

BRISBANE PROPERTY MARKET INSIGHTS AUGUST 2025



• SNAPSHOT

Dwelling Value Change

+1.2% **+3.0%** **+7.9%**
Month Quarter Annual

\$949,583

Median Dwelling Value

50,420

Annual Dwelling Sales

21 Days

Median Days on Market

Source: Cotality



- Brisbane's property market continued its strong performance in August, with both houses and units reaching new price peaks. House values rose 1.2% over the month, 2.9% over the quarter and 7.3% annually, pushing the median house value to \$1,040,651 – a level that marks a 100.7% increase over the past decade. Units also performed strongly, with values up 1.3% monthly, 3.9% quarterly and 11.1% year-on-year, bringing the median unit value to \$740,992 and representing a 72.7% rise over the last 10 years.
- Brisbane's sales activity has softened despite strong price growth, with house sales down -8.4% annually and sitting -8.3% below the five-year average, while unit sales have declined -23.2% year-on-year and are -13.9% below the five-year average. The gap between rising values and falling sales highlights a competitive but supply-constrained environment, particularly in the unit segment.
- Listing volumes in Brisbane remain notably tight, adding to the upward pressure on property values. Compared to a year ago, house listings are down 11.6%, while unit listings have dropped 20.2%, reflecting a significant contraction in available stock.
- Spring is Brisbane's most active season for property market activity, consistently outperforming winter across key indicators. Domain's analysis of the past decade shows that Brisbane listings typically rise by 4.1%, sales increase by 5.8% and auction volumes surge by 25.9% during spring when compared to winter, reflecting a significant seasonal lift in market engagement. This heightened activity also drives price growth, with the median property value increasing by 3.0% on average.
- Brisbane's rental market continues to deliver strong growth, with house rents rising 5.1% annually and unit rents surging 7.3%, reflecting robust tenant demand across both segments. Despite this solid performance, Brisbane's gross rental yield sits at 3.6%, slightly below the national average of 3.7%, but still offering attractive returns for investors.

“ Valuer on the Ground

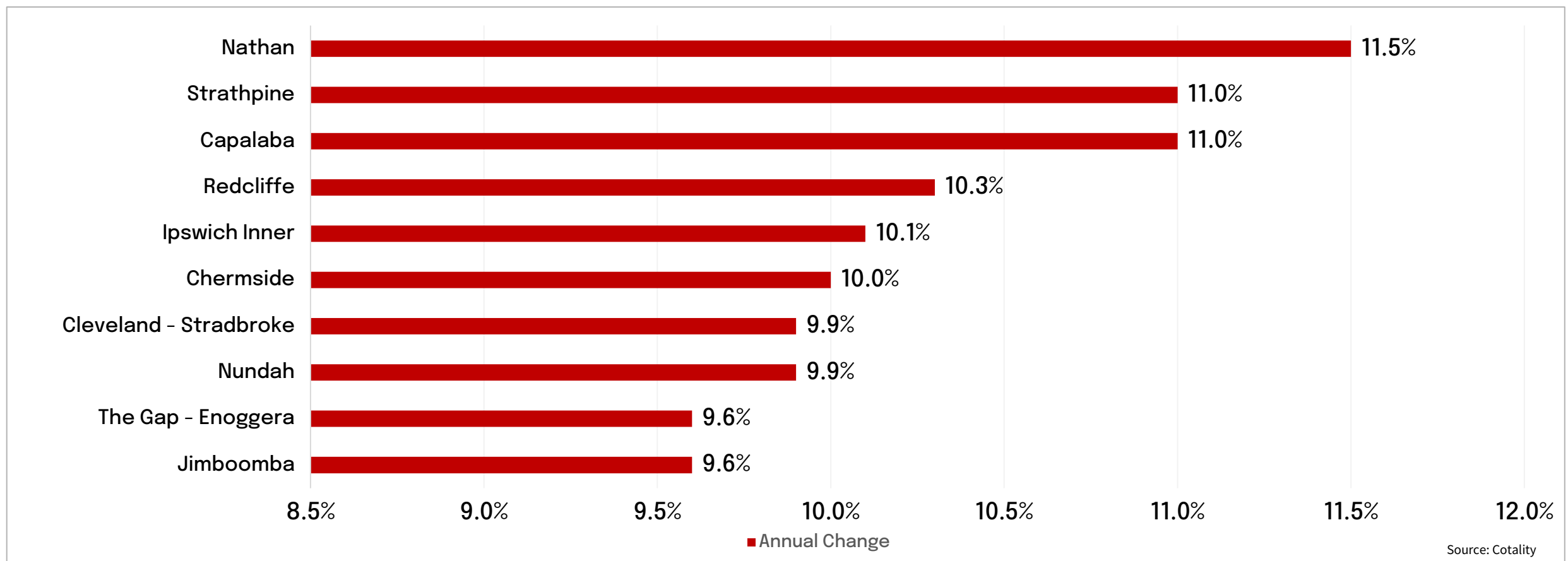
Indicators suggest a continued increase in prices.

