

Suburb Statistics Report

Scarborough QLD 4020

Prepared on 26 Feb 2026

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Area Profile

Scarborough, QLD

The size of Scarborough is approximately 3.3 square kilometres. It has 8 parks covering nearly 6.2% of total area. The population of Scarborough in 2016 was 8705 people. By 2021 the population was 9178 showing a population growth of 5.4% in the area during that time. The predominant age group in Scarborough is 60-69 years. Households in Scarborough are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Scarborough work in a professional occupation. In 2021, 64.80% of the homes in Scarborough were owner-occupied compared with 60.00% in 2016.

	House	Unit	Land
Average Tenure Period	8.8 years	8.1 years	-
Total Dwellings	2,778	1,473	78
Total New Listings	173	88	-
Median Value	\$1,293,271	\$1,115,406	-
Total Properties Listed	201	104	-

Market Trends

House: Market Trends

164

Properties Sold
(12 Months)

8.8

Average Tenure Period
(Years)

\$650/w

Median Asking Rent
(12 Months)

173

New Sale Listings
(12 Months)

36

Days on Market
(12 Months)

208

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$1,402,500

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

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Median Price*

\$1,158,000

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*

\$953,000

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

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

97

Properties Sold
(12 Months)

8.1

Average Tenure Period
(Years)

\$600/w

Median Asking Rent
(12 Months)

88

New Sale Listings
(12 Months)

42

Days on Market
(12 Months)

77

Rental Rate Observations
(12 Months)

Unit: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$1,350,000

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

\$\$

Median Price*

\$965,000

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.

\$

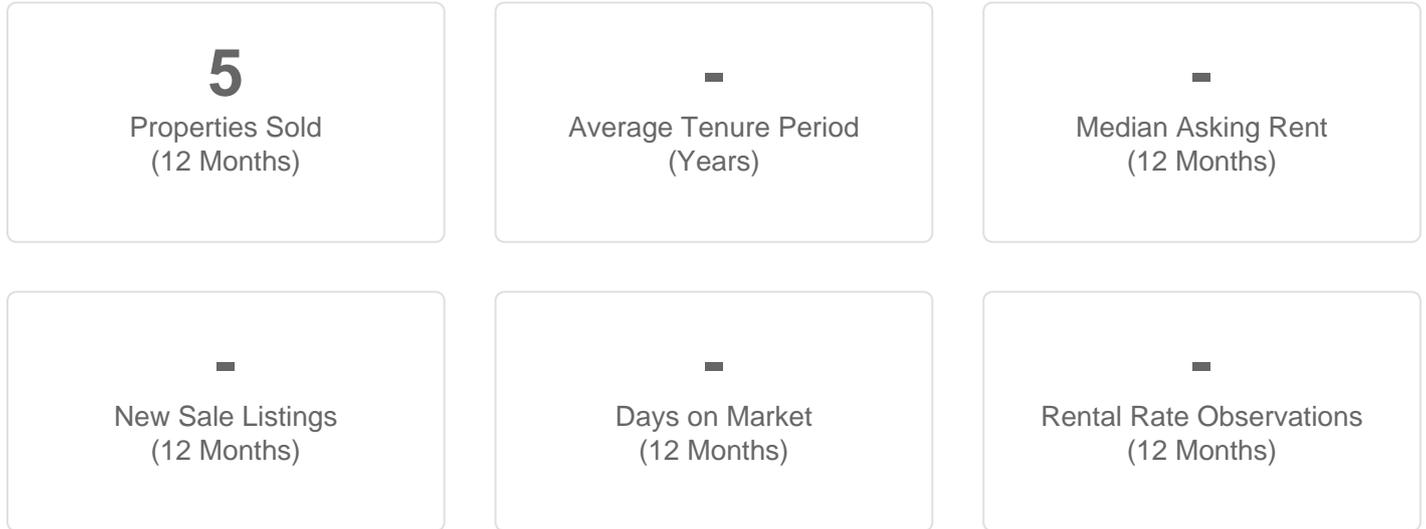
Lower Quartile Price*

\$810,000

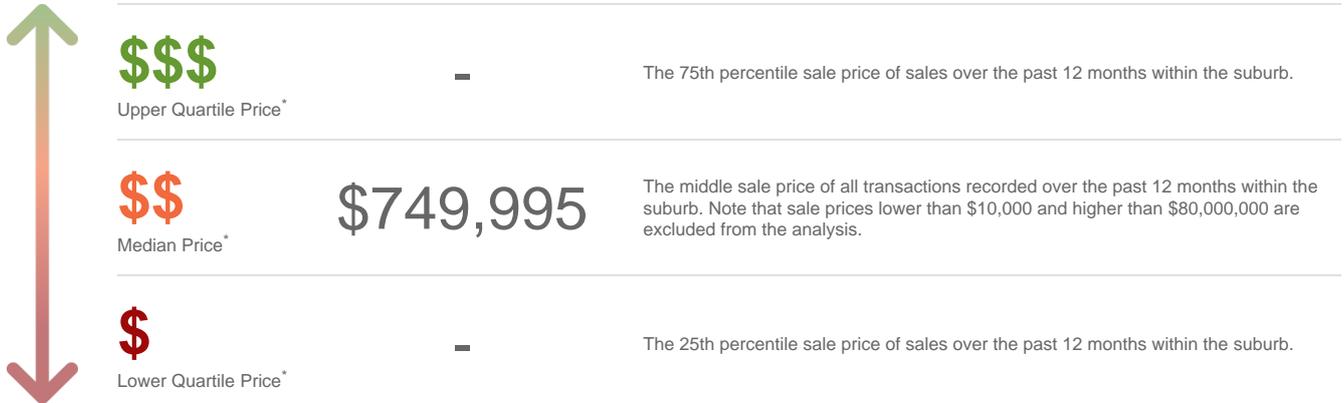
The 25th percentile sale price of sales over the past 12 months within the suburb.

*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

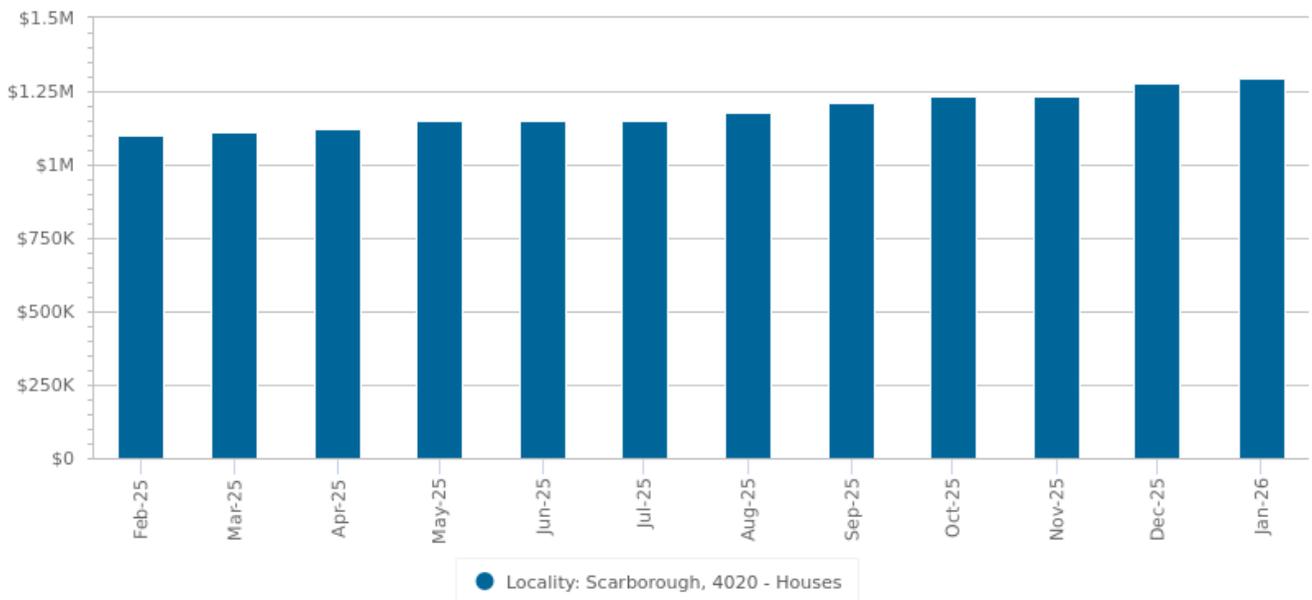
House: Recent Median Value

\$1.29M

Jan 2026

	Scarborough
Feb 2025	\$1,102,427
Mar 2025	\$1,112,250
Apr 2025	\$1,121,381
May 2025	\$1,152,644
Jun 2025	\$1,149,553
Jul 2025	\$1,150,034
Aug 2025	\$1,179,191
Sep 2025	\$1,209,468
Oct 2025	\$1,230,714
Nov 2025	\$1,233,837
Dec 2025	\$1,277,904
Jan 2026	\$1,293,271

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

\$1.12M

Jan 2026

Unit: Recent Median Value

	Scarborough
Feb 2025	\$966,568
Mar 2025	\$936,963
Apr 2025	\$983,428
May 2025	\$967,657
Jun 2025	\$934,273
Jul 2025	\$978,498
Aug 2025	\$993,290
Sep 2025	\$1,066,906
Oct 2025	\$1,058,912
Nov 2025	\$1,091,591
Dec 2025	\$1,099,983
Jan 2026	\$1,115,406

Statistics are calculated at the end of the displayed month



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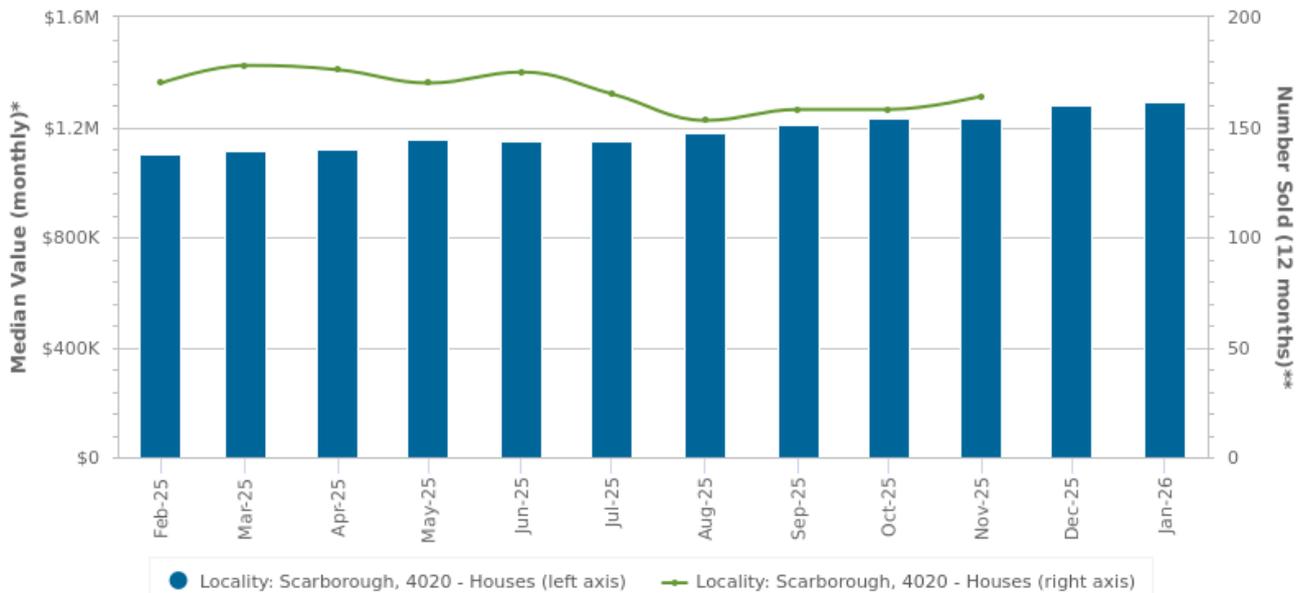
House: Median Value vs Number Sold

