

# Suburb Statistics Report

Scarborough QLD 4020

Prepared on 24 Mar 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	9.3 years	8.1 years	-
Total Dwellings	2,699	1,557	82
Total New Listings	171	86	-
Median Value	\$1,320,219	\$1,114,221	-
Total Properties Listed	204	105	-

## Market Trends

### House: Market Trends

**165**

Properties Sold  
(12 Months)

**9.3**

Average Tenure Period  
(Years)

**\$660/w**

Median Asking Rent  
(12 Months)

**171**

New Sale Listings  
(12 Months)

**36**

Days on Market  
(12 Months)

**210**

Rental Rate Observations  
(12 Months)

### House: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$1,400,000**

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

**\$\$**

Median Price\*

**\$1,150,000**

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\*

**\$955,000**

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

**99**

Properties Sold  
(12 Months)

**8.1**

Average Tenure Period  
(Years)

**\$640/w**

Median Asking Rent  
(12 Months)

**86**

New Sale Listings  
(12 Months)

**44**

Days on Market  
(12 Months)

**79**

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\*

**\$940,000**

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.

**\$**

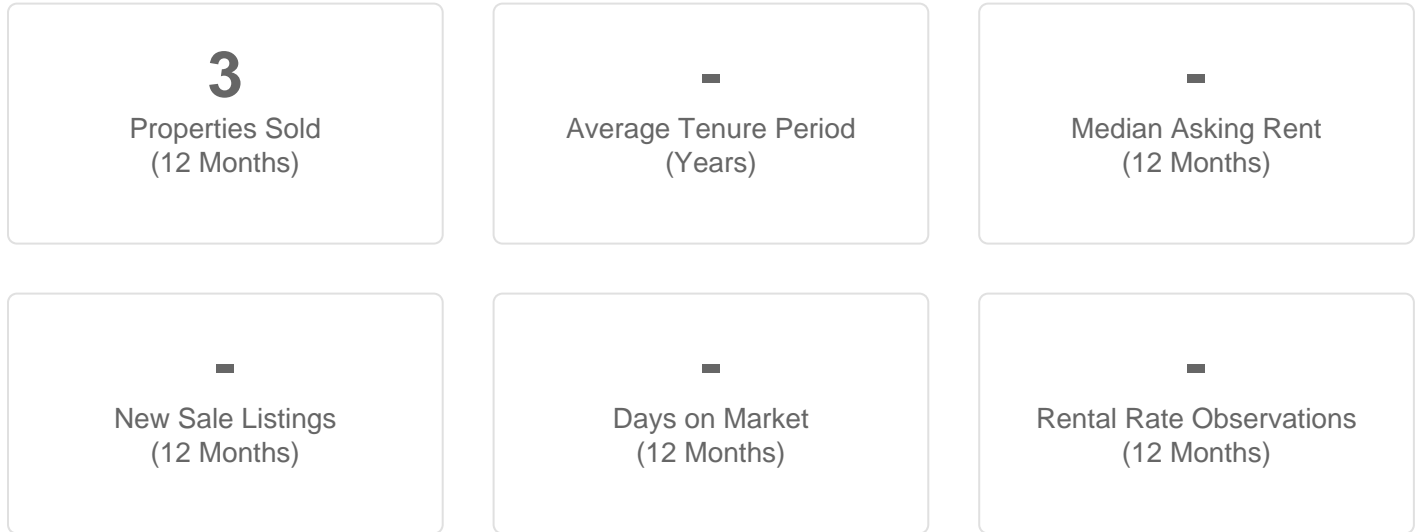
Lower Quartile Price\*

**\$807,500**

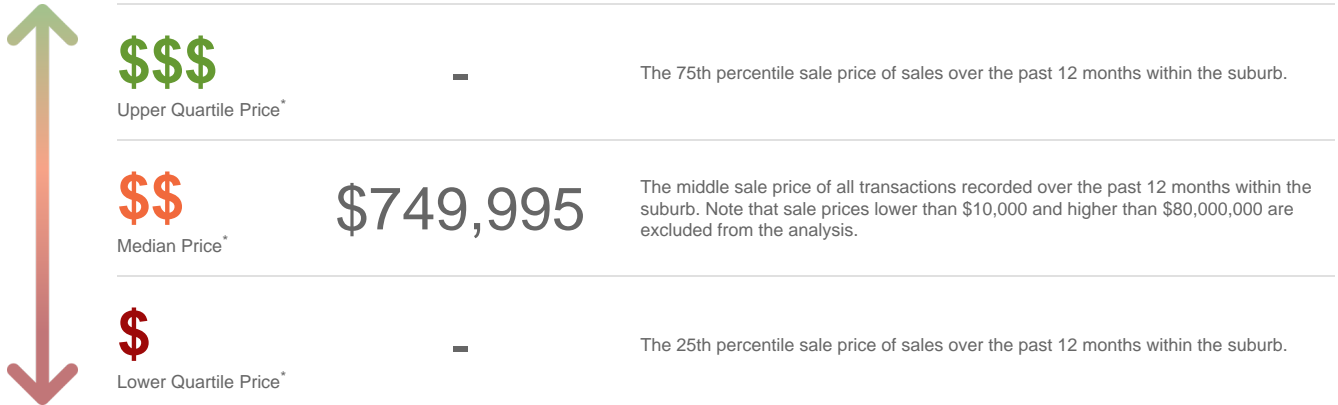
The 25th percentile sale price of sales over the past 12 months within the suburb.

\*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

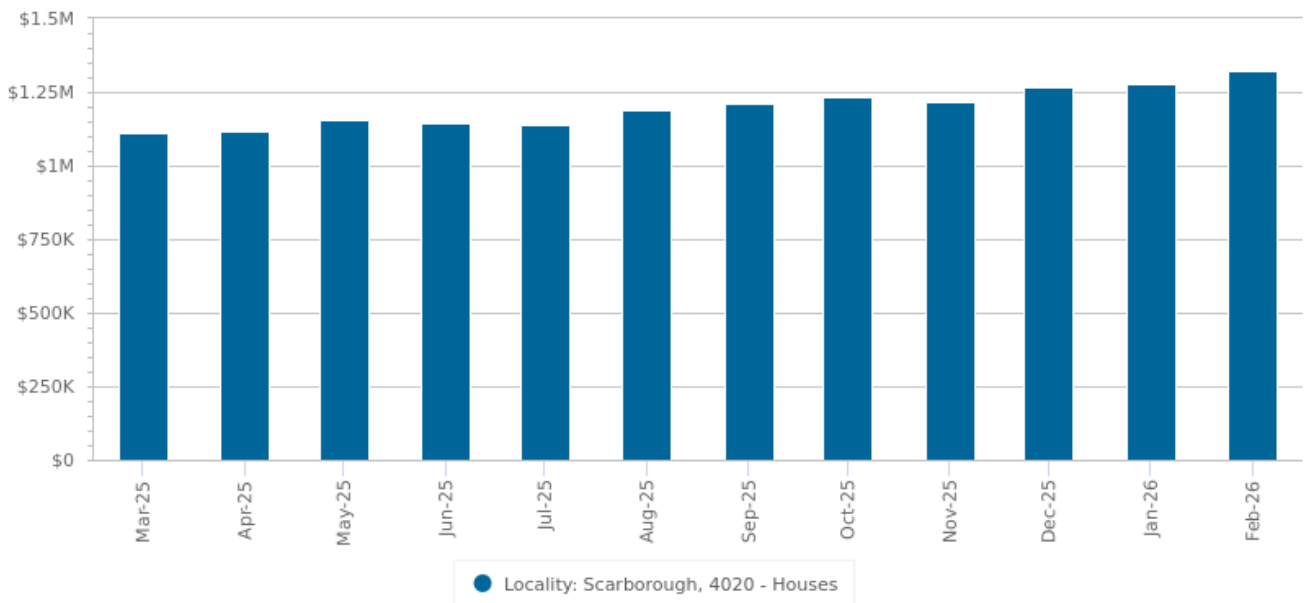
## House: Recent Median Value

**\$1.32M**

Feb 2026

	Scarborough
Mar 2025	\$1,112,254
Apr 2025	\$1,118,839
May 2025	\$1,152,862
Jun 2025	\$1,144,494
Jul 2025	\$1,137,725
Aug 2025	\$1,188,191
Sep 2025	\$1,211,012
Oct 2025	\$1,234,242
Nov 2025	\$1,217,637
Dec 2025	\$1,269,085
Jan 2026	\$1,278,443
Feb 2026	\$1,320,219

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

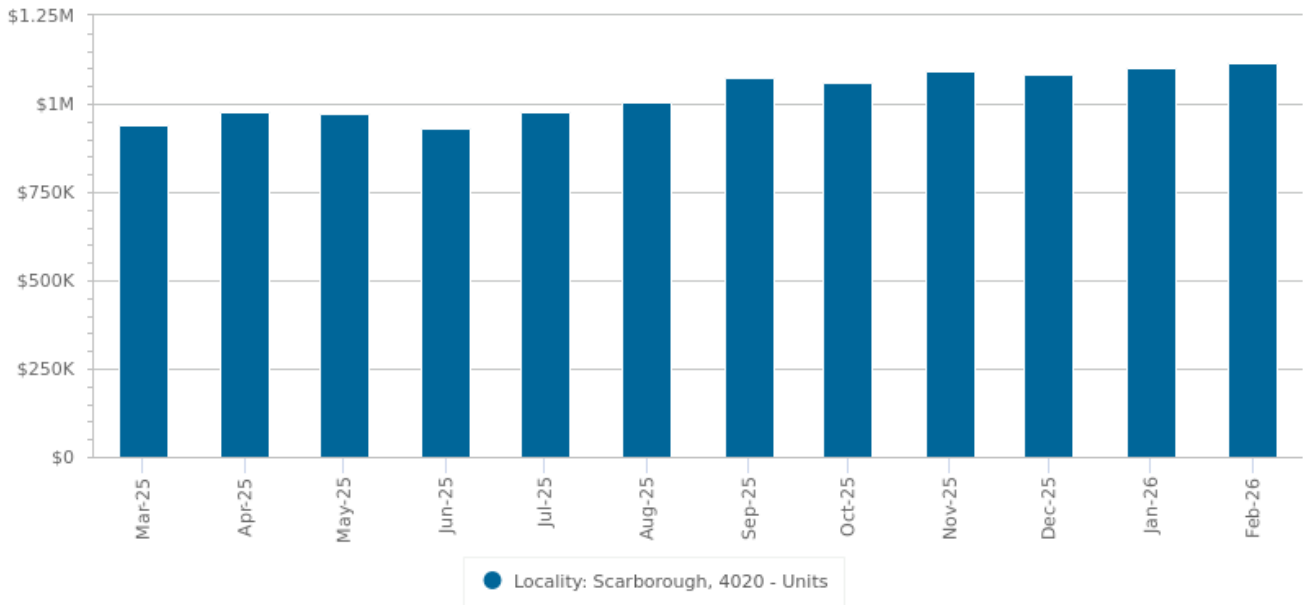
**\$1.11M**

Feb 2026

Unit: Recent Median Value

	Scarborough
Mar 2025	\$937,936
Apr 2025	\$978,527
May 2025	\$970,731
Jun 2025	\$931,676
Jul 2025	\$979,144
Aug 2025	\$1,004,472
Sep 2025	\$1,073,130
Oct 2025	\$1,062,098
Nov 2025	\$1,090,655
Dec 2025	\$1,082,352
Jan 2026	\$1,103,750
Feb 2026	\$1,114,221