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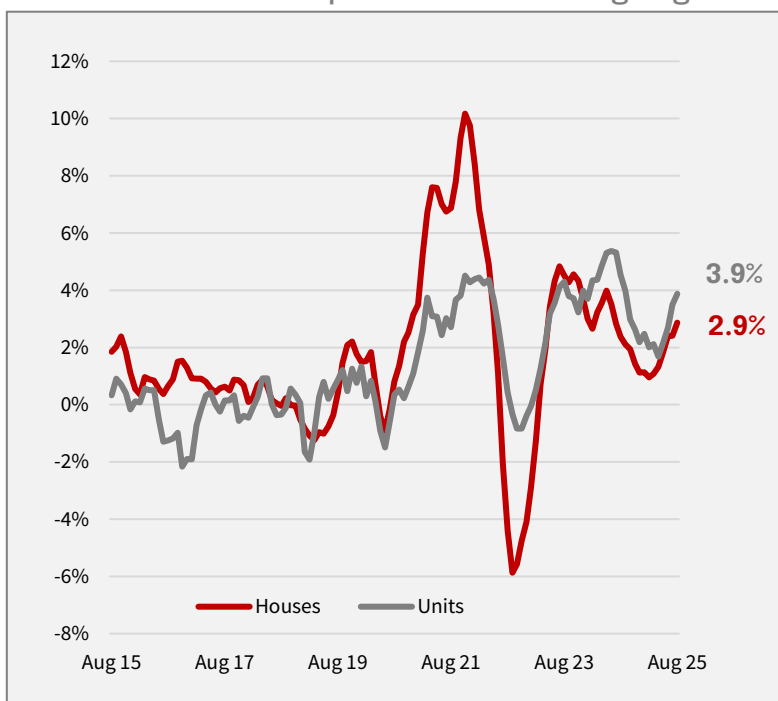


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

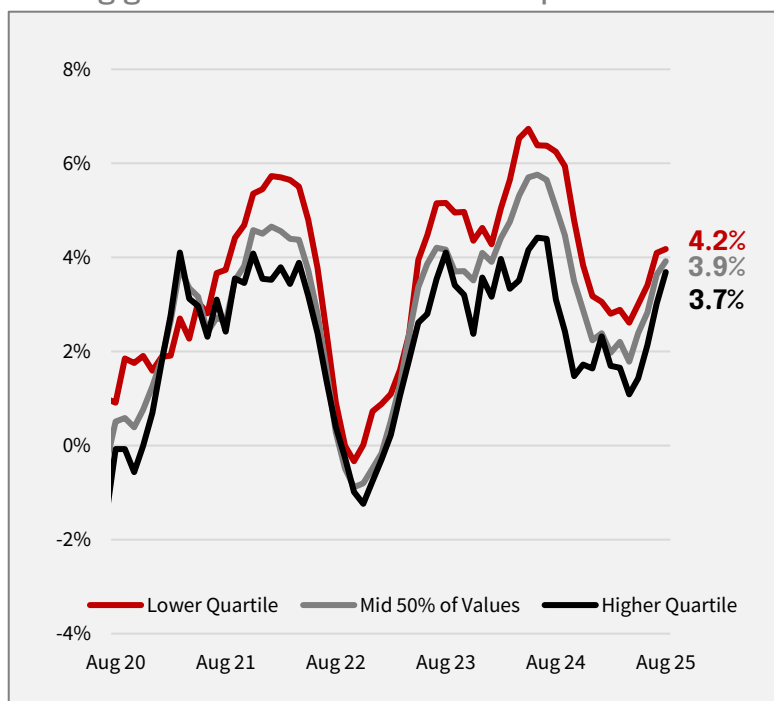
Units continue to outperform the housing segment



