

# Suburb Statistics Report

Upper Caboolture QLD 4510

Prepared on 20 Jan 2026

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## Area Profile

### Upper Caboolture, QLD

The size of Upper Caboolture is approximately 16.1 square kilometres. It has 14 parks covering nearly 17.2% of total area. The population of Upper Caboolture in 2016 was 4214 people. By 2021 the population was 5087 showing a population growth of 20.7% in the area during that time. The predominant age group in Upper Caboolture is 10-19 years. Households in Upper Caboolture are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Upper Caboolture work in a trades occupation. In 2021, 76.70% of the homes in Upper Caboolture were owner-occupied compared with 69.30% in 2016.

	House	Unit	Land
Average Tenure Period	9.1 years	-	-
Total Dwellings	1,905	26	289
Total New Listings	63	3	-
Median Value	\$955,116	\$606,353	-
Total Properties Listed	87	3	-

## Market Trends

### House: Market Trends

**100**

Properties Sold  
(12 Months)

**9.1**

Average Tenure Period  
(Years)

**\$645/w**

Median Asking Rent  
(12 Months)

**63**

New Sale Listings  
(12 Months)

**37**

Days on Market  
(12 Months)

**82**

Rental Rate Observations  
(12 Months)

### House: Median Price Quartiles



**\$\$\$**

Upper Quartile Price\*

**\$1,235,750**

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

**\$\$**

Median Price\*

**\$850,000**

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\*

**\$778,750**

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

\*Statistics are calculated over a rolling 12 month period

# Suburb Statistics Report

Upper Caboolture QLD 4510



## Unit: Market Trends

1

Properties Sold  
(12 Months)

-

Average Tenure Period  
(Years)

-

Median Asking Rent  
(12 Months)

3

New Sale Listings  
(12 Months)

-

Days on Market  
(12 Months)

2

Rental Rate Observations  
(12 Months)

## Land: Market Trends

**10**

Properties Sold  
(12 Months)

Average Tenure Period  
(Years)

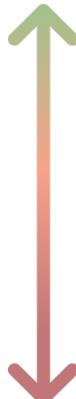
Median Asking Rent  
(12 Months)

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\*

**\$610,000**

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

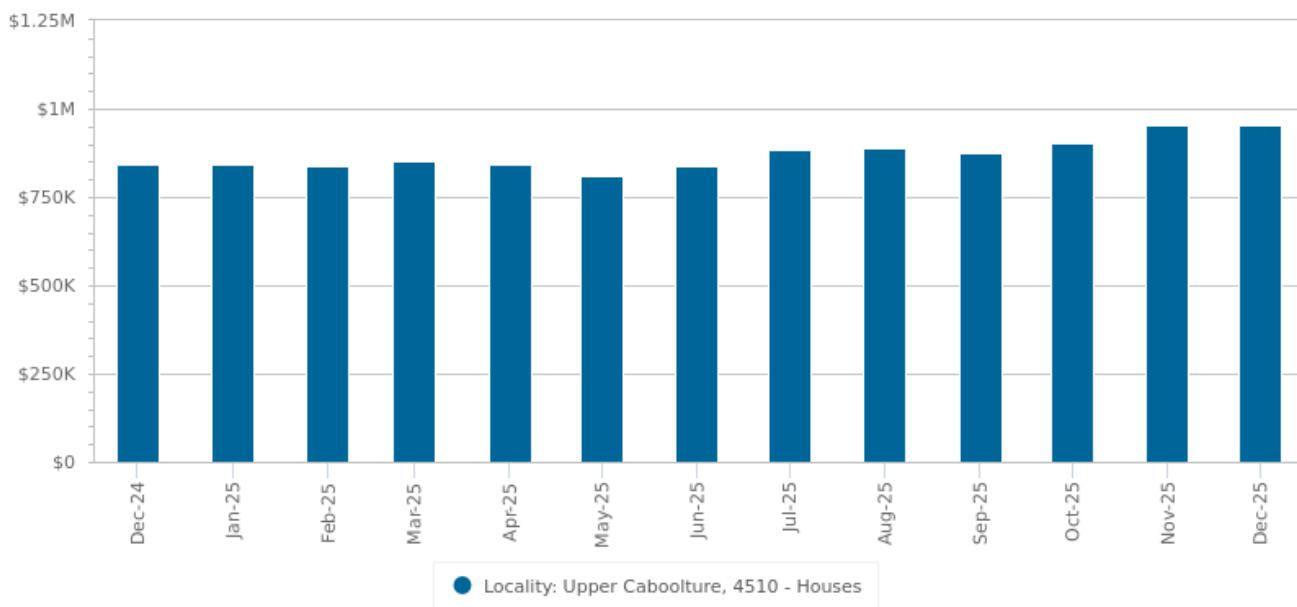
### House: Recent Median Value

**\$955K**

Dec 2025

Upper Caboolture	
Jan 2025	\$844,844
Feb 2025	\$840,005
Mar 2025	\$851,721
Apr 2025	\$842,549
May 2025	\$810,868
Jun 2025	\$839,722
Jul 2025	\$883,434
Aug 2025	\$889,149
Sep 2025	\$877,259
Oct 2025	\$903,599
Nov 2025	\$954,277
Dec 2025	\$955,116

Statistics are calculated at the end of the displayed month



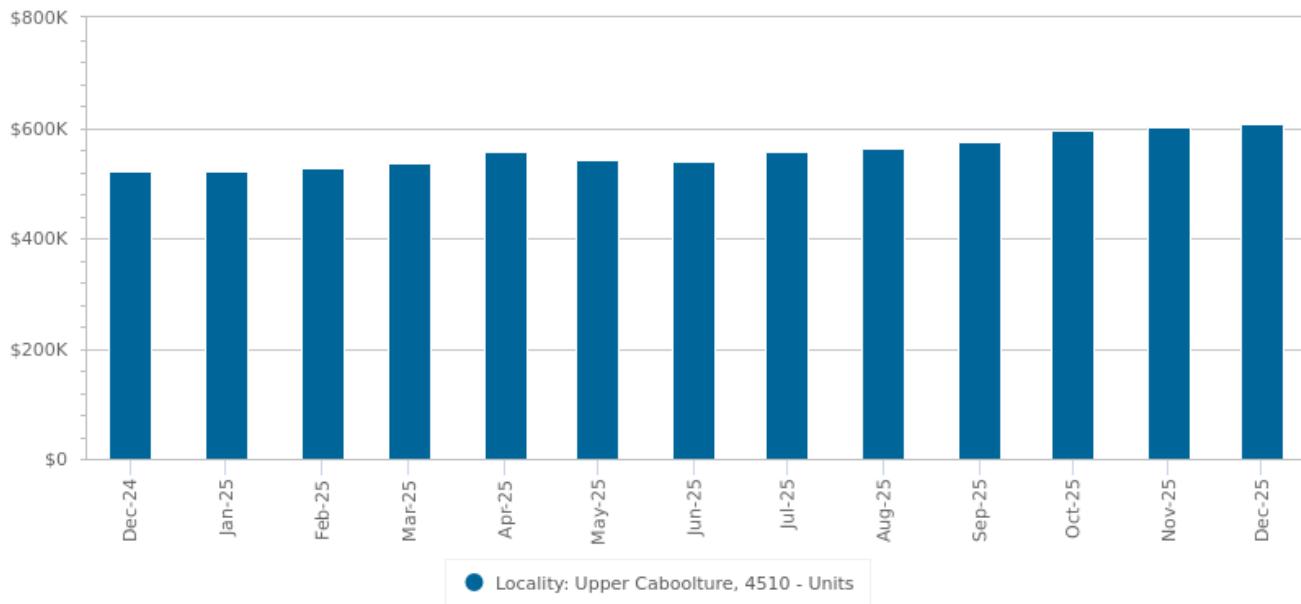
## Unit: Recent Median Value

**\$606K**

Dec 2025

Upper Caboolture	
Jan 2025	\$520,347
Feb 2025	\$528,611
Mar 2025	\$537,053
Apr 2025	\$556,583
May 2025	\$540,941
Jun 2025	\$539,332
Jul 2025	\$557,993
Aug 2025	\$562,657
Sep 2025	\$574,159
Oct 2025	\$595,184
Nov 2025	\$602,126
Dec 2025	\$606,353

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

100

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$844,844	106
Feb 2025	\$840,005	105
Mar 2025	\$851,721	106
Apr 2025	\$842,549	108
May 2025	\$810,868	107
Jun 2025	\$839,722	101
Jul 2025	\$883,434	110
Aug 2025	\$889,149	109
Sep 2025	\$877,259	108
Oct 2025	\$903,599	100
Nov 2025	\$954,277	-
Dec 2025	\$955,116	-

Statistics are calculated over a rolling 12 month period



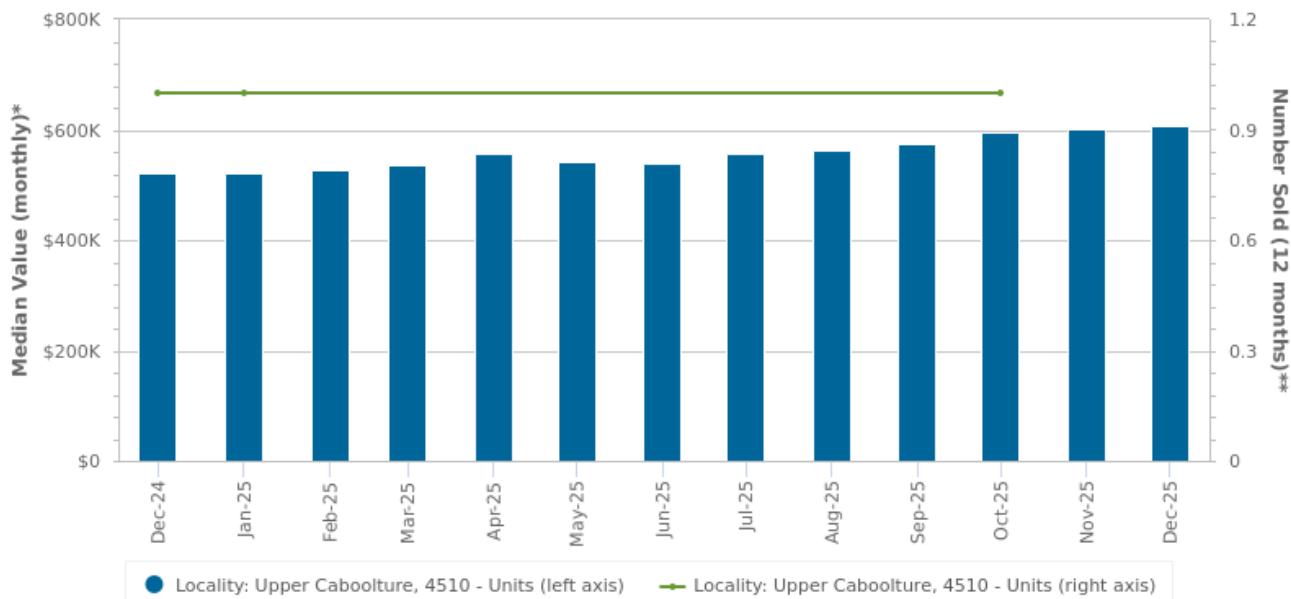
## Unit: Median Value vs Number Sold

1

Oct 2025

	Median Value	Number Of Sold
Jan 2025	\$520,347	1
Feb 2025	\$528,611	-
Mar 2025	\$537,053	-
Apr 2025	\$556,583	-
May 2025	\$540,941	-
Jun 2025	\$539,332	-
Jul 2025	\$557,993	-
Aug 2025	\$562,657	-
Sep 2025	\$574,159	-
Oct 2025	\$595,184	1
Nov 2025	\$602,126	-
Dec 2025	\$606,353	-

