BRISBANE
PROPERTY MARKET INSIGHTS SEPTEMBER 2025

more than money

SNAPSHOT

Dwelling Value Change

+1.2% Month | +3.5% Quarter | +8.8% Annual

$969,868
Median Dwelling Value

50,168
Annual Dwelling Sales

21 Days
Median Days on Market

Source: Cotality

- Brisbane's property values continued to reach new peaks, outperforming most other capital cities in monthly, quarterly and annual growth. House values rose 1.1% over the month, 3.3% over the quarter and 8.1% annually, pushing the median value to $1,062,109. Units outpaced houses, climbing 1.7% monthly, 4.7% quarterly and a significant 12.4% year-on-year, with the median unit value now sitting at $755,087.

- Sales and listing activity in Brisbane continues to reflect tight market conditions, with transaction volumes well below historical norms. House sales declined 9.2% over the year and sit 8.9% below the previous five-year average, while unit sales fell more sharply - down 22.9% annually and 15.2% below the five-year benchmark. Listing activity has also contracted significantly, with house listings 15.1% lower than this time last year and unit listings down a steep 24.8%. These figures suggest a constrained supply environment, which is likely contributing to the sustained price growth across both segments.

- Rental growth in Brisbane shows no signs of slowing, driven by strong tenant demand and limited availability. House rents rose 5.4% over the past year, while unit rents increased by 6.4%, reflecting strong tenant demand and limited rental supply. Despite the uplift in rental prices, Brisbane's gross rental yield sits at 3.6%, slightly below the national average. Whilst rental returns are solid, rapid capital growth has slightly compressed yields.

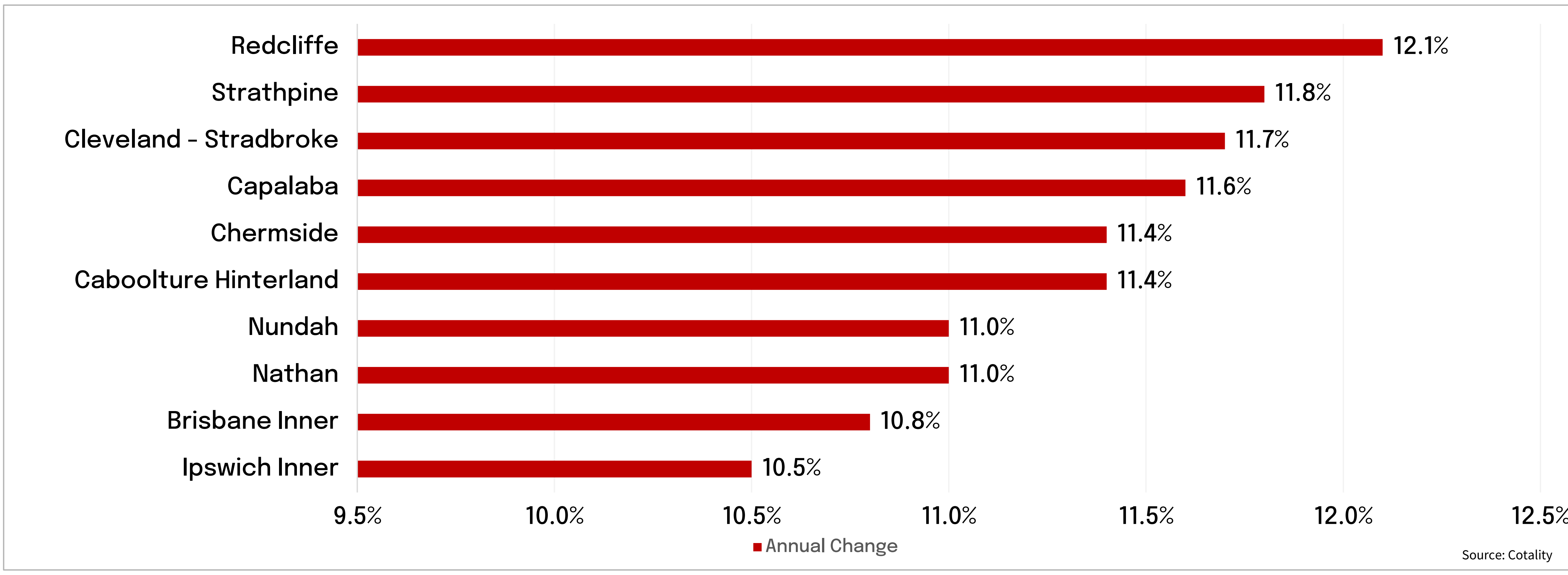
- The expansion of the Home Deposit Guarantee - lifting Brisbane's price cap to $1 million and removing income limits - is expected to intensify competition in the entry-level market, fuelling demand and placing further upward pressure on prices amid already tight supply. Affordability remains a growing concern, particularly as prices continue to climb and outpace income growth. With the median house value now exceeding $1 million and unit prices also at record highs, many buyers are finding it increasingly difficult to enter the market. While initiatives like the Home Deposit Guarantee may provide some relief, they also risk intensifying competition and pushing prices higher. Combined with rising rents and compressed yields, the current environment presents significant hurdles both for aspiring homeowners and renters.

