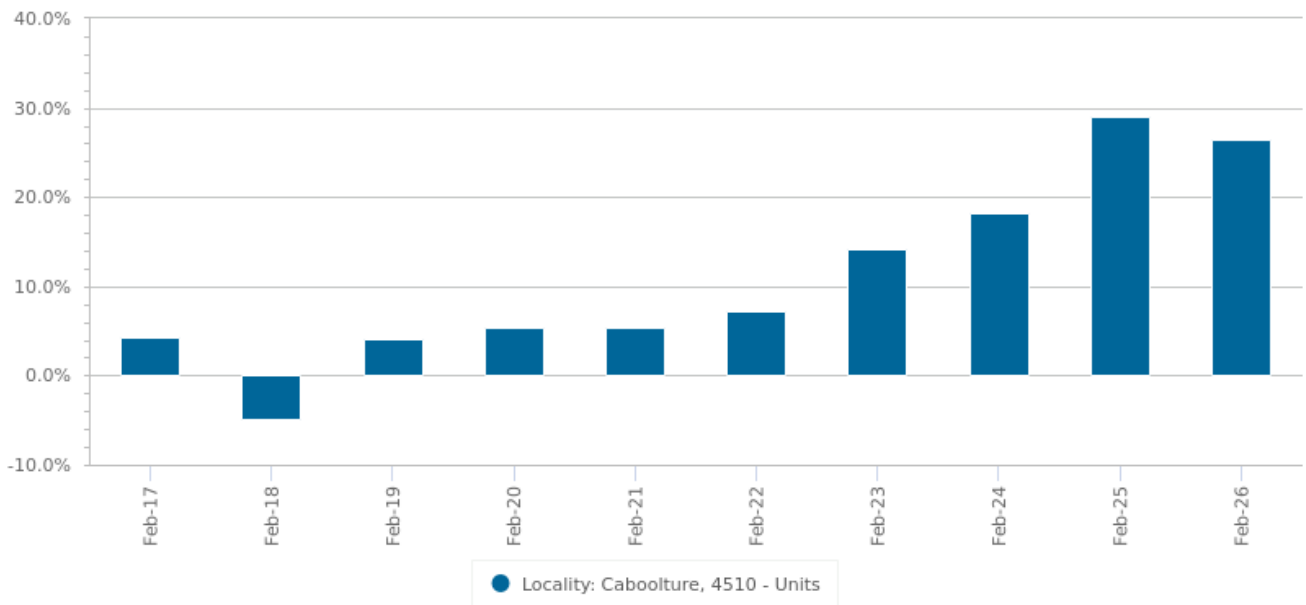
Unit: Change In Median Value

26.4%

Feb 2026

	Caboolture
Feb 2017	4.3%
Feb 2018	-4.9%
Feb 2019	4.1%
Feb 2020	5.3%
Feb 2021	5.3%
Feb 2022	7.2%
Feb 2023	14.1%
Feb 2024	18.3%
Feb 2025	29.1%
Feb 2026	26.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

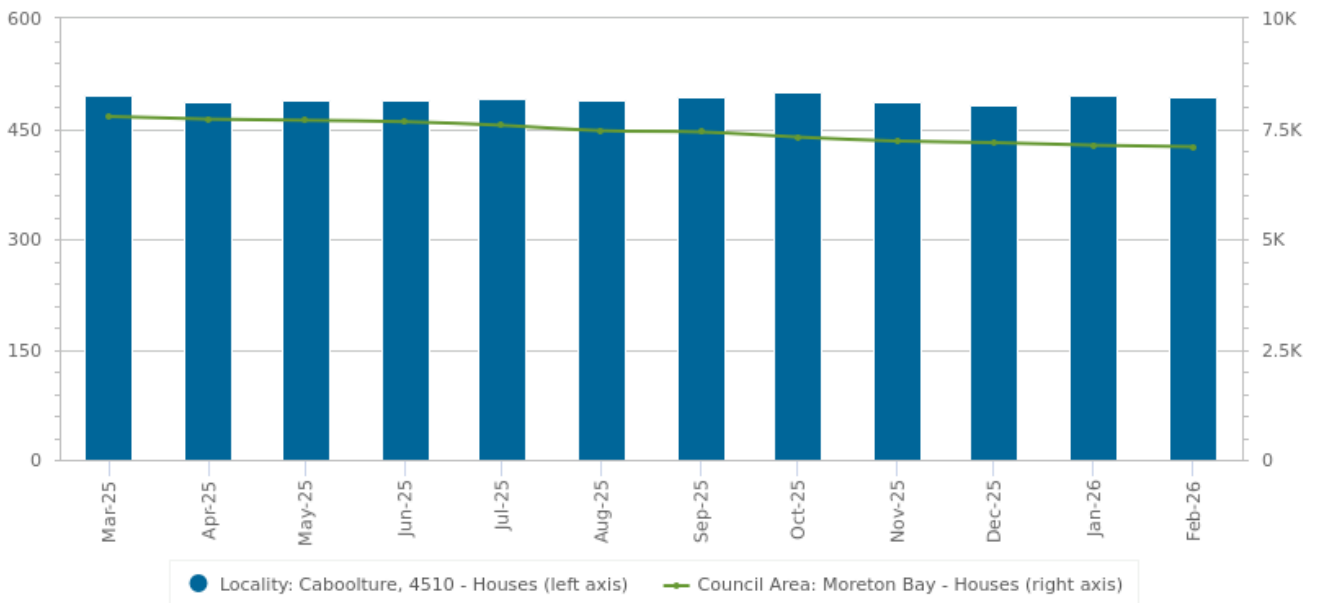
House: Number of New Listing

494

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	495	7,777
Apr 2025	487	7,717
May 2025	490	7,691
Jun 2025	490	7,658
Jul 2025	492	7,578
Aug 2025	490	7,456
Sep 2025	493	7,426
Oct 2025	499	7,311
Nov 2025	487	7,221
Dec 2025	482	7,185
Jan 2026	495	7,126
Feb 2026	494	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

