

Suburb Statistics Report

North Lakes QLD 4509

Prepared on 24 Mar 2026

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Area Profile

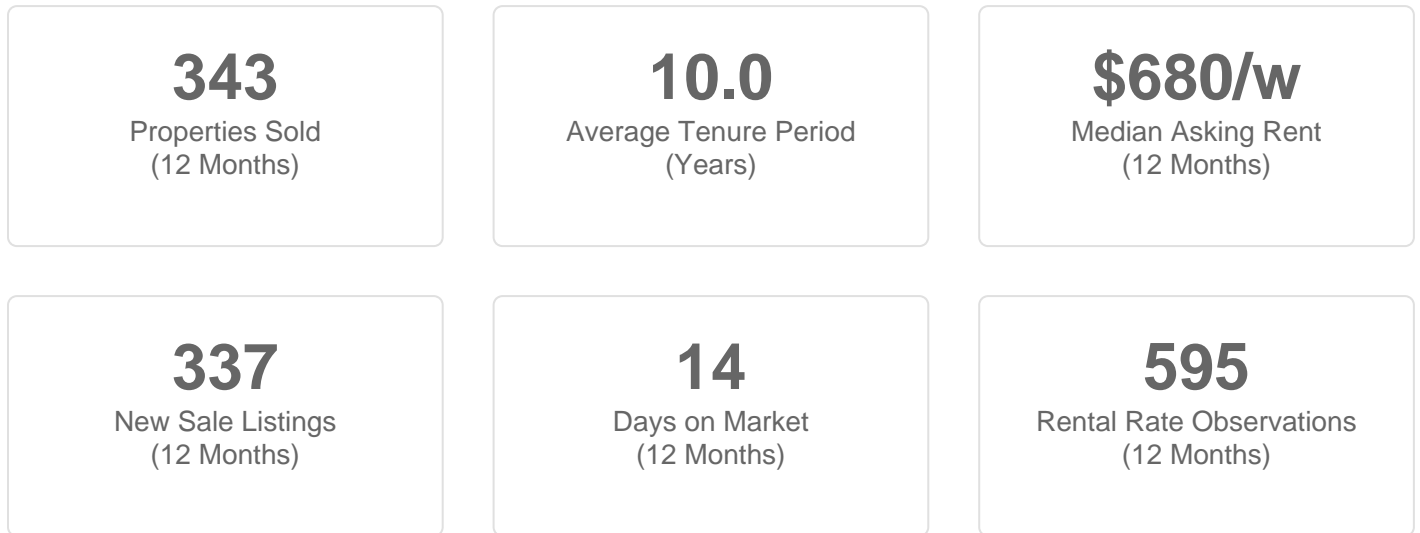
North Lakes, QLD

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.

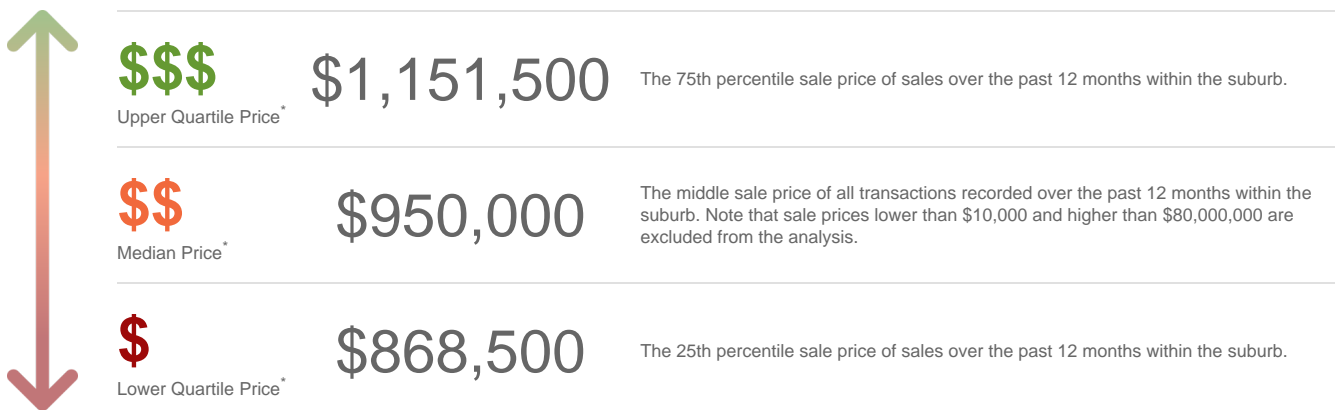
	House	Unit	Land
Average Tenure Period	10.0 years	6.6 years	-
Total Dwellings	7,022	1,293	48
Total New Listings	337	55	-
Median Value	\$1,138,651	\$795,804	-
Total Properties Listed	381	62	-

Market Trends

House: Market Trends



House: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

63

Properties Sold
(12 Months)

6.6

Average Tenure Period
(Years)

\$630/w

Median Asking Rent
(12 Months)

55

New Sale Listings
(12 Months)

12

Days on Market
(12 Months)

37

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$819,000

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

\$\$

Median Price*

\$715,000

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.

\$

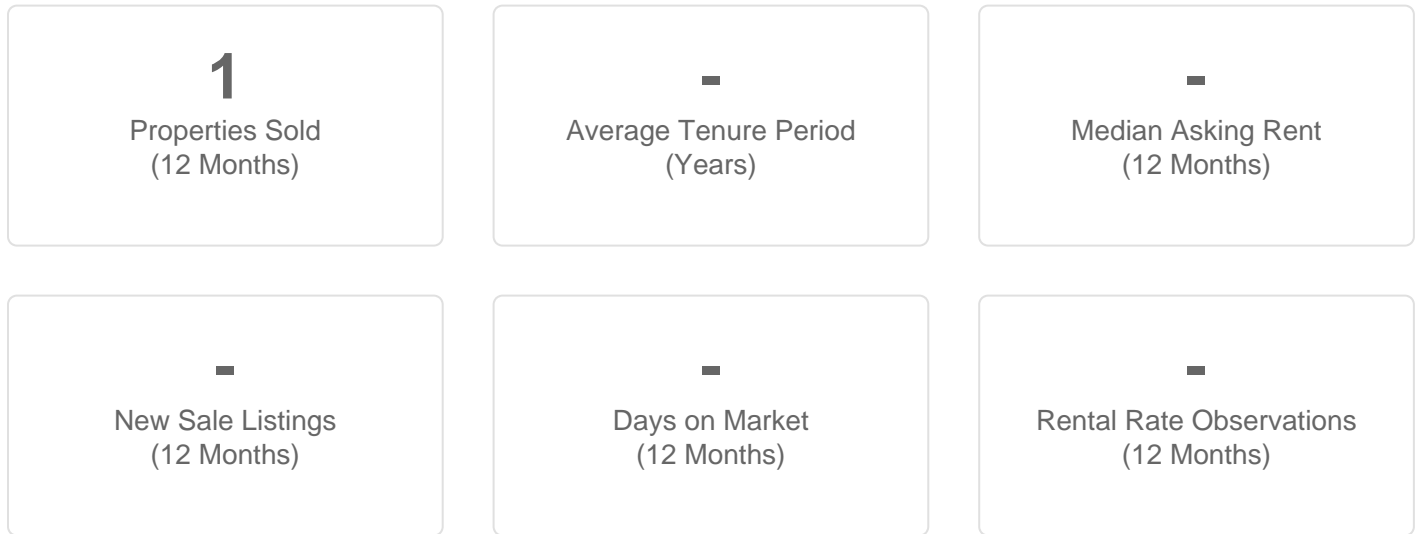
Lower Quartile Price*

\$637,500

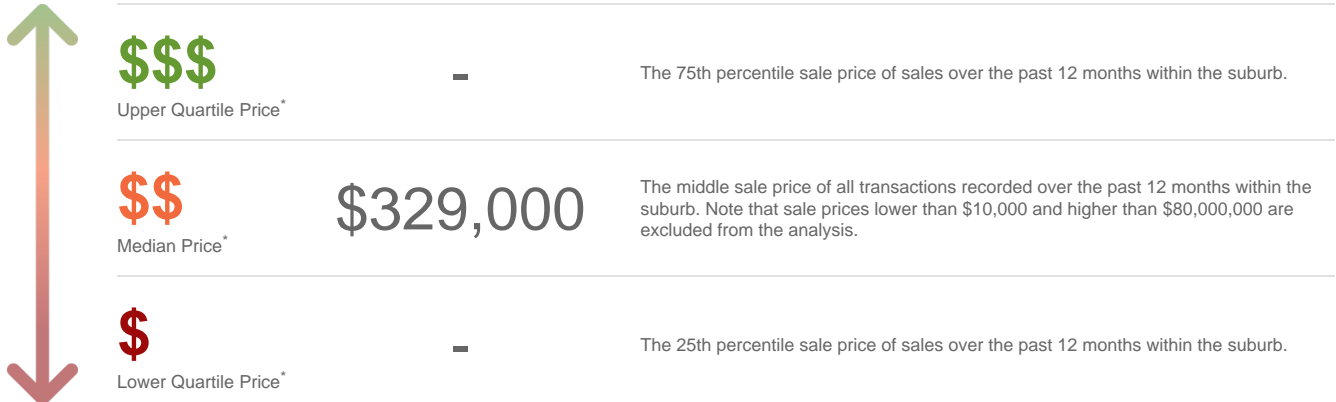
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

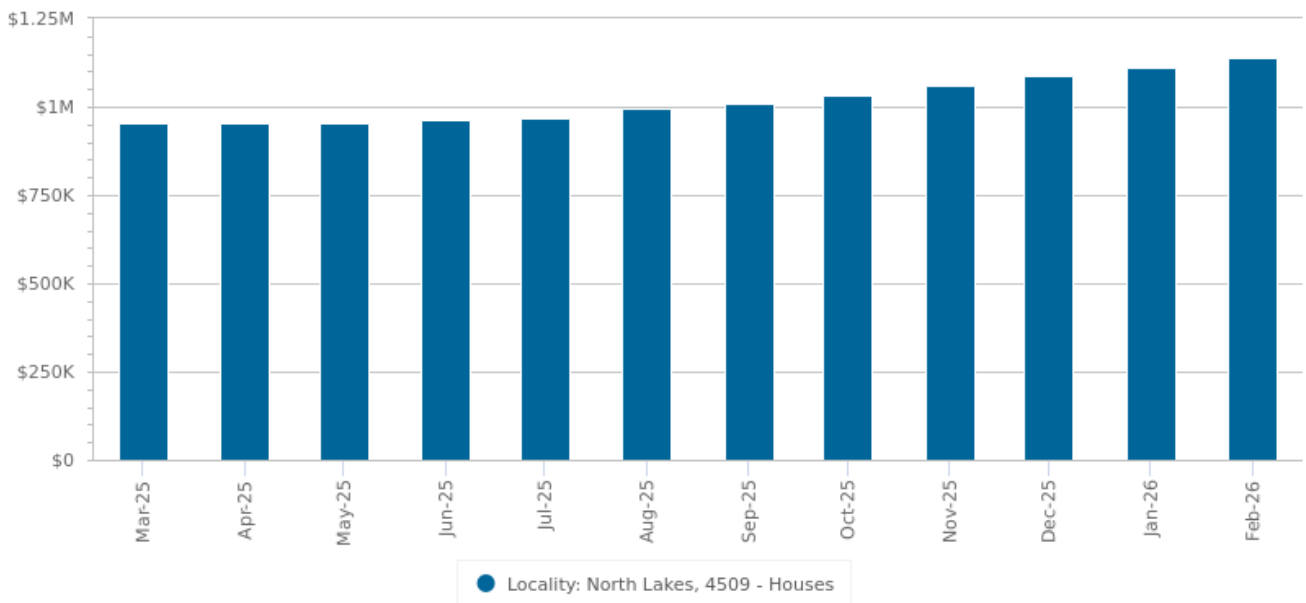
House: Recent Median Value

\$1.14M

Feb 2026

	North Lakes
Mar 2025	\$954,970
Apr 2025	\$952,483
May 2025	\$954,663
Jun 2025	\$963,099
Jul 2025	\$969,741
Aug 2025	\$994,910
Sep 2025	\$1,011,273
Oct 2025	\$1,033,533
Nov 2025	\$1,061,353
Dec 2025	\$1,089,415
Jan 2026	\$1,113,106
Feb 2026	\$1,138,651

