

Suburb Statistics Report

Kippa-Ring QLD 4021

Prepared on 24 Mar 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.

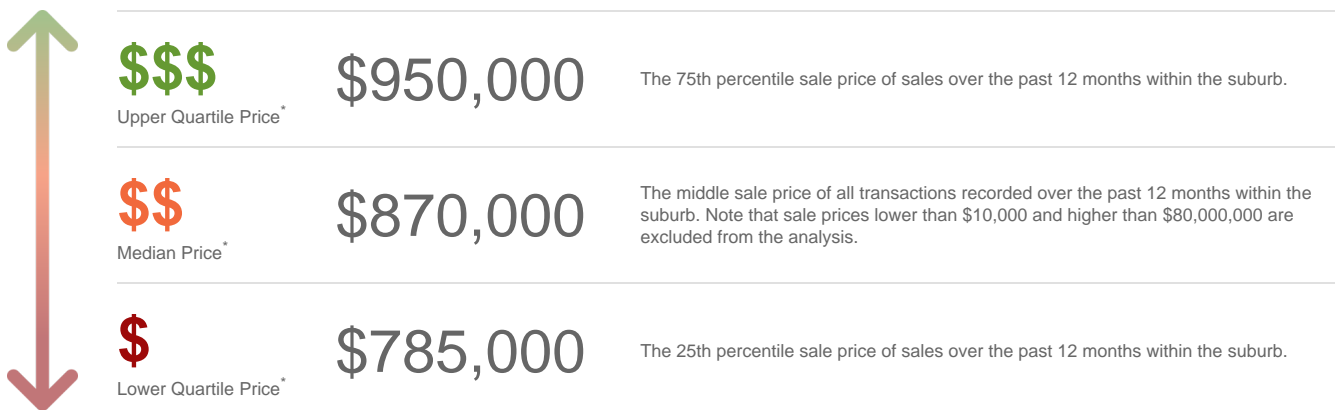
	House	Unit	Land
Average Tenure Period	12.6 years	9.2 years	-
Total Dwellings	3,075	868	72
Total New Listings	146	33	-
Median Value	\$951,420	\$634,017	-
Total Properties Listed	164	37	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

54

Properties Sold
(12 Months)

9.2

Average Tenure Period
(Years)

\$535/w

Median Asking Rent
(12 Months)

33

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

28

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$628,000

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

\$\$

Median Price*

\$585,000

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.

\$

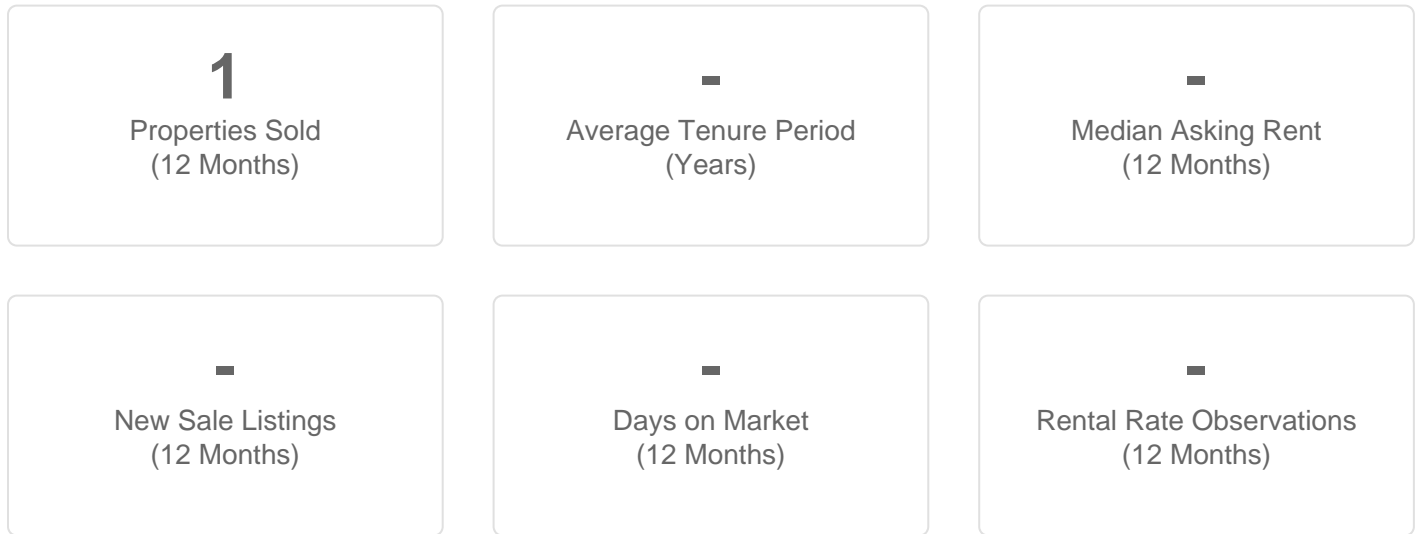
Lower Quartile Price*

\$550,000

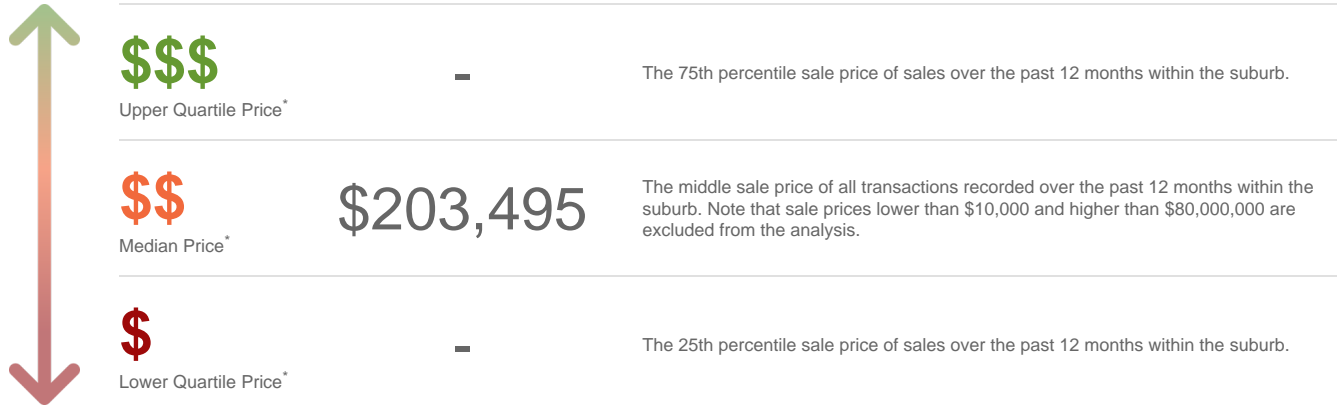
The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

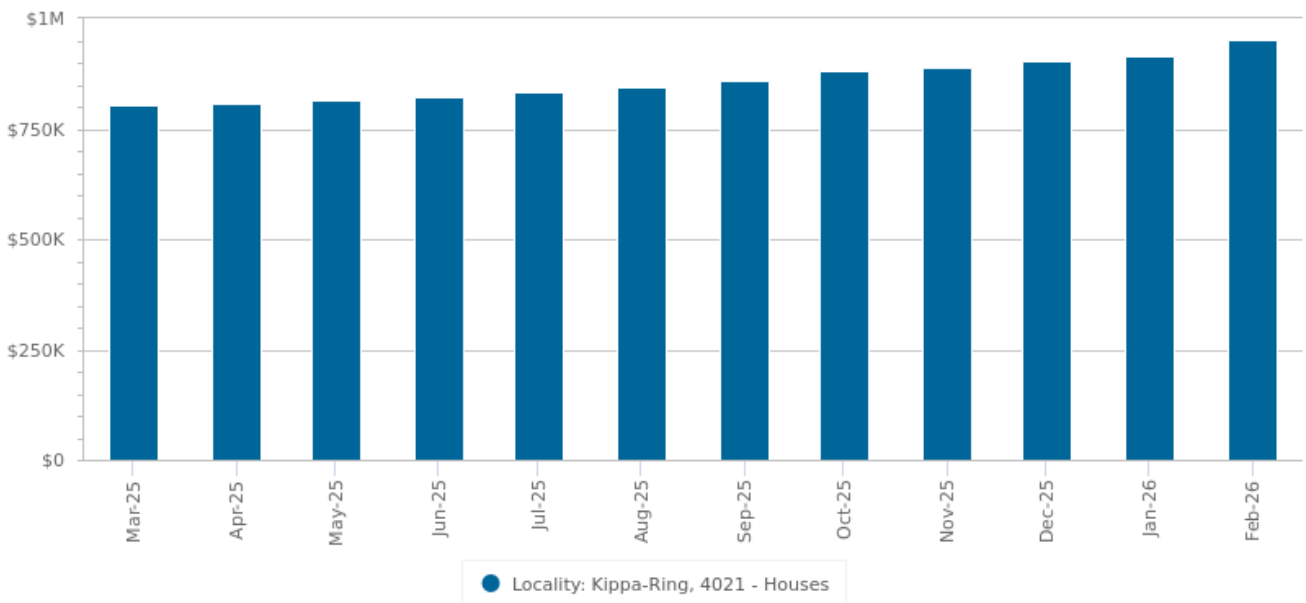
House: Recent Median Value

\$951K

Feb 2026

	Kippa-Ring
Mar 2025	\$804,783
Apr 2025	\$808,343
May 2025	\$815,164
Jun 2025	\$820,832
Jul 2025	\$832,750
Aug 2025	\$845,478
Sep 2025	\$860,089
Oct 2025	\$880,819
Nov 2025	\$889,933
Dec 2025	\$903,890
Jan 2026	\$914,802
Feb 2026	\$951,420

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

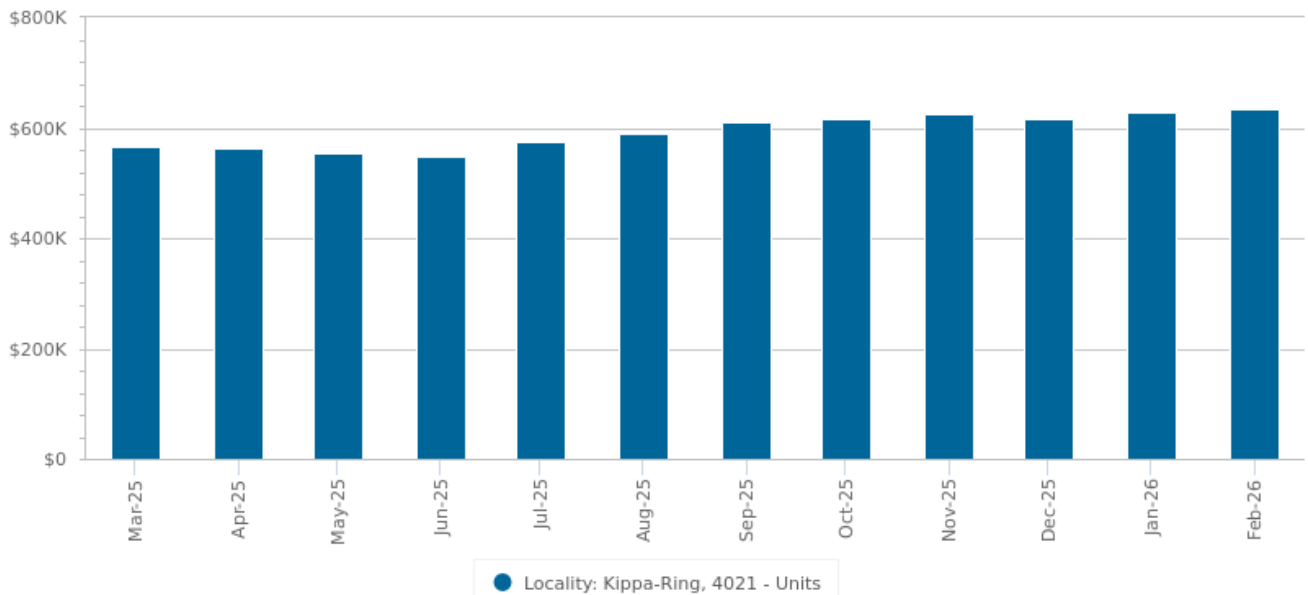
Unit: Recent Median Value

\$634K

Feb 2026

	Kippa-Ring
Mar 2025	\$564,736
Apr 2025	\$562,760
May 2025	\$553,177
Jun 2025	\$549,214
Jul 2025	\$575,368
Aug 2025	\$590,128
Sep 2025	\$610,342
Oct 2025	\$616,148
Nov 2025	\$624,868
Dec 2025	\$616,437
Jan 2026	\$626,921
Feb 2026	\$634,017

