

BRISBANE PROPERTY MARKET INSIGHTS MAY 2025

more
than
money



• SNAPSHOT

Dwelling Value Change

+0.6% **+1.6%** **+7.1%**
Month Quarter Annual

\$917,992

Median Dwelling Value

50,724

Annual Dwelling Sales

20 Days

Median Days on Market

Source: Cotality



- The Brisbane median house price ticked over \$1 million in May, reaching \$1,000,422 after growth of +0.5% was recorded for the month. Quarterly and annual growth remained strong, at +1.5% and +6.2%, respectively. The unit market had a stronger performance, with a +1.1% monthly growth, +2.4% quarterly growth and +11.8% annual growth, bringing the median value to \$709,823.
- Sales activity remains subdued, with annual sales volumes down -10.1% compared to the same period last year and -7.9% below the previous 5-year average. The largest contributor to this drop is the unit market, where a -20.7% decline in sales was recorded year-on-year, with values -8.8% below the 5-year average. House sales were also down, noting a lesser -5.1% decline over the year and -7.5% drop on the 5-year average.
- Total listing volumes rose for the year, however, with houses and units recording year-on-year increases of +2.8% and +3.6%, respectively.
- Improving buyer sentiment has placed upward pressure on Brisbane property values following the May official interest rate cut – building on the effect of February’s reduction – with expectations of further easing continuing to buoy market confidence.
- Over the past year, Brisbane rents have continued to rise, with house rents increasing by +3.2% and unit rents growing at a stronger rate of +4.5% annually. This sustained rental growth reflects ongoing demand pressures, driven by population growth and tight vacancy rates, which currently stand at a low 1.0%.

“ Valuer on the Ground

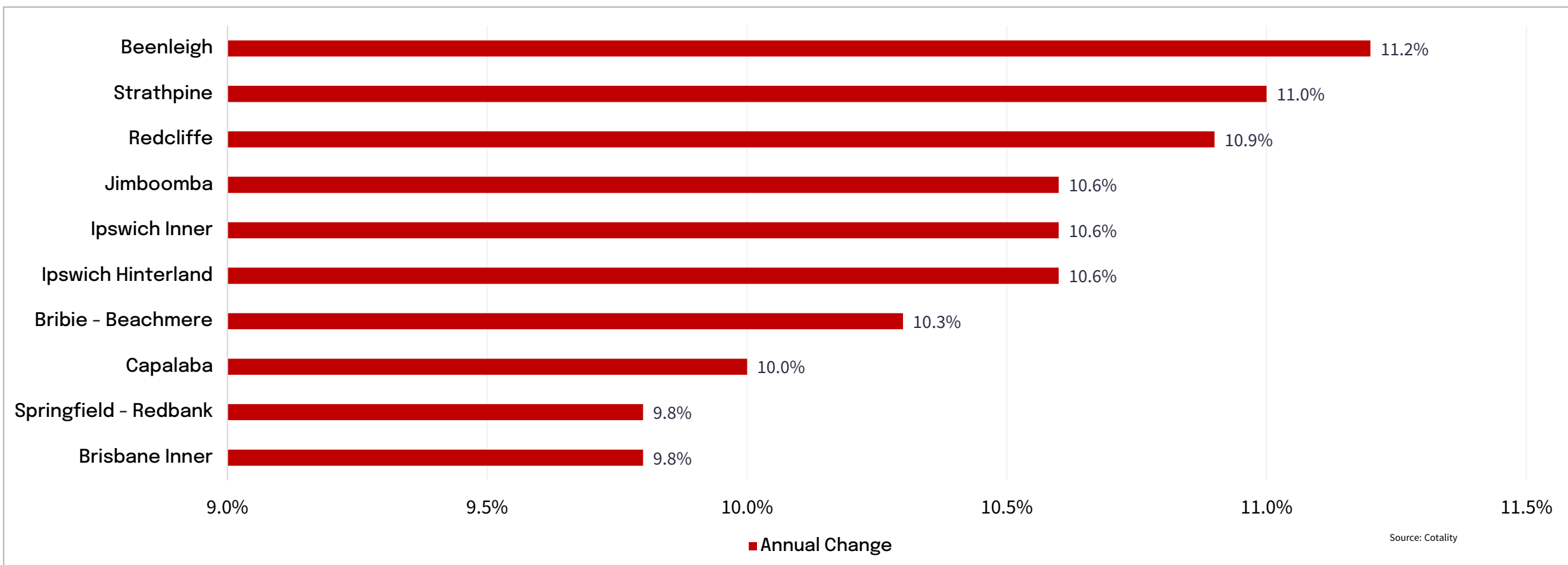
The market is active, especially in the entry level market segment. Although other markets have moderated, prices continue to rise.