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

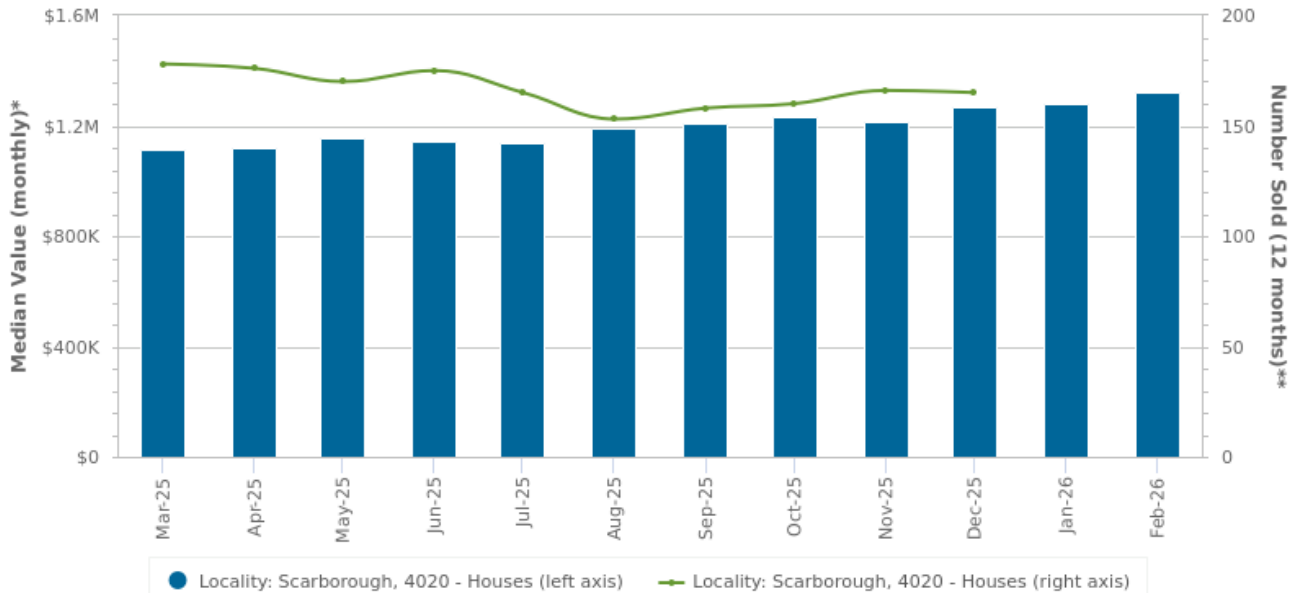
### House: Median Value vs Number Sold

**165**

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$1,112,254	178
Apr 2025	\$1,118,839	176
May 2025	\$1,152,862	170
Jun 2025	\$1,144,494	175
Jul 2025	\$1,137,725	165
Aug 2025	\$1,188,191	153
Sep 2025	\$1,211,012	158
Oct 2025	\$1,234,242	160
Nov 2025	\$1,217,637	166
Dec 2025	\$1,269,085	165
Jan 2026	\$1,278,443	-
Feb 2026	\$1,320,219	-

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

99

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$937,936	77
Apr 2025	\$978,527	79
May 2025	\$970,731	81
Jun 2025	\$931,676	82
Jul 2025	\$979,144	85
Aug 2025	\$1,004,472	85
Sep 2025	\$1,073,130	93
Oct 2025	\$1,062,098	100
Nov 2025	\$1,090,655	99
Dec 2025	\$1,082,352	99
Jan 2026	\$1,103,750	-
Feb 2026	\$1,114,221	-

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

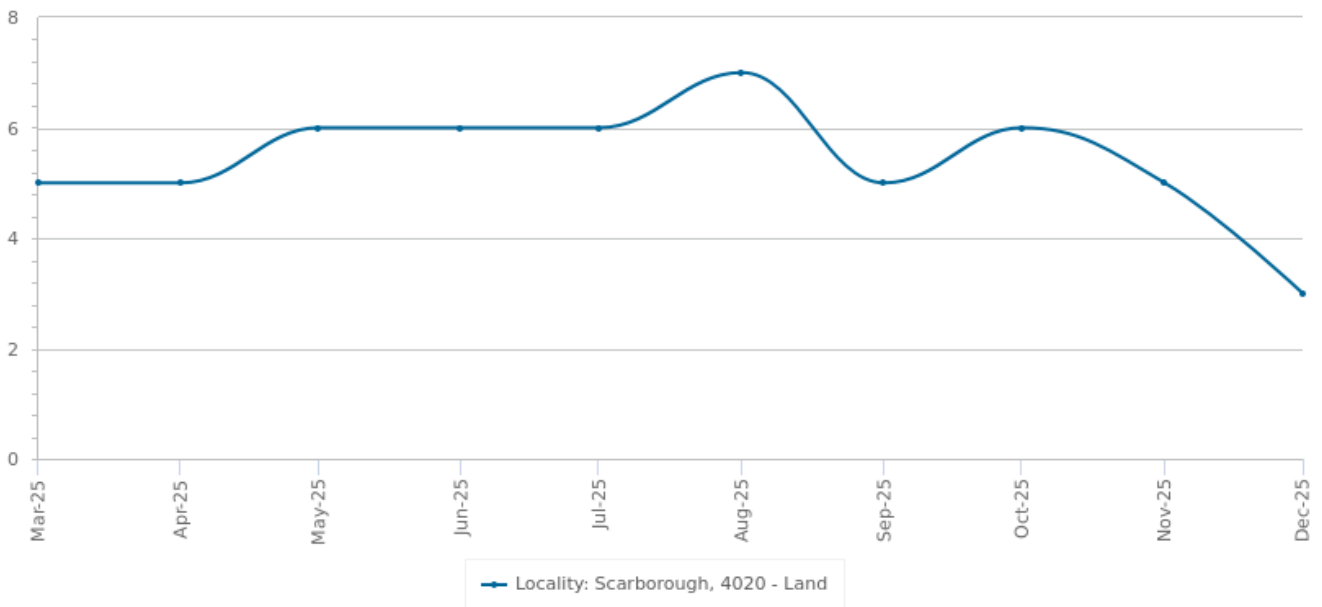
### Land: Median Value vs Number Sold

3

Dec 2025

	Median Value	Number Of Sold
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
Dec 2025	-	3

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

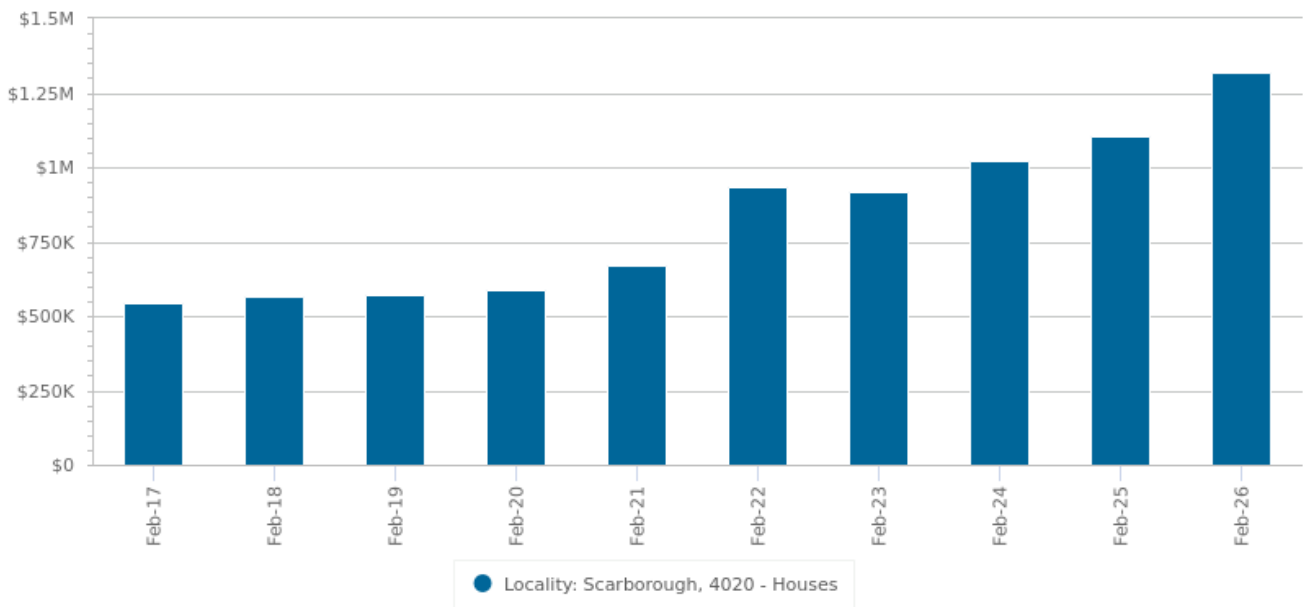
**\$1.32M**

Feb 2026

House: Median Value

	Scarborough
Feb 2017	\$543,694
Feb 2018	\$564,937
Feb 2019	\$570,869
Feb 2020	\$585,670
Feb 2021	\$668,655
Feb 2022	\$934,614
Feb 2023	\$916,771
Feb 2024	\$1,023,625
Feb 2025	\$1,102,427
Feb 2026	\$1,320,219

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

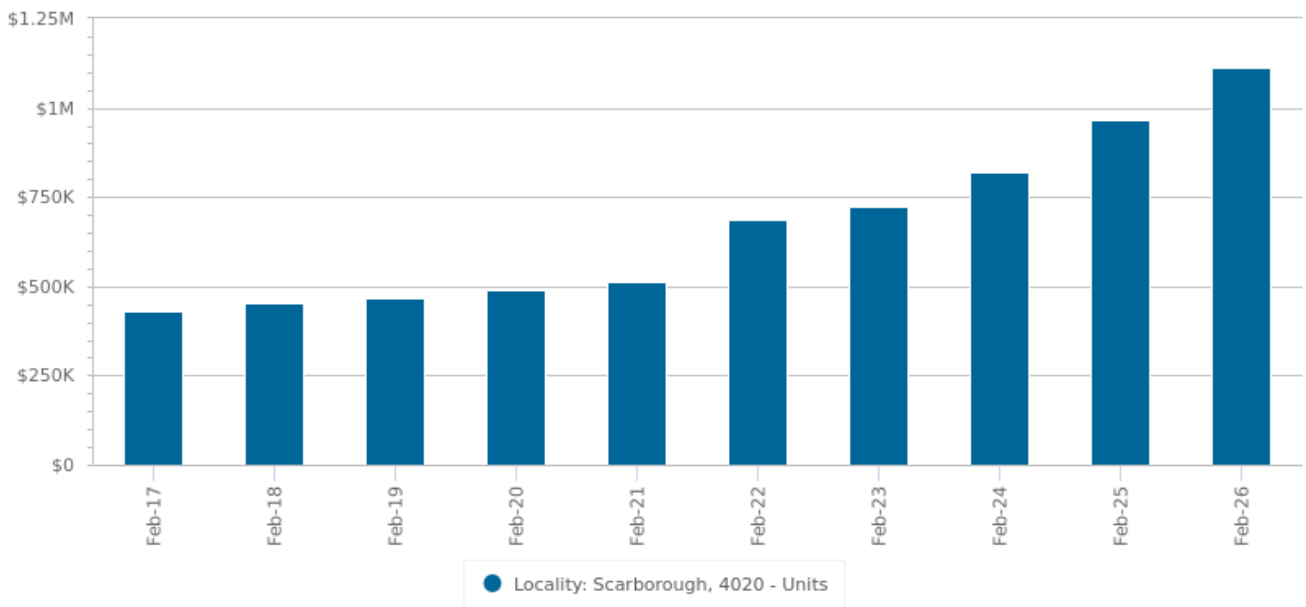
Unit: Median Value

**\$1.11M**

Feb 2026

	Scarborough
Feb 2017	\$432,080
Feb 2018	\$454,403
Feb 2019	\$466,447
Feb 2020	\$487,855
Feb 2021	\$511,464
Feb 2022	\$686,305
Feb 2023	\$723,958
Feb 2024	\$818,821
Feb 2025	\$966,568
Feb 2026	\$1,114,221

