

Suburb Statistics Report

Morayfield QLD 4506

Prepared on 24 Mar 2026

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Area Profile

Morayfield, QLD

The size of Morayfield is approximately 44.5 square kilometres. It has 58 parks covering nearly 6.3% of total area. The population of Morayfield in 2016 was 21394 people. By 2021 the population was 24898 showing a population growth of 16.4% in the area during that time. The predominant age group in Morayfield is 20-29 years. Households in Morayfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Morayfield work in a trades occupation. In 2021, 53.30% of the homes in Morayfield were owner-occupied compared with 55.10% in 2016.

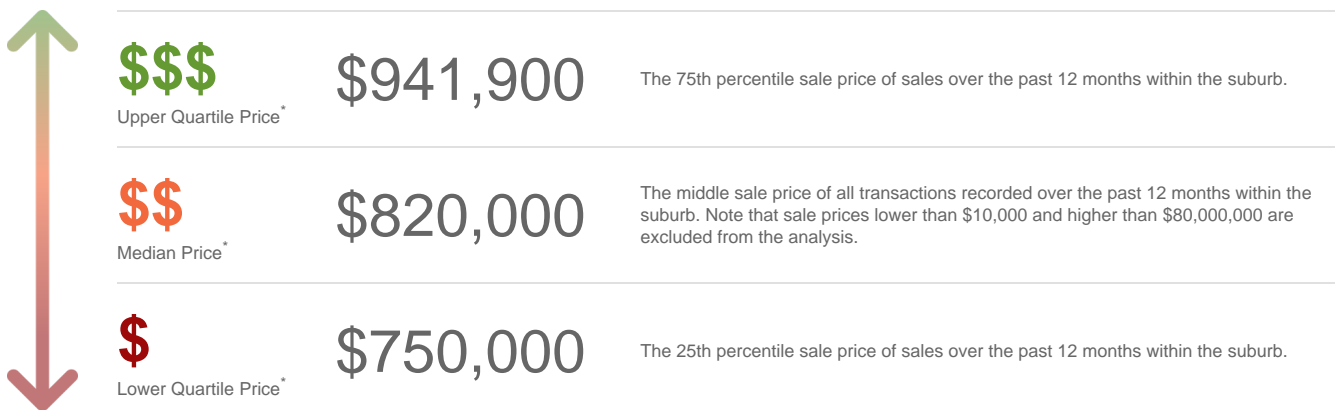
	House	Unit	Land
Average Tenure Period	9.2 years	7.3 years	-
Total Dwellings	9,799	1,130	1,945
Total New Listings	429	48	-
Median Value	\$936,456	\$655,262	-
Total Properties Listed	497	52	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

67

Properties Sold
(12 Months)

7.3

Average Tenure Period
(Years)

\$525/w

Median Asking Rent
(12 Months)

48

New Sale Listings
(12 Months)

15

Days on Market
(12 Months)

47

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$632,500

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

\$\$

Median Price*

\$593,000

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.

\$

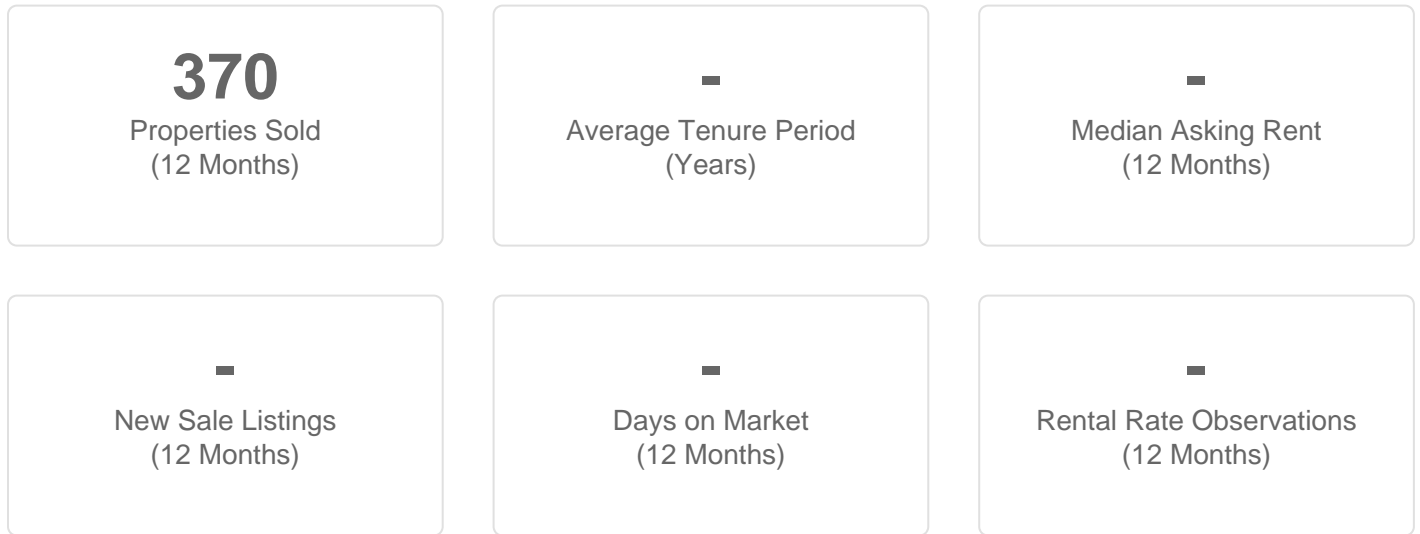
Lower Quartile Price*

\$548,500

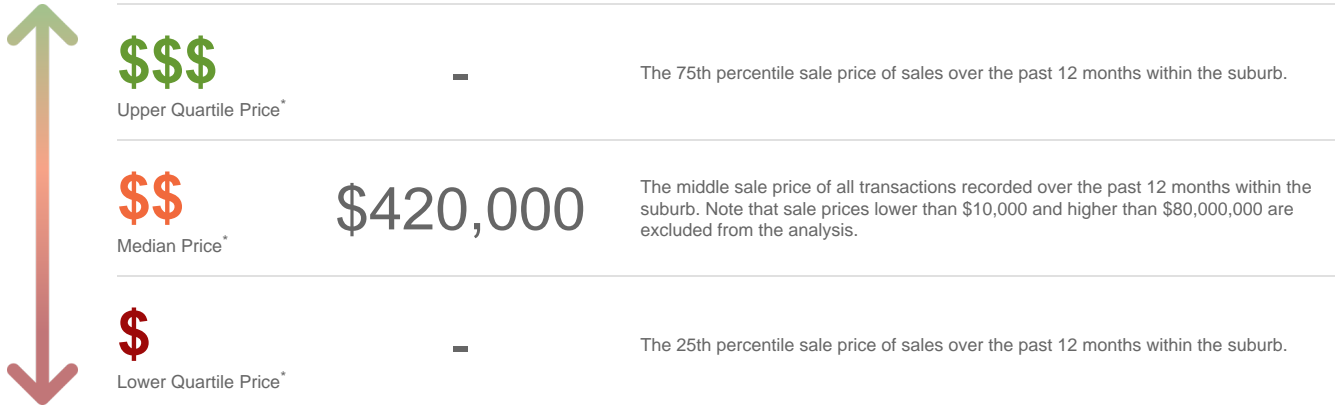
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

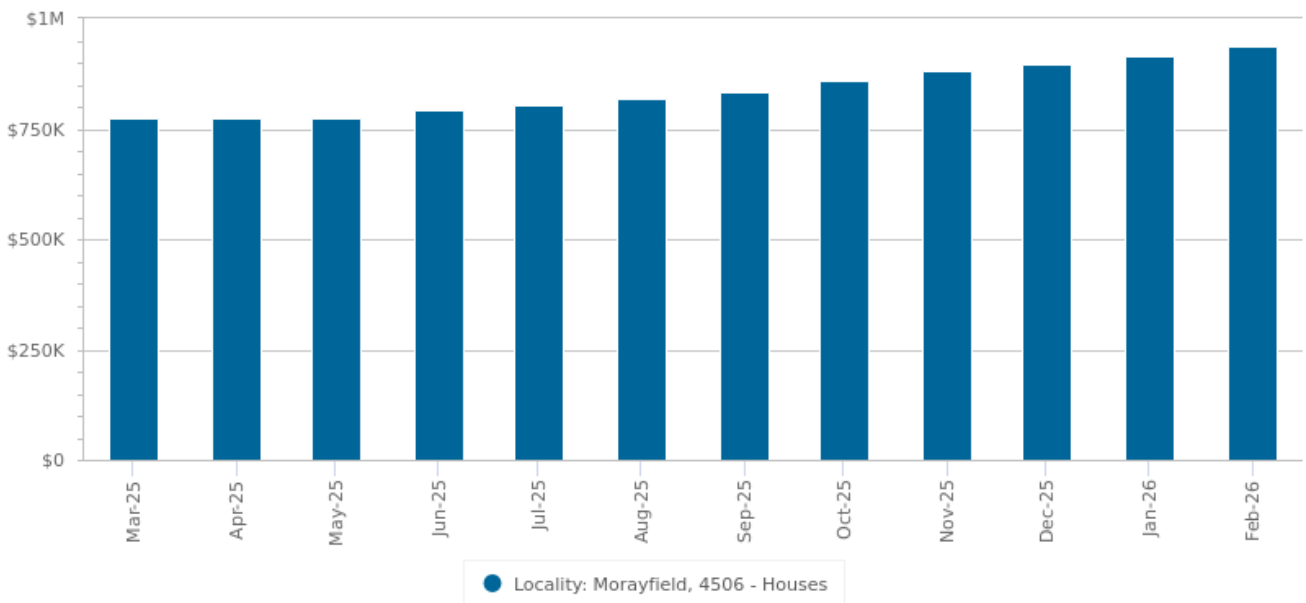
House: Recent Median Value

\$936K

Feb 2026

	Morayfield
Mar 2025	\$772,441
Apr 2025	\$775,081
May 2025	\$774,701
Jun 2025	\$791,556
Jul 2025	\$803,403
Aug 2025	\$818,809
Sep 2025	\$832,691
Oct 2025	\$860,250
Nov 2025	\$881,595
Dec 2025	\$896,568
Jan 2026	\$916,522
Feb 2026	\$936,456

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

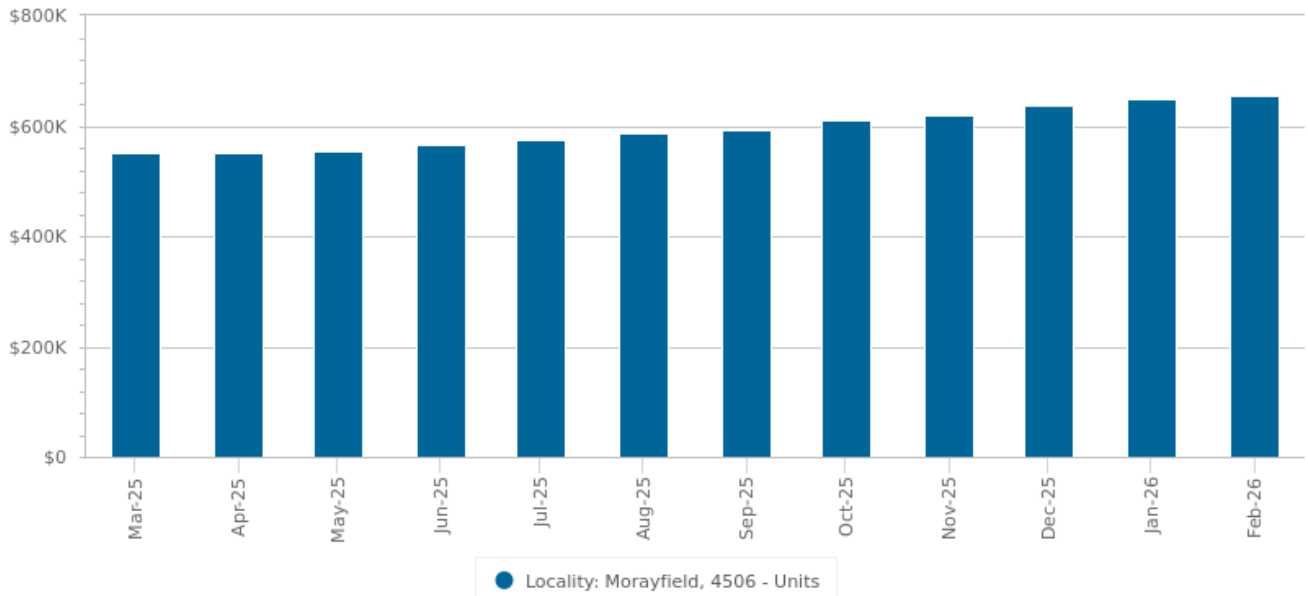
Unit: Recent Median Value

\$655K

Feb 2026

	Morayfield
Mar 2025	\$550,252
Apr 2025	\$551,761
May 2025	\$554,938
Jun 2025	\$566,360
Jul 2025	\$574,385
Aug 2025	\$585,786
Sep 2025	\$593,829
Oct 2025	\$610,631
Nov 2025	\$618,051
Dec 2025	\$636,660
Jan 2026	\$649,539
Feb 2026	\$655,262

