

REGIONAL QLD PROPERTY MARKET INSIGHTS Q2 2025

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SNAPSHOT

Dwelling Value Change

+0.8% **+2.0%** **+7.9%**
Month Quarter Annual

\$734,532
Median Dwelling Value

62,350
Annual Dwelling Sales

25 Days
Median Days on Market

Source: Cotality



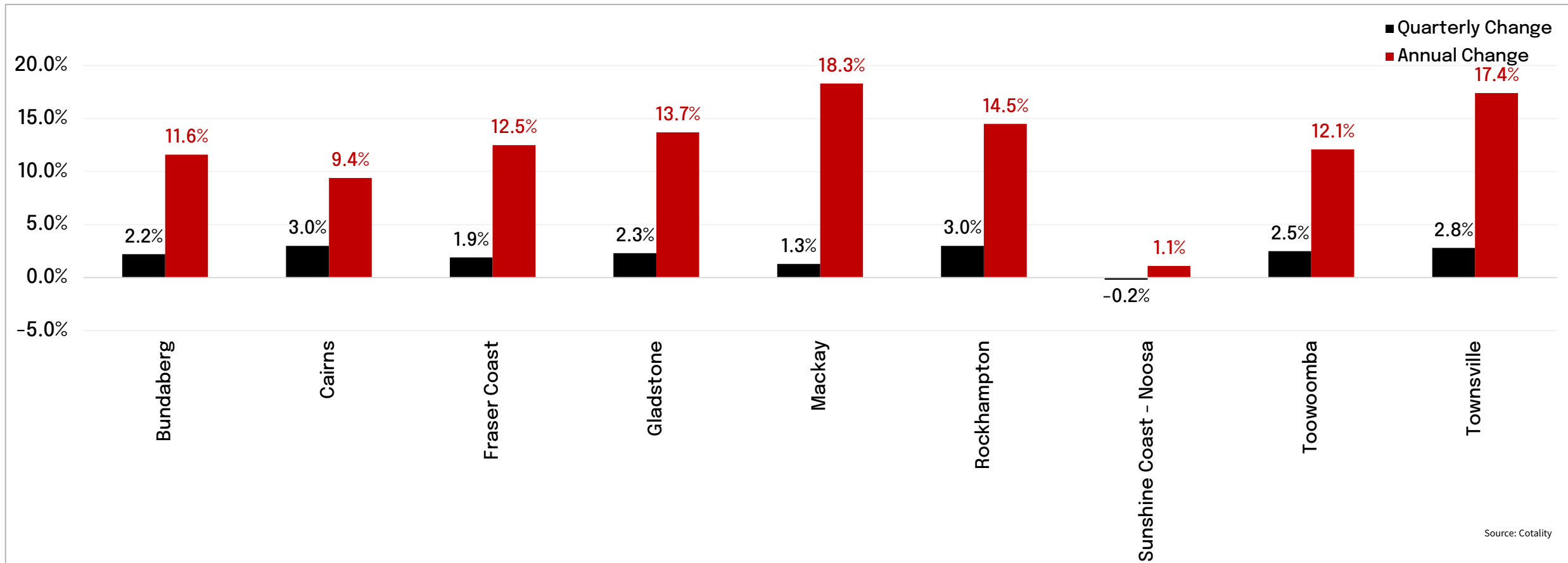
- Regional QLD property prices continued their upward trend, although growth has eased from the double-digit annual increases seen over 2024. House values rose +2.0% over the quarter and +8.1% over the 2024/2025 financial year, bringing the median house price to \$740,201. Unit values also grew by +2.0% over the quarter and a slightly lesser +7.4% over the year, with the median unit price reaching \$717,188.
- Dwelling sales volumes have eased, both over the year and over the long-term average. Dwelling sales overall have moderated by -9.1% from the same time last year and are down -10.4% compared to the previous five-year average. The biggest change in sales volumes was in the unit market, where sales dropped -16.5% from last year and are down -18.5% over the long-term average. House sales dropped by a smaller amount, down -6.4% annually and -7.5% over the five-year average.
- Total listing volumes were also down compared with a year ago, with house listings down -9.6% from a year ago and unit listings down -1.0% over the same period.
- Internal migration continues to support regional Queensland's property prices, with the state capturing 17% of all capital city net outflows into the regions in the March quarter – the most recent data available. The Sunshine Coast ranked in the top five LGAs nationally for net internal migration to regional areas, recording growth of +8.9% over the 12 months to March 2025. This ongoing population shift post-COVID is underpinning demand and price stability across key regional markets in Queensland.
- Regional QLD rental values noted strong growth across both the house and unit markets, with similar annual growth recorded of +6.7% and +6.6%, respectively.

