

Suburb Statistics Report

North Lakes QLD 4509

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Area Profile

North Lakes, QLD

The size of North Lakes is approximately 11.6 square kilometres. It has 54 parks covering nearly 18.8% of total area. The population of North Lakes in 2016 was 21671 people. By 2021 the population was 23030 showing a population growth of 6.3% in the area during that time. The predominant age group in North Lakes is 10-19 years. Households in North Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in North Lakes work in a professional occupation. In 2021, 59.10% of the homes in North Lakes were owner-occupied compared with 54.80% in 2016.




	House	Unit	Land
Average Tenure Period	9.9 years	7.0 years	-
Total Dwellings	7,056	1,252	52
Total New Listings	332	59	-
Median Value	\$1,085,805	\$746,458	-
Total Properties Listed	369	63	-

Market Trends

House: Market Trends

<div>338</div> <div>Properties Sold (12 Months)</div>	<div>9.9</div> <div>Average Tenure Period (Years)</div>	<div>\$675/w</div> <div>Median Asking Rent (12 Months)</div>
<div>332</div> <div>New Sale Listings (12 Months)</div>	<div>16</div> <div>Days on Market (12 Months)</div>	<div>582</div> <div>Rental Rate Observations (12 Months)</div>

House: Median Price Quartiles

	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$1,123,750</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>\$930,000</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>\$840,375</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

<div>62</div> <div>Properties Sold (12 Months)</div>	<div>7.0</div> <div>Average Tenure Period (Years)</div>	<div>\$615/w</div> <div>Median Asking Rent (12 Months)</div>
<div>59</div> <div>New Sale Listings (12 Months)</div>	<div>13</div> <div>Days on Market (12 Months)</div>	<div>37</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles




<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$771,500</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
<div>↕</div>	<div>\$\$</div> <div>Median Price*</div>	<div>\$673,495</div> <div>The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$621,375</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period

Land: Market Trends

1 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$329,000	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

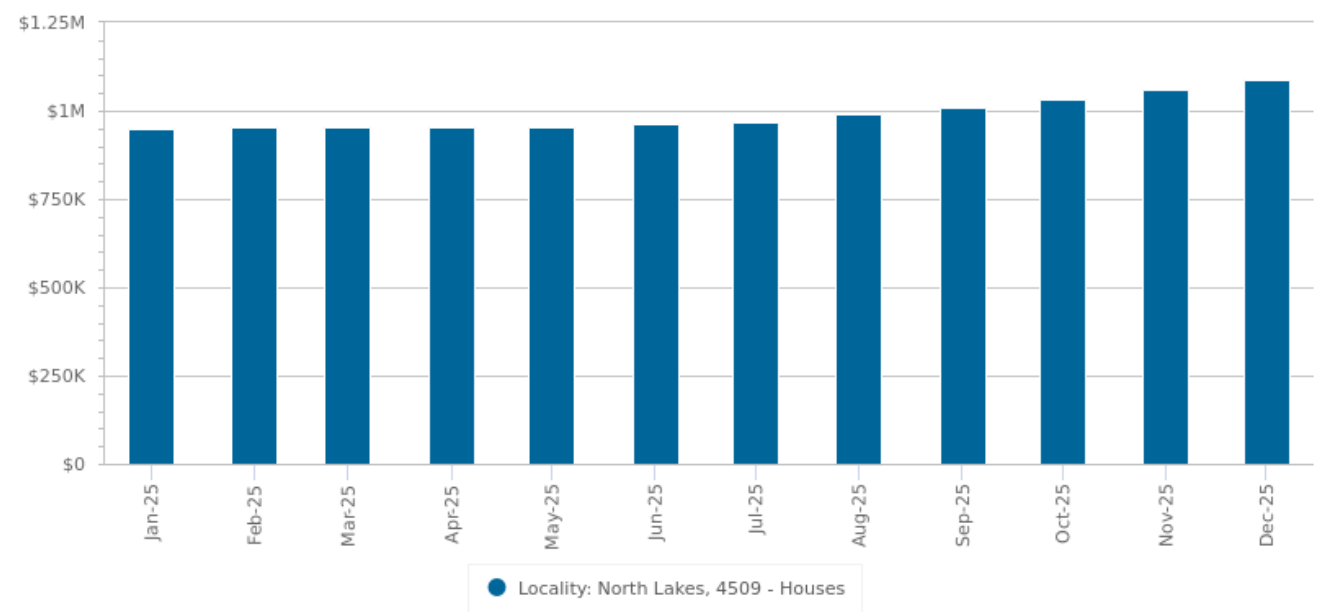
House: Recent Median Value

\$1.09M

Dec 2025

	North Lakes
Jan 2025	\$947,856
Feb 2025	\$954,761
Mar 2025	\$955,022
Apr 2025	\$952,504
May 2025	\$954,593
Jun 2025	\$963,032
Jul 2025	\$969,032
Aug 2025	\$992,842
Sep 2025	\$1,010,126
Oct 2025	\$1,033,622
Nov 2025	\$1,061,482
Dec 2025	\$1,085,805

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

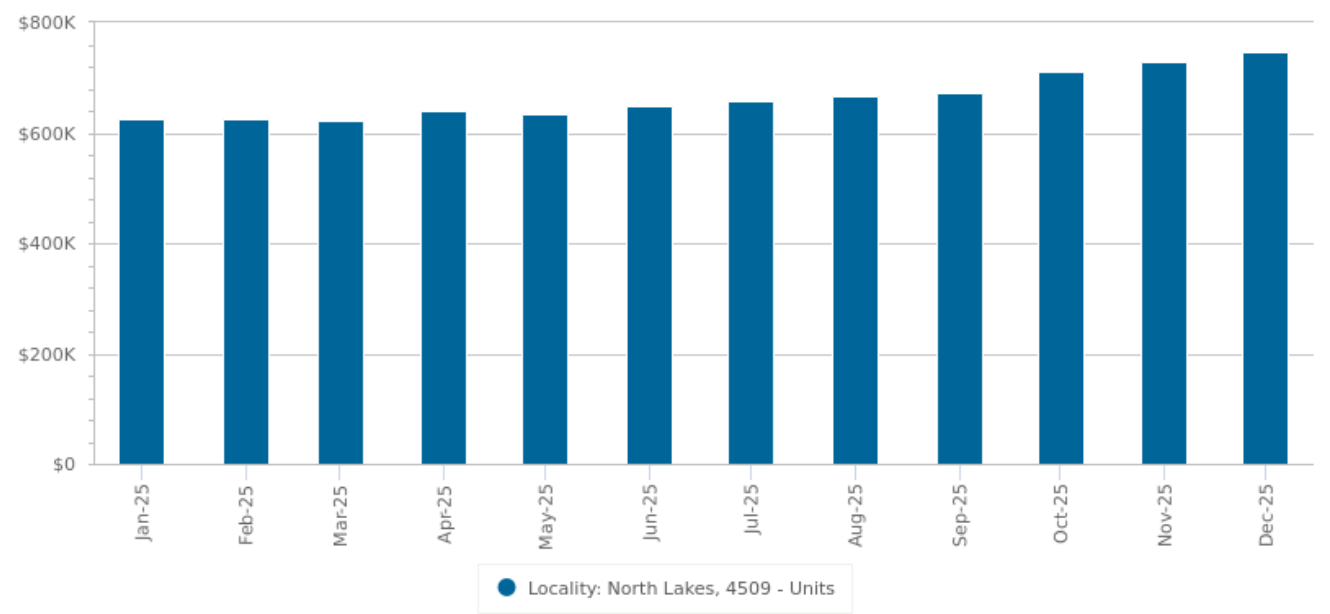
Unit: Recent Median Value

\$746K

Dec 2025

	North Lakes
Jan 2025	\$625,344
Feb 2025	\$625,921
Mar 2025	\$621,228
Apr 2025	\$638,575
May 2025	\$633,489
Jun 2025	\$647,567
Jul 2025	\$656,513
Aug 2025	\$667,310
Sep 2025	\$673,910
Oct 2025	\$711,984
Nov 2025	\$729,603
Dec 2025	\$746,458

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

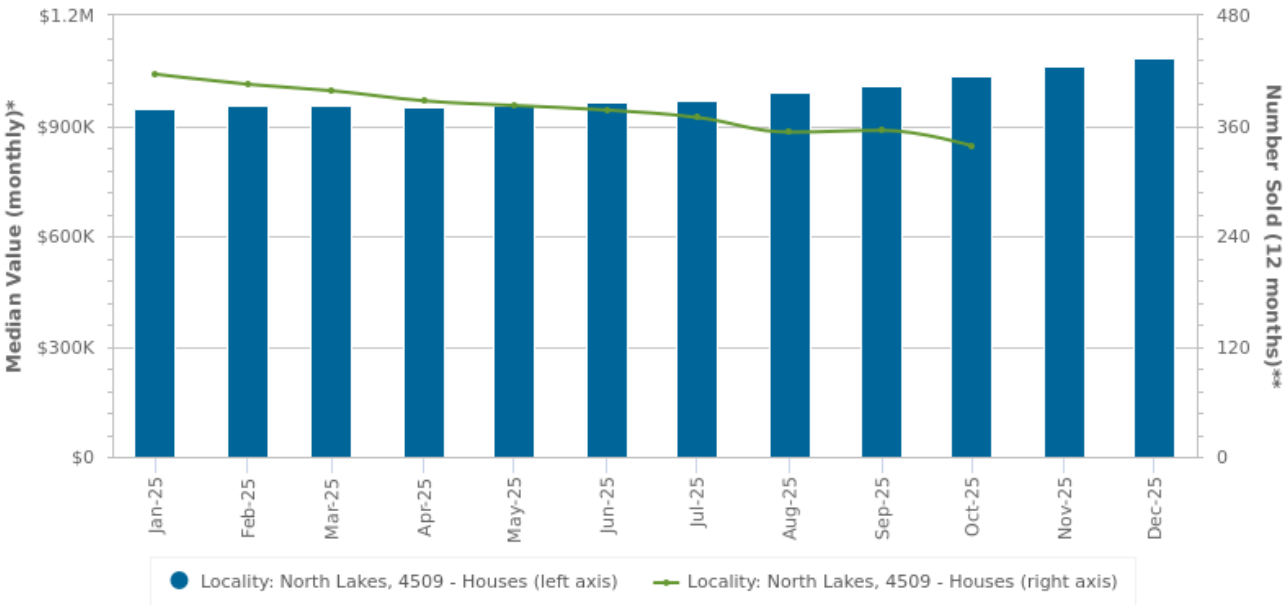
338

Oct 2025

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jan 2025	\$947,856	416
Feb 2025	\$954,761	405
Mar 2025	\$955,022	398
Apr 2025	\$952,504	387
May 2025	\$954,593	382
Jun 2025	\$963,032	377
Jul 2025	\$969,032	369
Aug 2025	\$992,842	353
Sep 2025	\$1,010,126	355
Oct 2025	\$1,033,622	338
Nov 2025	\$1,061,482	-
Dec 2025	\$1,085,805	-

