

BRISBANE PROPERTY MARKET INSIGHTS 2025 REVIEW

• SNAPSHOT

Dwelling Value Change

+1.6% **+5.6%** **+14.5%**
Month Quarter Annual

\$1,036,323
Median Dwelling Value

52,004
Annual Dwelling Sales

19 Days
Median Days on Market

Source: CoreLogic



- Brisbane's property market ended 2025 at full strength with prices at peak levels across every segment. House values rose 14.0% over the year, with a further increase of 1.5% in December and 5.4% in the final quarter, lifting the median price to \$1,131,329. Units outperformed, rising 16.9% for the year and posting a 1.8% monthly rise, 6.2% quarterly growth, taking the median value to \$807,161. The breadth of growth confirms Brisbane as one of the country's strongest and most resilient housing markets, with momentum firmly carrying through to the close of the year.
- Sales activity softened across Brisbane in 2025 as both buyer demand and available stock pulled back from prior highs. House sales reduced -7.1% over the year and sat -6.0% below the previous five-year average, while unit sales declined even more sharply, down -17.9% annually and -14.0% below the prior five-year benchmark. On a year-on-year basis, the market activity recorded declines with house sales down -24.1% and unit sales sliding -33.0%, reflecting a tightly held market, lower turnover and ongoing supply constraints across the city.
- The expansion of the first home buyer scheme in October added extra momentum to Brisbane's more affordable segments, with the uplift strongest where buyers could purchase under the revised price cap of \$1 million. Dwelling values below the caps rose 6.5%, outpacing the 5.0% growth recorded for properties sitting above the threshold, signalling that the scheme helped concentrate demand at the entry level where improved borrowing conditions and reduced barriers translated directly into faster price gains.
- Brisbane's rental market remained tight through 2025 with dwelling rents up 6.2% over the year, including 6.2% growth for houses and 6.6% for units. Gross yields eased to 3.4%, down from 3.6% a year earlier, as price growth continued to outpace rental gains. Vacancy tightened to 2.1%, edging lower from 2.2% last year and reflecting ongoing scarcity across most suburbs. At the top end, house rents were highest in Brookfield and most affordable in Russell Island, while unit rents were most expensive in Brisbane City and most affordable in Caboolture.