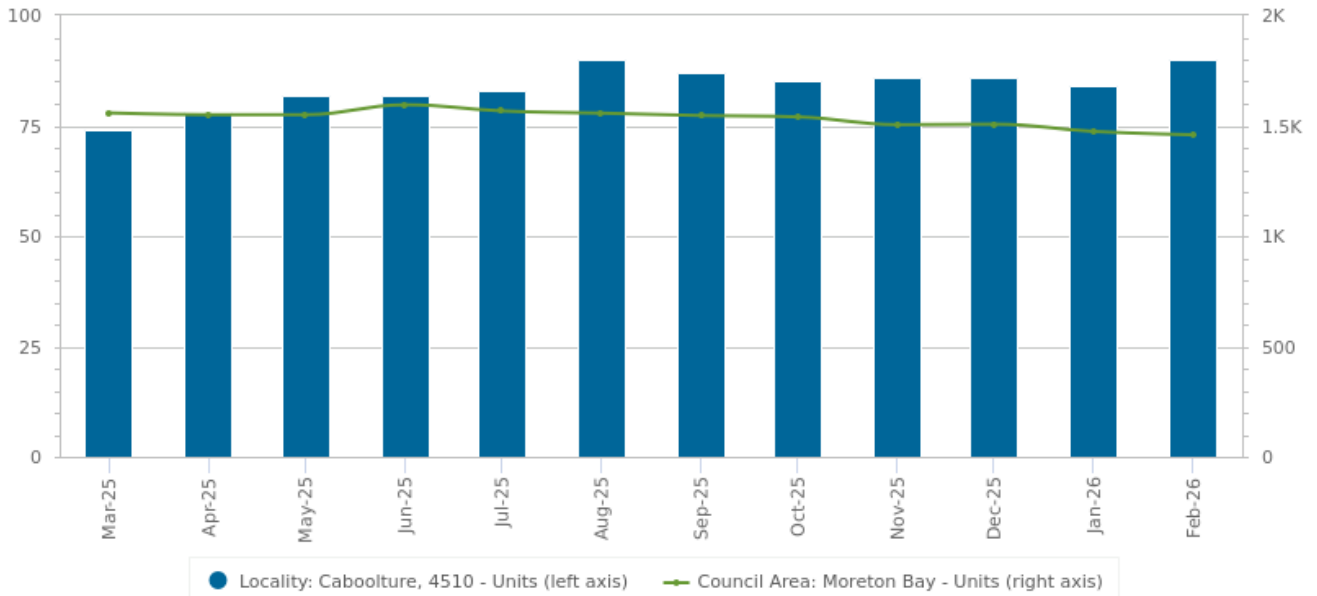
Unit: Number of New Listing

90

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	74	1,558
Apr 2025	78	1,550
May 2025	82	1,550
Jun 2025	82	1,595
Jul 2025	83	1,567
Aug 2025	90	1,557
Sep 2025	87	1,546
Oct 2025	85	1,540
Nov 2025	86	1,505
Dec 2025	86	1,507
Jan 2026	84	1,474
Feb 2026	90	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

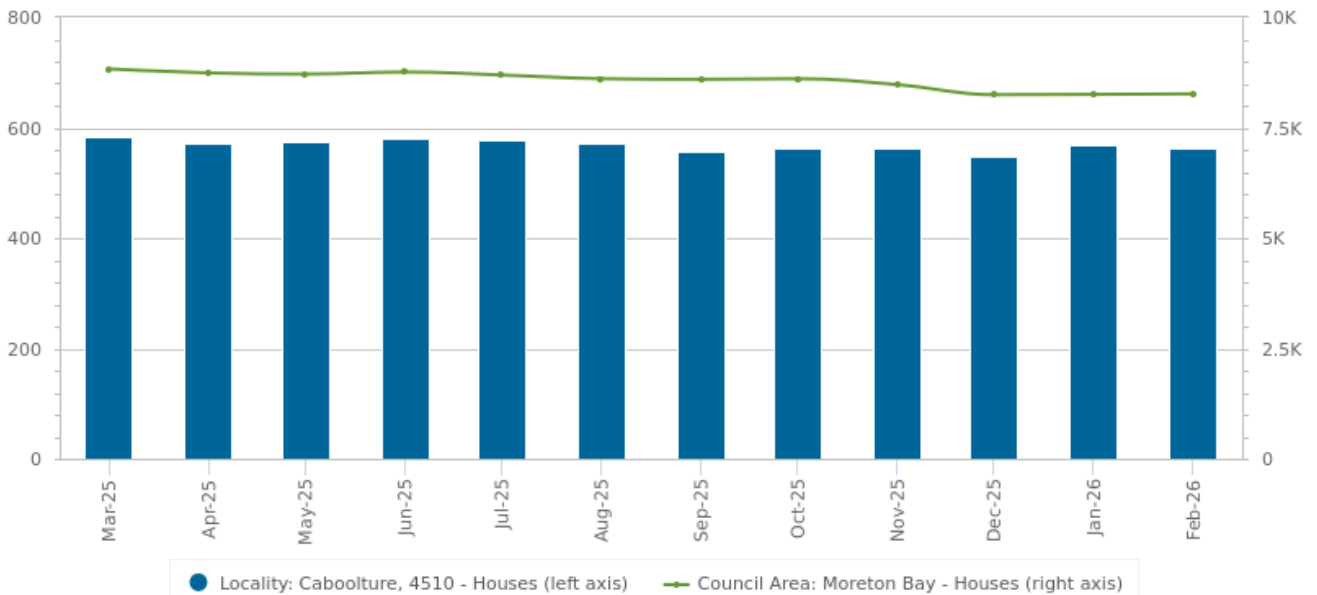
House: Total Properties Listed

563

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	584	8,832
Apr 2025	572	8,741
May 2025	574	8,716
Jun 2025	581	8,762
Jul 2025	578	8,694
Aug 2025	572	8,611
Sep 2025	557	8,597
Oct 2025	562	8,611
Nov 2025	563	8,475
Dec 2025	549	8,248
Jan 2026	568	8,255
Feb 2026	563	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

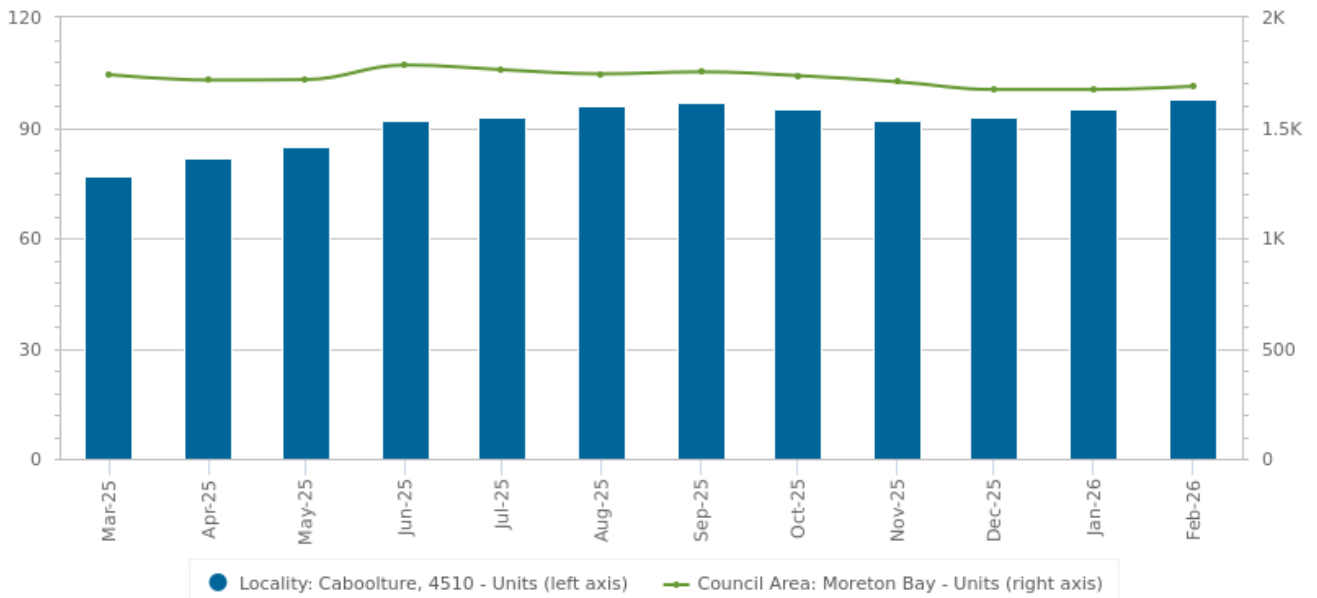
Unit: Total Properties Listed

98

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	77	1,740
Apr 2025	82	1,716
May 2025	85	1,718
Jun 2025	92	1,784
Jul 2025	93	1,763
Aug 2025	96	1,744
Sep 2025	97	1,753
Oct 2025	95	1,736
Nov 2025	92	1,708
Dec 2025	93	1,673
Jan 2026	95	1,673
Feb 2026	98	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