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

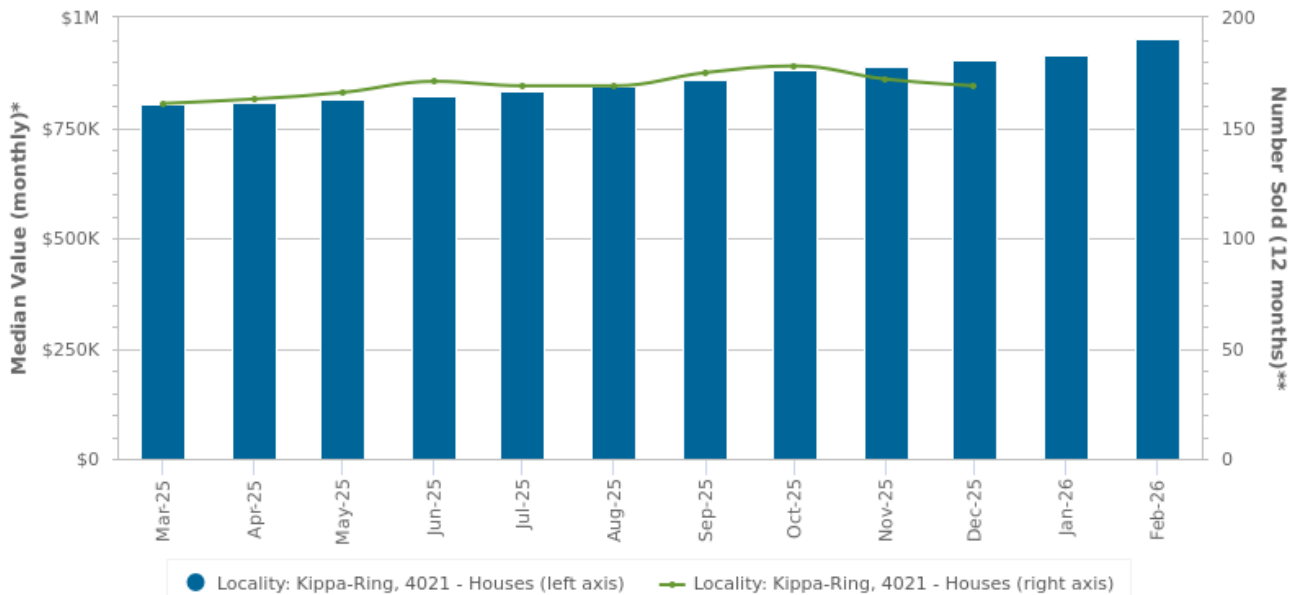
House: Median Value vs Number Sold

169

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$804,783	161
Apr 2025	\$808,343	163
May 2025	\$815,164	166
Jun 2025	\$820,832	171
Jul 2025	\$832,750	169
Aug 2025	\$845,478	169
Sep 2025	\$860,089	175
Oct 2025	\$880,819	178
Nov 2025	\$889,933	172
Dec 2025	\$903,890	169
Jan 2026	\$914,802	-
Feb 2026	\$951,420	-

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

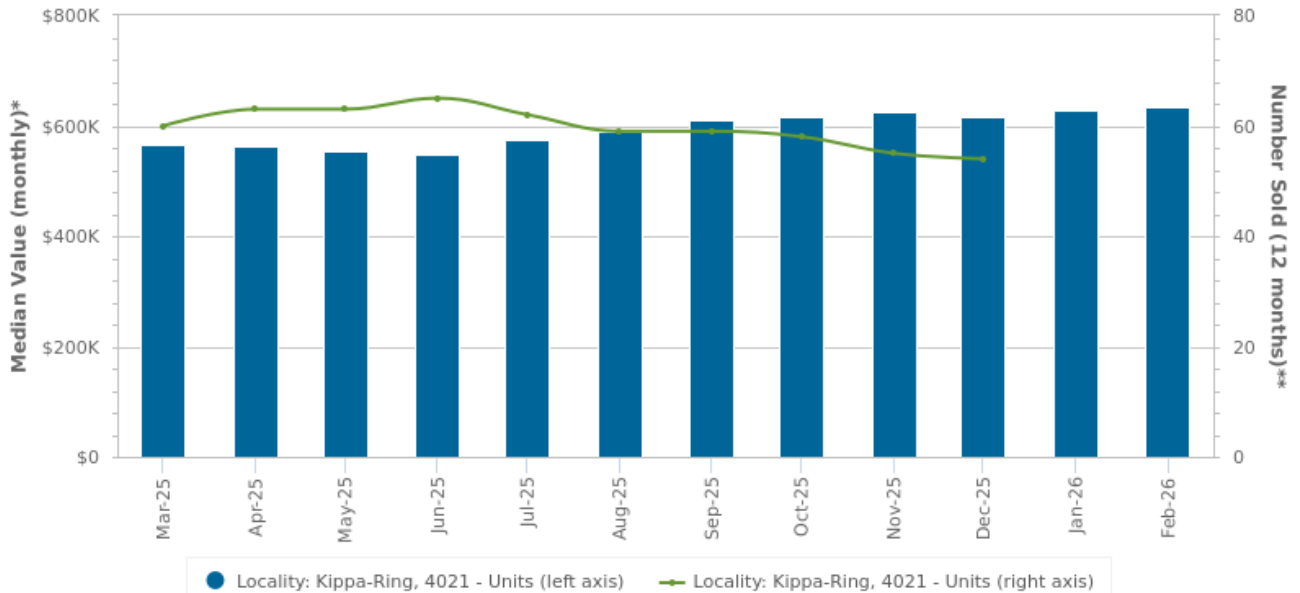
Unit: Median Value vs Number Sold

54

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$564,736	60
Apr 2025	\$562,760	63
May 2025	\$553,177	63
Jun 2025	\$549,214	65
Jul 2025	\$575,368	62
Aug 2025	\$590,128	59
Sep 2025	\$610,342	59
Oct 2025	\$616,148	58
Nov 2025	\$624,868	55
Dec 2025	\$616,437	54
Jan 2026	\$626,921	-
Feb 2026	\$634,017	-

Statistics are calculated over a rolling 12 month period



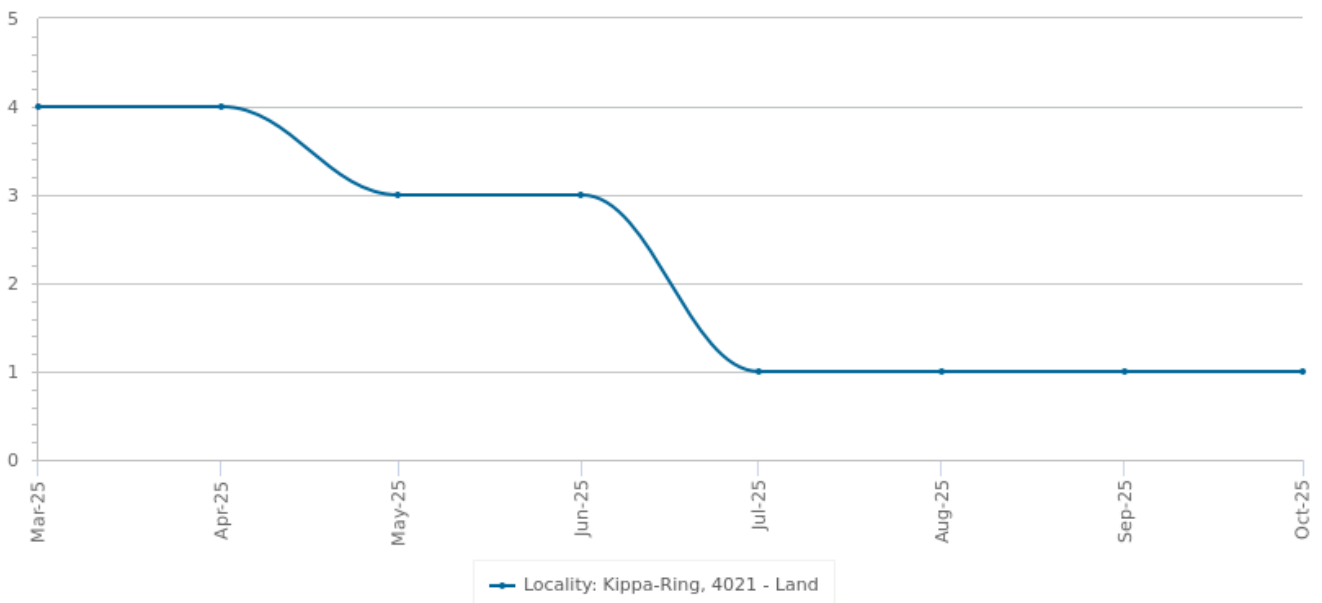
*Statistics are calculated at the end of the displayed month
 **Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Oct 2025

	Median Value	Number Of Sold
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

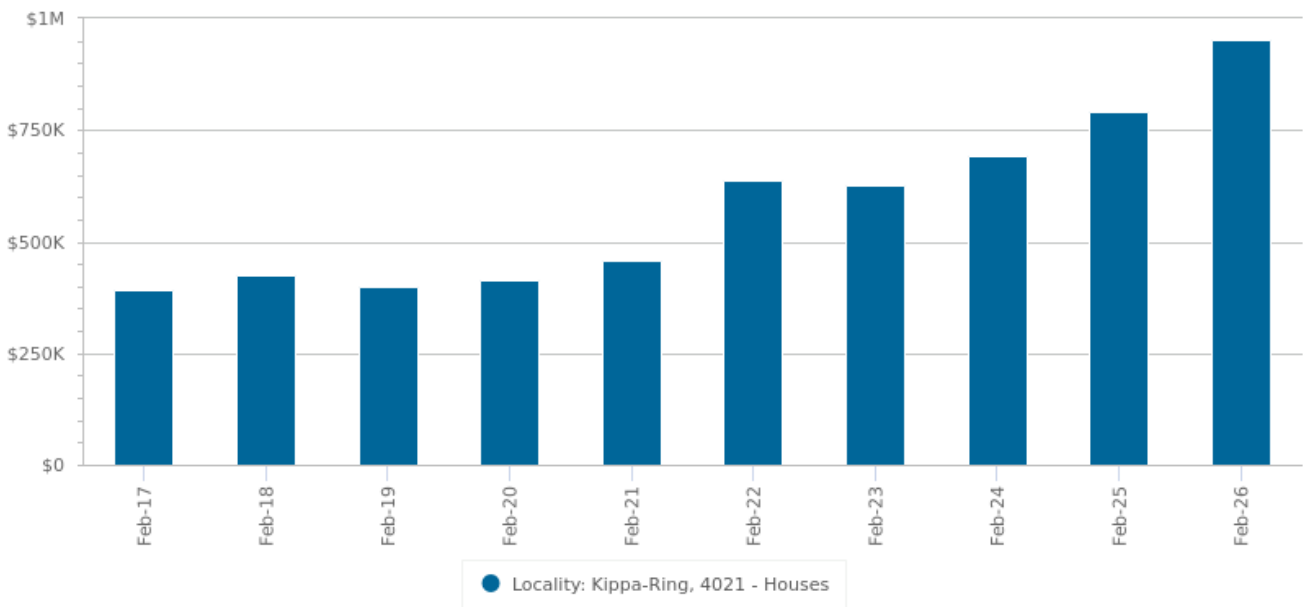
House: Median Value

\$951K

Feb 2026

	Kippa-Ring
Feb 2017	\$391,115
Feb 2018	\$425,999
Feb 2019	\$399,211
Feb 2020	\$414,810
Feb 2021	\$459,574
Feb 2022	\$637,200
Feb 2023	\$628,098
Feb 2024	\$692,509
Feb 2025	\$790,170
Feb 2026	\$951,420

