

Suburb Statistics Report

Narangba QLD 4504

Prepared on 24 Mar 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.

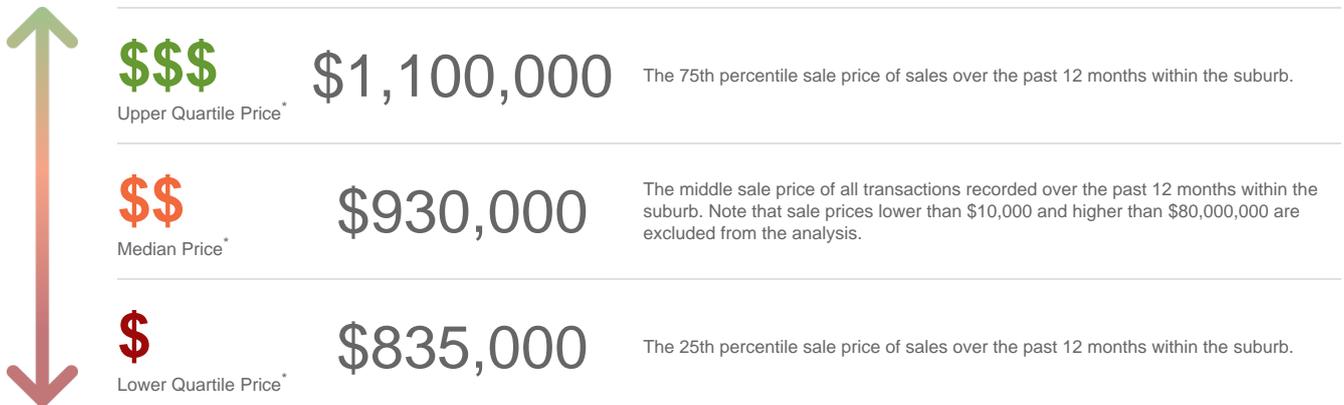
	House	Unit	Land
Average Tenure Period	9.4 years	6.8 years	-
Total Dwellings	7,588	211	761
Total New Listings	377	19	-
Median Value	\$1,083,312	\$675,633	-
Total Properties Listed	424	22	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

23

Properties Sold
(12 Months)

6.8

Average Tenure Period
(Years)

\$595/w

Median Asking Rent
(12 Months)

19

New Sale Listings
(12 Months)

20

Days on Market
(12 Months)

13

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$650,000

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

\$\$

Median Price*

\$615,000

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.

\$

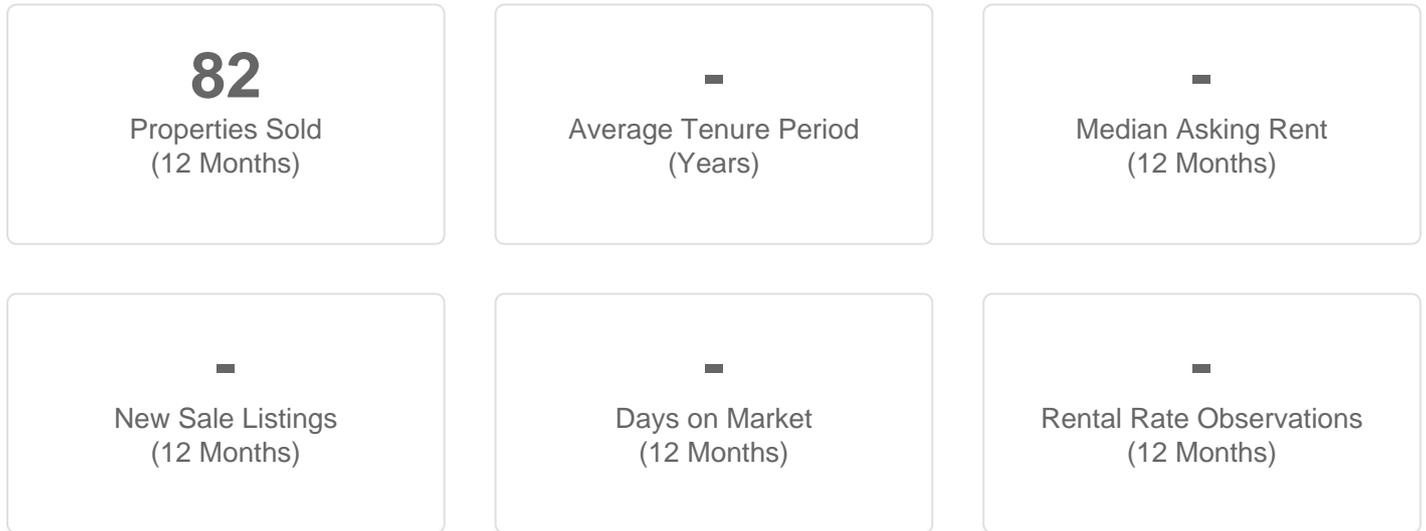
Lower Quartile Price*

\$565,000

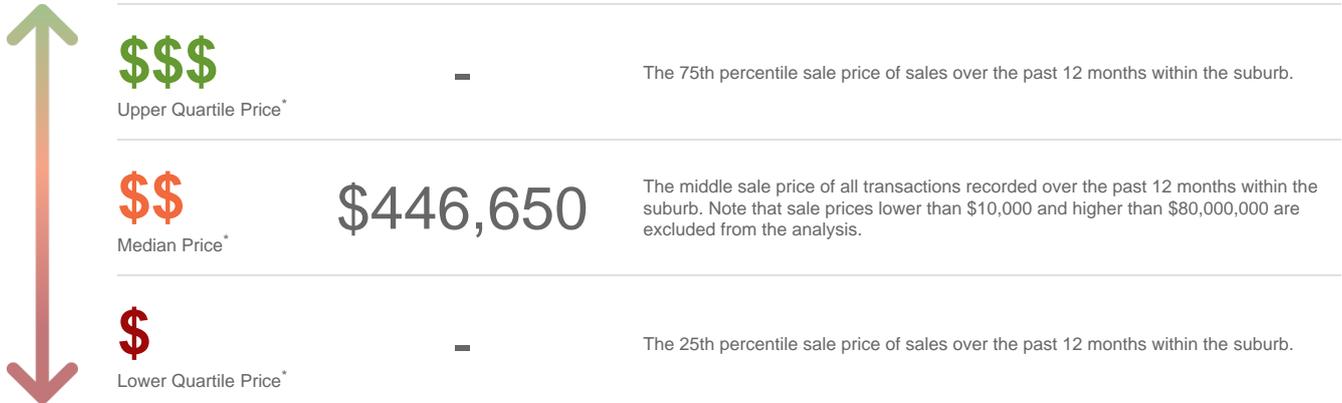
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

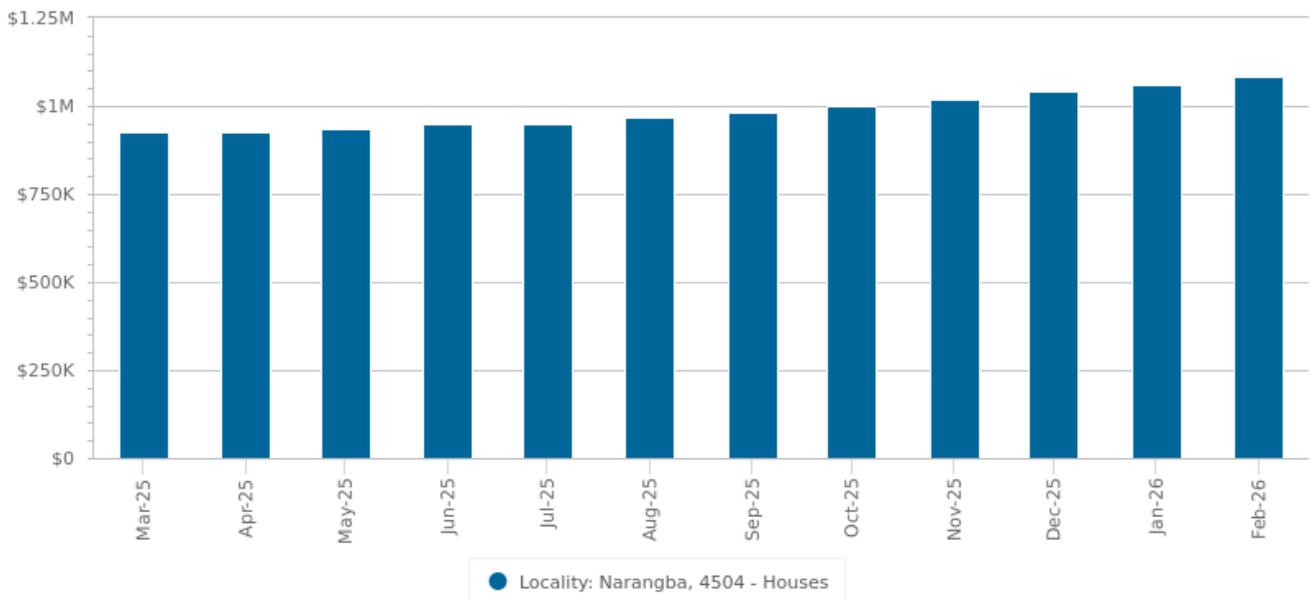
House: Recent Median Value

\$1.08M

Feb 2026

	Narangba
Mar 2025	\$923,676
Apr 2025	\$925,851
May 2025	\$932,890
Jun 2025	\$950,197
Jul 2025	\$950,398
Aug 2025	\$969,480
Sep 2025	\$981,661
Oct 2025	\$998,104
Nov 2025	\$1,016,343
Dec 2025	\$1,040,491
Jan 2026	\$1,059,824
Feb 2026	\$1,083,312

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

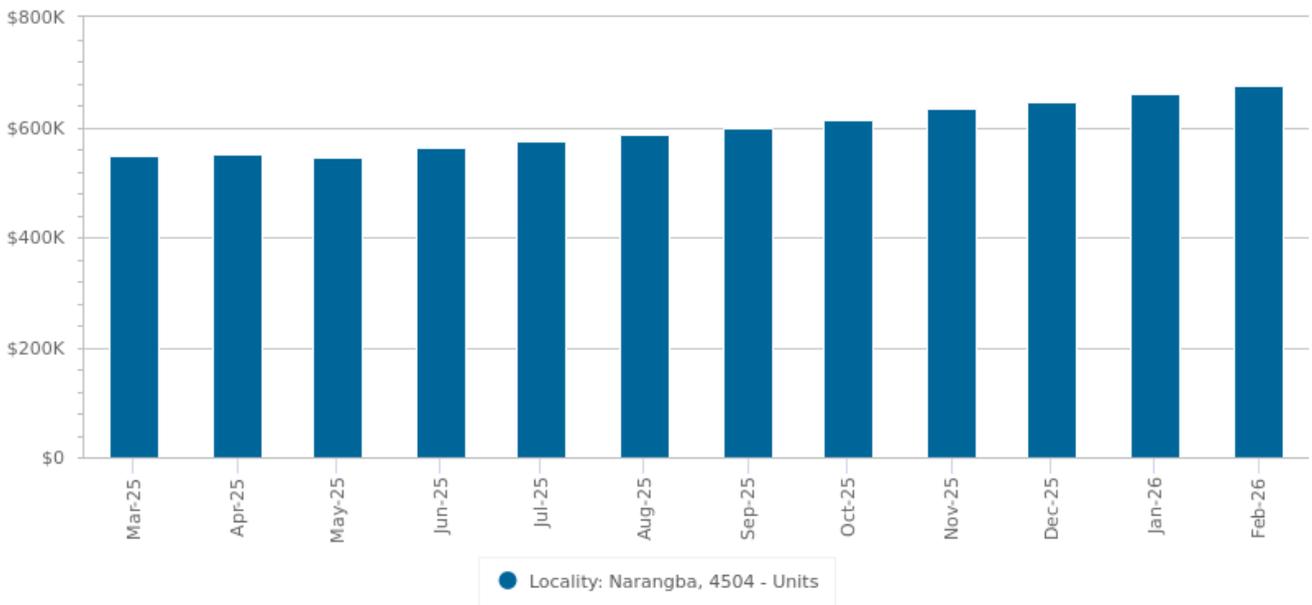
\$676K

Feb 2026

Unit: Recent Median Value

	Narangba
Mar 2025	\$549,512
Apr 2025	\$551,123
May 2025	\$545,174
Jun 2025	\$561,663
Jul 2025	\$575,075
Aug 2025	\$585,591
Sep 2025	\$599,780
Oct 2025	\$613,315
Nov 2025	\$635,155
Dec 2025	\$644,936
Jan 2026	\$661,148
Feb 2026	\$675,633