“ **Valuer on the Ground**
Central QLD continues to see solid growth, with this market the strongest in Regional QLD currently. ”

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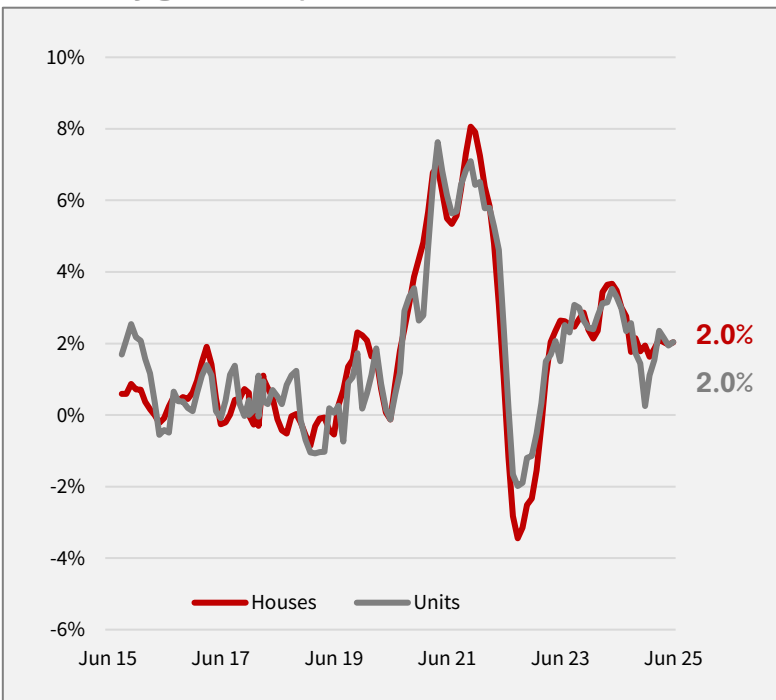


