

Suburb Statistics Report

Upper Caboolture QLD 4510

Prepared on 26 Feb 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	9.2 years	-	-
Total Dwellings	1,907	26	292
Total New Listings	65	3	-
Median Value	\$980,916	\$629,218	-
Total Properties Listed	88	4	-

Market Trends

House: Market Trends

92

Properties Sold
(12 Months)

9.2

Average Tenure Period
(Years)

\$645/w

Median Asking Rent
(12 Months)

65

New Sale Listings
(12 Months)

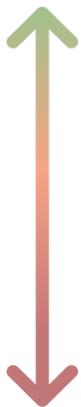
32

Days on Market
(12 Months)

88

Rental Rate Observations
(12 Months)

House: Median Price Quartiles



\$\$\$

Upper Quartile Price*

\$1,250,000

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

\$\$

Median Price*

\$858,000

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*

\$795,000

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

*Statistics are calculated over a rolling 12 month period

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)

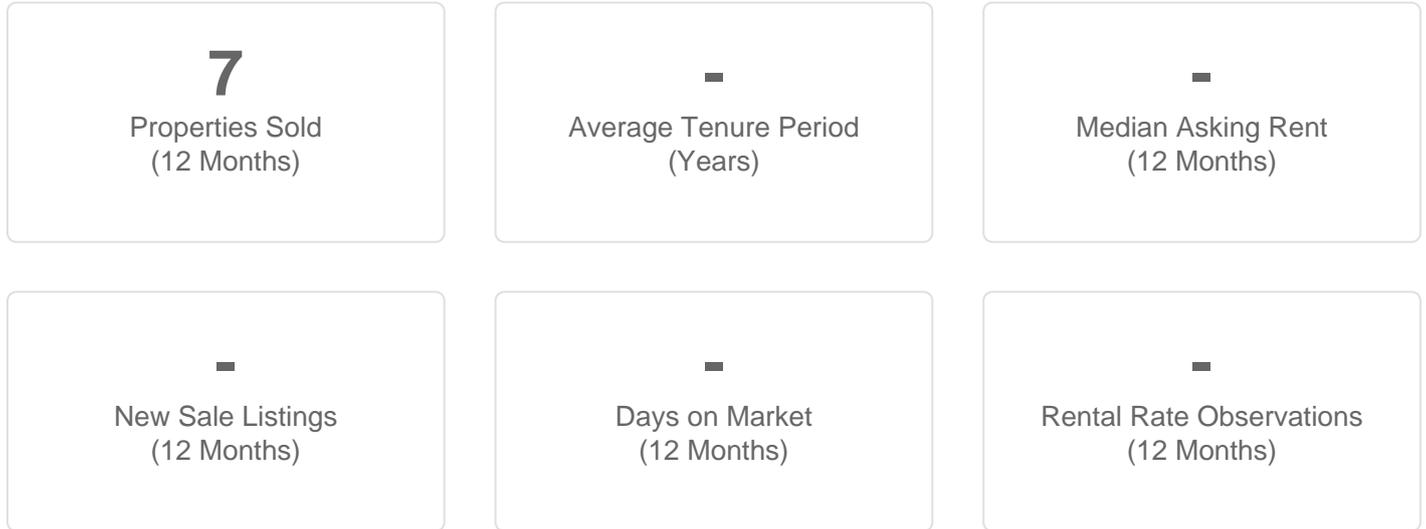
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Days on Market
(12 Months)

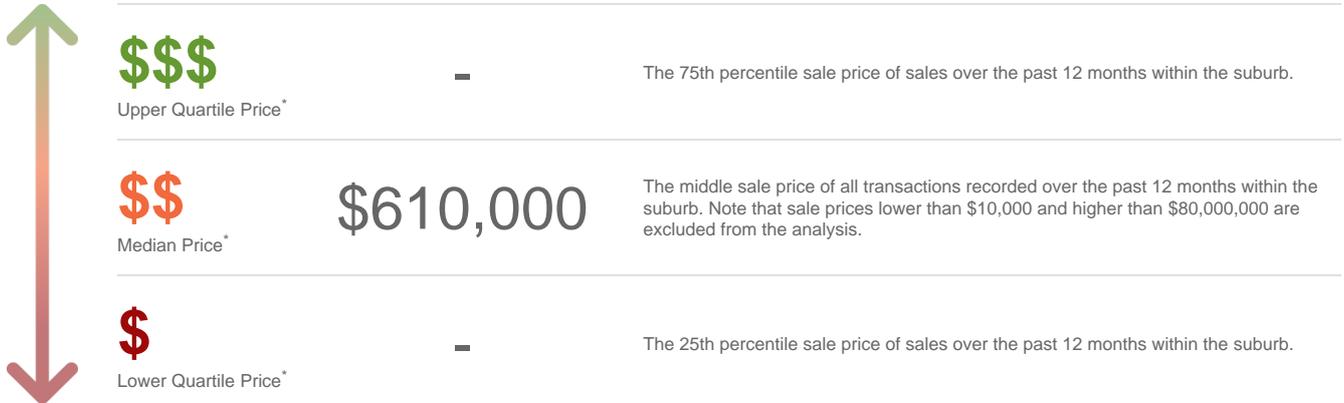
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Rental Rate Observations
(12 Months)

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

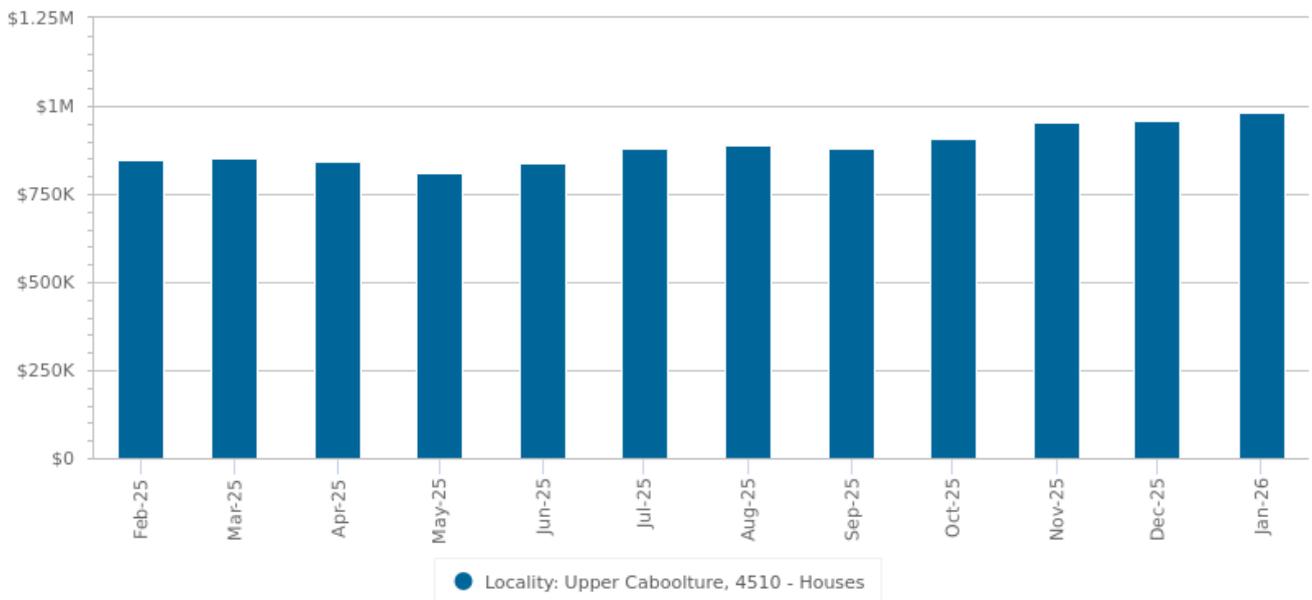
House: Recent Median Value

\$981K

Jan 2026

	Upper Caboolture
Feb 2025	\$846,184
Mar 2025	\$851,770
Apr 2025	\$841,317
May 2025	\$810,011
Jun 2025	\$839,024
Jul 2025	\$881,594
Aug 2025	\$889,665
Sep 2025	\$878,965
Oct 2025	\$909,081
Nov 2025	\$955,408
Dec 2025	\$956,561
Jan 2026	\$980,916

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

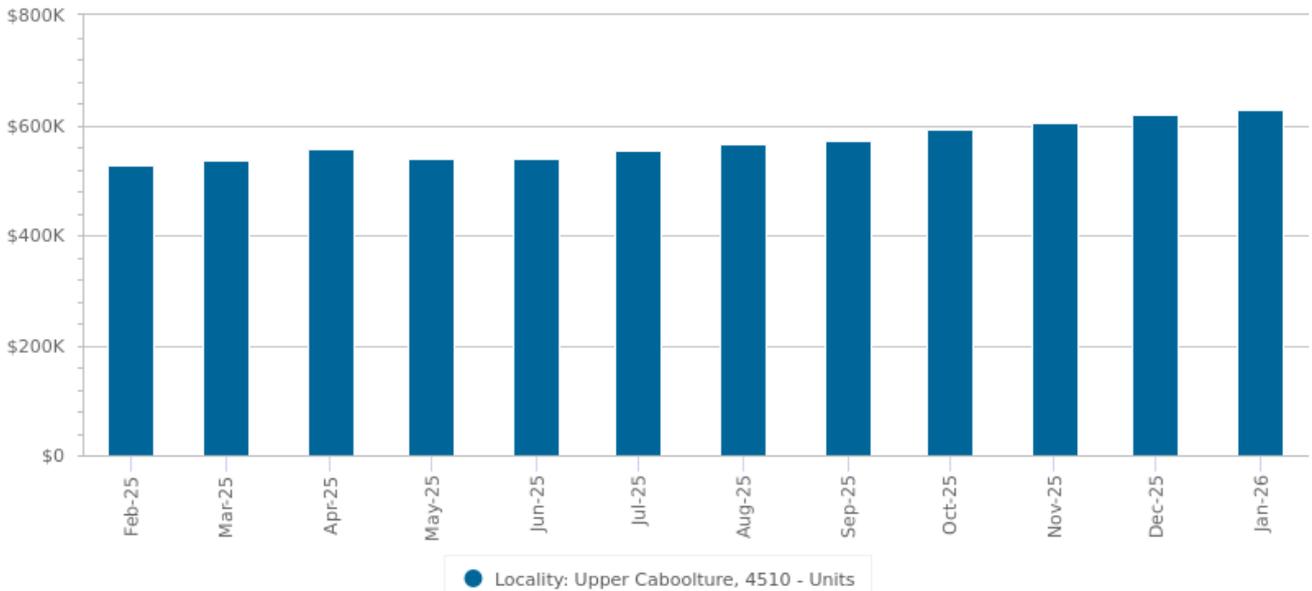
Unit: Recent Median Value

\$629K

Jan 2026

	Upper Caboolture
Feb 2025	\$528,516
Mar 2025	\$537,033
Apr 2025	\$556,364
May 2025	\$540,708
Jun 2025	\$539,287
Jul 2025	\$555,345
Aug 2025	\$564,974
Sep 2025	\$571,143
Oct 2025	\$592,089
Nov 2025	\$604,221
Dec 2025	\$618,207
Jan 2026	\$629,218