164

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$1,102,427	170
Mar 2025	\$1,112,250	178
Apr 2025	\$1,121,381	176
May 2025	\$1,152,644	170
Jun 2025	\$1,149,553	175
Jul 2025	\$1,150,034	165
Aug 2025	\$1,179,191	153
Sep 2025	\$1,209,468	158
Oct 2025	\$1,230,714	158
Nov 2025	\$1,233,837	164
Dec 2025	\$1,277,904	-
Jan 2026	\$1,293,271	-

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

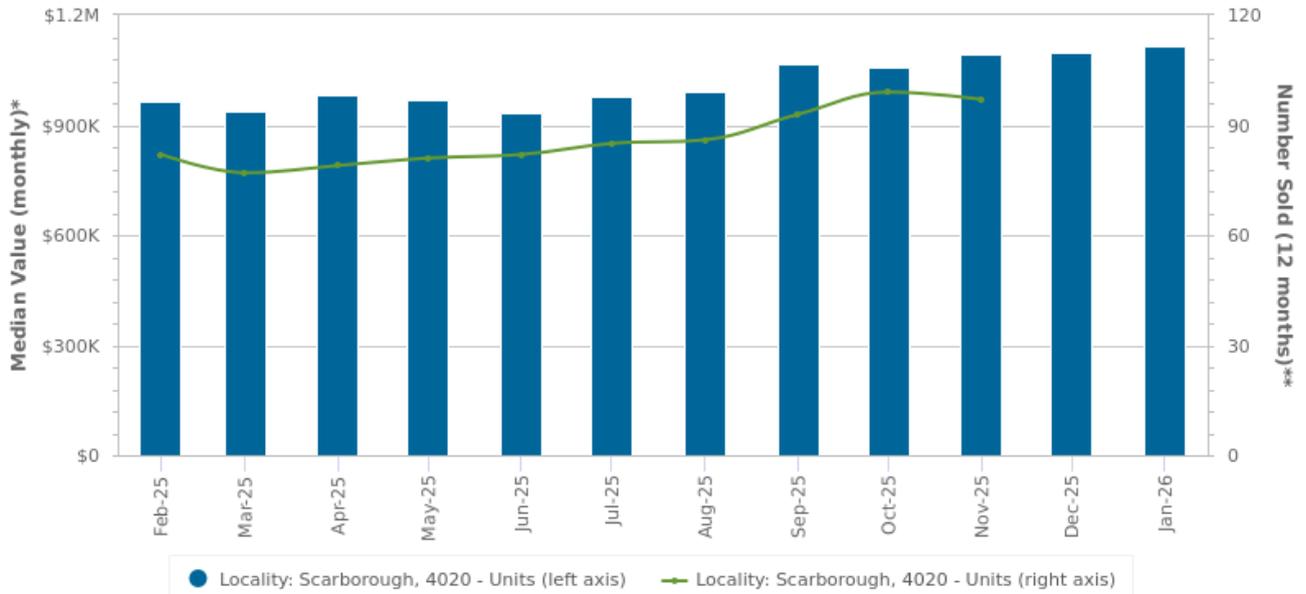
Unit: Median Value vs Number Sold

97

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$966,568	82
Mar 2025	\$936,963	77
Apr 2025	\$983,428	79
May 2025	\$967,657	81
Jun 2025	\$934,273	82
Jul 2025	\$978,498	85
Aug 2025	\$993,290	86
Sep 2025	\$1,066,906	93
Oct 2025	\$1,058,912	99
Nov 2025	\$1,091,591	97
Dec 2025	\$1,099,983	-
Jan 2026	\$1,115,406	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
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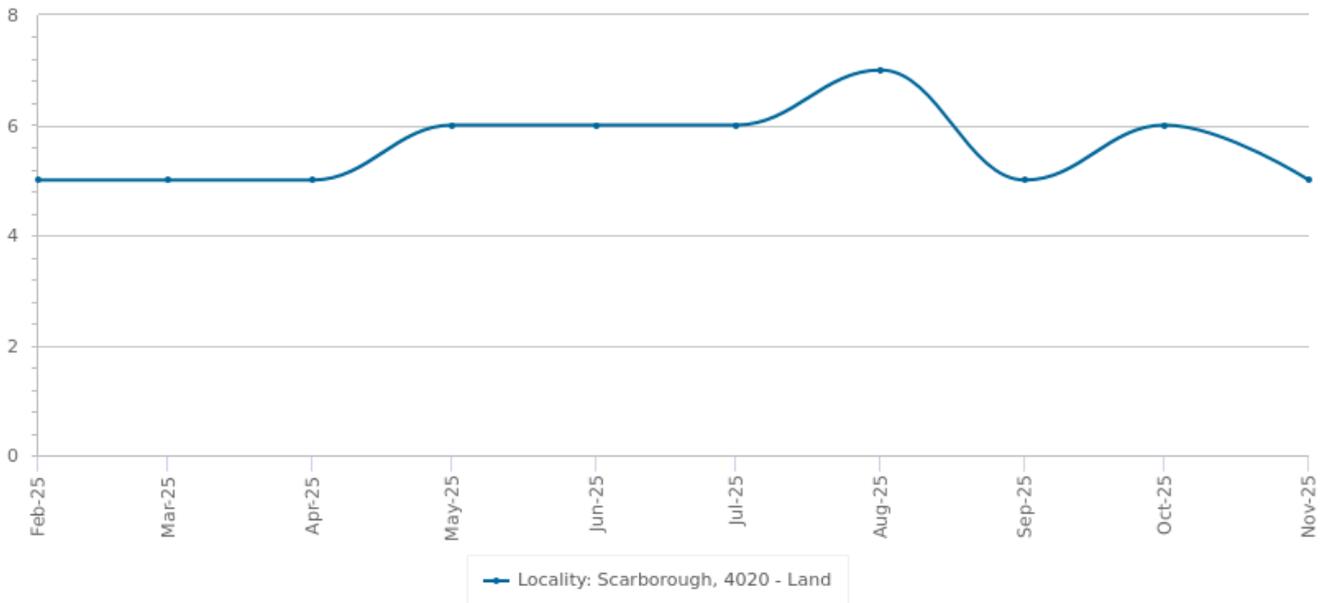
Land: Median Value vs Number Sold

5

Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	7
Jan 2025	-	7
Feb 2025	-	5
Mar 2025	-	5
Apr 2025	-	5
May 2025	-	6
Jun 2025	-	6
Jul 2025	-	6
Aug 2025	-	7
Sep 2025	-	5
Oct 2025	-	6
Nov 2025	-	5

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

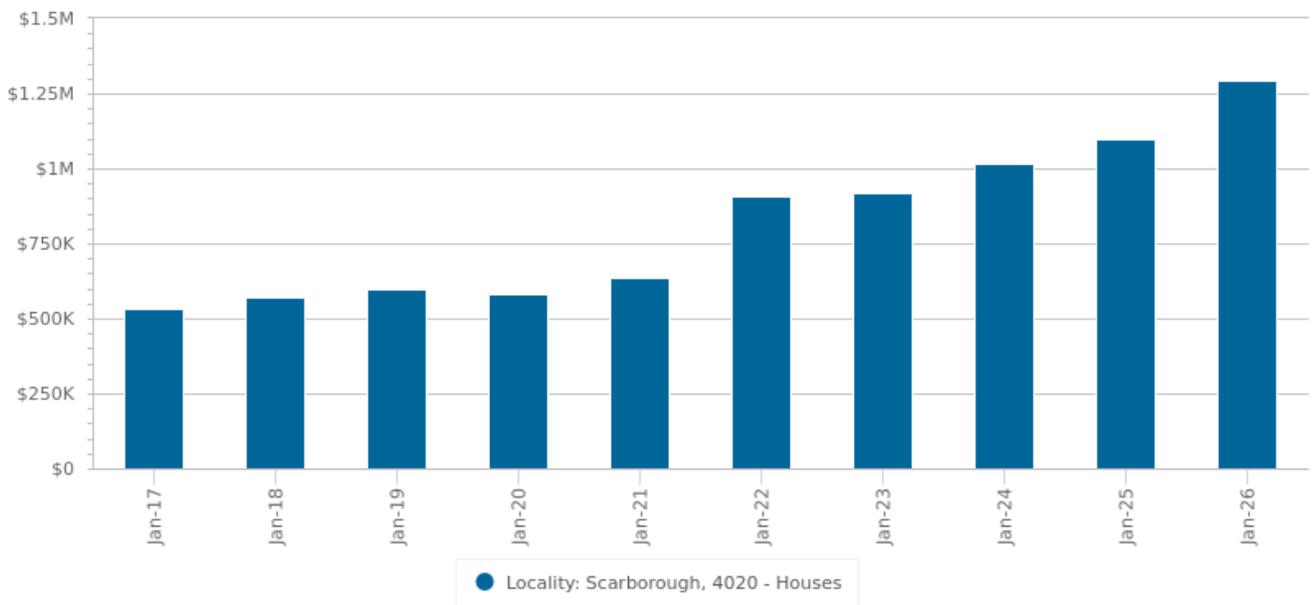
\$1.29M

Jan 2026

House: Median Value

	Scarborough
Jan 2017	\$534,204
Jan 2018	\$570,161
Jan 2019	\$596,151
Jan 2020	\$581,995
Jan 2021	\$634,442
Jan 2022	\$907,471
Jan 2023	\$917,724
Jan 2024	\$1,017,564
Jan 2025	\$1,098,393
Jan 2026	\$1,293,271

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

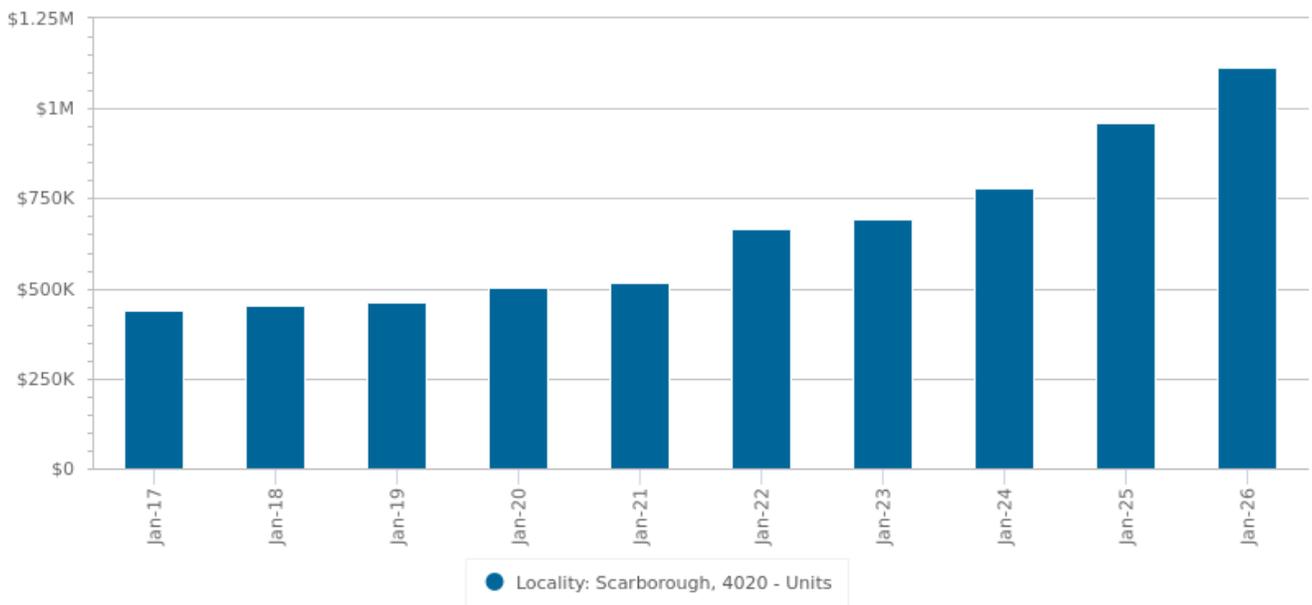
Unit: Median Value

\$1.12M

Jan 2026

	Scarborough
Jan 2017	\$438,149
Jan 2018	\$454,077
Jan 2019	\$463,283
Jan 2020	\$502,639
Jan 2021	\$516,494
Jan 2022	\$667,230
Jan 2023	\$692,023
Jan 2024	\$777,164
Jan 2025	\$961,370
Jan 2026	\$1,115,406