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

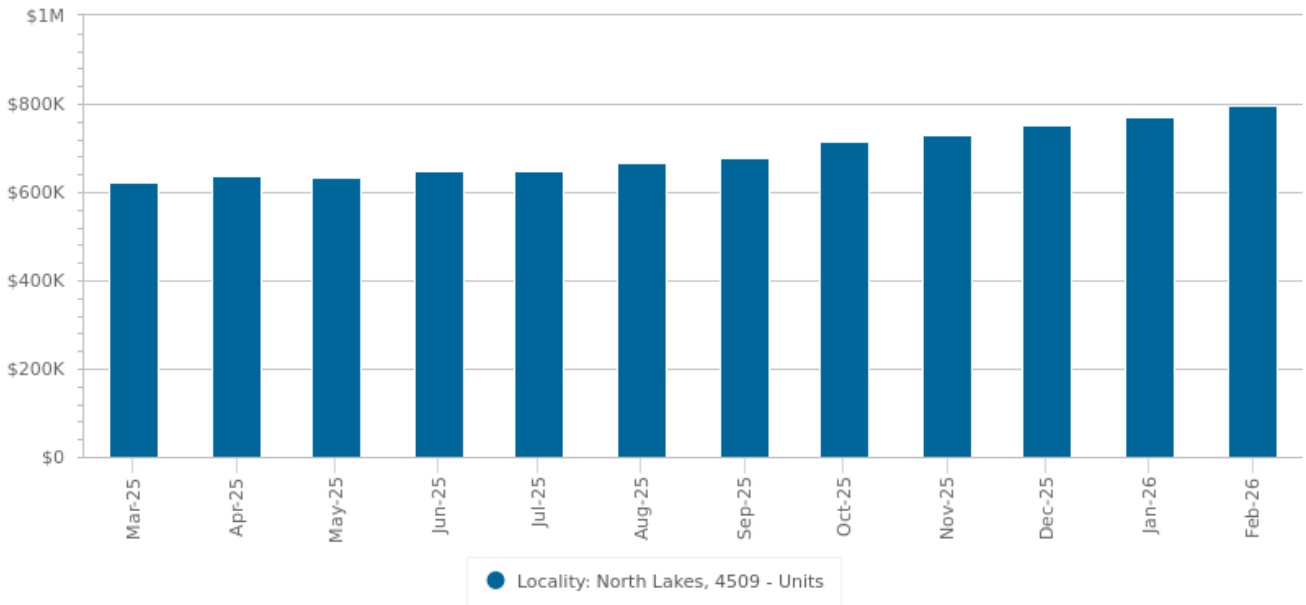
Unit: Recent Median Value

\$796K

Feb 2026

	North Lakes
Mar 2025	\$621,416
Apr 2025	\$638,598
May 2025	\$634,322
Jun 2025	\$646,805
Jul 2025	\$649,853
Aug 2025	\$666,747
Sep 2025	\$676,004
Oct 2025	\$716,262
Nov 2025	\$730,008
Dec 2025	\$750,437
Jan 2026	\$770,417
Feb 2026	\$795,804

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

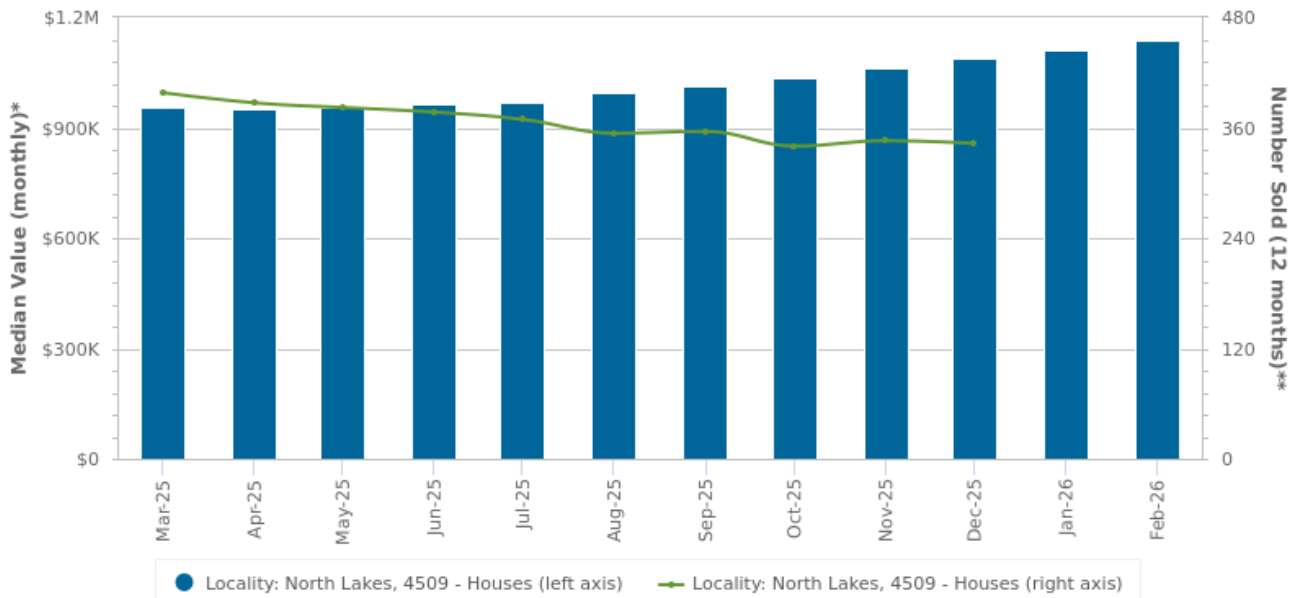
House: Median Value vs Number Sold

343

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$954,970	398
Apr 2025	\$952,483	387
May 2025	\$954,663	382
Jun 2025	\$963,099	377
Jul 2025	\$969,741	369
Aug 2025	\$994,910	354
Sep 2025	\$1,011,273	356
Oct 2025	\$1,033,533	340
Nov 2025	\$1,061,353	346
Dec 2025	\$1,089,415	343
Jan 2026	\$1,113,106	-
Feb 2026	\$1,138,651	-

Statistics are calculated over a rolling 12 month period



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 **Statistics are calculated over a rolling 12 month period

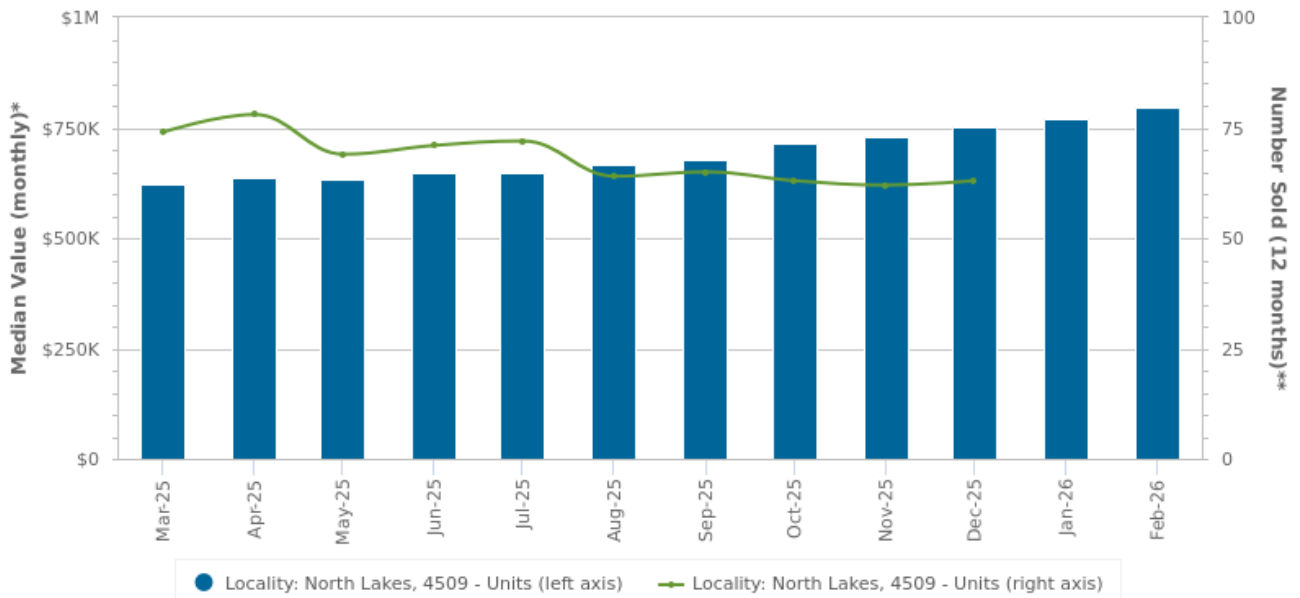
Unit: Median Value vs Number Sold

63

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$621,416	74
Apr 2025	\$638,598	78
May 2025	\$634,322	69
Jun 2025	\$646,805	71
Jul 2025	\$649,853	72
Aug 2025	\$666,747	64
Sep 2025	\$676,004	65
Oct 2025	\$716,262	63
Nov 2025	\$730,008	62
Dec 2025	\$750,437	63
Jan 2026	\$770,417	-
Feb 2026	\$795,804	-

Statistics are calculated over a rolling 12 month period



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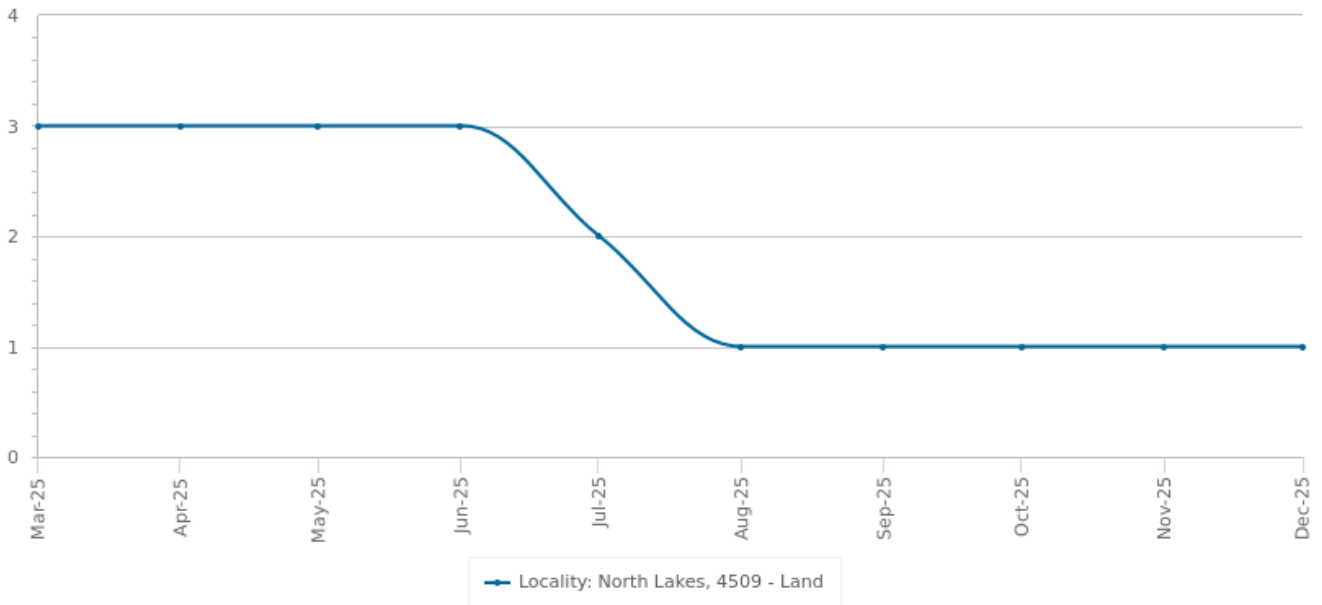
Land: Median Value vs Number Sold

1

Dec 2025

	Median Value	Number Of Sold
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
Nov 2025	-	1
Dec 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

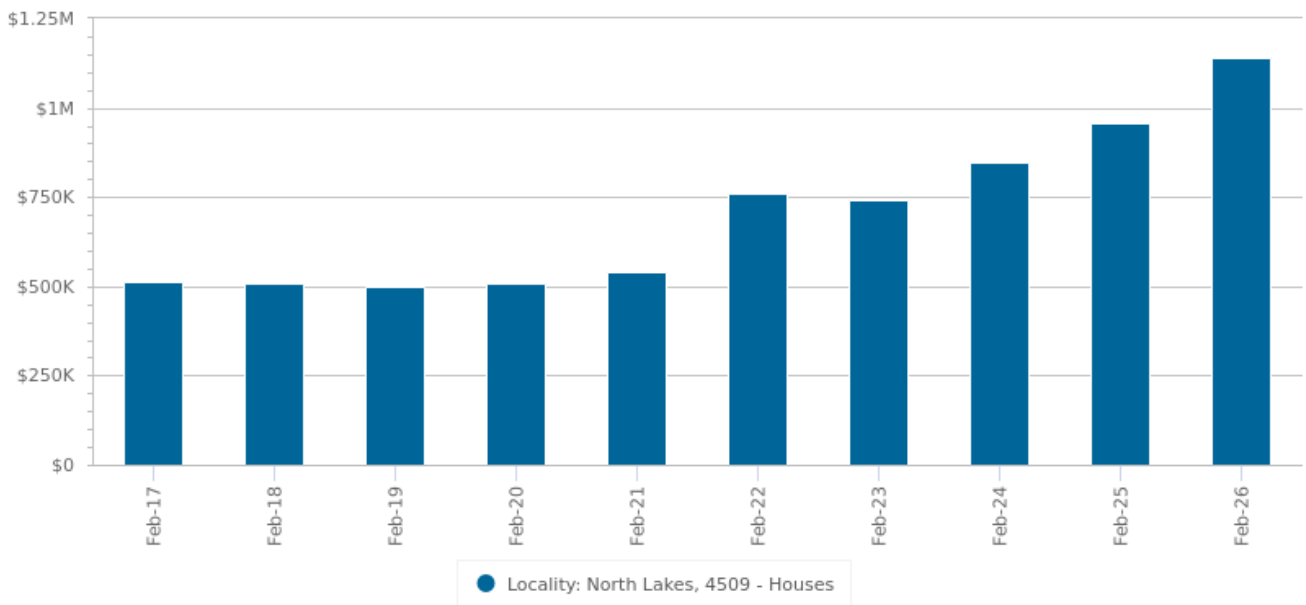
\$1.14M

Feb 2026

House: Median Value

	North Lakes
Feb 2017	\$511,224
Feb 2018	\$510,263
Feb 2019	\$497,729
Feb 2020	\$510,349
Feb 2021	\$541,361
Feb 2022	\$762,312
Feb 2023	\$743,856
Feb 2024	\$848,043
Feb 2025	\$954,705
Feb 2026	\$1,138,651