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

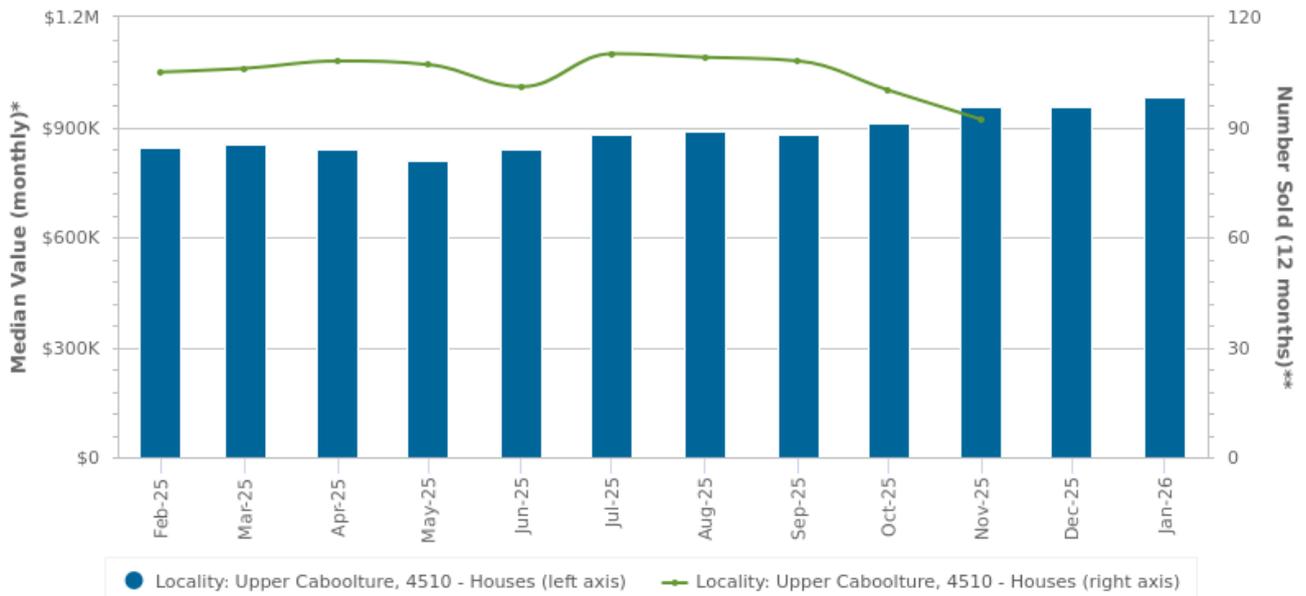
House: Median Value vs Number Sold

92

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$846,184	105
Mar 2025	\$851,770	106
Apr 2025	\$841,317	108
May 2025	\$810,011	107
Jun 2025	\$839,024	101
Jul 2025	\$881,594	110
Aug 2025	\$889,665	109
Sep 2025	\$878,965	108
Oct 2025	\$909,081	100
Nov 2025	\$955,408	92
Dec 2025	\$956,561	-
Jan 2026	\$980,916	-

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

1

Nov 2025

	Median Value	Number Of Sold
Feb 2025	\$528,516	-
Mar 2025	\$537,033	-
Apr 2025	\$556,364	-
May 2025	\$540,708	-
Jun 2025	\$539,287	-
Jul 2025	\$555,345	-
Aug 2025	\$564,974	-
Sep 2025	\$571,143	-
Oct 2025	\$592,089	1
Nov 2025	\$604,221	1
Dec 2025	\$618,207	-
Jan 2026	\$629,218	-

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

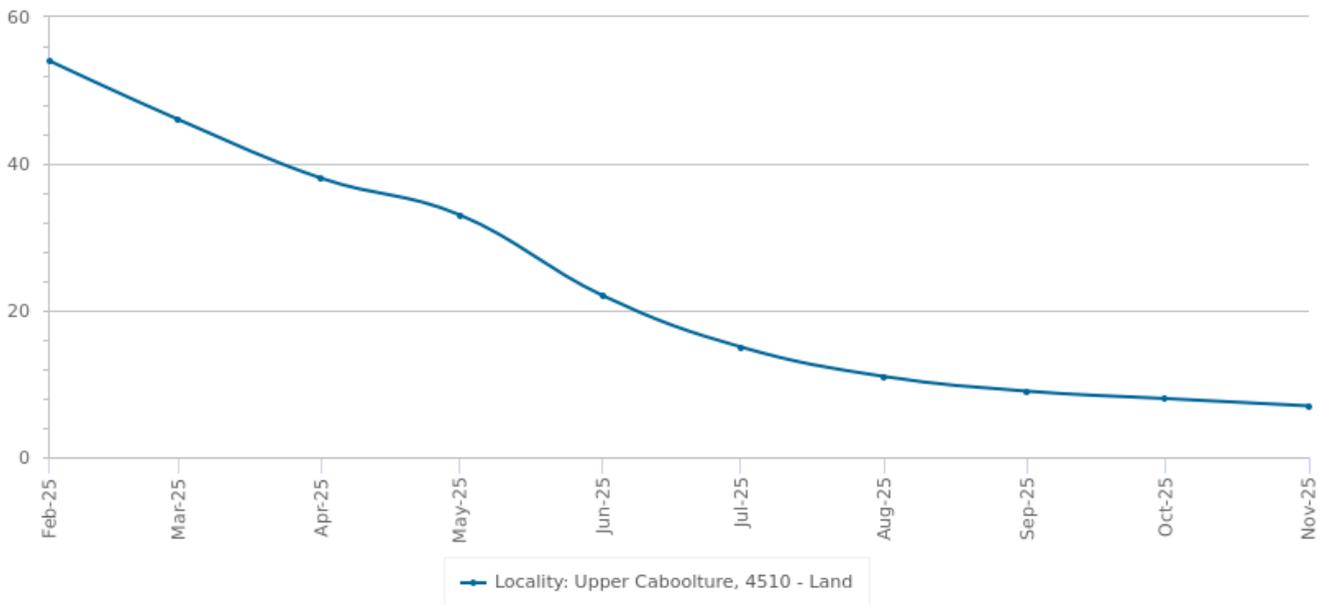
Land: Median Value vs Number Sold

7

Nov 2025

	Median Value	Number Of Sold
Dec 2024	-	55
Jan 2025	-	55
Feb 2025	-	54
Mar 2025	-	46
Apr 2025	-	38
May 2025	-	33
Jun 2025	-	22
Jul 2025	-	15
Aug 2025	-	11
Sep 2025	-	9
Oct 2025	-	8
Nov 2025	-	7

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

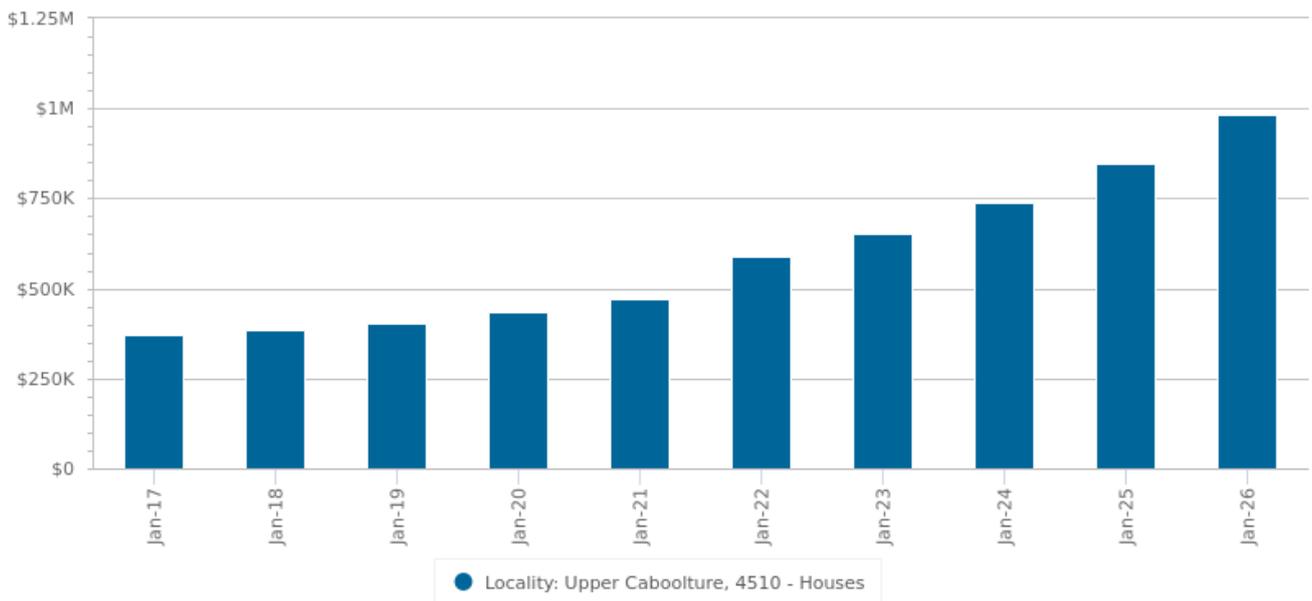
House: Median Value

\$981K

Jan 2026

	Upper Caboolture
Jan 2017	\$373,044
Jan 2018	\$383,140
Jan 2019	\$402,887
Jan 2020	\$436,370
Jan 2021	\$471,486
Jan 2022	\$588,294
Jan 2023	\$651,087
Jan 2024	\$738,257
Jan 2025	\$844,844
Jan 2026	\$980,916

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

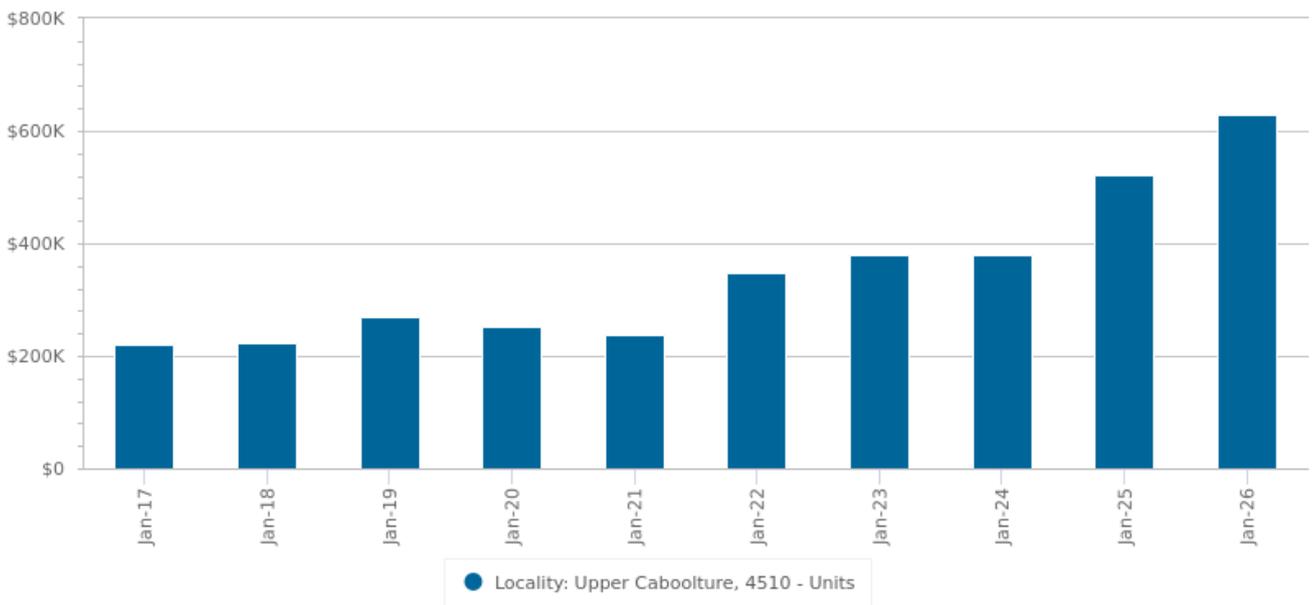
Unit: Median Value

\$629K

Jan 2026

	Upper Caboolture
Jan 2017	\$220,684
Jan 2018	\$222,912
Jan 2019	\$268,296
Jan 2020	\$252,101
Jan 2021	\$236,642
Jan 2022	\$347,867
Jan 2023	\$378,557
Jan 2024	\$378,942
Jan 2025	\$520,347
Jan 2026	\$629,218