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# Sales Per Annum

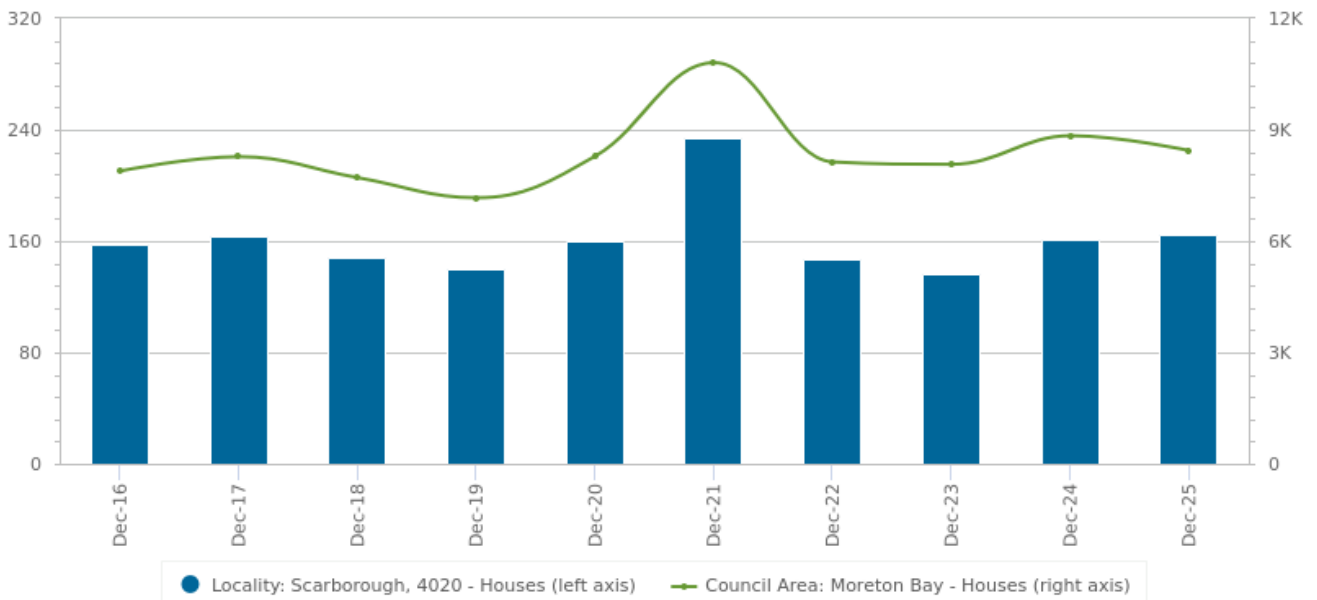
## House: Sales Per Annum

**165**

Dec 2025

	Scarborough	Moreton Bay
Dec 2017	163	8275
Dec 2018	148	7708
Dec 2019	140	7167
Dec 2020	160	8294
Dec 2021	234	10807
Dec 2022	147	8132
Dec 2023	136	8068
Dec 2024	161	8840
Dec 2025	165	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

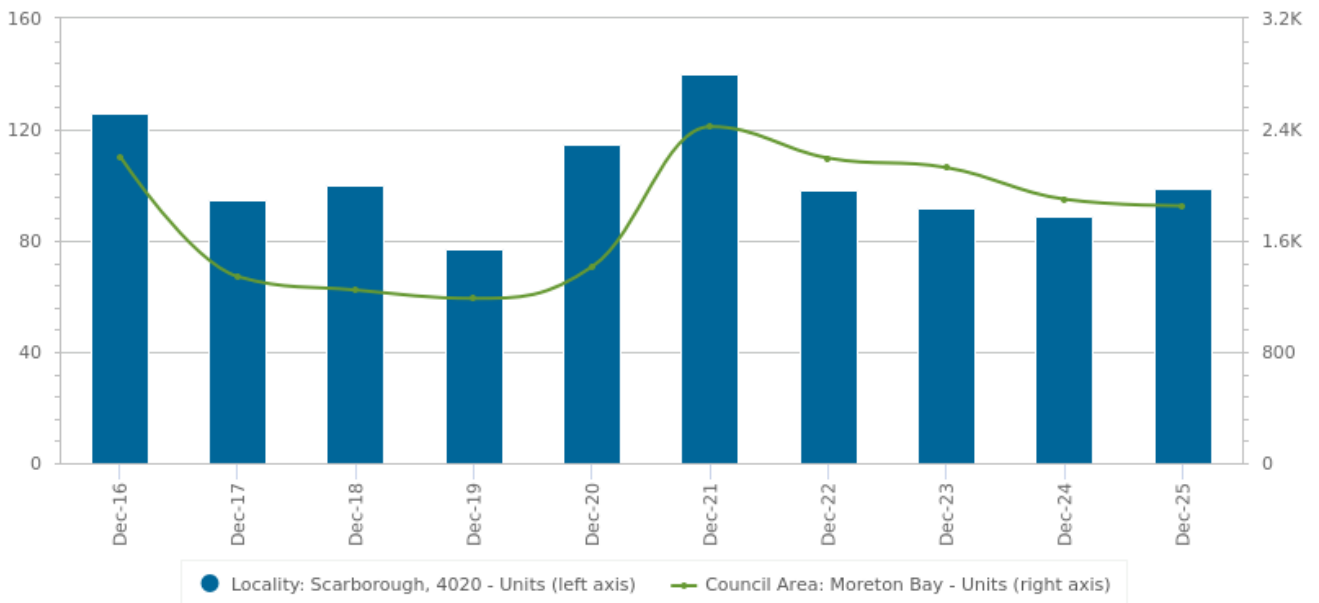
Unit: Sales Per Annum

99

Dec 2025

	Scarborough	Moreton Bay
Dec 2017	95	1341
Dec 2018	100	1245
Dec 2019	77	1185
Dec 2020	115	1416
Dec 2021	140	2421
Dec 2022	98	2194
Dec 2023	92	2126
Dec 2024	89	1898
Dec 2025	99	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

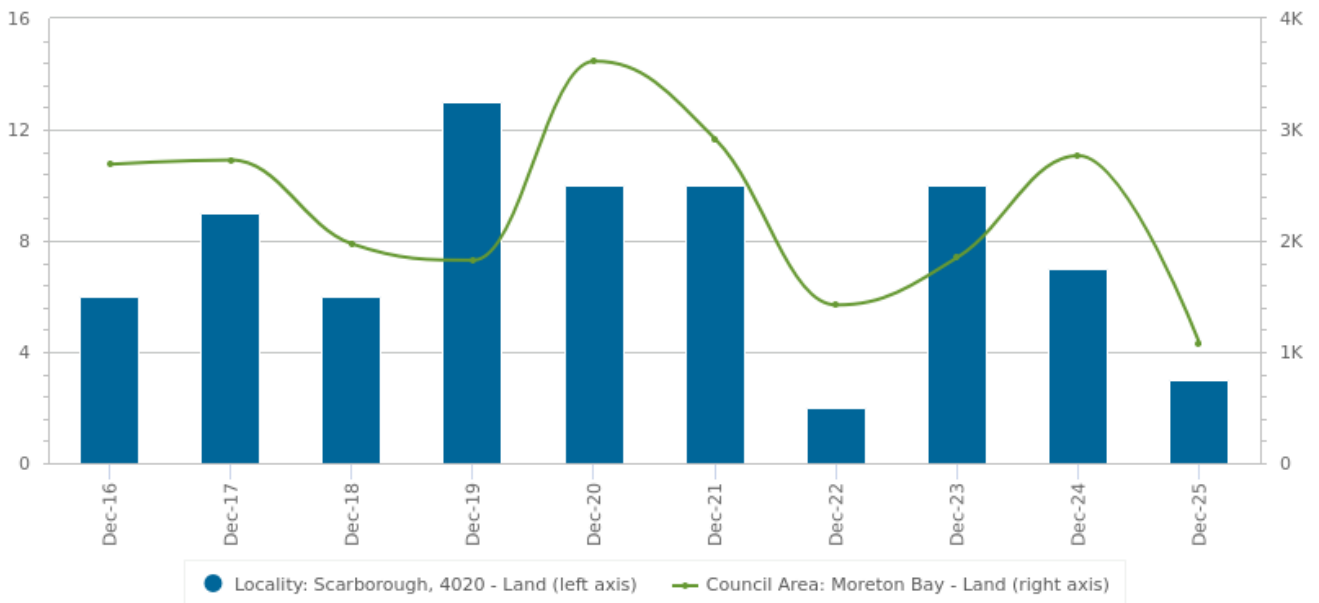
## Land: Sales Per Annum

3

Dec 2025

	Scarborough	Moreton Bay
Dec 2017	9	2726
Dec 2018	6	1971
Dec 2019	13	1825
Dec 2020	10	3615
Dec 2021	10	2913
Dec 2022	2	1422
Dec 2023	10	1850
Dec 2024	7	2765
Dec 2025	3	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

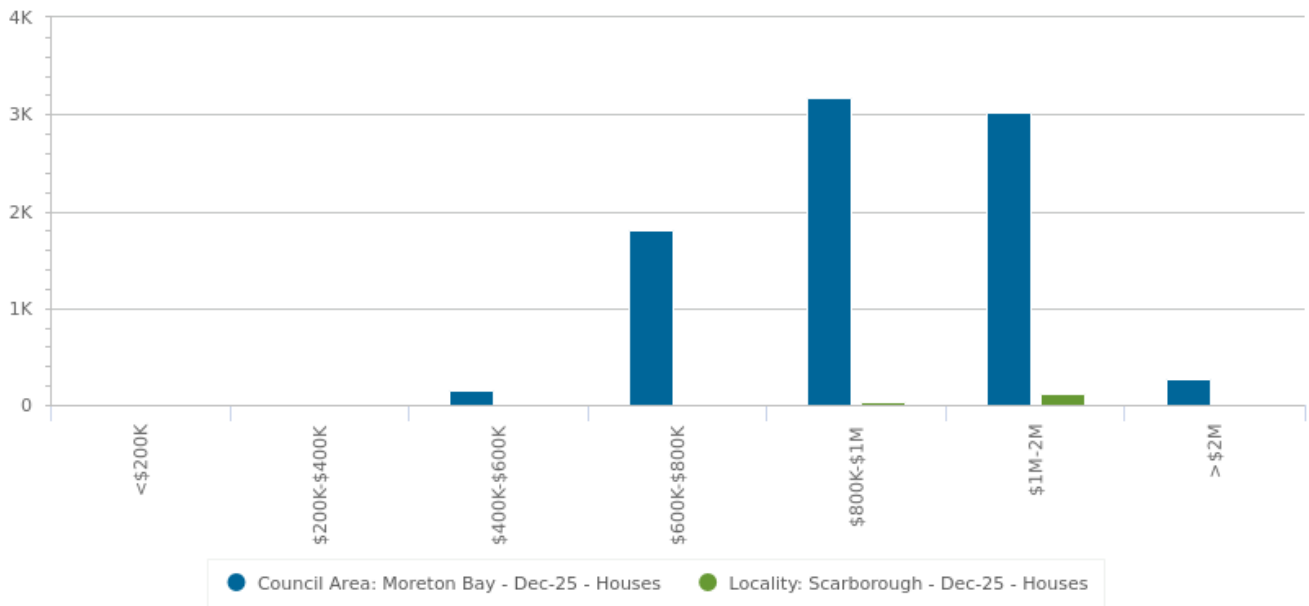
## House: Sales By Price

**\$205.28M**

Dec 2025

	Scarborough	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	1	157
\$600K-\$800K	4	1,804
\$800K-\$1M	42	3,167
\$1M-\$2M	110	3,020
>\$2M	8	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

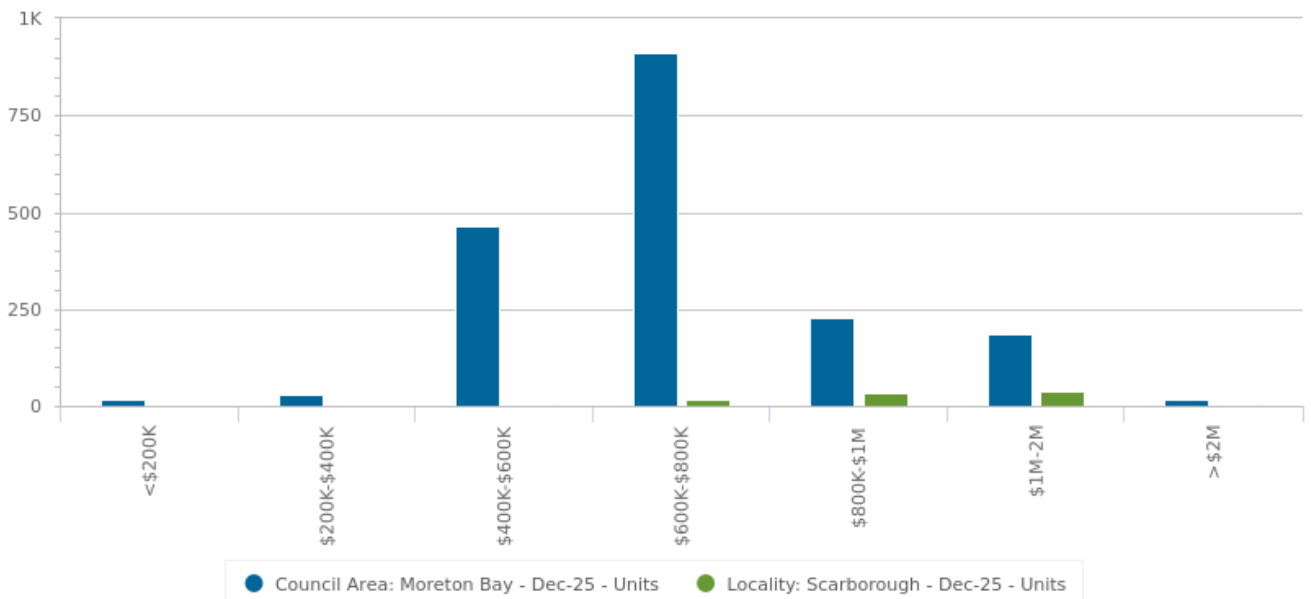
Unit: Sales By Price

**\$107.76M**

Dec 2025

	Scarborough	Moreton Bay
<\$200K	-	17
\$200K-\$400K	1	28
\$400K-\$600K	4	463
\$600K-\$800K	17	913
\$800K-\$1M	35	228
\$1M-\$2M	38	184
>\$2M	4	15

