

# Suburb Statistics Report

Narangba QLD 4504

Prepared on 20 Jan 2026

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# Area Profile

## Narangba, QLD

The size of Narangba is approximately 43.3 square kilometres. It has 42 parks covering nearly 5.0% of total area. The population of Narangba in 2016 was 18573 people. By 2021 the population was 20910 showing a population growth of 12.6% in the area during that time. The predominant age group in Narangba is 10-19 years. Households in Narangba are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narangba work in a professional occupation. In 2021, 74.90% of the homes in Narangba were owner-occupied compared with 73.90% in 2016.




	House	Unit	Land
Average Tenure Period	9.1 years	7.2 years	-
Total Dwellings	7,600	204	760
Total New Listings	368	15	-
Median Value	\$1,022,834	\$626,018	-
Total Properties Listed	424	16	-

Market Trends

House: Market Trends

<div>425</div> <div>Properties Sold (12 Months)</div>	<div>9.1</div> <div>Average Tenure Period (Years)</div>	<div>\$650/w</div> <div>Median Asking Rent (12 Months)</div>
<div>368</div> <div>New Sale Listings (12 Months)</div>	<div>15</div> <div>Days on Market (12 Months)</div>	<div>389</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

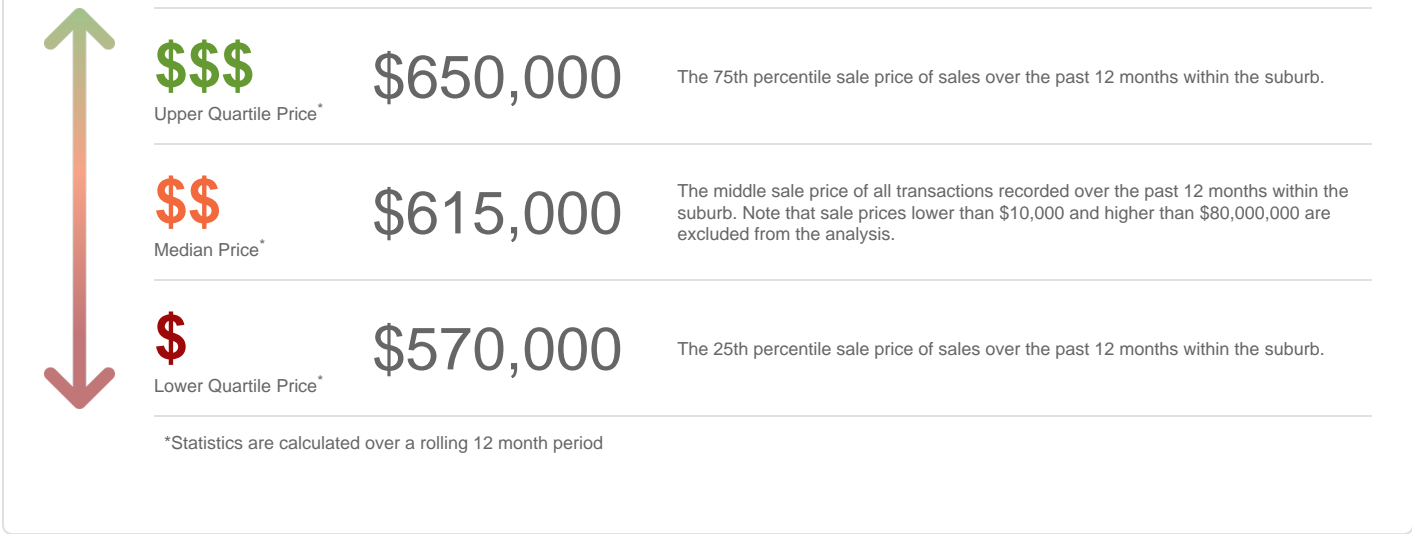
	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,075,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$905,000</div> <div>The middle sale price of all transactions recorded over the past 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>Lower Quartile Price*</div>	<div>\$820,000</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

Unit: Market Trends



Unit: Median Price Quartiles





Land: Market Trends

107 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*	\$445,000	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*	-	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

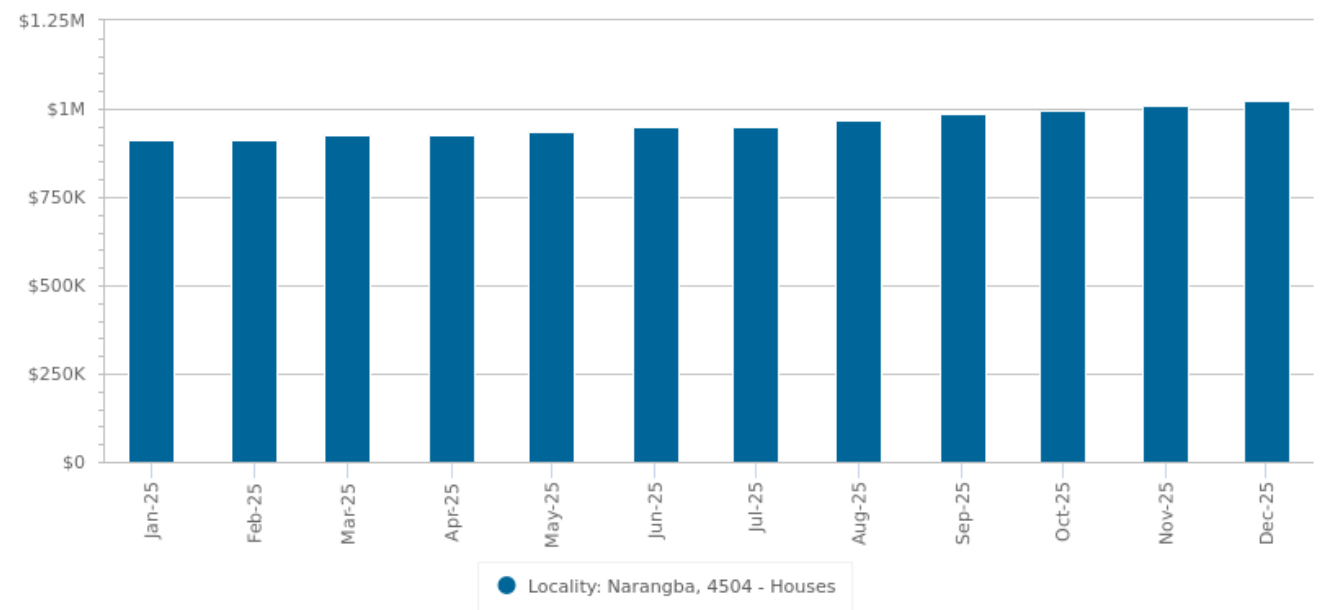
House: Recent Median Value

\$1.02M

Dec 2025

	Narangba
Jan 2025	\$912,742
Feb 2025	\$913,683
Mar 2025	\$924,442
Apr 2025	\$925,501
May 2025	\$933,205
Jun 2025	\$948,675
Jul 2025	\$947,019
Aug 2025	\$967,788
Sep 2025	\$986,023
Oct 2025	\$994,675
Nov 2025	\$1,007,809
Dec 2025	\$1,022,834

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

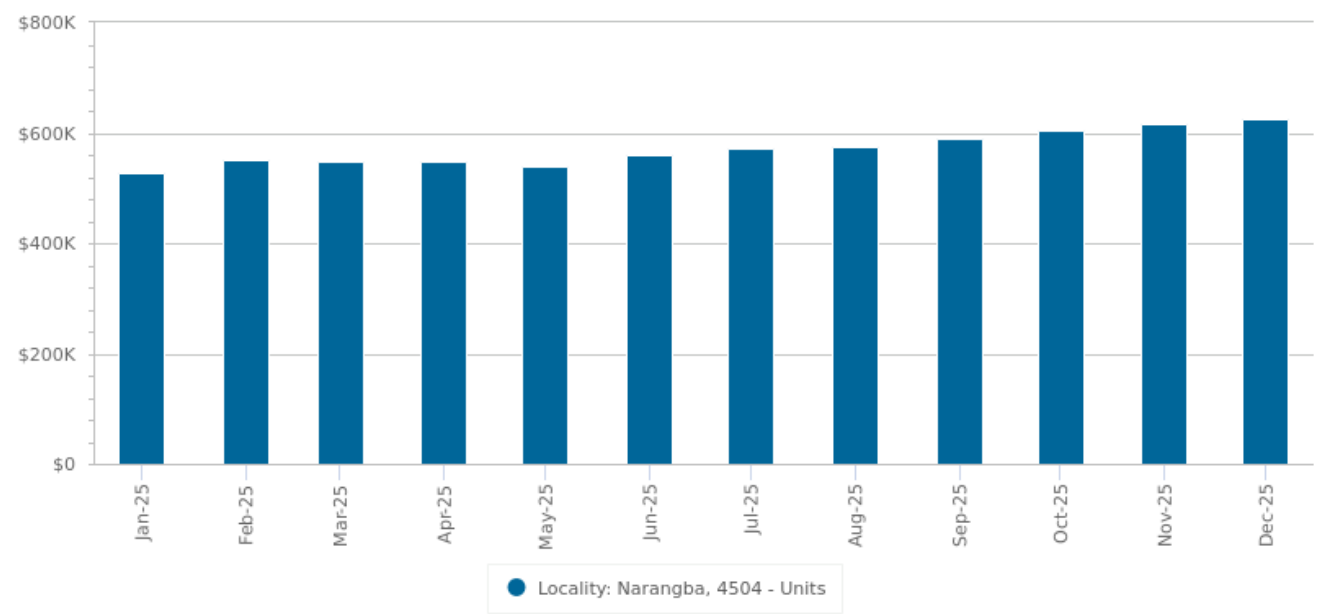
Unit: Recent Median Value

\$626K

Dec 2025

	Narangba
Jan 2025	\$526,222
Feb 2025	\$550,010
Mar 2025	\$546,667
Apr 2025	\$547,082
May 2025	\$540,160
Jun 2025	\$561,116
Jul 2025	\$571,755
Aug 2025	\$576,202
Sep 2025	\$590,963
Oct 2025	\$604,308
Nov 2025	\$616,521
Dec 2025	\$626,018

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

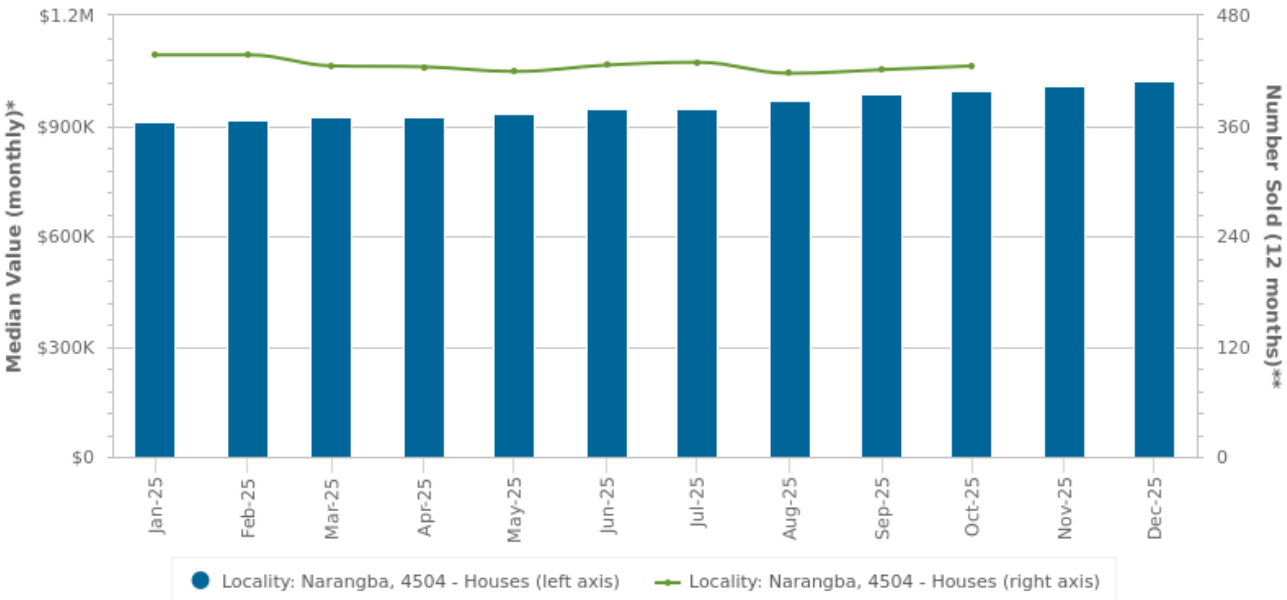
425

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$912,742	437
Feb 2025	\$913,683	437
Mar 2025	\$924,442	425
Apr 2025	\$925,501	424
May 2025	\$933,205	419
Jun 2025	\$948,675	426
Jul 2025	\$947,019	429
Aug 2025	\$967,788	417
Sep 2025	\$986,023	421
Oct 2025	\$994,675	425
Nov 2025	\$1,007,809	-
Dec 2025	\$1,022,834	-

