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Caboolture Market Update

2nd Half 2026

OVERVIEW

In Q3 2026, Caboolture* recorded a median house price of $885,000 and a median unit price of $670,000. This reflects an annual (Q3 2025 – Q3 2026) price growth of 8.6% for houses and 22.2% for units. Comparing Q3 2025 and Q3 2026, total sales declined by -50.0% for houses (to 80 sales in Q3 2026) and -70.9% for units (to 23 sales in Q3 2026). This confirms a clear undersupply for both property types, which has provided a buffer against multiple cash rate hikes in 2026 and supported price growth on an annual basis. Although there is a slight house price correction in the past 6 or 3 months, the overall annual net price growth is positive. This creates a unique opportunity for buyers, with higher short-term affordability; whilst owners can still benefit on their investments from a long-term capital growth perspective.

CHANGE FROM LAST	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↓
UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑

MARKET CONDITIONS

SALES

MEDIAN PRICE Q3 2026

$885K (HOUSE)

$670K (UNIT)

AVERAGE DAYS ON MARKET Q3 2026

61 HOUSE

48 UNIT

RENTALS

MEDIAN PRICE Q3 2026

$630 (HOUSE)

$540 (UNIT)

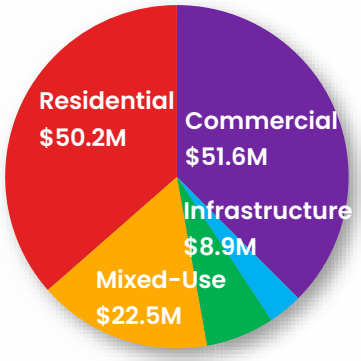
AVERAGE DAYS ON MARKET Q3 2026

17 HOUSE

20 UNIT

FUTURE DEVELOPMENTS

Caboolture* will see approximately **$137.6M of new projects commencing construction in 2026****.



A key commercial project for 2026 in Caboolture is Caboolture Affordable & Social Housing ($26.0M), which will delivery 48 affordable living units.

Key residential projects include:

- 18 Goshawk Court (50 Townhouses)
- River Park Estate Upper Caboolture (102 Residential Vacant Lots)
- 20 Margaret Street (6 Units)

Although several residential projects are planned for 2026, the development pipeline is limited to units/apartments, townhouses and residential lots. There are no new stand-alone houses in the pipeline. Further, residential lots require time to be developed into ready-to-sell homes. Against 468 house and 177 unit sales recorded in the past 12 months to Q3 2026, the number of new supply will not be enough. This suggests that the undersupply in housing stock remains, creating a platform for market price recovery in the long-term.

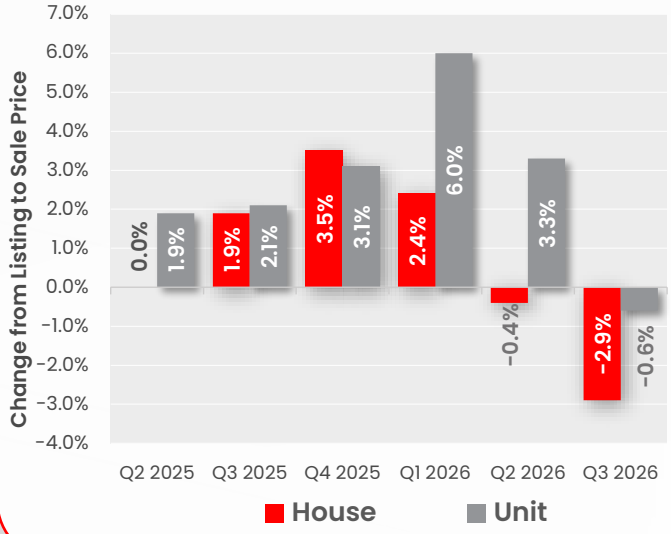
6 Units/ Apartments

122 Townhouses

270 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.