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

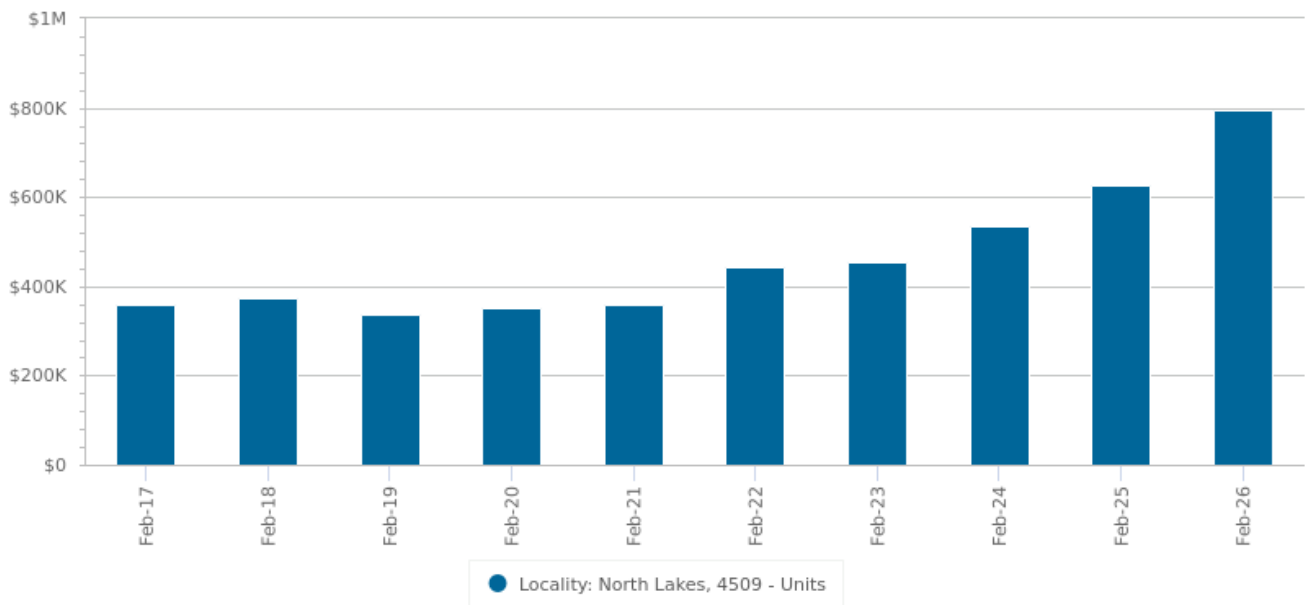
Unit: Median Value

\$796K

Feb 2026

	North Lakes
Feb 2017	\$360,752
Feb 2018	\$373,398
Feb 2019	\$338,600
Feb 2020	\$351,980
Feb 2021	\$359,630
Feb 2022	\$442,992
Feb 2023	\$455,252
Feb 2024	\$534,980
Feb 2025	\$625,921
Feb 2026	\$795,804

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

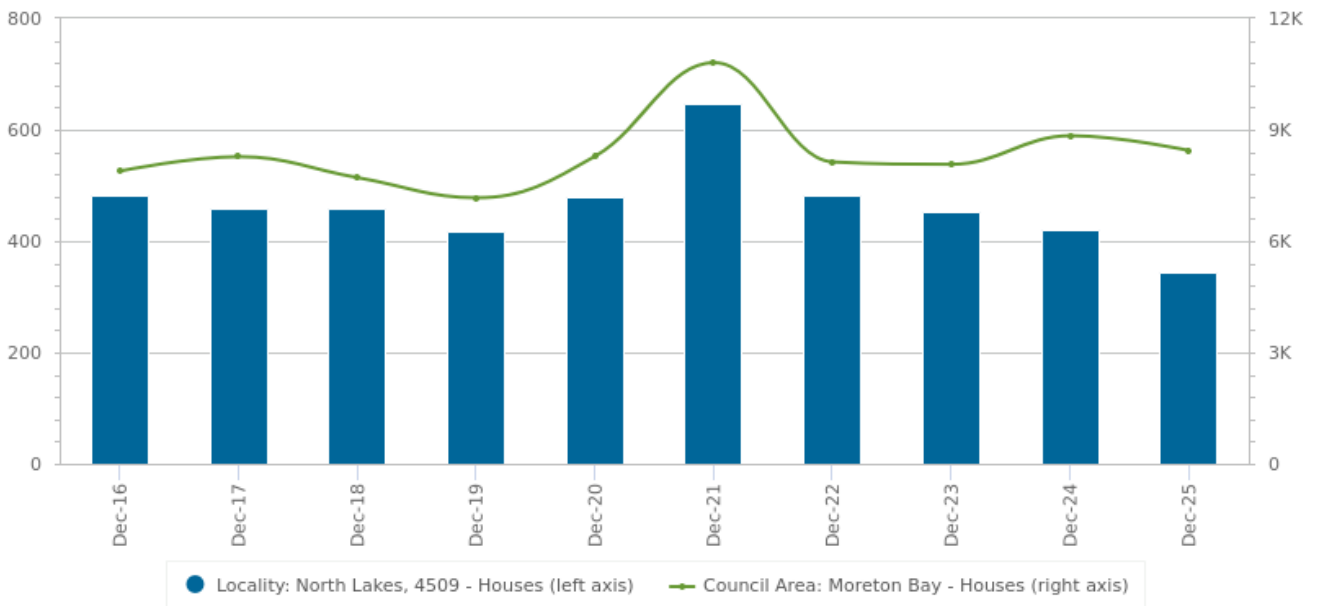
House: Sales Per Annum

343

Dec 2025

	North Lakes	Moreton Bay
Dec 2017	458	8275
Dec 2018	458	7708
Dec 2019	419	7167
Dec 2020	478	8294
Dec 2021	646	10807
Dec 2022	481	8132
Dec 2023	454	8068
Dec 2024	422	8840
Dec 2025	343	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

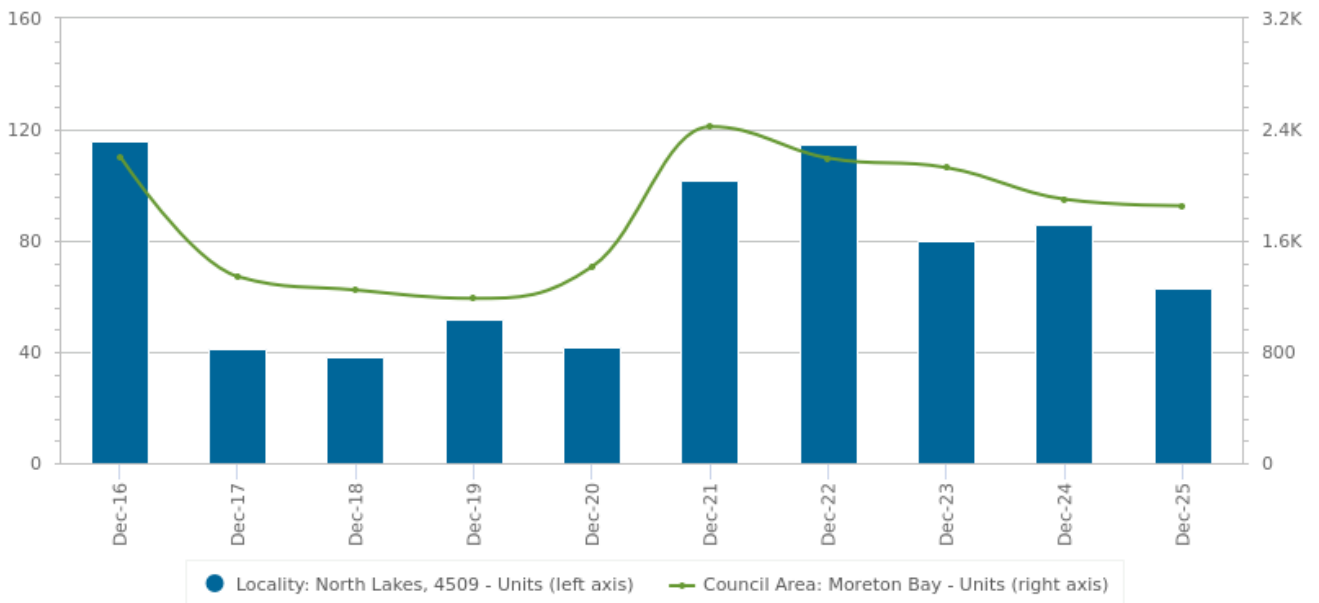
Unit: Sales Per Annum

63

Dec 2025

	North Lakes	Moreton Bay
Dec 2017	41	1341
Dec 2018	38	1245
Dec 2019	52	1185
Dec 2020	42	1416
Dec 2021	102	2421
Dec 2022	115	2194
Dec 2023	80	2126
Dec 2024	86	1898
Dec 2025	63	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

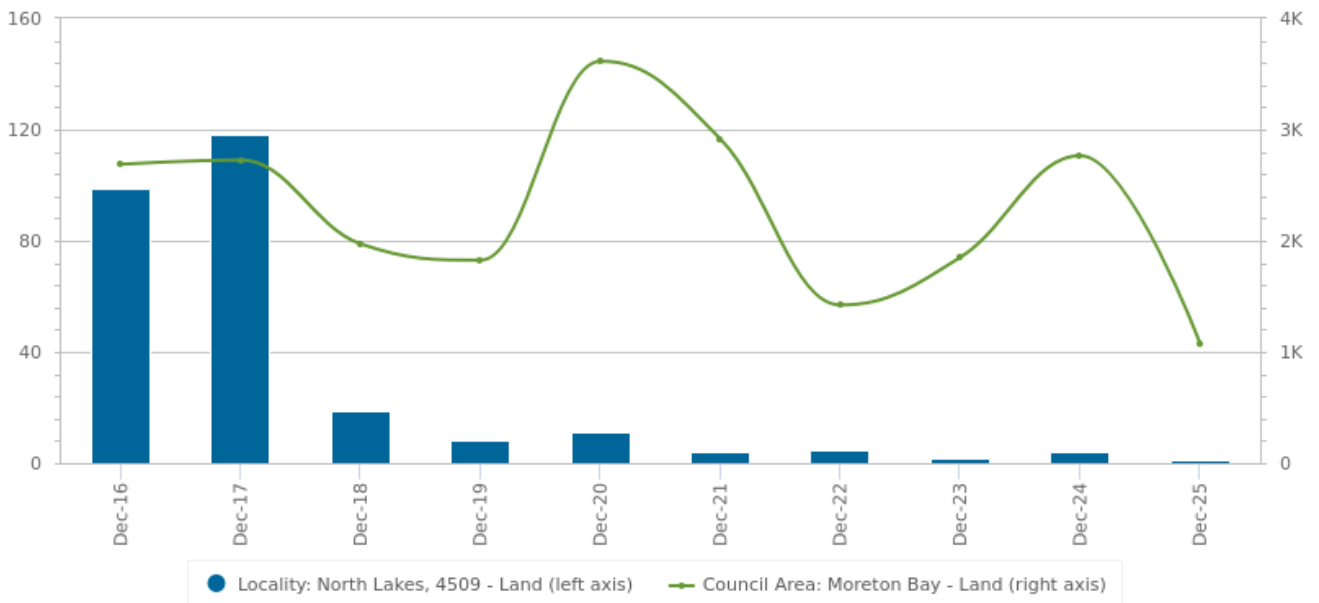
Land: Sales Per Annum

1

Dec 2025

	North Lakes	Moreton Bay
Dec 2017	118	2726
Dec 2018	19	1971
Dec 2019	8	1825
Dec 2020	11	3615
Dec 2021	4	2913
Dec 2022	5	1422
Dec 2023	2	1850
Dec 2024	4	2765
Dec 2025	1	1074
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

