

Suburb Statistics Report

Kippa-Ring QLD 4021

Prepared on 20 Jan 2026

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Area Profile

Kippa-Ring, QLD

The size of Kippa-Ring is approximately 5.4 square kilometres. It has 24 parks covering nearly 12.7% of total area. The population of Kippa-Ring in 2016 was 9790 people. By 2021 the population was 9745 showing a population decline of 0.5% in the area during that time. The predominant age group in Kippa-Ring is 10-19 years. Households in Kippa-Ring are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Kippa-Ring work in a trades occupation. In 2021, 62.00% of the homes in Kippa-Ring were owner-occupied compared with 61.50% in 2016.


	House	Unit	Land
Average Tenure Period	12.2 years	8.6 years	-
Total Dwellings	3,105	839	72
Total New Listings	149	36	-
Median Value	\$909,337	\$629,612	-
Total Properties Listed	161	41	-

Market Trends

House: Market Trends

<div>178</div> <div>Properties Sold (12 Months)</div>	<div>12.2</div> <div>Average Tenure Period (Years)</div>	<div>\$600/w</div> <div>Median Asking Rent (12 Months)</div>
<div>149</div> <div>New Sale Listings (12 Months)</div>	<div>17.5</div> <div>Days on Market (12 Months)</div>	<div>166</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$934,250</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$851,250</div> <div>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.</div>
	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$770,000</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>*Statistics are calculated over a rolling 12 month period</div>		

Unit: Market Trends

<div>58</div> <div>Properties Sold (12 Months)</div>	<div>8.6</div> <div>Average Tenure Period (Years)</div>	<div>\$500/w</div> <div>Median Asking Rent (12 Months)</div>
<div>36</div> <div>New Sale Listings (12 Months)</div>	<div>15</div> <div>Days on Market (12 Months)</div>	<div>32</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$600,000</div>	<div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$574,000</div>	<div>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.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$540,000</div>	<div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

1 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*	\$203,495	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

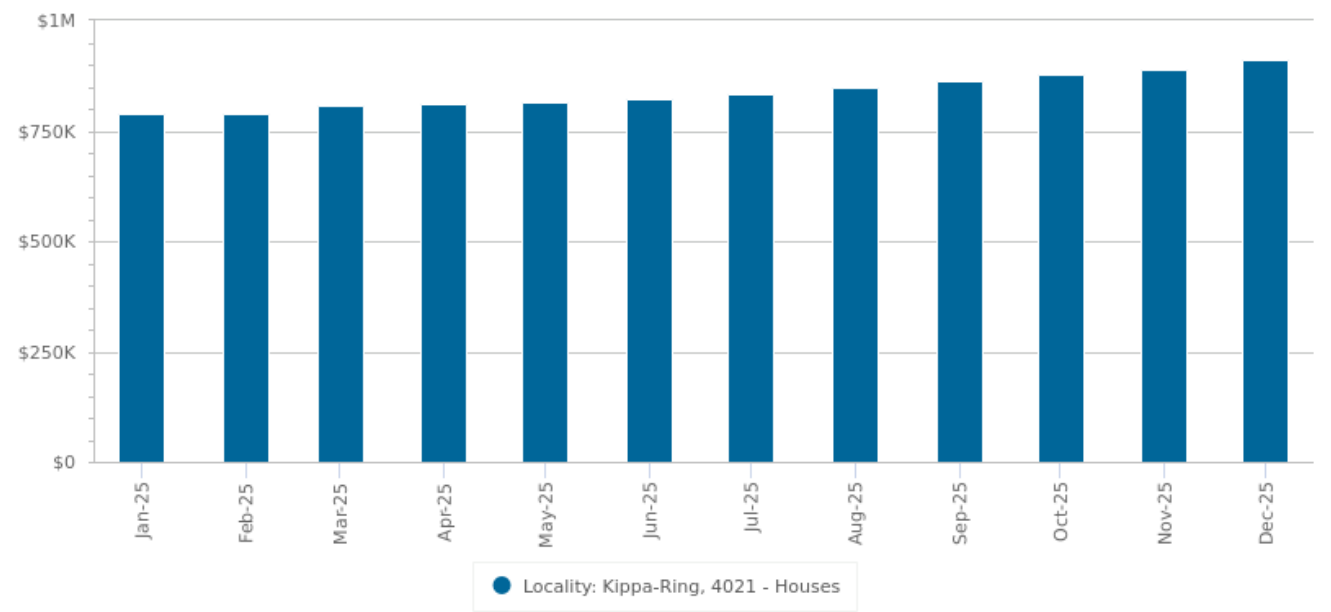
House: Recent Median Value

\$909K

Dec 2025

	Kippa-Ring
Jan 2025	\$788,074
Feb 2025	\$790,211
Mar 2025	\$806,089
Apr 2025	\$812,734
May 2025	\$813,525
Jun 2025	\$821,356
Jul 2025	\$832,635
Aug 2025	\$847,051
Sep 2025	\$861,526
Oct 2025	\$877,944
Nov 2025	\$887,160
Dec 2025	\$909,337

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

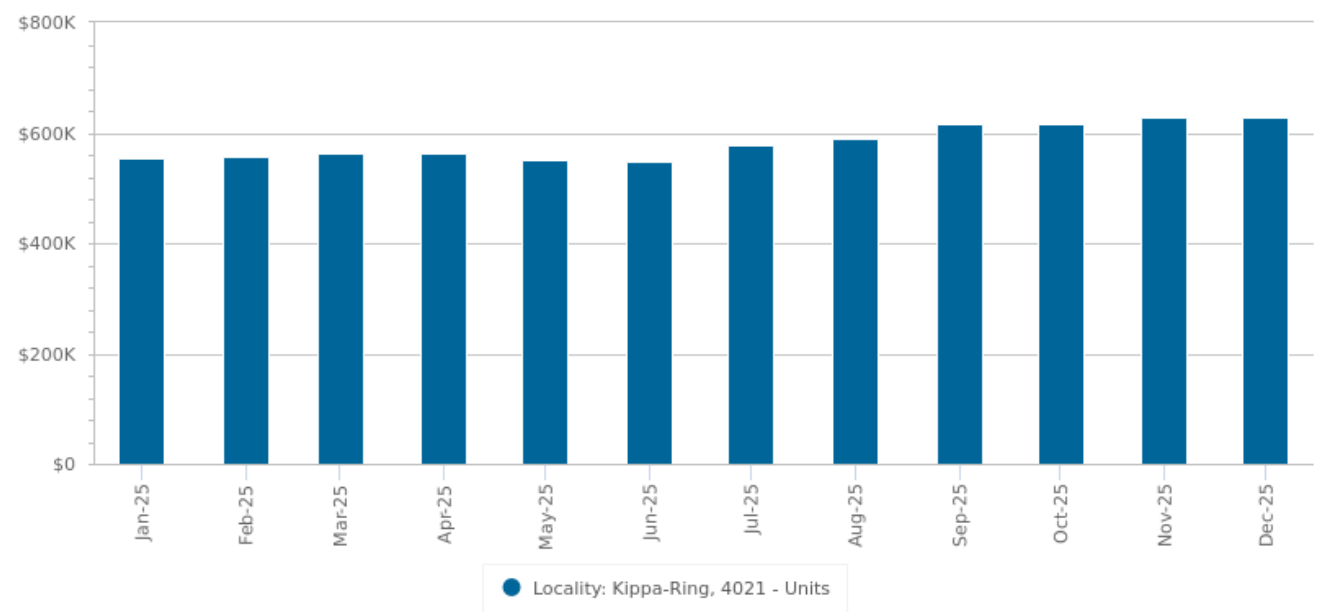
Unit: Recent Median Value

\$630K

Dec 2025

	Kippa-Ring
Jan 2025	\$554,730
Feb 2025	\$557,068
Mar 2025	\$563,326
Apr 2025	\$561,646
May 2025	\$552,552
Jun 2025	\$548,629
Jul 2025	\$577,898
Aug 2025	\$589,201
Sep 2025	\$615,446
Oct 2025	\$616,800
Nov 2025	\$627,334
Dec 2025	\$629,612

Statistics are calculated at the end of the displayed month



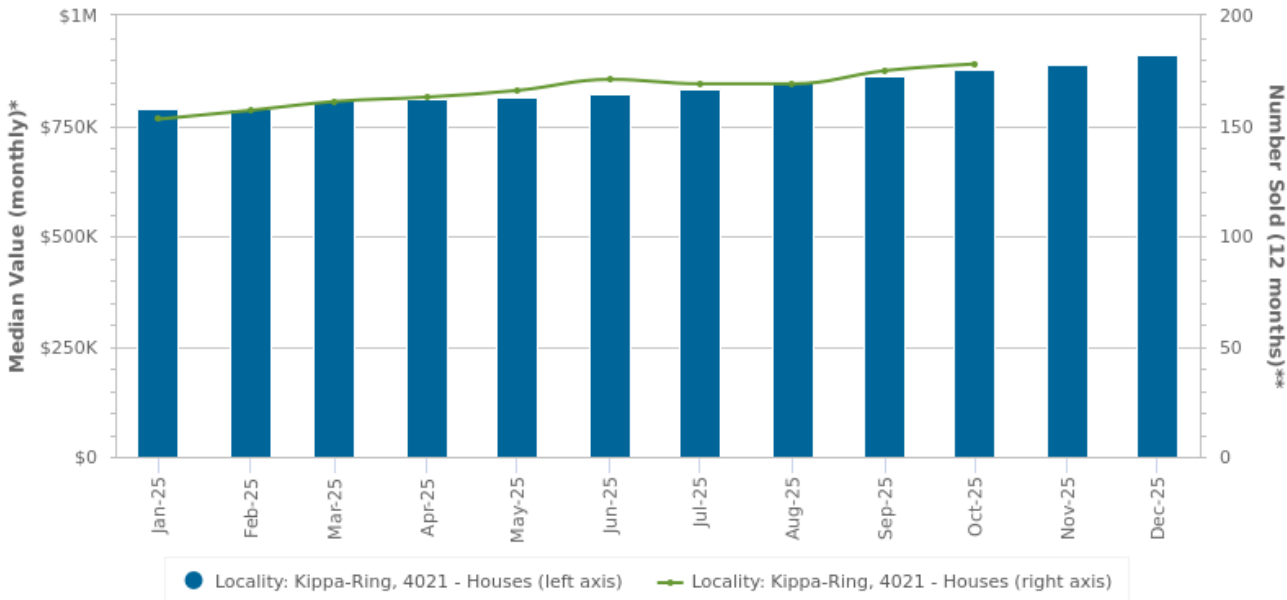
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

178
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$788,074	153
Feb 2025	\$790,211	157
Mar 2025	\$806,089	161
Apr 2025	\$812,734	163
May 2025	\$813,525	166
Jun 2025	\$821,356	171
Jul 2025	\$832,635	169
Aug 2025	\$847,051	169
Sep 2025	\$861,526	175
Oct 2025	\$877,944	178
Nov 2025	\$887,160	-
Dec 2025	\$909,337	-

