

Suburb Statistics Report

Upper Caboolture QLD 4510

Prepared on 24 Mar 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	9.3 years	-	-
Total Dwellings	1,906	29	305
Total New Listings	62	2	-
Median Value	\$1,000,650	\$640,922	-
Total Properties Listed	87	3	-

Market Trends

House: Market Trends

96

Properties Sold
(12 Months)

9.3

Average Tenure Period
(Years)

\$640/w

Median Asking Rent
(12 Months)

62

New Sale Listings
(12 Months)

32

Days on Market
(12 Months)

83

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*

\$860,000

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*

\$800,000

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)

2

New Sale Listings
(12 Months)

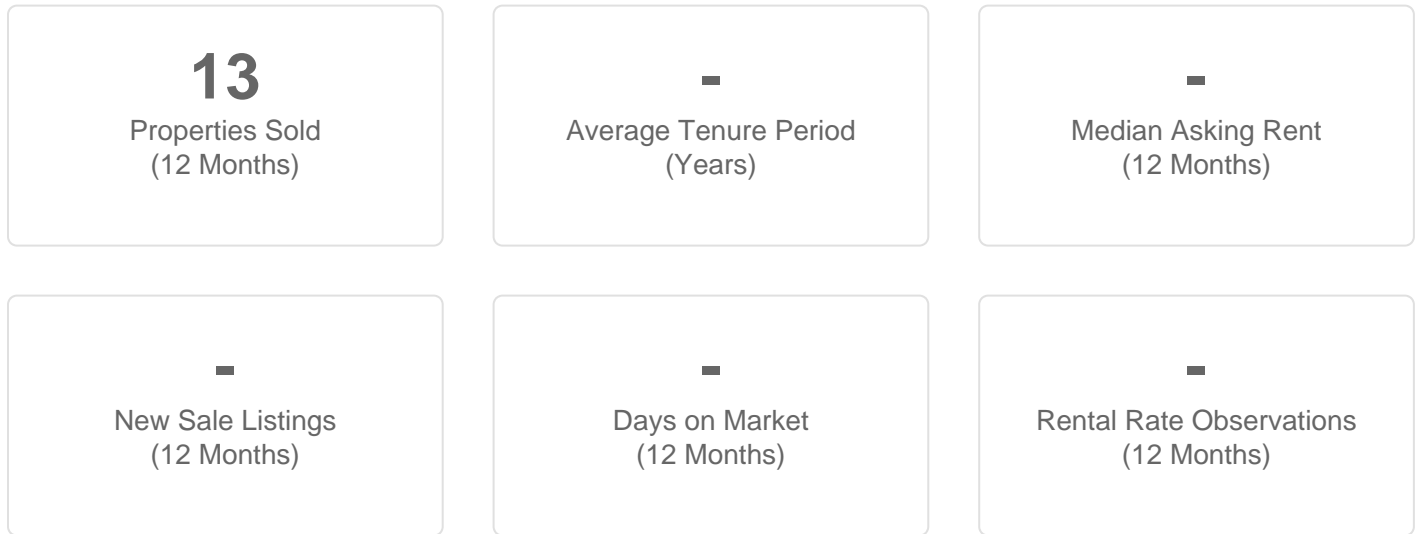
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Days on Market
(12 Months)

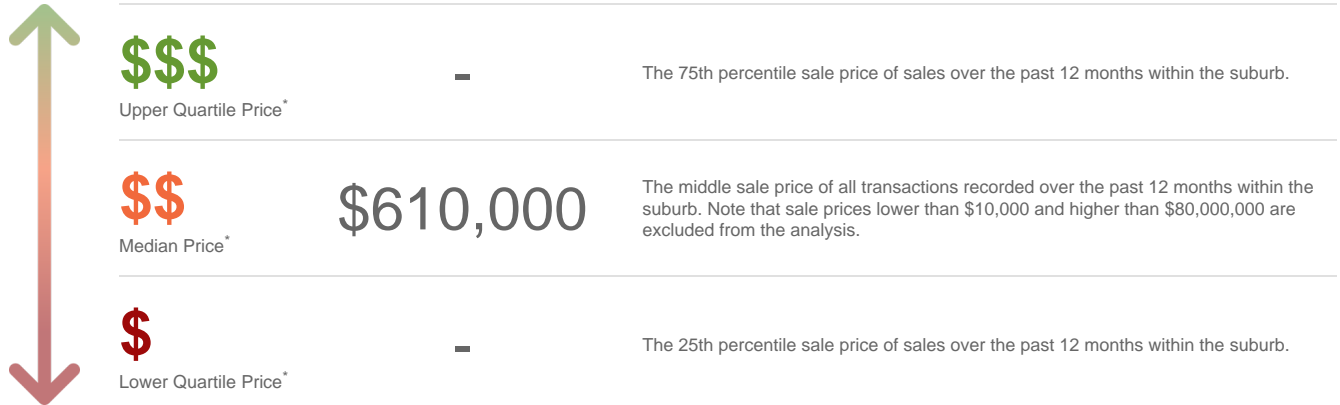
2

Rental Rate Observations
(12 Months)

Land: Market Trends



Land: Median Price Quartiles



*Statistics are calculated over a rolling 12 month period

Median Value

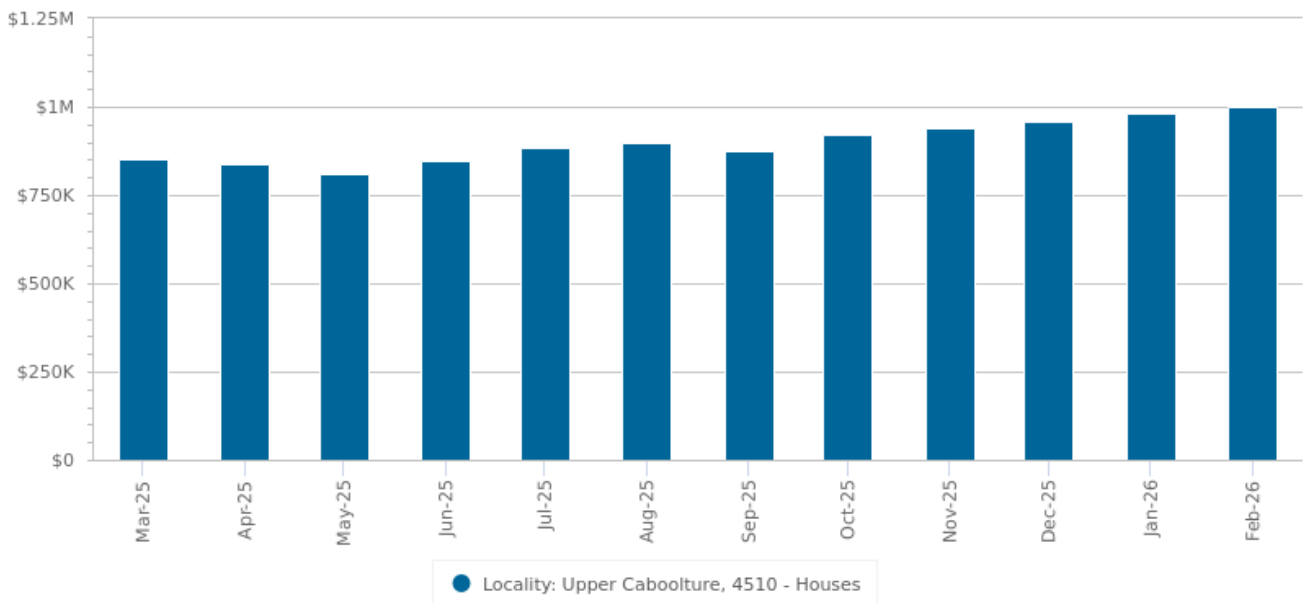
House: Recent Median Value

\$1M

Feb 2026

	Upper Caboolture
Mar 2025	\$853,490
Apr 2025	\$839,967
May 2025	\$808,885
Jun 2025	\$848,369
Jul 2025	\$885,081
Aug 2025	\$896,221
Sep 2025	\$876,159
Oct 2025	\$923,588
Nov 2025	\$938,452
Dec 2025	\$959,931
Jan 2026	\$982,546
Feb 2026	\$1,000,650

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

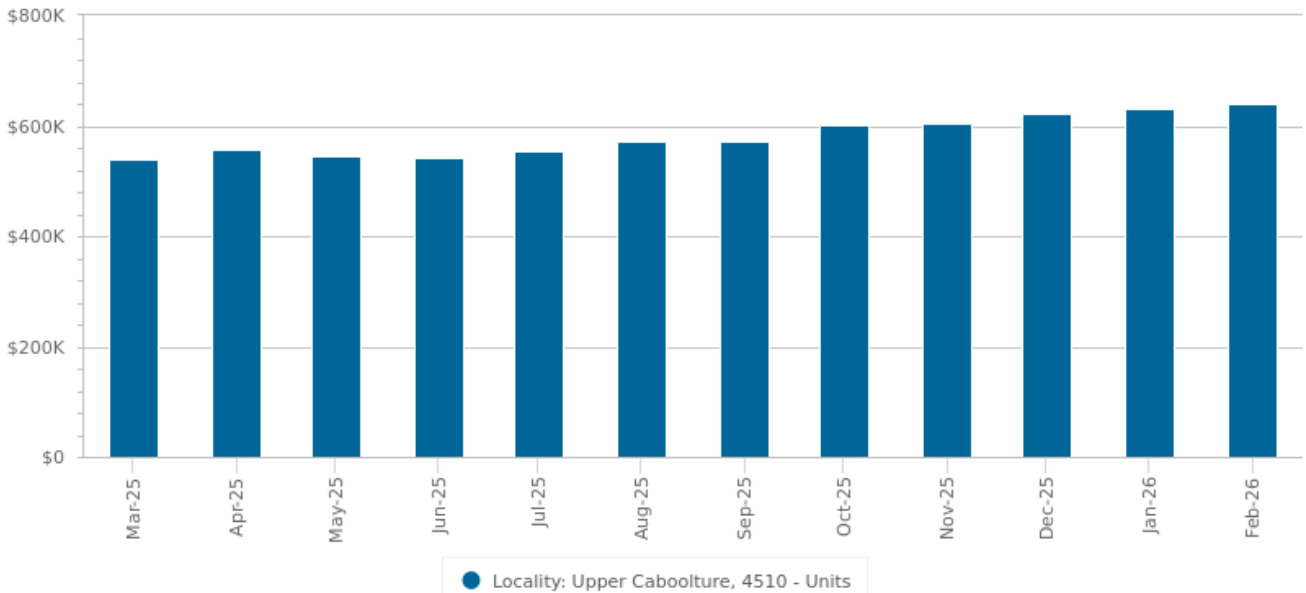
Unit: Recent Median Value

\$641K

Feb 2026

	Upper Caboolture
Mar 2025	\$537,872
Apr 2025	\$558,056
May 2025	\$544,508
Jun 2025	\$541,319
Jul 2025	\$554,626
Aug 2025	\$571,424
Sep 2025	\$571,300
Oct 2025	\$601,747
Nov 2025	\$604,888
Dec 2025	\$622,471
Jan 2026	\$629,747
Feb 2026	\$640,922

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

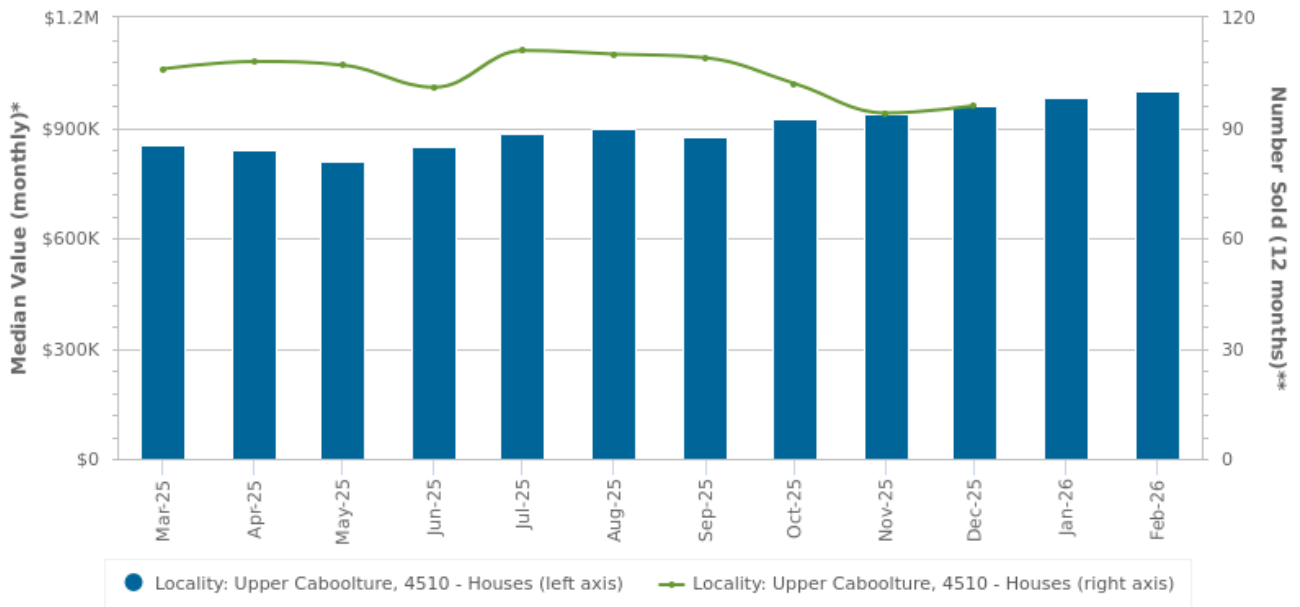
House: Median Value vs Number Sold

96

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$853,490	106
Apr 2025	\$839,967	108
May 2025	\$808,885	107
Jun 2025	\$848,369	101
Jul 2025	\$885,081	111
Aug 2025	\$896,221	110
Sep 2025	\$876,159	109
Oct 2025	\$923,588	102
Nov 2025	\$938,452	94
Dec 2025	\$959,931	96
Jan 2026	\$982,546	-
Feb 2026	\$1,000,650	-

