

# Suburb Statistics Report

Deception Bay QLD 4508

Prepared on 24 Mar 2026

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## Area Profile

### Deception Bay, QLD

The size of Deception Bay is approximately 19.2 square kilometres. It has 43 parks covering nearly 25.1% of total area. The population of Deception Bay in 2016 was 19850 people. By 2021 the population was 19573 showing a population decline of 1.4% in the area during that time. The predominant age group in Deception Bay is 10-19 years. Households in Deception Bay are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Deception Bay work in a community and personal service occupation. In 2021, 58.30% of the homes in Deception Bay were owner-occupied compared with 56.20% in 2016.

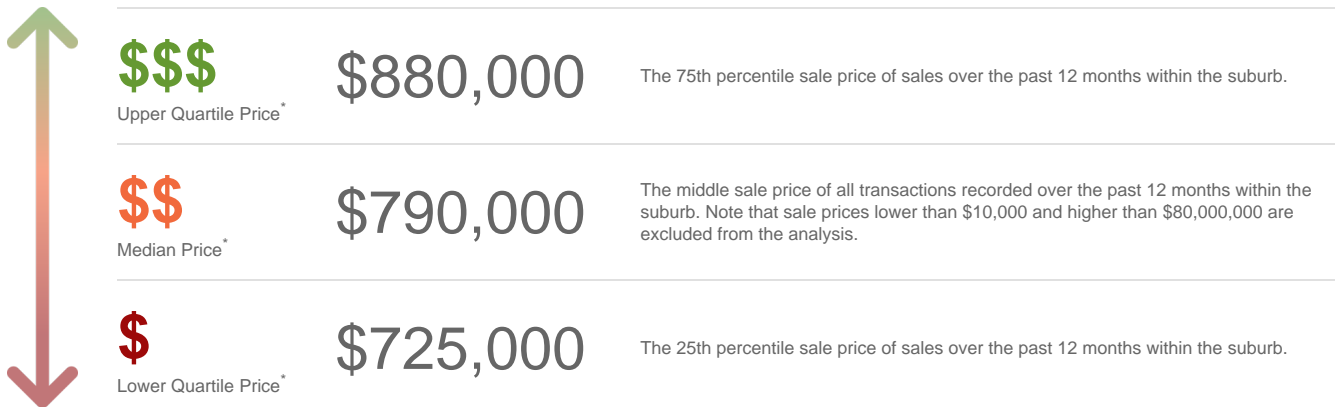
	House	Unit	Land
Average Tenure Period	10.8 years	6.8 years	-
Total Dwellings	6,594	1,018	215
Total New Listings	278	72	-
Median Value	\$885,271	\$681,795	-
Total Properties Listed	312	79	-

## Market Trends

### House: Market Trends



### House: Median Price Quartiles



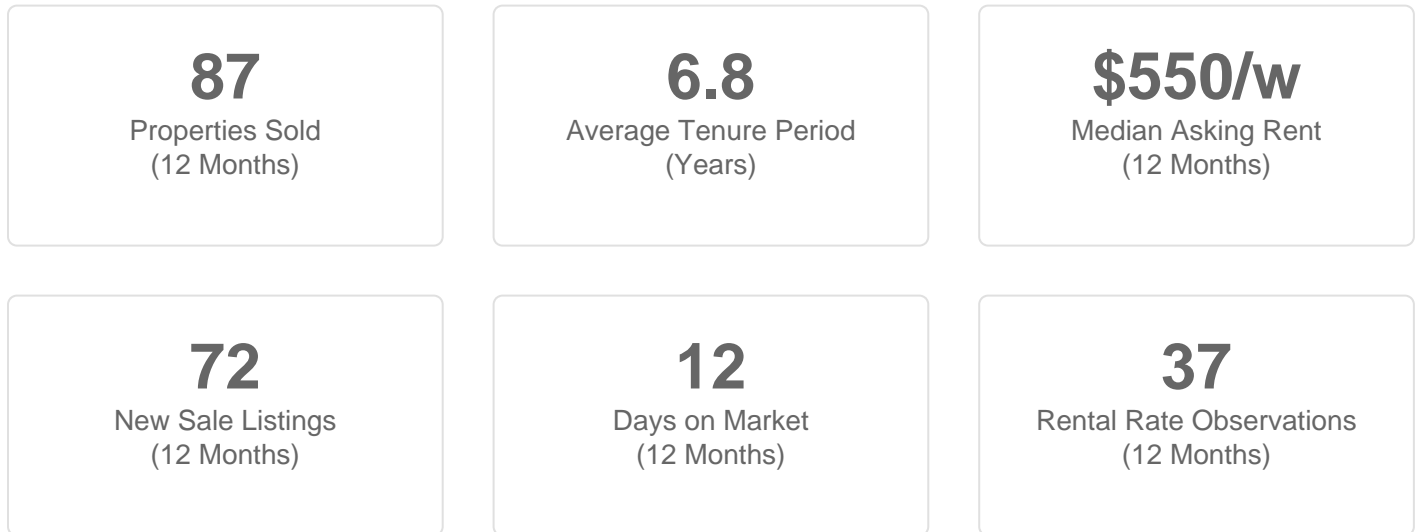
\*Statistics are calculated over a rolling 12 month period

# Suburb Statistics Report

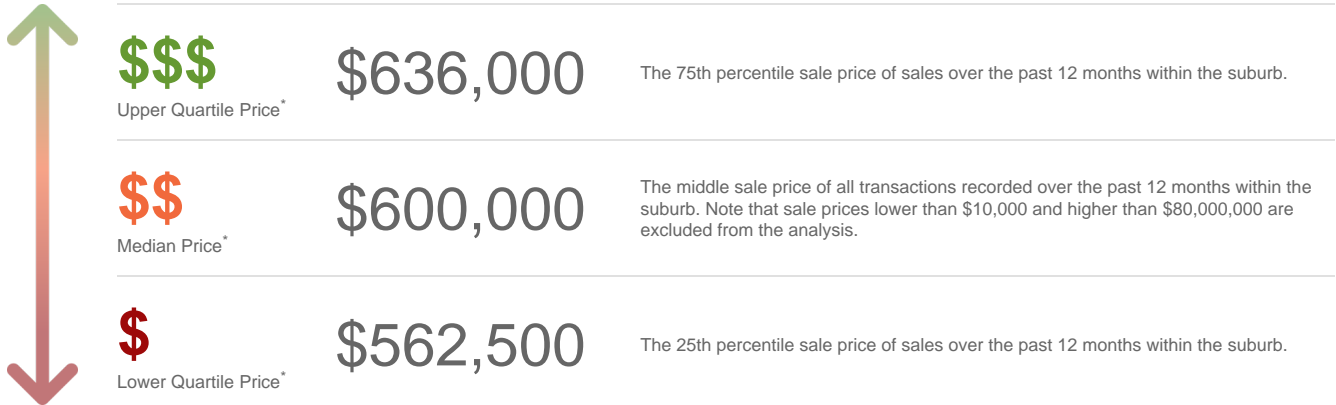
Deception Bay QLD 4508



## Unit: Market Trends

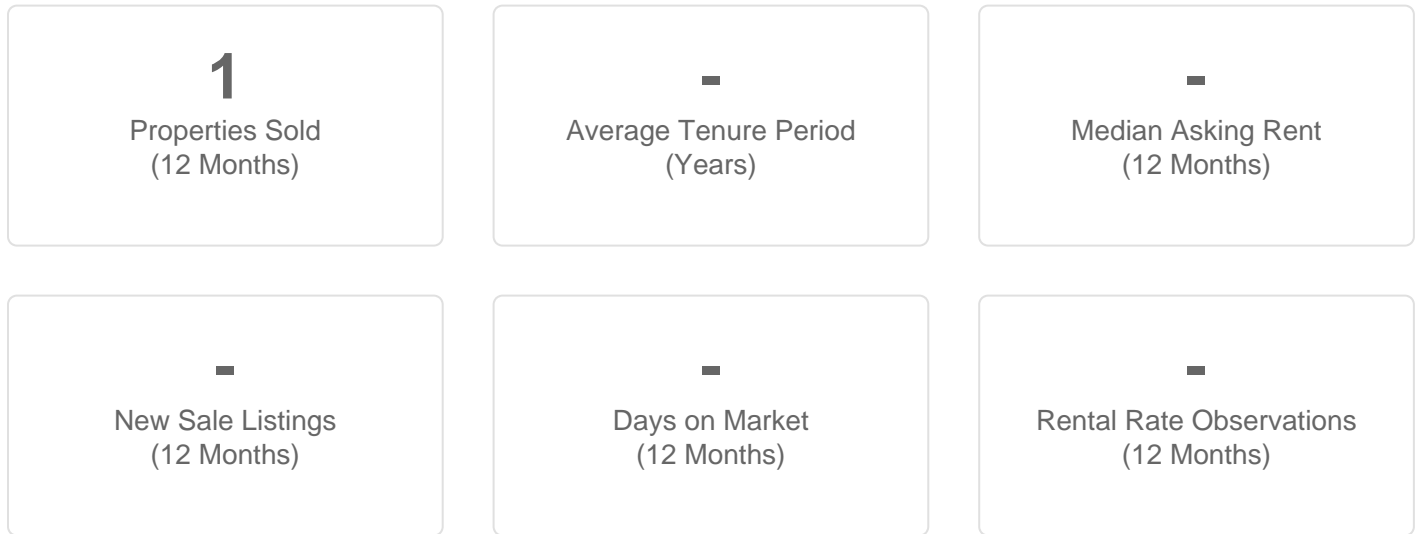


## Unit: Median Price Quartiles

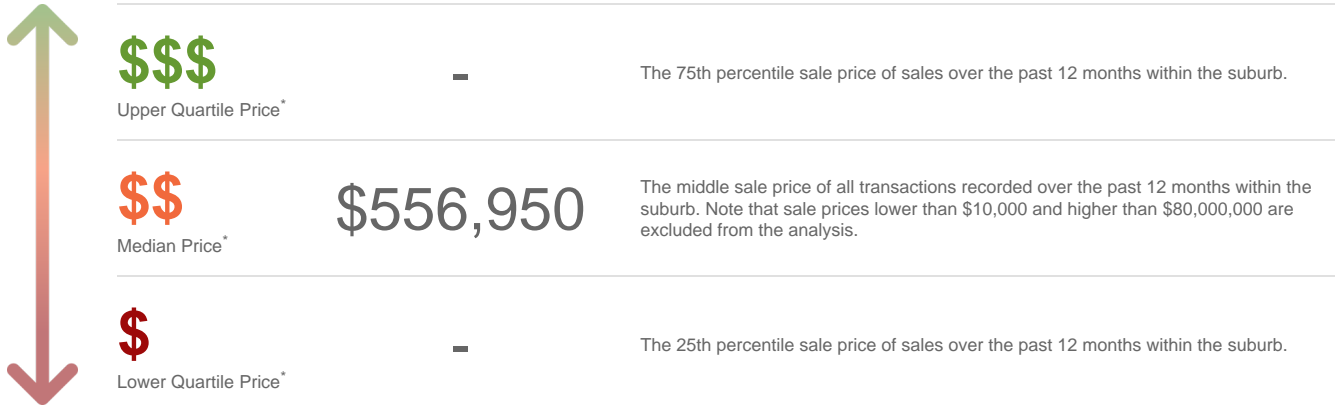


\*Statistics are calculated over a rolling 12 month period

## Land: Market Trends



## Land: Median Price Quartiles



\*Statistics are calculated over a rolling 12 month period

# Median Value

## House: Recent Median Value

**\$885K**

Feb 2026

	Deception Bay
Mar 2025	\$746,668
Apr 2025	\$756,490
May 2025	\$757,210
Jun 2025	\$774,766
Jul 2025	\$777,824
Aug 2025	\$791,898
Sep 2025	\$805,018
Oct 2025	\$816,322
Nov 2025	\$827,496
Dec 2025	\$850,524
Jan 2026	\$869,579
Feb 2026	\$885,271

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

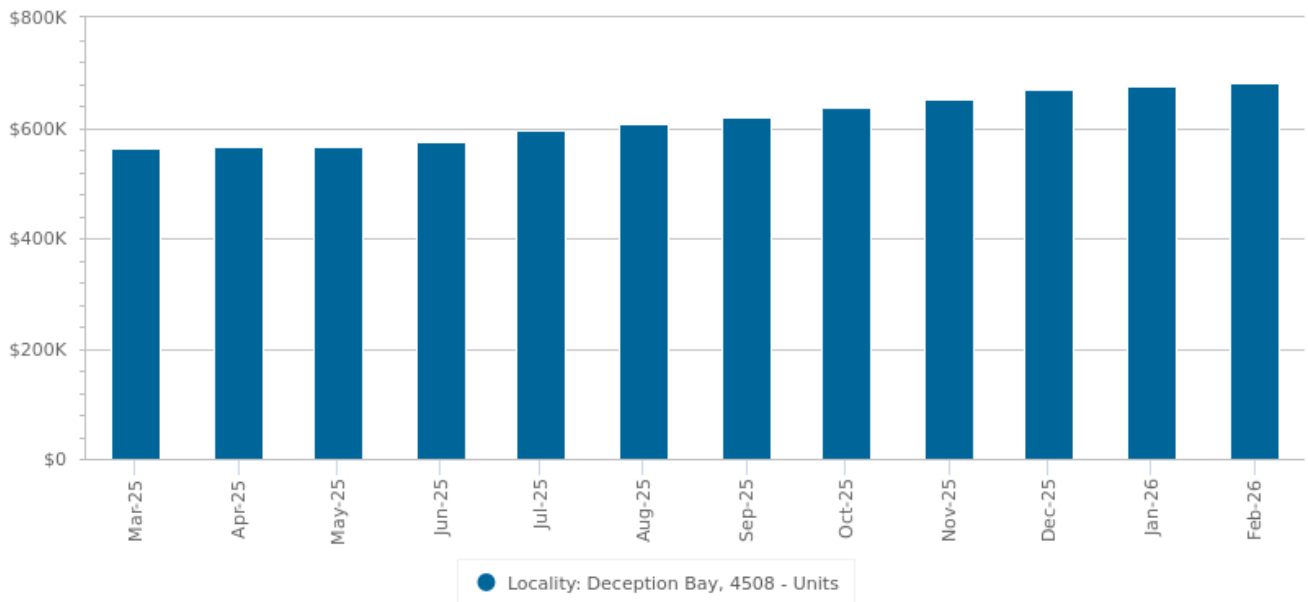
Unit: Recent Median Value

**\$682K**

Feb 2026

	Deception Bay
Mar 2025	\$563,510
Apr 2025	\$564,486
May 2025	\$566,605
Jun 2025	\$575,330
Jul 2025	\$595,816
Aug 2025	\$608,598
Sep 2025	\$618,223
Oct 2025	\$637,760
Nov 2025	\$652,843
Dec 2025	\$668,315
Jan 2026	\$676,541
Feb 2026	\$681,795