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

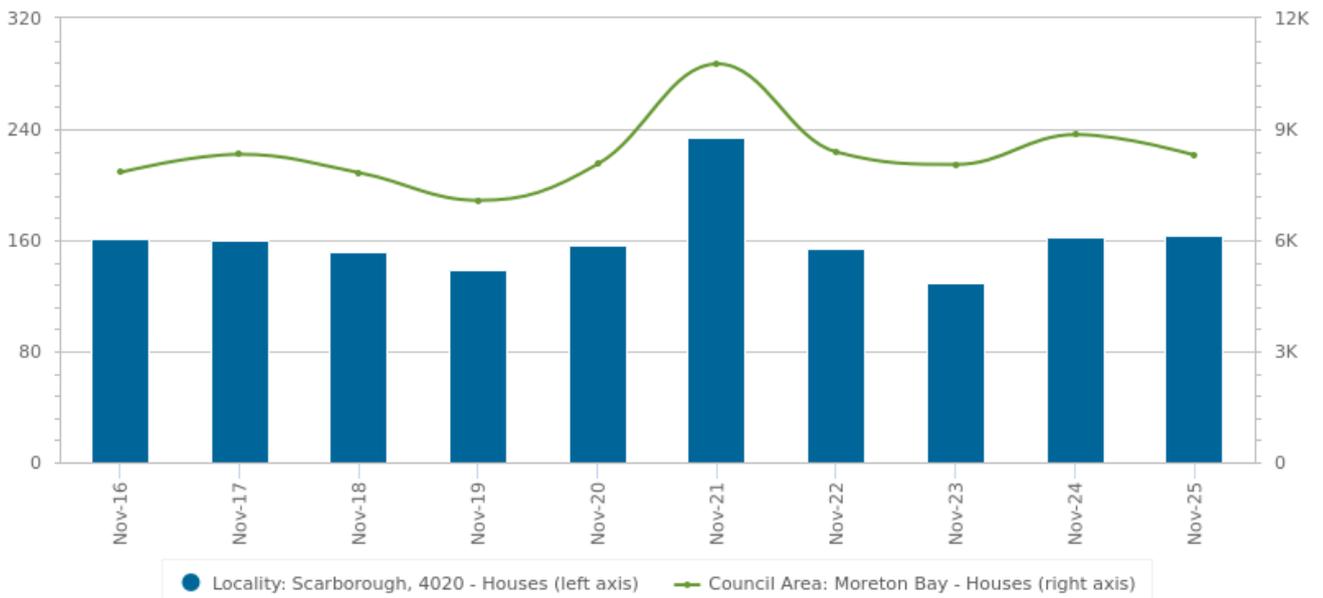
House: Sales Per Annum

164

Nov 2025

	Scarborough	Moreton Bay
Nov 2017	160	8321
Nov 2018	152	7822
Nov 2019	139	7076
Nov 2020	156	8067
Nov 2021	234	10763
Nov 2022	154	8378
Nov 2023	130	8046
Nov 2024	162	8855
Nov 2025	164	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

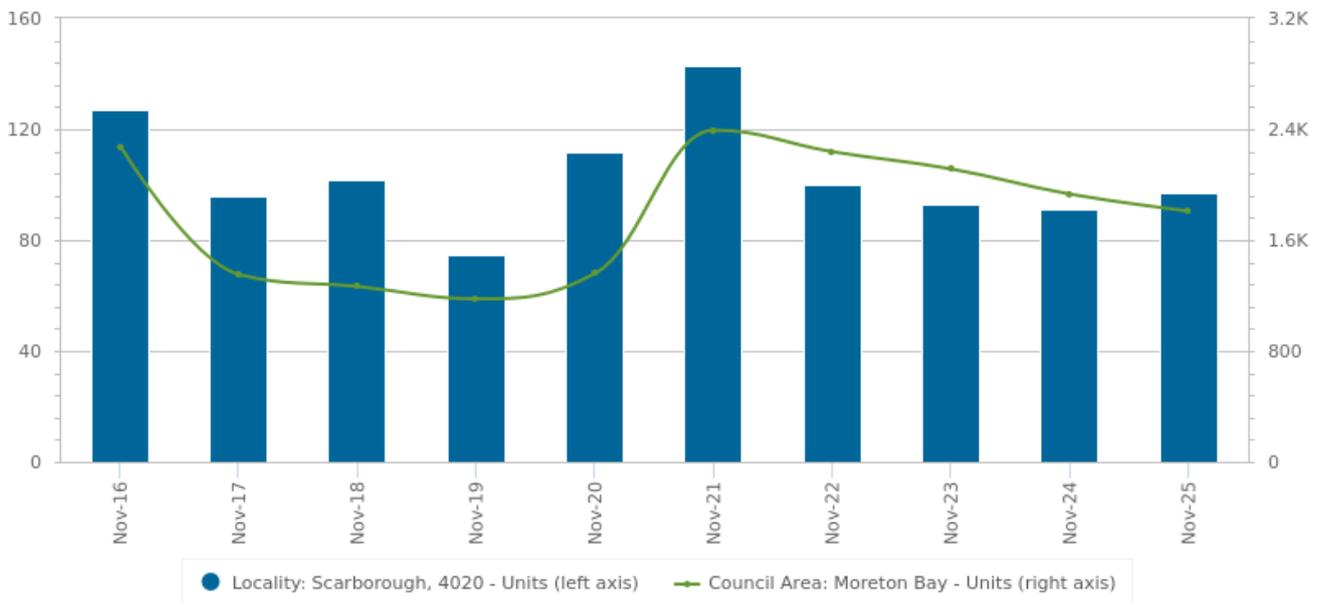
Unit: Sales Per Annum

97

Nov 2025

	Scarborough	Moreton Bay
Nov 2017	96	1351
Nov 2018	102	1265
Nov 2019	75	1176
Nov 2020	112	1361
Nov 2021	143	2393
Nov 2022	100	2237
Nov 2023	93	2113
Nov 2024	91	1931
Nov 2025	97	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

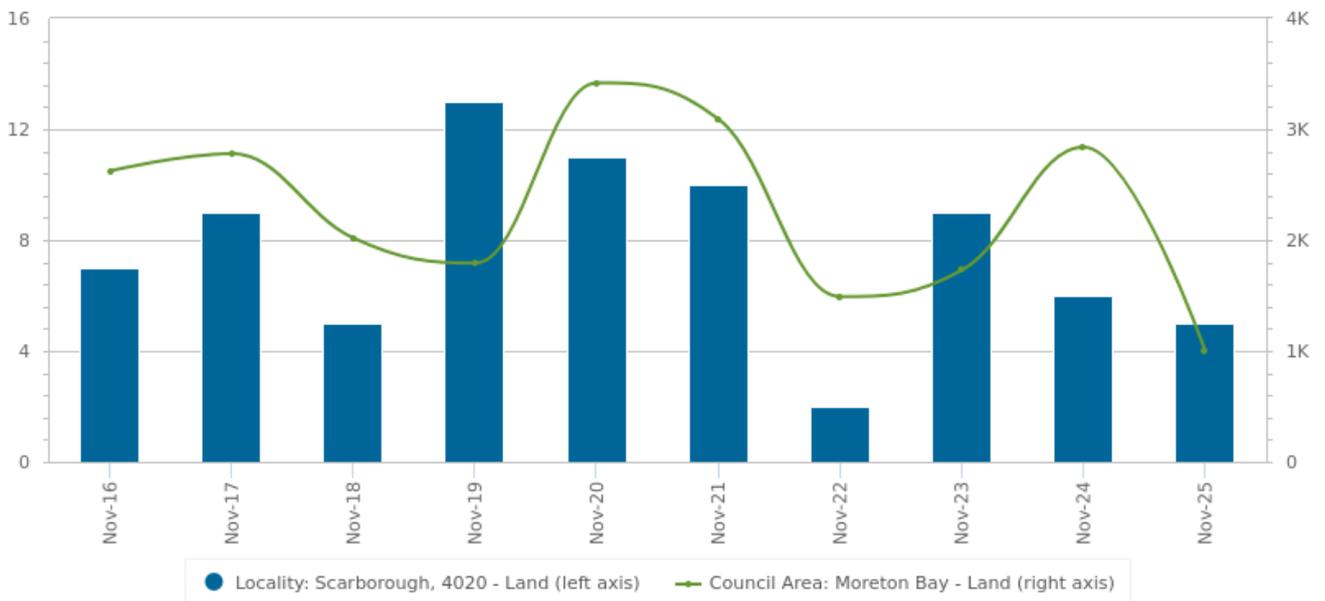
Land: Sales Per Annum

5

Nov 2025

	Scarborough	Moreton Bay
Nov 2017	9	2779
Nov 2018	5	2017
Nov 2019	13	1792
Nov 2020	11	3418
Nov 2021	10	3089
Nov 2022	2	1490
Nov 2023	9	1729
Nov 2024	6	2838
Nov 2025	5	997
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