Statistics are calculated over a rolling 12 month period



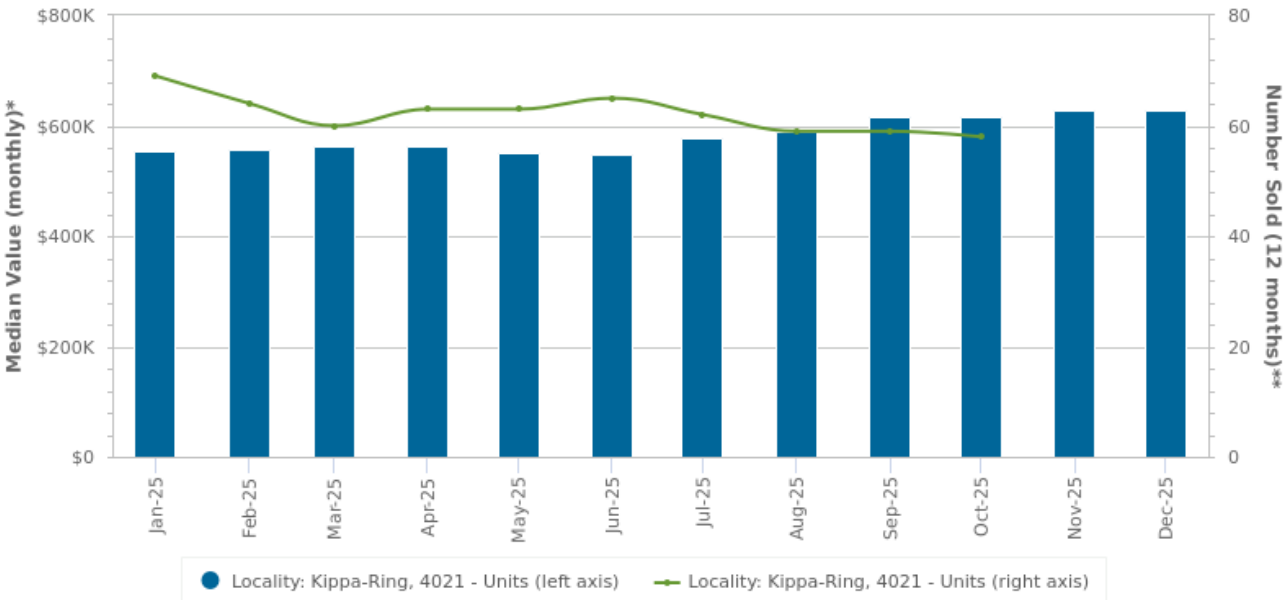
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

58
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$554,730	69
Feb 2025	\$557,068	64
Mar 2025	\$563,326	60
Apr 2025	\$561,646	63
May 2025	\$552,552	63
Jun 2025	\$548,629	65
Jul 2025	\$577,898	62
Aug 2025	\$589,201	59
Sep 2025	\$615,446	59
Oct 2025	\$616,800	58
Nov 2025	\$627,334	-
Dec 2025	\$629,612	-

Statistics are calculated over a rolling 12 month period



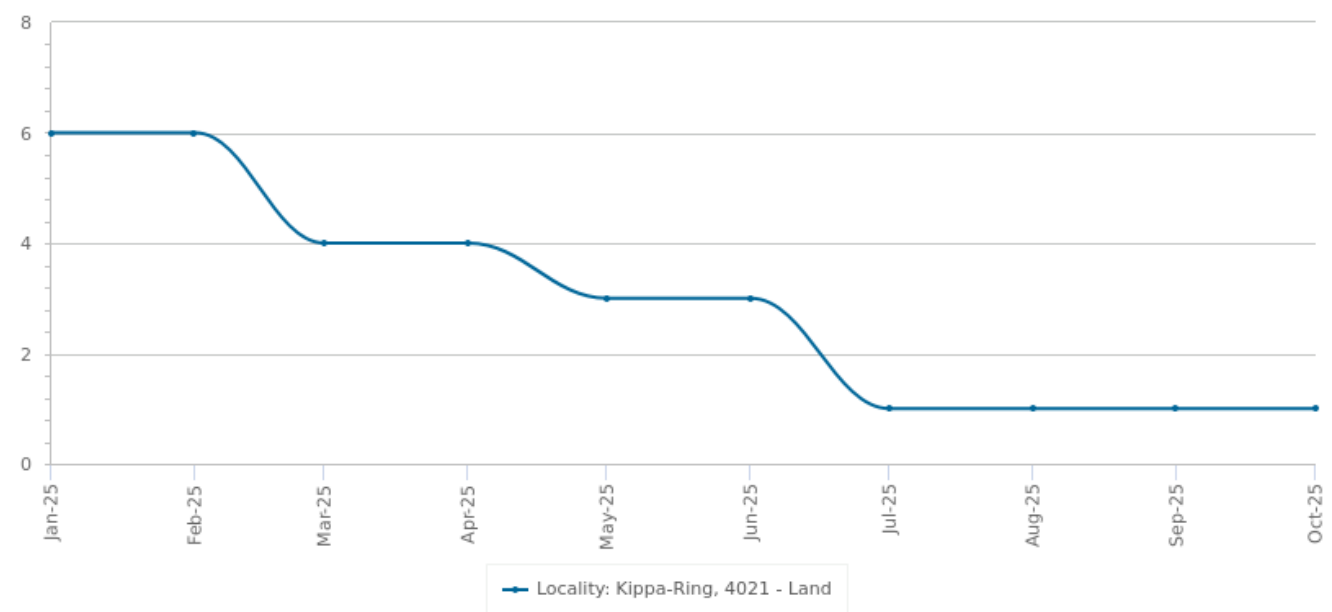
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	6
Dec 2024	-	6
Jan 2025	-	6
Feb 2025	-	6
Mar 2025	-	4
Apr 2025	-	4
May 2025	-	3
Jun 2025	-	3
Jul 2025	-	1
Aug 2025	-	1
Sep 2025	-	1
Oct 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

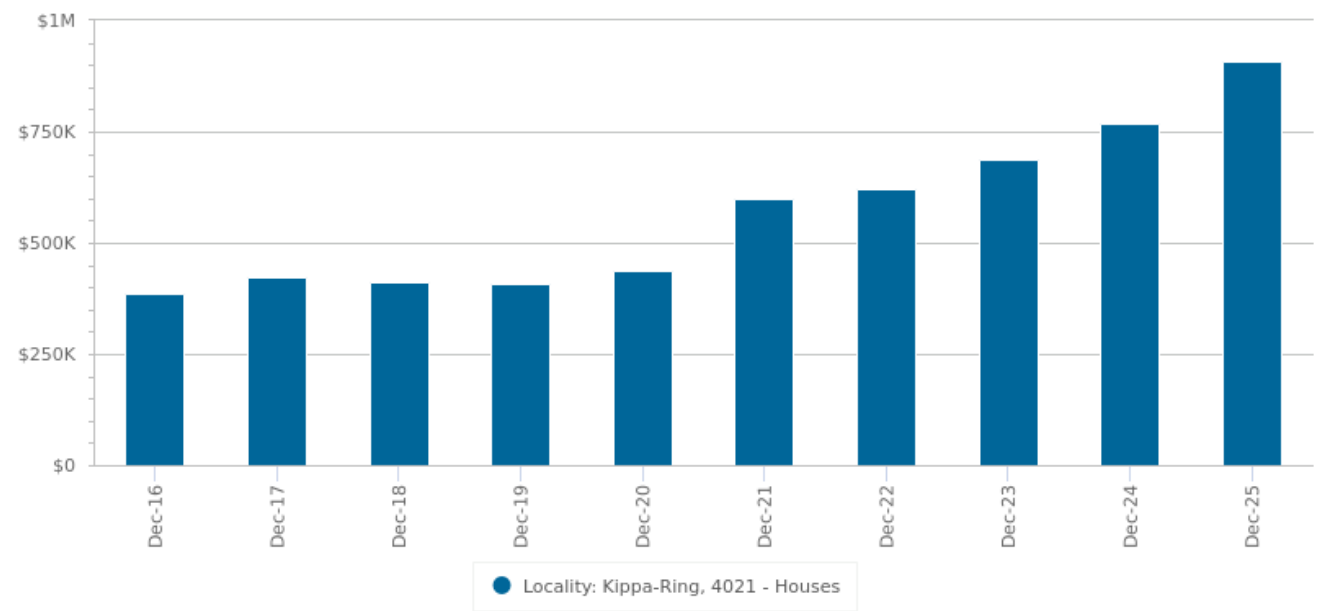
House: Median Value

\$909K

Dec 2025

	Kippa-Ring
Dec 2017	\$423,235
Dec 2018	\$413,047
Dec 2019	\$408,059
Dec 2020	\$439,178
Dec 2021	\$598,605
Dec 2022	\$621,852
Dec 2023	\$688,064
Dec 2024	\$770,199
Dec 2025	\$909,337
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

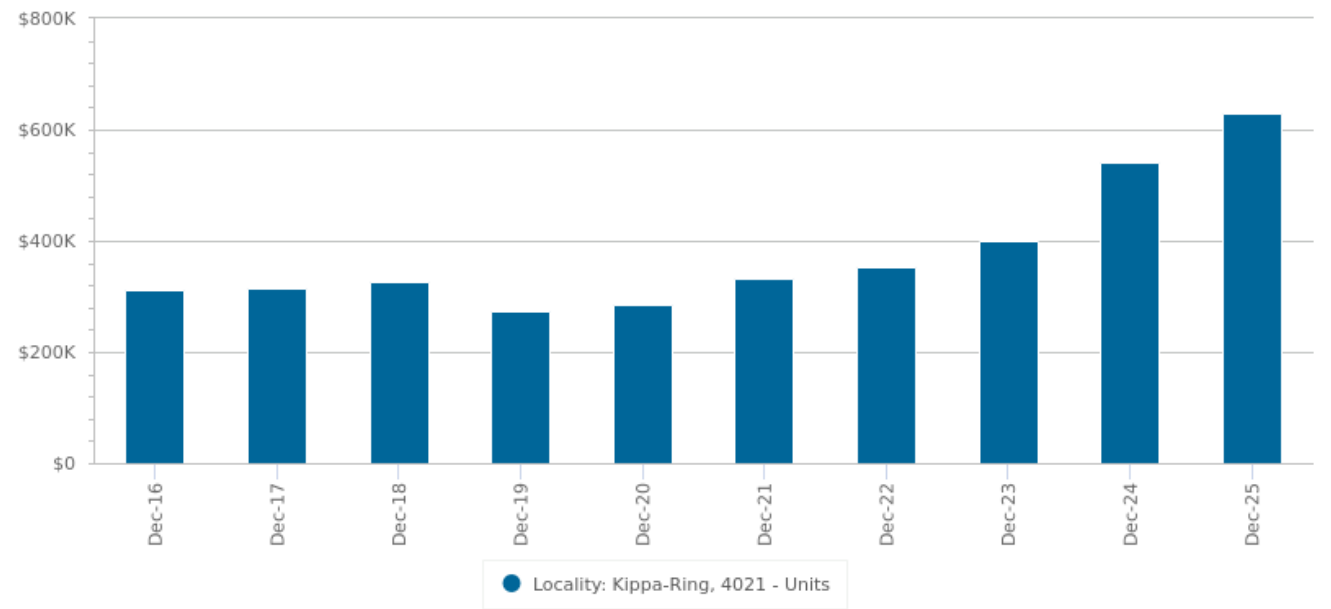
Unit: Median Value

\$630K

Dec 2025

	Kippa-Ring
Dec 2017	\$314,658
Dec 2018	\$325,874
Dec 2019	\$274,361
Dec 2020	\$286,607
Dec 2021	\$333,687
Dec 2022	\$352,127
Dec 2023	\$399,727
Dec 2024	\$540,117
Dec 2025	\$629,612
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

