

# 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: Cotality



- 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 continue 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.

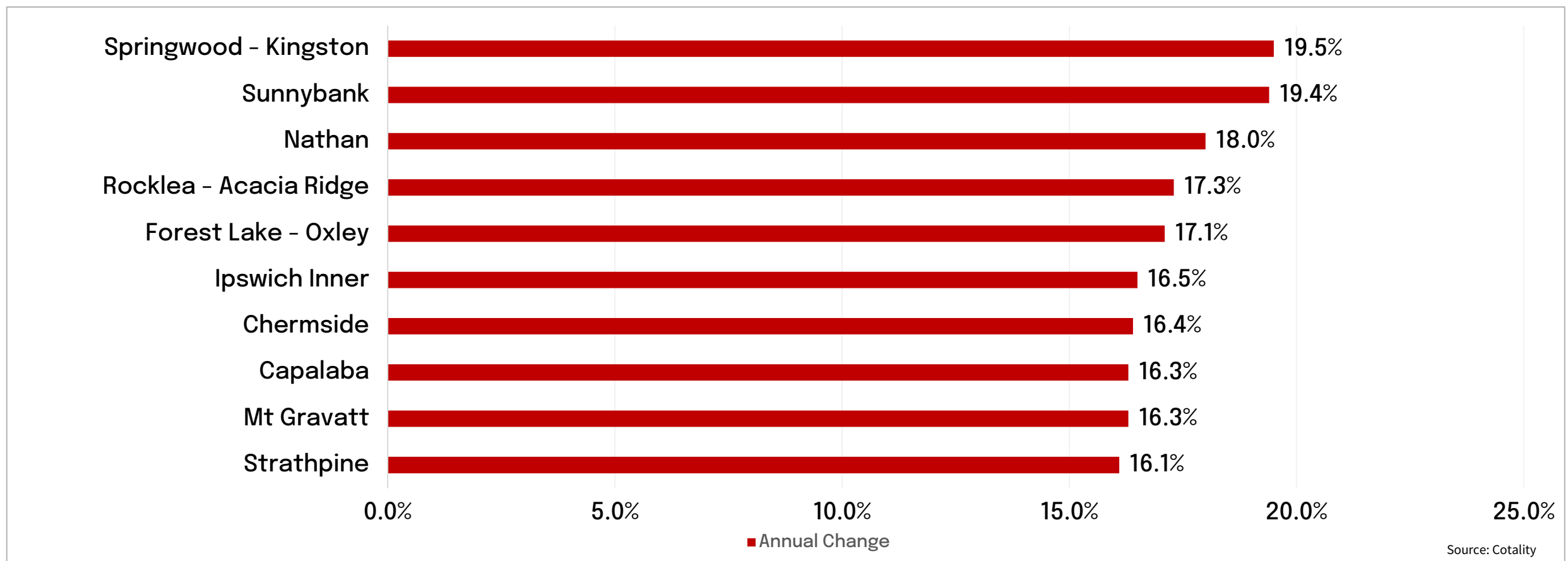




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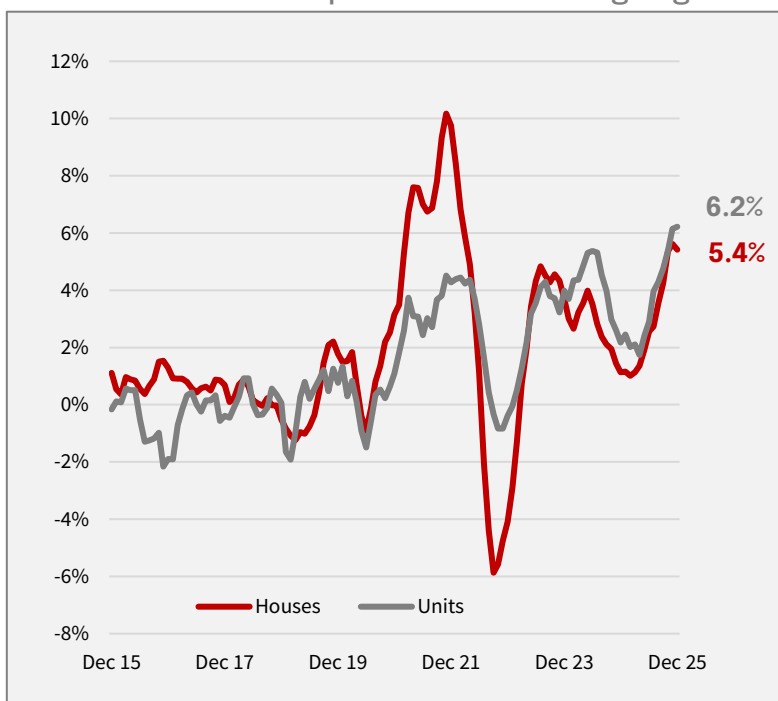