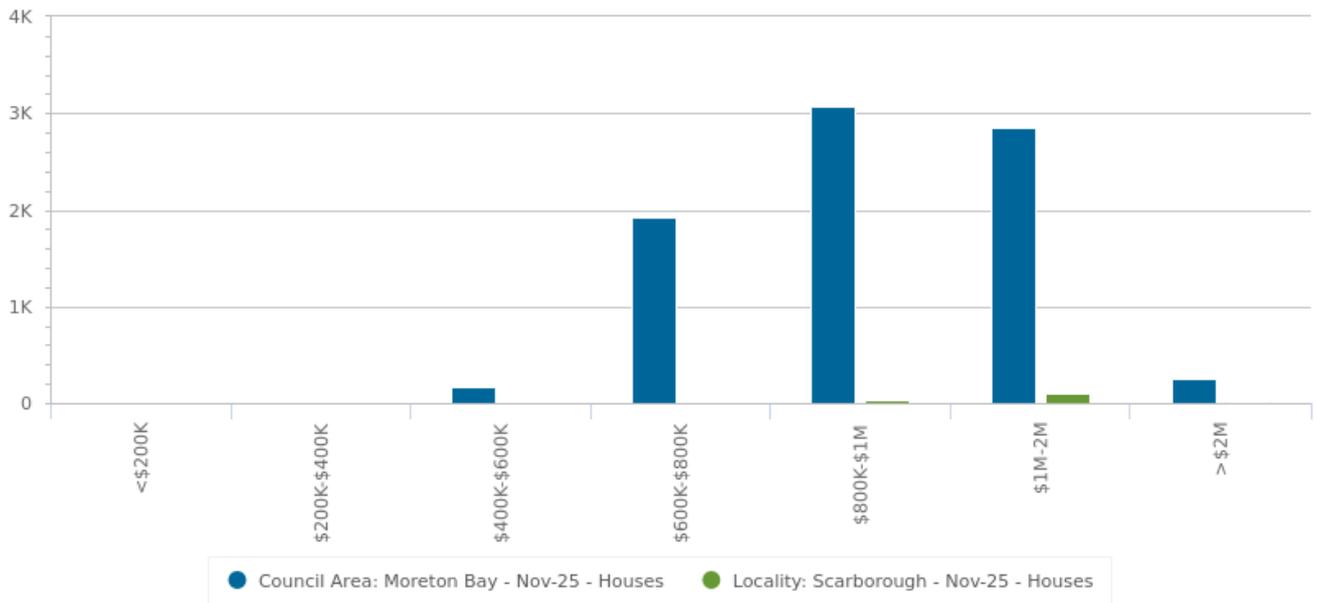
House: Sales By Price

\$205.29M

Nov 2025

	Scarborough	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	1	169
\$600K-\$800K	7	1,924
\$800K-\$1M	41	3,075
\$1M-\$2M	105	2,853
>\$2M	10	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

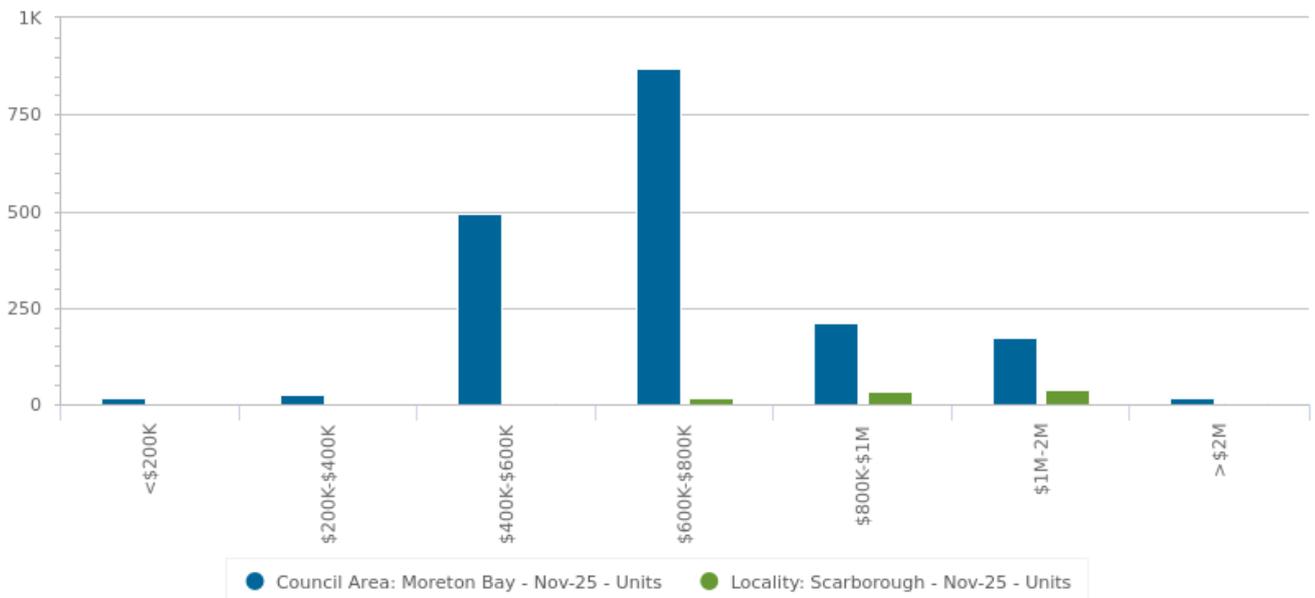
Unit: Sales By Price

\$106.44M

Nov 2025

	Scarborough	Moreton Bay
<\$200K	-	17
\$200K-\$400K	1	26
\$400K-\$600K	4	494
\$600K-\$800K	16	871
\$800K-\$1M	32	211
\$1M-\$2M	40	174
>\$2M	4	15

Statistics are calculated over a rolling 12 month period

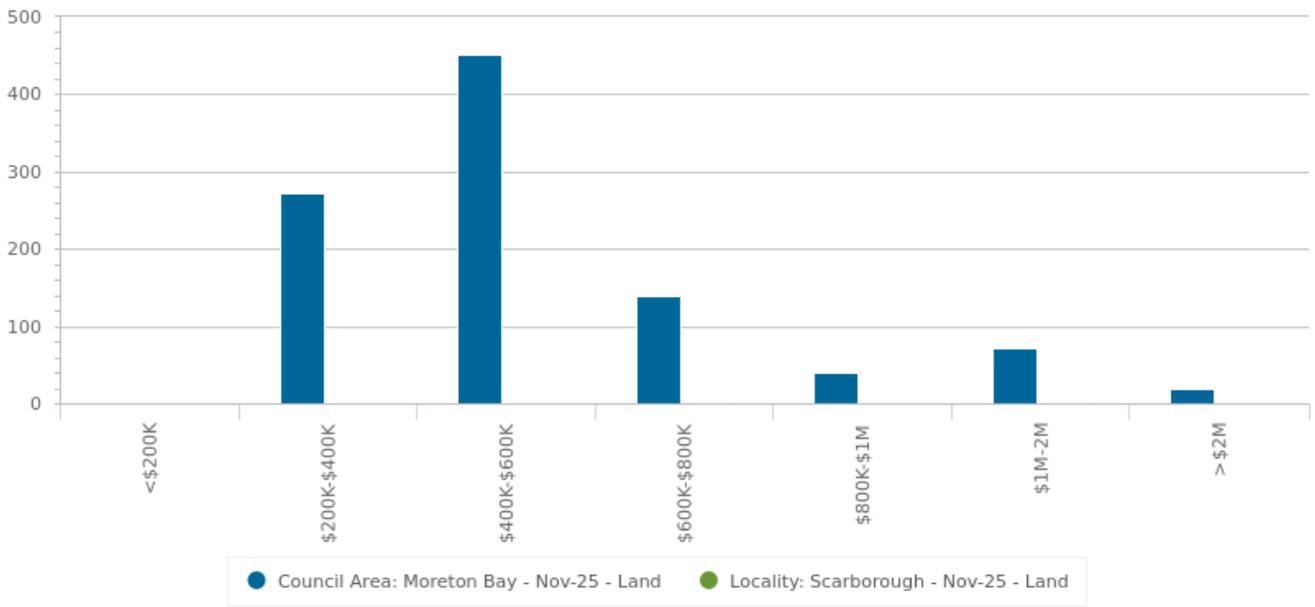


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Scarborough	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	-	451
\$600K-\$800K	2	140
\$800K-\$1M	-	40
\$1M-\$2M	2	71
>\$2M	1	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

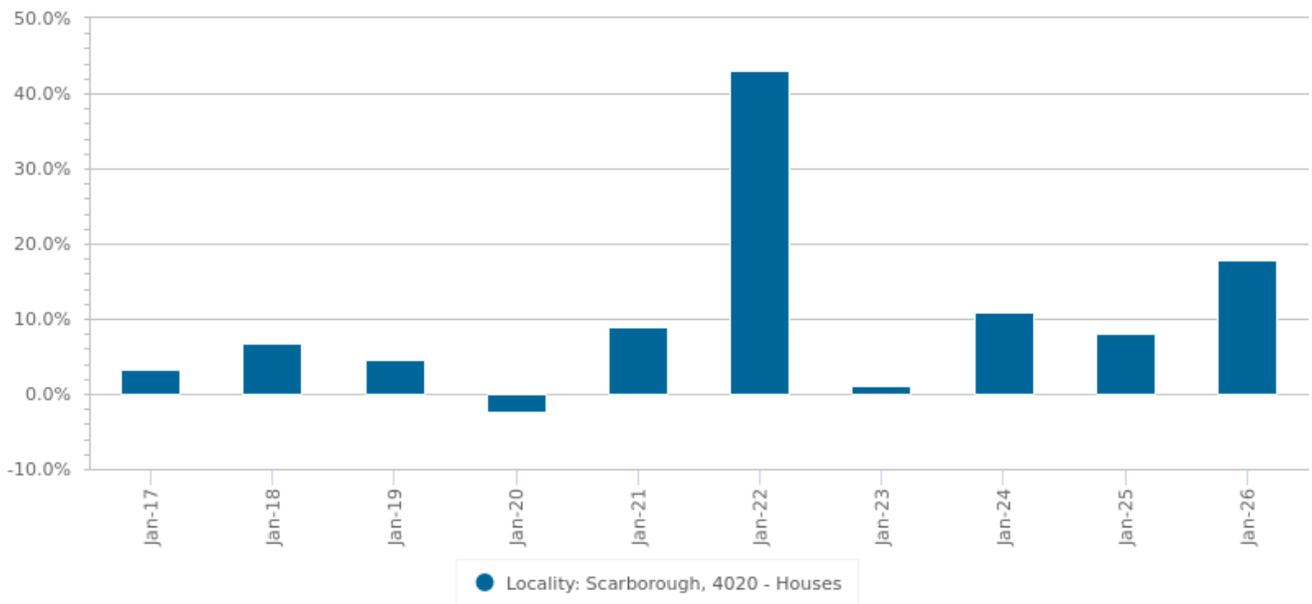
House: Change In Median Value

17.7%

Jan 2026

	Scarborough
Jan 2017	3.2%
Jan 2018	6.7%
Jan 2019	4.6%
Jan 2020	-2.4%
Jan 2021	9.0%
Jan 2022	43.0%
Jan 2023	1.1%
Jan 2024	10.9%
Jan 2025	7.9%
Jan 2026	17.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

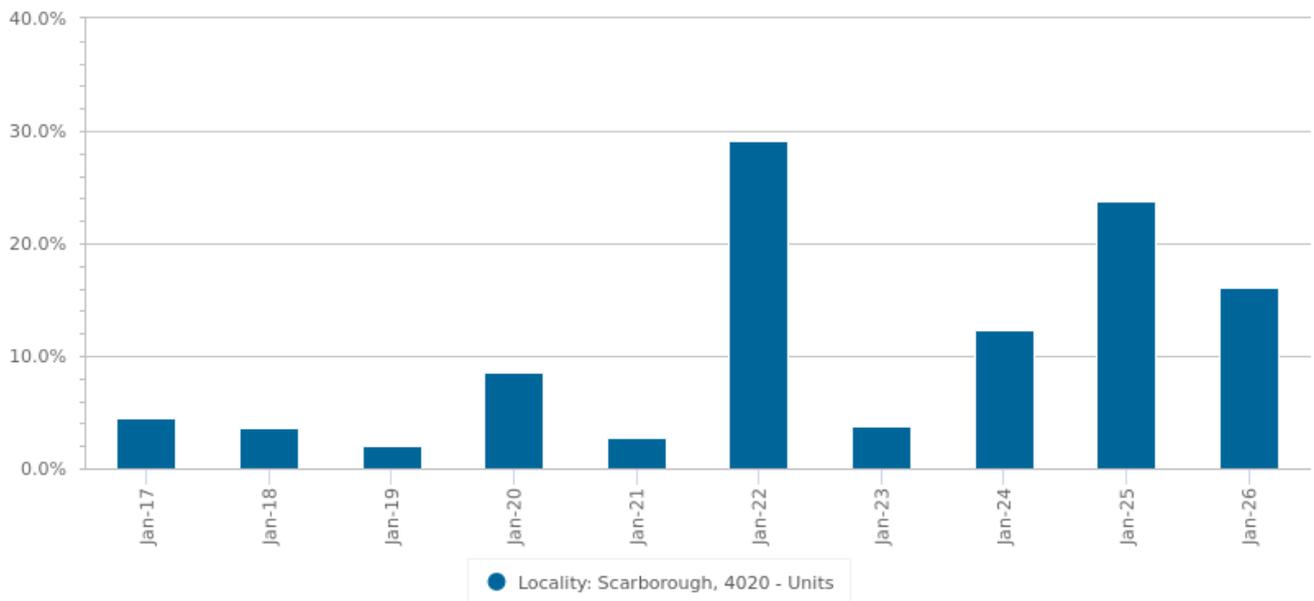
Unit: Change In Median Value

16.0%

Jan 2026

	Scarborough
Jan 2017	4.5%
Jan 2018	3.6%
Jan 2019	2.0%
Jan 2020	8.5%
Jan 2021	2.8%
Jan 2022	29.2%
Jan 2023	3.7%
Jan 2024	12.3%
Jan 2025	23.7%
Jan 2026	16.0%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