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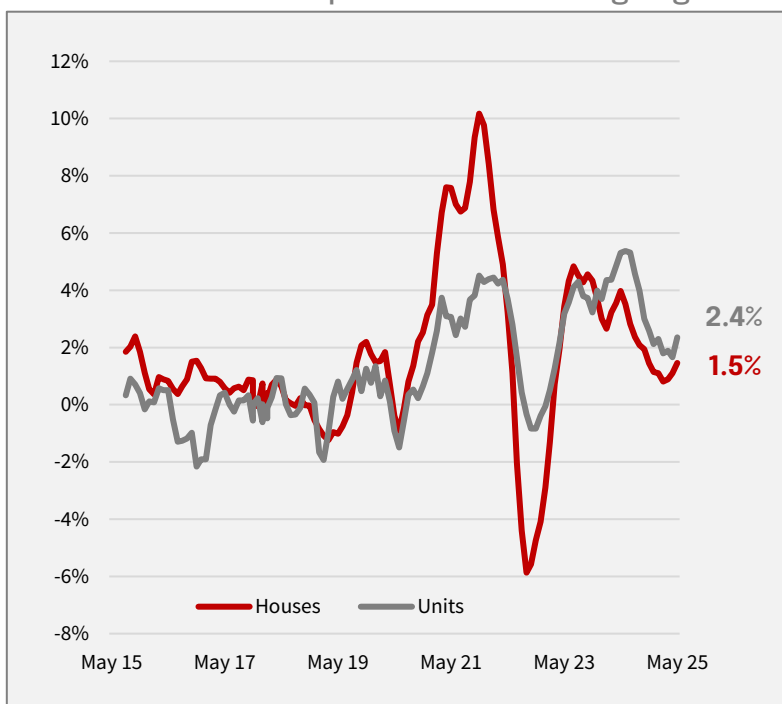