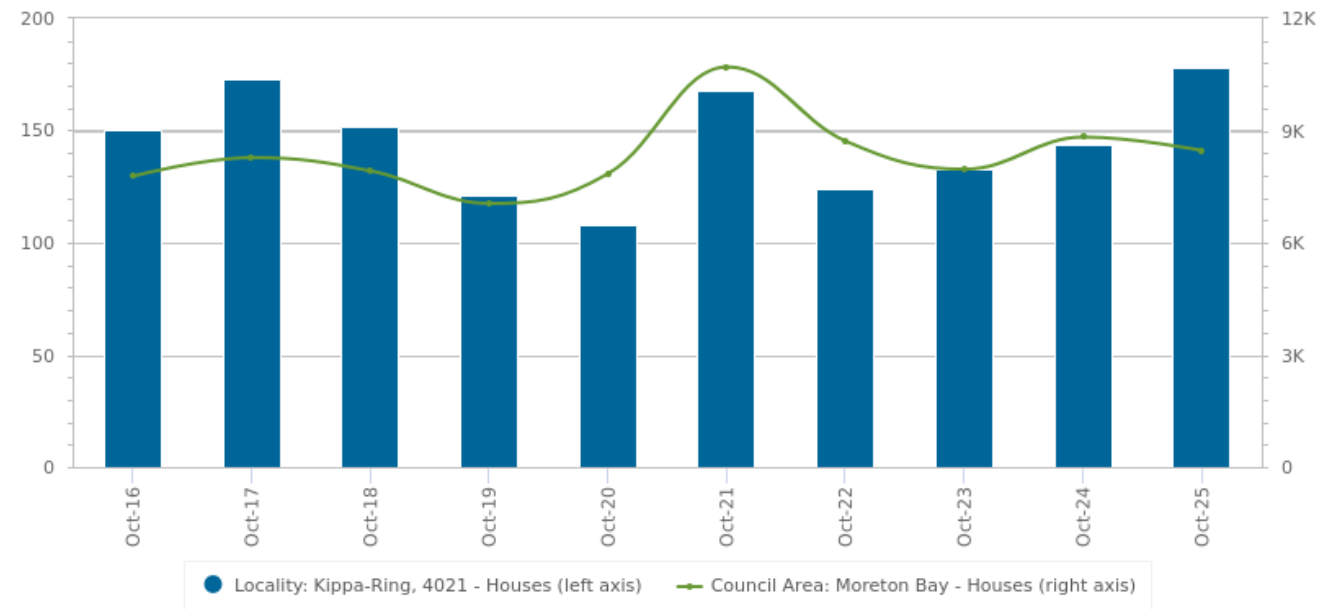
Sales Per Annum

House: Sales Per Annum

178
Oct 2025

	Kippa-Ring	Moreton Bay
Oct 2017	173	8277
Oct 2018	152	7919
Oct 2019	121	7050
Oct 2020	108	7857
Oct 2021	168	10702
Oct 2022	124	8713
Oct 2023	133	7967
Oct 2024	144	8827
Oct 2025	178	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



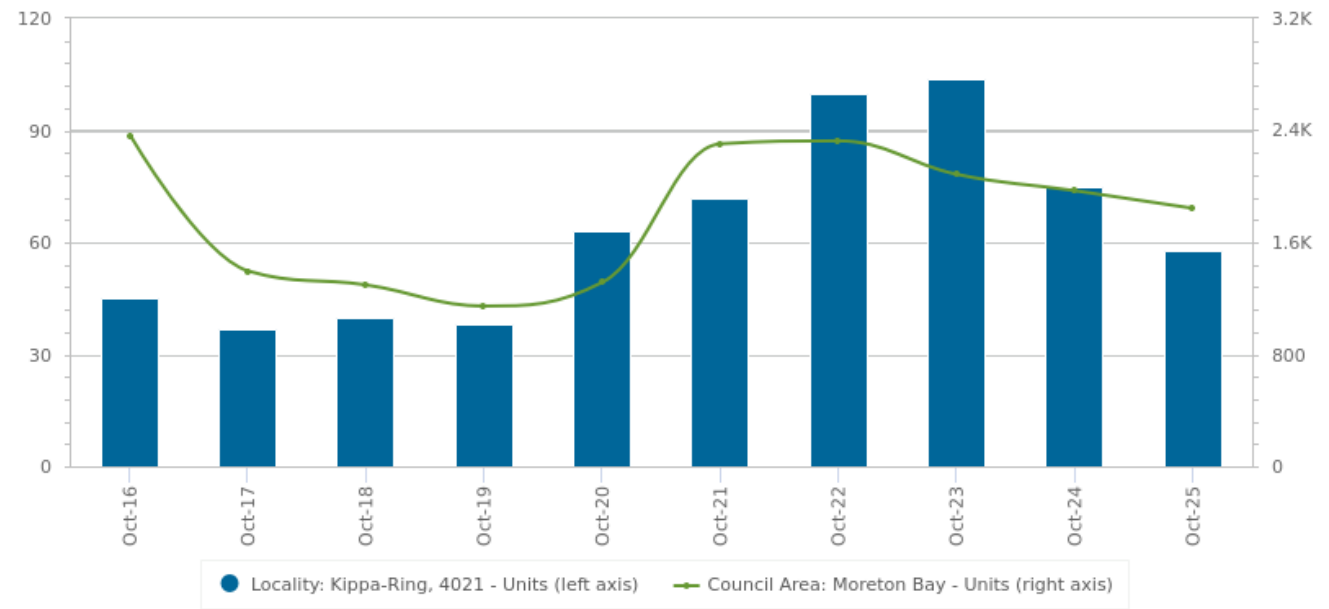
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

58
Oct 2025

	Kippa-Ring	Moreton Bay
Oct 2017	37	1395
Oct 2018	40	1296
Oct 2019	38	1145
Oct 2020	63	1316
Oct 2021	72	2304
Oct 2022	100	2325
Oct 2023	104	2086
Oct 2024	75	1969
Oct 2025	58	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



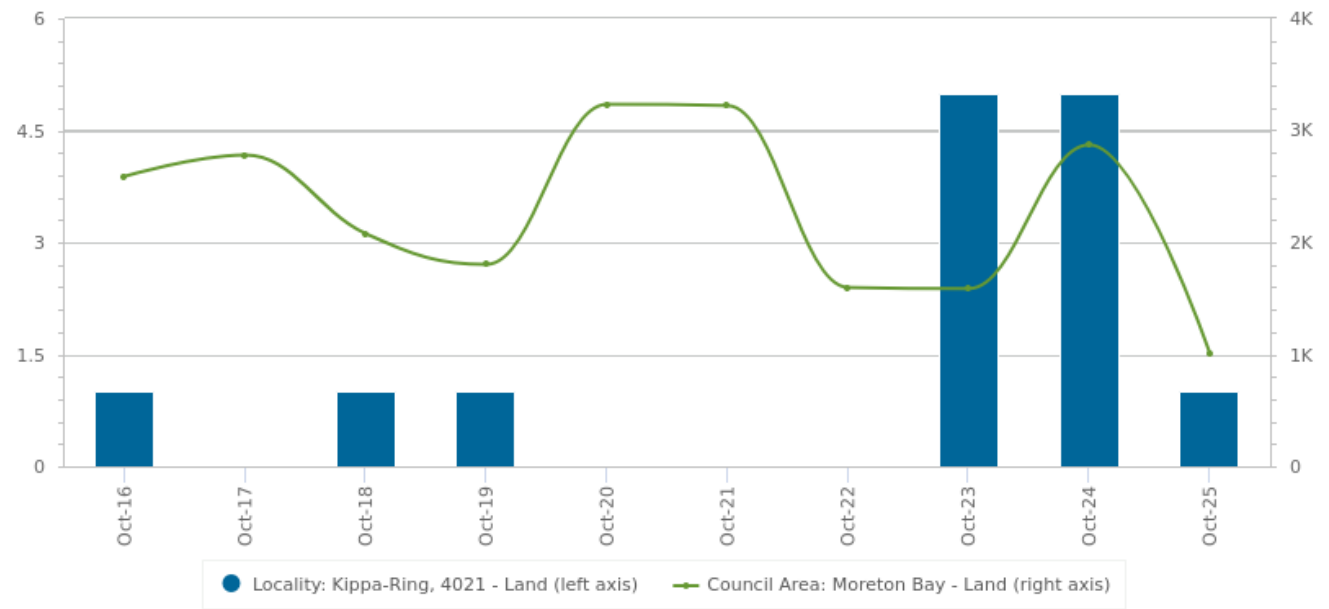
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2025

	Kippa-Ring	Moreton Bay
Oct 2017	0	2780
Oct 2018	1	2077
Oct 2019	1	1803
Oct 2020	0	3233
Oct 2021	0	3221
Oct 2022	0	1597
Oct 2023	5	1587
Oct 2024	5	2871
Oct 2025	1	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

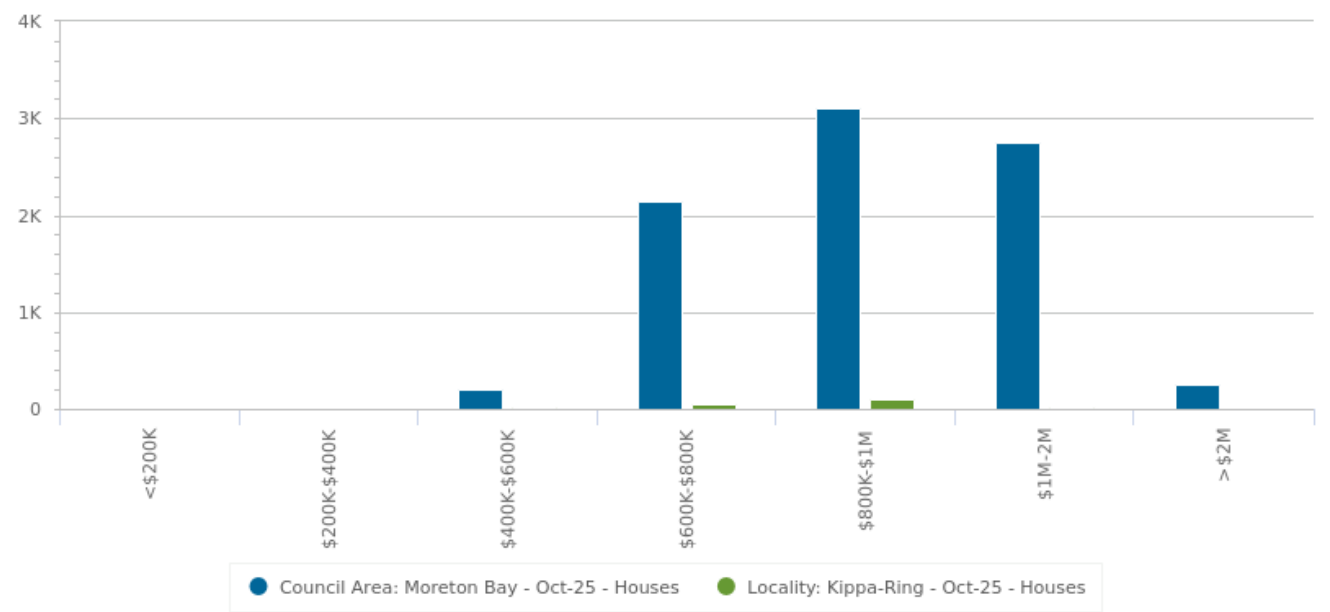
House: Sales By Price

\$152.65M

Oct 2025

	Kippa-ring	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	9	196
\$600K-\$800K	46	2,137
\$800K-\$1M	102	3,107
\$1M-\$2M	21	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

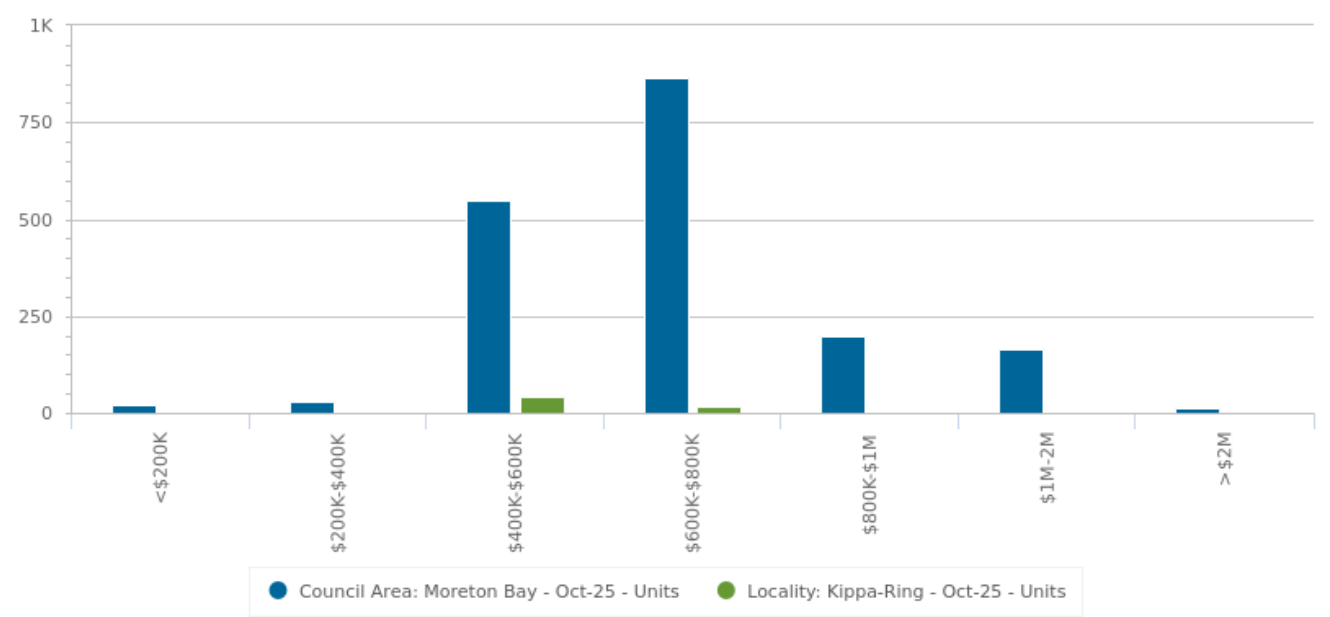
Unit: Sales By Price

\$33.29M

Oct 2025

	Kippa-ring	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	41	549
\$600K-\$800K	16	866
\$800K-\$1M	1	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