Regional Cities – Quarterly and Annual Growth



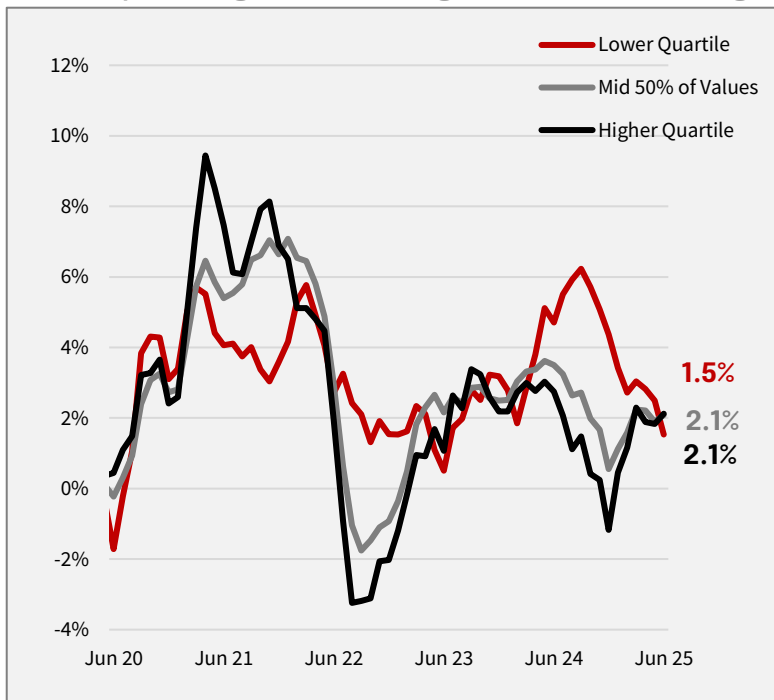
Quarterly Value Change by Property Type

Quarterly growth equal across house and unit market



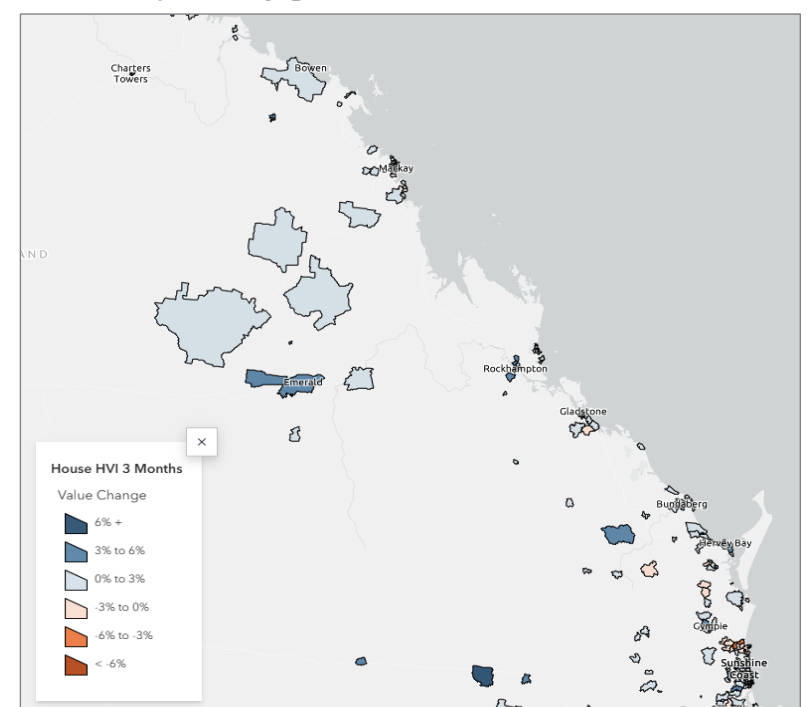
Quarterly Value Change by Price Quartile

