

BRISBANE PROPERTY MARKET INSIGHTS OCTOBER 2025

more
than
money



• SNAPSHOT

Dwelling Value Change

+1.8% **+4.9%** **+10.8%**
Month Quarter Annual

\$992,864

Median Dwelling Value

50,196

Annual Dwelling Sales

20 Days

Median Days on Market

Source: Cotality



- Brisbane's housing market continued to accelerate in October, posting its highest monthly growth rate in over three years. Dwelling values rose 1.8% for the month, pushing annual growth back into double digits for the first time since February and bringing the city's median dwelling value closer to the \$1 million mark. House prices climbed 1.8% month-on-month, 4.8% over the quarter and 10.2% annually, reaching a median of \$1,087,183. Units outperformed on all fronts, rising 1.9% for the month, 5.3% over the quarter and 14.0% year-on-year, with a median value of \$774,498 – both segments now sitting at peak price levels.
- Sales and listing volumes remain well below average across Brisbane, adding upward pressure to prices amid strong demand. House sales were down -9.7% annually and sit -8.9% below the previous five-year average, while unit sales dropped -22.7% year-on-year and are -16.4% below average. On the supply side, house listings declined -15.7% and unit listings fell -27.0% compared to last year, tightening market conditions further. With fewer properties hitting the market and demand remaining strong, price growth is being fuelled by limited supply.
- The extension of the Home Guarantee Scheme in October has had some further impact on Brisbane's overall price growth, which has already been driven by strong fundamentals throughout 2025. There are early signs that the scheme is nudging activity at the more affordable end of the market. In October, dwelling values in the lower and middle quartiles rose by 1.9%, slightly outpacing the 1.8% growth in the upper quartile. This subtle divergence suggests that the scheme could be helping more first-home buyers and lower-income households enter the market, particularly in outer suburbs and unit-heavy areas. Still, in a city where supply remains tight and price momentum is already strong, the scheme's influence appears modest so far, with broader market forces continuing to drive growth.
- Brisbane's rental sector has delivered consistent gains over the past year, particularly in the unit market. House rents rose 5.6% annually, while unit rents increased by 6.5%, reflecting strong tenant demand and limited rental availability. Despite this growth, gross rental yields sit at 3.5%, slightly below the national average of 3.6%, but still above the combined capitals' average of 3.4%. This positions Brisbane as a relatively attractive market for investors, especially in the unit segment where rental growth has been strongest.

Valuer on the Ground



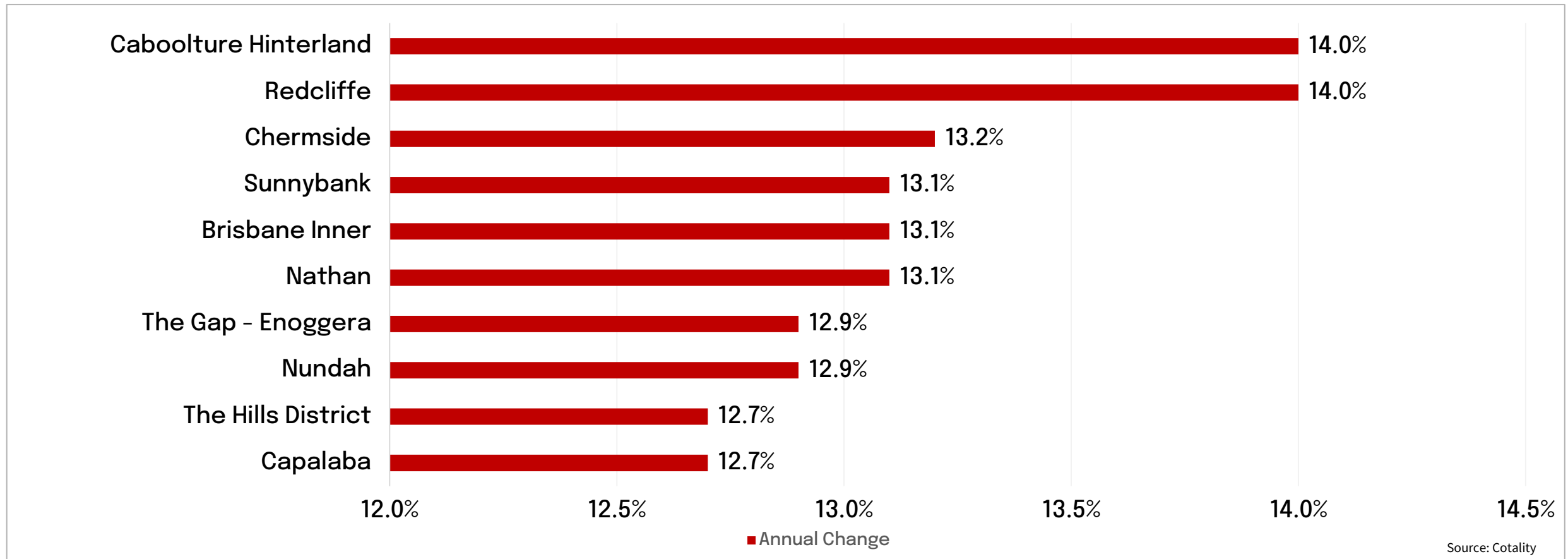
Brisbane's market continues to perform, with low stock keeping prices firm and first-home buyers showing up more in entry-level segments.