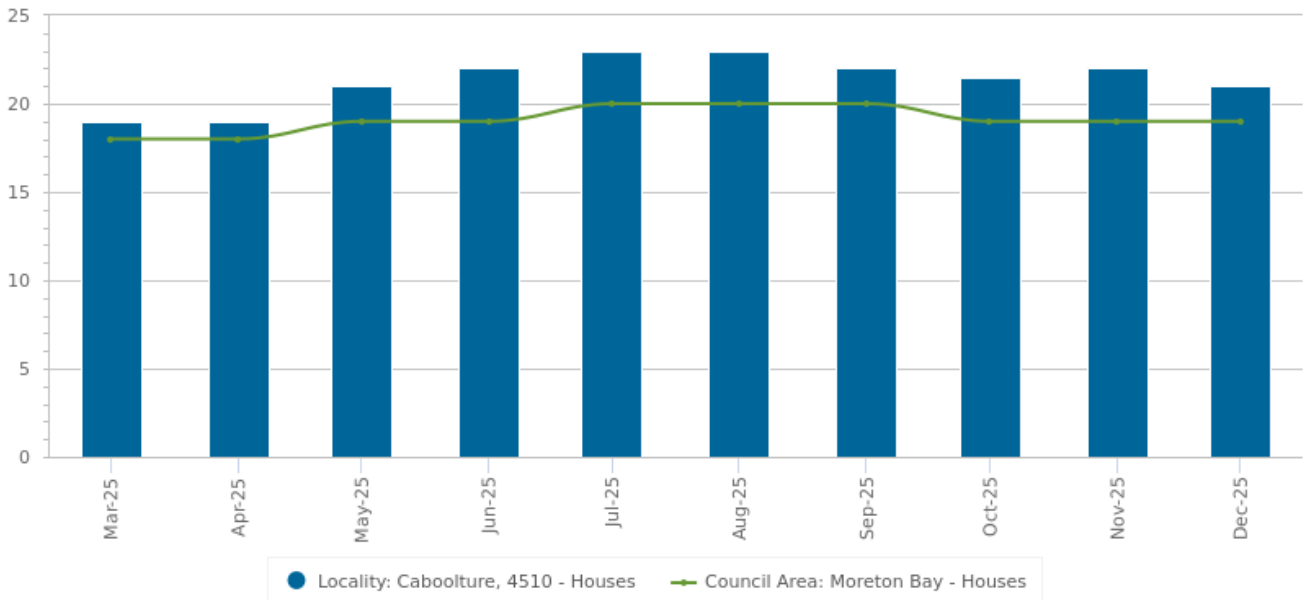
House: Median Days On Market

21

Dec 2025

	Caboolture	Moreton Bay
Jan 2025	17	17
Feb 2025	19	17.5
Mar 2025	19	18
Apr 2025	19	18
May 2025	21	19
Jun 2025	22	19
Jul 2025	23	20
Aug 2025	23	20
Sep 2025	22	20
Oct 2025	21.5	19
Nov 2025	22	19
Dec 2025	21	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

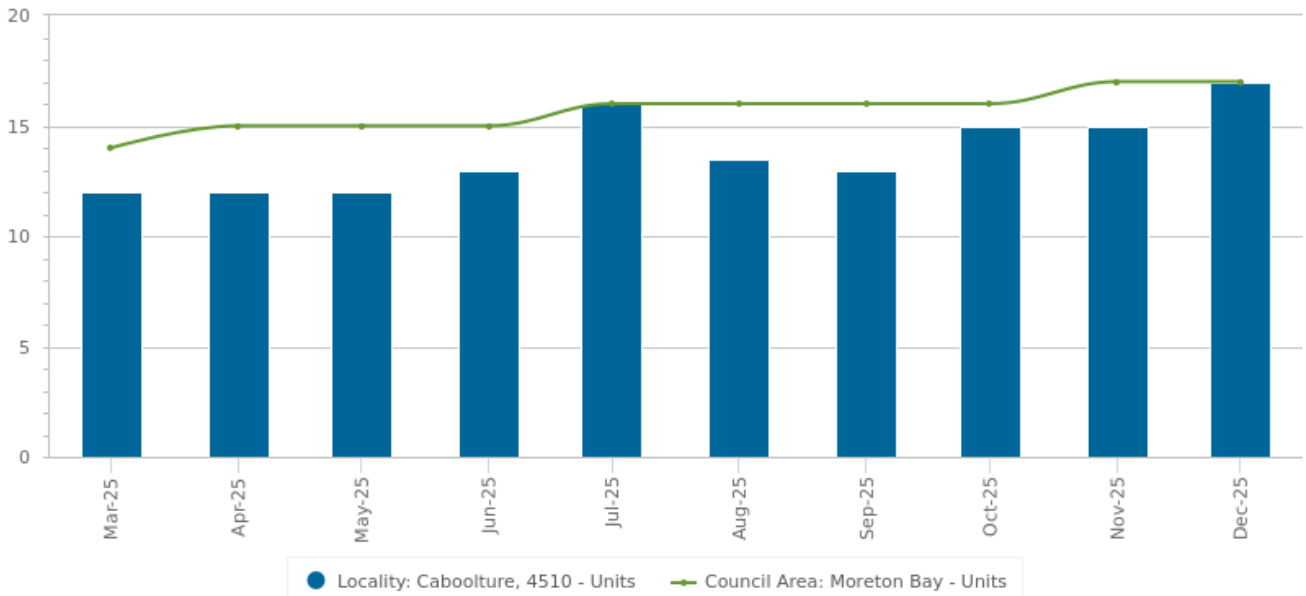
Unit: Median Days On Market

17

Dec 2025

	Caboolture	Moreton Bay
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	16
Nov 2025	15	17
Dec 2025	17	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