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

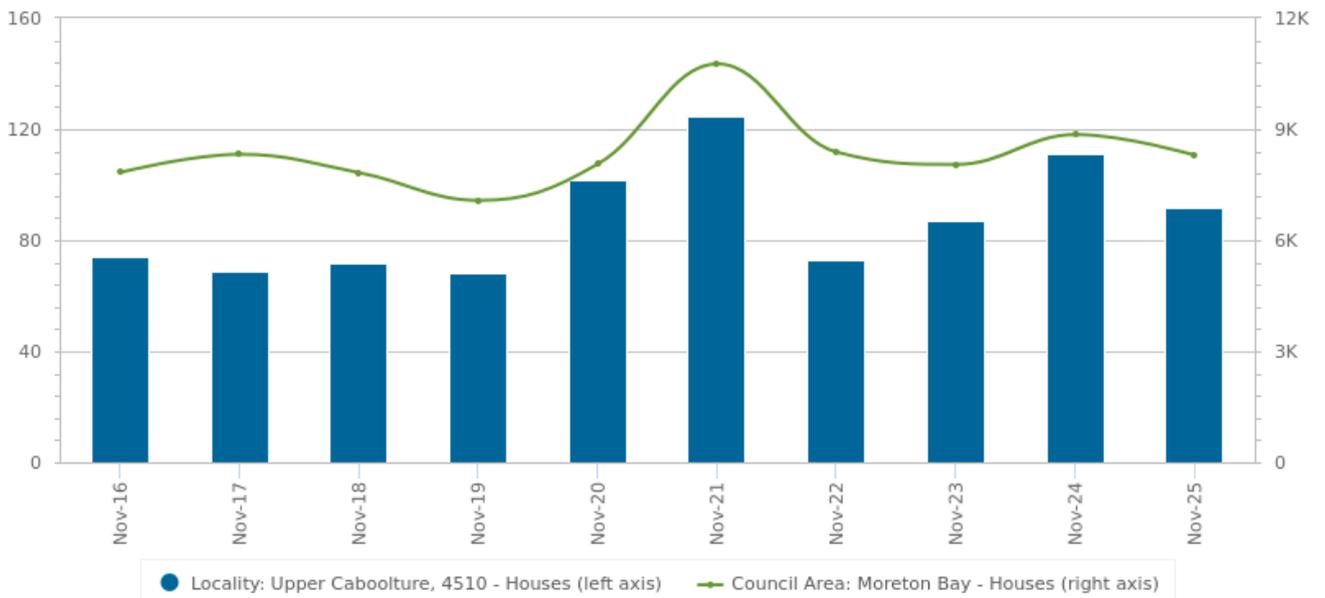
House: Sales Per Annum

92

Nov 2025

	Upper Caboolture	Moreton Bay
Nov 2017	69	8321
Nov 2018	72	7822
Nov 2019	68	7076
Nov 2020	102	8067
Nov 2021	125	10763
Nov 2022	73	8378
Nov 2023	87	8046
Nov 2024	111	8855
Nov 2025	92	8294
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

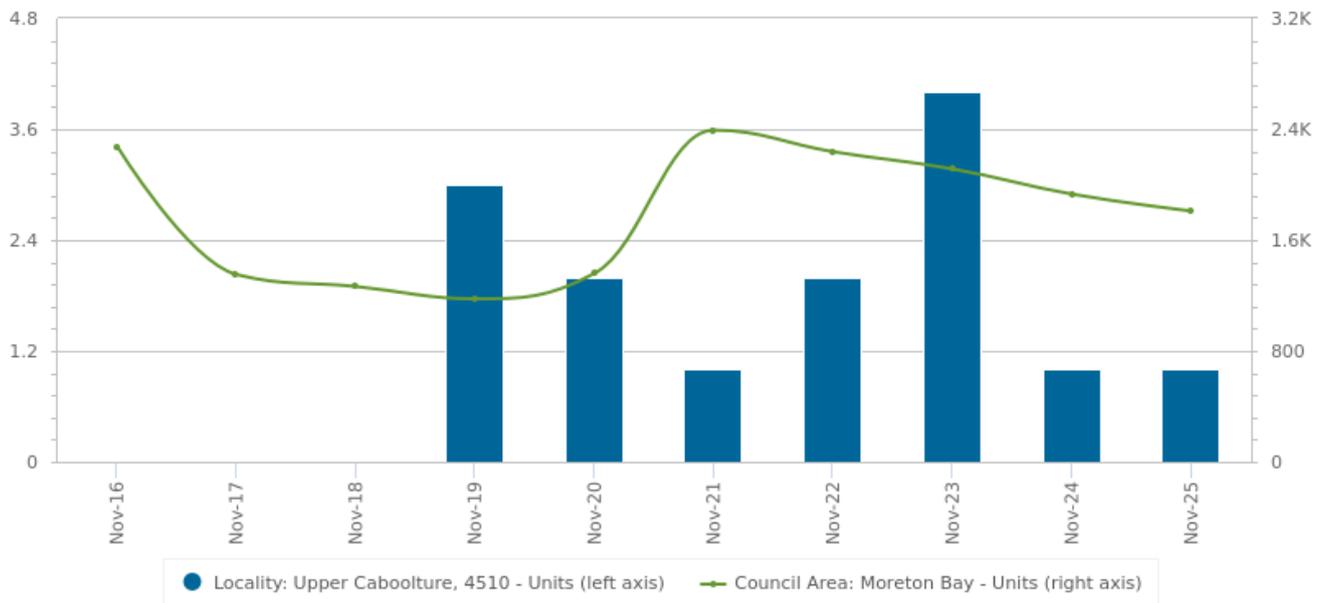
Unit: Sales Per Annum

1

Nov 2025

	Upper Caboolture	Moreton Bay
Nov 2017	0	1351
Nov 2018	0	1265
Nov 2019	3	1176
Nov 2020	2	1361
Nov 2021	1	2393
Nov 2022	2	2237
Nov 2023	4	2113
Nov 2024	1	1931
Nov 2025	1	1809
Nov 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

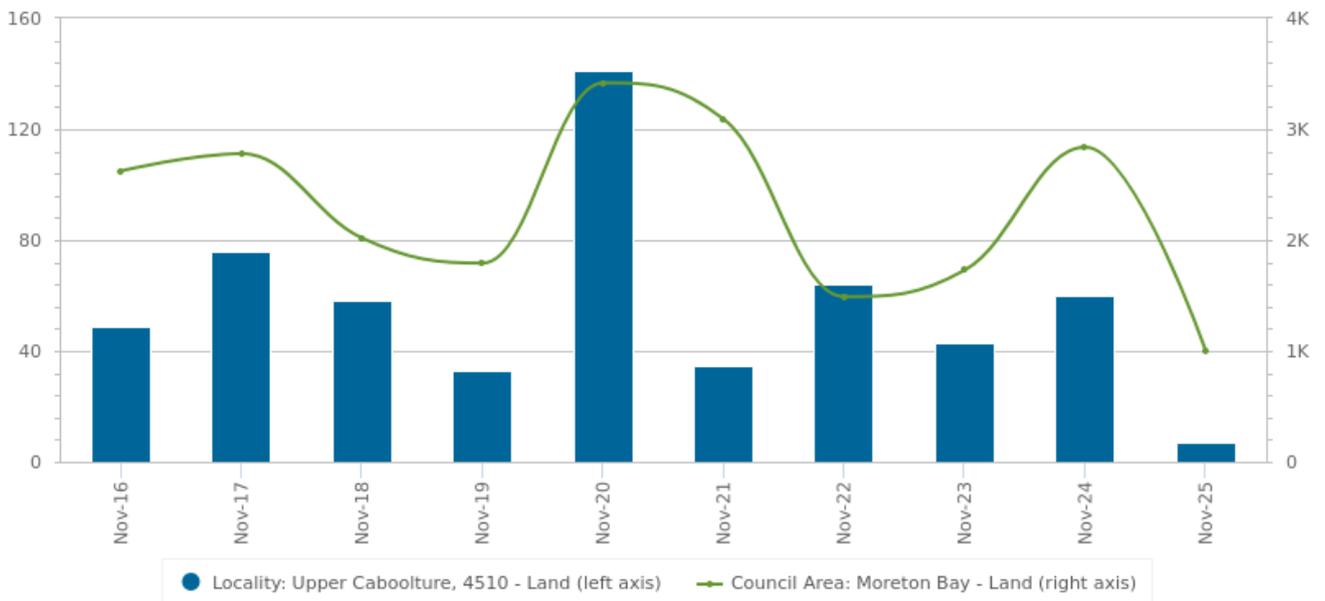
Land: Sales Per Annum

7

Nov 2025

	Upper Caboolture	Moreton Bay
Nov 2017	76	2779
Nov 2018	58	2017
Nov 2019	33	1792
Nov 2020	141	3418
Nov 2021	35	3089
Nov 2022	64	1490
Nov 2023	43	1729
Nov 2024	60	2838
Nov 2025	7	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

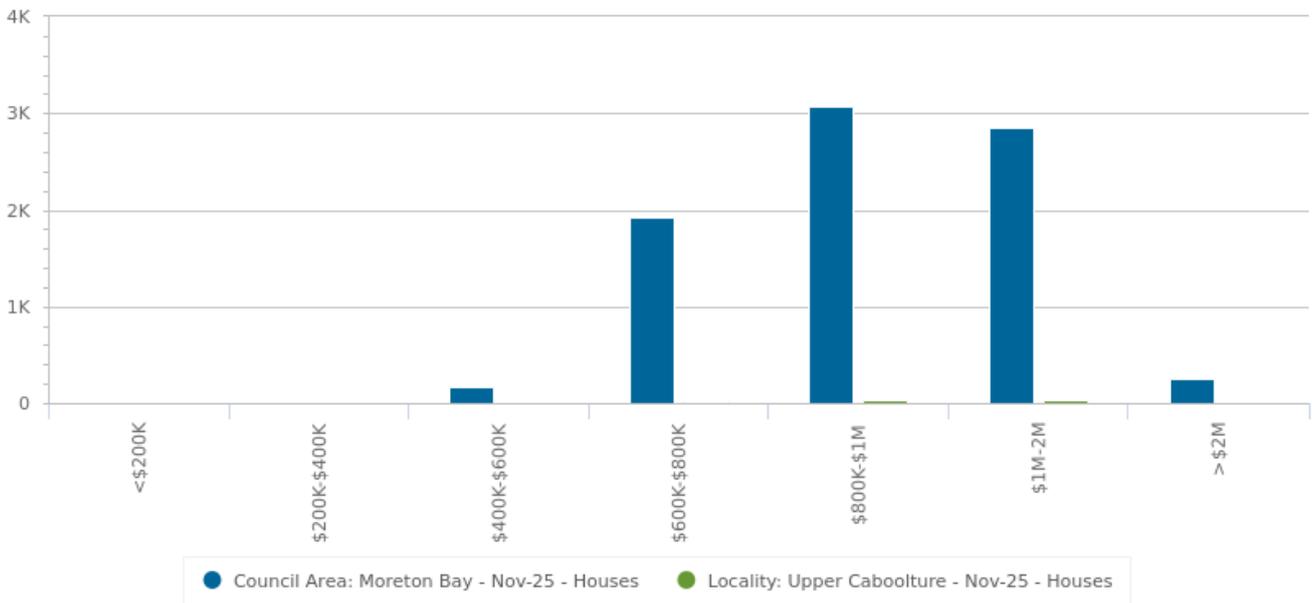
House: Sales By Price

\$92.88M

Nov 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	1	169
\$600K-\$800K	23	1,924
\$800K-\$1M	32	3,075
\$1M-\$2M	36	2,853
>\$2M	-	256

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

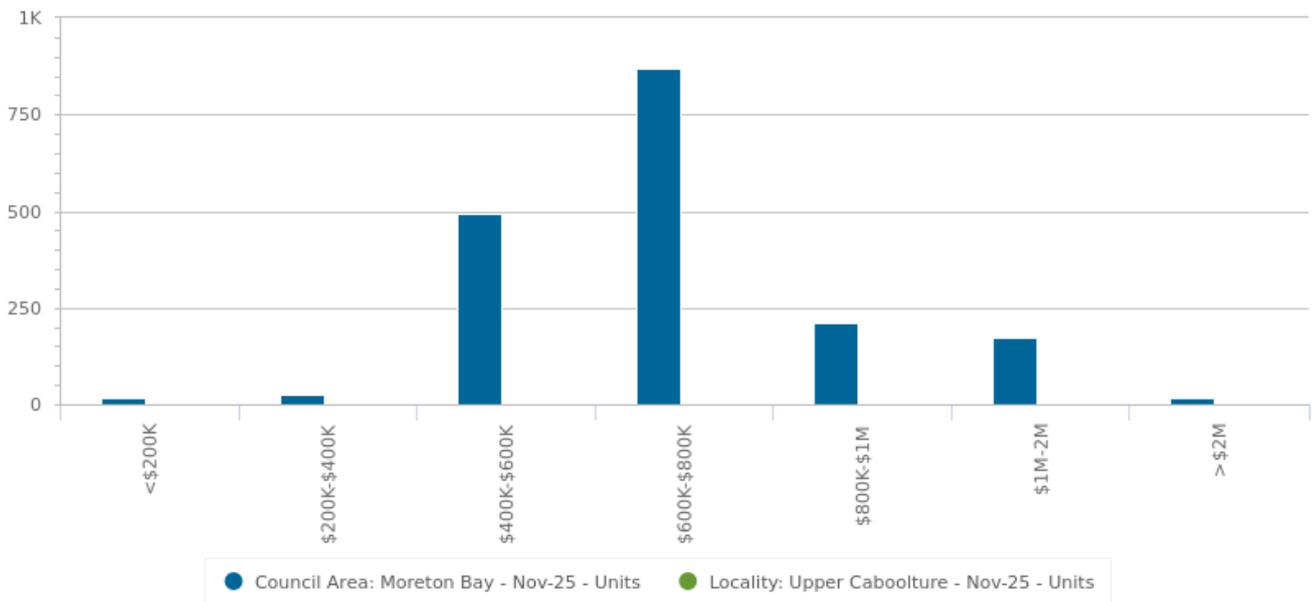
Unit: Sales By Price

\$648K

Nov 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	26
\$400K-\$600K	-	494
\$600K-\$800K	1	871
\$800K-\$1M	-	211
\$1M-\$2M	-	174
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