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

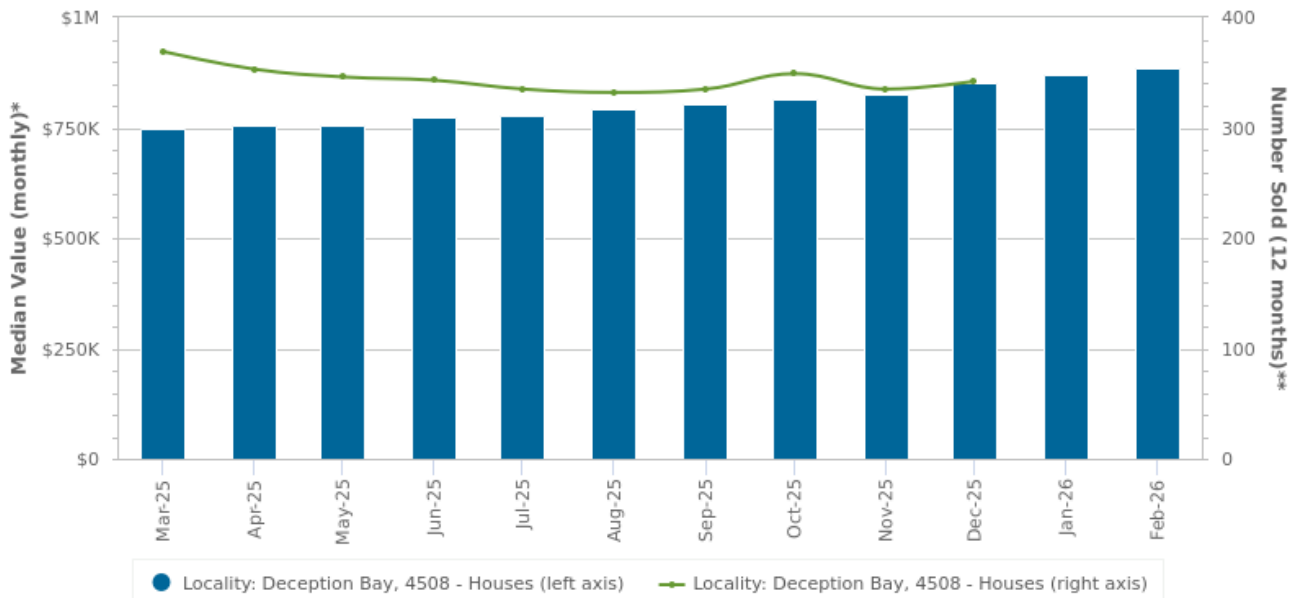
### House: Median Value vs Number Sold

**342**

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$746,668	369
Apr 2025	\$756,490	353
May 2025	\$757,210	346
Jun 2025	\$774,766	343
Jul 2025	\$777,824	335
Aug 2025	\$791,898	332
Sep 2025	\$805,018	335
Oct 2025	\$816,322	349
Nov 2025	\$827,496	335
Dec 2025	\$850,524	342
Jan 2026	\$869,579	-
Feb 2026	\$885,271	-

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

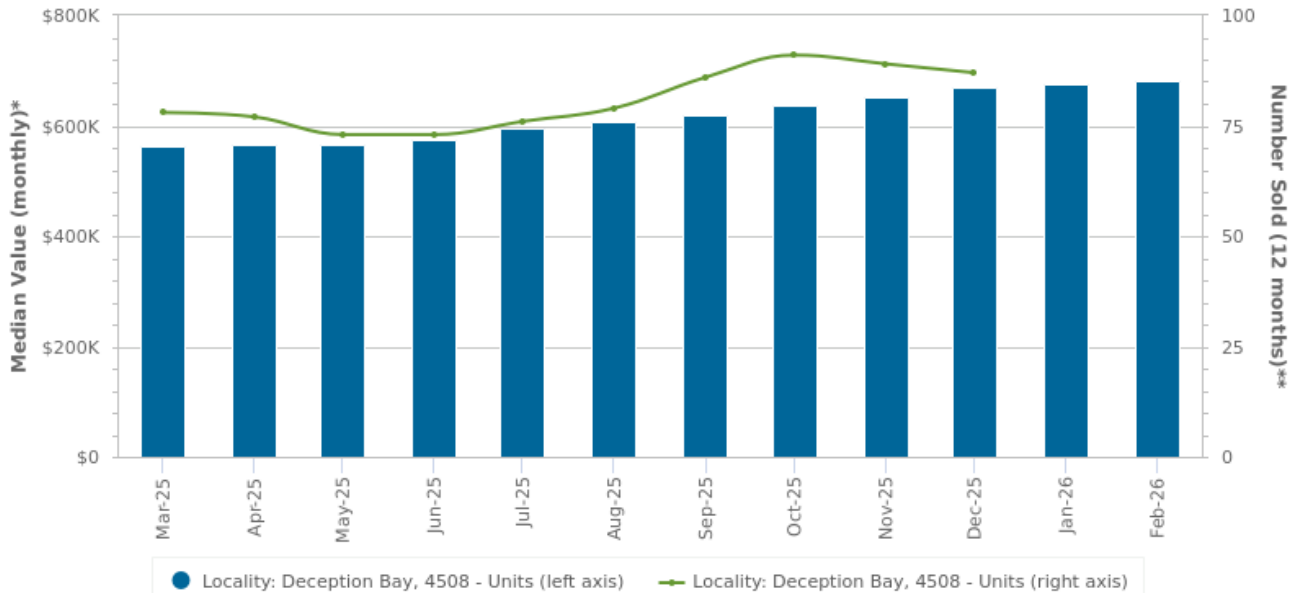
Unit: Median Value vs Number Sold

87

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$563,510	78
Apr 2025	\$564,486	77
May 2025	\$566,605	73
Jun 2025	\$575,330	73
Jul 2025	\$595,816	76
Aug 2025	\$608,598	79
Sep 2025	\$618,223	86
Oct 2025	\$637,760	91
Nov 2025	\$652,843	89
Dec 2025	\$668,315	87
Jan 2026	\$676,541	-
Feb 2026	\$681,795	-

Statistics are calculated over a rolling 12 month period



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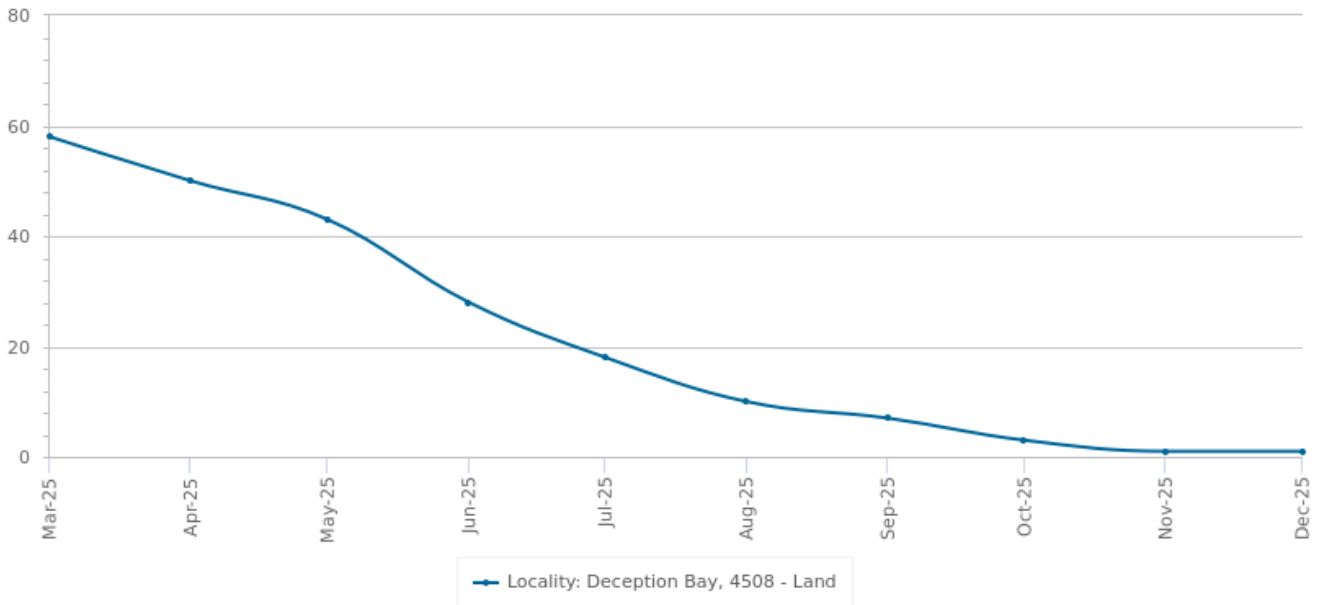
### Land: Median Value vs Number Sold

1

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	73
Feb 2025	-	67
Mar 2025	-	58
Apr 2025	-	50
May 2025	-	43
Jun 2025	-	28
Jul 2025	-	18
Aug 2025	-	10
Sep 2025	-	7
Oct 2025	-	3
Nov 2025	-	1
Dec 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

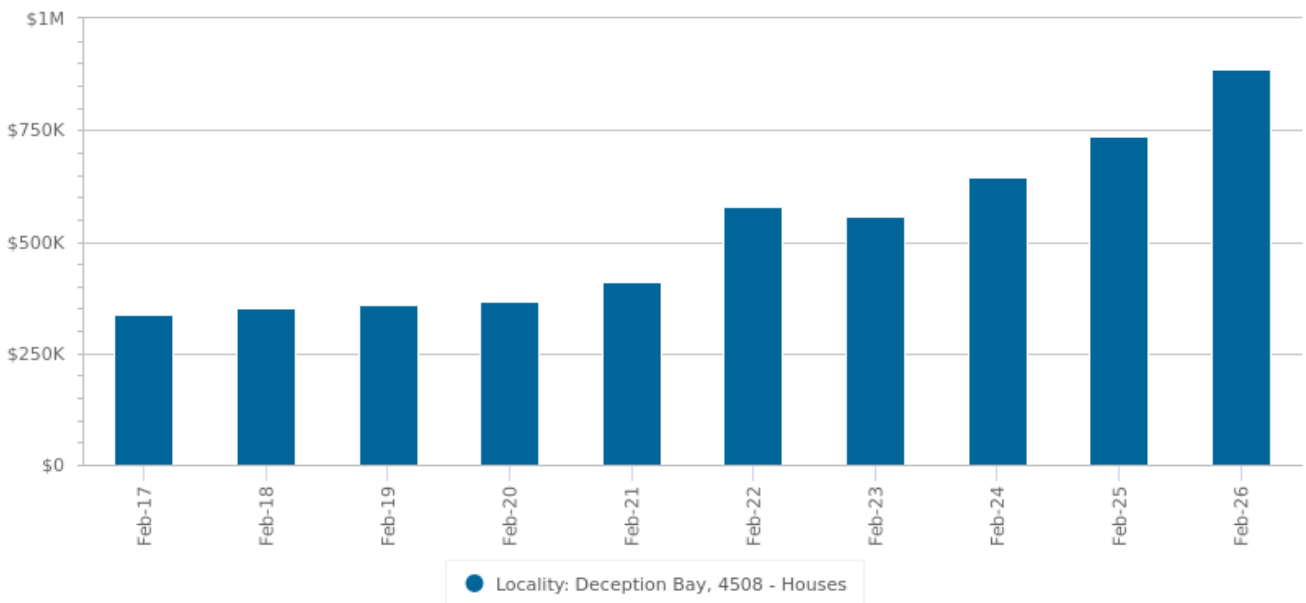
House: Median Value

**\$885K**

Feb 2026

	Deception Bay
Feb 2017	\$338,064
Feb 2018	\$349,945
Feb 2019	\$360,362
Feb 2020	\$366,251
Feb 2021	\$410,605
Feb 2022	\$577,900
Feb 2023	\$557,243
Feb 2024	\$645,950
Feb 2025	\$737,647
Feb 2026	\$885,271