Statistics are calculated over a rolling 12 month period



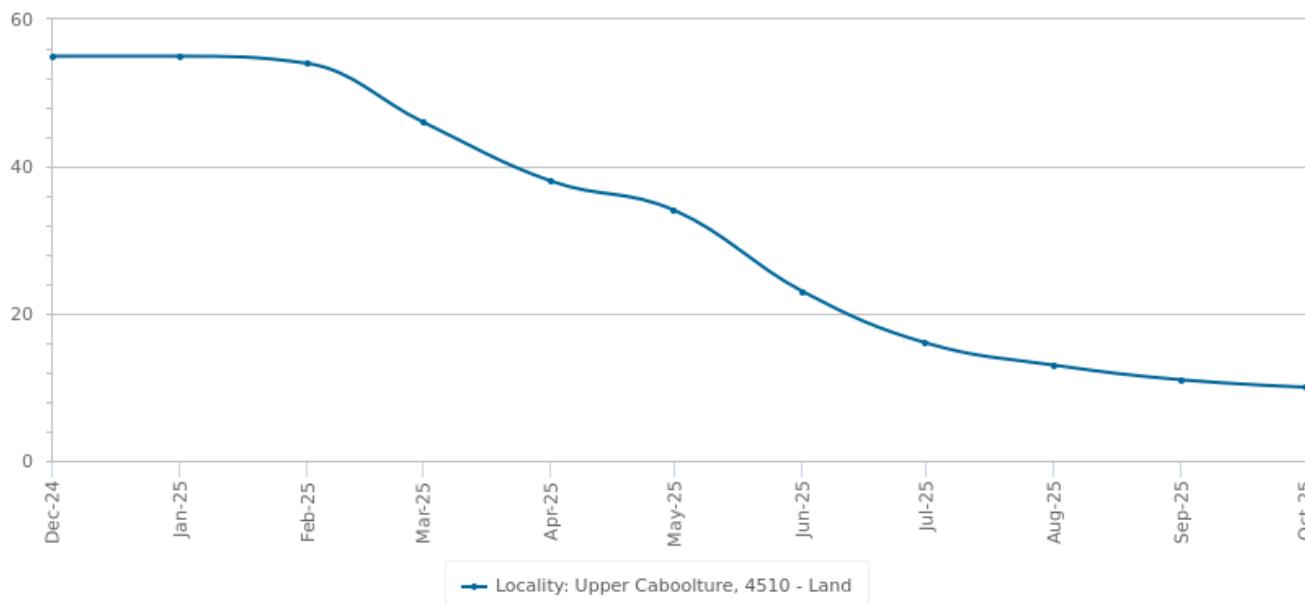
## Land: Median Value vs Number Sold

10

Oct 2025

	Median Value	Number Of Sold
Nov 2024	-	60
Dec 2024	-	55
Jan 2025	-	55
Feb 2025	-	54
Mar 2025	-	46
Apr 2025	-	38
May 2025	-	34
Jun 2025	-	23
Jul 2025	-	16
Aug 2025	-	13
Sep 2025	-	11
Oct 2025	-	10

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

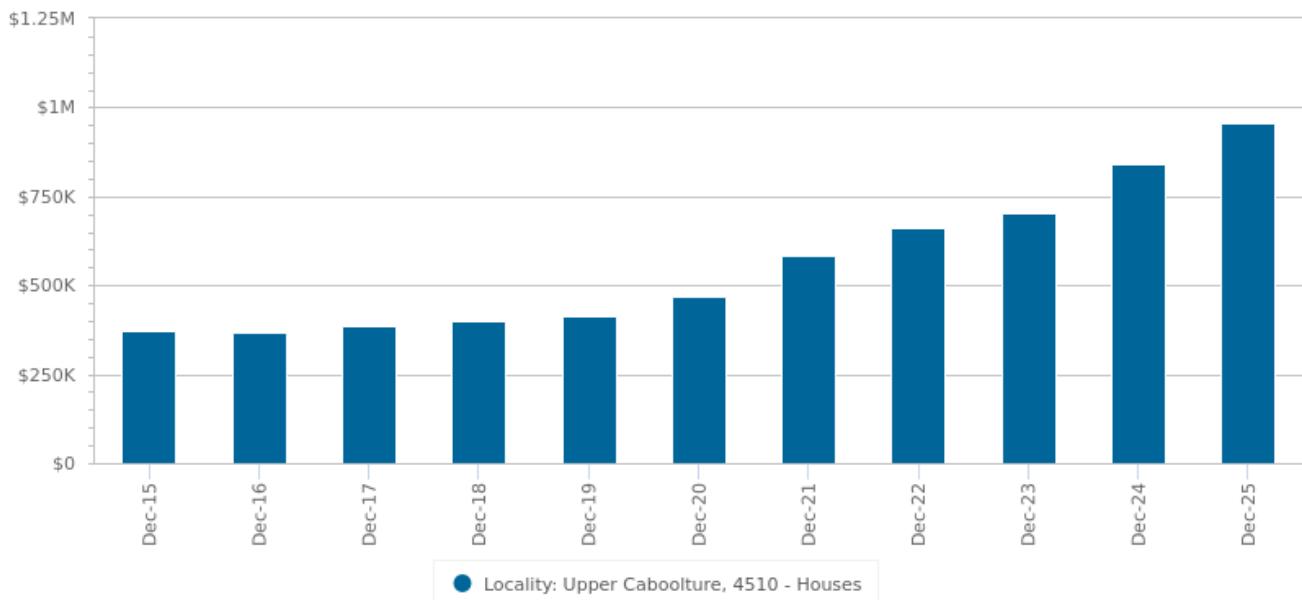
## House: Median Value

**\$955K**

Dec 2025

Upper Caboolture	
Dec 2017	\$383,918
Dec 2018	\$401,770
Dec 2019	\$415,388
Dec 2020	\$468,657
Dec 2021	\$582,417
Dec 2022	\$661,334
Dec 2023	\$702,552
Dec 2024	\$842,168
Dec 2025	\$955,116
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

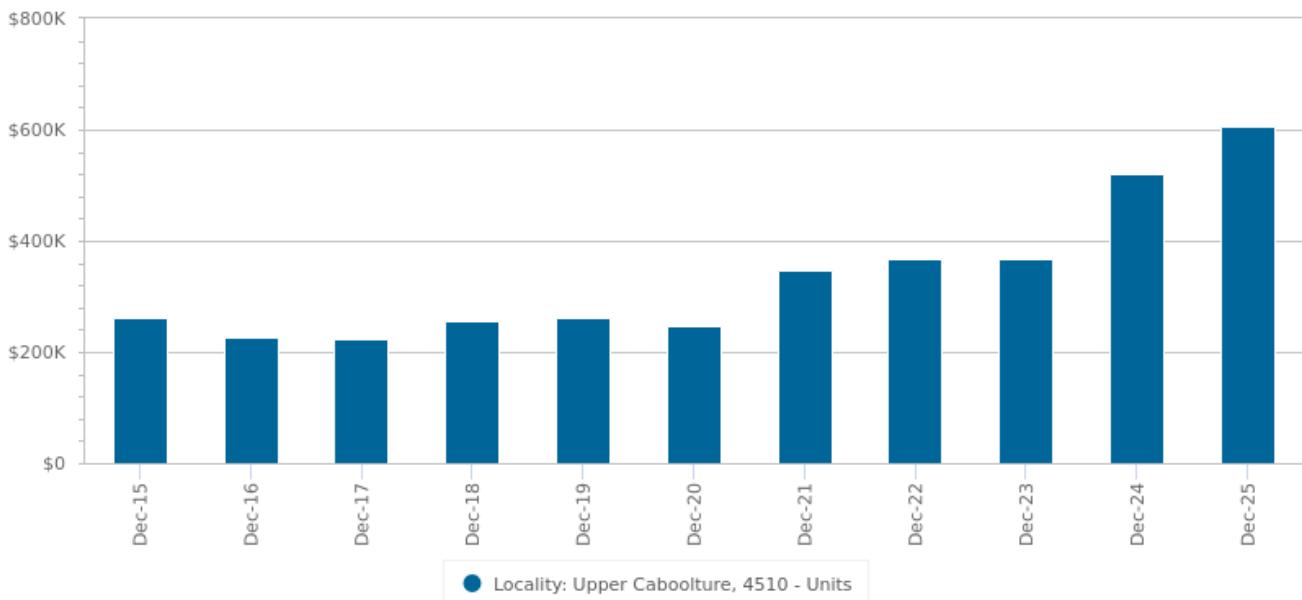
## Unit: Median Value

**\$606K**

Dec 2025

Upper Caboolture	
Dec 2017	\$222,444
Dec 2018	\$254,685
Dec 2019	\$261,449
Dec 2020	\$247,695
Dec 2021	\$346,930
Dec 2022	\$366,253
Dec 2023	\$368,554
Dec 2024	\$521,253
Dec 2025	\$606,353
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