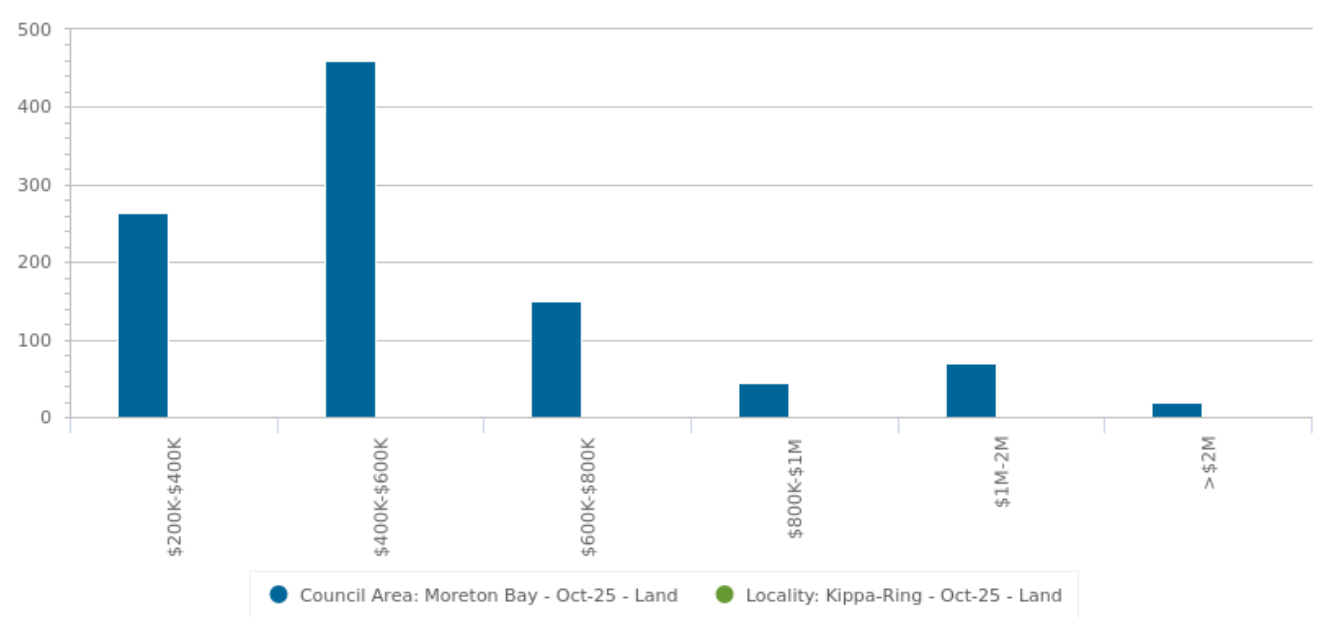


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kippa-ring	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	-	460
\$600K-\$800K	1	149
\$800K-\$1M	-	45
\$1M-\$2M	-	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

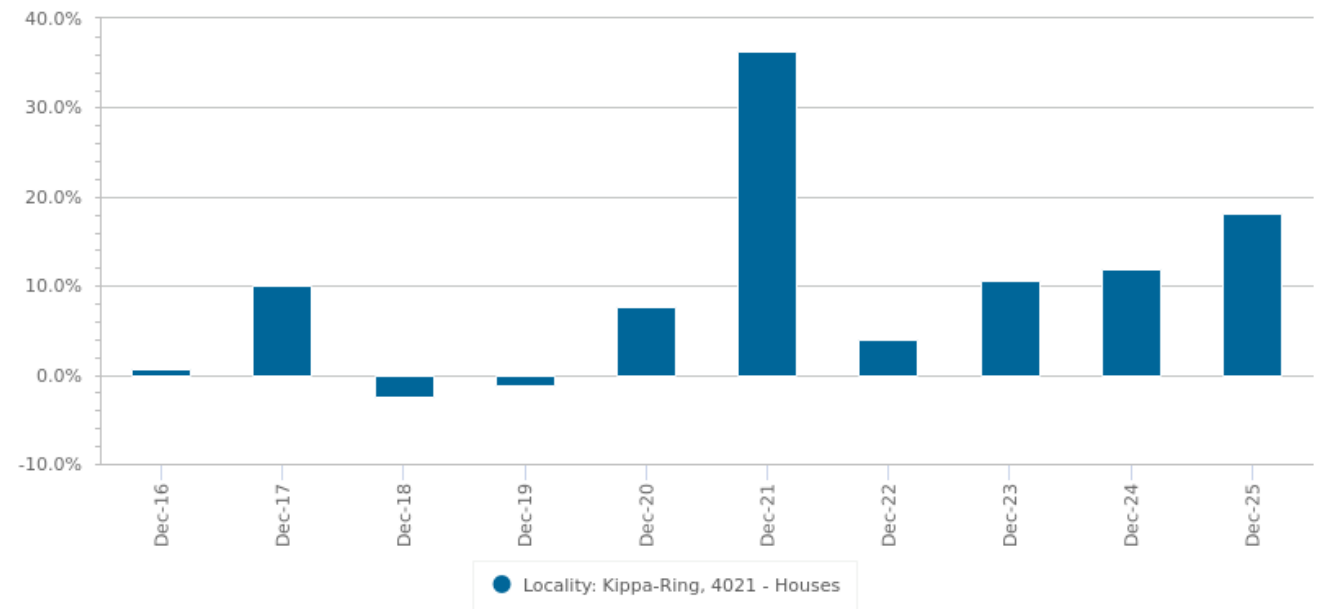
House: Change In Median Value

18.1%

Dec 2025

	Kippa-Ring
Dec 2017	10.0%
Dec 2018	-2.4%
Dec 2019	-1.2%
Dec 2020	7.6%
Dec 2021	36.3%
Dec 2022	3.9%
Dec 2023	10.6%
Dec 2024	11.9%
Dec 2025	18.1%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

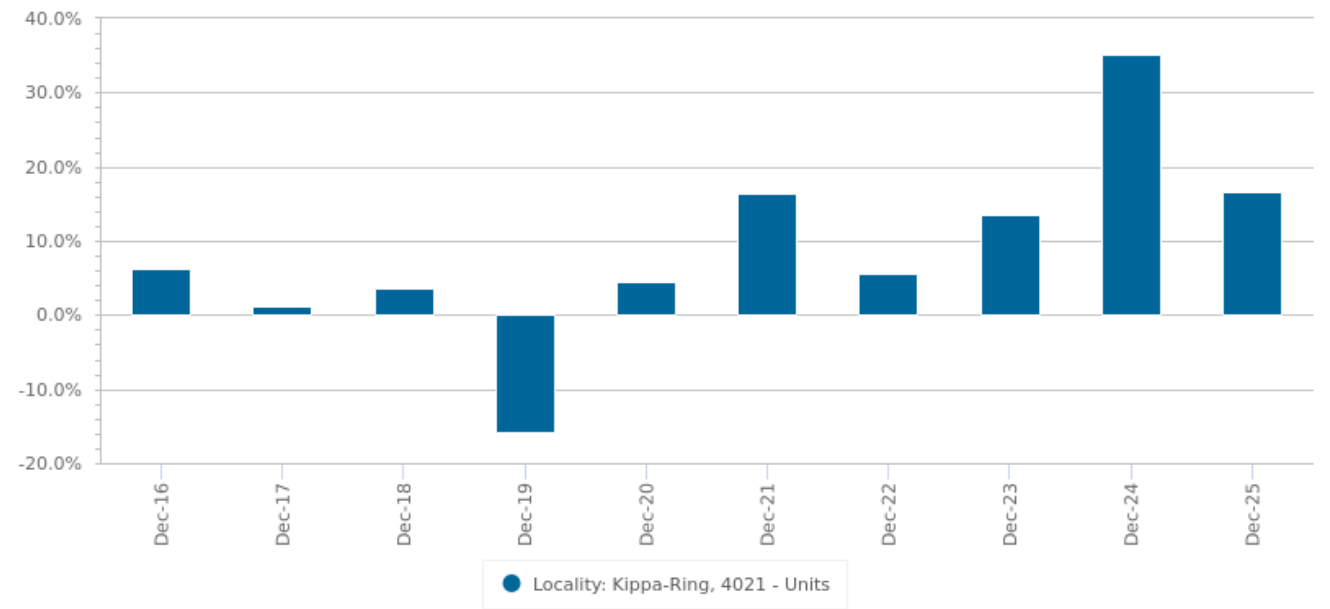
Unit: Change In Median Value

16.6%

Dec 2025

	Kippa-Ring
Dec 2017	1.3%
Dec 2018	3.6%
Dec 2019	-15.8%
Dec 2020	4.5%
Dec 2021	16.4%
Dec 2022	5.5%
Dec 2023	13.5%
Dec 2024	35.1%
Dec 2025	16.6%
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

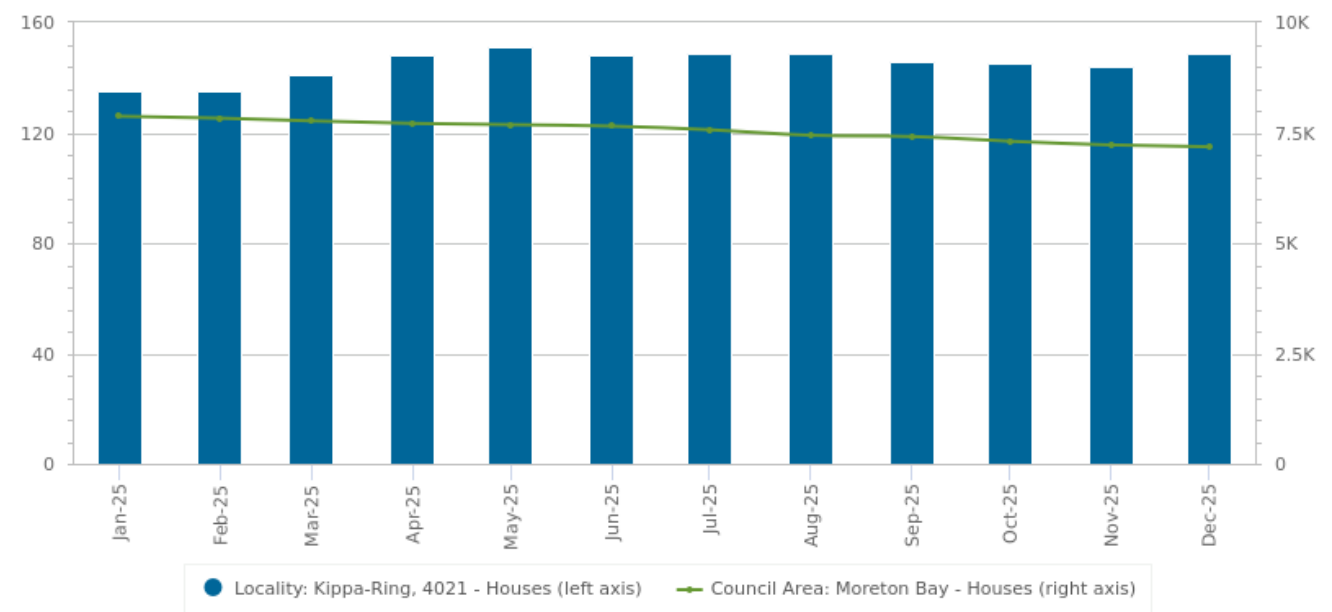
House: Number of New Listing

149

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	135	7,873
Feb 2025	135	7,830
Mar 2025	141	7,768
Apr 2025	148	7,711
May 2025	151	7,683
Jun 2025	148	7,649
Jul 2025	149	7,567
Aug 2025	149	7,442
Sep 2025	146	7,414
Oct 2025	145	7,307
Nov 2025	144	7,223
Dec 2025	149	7,182