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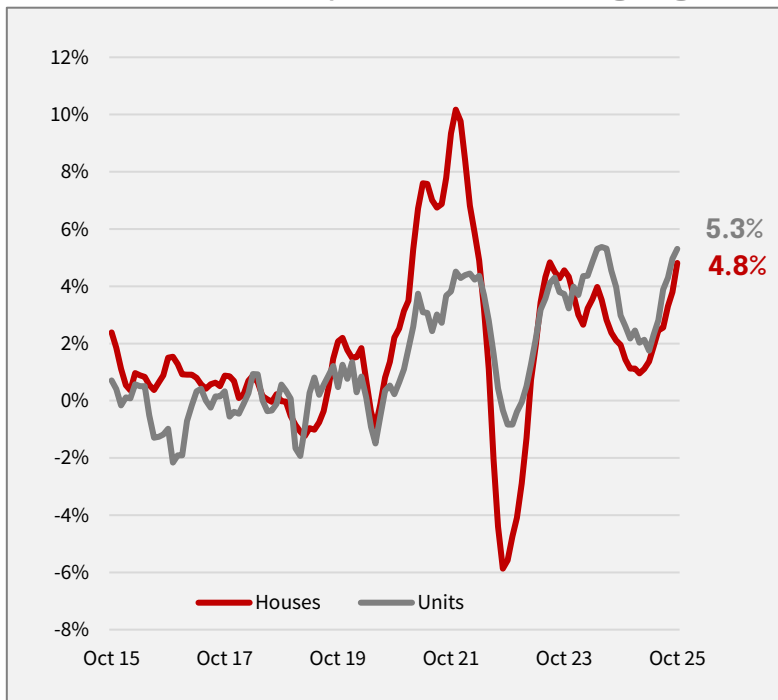


Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

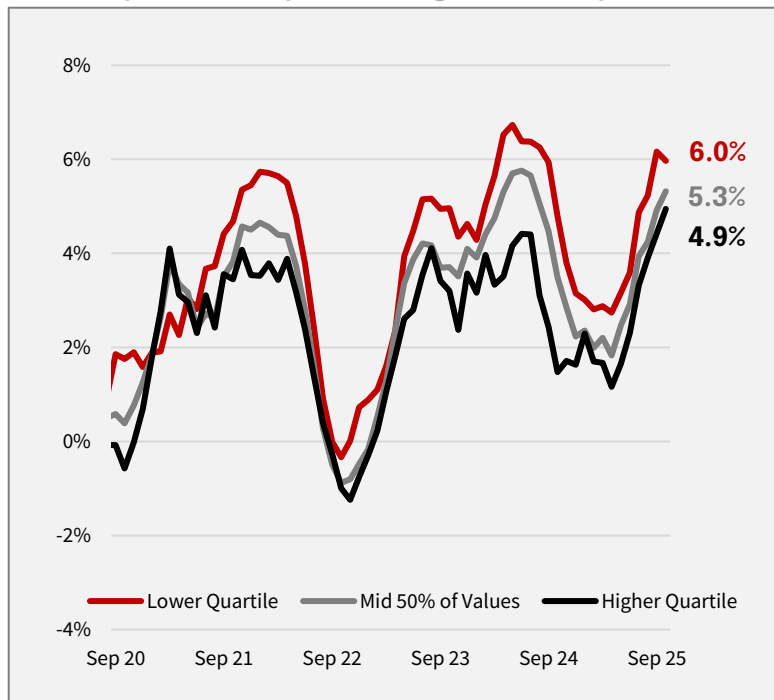
Units continue to outperform the housing segment