Statistics are calculated over a rolling 12 month period



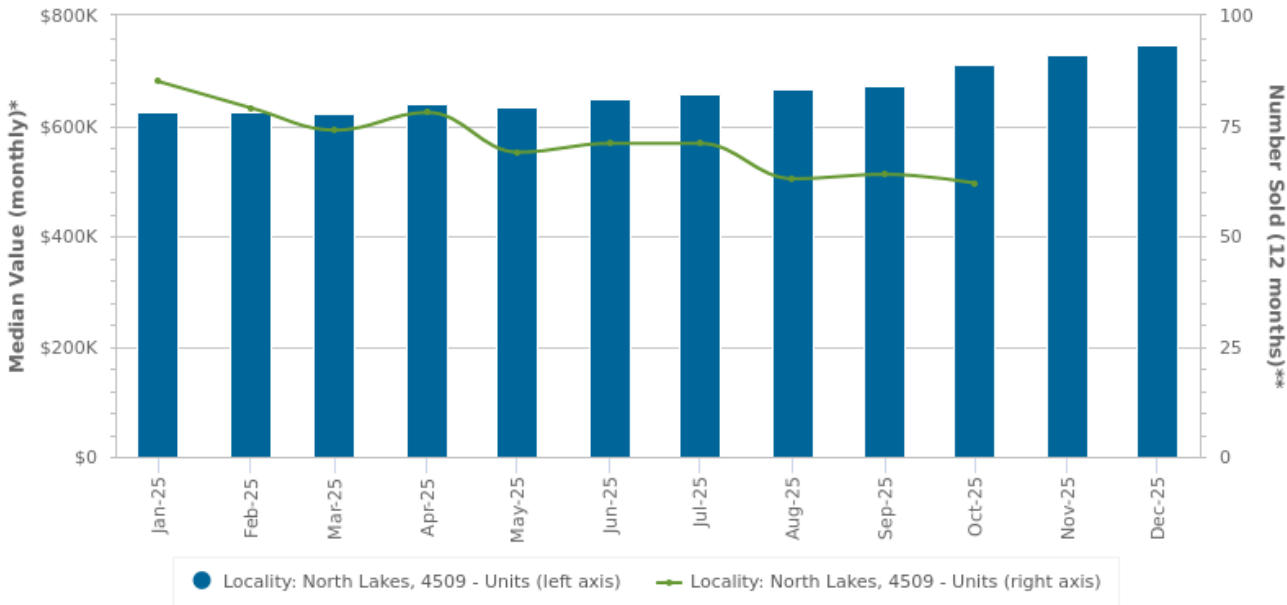
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Unit: Median Value vs Number Sold

62
Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$625,344	85
Feb 2025	\$625,921	79
Mar 2025	\$621,228	74
Apr 2025	\$638,575	78
May 2025	\$633,489	69
Jun 2025	\$647,567	71
Jul 2025	\$656,513	71
Aug 2025	\$667,310	63
Sep 2025	\$673,910	64
Oct 2025	\$711,984	62
Nov 2025	\$729,603	-
Dec 2025	\$746,458	-

Statistics are calculated over a rolling 12 month period



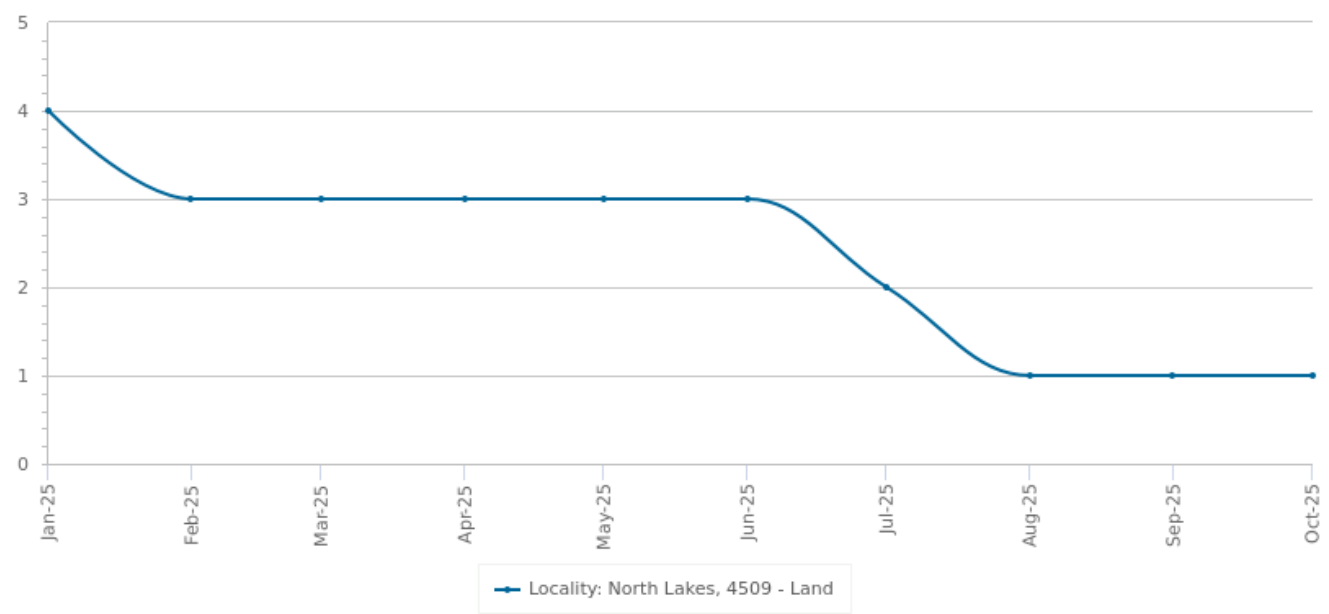
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	4
Dec 2024	-	4
Jan 2025	-	4
Feb 2025	-	3
Mar 2025	-	3
Apr 2025	-	3
May 2025	-	3
Jun 2025	-	3
Jul 2025	-	2
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

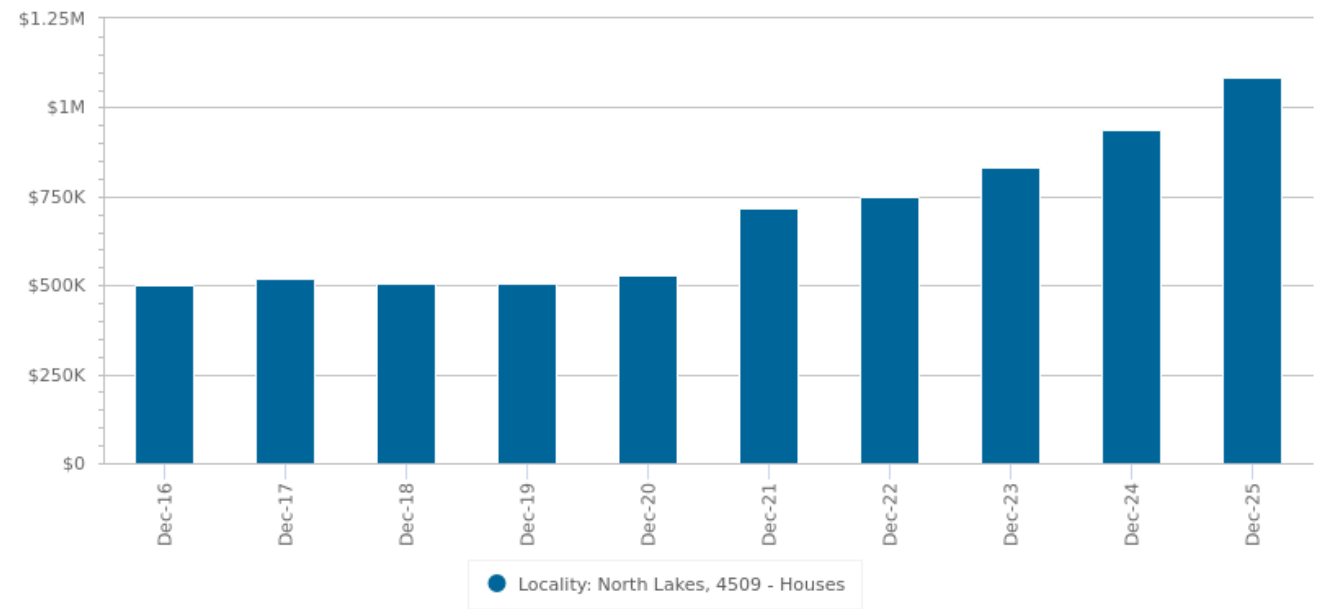
House: Median Value

\$1.09M

Dec 2025

	North Lakes
Dec 2017	\$517,853
Dec 2018	\$504,302
Dec 2019	\$507,346
Dec 2020	\$528,284
Dec 2021	\$718,857
Dec 2022	\$748,934
Dec 2023	\$831,569
Dec 2024	\$939,359
Dec 2025	\$1,085,805
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

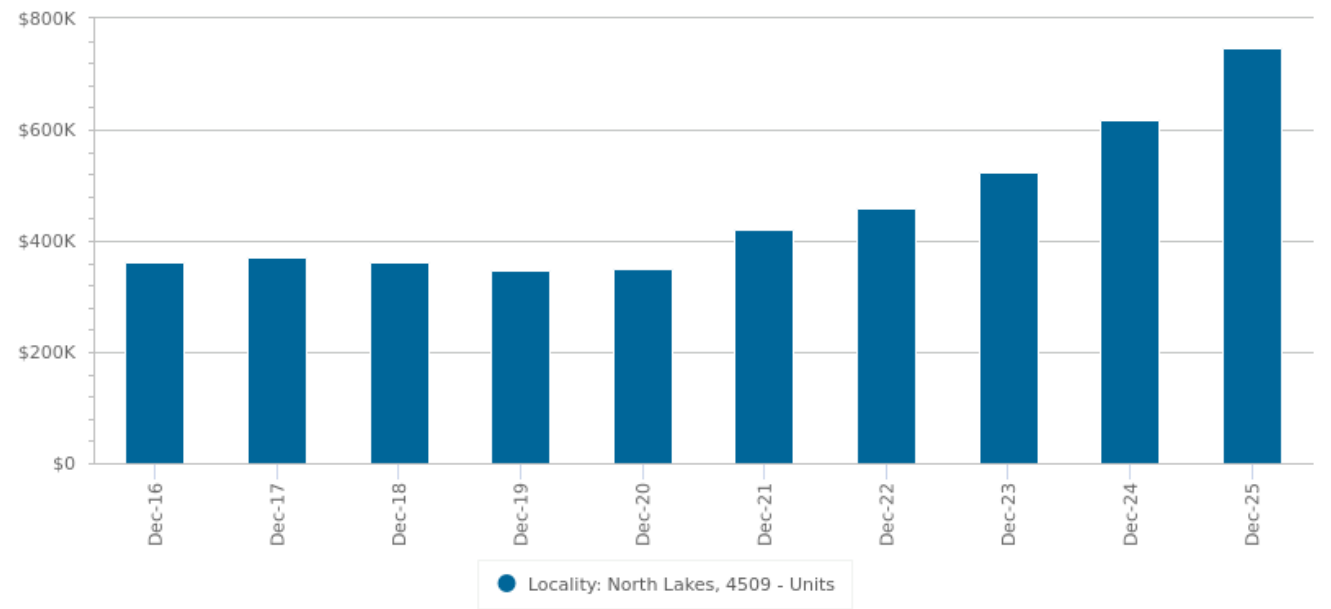
Unit: Median Value

\$746K

Dec 2025

	North Lakes
Dec 2017	\$369,975
Dec 2018	\$360,470
Dec 2019	\$346,093
Dec 2020	\$350,925
Dec 2021	\$421,431
Dec 2022	\$457,960
Dec 2023	\$524,344
Dec 2024	\$617,875
Dec 2025	\$746,458
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