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

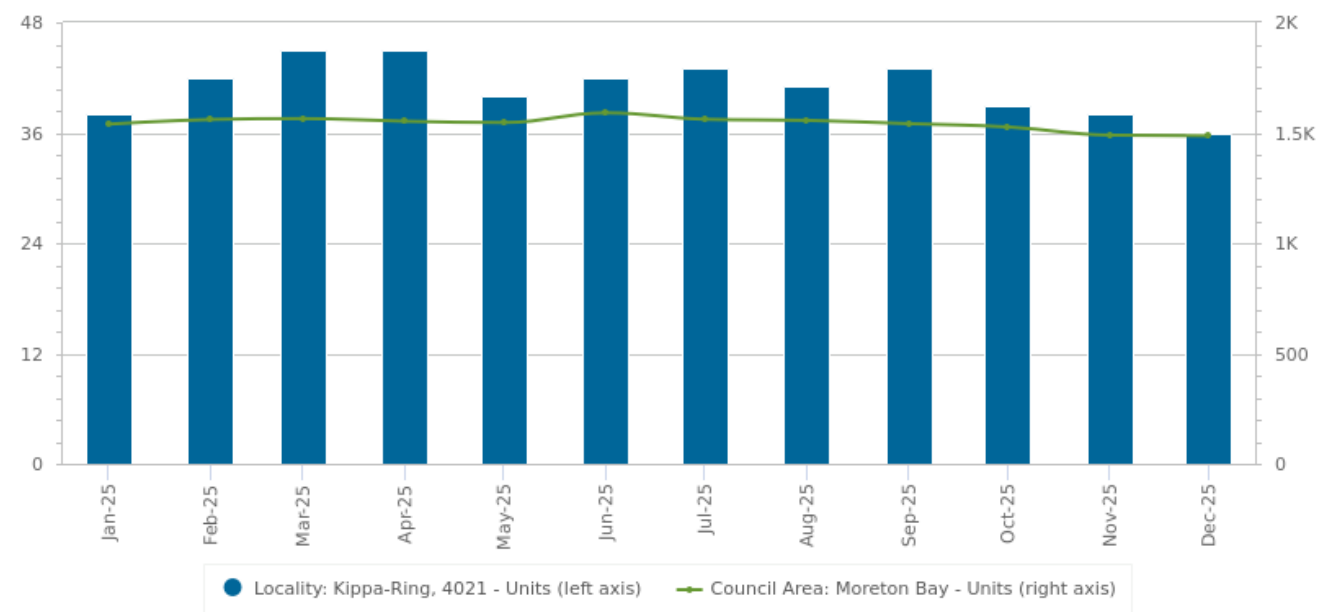
Unit: Number of New Listing

36

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	38	1,539
Feb 2025	42	1,560
Mar 2025	45	1,564
Apr 2025	45	1,552
May 2025	40	1,546
Jun 2025	42	1,590
Jul 2025	43	1,561
Aug 2025	41	1,556
Sep 2025	43	1,541
Oct 2025	39	1,526
Nov 2025	38	1,489
Dec 2025	36	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

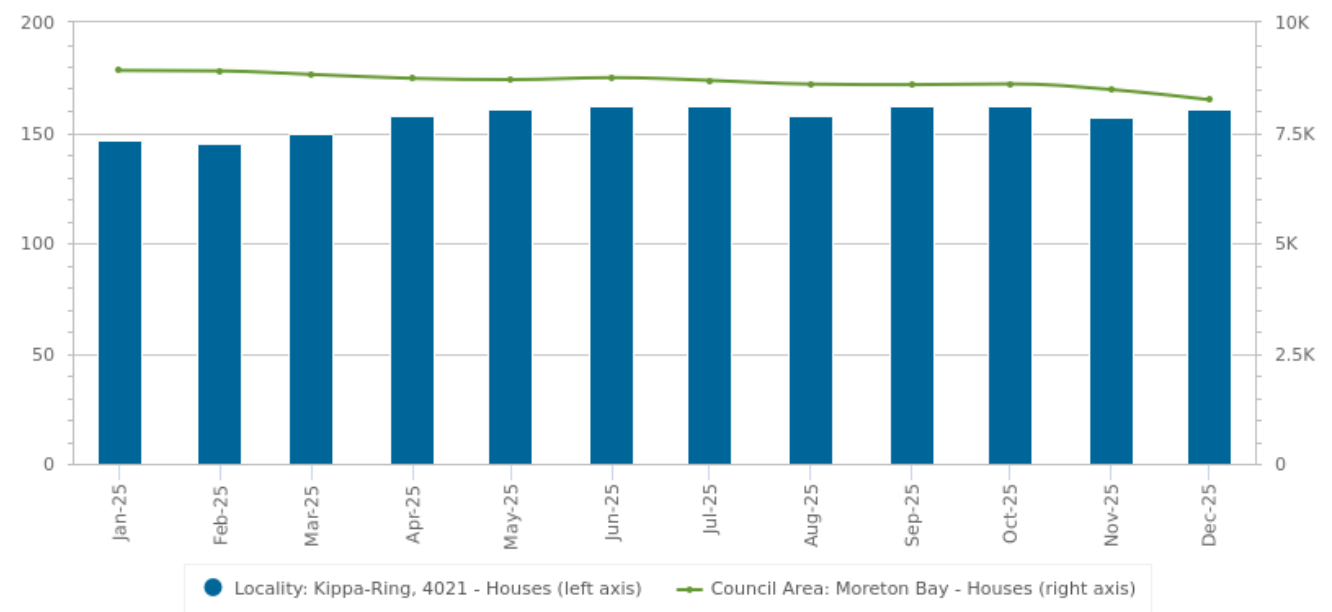
House: Total Properties Listed

161

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	147	8,912
Feb 2025	145	8,900
Mar 2025	150	8,820
Apr 2025	158	8,731
May 2025	161	8,703
Jun 2025	162	8,749
Jul 2025	162	8,685
Aug 2025	158	8,601
Sep 2025	162	8,589
Oct 2025	162	8,606
Nov 2025	157	8,478
Dec 2025	161	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

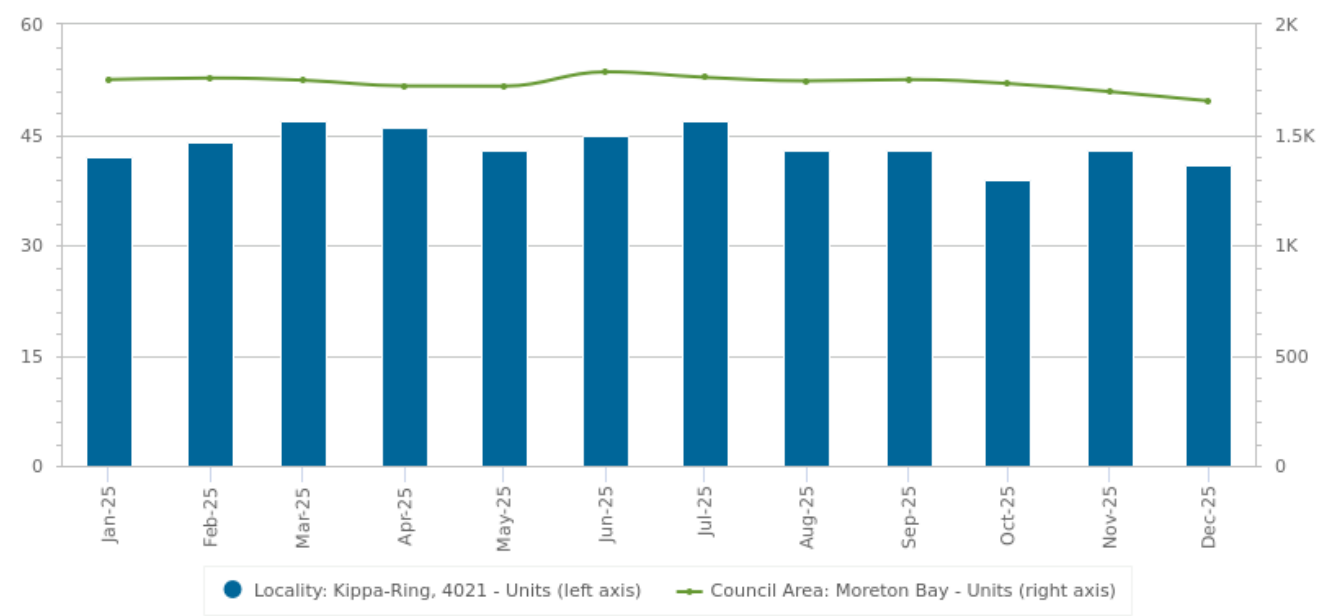
Unit: Total Properties Listed

41

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	42	1,750
Feb 2025	44	1,757
Mar 2025	47	1,747
Apr 2025	46	1,721
May 2025	43	1,720
Jun 2025	45	1,785
Jul 2025	47	1,760
Aug 2025	43	1,744
Sep 2025	43	1,750
Oct 2025	39	1,732
Nov 2025	43	1,695
Dec 2025	41	1,653

Statistics are calculated over a rolling 12 month period



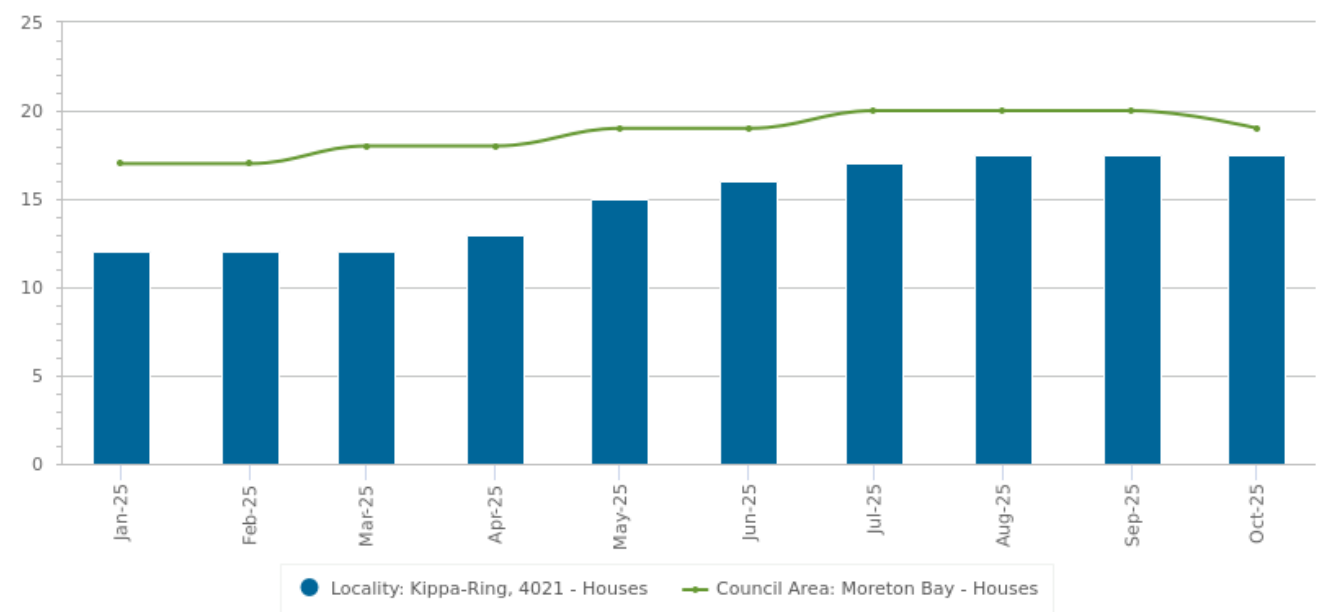
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