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

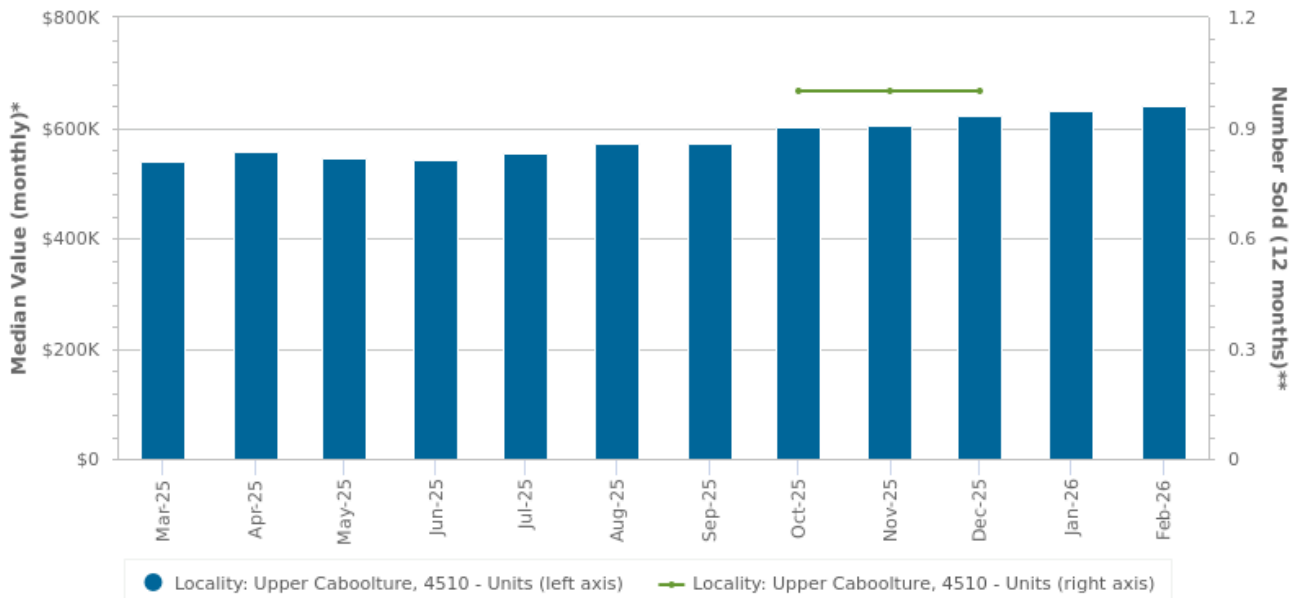
Unit: Median Value vs Number Sold

1

Dec 2025

	Median Value	Number Of Sold
Mar 2025	\$537,872	-
Apr 2025	\$558,056	-
May 2025	\$544,508	-
Jun 2025	\$541,319	-
Jul 2025	\$554,626	-
Aug 2025	\$571,424	-
Sep 2025	\$571,300	-
Oct 2025	\$601,747	1
Nov 2025	\$604,888	1
Dec 2025	\$622,471	1
Jan 2026	\$629,747	-
Feb 2026	\$640,922	-

Statistics are calculated over a rolling 12 month period



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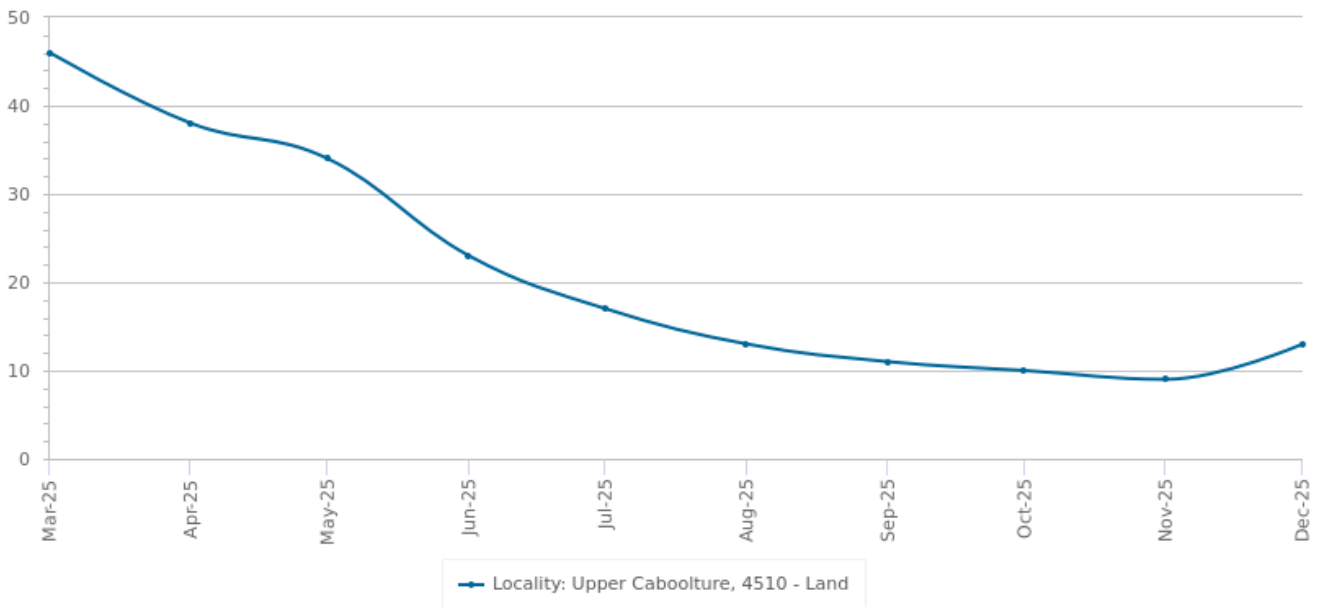
Land: Median Value vs Number Sold

13

Dec 2025

	Median Value	Number Of Sold
Jan 2025	-	55
Feb 2025	-	54
Mar 2025	-	46
Apr 2025	-	38
May 2025	-	34
Jun 2025	-	23
Jul 2025	-	17
Aug 2025	-	13
Sep 2025	-	11
Oct 2025	-	10
Nov 2025	-	9
Dec 2025	-	13

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

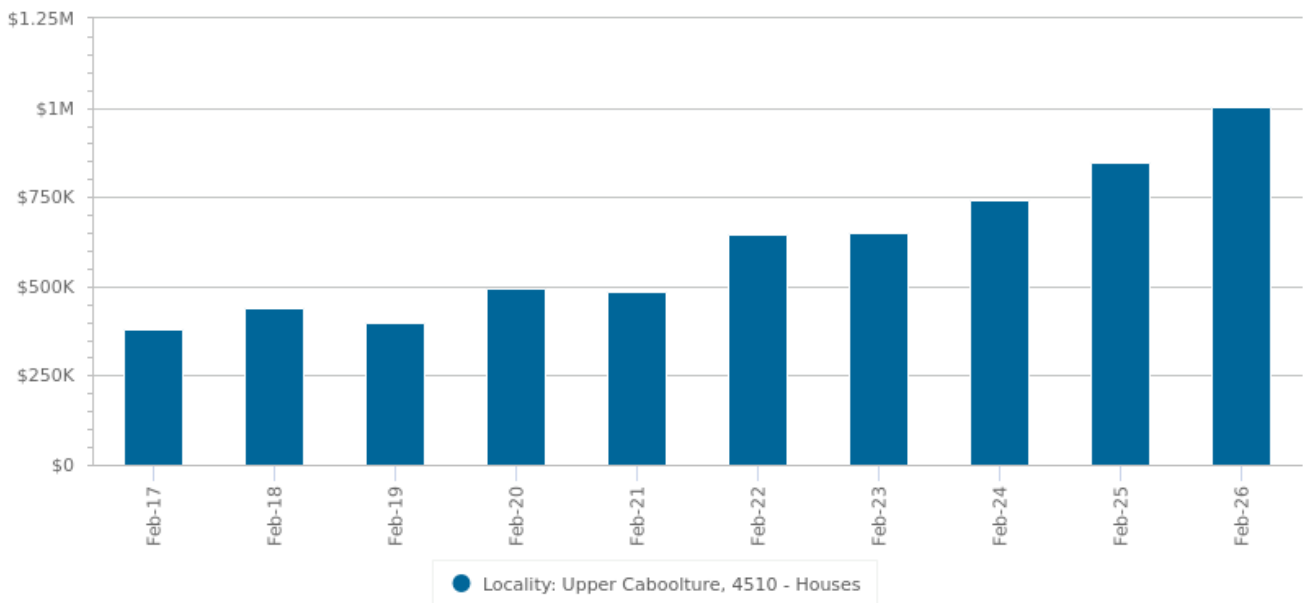
House: Median Value

\$1M

Feb 2026

	Upper Caboolture
Feb 2017	\$377,894
Feb 2018	\$439,645
Feb 2019	\$397,288
Feb 2020	\$496,312
Feb 2021	\$485,727
Feb 2022	\$645,699
Feb 2023	\$652,260
Feb 2024	\$743,038
Feb 2025	\$846,184
Feb 2026	\$1,000,650

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

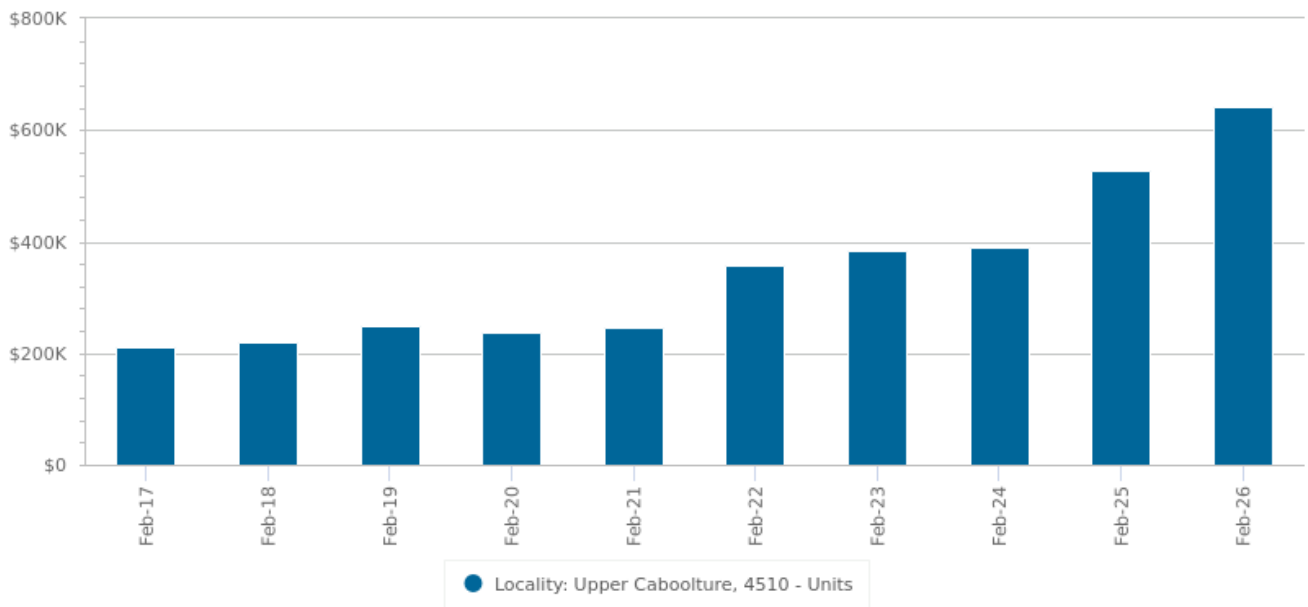
Unit: Median Value

\$641K

Feb 2026

	Upper Caboolture
Feb 2017	\$211,927
Feb 2018	\$220,193
Feb 2019	\$250,012
Feb 2020	\$238,430
Feb 2021	\$246,841
Feb 2022	\$356,714
Feb 2023	\$383,845
Feb 2024	\$389,395
Feb 2025	\$528,516
Feb 2026	\$640,922