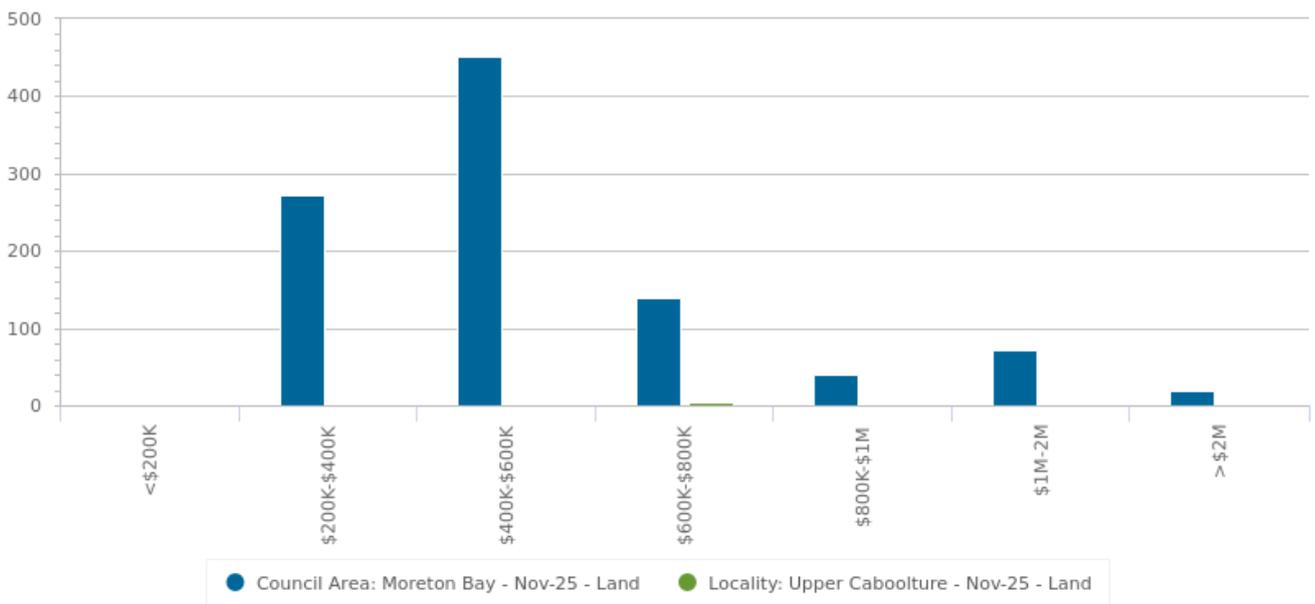


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Upper Caboolture	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	273
\$400K-\$600K	1	451
\$600K-\$800K	5	140
\$800K-\$1M	-	40
\$1M-\$2M	1	71
>\$2M	-	18

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Change In Median Value

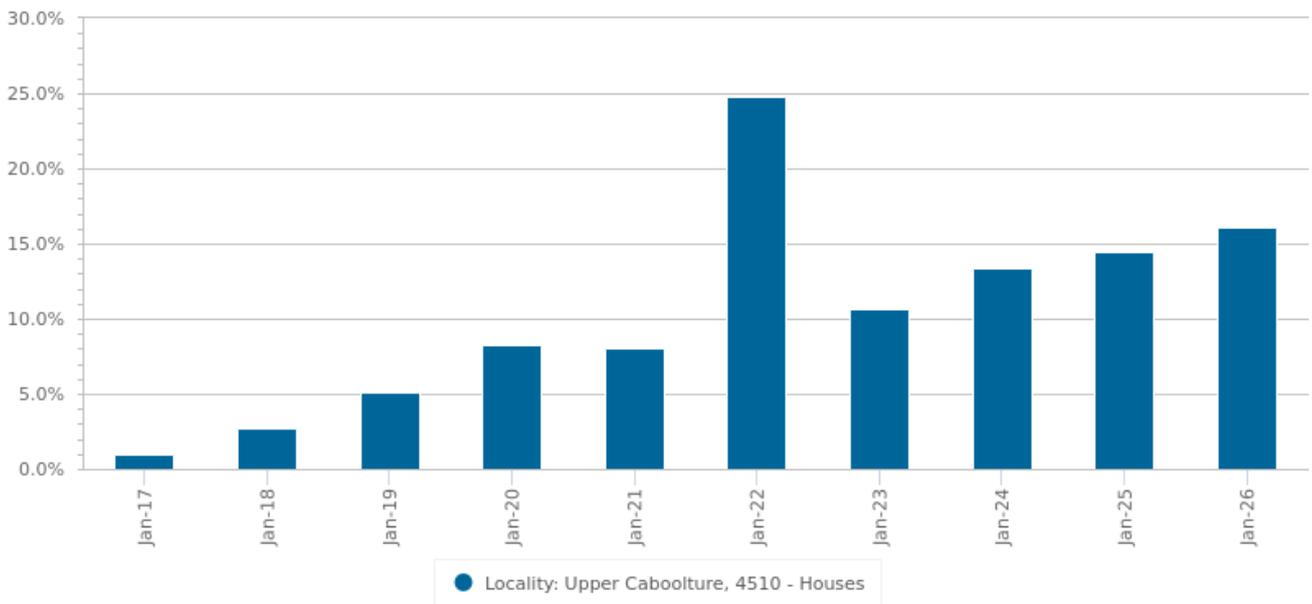
House: Change In Median Value

16.1%

Jan 2026

	Upper Caboolture
Jan 2017	0.9%
Jan 2018	2.7%
Jan 2019	5.2%
Jan 2020	8.3%
Jan 2021	8.0%
Jan 2022	24.8%
Jan 2023	10.7%
Jan 2024	13.4%
Jan 2025	14.4%
Jan 2026	16.1%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

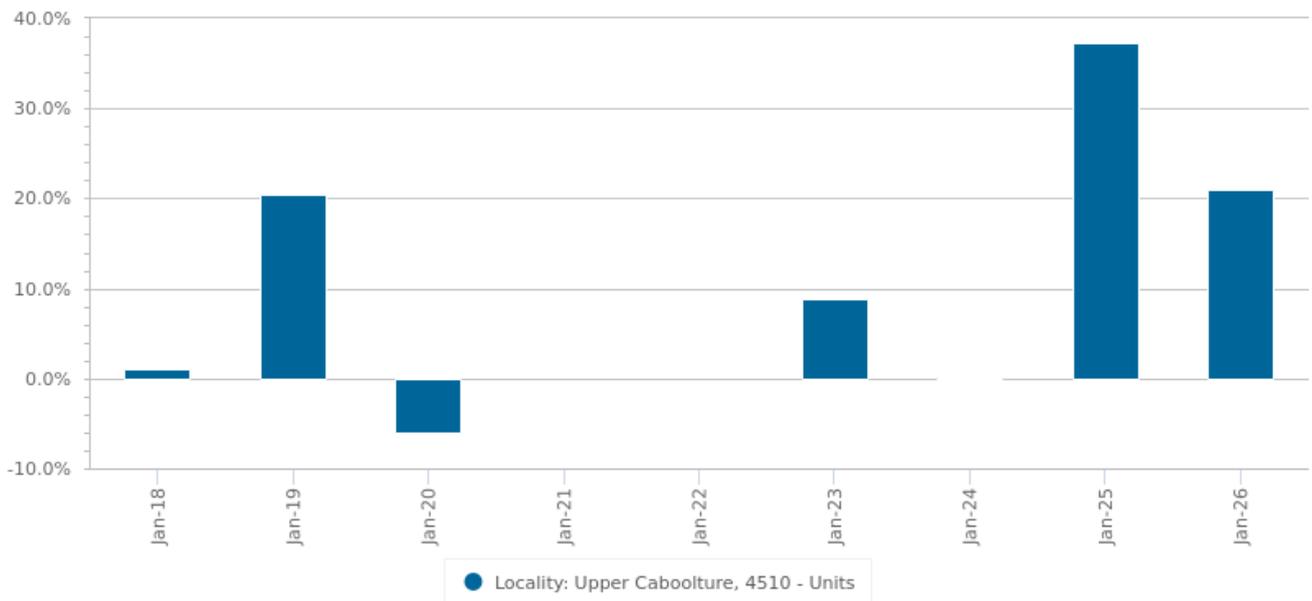
Unit: Change In Median Value

20.9%

Jan 2026

	Upper Caboolture
Jan 2017	-
Jan 2018	1.0%
Jan 2019	20.4%
Jan 2020	-6.0%
Jan 2021	-
Jan 2022	-
Jan 2023	8.8%
Jan 2024	0.1%
Jan 2025	37.3%
Jan 2026	20.9%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

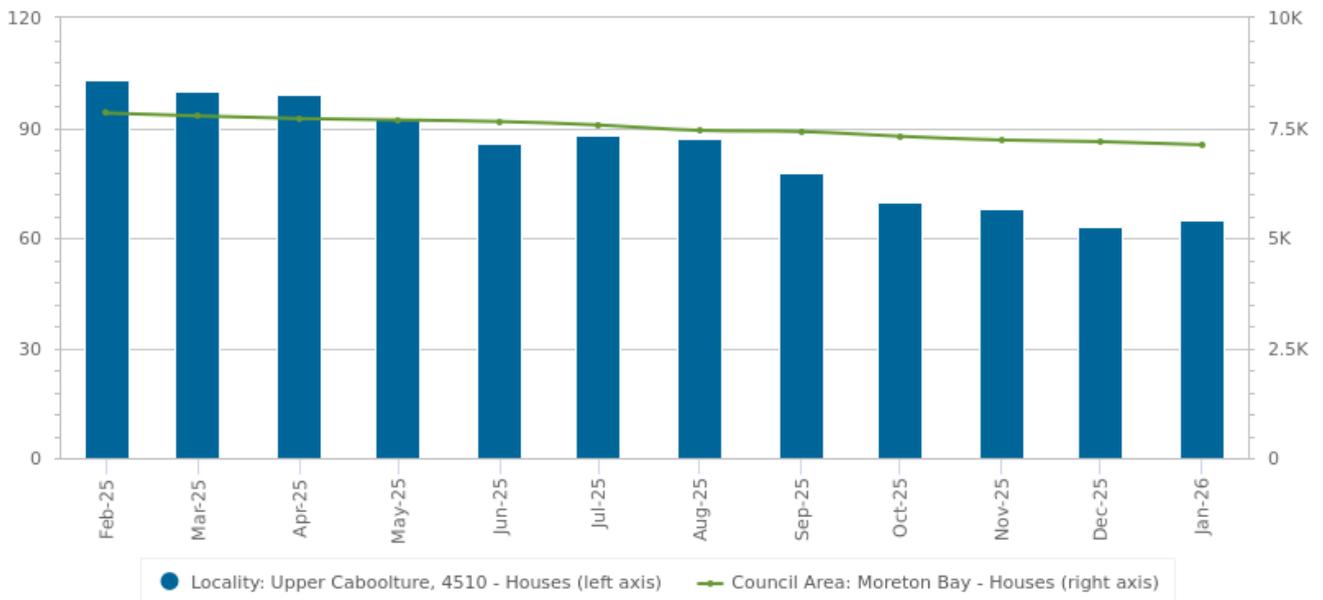
House: Number of New Listing

65

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	103	7,836
Mar 2025	100	7,770
Apr 2025	99	7,710
May 2025	93	7,678
Jun 2025	86	7,643
Jul 2025	88	7,564
Aug 2025	87	7,442
Sep 2025	78	7,415
Oct 2025	70	7,307
Nov 2025	68	7,223
Dec 2025	63	7,187
Jan 2026	65	7,116