17.5
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	11	16
Dec 2024	12	17
Jan 2025	12	17
Feb 2025	12	17
Mar 2025	12	18
Apr 2025	13	18
May 2025	15	19
Jun 2025	16	19
Jul 2025	17	20
Aug 2025	17.5	20
Sep 2025	17.5	20
Oct 2025	17.5	19

Statistics are calculated over a rolling 12 month period



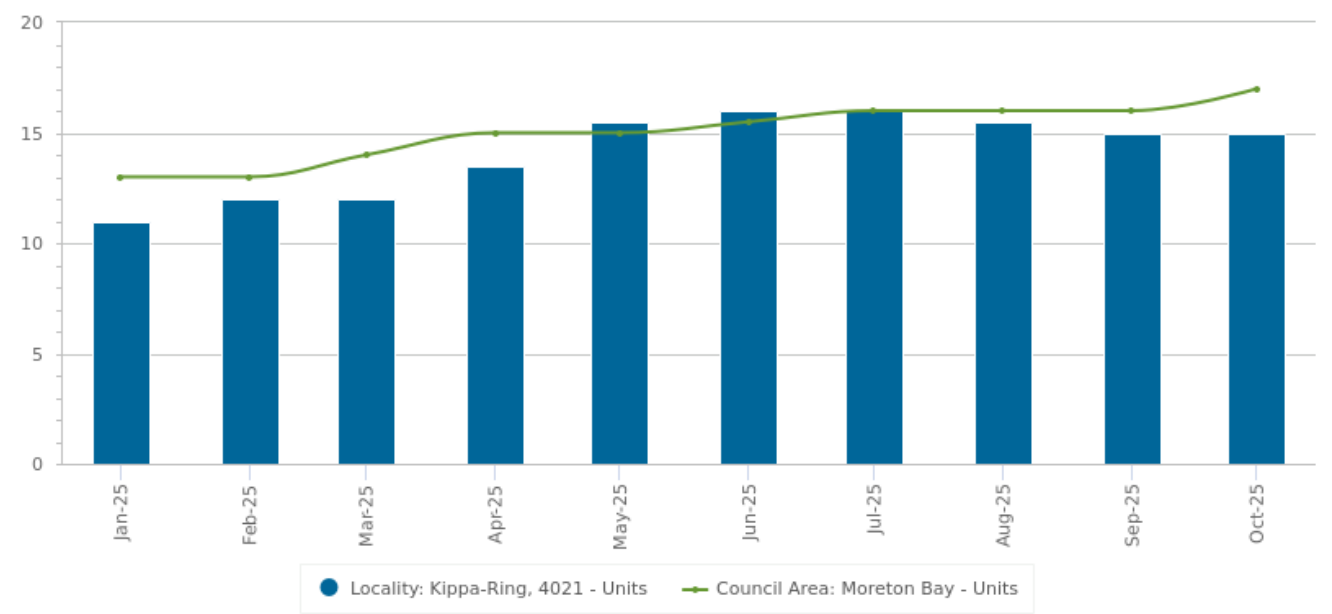
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

15
Oct 2025

	Kippa-Ring	Moreton Bay
Nov 2024	10.5	13
Dec 2024	10.5	13
Jan 2025	11	13
Feb 2025	12	13
Mar 2025	12	14
Apr 2025	13.5	15
May 2025	15.5	15
Jun 2025	16	15.5
Jul 2025	16	16
Aug 2025	15.5	16
Sep 2025	15	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

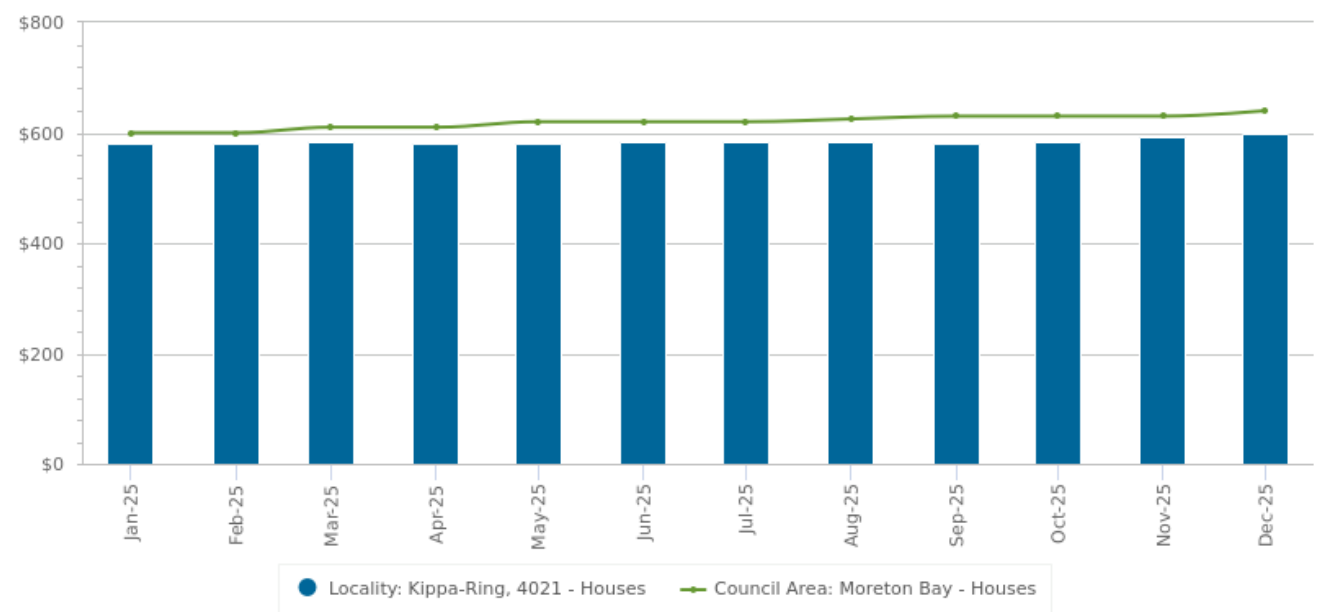
House: Median Rent

\$600/w

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	\$580/w	\$600/w
Feb 2025	\$580/w	\$600/w
Mar 2025	\$585/w	\$610/w
Apr 2025	\$580/w	\$610/w
May 2025	\$580/w	\$620/w
Jun 2025	\$583/w	\$620/w
Jul 2025	\$585/w	\$620/w
Aug 2025	\$583/w	\$625/w
Sep 2025	\$580/w	\$630/w
Oct 2025	\$585/w	\$630/w
Nov 2025	\$593/w	\$630/w
Dec 2025	\$600/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

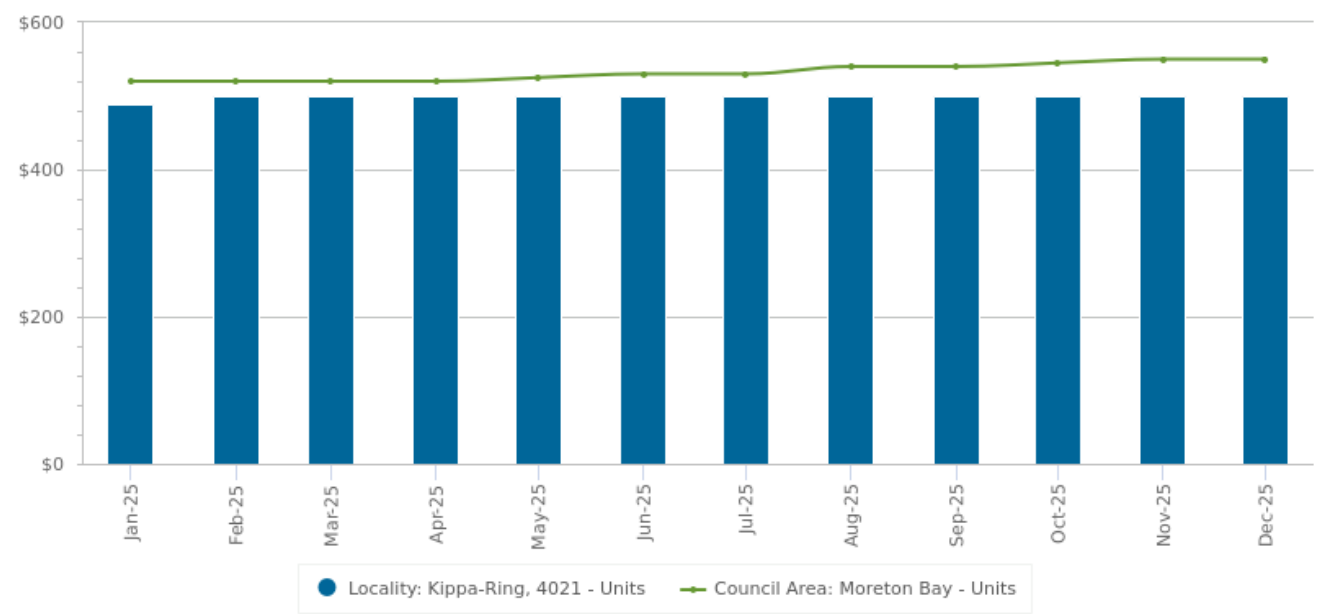
Unit: Median Rent

\$500/w

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	\$490/w	\$520/w
Feb 2025	\$500/w	\$520/w
Mar 2025	\$500/w	\$520/w
Apr 2025	\$500/w	\$520/w
May 2025	\$500/w	\$525/w
Jun 2025	\$500/w	\$530/w
Jul 2025	\$500/w	\$530/w
Aug 2025	\$500/w	\$540/w
Sep 2025	\$500/w	\$540/w
Oct 2025	\$500/w	\$545/w
Nov 2025	\$500/w	\$550/w
Dec 2025	\$500/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

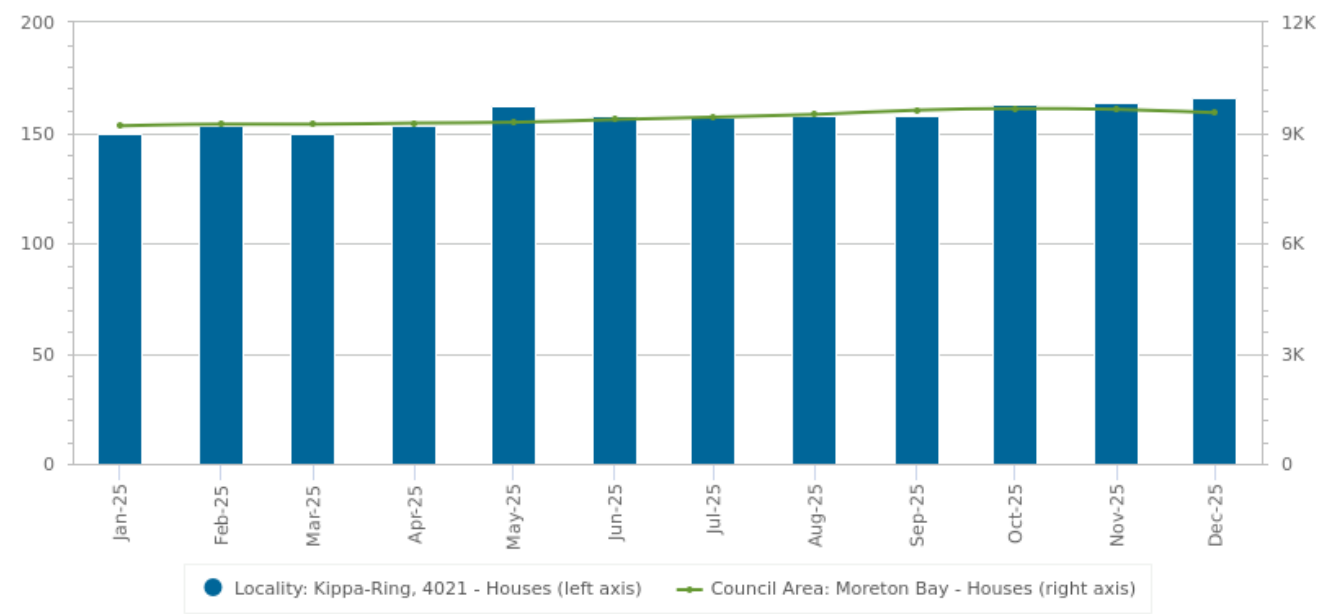
House: Rental Rate Observations

166

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	150	9,187
Feb 2025	153	9,233
Mar 2025	150	9,231
Apr 2025	153	9,263
May 2025	162	9,283
Jun 2025	158	9,360
Jul 2025	157	9,423
Aug 2025	158	9,498
Sep 2025	158	9,614
Oct 2025	163	9,658
Nov 2025	164	9,635
Dec 2025	166	9,544