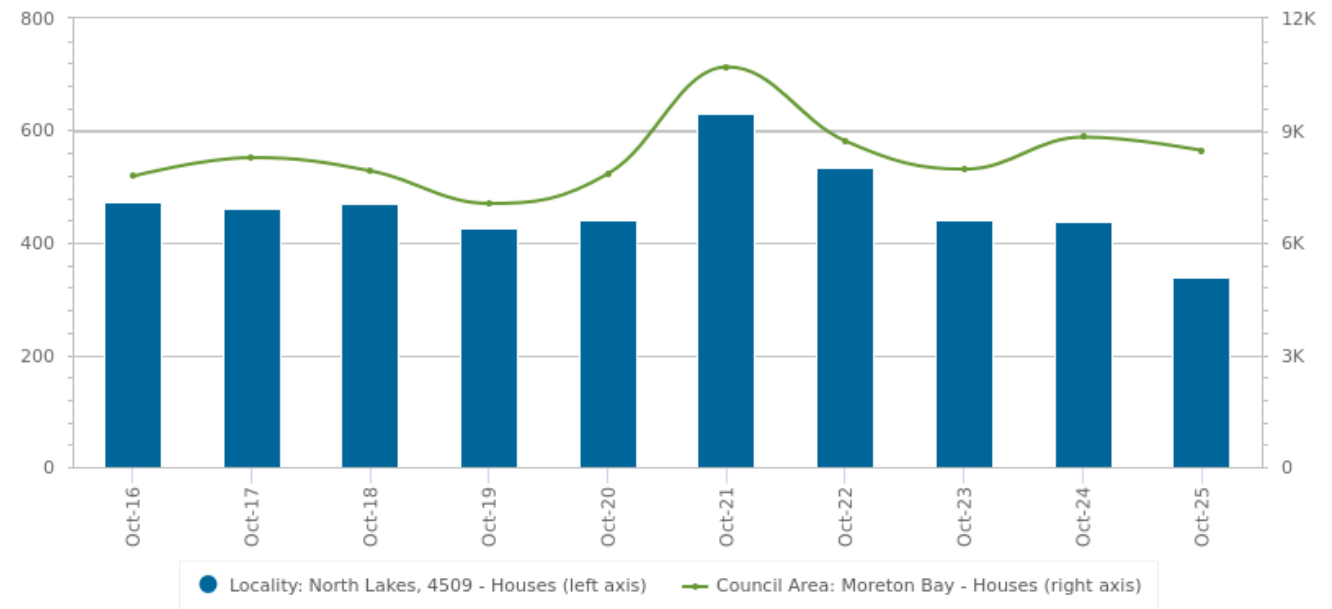
House: Sales Per Annum

338

Oct 2025

	North Lakes	Moreton Bay
Oct 2017	462	8277
Oct 2018	469	7919
Oct 2019	425	7050
Oct 2020	441	7857
Oct 2021	631	10702
Oct 2022	533	8713
Oct 2023	441	7967
Oct 2024	438	8827
Oct 2025	338	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



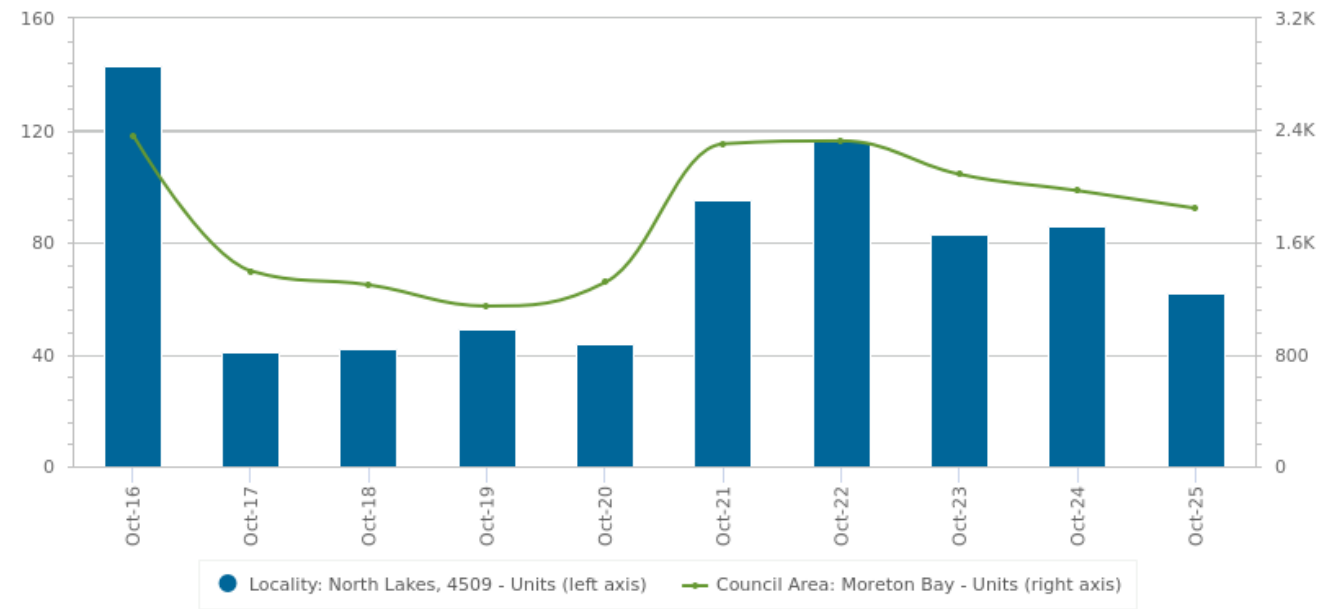
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

62
Oct 2025

	North Lakes	Moreton Bay
Oct 2017	41	1395
Oct 2018	42	1296
Oct 2019	49	1145
Oct 2020	44	1316
Oct 2021	95	2304
Oct 2022	116	2325
Oct 2023	83	2086
Oct 2024	86	1969
Oct 2025	62	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



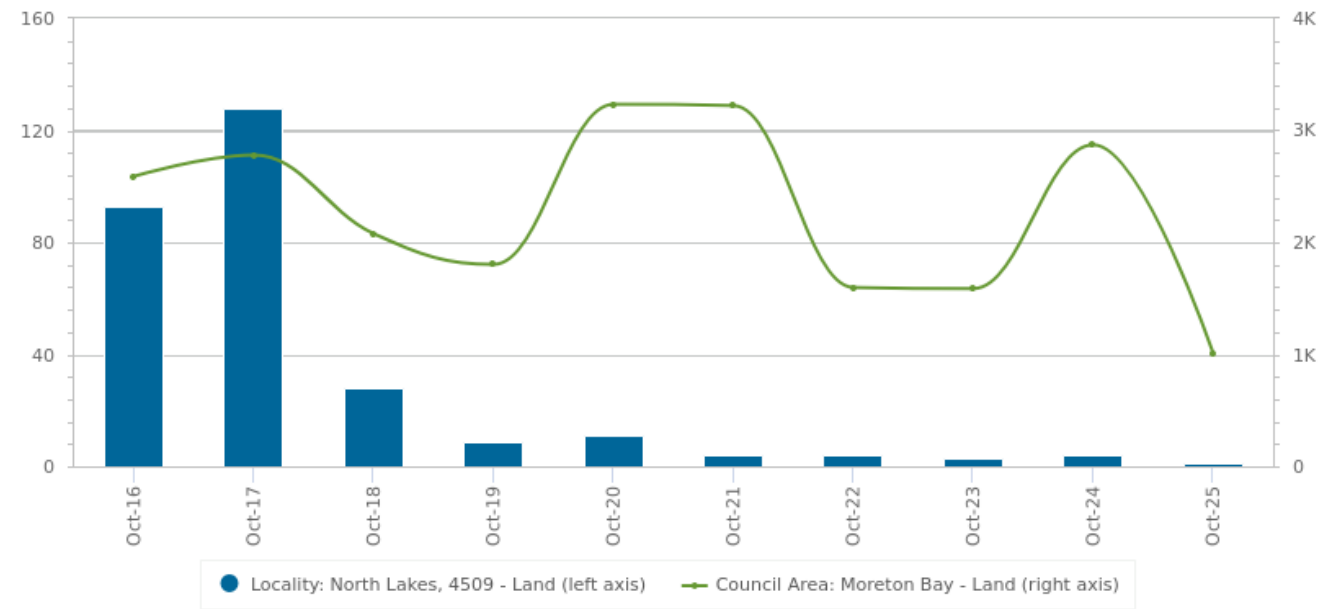
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Oct 2025

	North Lakes	Moreton Bay
Oct 2017	128	2780
Oct 2018	28	2077
Oct 2019	9	1803
Oct 2020	11	3233
Oct 2021	4	3221
Oct 2022	4	1597
Oct 2023	3	1587
Oct 2024	4	2871
Oct 2025	1	1009
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

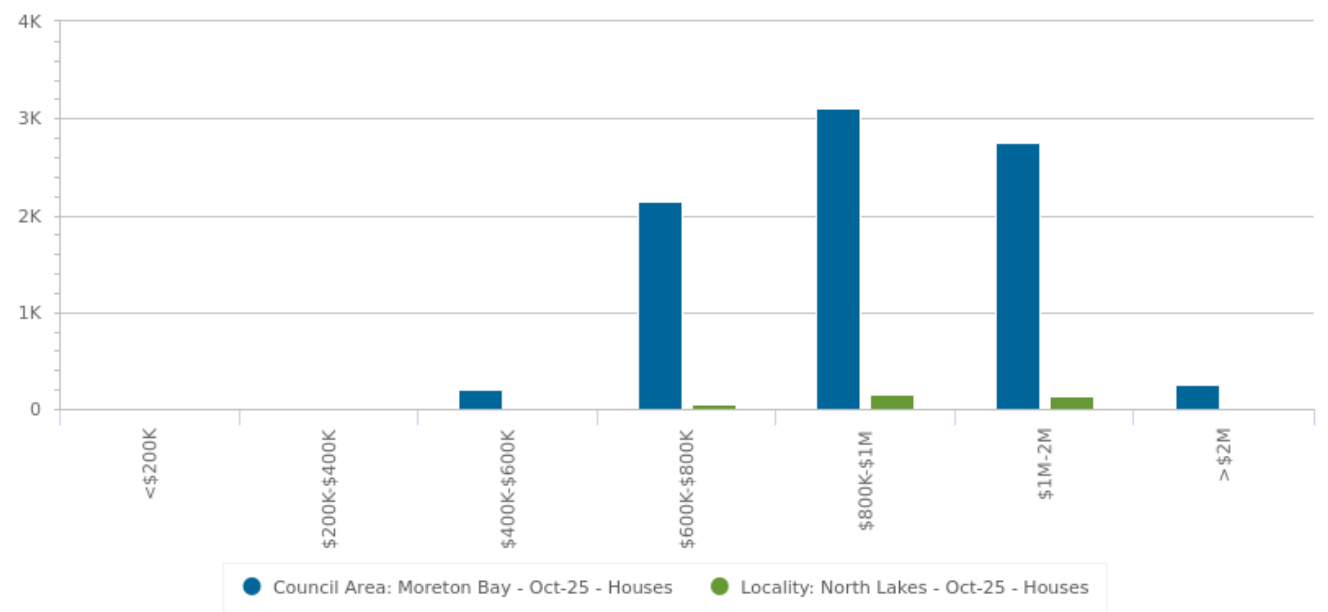
House: Sales By Price

\$338.23M

Oct 2025

	North Lakes	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	1	196
\$600K-\$800K	51	2,137
\$800K-\$1M	155	3,107
\$1M-\$2M	129	2,755
>\$2M	2	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

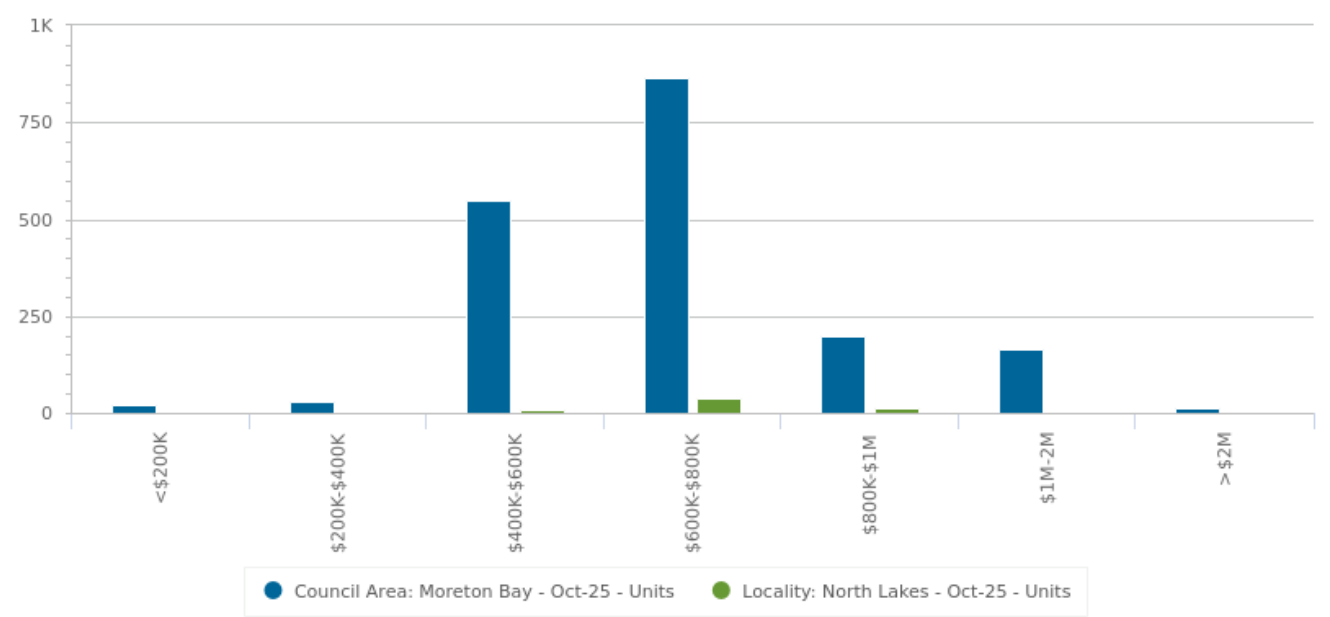
Unit: Sales By Price

\$43.49M

Oct 2025

	North Lakes	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	8	549
\$600K-\$800K	39	866
\$800K-\$1M	14	197
\$1M-\$2M	1	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