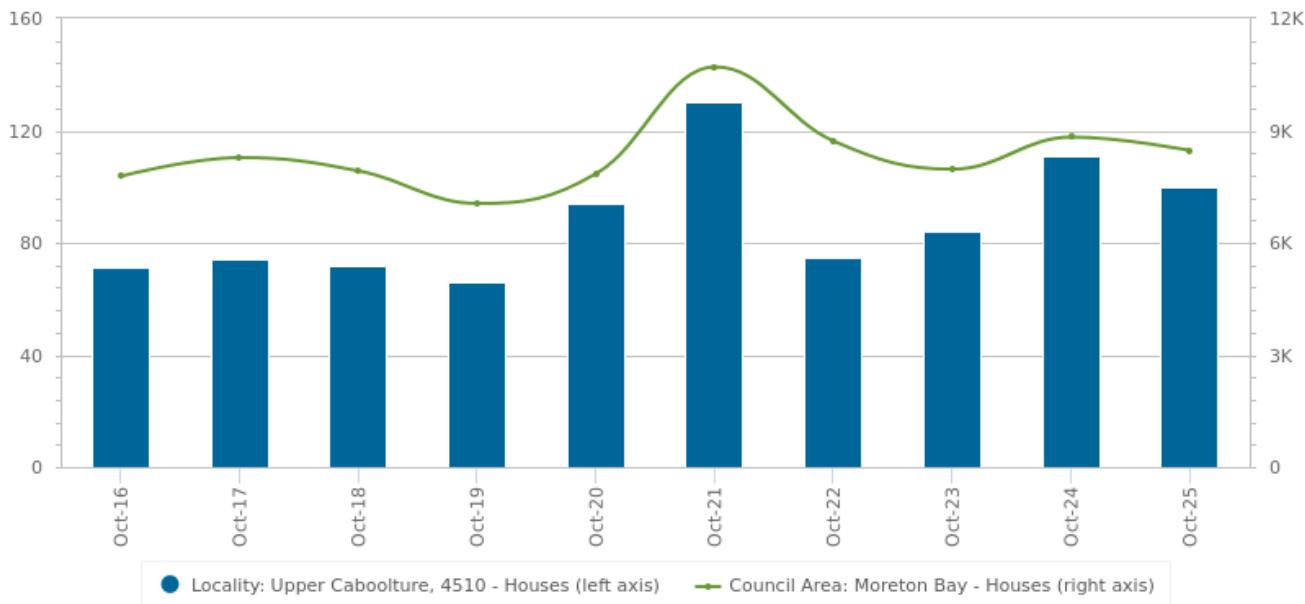
### House: Sales Per Annum

**100**

Oct 2025

	Upper Caboolture	Moreton Bay
Oct 2017	74	8277
Oct 2018	72	7919
Oct 2019	66	7050
Oct 2020	94	7857
Oct 2021	130	10702
Oct 2022	75	8713
Oct 2023	84	7967
Oct 2024	111	8827
Oct 2025	100	8465
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

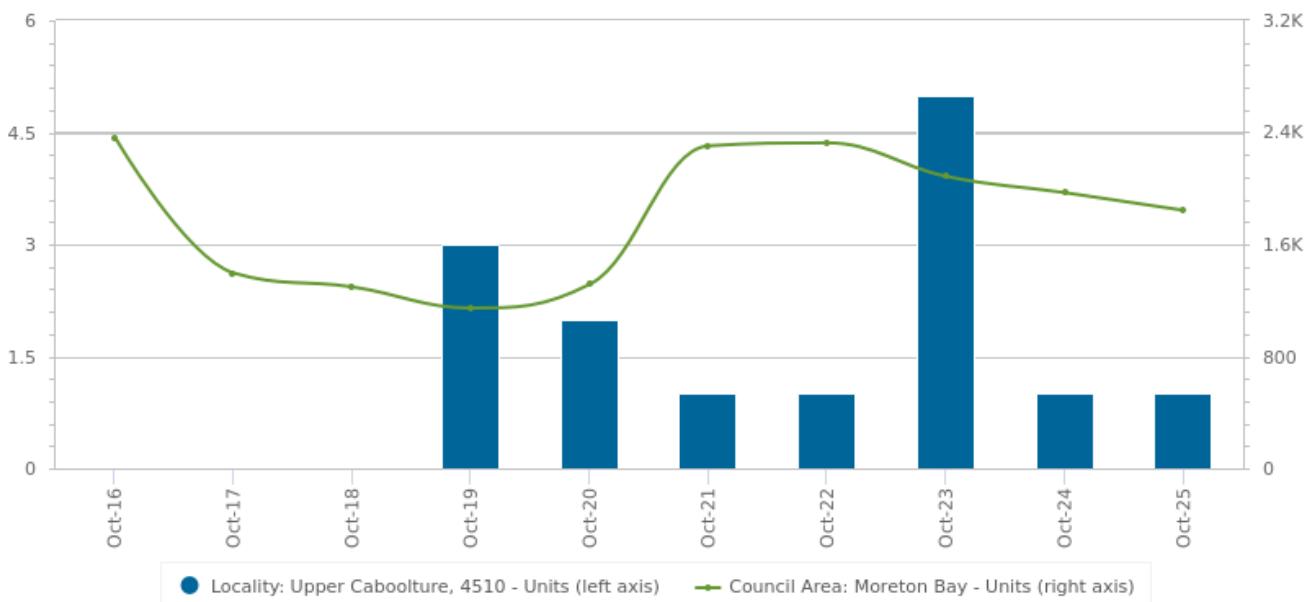
## Unit: Sales Per Annum

1

Oct 2025

	Upper Caboolture	Moreton Bay
Oct 2017	0	1395
Oct 2018	0	1296
Oct 2019	3	1145
Oct 2020	2	1316
Oct 2021	1	2304
Oct 2022	1	2325
Oct 2023	5	2086
Oct 2024	1	1969
Oct 2025	1	1843
Oct 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

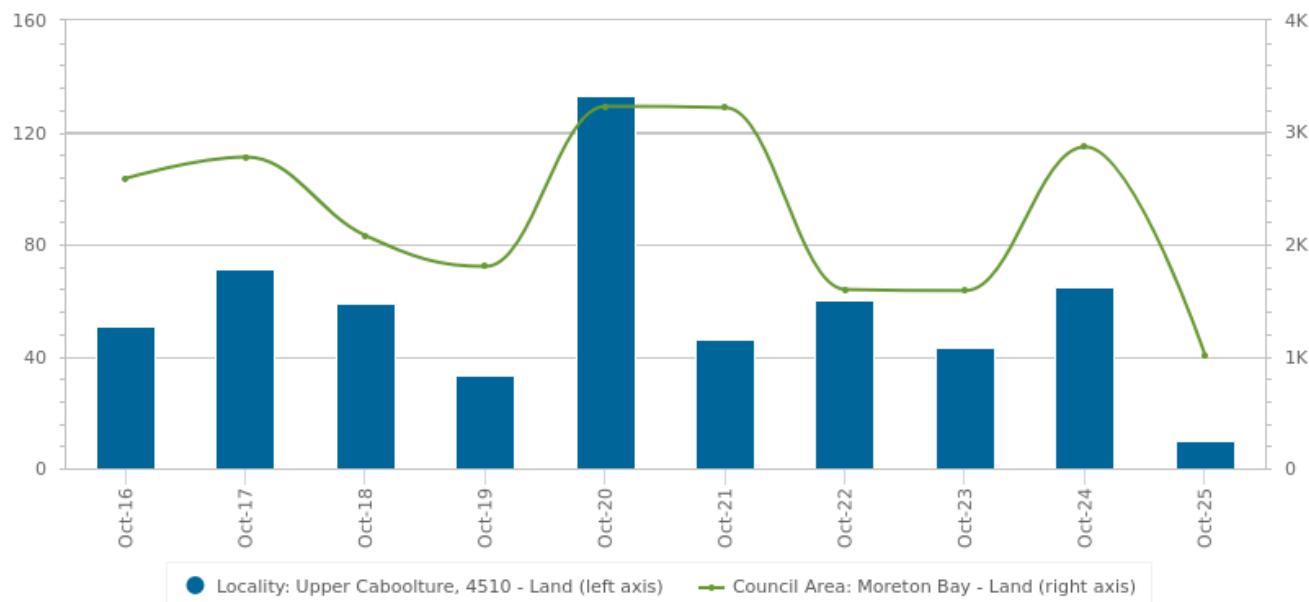
## Land: Sales Per Annum

10

Oct 2025

	Upper Caboolture	Moreton Bay
Oct 2017	71	2780
Oct 2018	59	2077
Oct 2019	33	1803
Oct 2020	133	3233
Oct 2021	46	3221
Oct 2022	60	1597
Oct 2023	43	1587
Oct 2024	65	2871
Oct 2025	10	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

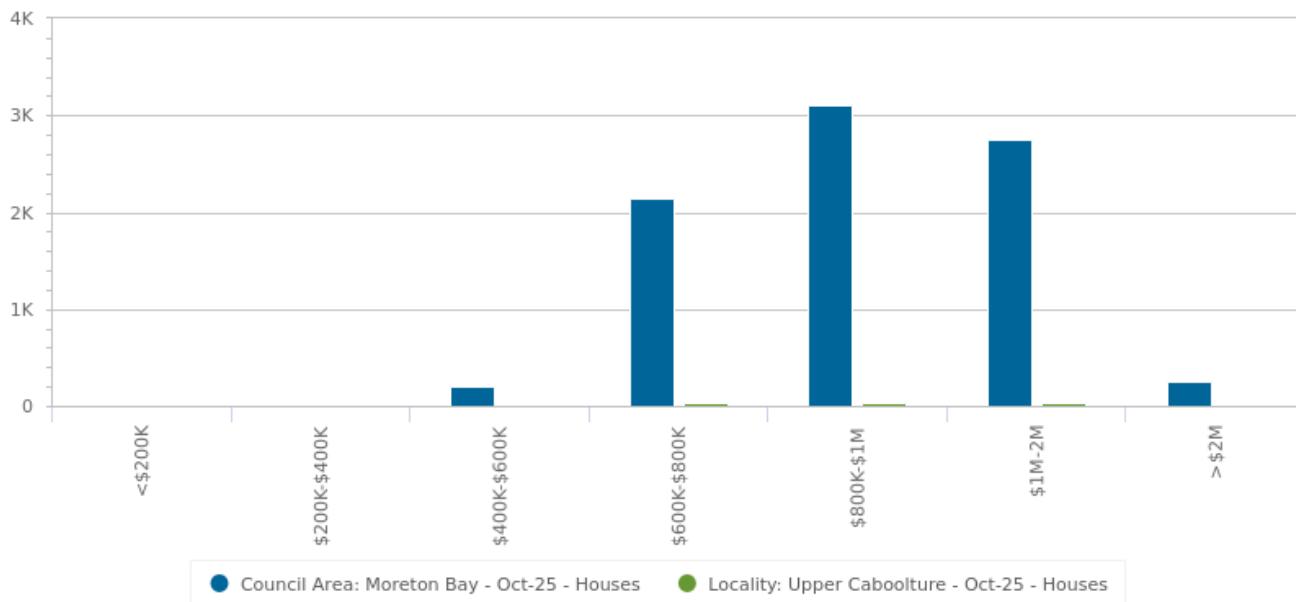
### House: Sales By Price

**\$99.42M**

Oct 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	2
\$400K-\$600K	2	196
\$600K-\$800K	28	2,137
\$800K-\$1M	32	3,107
\$1M-\$2M	38	2,755
>\$2M	-	261