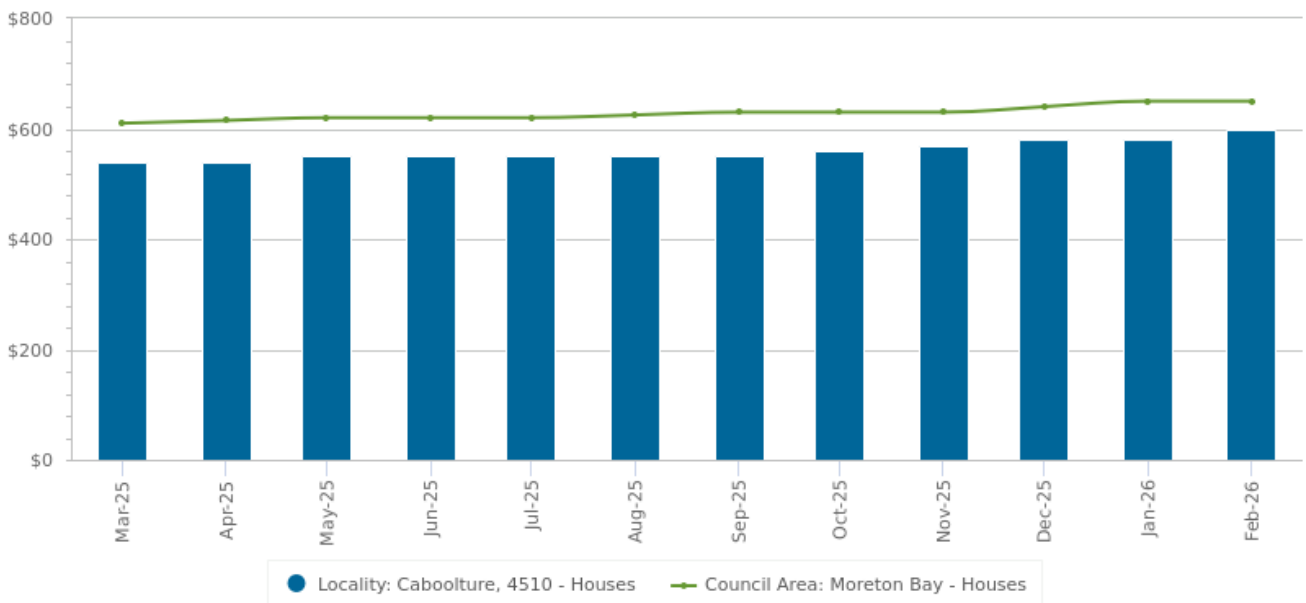
House: Median Rent

\$600/w

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	\$540/w	\$610/w
Apr 2025	\$540/w	\$615/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	\$570/w	\$630/w
Dec 2025	\$580/w	\$640/w
Jan 2026	\$580/w	\$650/w
Feb 2026	\$600/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

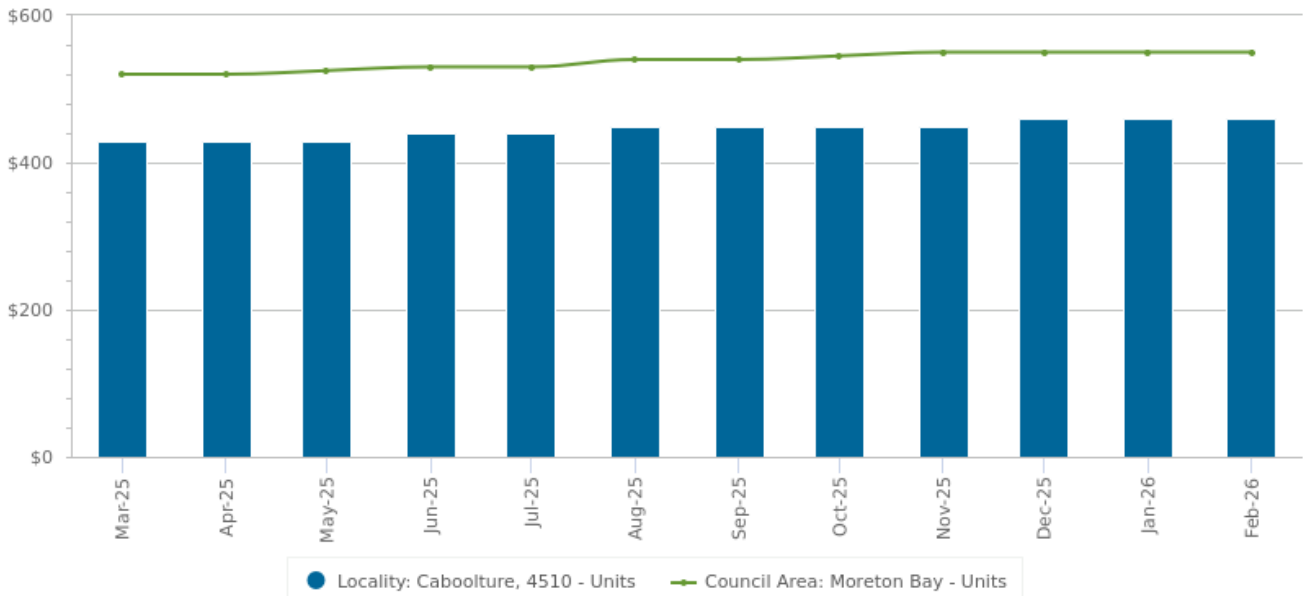
Unit: Median Rent

\$460/w

Feb 2026

	Caboolture	Moreton Bay
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	\$440/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
Jan 2026	\$460/w	\$550/w
Feb 2026	\$460/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

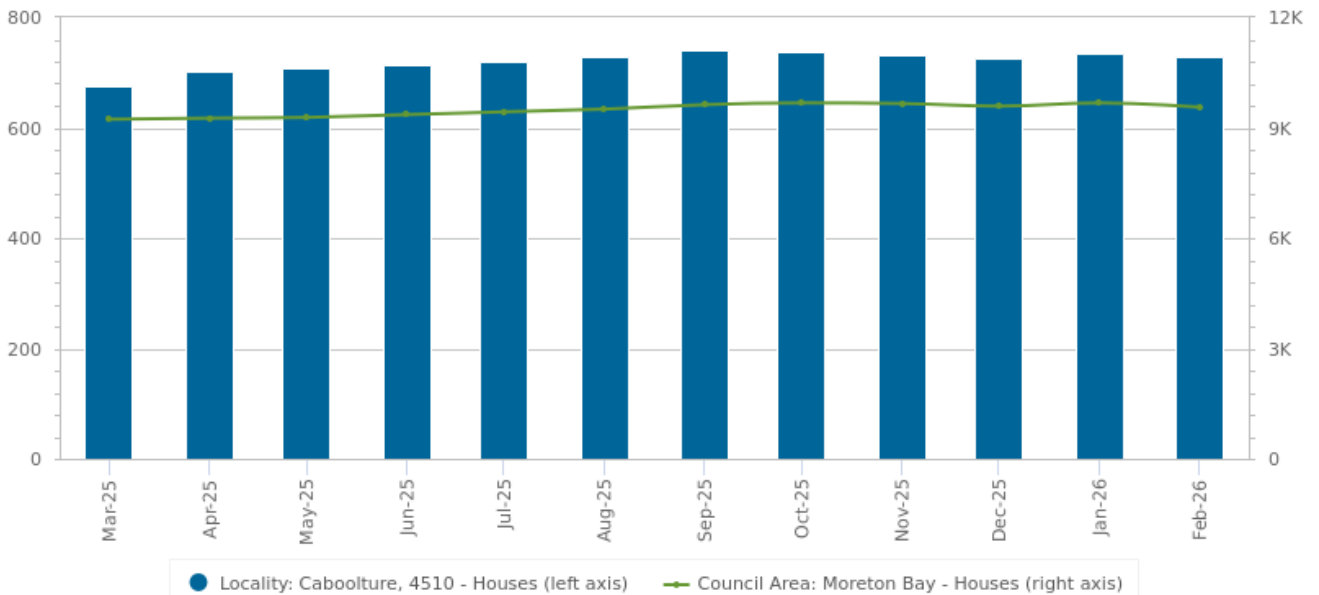
House: Rental Rate Observations

729

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	677	9,230
Apr 2025	701	9,261
May 2025	707	9,280
Jun 2025	714	9,357
Jul 2025	719	9,431
Aug 2025	730	9,506
Sep 2025	740	9,627
Oct 2025	739	9,674
Nov 2025	731	9,658
Dec 2025	727	9,587
Jan 2026	734	9,675
Feb 2026	729	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