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

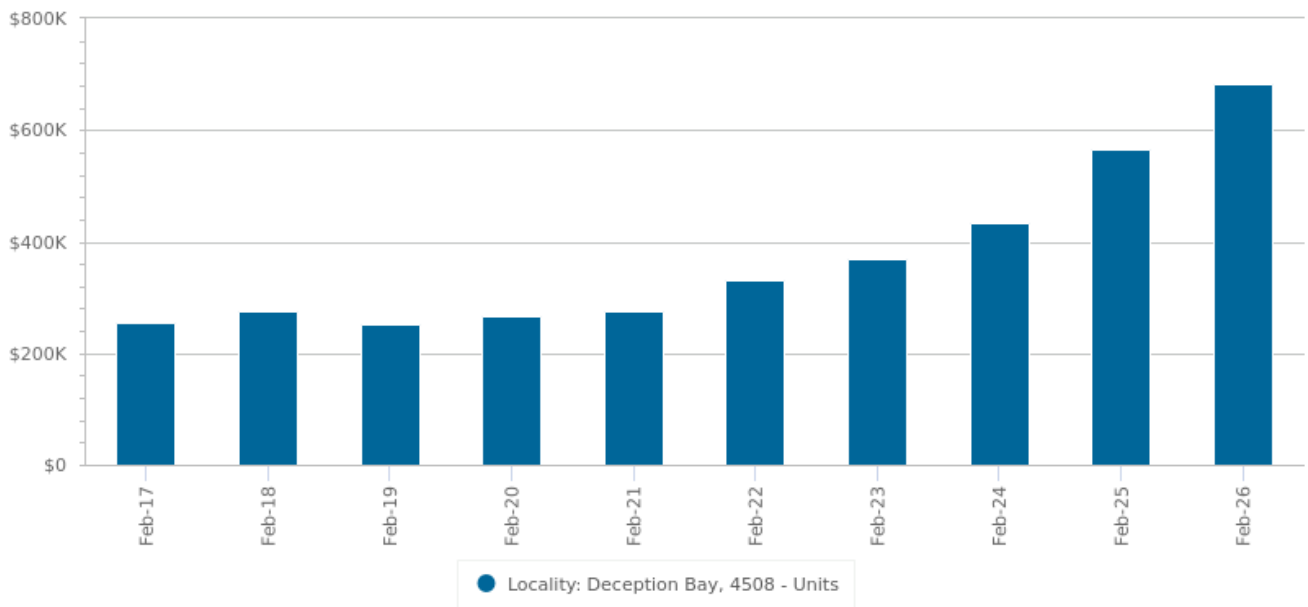
Unit: Median Value

**\$682K**

Feb 2026

	Deception Bay
Feb 2017	\$253,690
Feb 2018	\$276,083
Feb 2019	\$253,076
Feb 2020	\$266,690
Feb 2021	\$275,695
Feb 2022	\$329,851
Feb 2023	\$369,334
Feb 2024	\$432,693
Feb 2025	\$566,795
Feb 2026	\$681,795

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Sales Per Annum

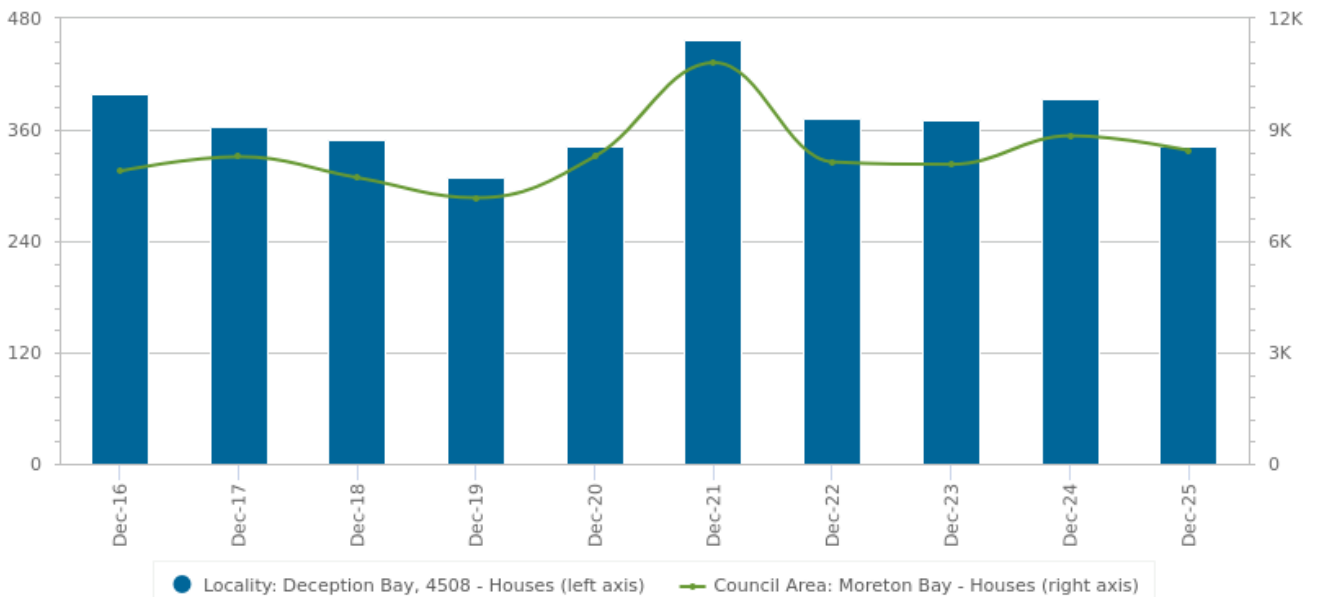
## House: Sales Per Annum

**342**

Dec 2025

	Deception Bay	Moreton Bay
Dec 2017	363	8275
Dec 2018	350	7708
Dec 2019	309	7167
Dec 2020	343	8294
Dec 2021	457	10807
Dec 2022	373	8132
Dec 2023	370	8068
Dec 2024	394	8840
Dec 2025	342	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

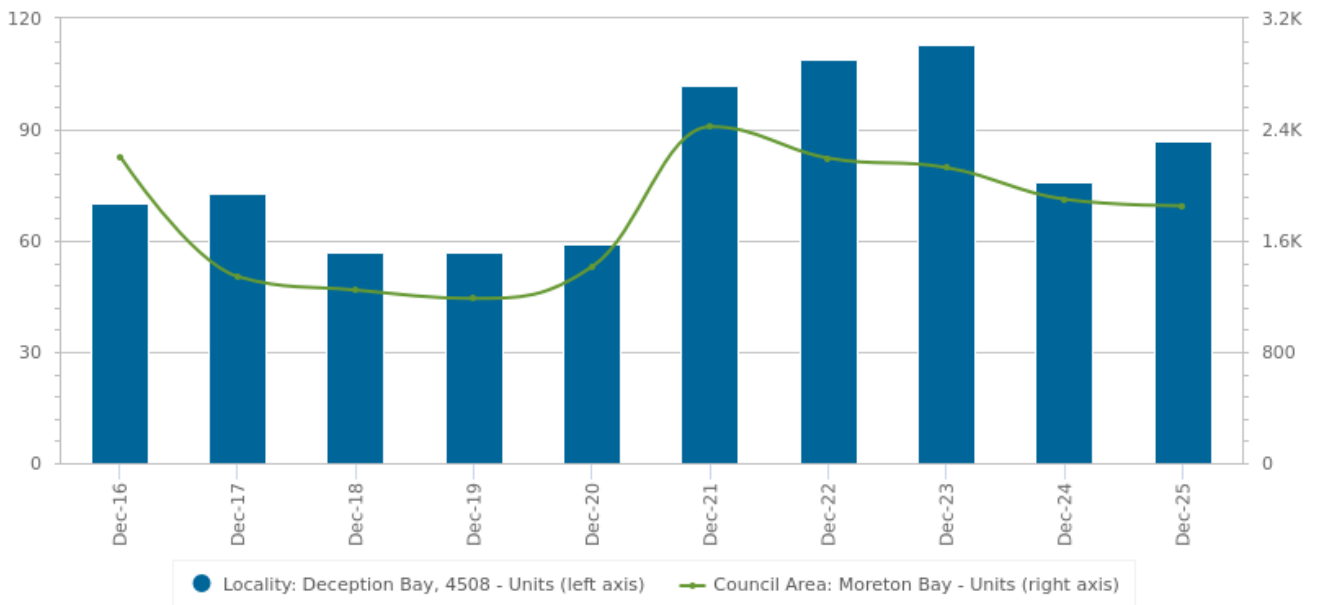
Unit: Sales Per Annum

87

Dec 2025

	Deception Bay	Moreton Bay
Dec 2017	73	1341
Dec 2018	57	1245
Dec 2019	57	1185
Dec 2020	59	1416
Dec 2021	102	2421
Dec 2022	109	2194
Dec 2023	113	2126
Dec 2024	76	1898
Dec 2025	87	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

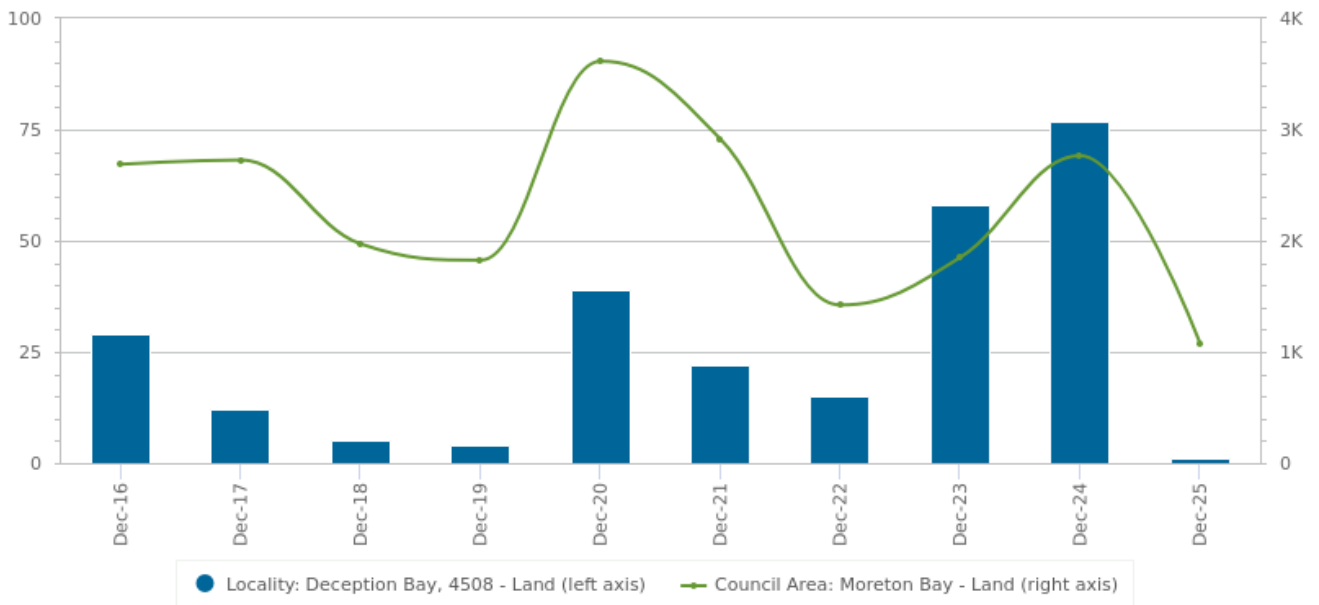
## Land: Sales Per Annum

1

Dec 2025

	Deception Bay	Moreton Bay
Dec 2017	12	2726
Dec 2018	5	1971
Dec 2019	4	1825
Dec 2020	39	3615
Dec 2021	22	2913
Dec 2022	15	1422
Dec 2023	58	1850
Dec 2024	77	2765
Dec 2025	1	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

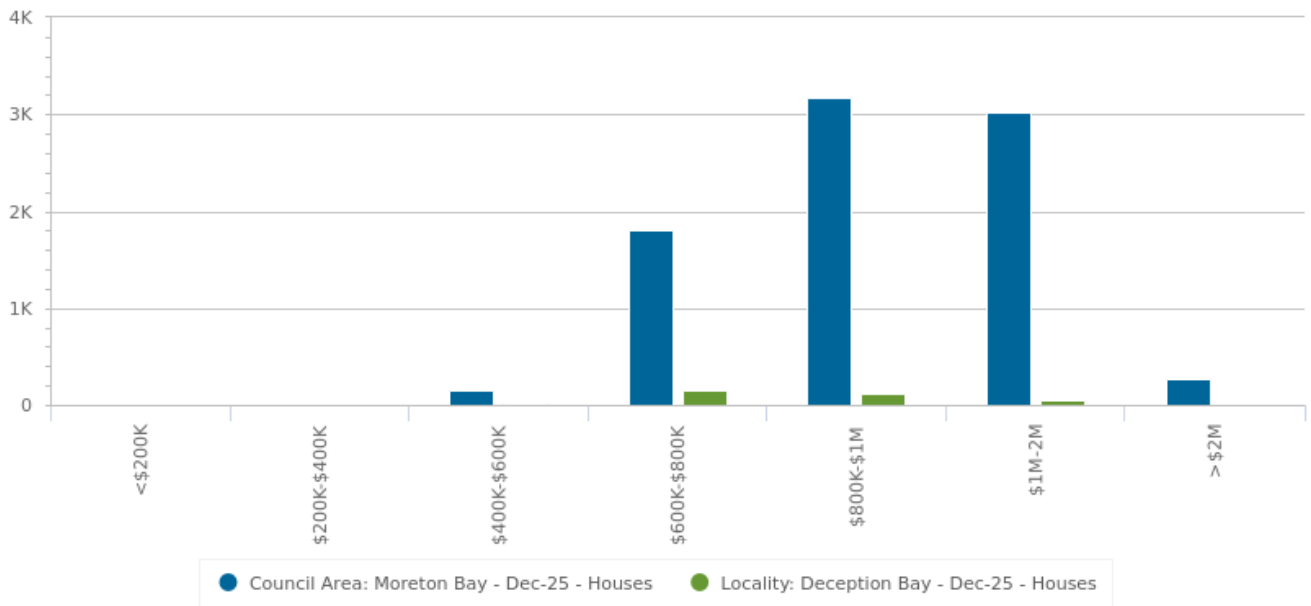
## House: Sales By Price

**\$286.74M**

Dec 2025

	Deception Bay	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	15	157
\$600K-\$800K	159	1,804
\$800K-\$1M	122	3,167
\$1M-\$2M	44	3,020
>\$2M	1	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