Statistics are calculated over a rolling 12 month period



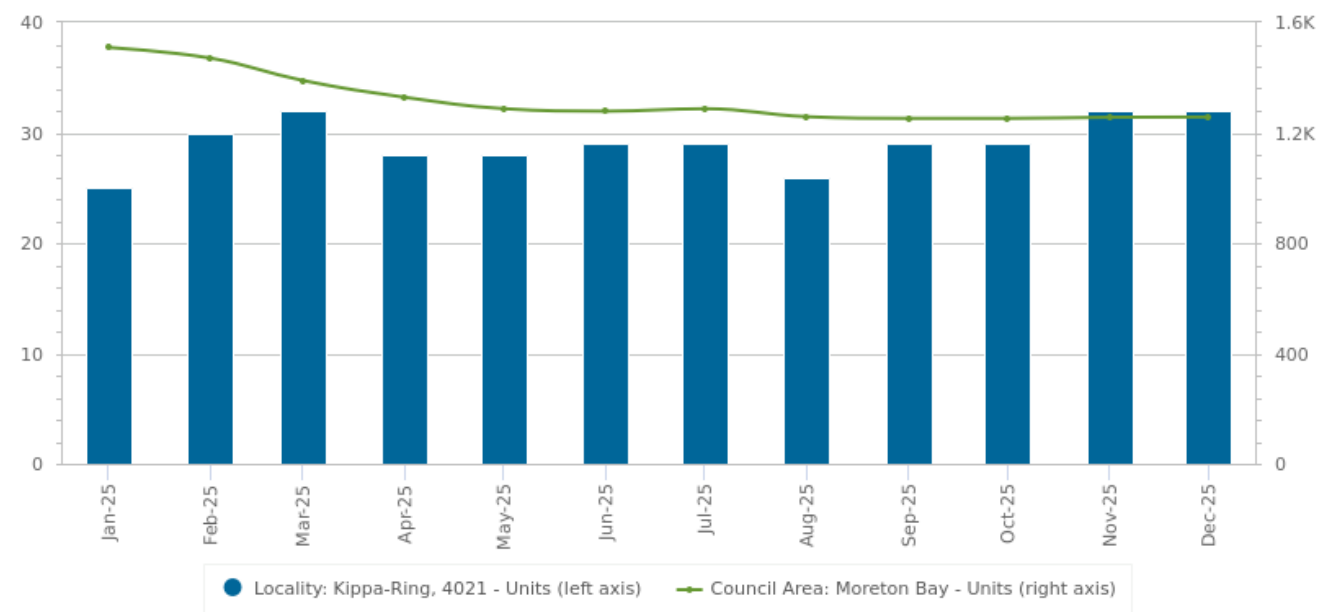
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

32
Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	25	1,509
Feb 2025	30	1,470
Mar 2025	32	1,389
Apr 2025	28	1,328
May 2025	28	1,287
Jun 2025	29	1,278
Jul 2025	29	1,287
Aug 2025	26	1,258
Sep 2025	29	1,252
Oct 2025	29	1,252
Nov 2025	32	1,256
Dec 2025	32	1,257

Statistics are calculated over a rolling 12 month period



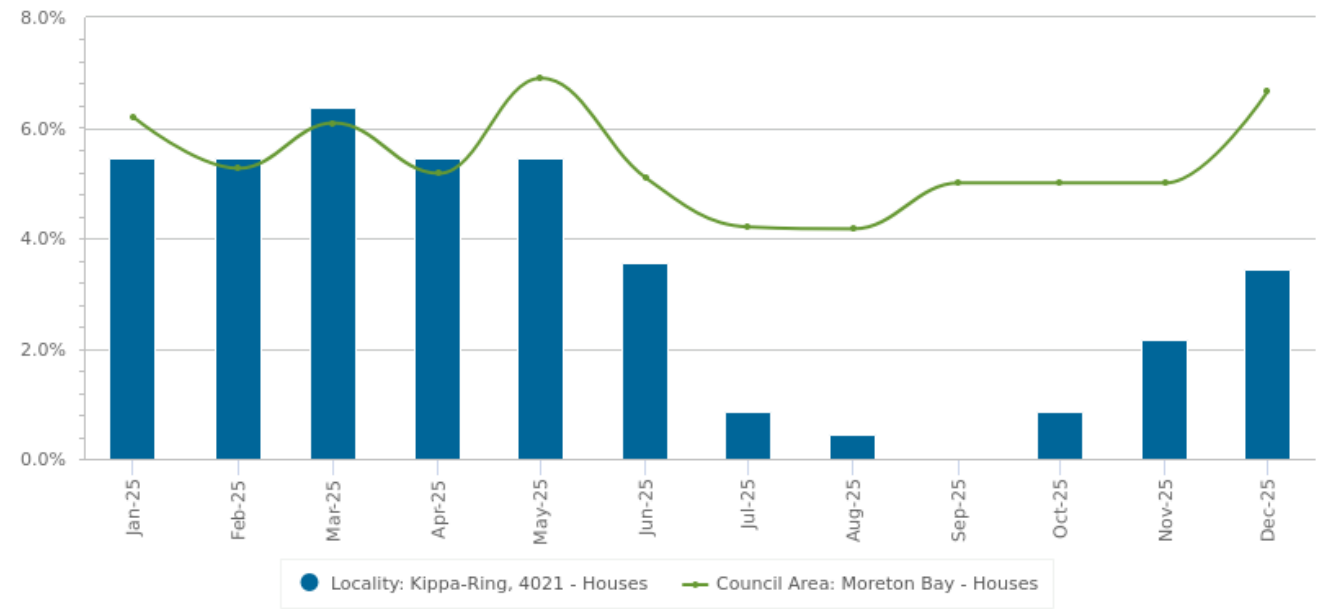
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

3.4%
Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	5.5%	6.2%
Feb 2025	5.5%	5.3%
Mar 2025	6.4%	6.1%
Apr 2025	5.5%	5.2%
May 2025	5.5%	6.9%
Jun 2025	3.6%	5.1%
Jul 2025	0.9%	4.2%
Aug 2025	0.4%	4.2%
Sep 2025	-	5.0%
Oct 2025	0.9%	5.0%
Nov 2025	2.2%	5.0%
Dec 2025	3.4%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

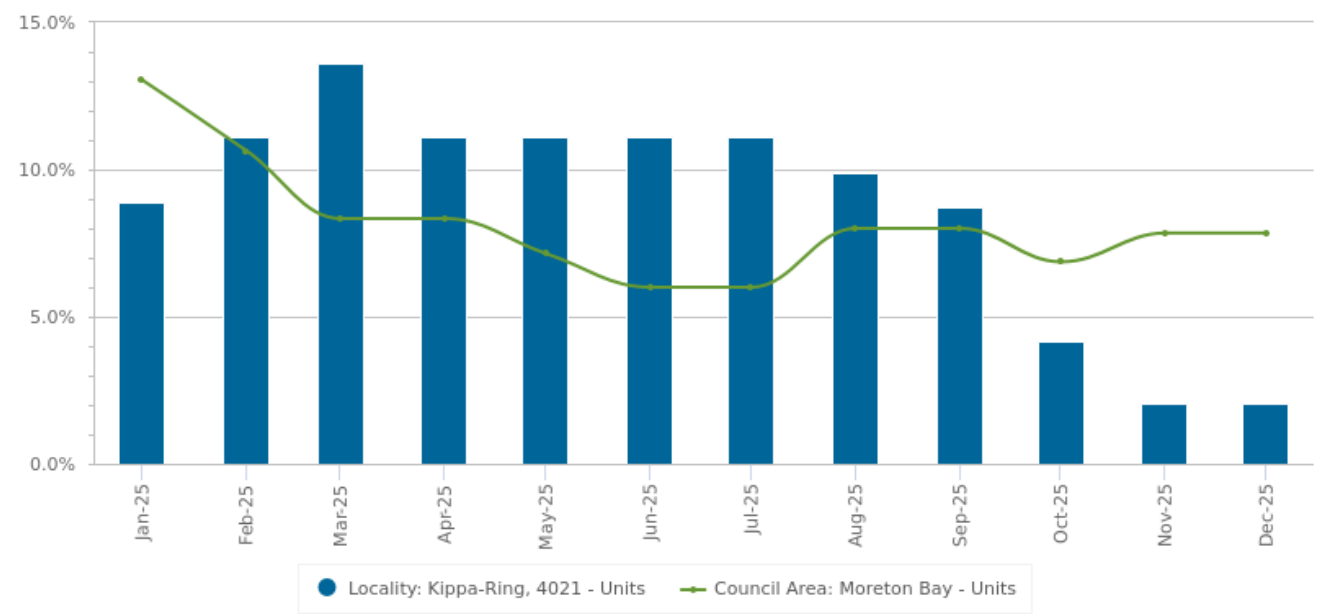
Unit: Change in Rental Rate

2.0%

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	8.9%	13.0%
Feb 2025	11.1%	10.6%
Mar 2025	13.6%	8.3%
Apr 2025	11.1%	8.3%
May 2025	11.1%	7.1%
Jun 2025	11.1%	6.0%
Jul 2025	11.1%	6.0%
Aug 2025	9.9%	8.0%
Sep 2025	8.7%	8.0%
Oct 2025	4.2%	6.9%
Nov 2025	2.0%	7.8%
Dec 2025	2.0%	7.8%

