

Caboolture Market Update

1st Half 2026



OVERVIEW

In Q1 2026, Caboolture* recorded a median house price of \$902,500 and a median unit price of \$632,000. This reflects an annual (Q1 2025 - Q1 2026) price growth of 17.2% for houses and 14.3% for units. Comparing Q1 2025 and Q1 2026, total sales declined by -3.8% for houses (to 125 sales in Q1 2026) and -55.3% for units (to 34 sales in Q1 2026). This confirms a clear undersupply of housing stock, which supported price growth even with cash rate hikes in 2026. Thus, now remain an ideal time for owners to capitalize on their investments. Further, without any houses to be built in 2026, the undersupply will worsen. Thus, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑



	YEAR	HALF YEAR
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026

\$903K

SALES

\$632K

AVERAGE DAYS
ON MARKET Q1 2026

34
HOUSE

32
UNIT

MEDIAN PRICE
Q1 2026

\$650

RENTALS

\$505

AVERAGE DAYS
ON MARKET Q1 2026

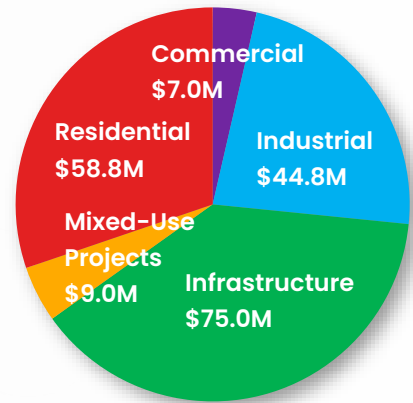
20
HOUSE

19
UNIT



FUTURE DEVELOPMENTS

Caboolture* will see approximately **\$194.6M of new projects commencing construction in 2026.**



A main infrastructure project in 2026 is 60-177 Bribe Island Road Upgrade (\$75.0M), which will improve current road conditions and create a better commute experience for residents.

Key residential projects include:

- Tina II Residences Caboolture Units (52 Units)
- 18 Goshawk Court (50 Townhouses)
- 250-282 Smiths Road Subdivision Stages 32A-35B (122 Land Lots)

Although there are several residential projects planned in 2026, they will only deliver units and townhouses. Further, when compared to Q1 2026 sales of 125 houses and 34 units, this will not be enough. There is a significant number of land lots, however this will take more time to develop into houses. Therefore, the current undersupply will intensify; and drive-up property prices.

**62 Units/
Apartments**

**74
Townhouses**

443 Lots



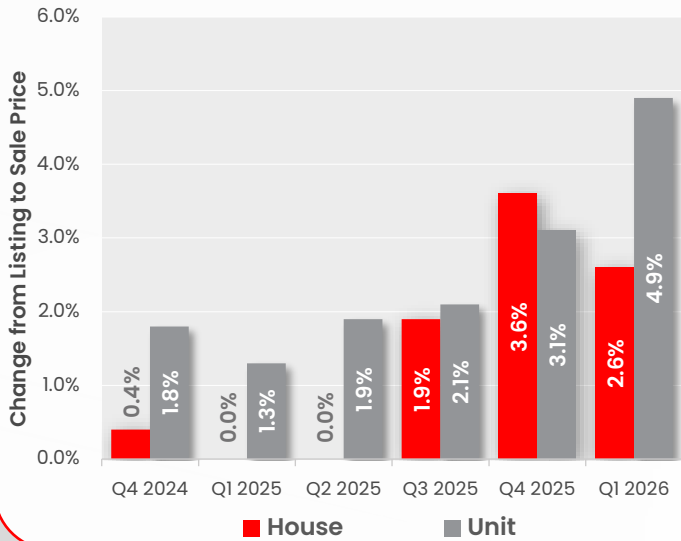
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