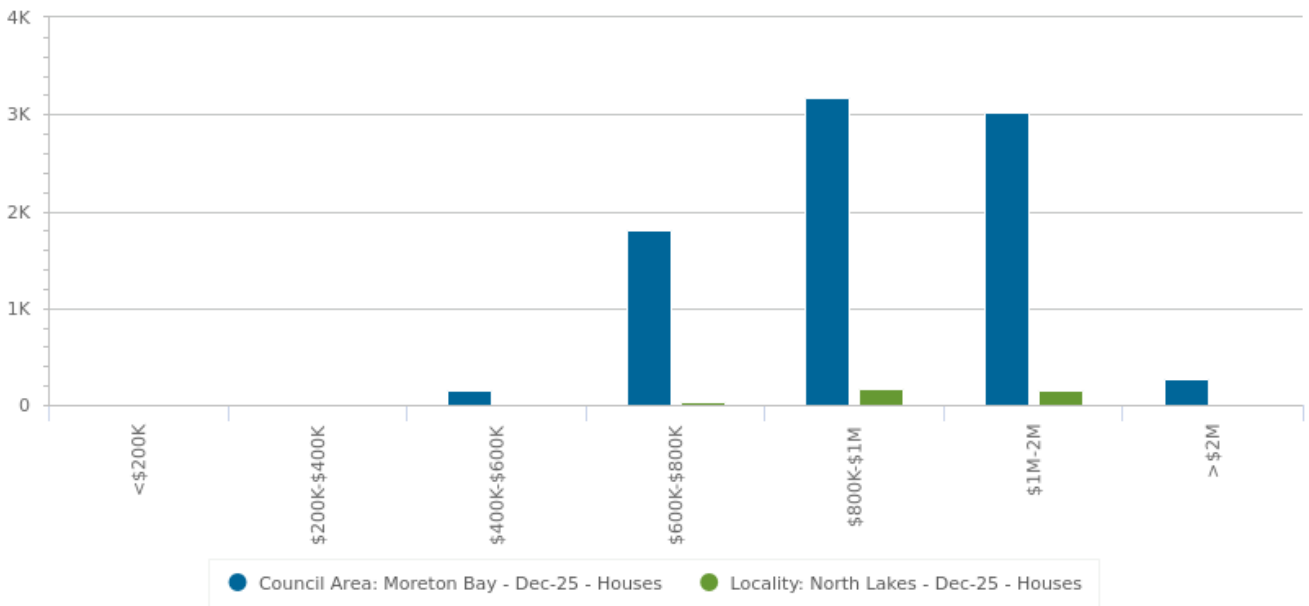
House: Sales By Price

\$352.03M

Dec 2025

	North Lakes	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	1	157
\$600K-\$800K	32	1,804
\$800K-\$1M	164	3,167
\$1M-\$2M	144	3,020
>\$2M	2	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

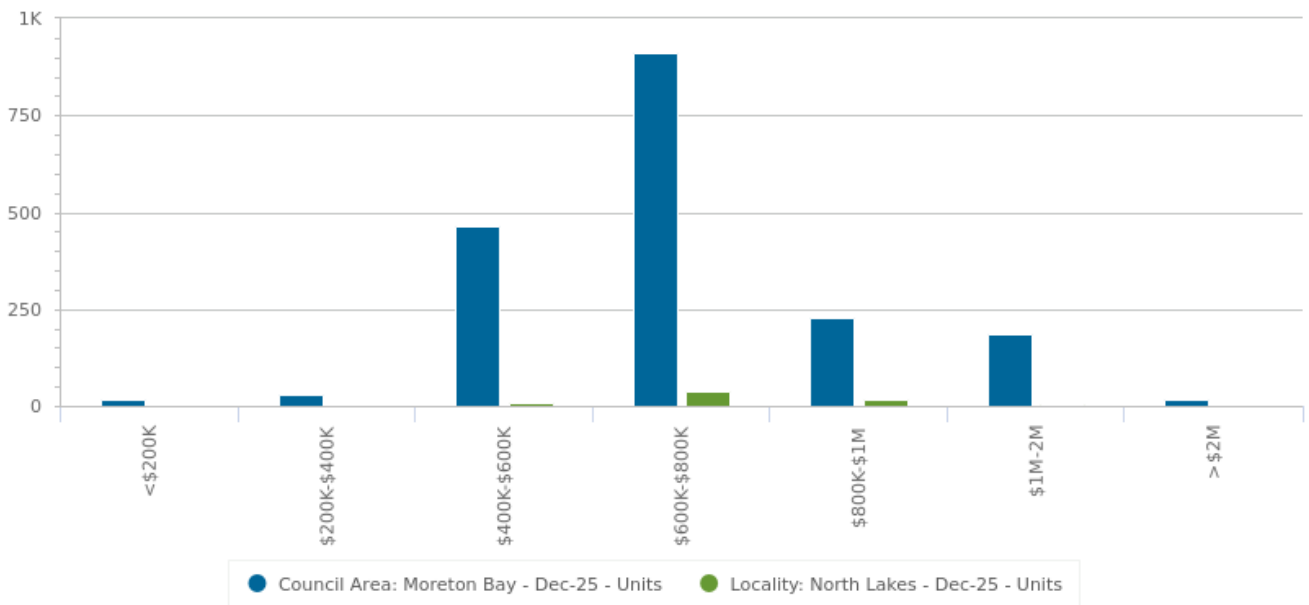
\$46.21M

Dec 2025

Unit: Sales By Price

	North Lakes	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	7	463
\$600K-\$800K	36	913
\$800K-\$1M	17	228
\$1M-\$2M	3	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

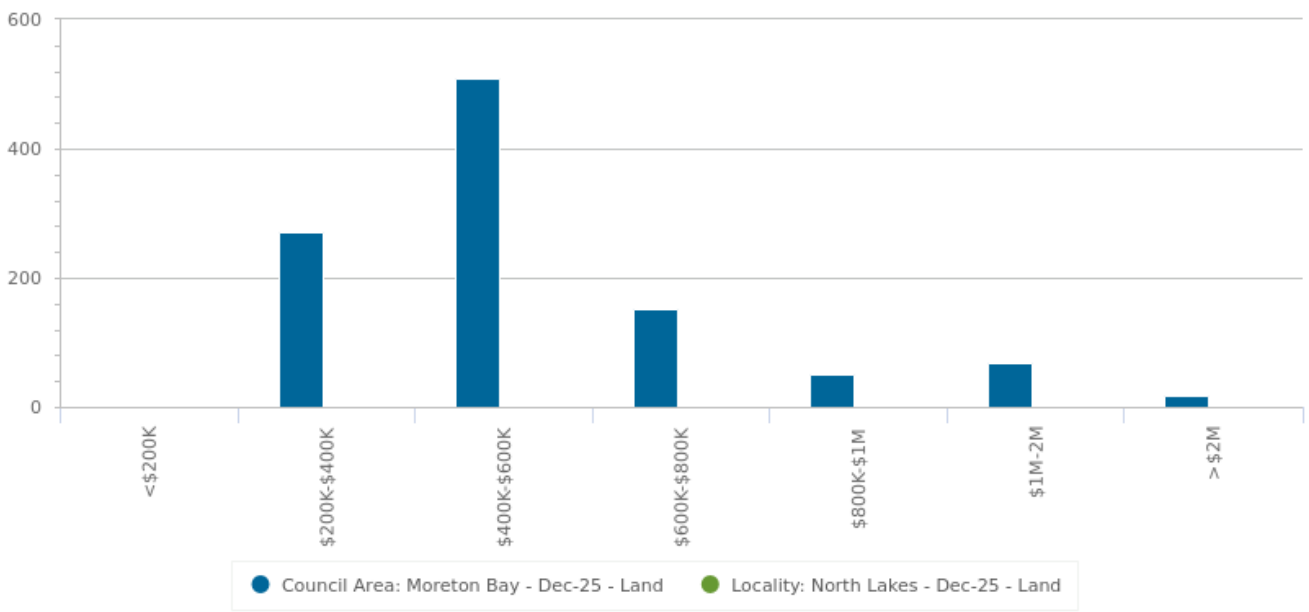


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	North Lakes	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	-	509
\$600K-\$800K	-	153
\$800K-\$1M	-	51
\$1M-\$2M	-	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

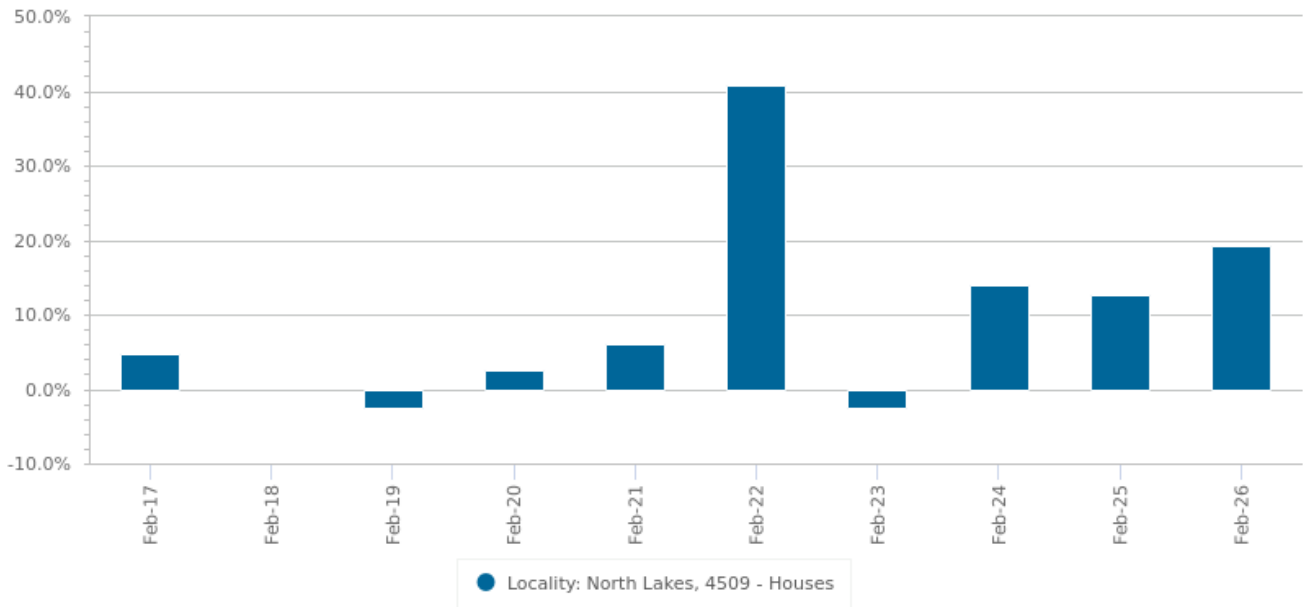
House: Change In Median Value

19.3%

Feb 2026

	North Lakes
Feb 2017	4.8%
Feb 2018	-0.2%
Feb 2019	-2.5%
Feb 2020	2.5%
Feb 2021	6.1%
Feb 2022	40.8%
Feb 2023	-2.4%
Feb 2024	14.0%
Feb 2025	12.6%
Feb 2026	19.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

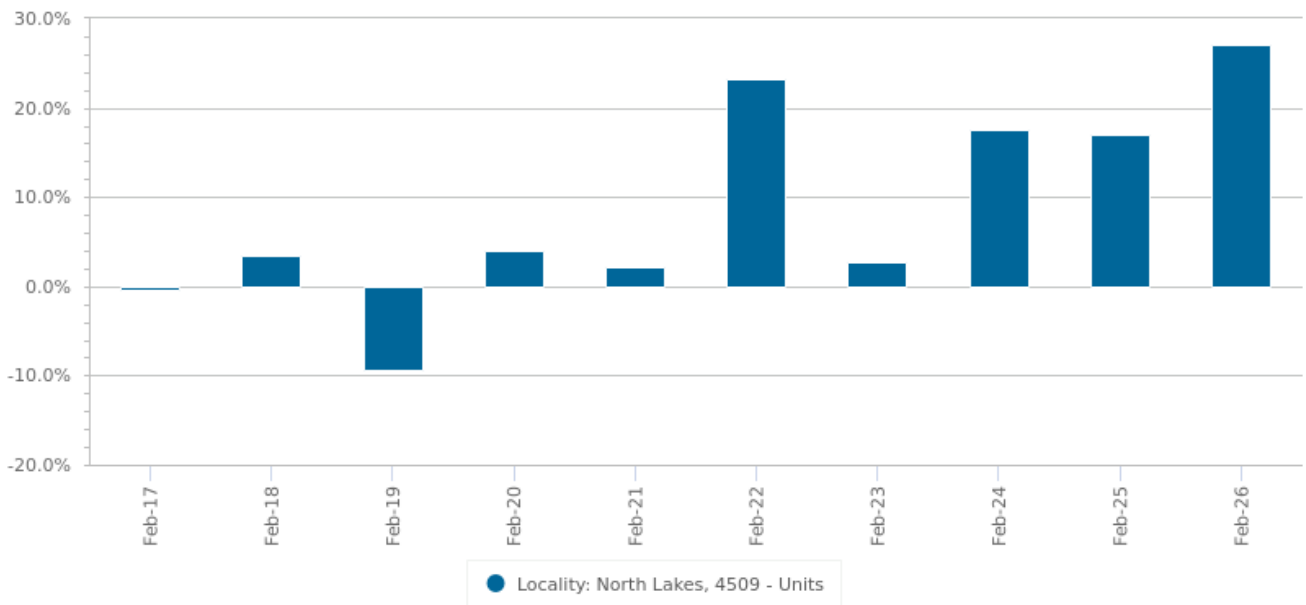
Unit: Change In Median Value

27.1%

Feb 2026

	North Lakes
Feb 2017	-0.4%
Feb 2018	3.5%
Feb 2019	-9.3%
Feb 2020	4.0%
Feb 2021	2.2%
Feb 2022	23.2%
Feb 2023	2.8%
Feb 2024	17.5%
Feb 2025	17.0%
Feb 2026	27.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