Statistics are calculated at the end of the displayed month



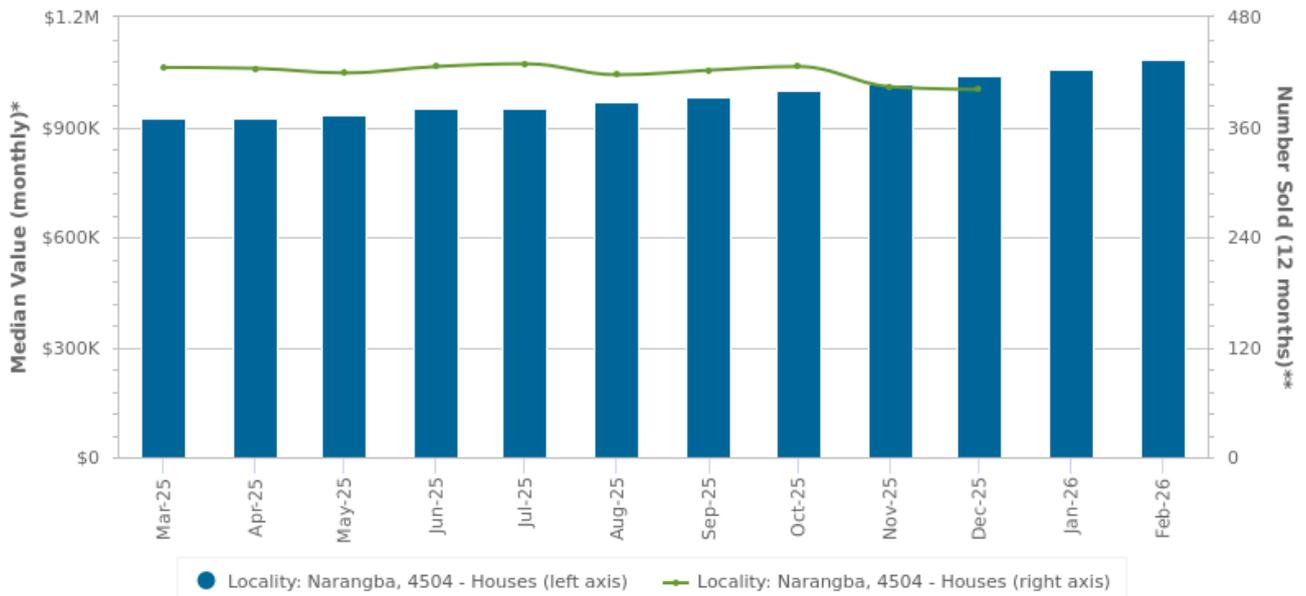
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

401
Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$923,676	425
Apr 2025	\$925,851	424
May 2025	\$932,890	419
Jun 2025	\$950,197	426
Jul 2025	\$950,398	429
Aug 2025	\$969,480	417
Sep 2025	\$981,661	422
Oct 2025	\$998,104	426
Nov 2025	\$1,016,343	404
Dec 2025	\$1,040,491	401
Jan 2026	\$1,059,824	-
Feb 2026	\$1,083,312	-

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

23

Dec 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Mar 2025	\$549,512	9
Apr 2025	\$551,123	12
May 2025	\$545,174	15
Jun 2025	\$561,663	15
Jul 2025	\$575,075	19
Aug 2025	\$585,591	18
Sep 2025	\$599,780	19
Oct 2025	\$613,315	21
Nov 2025	\$635,155	24
Dec 2025	\$644,936	23
Jan 2026	\$661,148	-
Feb 2026	\$675,633	-

Statistics are calculated over a rolling 12 month period



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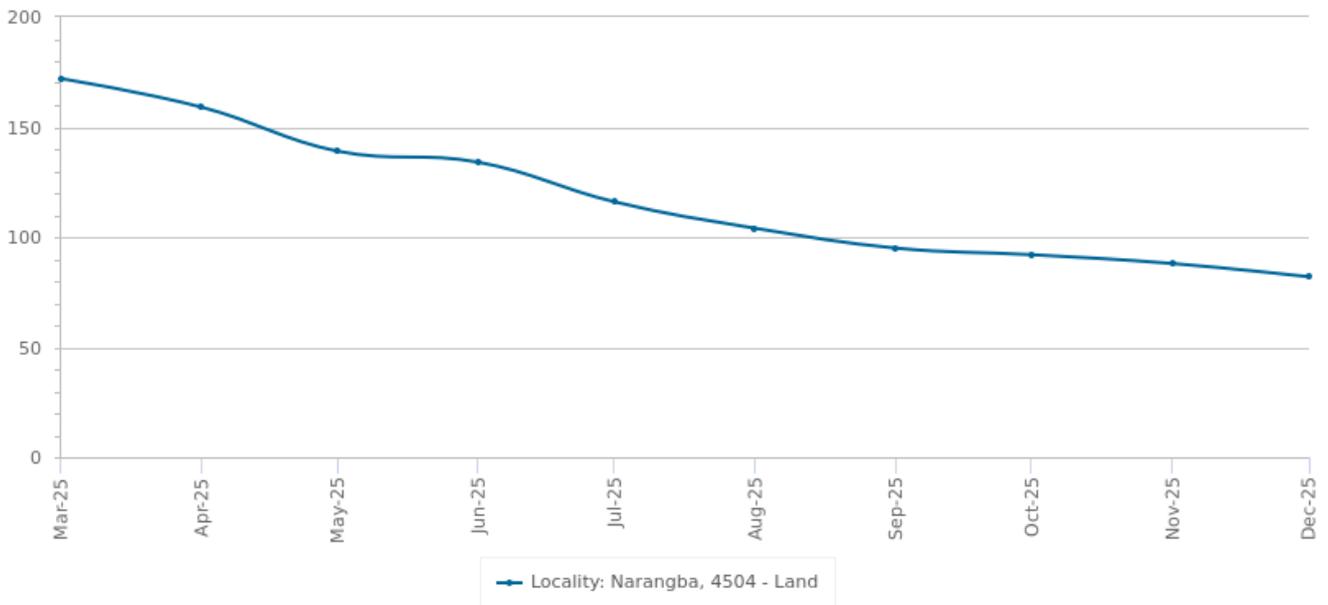
Land: Median Value vs Number Sold

82

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	198
Feb 2025	-	186
Mar 2025	-	172
Apr 2025	-	159
May 2025	-	139
Jun 2025	-	134
Jul 2025	-	116
Aug 2025	-	104
Sep 2025	-	95
Oct 2025	-	92
Nov 2025	-	88
Dec 2025	-	82

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

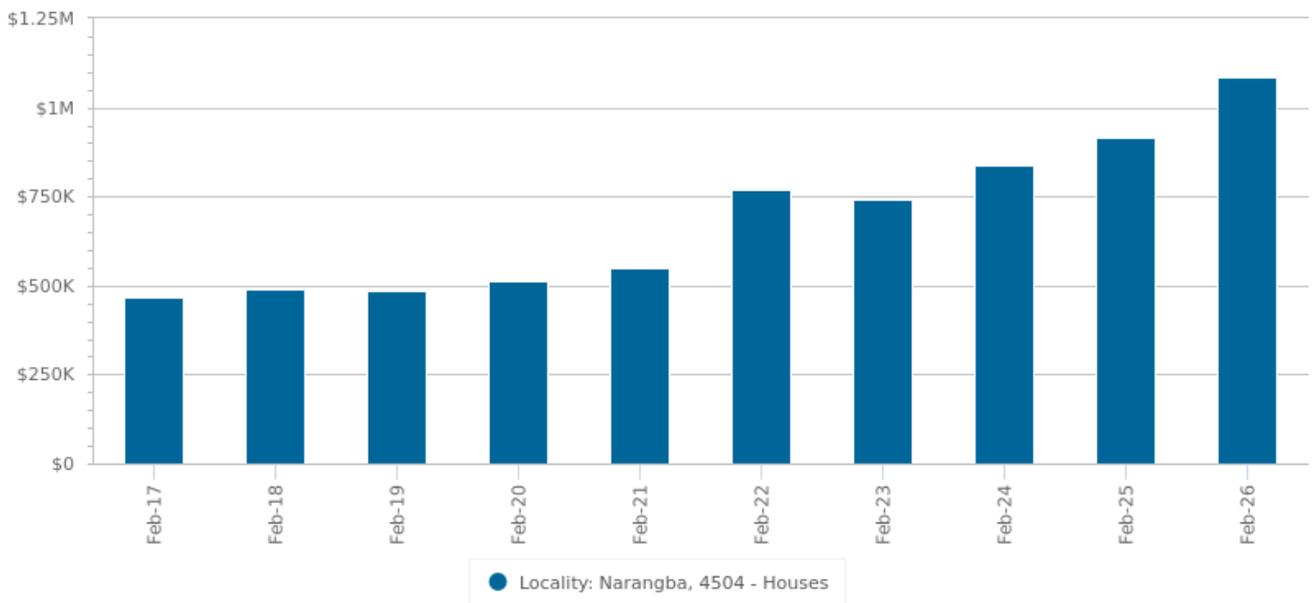
\$1.08M

Feb 2026

House: Median Value

	Narangba
Feb 2017	\$465,901
Feb 2018	\$489,695
Feb 2019	\$486,716
Feb 2020	\$512,005
Feb 2021	\$548,390
Feb 2022	\$770,788
Feb 2023	\$743,090
Feb 2024	\$839,307
Feb 2025	\$914,000
Feb 2026	\$1,083,312

Statistics are calculated at the end of the displayed month



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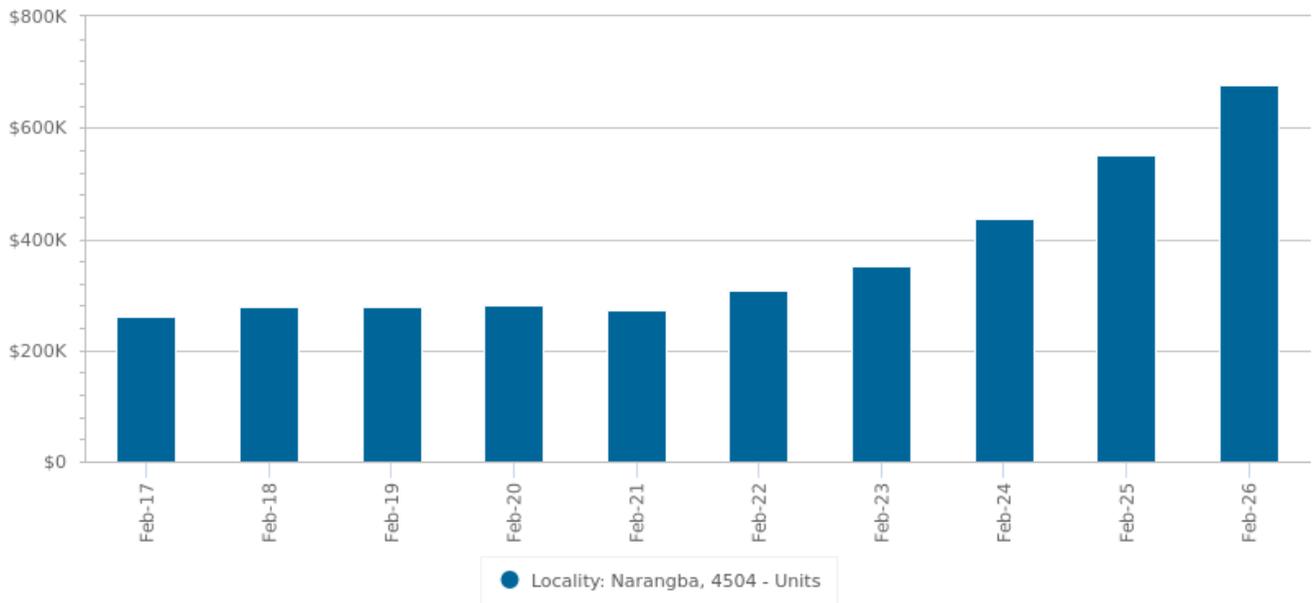
Unit: Median Value