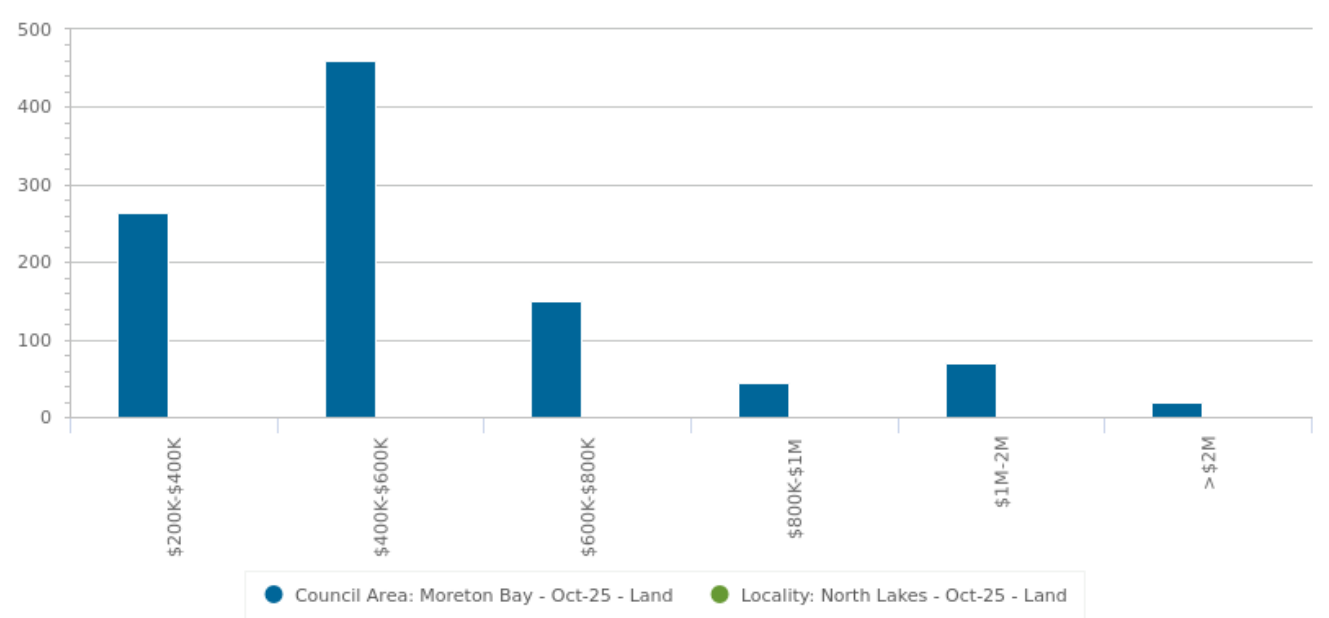


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	North Lakes	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	-	460
\$600K-\$800K	-	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

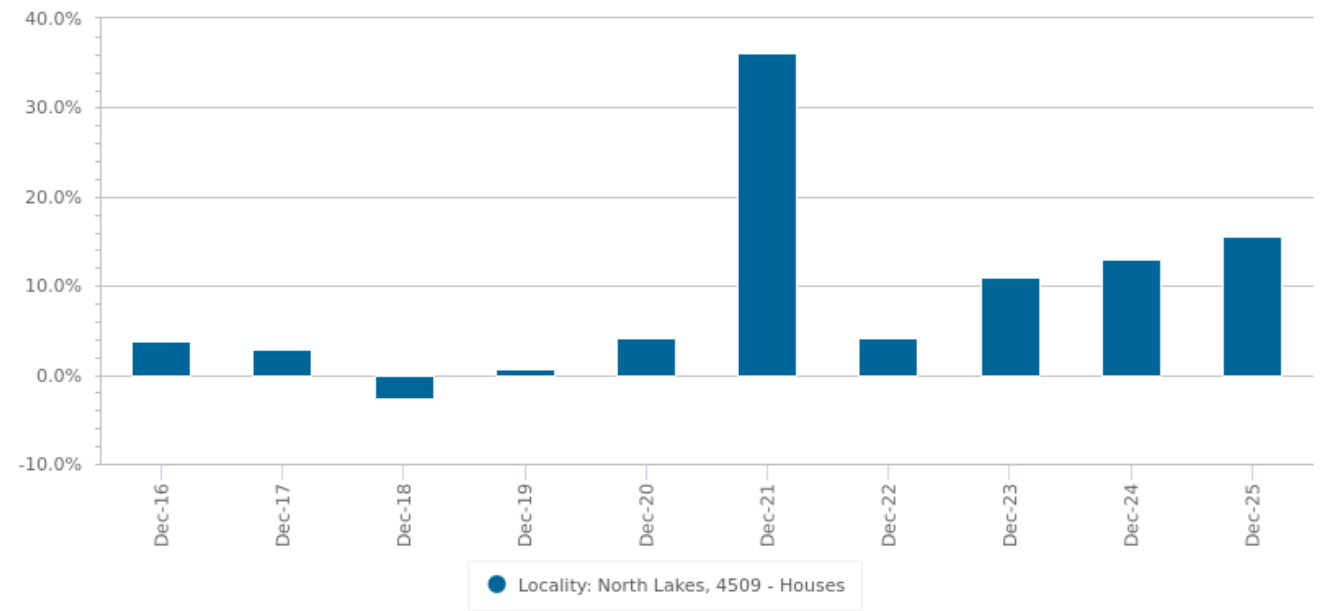
House: Change In Median Value

15.6%

Dec 2025

	North Lakes
Dec 2017	2.9%
Dec 2018	-2.6%
Dec 2019	0.6%
Dec 2020	4.1%
Dec 2021	36.1%
Dec 2022	4.2%
Dec 2023	11.0%
Dec 2024	13.0%
Dec 2025	15.6%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

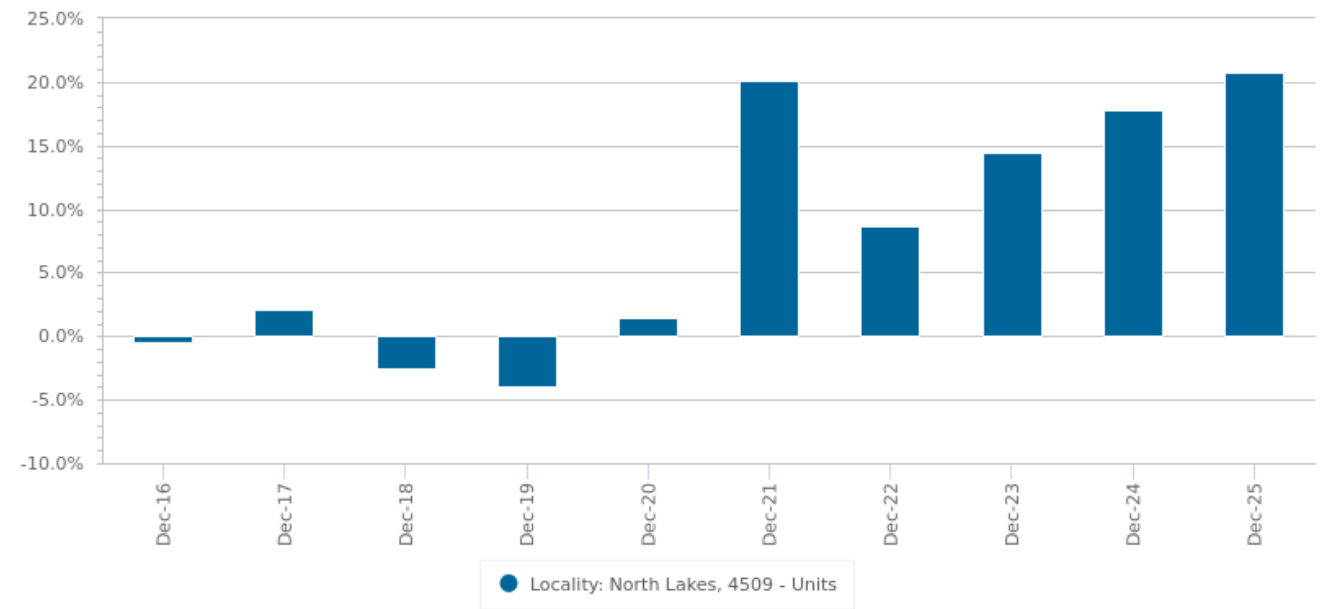
Unit: Change In Median Value

20.8%

Dec 2025

	North Lakes
Dec 2017	2.0%
Dec 2018	-2.6%
Dec 2019	-4.0%
Dec 2020	1.4%
Dec 2021	20.1%
Dec 2022	8.7%
Dec 2023	14.5%
Dec 2024	17.8%
Dec 2025	20.8%
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

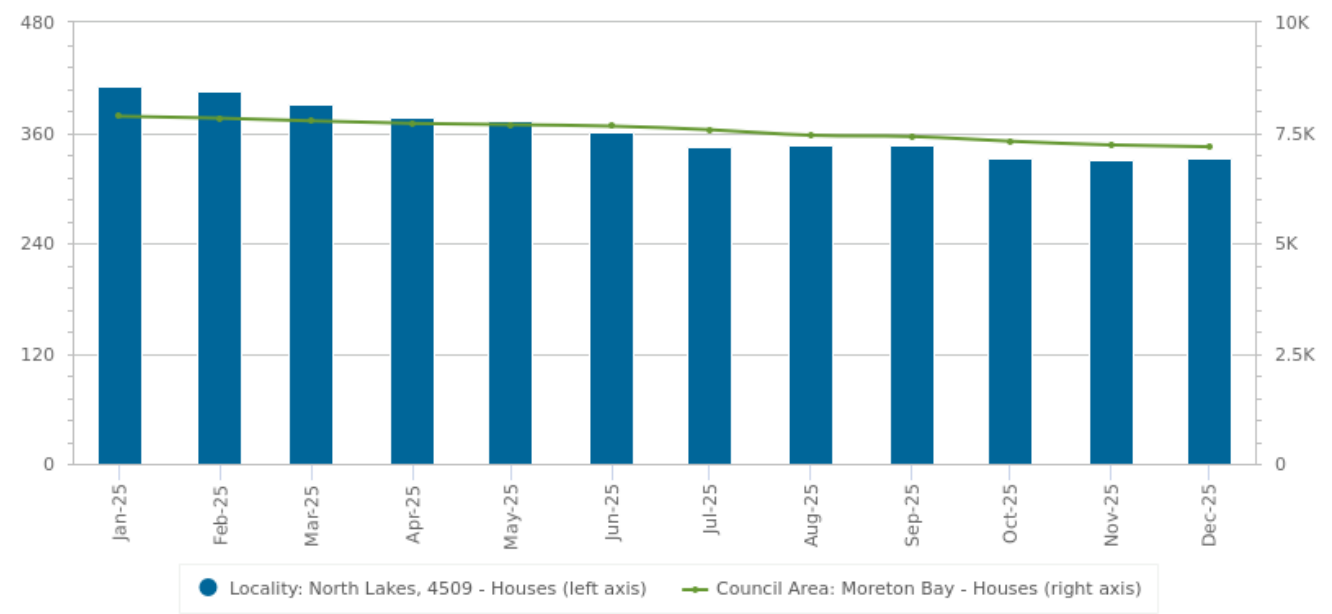
House: Number of New Listing

332

Dec 2025

	North Lakes	Moreton Bay
Jan 2025	411	7,873
Feb 2025	405	7,830
Mar 2025	391	7,768
Apr 2025	377	7,711
May 2025	373	7,683
Jun 2025	361	7,649
Jul 2025	345	7,567
Aug 2025	346	7,442
Sep 2025	346	7,414
Oct 2025	333	7,307
Nov 2025	331	7,223
Dec 2025	332	7,182