Valuer on the Ground

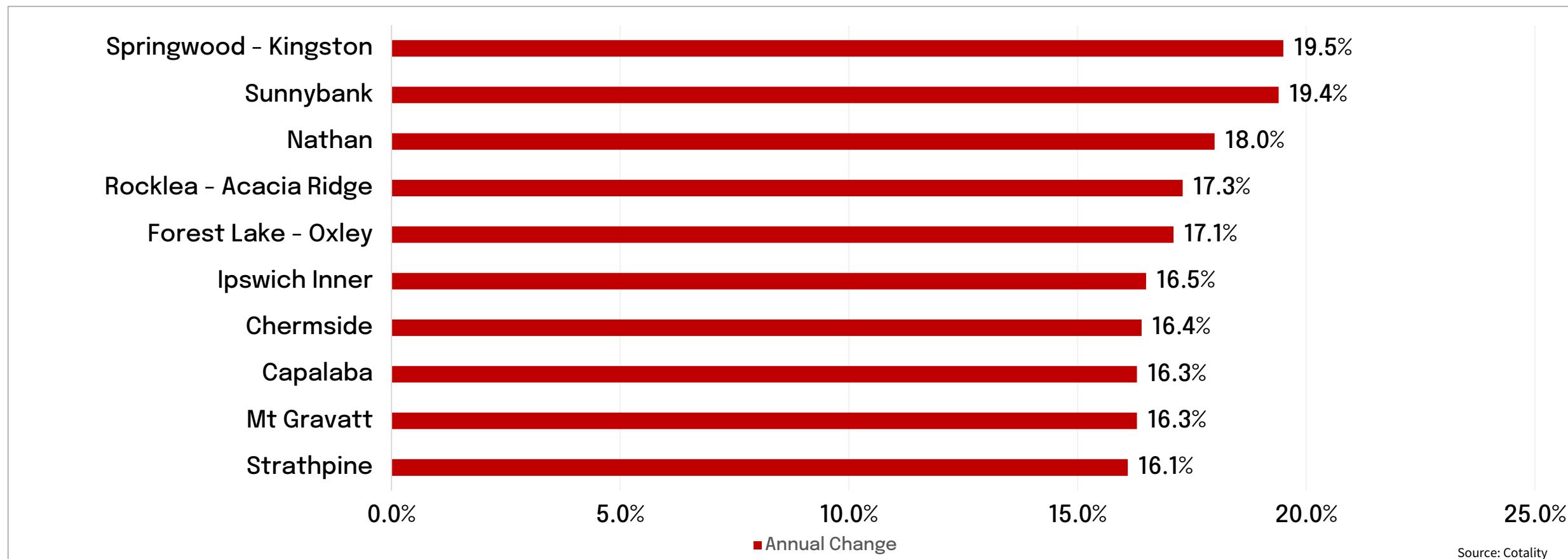
“

Rental pressures persist with rising rents and low vacancy rates.

”

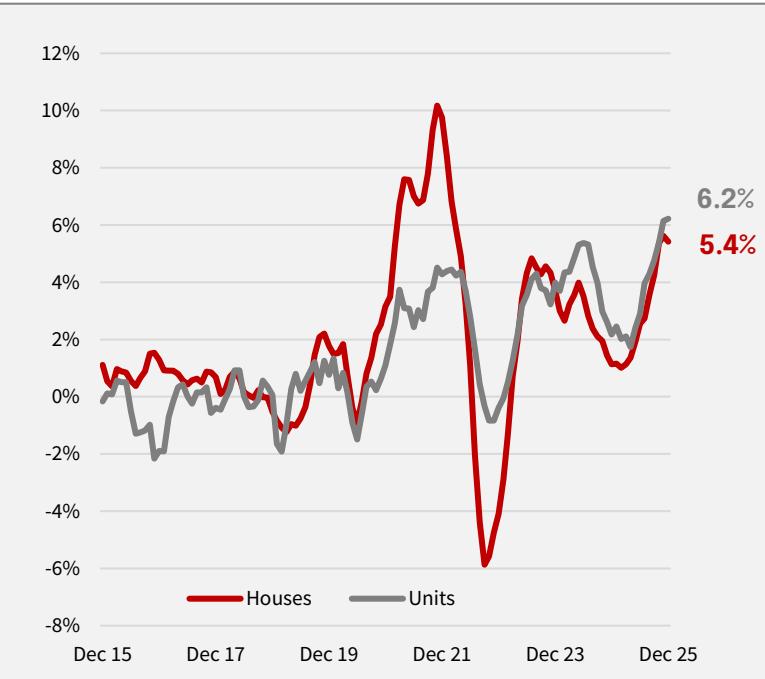
BRISBANE PROPERTY MARKET INSIGHTS 2025 REVIEW