\$676K

Feb 2026

	Narangba
Feb 2017	\$261,035
Feb 2018	\$278,415
Feb 2019	\$277,274
Feb 2020	\$280,081
Feb 2021	\$271,118
Feb 2022	\$308,942
Feb 2023	\$350,732
Feb 2024	\$435,593
Feb 2025	\$550,256
Feb 2026	\$675,633

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

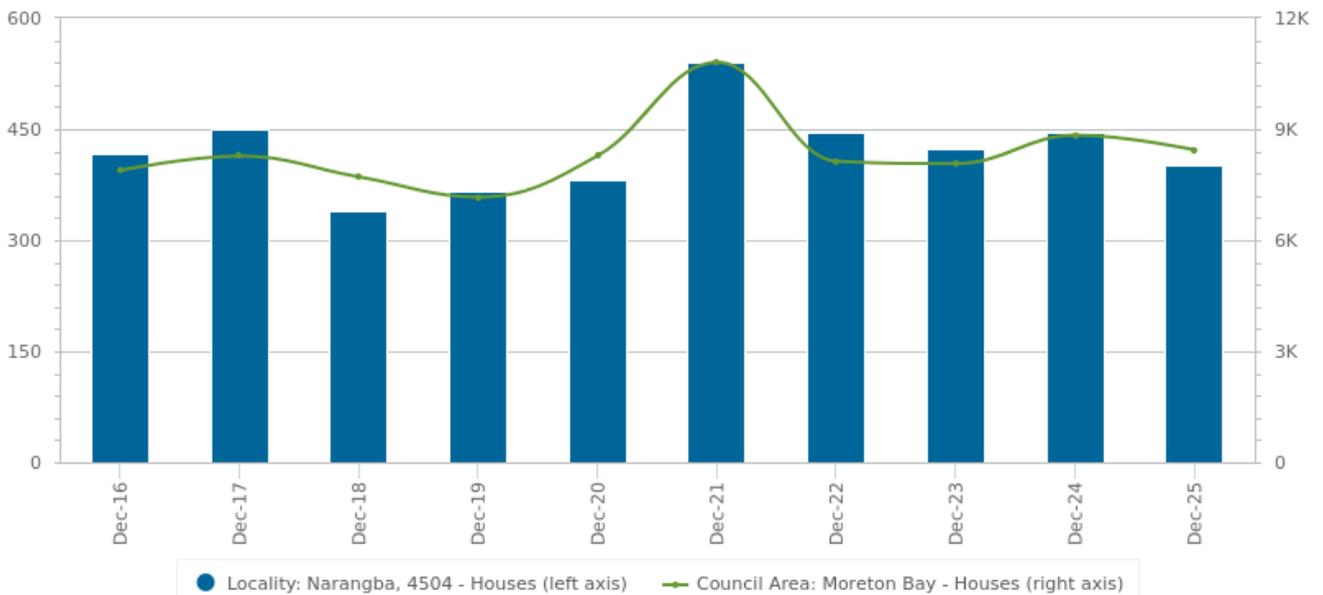
House: Sales Per Annum

401

Dec 2025

	Narangba	Moreton Bay
Dec 2017	450	8275
Dec 2018	339	7708
Dec 2019	367	7167
Dec 2020	381	8294
Dec 2021	540	10807
Dec 2022	446	8132
Dec 2023	423	8068
Dec 2024	446	8840
Dec 2025	401	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

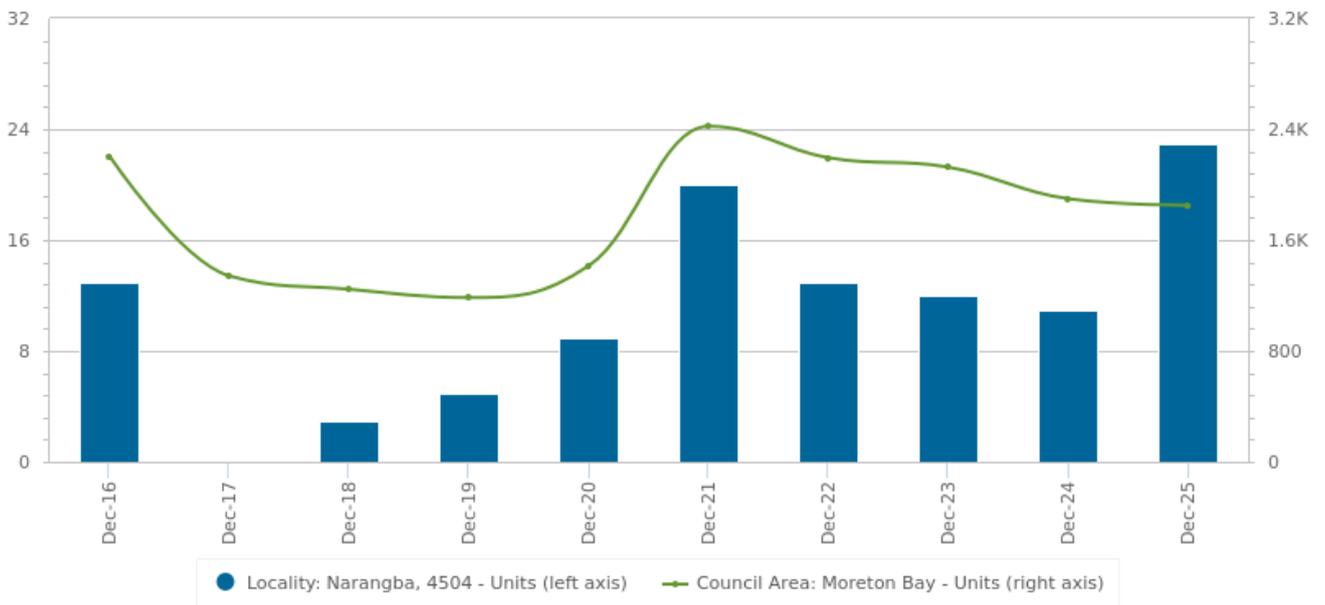
Unit: Sales Per Annum

23

Dec 2025

	Narangba	Moreton Bay
Dec 2017	0	1341
Dec 2018	3	1245
Dec 2019	5	1185
Dec 2020	9	1416
Dec 2021	20	2421
Dec 2022	13	2194
Dec 2023	12	2126
Dec 2024	11	1898
Dec 2025	23	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

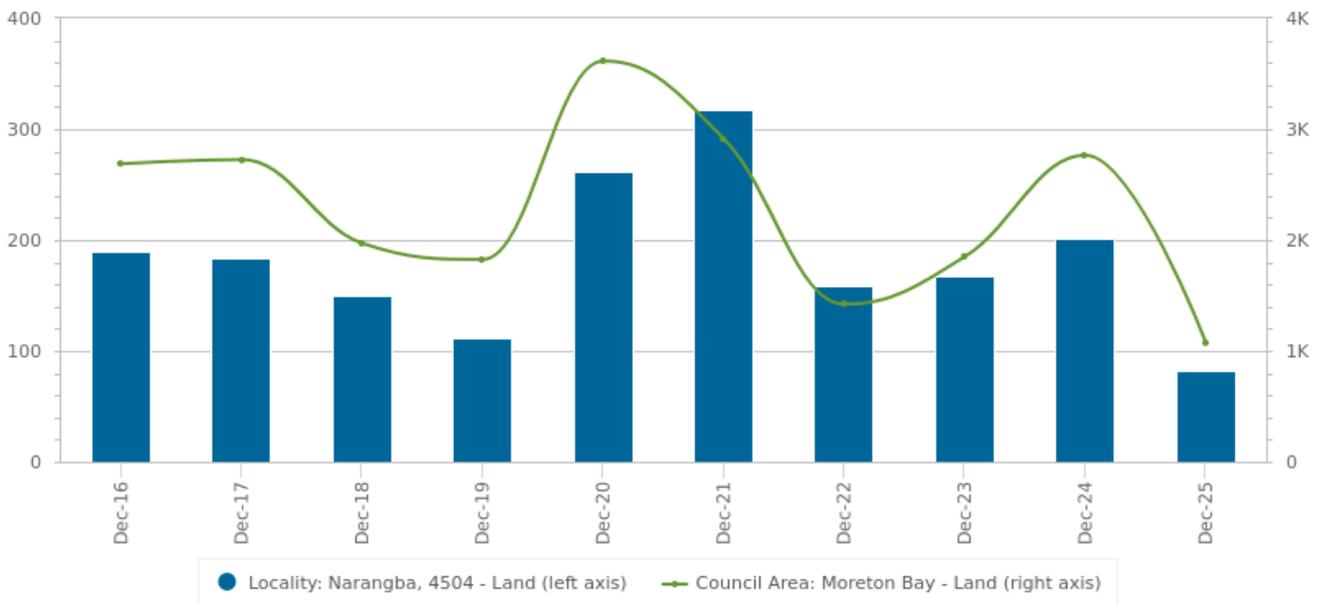
Land: Sales Per Annum

82

Dec 2025

	Narangba	Moreton Bay
Dec 2017	184	2726
Dec 2018	150	1971
Dec 2019	112	1825
Dec 2020	262	3615
Dec 2021	318	2913
Dec 2022	159	1422
Dec 2023	167	1850
Dec 2024	201	2765
Dec 2025	82	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