Statistics are calculated over a rolling 12 month period



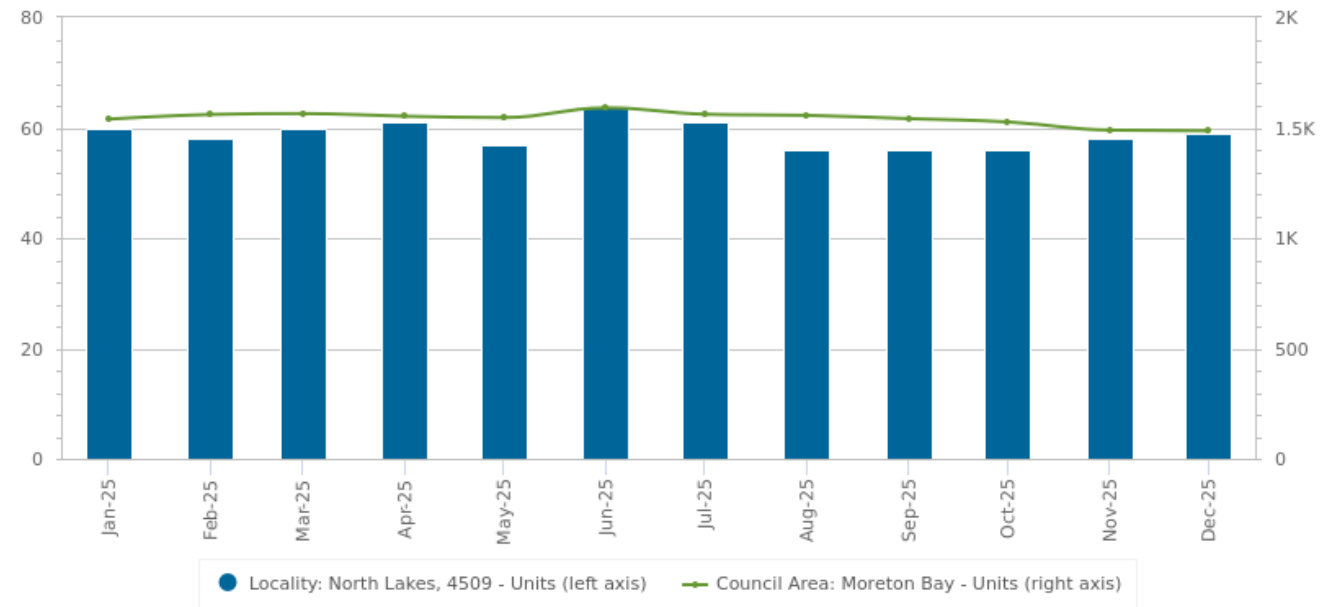
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

59
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	60	1,539
Feb 2025	58	1,560
Mar 2025	60	1,564
Apr 2025	61	1,552
May 2025	57	1,546
Jun 2025	64	1,590
Jul 2025	61	1,561
Aug 2025	56	1,556
Sep 2025	56	1,541
Oct 2025	56	1,526
Nov 2025	58	1,489
Dec 2025	59	1,486

Statistics are calculated over a rolling 12 month period



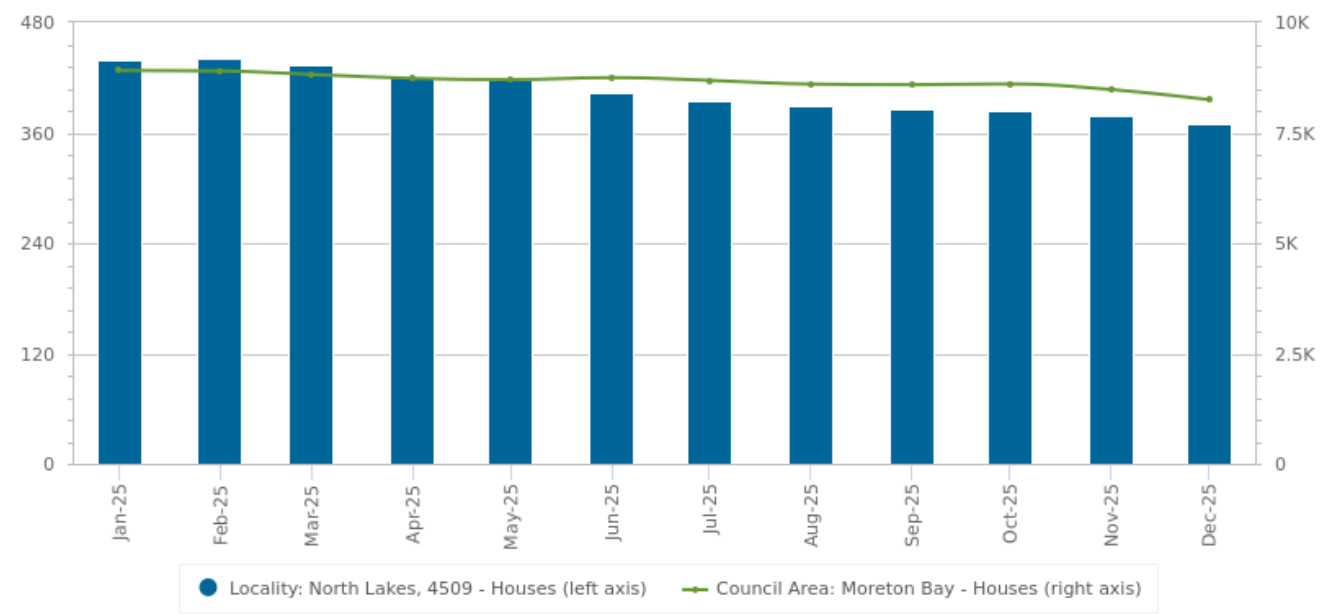
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

369
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	439	8,912
Feb 2025	441	8,900
Mar 2025	433	8,820
Apr 2025	421	8,731
May 2025	417	8,703
Jun 2025	403	8,749
Jul 2025	395	8,685
Aug 2025	390	8,601
Sep 2025	386	8,589
Oct 2025	384	8,606
Nov 2025	378	8,478
Dec 2025	369	8,247

Statistics are calculated over a rolling 12 month period



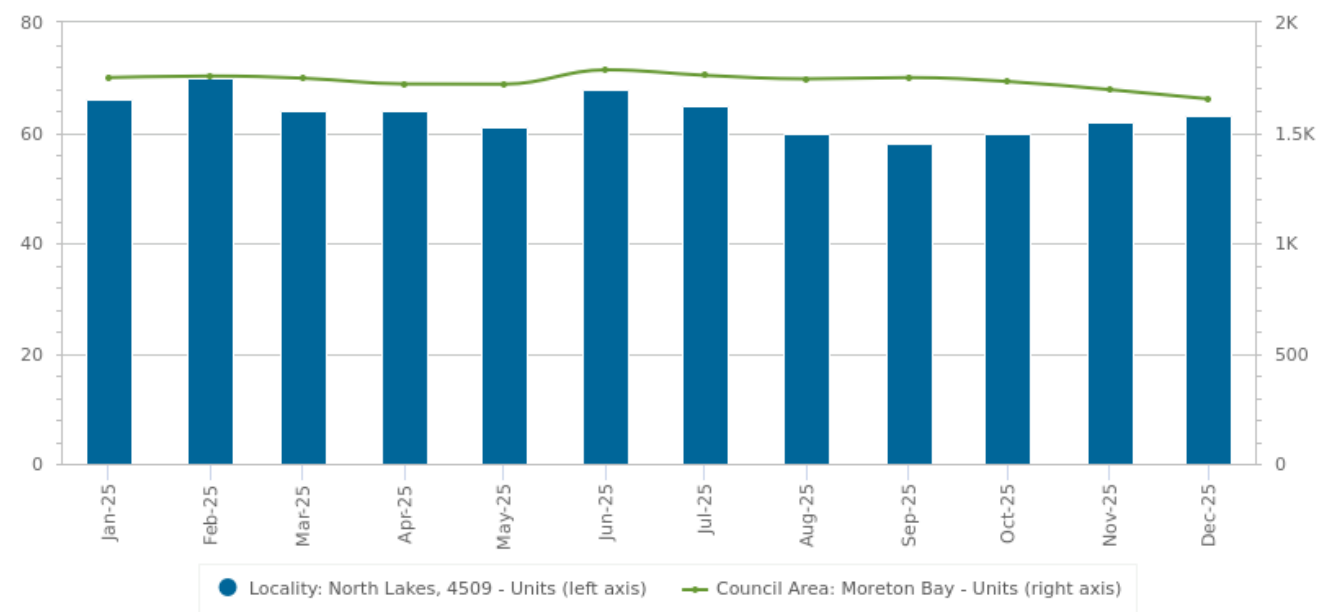
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

63
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	66	1,750
Feb 2025	70	1,757
Mar 2025	64	1,747
Apr 2025	64	1,721
May 2025	61	1,720
Jun 2025	68	1,785
Jul 2025	65	1,760
Aug 2025	60	1,744
Sep 2025	58	1,750
Oct 2025	60	1,732
Nov 2025	62	1,695
Dec 2025	63	1,653

Statistics are calculated over a rolling 12 month period



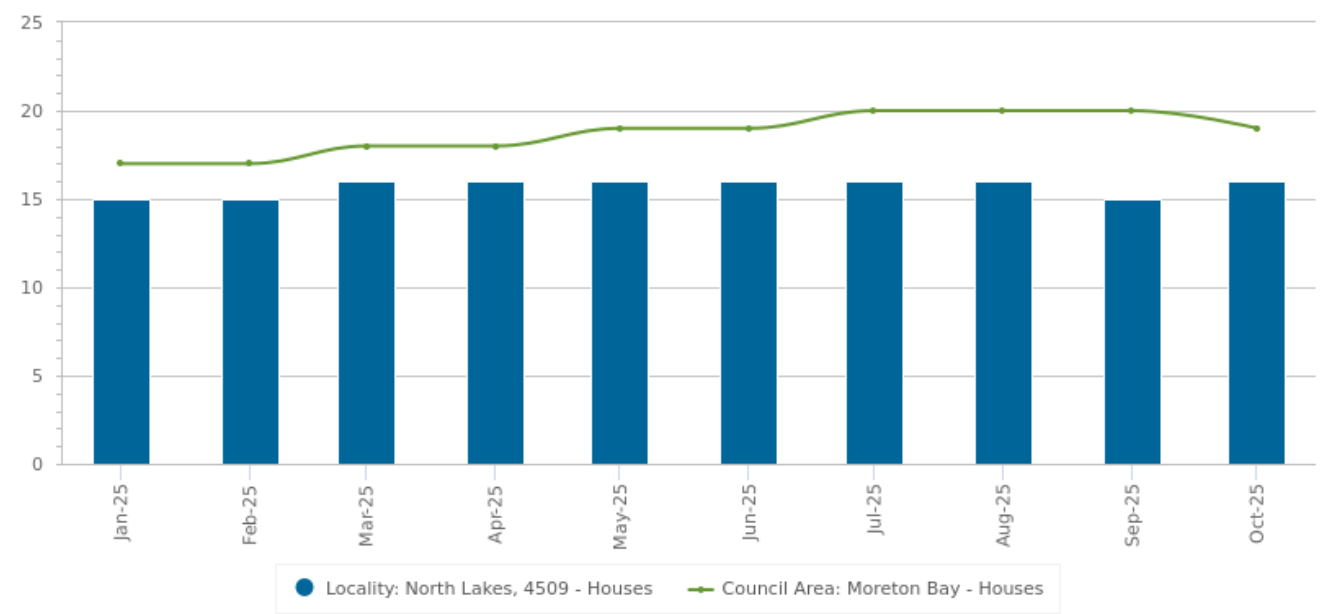
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