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

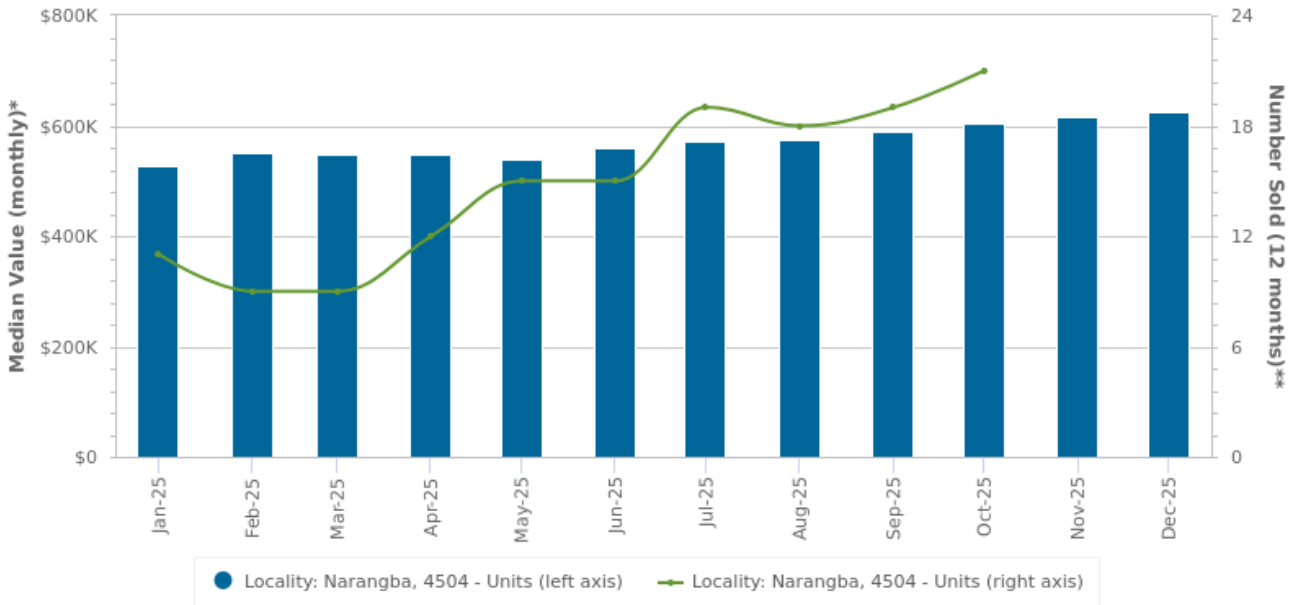


Unit: Median Value vs Number Sold

21  
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$526,222	11
Feb 2025	\$550,010	9
Mar 2025	\$546,667	9
Apr 2025	\$547,082	12
May 2025	\$540,160	15
Jun 2025	\$561,116	15
Jul 2025	\$571,755	19
Aug 2025	\$576,202	18
Sep 2025	\$590,963	19
Oct 2025	\$604,308	21
Nov 2025	\$616,521	-
Dec 2025	\$626,018	-

Statistics are calculated over a rolling 12 month period



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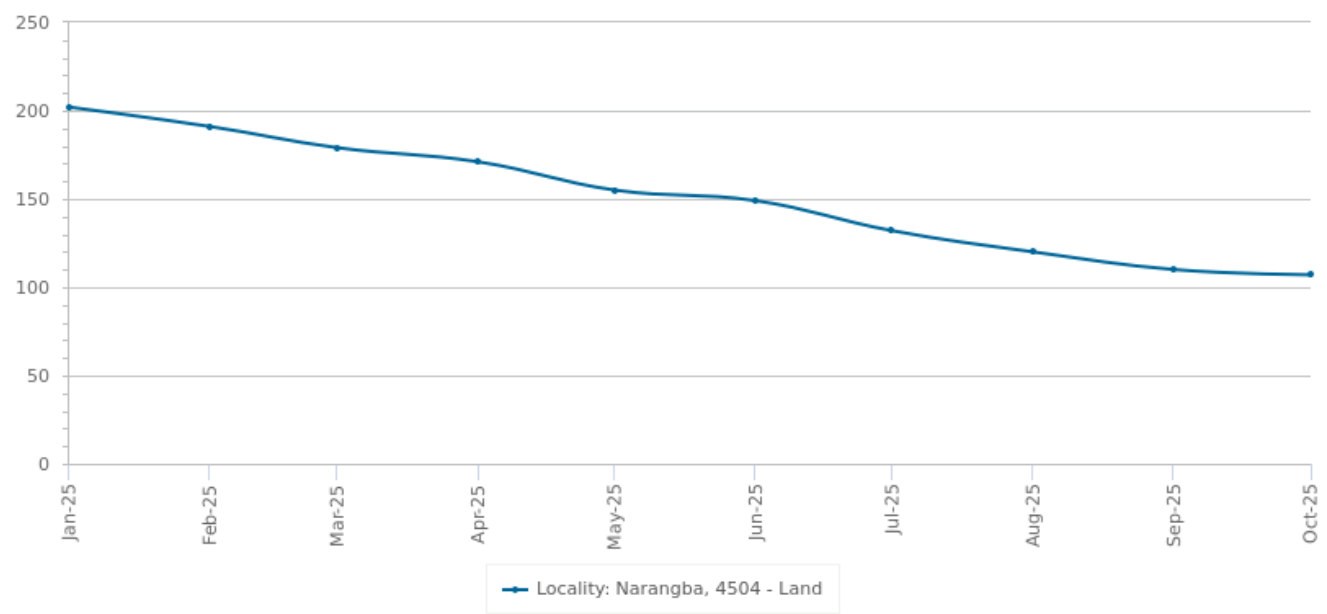
107

Oct 2025

Land: Median Value vs Number Sold

	Median Value	Number Of Sold
Nov 2024	-	220
Dec 2024	-	203
Jan 2025	-	202
Feb 2025	-	191
Mar 2025	-	179
Apr 2025	-	171
May 2025	-	155
Jun 2025	-	149
Jul 2025	-	132
Aug 2025	-	120
Sep 2025	-	110
Oct 2025	-	107

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

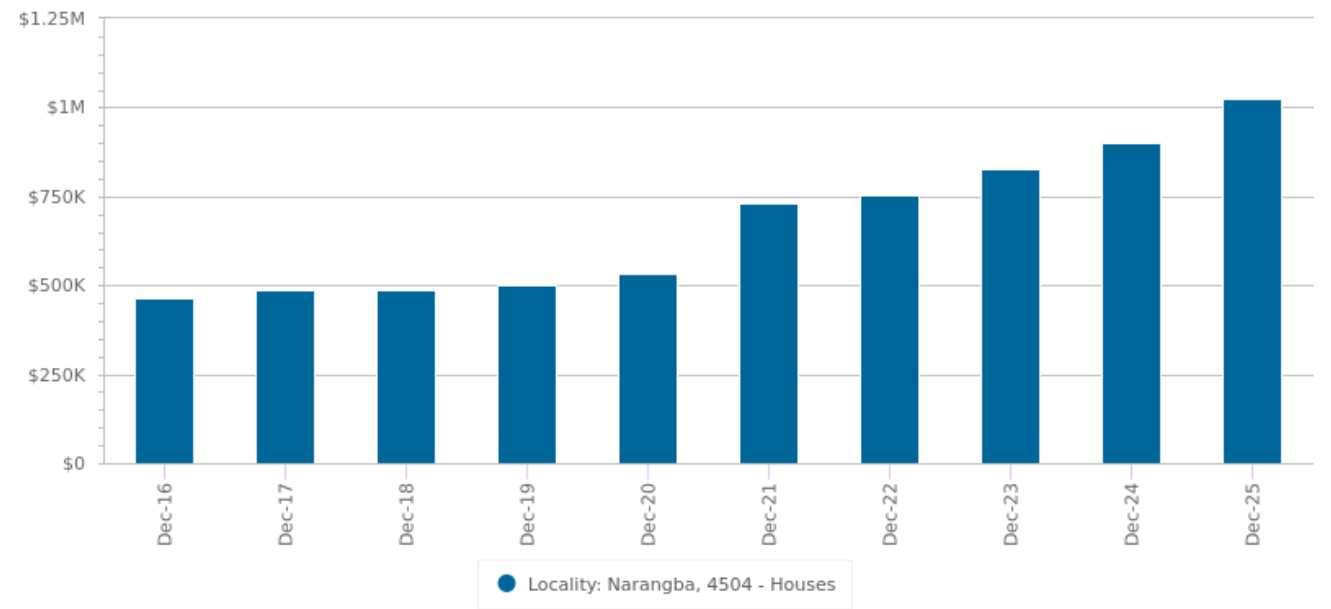
House: Median Value

\$1.02M

Dec 2025

	Narangba
Dec 2017	\$488,584
Dec 2018	\$489,394
Dec 2019	\$500,741
Dec 2020	\$534,319
Dec 2021	\$731,995
Dec 2022	\$753,484
Dec 2023	\$828,422
Dec 2024	\$899,524
Dec 2025	\$1,022,834
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

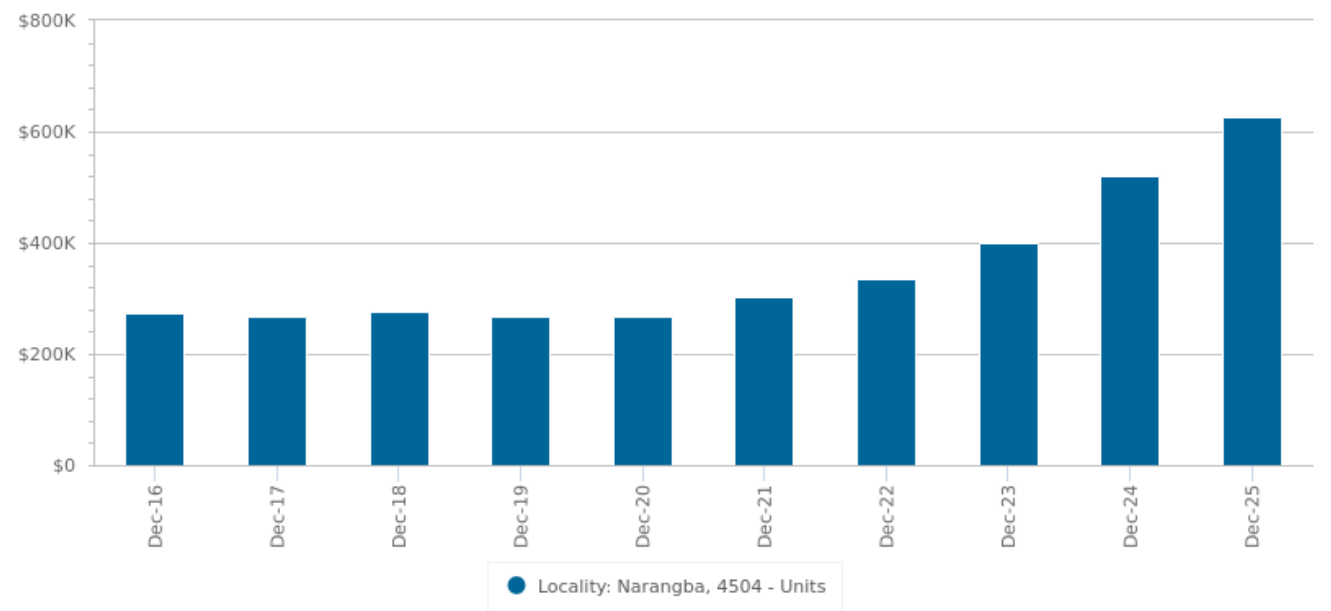
Unit: Median Value

\$626K

Dec 2025

	Narangba
Dec 2017	\$267,330
Dec 2018	\$276,759
Dec 2019	\$267,633
Dec 2020	\$267,312
Dec 2021	\$303,088
Dec 2022	\$336,352
Dec 2023	\$398,955
Dec 2024	\$521,706
Dec 2025	\$626,018
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