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

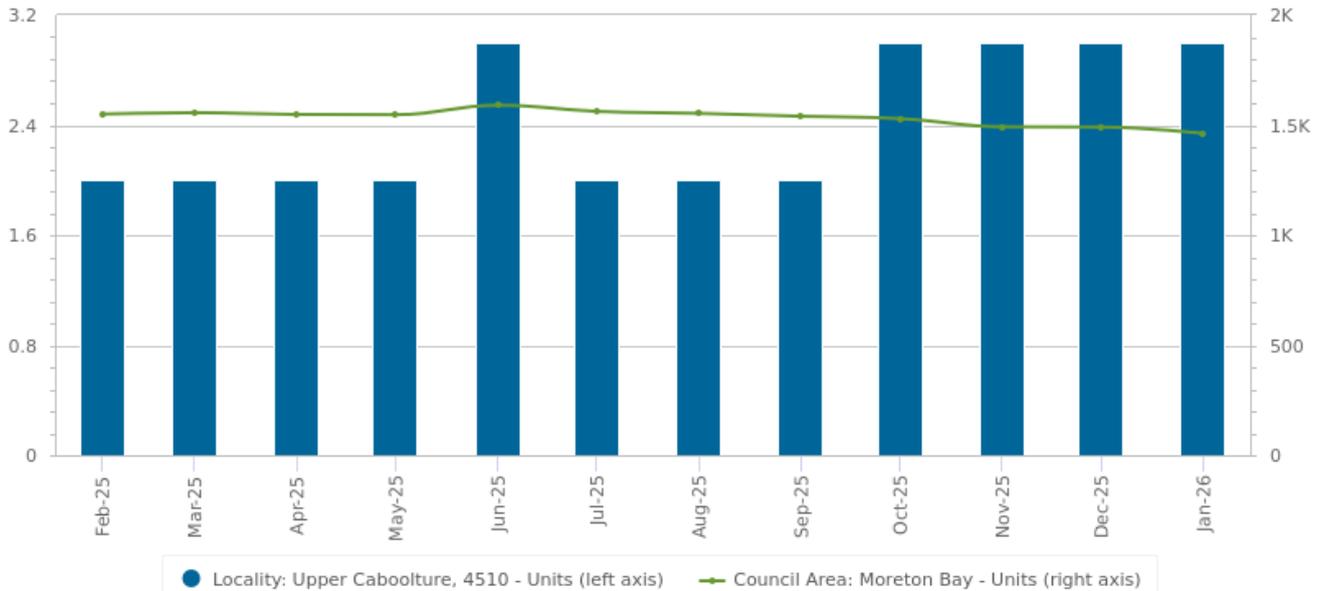
Unit: Number of New Listing

3

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	2	1,550
Mar 2025	2	1,556
Apr 2025	2	1,548
May 2025	2	1,547
Jun 2025	3	1,590
Jul 2025	2	1,562
Aug 2025	2	1,553
Sep 2025	2	1,540
Oct 2025	3	1,529
Nov 2025	3	1,492
Dec 2025	3	1,491
Jan 2026	3	1,462

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

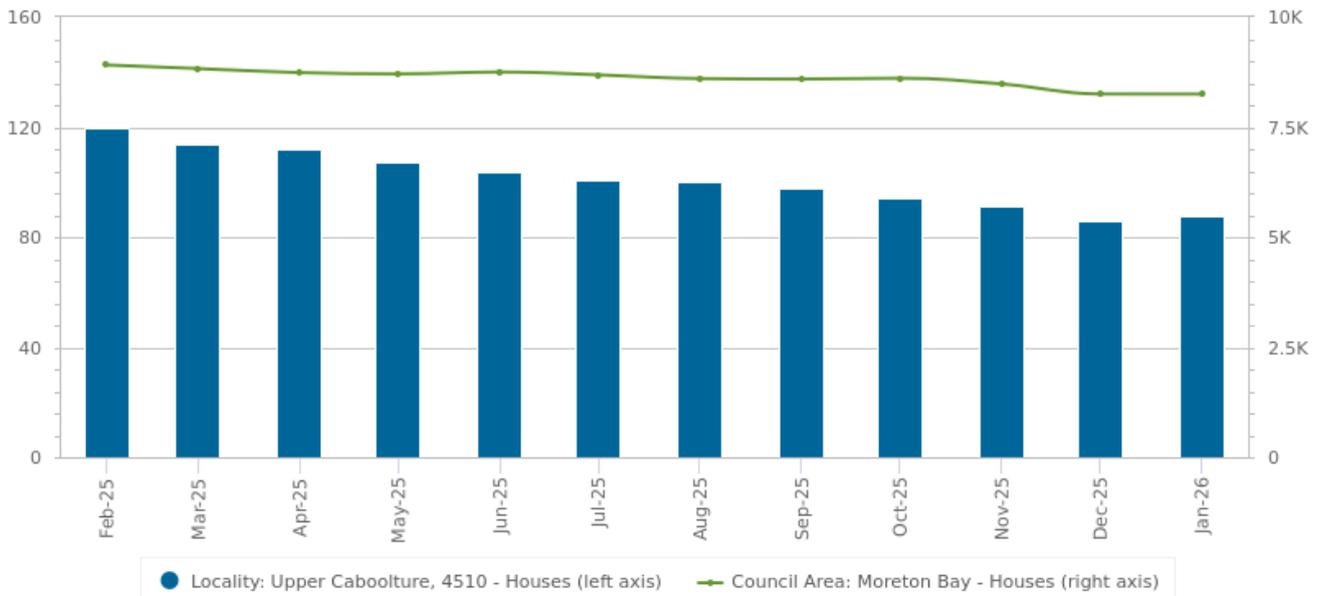
House: Total Properties Listed

88

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	120	8,909
Mar 2025	114	8,827
Apr 2025	112	8,736
May 2025	107	8,708
Jun 2025	104	8,751
Jul 2025	101	8,685
Aug 2025	100	8,600
Sep 2025	98	8,590
Oct 2025	94	8,609
Nov 2025	91	8,478
Dec 2025	86	8,250
Jan 2026	88	8,248

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

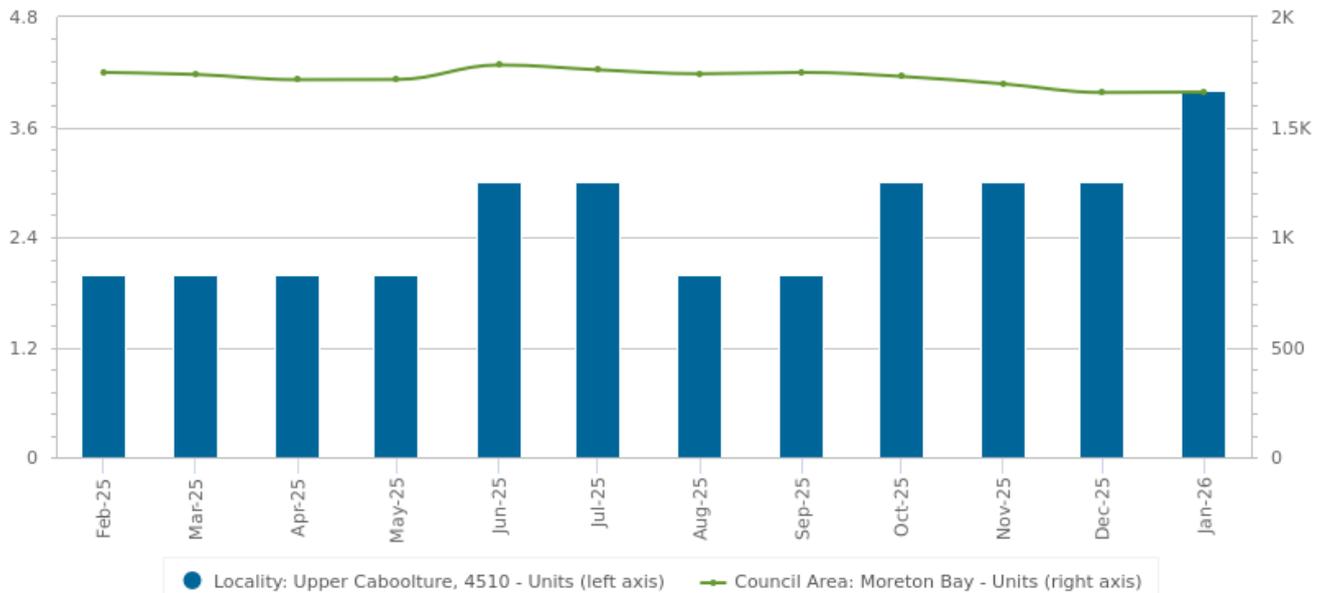
Unit: Total Properties Listed

4

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	2	1,748
Mar 2025	2	1,739
Apr 2025	2	1,715
May 2025	2	1,716
Jun 2025	3	1,782
Jul 2025	3	1,760
Aug 2025	2	1,742
Sep 2025	2	1,748
Oct 2025	3	1,730
Nov 2025	3	1,696
Dec 2025	3	1,657
Jan 2026	4	1,659

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

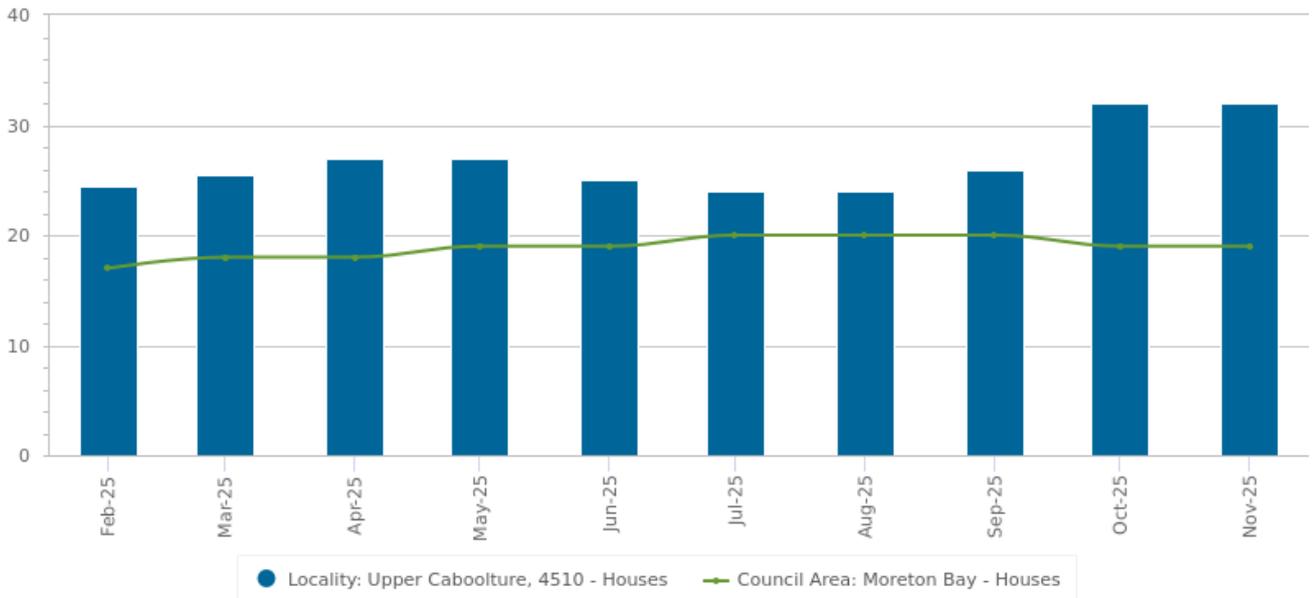
House: Median Days On Market

32

Nov 2025

	Upper Caboolture	Moreton Bay
Dec 2024	20.5	17
Jan 2025	23.5	17
Feb 2025	24.5	17
Mar 2025	25.5	18
Apr 2025	27	18
May 2025	27	19
Jun 2025	25	19
Jul 2025	24	20
Aug 2025	24	20
Sep 2025	26	20
Oct 2025	32	19
Nov 2025	32	19