Valuer on the Ground

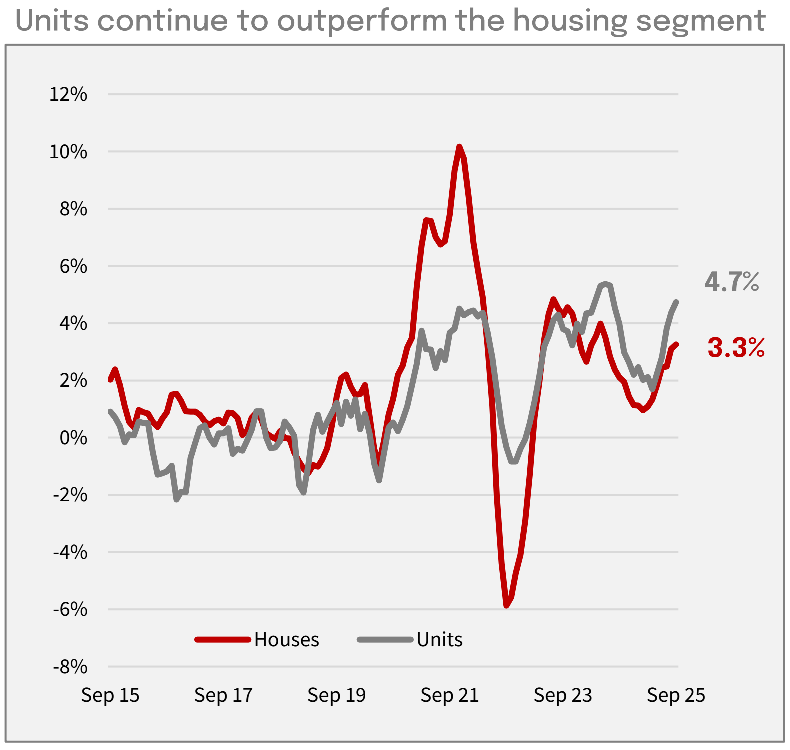
"Whilst the broad market is accelerating, not all segments are benefiting to the same degree – more modest growth evident with vacant land, ex investor stock & premium."

BRISBANE
PROPERTY MARKET INSIGHTS SEPTEMBER 2025

Top Suburbs Annual Change - Dwellings

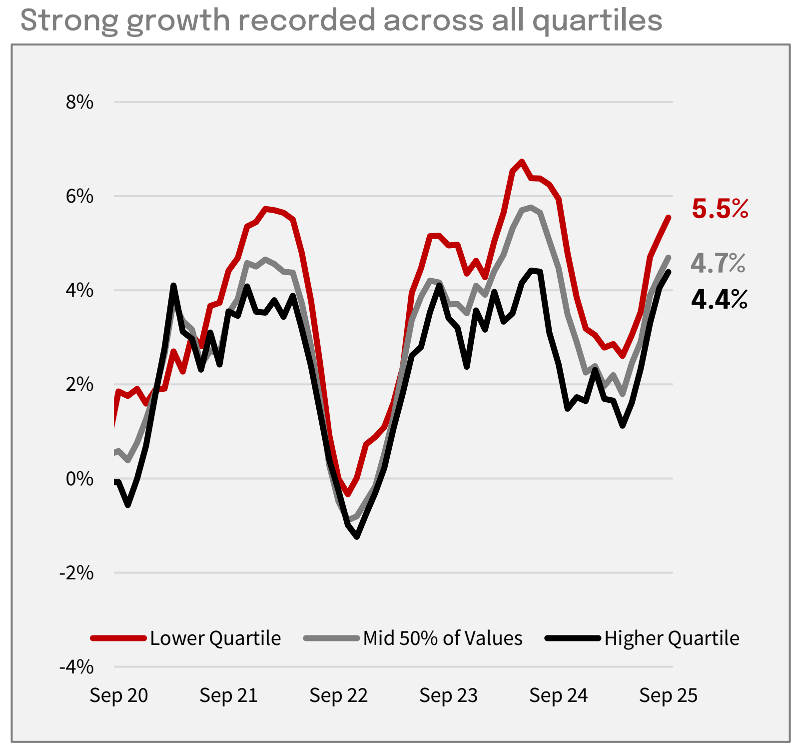


Quarterly Value Change by Property Type
Units continue to outperform the housing segment