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

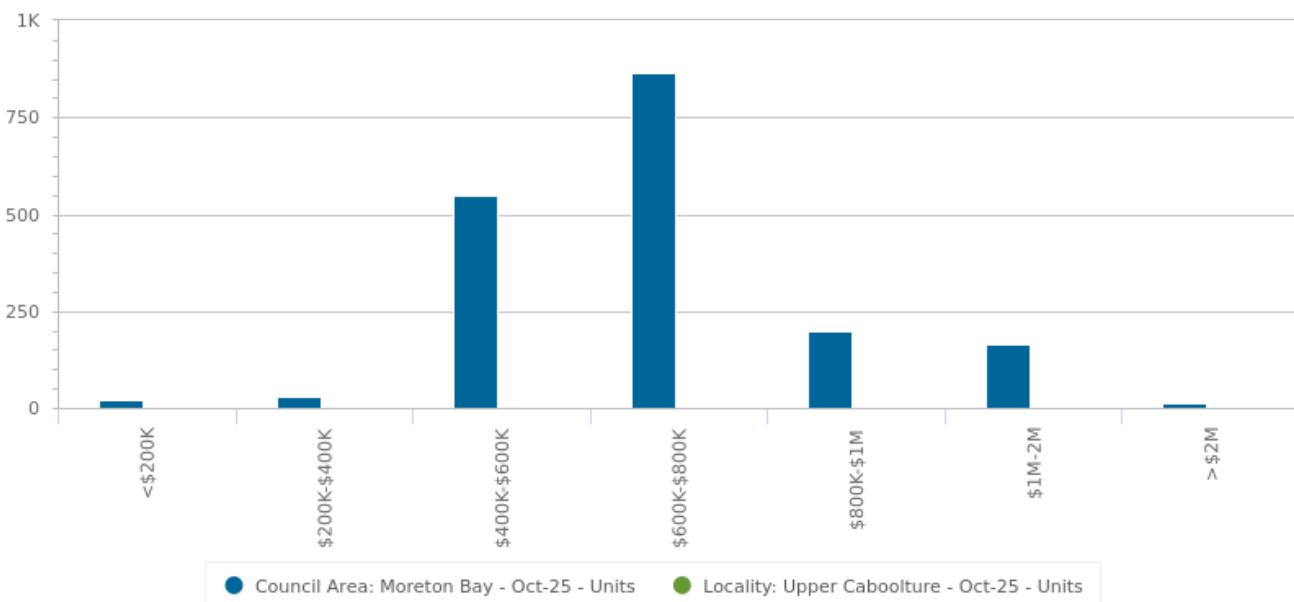
## Unit: Sales By Price

**\$648K**

Oct 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	21
\$200K-\$400K	-	29
\$400K-\$600K	-	549
\$600K-\$800K	1	866
\$800K-\$1M	-	197
\$1M-\$2M	-	166
>\$2M	-	14

Statistics are calculated over a rolling 12 month period

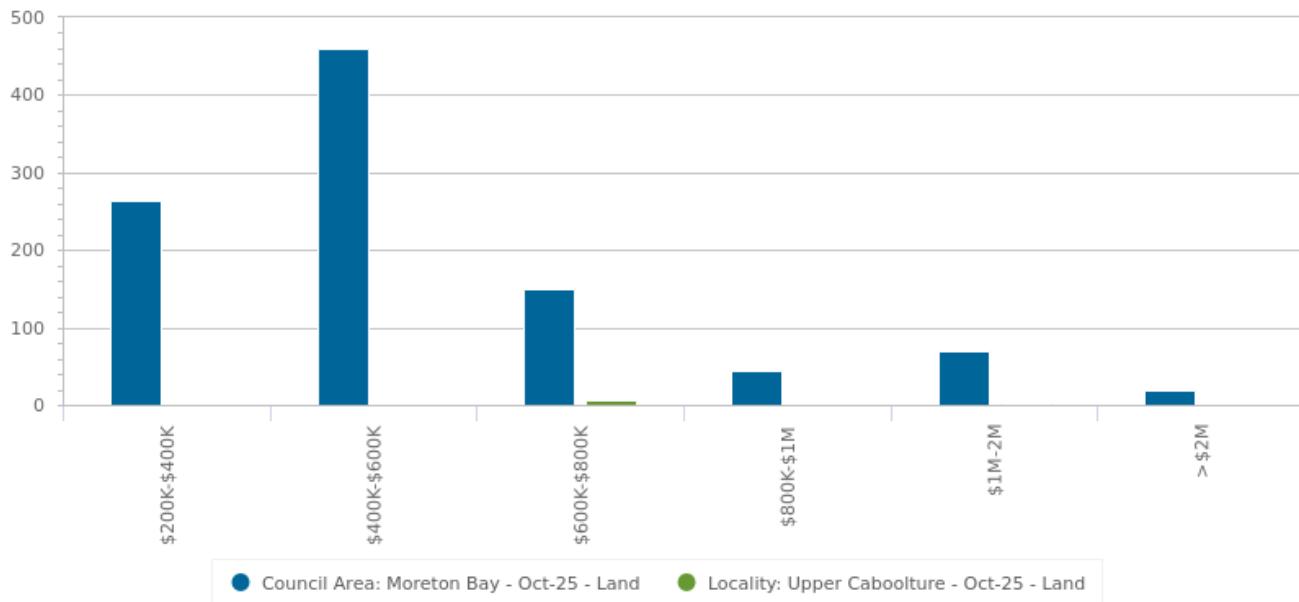


Statistics are calculated over a rolling 12 month period

## Land: Sales By Price

	Upper Caboolture	Moreton Bay
\$200K-\$400K	-	263
\$400K-\$600K	1	460
\$600K-\$800K	7	149
\$800K-\$1M	-	45
\$1M-\$2M	2	69
>\$2M	-	20

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Change In Median Value

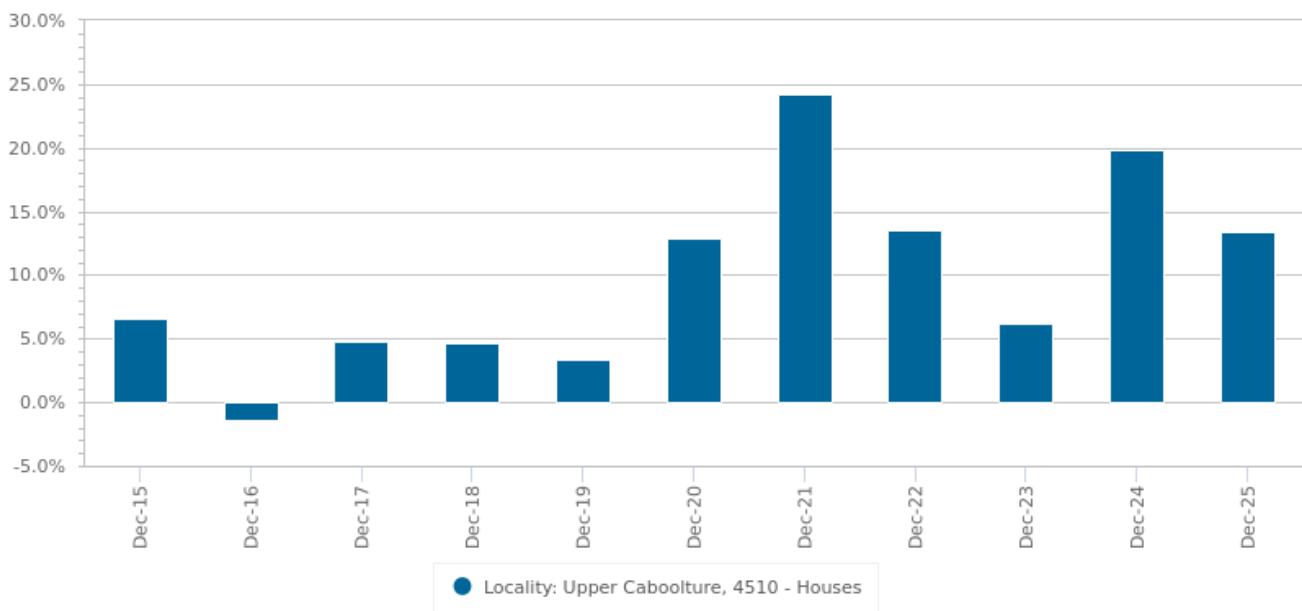
### House: Change In Median Value

**13.4%**

Dec 2025

Upper Caboolture	
Dec 2017	4.8%
Dec 2018	4.7%
Dec 2019	3.4%
Dec 2020	12.8%
Dec 2021	24.3%
Dec 2022	13.5%
Dec 2023	6.2%
Dec 2024	19.9%
Dec 2025	13.4%
Dec 2026	-

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

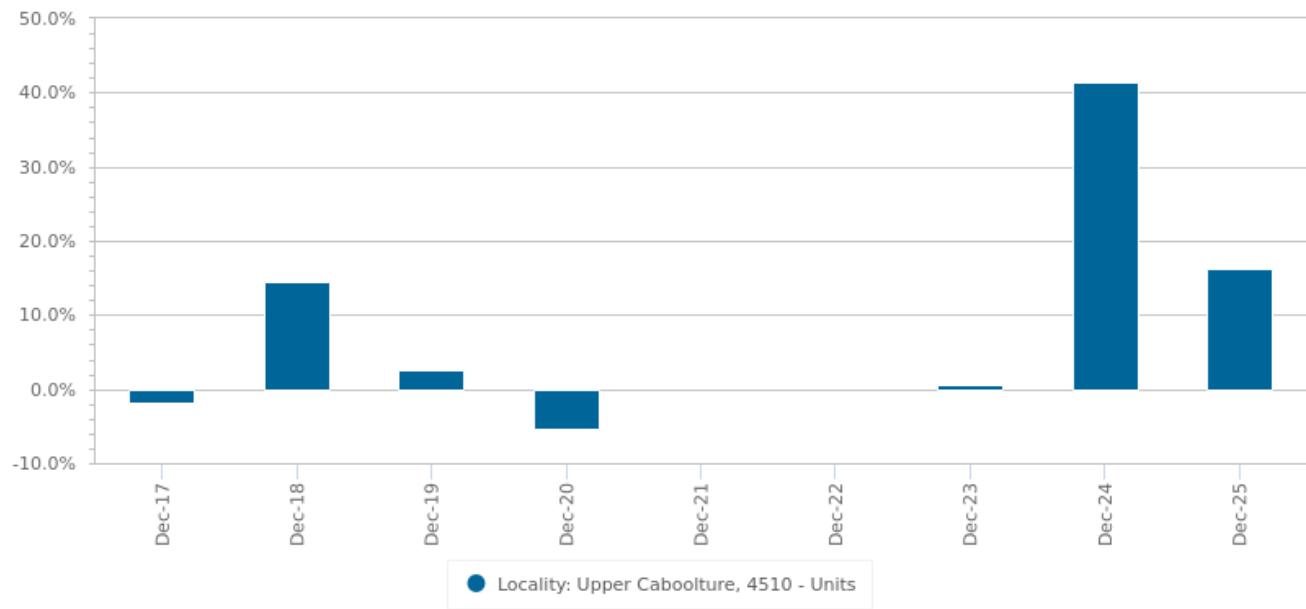
## Unit: Change In Median Value

**16.3%**

Dec 2025

Upper Caboolture	
Dec 2017	-1.9%
Dec 2018	14.5%
Dec 2019	2.7%
Dec 2020	-5.3%
Dec 2021	-
Dec 2022	-
Dec 2023	0.6%
Dec 2024	41.4%
Dec 2025	16.3%
Dec 2026	-