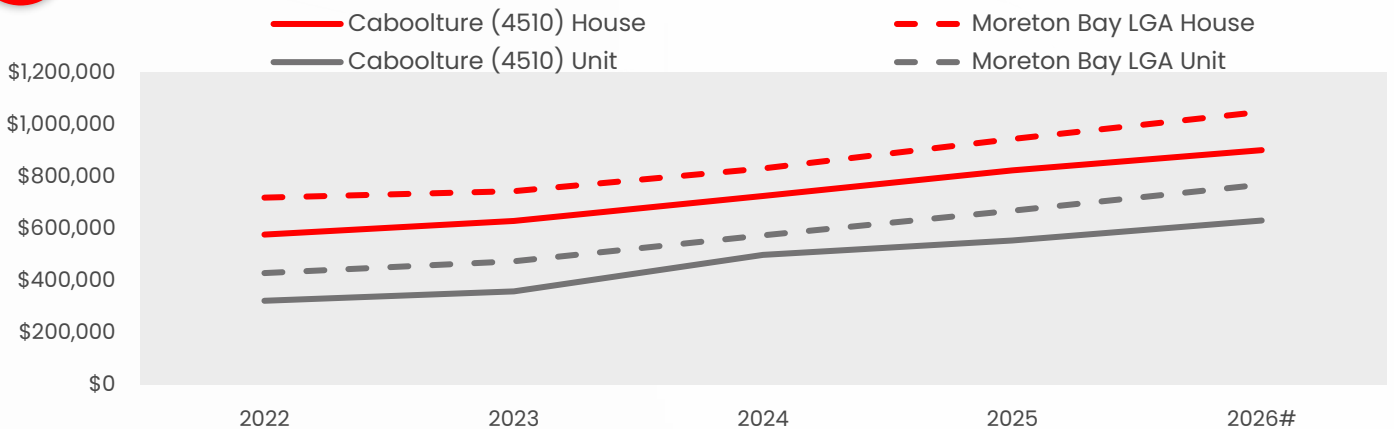
Average vendor discounts is still at a premium and have increased to 2.6% for houses and 4.9% for units in the past 12 months to Q1 2026. The Caboolture* market now favor sellers, with buyers having to offer above the first listing prices. A premium is not unusual in Caboolture*, however without any new houses planned for 2026 the likelihood of this increasing is high. Thus, buyers must act fast.

The suburb of Caboolture has historically provided a more affordable market than the wider Moreton Bay LGA in both house and unit median prices. 2026# saw this continue, with property prices in the suburb and LGA increasing.

The dominant proportion of homes sold in Caboolture* since 2025 were in the more affordable bracket between \$750,000 to \$850,000 for houses (27.5%) and middle-price bracket between \$550,000 to \$650,000 for units (32.7%). That said, the premium market remain strong, with 20.9% of houses sold above \$1.05M and 9.5% of units sold above \$750,000. The most affordable prices range is available, with 22.8% of houses sold below \$749,999 and 23.9% of units sold below \$449,999, in good news for buyers. Overall, Caboolture* offers a home for every budget.



MARKET COMPARISON

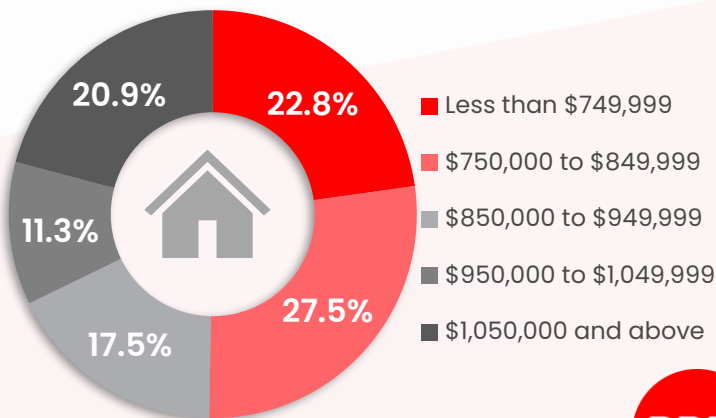


The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The LGA profiled are chosen based on their proximity to the main suburb analysed, which is Caboolture.