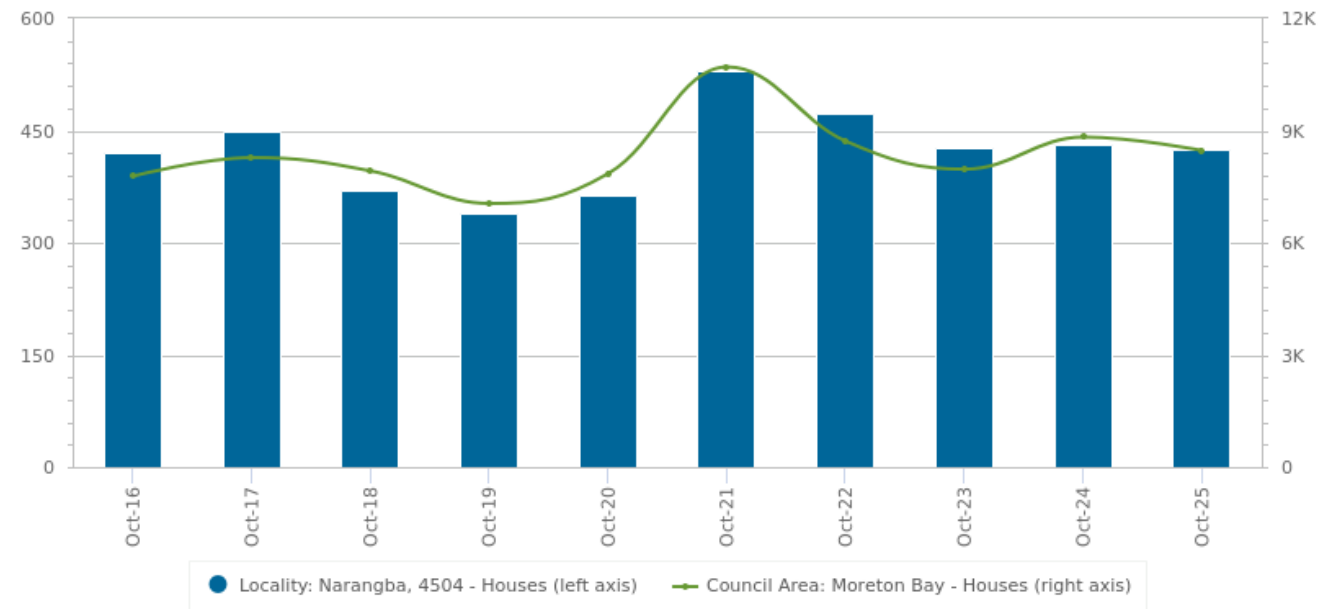
Sales Per Annum

House: Sales Per Annum

425  
Oct 2025

	Narangba	Moreton Bay
Oct 2017	449	8277
Oct 2018	369	7919
Oct 2019	340	7050
Oct 2020	363	7857
Oct 2021	529	10702
Oct 2022	472	8713
Oct 2023	428	7967
Oct 2024	431	8827
Oct 2025	425	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

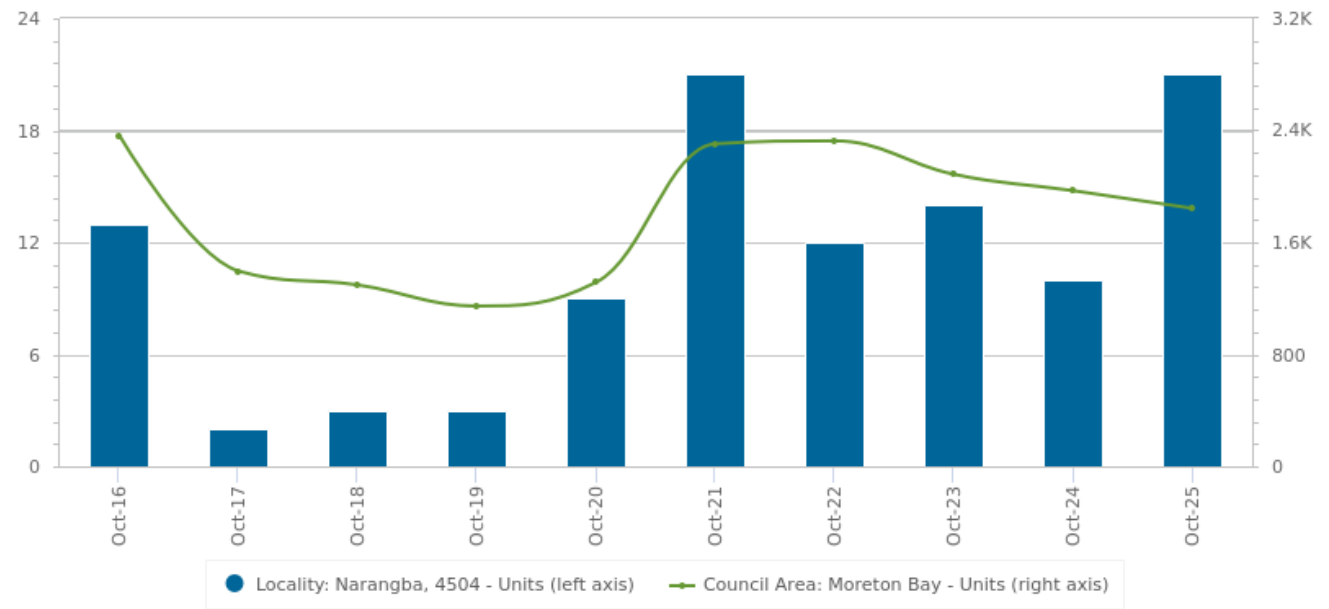


Unit: Sales Per Annum

21  
Oct 2025

	Narangba	Moreton Bay
Oct 2017	2	1395
Oct 2018	3	1296
Oct 2019	3	1145
Oct 2020	9	1316
Oct 2021	21	2304
Oct 2022	12	2325
Oct 2023	14	2086
Oct 2024	10	1969
Oct 2025	21	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



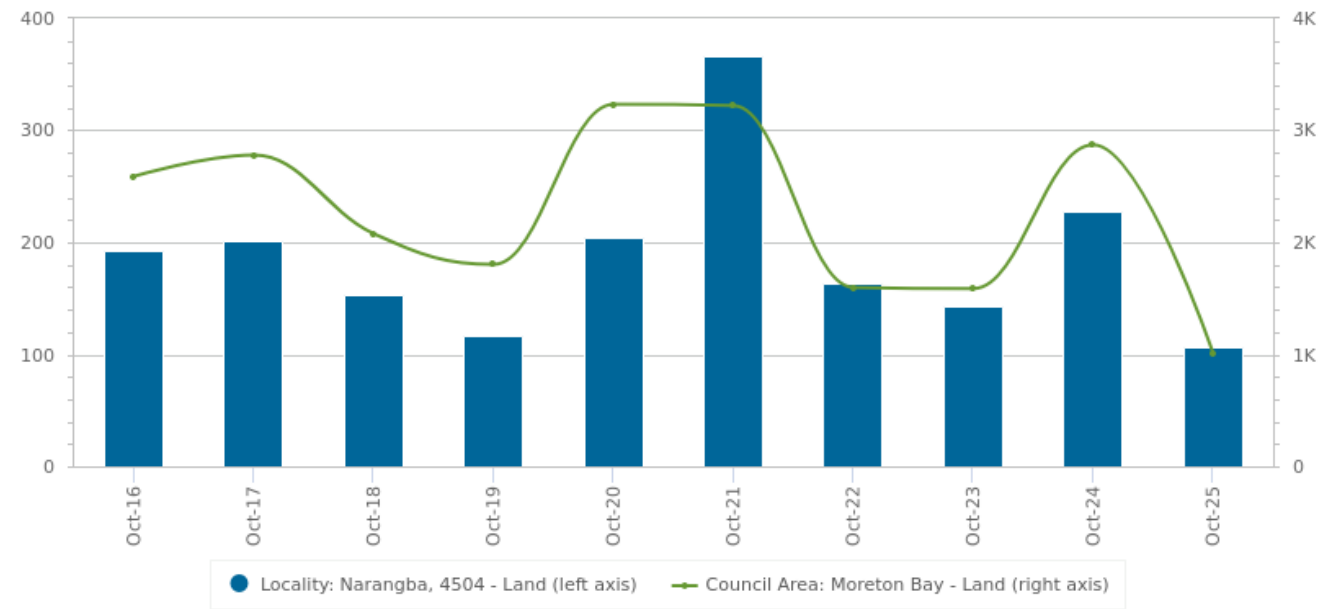
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

107  
Oct 2025

	Narangba	Moreton Bay
Oct 2017	201	2780
Oct 2018	154	2077
Oct 2019	117	1803
Oct 2020	204	3233
Oct 2021	367	3221
Oct 2022	163	1597
Oct 2023	143	1587
Oct 2024	228	2871
Oct 2025	107	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

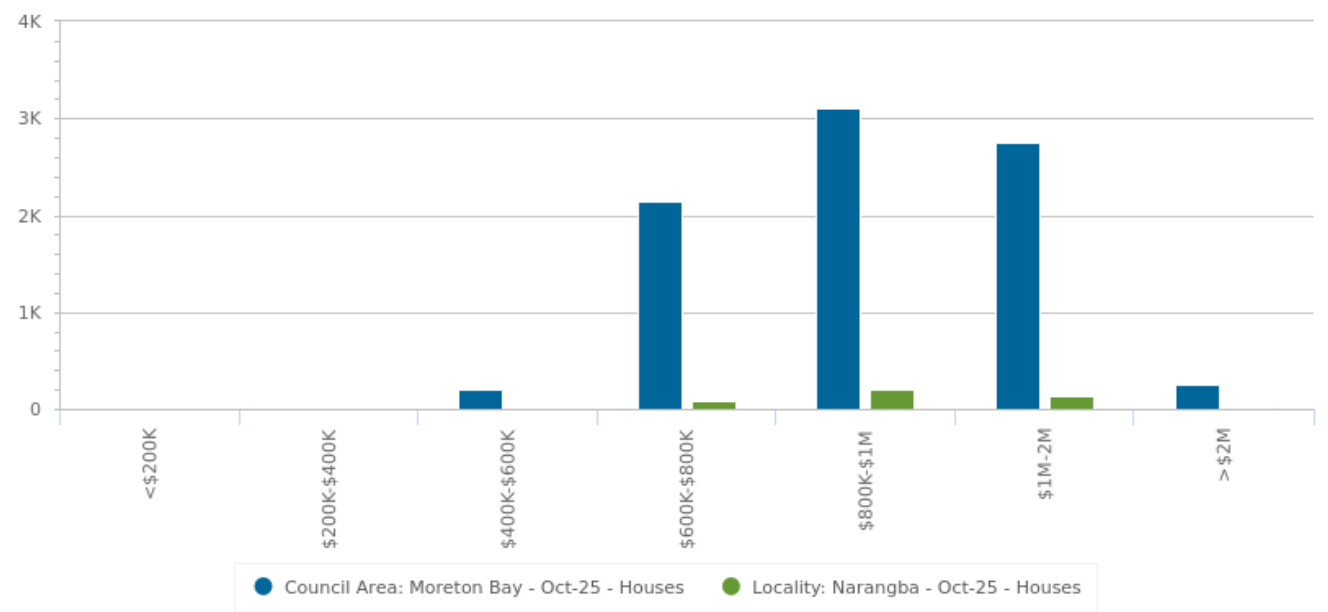
House: Sales By Price

\$424.07M

Oct 2025

	Narangba	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	-	196
\$600K-\$800K	80	2,137
\$800K-\$1M	206	3,107
\$1M-\$2M	128	2,755
>\$2M	11	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