Statistics are calculated over a rolling 12 month period

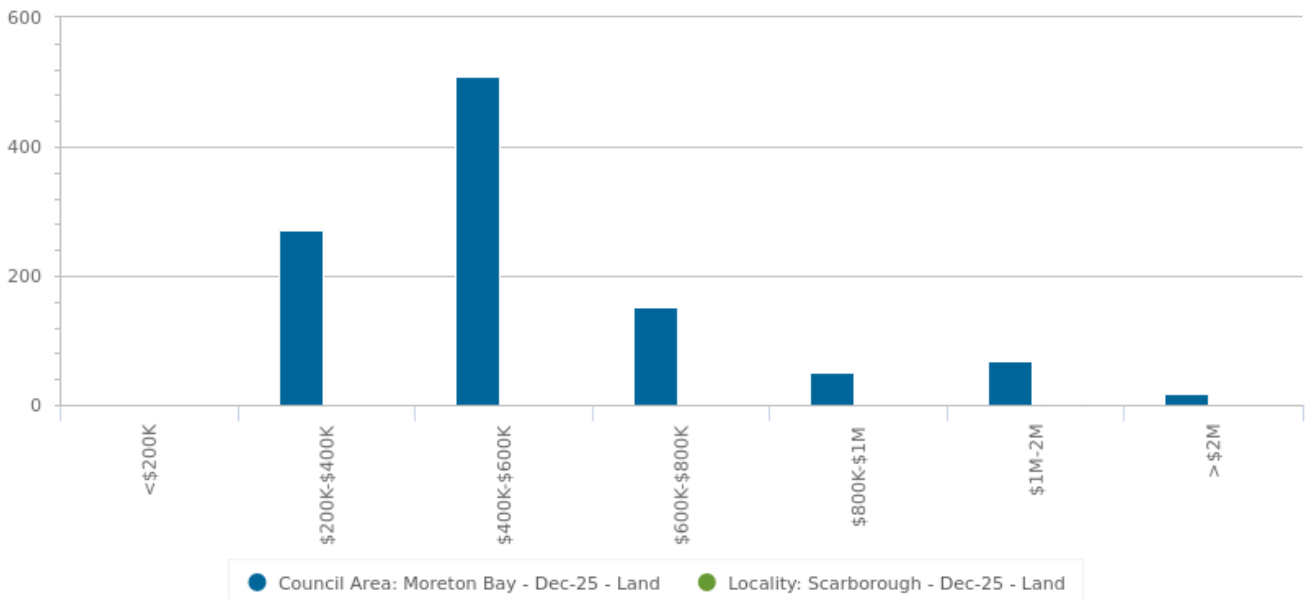


Statistics are calculated over a rolling 12 month period

### Land: Sales By Price

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

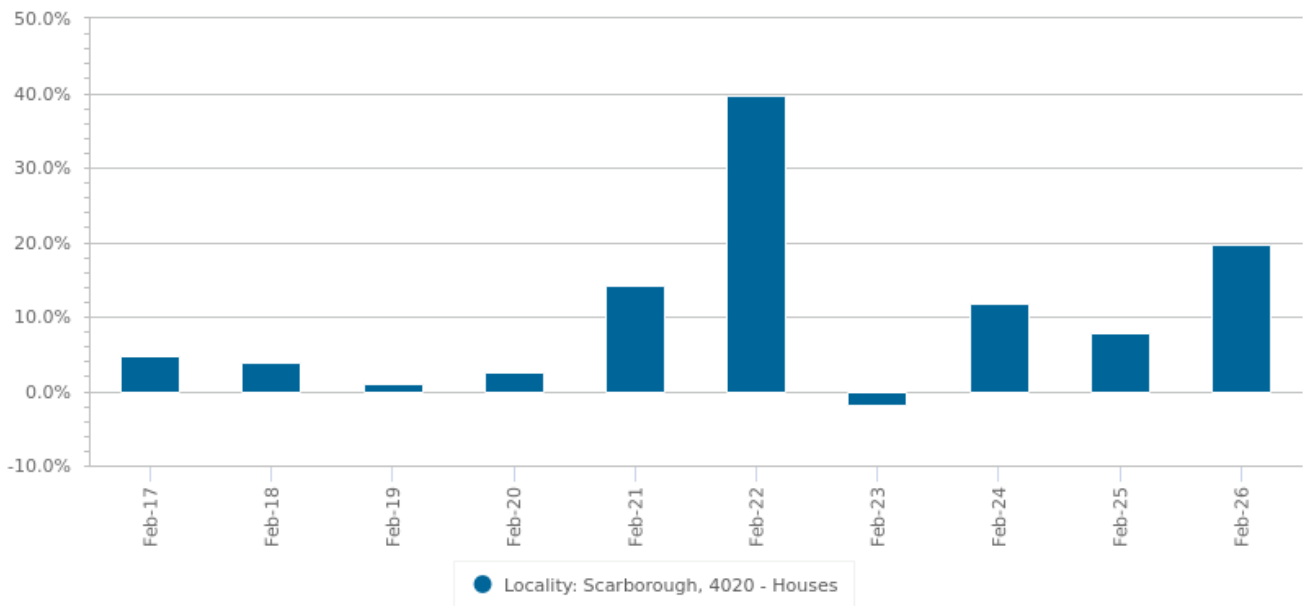
## House: Change In Median Value

**19.8%**

Feb 2026

	Scarborough
Feb 2017	4.7%
Feb 2018	3.9%
Feb 2019	1.1%
Feb 2020	2.6%
Feb 2021	14.2%
Feb 2022	39.8%
Feb 2023	-1.9%
Feb 2024	11.7%
Feb 2025	7.7%
Feb 2026	19.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

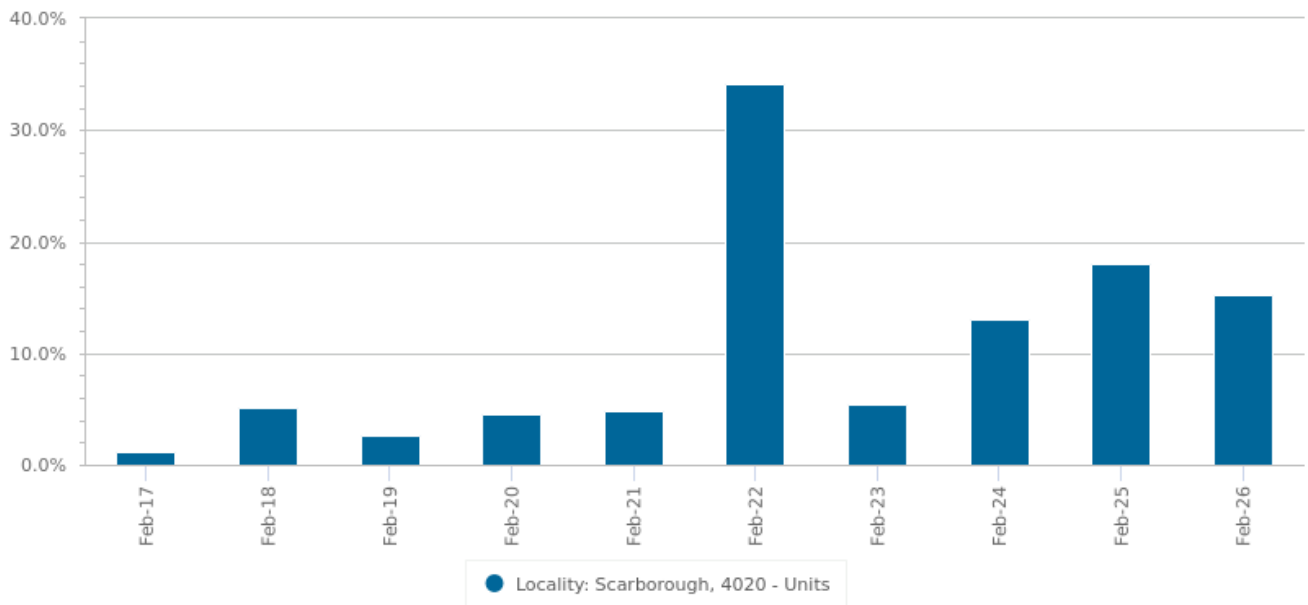
Unit: Change In Median Value

15.3%

Feb 2026

	Scarborough
Feb 2017	1.2%
Feb 2018	5.2%
Feb 2019	2.7%
Feb 2020	4.6%
Feb 2021	4.8%
Feb 2022	34.2%
Feb 2023	5.5%
Feb 2024	13.1%
Feb 2025	18.0%
Feb 2026	15.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

# For Sale Statistics

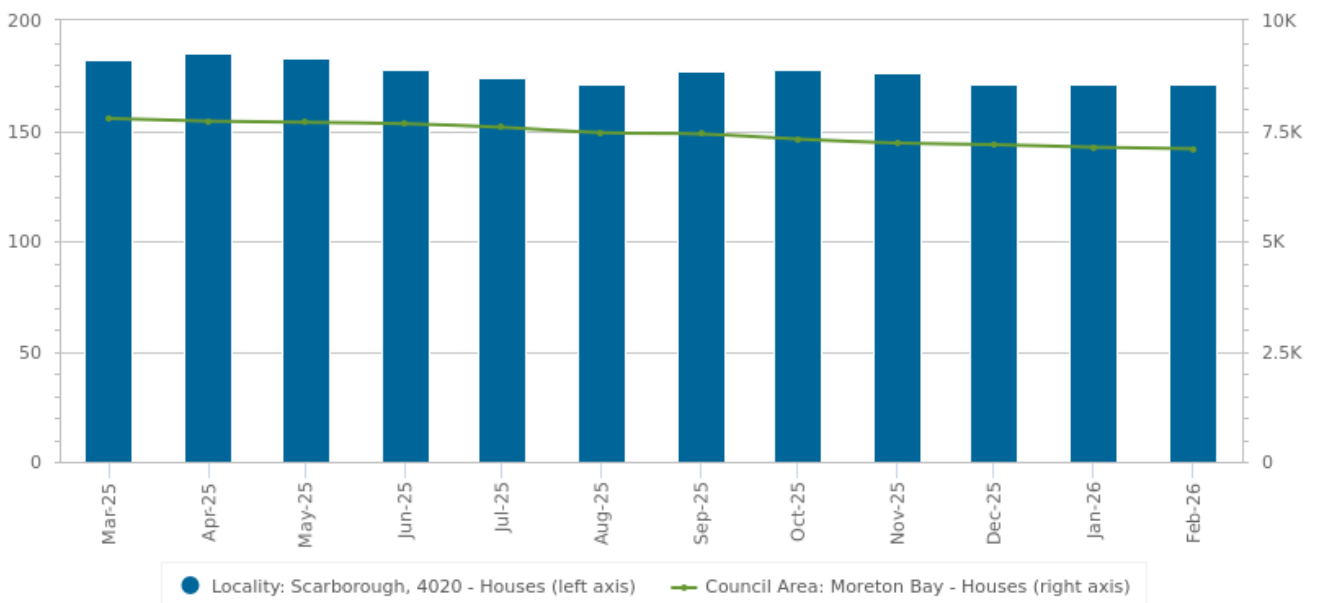
## House: Number of New Listing

**171**

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	182	7,777
Apr 2025	185	7,717
May 2025	183	7,691
Jun 2025	178	7,658
Jul 2025	174	7,578
Aug 2025	171	7,456
Sep 2025	177	7,426
Oct 2025	178	7,311
Nov 2025	176	7,221
Dec 2025	171	7,185
Jan 2026	171	7,126
Feb 2026	171	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