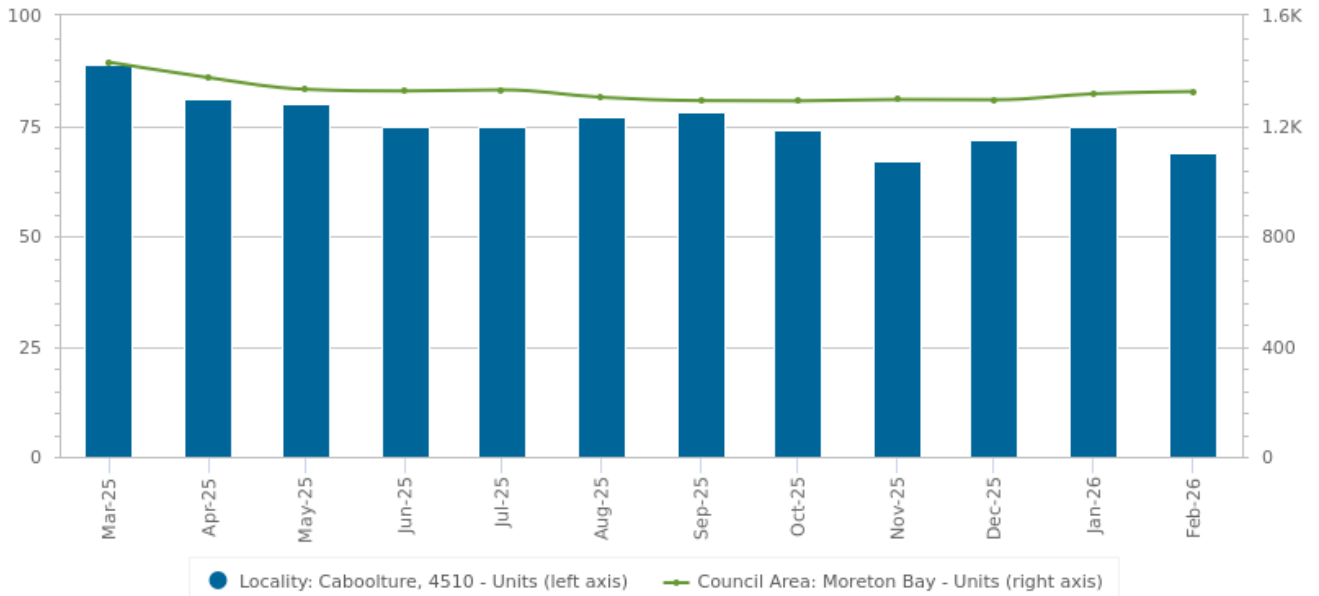
Unit: Rental Rate Observations

69

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	89	1,430
Apr 2025	81	1,374
May 2025	80	1,332
Jun 2025	75	1,326
Jul 2025	75	1,330
Aug 2025	77	1,303
Sep 2025	78	1,291
Oct 2025	74	1,290
Nov 2025	67	1,295
Dec 2025	72	1,294
Jan 2026	75	1,316
Feb 2026	69	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

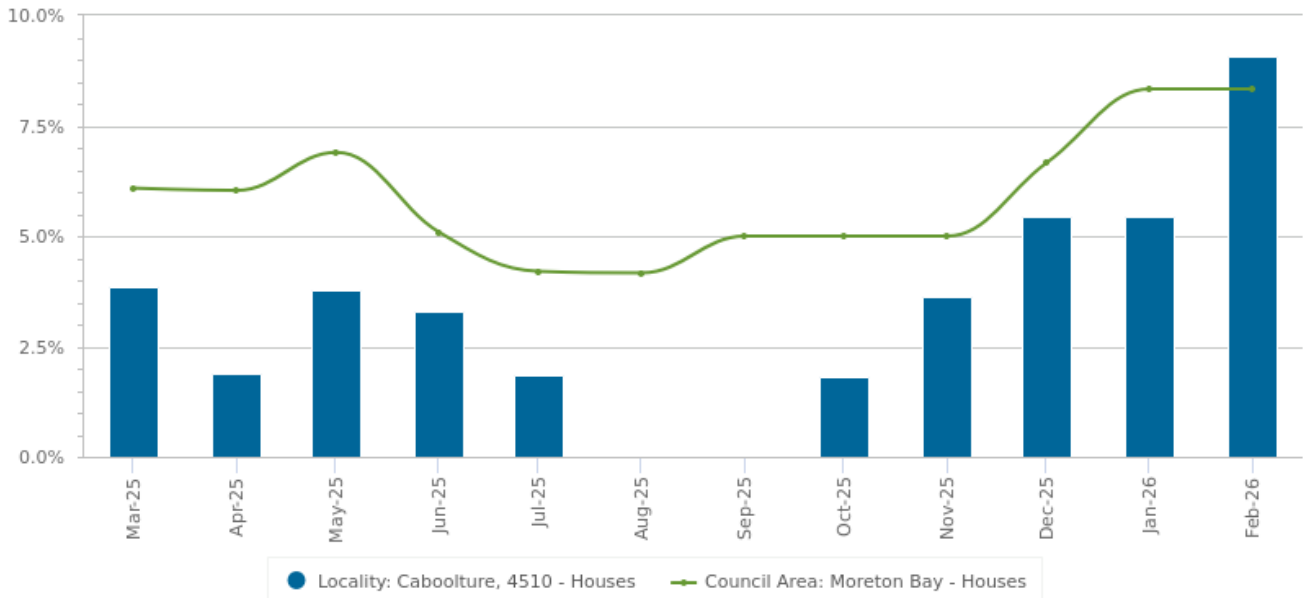
House: Change in Rental Rate

9.1%

Feb 2026

	Caboolture	Moreton Bay
Mar 2025	3.8%	6.1%
Apr 2025	1.9%	6.0%
May 2025	3.8%	6.9%
Jun 2025	3.3%	5.1%
Jul 2025	1.9%	4.2%
Aug 2025	-	4.2%
Sep 2025	-	5.0%
Oct 2025	1.8%	5.0%
Nov 2025	3.6%	5.0%
Dec 2025	5.5%	6.7%
Jan 2026	5.5%	8.3%
Feb 2026	9.1%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