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

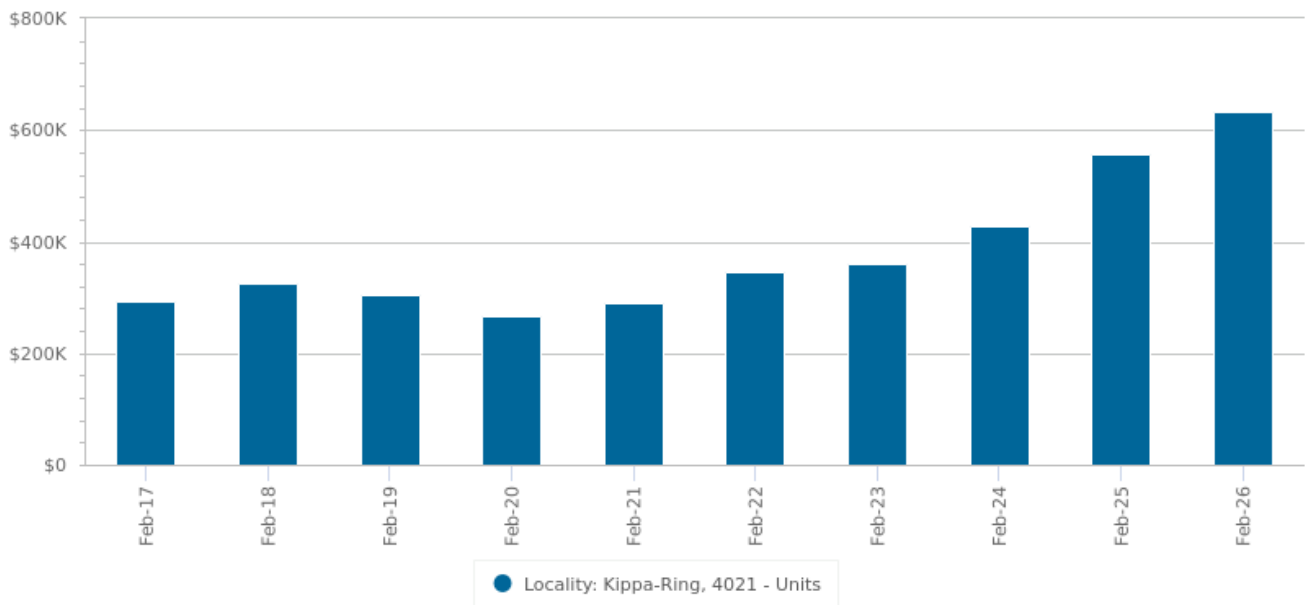
Unit: Median Value

\$634K

Feb 2026

	Kippa-Ring
Feb 2017	\$292,217
Feb 2018	\$324,535
Feb 2019	\$305,840
Feb 2020	\$267,335
Feb 2021	\$289,696
Feb 2022	\$346,552
Feb 2023	\$359,297
Feb 2024	\$426,911
Feb 2025	\$557,057
Feb 2026	\$634,017

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

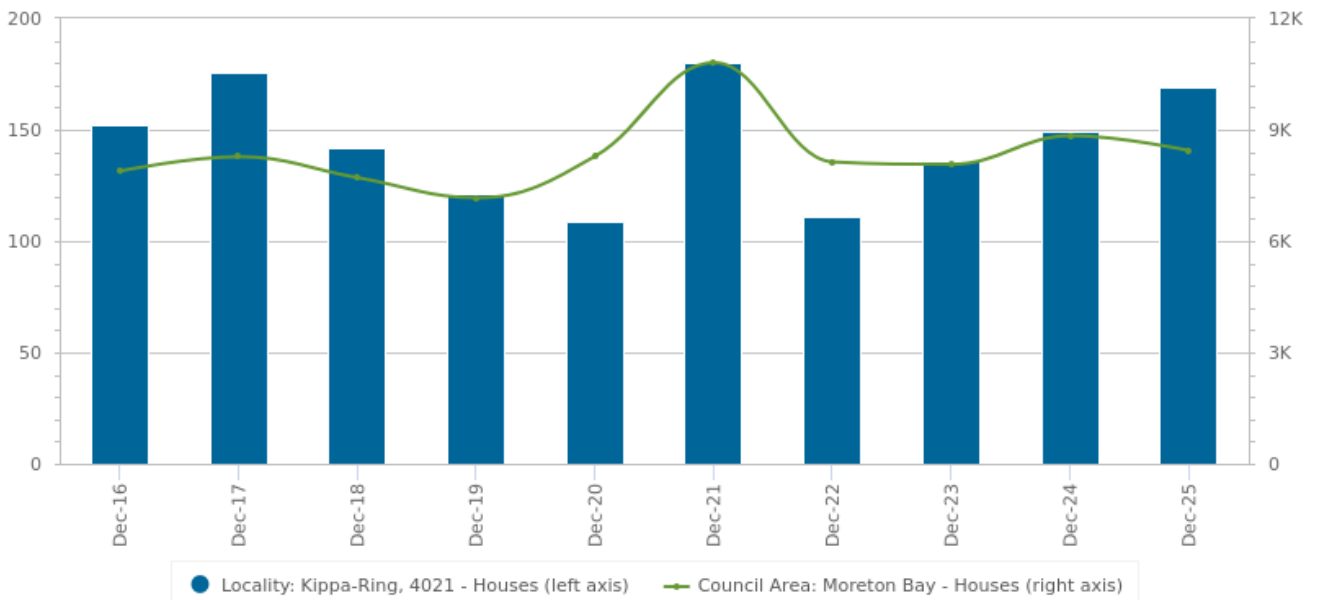
House: Sales Per Annum

169

Dec 2025

	Kippa-Ring	Moreton Bay
Dec 2017	176	8275
Dec 2018	142	7708
Dec 2019	121	7167
Dec 2020	109	8294
Dec 2021	180	10807
Dec 2022	111	8132
Dec 2023	136	8068
Dec 2024	149	8840
Dec 2025	169	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

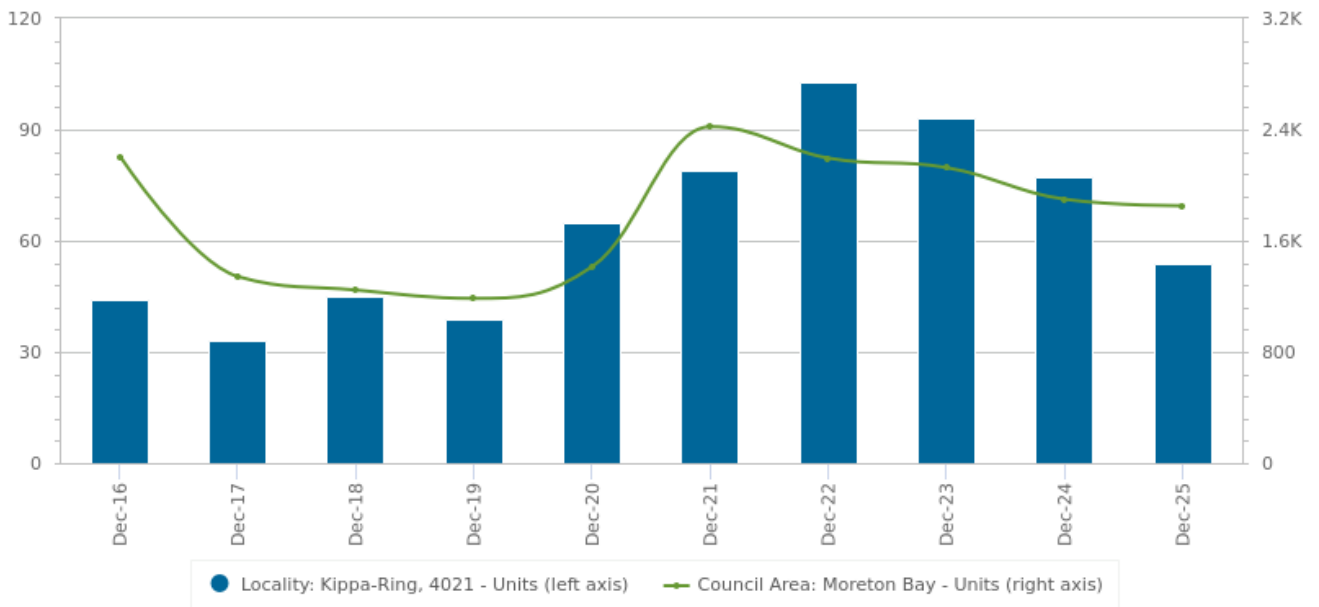
Unit: Sales Per Annum

54

Dec 2025

	Kippa-Ring	Moreton Bay
Dec 2017	33	1341
Dec 2018	45	1245
Dec 2019	39	1185
Dec 2020	65	1416
Dec 2021	79	2421
Dec 2022	103	2194
Dec 2023	93	2126
Dec 2024	77	1898
Dec 2025	54	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



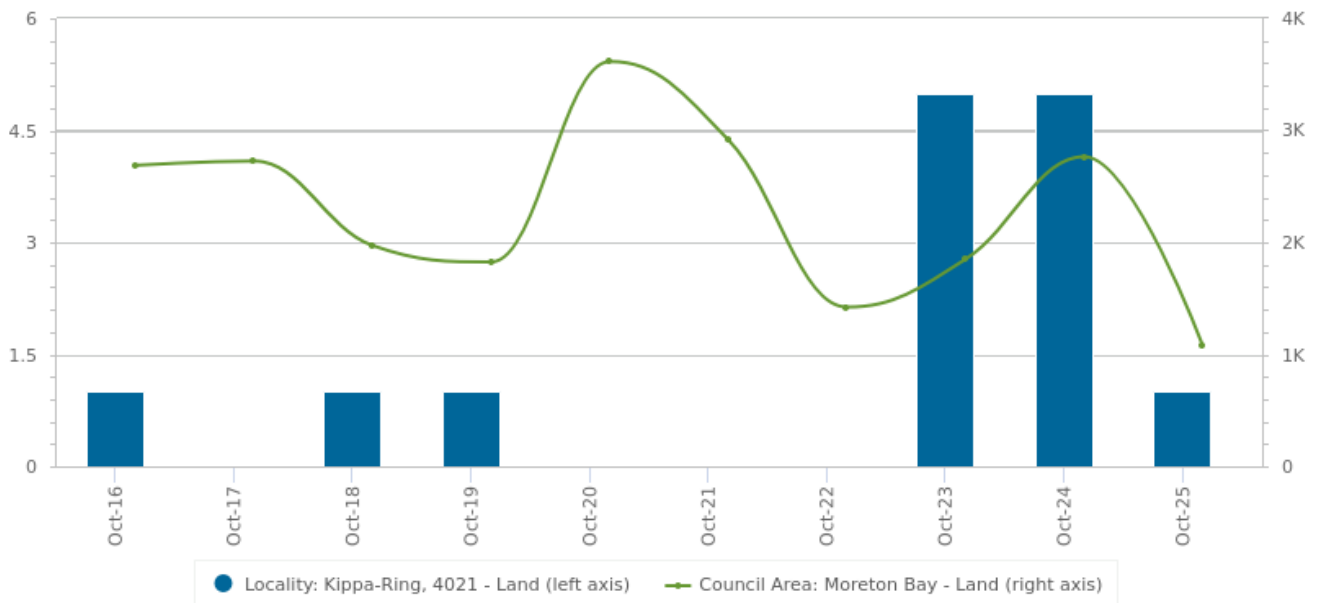
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2025

	Kippa-Ring	Moreton Bay
Dec 2017	0	2726
Dec 2018	1	1971
Dec 2019	1	1825
Dec 2020	0	3615
Dec 2021	0	2913
Dec 2022	0	1422
Dec 2023	5	1850
Dec 2024	5	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

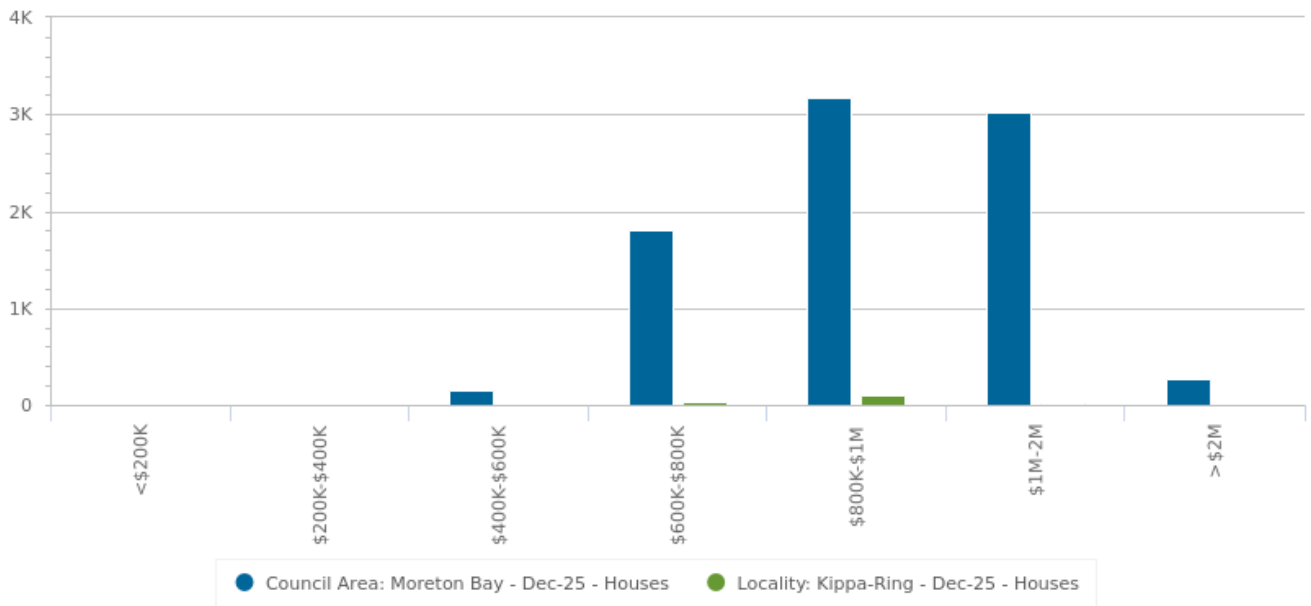
House: Sales By Price

\$148.65M

Dec 2025

	Kippa-ring	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	5	157
\$600K-\$800K	40	1,804
\$800K-\$1M	99	3,167
\$1M-\$2M	25	3,020
>\$2M	-	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