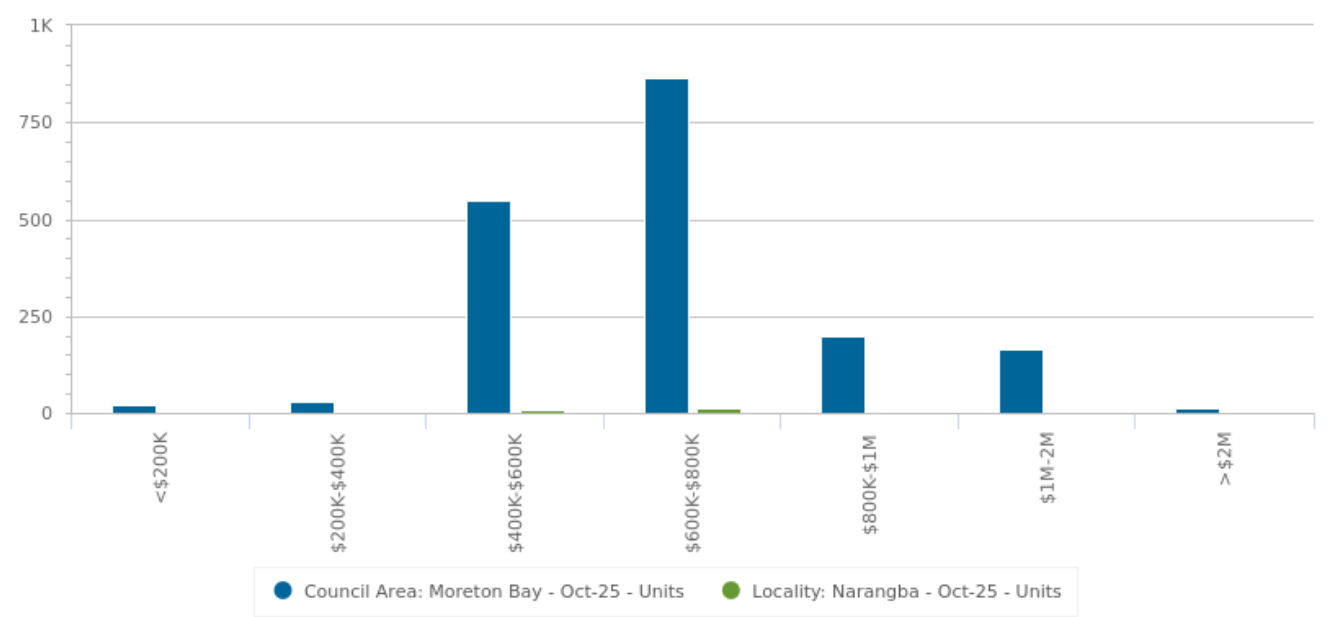
Unit: Sales By Price

\$13.56M

Oct 2025

	Narangba	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	9	549
\$600K-\$800K	11	866
\$800K-\$1M	-	197
\$1M-\$2M	1	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

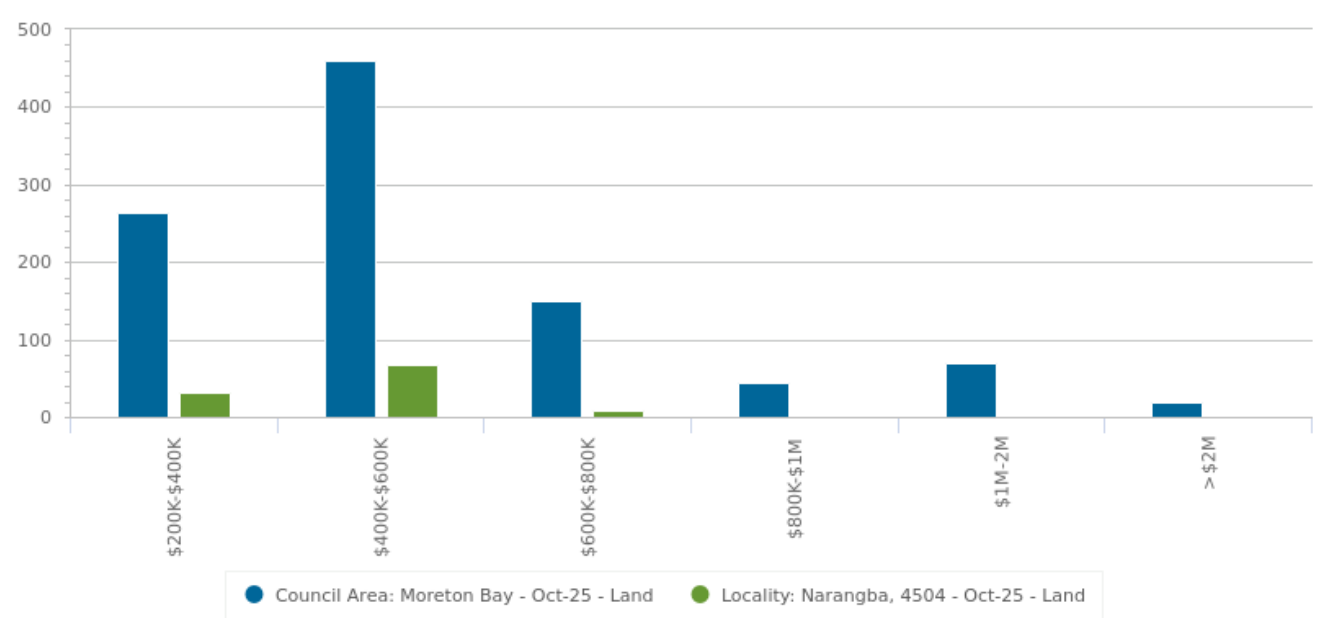


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Narangba	Moreton Bay
\$200K-\$400K	31	263
\$400K-\$600K	67	460
\$600K-\$800K	8	149
\$800K-\$1M	-	45
\$1M-\$2M	-	69
>\$2M	1	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Change In Median Value

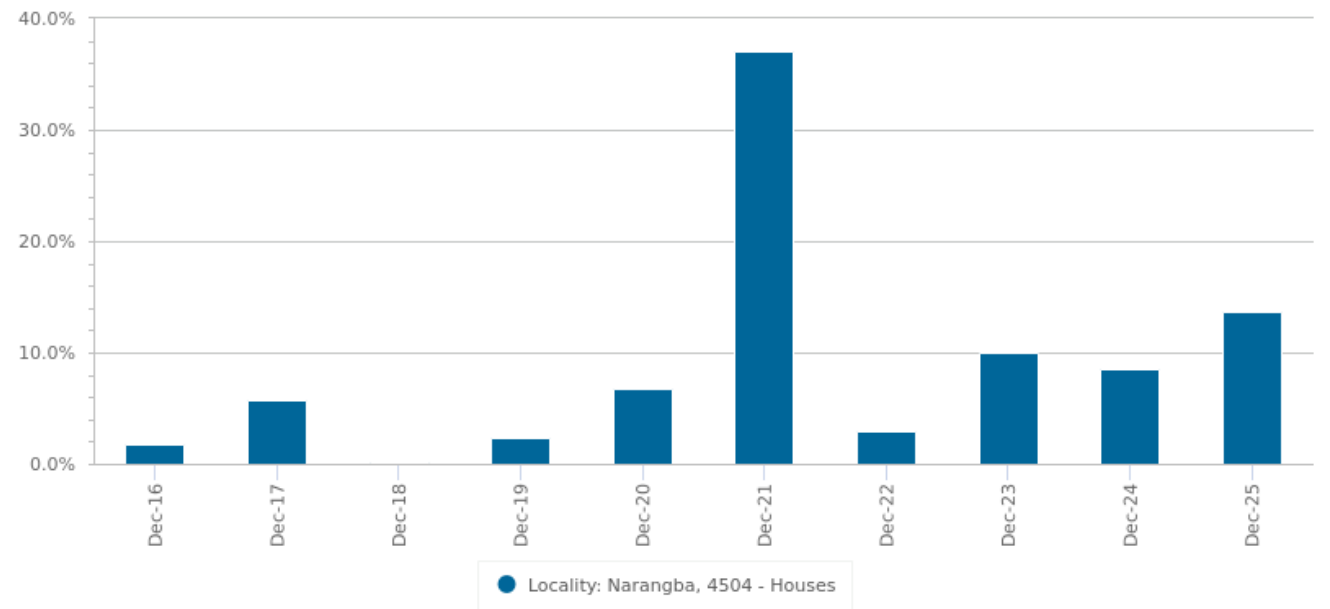
House: Change In Median Value

13.7%

Dec 2025

	Narangba
Dec 2017	5.7%
Dec 2018	0.2%
Dec 2019	2.3%
Dec 2020	6.7%
Dec 2021	37.0%
Dec 2022	2.9%
Dec 2023	9.9%
Dec 2024	8.6%
Dec 2025	13.7%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

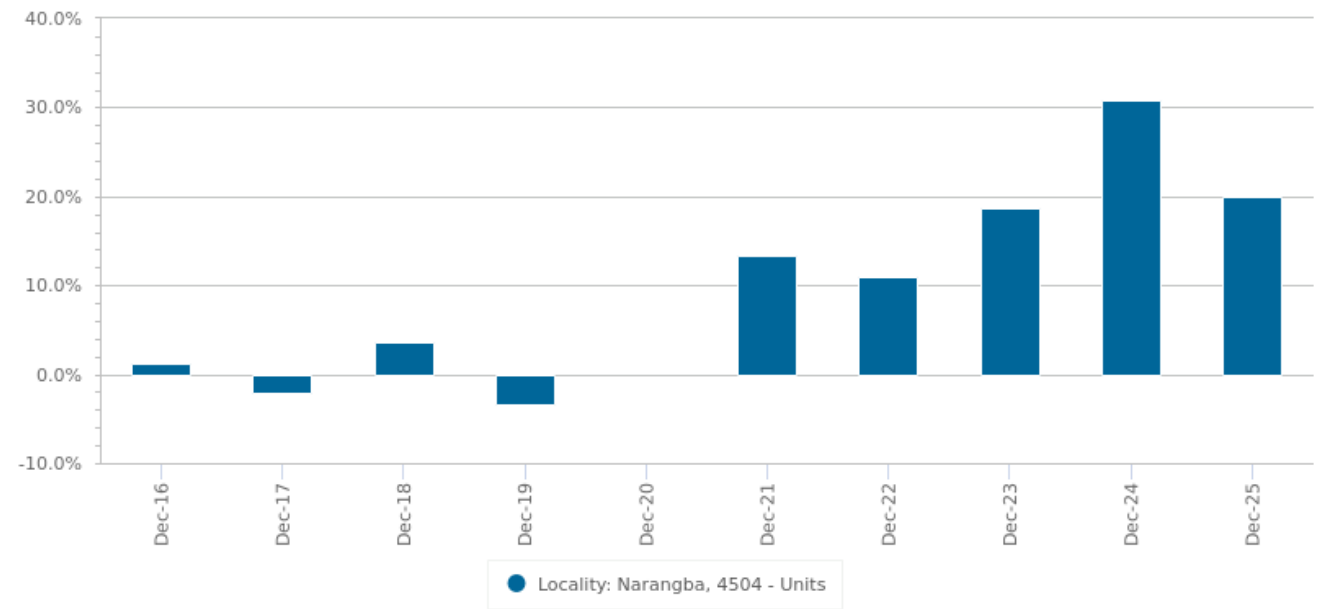
Unit: Change In Median Value

20.0%

Dec 2025

	Narangba
Dec 2017	-2.0%
Dec 2018	3.5%
Dec 2019	-3.3%
Dec 2020	-0.1%
Dec 2021	13.4%
Dec 2022	11.0%
Dec 2023	18.6%
Dec 2024	30.8%
Dec 2025	20.0%
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