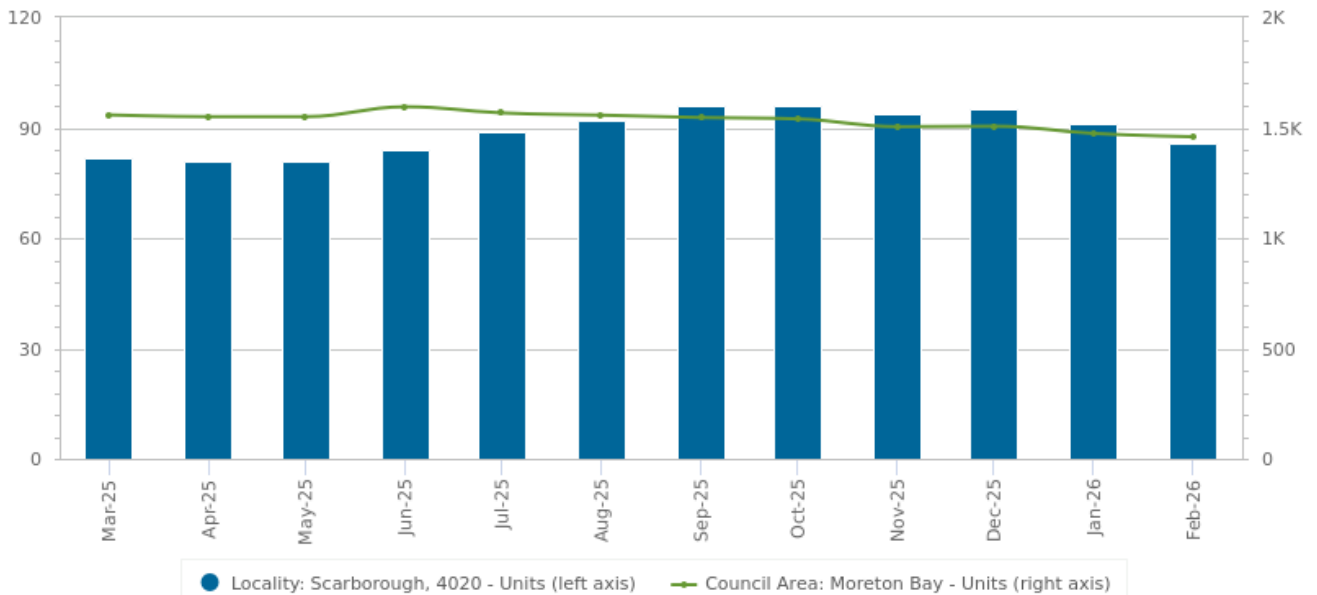
Unit: Number of New Listing

86

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	82	1,558
Apr 2025	81	1,550
May 2025	81	1,550
Jun 2025	84	1,595
Jul 2025	89	1,567
Aug 2025	92	1,557
Sep 2025	96	1,546
Oct 2025	96	1,540
Nov 2025	94	1,505
Dec 2025	95	1,507
Jan 2026	91	1,474
Feb 2026	86	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

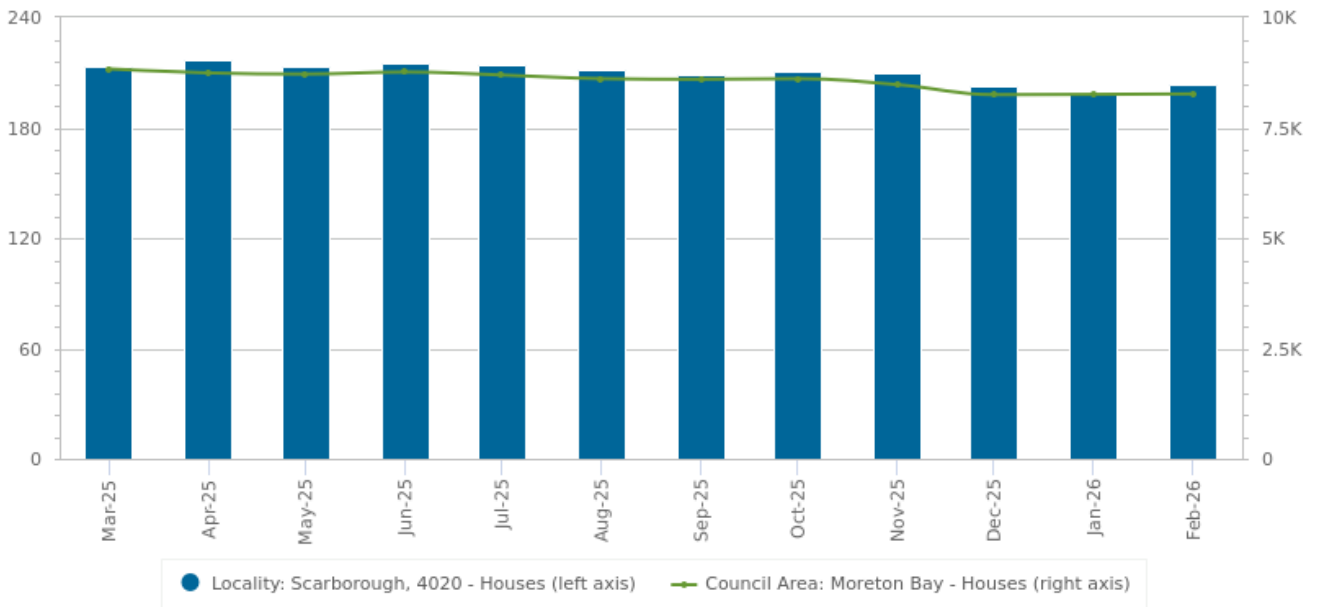
### House: Total Properties Listed

**204**

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	213	8,832
Apr 2025	217	8,741
May 2025	213	8,716
Jun 2025	215	8,762
Jul 2025	214	8,694
Aug 2025	212	8,611
Sep 2025	209	8,597
Oct 2025	211	8,611
Nov 2025	210	8,475
Dec 2025	203	8,248
Jan 2026	199	8,255
Feb 2026	204	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

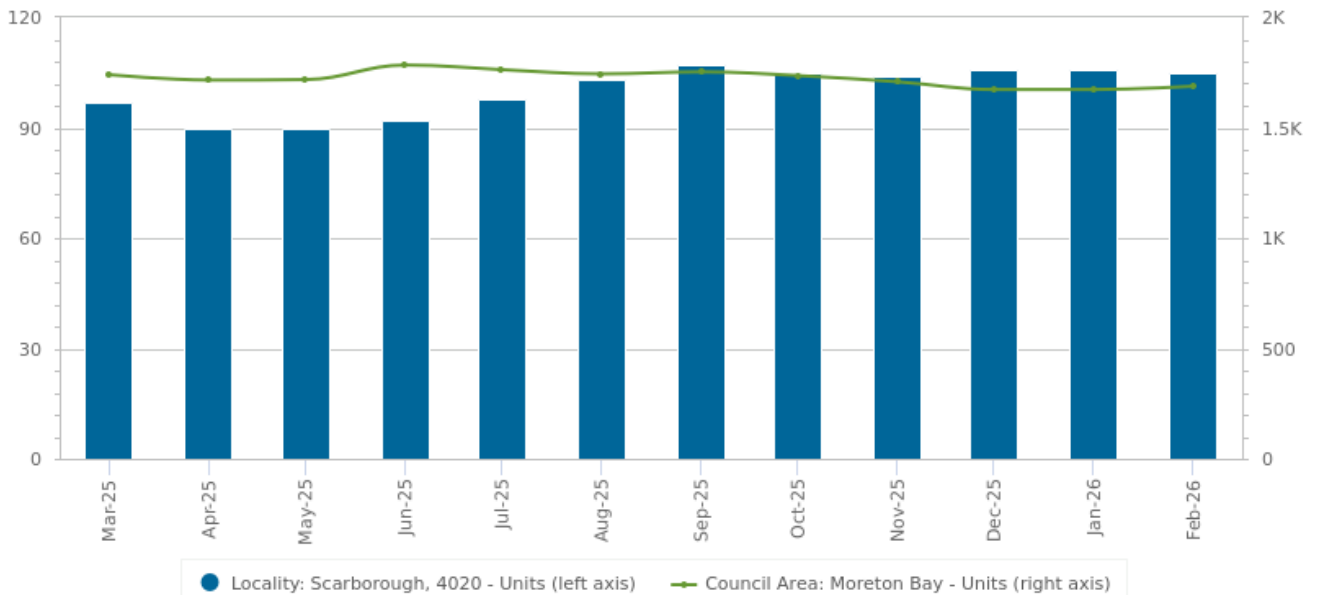
Unit: Total Properties Listed

105

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	97	1,740
Apr 2025	90	1,716
May 2025	90	1,718
Jun 2025	92	1,784
Jul 2025	98	1,763
Aug 2025	103	1,744
Sep 2025	107	1,753
Oct 2025	105	1,736
Nov 2025	104	1,708
Dec 2025	106	1,673
Jan 2026	106	1,673
Feb 2026	105	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

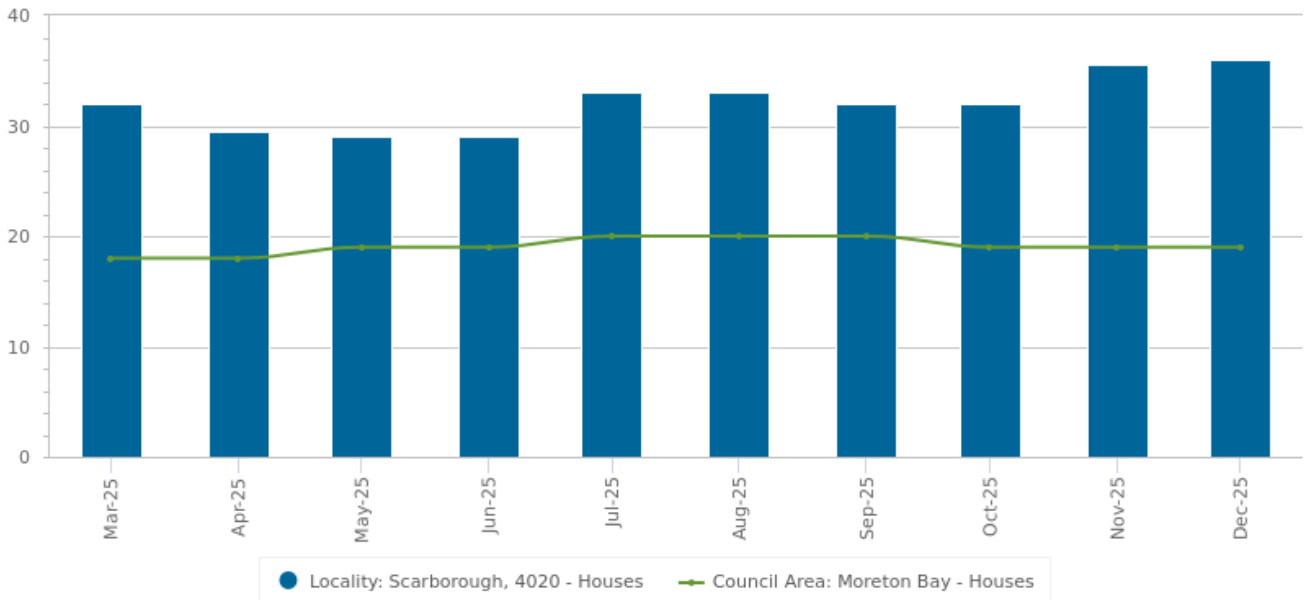
### House: Median Days On Market

36

Dec 2025

	Scarborough	Moreton Bay
Jan 2025	32	17
Feb 2025	33	17.5
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	35.5	19
Dec 2025	36	19