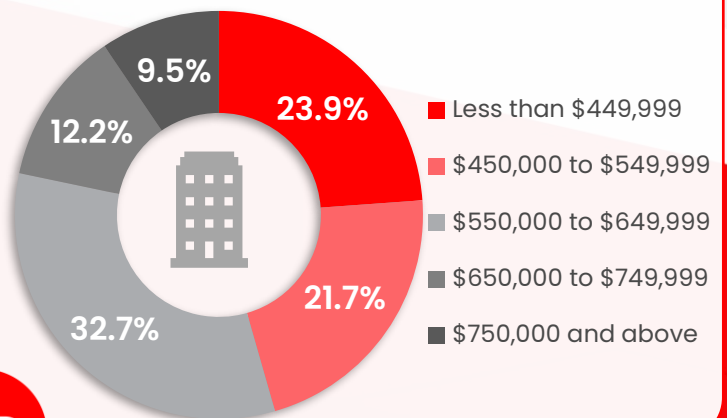


PRICE BREAKDOWN 2025-2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yield in Caboolture[®] was 3.6% in March 2026, higher than Moreton Bay LGA (3.3%) and Brisbane Metro (3.0%). This is paired with an 8.3% growth in median house rental price in the past 12 months to Q1 2026, at \$650 per week; along with a 3.9% increase in the number of houses rented (to 295 rentals in Q1 2026). There is a high level of demand in the Caboolture[®] house rental market, which is beneficial to investors.

3- bedroom houses have provided investors with +7.7% rental growth annually, achieving a median rent of \$560 per week.

Caboolture[®] recorded a vacancy rate of 0.7% in March 2026, slightly below Moreton Bay's 0.9% average and Brisbane Metro's 0.8% average. Vacancy rates in Caboolture[®] declined in the past 12 months, confirming a tighter rental market. Further, a 0.7% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental properties. This creates a conducive investment environment for investors, even with a higher house and unit entry price in the past 12 months to Q1 2026.