Statistics are calculated at the end of the displayed month



## For Sale Statistics

### House: Number of New Listing

**63**

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	108	7,873
Feb 2025	104	7,830
Mar 2025	101	7,768
Apr 2025	100	7,711
May 2025	94	7,683
Jun 2025	87	7,649
Jul 2025	89	7,567
Aug 2025	88	7,442
Sep 2025	79	7,414
Oct 2025	71	7,307
Nov 2025	69	7,223
Dec 2025	63	7,182

Statistics are calculated over a rolling 12 month period



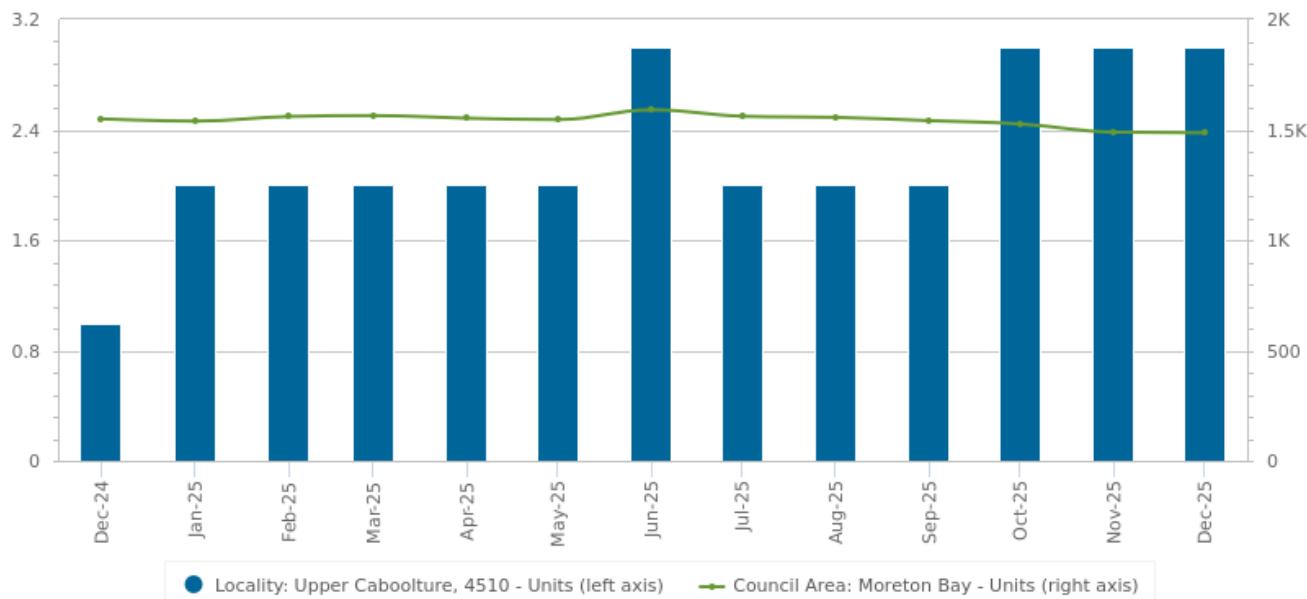
## Unit: Number of New Listing

3

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	2	1,539
Feb 2025	2	1,560
Mar 2025	2	1,564
Apr 2025	2	1,552
May 2025	2	1,546
Jun 2025	3	1,590
Jul 2025	2	1,561
Aug 2025	2	1,556
Sep 2025	2	1,541
Oct 2025	3	1,526
Nov 2025	3	1,489
Dec 2025	3	1,486

Statistics are calculated over a rolling 12 month period



## House: Total Properties Listed

87

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	123	8,912
Feb 2025	121	8,900
Mar 2025	115	8,820
Apr 2025	113	8,731
May 2025	108	8,703
Jun 2025	105	8,749
Jul 2025	102	8,685
Aug 2025	101	8,601
Sep 2025	99	8,589
Oct 2025	95	8,606
Nov 2025	92	8,478
Dec 2025	87	8,247

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

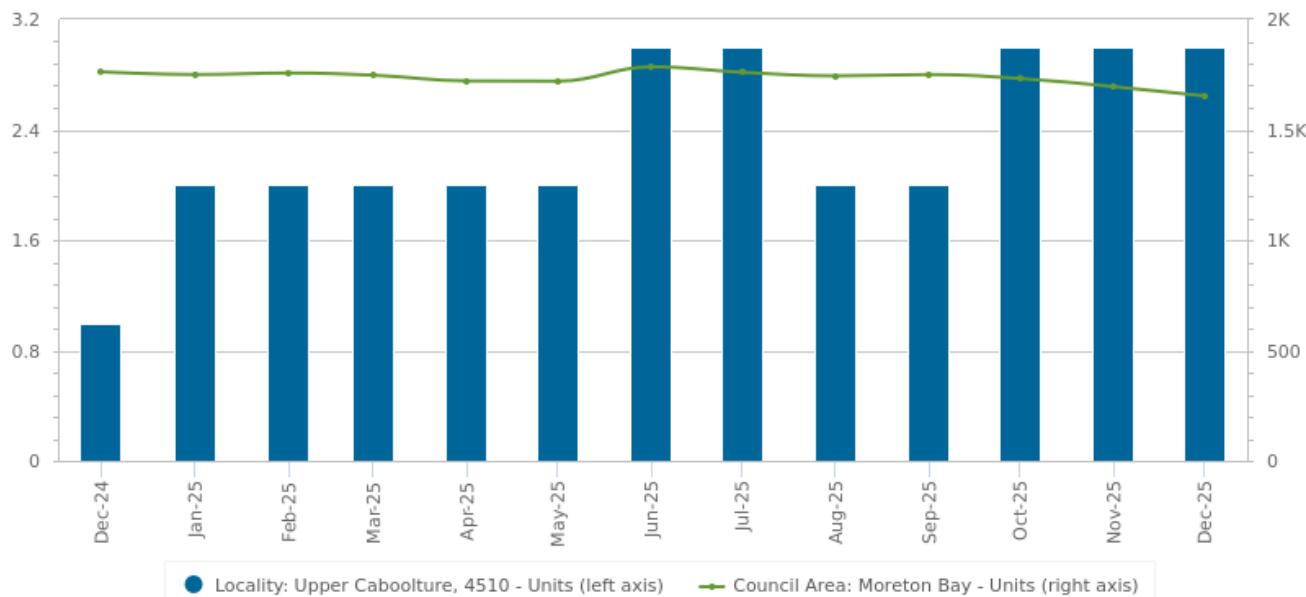
## Unit: Total Properties Listed

3

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	2	1,750
Feb 2025	2	1,757
Mar 2025	2	1,747
Apr 2025	2	1,721
May 2025	2	1,720
Jun 2025	3	1,785
Jul 2025	3	1,760
Aug 2025	2	1,744
Sep 2025	2	1,750
Oct 2025	3	1,732
Nov 2025	3	1,695
Dec 2025	3	1,653

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

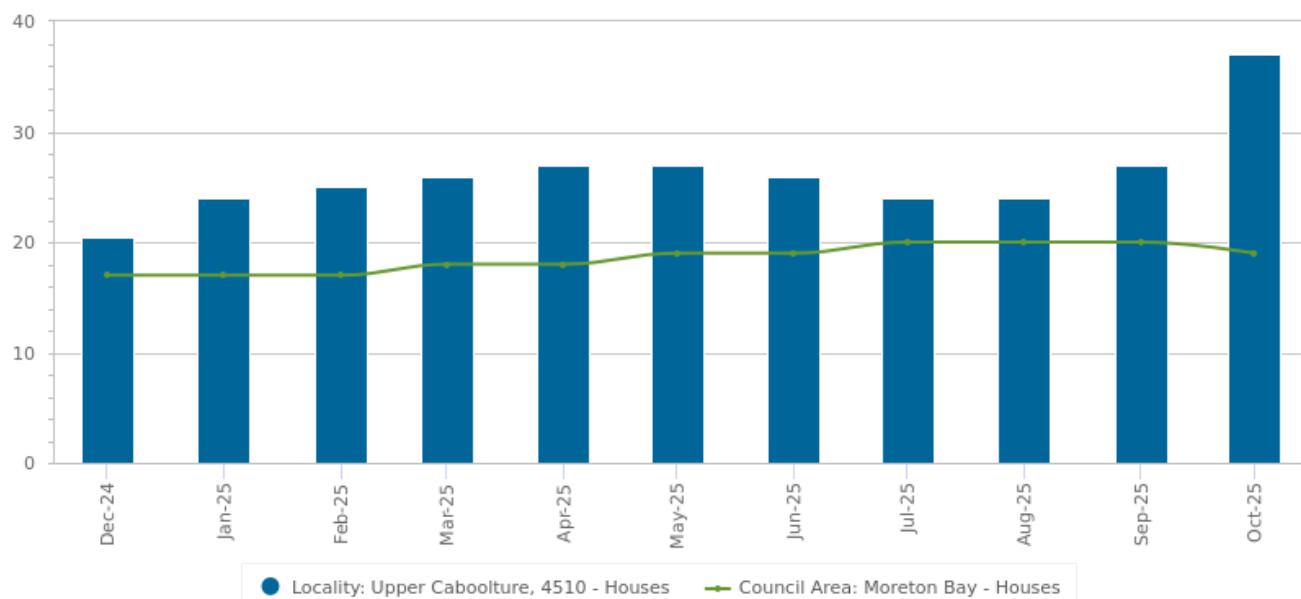
## House: Median Days On Market

37

Oct 2025

	Upper Caboolture	Moreton Bay
Nov 2024	20.5	16
Dec 2024	20.5	17
Jan 2025	24	17
Feb 2025	25	17
Mar 2025	26	18
Apr 2025	27	18
May 2025	27	19
Jun 2025	26	19
Jul 2025	24	20
Aug 2025	24	20
Sep 2025	27	20
Oct 2025	37	19