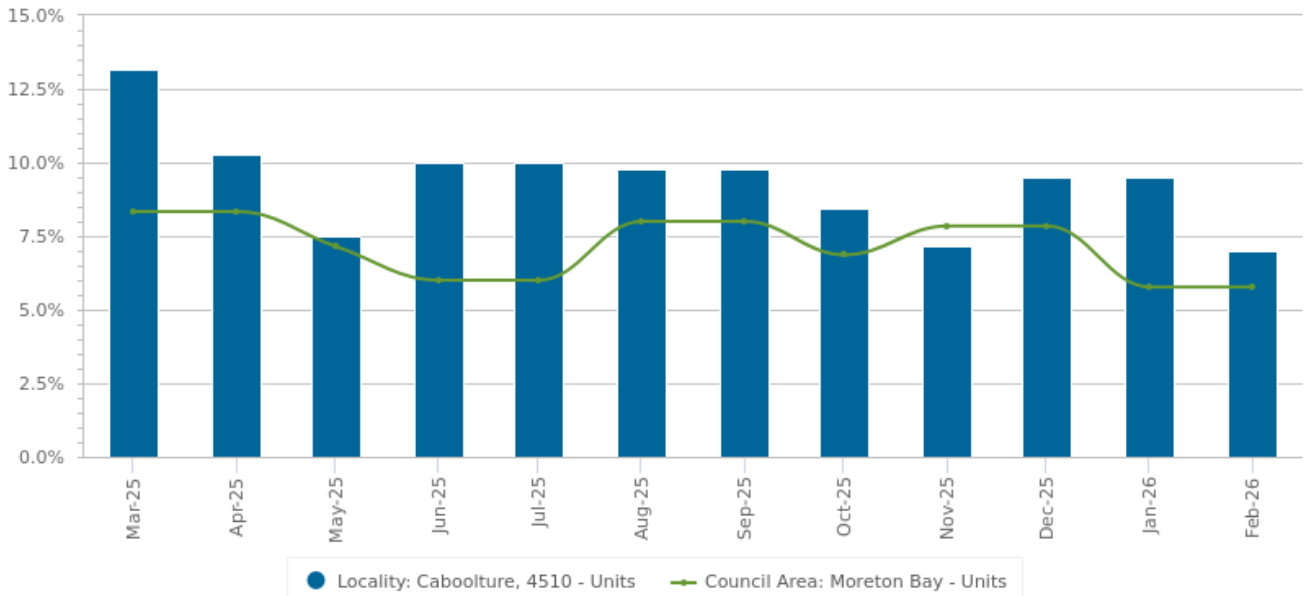
Unit: Change in Rental Rate

7.0%

Feb 2026

	Caboolture	Moreton Bay
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	10.0%	6.0%
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%
Feb 2026	7.0%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

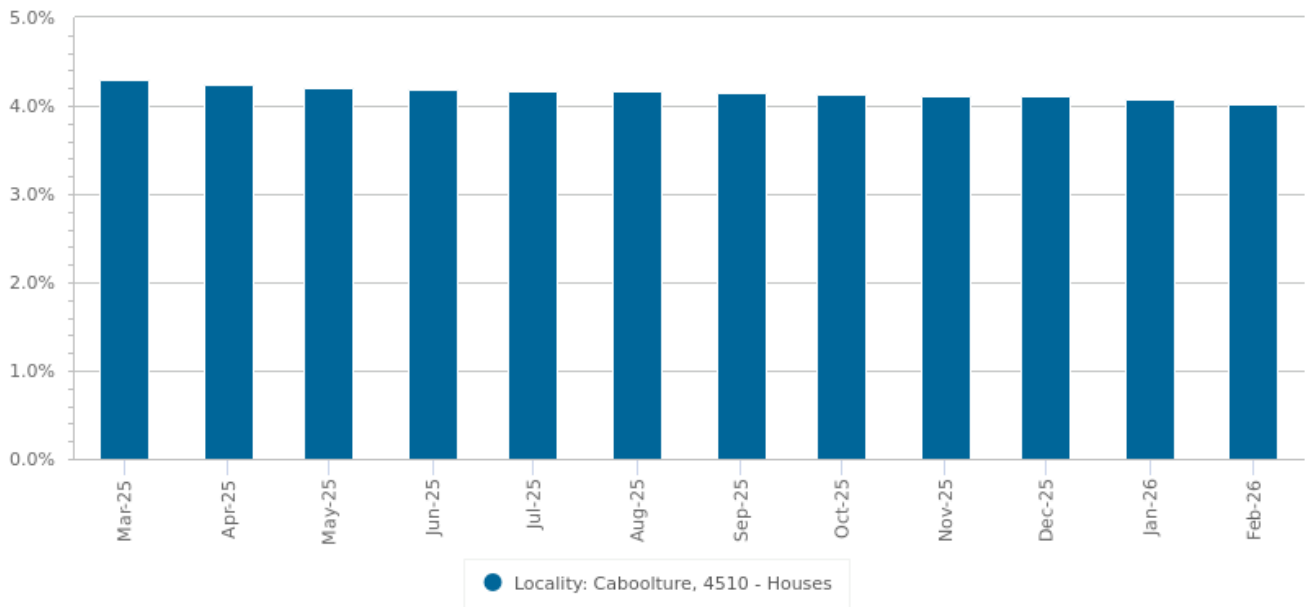
House: Value Based Rental Yield

4.0%

Feb 2026

	Caboolture
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%
Feb 2026	4.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

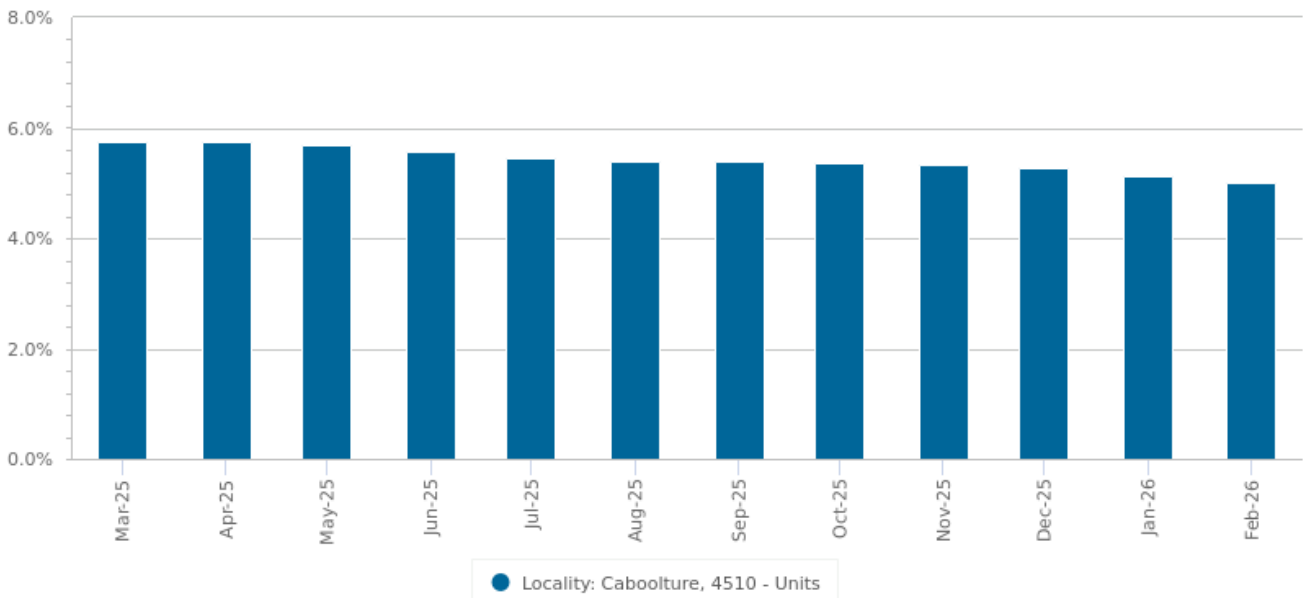
Unit: Value Based Rental Yield

5.0%

Feb 2026

	Caboolture
Mar 2025	5.8%
Apr 2025	5.8%
May 2025	5.7%
Jun 2025	5.6%
Jul 2025	5.4%
Aug 2025	5.4%
Sep 2025	5.4%
Oct 2025	5.4%
Nov 2025	5.3%
Dec 2025	5.3%
Jan 2026	5.1%
Feb 2026	5.0%