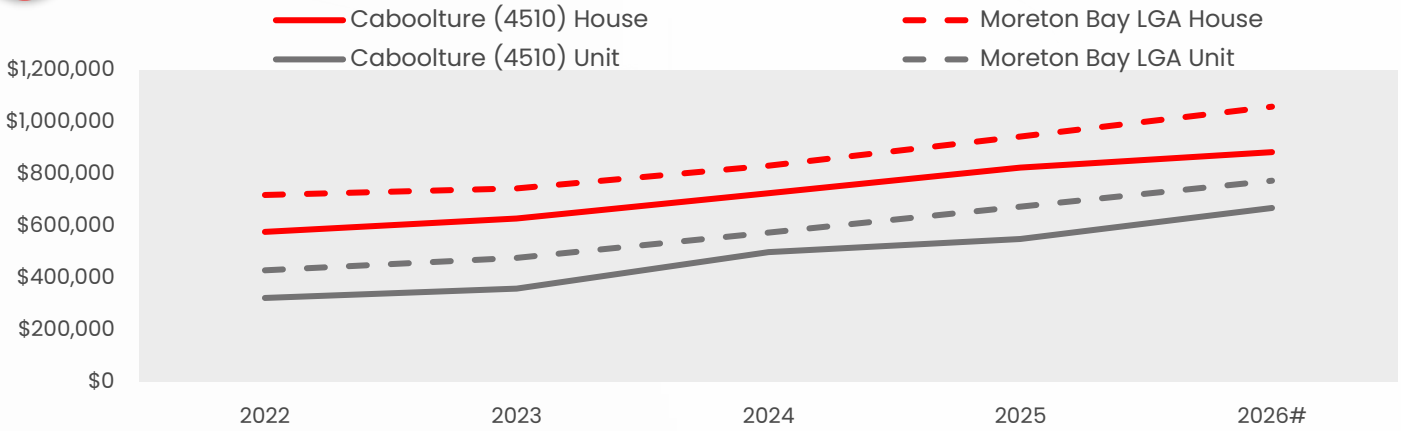


Average vendor discounts have swung to from a premium to a discount over the past 12 months to Q3 2026, of -2.9% for houses and -0.6% for units. The Caboolture* market now favor buyers, with sellers willing to accept below the first listing prices. A discount is unusual in Caboolture*, with Q3 2026 recording the first average vendor discount in the past 24 months. This is an ideal opportunity for first home buyers.

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

The dominant proportion of homes sold in Caboolture* in 2026# were in the middle-price bracket of $850,000 to $950,000 for houses (31.7%) and $600,000 to $700,000 for units (29.3%). That said, the premium market is still strong, with 29.2% of houses sold above $1.05M and 14.1% of units sold above $800,000. This benefits owners looking to sell. The most affordable price brackets were available, with 4.8% of houses sold below $750,000 and 13.1% of units sold below $500,000, in good news for first home buyers. Caboolture* offers a diverse range of housing options for all budgets.