Source: Cotality

Quarterly Value Change by Price Quartile

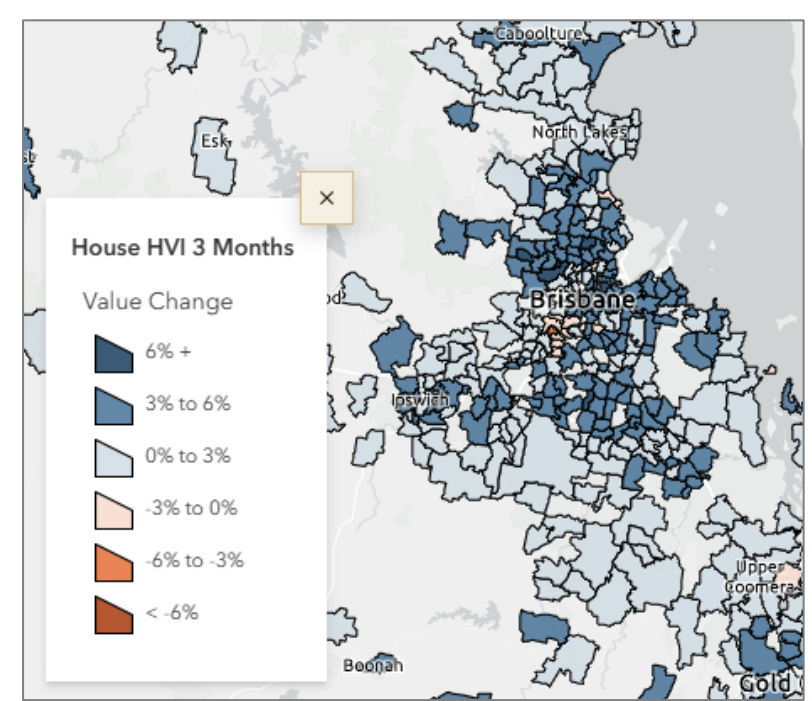
Strong growth recorded across all quartiles



Source: Cotality

Mapping the Market - 3 months to August

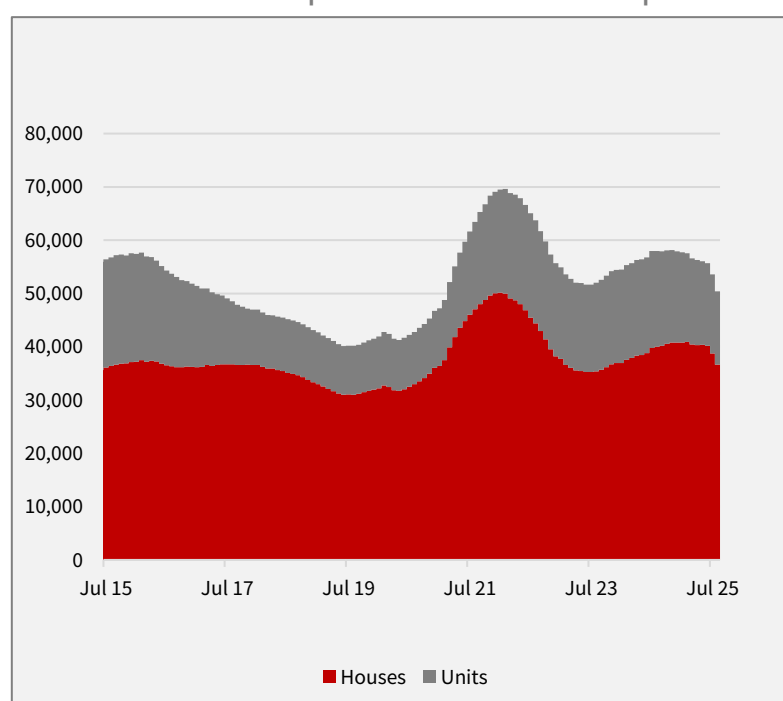
Strong growth evident across the region



Source: Cotality

Annual Volume of Sales by Property Type

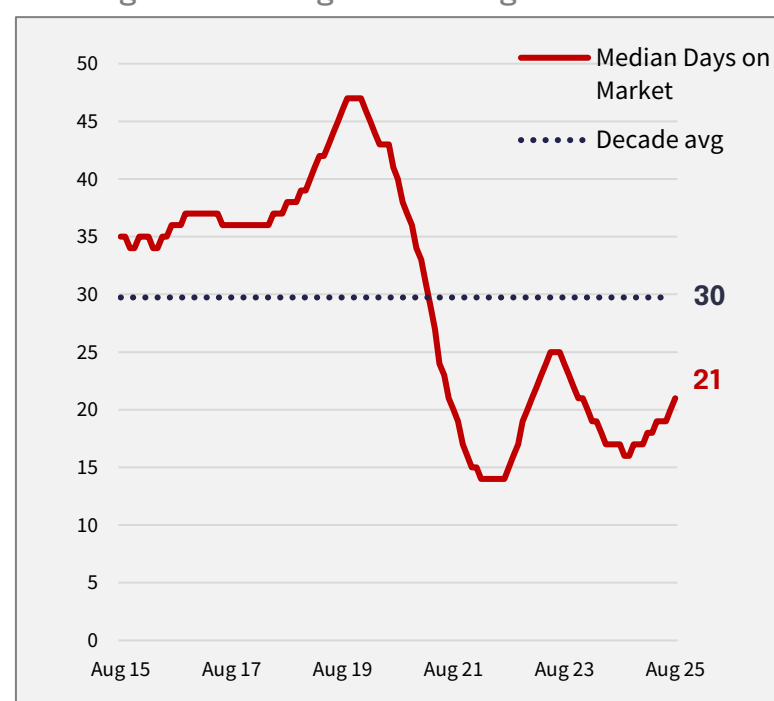
House sales made up 73% and units made up 27%