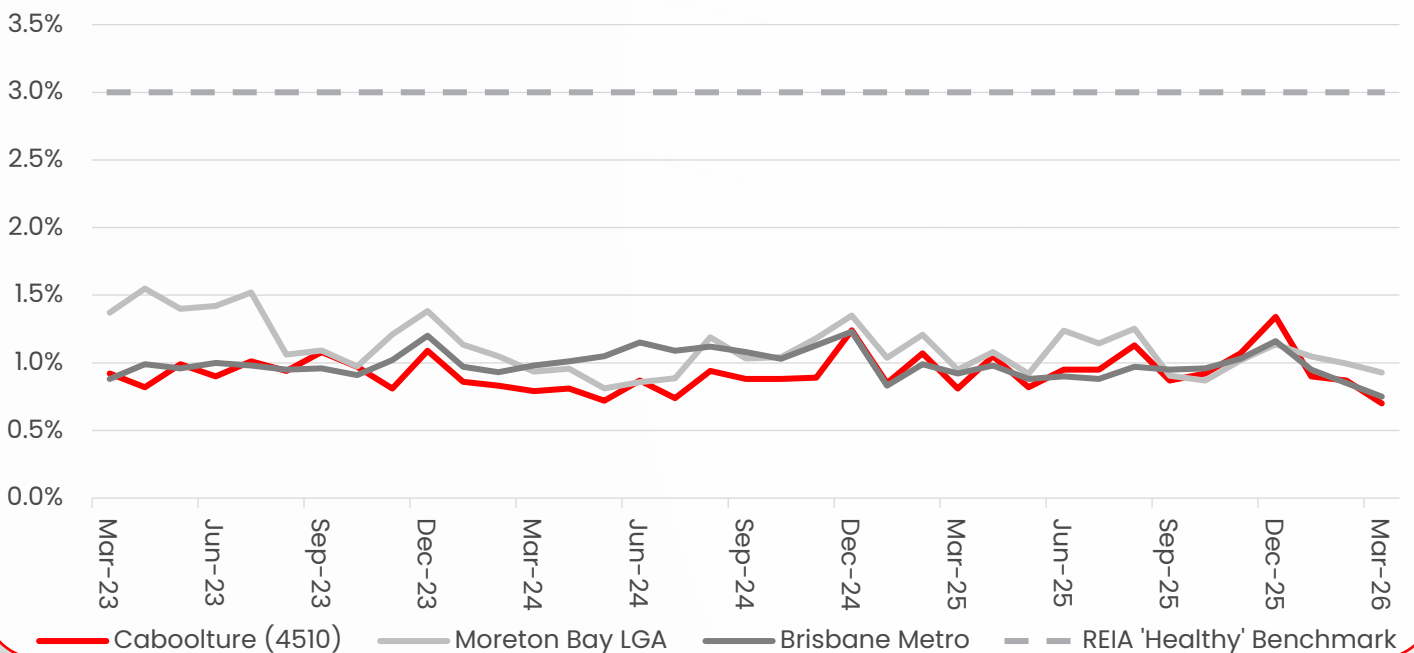
2 BEDROOMS
+7.0%

3 BEDROOMS
+7.7%

4 BEDROOMS
+4.8%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



3.6%

Caboolture (4510)



3.3%

Moreton Bay LGA



3.0%

Brisbane Metro



3.7%

Caboolture (4510)