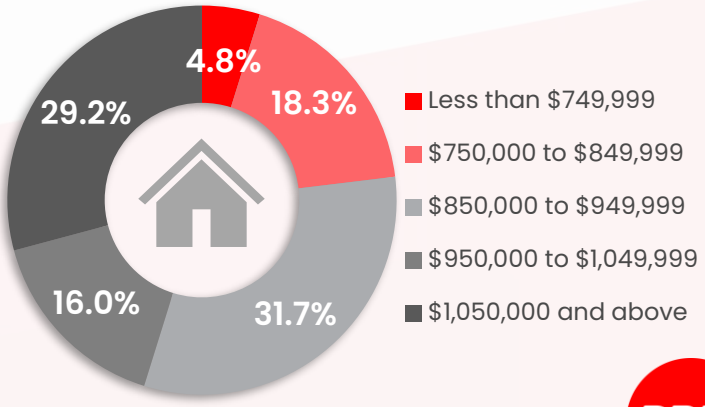
MARKET COMPARISON



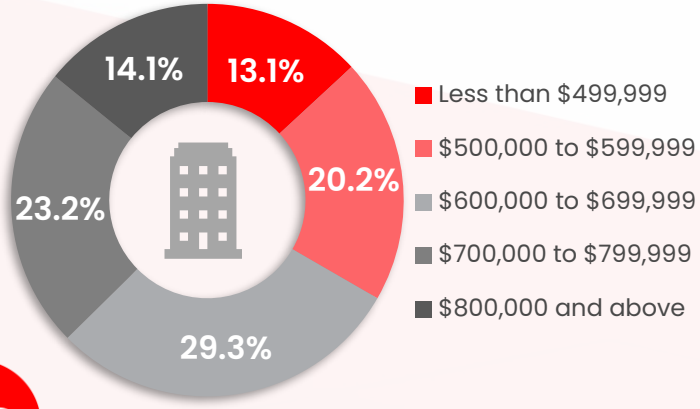
The market comparison graph provides a comparative trend for the median price of houses and unit over the past 5 years. The LGA profiled are chosen based on their proximity to the main suburb analysed, which is Caboolture.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yield in Caboolture¥ was 3.8% in September 2026, higher than Moreton Bay LGA (3.5%) and Brisbane Metro (3.3%). This is paired with a 1.3% increase in the median house rental price over the past 12 months to Q3 2026, to $630 per week; along with a -17.2% decline in the number of houses rented (to 135 rentals in Q3 2026). This confirms an undersupplied house rental market in Caboolture¥, which will continue to benefit investors.

4+ bedroom houses have provided investors with +6.2% rental growth annually, achieving a median rent of $690 per week.

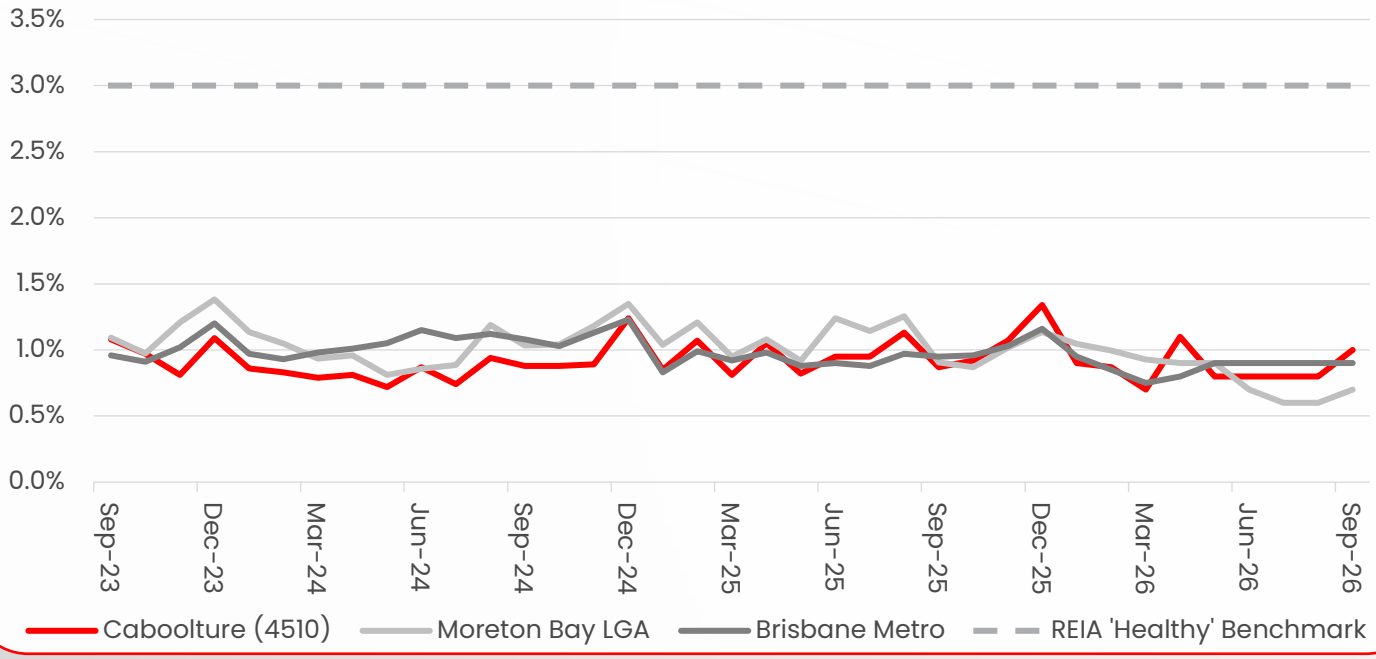
Caboolture¥ recorded a vacancy rate of 1.0% in September 2026, above Moreton Bay (0.7%) and Brisbane Metro (0.9%). Vacancy rates in Caboolture¥ increased slightly in the past 12 months, due to more investors entering the rental market. However, a 1.0% vacancy rate is well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental properties. This creates a conducive investment environment, even with a higher house and unit median (entry) price over the past 12 months to Q3 2026.