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

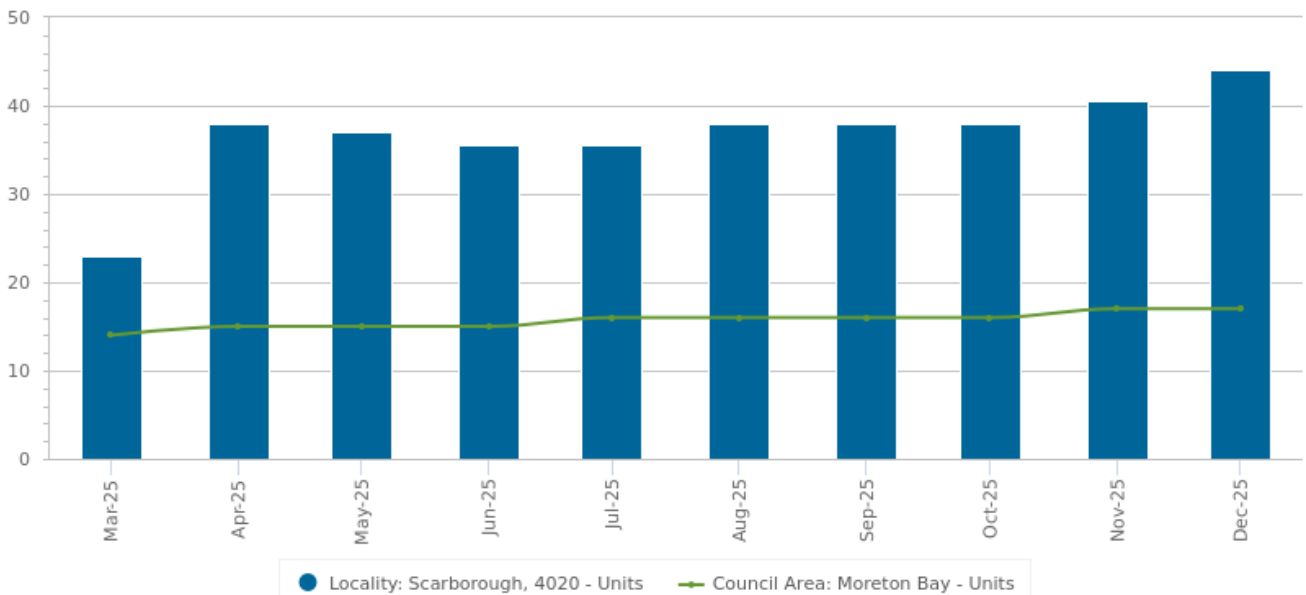
Unit: Median Days On Market

44

Dec 2025

	Scarborough	Moreton Bay
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	16
Sep 2025	38	16
Oct 2025	38	16
Nov 2025	40.5	17
Dec 2025	44	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

# Rental Statistics

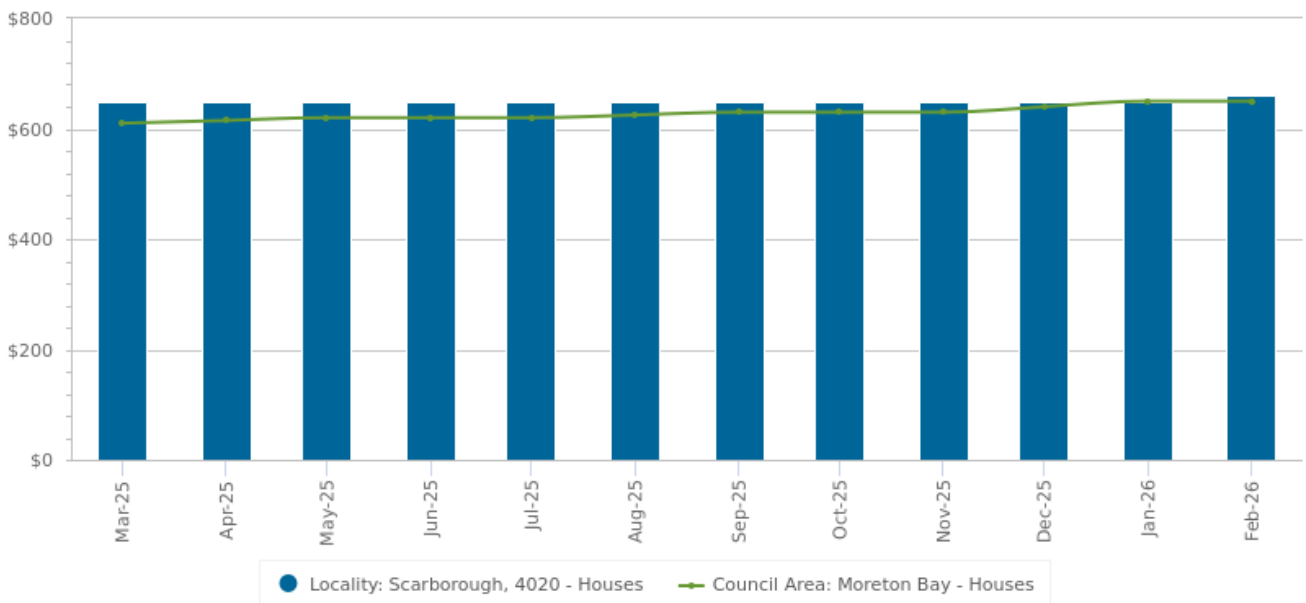
## House: Median Rent

**\$660/w**

Feb 2026

	Scarborough	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	\$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
Feb 2026	\$660/w	\$650/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

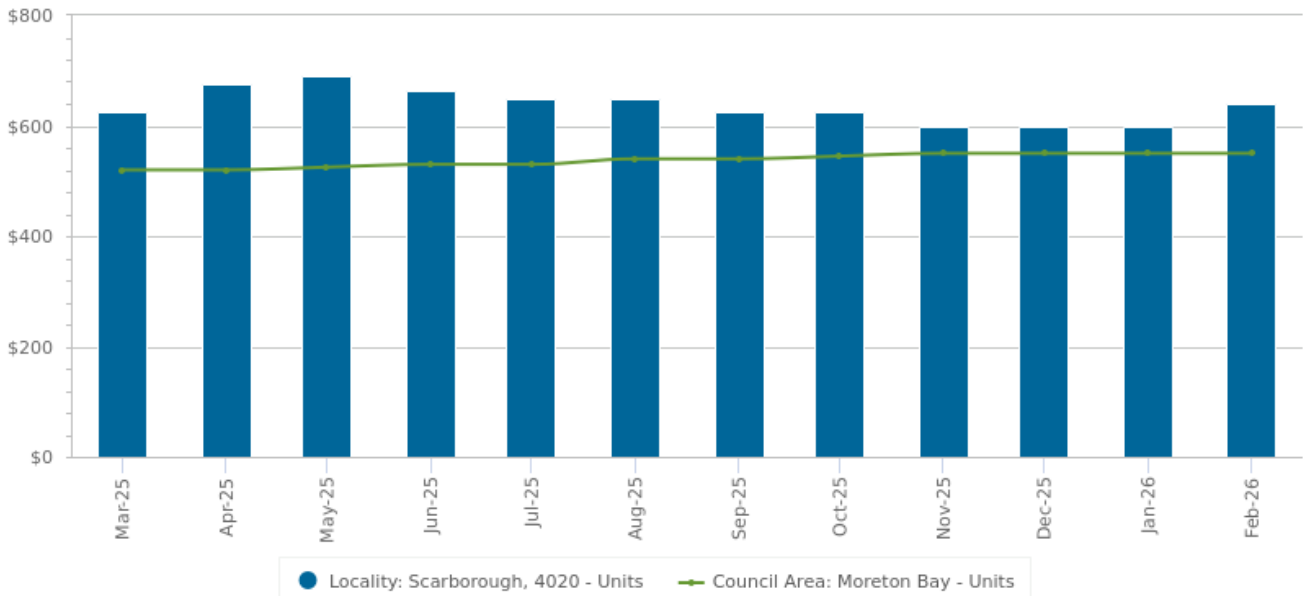
Unit: Median Rent

**\$640/w**

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	\$625/w	\$520/w
Apr 2025	\$675/w	\$520/w
May 2025	\$690/w	\$525/w
Jun 2025	\$663/w	\$530/w
Jul 2025	\$650/w	\$530/w
Aug 2025	\$650/w	\$540/w
Sep 2025	\$625/w	\$540/w
Oct 2025	\$625/w	\$545/w
Nov 2025	\$600/w	\$550/w
Dec 2025	\$600/w	\$550/w
Jan 2026	\$600/w	\$550/w
Feb 2026	\$640/w	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

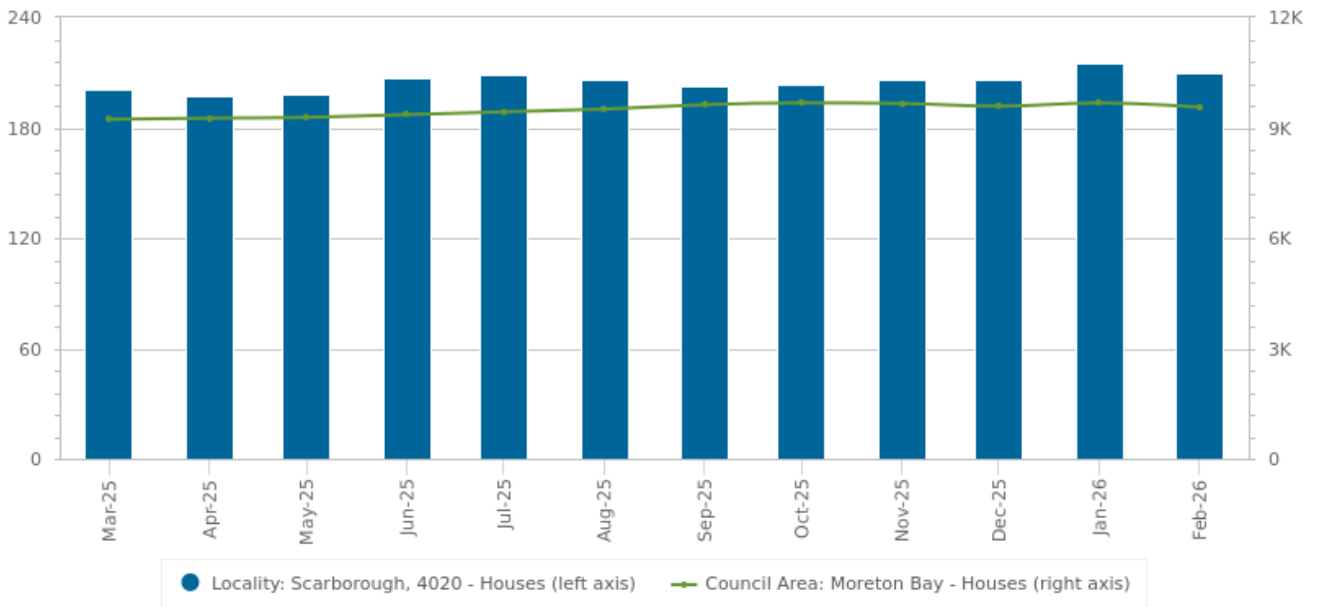
### House: Rental Rate Observations

**210**

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	201	9,230
Apr 2025	197	9,261
May 2025	198	9,280
Jun 2025	207	9,357
Jul 2025	209	9,431
Aug 2025	206	9,506
Sep 2025	203	9,627
Oct 2025	204	9,674
Nov 2025	206	9,658
Dec 2025	206	9,587
Jan 2026	215	9,675
Feb 2026	210	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