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

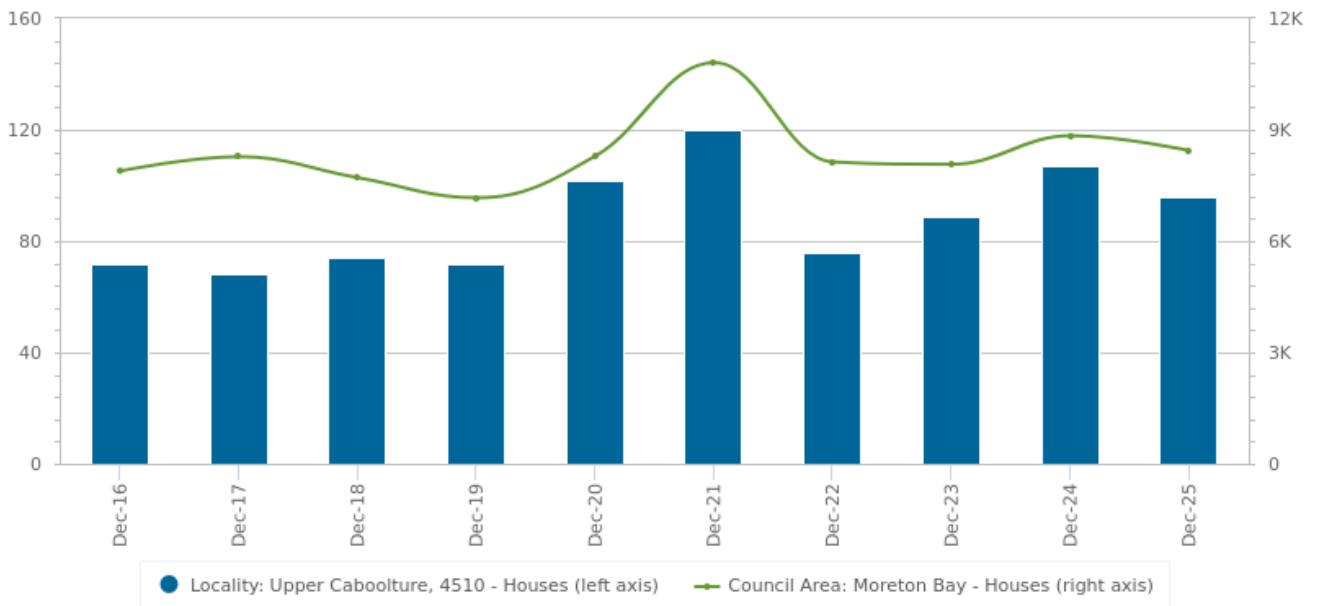
House: Sales Per Annum

96

Dec 2025

	Upper Caboolture	Moreton Bay
Dec 2017	68	8275
Dec 2018	74	7708
Dec 2019	72	7167
Dec 2020	102	8294
Dec 2021	120	10807
Dec 2022	76	8132
Dec 2023	89	8068
Dec 2024	107	8840
Dec 2025	96	8438
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

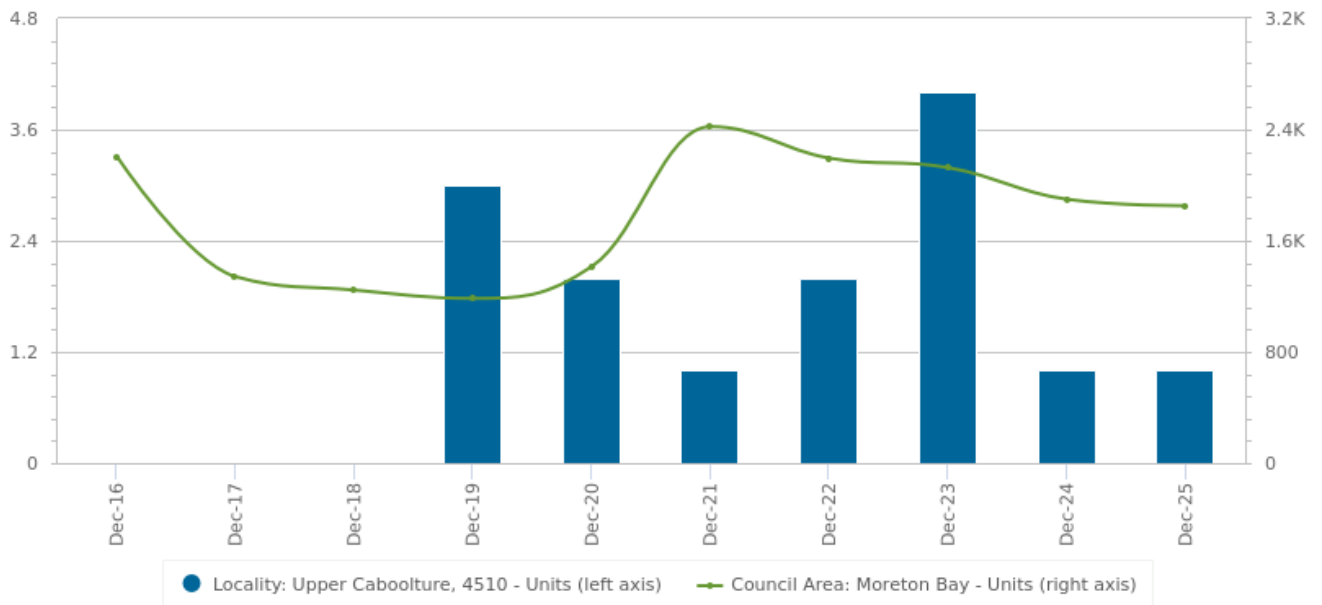
Unit: Sales Per Annum

1

Dec 2025

	Upper Caboolture	Moreton Bay
Dec 2017	0	1341
Dec 2018	0	1245
Dec 2019	3	1185
Dec 2020	2	1416
Dec 2021	1	2421
Dec 2022	2	2194
Dec 2023	4	2126
Dec 2024	1	1898
Dec 2025	1	1851
Dec 2026	0	0

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

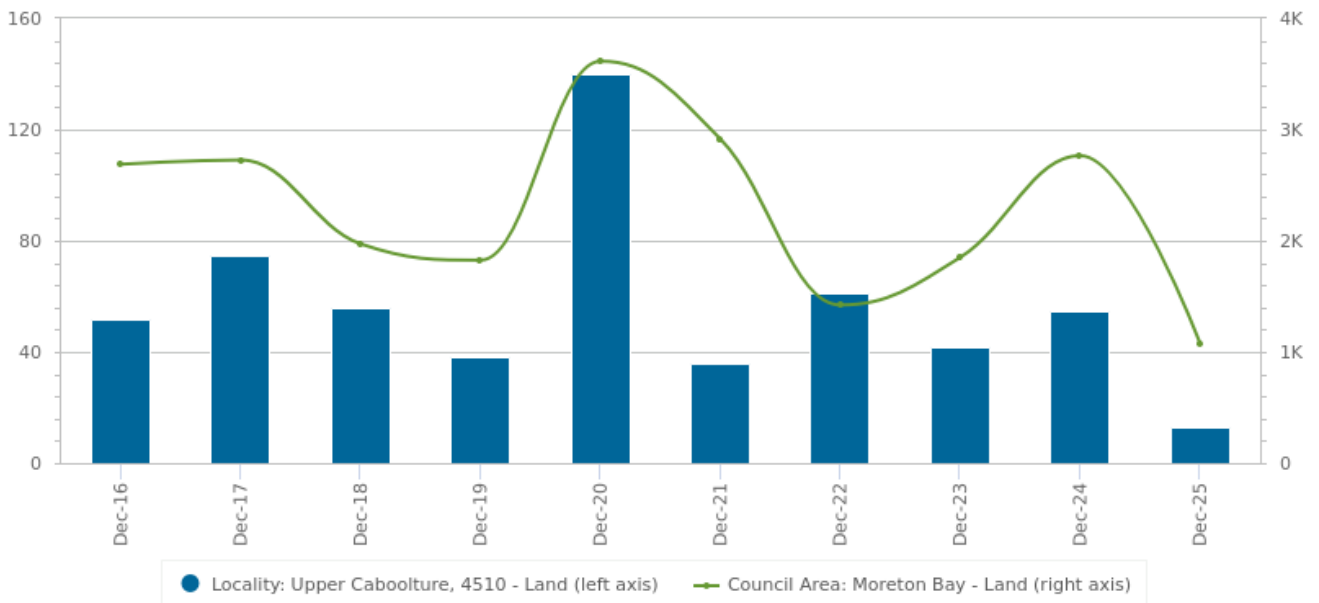
Land: Sales Per Annum

13

Dec 2025

	Upper Caboolture	Moreton Bay
Dec 2017	75	2726
Dec 2018	56	1971
Dec 2019	38	1825
Dec 2020	140	3615
Dec 2021	36	2913
Dec 2022	61	1422
Dec 2023	42	1850
Dec 2024	55	2765
Dec 2025	13	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

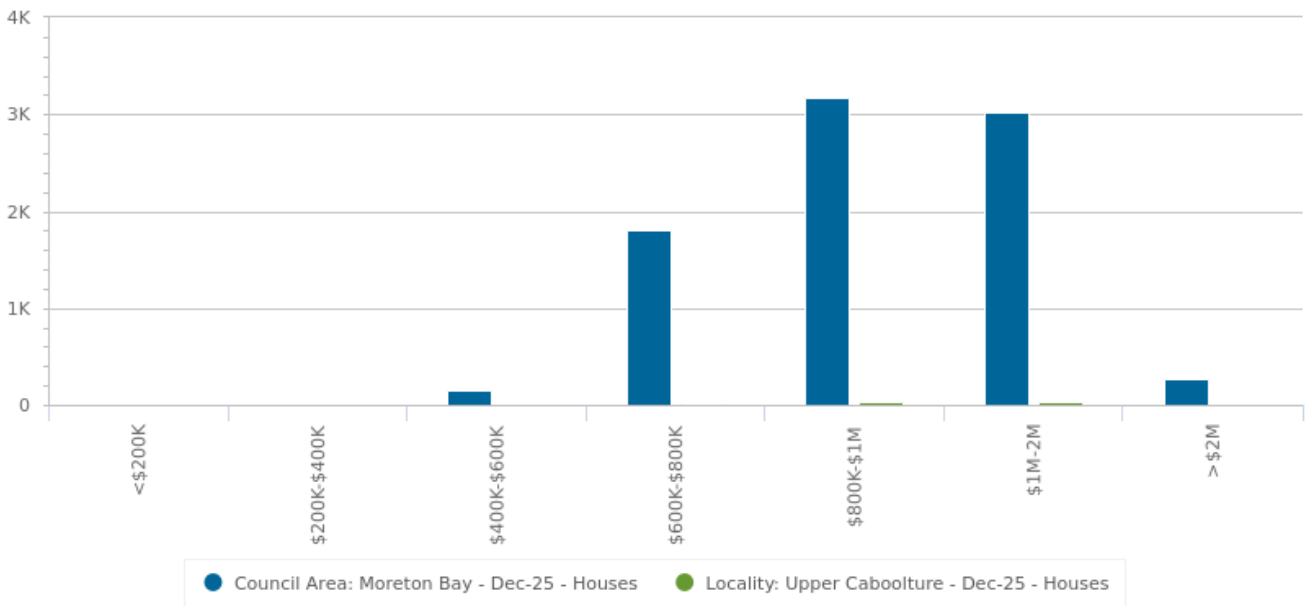
House: Sales By Price

\$98.19M

Dec 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	4
\$200K-\$400K	-	4
\$400K-\$600K	1	157
\$600K-\$800K	21	1,804
\$800K-\$1M	37	3,167
\$1M-\$2M	36	3,020
>\$2M	1	271