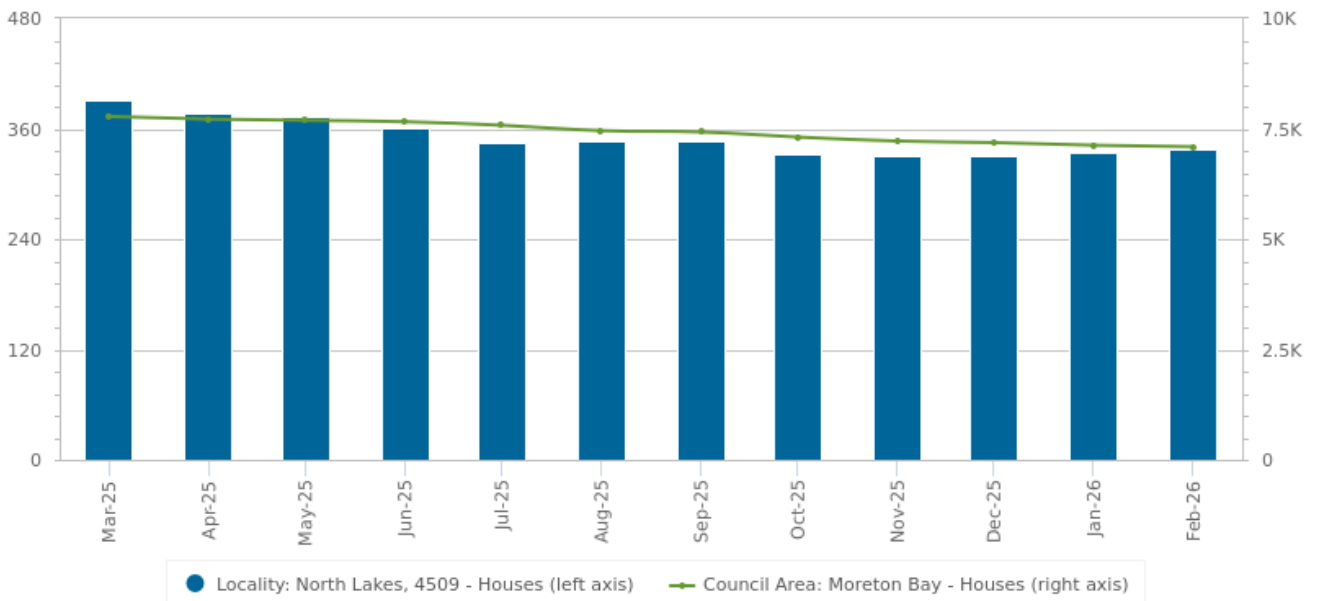
House: Number of New Listing

337

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	391	7,777
Apr 2025	377	7,717
May 2025	373	7,691
Jun 2025	361	7,658
Jul 2025	345	7,578
Aug 2025	346	7,456
Sep 2025	346	7,426
Oct 2025	332	7,311
Nov 2025	330	7,221
Dec 2025	331	7,185
Jan 2026	334	7,126
Feb 2026	337	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

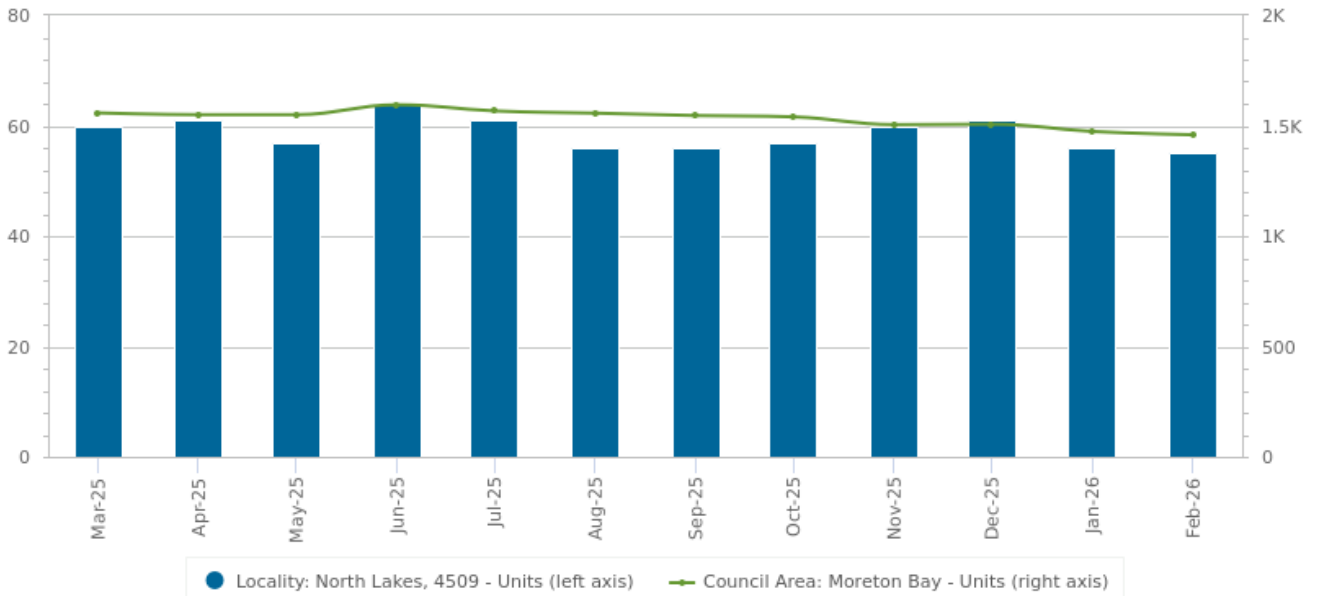
Unit: Number of New Listing

55

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	60	1,558
Apr 2025	61	1,550
May 2025	57	1,550
Jun 2025	64	1,595
Jul 2025	61	1,567
Aug 2025	56	1,557
Sep 2025	56	1,546
Oct 2025	57	1,540
Nov 2025	60	1,505
Dec 2025	61	1,507
Jan 2026	56	1,474
Feb 2026	55	1,459

Statistics are calculated over a rolling 12 month period



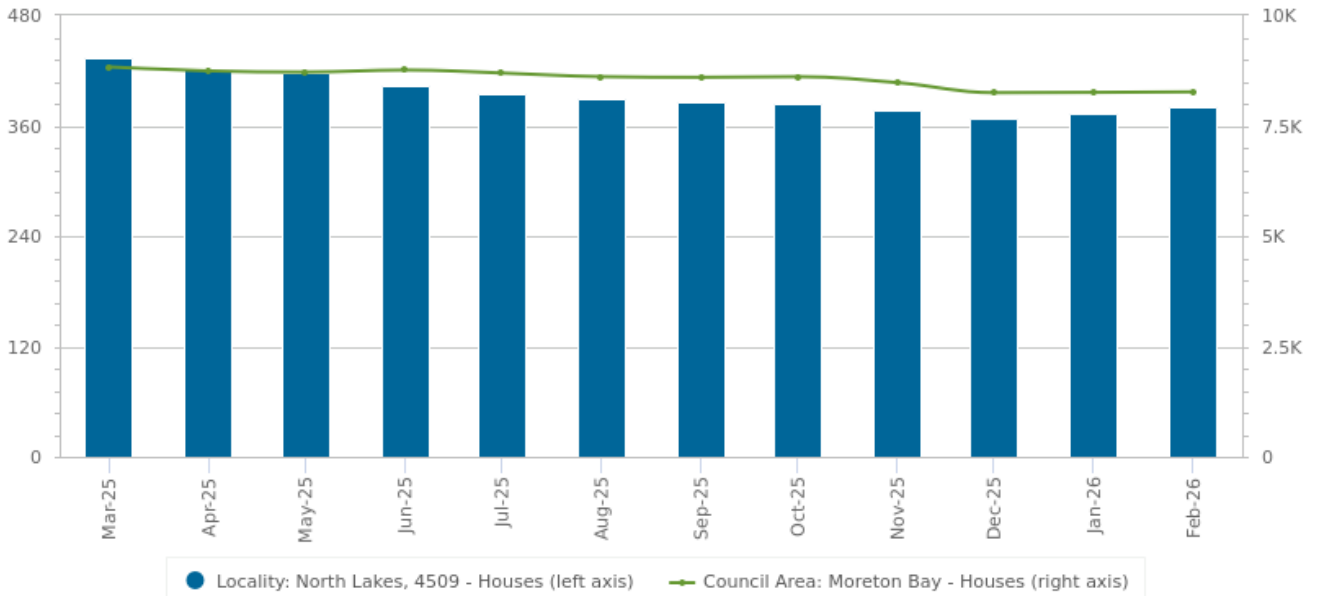
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

381
Feb 2026

	North Lakes	Moreton Bay
Mar 2025	433	8,832
Apr 2025	421	8,741
May 2025	417	8,716
Jun 2025	403	8,762
Jul 2025	395	8,694
Aug 2025	390	8,611
Sep 2025	385	8,597
Oct 2025	384	8,611
Nov 2025	377	8,475
Dec 2025	368	8,248
Jan 2026	373	8,255
Feb 2026	381	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

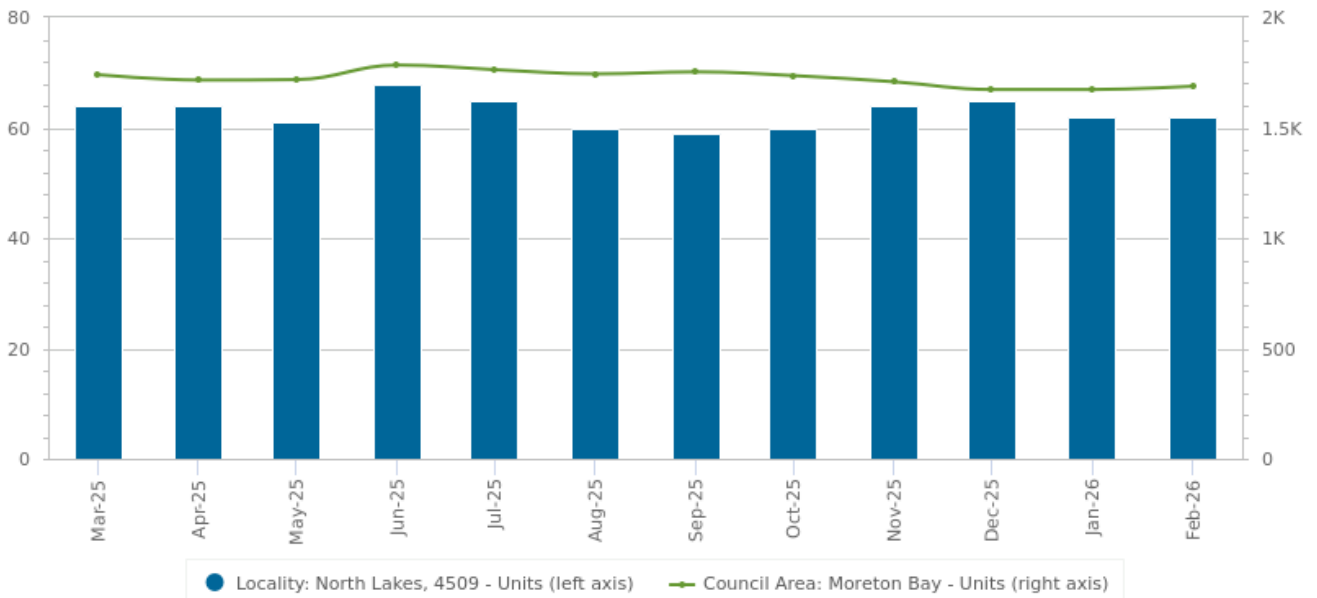
Unit: Total Properties Listed

62

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	64	1,740
Apr 2025	64	1,716
May 2025	61	1,718
Jun 2025	68	1,784
Jul 2025	65	1,763
Aug 2025	60	1,744
Sep 2025	59	1,753
Oct 2025	60	1,736
Nov 2025	64	1,708
Dec 2025	65	1,673
Jan 2026	62	1,673
Feb 2026	62	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