Statistics are calculated over a rolling 12 month period

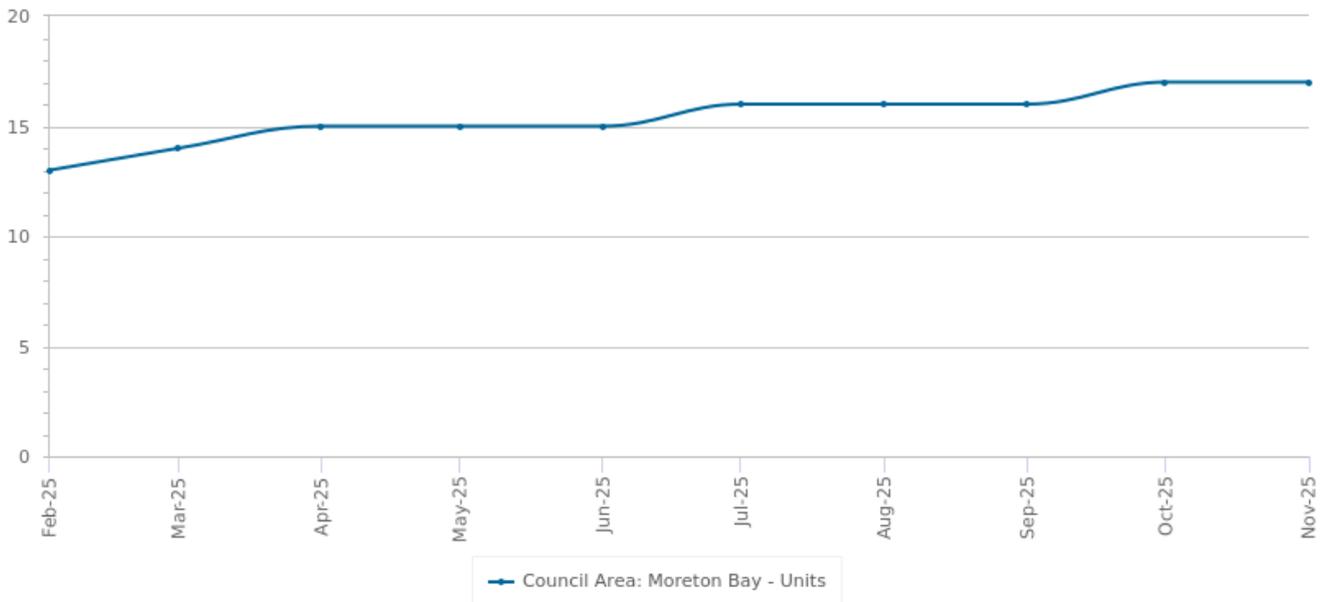


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

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

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

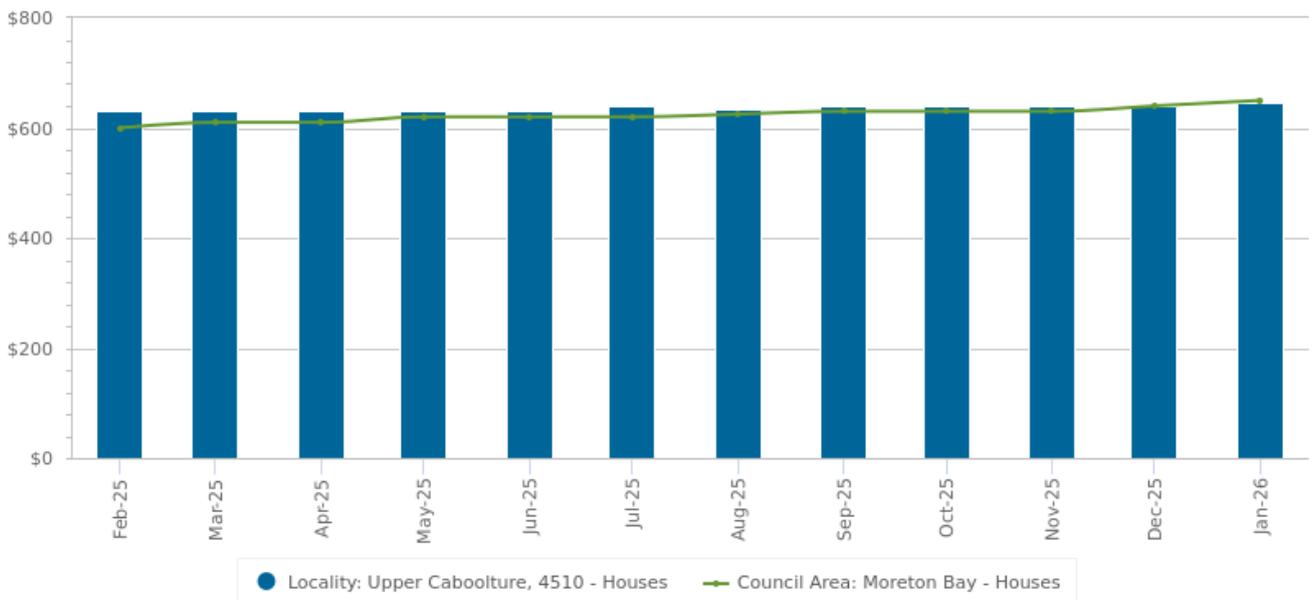
House: Median Rent

\$645/w

Jan 2026

	Upper Caboolture	Moreton Bay
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	\$640/w	\$630/w
Nov 2025	\$640/w	\$630/w
Dec 2025	\$640/w	\$640/w
Jan 2026	\$645/w	\$650/w

Statistics are calculated over a rolling 12 month period

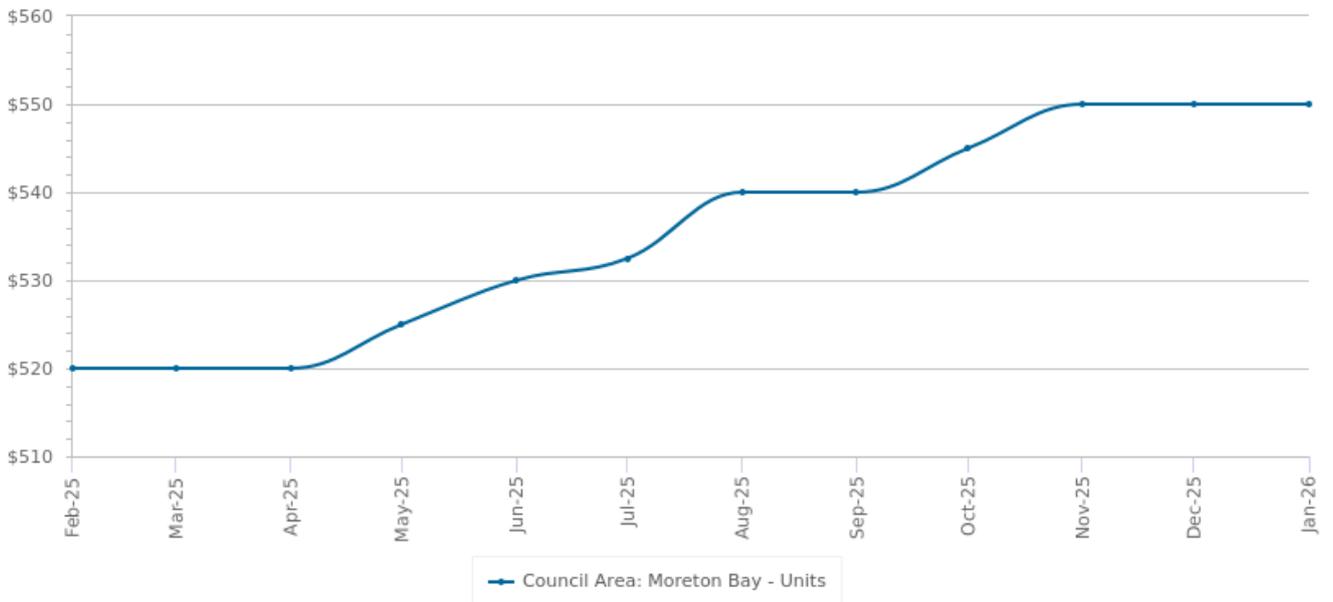


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Upper Caboolture	Moreton Bay
Feb 2025	-	\$520/w
Mar 2025	-	\$520/w
Apr 2025	-	\$520/w
May 2025	-	\$525/w
Jun 2025	-	\$530/w
Jul 2025	-	\$533/w
Aug 2025	-	\$540/w
Sep 2025	-	\$540/w
Oct 2025	-	\$545/w
Nov 2025	-	\$550/w
Dec 2025	-	\$550/w
Jan 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

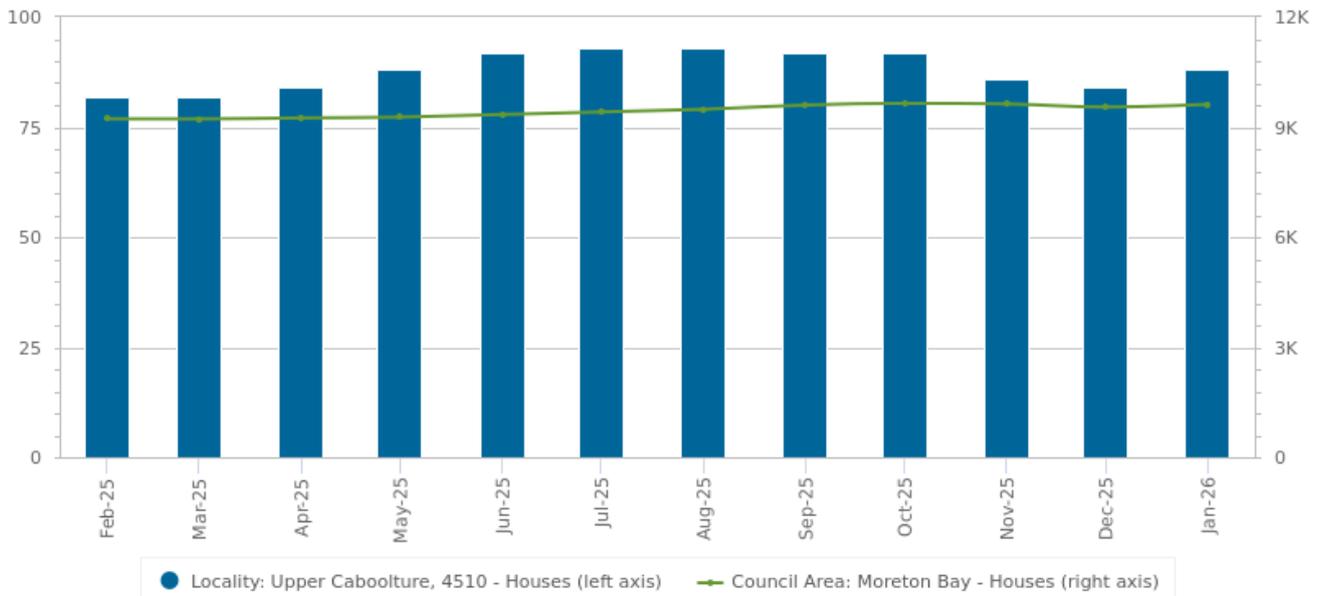
House: Rental Rate Observations

88

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	82	9,223
Mar 2025	82	9,222
Apr 2025	84	9,250
May 2025	88	9,270
Jun 2025	92	9,343
Jul 2025	93	9,411
Aug 2025	93	9,484
Sep 2025	92	9,601
Oct 2025	92	9,646
Nov 2025	86	9,629
Dec 2025	84	9,544
Jan 2026	88	9,621