16
Oct 2025

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

Statistics are calculated over a rolling 12 month period



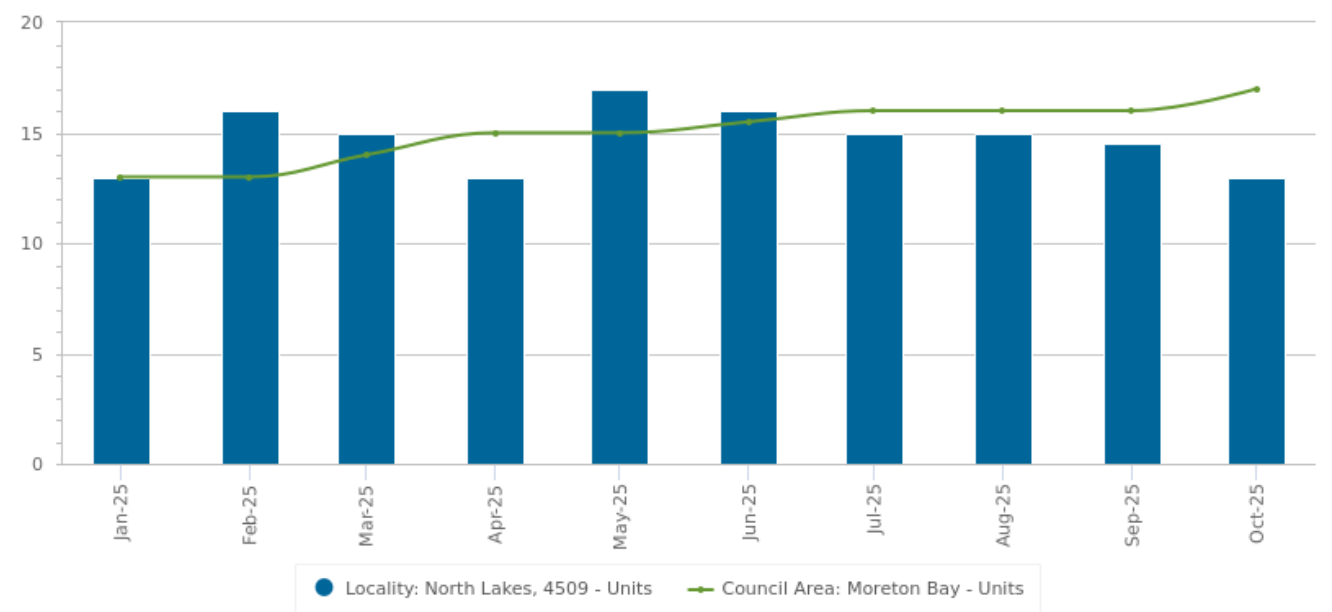
Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

13
Oct 2025

	North Lakes	Moreton Bay
Nov 2024	11	13
Dec 2024	13	13
Jan 2025	13	13
Feb 2025	16	13
Mar 2025	15	14
Apr 2025	13	15
May 2025	17	15
Jun 2025	16	15.5
Jul 2025	15	16
Aug 2025	15	16
Sep 2025	14.5	16
Oct 2025	13	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

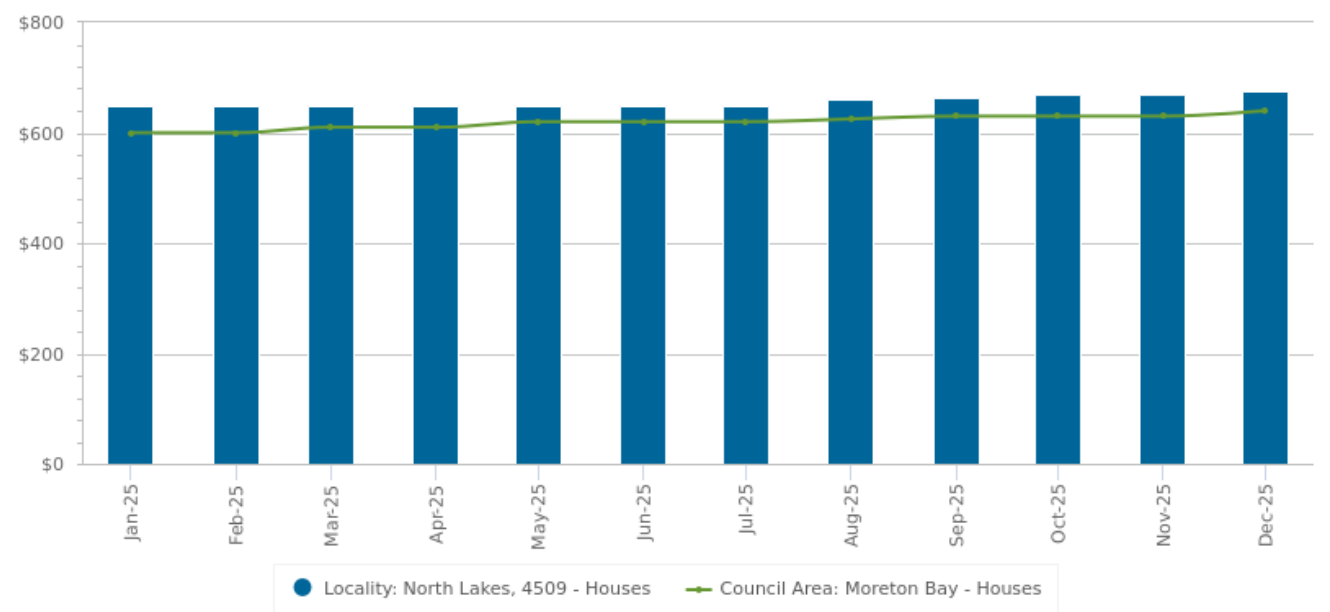
House: Median Rent

\$675/w

Dec 2025

	North Lakes	Moreton Bay
Jan 2025	\$650/w	\$600/w
Feb 2025	\$650/w	\$600/w
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$610/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$660/w	\$625/w
Sep 2025	\$665/w	\$630/w
Oct 2025	\$670/w	\$630/w
Nov 2025	\$670/w	\$630/w
Dec 2025	\$675/w	\$640/w

Statistics are calculated over a rolling 12 month period



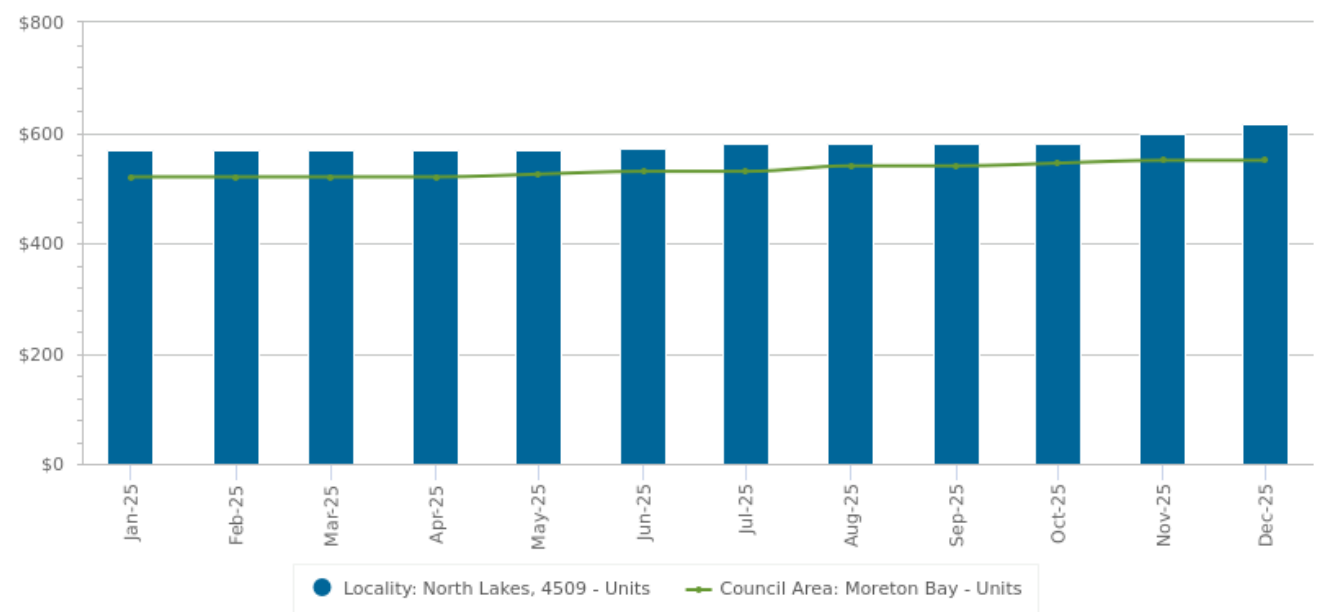
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$615/w
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	\$570/w	\$520/w
Feb 2025	\$570/w	\$520/w
Mar 2025	\$570/w	\$520/w
Apr 2025	\$570/w	\$520/w
May 2025	\$570/w	\$525/w
Jun 2025	\$573/w	\$530/w
Jul 2025	\$580/w	\$530/w
Aug 2025	\$580/w	\$540/w
Sep 2025	\$580/w	\$540/w
Oct 2025	\$580/w	\$545/w
Nov 2025	\$600/w	\$550/w
Dec 2025	\$615/w	\$550/w

Statistics are calculated over a rolling 12 month period



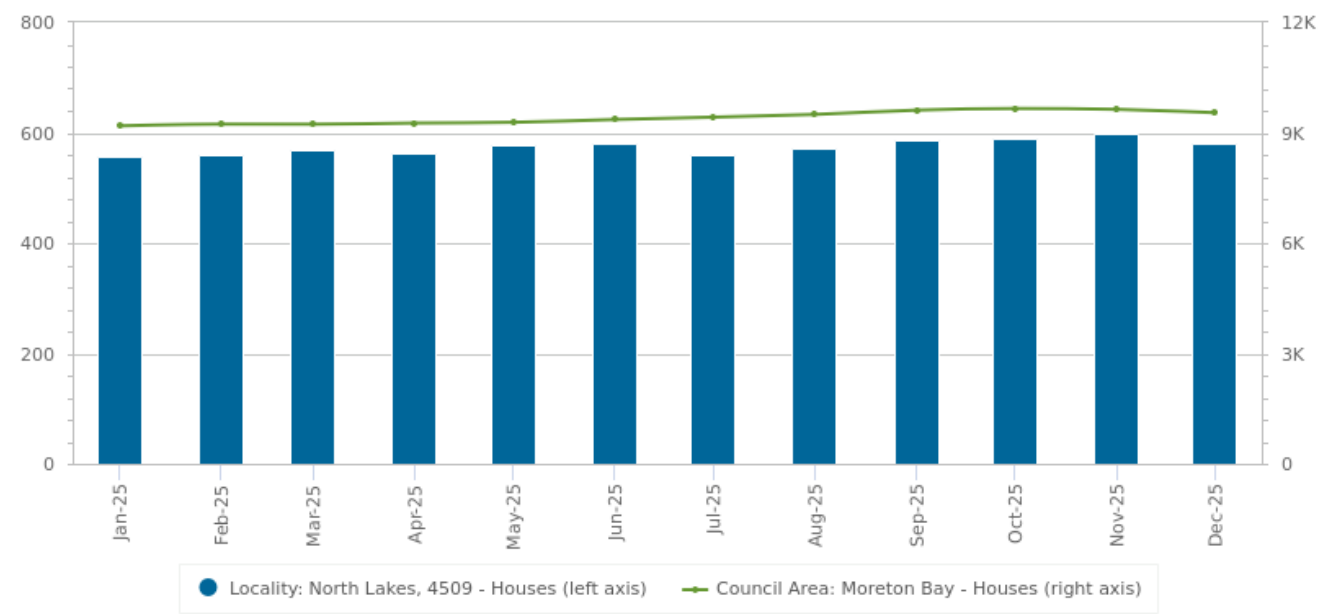
Statistics are calculated over a rolling 12 month period