Statistics are calculated at the end of the displayed month



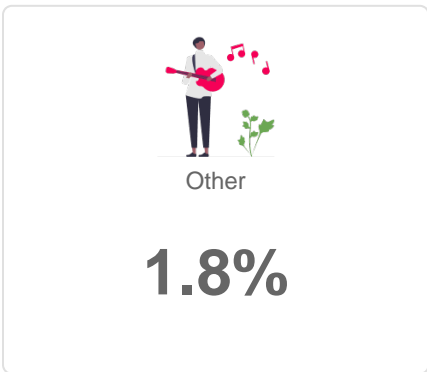
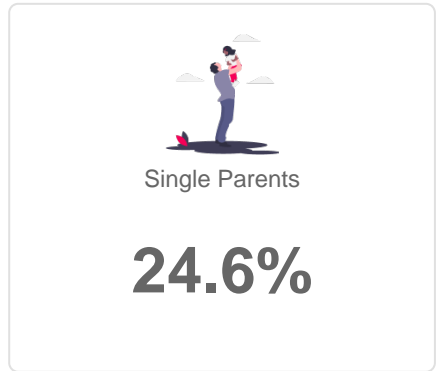
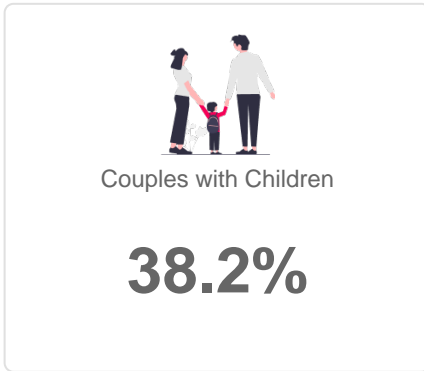
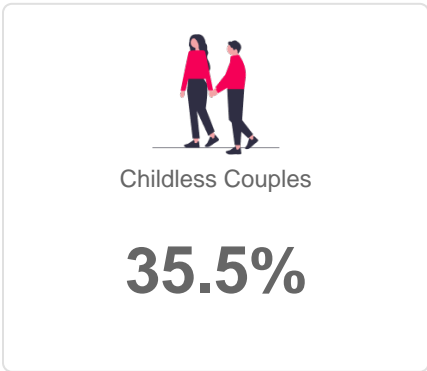
Statistics are calculated at the end of the displayed month

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)

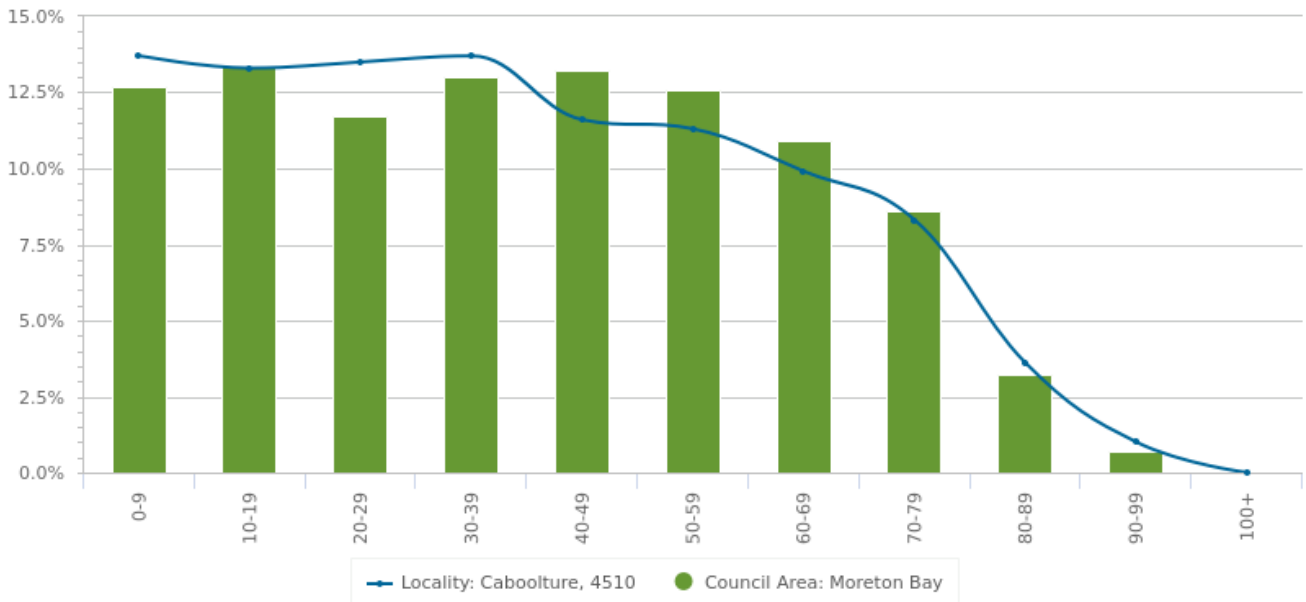


Population Age

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)



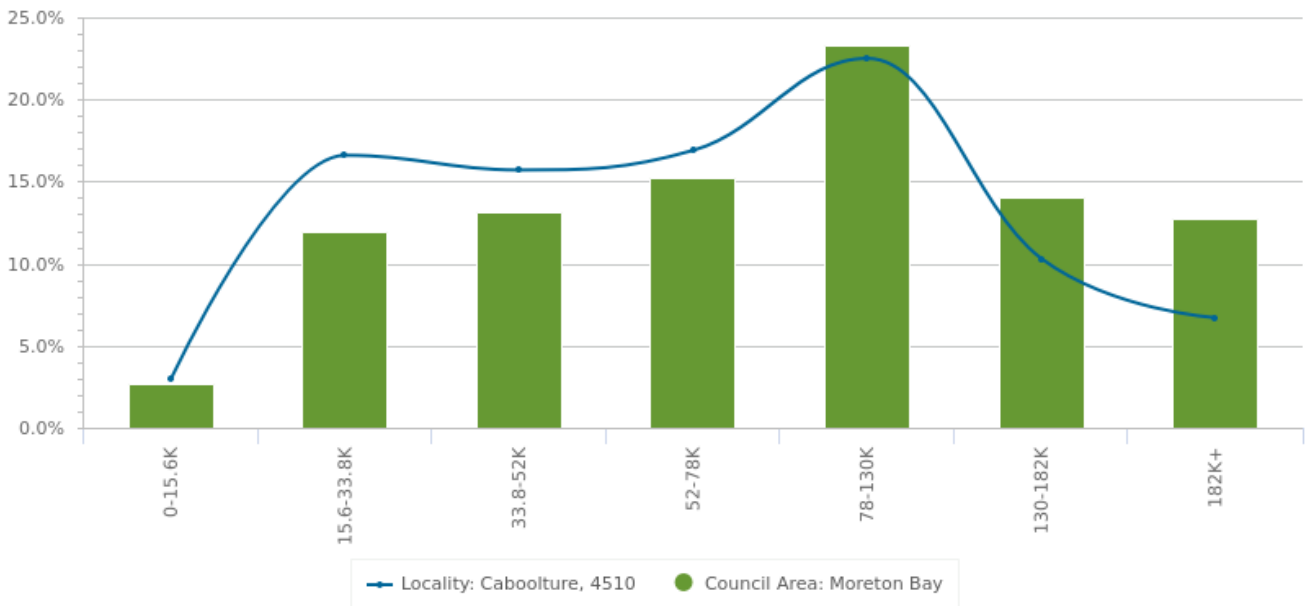
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