2 BEDROOMS **+2.2%**

3 BEDROOMS **+5.5%**

4 BEDROOMS **+6.2%**

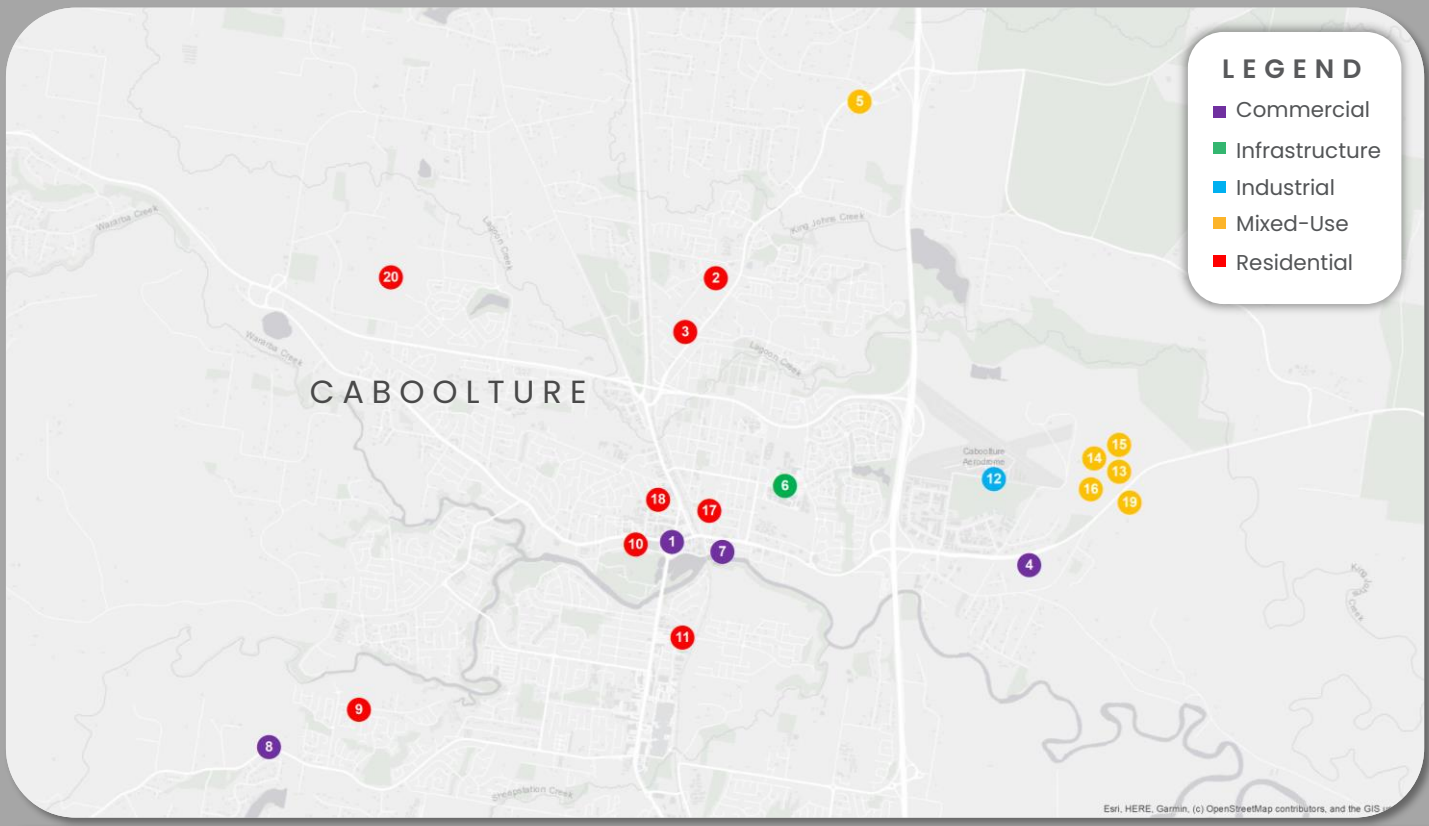
RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.8%	**3.5%**	**3.3%**	**3.7%**	**4.1%**	**4.1%**
Caboolture (4510)	Moreton Bay LGA	Brisbane Metro	Caboolture (4510)	Moreton Bay LGA	Brisbane Metro