Statistics are calculated over a rolling 12 month period

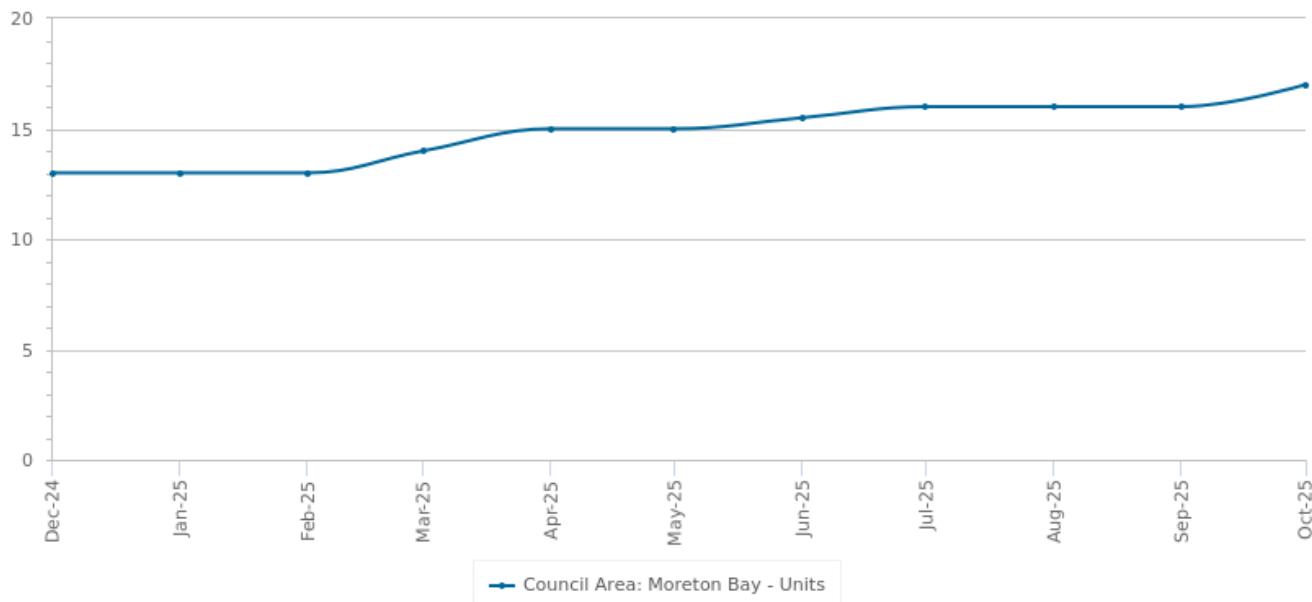


Statistics are calculated over a rolling 12 month period

## Unit: Median Days On Market

	Upper Caboolture	Moreton Bay
Nov 2024	-	13
Dec 2024	-	13
Jan 2025	-	13
Feb 2025	-	13
Mar 2025	-	14
Apr 2025	-	15
May 2025	-	15
Jun 2025	-	15.5
Jul 2025	-	16
Aug 2025	-	16
Sep 2025	-	16
Oct 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

## Rental Statistics

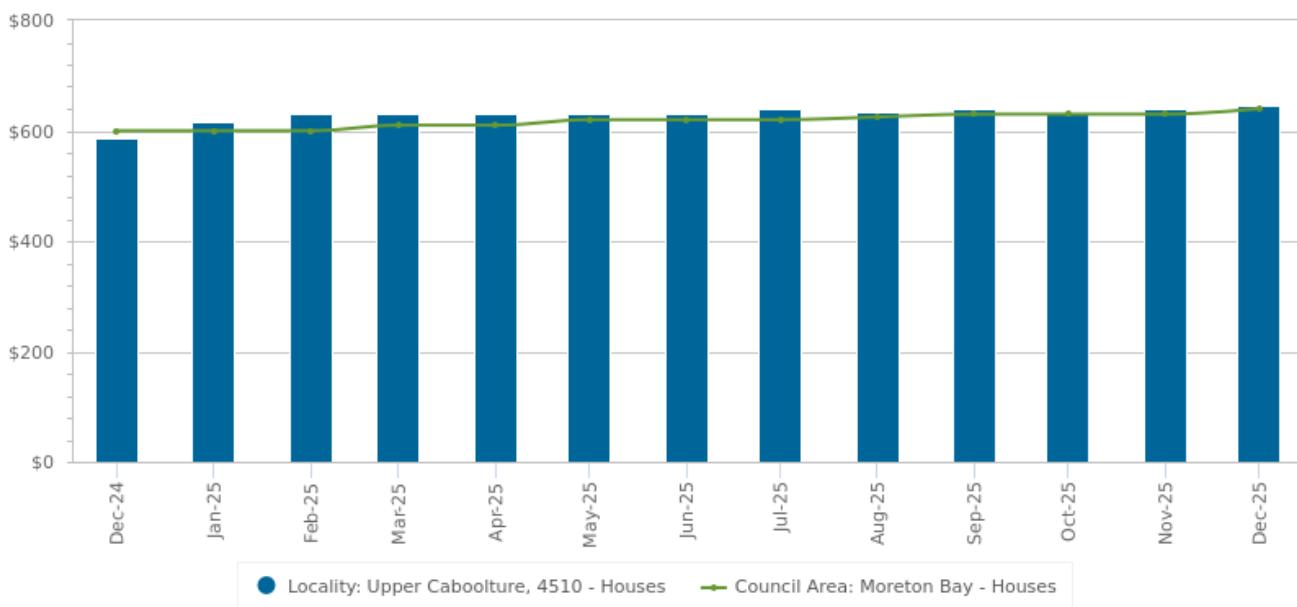
### House: Median Rent

**\$645/w**

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	\$615/w	\$600/w
Feb 2025	\$630/w	\$600/w
Mar 2025	\$630/w	\$610/w
Apr 2025	\$630/w	\$610/w
May 2025	\$630/w	\$620/w
Jun 2025	\$630/w	\$620/w
Jul 2025	\$640/w	\$620/w
Aug 2025	\$635/w	\$625/w
Sep 2025	\$640/w	\$630/w
Oct 2025	\$635/w	\$630/w
Nov 2025	\$640/w	\$630/w
Dec 2025	\$645/w	\$640/w

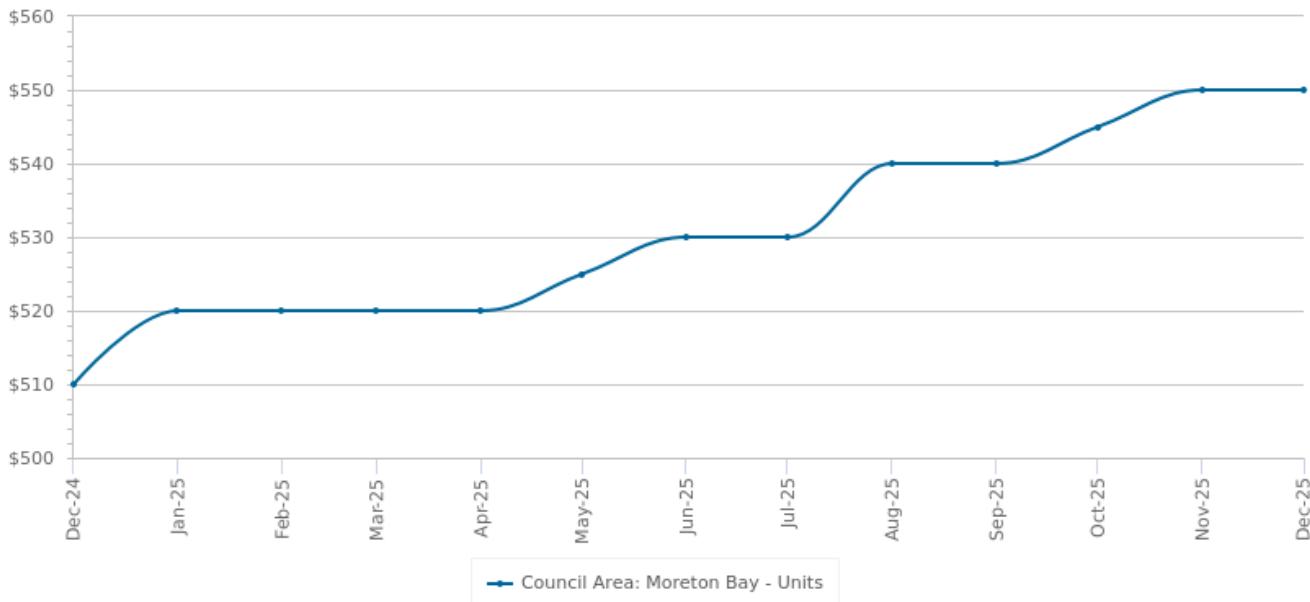
Statistics are calculated over a rolling 12 month period



### Unit: Median Rent

	Upper Caboolture	Moreton Bay
Jan 2025	-	\$520/w
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$530/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