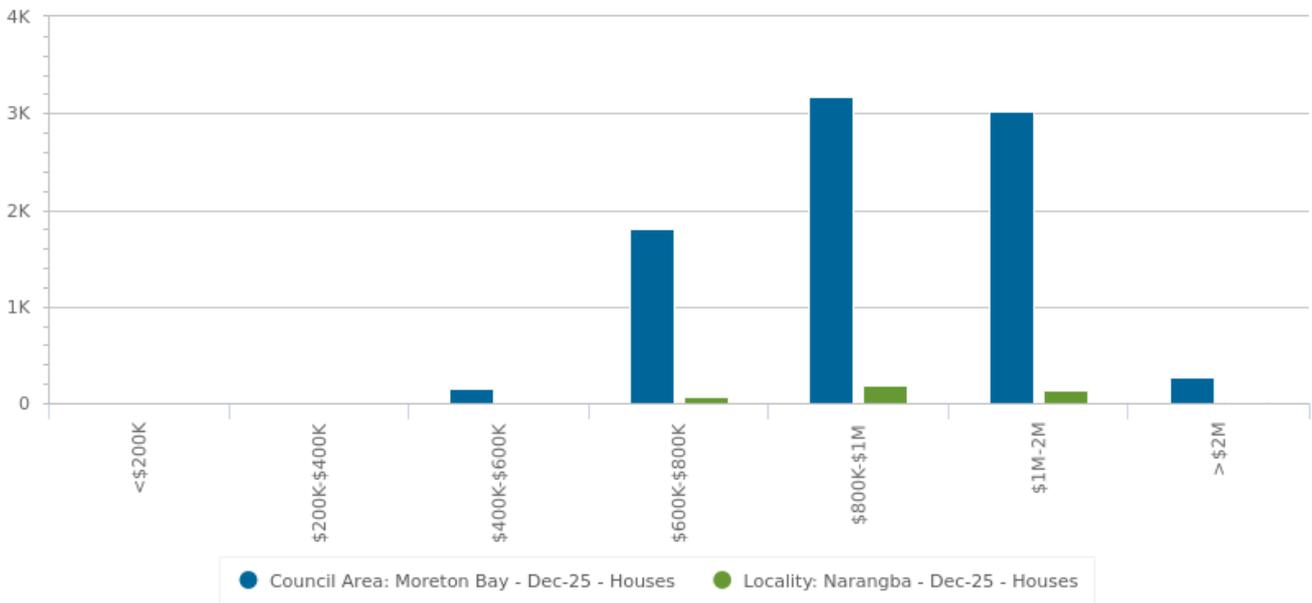
House: Sales By Price

\$407.34M

Dec 2025

	Narangba	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	-	157
\$600K-\$800K	66	1,804
\$800K-\$1M	190	3,167
\$1M-\$2M	135	3,020
>\$2M	10	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

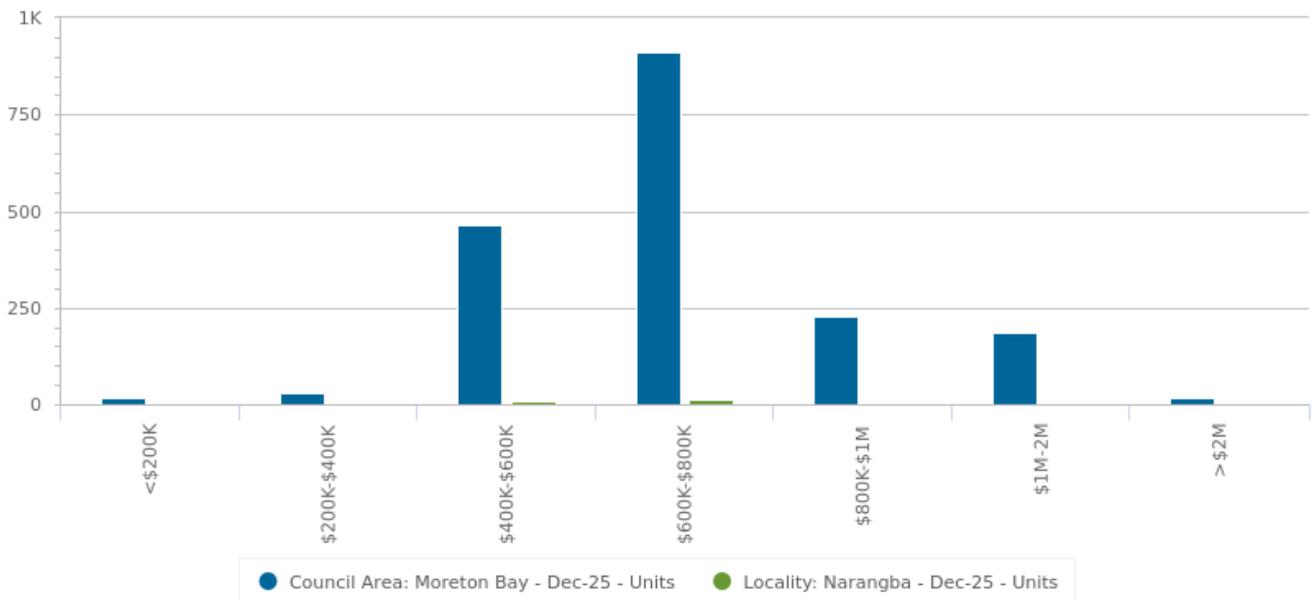
\$14.74M

Dec 2025

Unit: Sales By Price

	Narangba	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	10	463
\$600K-\$800K	12	913
\$800K-\$1M	-	228
\$1M-\$2M	1	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

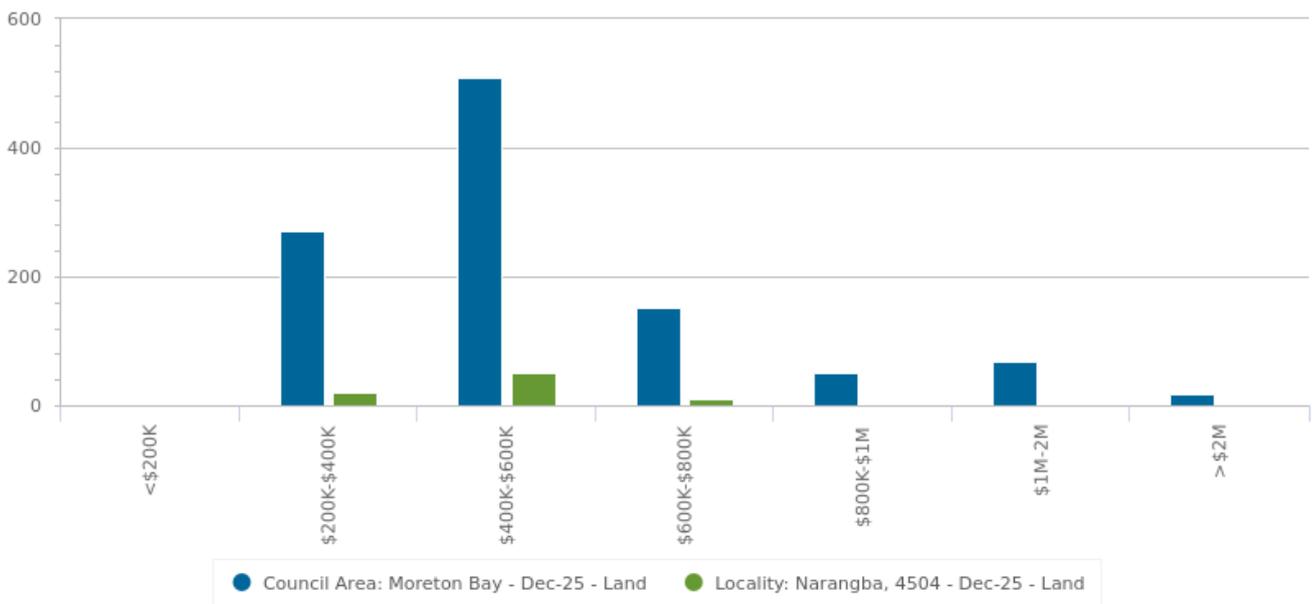


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Narangba	Moreton Bay
<\$200K	1	1
\$200K-\$400K	21	270
\$400K-\$600K	50	509
\$600K-\$800K	9	153
\$800K-\$1M	-	51
\$1M-\$2M	1	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

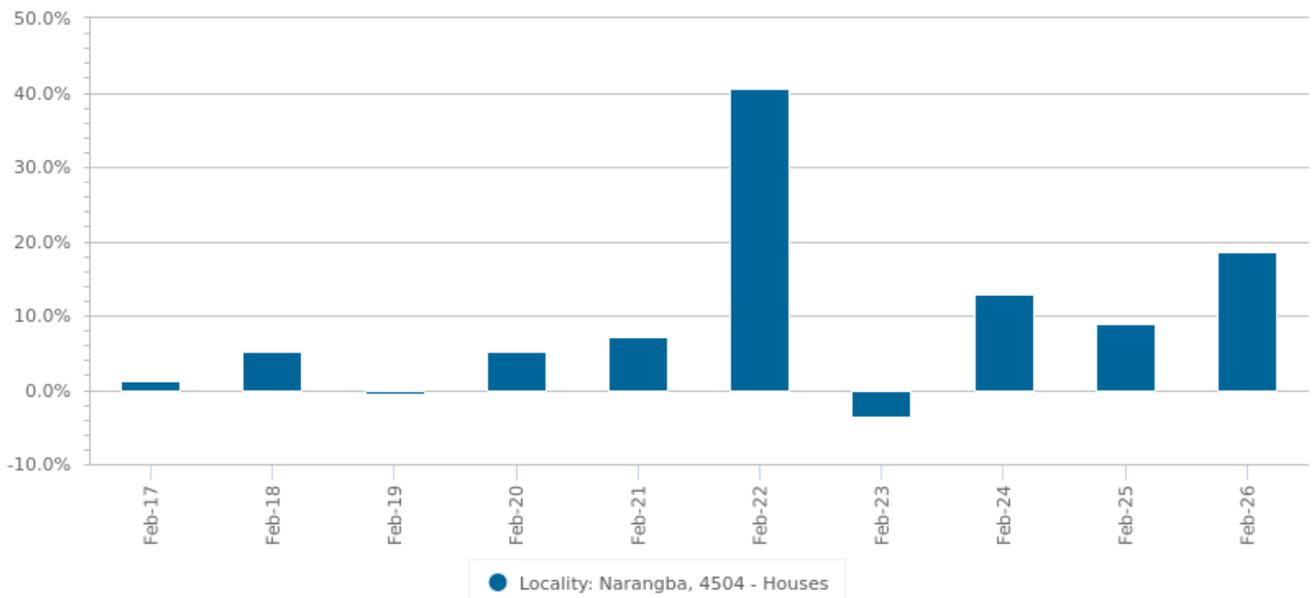
House: Change In Median Value

18.5%

Feb 2026

	Narangba
Feb 2017	1.1%
Feb 2018	5.1%
Feb 2019	-0.6%
Feb 2020	5.2%
Feb 2021	7.1%
Feb 2022	40.6%
Feb 2023	-3.6%
Feb 2024	12.9%
Feb 2025	8.9%
Feb 2026	18.5%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

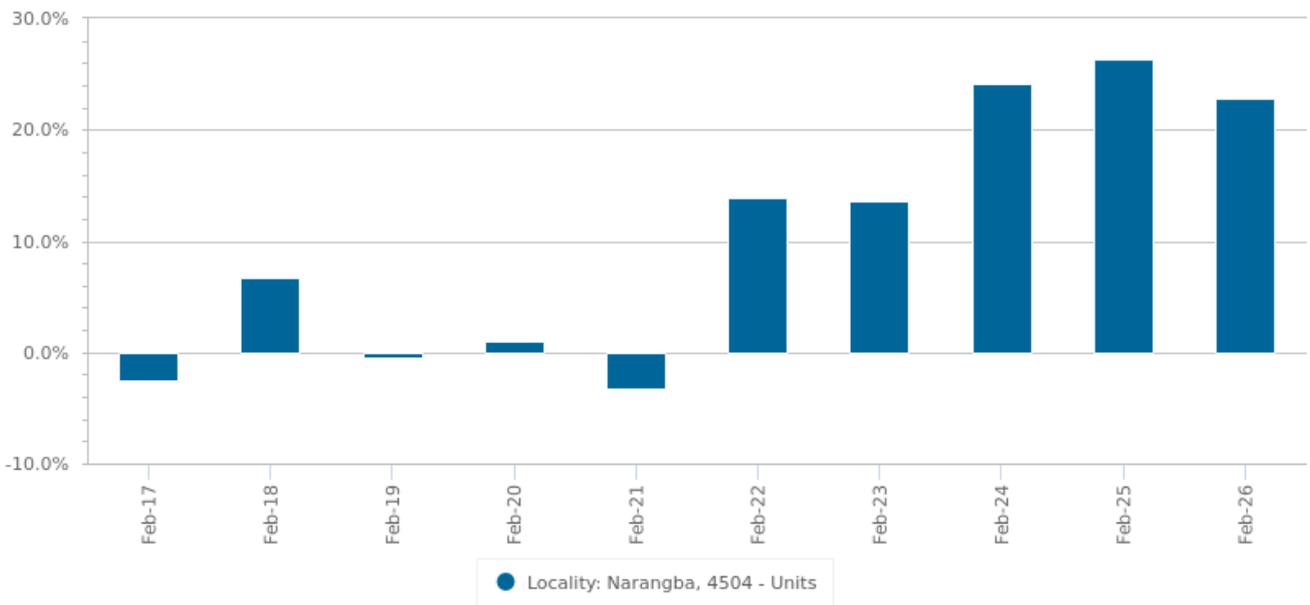
22.8%

Feb 2026

Unit: Change In Median Value

	Narangba
Feb 2017	-2.5%
Feb 2018	6.7%
Feb 2019	-0.4%
Feb 2020	1.0%
Feb 2021	-3.2%
Feb 2022	14.0%
Feb 2023	13.5%
Feb 2024	24.2%
Feb 2025	26.3%
Feb 2026	22.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