4.0%

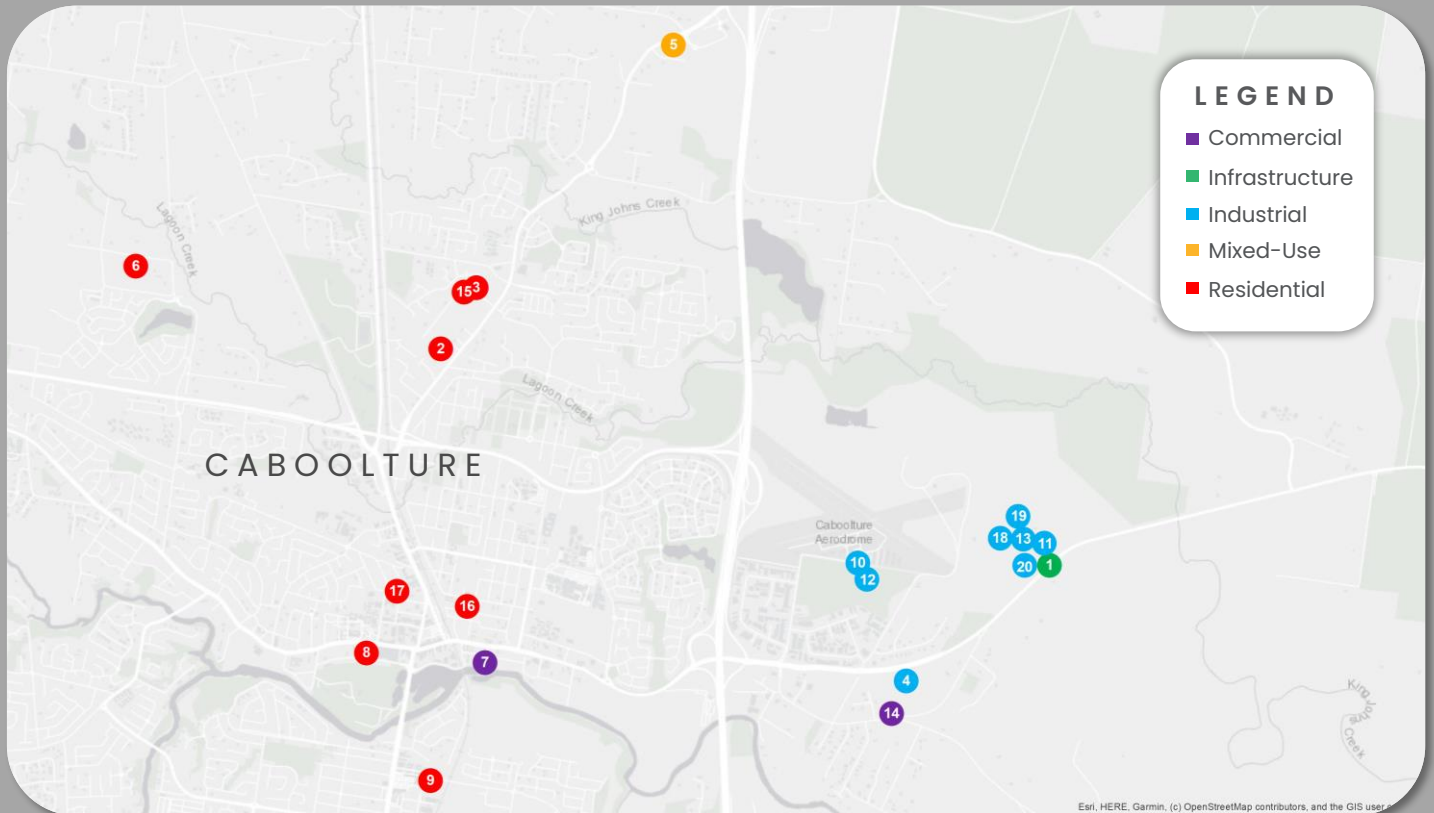
Moreton Bay LGA



3.7%

Brisbane Metro

PROJECT DEVELOPMENT MAP 2026



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Bribie Island Road Roadworks Upgrade (State Government)	Infrastructure	\$75,000,000	9/07/2026
2	Tina II Residences Caboolture Units (52 Units)	Residential	\$15,600,000	8/12/2026
3	18 Goshawk Court Townhouses (50 Townhouses)	Residential	\$15,000,000	13/11/2026
4	Mammoth Storage Project Caboolture Stages 1-4	Industrial	\$14,000,000	20/11/2026
5	407 Pumicestone Road & Eildon Street Mixed Use Development	Mixed-Use	\$9,000,000	6/07/2026
6	250-282 Smiths Road Residential Subdivision Stages 32A-35B (122 Lots)	Residential	\$5,500,000	18/12/2026
7	Royal Motel Caboolture	Commercial	\$5,000,000	2/12/2026
8	35 Elliot Street Townhouses (13 Townhouses)	Residential	\$4,000,000	17/11/2026
9	Riverbank Estate Subdivision Stages 2A-D (99 Lots)	Residential	\$3,960,000	1/12/2026
10	Corporate Park East Industrial Subdivision Stages 5.1 & 5.2 (40 Industrial Lots)	Industrial	\$3,900,000	1/10/2026
11	14 Barr Road Warehouse	Industrial	\$3,700,000	31/10/2026
12	Corporate Park East Industrial Estate Warehouse	Industrial	\$3,000,000	1/09/2026
13	10 Barr Road Warehouse	Industrial	\$2,700,000	17/11/2026
14	114 Beachmere Road Transport Depot	Commercial	\$2,000,000	18/12/2026
15	7, 15, 19 & 29 Goshawk Court Residential Subdivision (41 Lots)	Residential	\$1,850,000	13/02/2026
16	Mortimer Townhouses Caboolture (6 Townhouses)	Residential	\$1,800,000	7/02/2026
17	20 Margaret Street Units (6 Units)	Residential	\$1,800,000	3/06/2026
18	52 Wildlily Road Warehouse	Industrial	\$1,800,000	1/04/2026
19	18 Barr Road Warehouse	Industrial	\$1,800,000	4/09/2026
20	41 Wildlily & Barr Roads Warehouse	Industrial	\$1,800,000	26/08/2026



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RESEARCH SERVICES

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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Caboolture sales market data and key indicators encapsulates aggregate property market conditions within the suburb of Caboolture.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for Q1 2026 (01/01/2026 – 31/03/2026) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Caboolture rental market data encapsulates aggregate property conditions within the postcode of 4510.

§ Rental yields shown are as reported as of March 2026.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburb of Caboolture.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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