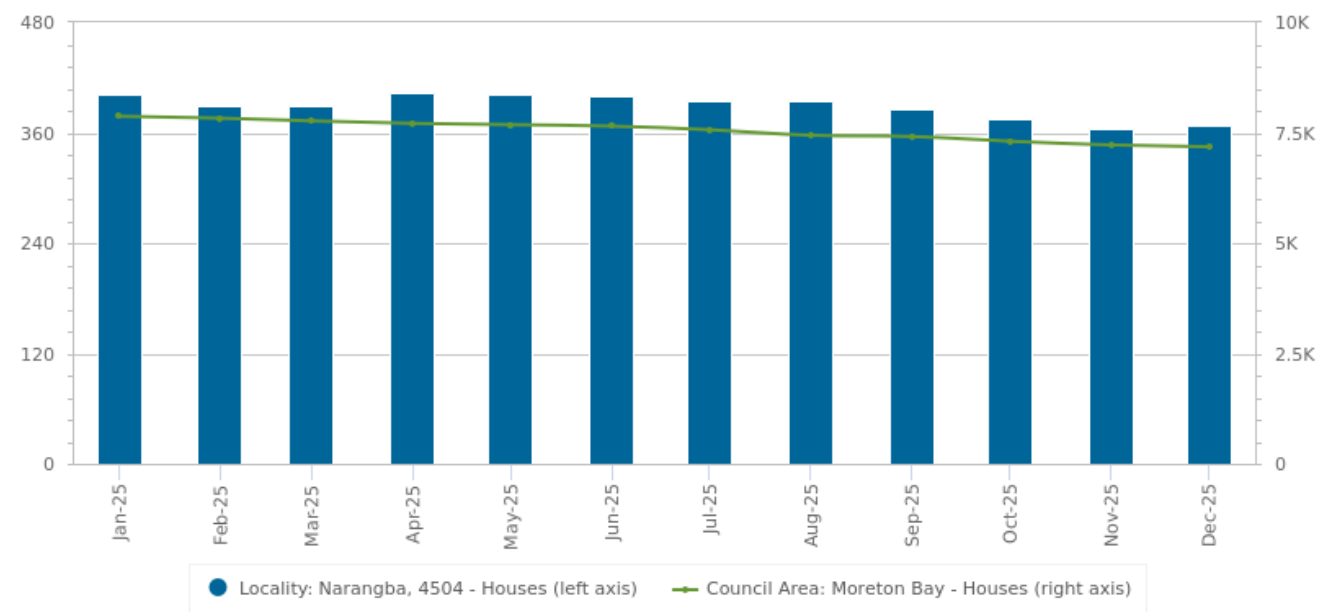
House: Number of New Listing

368

Dec 2025

	Narangba	Moreton Bay
Jan 2025	401	7,873
Feb 2025	389	7,830
Mar 2025	390	7,768
Apr 2025	404	7,711
May 2025	401	7,683
Jun 2025	400	7,649
Jul 2025	394	7,567
Aug 2025	395	7,442
Sep 2025	385	7,414
Oct 2025	375	7,307
Nov 2025	365	7,223
Dec 2025	368	7,182

Statistics are calculated over a rolling 12 month period



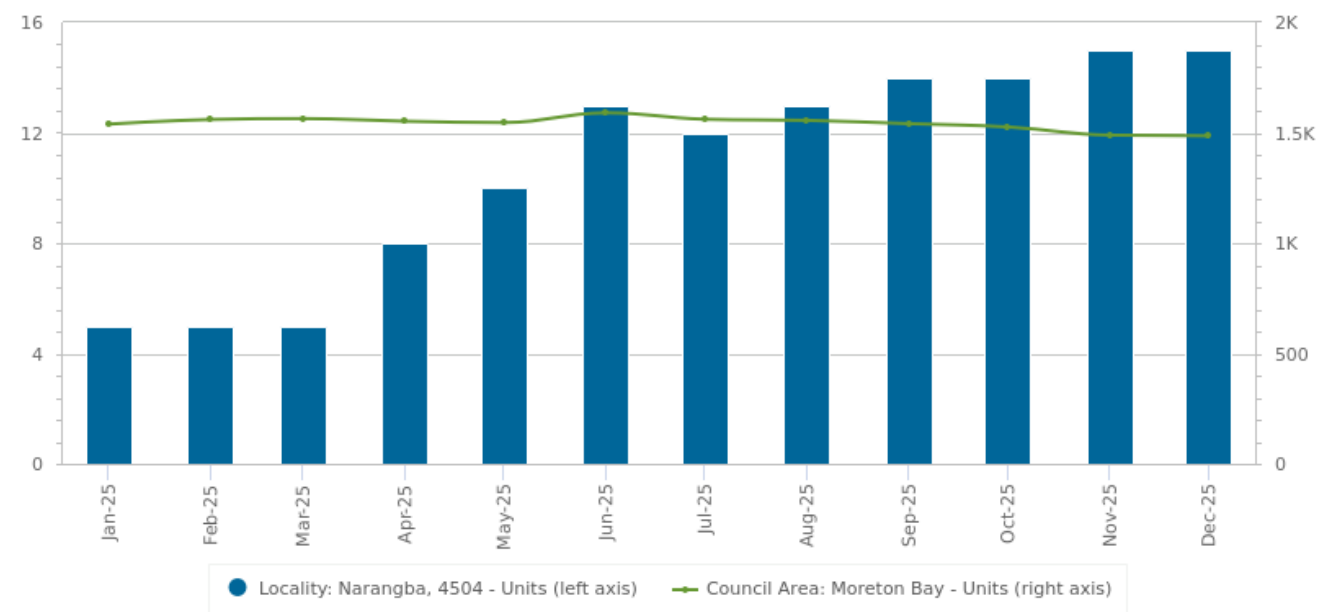
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

15  
Dec 2025

	Narangba	Moreton Bay
Jan 2025	5	1,539
Feb 2025	5	1,560
Mar 2025	5	1,564
Apr 2025	8	1,552
May 2025	10	1,546
Jun 2025	13	1,590
Jul 2025	12	1,561
Aug 2025	13	1,556
Sep 2025	14	1,541
Oct 2025	14	1,526
Nov 2025	15	1,489
Dec 2025	15	1,486

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

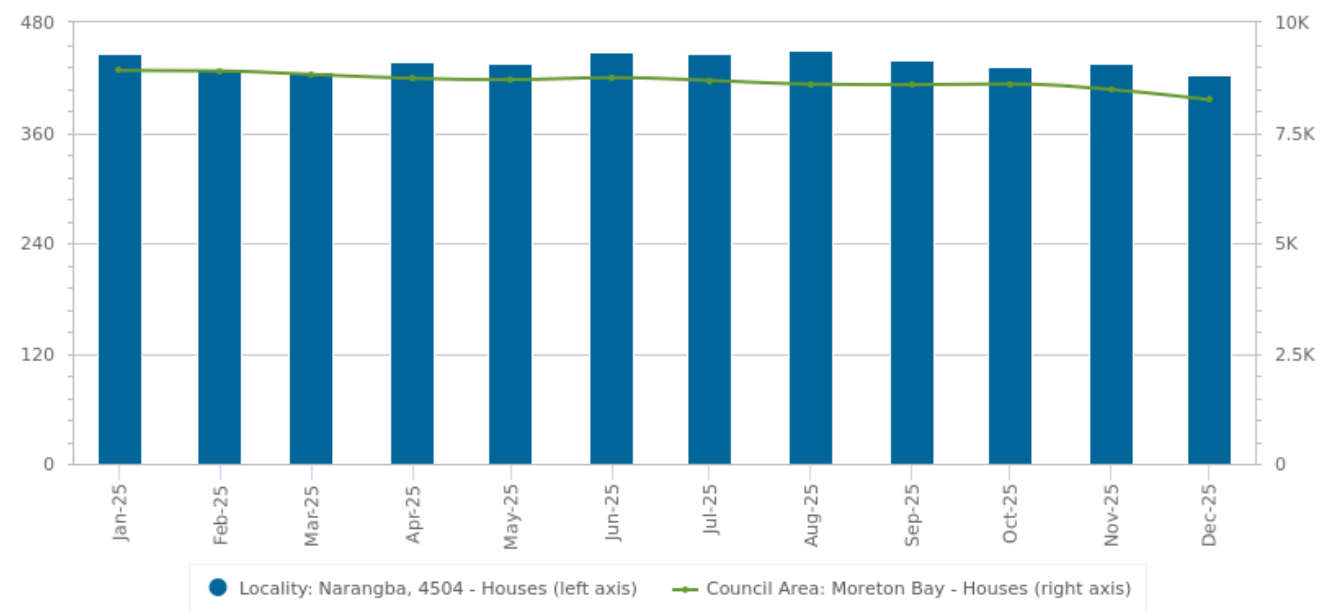
House: Total Properties Listed

424

Dec 2025

	Narangba	Moreton Bay
Jan 2025	446	8,912
Feb 2025	431	8,900
Mar 2025	427	8,820
Apr 2025	438	8,731
May 2025	435	8,703
Jun 2025	448	8,749
Jul 2025	446	8,685
Aug 2025	450	8,601
Sep 2025	440	8,589
Oct 2025	432	8,606
Nov 2025	436	8,478
Dec 2025	424	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

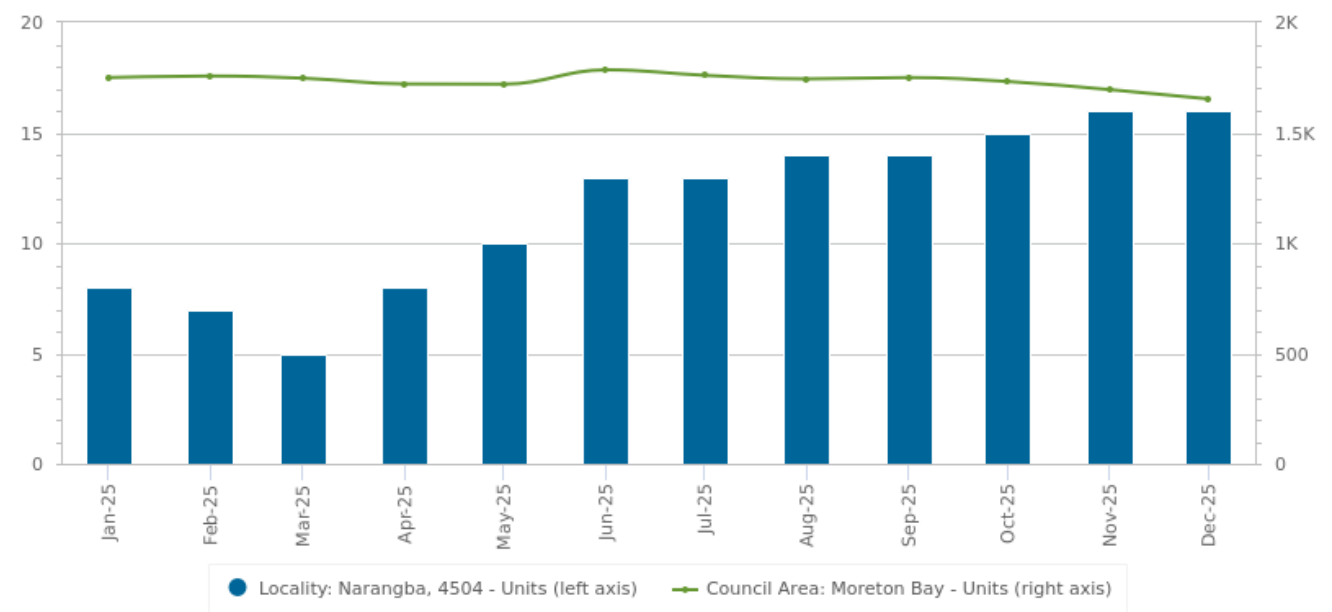


Unit: Total Properties Listed

16  
Dec 2025

	Narangba	Moreton Bay
Jan 2025	8	1,750
Feb 2025	7	1,757
Mar 2025	5	1,747
Apr 2025	8	1,721
May 2025	10	1,720
Jun 2025	13	1,785
Jul 2025	13	1,760
Aug 2025	14	1,744
Sep 2025	14	1,750
Oct 2025	15	1,732
Nov 2025	16	1,695
Dec 2025	16	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