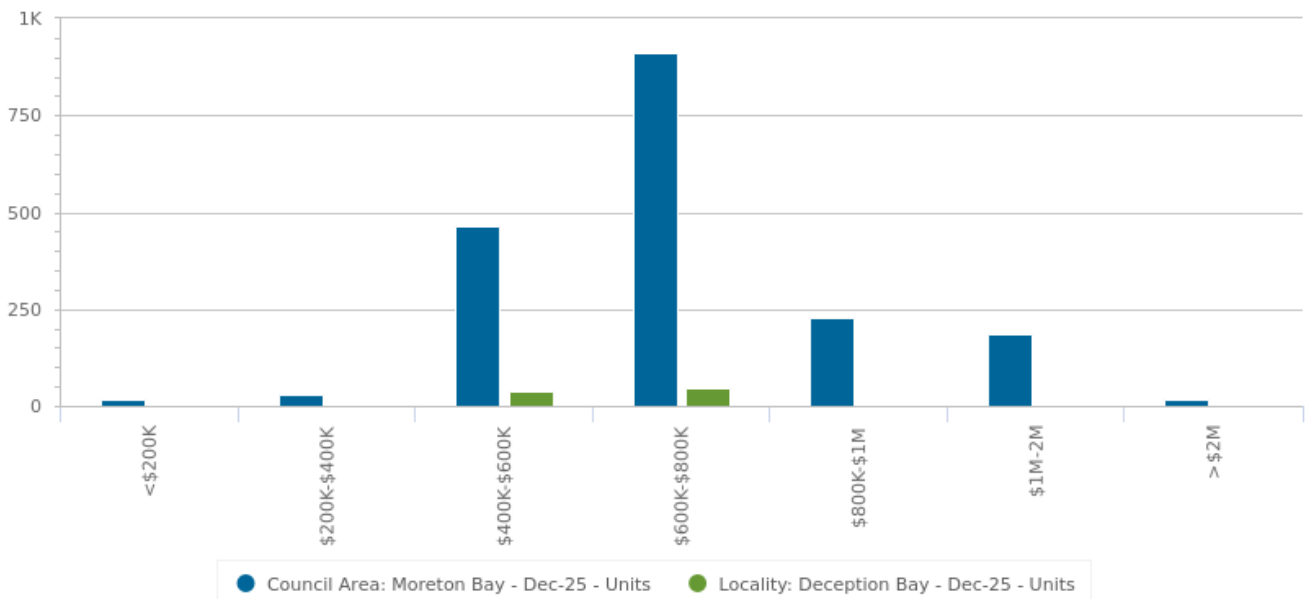
**\$52.28M**

Dec 2025

Unit: Sales By Price

	Deception Bay	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	39	463
\$600K-\$800K	46	913
\$800K-\$1M	2	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

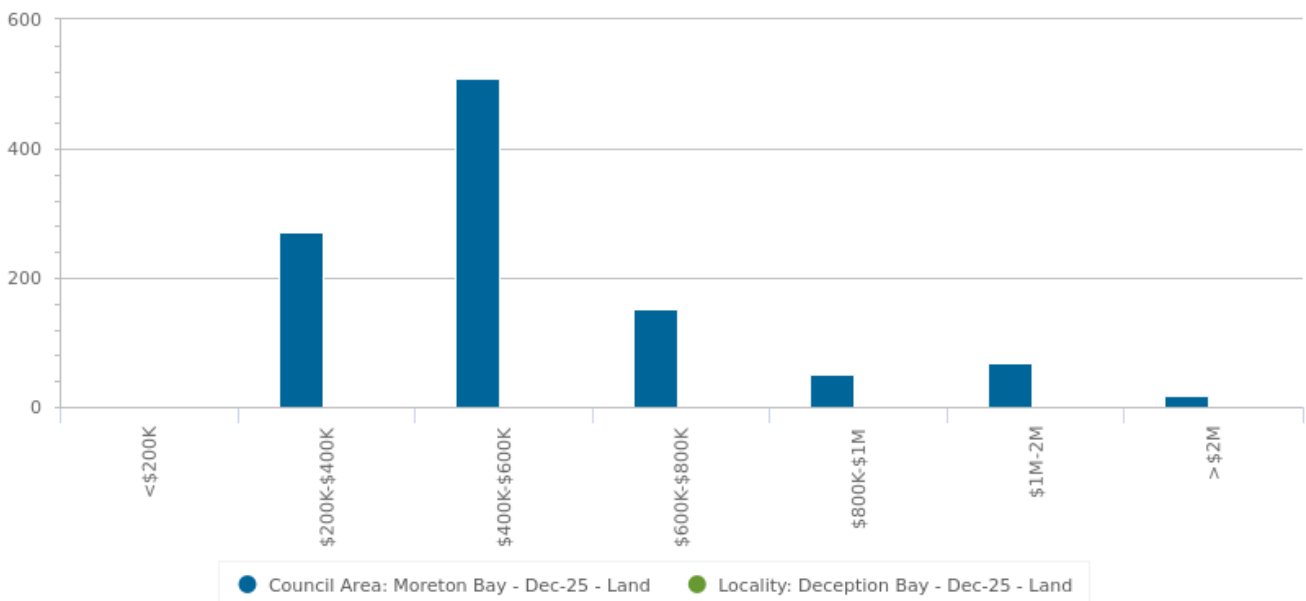


Statistics are calculated over a rolling 12 month period

### Land: Sales By Price

	Deception Bay	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	-	509
\$600K-\$800K	1	153
\$800K-\$1M	-	51
\$1M-\$2M	-	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

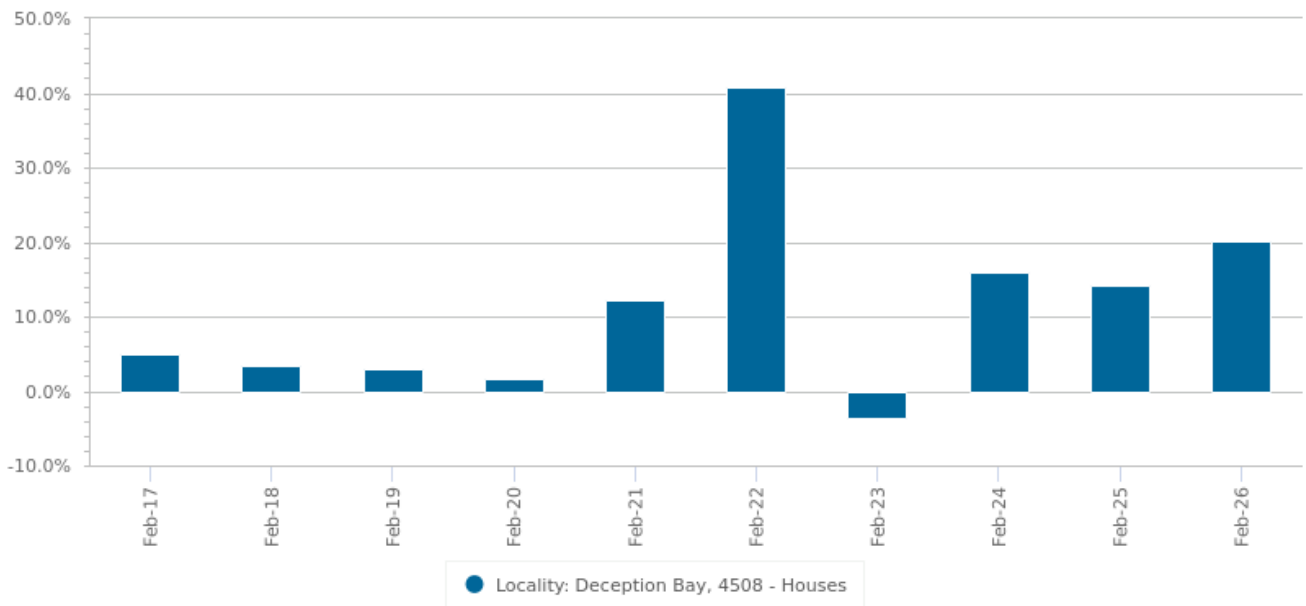
## House: Change In Median Value

**20.0%**

Feb 2026

	Deception Bay
Feb 2017	4.9%
Feb 2018	3.5%
Feb 2019	3.0%
Feb 2020	1.6%
Feb 2021	12.1%
Feb 2022	40.7%
Feb 2023	-3.6%
Feb 2024	15.9%
Feb 2025	14.2%
Feb 2026	20.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

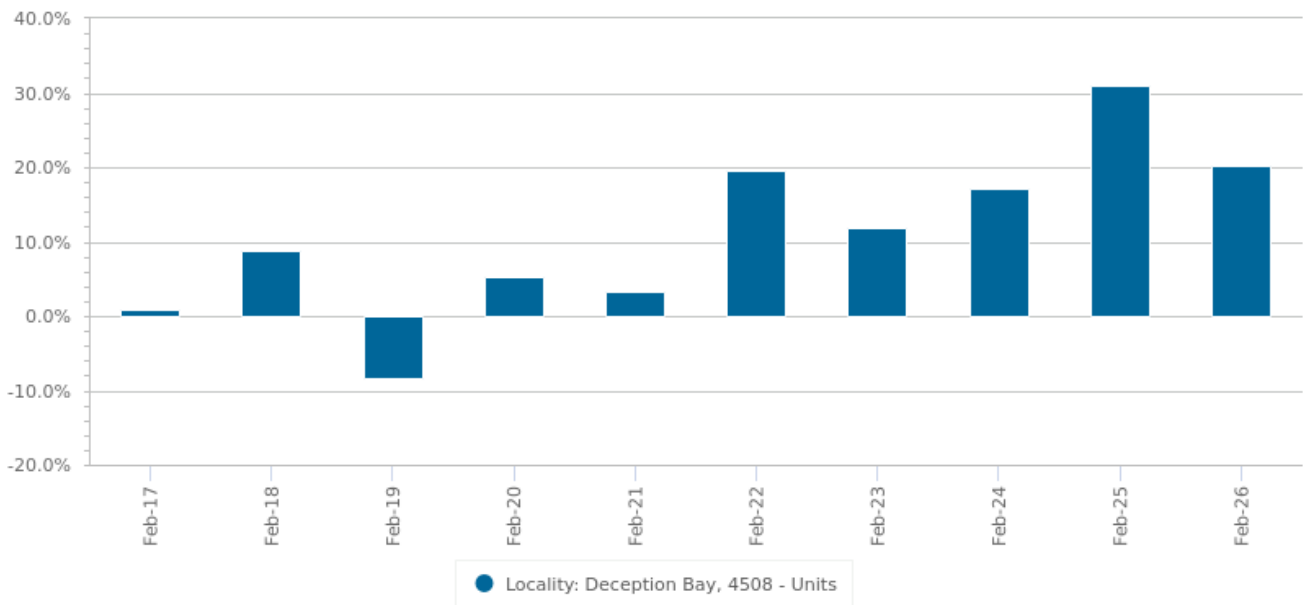
Unit: Change In Median Value

20.3%

Feb 2026

	Deception Bay
Feb 2017	0.8%
Feb 2018	8.8%
Feb 2019	-8.3%
Feb 2020	5.4%
Feb 2021	3.4%
Feb 2022	19.6%
Feb 2023	12.0%
Feb 2024	17.2%
Feb 2025	31.0%
Feb 2026	20.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# For Sale Statistics

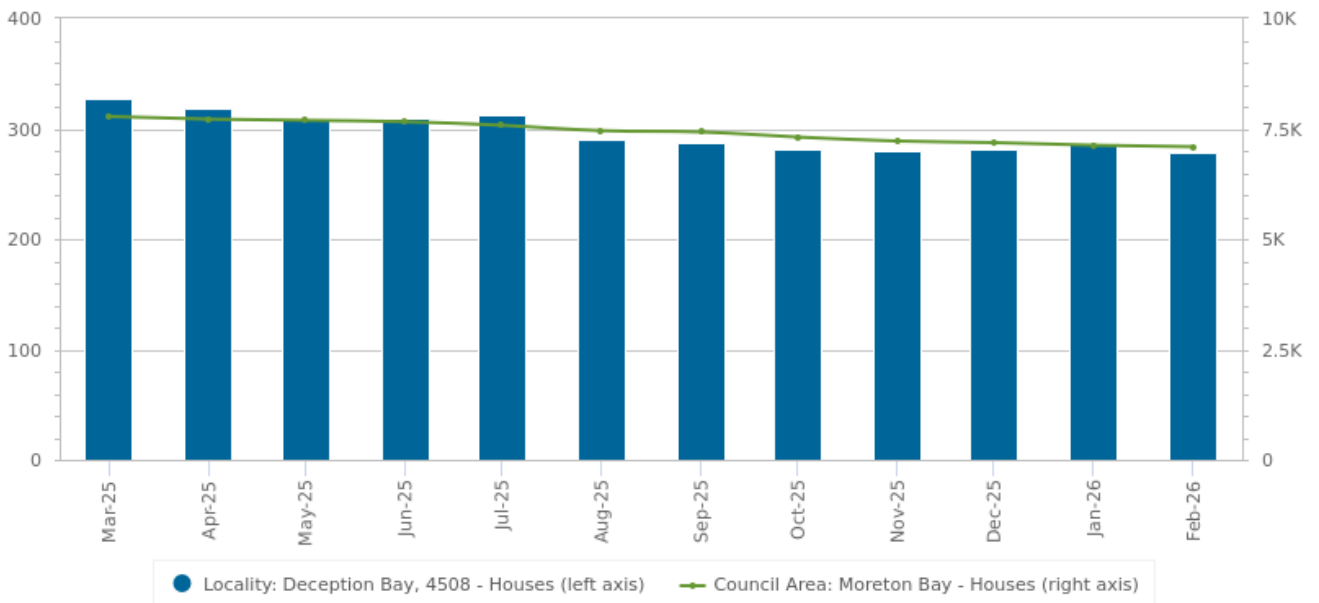
## House: Number of New Listing

**278**

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	328	7,777
Apr 2025	319	7,717
May 2025	308	7,691
Jun 2025	310	7,658
Jul 2025	312	7,578
Aug 2025	291	7,456
Sep 2025	287	7,426
Oct 2025	282	7,311
Nov 2025	280	7,221
Dec 2025	282	7,185
Jan 2026	287	7,126
Feb 2026	278	7,092