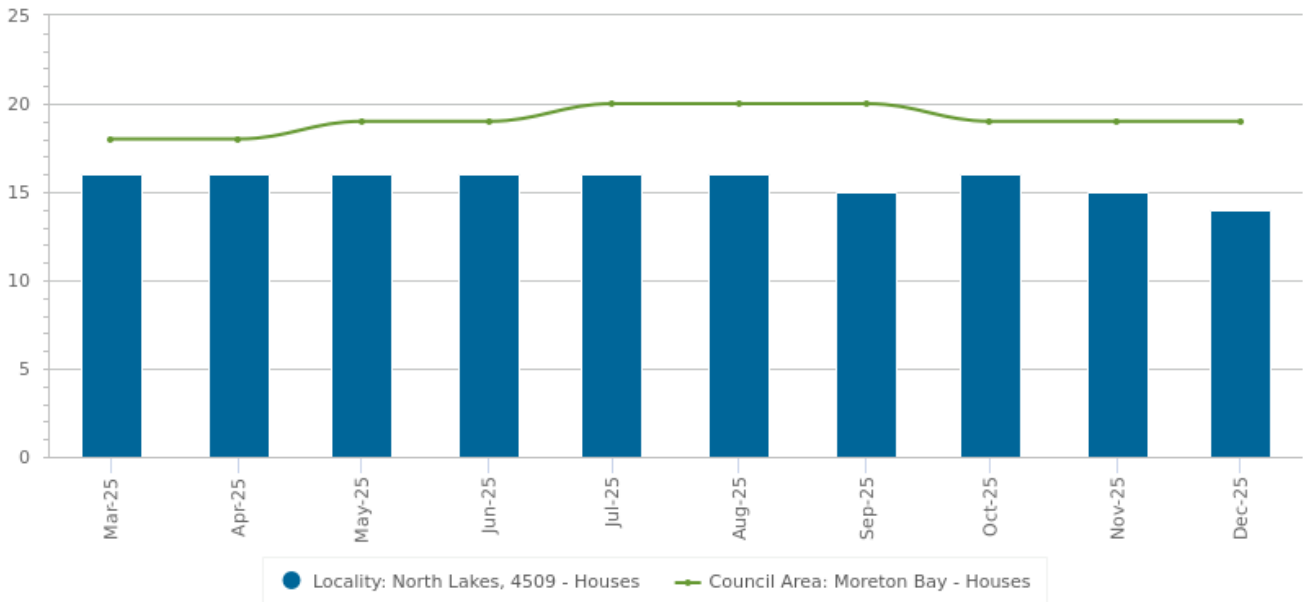
House: Median Days On Market

14

Dec 2025

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

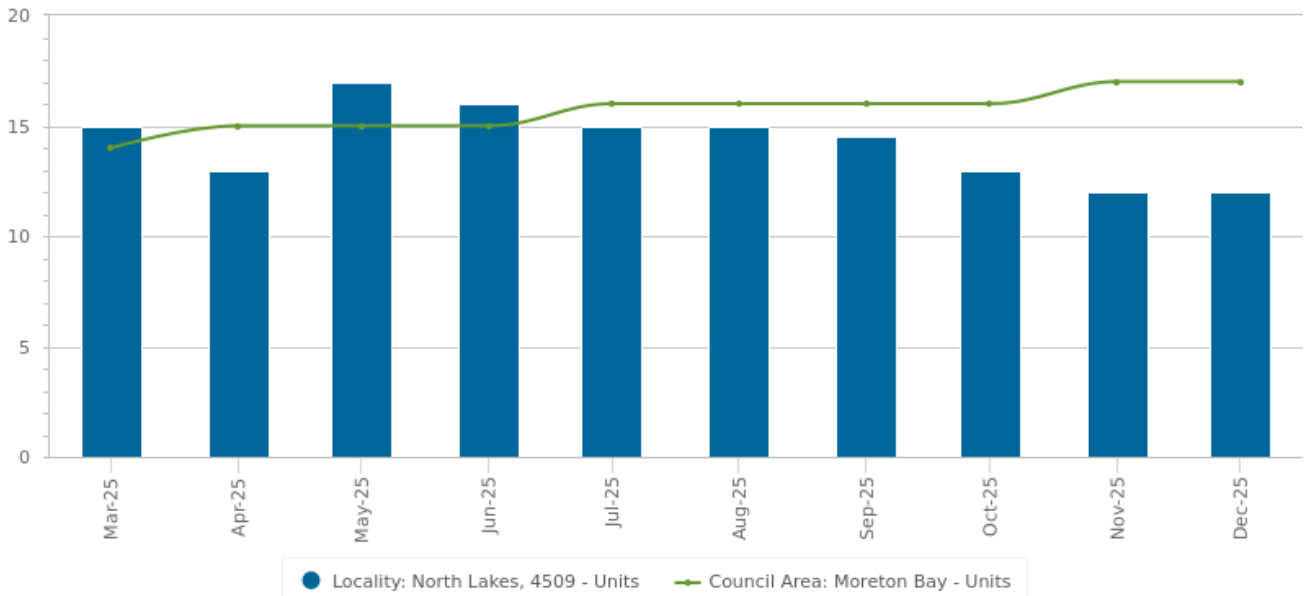
Unit: Median Days On Market

12

Dec 2025

	North Lakes	Moreton Bay
Jan 2025	13	13
Feb 2025	16	13
Mar 2025	15	14
Apr 2025	13	15
May 2025	17	15
Jun 2025	16	15
Jul 2025	15	16
Aug 2025	15	16
Sep 2025	14.5	16
Oct 2025	13	16
Nov 2025	12	17
Dec 2025	12	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

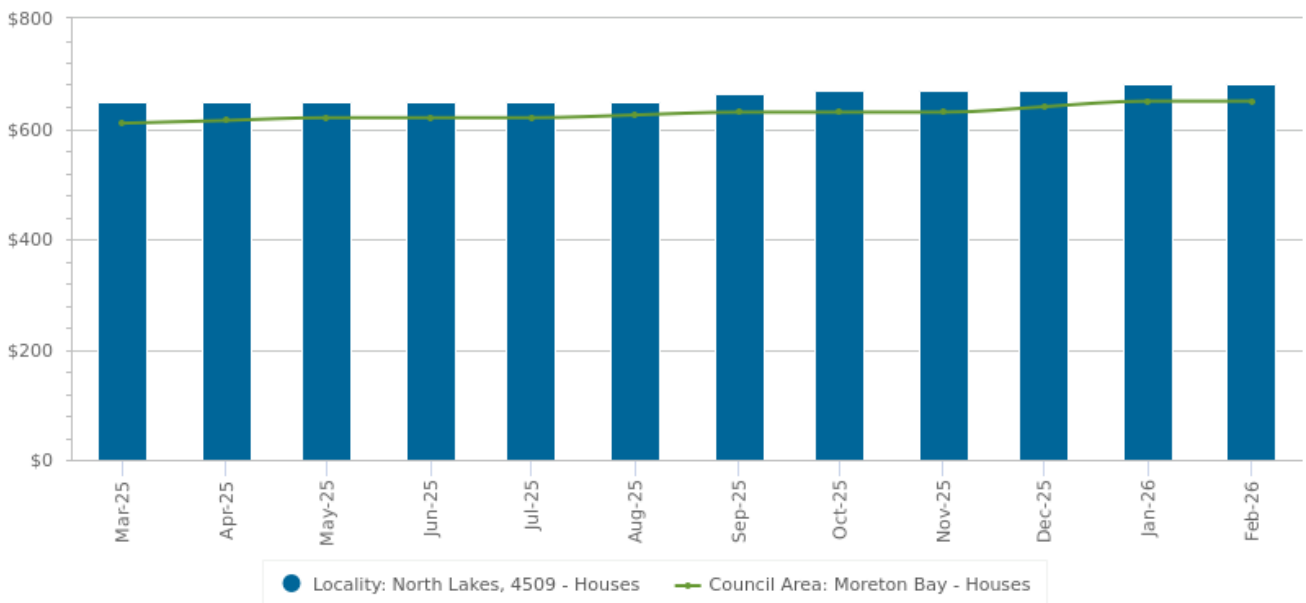
House: Median Rent

\$680/w

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	\$650/w	\$610/w
Apr 2025	\$650/w	\$615/w
May 2025	\$650/w	\$620/w
Jun 2025	\$650/w	\$620/w
Jul 2025	\$650/w	\$620/w
Aug 2025	\$650/w	\$625/w
Sep 2025	\$665/w	\$630/w
Oct 2025	\$670/w	\$630/w
Nov 2025	\$670/w	\$630/w
Dec 2025	\$670/w	\$640/w
Jan 2026	\$680/w	\$650/w
Feb 2026	\$680/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

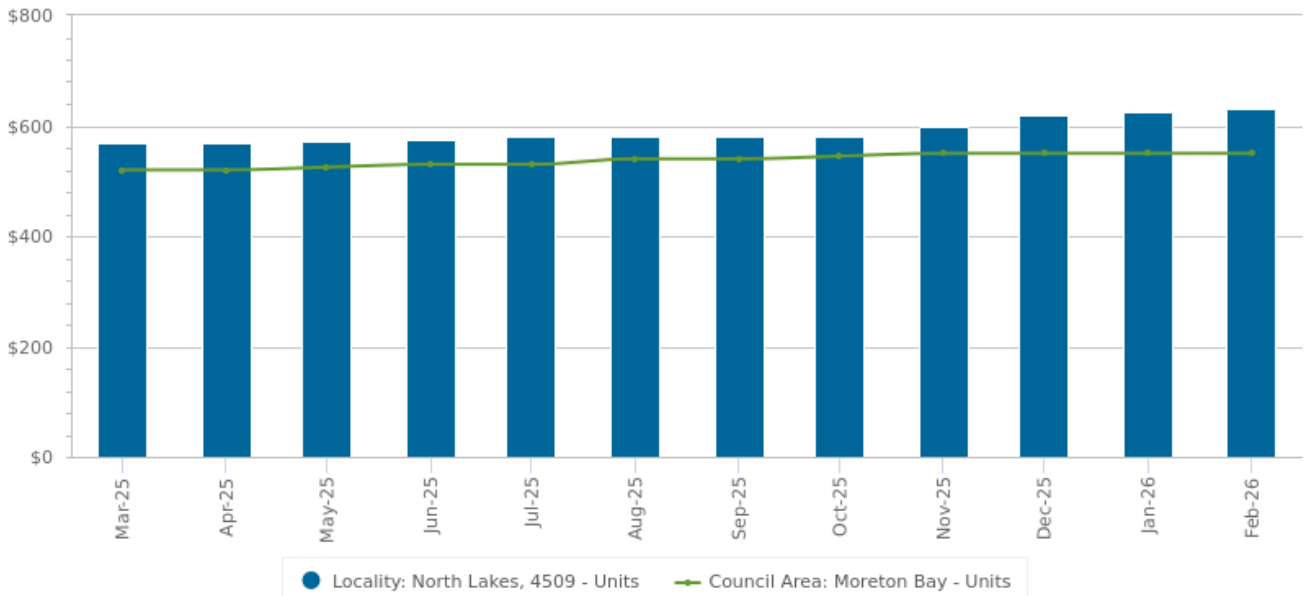
Unit: Median Rent

\$630/w

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	\$570/w	\$520/w
Apr 2025	\$570/w	\$520/w
May 2025	\$573/w	\$525/w
Jun 2025	\$575/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	\$620/w	\$550/w
Jan 2026	\$625/w	\$550/w
Feb 2026	\$630/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

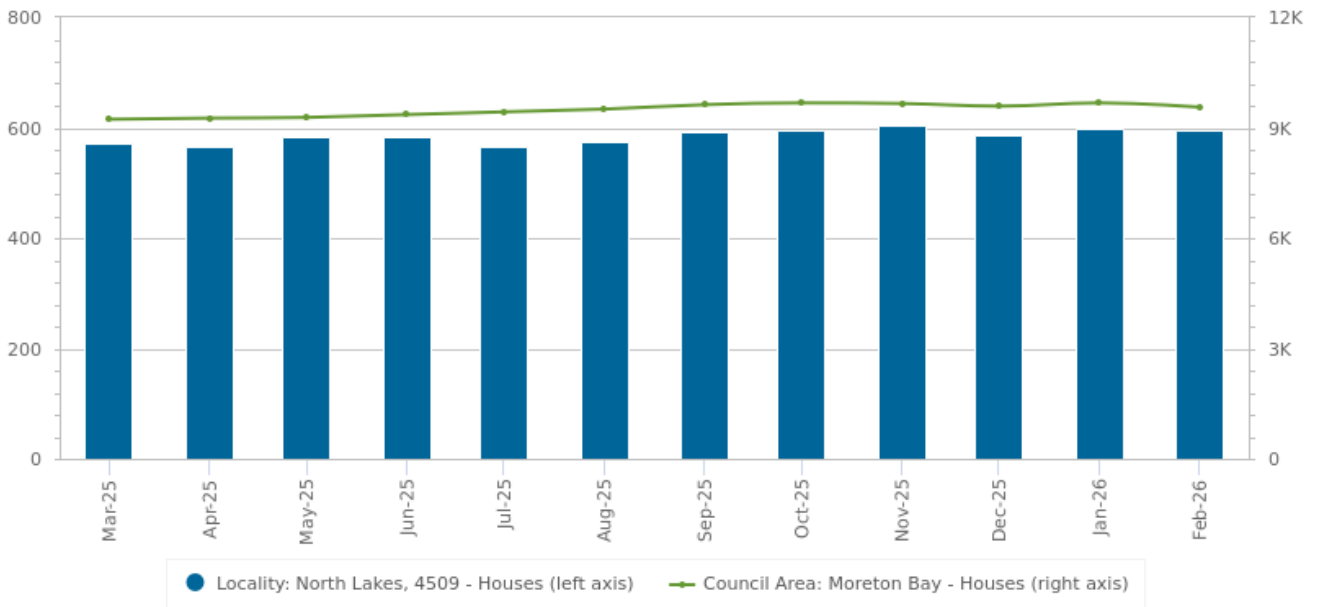
House: Rental Rate Observations

595

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	573	9,230
Apr 2025	567	9,261
May 2025	583	9,280
Jun 2025	585	9,357
Jul 2025	566	9,431
Aug 2025	576	9,506
Sep 2025	593	9,627
Oct 2025	597	9,674
Nov 2025	603	9,658
Dec 2025	588	9,587
Jan 2026	598	9,675
Feb 2026	595	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