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

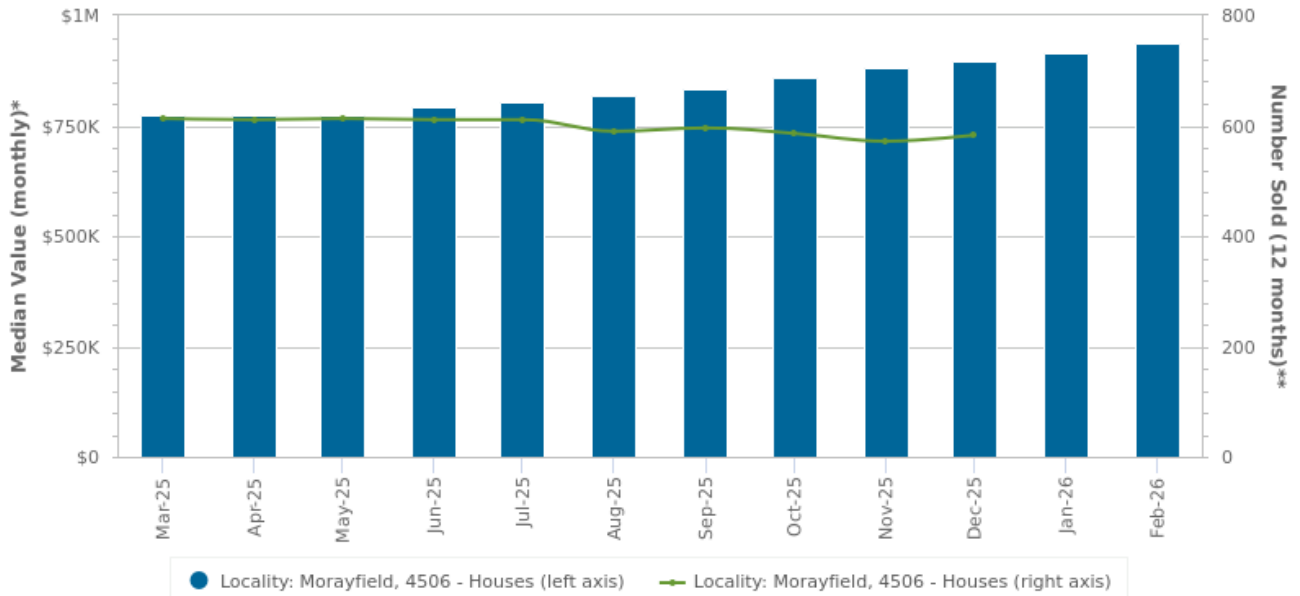
House: Median Value vs Number Sold

583

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$772,441	613
Apr 2025	\$775,081	611
May 2025	\$774,701	613
Jun 2025	\$791,556	611
Jul 2025	\$803,403	611
Aug 2025	\$818,809	590
Sep 2025	\$832,691	596
Oct 2025	\$860,250	586
Nov 2025	\$881,595	572
Dec 2025	\$896,568	583
Jan 2026	\$916,522	-
Feb 2026	\$936,456	-

Statistics are calculated over a rolling 12 month period



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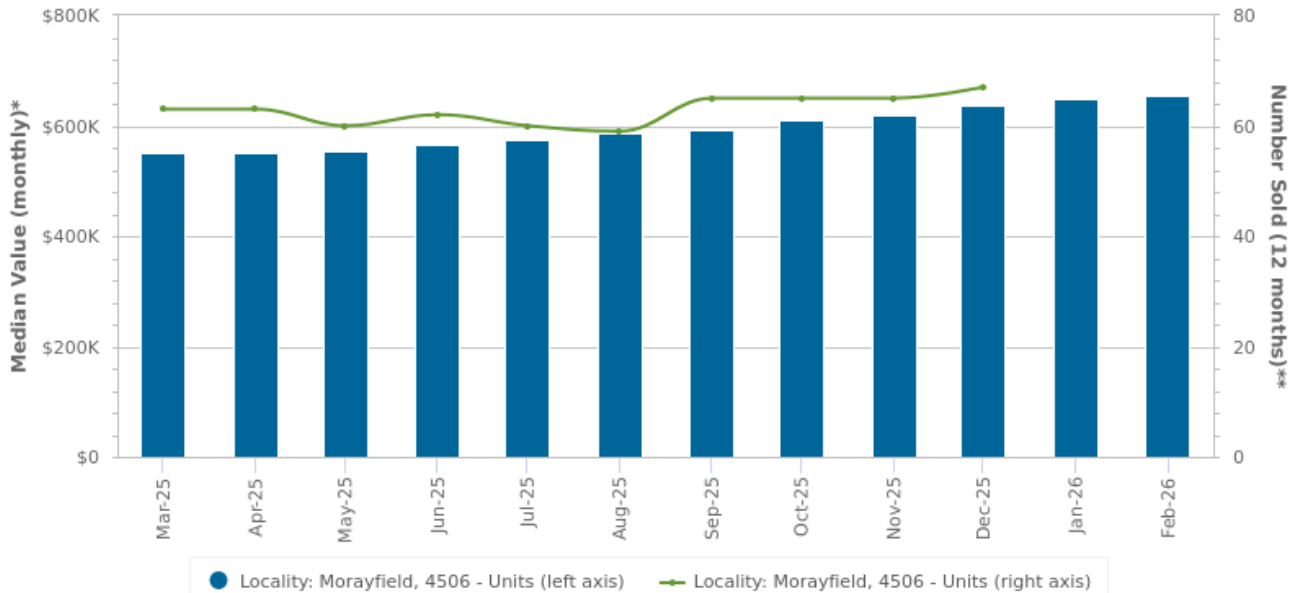
Unit: Median Value vs Number Sold

67

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$550,252	63
Apr 2025	\$551,761	63
May 2025	\$554,938	60
Jun 2025	\$566,360	62
Jul 2025	\$574,385	60
Aug 2025	\$585,786	59
Sep 2025	\$593,829	65
Oct 2025	\$610,631	65
Nov 2025	\$618,051	65
Dec 2025	\$636,660	67
Jan 2026	\$649,539	-
Feb 2026	\$655,262	-

Statistics are calculated over a rolling 12 month period



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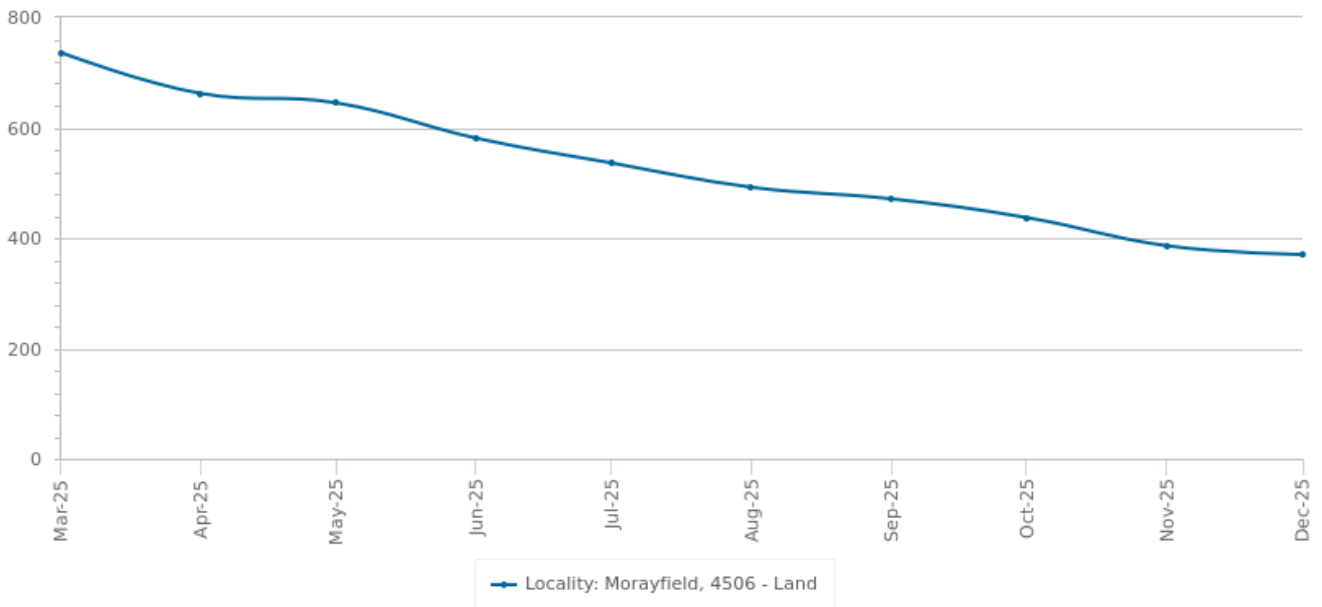
Land: Median Value vs Number Sold

370

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	825
Feb 2025	-	775
Mar 2025	-	736
Apr 2025	-	662
May 2025	-	645
Jun 2025	-	581
Jul 2025	-	536
Aug 2025	-	492
Sep 2025	-	471
Oct 2025	-	437
Nov 2025	-	386
Dec 2025	-	370

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

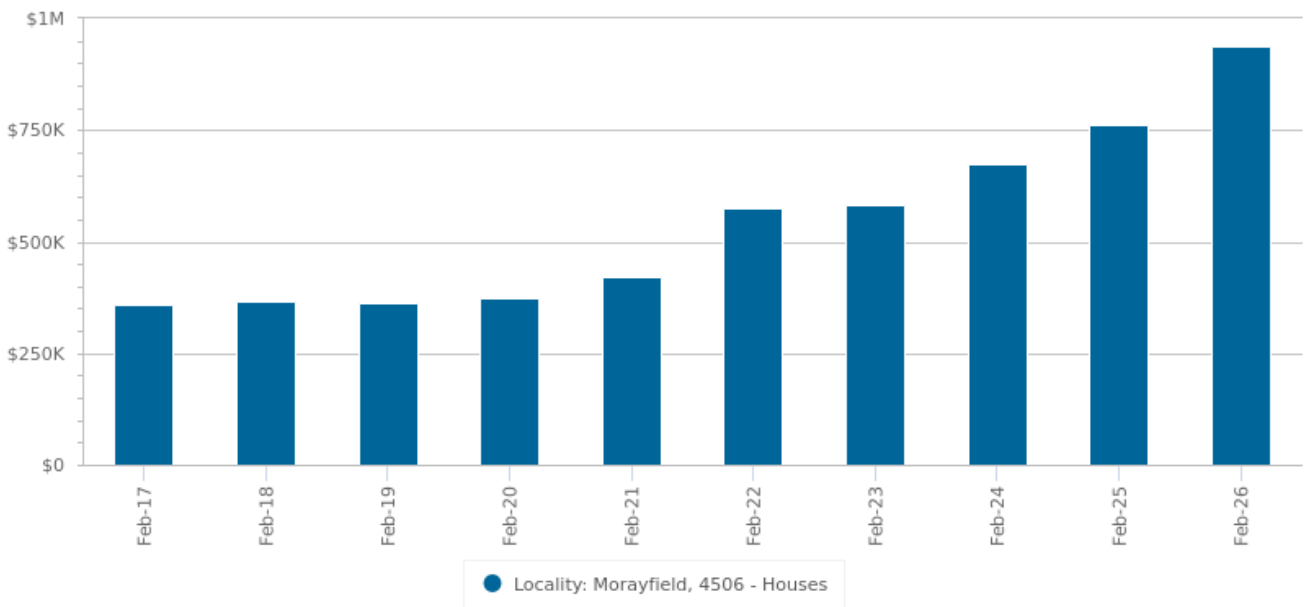
House: Median Value

\$936K

Feb 2026

	Morayfield
Feb 2017	\$359,157
Feb 2018	\$365,810
Feb 2019	\$361,391
Feb 2020	\$373,916
Feb 2021	\$420,634
Feb 2022	\$574,220
Feb 2023	\$581,707
Feb 2024	\$672,580
Feb 2025	\$763,072
Feb 2026	\$936,456

Statistics are calculated at the end of the displayed month



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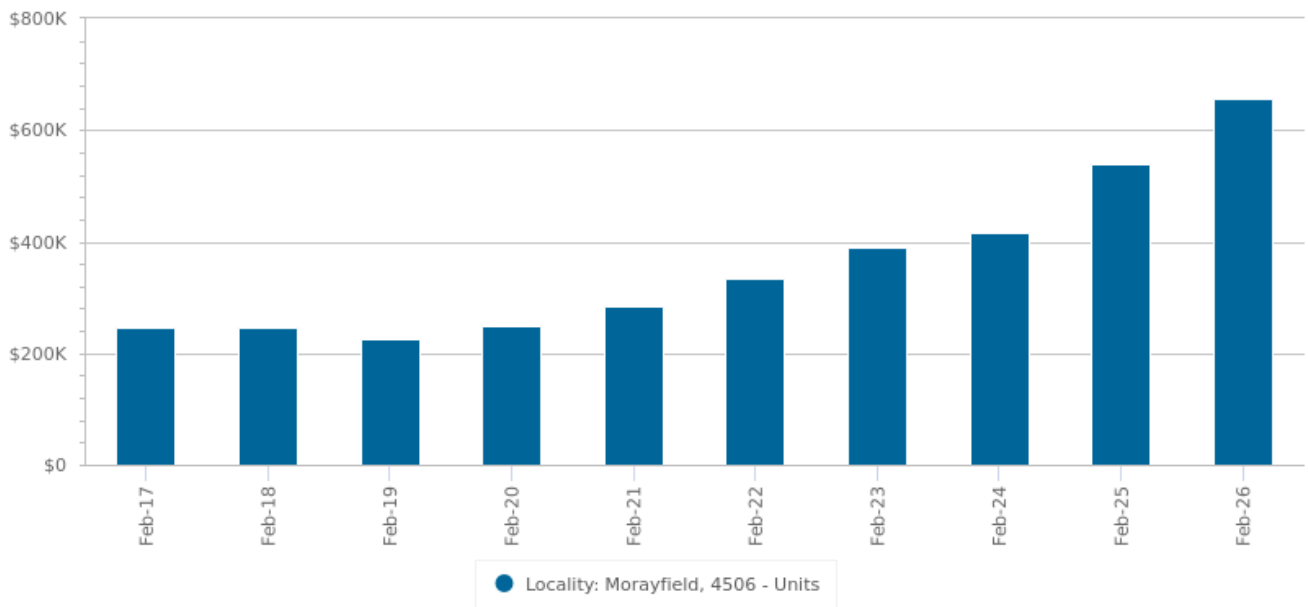
Unit: Median Value