Top Suburbs Annual Change - Dwellings



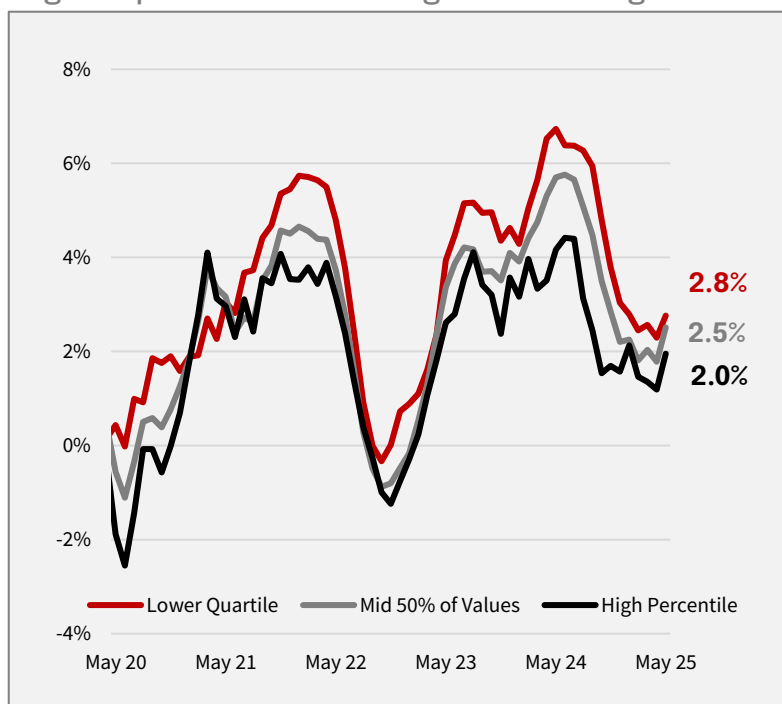
Quarterly Value Change by Property Type

Units continue to outperform the housing segment



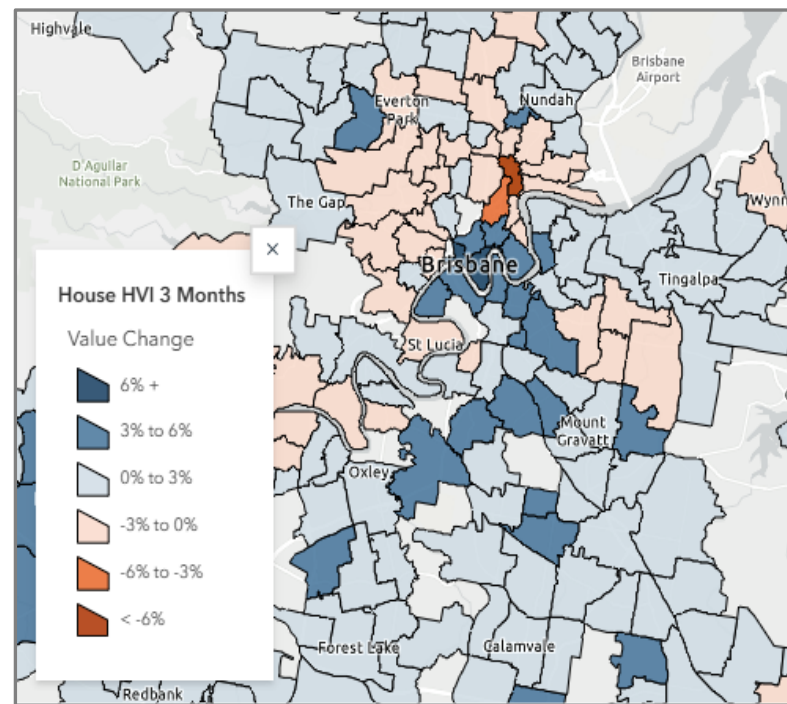
Quarterly Value Change by Price Quartile