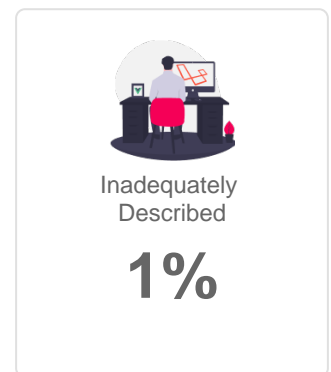
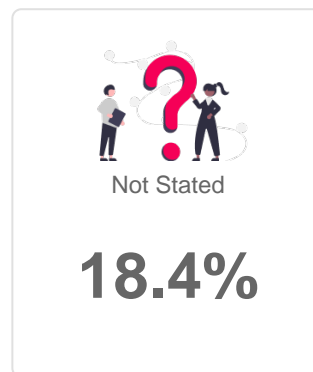
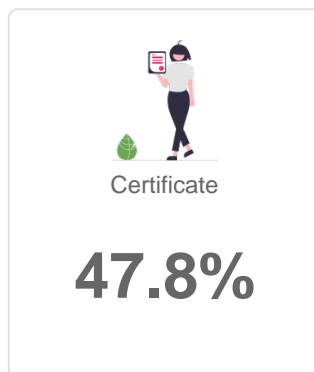
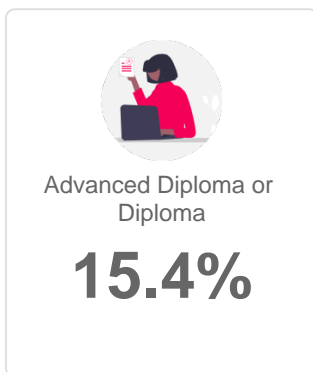
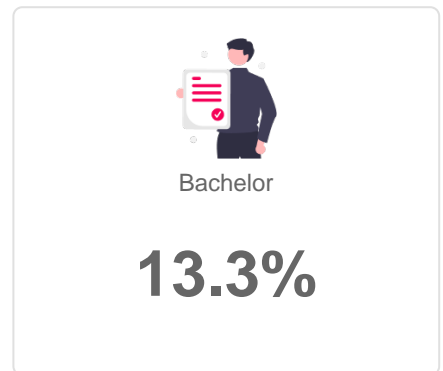
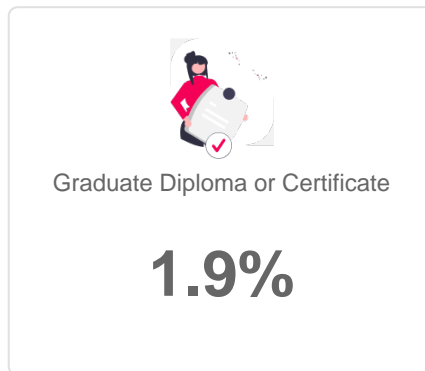
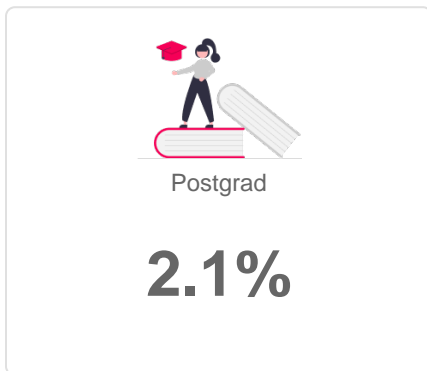
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

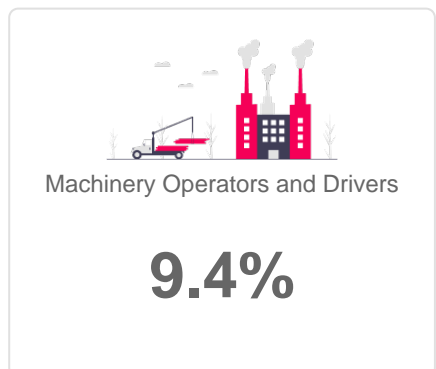
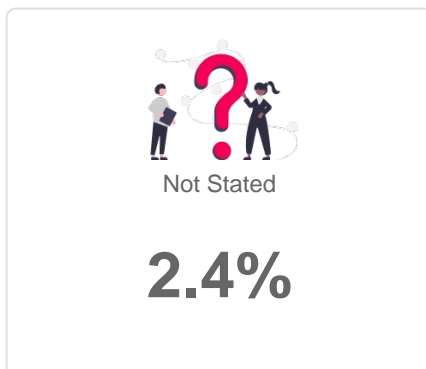
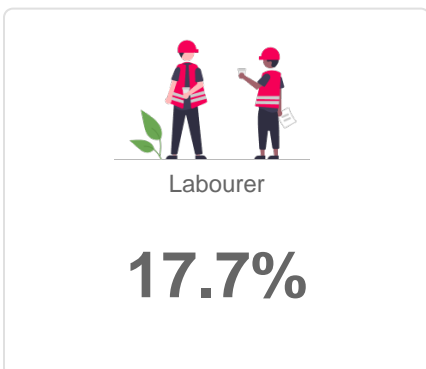
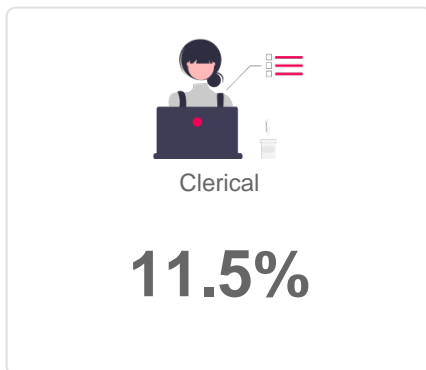
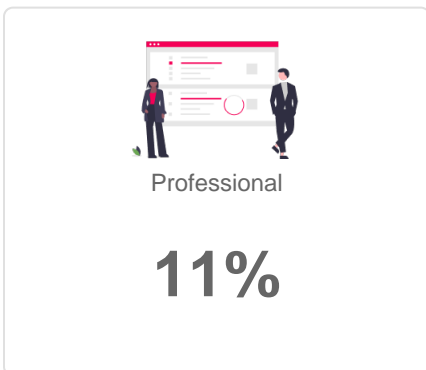


Occupation

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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