\$655K

Feb 2026

	Morayfield
Feb 2017	\$246,035
Feb 2018	\$246,619
Feb 2019	\$225,149
Feb 2020	\$249,936
Feb 2021	\$282,791
Feb 2022	\$333,630
Feb 2023	\$389,654
Feb 2024	\$416,942
Feb 2025	\$538,625
Feb 2026	\$655,262

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

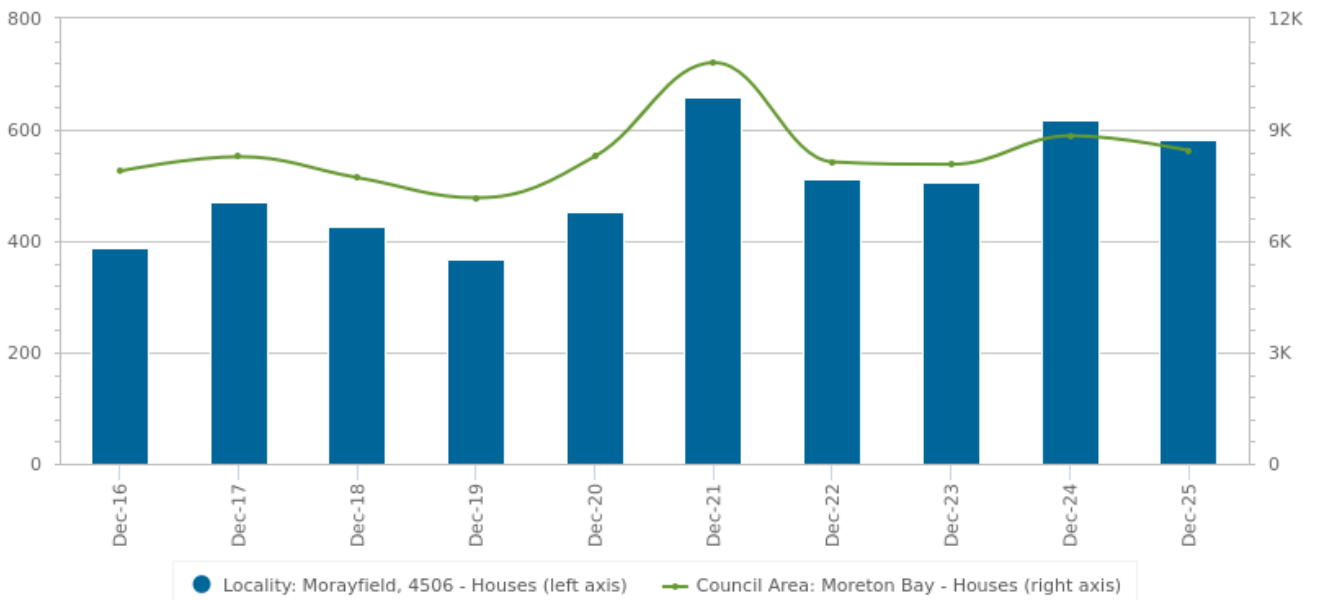
House: Sales Per Annum

583

Dec 2025

	Morayfield	Moreton Bay
Dec 2017	471	8275
Dec 2018	426	7708
Dec 2019	368	7167
Dec 2020	454	8294
Dec 2021	658	10807
Dec 2022	513	8132
Dec 2023	507	8068
Dec 2024	619	8840
Dec 2025	583	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

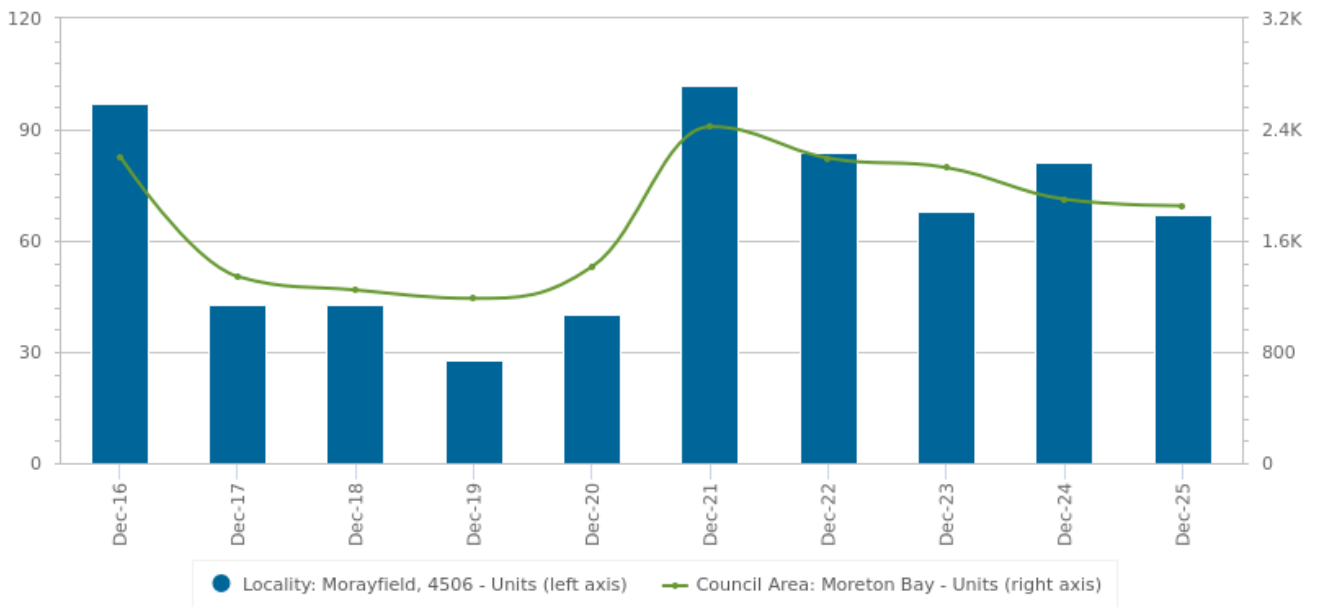
Unit: Sales Per Annum

67

Dec 2025

	Morayfield	Moreton Bay
Dec 2017	43	1341
Dec 2018	43	1245
Dec 2019	28	1185
Dec 2020	40	1416
Dec 2021	102	2421
Dec 2022	84	2194
Dec 2023	68	2126
Dec 2024	81	1898
Dec 2025	67	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

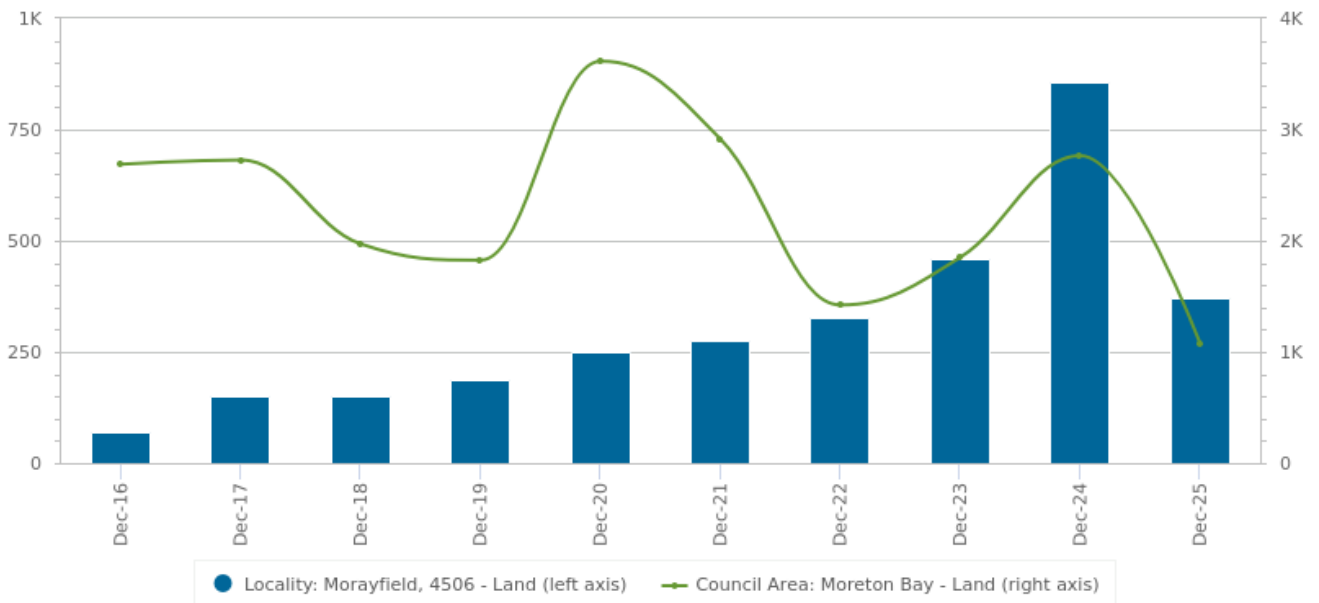
Land: Sales Per Annum

370

Dec 2025

	Morayfield	Moreton Bay
Dec 2017	149	2726
Dec 2018	151	1971
Dec 2019	189	1825
Dec 2020	250	3615
Dec 2021	277	2913
Dec 2022	327	1422
Dec 2023	460	1850
Dec 2024	856	2765
Dec 2025	370	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

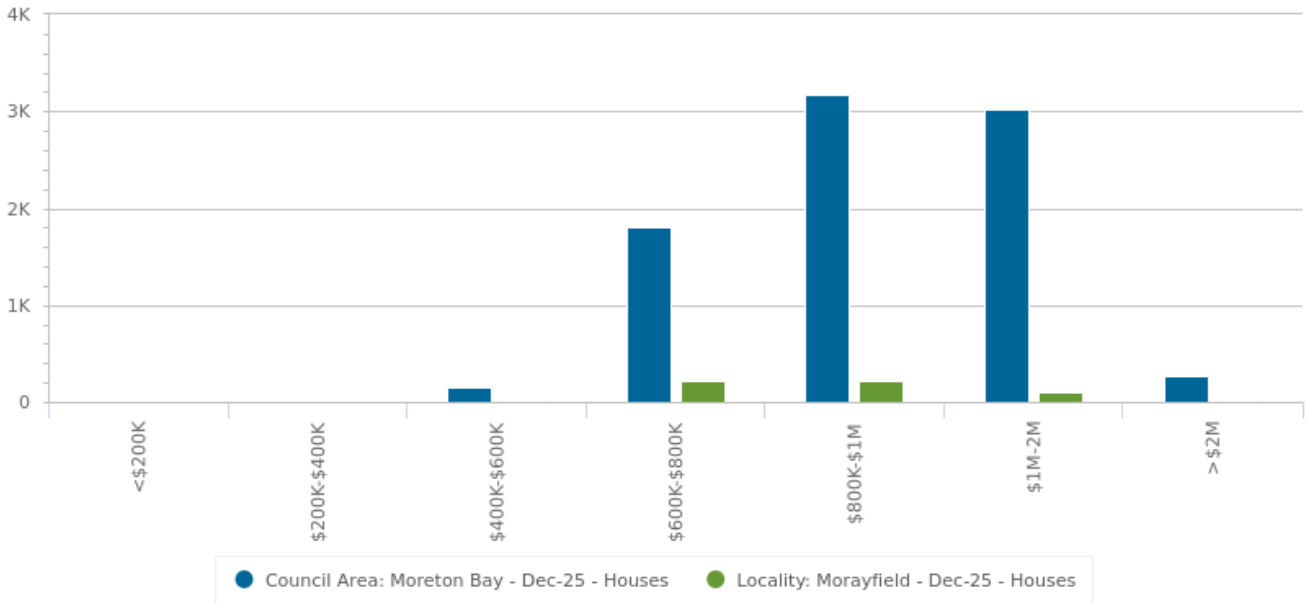
House: Sales By Price

\$542.37M

Dec 2025

	Morayfield	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	19	157
\$600K-\$800K	226	1,804
\$800K-\$1M	222	3,167
\$1M-\$2M	97	3,020
>\$2M	18	271