## Top Suburbs Annual Change - Dwellings



## Quarterly Value Change by Property Type

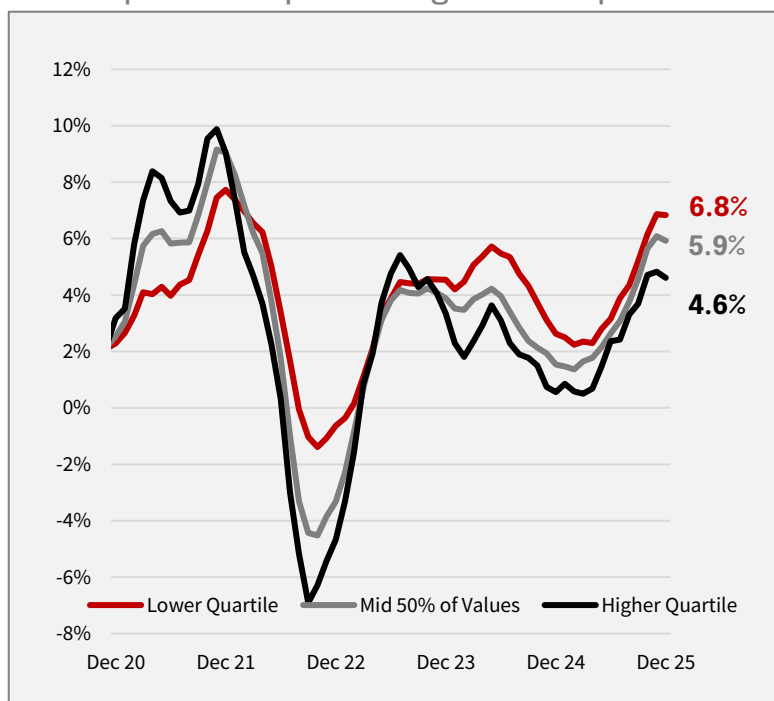
Units continue to outperform the housing segment



Source: Cotality

## Quarterly Value Change by Price Quartile

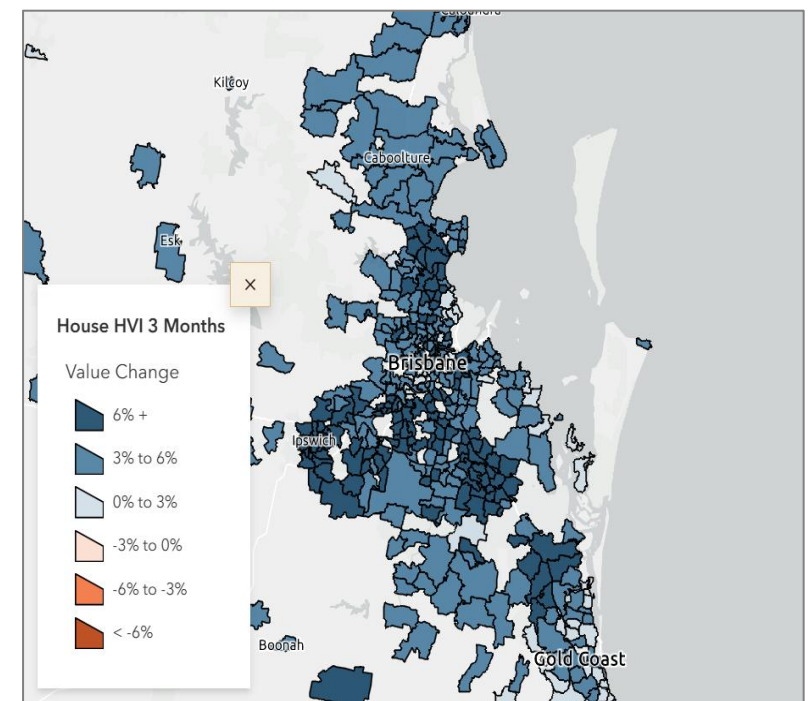
Lower quartile outperforming all other quartiles