Statistics are calculated over a rolling 12 month period



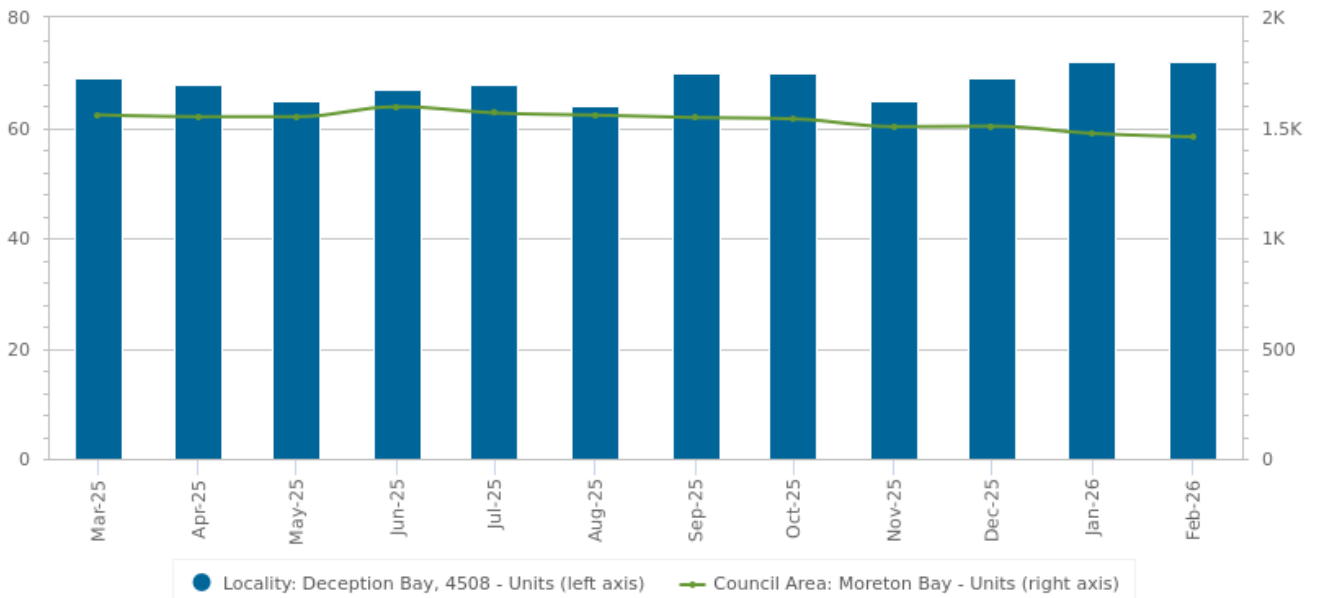
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

**72**  
Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	69	1,558
Apr 2025	68	1,550
May 2025	65	1,550
Jun 2025	67	1,595
Jul 2025	68	1,567
Aug 2025	64	1,557
Sep 2025	70	1,546
Oct 2025	70	1,540
Nov 2025	65	1,505
Dec 2025	69	1,507
Jan 2026	72	1,474
Feb 2026	72	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

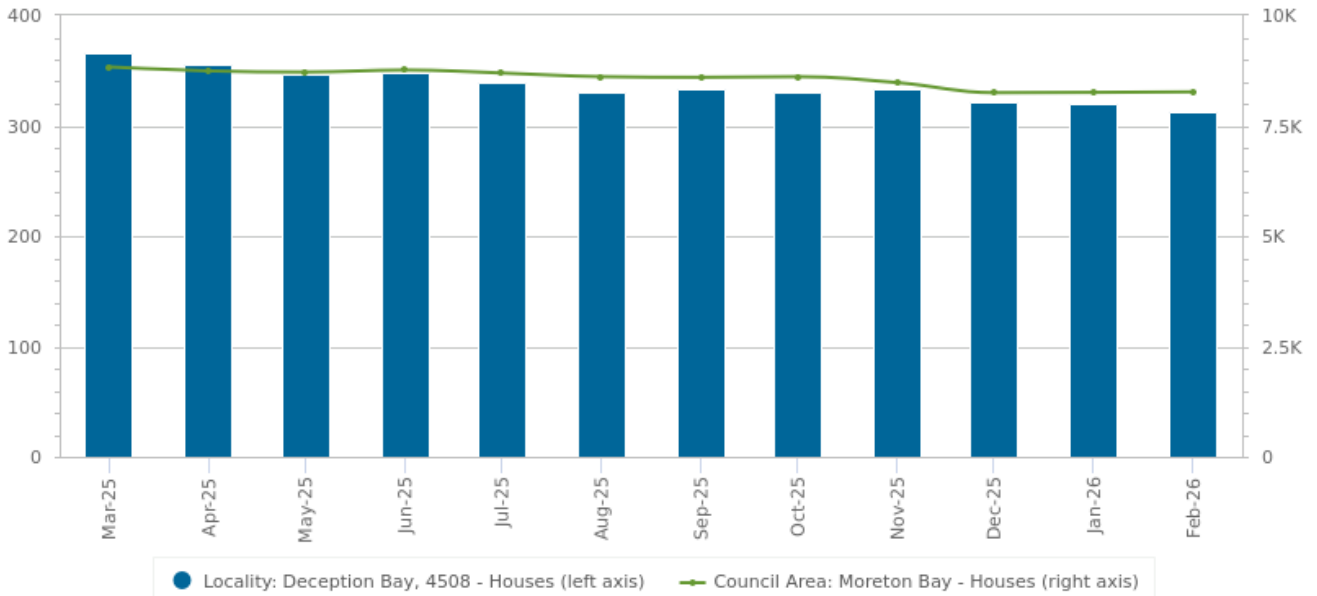
### House: Total Properties Listed

312

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	366	8,832
Apr 2025	356	8,741
May 2025	346	8,716
Jun 2025	348	8,762
Jul 2025	339	8,694
Aug 2025	331	8,611
Sep 2025	334	8,597
Oct 2025	331	8,611
Nov 2025	333	8,475
Dec 2025	321	8,248
Jan 2026	320	8,255
Feb 2026	312	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

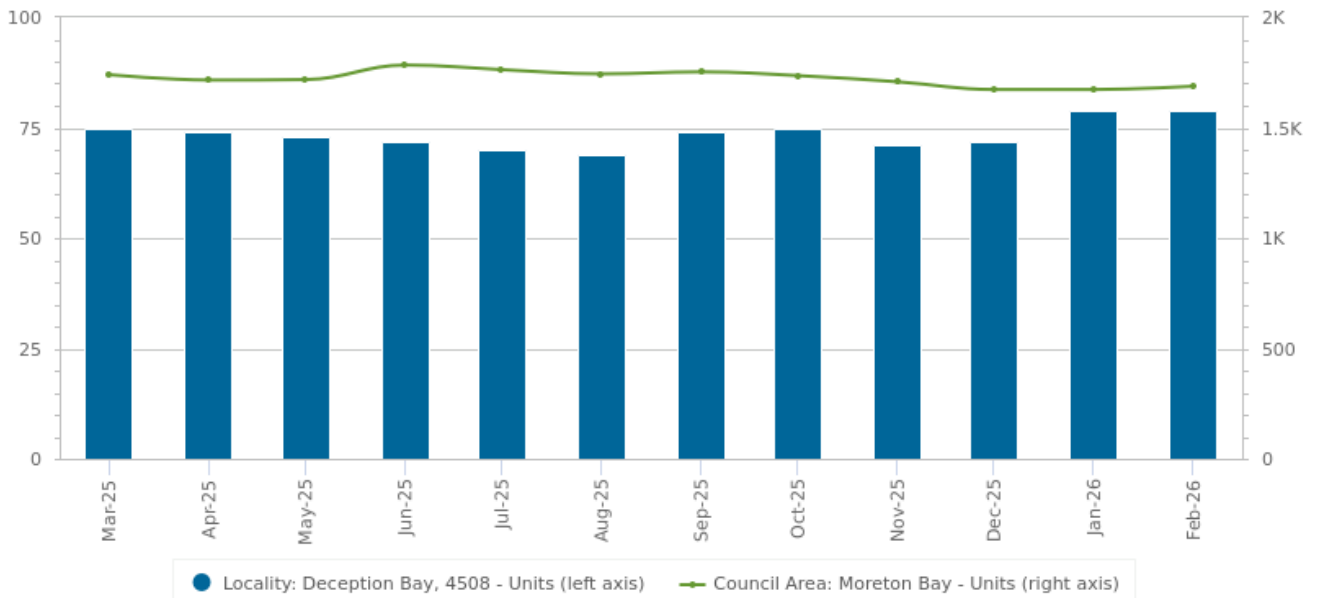
Unit: Total Properties Listed

79

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	75	1,740
Apr 2025	74	1,716
May 2025	73	1,718
Jun 2025	72	1,784
Jul 2025	70	1,763
Aug 2025	69	1,744
Sep 2025	74	1,753
Oct 2025	75	1,736
Nov 2025	71	1,708
Dec 2025	72	1,673
Jan 2026	79	1,673
Feb 2026	79	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

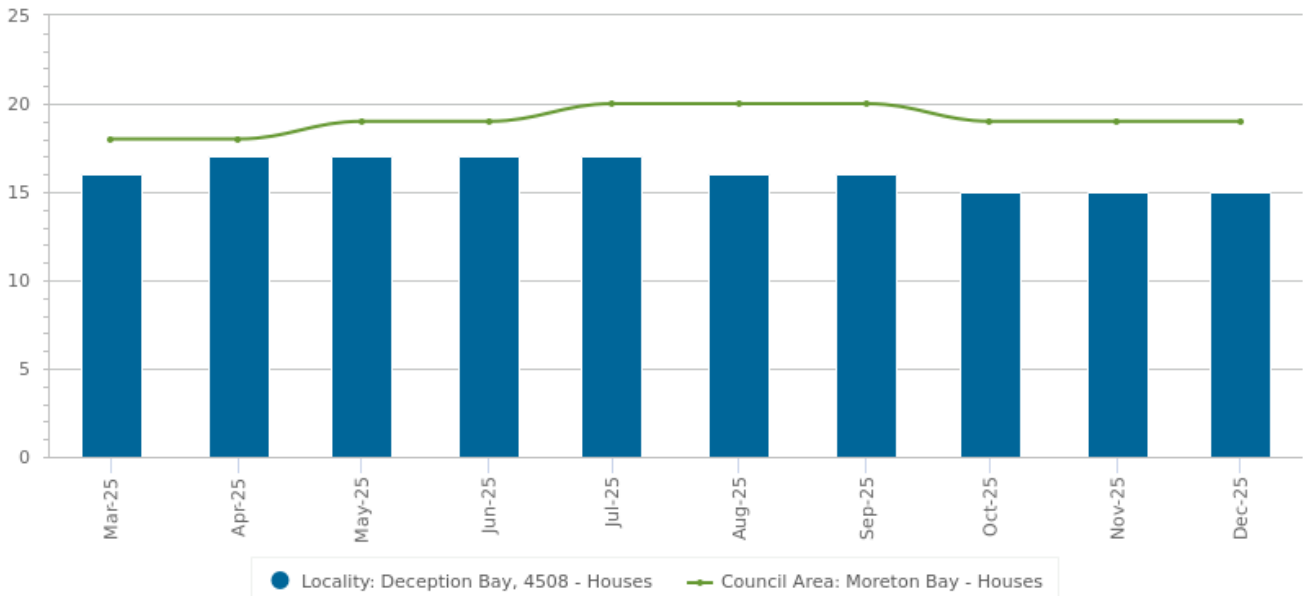
### House: Median Days On Market

15

Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	17	17
Feb 2025	17	17.5
Mar 2025	16	18
Apr 2025	17	18
May 2025	17	19
Jun 2025	17	19
Jul 2025	17	20
Aug 2025	16	20
Sep 2025	16	20
Oct 2025	15	19
Nov 2025	15	19
Dec 2025	15	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

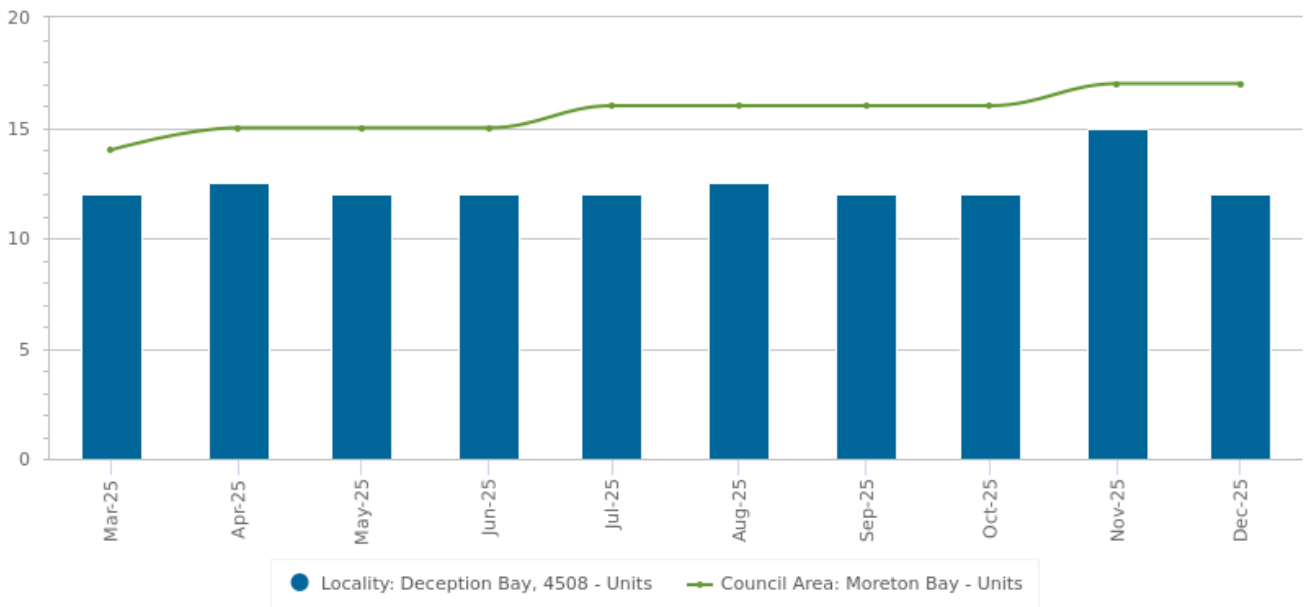
Unit: Median Days On Market

12

Dec 2025

	Deception Bay	Moreton Bay
Jan 2025	13	13
Feb 2025	13	13
Mar 2025	12	14
Apr 2025	12.5	15
May 2025	12	15
Jun 2025	12	15
Jul 2025	12	16
Aug 2025	12.5	16
Sep 2025	12	16
Oct 2025	12	16
Nov 2025	15	17
Dec 2025	12	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Rental Statistics