Statistics are calculated over a rolling 12 month period



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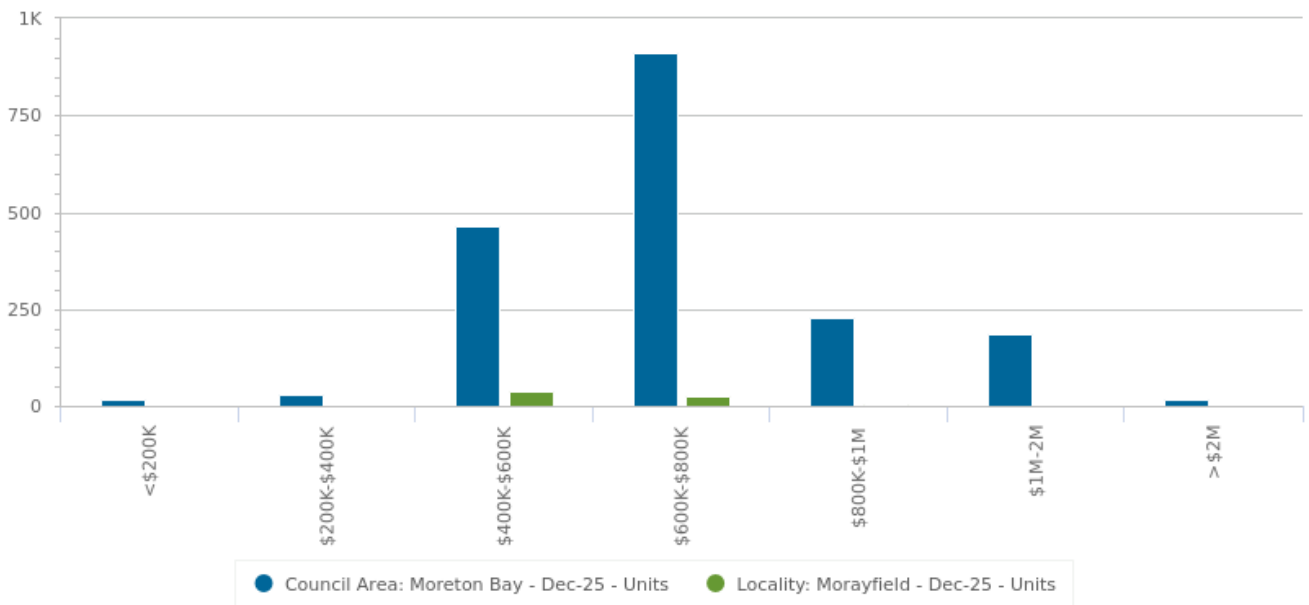
\$40.81M

Dec 2025

Unit: Sales By Price

	Morayfield	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	37	463
\$600K-\$800K	25	913
\$800K-\$1M	4	228
\$1M-\$2M	1	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

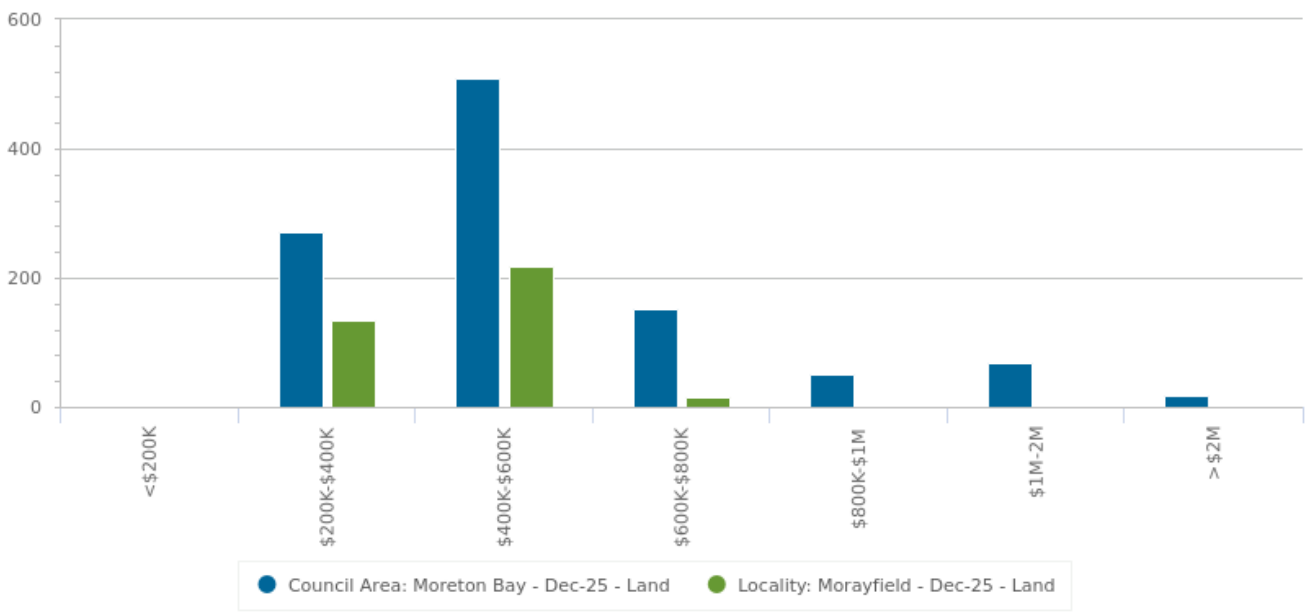


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Morayfield	Moreton Bay
<\$200K	-	1
\$200K-\$400K	134	270
\$400K-\$600K	218	509
\$600K-\$800K	15	153
\$800K-\$1M	1	51
\$1M-\$2M	1	69
>\$2M	1	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

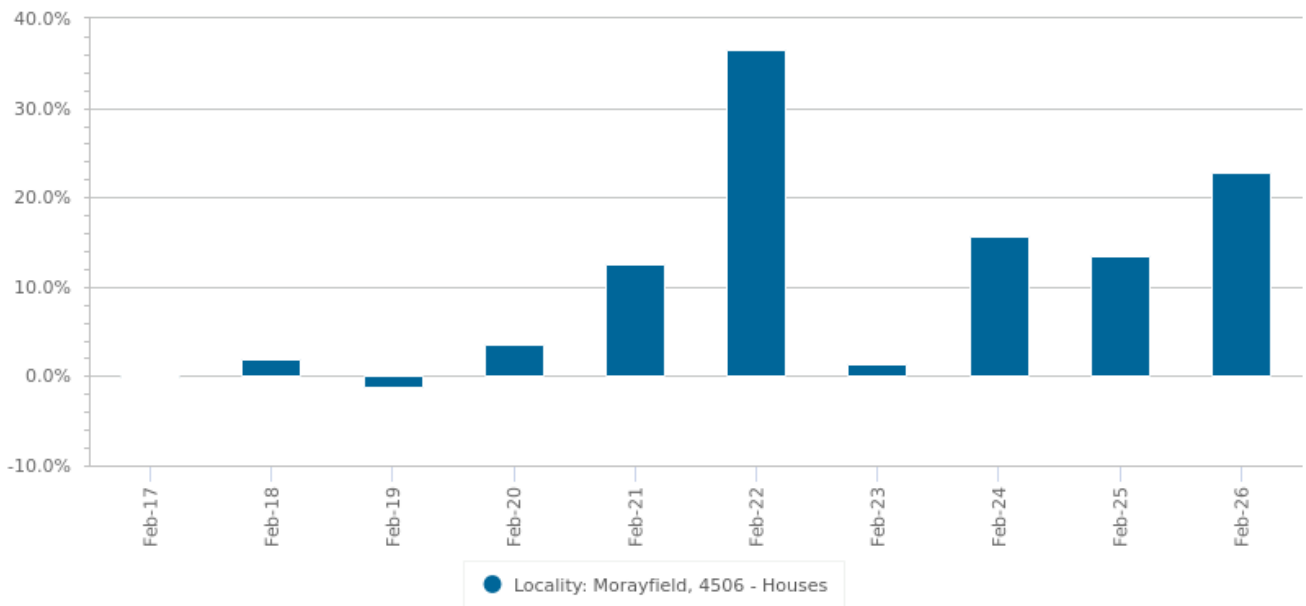
House: Change In Median Value

22.7%

Feb 2026

	Morayfield
Feb 2017	-0.0%
Feb 2018	1.9%
Feb 2019	-1.2%
Feb 2020	3.5%
Feb 2021	12.5%
Feb 2022	36.5%
Feb 2023	1.3%
Feb 2024	15.6%
Feb 2025	13.5%
Feb 2026	22.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

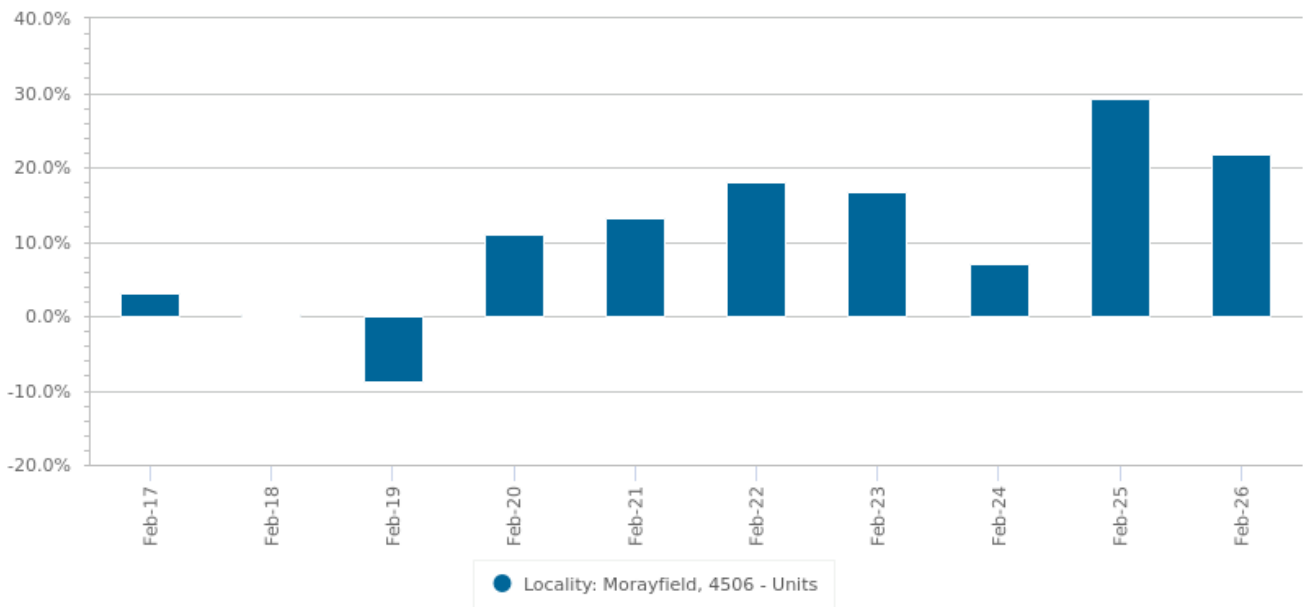
Unit: Change In Median Value

21.7%

Feb 2026

	Morayfield
Feb 2017	3.1%
Feb 2018	0.2%
Feb 2019	-8.7%
Feb 2020	11.0%
Feb 2021	13.1%
Feb 2022	18.0%
Feb 2023	16.8%
Feb 2024	7.0%
Feb 2025	29.2%
Feb 2026	21.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

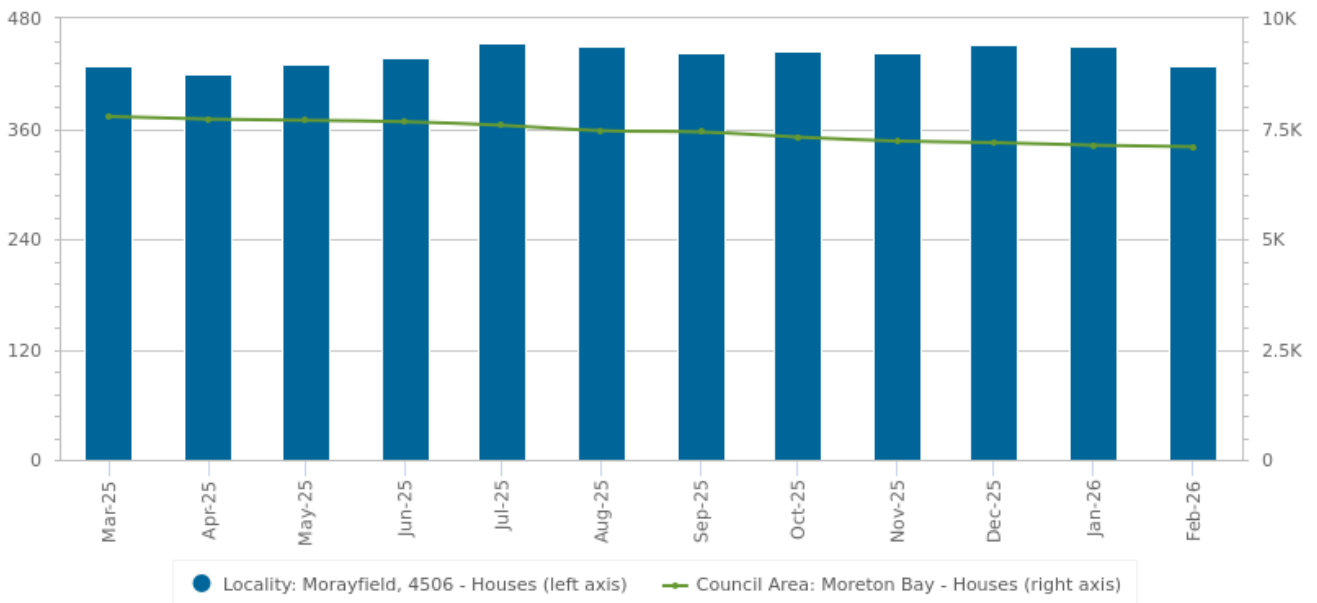
House: Number of New Listing

429

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	428	7,777
Apr 2025	419	7,717
May 2025	431	7,691
Jun 2025	438	7,658
Jul 2025	453	7,578
Aug 2025	449	7,456
Sep 2025	443	7,426
Oct 2025	445	7,311
Nov 2025	443	7,221
Dec 2025	451	7,185
Jan 2026	450	7,126
Feb 2026	429	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