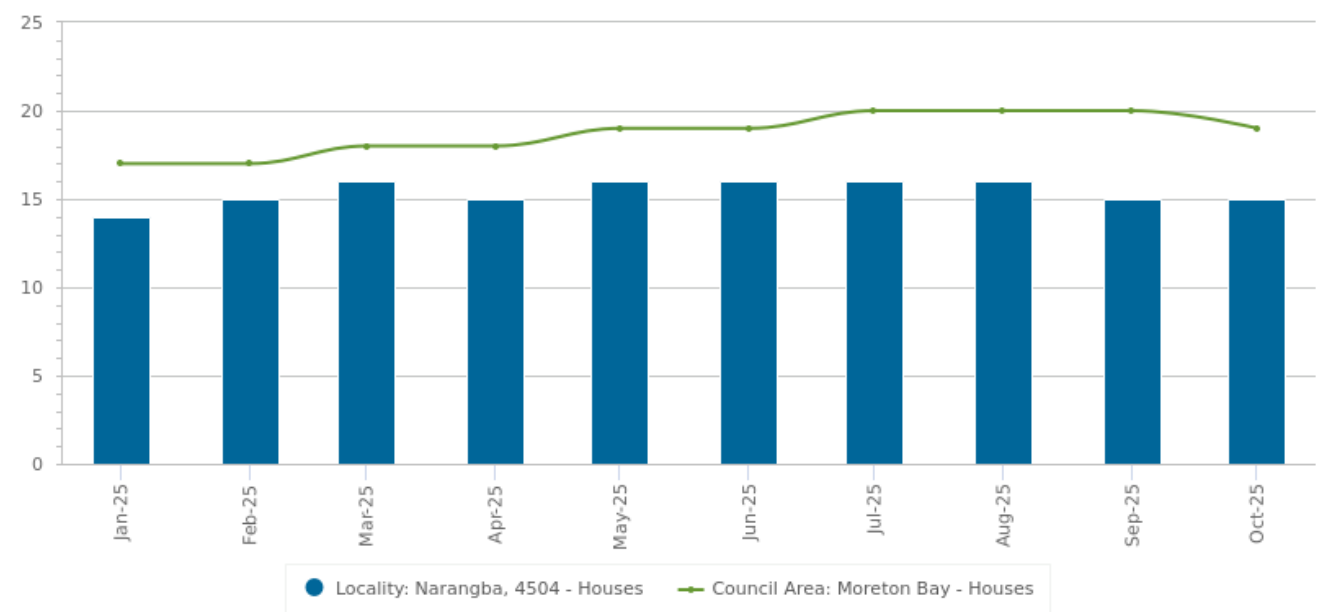
House: Median Days On Market

15

Oct 2025

	Narangba	Moreton Bay
Nov 2024	14	16
Dec 2024	14	17
Jan 2025	14	17
Feb 2025	15	17
Mar 2025	16	18
Apr 2025	15	18
May 2025	16	19
Jun 2025	16	19
Jul 2025	16	20
Aug 2025	16	20
Sep 2025	15	20
Oct 2025	15	19

Statistics are calculated over a rolling 12 month period



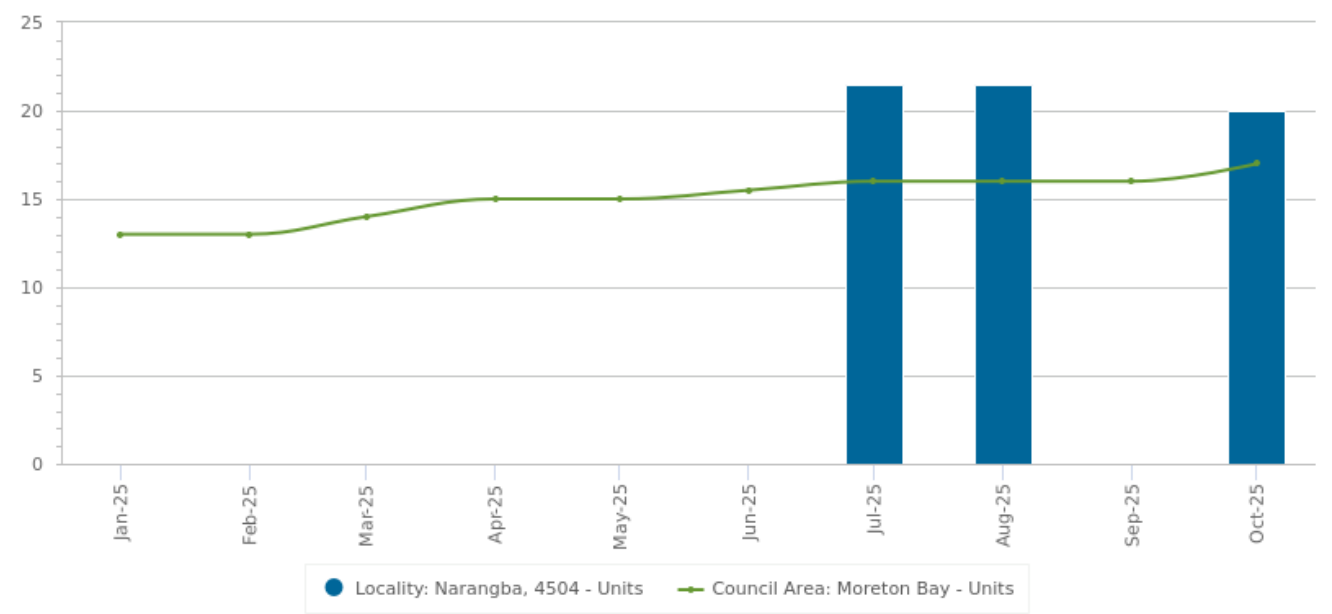
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

20  
Oct 2025

	Narangba	Moreton Bay
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15.5
Jul 2025	21.5	16
Aug 2025	21.5	16
Sep 2025	-	16
Oct 2025	20	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

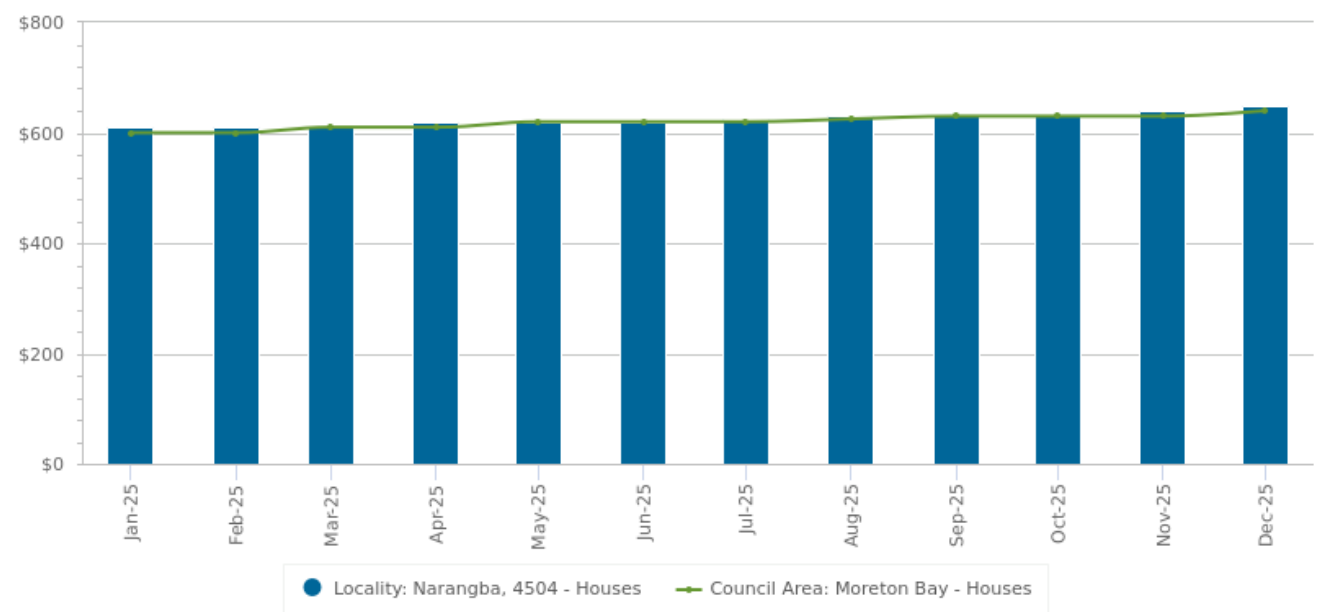
House: Median Rent

\$650/w

Dec 2025

	Narangba	Moreton Bay
Jan 2025	\$610/w	\$600/w
Feb 2025	\$610/w	\$600/w
Mar 2025	\$610/w	\$610/w
Apr 2025	\$620/w	\$610/w
May 2025	\$620/w	\$620/w
Jun 2025	\$620/w	\$620/w
Jul 2025	\$625/w	\$620/w
Aug 2025	\$630/w	\$625/w
Sep 2025	\$630/w	\$630/w
Oct 2025	\$630/w	\$630/w
Nov 2025	\$640/w	\$630/w
Dec 2025	\$650/w	\$640/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

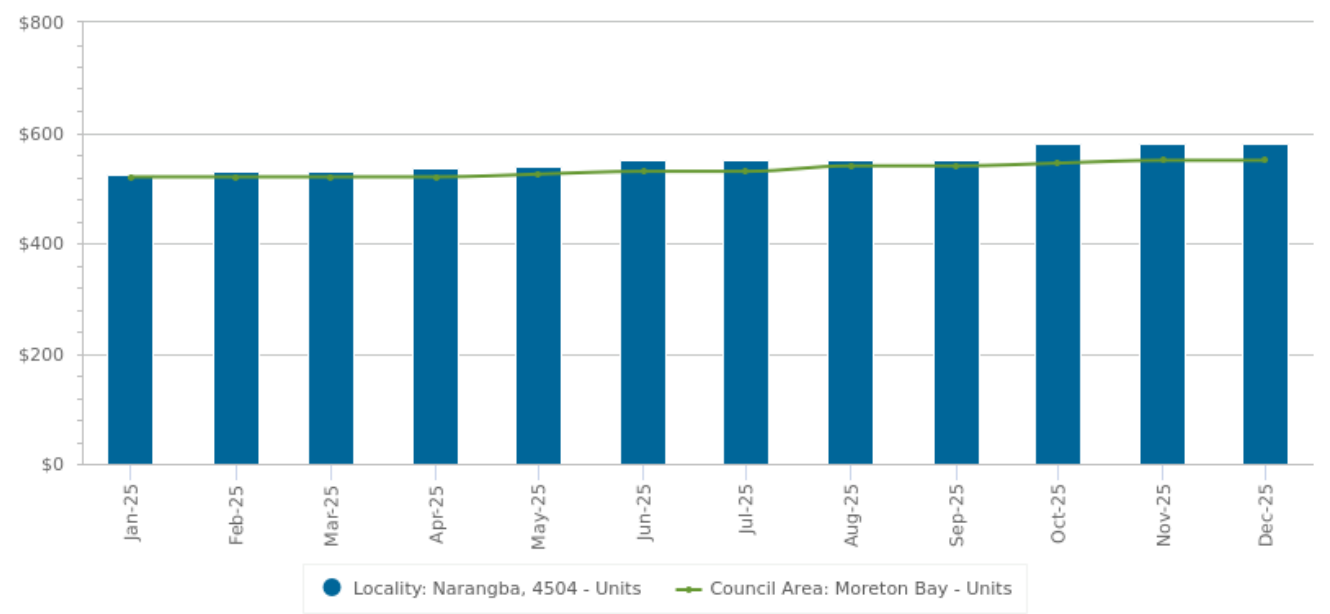
Unit: Median Rent

\$580/w

Dec 2025

	Narangba	Moreton Bay
Jan 2025	\$525/w	\$520/w
Feb 2025	\$530/w	\$520/w
Mar 2025	\$530/w	\$520/w
Apr 2025	\$535/w	\$520/w
May 2025	\$540/w	\$525/w
Jun 2025	\$550/w	\$530/w
Jul 2025	\$550/w	\$530/w
Aug 2025	\$550/w	\$540/w
Sep 2025	\$550/w	\$540/w
Oct 2025	\$580/w	\$545/w
Nov 2025	\$580/w	\$550/w
Dec 2025	\$580/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