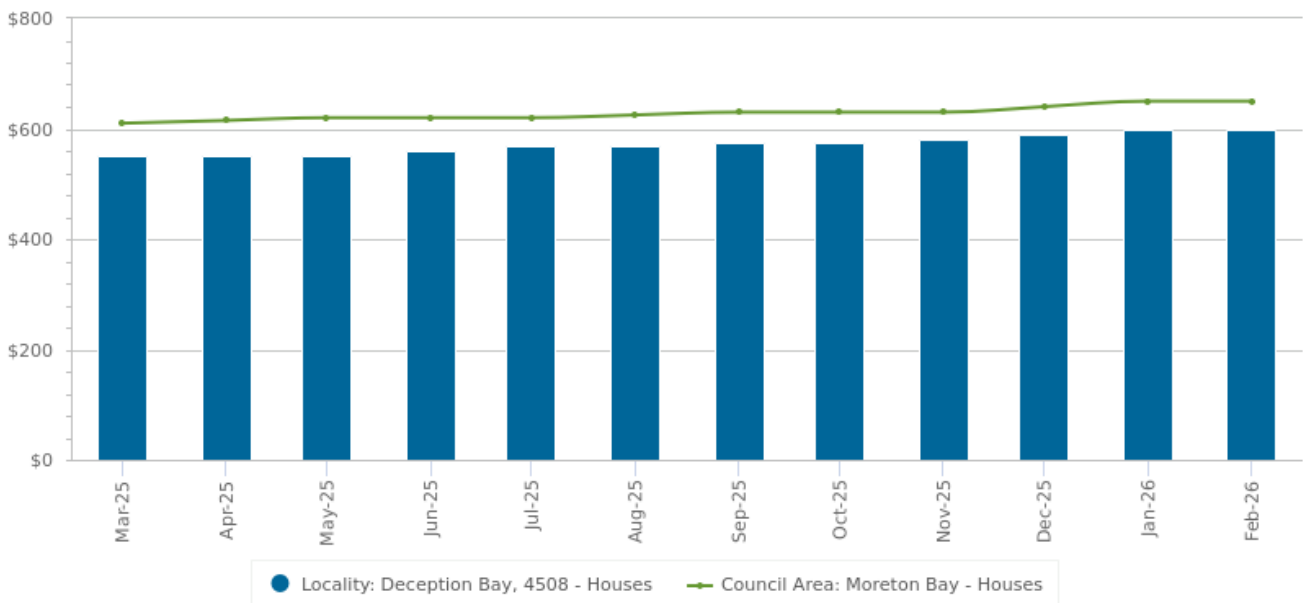
## House: Median Rent

**\$600/w**

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	\$550/w	\$610/w
Apr 2025	\$550/w	\$615/w
May 2025	\$550/w	\$620/w
Jun 2025	\$560/w	\$620/w
Jul 2025	\$568/w	\$620/w
Aug 2025	\$570/w	\$625/w
Sep 2025	\$575/w	\$630/w
Oct 2025	\$575/w	\$630/w
Nov 2025	\$580/w	\$630/w
Dec 2025	\$590/w	\$640/w
Jan 2026	\$600/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

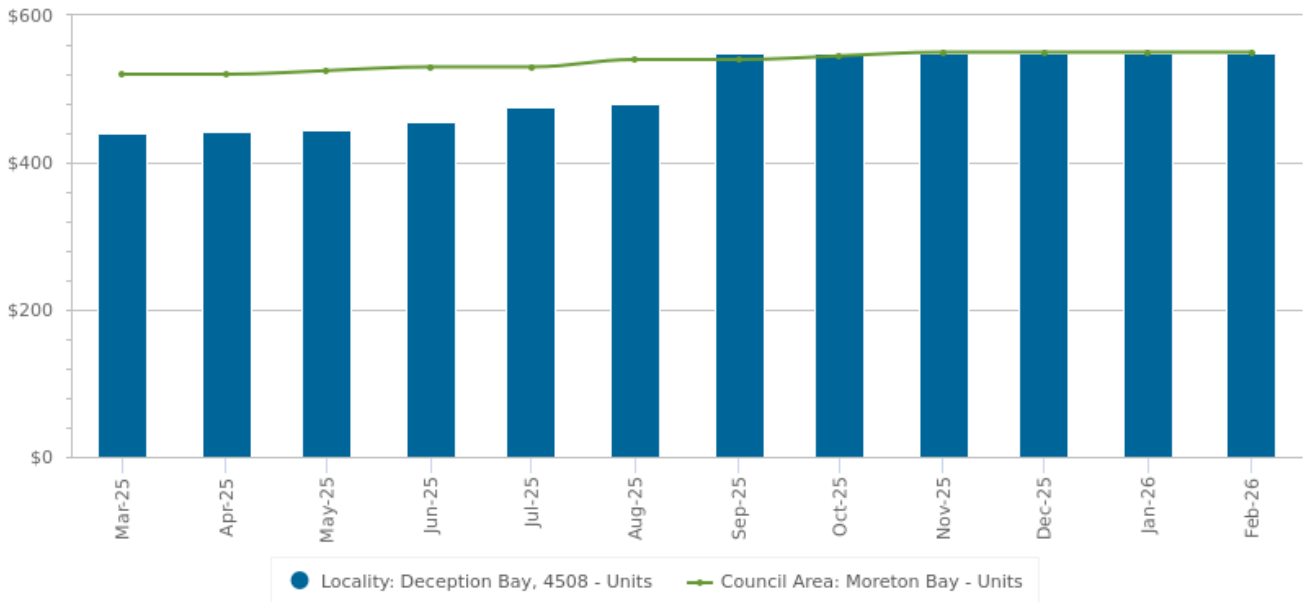
Unit: Median Rent

**\$550/w**

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	\$440/w	\$520/w
Apr 2025	\$443/w	\$520/w
May 2025	\$445/w	\$525/w
Jun 2025	\$455/w	\$530/w
Jul 2025	\$475/w	\$530/w
Aug 2025	\$480/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$550/w	\$545/w
Nov 2025	\$550/w	\$550/w
Dec 2025	\$550/w	\$550/w
Jan 2026	\$550/w	\$550/w
Feb 2026	\$550/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

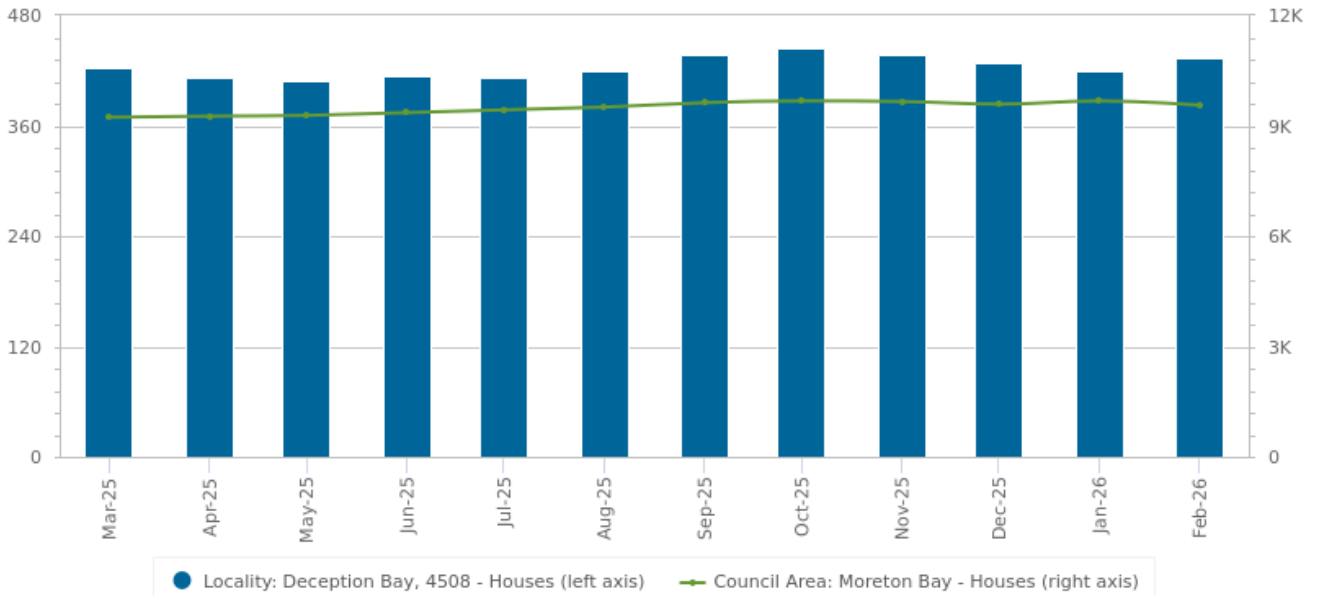
### House: Rental Rate Observations

**433**

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	424	9,230
Apr 2025	413	9,261
May 2025	409	9,280
Jun 2025	414	9,357
Jul 2025	412	9,431
Aug 2025	419	9,506
Sep 2025	437	9,627
Oct 2025	445	9,674
Nov 2025	437	9,658
Dec 2025	428	9,587
Jan 2026	420	9,675
Feb 2026	433	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

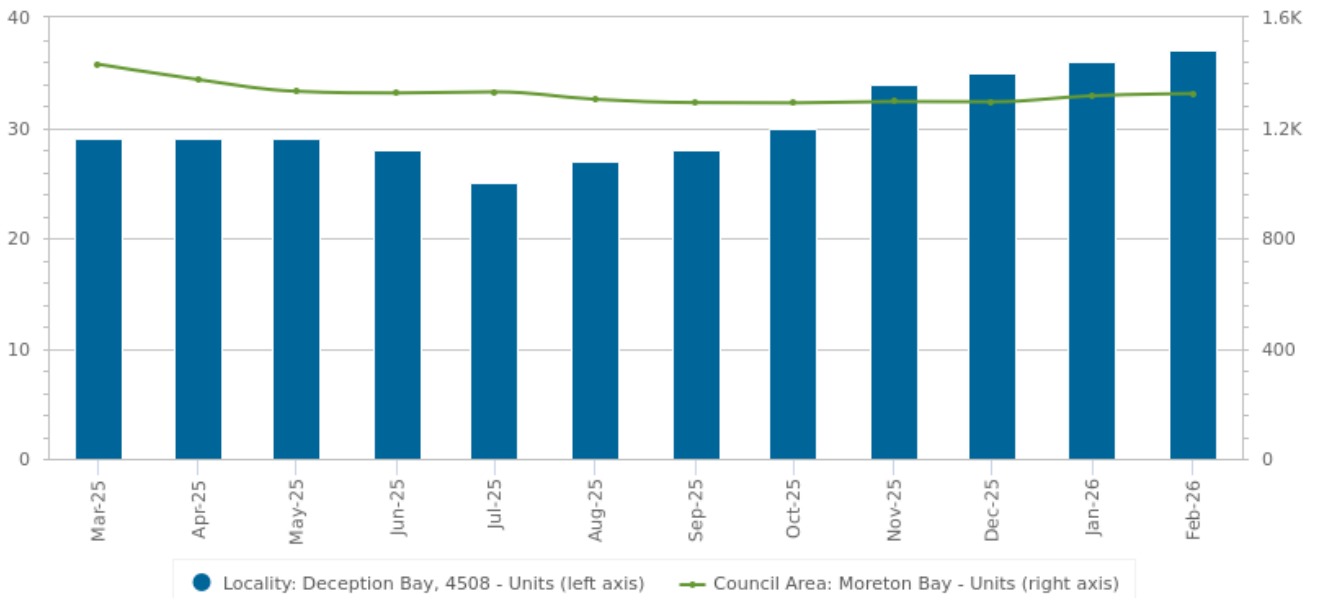
Unit: Rental Rate Observations

37

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	29	1,430
Apr 2025	29	1,374
May 2025	29	1,332
Jun 2025	28	1,326
Jul 2025	25	1,330
Aug 2025	27	1,303
Sep 2025	28	1,291
Oct 2025	30	1,290
Nov 2025	34	1,295
Dec 2025	35	1,294
Jan 2026	36	1,316
Feb 2026	37	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