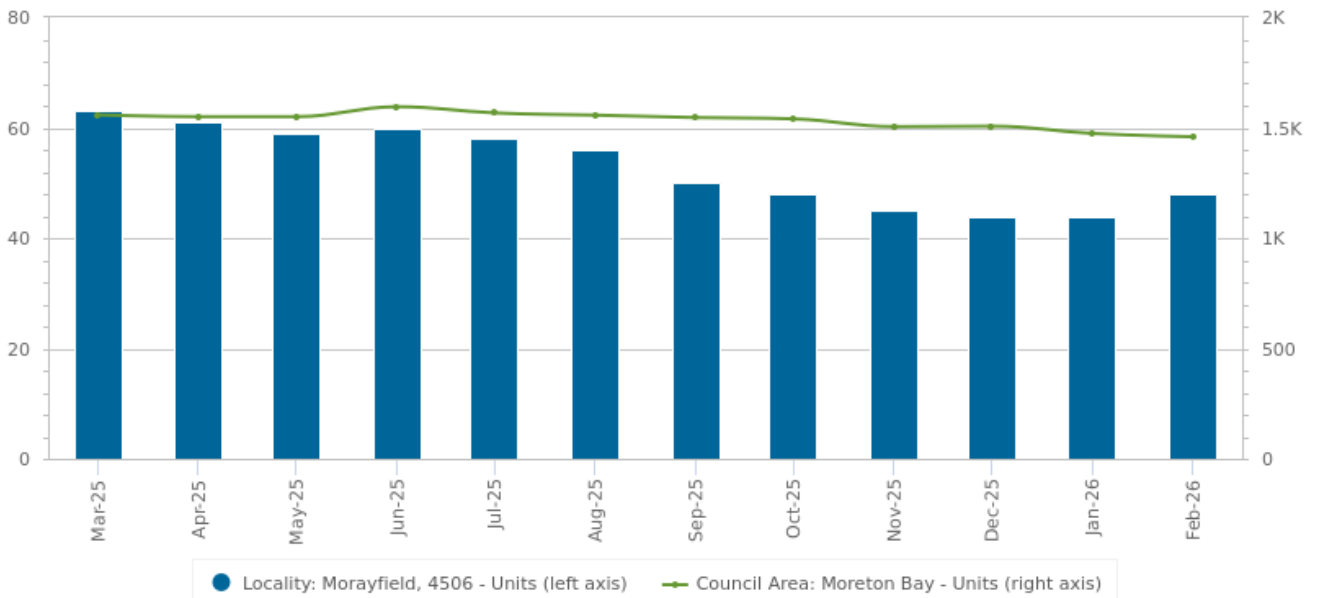
Unit: Number of New Listing

48

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	63	1,558
Apr 2025	61	1,550
May 2025	59	1,550
Jun 2025	60	1,595
Jul 2025	58	1,567
Aug 2025	56	1,557
Sep 2025	50	1,546
Oct 2025	48	1,540
Nov 2025	45	1,505
Dec 2025	44	1,507
Jan 2026	44	1,474
Feb 2026	48	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

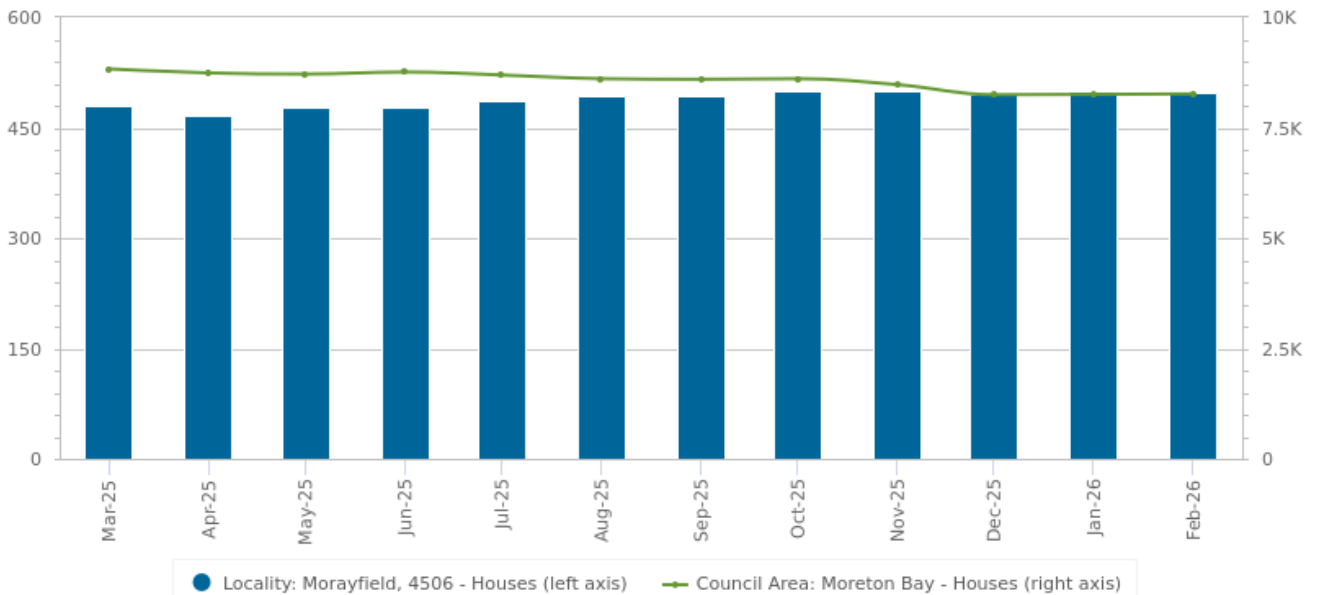
House: Total Properties Listed

497

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	479	8,832
Apr 2025	467	8,741
May 2025	477	8,716
Jun 2025	477	8,762
Jul 2025	487	8,694
Aug 2025	493	8,611
Sep 2025	493	8,597
Oct 2025	501	8,611
Nov 2025	501	8,475
Dec 2025	496	8,248
Jan 2026	501	8,255
Feb 2026	497	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

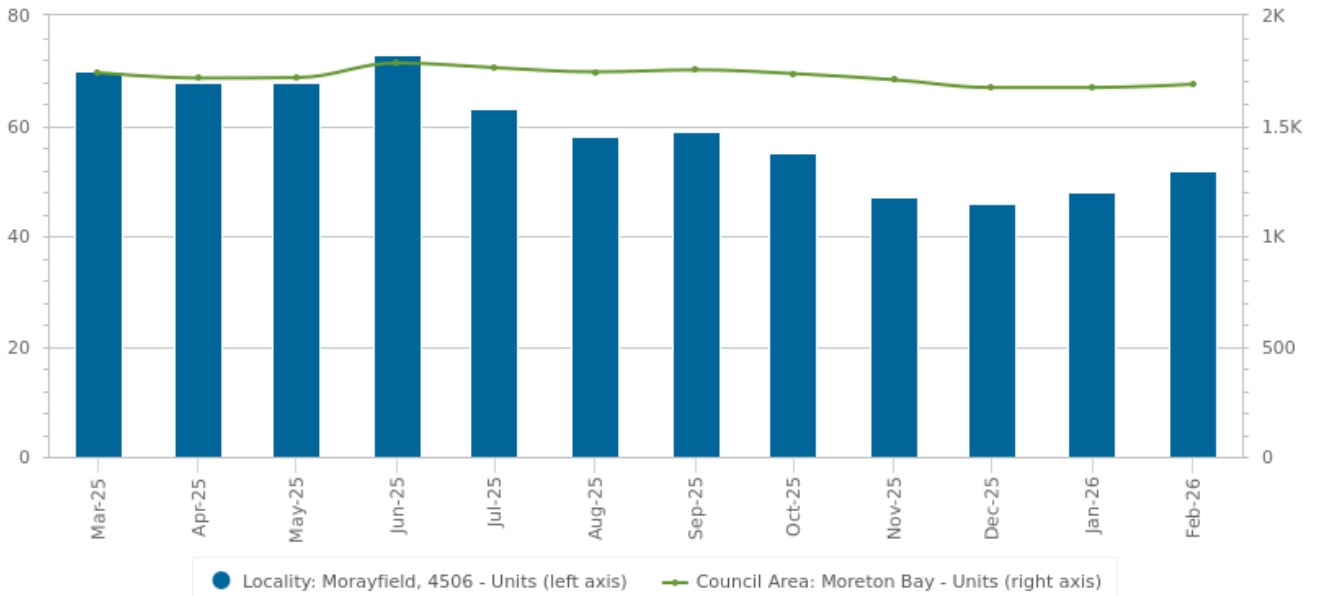
Unit: Total Properties Listed

52

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	70	1,740
Apr 2025	68	1,716
May 2025	68	1,718
Jun 2025	73	1,784
Jul 2025	63	1,763
Aug 2025	58	1,744
Sep 2025	59	1,753
Oct 2025	55	1,736
Nov 2025	47	1,708
Dec 2025	46	1,673
Jan 2026	48	1,673
Feb 2026	52	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

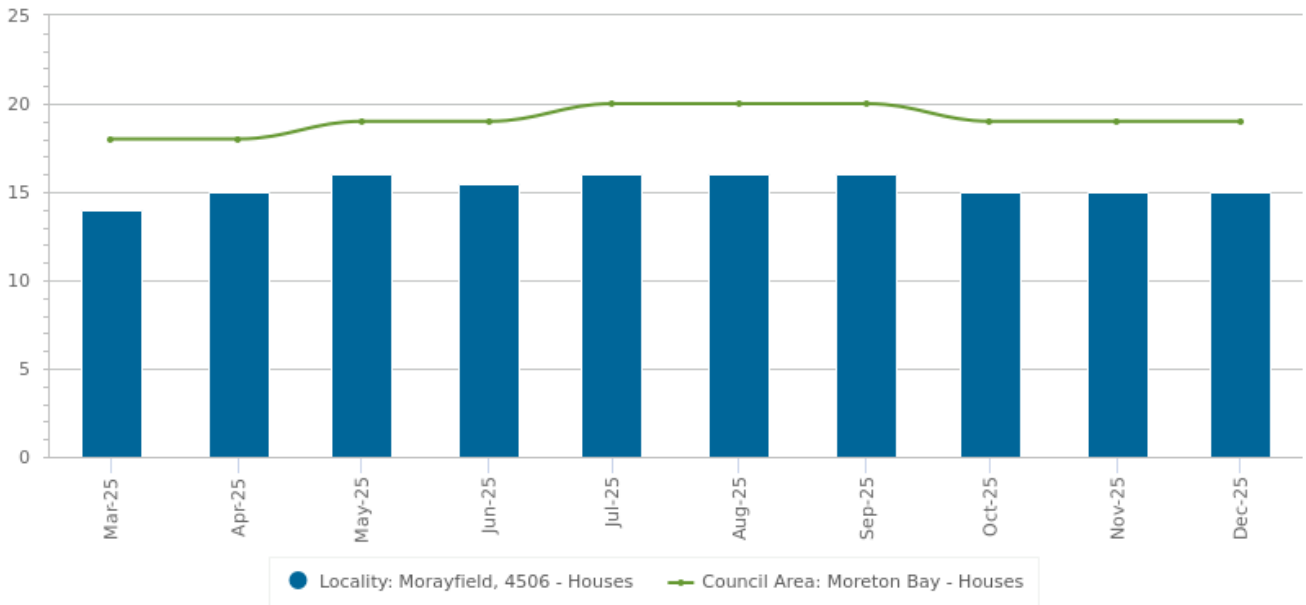
House: Median Days On Market

15

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	14	17
Feb 2025	14	17.5
Mar 2025	14	18
Apr 2025	15	18
May 2025	16	19
Jun 2025	15.5	19
Jul 2025	16	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