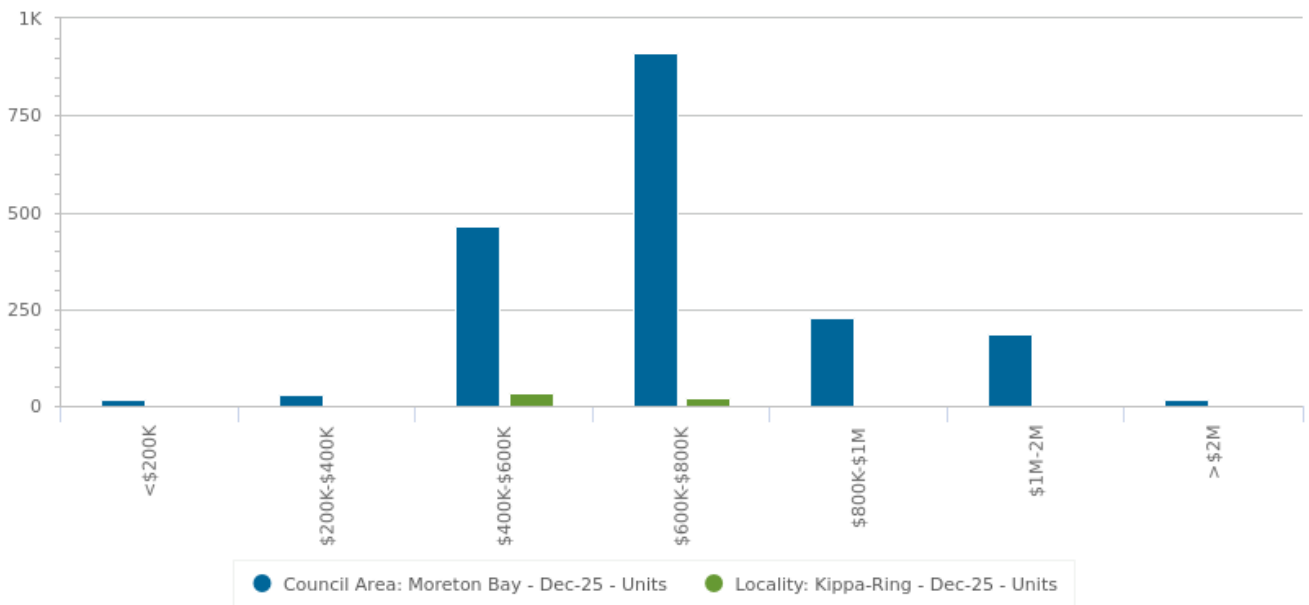
\$31.99M

Dec 2025

Unit: Sales By Price

	Kippa-ring	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	32	463
\$600K-\$800K	21	913
\$800K-\$1M	1	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

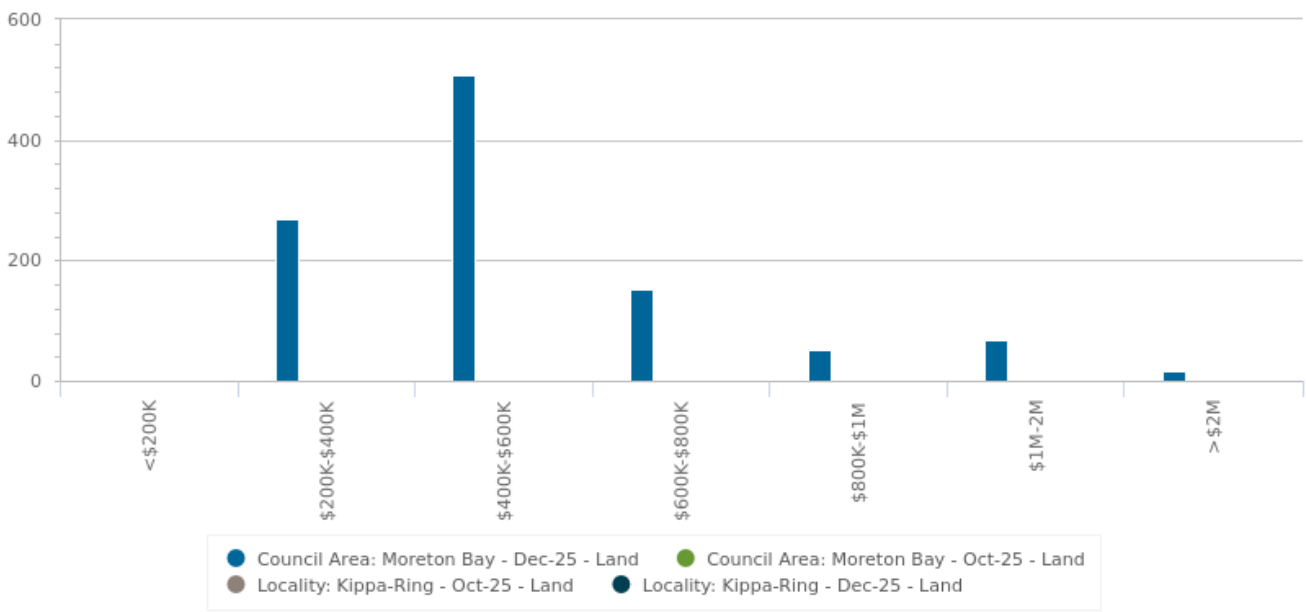


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Kippa-ring	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

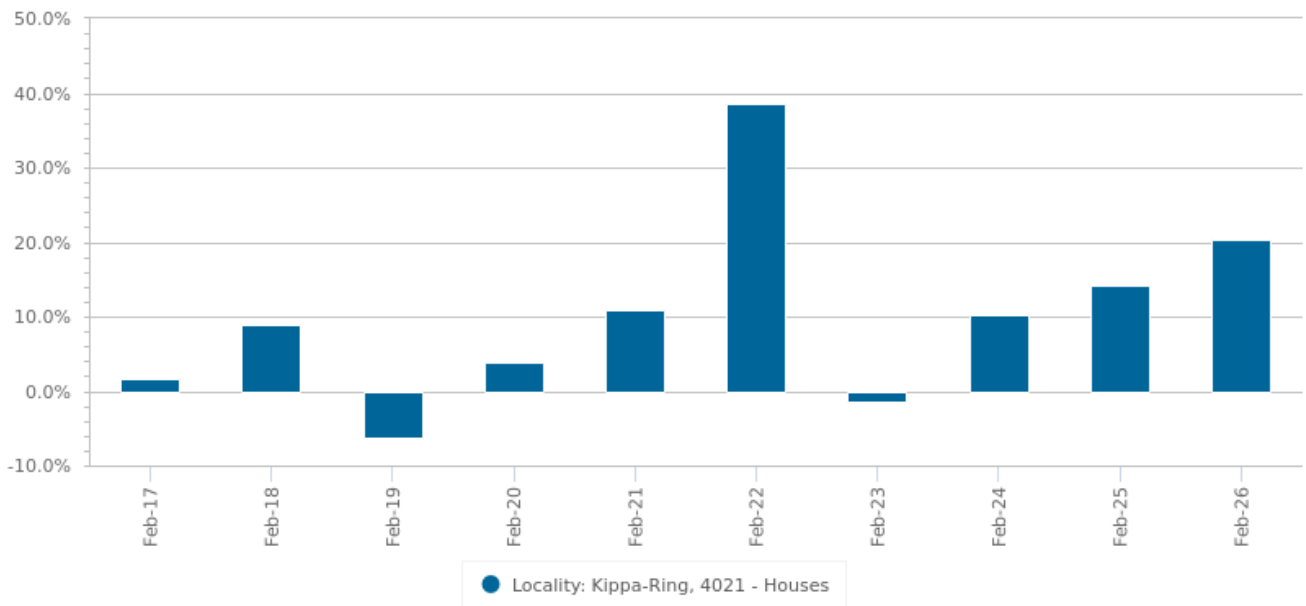
House: Change In Median Value

20.4%

Feb 2026

	Kippa-Ring
Feb 2017	1.6%
Feb 2018	8.9%
Feb 2019	-6.3%
Feb 2020	3.9%
Feb 2021	10.8%
Feb 2022	38.7%
Feb 2023	-1.4%
Feb 2024	10.3%
Feb 2025	14.1%
Feb 2026	20.4%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

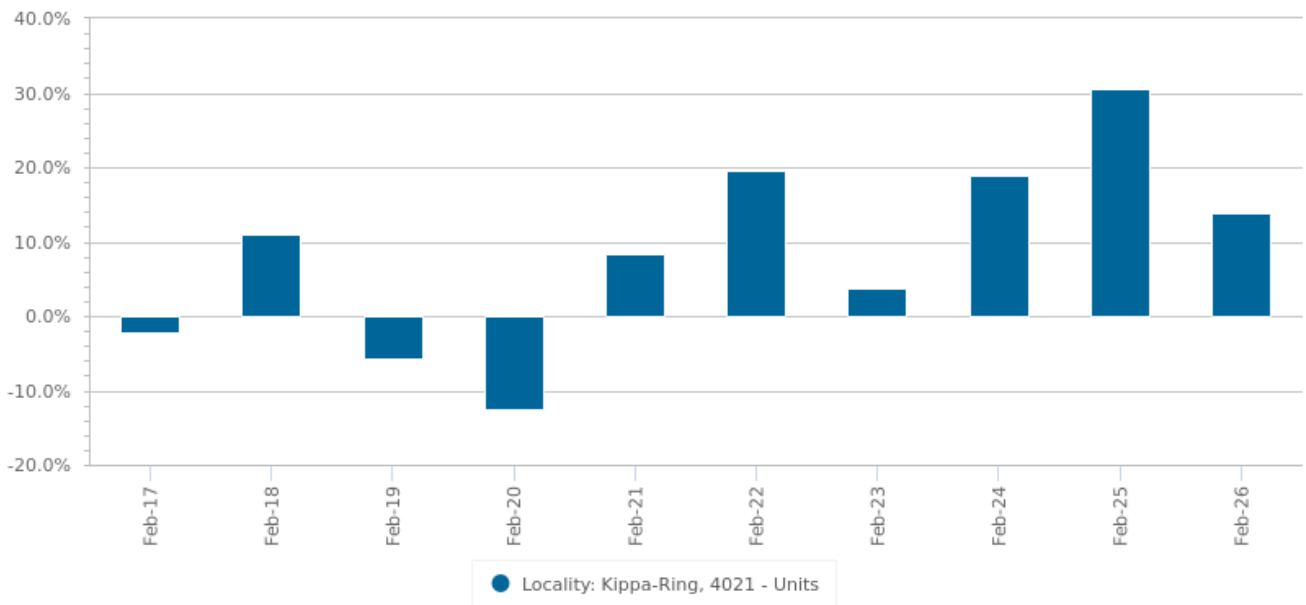
Unit: Change In Median Value

13.8%

Feb 2026

	Kippa-Ring
Feb 2017	-2.3%
Feb 2018	11.1%
Feb 2019	-5.8%
Feb 2020	-12.6%
Feb 2021	8.4%
Feb 2022	19.6%
Feb 2023	3.7%
Feb 2024	18.8%
Feb 2025	30.5%
Feb 2026	13.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