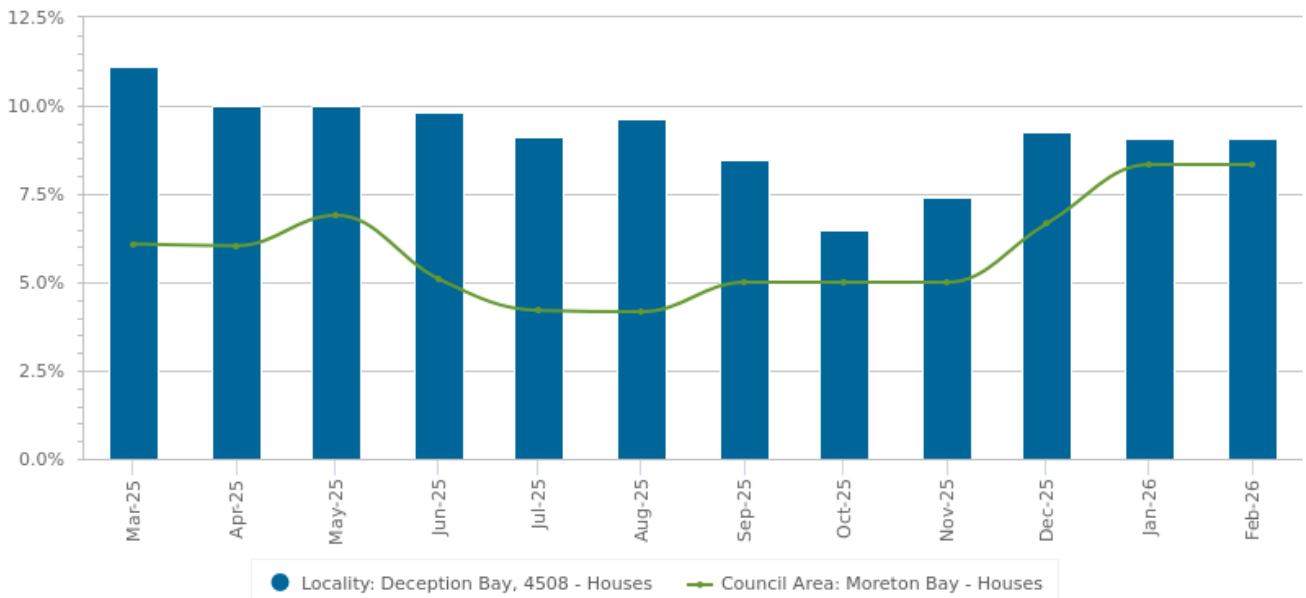
### House: Change in Rental Rate

**9.1%**

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	11.1%	6.1%
Apr 2025	10.0%	6.0%
May 2025	10.0%	6.9%
Jun 2025	9.8%	5.1%
Jul 2025	9.1%	4.2%
Aug 2025	9.6%	4.2%
Sep 2025	8.5%	5.0%
Oct 2025	6.5%	5.0%
Nov 2025	7.4%	5.0%
Dec 2025	9.3%	6.7%
Jan 2026	9.1%	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

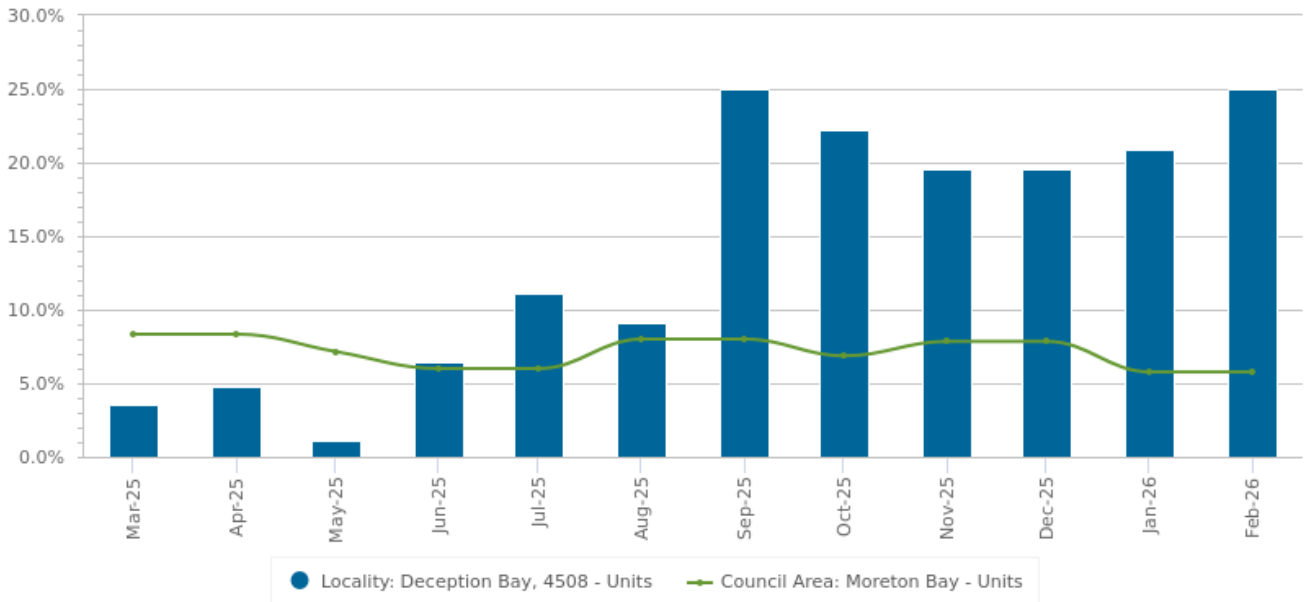
Unit: Change in Rental Rate

25.0%

Feb 2026

	Deception Bay	Moreton Bay
Mar 2025	3.5%	8.3%
Apr 2025	4.7%	8.3%
May 2025	1.1%	7.1%
Jun 2025	6.4%	6.0%
Jul 2025	11.1%	6.0%
Aug 2025	9.1%	8.0%
Sep 2025	25.0%	8.0%
Oct 2025	22.2%	6.9%
Nov 2025	19.6%	7.8%
Dec 2025	19.6%	7.8%
Jan 2026	20.9%	5.8%
Feb 2026	25.0%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

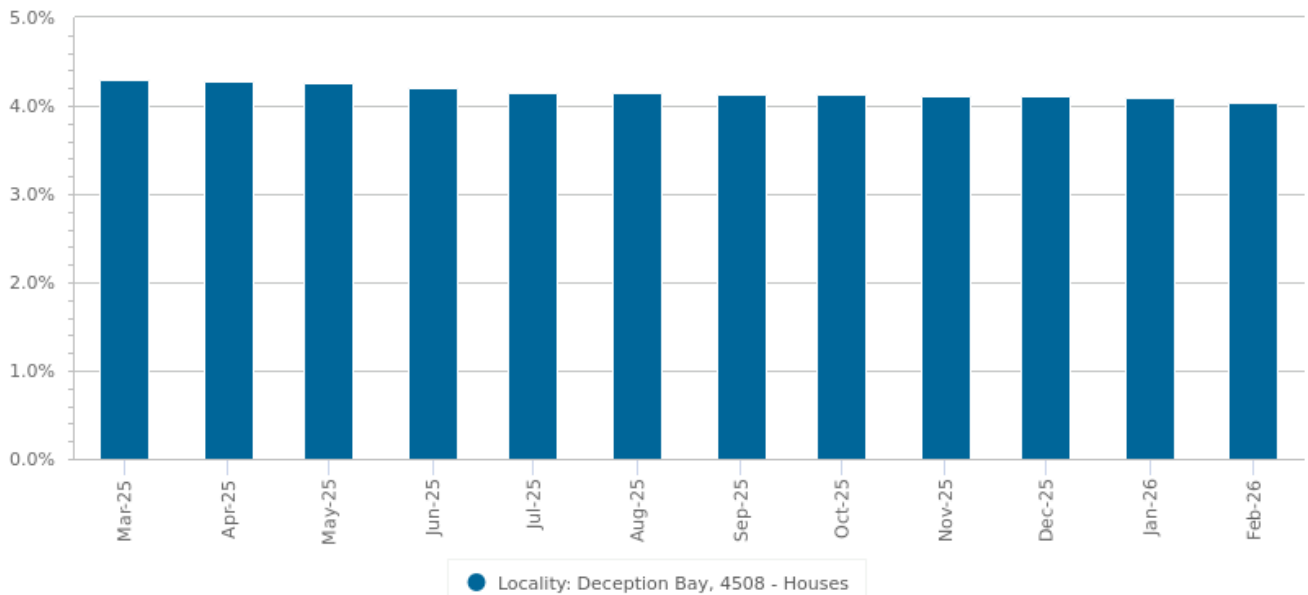
### House: Value Based Rental Yield

**4.0%**

Feb 2026

	Deception Bay
Mar 2025	4.3%
Apr 2025	4.3%
May 2025	4.3%
Jun 2025	4.2%
Jul 2025	4.2%
Aug 2025	4.1%
Sep 2025	4.1%
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

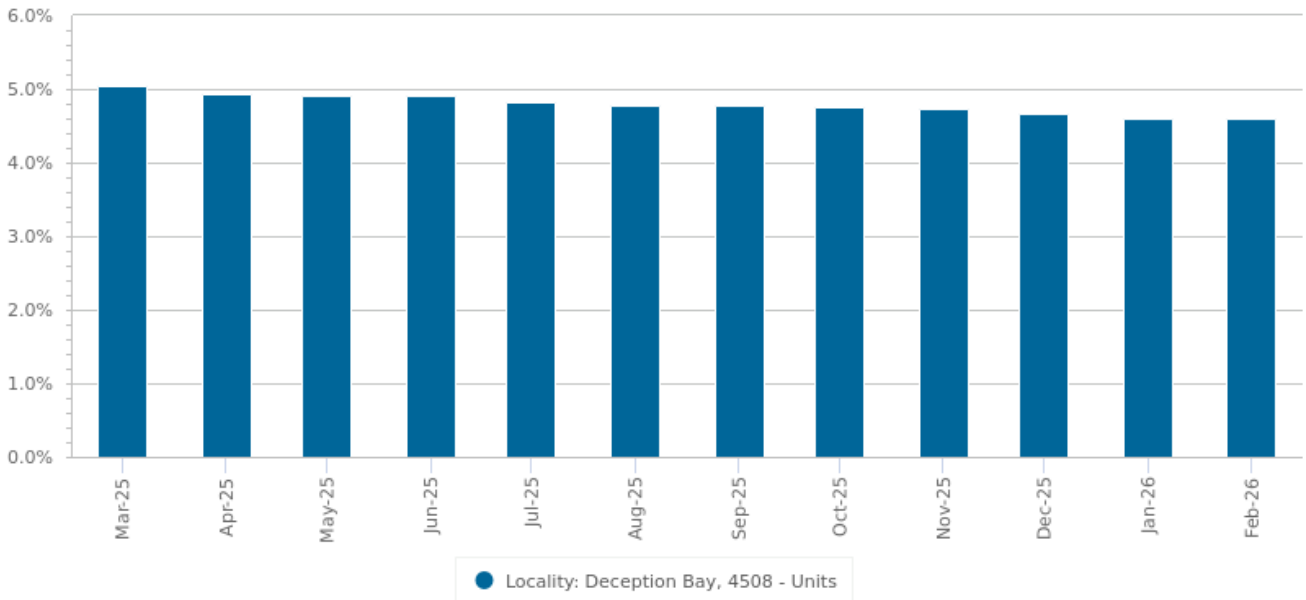
Unit: Value Based Rental Yield

4.6%

Feb 2026

	Deception Bay
Mar 2025	5.0%
Apr 2025	4.9%
May 2025	4.9%
Jun 2025	4.9%
Jul 2025	4.8%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%
Nov 2025	4.7%
Dec 2025	4.7%
Jan 2026	4.6%
Feb 2026	4.6%

Statistics are calculated at the end of the displayed month



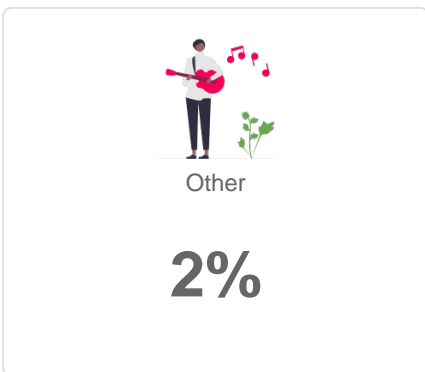
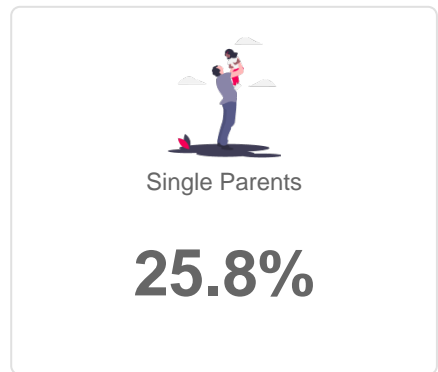
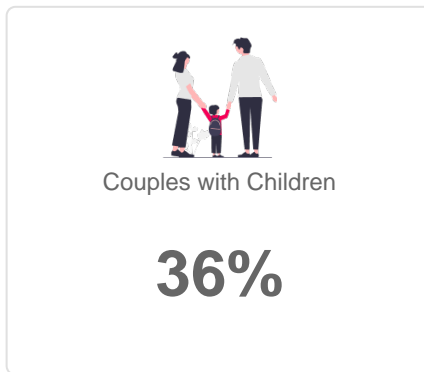
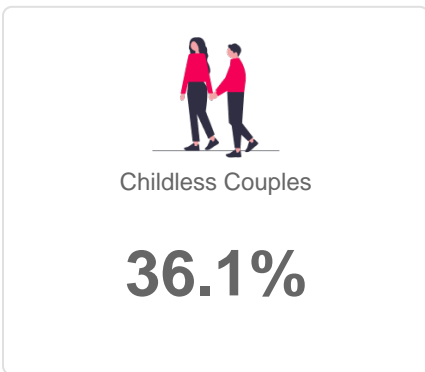
Statistics are calculated at the end of the displayed month