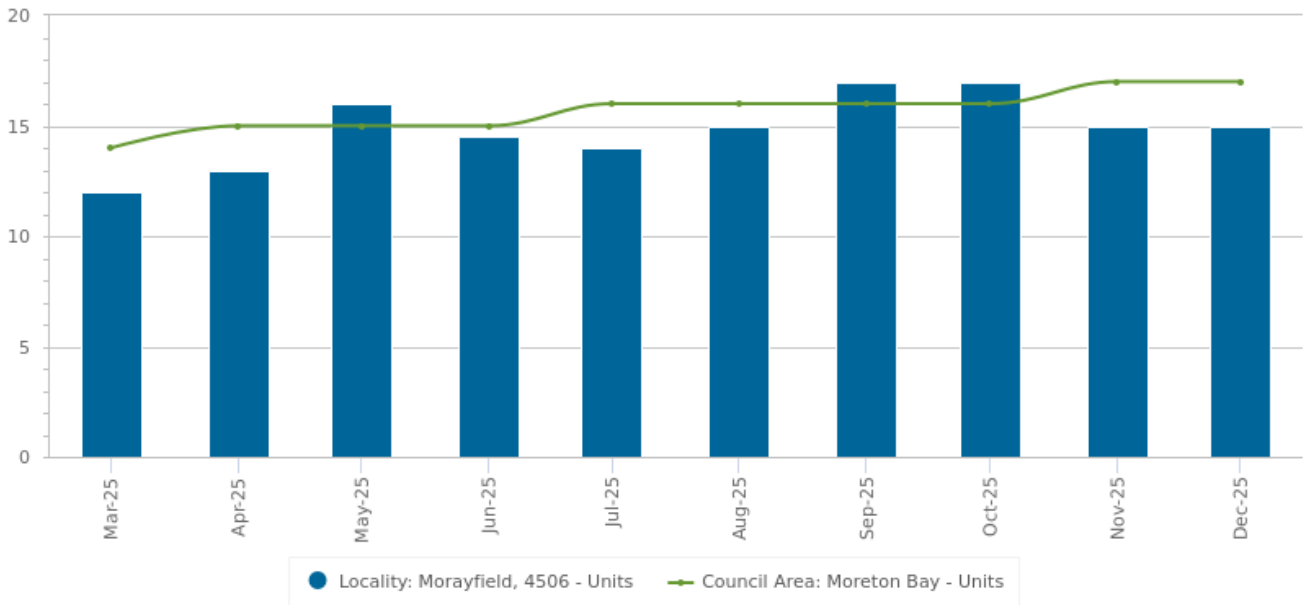
Unit: Median Days On Market

15

Dec 2025

	Morayfield	Moreton Bay
Jan 2025	9.5	13
Feb 2025	9.5	13
Mar 2025	12	14
Apr 2025	13	15
May 2025	16	15
Jun 2025	14.5	15
Jul 2025	14	16
Aug 2025	15	16
Sep 2025	17	16
Oct 2025	17	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

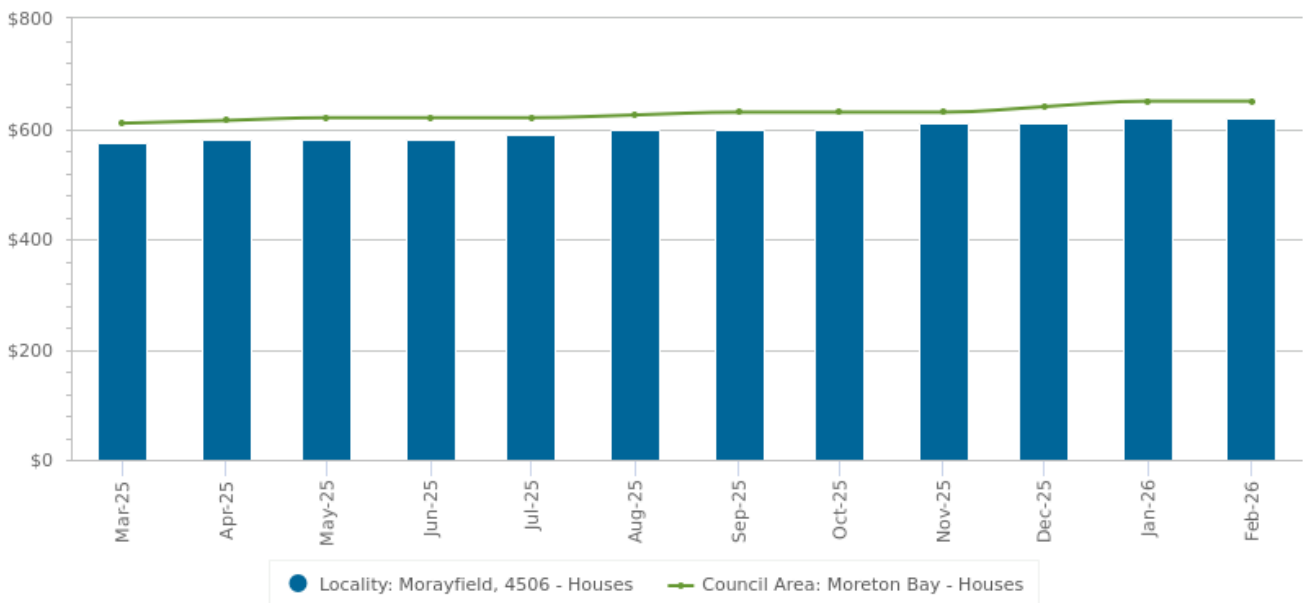
House: Median Rent

\$620/w

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	\$575/w	\$610/w
Apr 2025	\$580/w	\$615/w
May 2025	\$580/w	\$620/w
Jun 2025	\$580/w	\$620/w
Jul 2025	\$590/w	\$620/w
Aug 2025	\$600/w	\$625/w
Sep 2025	\$600/w	\$630/w
Oct 2025	\$600/w	\$630/w
Nov 2025	\$610/w	\$630/w
Dec 2025	\$610/w	\$640/w
Jan 2026	\$620/w	\$650/w
Feb 2026	\$620/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

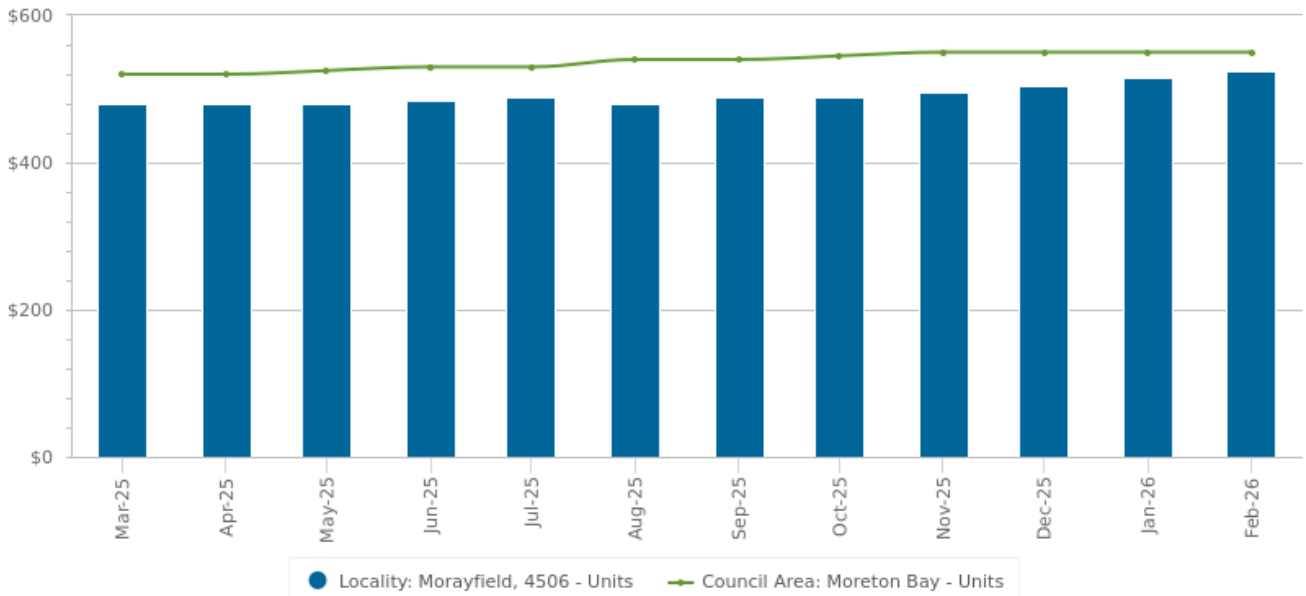
Unit: Median Rent

\$525/w

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	\$480/w	\$520/w
Apr 2025	\$480/w	\$520/w
May 2025	\$480/w	\$525/w
Jun 2025	\$485/w	\$530/w
Jul 2025	\$490/w	\$530/w
Aug 2025	\$480/w	\$540/w
Sep 2025	\$490/w	\$540/w
Oct 2025	\$490/w	\$545/w
Nov 2025	\$495/w	\$550/w
Dec 2025	\$505/w	\$550/w
Jan 2026	\$515/w	\$550/w
Feb 2026	\$525/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

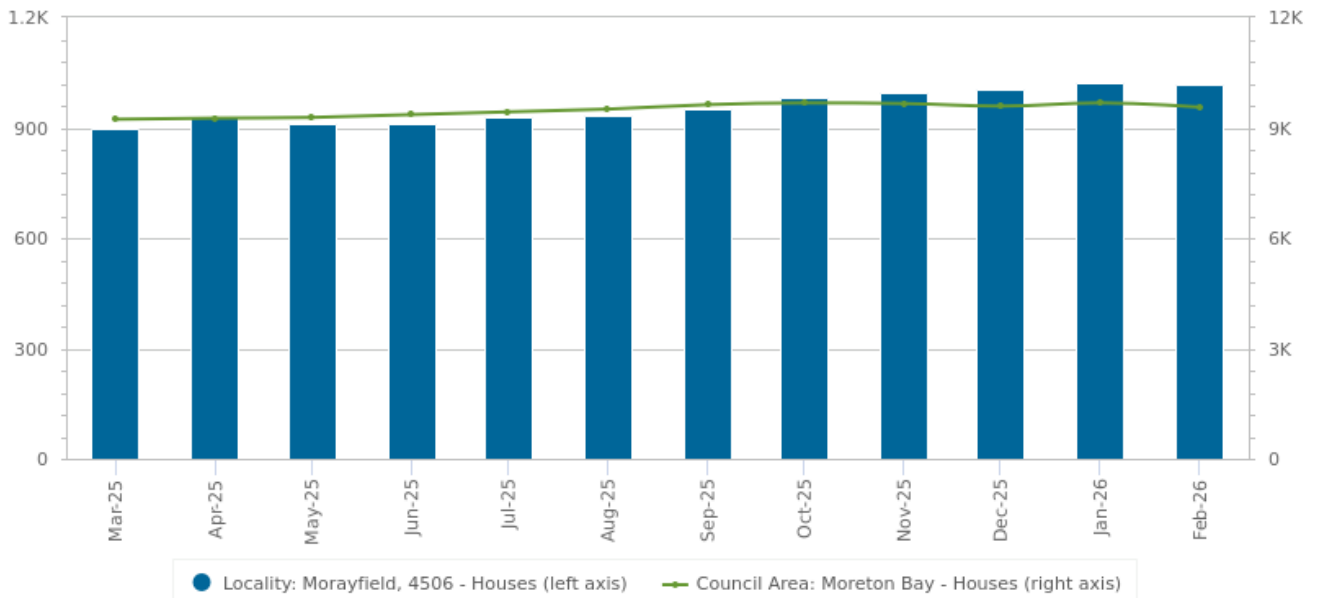
House: Rental Rate Observations

1,019

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	897	9,230
Apr 2025	930	9,261
May 2025	913	9,280
Jun 2025	910	9,357
Jul 2025	930	9,431
Aug 2025	932	9,506
Sep 2025	952	9,627
Oct 2025	984	9,674
Nov 2025	996	9,658
Dec 2025	1,006	9,587
Jan 2026	1,022	9,675
Feb 2026	1,019	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

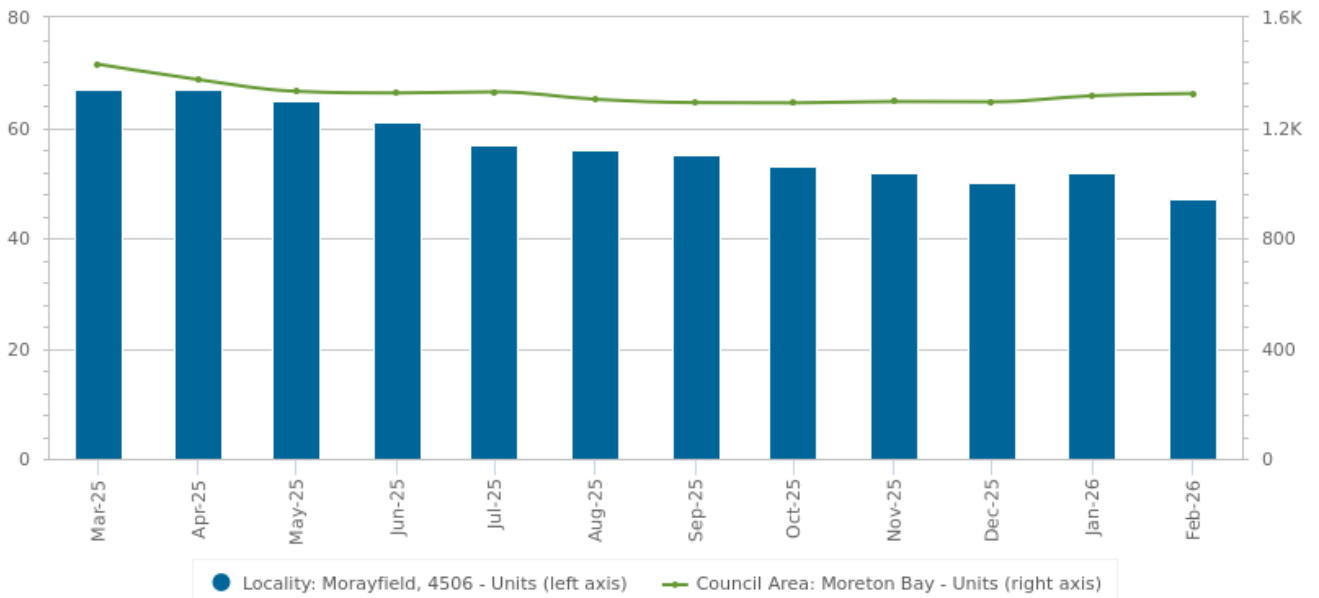
Unit: Rental Rate Observations

47

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	67	1,430
Apr 2025	67	1,374
May 2025	65	1,332
Jun 2025	61	1,326
Jul 2025	57	1,330
Aug 2025	56	1,303
Sep 2025	55	1,291
Oct 2025	53	1,290
Nov 2025	52	1,295
Dec 2025	50	1,294
Jan 2026	52	1,316
Feb 2026	47	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