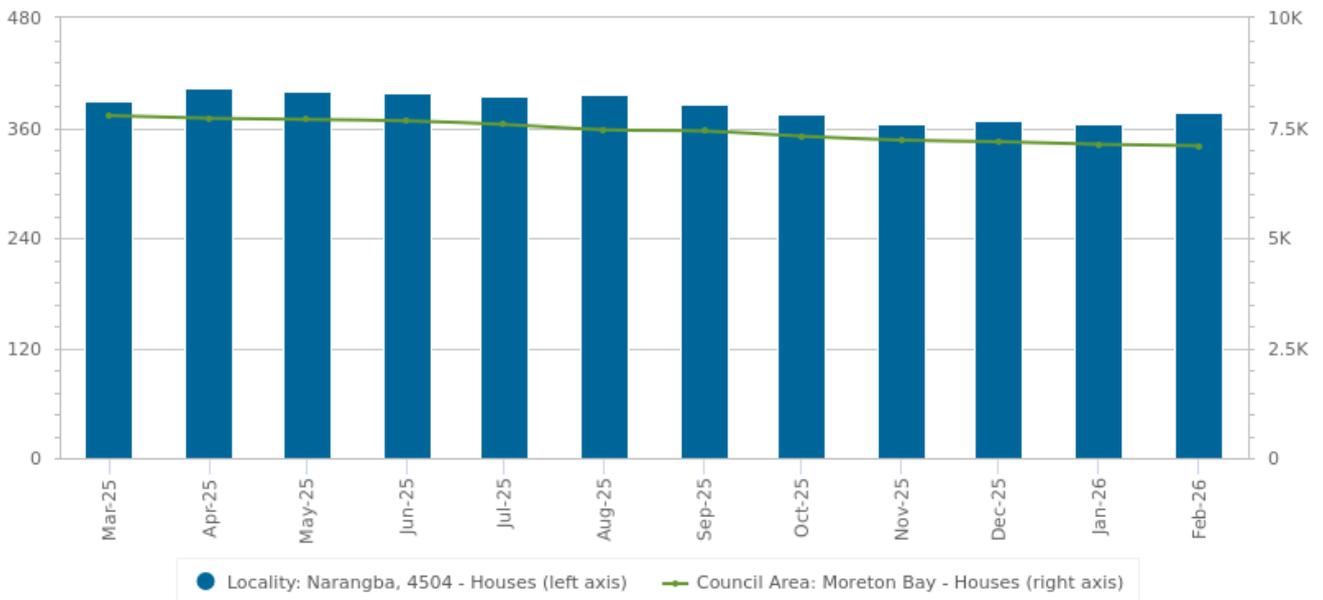
House: Number of New Listing

377

Feb 2026

	Narangba	Moreton Bay
Mar 2025	389	7,777
Apr 2025	403	7,717
May 2025	400	7,691
Jun 2025	399	7,658
Jul 2025	394	7,578
Aug 2025	396	7,456
Sep 2025	385	7,426
Oct 2025	376	7,311
Nov 2025	365	7,221
Dec 2025	368	7,185
Jan 2026	365	7,126
Feb 2026	377	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

19

Feb 2026

	Narangba	Moreton Bay
Mar 2025	5	1,558
Apr 2025	8	1,550
May 2025	10	1,550
Jun 2025	13	1,595
Jul 2025	12	1,567
Aug 2025	13	1,557
Sep 2025	14	1,546
Oct 2025	14	1,540
Nov 2025	16	1,505
Dec 2025	16	1,507
Jan 2026	17	1,474
Feb 2026	19	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

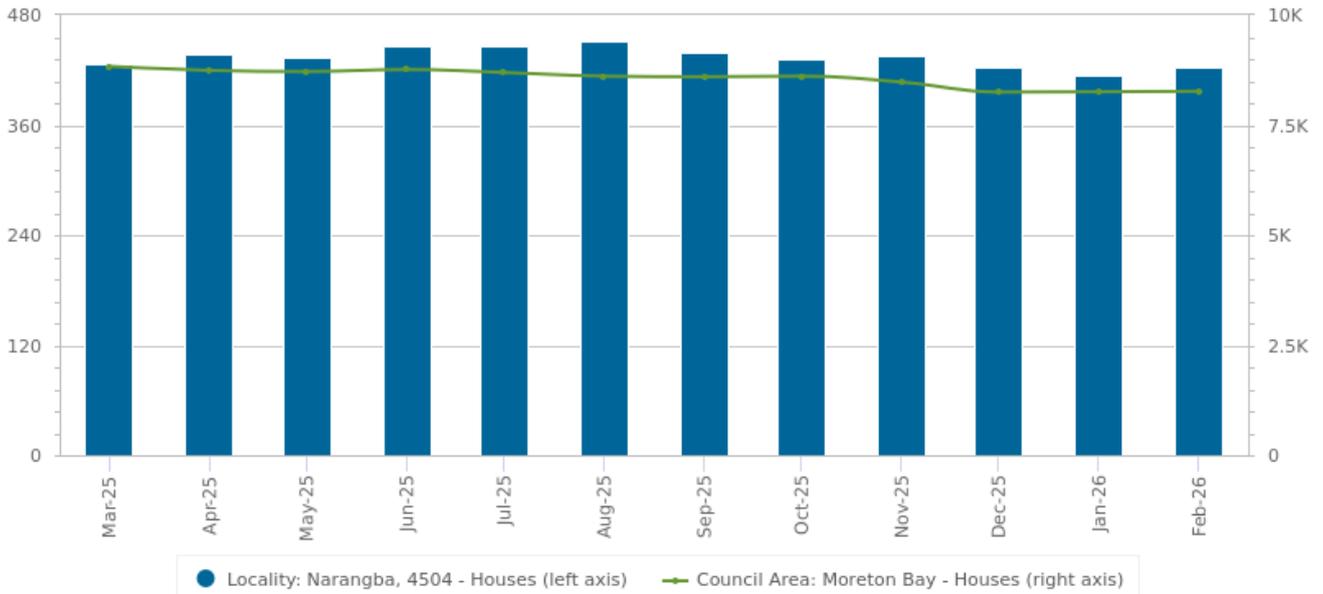
House: Total Properties Listed

424

Feb 2026

	Narangba	Moreton Bay
Mar 2025	426	8,832
Apr 2025	437	8,741
May 2025	434	8,716
Jun 2025	447	8,762
Jul 2025	446	8,694
Aug 2025	451	8,611
Sep 2025	439	8,597
Oct 2025	432	8,611
Nov 2025	435	8,475
Dec 2025	423	8,248
Jan 2026	414	8,255
Feb 2026	424	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

22
Feb 2026

	Narangba	Moreton Bay
Mar 2025	5	1,740
Apr 2025	8	1,716
May 2025	10	1,718
Jun 2025	13	1,784
Jul 2025	13	1,763
Aug 2025	14	1,744
Sep 2025	14	1,753
Oct 2025	15	1,736
Nov 2025	17	1,708
Dec 2025	17	1,673
Jan 2026	19	1,673
Feb 2026	22	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

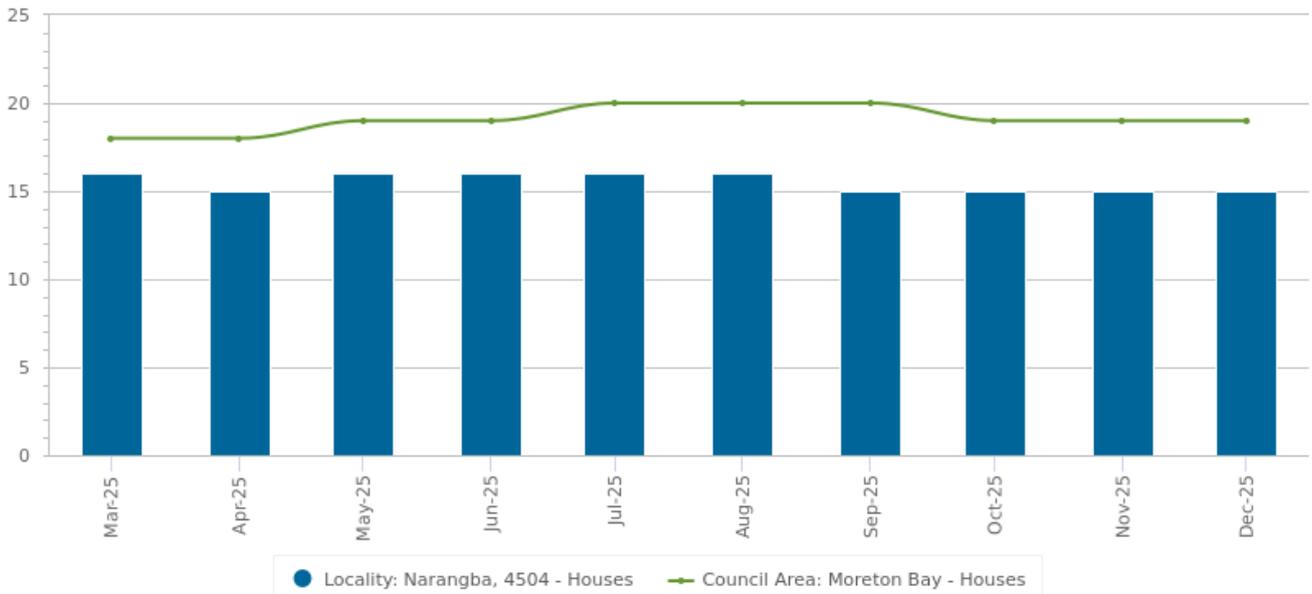
House: Median Days On Market

15

Dec 2025

	Narangba	Moreton Bay
Jan 2025	14	17
Feb 2025	15	17.5
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
Nov 2025	15	19
Dec 2025	15	19