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

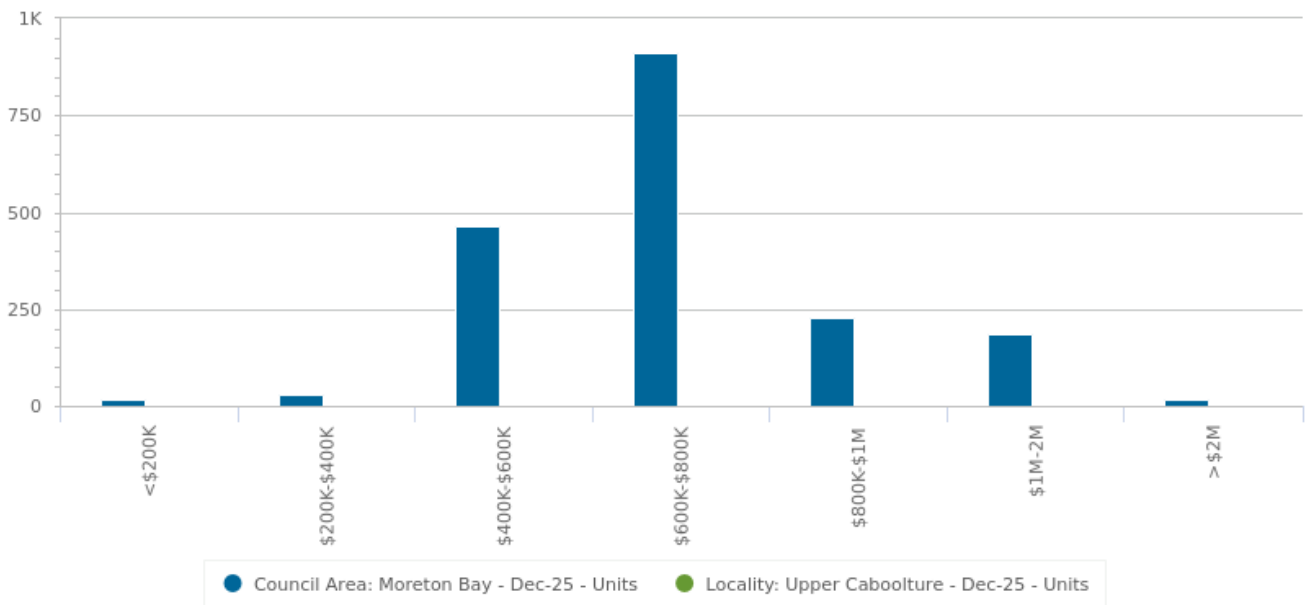
Unit: Sales By Price

\$648K

Dec 2025

	Upper Caboolture	Moreton Bay
<\$200K	-	17
\$200K-\$400K	-	28
\$400K-\$600K	-	463
\$600K-\$800K	1	913
\$800K-\$1M	-	228
\$1M-\$2M	-	184
>\$2M	-	15

Statistics are calculated over a rolling 12 month period

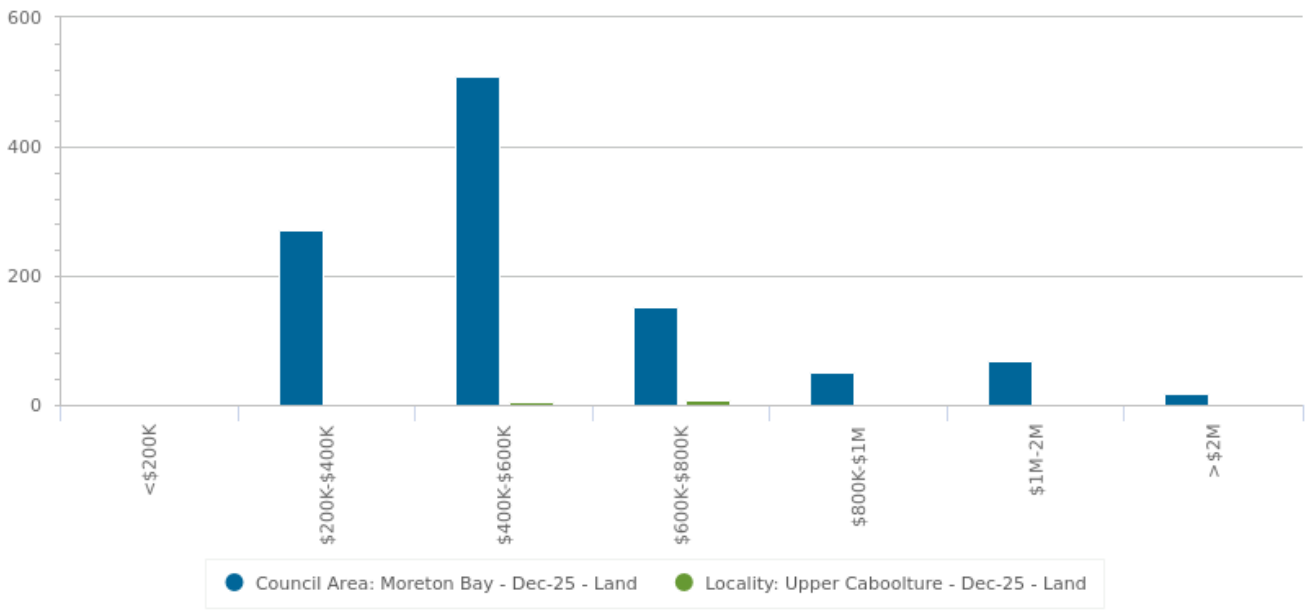


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Upper Caboolture	Moreton Bay
<\$200K	-	1
\$200K-\$400K	-	270
\$400K-\$600K	5	509
\$600K-\$800K	7	153
\$800K-\$1M	-	51
\$1M-\$2M	1	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

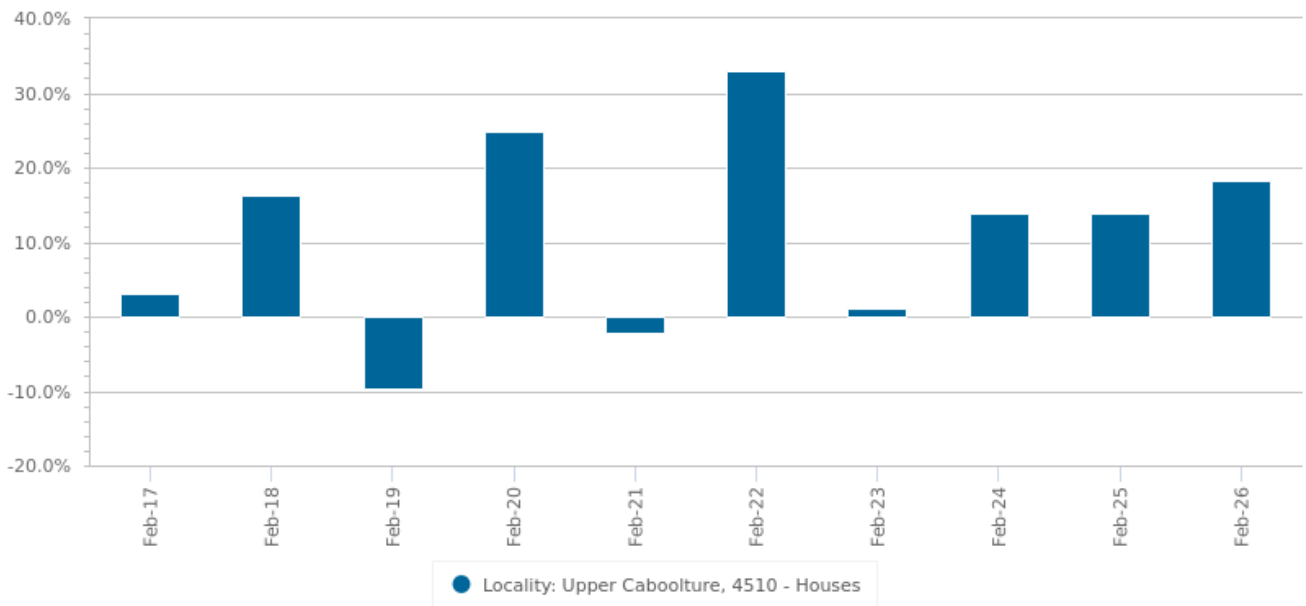
House: Change In Median Value

18.3%

Feb 2026

	Upper Caboolture
Feb 2017	3.1%
Feb 2018	16.3%
Feb 2019	-9.6%
Feb 2020	24.9%
Feb 2021	-2.1%
Feb 2022	32.9%
Feb 2023	1.0%
Feb 2024	13.9%
Feb 2025	13.9%
Feb 2026	18.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

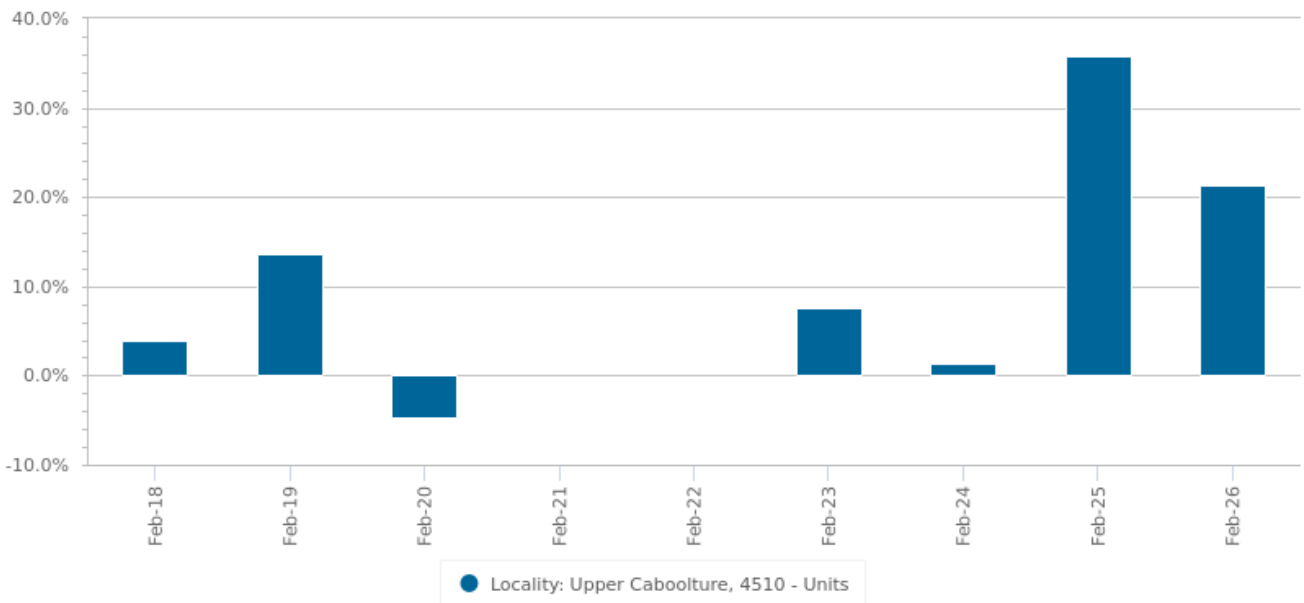
21.3%

Feb 2026

Unit: Change In Median Value

	Upper Caboolture
Feb 2017	-
Feb 2018	3.9%
Feb 2019	13.5%
Feb 2020	-4.6%
Feb 2021	-
Feb 2022	-
Feb 2023	7.6%
Feb 2024	1.4%
Feb 2025	35.7%
Feb 2026	21.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