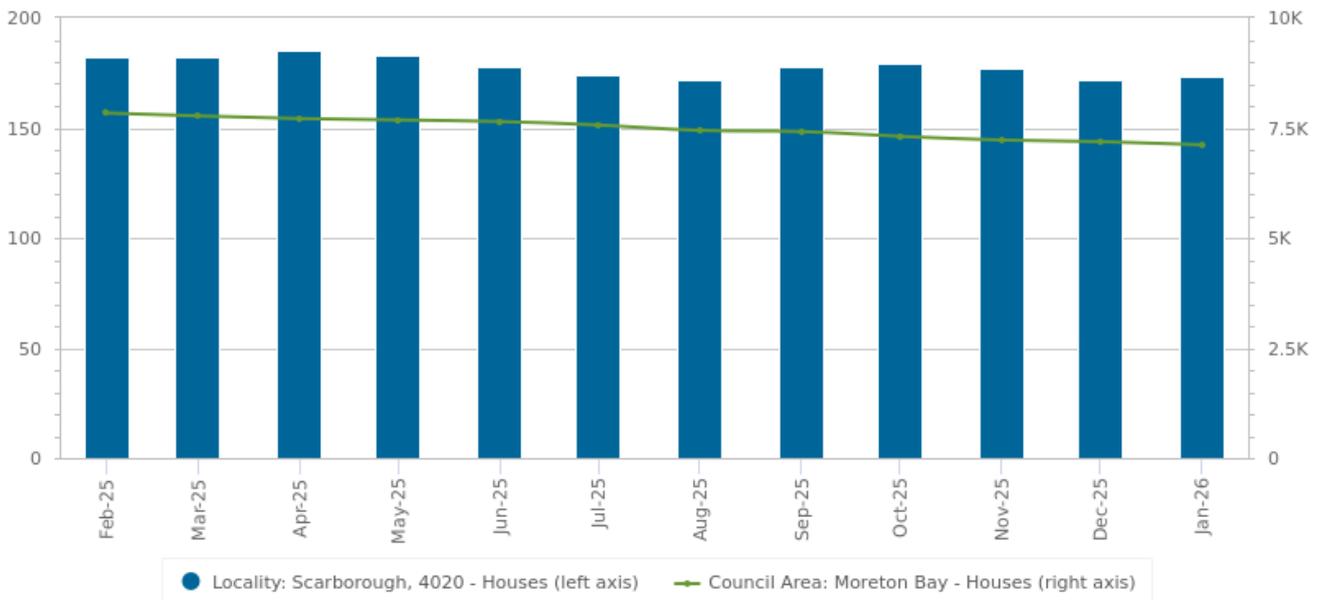
House: Number of New Listing

173

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	182	7,836
Mar 2025	182	7,770
Apr 2025	185	7,710
May 2025	183	7,678
Jun 2025	178	7,643
Jul 2025	174	7,564
Aug 2025	172	7,442
Sep 2025	178	7,415
Oct 2025	179	7,307
Nov 2025	177	7,223
Dec 2025	172	7,187
Jan 2026	173	7,116

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

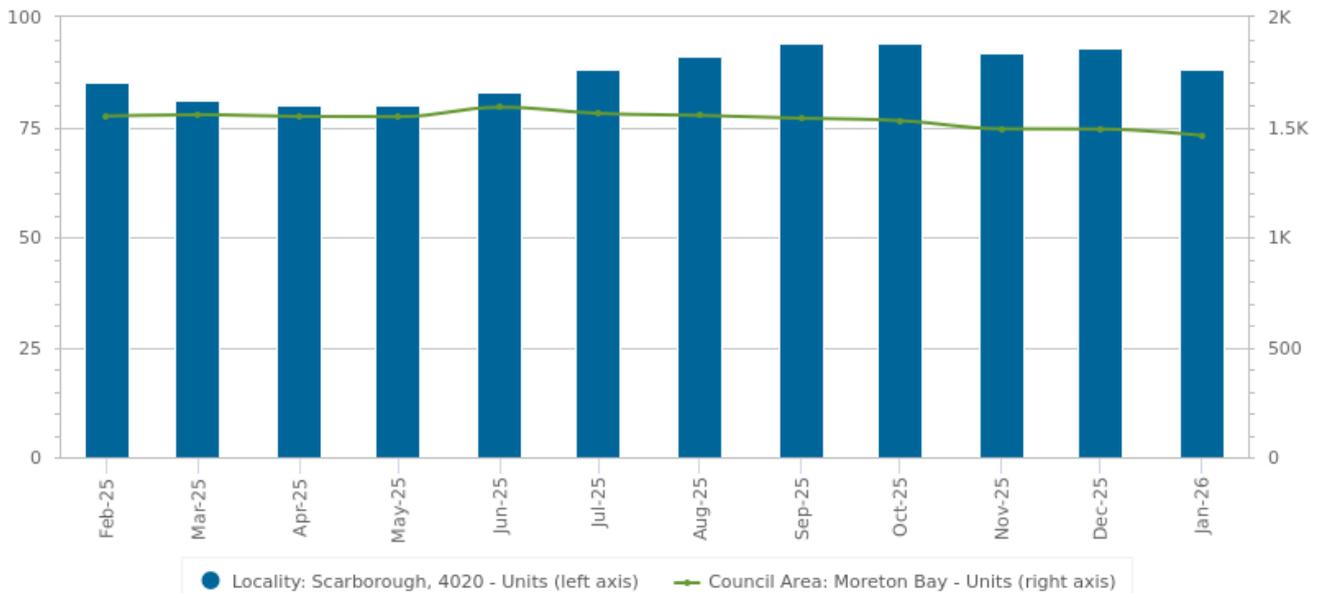
Unit: Number of New Listing

88

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	85	1,550
Mar 2025	81	1,556
Apr 2025	80	1,548
May 2025	80	1,547
Jun 2025	83	1,590
Jul 2025	88	1,562
Aug 2025	91	1,553
Sep 2025	94	1,540
Oct 2025	94	1,529
Nov 2025	92	1,492
Dec 2025	93	1,491
Jan 2026	88	1,462

Statistics are calculated over a rolling 12 month period



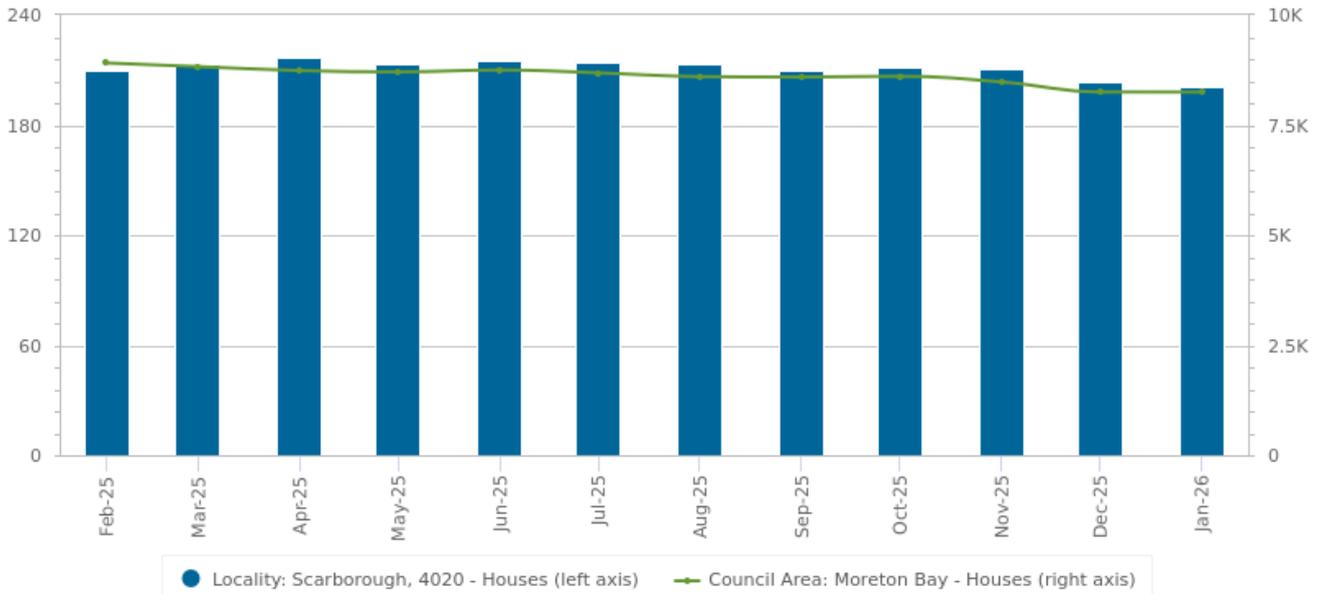
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

201
Jan 2026

	Scarborough	Moreton Bay
Feb 2025	210	8,909
Mar 2025	213	8,827
Apr 2025	217	8,736
May 2025	213	8,708
Jun 2025	215	8,751
Jul 2025	214	8,685
Aug 2025	213	8,600
Sep 2025	210	8,590
Oct 2025	212	8,609
Nov 2025	211	8,478
Dec 2025	204	8,250
Jan 2026	201	8,248