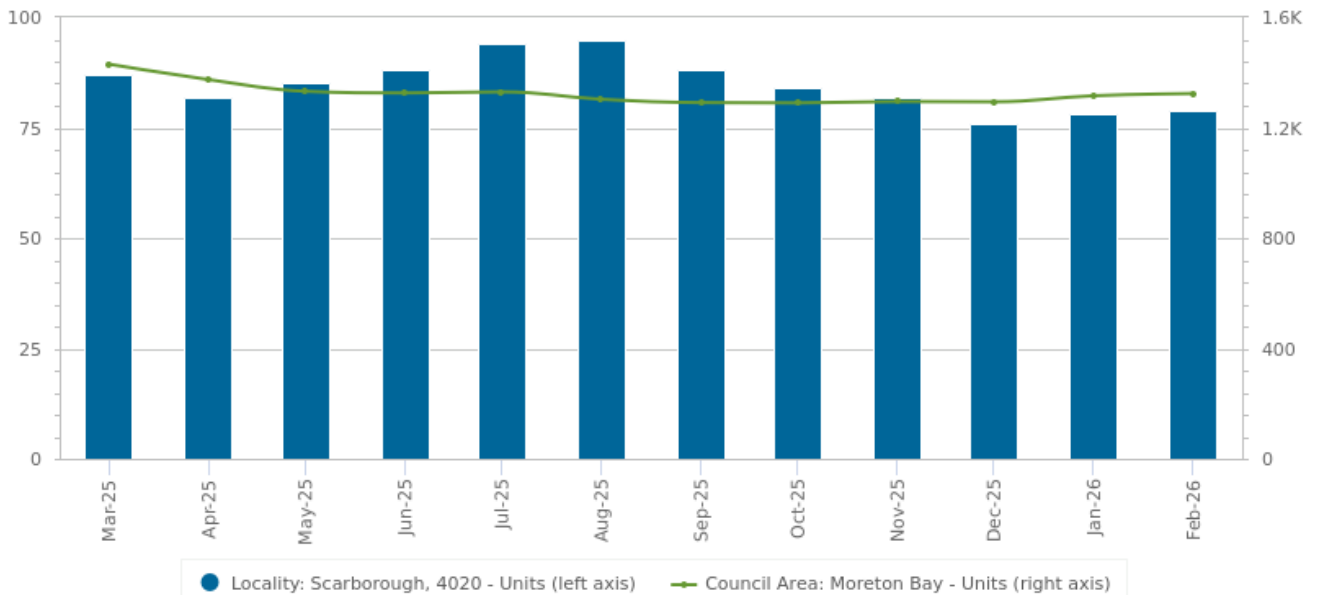
Unit: Rental Rate Observations

79

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	87	1,430
Apr 2025	82	1,374
May 2025	85	1,332
Jun 2025	88	1,326
Jul 2025	94	1,330
Aug 2025	95	1,303
Sep 2025	88	1,291
Oct 2025	84	1,290
Nov 2025	82	1,295
Dec 2025	76	1,294
Jan 2026	78	1,316
Feb 2026	79	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

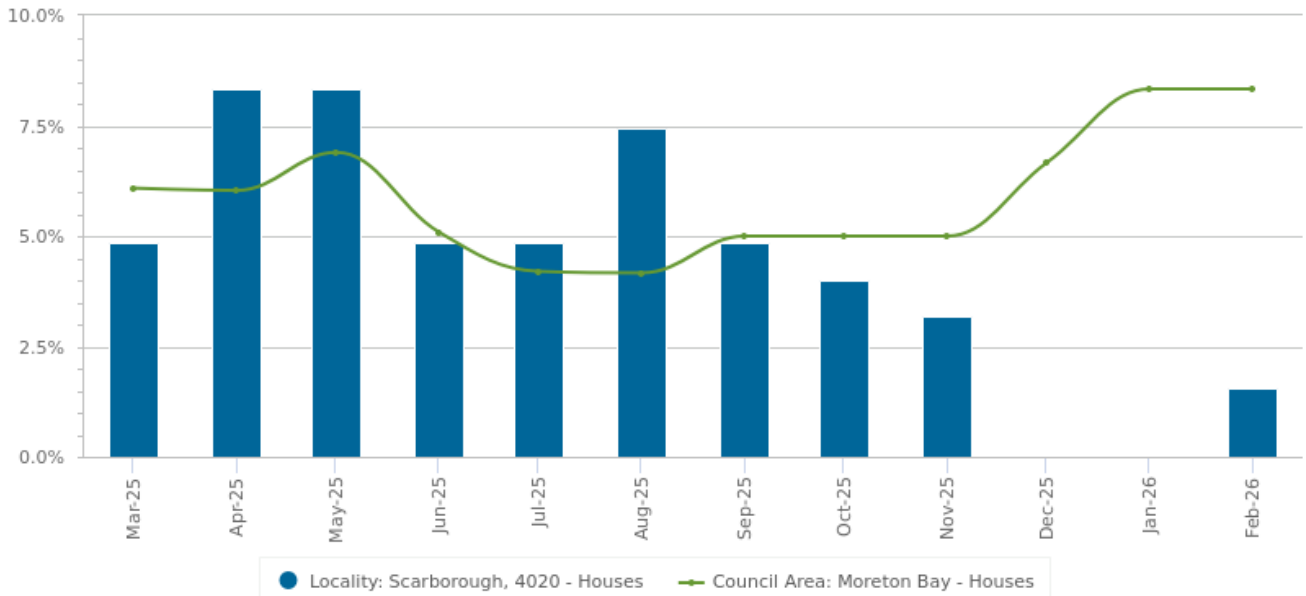
### House: Change in Rental Rate

**1.5%**

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	4.8%	6.1%
Apr 2025	8.3%	6.0%
May 2025	8.3%	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	3.2%	5.0%
Dec 2025	-	6.7%
Jan 2026	-	8.3%
Feb 2026	1.5%	8.3%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

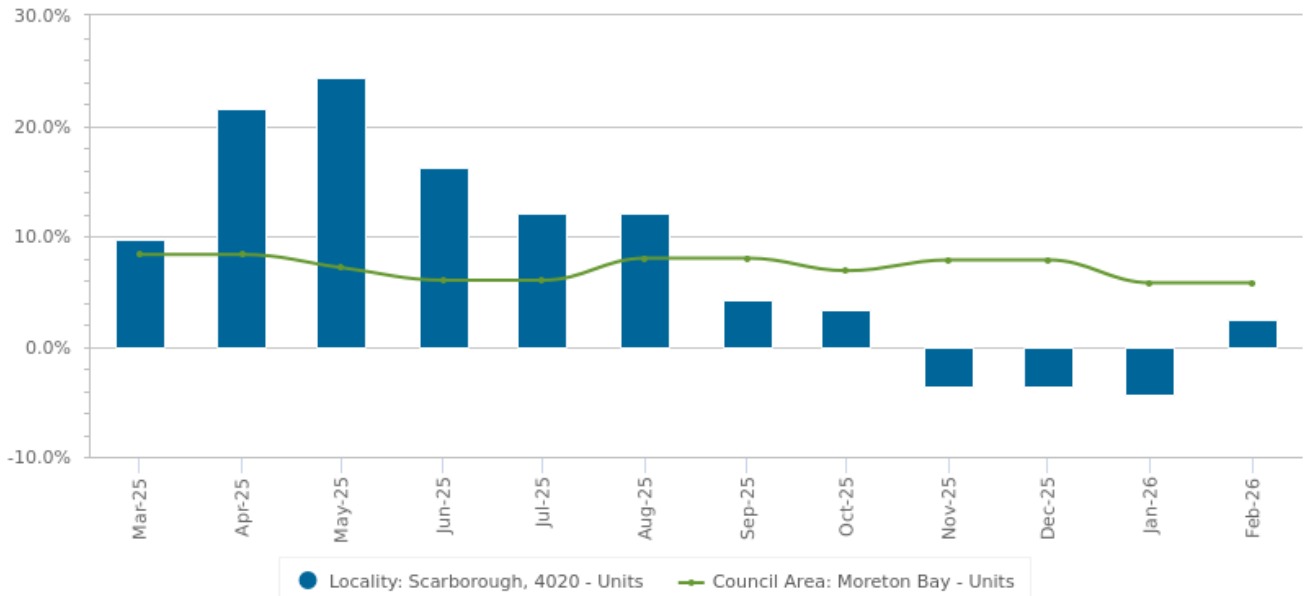
Unit: Change in Rental Rate

2.4%

Feb 2026

	Scarborough	Moreton Bay
Mar 2025	9.6%	8.3%
Apr 2025	21.6%	8.3%
May 2025	24.3%	7.1%
Jun 2025	16.2%	6.0%
Jul 2025	12.1%	6.0%
Aug 2025	12.1%	8.0%
Sep 2025	4.2%	8.0%
Oct 2025	3.3%	6.9%
Nov 2025	-3.6%	7.8%
Dec 2025	-3.6%	7.8%
Jan 2026	-4.4%	5.8%
Feb 2026	2.4%	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

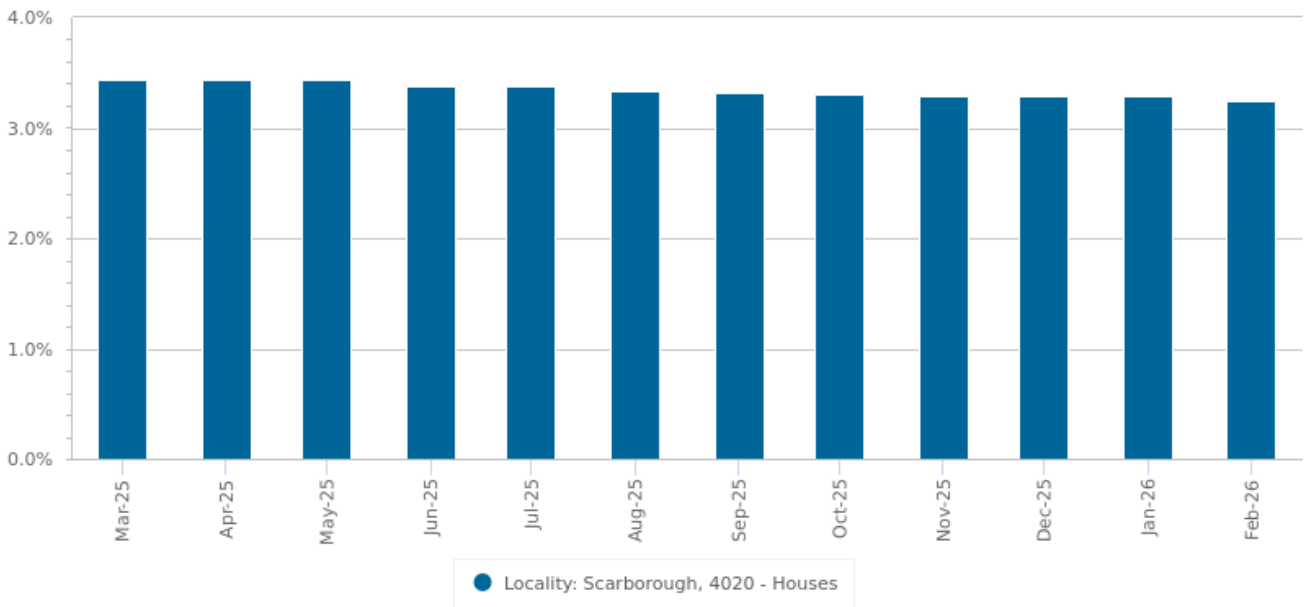
### House: Value Based Rental Yield

**3.3%**

Feb 2026

	Scarborough
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%
Feb 2026	3.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

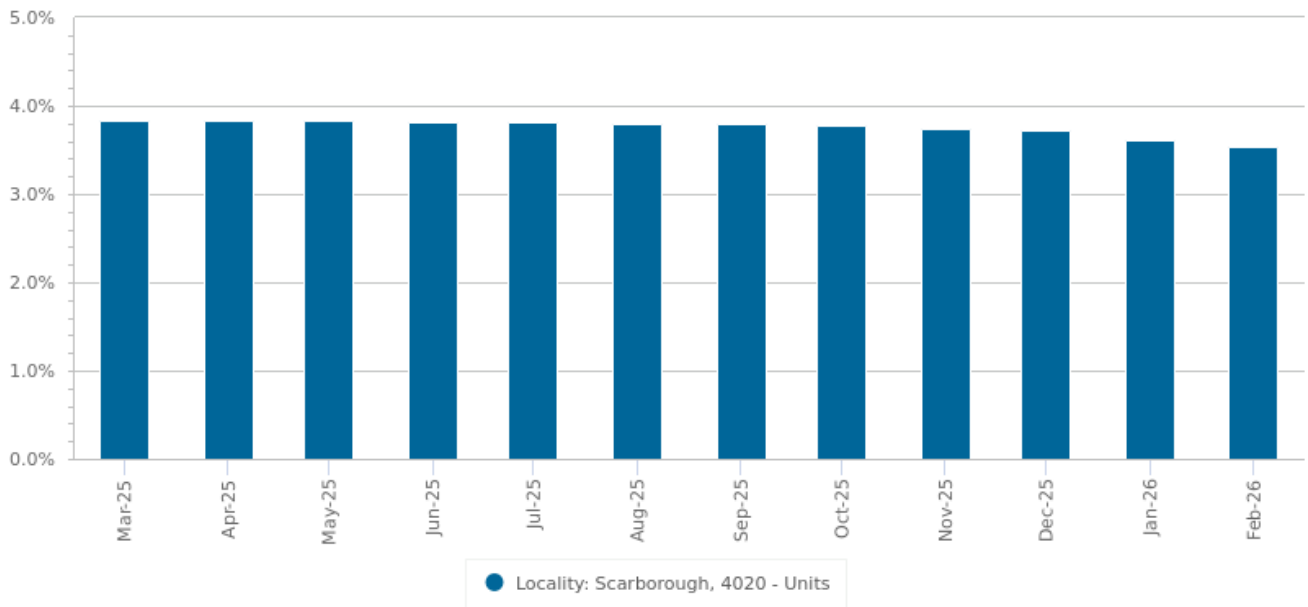
Unit: Value Based Rental Yield

3.5%

Feb 2026

	Scarborough
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%
Feb 2026	3.5%

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)