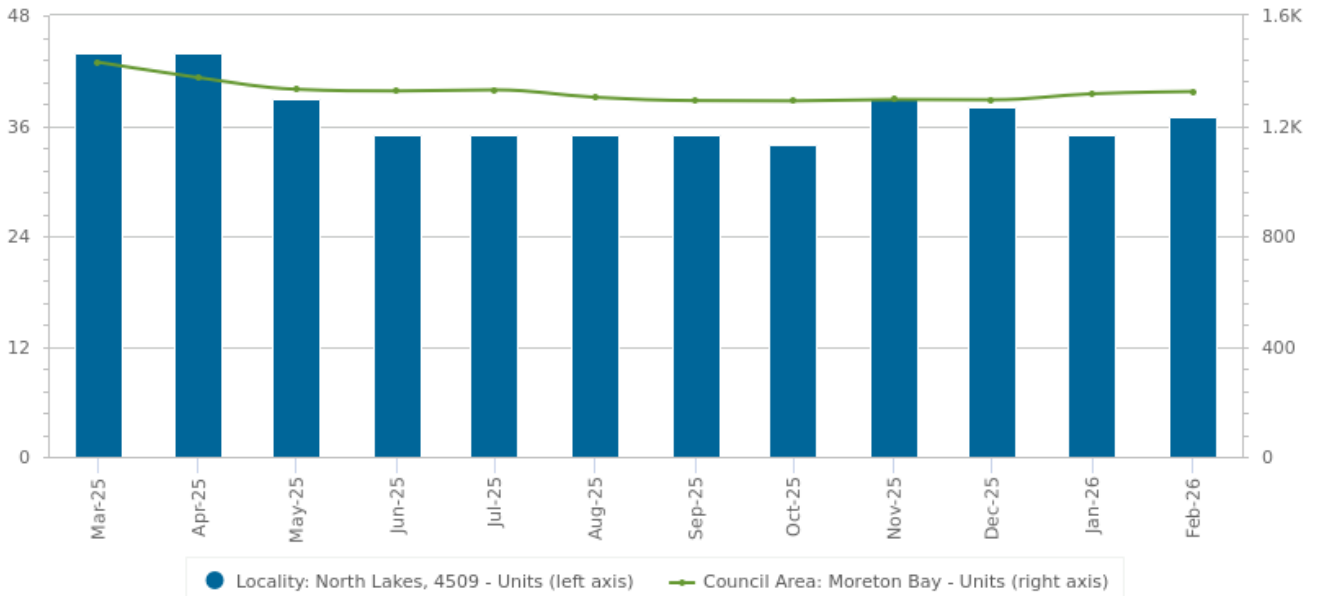
Unit: Rental Rate Observations

37

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	44	1,430
Apr 2025	44	1,374
May 2025	39	1,332
Jun 2025	35	1,326
Jul 2025	35	1,330
Aug 2025	35	1,303
Sep 2025	35	1,291
Oct 2025	34	1,290
Nov 2025	39	1,295
Dec 2025	38	1,294
Jan 2026	35	1,316
Feb 2026	37	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

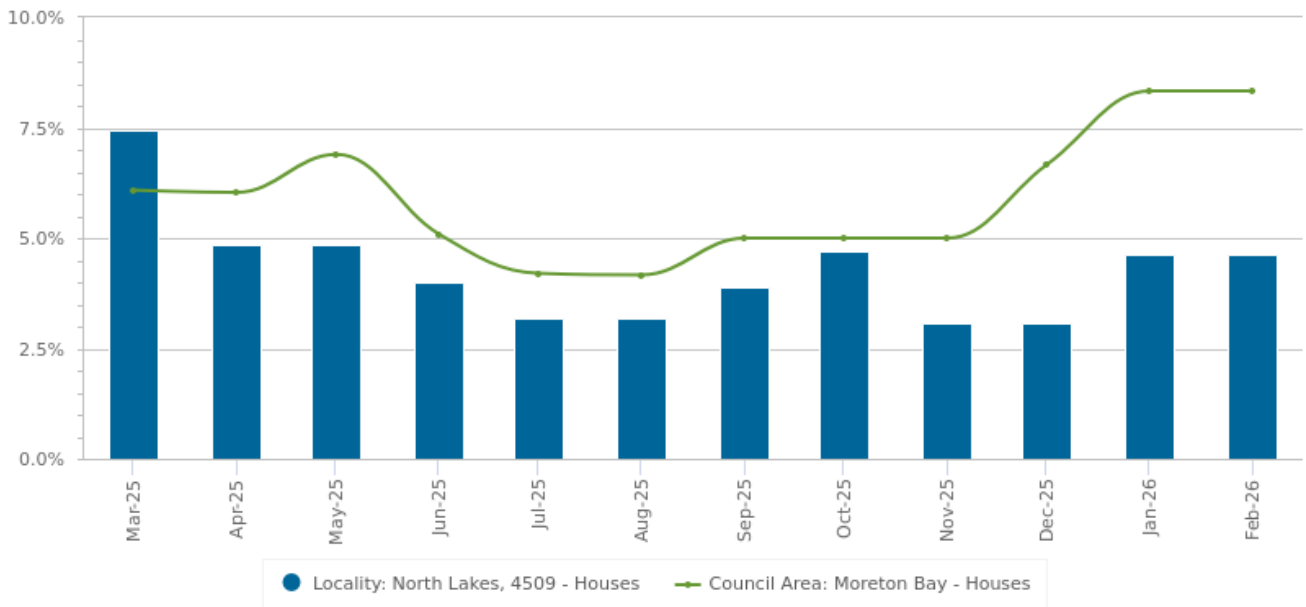
House: Change in Rental Rate

4.6%

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	7.4%	6.1%
Apr 2025	4.8%	6.0%
May 2025	4.8%	6.9%
Jun 2025	4.0%	5.1%
Jul 2025	3.2%	4.2%
Aug 2025	3.2%	4.2%
Sep 2025	3.9%	5.0%
Oct 2025	4.7%	5.0%
Nov 2025	3.1%	5.0%
Dec 2025	3.1%	6.7%
Jan 2026	4.6%	8.3%
Feb 2026	4.6%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

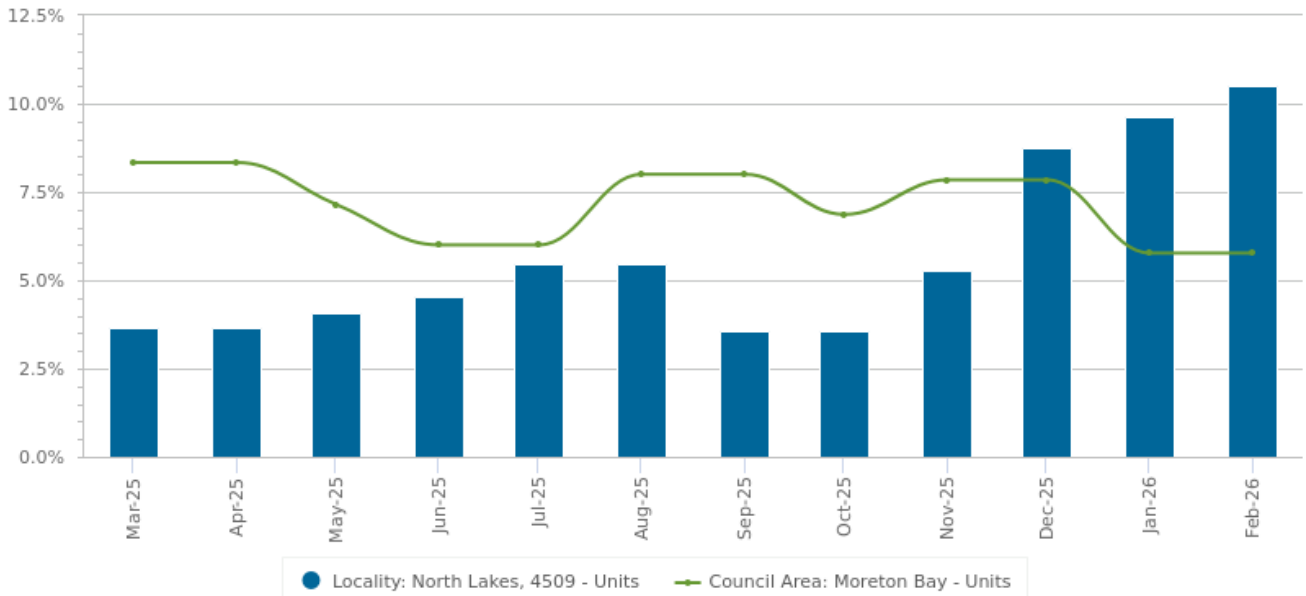
Unit: Change in Rental Rate

10.5%

Feb 2026

	North Lakes	Moreton Bay
Mar 2025	3.6%	8.3%
Apr 2025	3.6%	8.3%
May 2025	4.1%	7.1%
Jun 2025	4.5%	6.0%
Jul 2025	5.5%	6.0%
Aug 2025	5.5%	8.0%
Sep 2025	3.6%	8.0%
Oct 2025	3.6%	6.9%
Nov 2025	5.3%	7.8%
Dec 2025	8.8%	7.8%
Jan 2026	9.6%	5.8%
Feb 2026	10.5%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

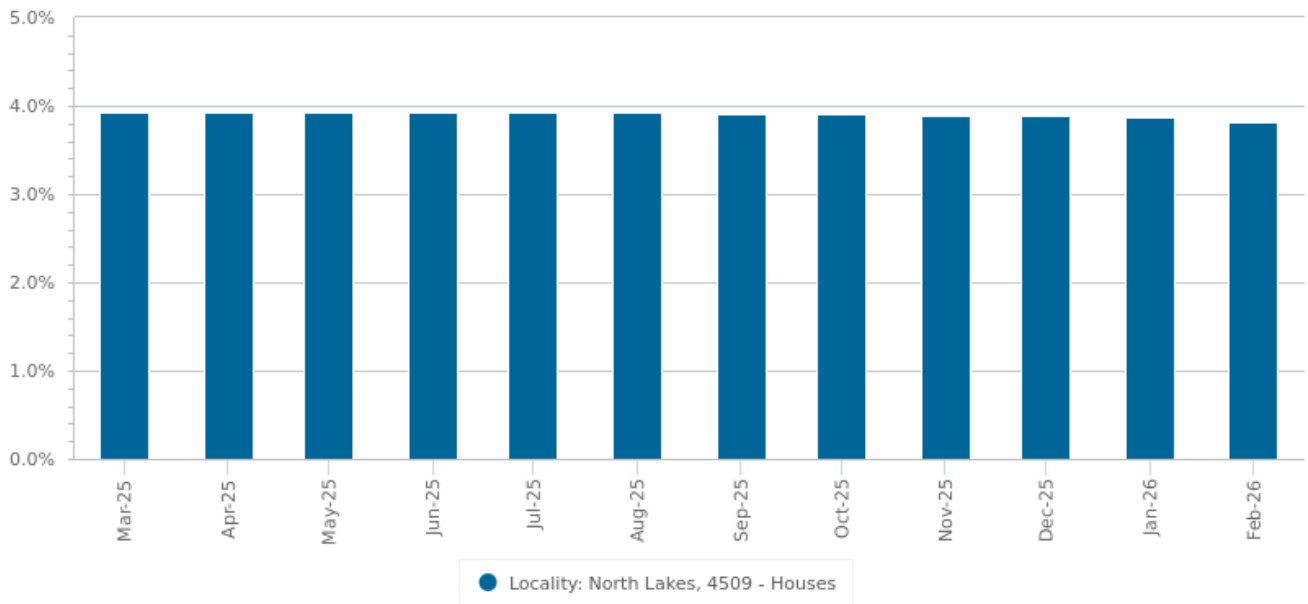
House: Value Based Rental Yield

3.8%

Feb 2026

	North Lakes
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%
Jan 2026	3.9%
Feb 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