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

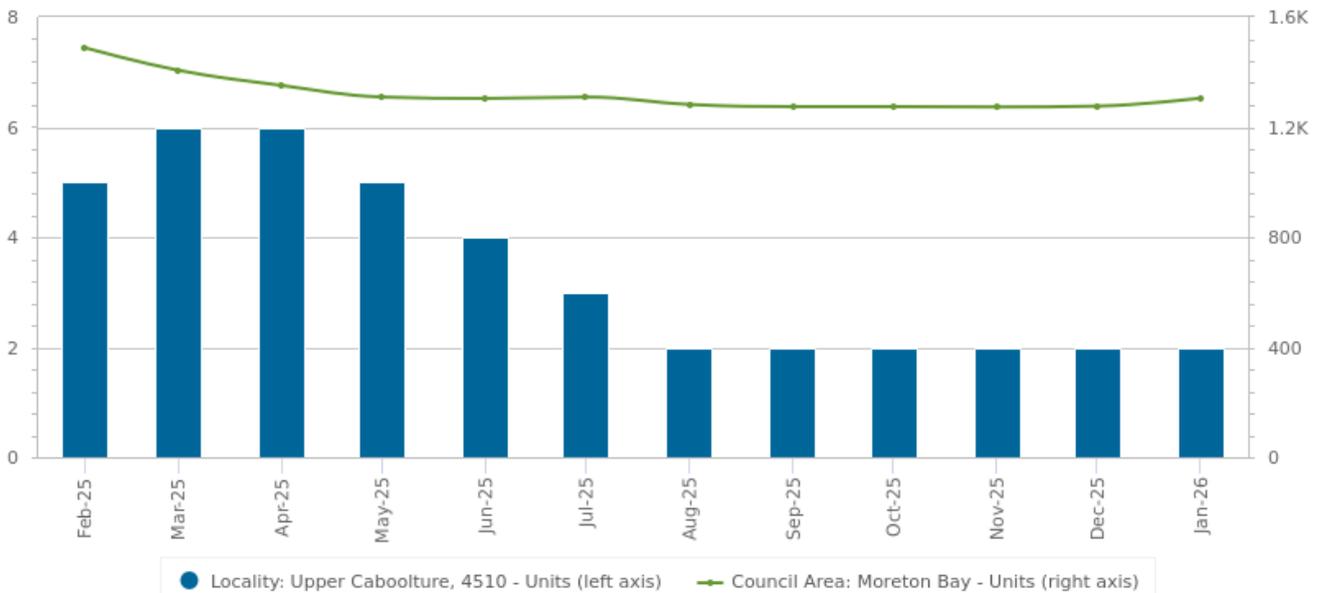
Unit: Rental Rate Observations

2

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	5	1,488
Mar 2025	6	1,406
Apr 2025	6	1,351
May 2025	5	1,309
Jun 2025	4	1,304
Jul 2025	3	1,309
Aug 2025	2	1,282
Sep 2025	2	1,274
Oct 2025	2	1,274
Nov 2025	2	1,273
Dec 2025	2	1,276
Jan 2026	2	1,305

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

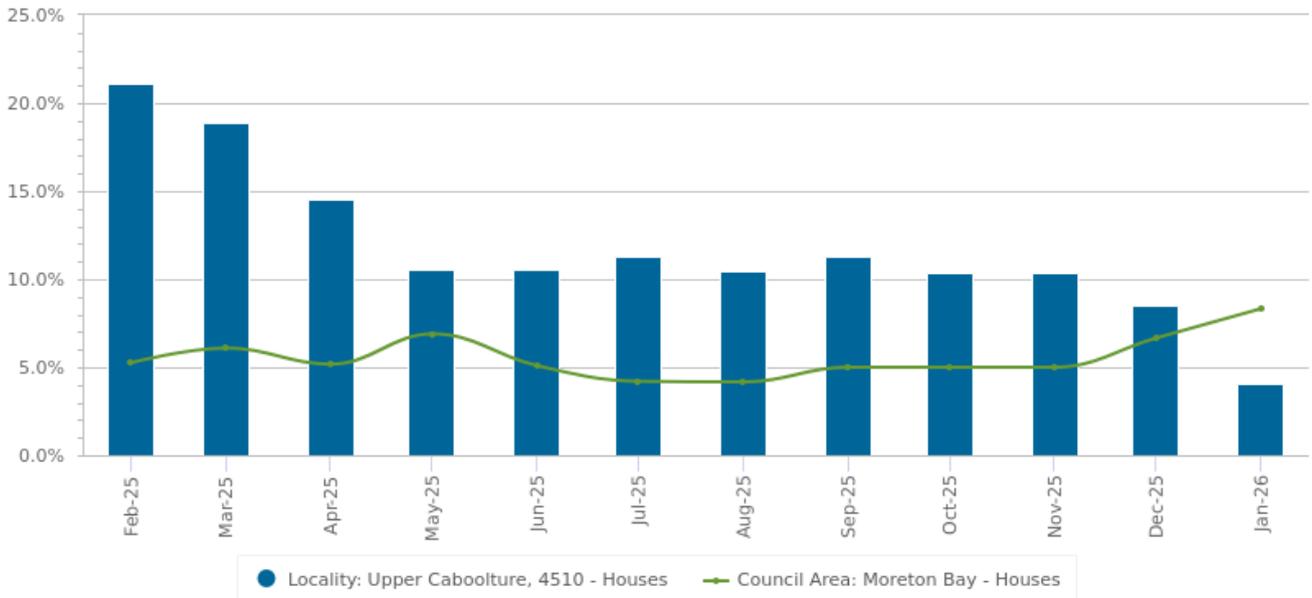
House: Change in Rental Rate

4.0%

Jan 2026

	Upper Caboolture	Moreton Bay
Feb 2025	21.2%	5.3%
Mar 2025	18.9%	6.1%
Apr 2025	14.5%	5.2%
May 2025	10.5%	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	10.3%	5.0%
Nov 2025	10.3%	5.0%
Dec 2025	8.5%	6.7%
Jan 2026	4.0%	8.3%

Statistics are calculated over a rolling 12 month period

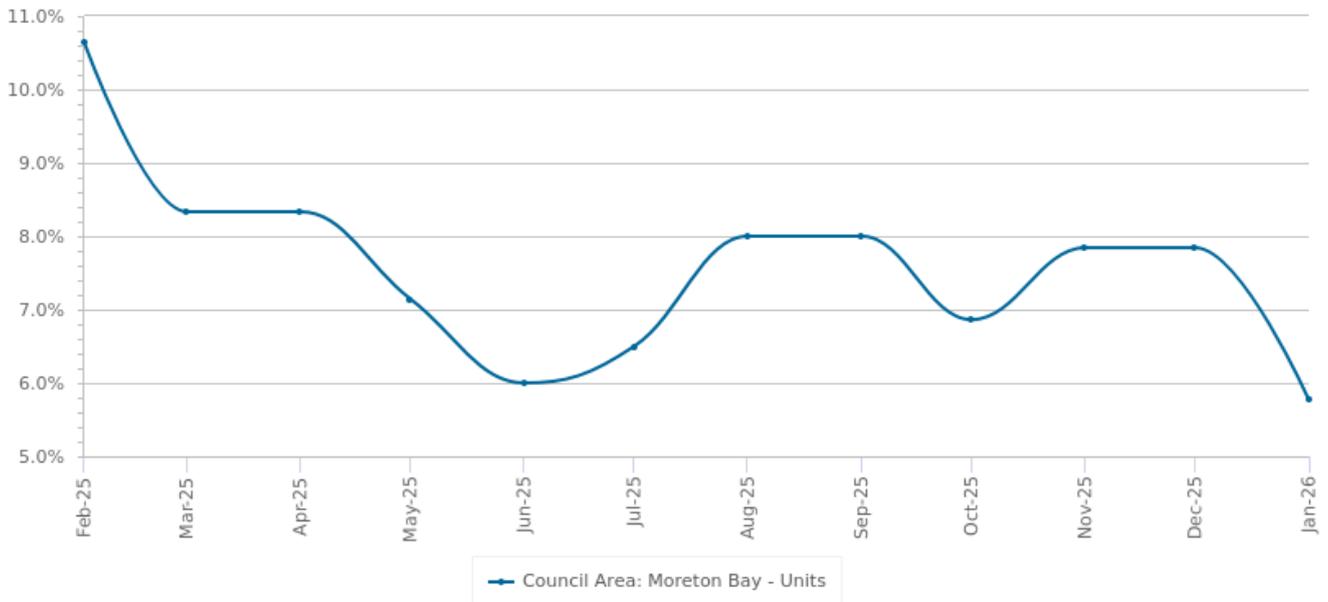


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Upper Caboolture	Moreton Bay
Feb 2025	-	10.6%
Mar 2025	-	8.3%
Apr 2025	-	8.3%
May 2025	-	7.1%
Jun 2025	-	6.0%
Jul 2025	-	6.5%
Aug 2025	-	8.0%
Sep 2025	-	8.0%
Oct 2025	-	6.9%
Nov 2025	-	7.8%
Dec 2025	-	7.8%
Jan 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

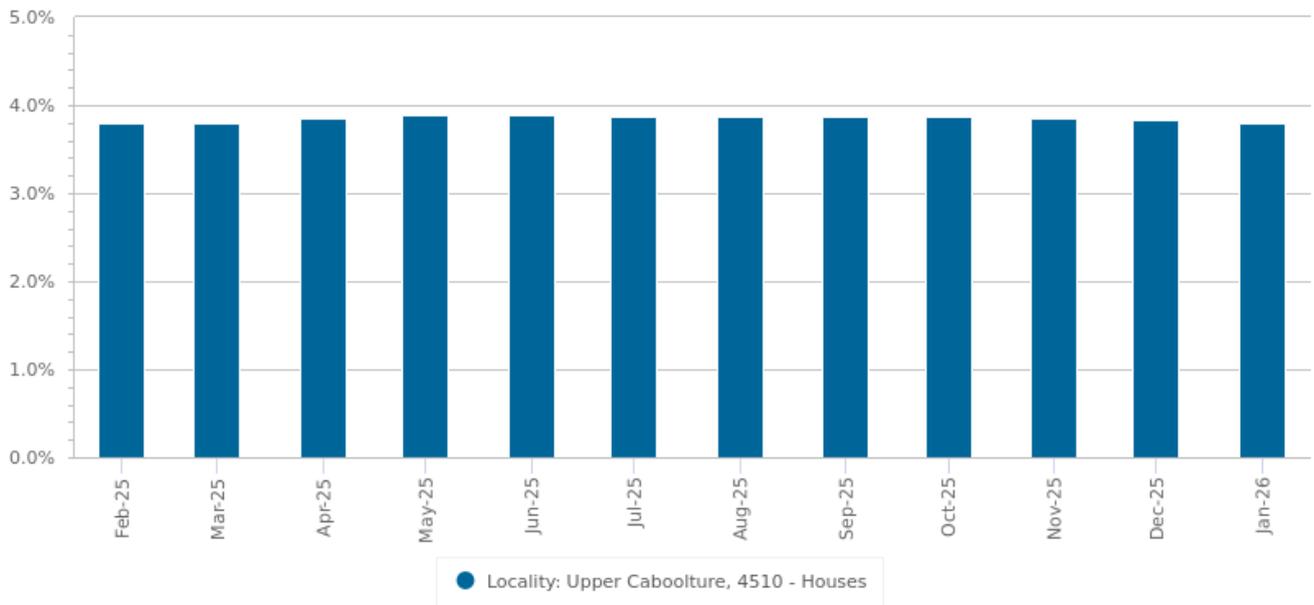
House: Value Based Rental Yield

3.8%

Jan 2026

	Upper Caboolture
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%
Jan 2026	3.8%

Statistics are calculated at the end of the displayed month



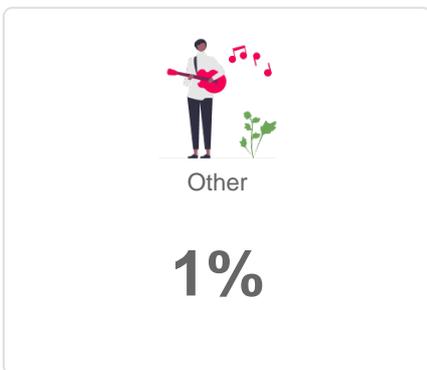
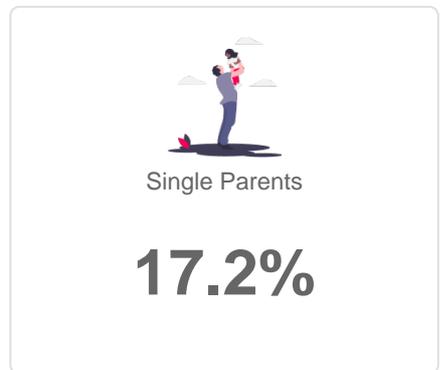
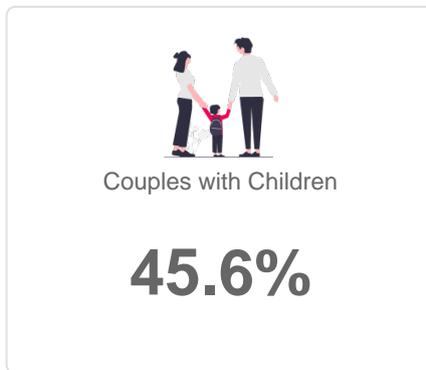
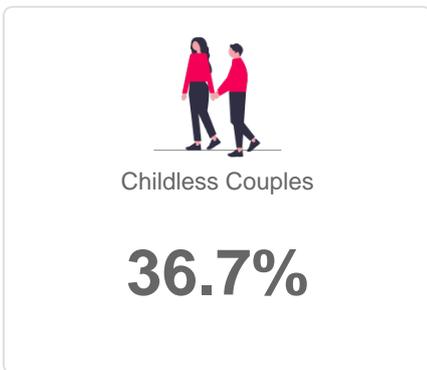
Statistics are calculated at the end of the displayed month