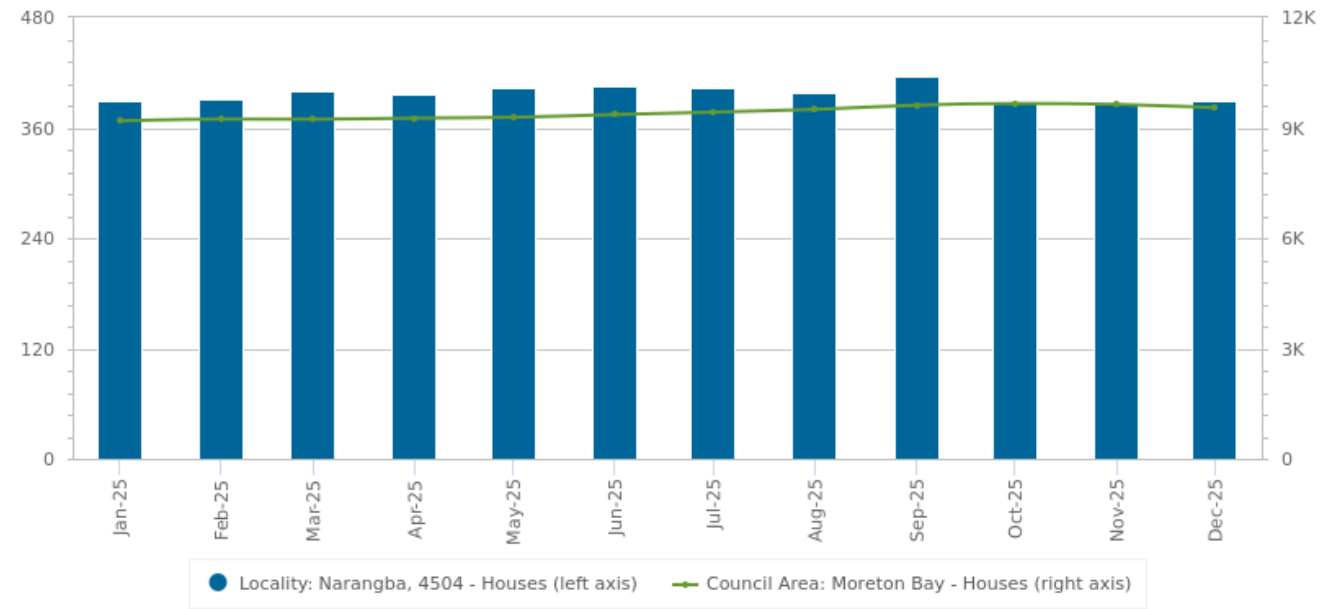


House: Rental Rate Observations

389  
Dec 2025

	Narangba	Moreton Bay
Jan 2025	389	9,187
Feb 2025	391	9,233
Mar 2025	400	9,231
Apr 2025	397	9,263
May 2025	404	9,283
Jun 2025	406	9,360
Jul 2025	404	9,423
Aug 2025	399	9,498
Sep 2025	416	9,614
Oct 2025	388	9,658
Nov 2025	387	9,635
Dec 2025	389	9,544

Statistics are calculated over a rolling 12 month period



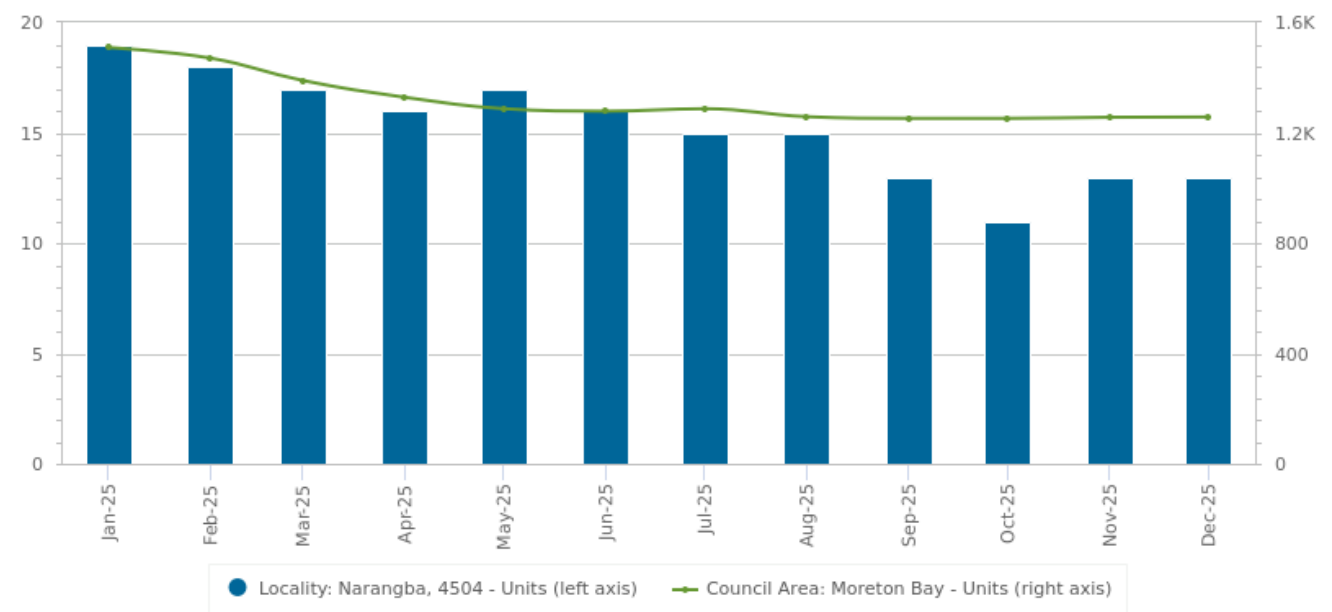
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

13  
Dec 2025

	Narangba	Moreton Bay
Jan 2025	19	1,509
Feb 2025	18	1,470
Mar 2025	17	1,389
Apr 2025	16	1,328
May 2025	17	1,287
Jun 2025	16	1,278
Jul 2025	15	1,287
Aug 2025	15	1,258
Sep 2025	13	1,252
Oct 2025	11	1,252
Nov 2025	13	1,256
Dec 2025	13	1,257

Statistics are calculated over a rolling 12 month period



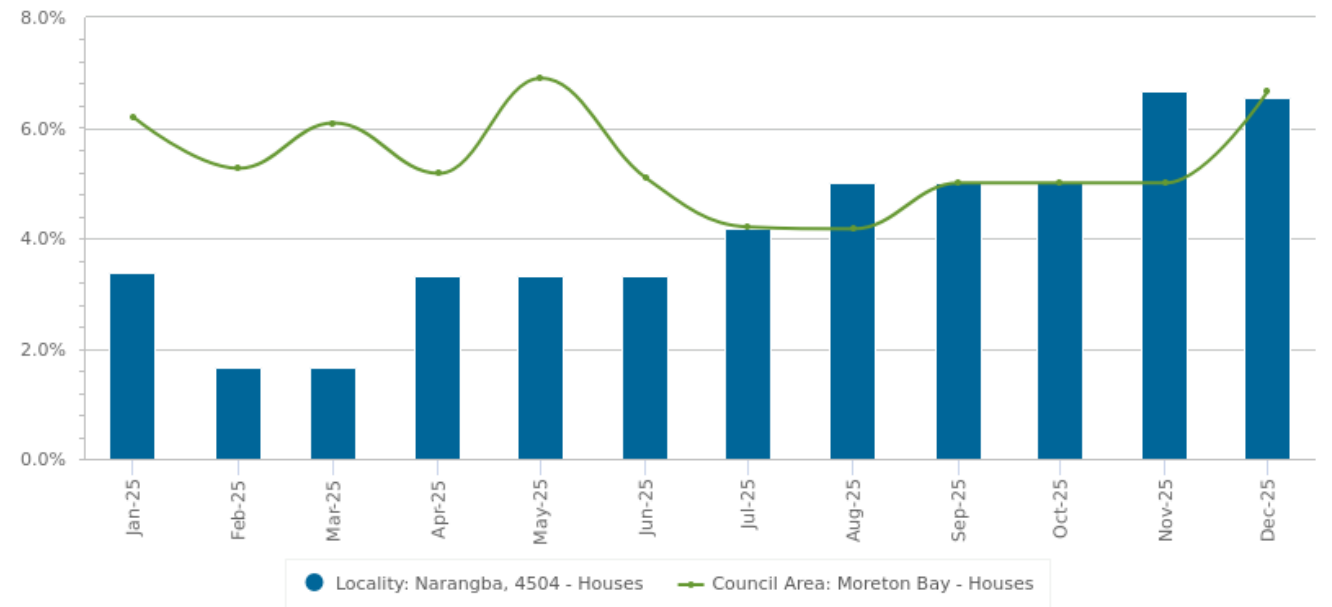
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

6.6%  
Dec 2025

	Narangba	Moreton Bay
Jan 2025	3.4%	6.2%
Feb 2025	1.7%	5.3%
Mar 2025	1.7%	6.1%
Apr 2025	3.3%	5.2%
May 2025	3.3%	6.9%
Jun 2025	3.3%	5.1%
Jul 2025	4.2%	4.2%
Aug 2025	5.0%	4.2%
Sep 2025	5.0%	5.0%
Oct 2025	5.0%	5.0%
Nov 2025	6.7%	5.0%
Dec 2025	6.6%	6.7%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

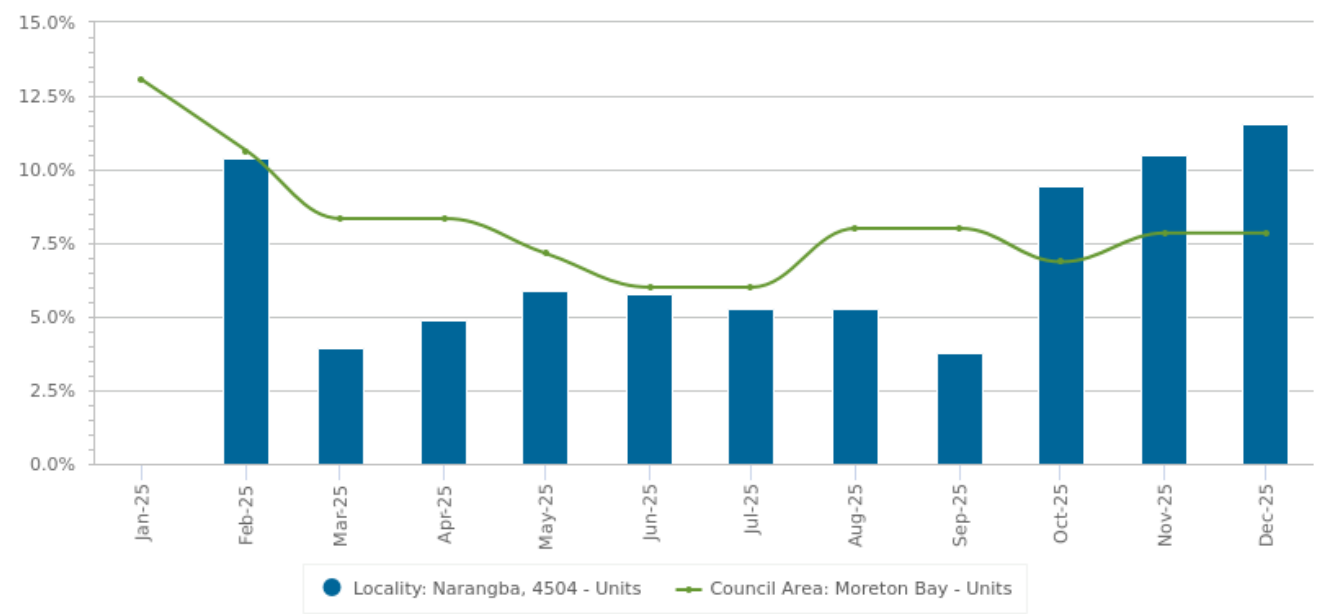
Unit: Change in Rental Rate

11.5%

Dec 2025

	Narangba	Moreton Bay
Jan 2025	-	13.0%
Feb 2025	10.4%	10.6%
Mar 2025	3.9%	8.3%
Apr 2025	4.9%	8.3%
May 2025	5.9%	7.1%
Jun 2025	5.8%	6.0%
Jul 2025	5.3%	6.0%
Aug 2025	5.3%	8.0%
Sep 2025	3.8%	8.0%
Oct 2025	9.4%	6.9%
Nov 2025	10.5%	7.8%
Dec 2025	11.5%	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