For Sale Statistics

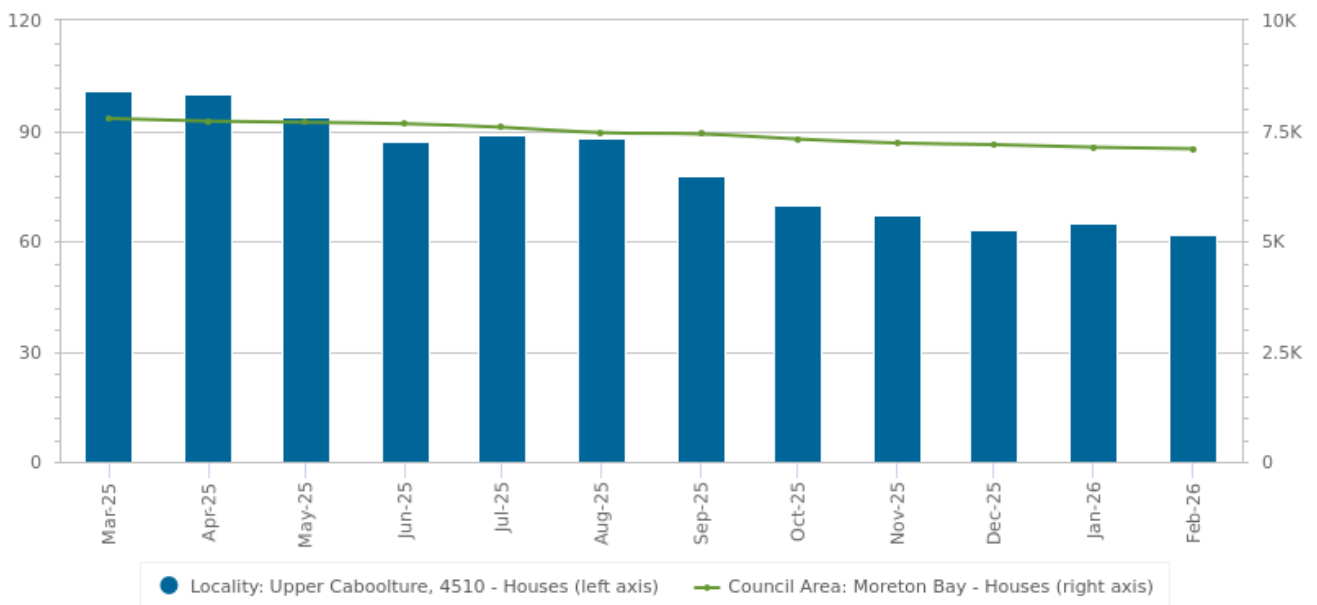
House: Number of New Listing

62

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	101	7,777
Apr 2025	100	7,717
May 2025	94	7,691
Jun 2025	87	7,658
Jul 2025	89	7,578
Aug 2025	88	7,456
Sep 2025	78	7,426
Oct 2025	70	7,311
Nov 2025	67	7,221
Dec 2025	63	7,185
Jan 2026	65	7,126
Feb 2026	62	7,092

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

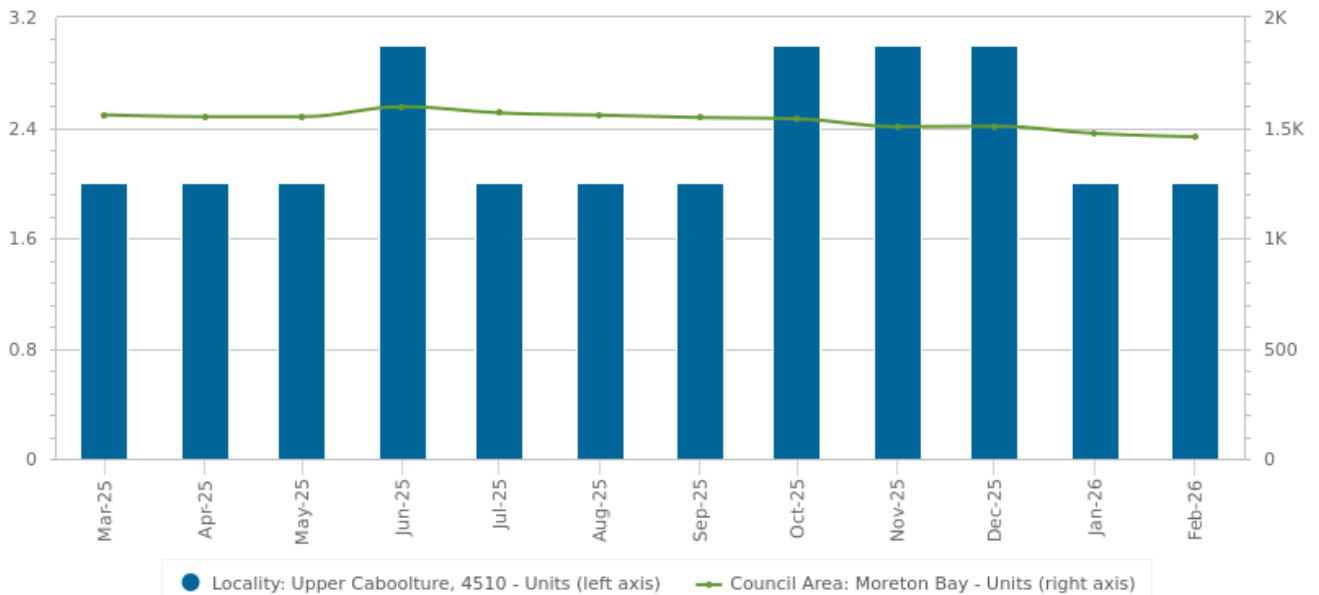
Unit: Number of New Listing

2

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	2	1,558
Apr 2025	2	1,550
May 2025	2	1,550
Jun 2025	3	1,595
Jul 2025	2	1,567
Aug 2025	2	1,557
Sep 2025	2	1,546
Oct 2025	3	1,540
Nov 2025	3	1,505
Dec 2025	3	1,507
Jan 2026	2	1,474
Feb 2026	2	1,459

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

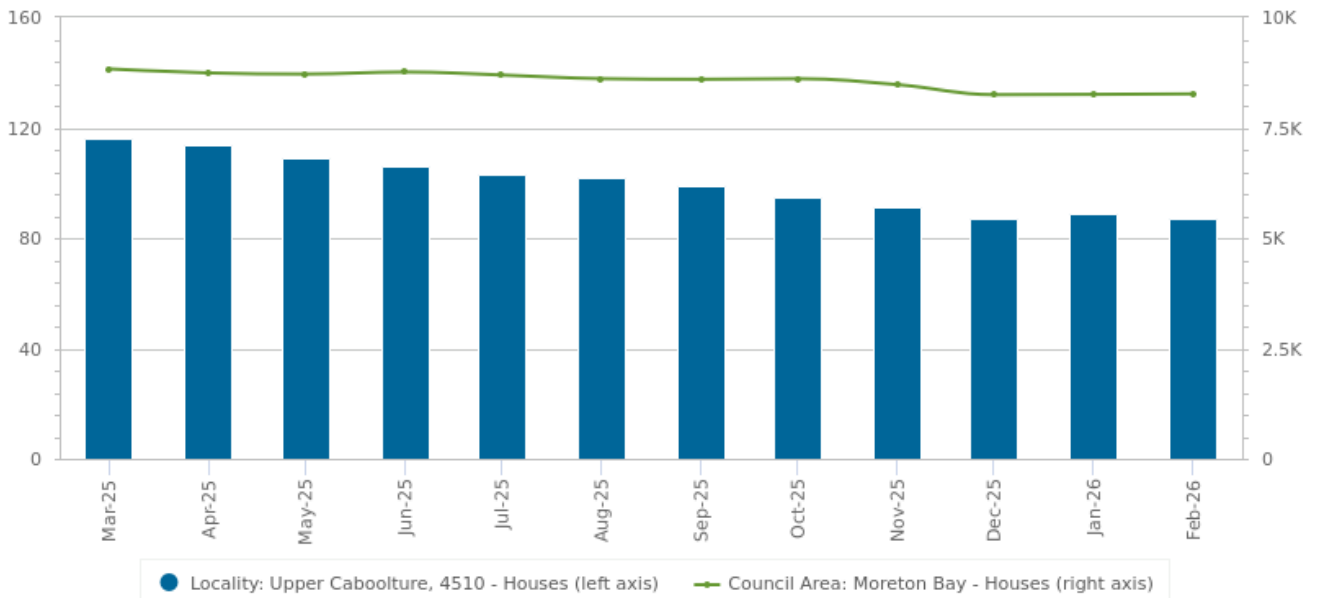
House: Total Properties Listed

87

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	116	8,832
Apr 2025	114	8,741
May 2025	109	8,716
Jun 2025	106	8,762
Jul 2025	103	8,694
Aug 2025	102	8,611
Sep 2025	99	8,597
Oct 2025	95	8,611
Nov 2025	91	8,475
Dec 2025	87	8,248
Jan 2026	89	8,255
Feb 2026	87	8,267

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

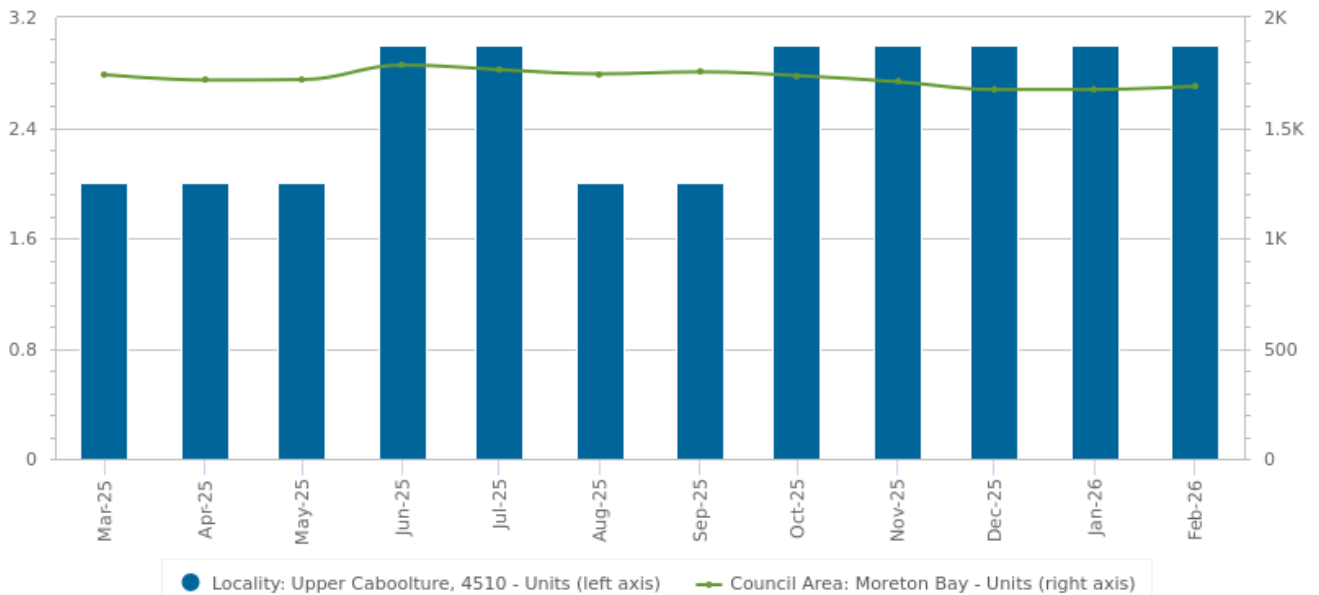
Unit: Total Properties Listed

3

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	2	1,740
Apr 2025	2	1,716
May 2025	2	1,718
Jun 2025	3	1,784
Jul 2025	3	1,763
Aug 2025	2	1,744
Sep 2025	2	1,753
Oct 2025	3	1,736
Nov 2025	3	1,708
Dec 2025	3	1,673
Jan 2026	3	1,673
Feb 2026	3	1,688

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

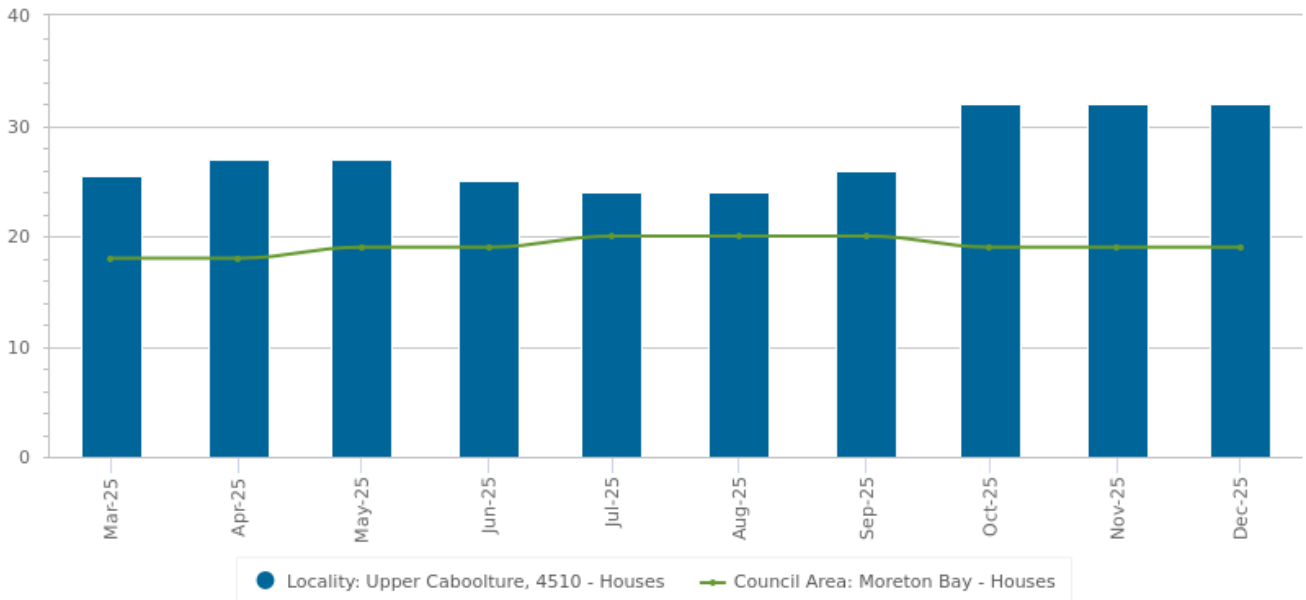
House: Median Days On Market

32

Dec 2025

	Upper Caboolture	Moreton Bay
Jan 2025	23.5	17
Feb 2025	24.5	17.5
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
Dec 2025	32	19