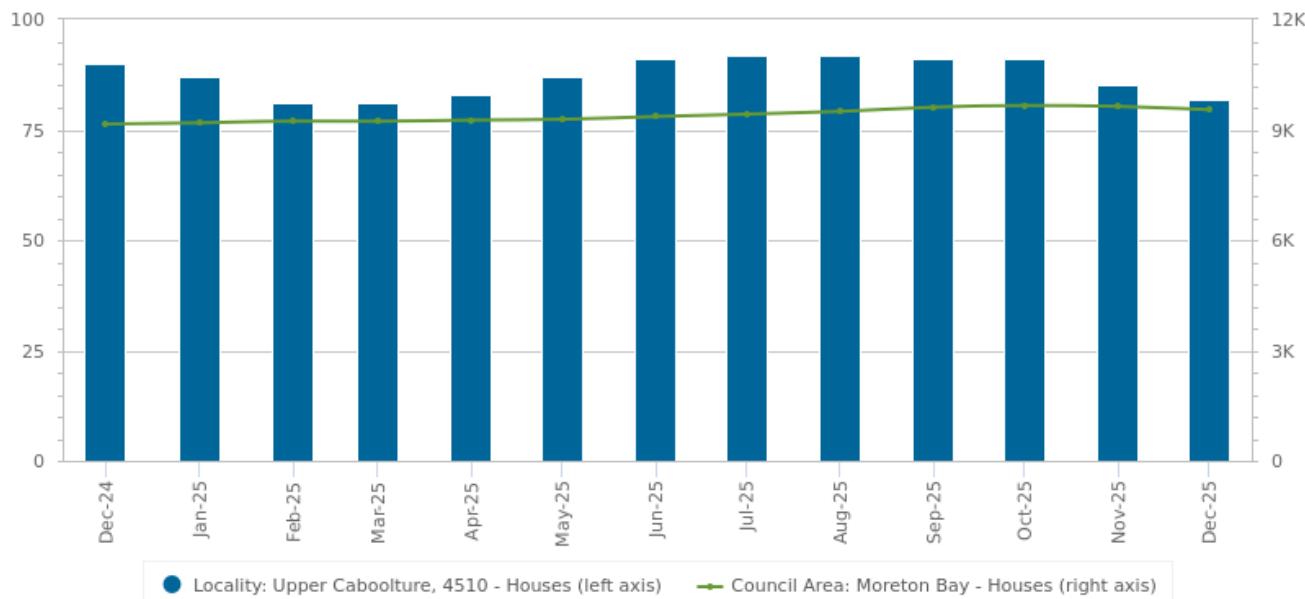
## House: Rental Rate Observations

82

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	87	9,187
Feb 2025	81	9,233
Mar 2025	81	9,231
Apr 2025	83	9,263
May 2025	87	9,283
Jun 2025	91	9,360
Jul 2025	92	9,423
Aug 2025	92	9,498
Sep 2025	91	9,614
Oct 2025	91	9,658
Nov 2025	85	9,635
Dec 2025	82	9,544

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

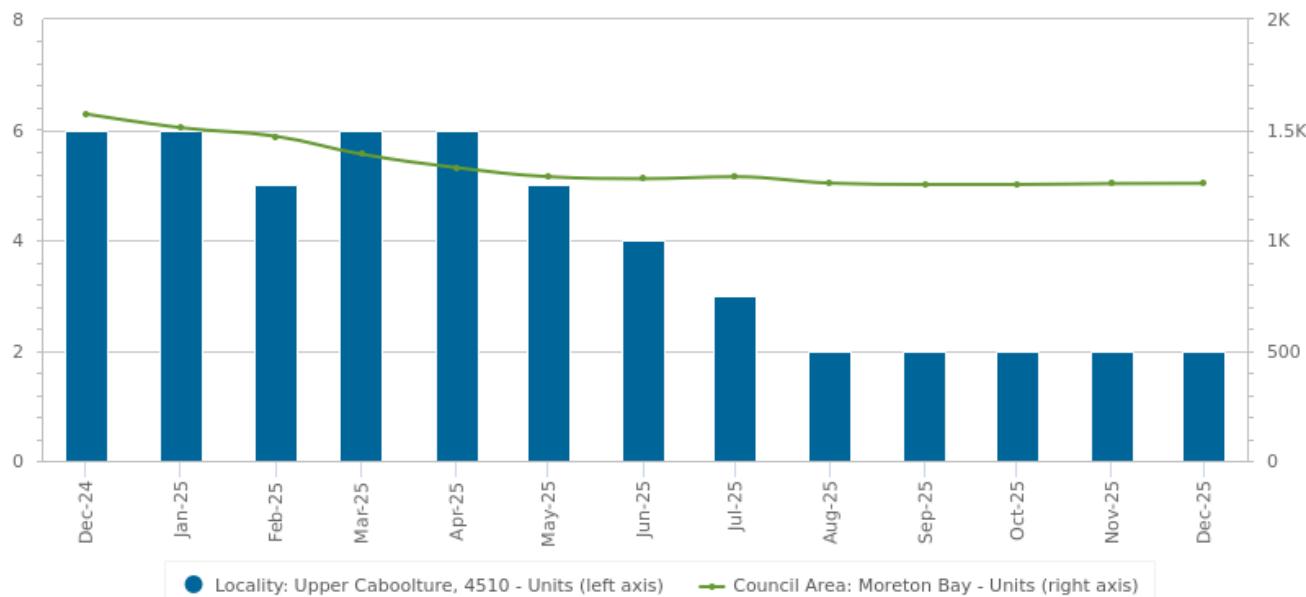
## Unit: Rental Rate Observations

2

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	6	1,509
Feb 2025	5	1,470
Mar 2025	6	1,389
Apr 2025	6	1,328
May 2025	5	1,287
Jun 2025	4	1,278
Jul 2025	3	1,287
Aug 2025	2	1,258
Sep 2025	2	1,252
Oct 2025	2	1,252
Nov 2025	2	1,256
Dec 2025	2	1,257

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

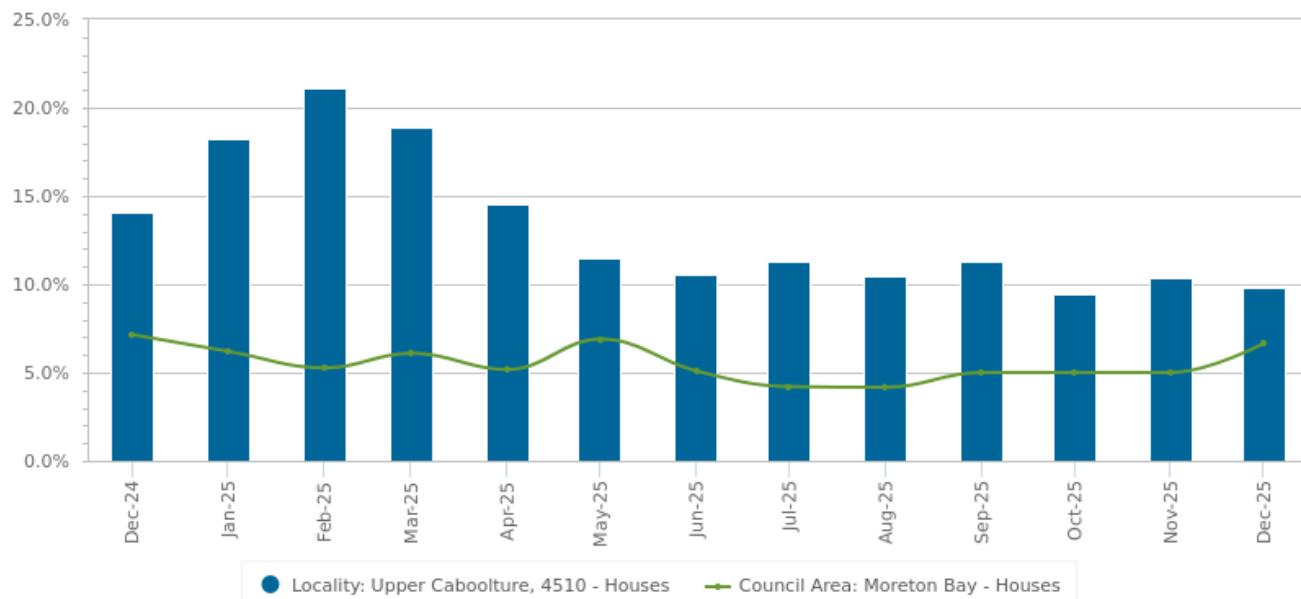
## House: Change in Rental Rate

**9.8%**

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	18.3%	6.2%
Feb 2025	21.2%	5.3%
Mar 2025	18.9%	6.1%
Apr 2025	14.5%	5.2%
May 2025	11.5%	6.9%
Jun 2025	10.5%	5.1%
Jul 2025	11.3%	4.2%
Aug 2025	10.4%	4.2%
Sep 2025	11.3%	5.0%
Oct 2025	9.5%	5.0%
Nov 2025	10.3%	5.0%
Dec 2025	9.8%	6.7%

Statistics are calculated over a rolling 12 month period

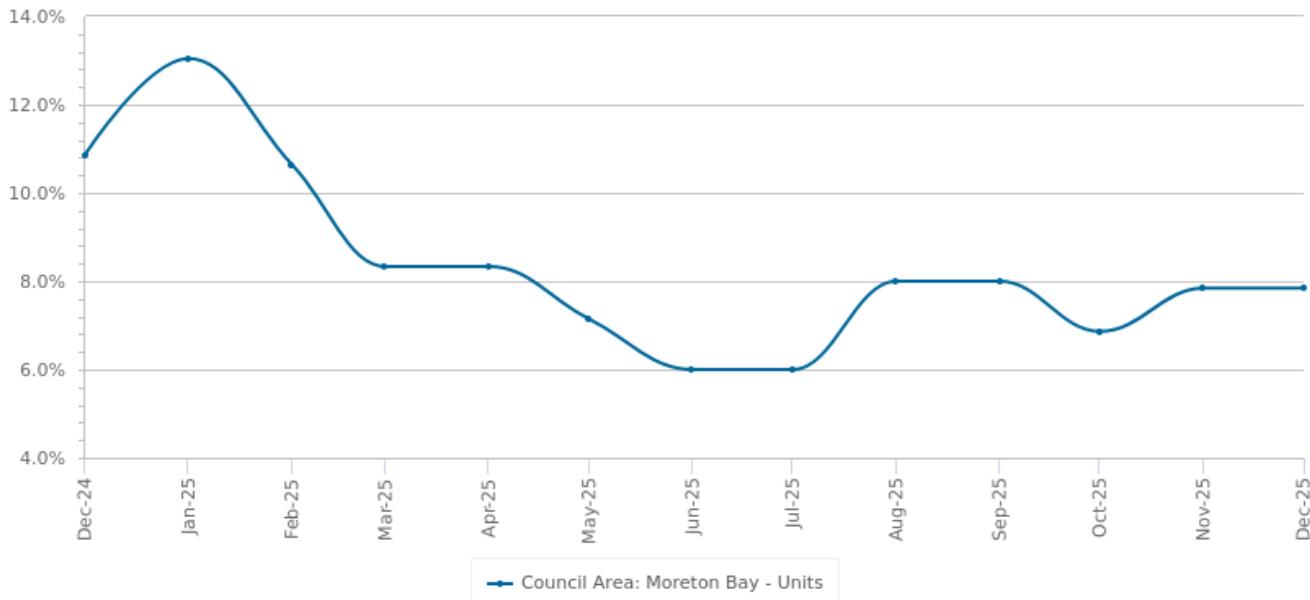


Statistics are calculated over a rolling 12 month period

## Unit: Change in Rental Rate

	Upper Caboolture	Moreton Bay
Jan 2025	-	13.0%
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.0%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