Statistics are calculated over a rolling 12 month period



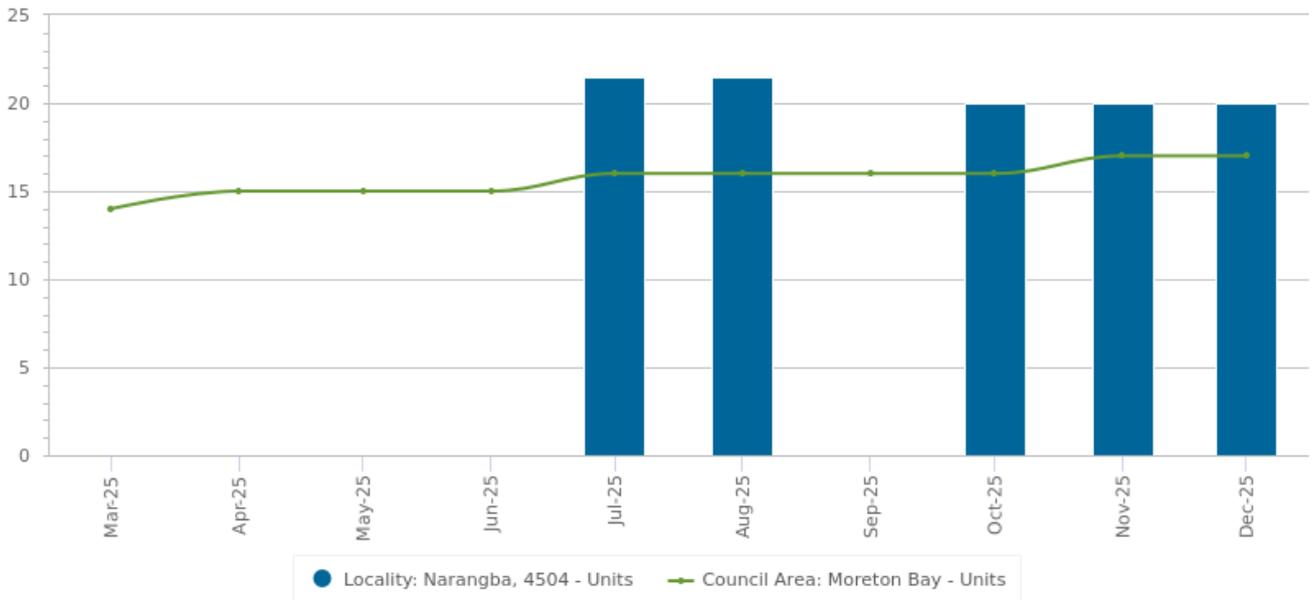
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

20
Dec 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

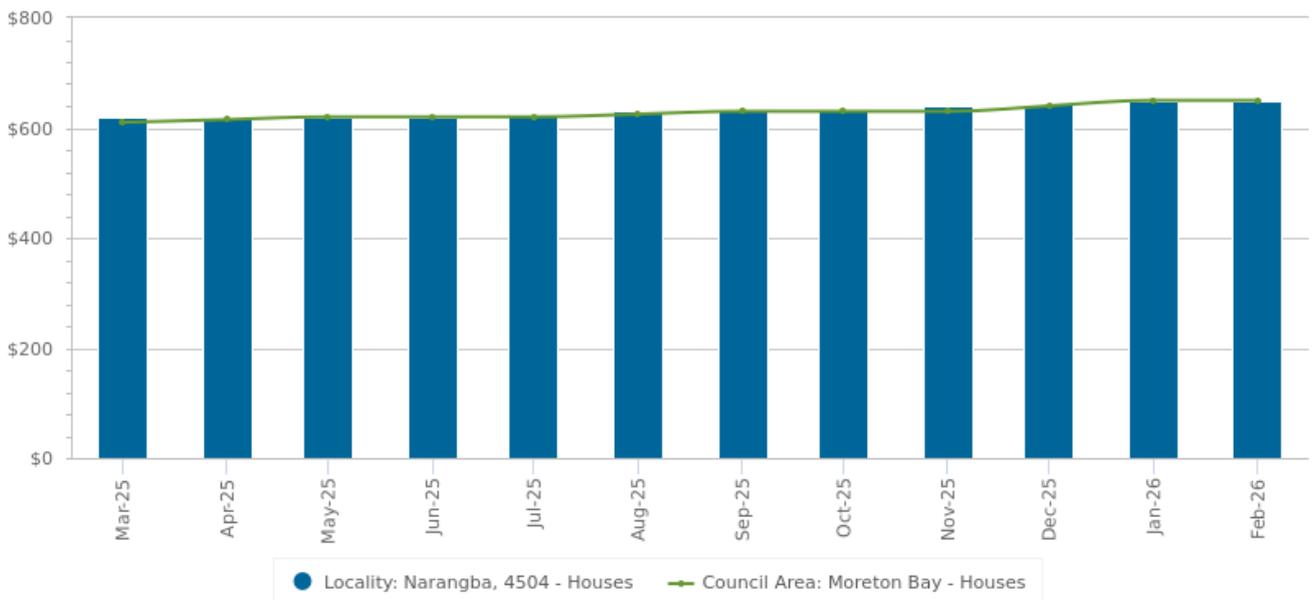
House: Median Rent

\$650/w

Feb 2026

	Narangba	Moreton Bay
Mar 2025	\$620/w	\$610/w
Apr 2025	\$620/w	\$615/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	\$643/w	\$640/w
Jan 2026	\$650/w	\$650/w
Feb 2026	\$650/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

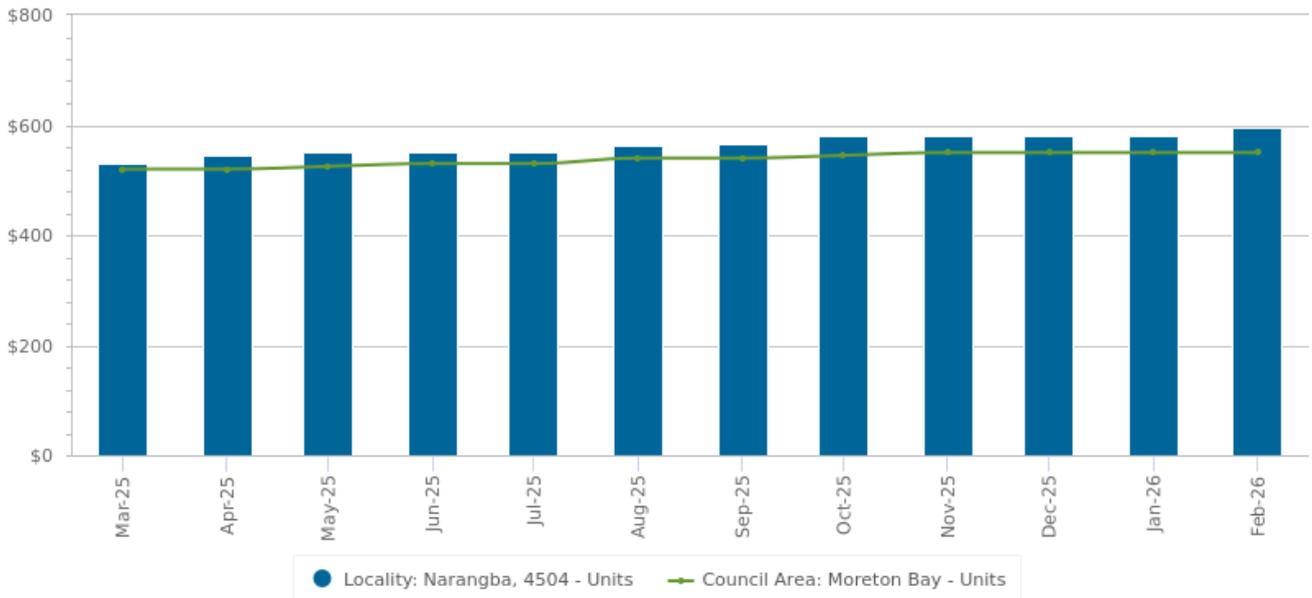
Unit: Median Rent

\$595/w

Feb 2026

	Narangba	Moreton Bay
Mar 2025	\$530/w	\$520/w
Apr 2025	\$545/w	\$520/w
May 2025	\$550/w	\$525/w
Jun 2025	\$550/w	\$530/w
Jul 2025	\$550/w	\$530/w
Aug 2025	\$563/w	\$540/w
Sep 2025	\$565/w	\$540/w
Oct 2025	\$580/w	\$545/w
Nov 2025	\$580/w	\$550/w
Dec 2025	\$580/w	\$550/w
Jan 2026	\$580/w	\$550/w
Feb 2026	\$595/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

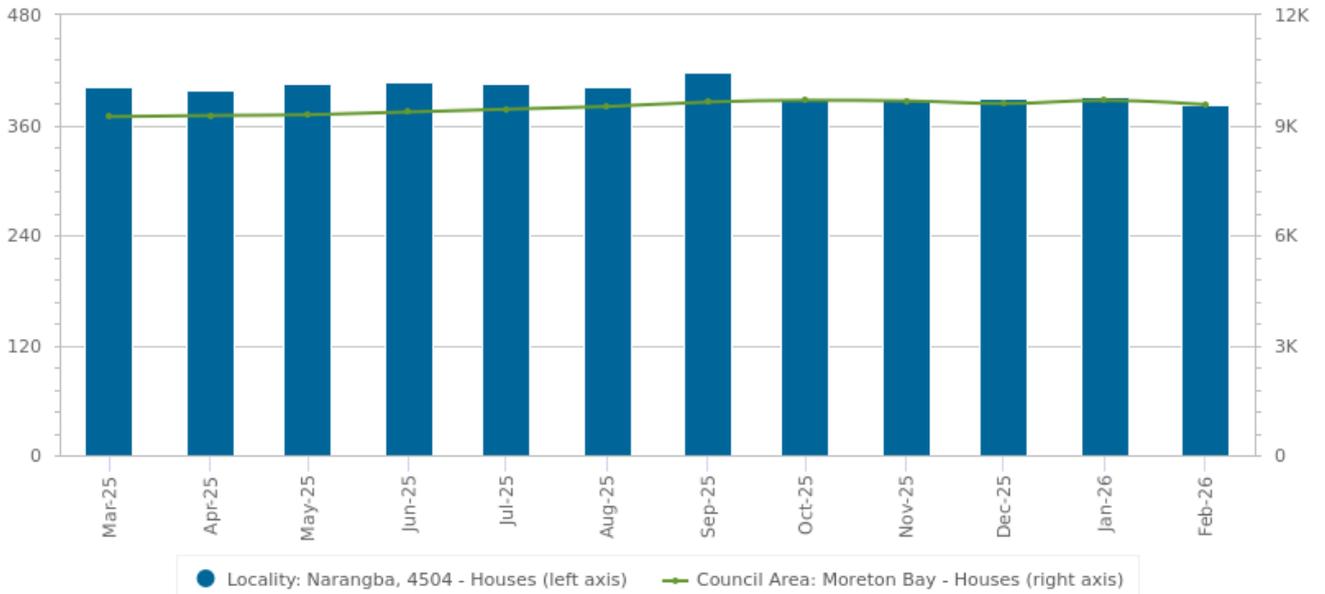
House: Rental Rate Observations

383

Feb 2026

	Narangba	Moreton Bay
Mar 2025	401	9,230
Apr 2025	398	9,261
May 2025	405	9,280
Jun 2025	407	9,357
Jul 2025	405	9,431
Aug 2025	401	9,506
Sep 2025	418	9,627
Oct 2025	389	9,674
Nov 2025	388	9,658
Dec 2025	389	9,587
Jan 2026	392	9,675
Feb 2026	383	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

13

Feb 2026

	Narangba	Moreton Bay
Mar 2025	19	1,430
Apr 2025	18	1,374
May 2025	19	1,332
Jun 2025	18	1,326
Jul 2025	17	1,330
Aug 2025	16	1,303
Sep 2025	14	1,291
Oct 2025	11	1,290
Nov 2025	13	1,295
Dec 2025	14	1,294
Jan 2026	14	1,316
Feb 2026	13	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