Statistics are calculated over a rolling 12 month period

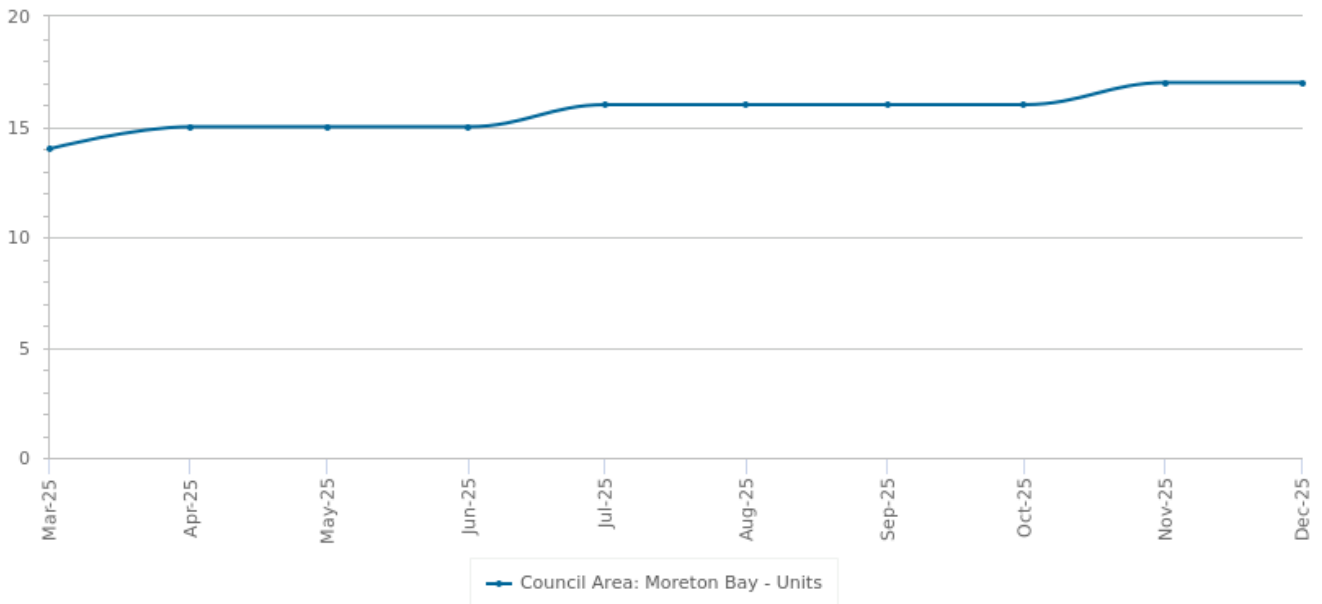


Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

	Upper Caboolture	Moreton Bay
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	-	16
Nov 2025	-	17
Dec 2025	-	17

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

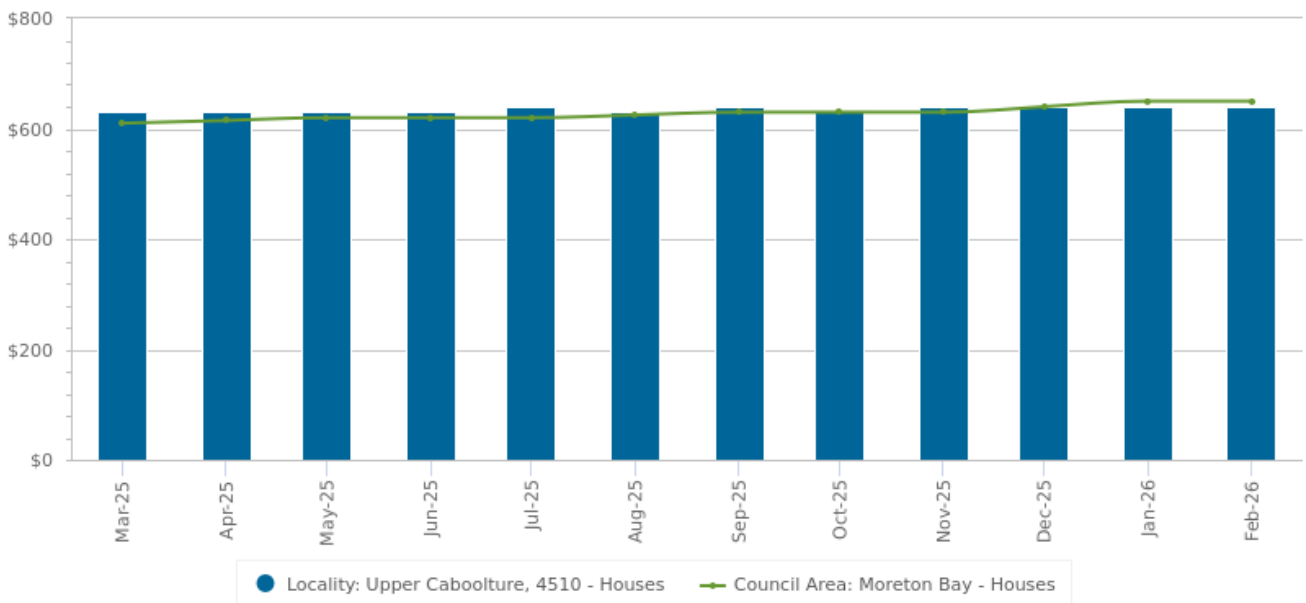
House: Median Rent

\$640/w

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	\$630/w	\$610/w
Apr 2025	\$630/w	\$615/w
May 2025	\$630/w	\$620/w
Jun 2025	\$630/w	\$620/w
Jul 2025	\$640/w	\$620/w
Aug 2025	\$630/w	\$625/w
Sep 2025	\$640/w	\$630/w
Oct 2025	\$635/w	\$630/w
Nov 2025	\$640/w	\$630/w
Dec 2025	\$640/w	\$640/w
Jan 2026	\$640/w	\$650/w
Feb 2026	\$640/w	\$650/w

Statistics are calculated over a rolling 12 month period

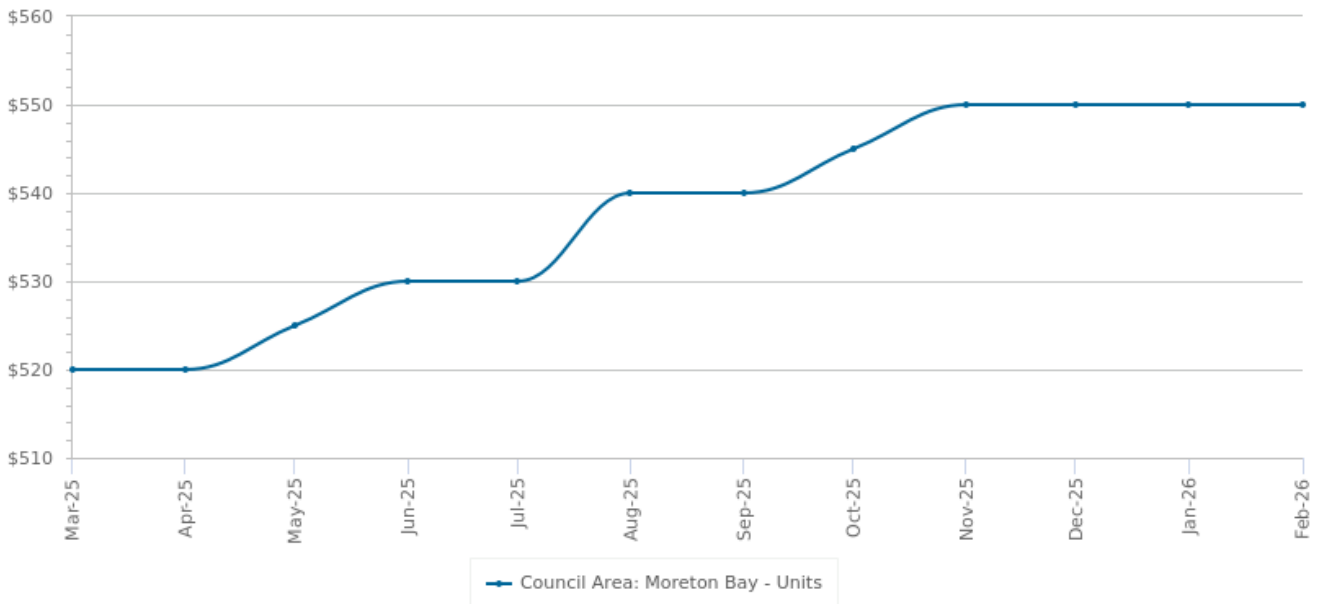


Statistics are calculated over a rolling 12 month period

Unit: Median Rent

	Upper Caboolture	Moreton Bay
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
Jan 2026	-	\$550/w
Feb 2026	-	\$550/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

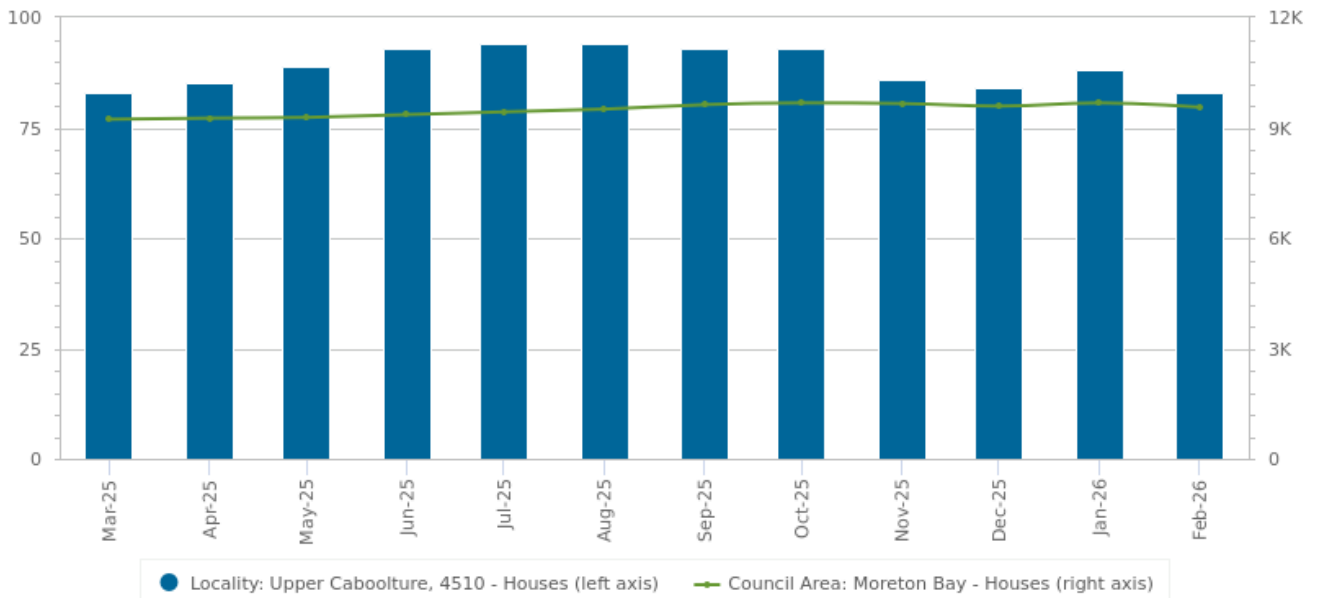
House: Rental Rate Observations

83

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	83	9,230
Apr 2025	85	9,261
May 2025	89	9,280
Jun 2025	93	9,357
Jul 2025	94	9,431
Aug 2025	94	9,506
Sep 2025	93	9,627
Oct 2025	93	9,674
Nov 2025	86	9,658
Dec 2025	84	9,587
Jan 2026	88	9,675
Feb 2026	83	9,559