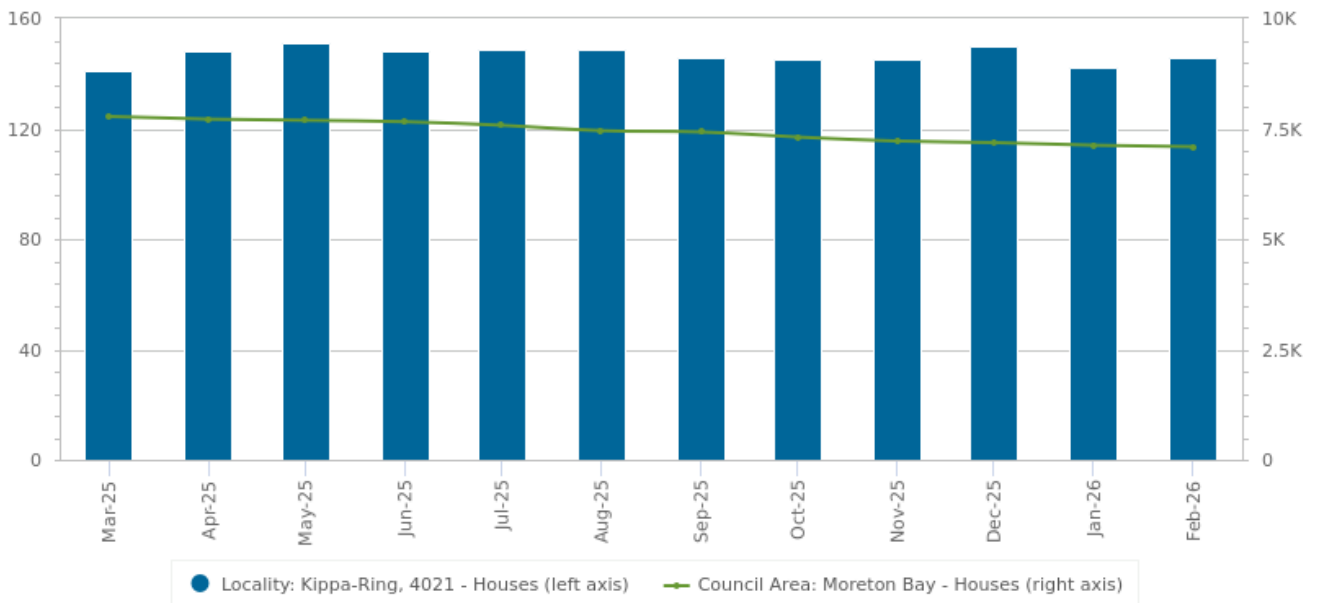
House: Number of New Listing

146

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	141	7,777
Apr 2025	148	7,717
May 2025	151	7,691
Jun 2025	148	7,658
Jul 2025	149	7,578
Aug 2025	149	7,456
Sep 2025	146	7,426
Oct 2025	145	7,311
Nov 2025	145	7,221
Dec 2025	150	7,185
Jan 2026	142	7,126
Feb 2026	146	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

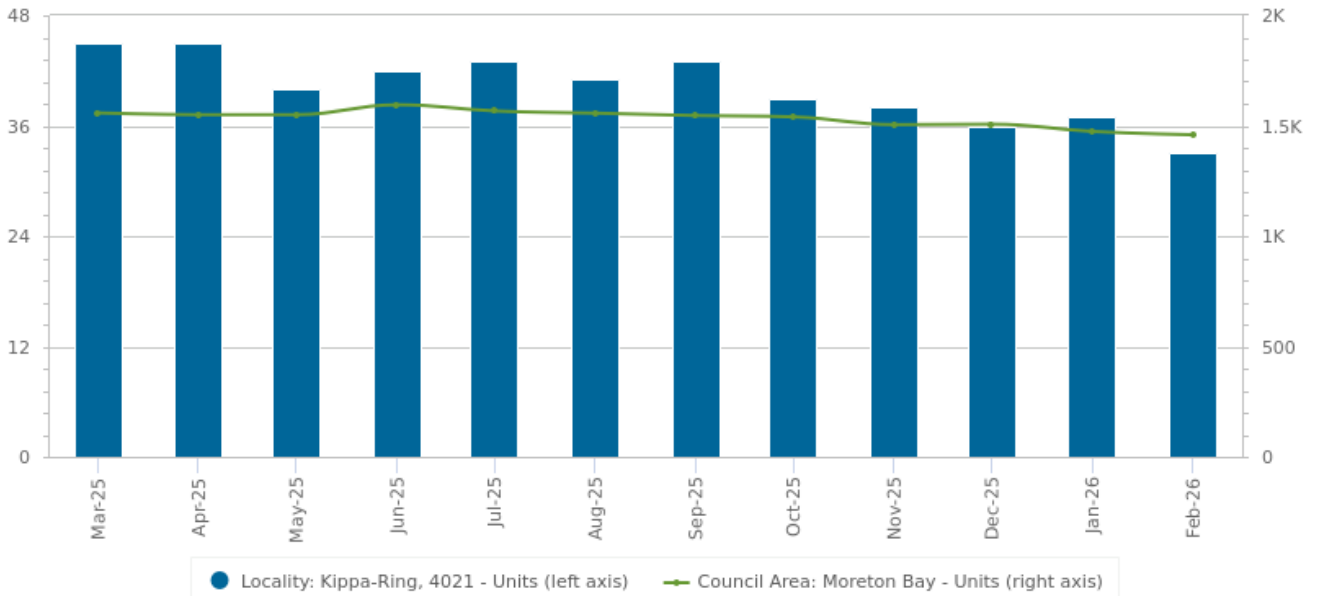
Unit: Number of New Listing

33

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	45	1,558
Apr 2025	45	1,550
May 2025	40	1,550
Jun 2025	42	1,595
Jul 2025	43	1,567
Aug 2025	41	1,557
Sep 2025	43	1,546
Oct 2025	39	1,540
Nov 2025	38	1,505
Dec 2025	36	1,507
Jan 2026	37	1,474
Feb 2026	33	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

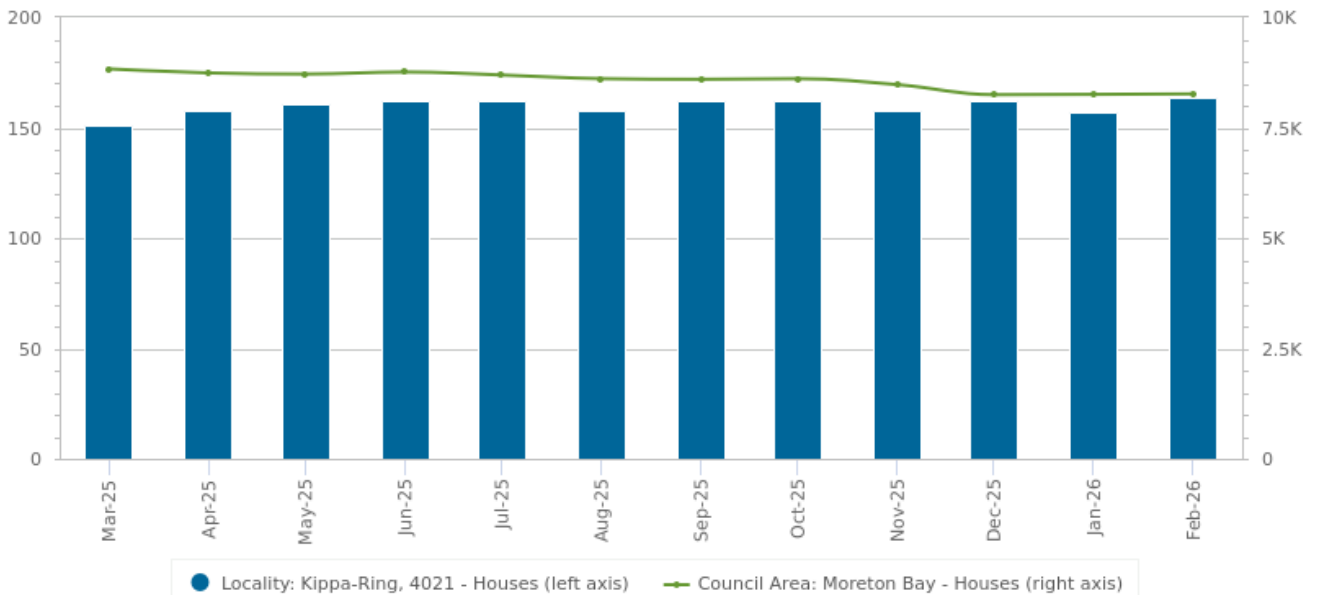
House: Total Properties Listed

164

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	151	8,832
Apr 2025	158	8,741
May 2025	161	8,716
Jun 2025	162	8,762
Jul 2025	162	8,694
Aug 2025	158	8,611
Sep 2025	162	8,597
Oct 2025	162	8,611
Nov 2025	158	8,475
Dec 2025	162	8,248
Jan 2026	157	8,255
Feb 2026	164	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

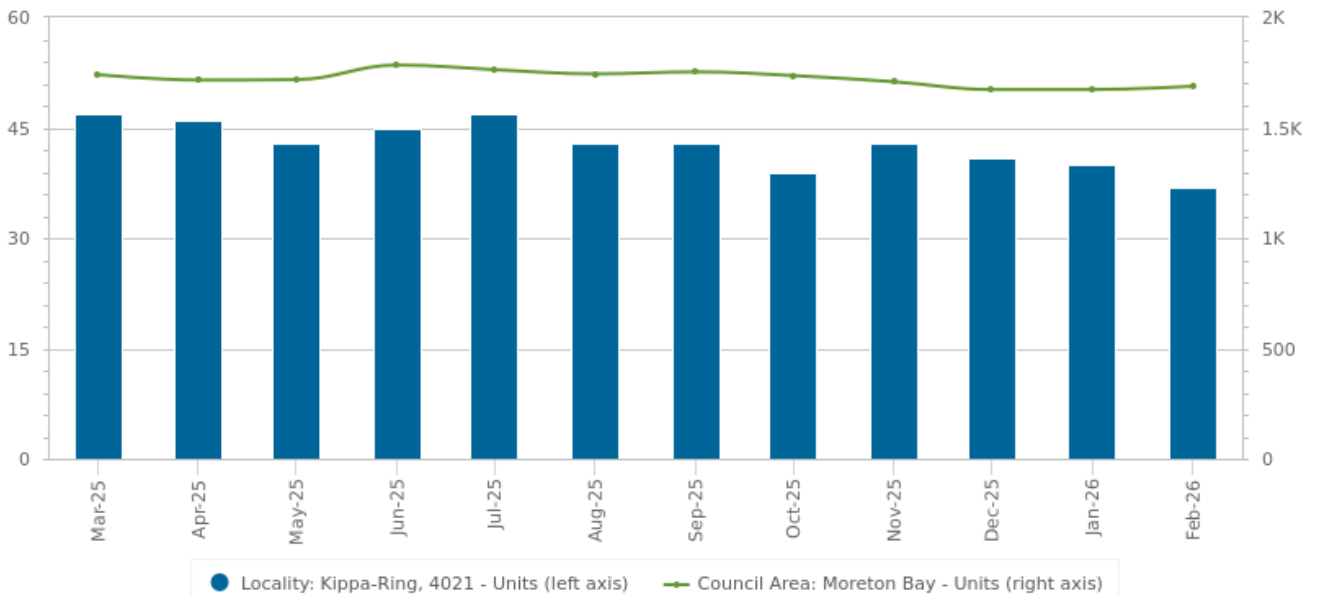
Unit: Total Properties Listed

37

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	47	1,740
Apr 2025	46	1,716
May 2025	43	1,718
Jun 2025	45	1,784
Jul 2025	47	1,763
Aug 2025	43	1,744
Sep 2025	43	1,753
Oct 2025	39	1,736
Nov 2025	43	1,708
Dec 2025	41	1,673
Jan 2026	40	1,673
Feb 2026	37	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

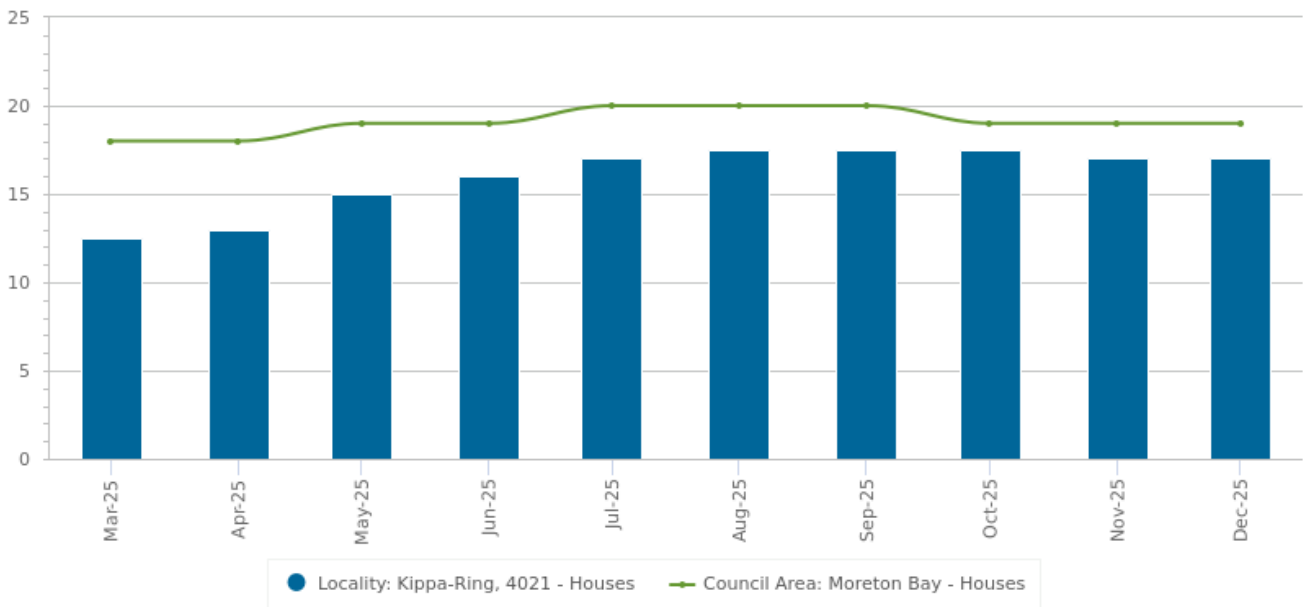
House: Median Days On Market

17

Dec 2025

	Kippa-Ring	Moreton Bay
Jan 2025	12	17
Feb 2025	12	17.5
Mar 2025	12.5	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
Nov 2025	17	19
Dec 2025	17	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