# Household Structure

## Household Structure

	Deception Bay	Moreton Bay
Childless Couples	36.1%	38.7%
Couples with Children	36%	42%
Single Parents	25.8%	17.9%
Other	2%	1.3%

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

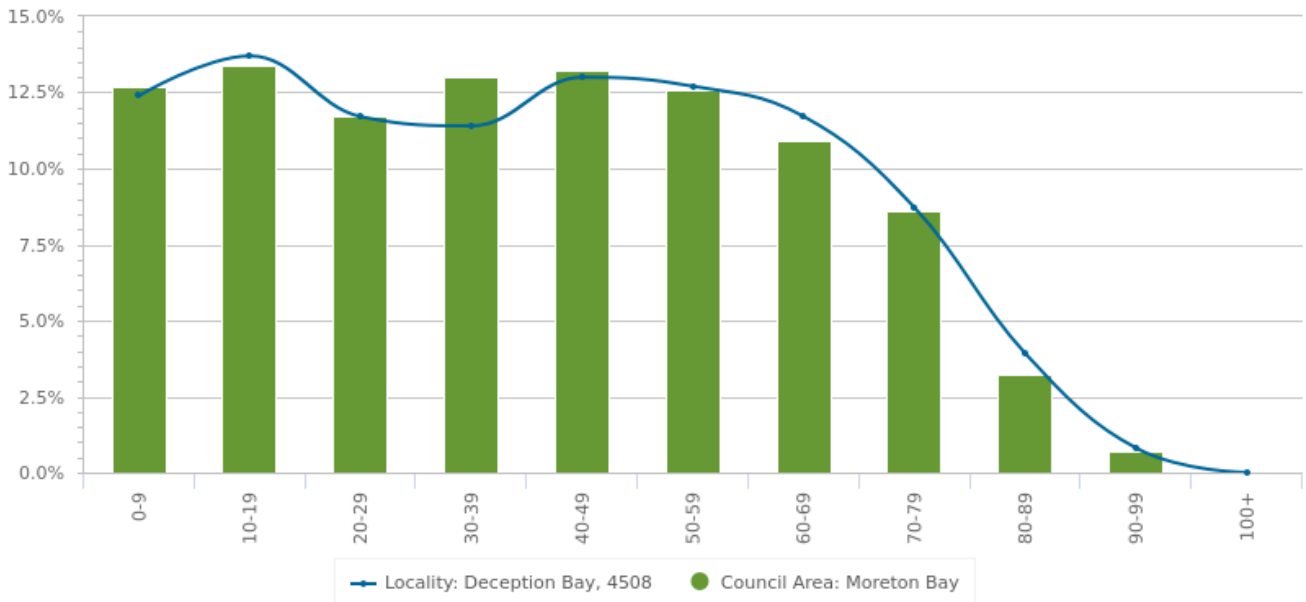


# Population Age

## Population Age

	Deception Bay	Moreton Bay
0-9	12.4%	12.7%
10-19	13.7%	13.4%
20-29	11.7%	11.7%
30-39	11.4%	13%
40-49	13%	13.2%
50-59	12.7%	12.6%
60-69	11.7%	10.9%
70-79	8.7%	8.6%
80-89	3.9%	3.2%
90-99	0.8%	0.7%

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



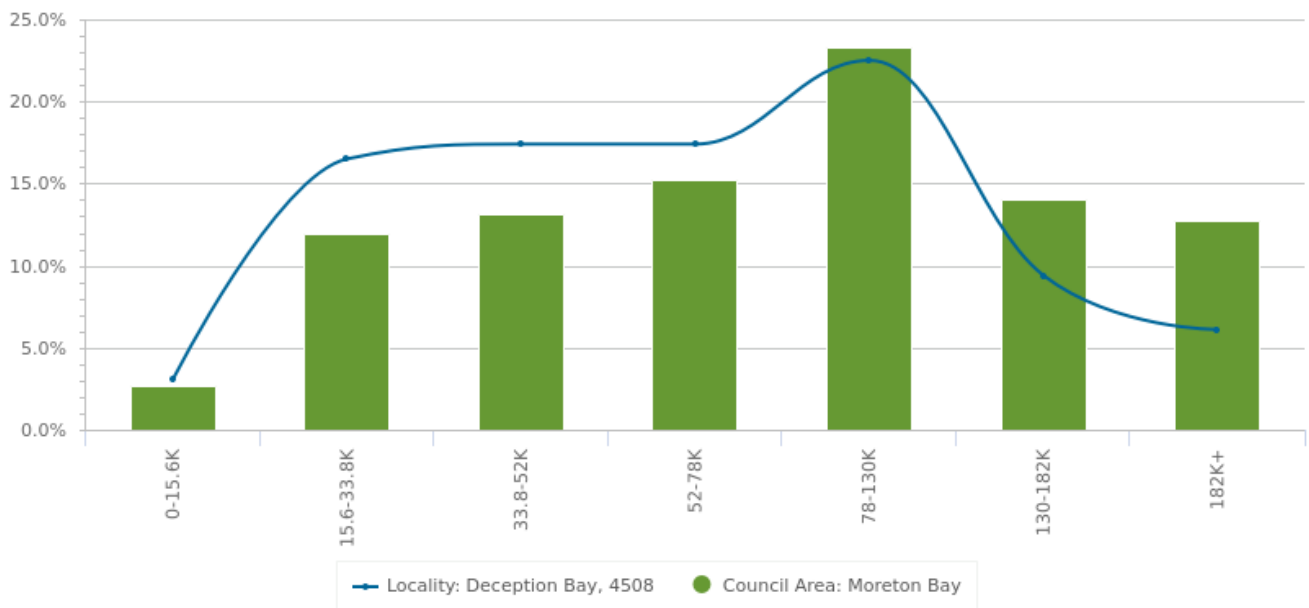
Statistics are provided by the Australian Bureau of Statistics (ABS)

# Household Income

## Household Income

	Deception Bay	Moreton Bay
0-15.6K	3.1%	2.7%
15.6-33.8K	16.5%	12%
33.8-52K	17.4%	13.1%
52-78K	17.4%	15.2%
78-130K	22.5%	23.3%
130-182K	9.4%	14%
182K+	6.1%	12.7%

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



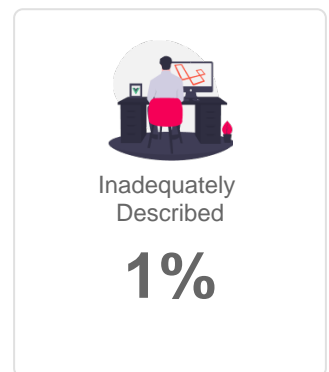
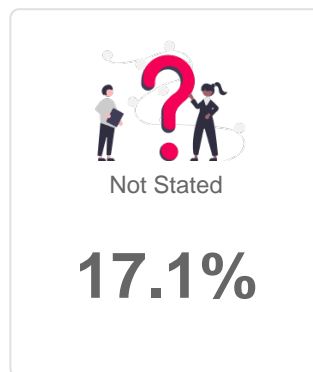
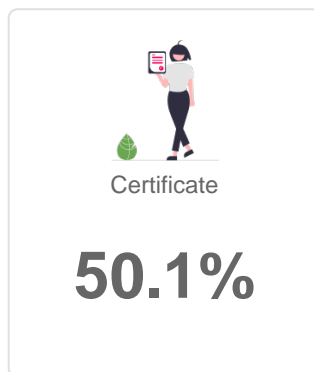
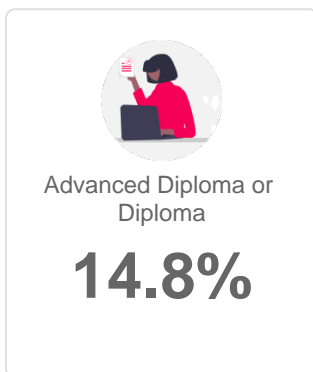
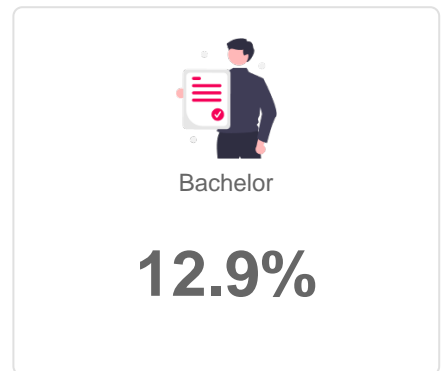
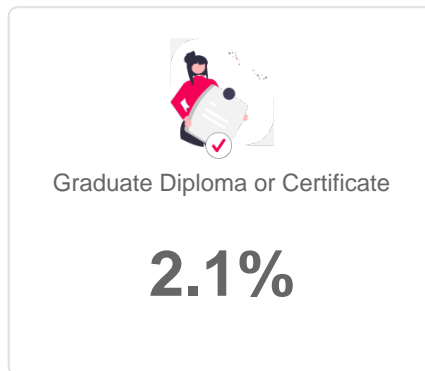
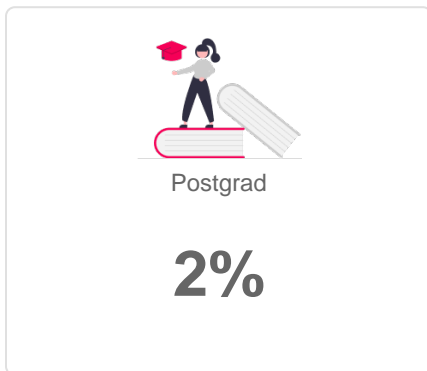
Statistics are provided by the Australian Bureau of Statistics (ABS)

# Education

## Education By Qualification

	Deception Bay	Moreton Bay
Postgrad	2%	4.9%
Graduate Diploma or Certificate	2.1%	3.3%
Bachelor	12.9%	20%
Advanced Diploma or Diploma	14.8%	17.2%
Certificate	50.1%	42.3%
Not Stated	17.1%	11.2%
Inadequately Described	1%	0.9%

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

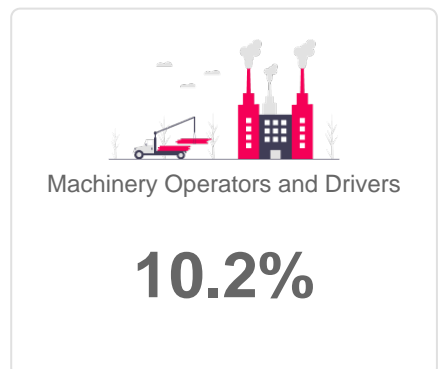
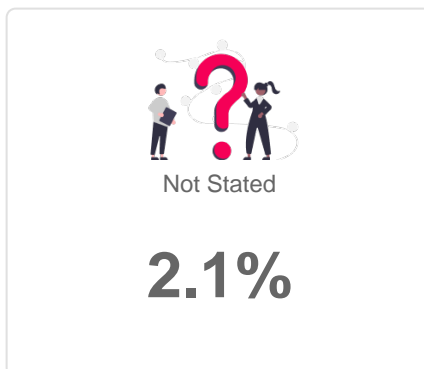
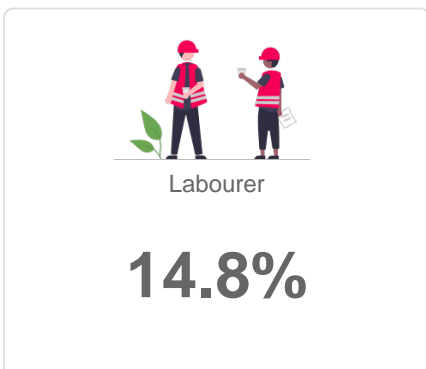
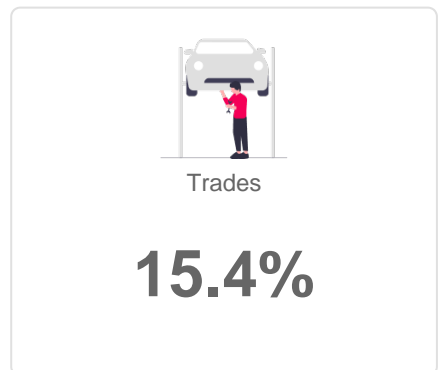
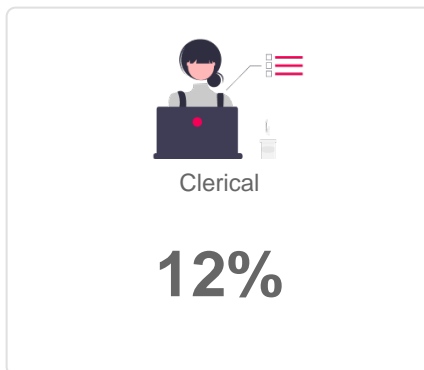
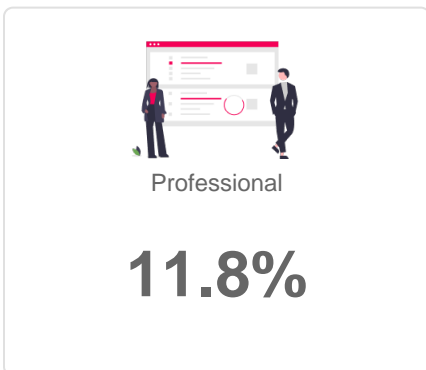


# Occupation

## Employment By Occupation

	Deception Bay	Moreton Bay
Professional	11.8%	17.9%
Clerical	12%	14.1%
Trades	15.4%	14.7%
Labourer	14.8%	10.5%
Not Stated	2.1%	1.8%
Machinery Operators and Drivers	10.2%	7.1%
Managers	7.7%	11.4%
Community and Personal Service Workers	16.3%	13.3%
Sales Workers	9.7%	9.1%

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



## Employment By Occupation



Managers

**7.7%**



Community and Personal Service  
Workers

**16.3%**



Sales Workers

**9.7%**

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