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)

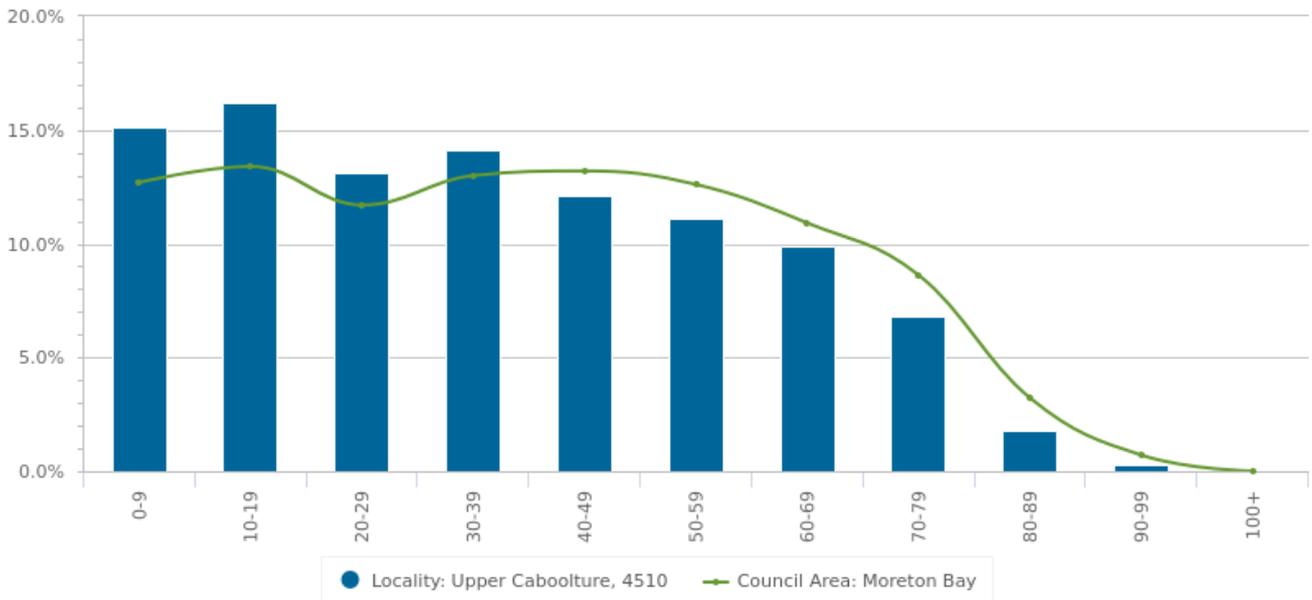


Population Age

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)



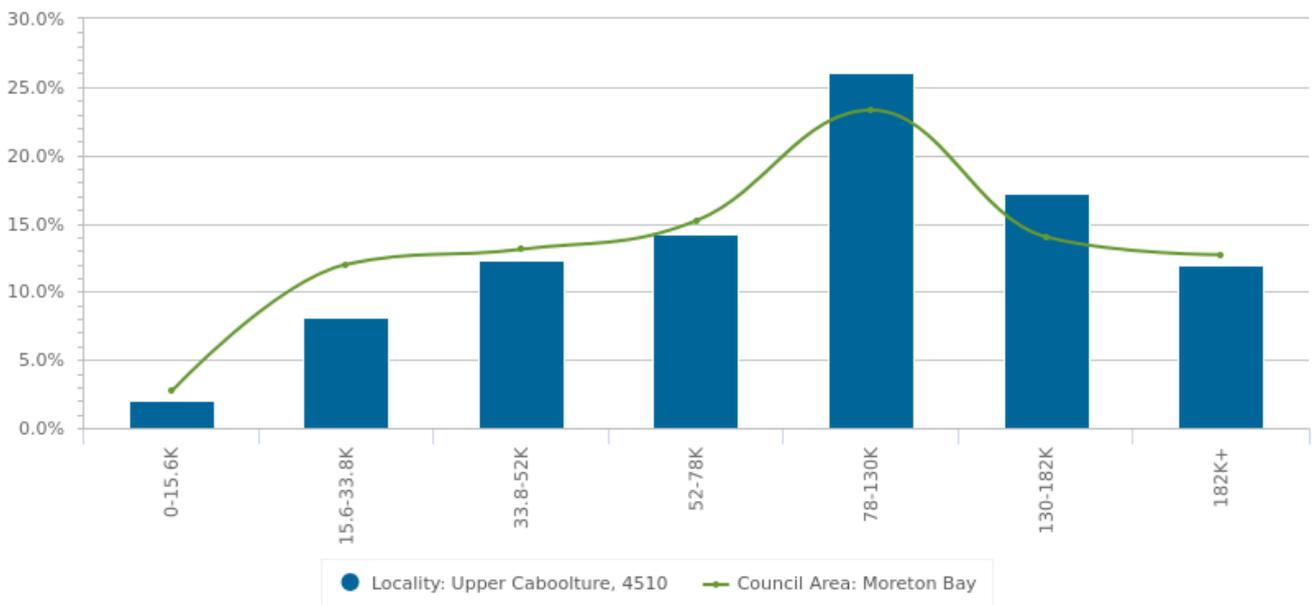
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



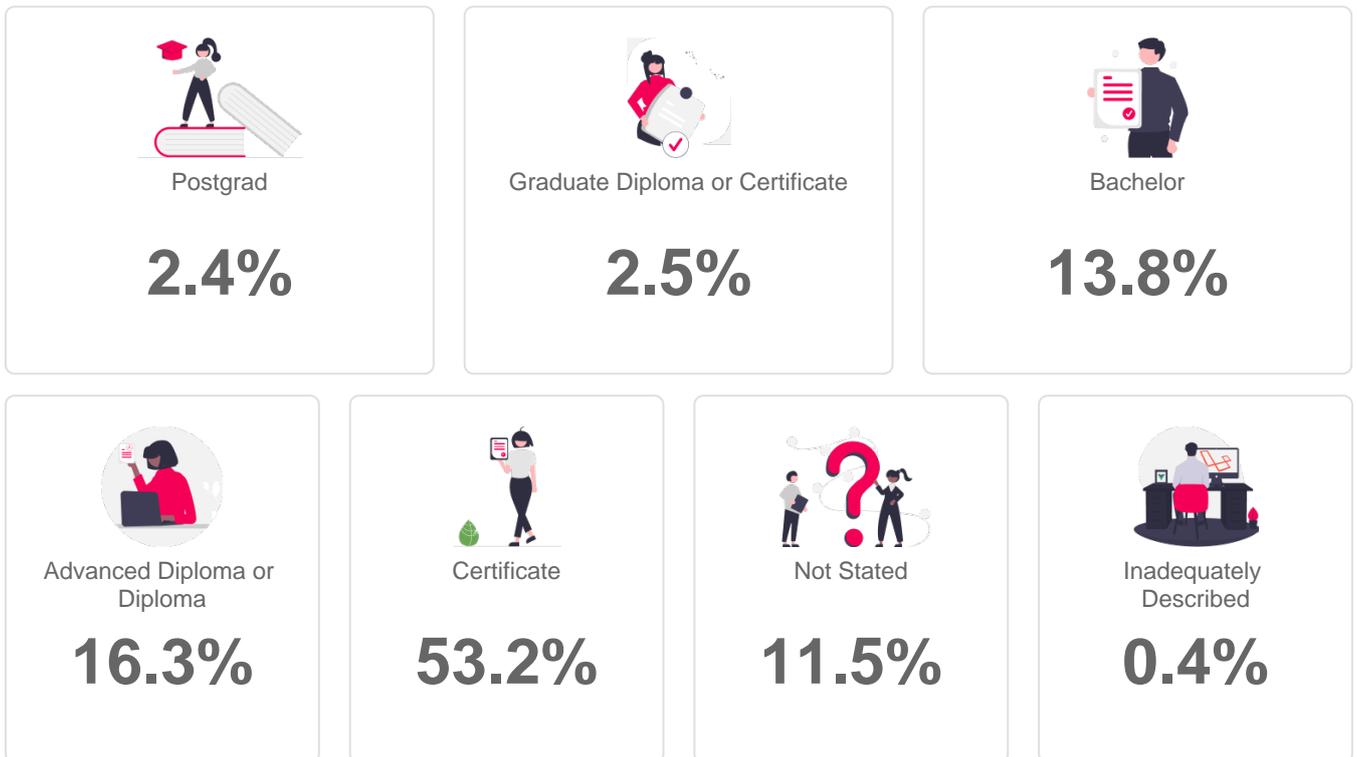
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

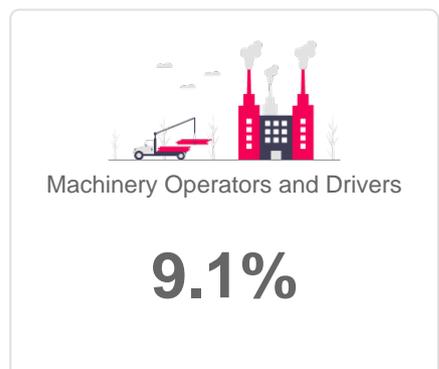
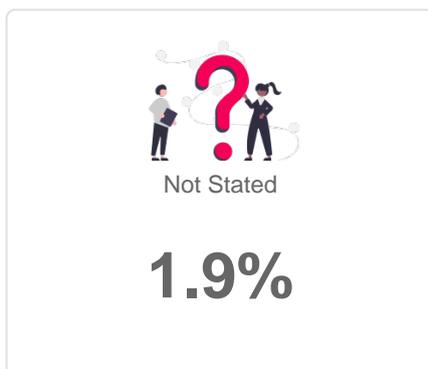
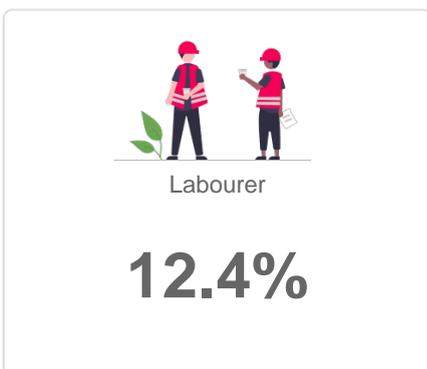
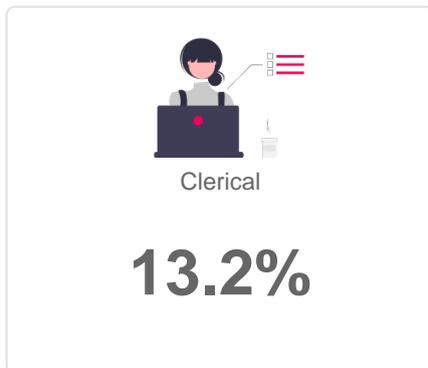
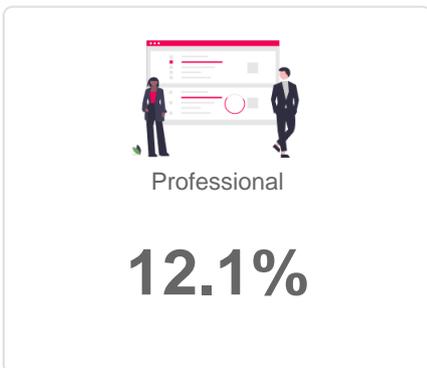


Occupation

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)



Employment By Occupation



Managers

10.5%



Community and Personal Service
Workers

12.4%



Sales Workers

10.7%

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