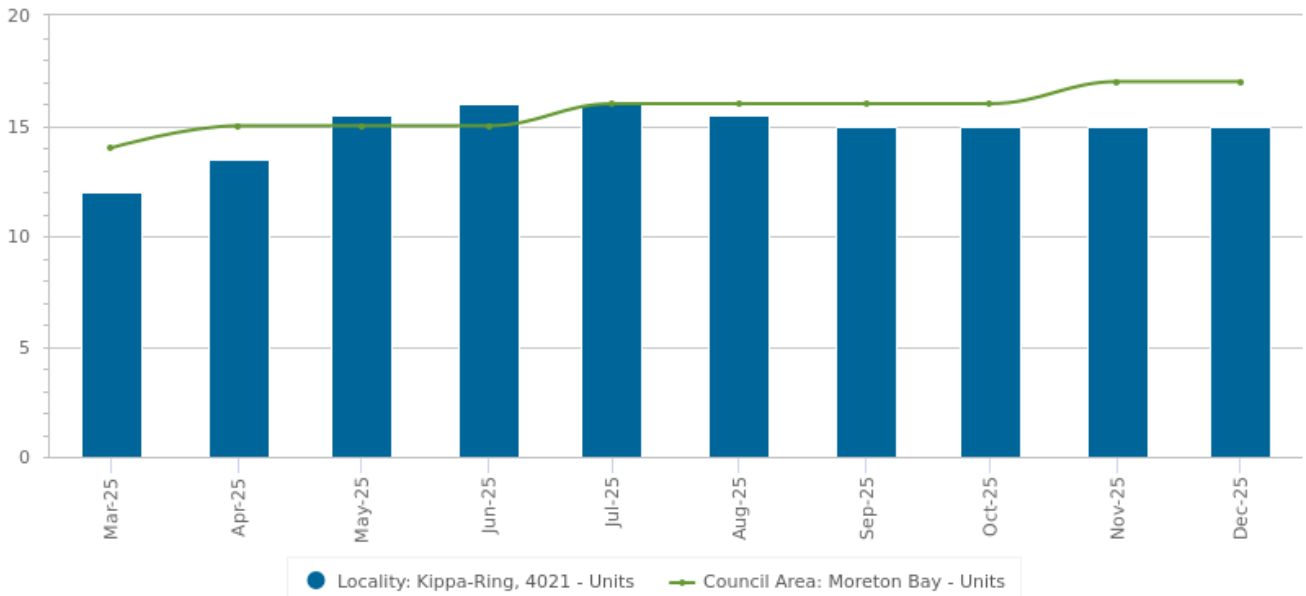
Unit: Median Days On Market

15

Dec 2025

	Kippa-Ring	Moreton Bay
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
Jul 2025	16	16
Aug 2025	15.5	16
Sep 2025	15	16
Oct 2025	15	16
Nov 2025	15	17
Dec 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

\$610/w

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	\$585/w	\$610/w
Apr 2025	\$580/w	\$615/w
May 2025	\$580/w	\$620/w
Jun 2025	\$585/w	\$620/w
Jul 2025	\$585/w	\$620/w
Aug 2025	\$585/w	\$625/w
Sep 2025	\$583/w	\$630/w
Oct 2025	\$585/w	\$630/w
Nov 2025	\$595/w	\$630/w
Dec 2025	\$595/w	\$640/w
Jan 2026	\$600/w	\$650/w
Feb 2026	\$610/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

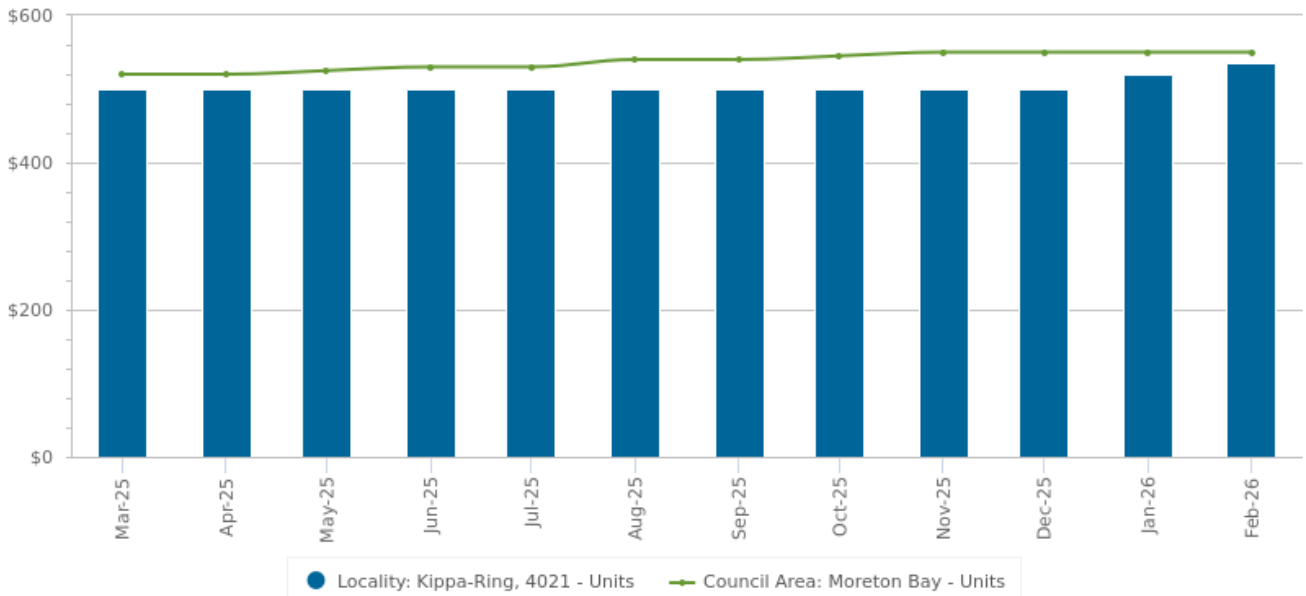
Unit: Median Rent

\$535/w

Feb 2026

	Kippa-Ring	Moreton Bay
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
Jan 2026	\$520/w	\$550/w
Feb 2026	\$535/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

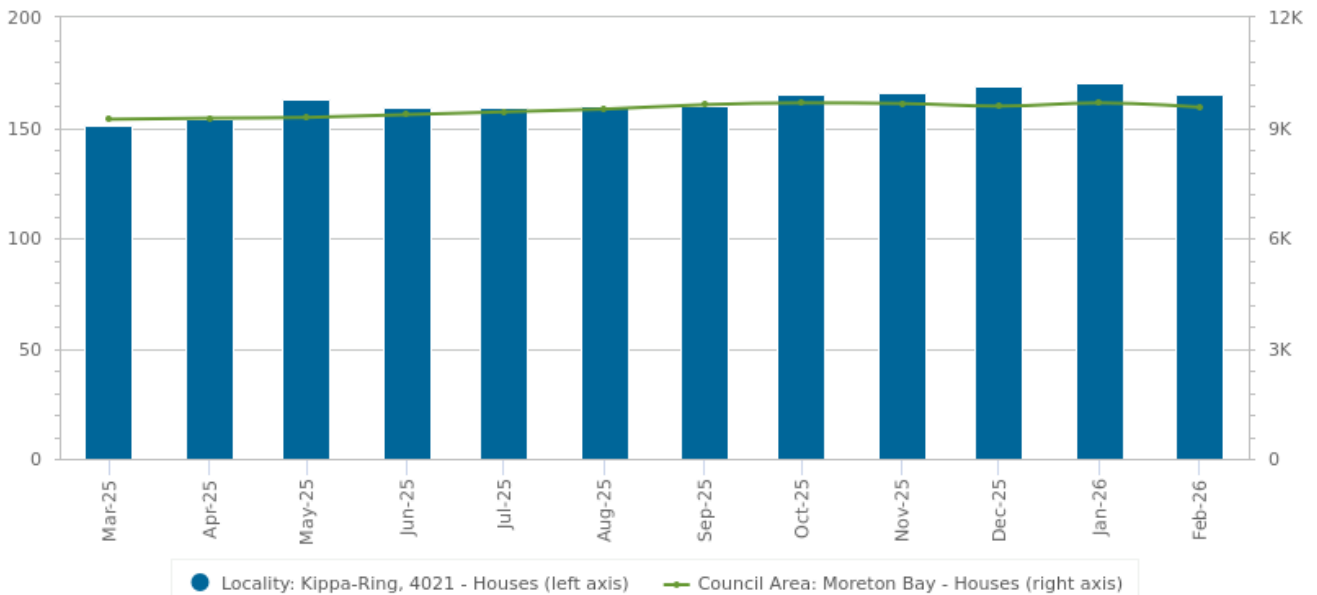
House: Rental Rate Observations

165

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	151	9,230
Apr 2025	154	9,261
May 2025	163	9,280
Jun 2025	159	9,357
Jul 2025	159	9,431
Aug 2025	160	9,506
Sep 2025	160	9,627
Oct 2025	165	9,674
Nov 2025	166	9,658
Dec 2025	169	9,587
Jan 2026	170	9,675
Feb 2026	165	9,559

Statistics are calculated over a rolling 12 month period



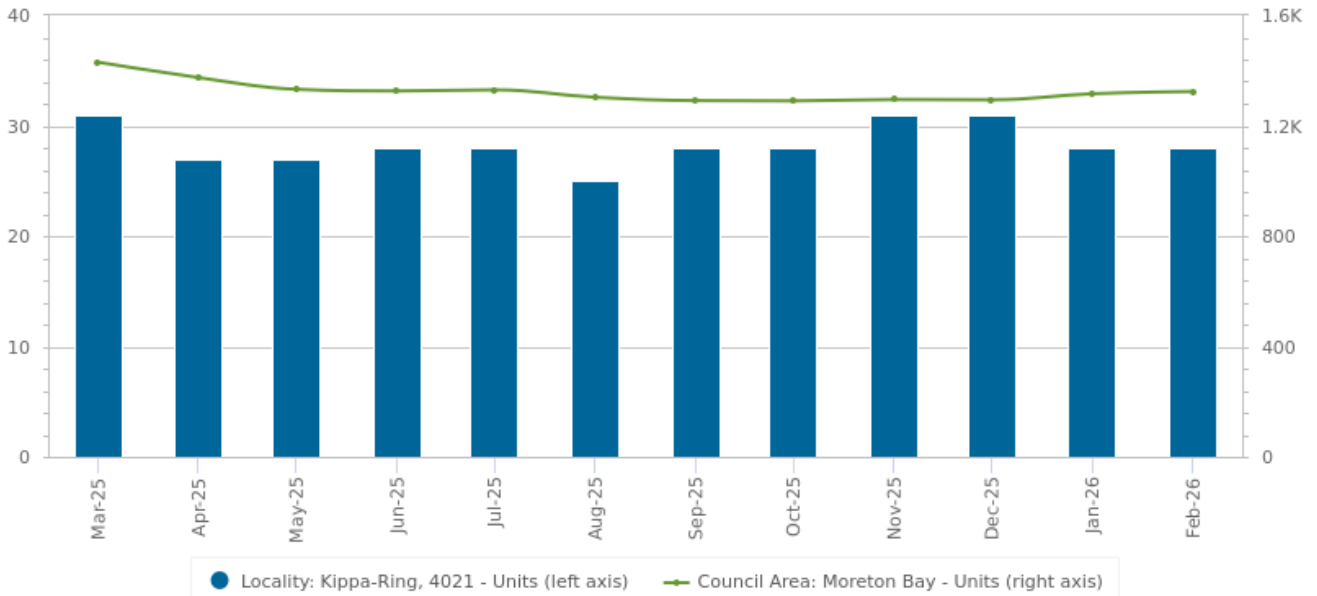
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