PROJECT DEVELOPMENT MAP 2026



#	Project£	Type	Estimated Value¥	Commence Date¥
1	Caboolture Affordable & Social Housing (48 Dwellings)	Commercial	$26,000,000	14/12/2026
2	18 Goshawk Court Townhouses (50 Townhouses)	Residential	$15,000,000	6/04/2026
3	96 Pumicestone Road Townhouses (48 Townhouses)	Residential	$14,400,000	27/02/2026
4	Mammoth Storage Project Caboolture Stages 1-4	Commercial	$14,000,000	20/11/2026
5	407 Pumicestone Road & Eildon Street Mixed Use Development(Retail Showroom/Storage Facility/Shop)	Mixed-use	$9,000,000	7/12/2026
6	Caboolture Hospital Paediatric Specialist Outpatient Department Fitout Project (State Government)	Infrastructure	$8,230,000	4/05/2026
7	Royal Motel Caboolture	Commercial	$5,000,000	2/12/2026
8	Caboolture West Service Centre	Commercial	$5,000,000	2/02/2026
9	River Parks Estate Upper Caboolture Residential Subdivision Stages 32-39 (102 Lots)	Residential	$4,600,000	1/12/2026
10	35 Elliot Street Townhouses (13 Townhouses)	Residential	$4,000,000	17/11/2026
11	Riverbank Estate Subdivision Stages 2a-d (99 Lots)	Residential	$3,960,000	1/12/2026
12	Corporate Park East Industrial Estate Warehouse	Industrial	$3,000,000	1/12/2026
13	10 Barr Road Warehouse (Warehouse/Office)	Mixed-use	$2,700,000	17/02/2026
14	52 Wildlily Road Warehouse (Warehouse/Office)	Mixed-use	$1,800,000	1/04/2026
15	18 Barr Road Warehouse (Warehouse/Office)	Mixed-use	$1,800,000	4/09/2026
16	41 Wildlily & Barr Roads Warehouse (Warehouse/Office)	Mixed-use	$1,800,000	26/08/2026
17	Mortimer Townhouses Caboolture (6 Townhouses)	Residential	$1,800,000	7/02/2026
18	20 Margaret Street Units (6 Units)	Residential	$1,800,000	3/06/2026
19	48 Wildlily Road (Warehouse/ Office)	Mixed-use	$1,600,000	23/01/2026
20	Central Springs Parade Residential Subdivision Stage 14d (35 Vacant Land Lots)	Residential	$1,600,000	5/11/2026

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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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.

2026 encapsulates sales transactions for Q1-Q3 2026 (01/01/2026 – 30/09/2026) 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 Q3 2025 (01/07/2025 – 30/09/2025) and Q3 2026 (01/07/2026 – 30/09/2026) 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.

A 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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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