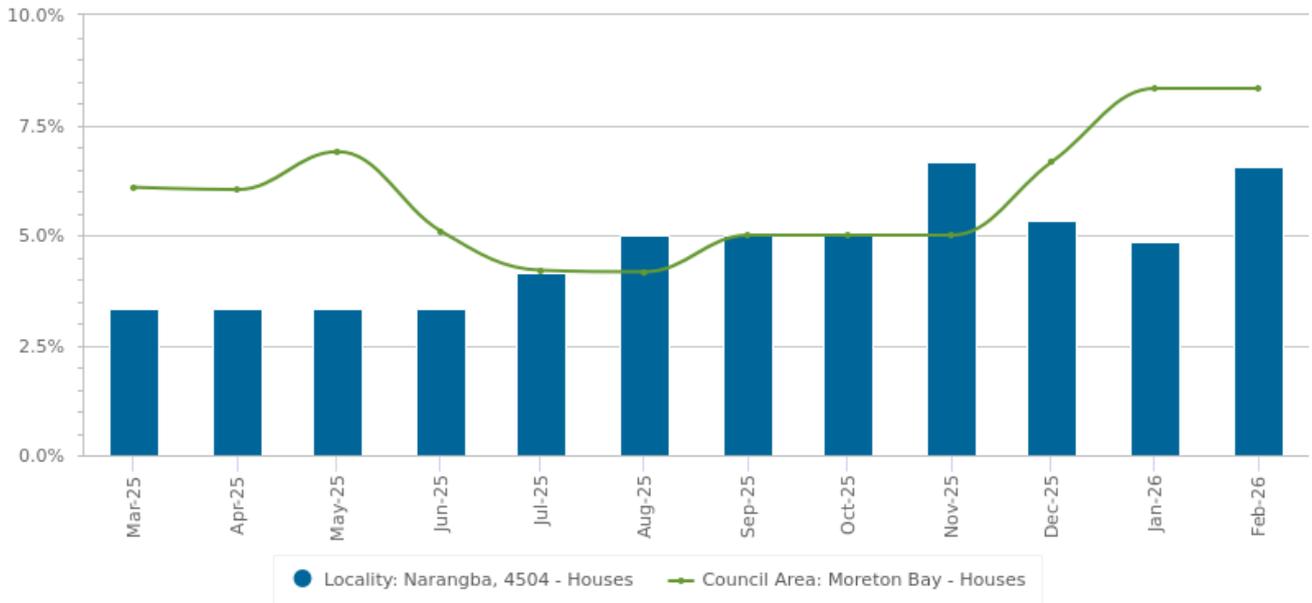
House: Change in Rental Rate

6.6%

Feb 2026

	Narangba	Moreton Bay
Mar 2025	3.3%	6.1%
Apr 2025	3.3%	6.0%
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	5.3%	6.7%
Jan 2026	4.8%	8.3%
Feb 2026	6.6%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

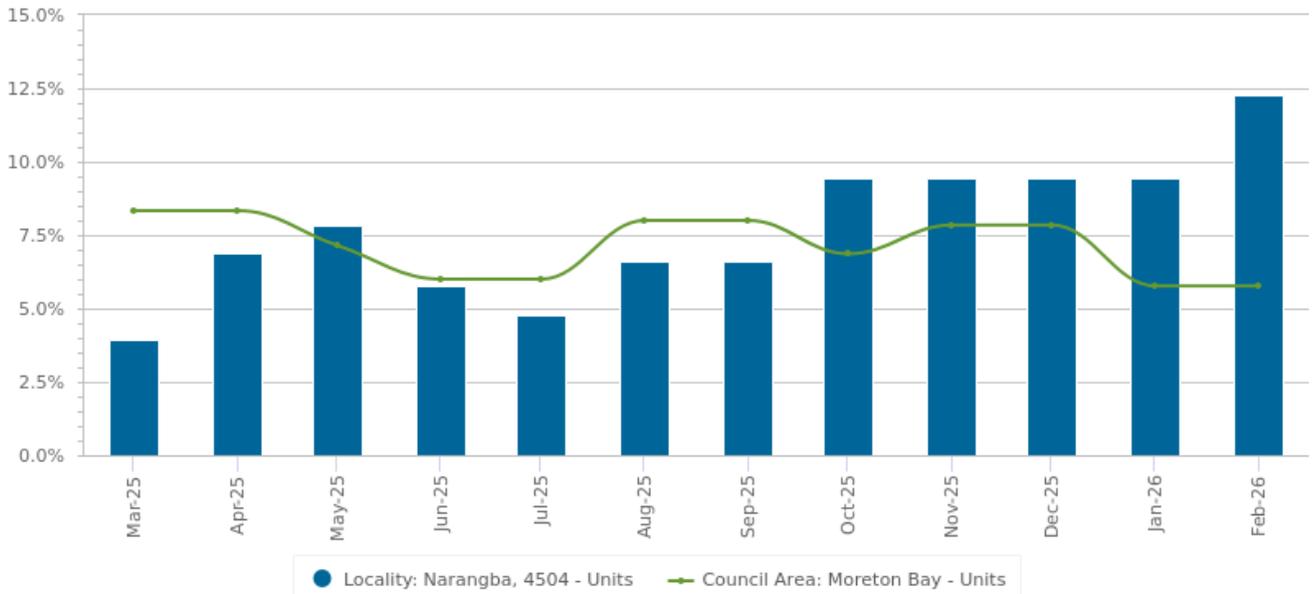
Unit: Change in Rental Rate

12.3%

Feb 2026

	Narangba	Moreton Bay
Mar 2025	3.9%	8.3%
Apr 2025	6.9%	8.3%
May 2025	7.8%	7.1%
Jun 2025	5.8%	6.0%
Jul 2025	4.8%	6.0%
Aug 2025	6.6%	8.0%
Sep 2025	6.6%	8.0%
Oct 2025	9.4%	6.9%
Nov 2025	9.4%	7.8%
Dec 2025	9.4%	7.8%
Jan 2026	9.4%	5.8%
Feb 2026	12.3%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

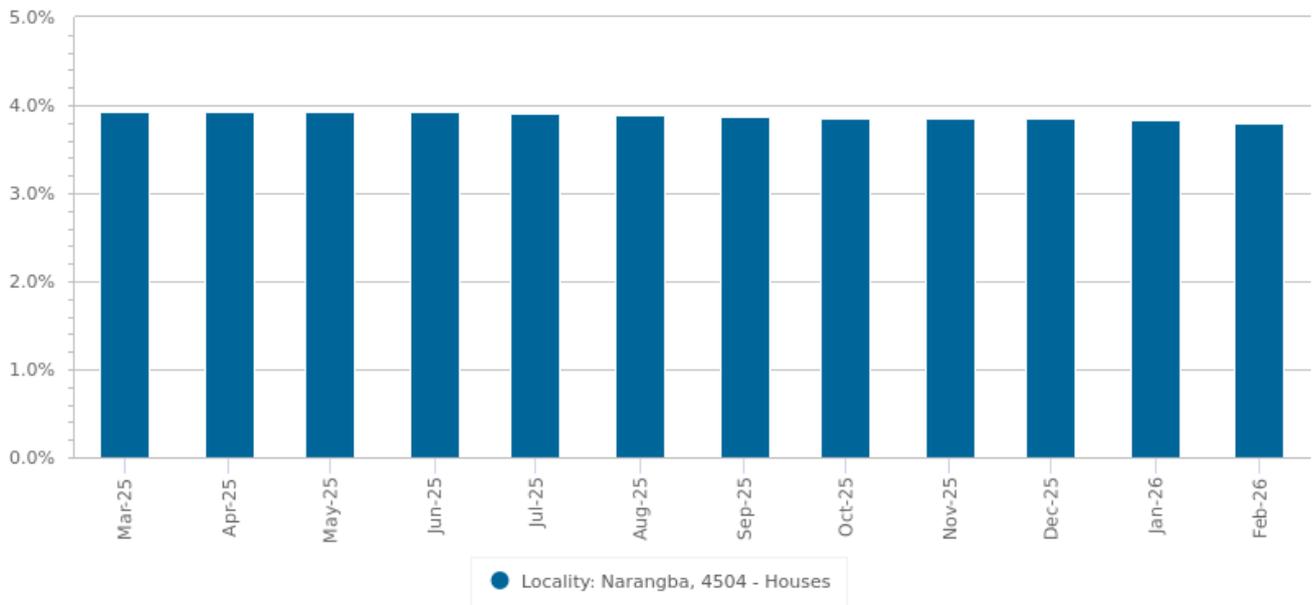
House: Value Based Rental Yield

3.8%

Feb 2026

	Narangba
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	3.9%
Dec 2025	3.8%
Jan 2026	3.8%
Feb 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

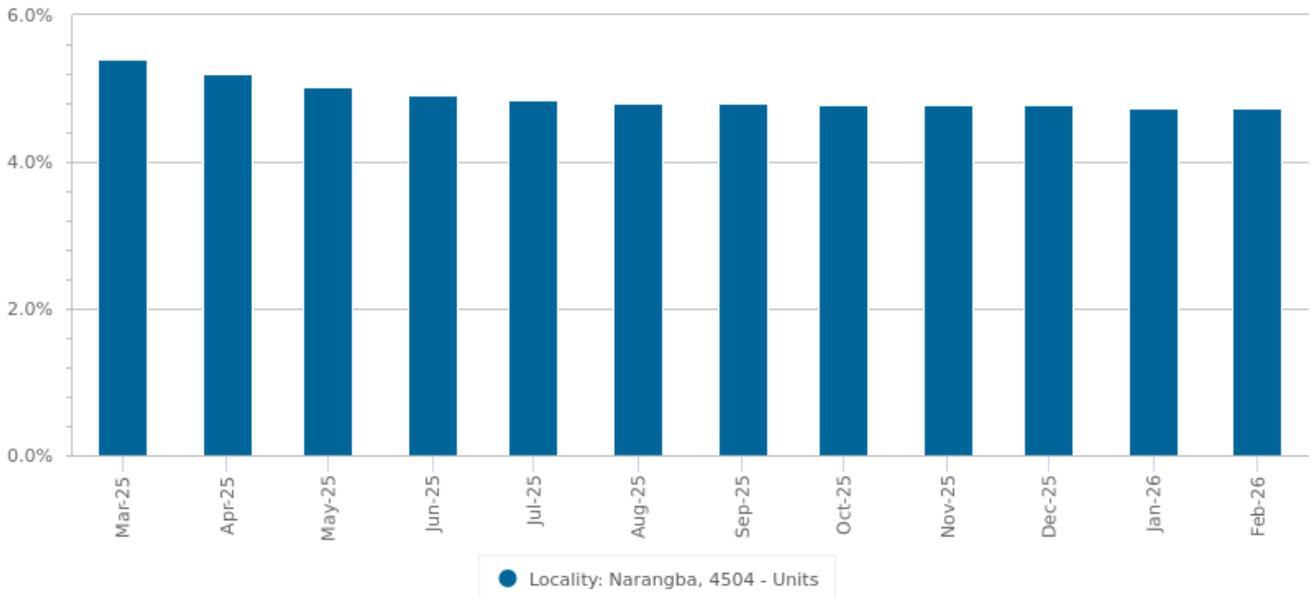
Unit: Value Based Rental Yield

4.7%

Feb 2026

	Narangba
Mar 2025	5.4%
Apr 2025	5.2%
May 2025	5.0%
Jun 2025	4.9%
Jul 2025	4.8%
Aug 2025	4.8%
Sep 2025	4.8%
Oct 2025	4.8%
Nov 2025	4.8%
Dec 2025	4.8%
Jan 2026	4.7%
Feb 2026	4.7%