Statistics are calculated over a rolling 12 month period



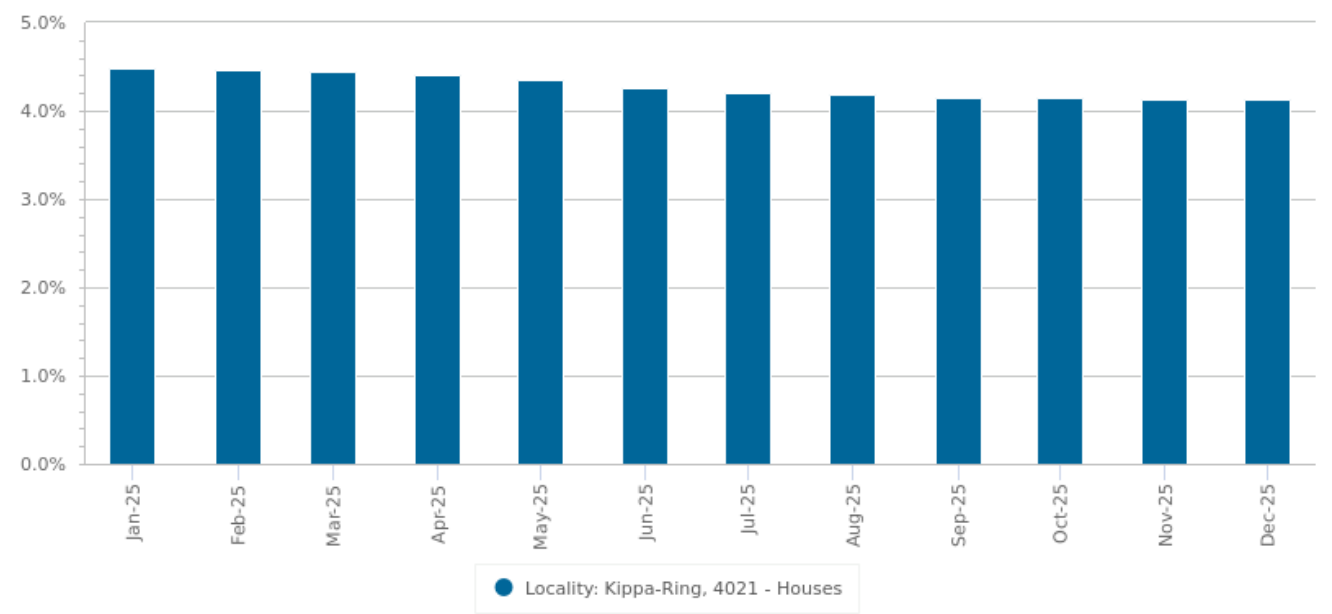
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

4.1%
Dec 2025

	Kippa-Ring
Jan 2025	4.5%
Feb 2025	4.5%
Mar 2025	4.4%
Apr 2025	4.4%
May 2025	4.3%
Jun 2025	4.3%
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

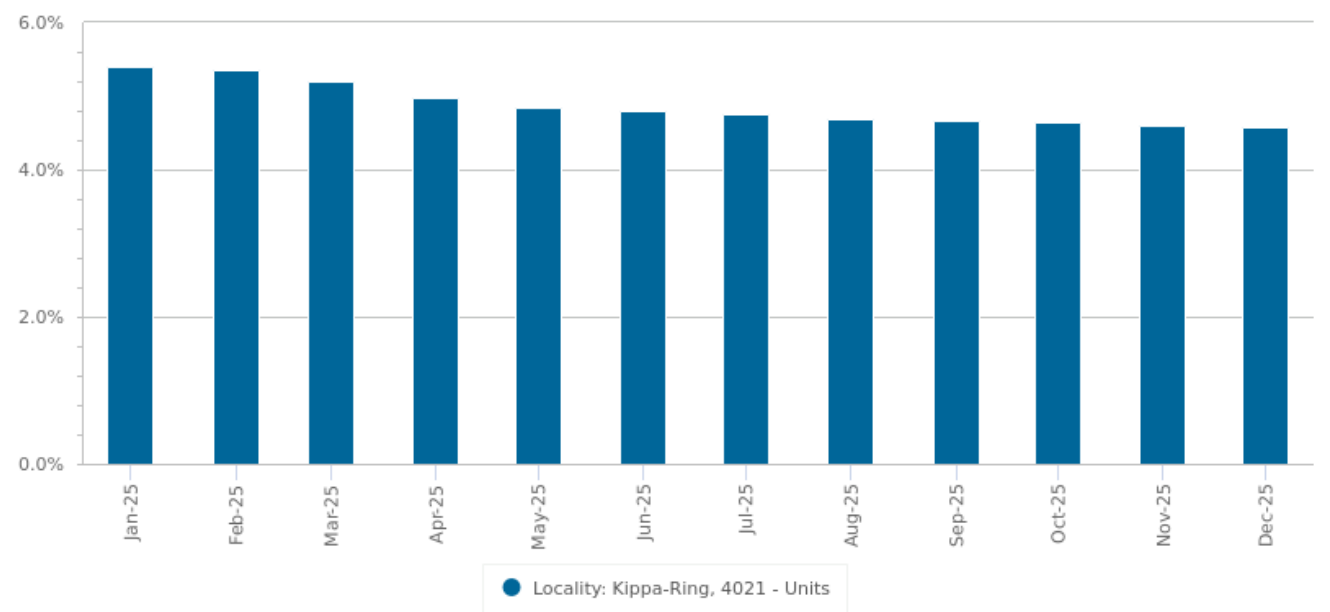
Unit: Value Based Rental Yield

4.6%

Dec 2025

	Kippa-Ring
Jan 2025	5.4%
Feb 2025	5.4%
Mar 2025	5.2%
Apr 2025	5.0%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.8%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.6%
Nov 2025	4.6%
Dec 2025	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

	Kippa-Ring	Moreton Bay
Childless Couples	36.8%	38.7%
Couples with Children	37.2%	42%
Single Parents	23.7%	17.9%
Other	2.1%	1.3%

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



Childless Couples

36.8%



Couples with Children

37.2%



Single Parents

23.7%



Other

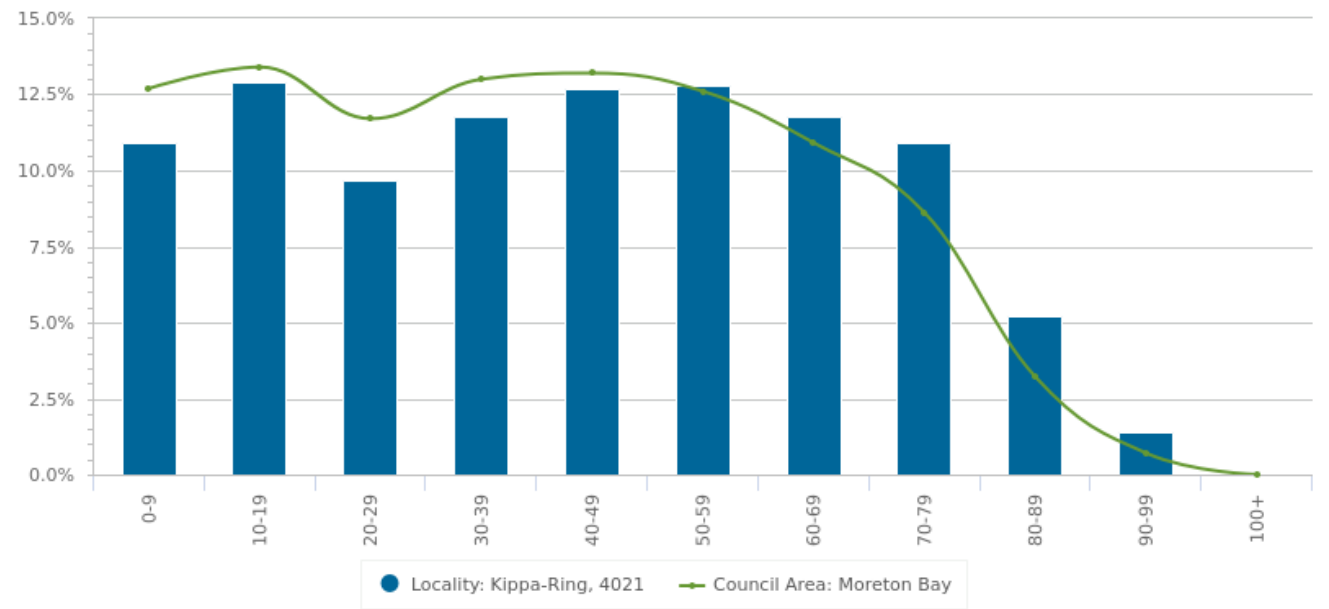
2.1%

Population Age

Population Age

	Kippa-ring	Moreton Bay
0-9	10.9%	12.7%
10-19	12.9%	13.4%
20-29	9.7%	11.7%
30-39	11.8%	13%
40-49	12.7%	13.2%
50-59	12.8%	12.6%
60-69	11.8%	10.9%
70-79	10.9%	8.6%
80-89	5.2%	3.2%
90-99	1.4%	0.7%

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



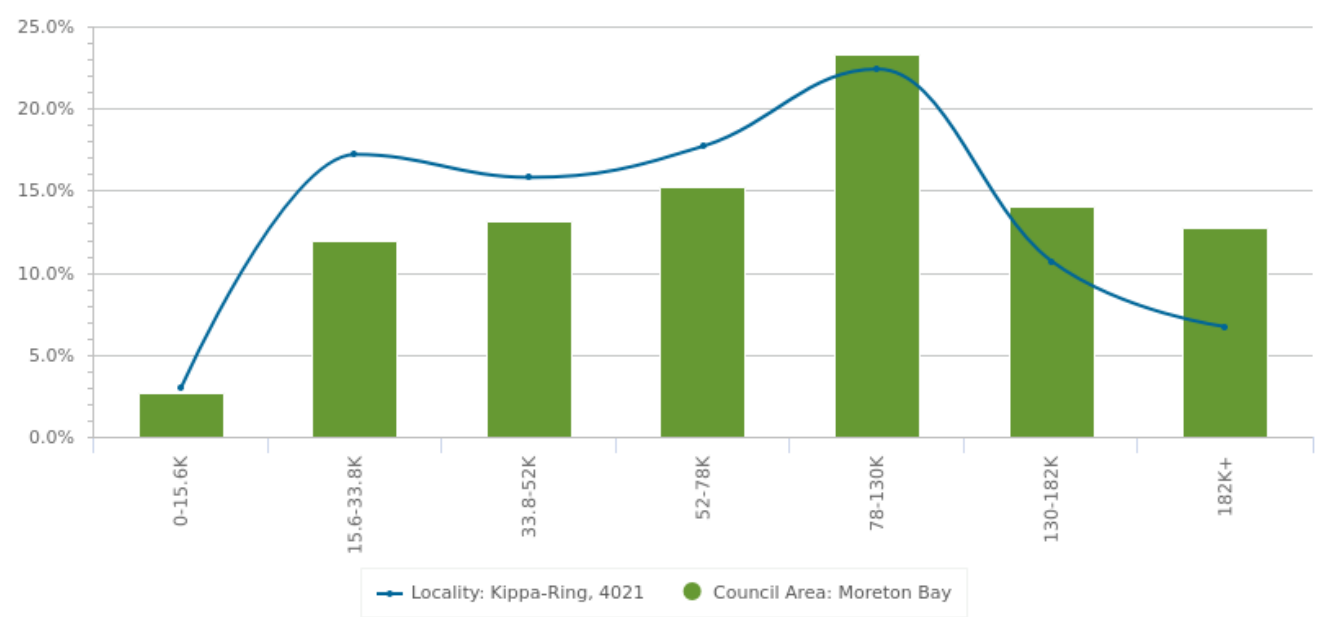
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Kippa-Ring	Moreton Bay
0-15.6K	3%	2.7%
15.6-33.8K	17.2%	12%
33.8-52K	15.8%	13.1%
52-78K	17.7%	15.2%
78-130K	22.4%	23.3%
130-182K	10.7%	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

	Kippa-Ring	Moreton Bay
Postgrad	2.6%	4.9%
Graduate Diploma or Certificate	2.3%	3.3%
Bachelor	14.7%	20%
Advanced Diploma or Diploma	15.9%	17.2%
Certificate	45.8%	42.3%
Not Stated	17.7%	11.2%
Inadequately Described	1.1%	0.9%

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



Postgrad

2.6%



Graduate Diploma or Certificate

2.3%



Bachelor

14.7%



Advanced Diploma or
Diploma

15.9%



Certificate

45.8%



Not Stated

17.7%



Inadequately
Described

1.1%

Occupation

Employment By Occupation

	Kippa-Ring	Moreton Bay
Professional	12.8%	17.9%
Clerical	13.8%	14.1%
Trades	16.3%	14.7%
Labourer	13.8%	10.5%
Not Stated	1.6%	1.8%
Machinery Operators and Drivers	9.8%	7.1%
Managers	8.6%	11.4%
Community and Personal Service Workers	14.7%	13.3%
Sales Workers	8.6%	9.1%

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



Professional

12.8%



Clerical

13.8%



Trades

16.3%



Labourer

13.8%



Not Stated

1.6%



Machinery Operators and Drivers

9.8%

Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.7%



Sales Workers

8.6%

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