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

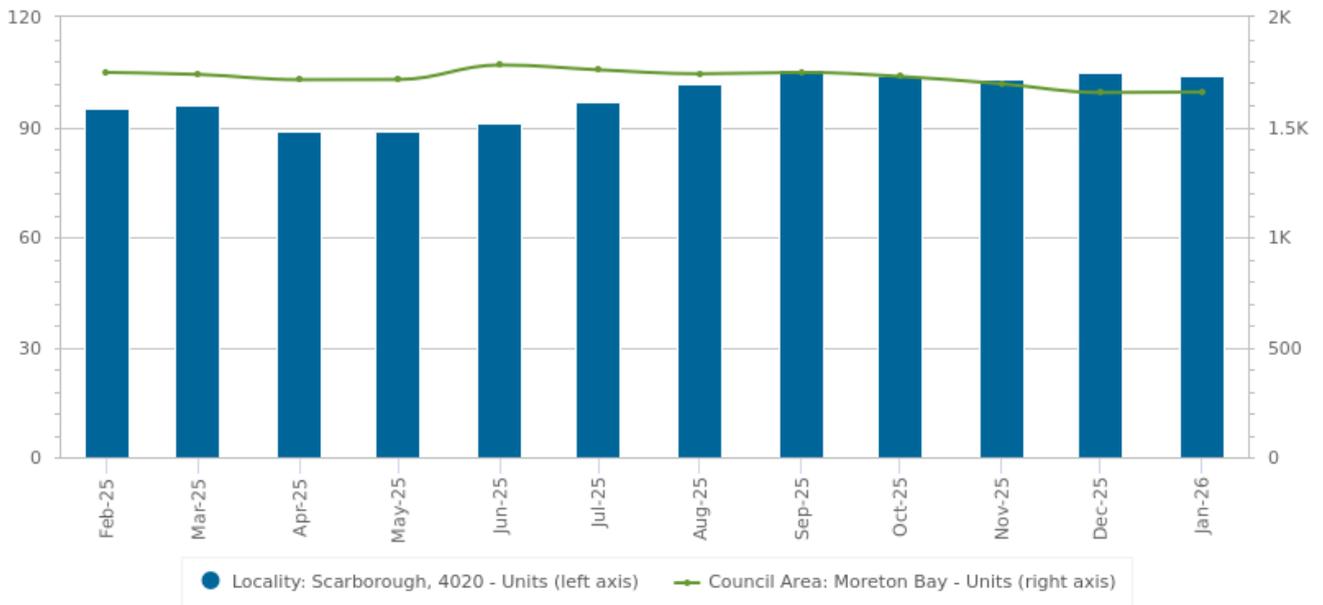
Unit: Total Properties Listed

104

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	95	1,748
Mar 2025	96	1,739
Apr 2025	89	1,715
May 2025	89	1,716
Jun 2025	91	1,782
Jul 2025	97	1,760
Aug 2025	102	1,742
Sep 2025	106	1,748
Oct 2025	104	1,730
Nov 2025	103	1,696
Dec 2025	105	1,657
Jan 2026	104	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

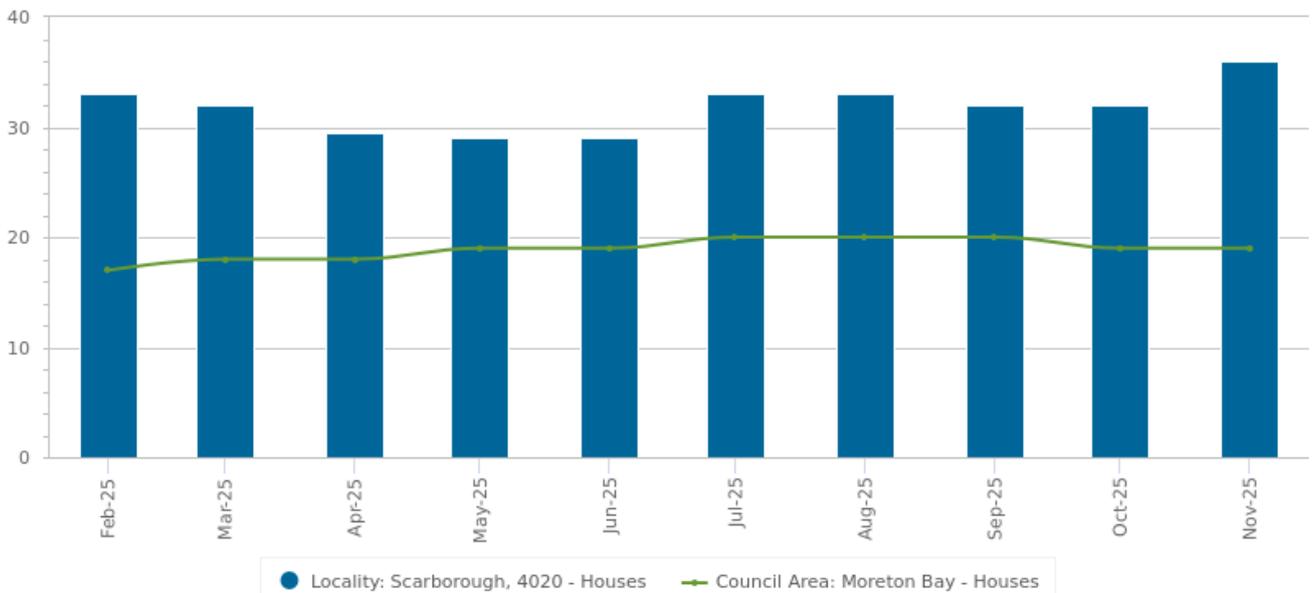
House: Median Days On Market

36

Nov 2025

	Scarborough	Moreton Bay
Dec 2024	33	17
Jan 2025	32	17
Feb 2025	33	17
Mar 2025	32	18
Apr 2025	29.5	18
May 2025	29	19
Jun 2025	29	19
Jul 2025	33	20
Aug 2025	33	20
Sep 2025	32	20
Oct 2025	32	19
Nov 2025	36	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

42

Nov 2025

	Scarborough	Moreton Bay
Dec 2024	28	13
Jan 2025	25	13
Feb 2025	23	13
Mar 2025	23	14
Apr 2025	38	15
May 2025	37	15
Jun 2025	35.5	15
Jul 2025	35.5	16
Aug 2025	38.5	16
Sep 2025	38.5	16
Oct 2025	38.5	17
Nov 2025	42	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

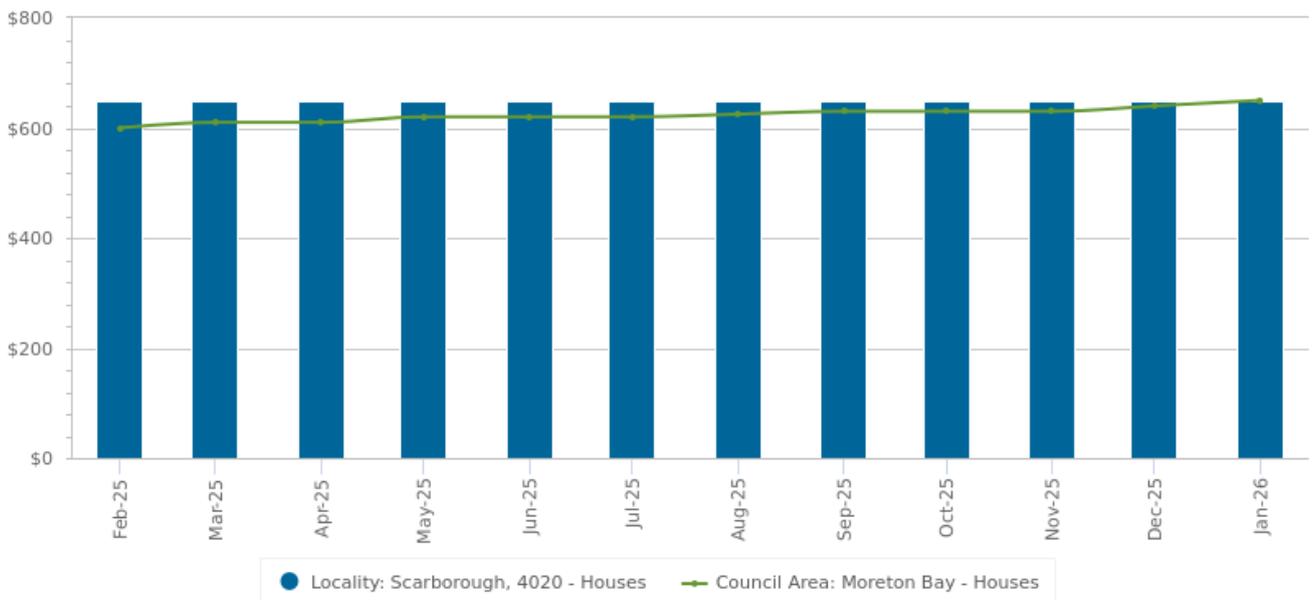
House: Median Rent

\$650/w

Jan 2026

	Scarborough	Moreton Bay
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	\$650/w	\$625/w
Sep 2025	\$650/w	\$630/w
Oct 2025	\$650/w	\$630/w
Nov 2025	\$650/w	\$630/w
Dec 2025	\$650/w	\$640/w
Jan 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

\$600/w

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	\$625/w	\$520/w
Mar 2025	\$618/w	\$520/w
Apr 2025	\$663/w	\$520/w
May 2025	\$685/w	\$525/w
Jun 2025	\$650/w	\$530/w
Jul 2025	\$650/w	\$533/w
Aug 2025	\$650/w	\$540/w
Sep 2025	\$625/w	\$540/w
Oct 2025	\$613/w	\$545/w
Nov 2025	\$600/w	\$550/w
Dec 2025	\$600/w	\$550/w
Jan 2026	\$600/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

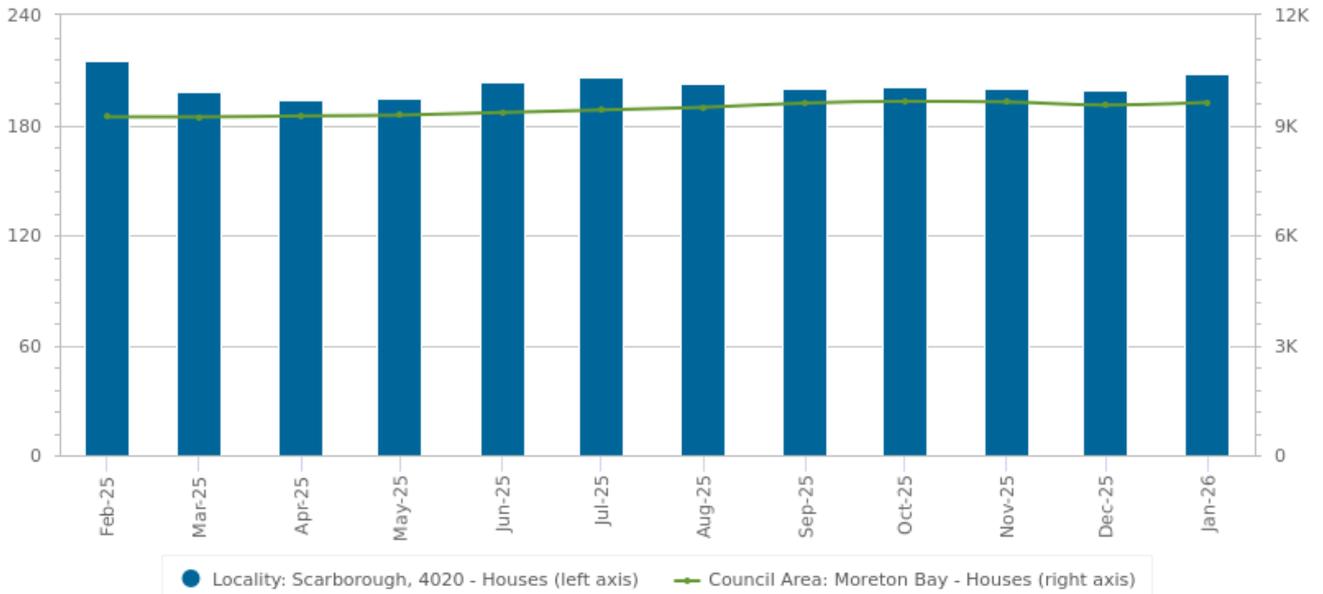
House: Rental Rate Observations

208

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	215	9,223
Mar 2025	198	9,222
Apr 2025	194	9,250
May 2025	195	9,270
Jun 2025	204	9,343
Jul 2025	206	9,411
Aug 2025	203	9,484
Sep 2025	200	9,601
Oct 2025	201	9,646
Nov 2025	200	9,629
Dec 2025	199	9,544
Jan 2026	208	9,621