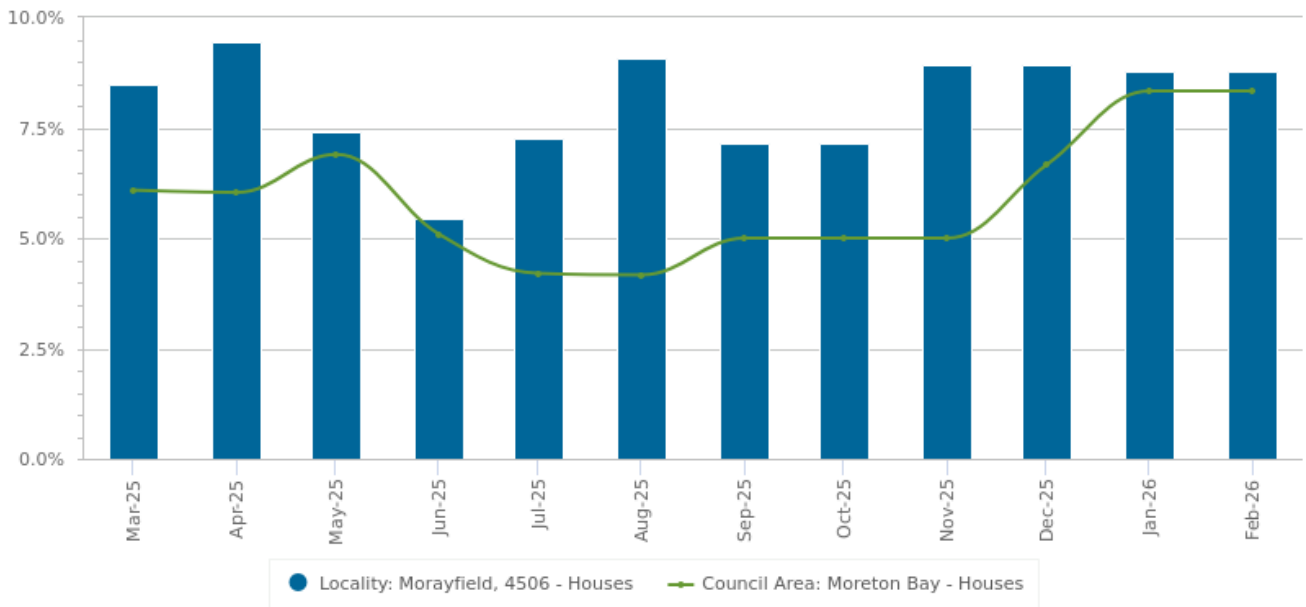
House: Change in Rental Rate

8.8%

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	8.5%	6.1%
Apr 2025	9.4%	6.0%
May 2025	7.4%	6.9%
Jun 2025	5.5%	5.1%
Jul 2025	7.3%	4.2%
Aug 2025	9.1%	4.2%
Sep 2025	7.1%	5.0%
Oct 2025	7.1%	5.0%
Nov 2025	8.9%	5.0%
Dec 2025	8.9%	6.7%
Jan 2026	8.8%	8.3%
Feb 2026	8.8%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

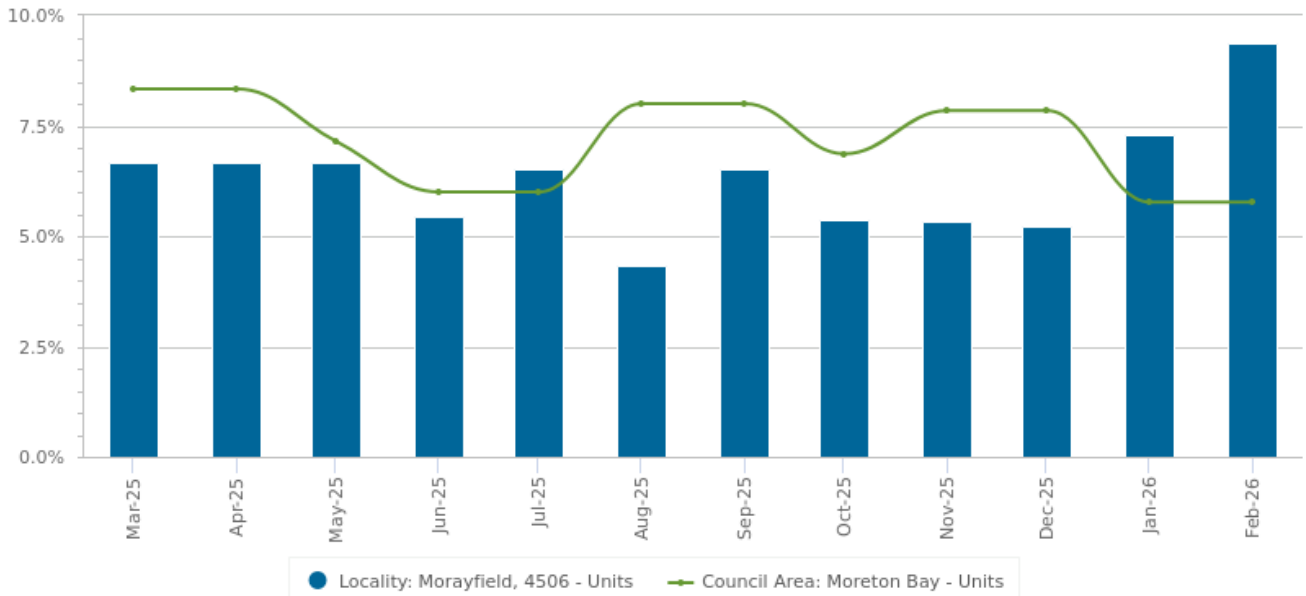
Unit: Change in Rental Rate

9.4%

Feb 2026

	Morayfield	Moreton Bay
Mar 2025	6.7%	8.3%
Apr 2025	6.7%	8.3%
May 2025	6.7%	7.1%
Jun 2025	5.4%	6.0%
Jul 2025	6.5%	6.0%
Aug 2025	4.3%	8.0%
Sep 2025	6.5%	8.0%
Oct 2025	5.4%	6.9%
Nov 2025	5.3%	7.8%
Dec 2025	5.2%	7.8%
Jan 2026	7.3%	5.8%
Feb 2026	9.4%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

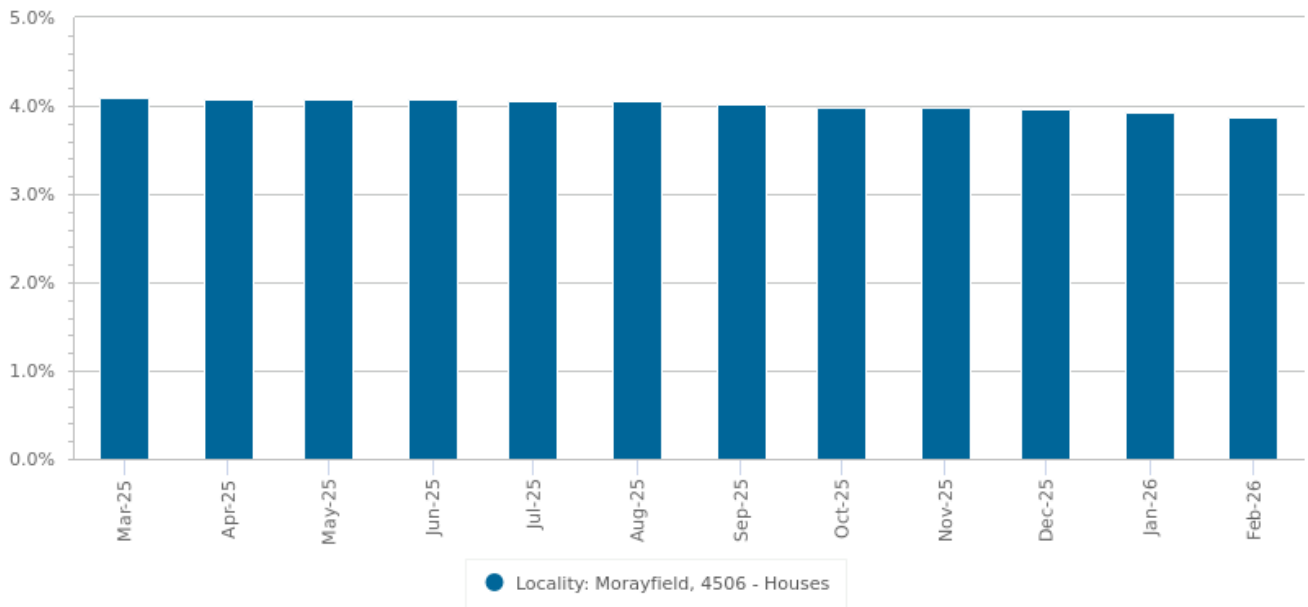
House: Value Based Rental Yield

3.9%

Feb 2026

	Morayfield
Mar 2025	4.1%
Apr 2025	4.1%
May 2025	4.1%
Jun 2025	4.1%
Jul 2025	4.1%
Aug 2025	4.0%
Sep 2025	4.0%
Oct 2025	4.0%
Nov 2025	4.0%
Dec 2025	4.0%
Jan 2026	3.9%
Feb 2026	3.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

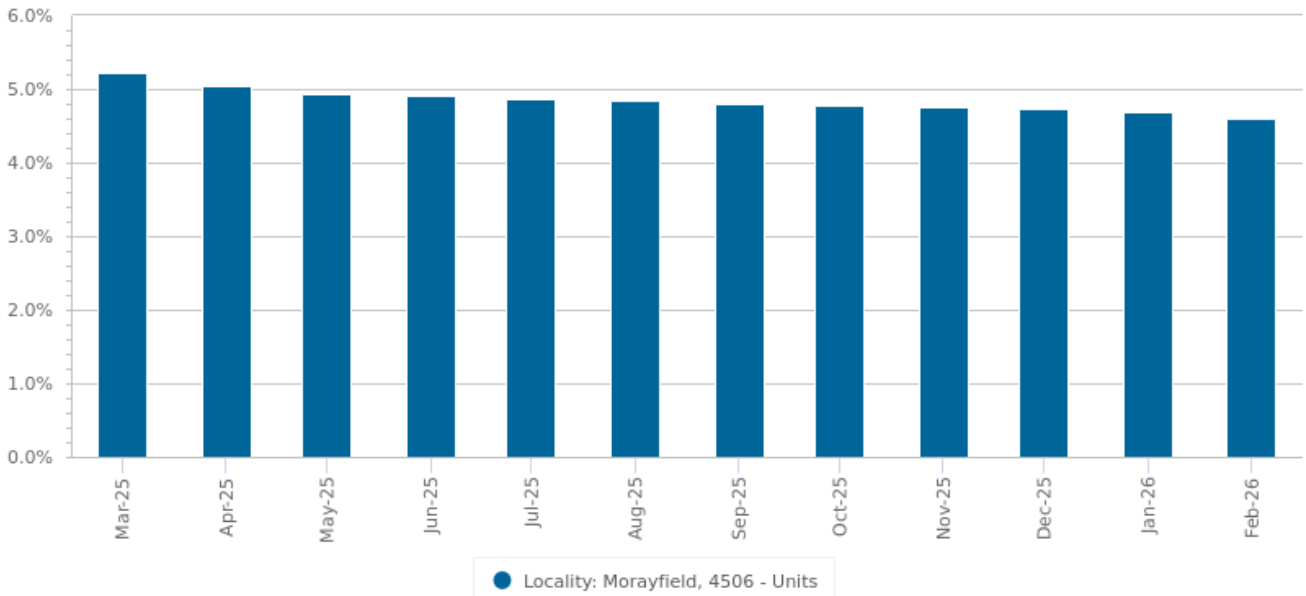
Unit: Value Based Rental Yield

4.6%

Feb 2026

	Morayfield
Mar 2025	5.2%
Apr 2025	5.1%
May 2025	4.9%
Jun 2025	4.9%
Jul 2025	4.9%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%
Nov 2025	4.8%
Dec 2025	4.7%
Jan 2026	4.7%
Feb 2026	4.6%

Statistics are calculated at the end of the displayed month



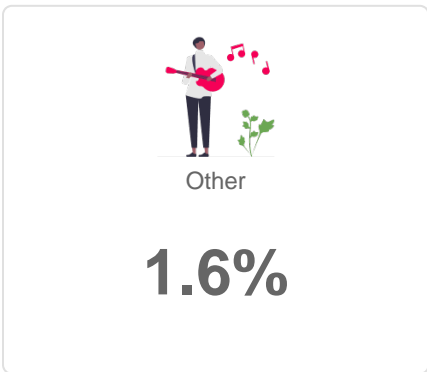
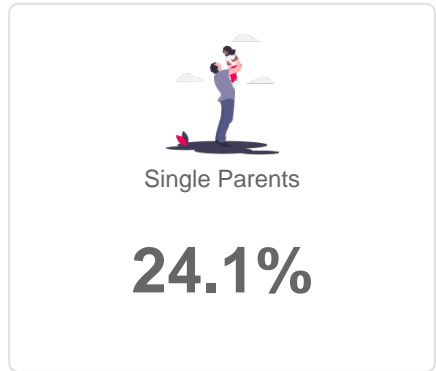
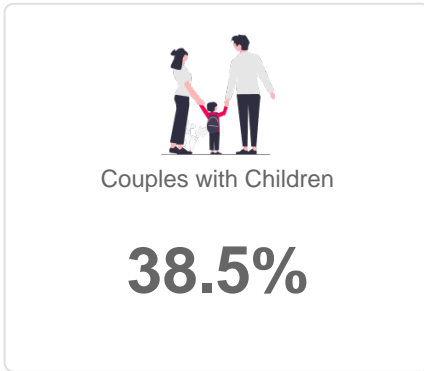
Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Morayfield	Moreton Bay
Childless Couples	35.8%	38.7%
Couples with Children	38.5%	42%
Single Parents	24.1%	17.9%
Other	1.6%	1.3%