Source: Cotality

Quarterly Value Change by Price Quartile

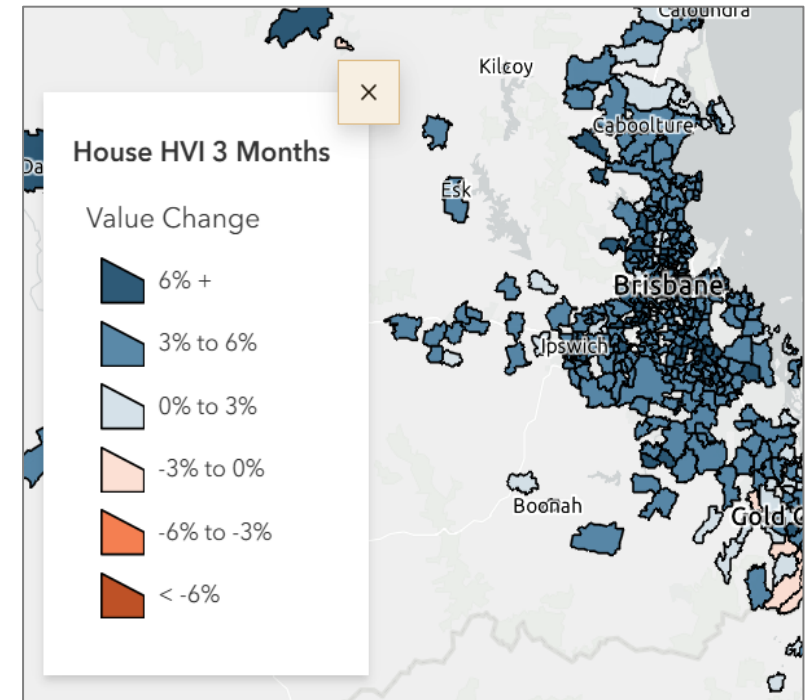
Lower quartile outperforming all other quartiles