Statistics are calculated over a rolling 12 month period



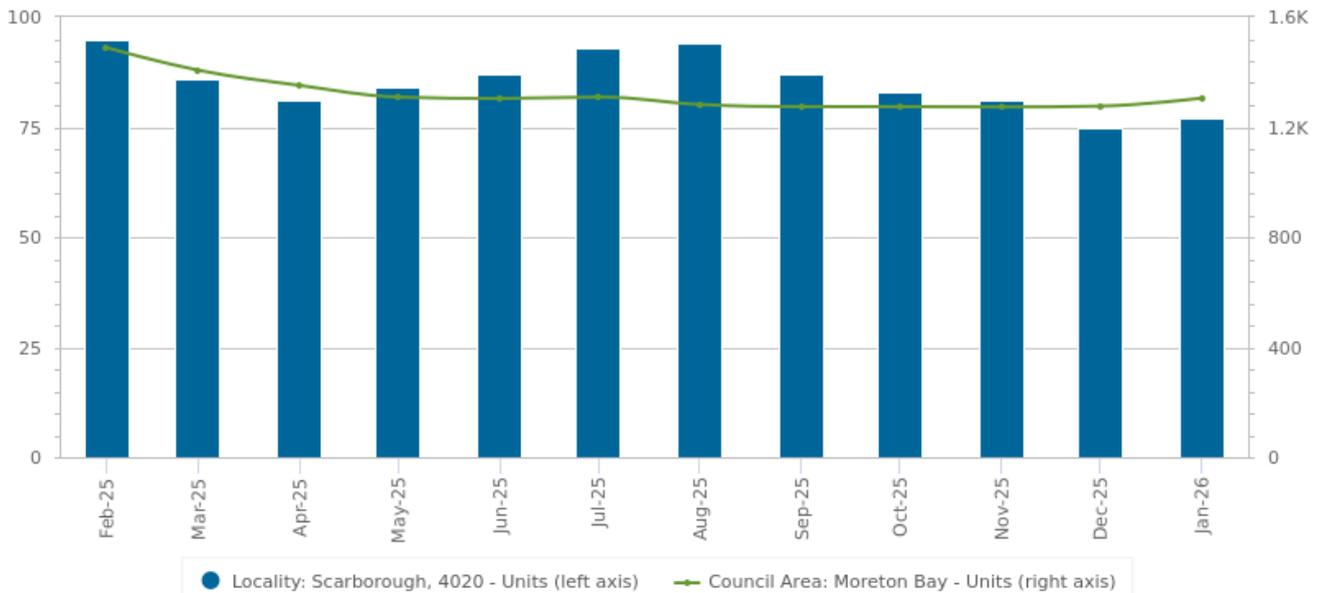
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

77
Jan 2026

	Scarborough	Moreton Bay
Feb 2025	95	1,488
Mar 2025	86	1,406
Apr 2025	81	1,351
May 2025	84	1,309
Jun 2025	87	1,304
Jul 2025	93	1,309
Aug 2025	94	1,282
Sep 2025	87	1,274
Oct 2025	83	1,274
Nov 2025	81	1,273
Dec 2025	75	1,276
Jan 2026	77	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	8.3%	5.3%
Mar 2025	4.8%	6.1%
Apr 2025	6.6%	5.2%
May 2025	6.6%	6.9%
Jun 2025	4.8%	5.1%
Jul 2025	4.8%	4.2%
Aug 2025	7.4%	4.2%
Sep 2025	4.8%	5.0%
Oct 2025	4.0%	5.0%
Nov 2025	0.8%	5.0%
Dec 2025	-	6.7%
Jan 2026	-	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

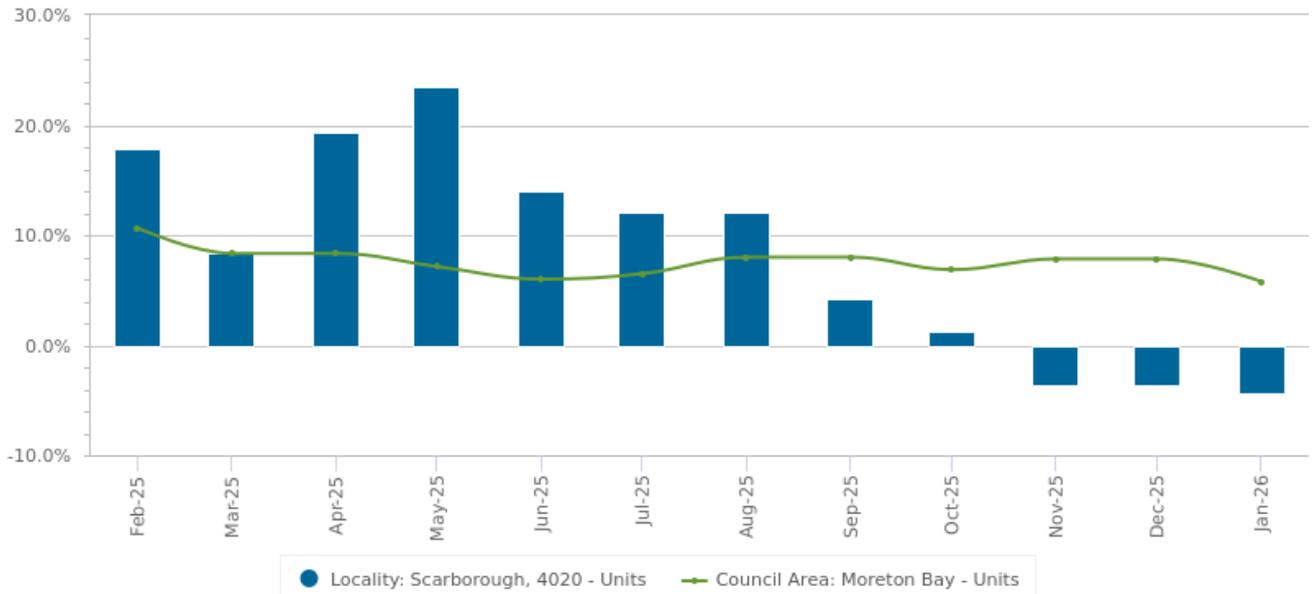
Unit: Change in Rental Rate

-4.4%

Jan 2026

	Scarborough	Moreton Bay
Feb 2025	17.9%	10.6%
Mar 2025	8.3%	8.3%
Apr 2025	19.4%	8.3%
May 2025	23.4%	7.1%
Jun 2025	14.0%	6.0%
Jul 2025	12.1%	6.5%
Aug 2025	12.1%	8.0%
Sep 2025	4.2%	8.0%
Oct 2025	1.2%	6.9%
Nov 2025	-3.6%	7.8%
Dec 2025	-3.6%	7.8%
Jan 2026	-4.4%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

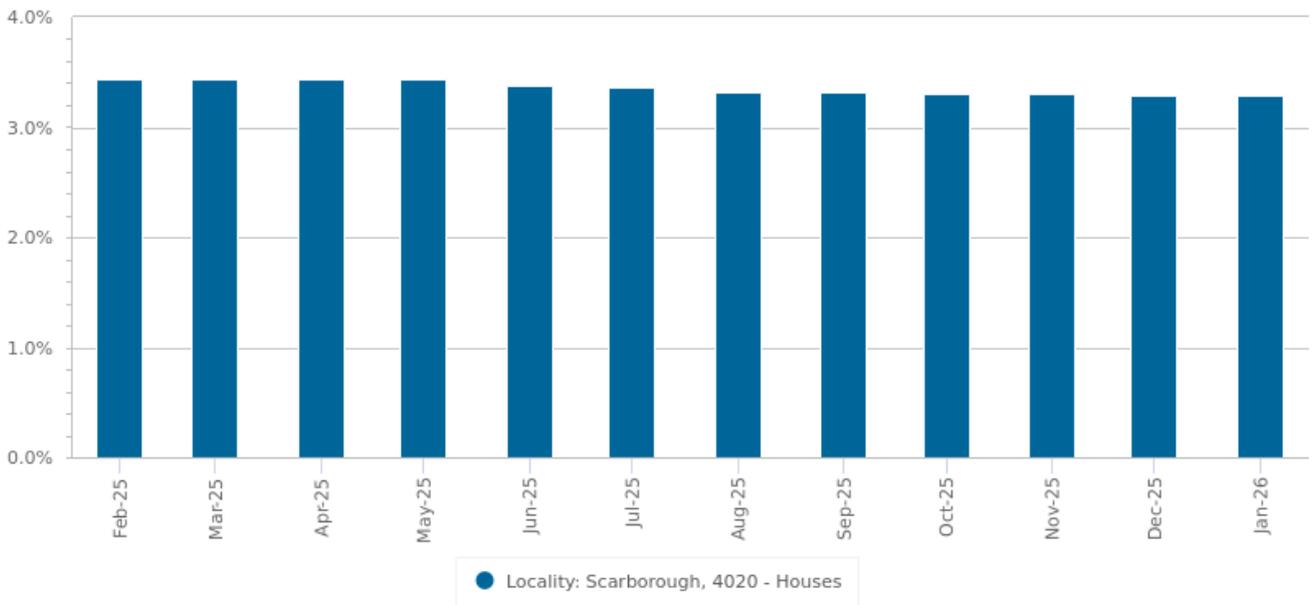
House: Value Based Rental Yield

3.3%

Jan 2026

	Scarborough
Feb 2025	3.4%
Mar 2025	3.4%
Apr 2025	3.4%
May 2025	3.4%
Jun 2025	3.4%
Jul 2025	3.4%
Aug 2025	3.3%
Sep 2025	3.3%
Oct 2025	3.3%
Nov 2025	3.3%
Dec 2025	3.3%
Jan 2026	3.3%

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

3.6%

Jan 2026

	Scarborough
Feb 2025	3.8%
Mar 2025	3.8%
Apr 2025	3.8%
May 2025	3.8%
Jun 2025	3.8%
Jul 2025	3.8%
Aug 2025	3.8%
Sep 2025	3.8%
Oct 2025	3.8%
Nov 2025	3.8%
Dec 2025	3.7%
Jan 2026	3.6%

Statistics are calculated at the end of the displayed month



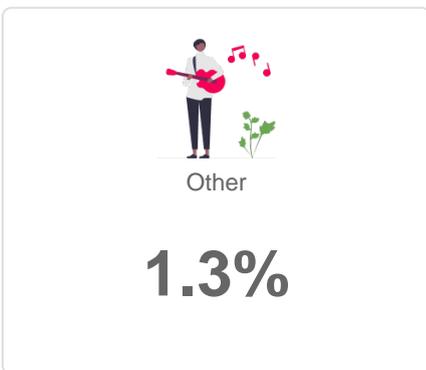
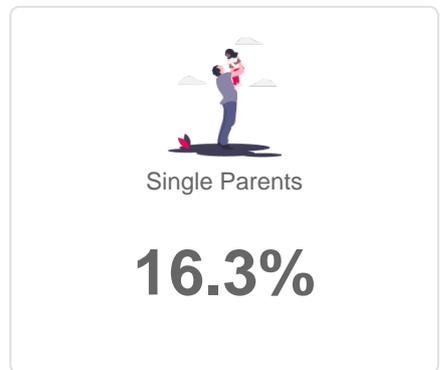
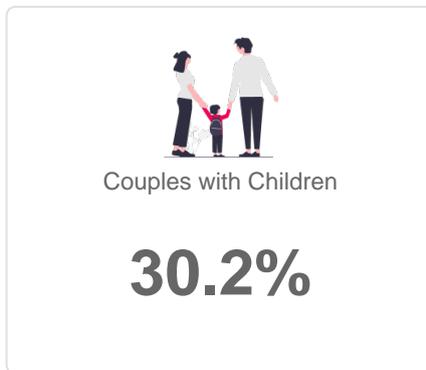
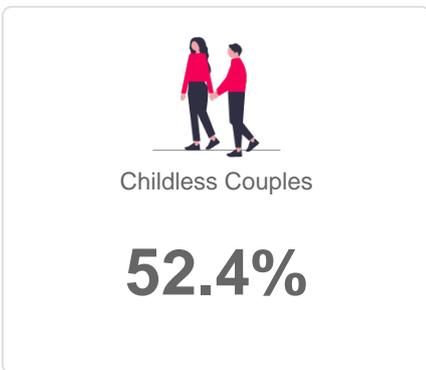
Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Scarborough	Moreton Bay
Childless Couples	52.4%	38.7%
Couples with Children	30.2%	42%
Single Parents	16.3%	17.9%
Other	1.3%	1.3%