Source: Cotality

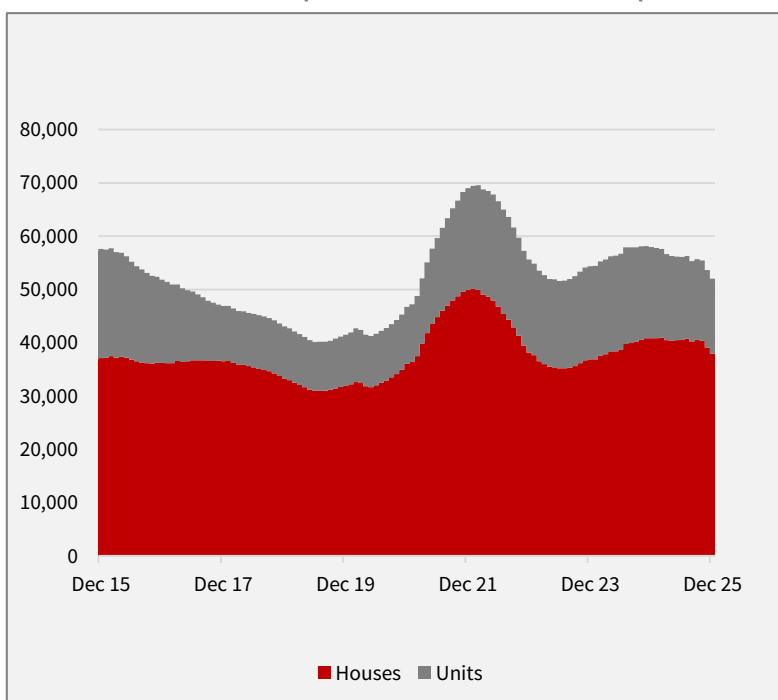
## Mapping the Market - 3 months to Dec

Strong growth evident across the region



## Annual Volume of Sales by Property Type

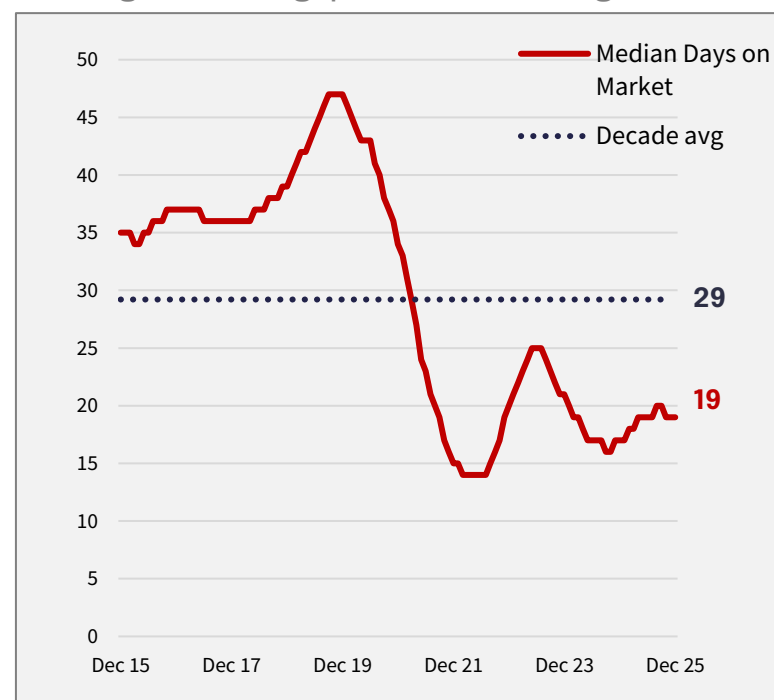
House sales made up 73% and units made up 27%