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

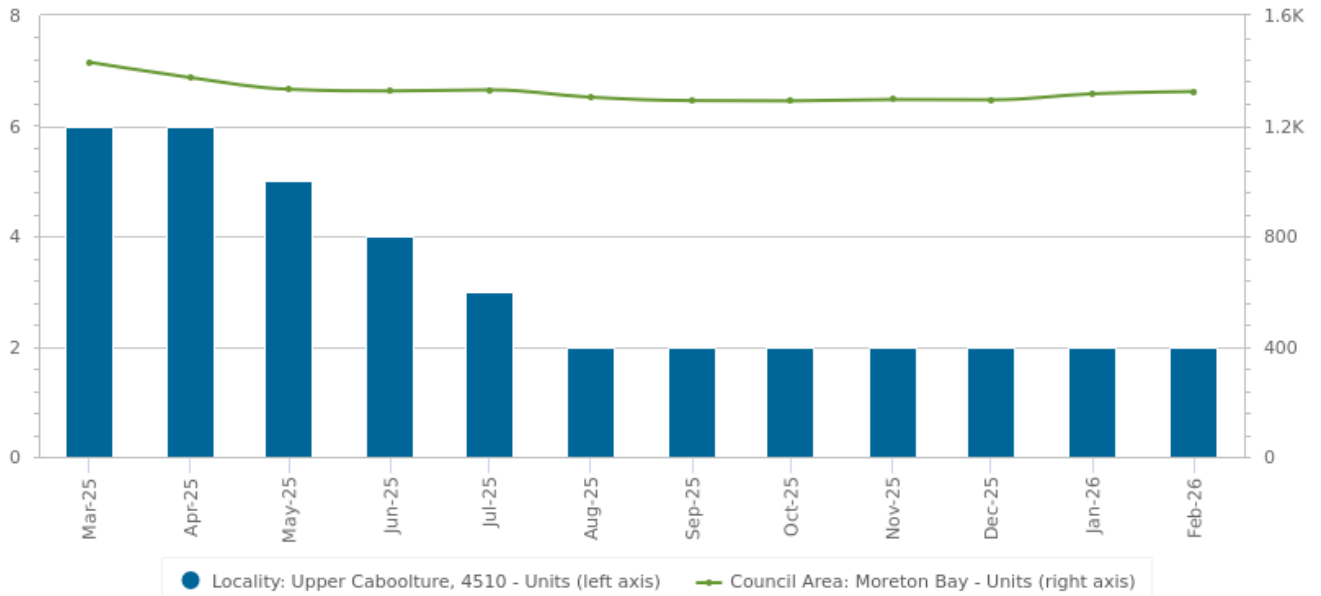
Unit: Rental Rate Observations

2

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	6	1,430
Apr 2025	6	1,374
May 2025	5	1,332
Jun 2025	4	1,326
Jul 2025	3	1,330
Aug 2025	2	1,303
Sep 2025	2	1,291
Oct 2025	2	1,290
Nov 2025	2	1,295
Dec 2025	2	1,294
Jan 2026	2	1,316
Feb 2026	2	1,324

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

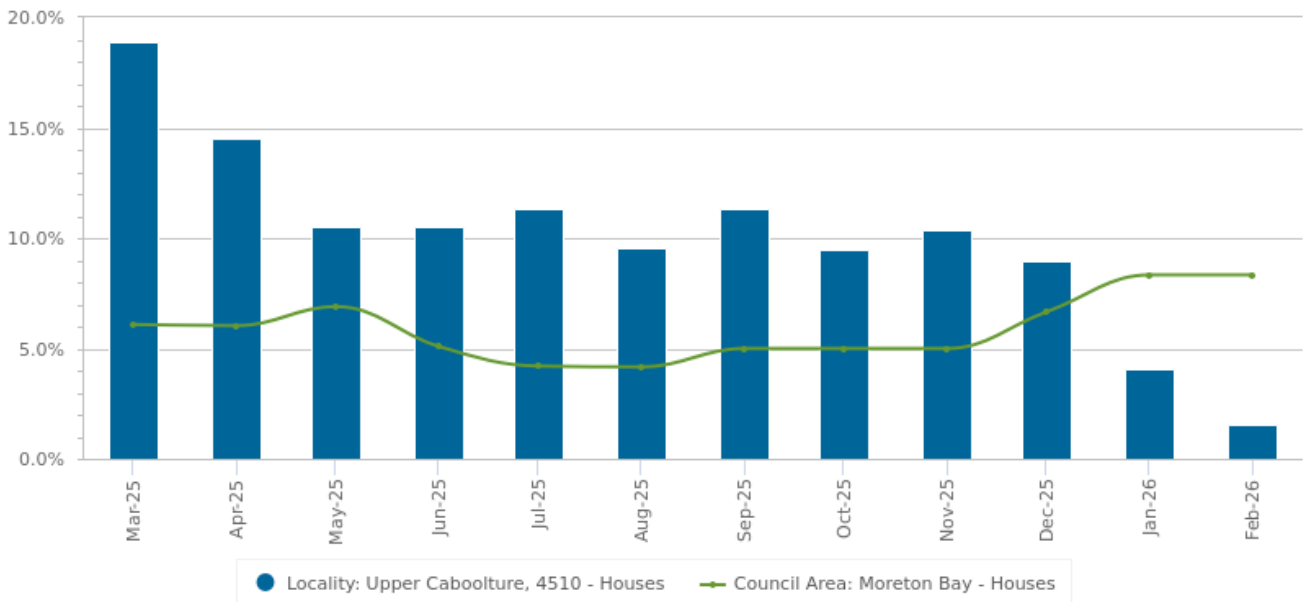
House: Change in Rental Rate

1.6%

Feb 2026

	Upper Caboolture	Moreton Bay
Mar 2025	18.9%	6.1%
Apr 2025	14.5%	6.0%
May 2025	10.5%	6.9%
Jun 2025	10.5%	5.1%
Jul 2025	11.3%	4.2%
Aug 2025	9.6%	4.2%
Sep 2025	11.3%	5.0%
Oct 2025	9.5%	5.0%
Nov 2025	10.3%	5.0%
Dec 2025	8.9%	6.7%
Jan 2026	4.1%	8.3%
Feb 2026	1.6%	8.3%

Statistics are calculated over a rolling 12 month period

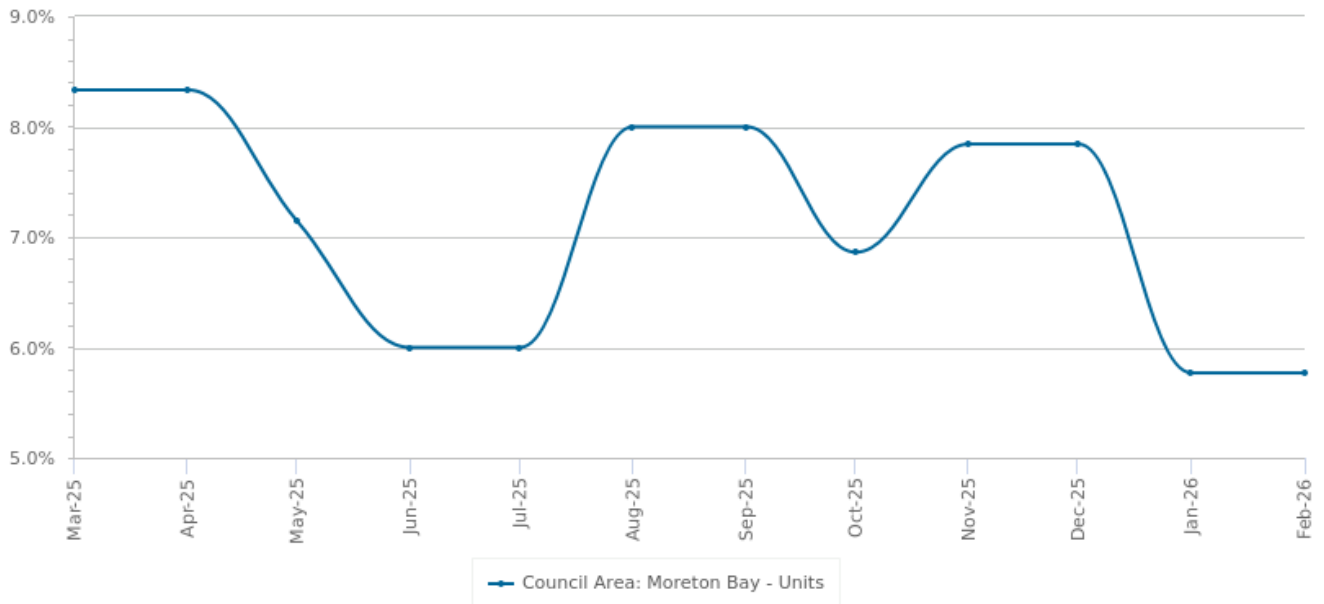


Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

	Upper Caboolture	Moreton Bay
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%
Jan 2026	-	5.8%
Feb 2026	-	5.8%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

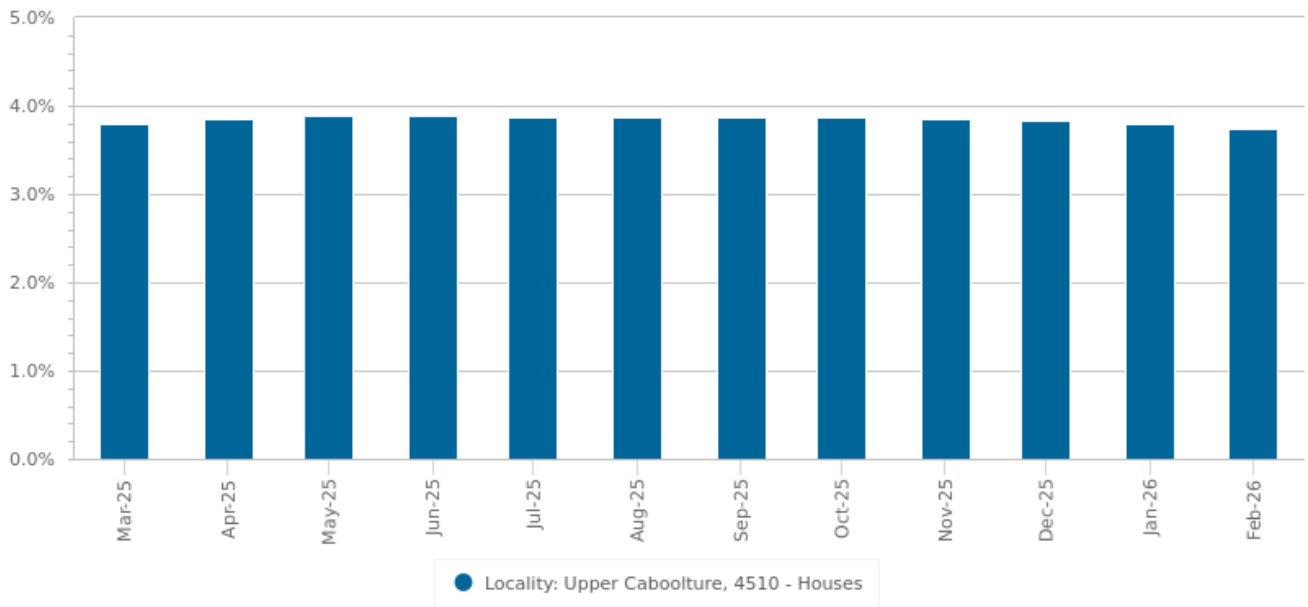
House: Value Based Rental Yield

3.7%

Feb 2026

	Upper Caboolture
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%
Feb 2026	3.7%

Statistics are calculated at the end of the displayed month



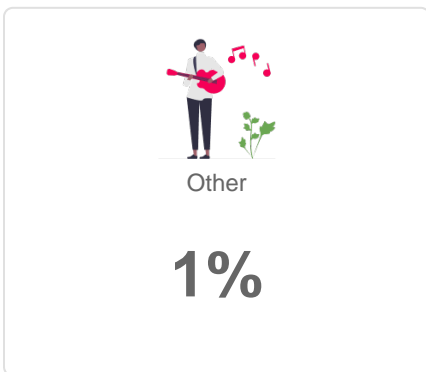
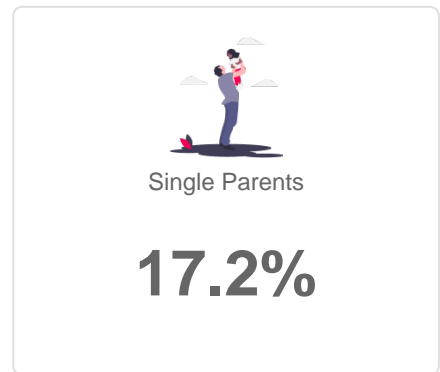
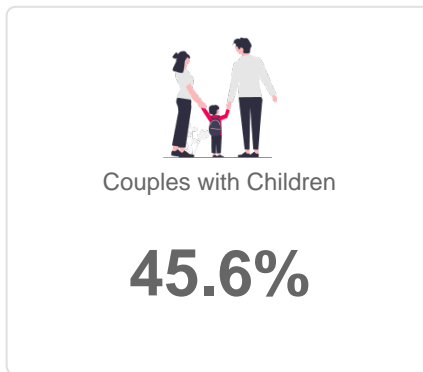
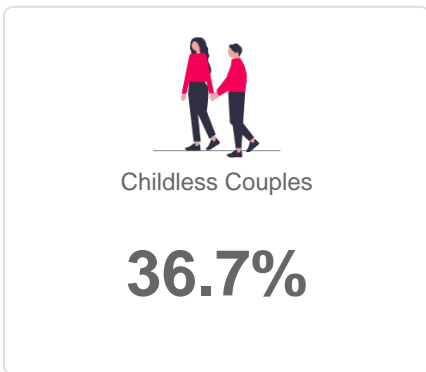
Statistics are calculated at the end of the displayed month