Statistics are calculated at the end of the displayed month



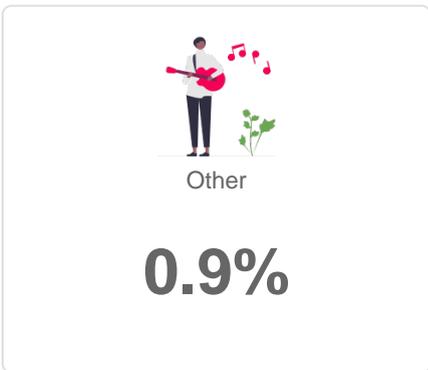
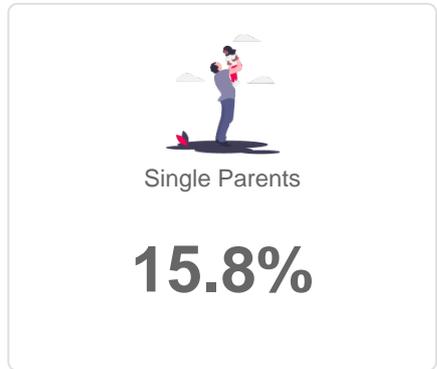
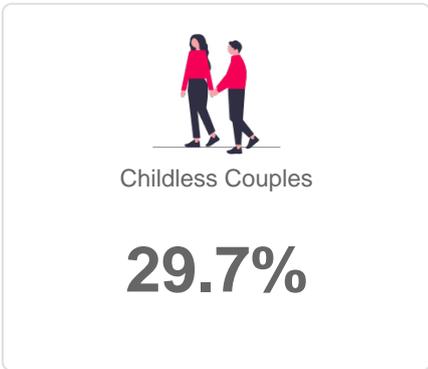
Statistics are calculated at the end of the displayed month

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)

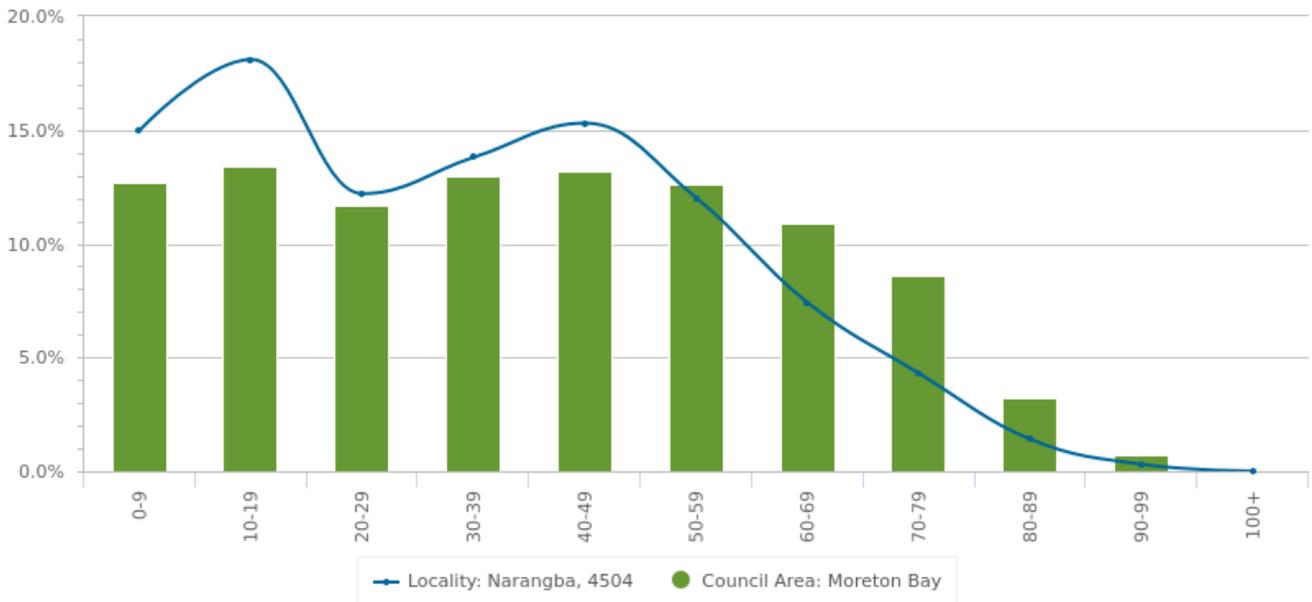


Population Age

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)



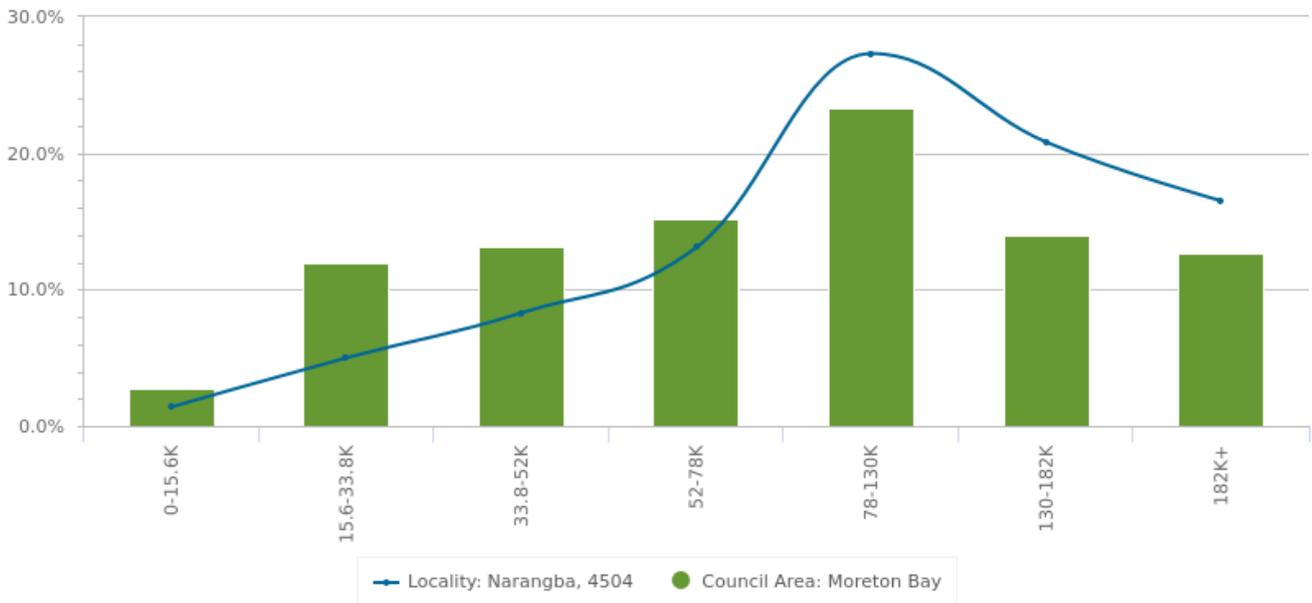
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



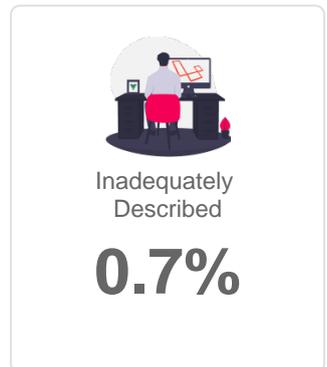
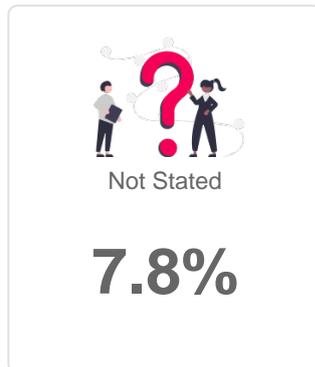
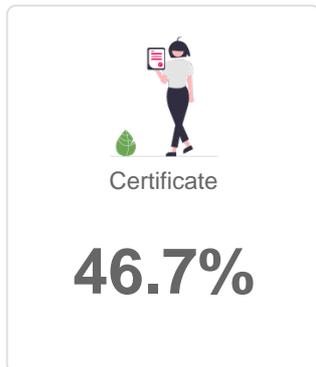
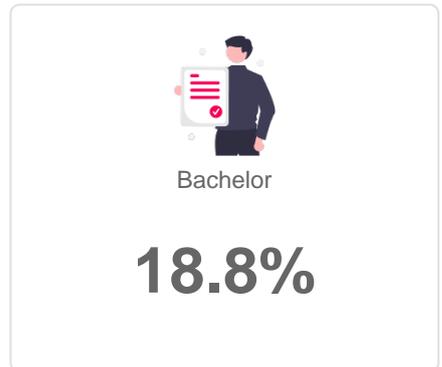
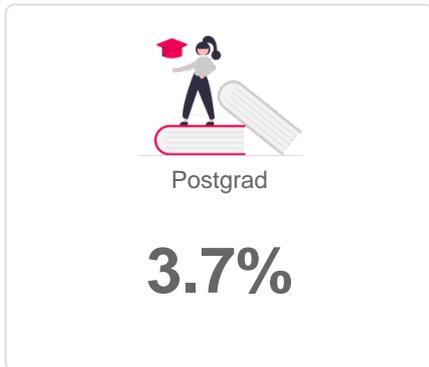
Statistics are provided by the Australian Bureau of Statistics (ABS)

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%

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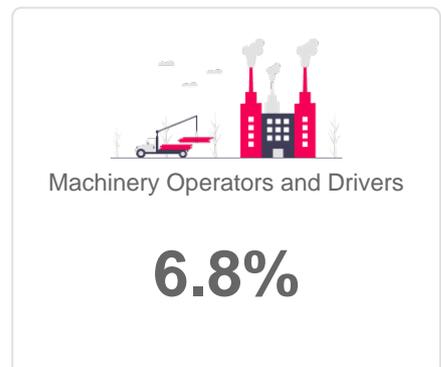
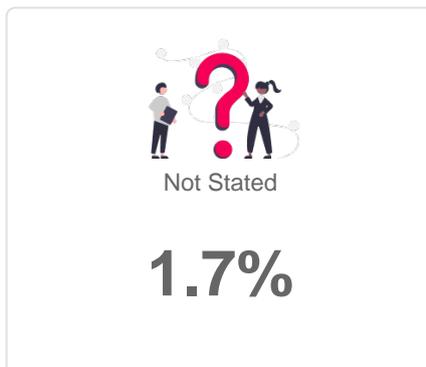
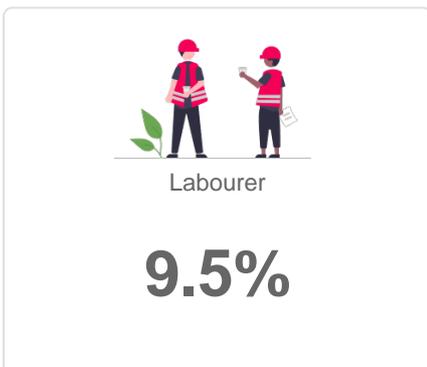
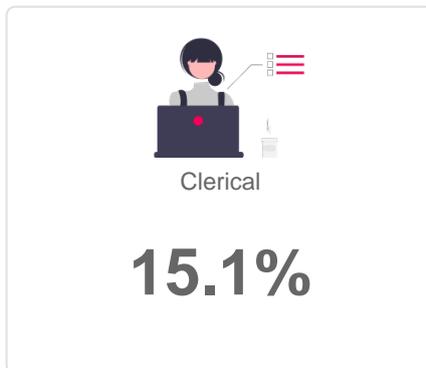
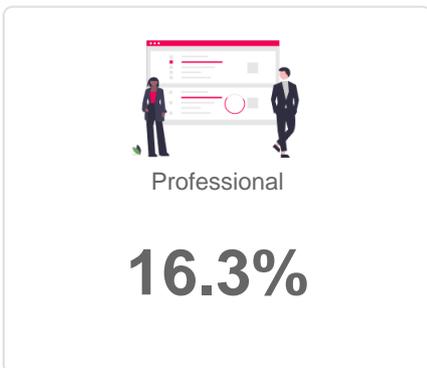


Occupation

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%

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Employment By Occupation



Managers

11.9%



Community and Personal Service
Workers

12.6%



Sales Workers

10.2%

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