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

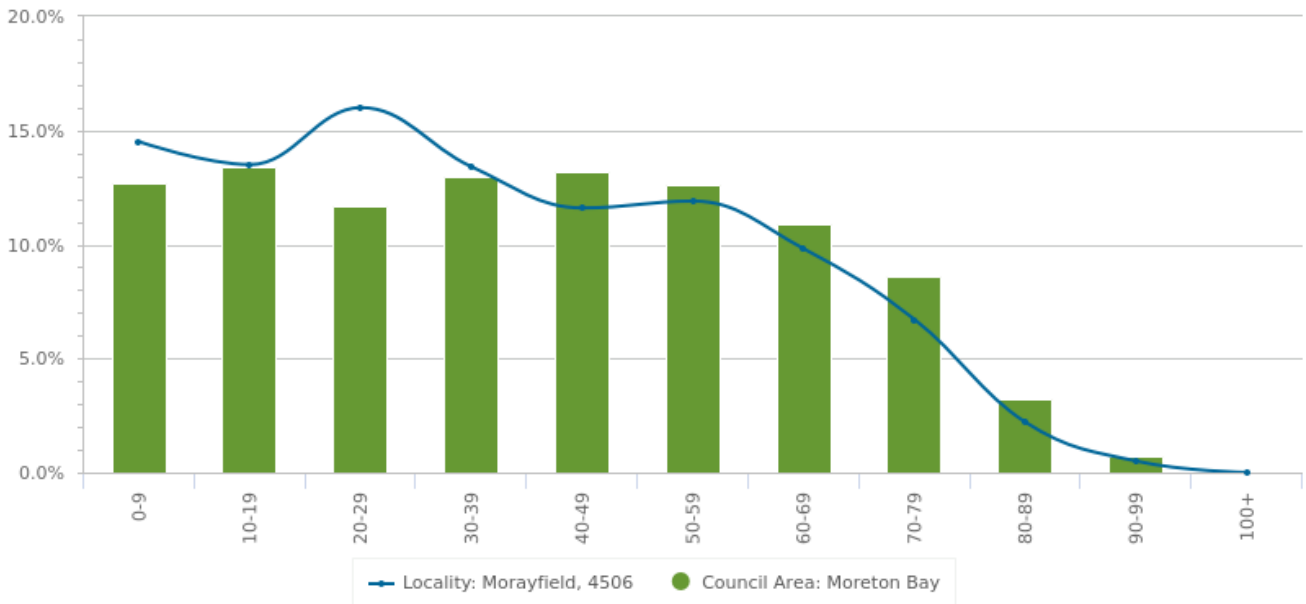


Population Age

Population Age

	Morayfield	Moreton Bay
0-9	14.5%	12.7%
10-19	13.5%	13.4%
20-29	16%	11.7%
30-39	13.4%	13%
40-49	11.6%	13.2%
50-59	11.9%	12.6%
60-69	9.8%	10.9%
70-79	6.7%	8.6%
80-89	2.2%	3.2%
90-99	0.5%	0.7%

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



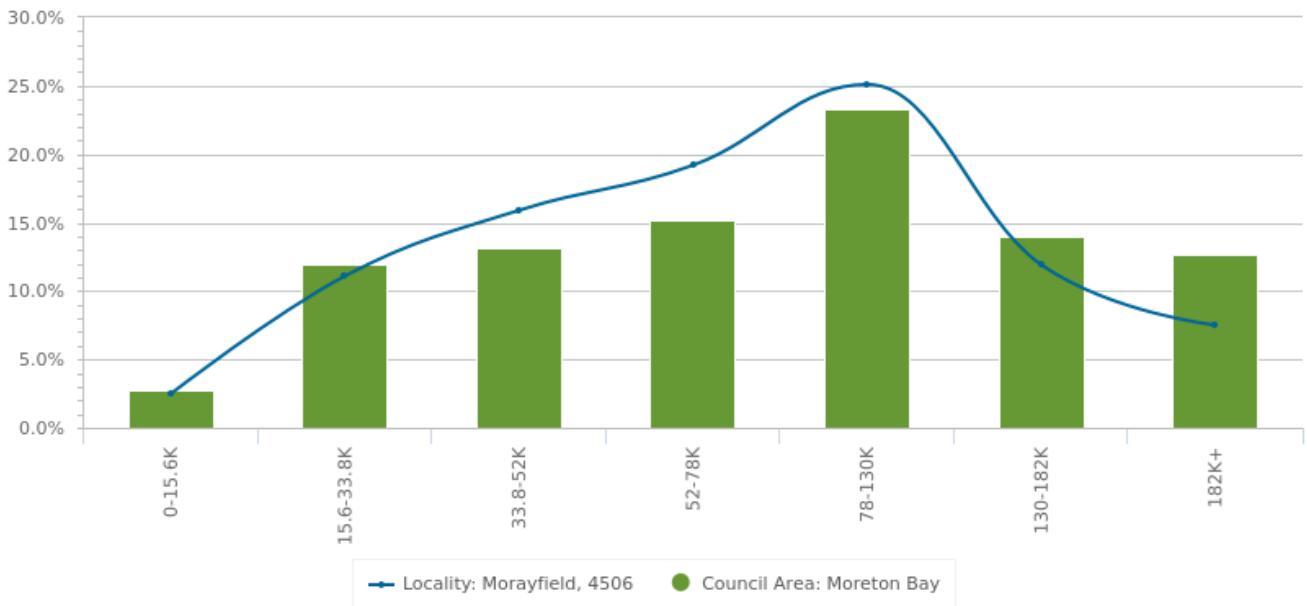
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Morayfield	Moreton Bay
0-15.6K	2.5%	2.7%
15.6-33.8K	11.1%	12%
33.8-52K	15.9%	13.1%
52-78K	19.2%	15.2%
78-130K	25.1%	23.3%
130-182K	11.9%	14%
182K+	7.5%	12.7%

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



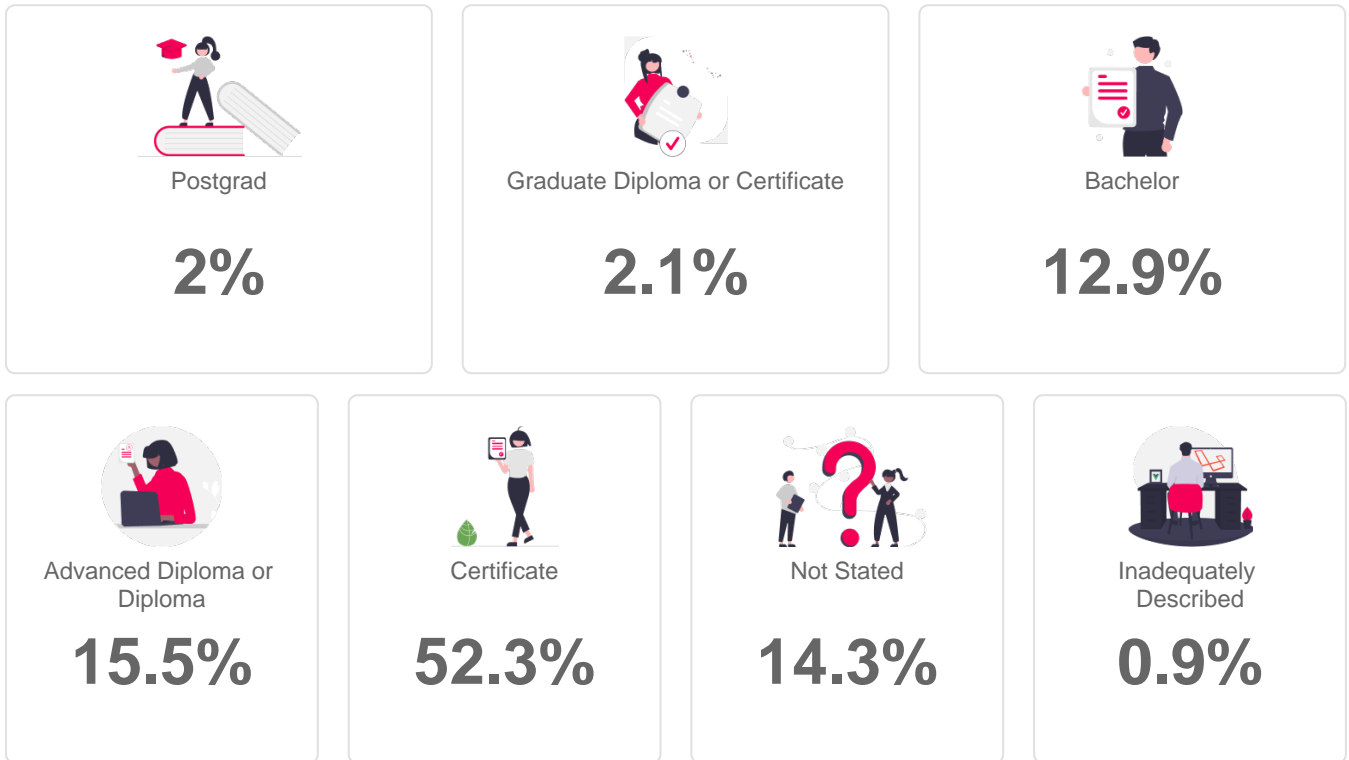
Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Morayfield	Moreton Bay
Postgrad	2%	4.9%
Graduate Diploma or Certificate	2.1%	3.3%
Bachelor	12.9%	20%
Advanced Diploma or Diploma	15.5%	17.2%
Certificate	52.3%	42.3%
Not Stated	14.3%	11.2%
Inadequately Described	0.9%	0.9%

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

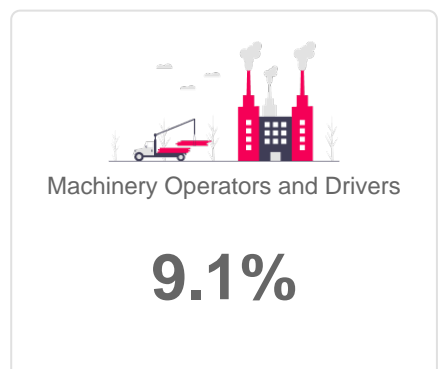
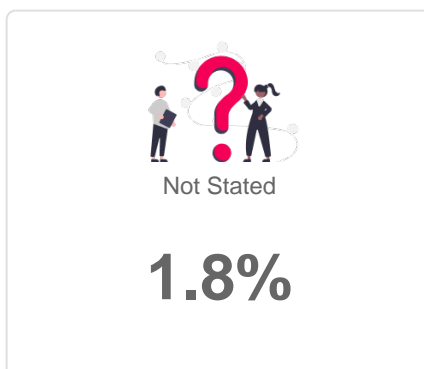
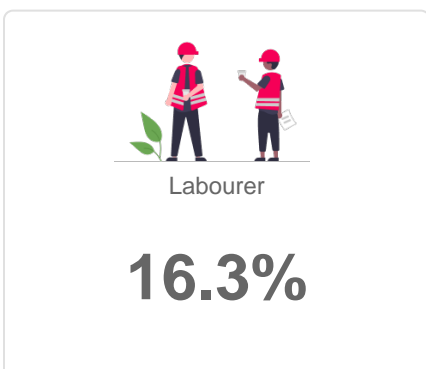
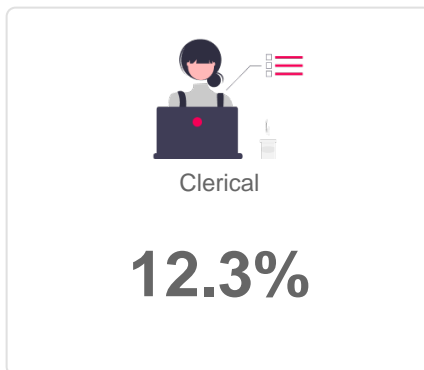
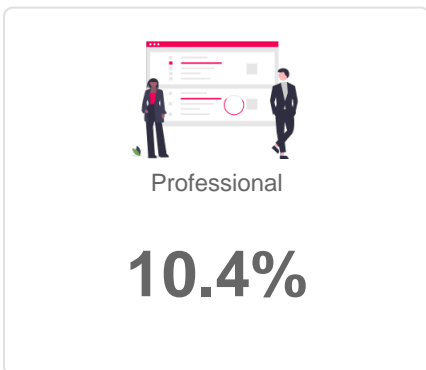


Occupation

Employment By Occupation

	Morayfield	Moreton Bay
Professional	10.4%	17.9%
Clerical	12.3%	14.1%
Trades	16.5%	14.7%
Labourer	16.3%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	9.1%	7.1%
Managers	8.6%	11.4%
Community and Personal Service Workers	14.5%	13.3%
Sales Workers	10.4%	9.1%

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



Employment By Occupation



Managers

8.6%



Community and Personal Service
Workers

14.5%



Sales Workers

10.4%

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