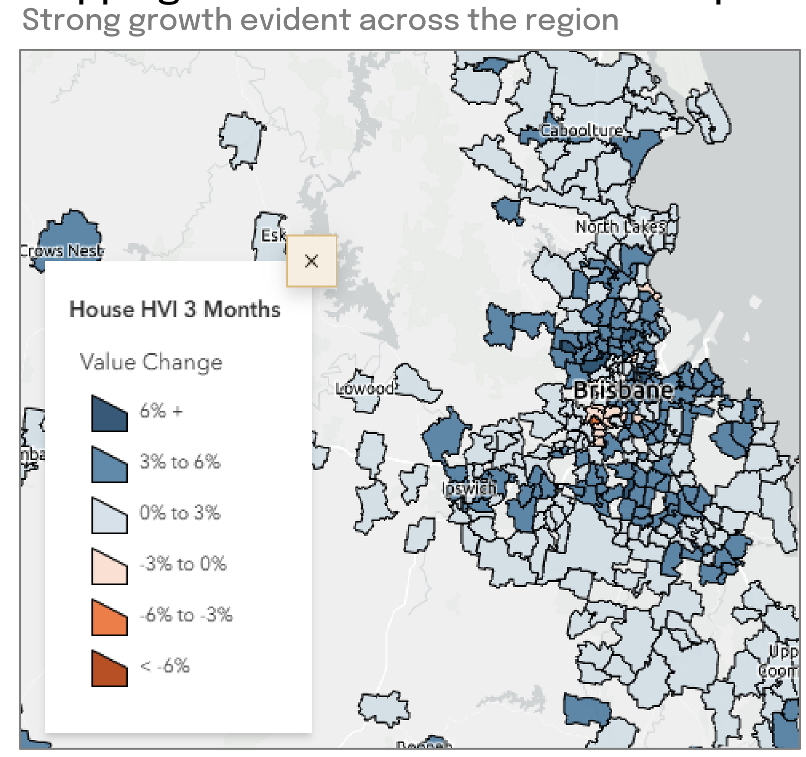
Source: Cotality

Quarterly Value Change by Price Quartile
Strong growth recorded across all quartiles