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



Population Age

Population Age

	Scarborough	Moreton Bay
0-9	7.5%	12.7%
10-19	10.7%	13.4%
20-29	6.7%	11.7%
30-39	7.7%	13%
40-49	12.3%	13.2%
50-59	15.9%	12.6%
60-69	17.2%	10.9%
70-79	14.2%	8.6%
80-89	6.4%	3.2%
90-99	1.5%	0.7%
100+	0.1%	-

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



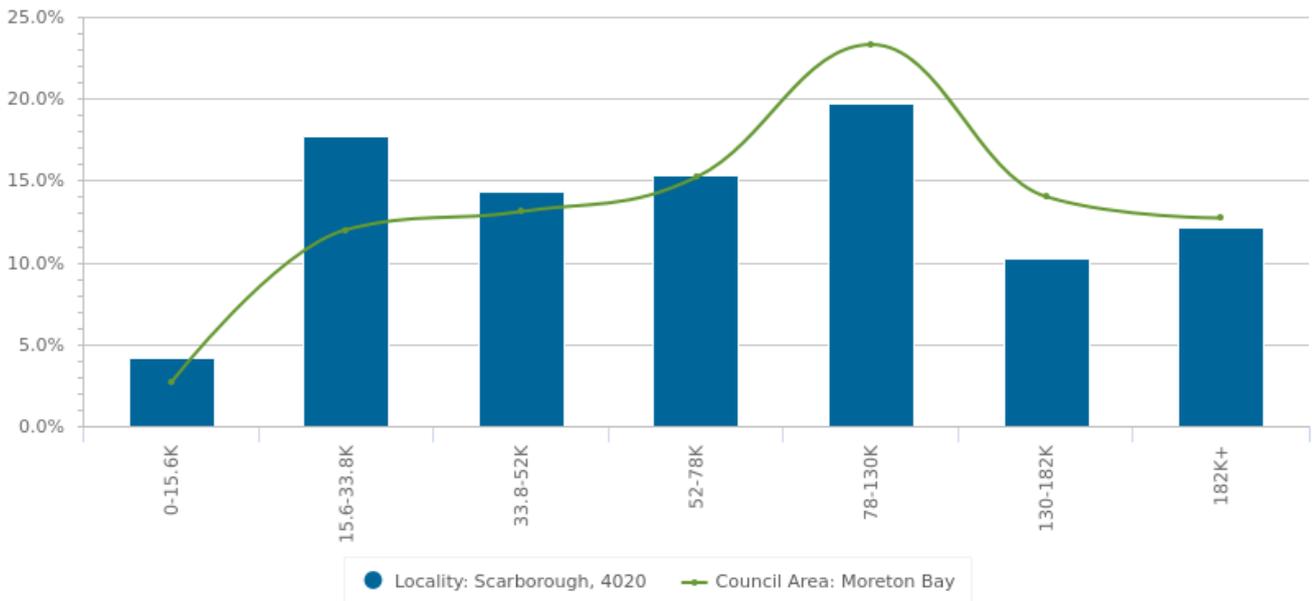
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Scarborough	Moreton Bay
0-15.6K	4.2%	2.7%
15.6-33.8K	17.7%	12%
33.8-52K	14.3%	13.1%
52-78K	15.3%	15.2%
78-130K	19.7%	23.3%
130-182K	10.3%	14%
182K+	12.2%	12.7%

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



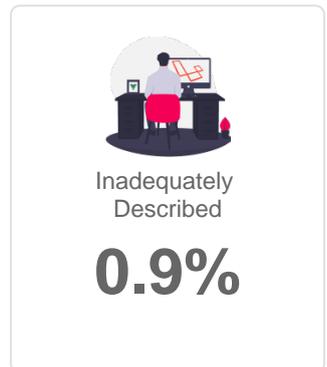
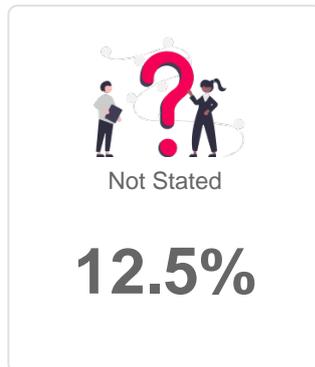
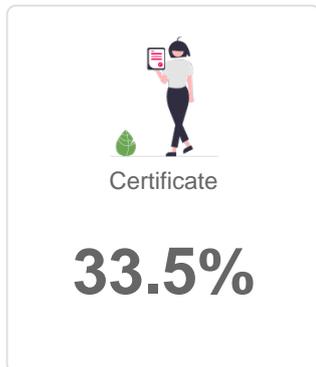
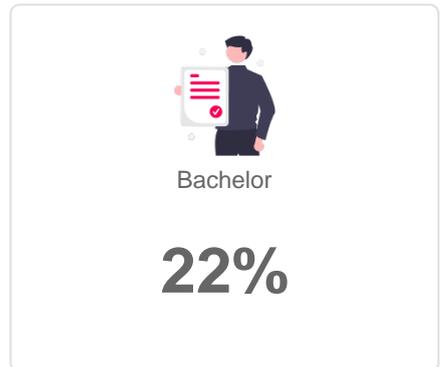
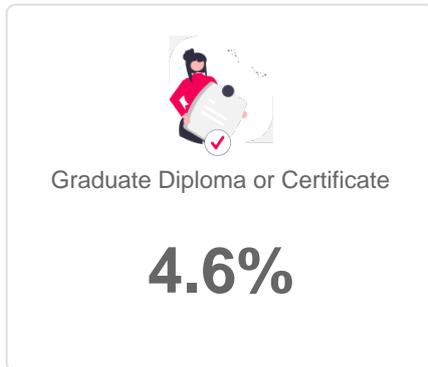
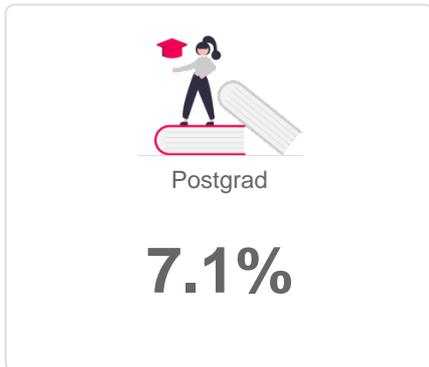
Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Scarborough	Moreton Bay
Postgrad	7.1%	4.9%
Graduate Diploma or Certificate	4.6%	3.3%
Bachelor	22%	20%
Advanced Diploma or Diploma	19.4%	17.2%
Certificate	33.5%	42.3%
Not Stated	12.5%	11.2%
Inadequately Described	0.9%	0.9%

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

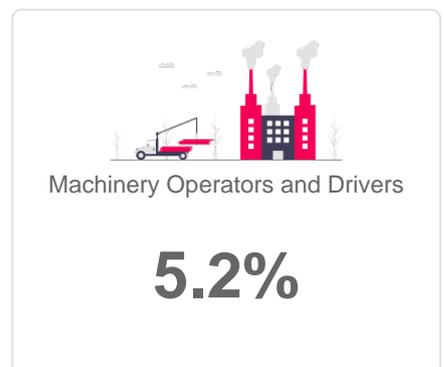
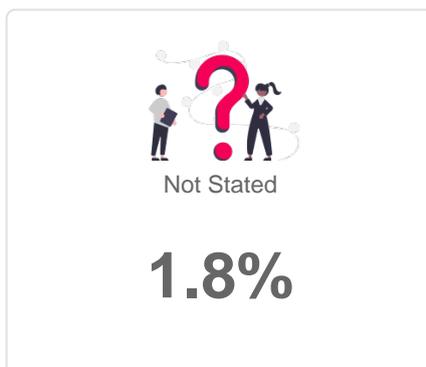
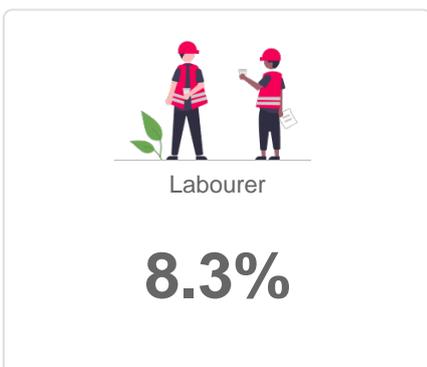
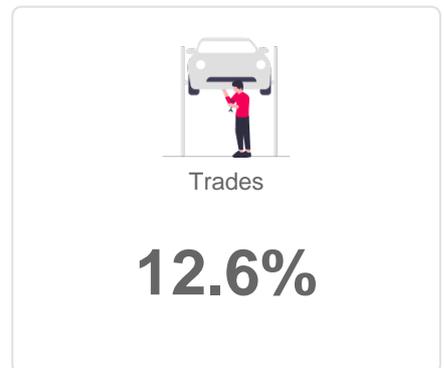
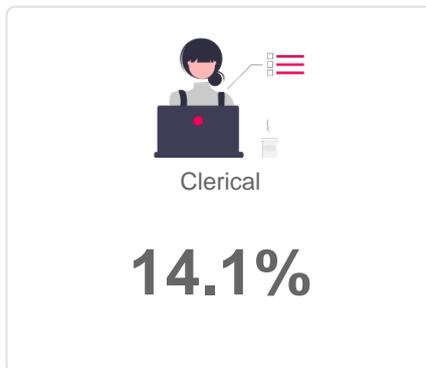
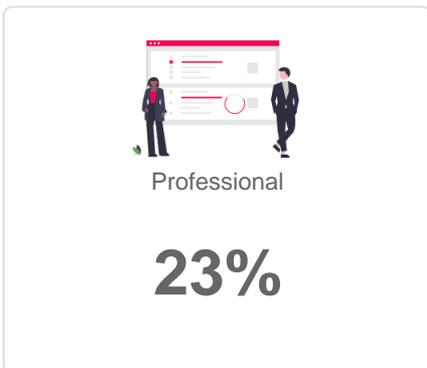


Occupation

Employment By Occupation

	Scarborough	Moreton Bay
Professional	23%	17.9%
Clerical	14.1%	14.1%
Trades	12.6%	14.7%
Labourer	8.3%	10.5%
Not Stated	1.8%	1.8%
Machinery Operators and Drivers	5.2%	7.1%
Managers	13.7%	11.4%
Community and Personal Service Workers	13%	13.3%
Sales Workers	8.2%	9.1%

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



Employment By Occupation



Managers

13.7%



Community and Personal Service
Workers

13%



Sales Workers

8.2%

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