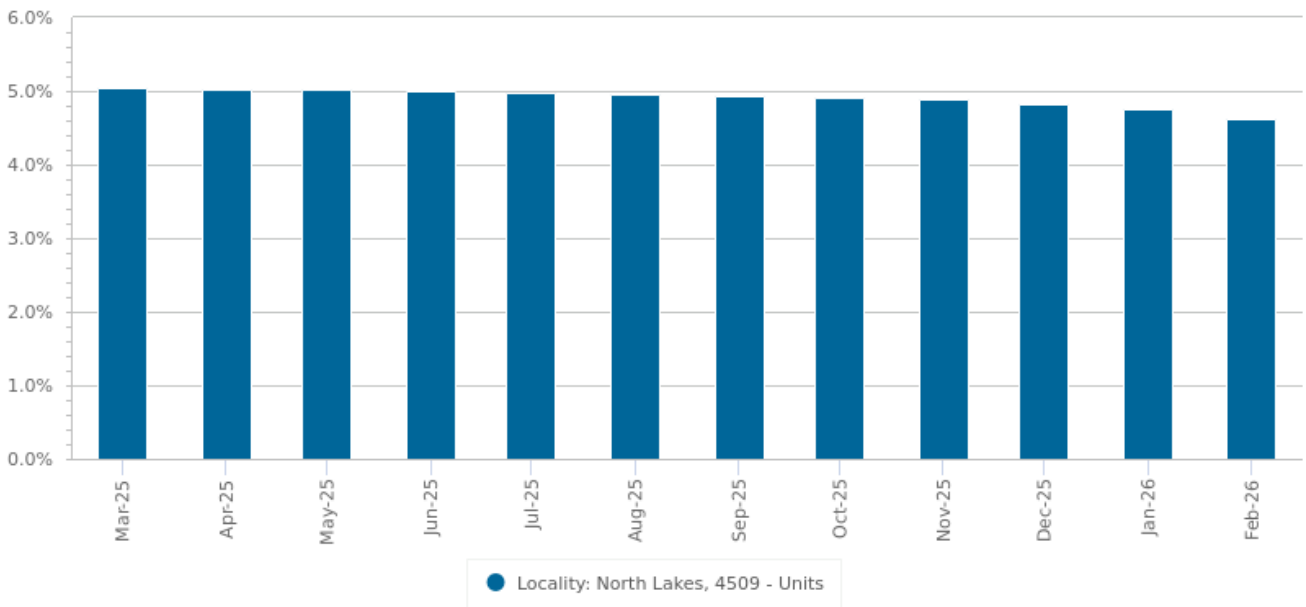
Unit: Value Based Rental Yield

4.6%

Feb 2026

North Lakes	
Mar 2025	5.1%
Apr 2025	5.0%
May 2025	5.0%
Jun 2025	5.0%
Jul 2025	5.0%
Aug 2025	5.0%
Sep 2025	4.9%
Oct 2025	4.9%
Nov 2025	4.9%
Dec 2025	4.8%
Jan 2026	4.7%
Feb 2026	4.6%

Statistics are calculated at the end of the displayed month



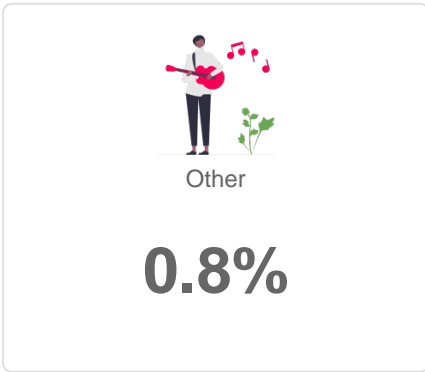
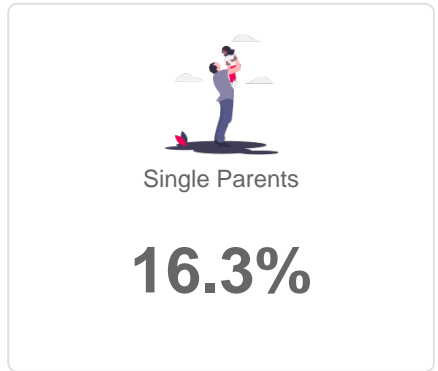
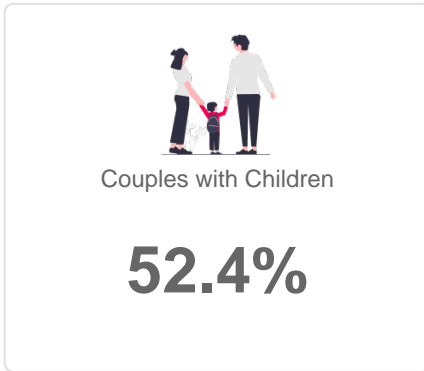
Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	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)

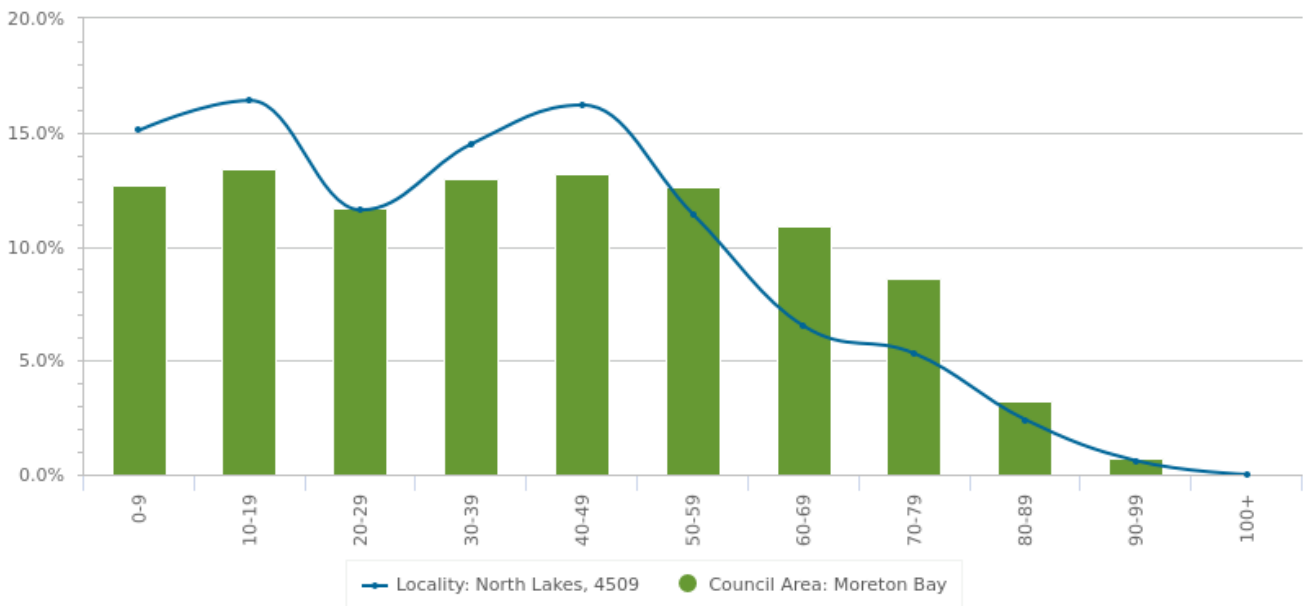


Population Age

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)



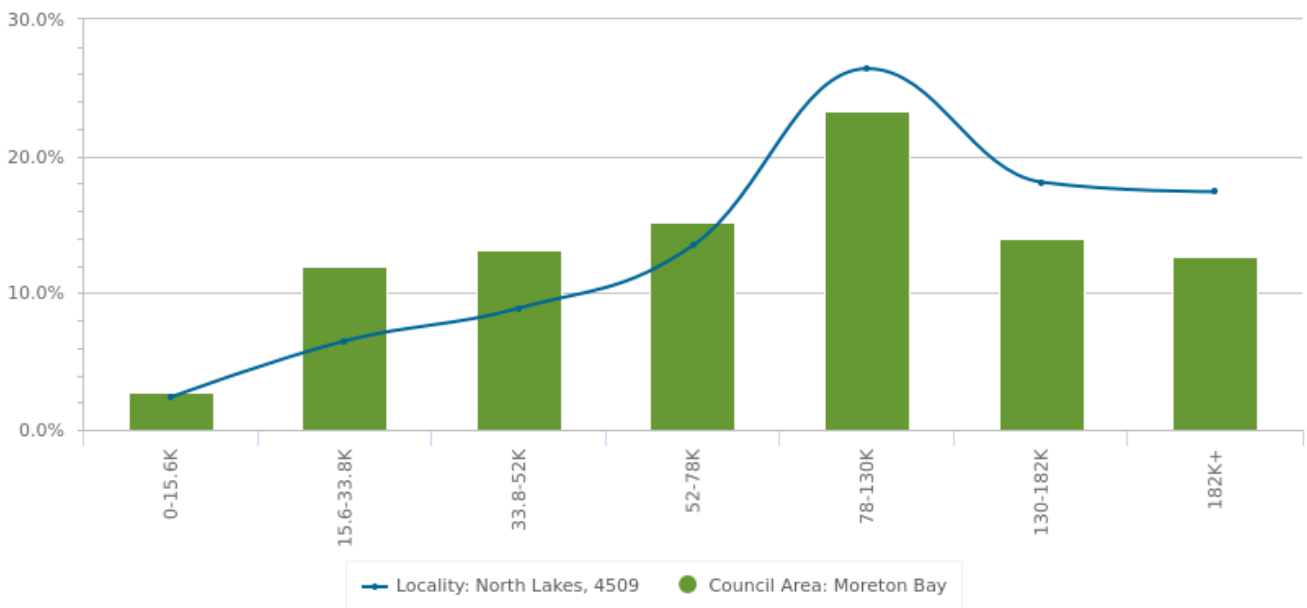
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



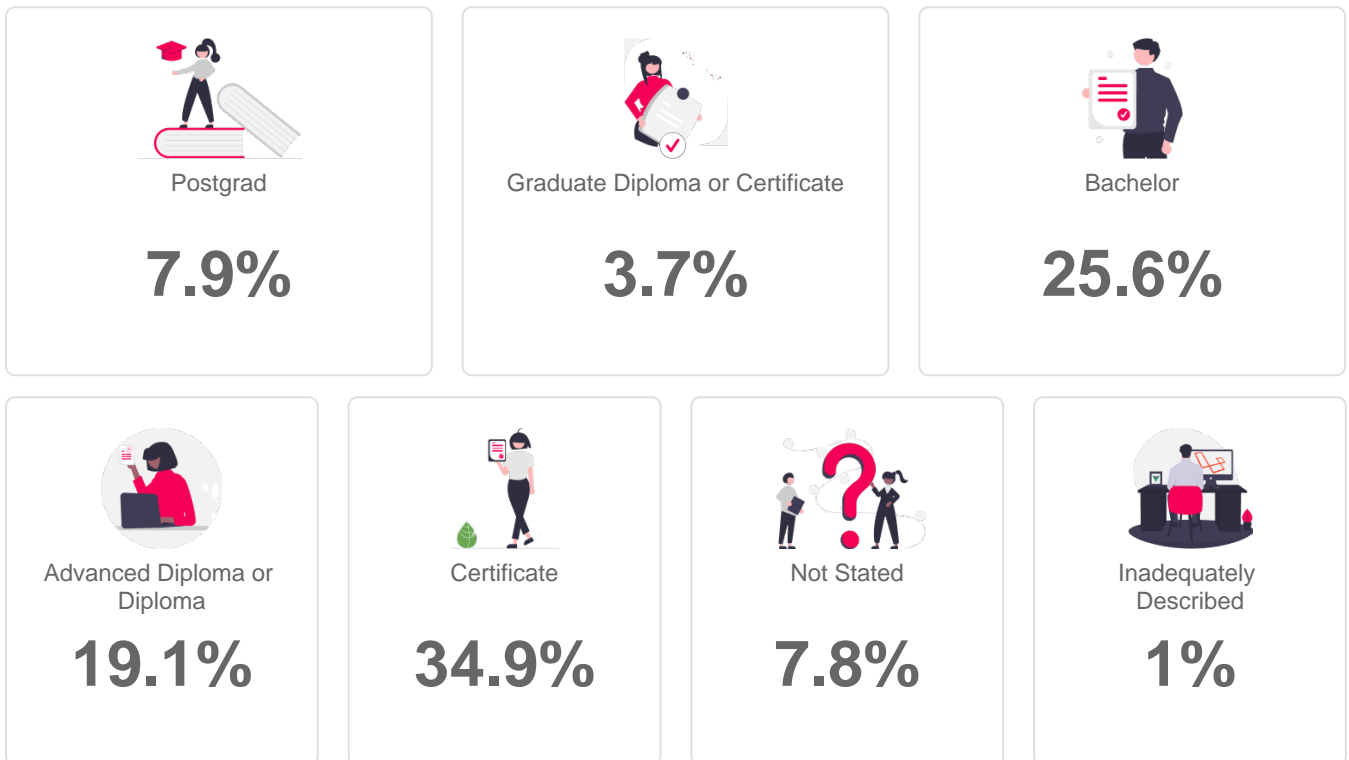
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



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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