House: Rental Rate Observations

582
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	557	9,187
Feb 2025	559	9,233
Mar 2025	568	9,231
Apr 2025	562	9,263
May 2025	578	9,283
Jun 2025	581	9,360
Jul 2025	561	9,423
Aug 2025	571	9,498
Sep 2025	588	9,614
Oct 2025	591	9,658
Nov 2025	598	9,635
Dec 2025	582	9,544

Statistics are calculated over a rolling 12 month period



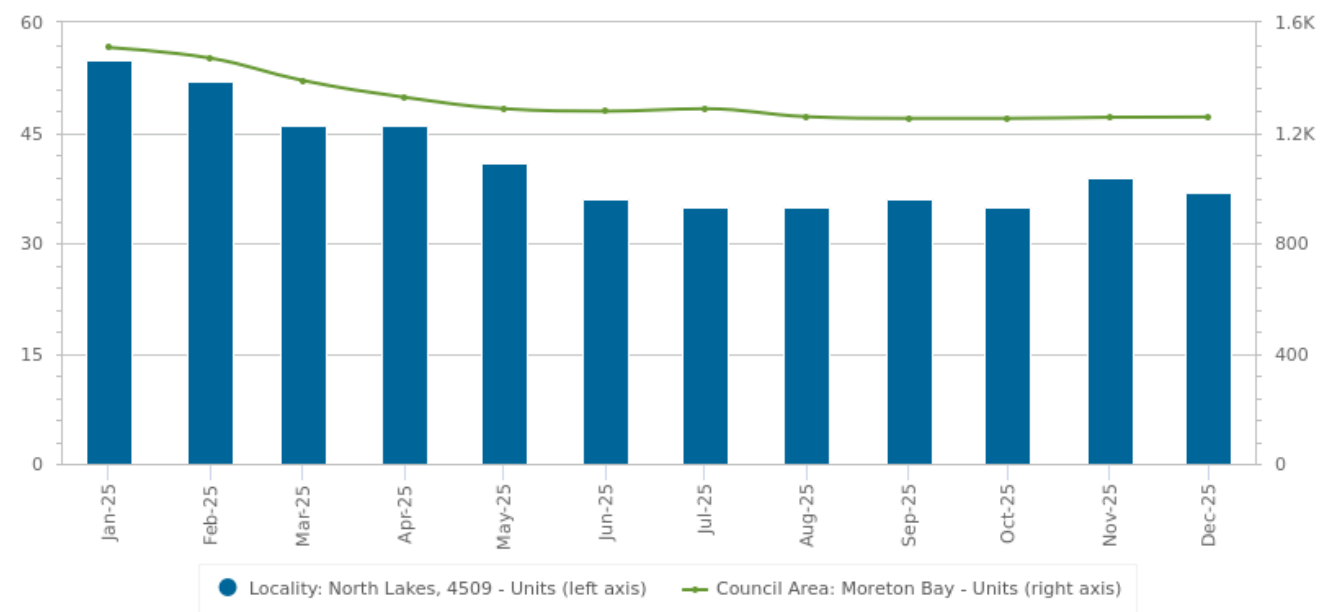
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

37
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	55	1,509
Feb 2025	52	1,470
Mar 2025	46	1,389
Apr 2025	46	1,328
May 2025	41	1,287
Jun 2025	36	1,278
Jul 2025	35	1,287
Aug 2025	35	1,258
Sep 2025	36	1,252
Oct 2025	35	1,252
Nov 2025	39	1,256
Dec 2025	37	1,257

Statistics are calculated over a rolling 12 month period



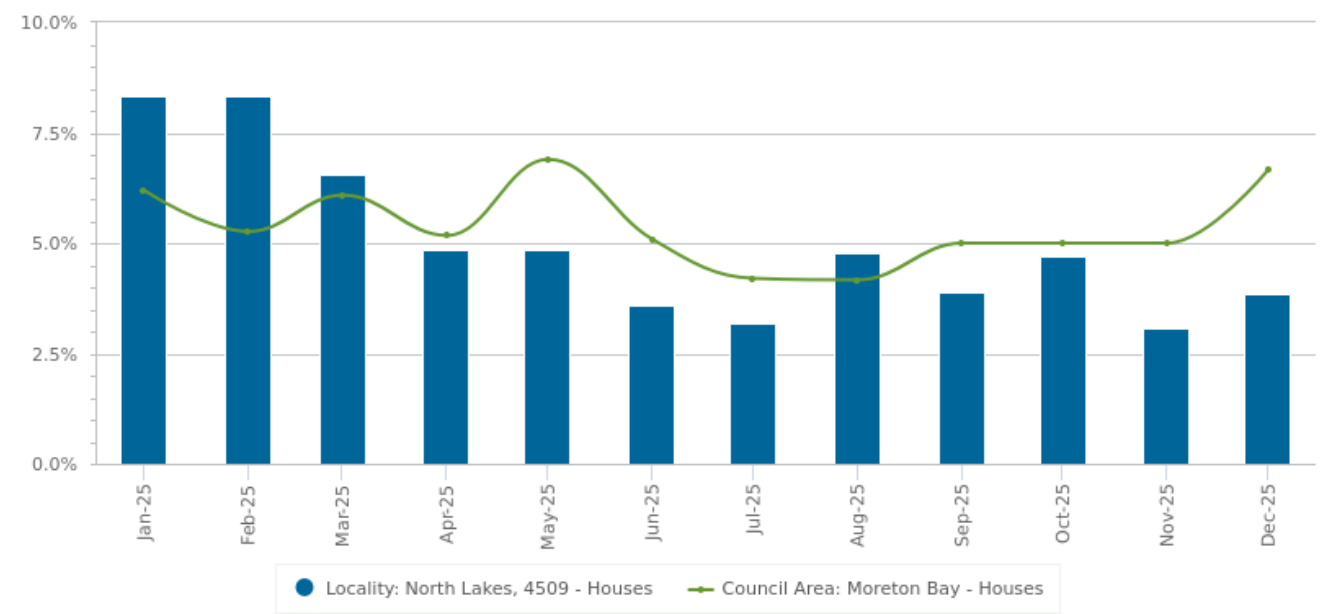
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

3.8%
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	8.3%	6.2%
Feb 2025	8.3%	5.3%
Mar 2025	6.6%	6.1%
Apr 2025	4.8%	5.2%
May 2025	4.8%	6.9%
Jun 2025	3.6%	5.1%
Jul 2025	3.2%	4.2%
Aug 2025	4.8%	4.2%
Sep 2025	3.9%	5.0%
Oct 2025	4.7%	5.0%
Nov 2025	3.1%	5.0%
Dec 2025	3.8%	6.7%

Statistics are calculated over a rolling 12 month period



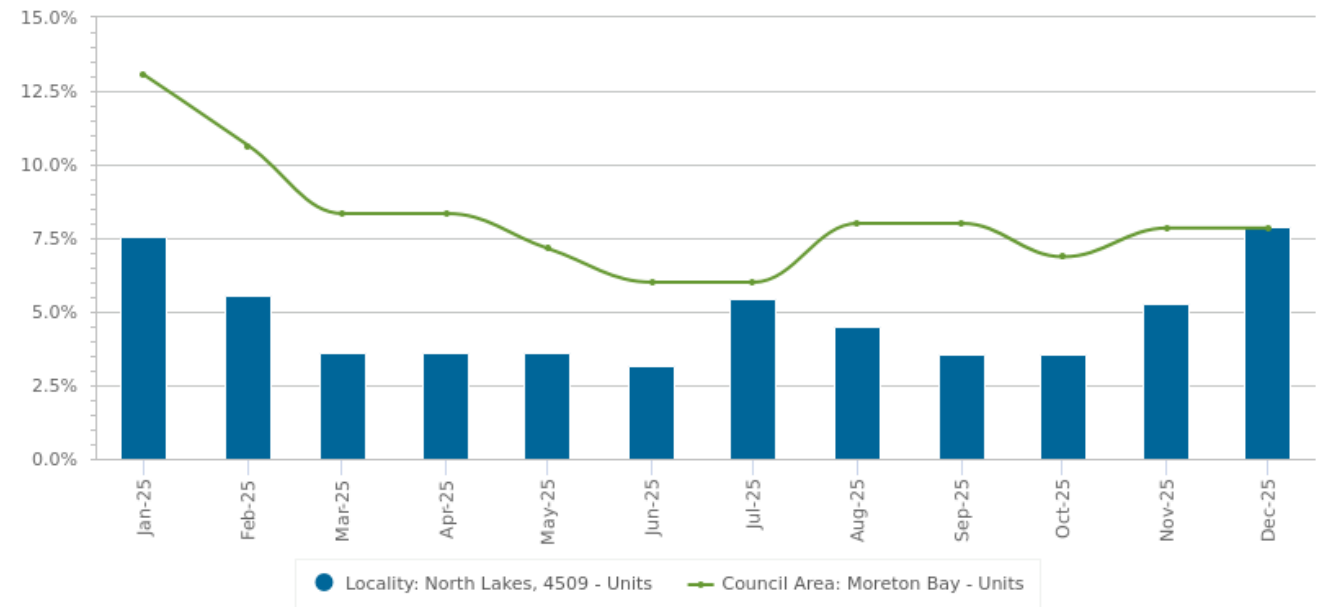
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

7.9%
Dec 2025

	North Lakes	Moreton Bay
Jan 2025	7.5%	13.0%
Feb 2025	5.6%	10.6%
Mar 2025	3.6%	8.3%
Apr 2025	3.6%	8.3%
May 2025	3.6%	7.1%
Jun 2025	3.2%	6.0%
Jul 2025	5.5%	6.0%
Aug 2025	4.5%	8.0%
Sep 2025	3.6%	8.0%
Oct 2025	3.6%	6.9%
Nov 2025	5.3%	7.8%
Dec 2025	7.9%	7.8%

Statistics are calculated over a rolling 12 month period



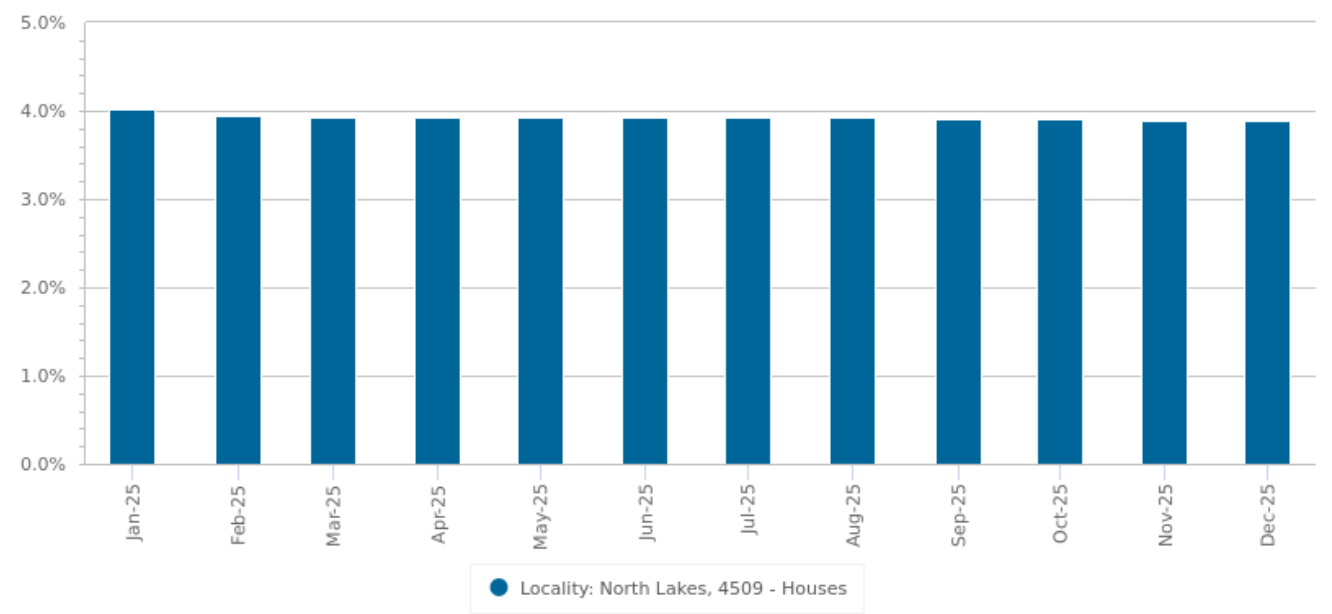
Statistics are calculated over a rolling 12 month period