28
Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	31	1,430
Apr 2025	27	1,374
May 2025	27	1,332
Jun 2025	28	1,326
Jul 2025	28	1,330
Aug 2025	25	1,303
Sep 2025	28	1,291
Oct 2025	28	1,290
Nov 2025	31	1,295
Dec 2025	31	1,294
Jan 2026	28	1,316
Feb 2026	28	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

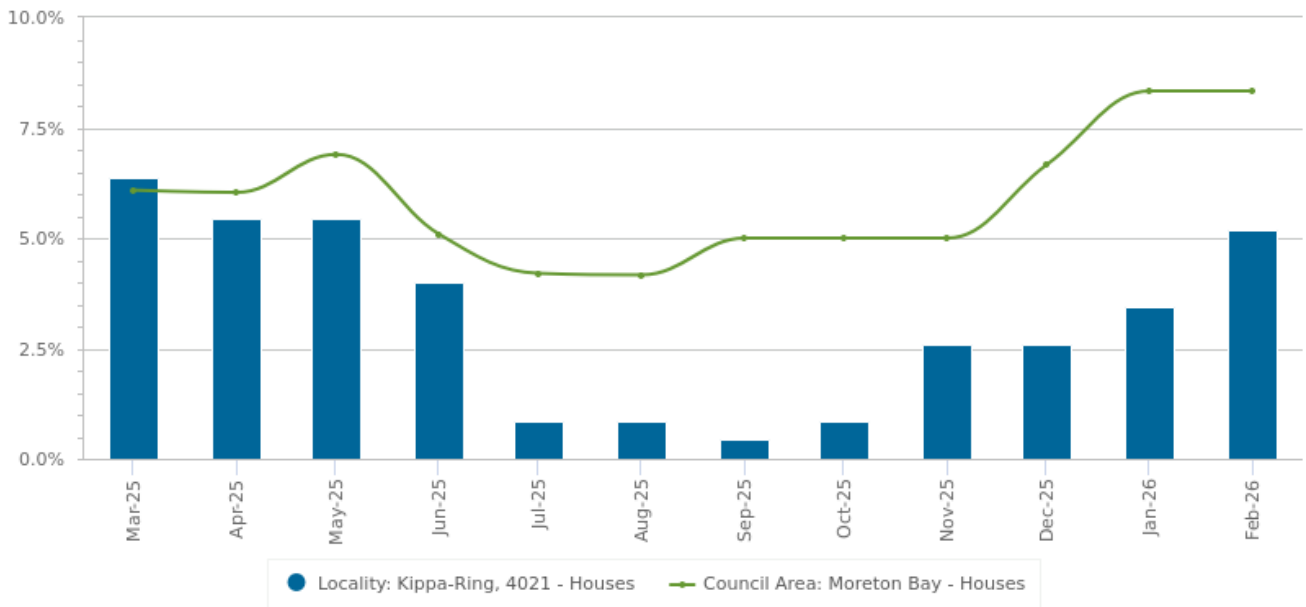
House: Change in Rental Rate

5.2%

Feb 2026

	Kippa-Ring	Moreton Bay
Mar 2025	6.4%	6.1%
Apr 2025	5.5%	6.0%
May 2025	5.5%	6.9%
Jun 2025	4.0%	5.1%
Jul 2025	0.9%	4.2%
Aug 2025	0.9%	4.2%
Sep 2025	0.4%	5.0%
Oct 2025	0.9%	5.0%
Nov 2025	2.6%	5.0%
Dec 2025	2.6%	6.7%
Jan 2026	3.4%	8.3%
Feb 2026	5.2%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

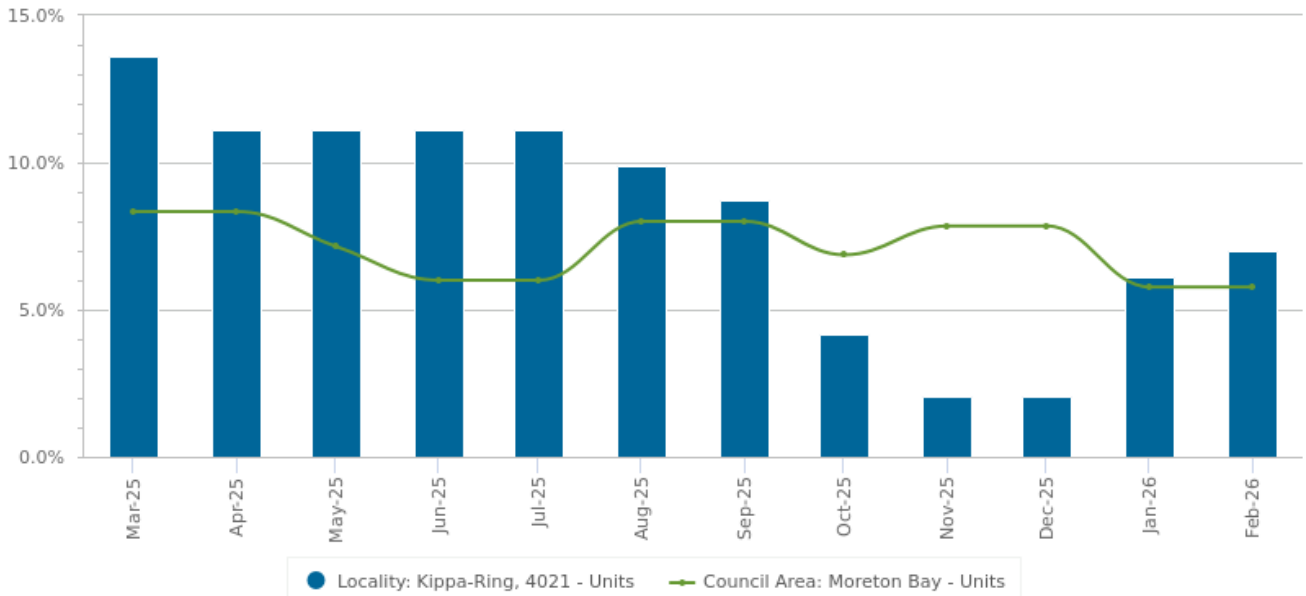
Unit: Change in Rental Rate

7.0%

Feb 2026

	Kippa-Ring	Moreton Bay
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%
Jan 2026	6.1%	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

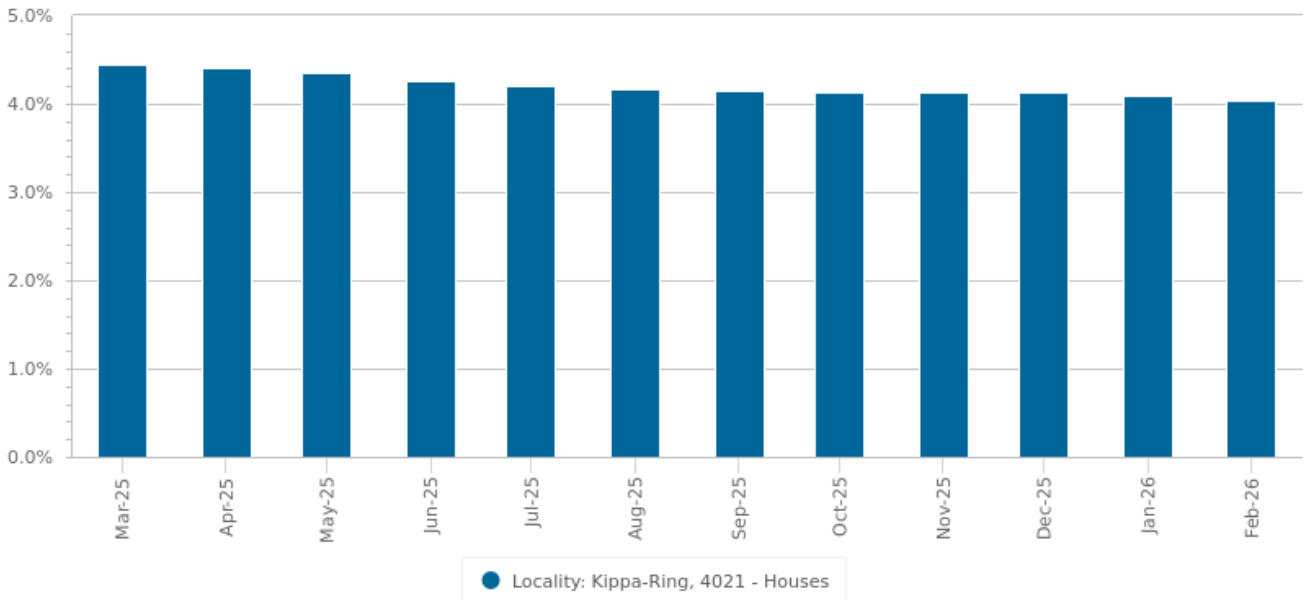
House: Value Based Rental Yield

4.0%

Feb 2026

	Kippa-Ring
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	4.1%
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

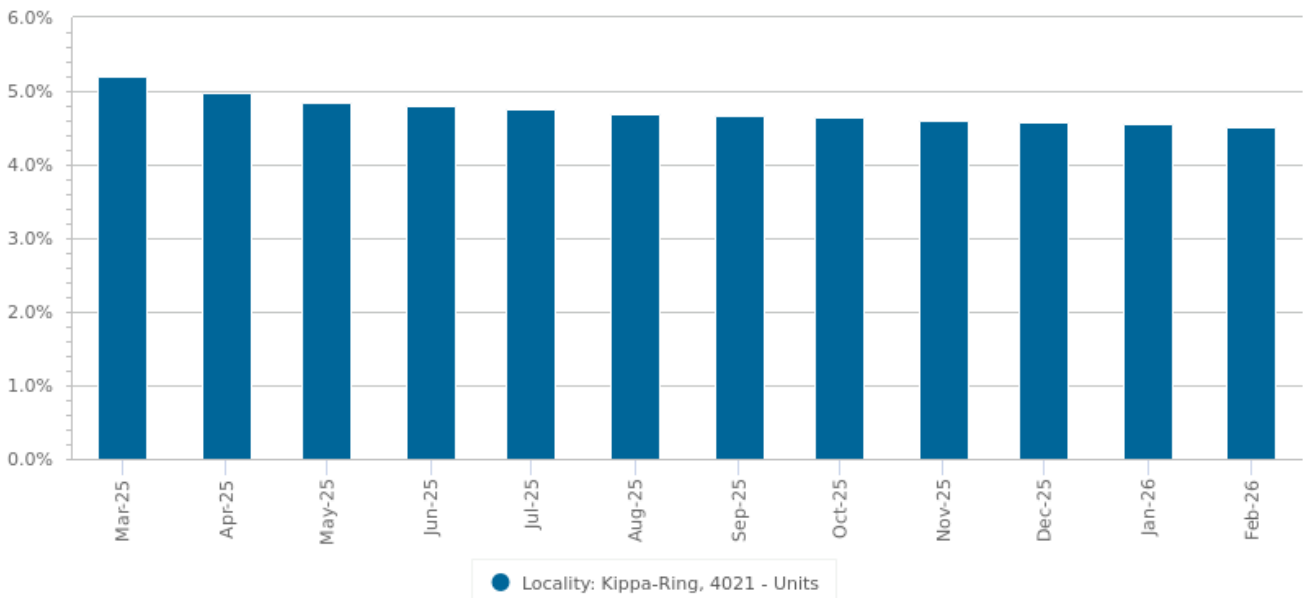
Unit: Value Based Rental Yield

4.5%

Feb 2026

	Kippa-Ring
Mar 2025	5.2%
Apr 2025	5.0%
May 2025	4.8%
Jun 2025	4.8%
Jul 2025	4.7%
Aug 2025	4.7%
Sep 2025	4.7%
Oct 2025	4.6%
Nov 2025	4.6%
Dec 2025	4.6%
Jan 2026	4.5%
Feb 2026	4.5%

Statistics are calculated at the end of the displayed month



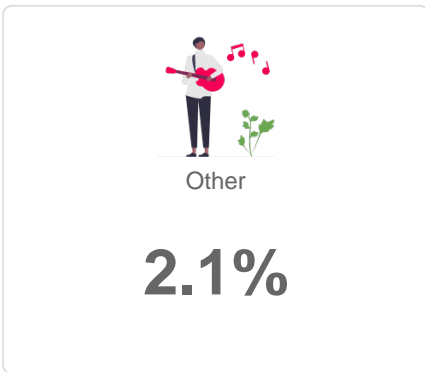
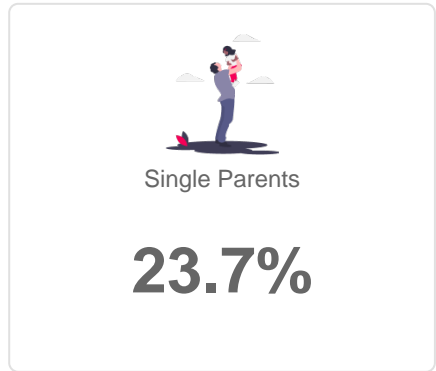
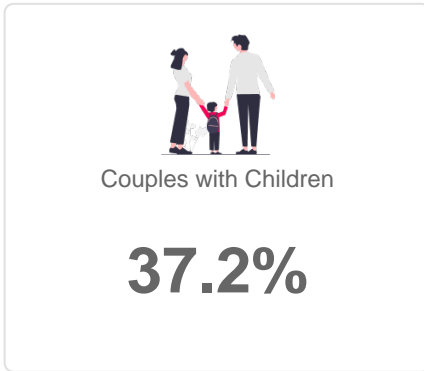
Statistics are calculated at the end of the displayed month