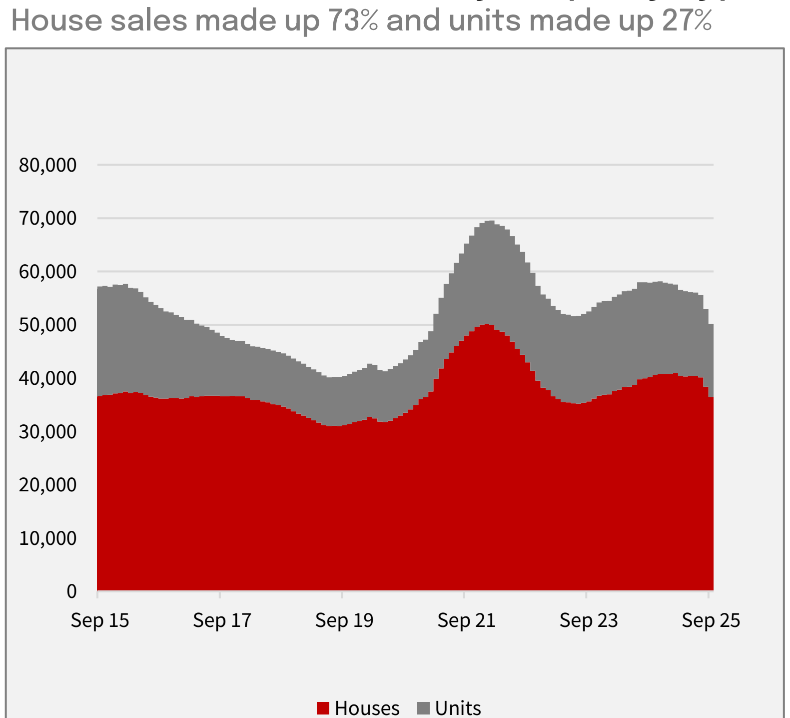
Source: Cotality

Mapping the Market – 3 months to Sep
Strong growth evident across the region



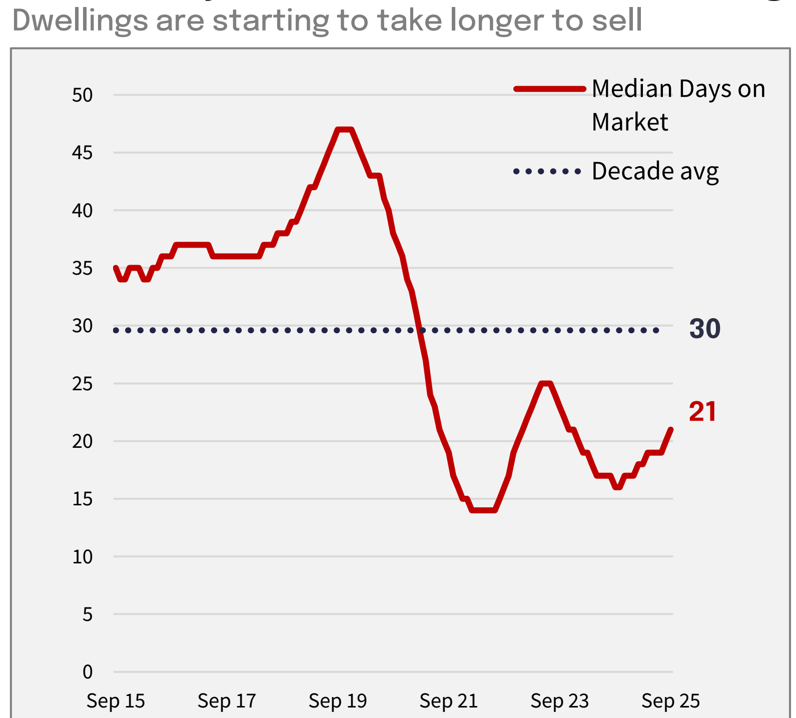
Source: Cotality

Annual Volume of Sales by Property Type
House sales made up 73% and units made up 27%



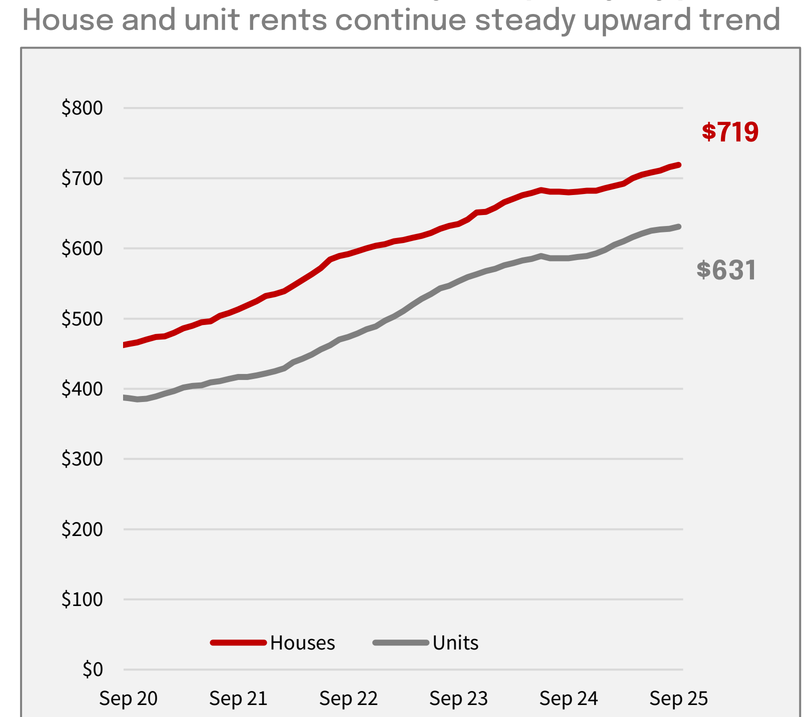
Source: Cotality

Median Days on Market vs Decade Average
Dwellings are starting to take longer to sell



Source: Cotality

Median Rental Value by Property Type
House and unit rents continue steady upward trend



Source: Cotality

BRISBANE
PROPERTY MARKET INSIGHTS
SEPTEMBER 2025

more than money

RECENT SALES ACTIVITY

68 Queen Street, Goodna

$610,000

2 | 1 | 1 | 686 m² | 74 m²

Sold: 26/09/2025
Days on Market: 5

28 Bent Street, Cannon Hill

$1,595,000

4 | 2 | 2 | 610 m² | 210 m²

Sold: 13/09/2025
Days on Market: 26

12 Stephenson Street, Bardon

$6,900,000

5 | 5 | 4 | 810 m² | 578 m²

Sold: 12/09/2025
Days on Market: 75

Source: Cotality