House: Value Based Rental Yield

3.9%
Dec 2025

	North Lakes
Jan 2025	4.0%
Feb 2025	4.0%
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	3.9%

Statistics are calculated at the end of the displayed month



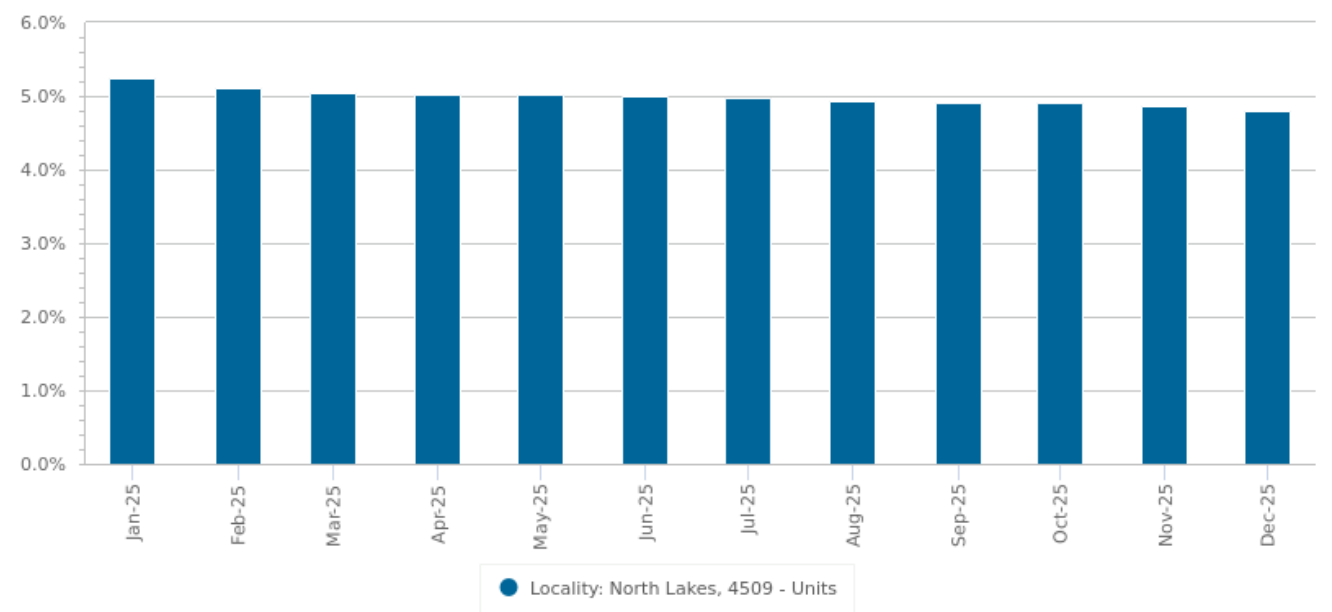
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

4.8%
Dec 2025

	North Lakes
Jan 2025	5.2%
Feb 2025	5.1%
Mar 2025	5.1%
Apr 2025	5.0%
May 2025	5.0%
Jun 2025	5.0%
Jul 2025	5.0%
Aug 2025	4.9%
Sep 2025	4.9%
Oct 2025	4.9%
Nov 2025	4.9%
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

	North Lakes	Moreton Bay
Childless Couples	30.5%	38.7%
Couples with Children	52.4%	42%
Single Parents	16.3%	17.9%
Other	0.8%	1.3%

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



Childless Couples

30.5%



Couples with Children

52.4%



Single Parents

16.3%



Other

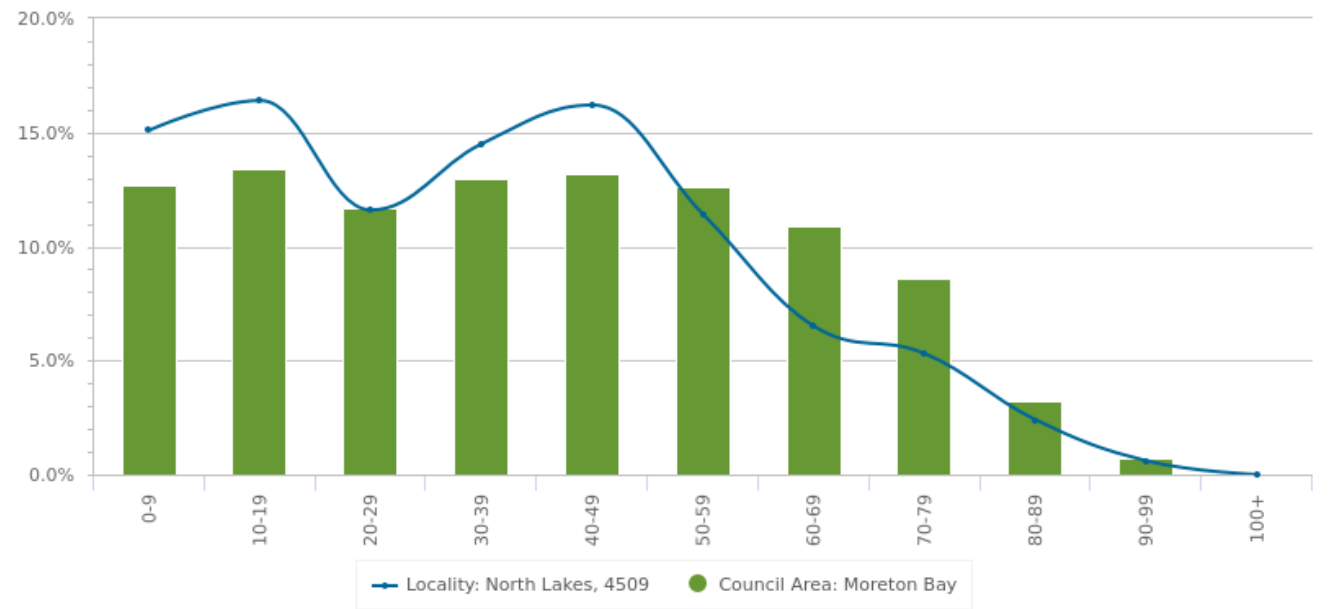
0.8%

Population Age

Population Age

	North Lakes	Moreton Bay
0-9	15.1%	12.7%
10-19	16.4%	13.4%
20-29	11.6%	11.7%
30-39	14.5%	13%
40-49	16.2%	13.2%
50-59	11.4%	12.6%
60-69	6.5%	10.9%
70-79	5.3%	8.6%
80-89	2.4%	3.2%
90-99	0.6%	0.7%

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



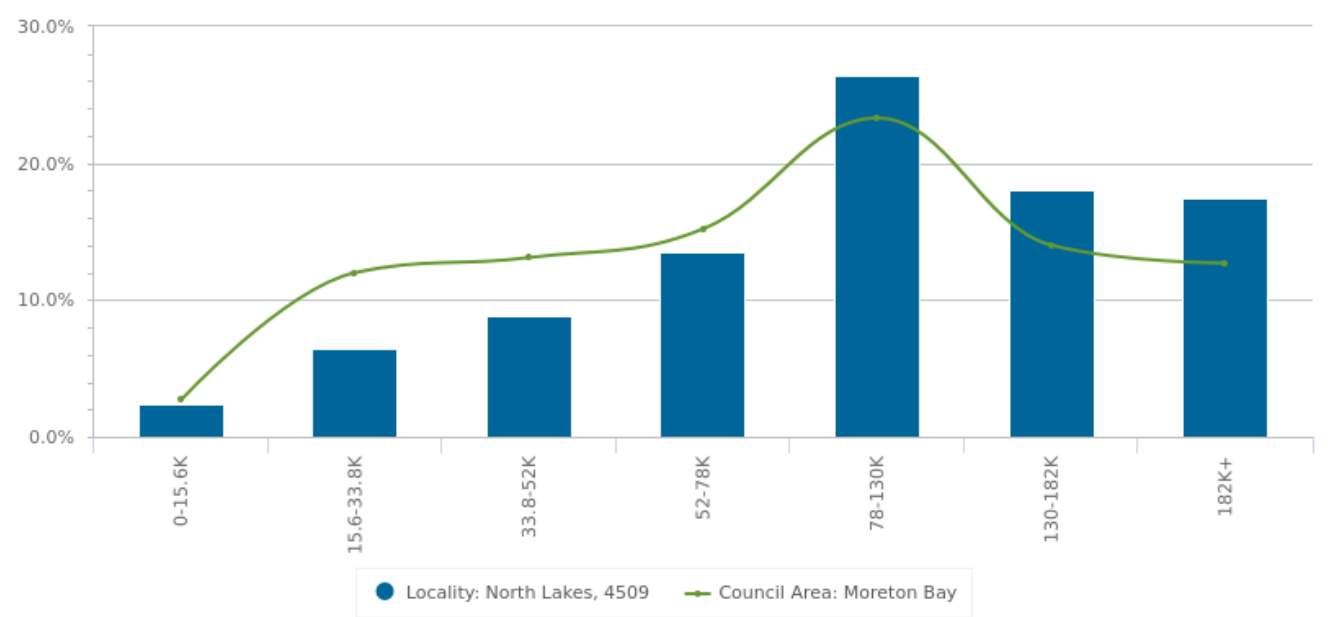
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	North Lakes	Moreton Bay
0-15.6K	2.4%	2.7%
15.6-33.8K	6.5%	12%
33.8-52K	8.9%	13.1%
52-78K	13.5%	15.2%
78-130K	26.4%	23.3%
130-182K	18.1%	14%
182K+	17.4%	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

	North Lakes	Moreton Bay
Postgrad	7.9%	4.9%
Graduate Diploma or Certificate	3.7%	3.3%
Bachelor	25.6%	20%
Advanced Diploma or Diploma	19.1%	17.2%
Certificate	34.9%	42.3%
Not Stated	7.8%	11.2%
Inadequately Described	1%	0.9%

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



Postgrad

7.9%



Graduate Diploma or Certificate

3.7%



Bachelor

25.6%



Advanced Diploma or
Diploma

19.1%



Certificate

34.9%



Not Stated

7.8%



Inadequately
Described

1%

Occupation

Employment By Occupation

	North Lakes	Moreton Bay
Professional	21.6%	17.9%
Clerical	14.5%	14.1%
Trades	11.9%	14.7%
Labourer	8.1%	10.5%
Not Stated	1.9%	1.8%
Machinery Operators and Drivers	5.8%	7.1%
Managers	12.7%	11.4%
Community and Personal Service Workers	13.8%	13.3%
Sales Workers	9.9%	9.1%

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



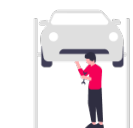
Professional

21.6%



Clerical

14.5%



Trades

11.9%



Labourer

8.1%



Not Stated

1.9%



Machinery Operators and Drivers

5.8%

Employment By Occupation



Managers

12.7%



Community and Personal Service
Workers

13.8%



Sales Workers

9.9%

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