Lower quartile growth slowing after recent strength



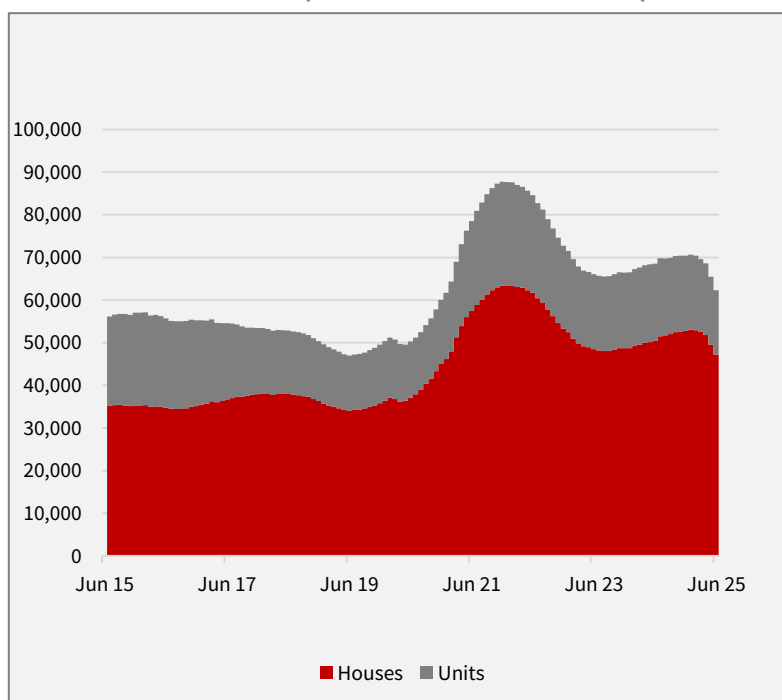
Mapping the Market – 3 months to June

Positive quarterly growth across most of the state



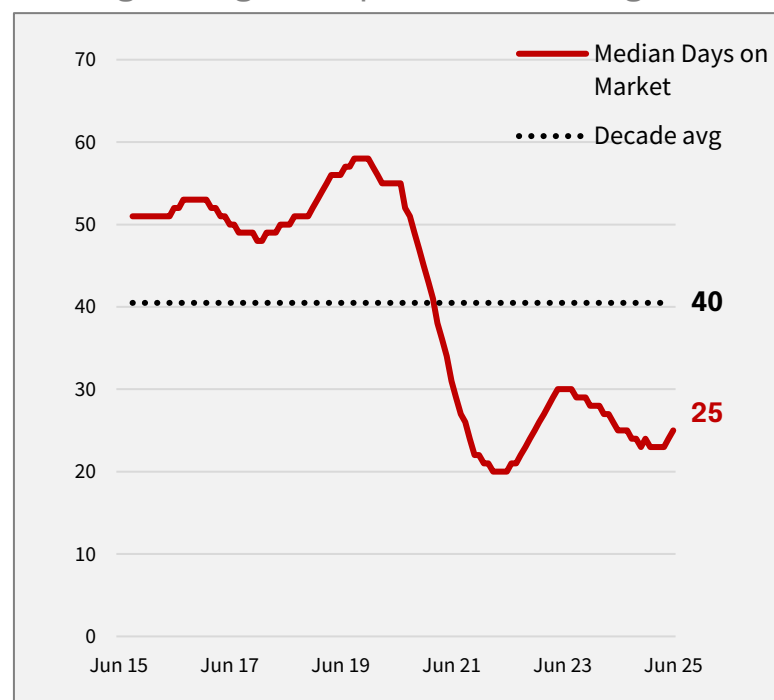
Annual Volume of Sales by Property Type

House sales made up 76% and units made up 24%



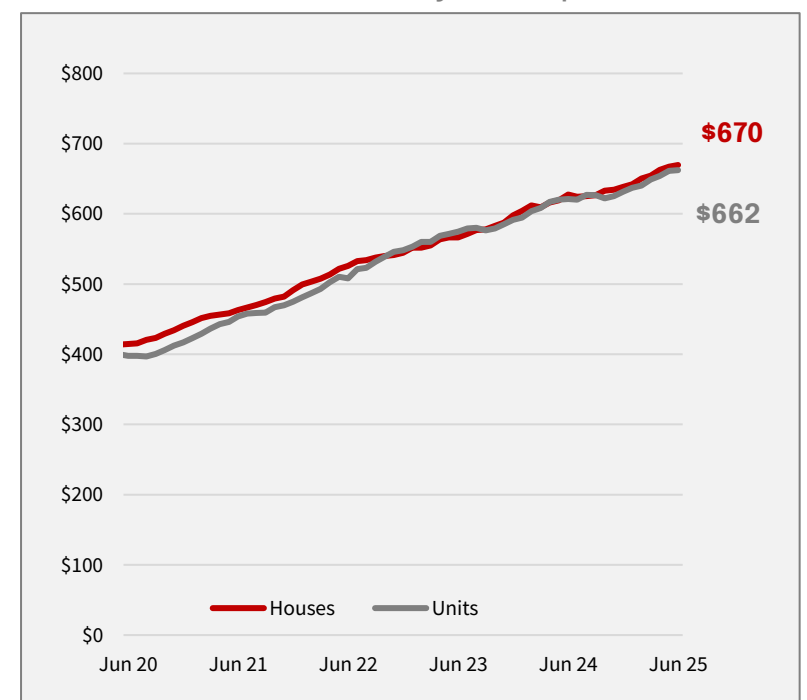
Median Days on Market vs Decade Average

Dwellings selling much quicker than average



Median Rental Value by Property Type

Houses and units record very similar performance



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RECENT SALES ACTIVITY

18 Allamanda Crescent, Annandale



\$675,000



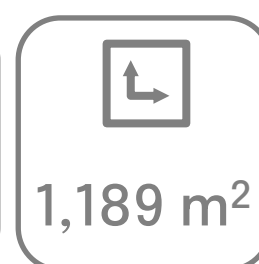
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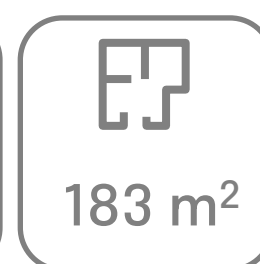
2



4



1,189 m²



183 m²

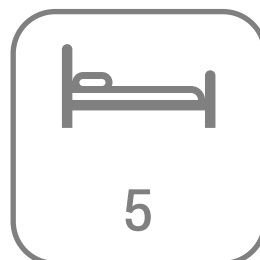
Sold: 17/06/2025

Days on Market: 36

5 Louise Court, Andergrove



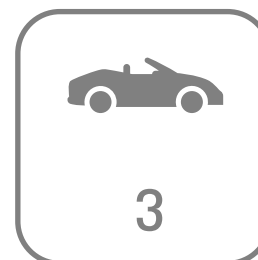
\$920,000



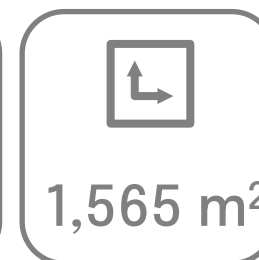
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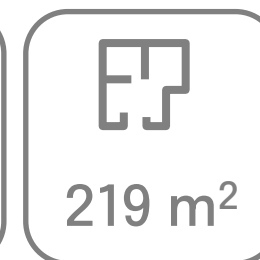
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3



1,565 m²



219 m²

Sold: 06/06/2025

Days on Market: 36

37 Arthur Street, East Toowoomba



\$3,060,000



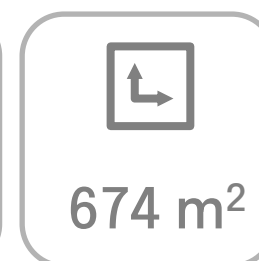
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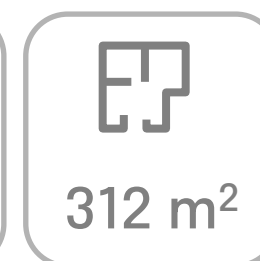
3



2



674 m²



312 m²

Sold: 03/06/2025

Days on Market: 100

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