Highest percentile recording the slowest growth



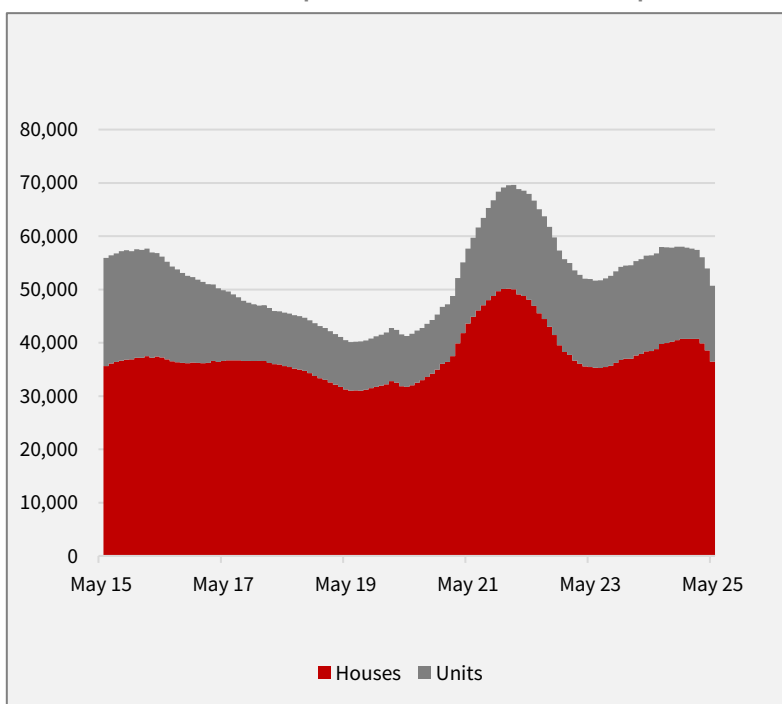
Mapping the Market - 3 months to May

Strongest growth most evident in the south



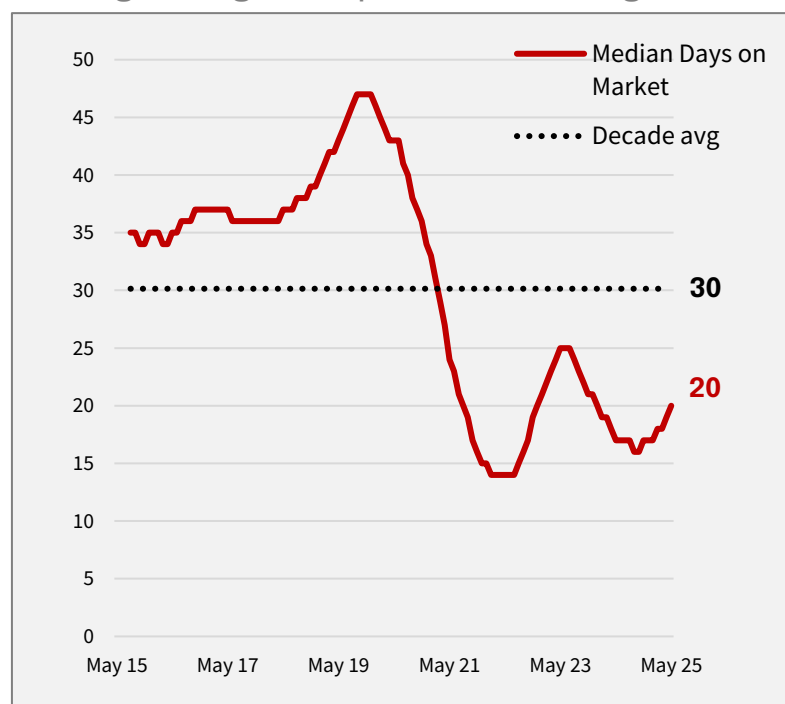
Annual Volume of Sales by Property Type

House sales made up 72% and units made up 28%



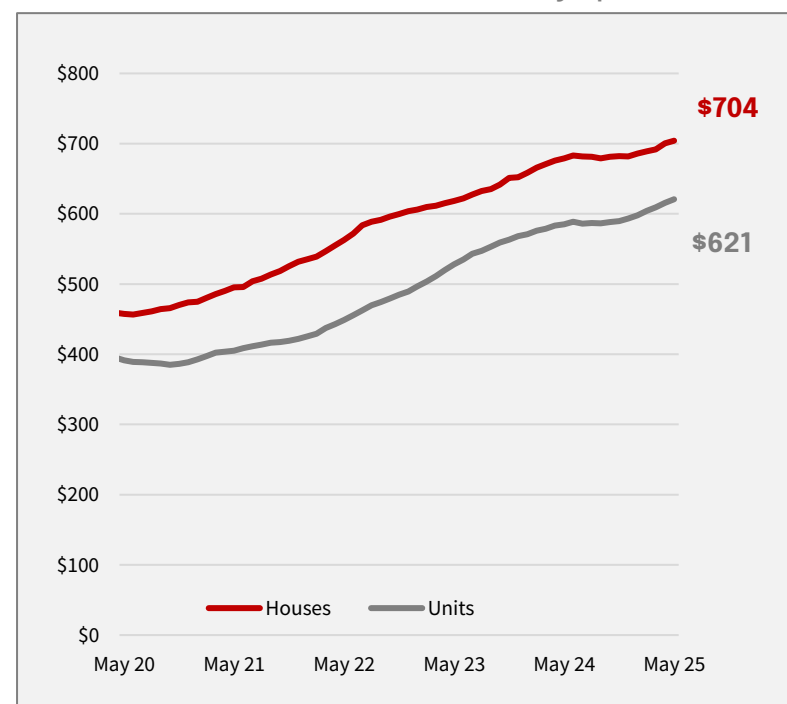
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

House and unit rents continue steady upward trend



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RECENT SALES ACTIVITY

39 Bowerbird Crescent, Dakabin



\$760,000



3



2



1



335 m²



111 m²

Sold: 30/05/2025

Days on Market: 23

34-36 Cascara Drive, Cedar Vale



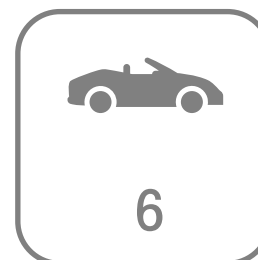
\$1,250,000



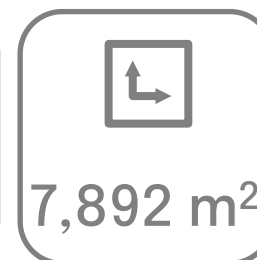
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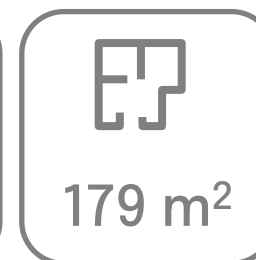
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6



7,892 m²



179 m²

Sold: 29/05/2025

Days on Market: 119

68 Burn Street, Camp Hill



\$3,910,000



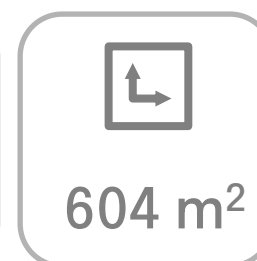
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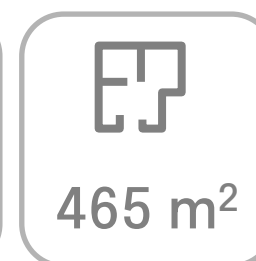
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2



604 m²



465 m²

Sold: 24/05/2025

Days on Market: 24

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