Childless Couples

**52.4%**



Couples with Children

**30.2%**



Single Parents

**16.3%**



Other

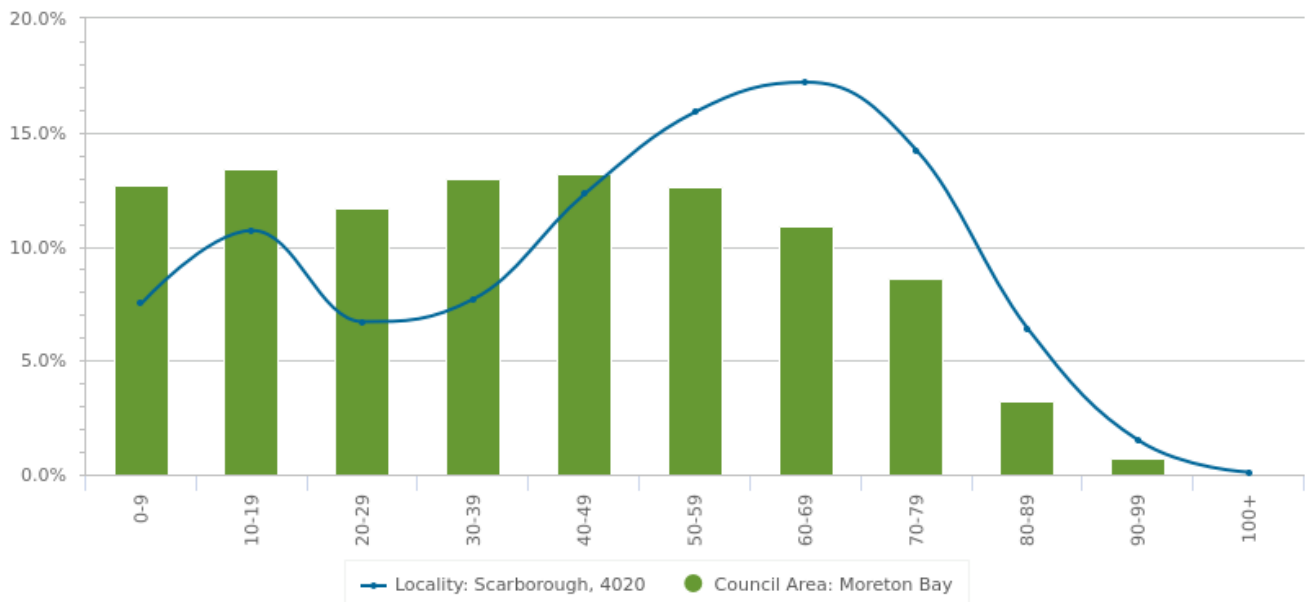
**1.3%**

# 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)



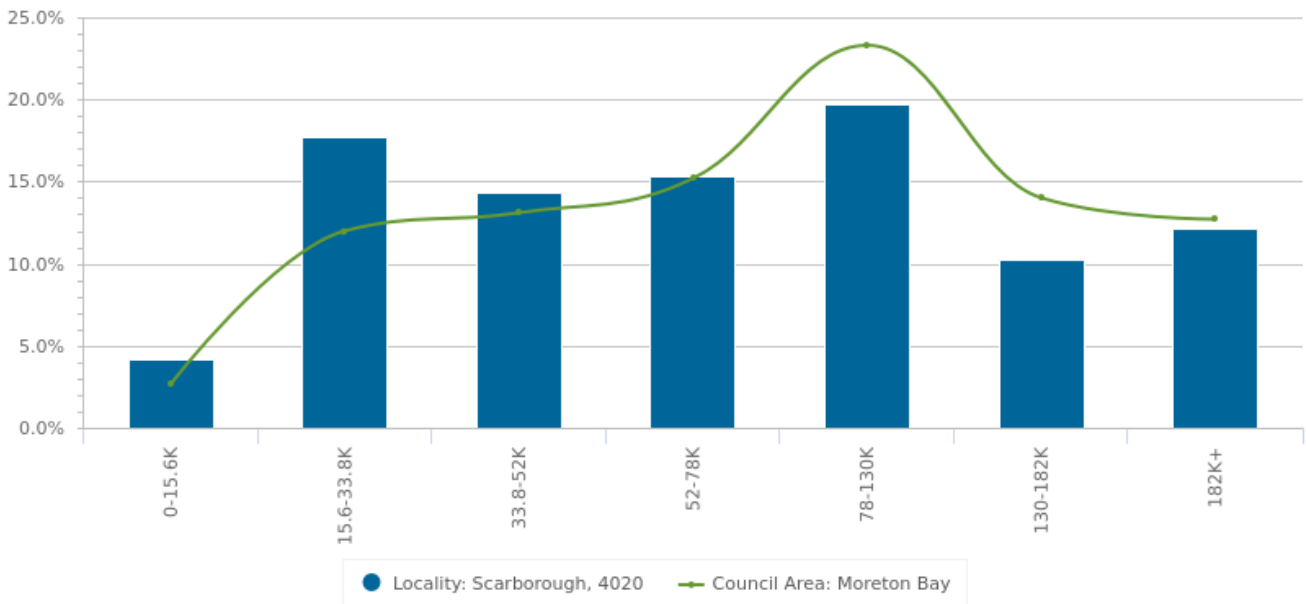
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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)



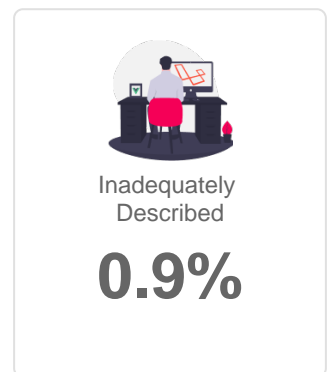
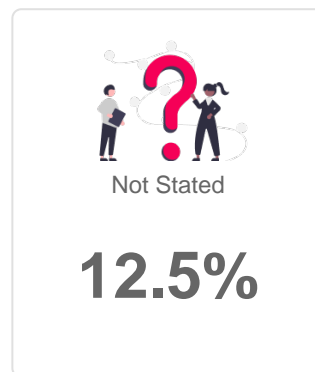
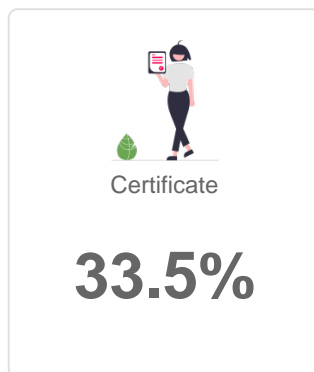
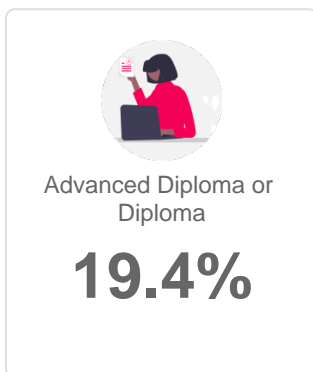
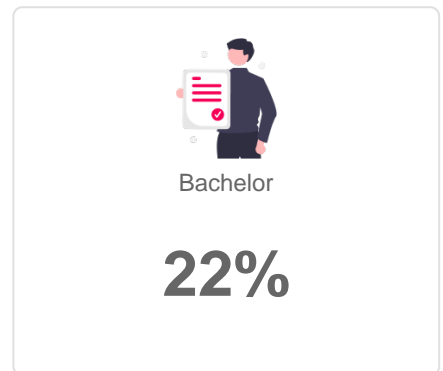
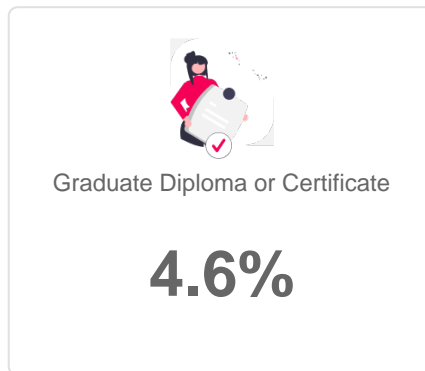
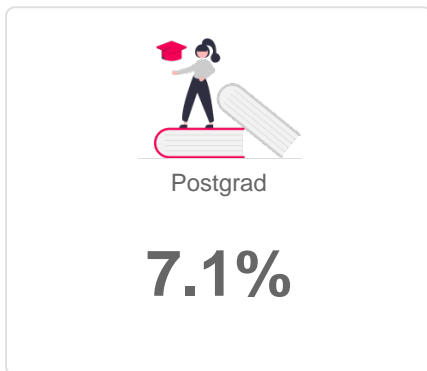
Statistics are provided by the Australian Bureau of Statistics (ABS)

# 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%

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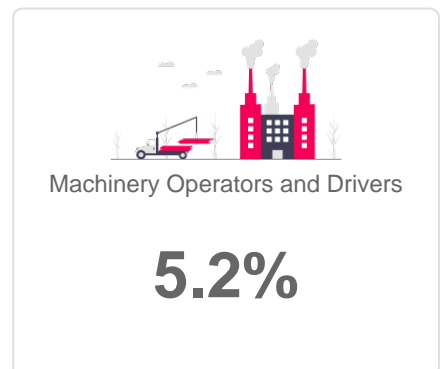
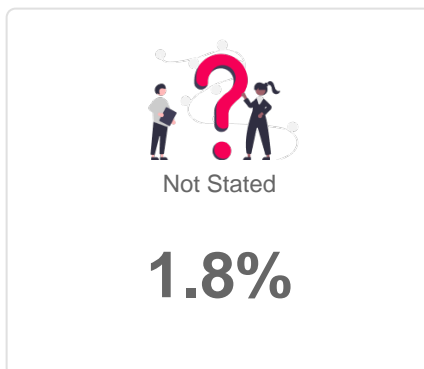
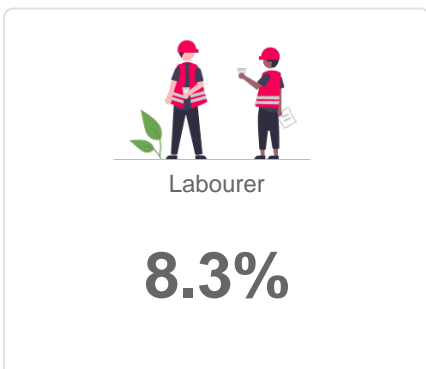
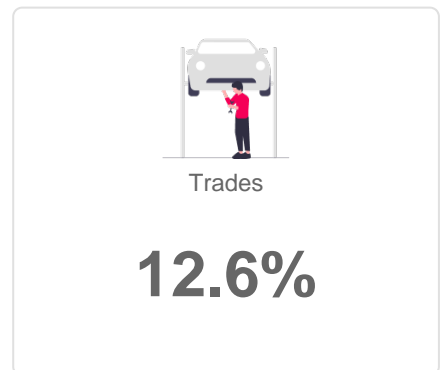
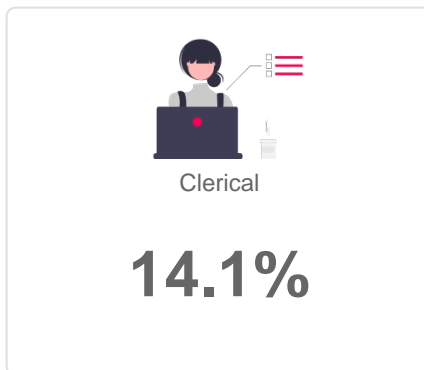
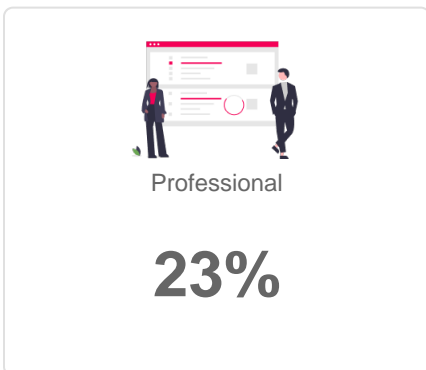


# Occupation

## 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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