Top Suburbs Annual Change - Dwellings



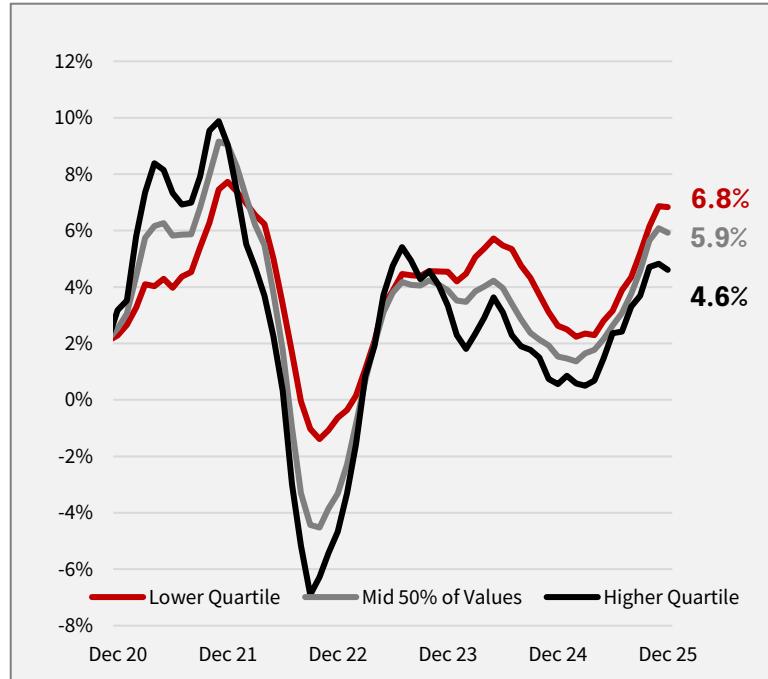
Quarterly Value Change by Property Type

Units continue to outperform the housing segment



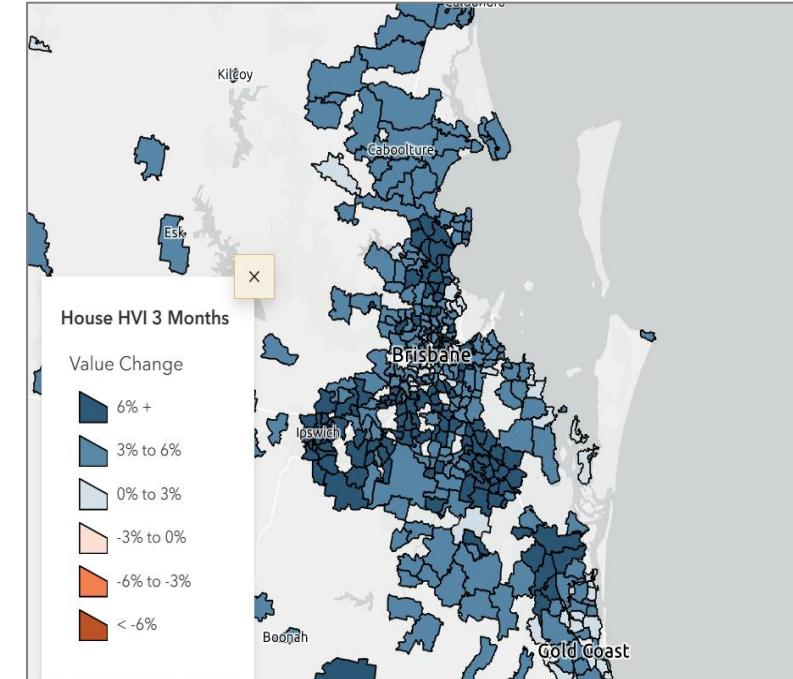
Quarterly Value Change by Price Quartile