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)

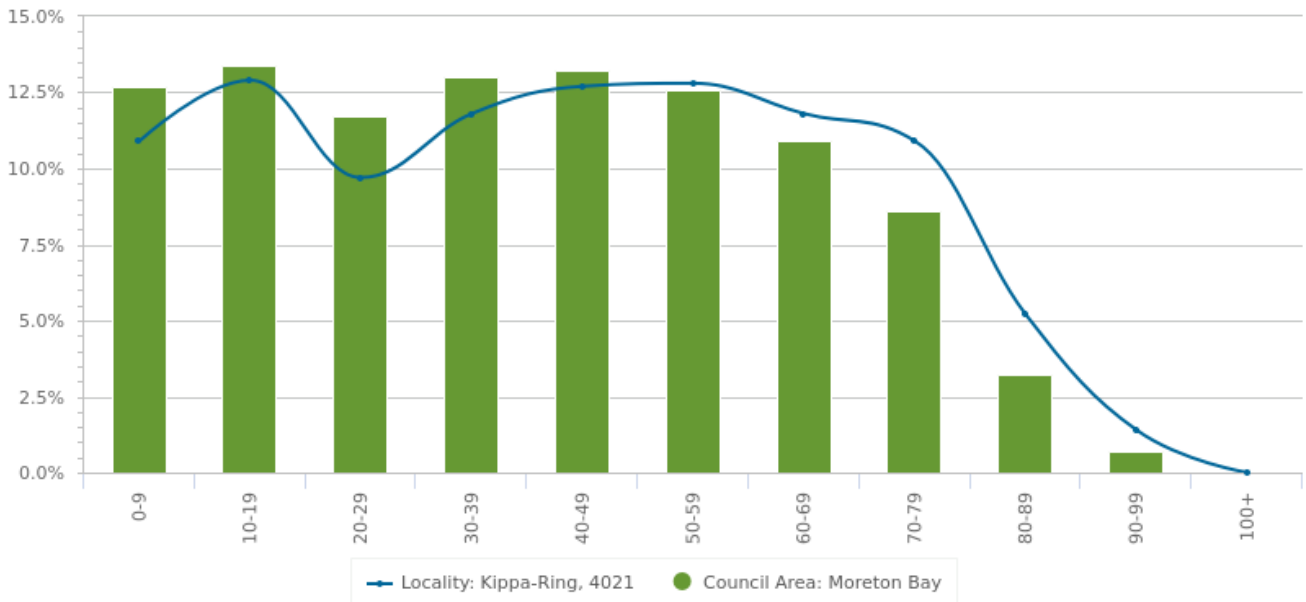


Population Age

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)



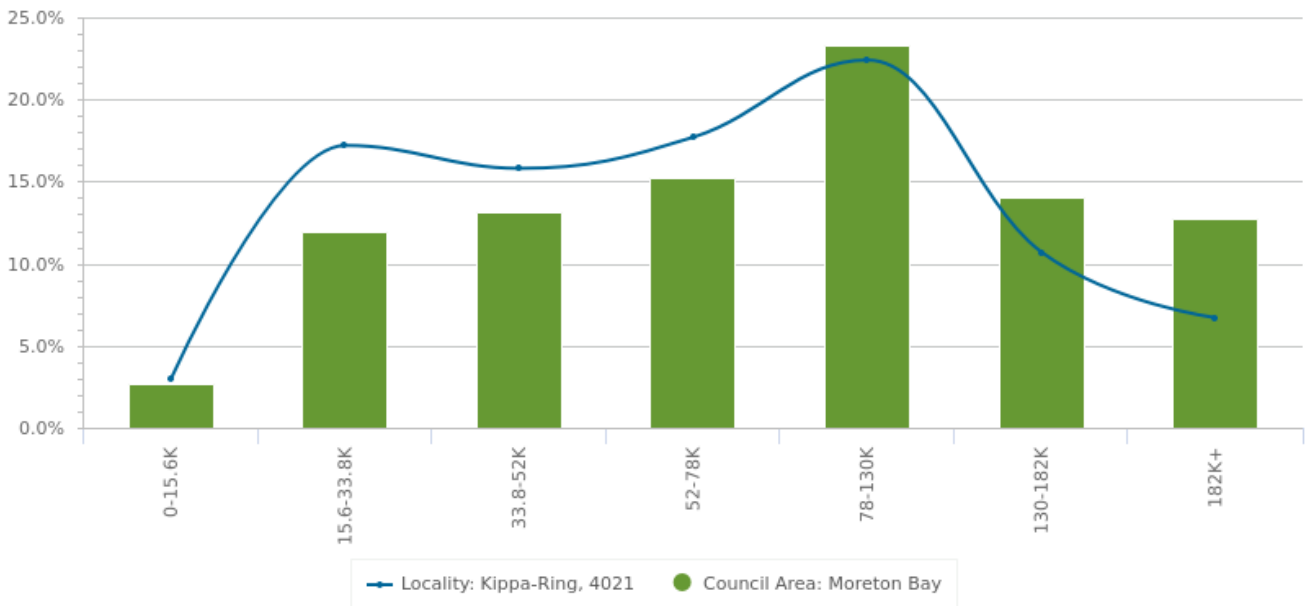
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



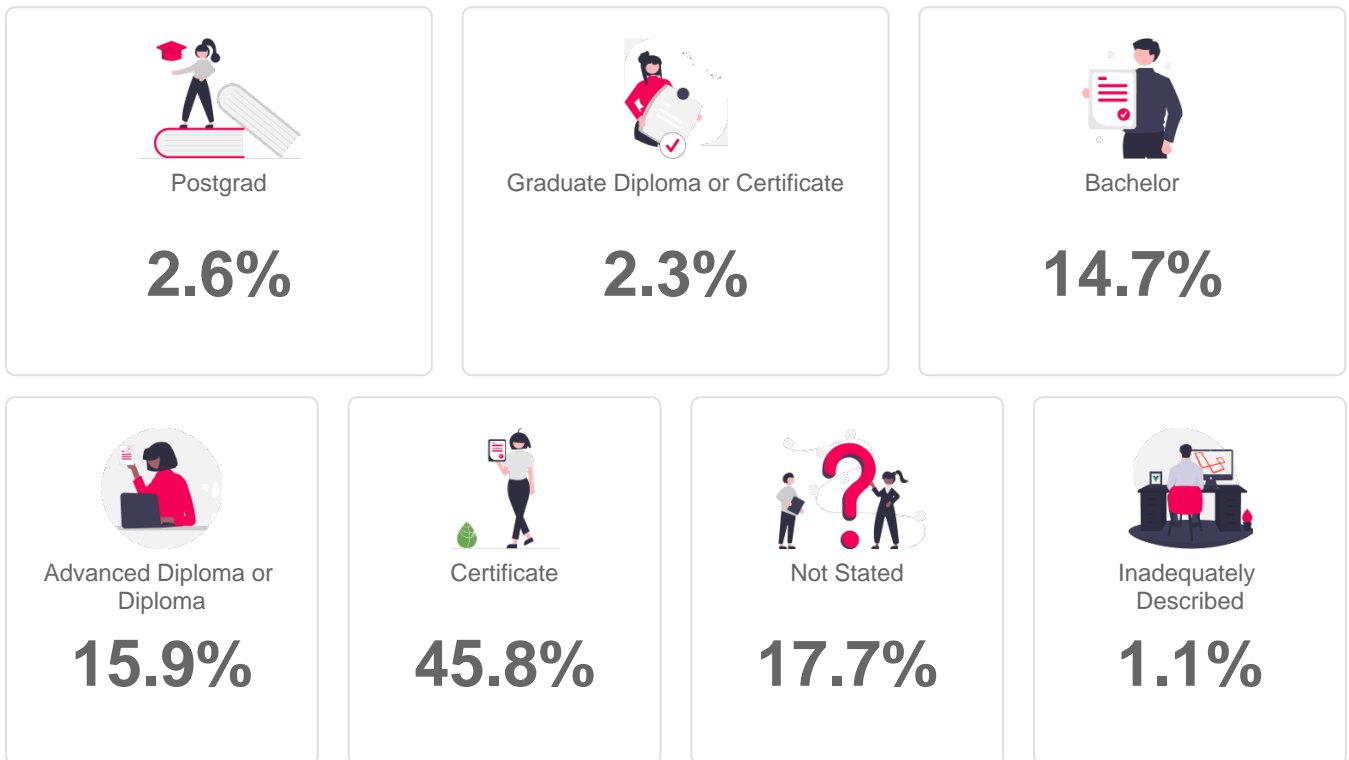
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

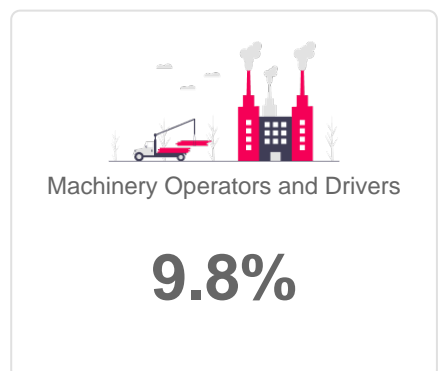
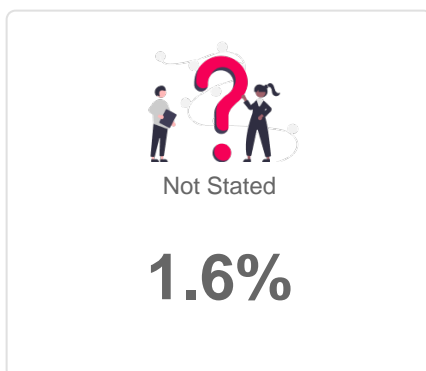
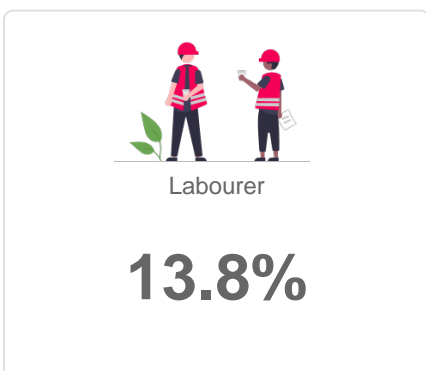
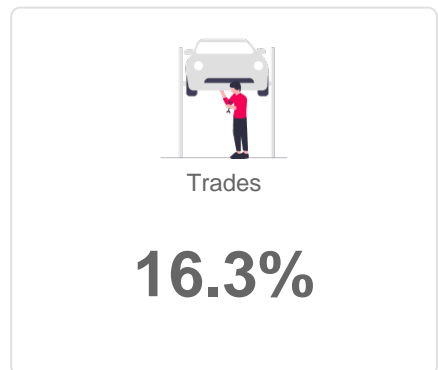
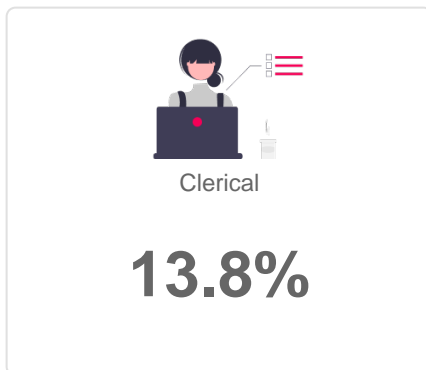
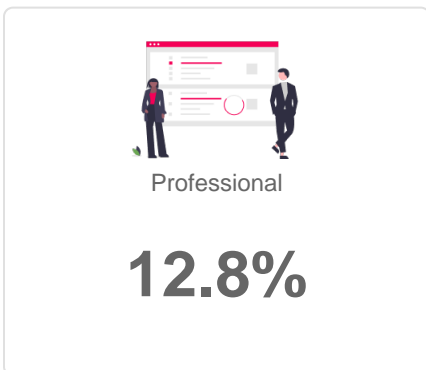


Occupation

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)



Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.7%



Sales Workers

8.6%

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