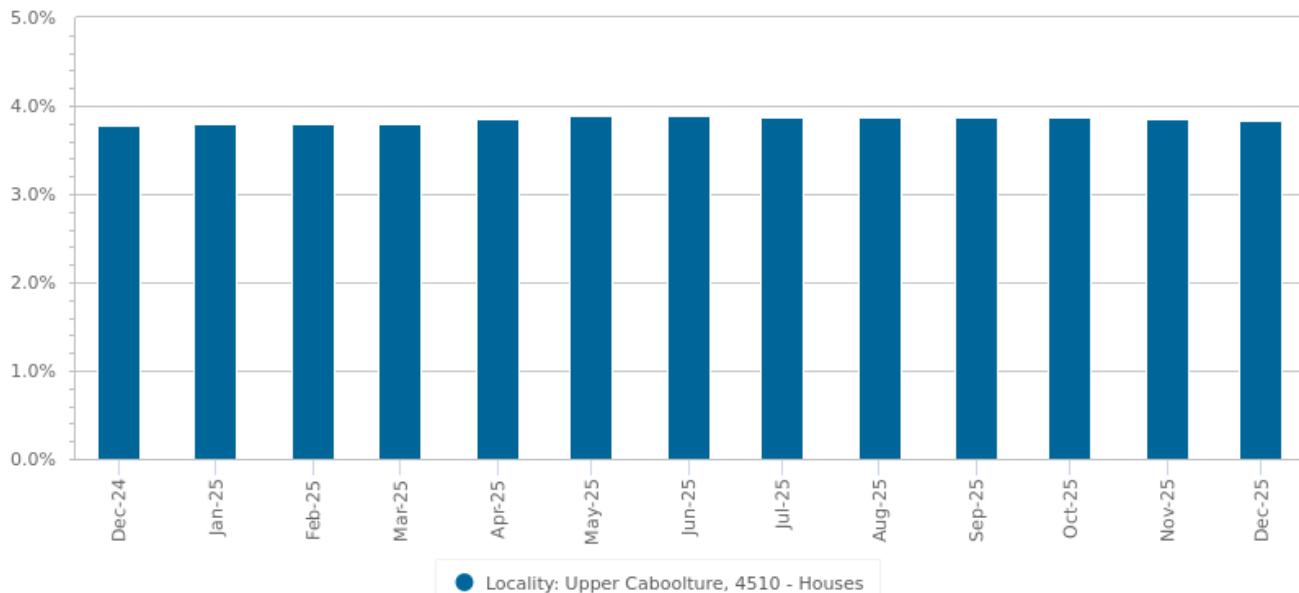
## House: Value Based Rental Yield

**3.8%**

Dec 2025

Upper Caboolture	
Jan 2025	3.8%
Feb 2025	3.8%
Mar 2025	3.8%
Apr 2025	3.8%
May 2025	3.9%
Jun 2025	3.9%
Jul 2025	3.9%
Aug 2025	3.9%
Sep 2025	3.9%
Oct 2025	3.9%
Nov 2025	3.9%
Dec 2025	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

## Household Structure

### Household Structure

	Upper Caboolture	Moreton Bay
Childless Couples	36.7%	38.7%
Couples with Children	45.6%	42%
Single Parents	17.2%	17.9%
Other	1%	1.3%

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



Childless Couples

**36.7%**



Couples with Children

**45.6%**



Single Parents

**17.2%**



Other

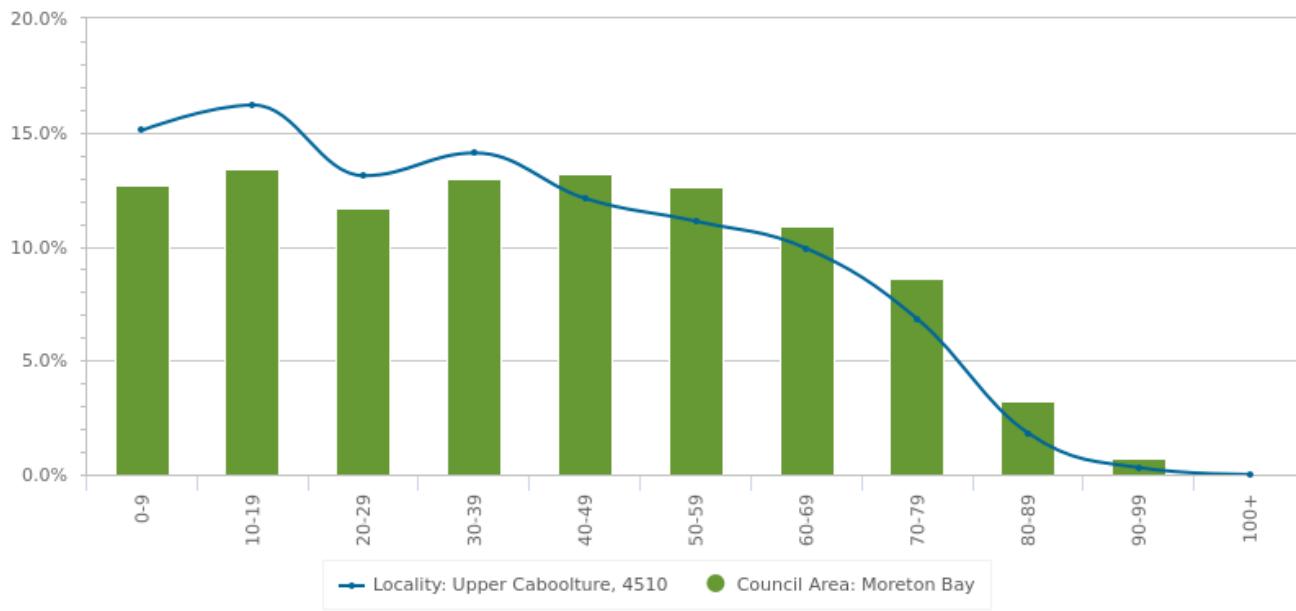
**1%**

## Population Age

### Population Age

	Upper Caboolture	Moreton Bay
0-9	15.1%	12.7%
10-19	16.2%	13.4%
20-29	13.1%	11.7%
30-39	14.1%	13%
40-49	12.1%	13.2%
50-59	11.1%	12.6%
60-69	9.9%	10.9%
70-79	6.8%	8.6%
80-89	1.8%	3.2%
90-99	0.3%	0.7%

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



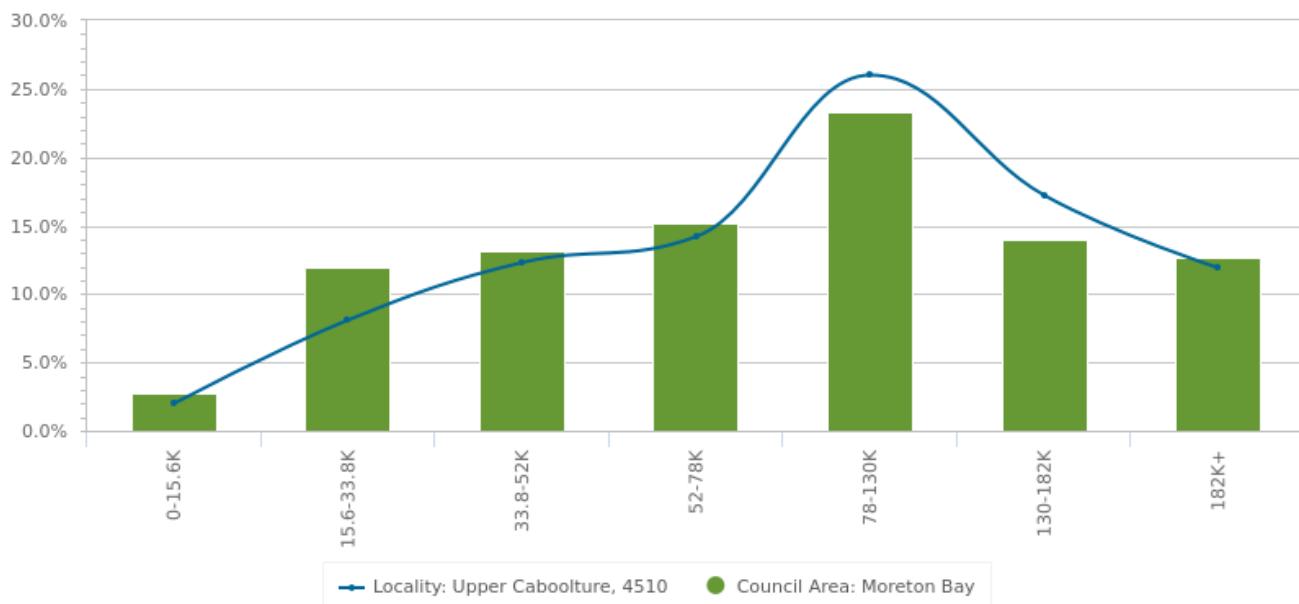
Statistics are provided by the Australian Bureau of Statistics (ABS)

## Household Income

### Household Income

	Upper Caboolture	Moreton Bay
0-15.6K	2%	2.7%
15.6-33.8K	8.1%	12%
33.8-52K	12.3%	13.1%
52-78K	14.2%	15.2%
78-130K	26%	23.3%
130-182K	17.2%	14%
182K+	11.9%	12.7%

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



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## Education

### Education By Qualification

	Upper Caboolture	Moreton Bay
Postgrad	2.4%	4.9%
Graduate Diploma or Certificate	2.5%	3.3%
Bachelor	13.8%	20%
Advanced Diploma or Diploma	16.3%	17.2%
Certificate	53.2%	42.3%
Not Stated	11.5%	11.2%
Inadequately Described	0.4%	0.9%

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



Postgrad

**2.4%**



Graduate Diploma or Certificate

**2.5%**



Bachelor

**13.8%**



Advanced Diploma or Diploma

**16.3%**



Certificate

**53.2%**



Not Stated

**11.5%**



Inadequately Described

**0.4%**

## Occupation

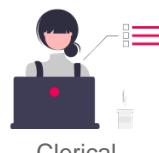
### Employment By Occupation

	Upper Caboolture	Moreton Bay
Professional	12.1%	17.9%
Clerical	13.2%	14.1%
Trades	17.6%	14.7%
Labourer	12.4%	10.5%
Not Stated	1.9%	1.8%
Machinery Operators and Drivers	9.1%	7.1%
Managers	10.5%	11.4%
Community and Personal Service Workers	12.4%	13.3%
Sales Workers	10.7%	9.1%

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



Professional

**12.1%**

Clerical

**13.2%**

Trades

**17.6%**

Labourer

**12.4%**

Not Stated

**1.9%**

Machinery Operators and Drivers

**9.1%**

## Employment By Occupation



Managers

**10.5%**



Community and Personal Service Workers

**12.4%**



Sales Workers

**10.7%**

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