Lower quartile outperforming all other quartiles



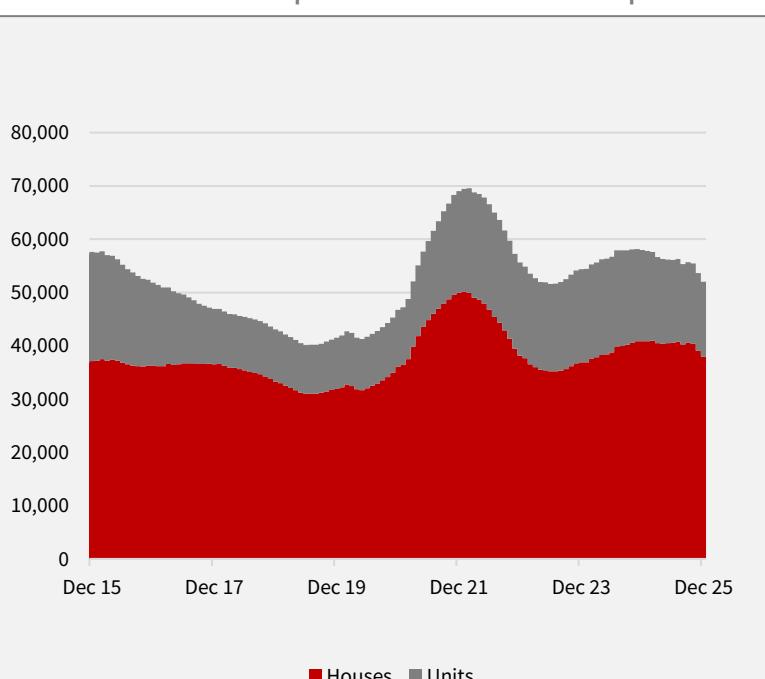
Mapping the Market - 3 months to Dec

Strong growth evident across the region



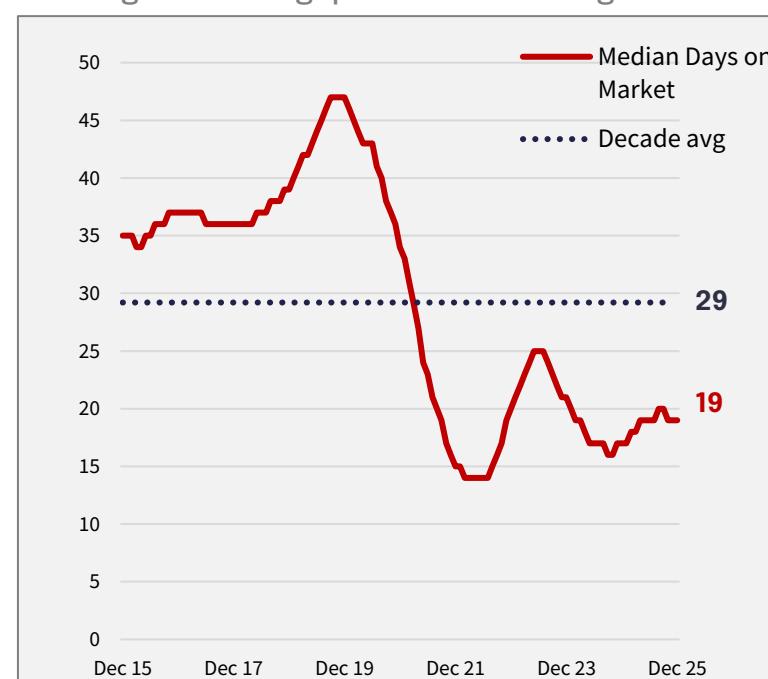
Annual Volume of Sales by Property Type

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



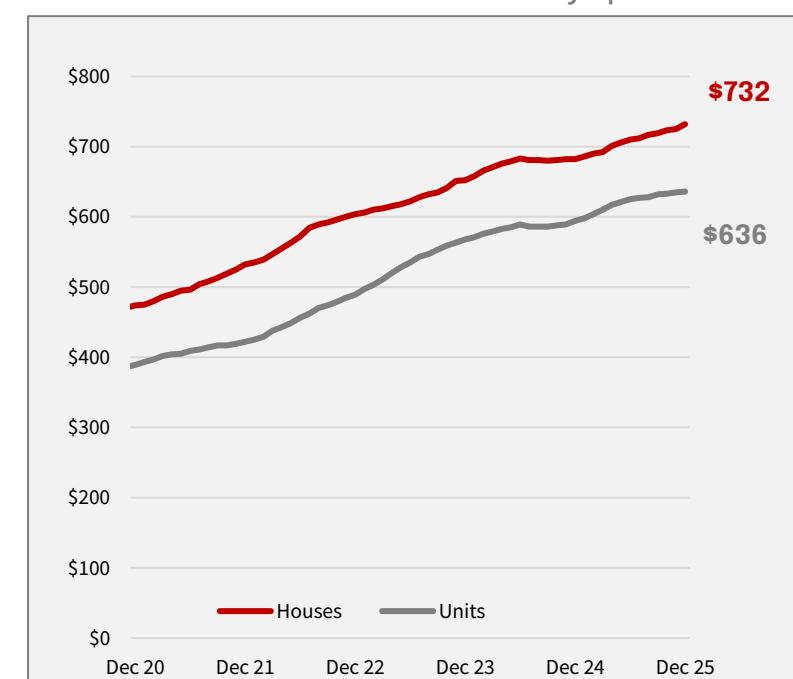
Median Days on Market vs Decade Average

Dwellings are selling quicker than average



Median Rental Value by Property Type

House and unit rents continue steady upward trend



BRISBANE PROPERTY MARKET INSIGHTS 2025 REVIEW



RECENT SALES ACTIVITY

69 Woogaroo Street, Goodna



\$605,000



Sold: 16/12/2025

Days on Market: 66

18 Manettia Street, Wynnum West



\$1,190,000



Sold: 11/12/2025

Days on Market: 9

9 Ross Street, Paddington



\$5,700,000



Sold: 02/12/2025

Days on Market: 75

Source: Cottality

Disclaimer – The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of December 2025 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.