Source: Cotality

Median Days on Market vs Decade Average

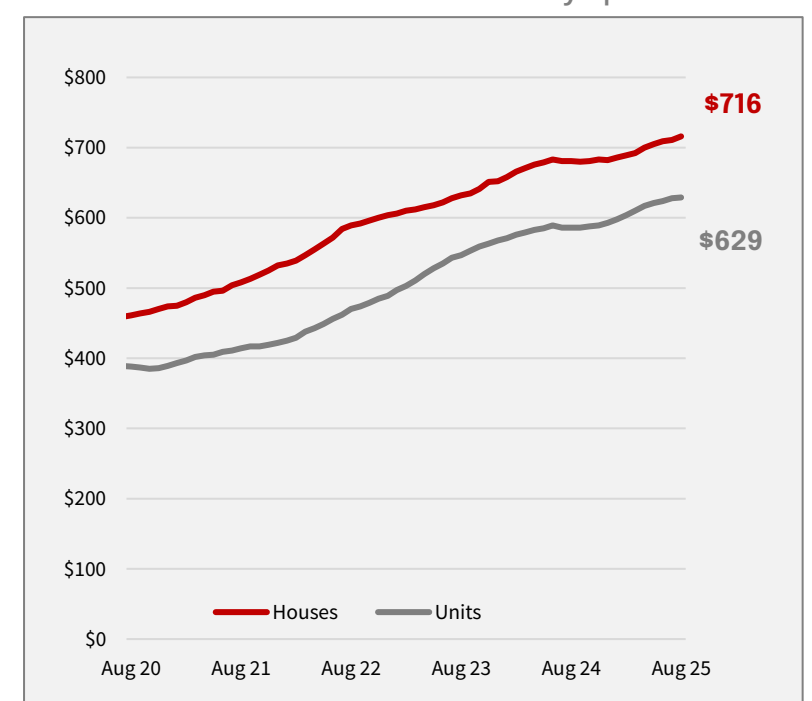
Dwellings are starting to take longer to sell



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

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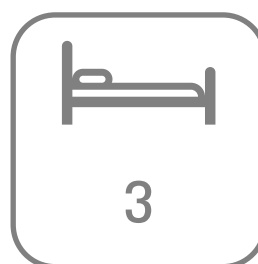


RECENT SALES ACTIVITY

19 Lismore Street, Acacia Ridge



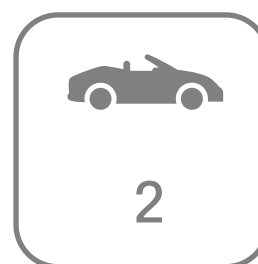
\$781,000



3



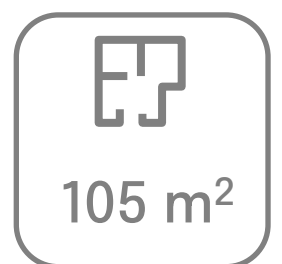
1



2



650 m²



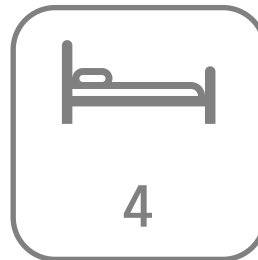
105 m²

Sold: 23/08/2025
Days on Market: 20

12 Swan Terrace, Windsor



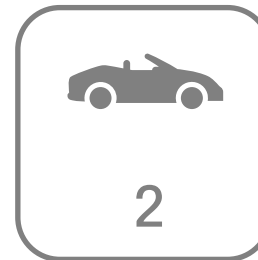
\$1,470,000



4



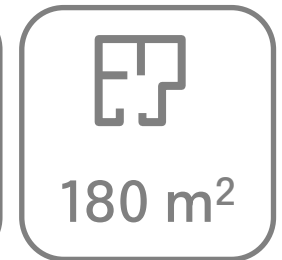
3



2



405 m²



180 m²

Sold: 19/08/2025
Days on Market: 23

41 Abbott Street, New Farm



\$4,000,000



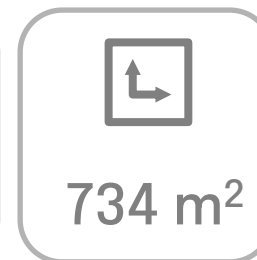
3



2



2



734 m²



205 m²

Sold: 12/08/2025
Days on Market: 34

Source: Cotality

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