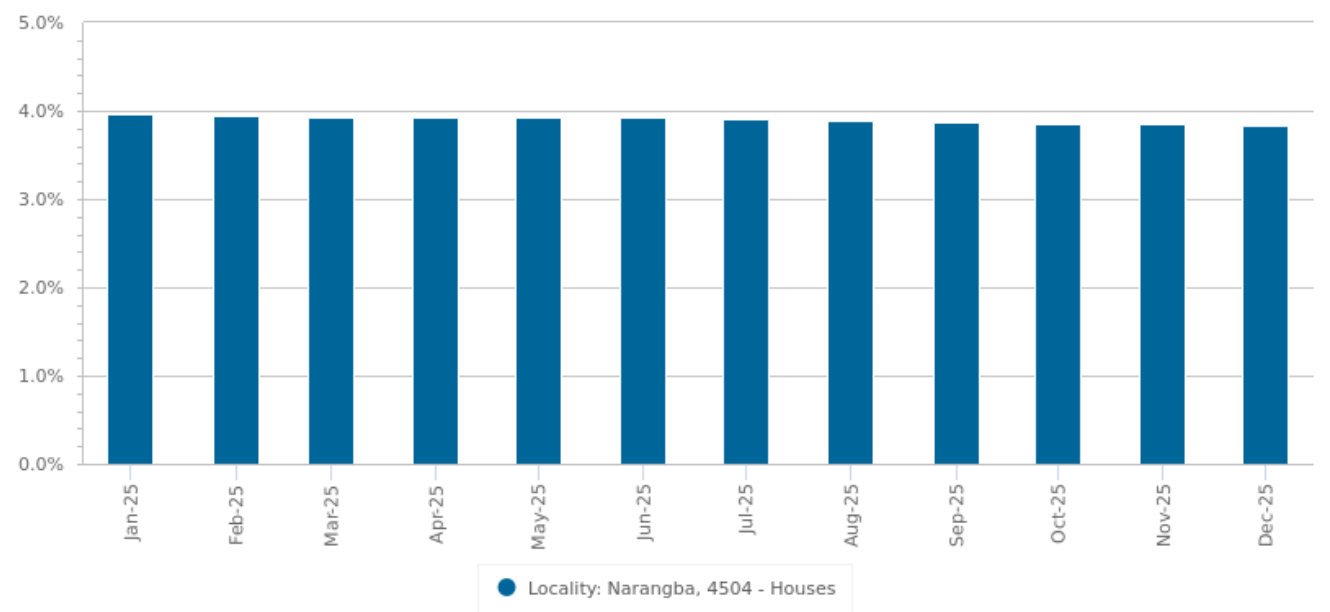
House: Value Based Rental Yield

3.8%

Dec 2025

	Narangba
Jan 2025	4.0%
Feb 2025	3.9%
Mar 2025	3.9%
Apr 2025	3.9%
May 2025	3.9%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%
Nov 2025	3.8%
Dec 2025	3.8%

Statistics are calculated at the end of the displayed month



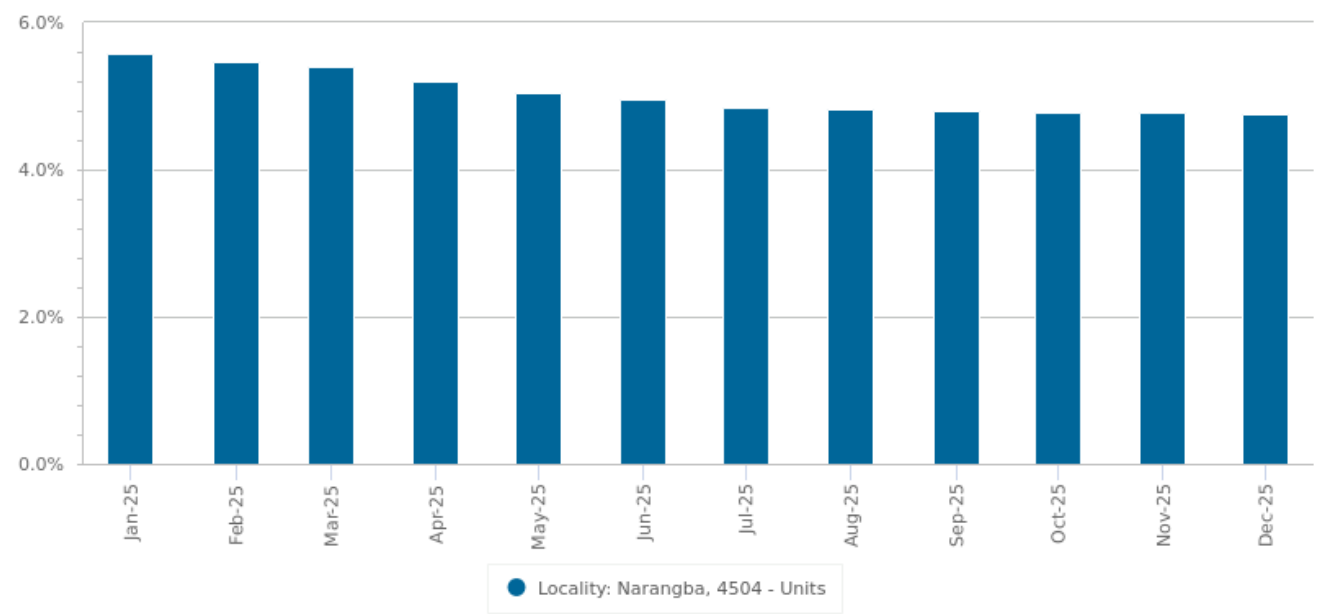
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%  
Dec 2025

	Narangba
Jan 2025	5.6%
Feb 2025	5.5%
Mar 2025	5.4%
Apr 2025	5.2%
May 2025	5.0%
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	4.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Household Structure

## Household Structure

	Narangba	Moreton Bay
Childless Couples	29.7%	38.7%
Couples with Children	53.7%	42%
Single Parents	15.8%	17.9%
Other	0.9%	1.3%

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



Childless Couples

29.7%



Couples with Children

53.7%



Single Parents

15.8%



Other

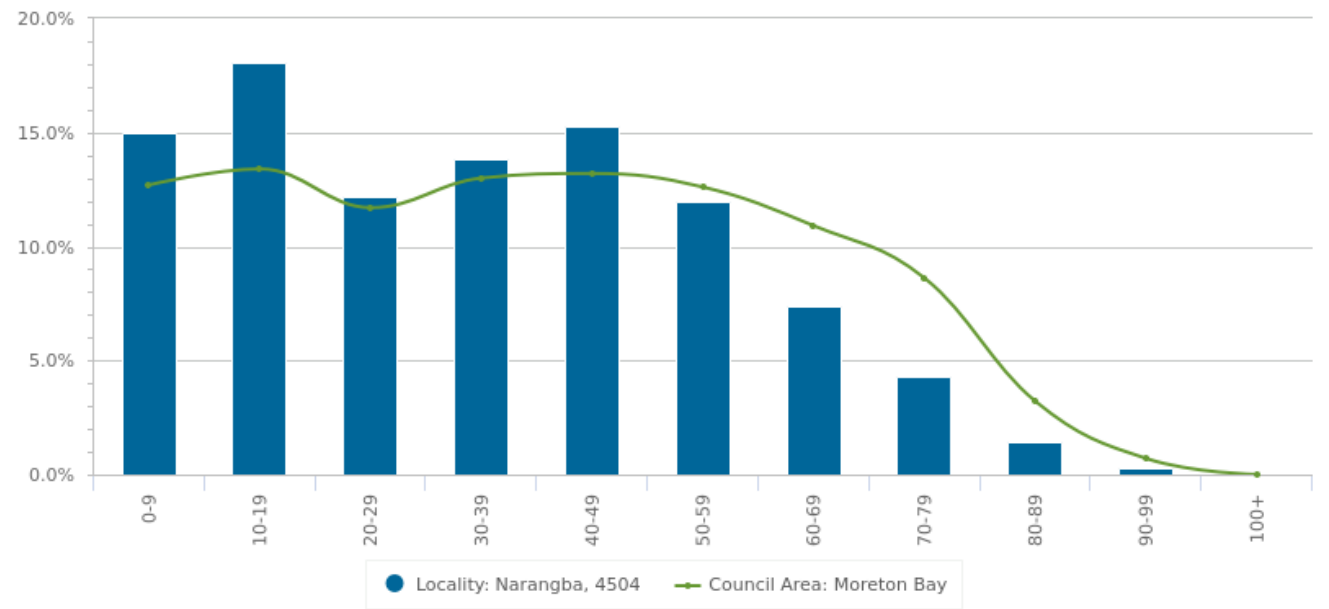
0.9%

Population Age

Population Age

	Narangba	Moreton Bay
0-9	15%	12.7%
10-19	18.1%	13.4%
20-29	12.2%	11.7%
30-39	13.8%	13%
40-49	15.3%	13.2%
50-59	12%	12.6%
60-69	7.4%	10.9%
70-79	4.3%	8.6%
80-89	1.4%	3.2%
90-99	0.3%	0.7%

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



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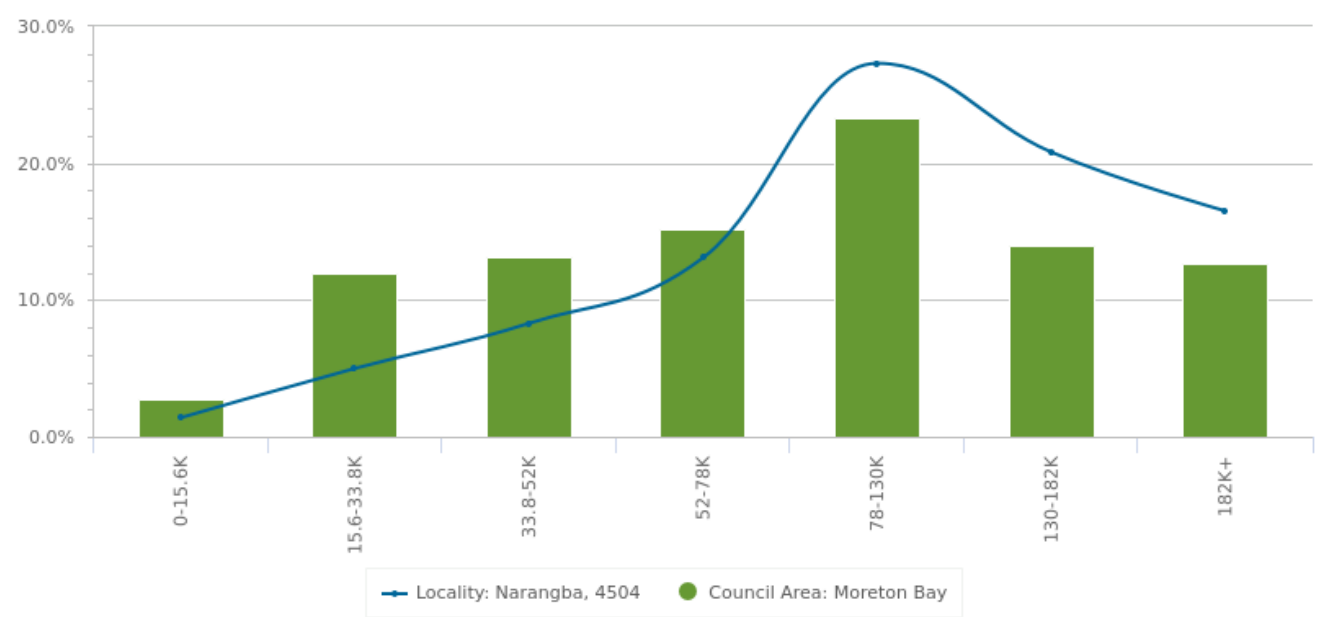


Household Income

Household Income

	Narangba	Moreton Bay
0-15.6K	1.4%	2.7%
15.6-33.8K	5%	12%
33.8-52K	8.3%	13.1%
52-78K	13.1%	15.2%
78-130K	27.3%	23.3%
130-182K	20.8%	14%
182K+	16.5%	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

	Narangba	Moreton Bay
Postgrad	3.7%	4.9%
Graduate Diploma or Certificate	3.4%	3.3%
Bachelor	18.8%	20%
Advanced Diploma or Diploma	18.9%	17.2%
Certificate	46.7%	42.3%
Not Stated	7.8%	11.2%
Inadequately Described	0.7%	0.9%

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



Postgrad

3.7%



Graduate Diploma or Certificate

3.4%



Bachelor

18.8%



Advanced Diploma or  
Diploma

18.9%



Certificate

46.7%



Not Stated

7.8%



Inadequately  
Described

0.7%

## Occupation

### Employment By Occupation

	Narangba	Moreton Bay
Professional	16.3%	17.9%
Clerical	15.1%	14.1%
Trades	16%	14.7%
Labourer	9.5%	10.5%
Not Stated	1.7%	1.8%
Machinery Operators and Drivers	6.8%	7.1%
Managers	11.9%	11.4%
Community and Personal Service Workers	12.6%	13.3%
Sales Workers	10.2%	9.1%

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



Professional

**16.3%**



Clerical

**15.1%**



Trades

**16%**



Labourer

**9.5%**



Not Stated

**1.7%**



Machinery Operators and Drivers

**6.8%**

Employment By Occupation



Managers

11.9%



Community and Personal Service  
Workers

12.6%



Sales Workers

10.2%

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