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)

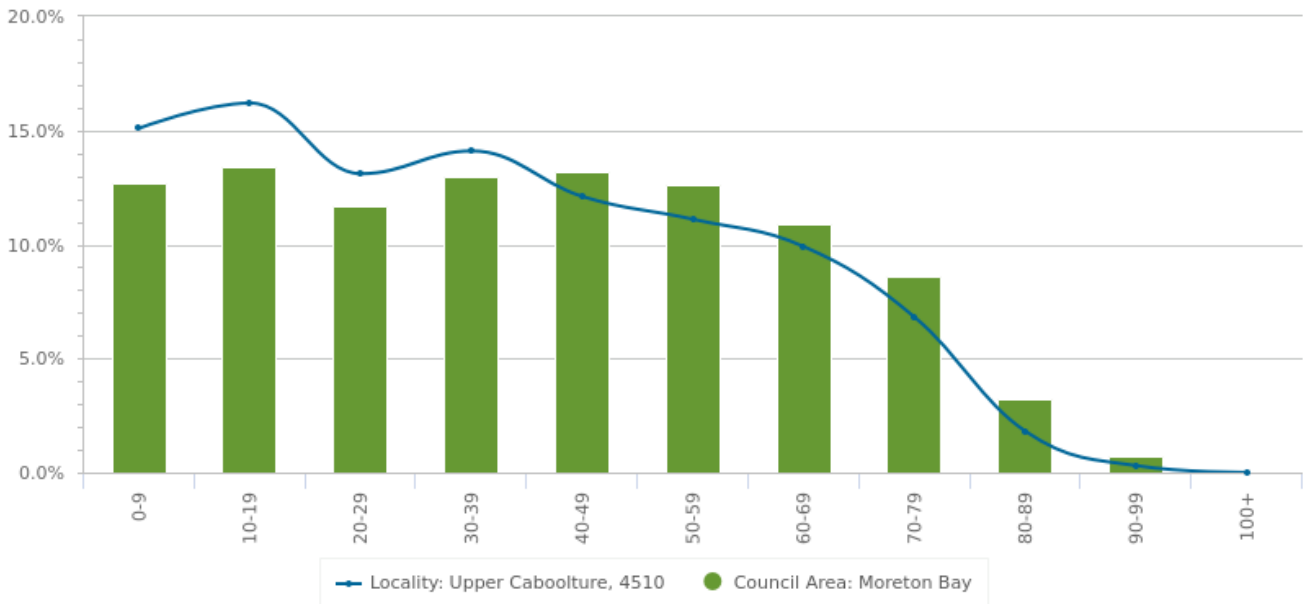


Population Age

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)



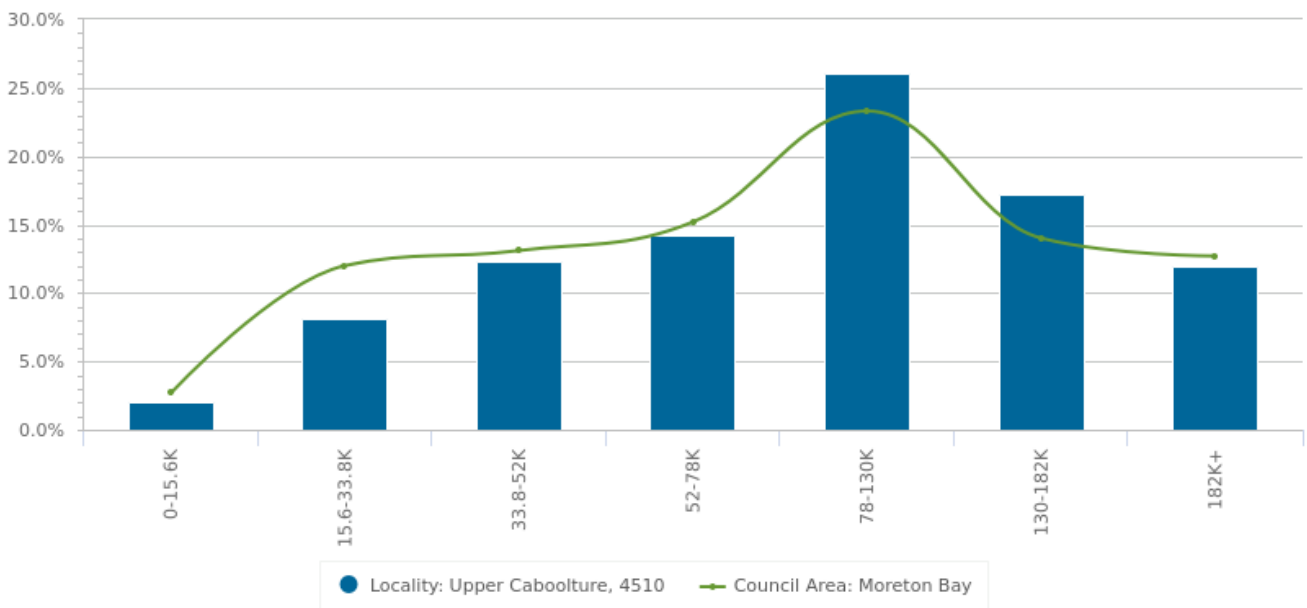
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)



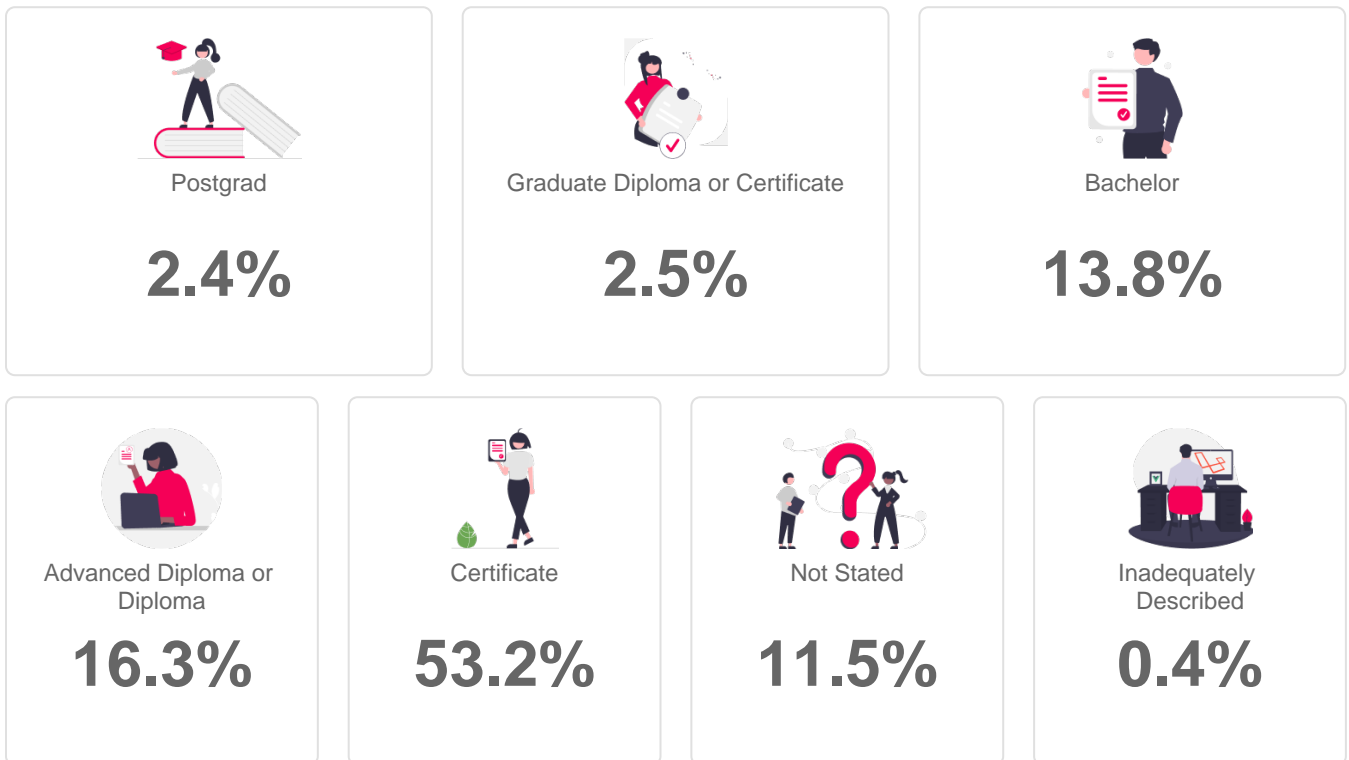
Statistics are provided by the Australian Bureau of Statistics (ABS)

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)

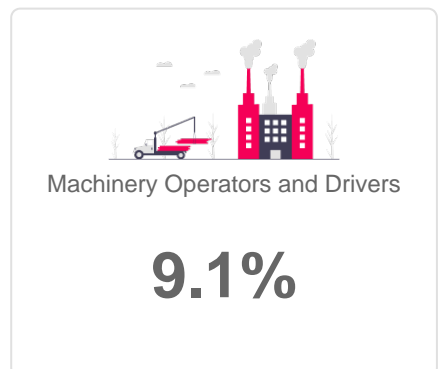
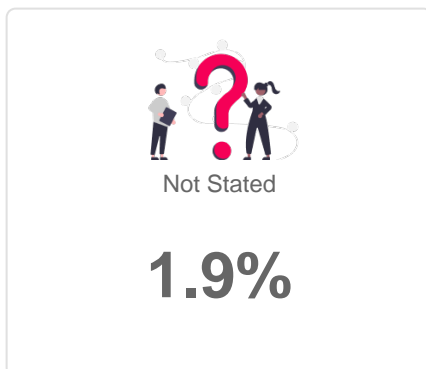
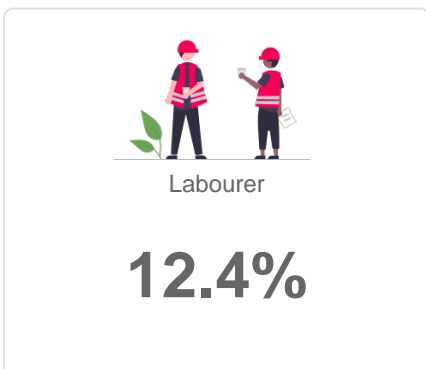
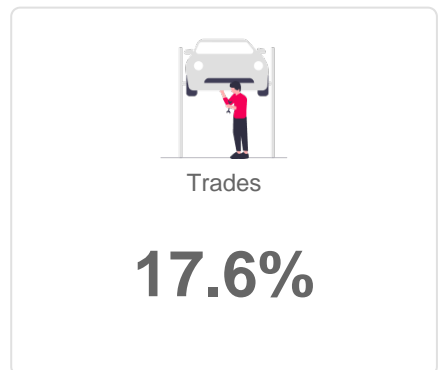
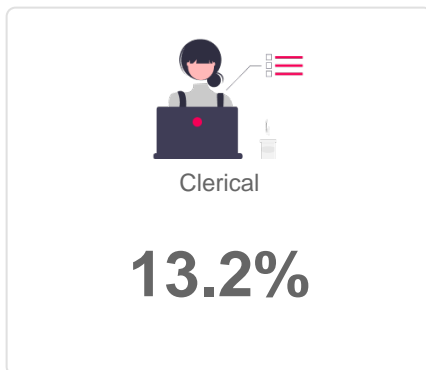
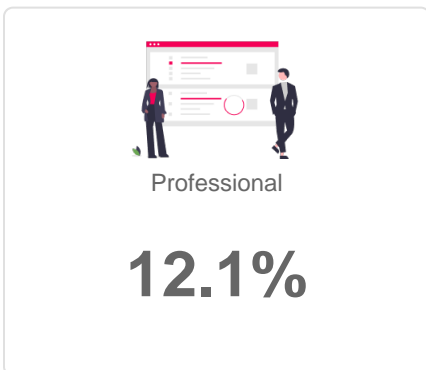


Occupation

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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