Source: Cotality

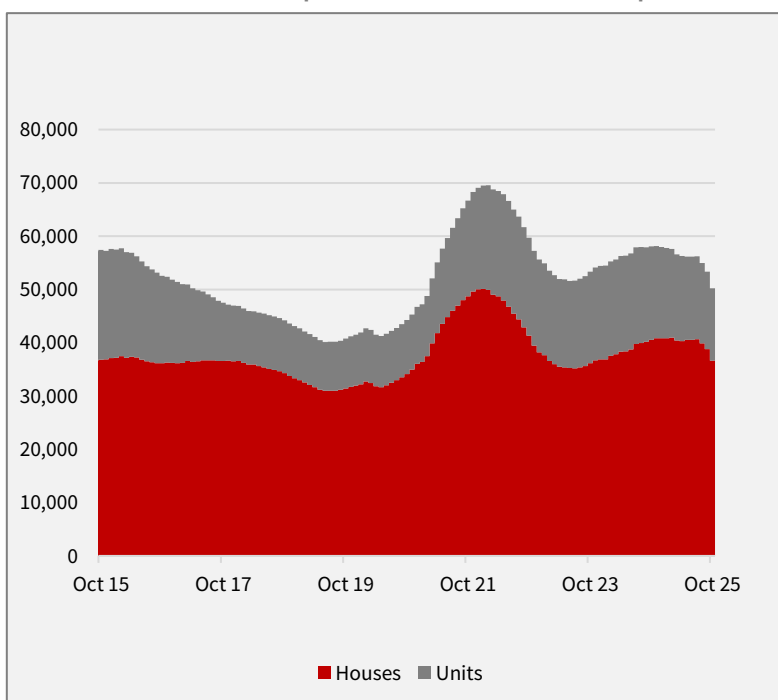
Mapping the Market - 3 months to Oct

Strong growth evident across the region



Annual Volume of Sales by Property Type

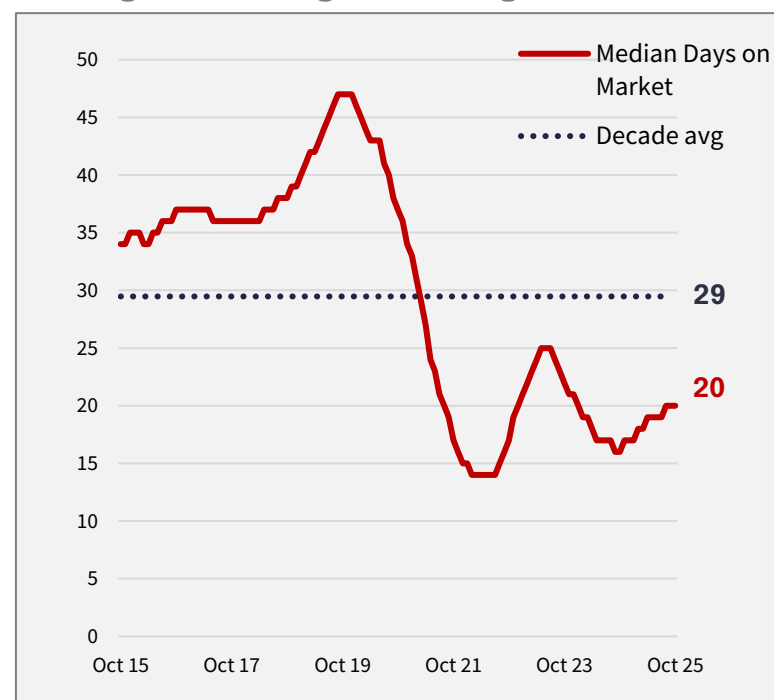
House sales made up 73% and units made up 27%



Source: Cotality

Median Days on Market vs Decade Average

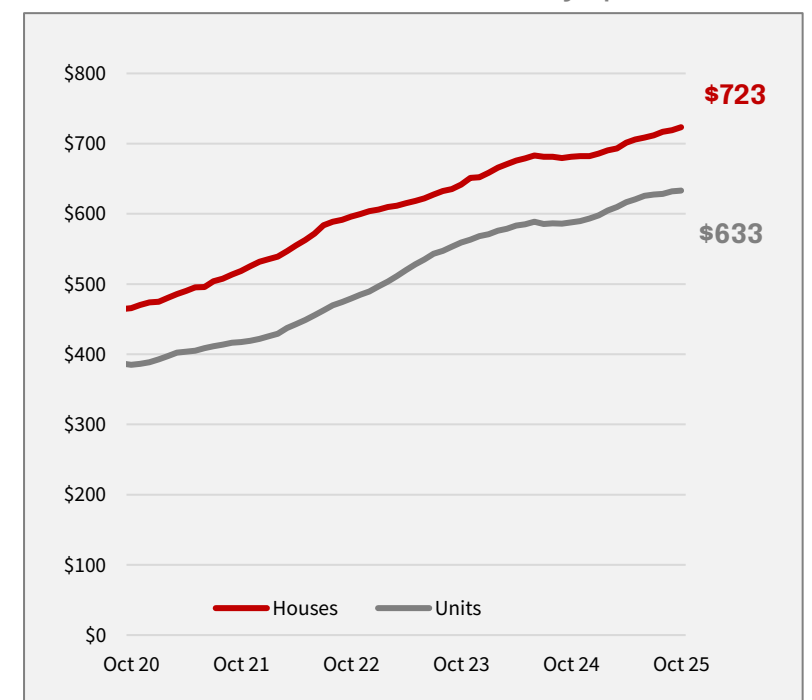
Dwellings are starting to take longer to sell



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue steady upward trend



Source: Cotality

BRISBANE

PROPERTY MARKET INSIGHTS

OCTOBER 2025



RECENT SALES ACTIVITY

14 Streeton Parade, Everton Park



\$600,000



3



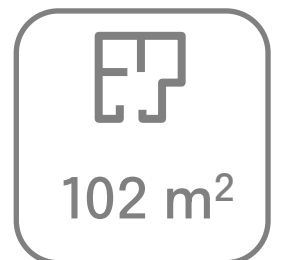
2



2



546 m²



102 m²

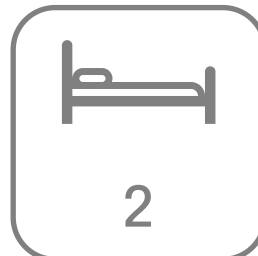
Sold: 30/10/2025

Days on Market: 23

9 Ferndale Street, Annerley



\$1,270,000



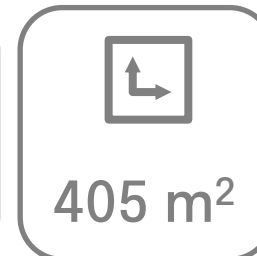
2



1



2



405 m²



100 m²

Sold: 13/10/2025

Days on Market: 7

3 Morgan Street, Ascot



\$6,505,000



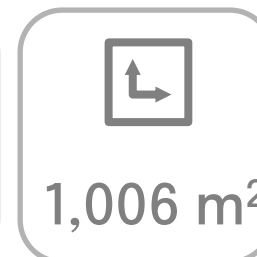
4



3



4



1,006 m²



309 m²

Sold: 29/10/2025

Days on Market: 23

Source: Cotality

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