Source: Cotality

## Median Days on Market vs Decade Average

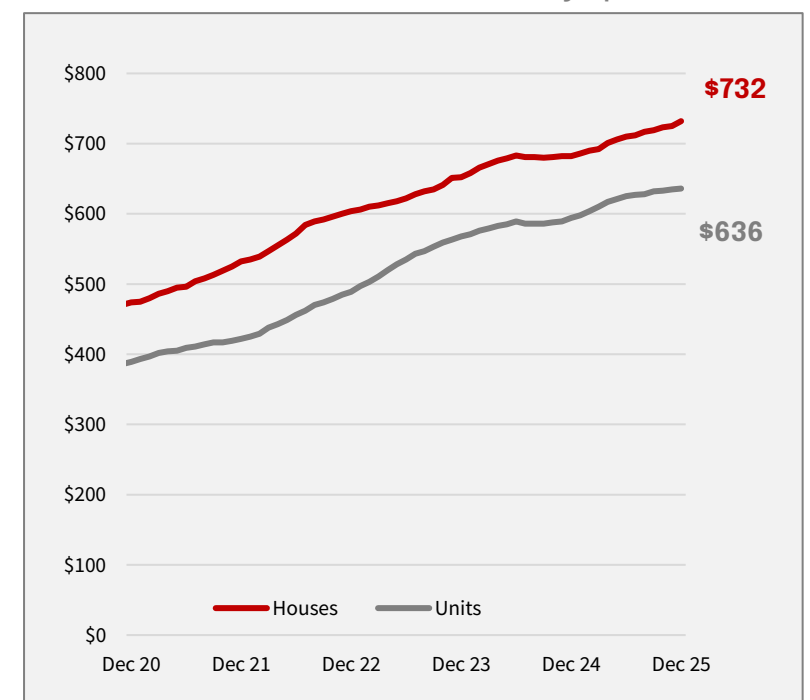
Dwellings are selling quicker than average



Source: Cotality

## Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality



# BRISBANE PROPERTY MARKET INSIGHTS 2025 REVIEW

more  
than  
money



## RECENT SALES ACTIVITY

### 69 Woogaroo Street, Goodna



\$605,000



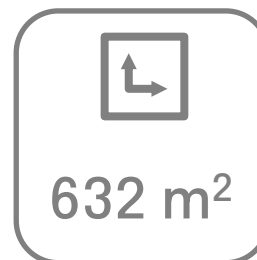
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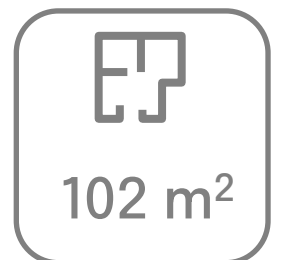
1



2



632 m<sup>2</sup>



102 m<sup>2</sup>

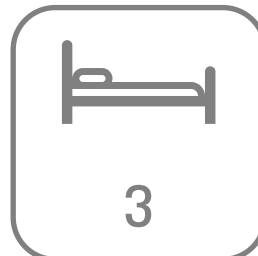
Sold: 16/12/2025

Days on Market: 66

### 18 Manettia Street, Wynnum West



\$1,190,000



3



2



2



520 m<sup>2</sup>



134 m<sup>2</sup>

Sold: 11/12/2025

Days on Market: 9

### 9 Ross Street, Paddington



\$5,700,000



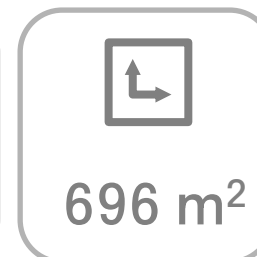
5



4



4



696 m<sup>2</sup>



487 m<sup>2</sup>

Sold: 02/12/2025

Days on Market: 75

Source: Cotality

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