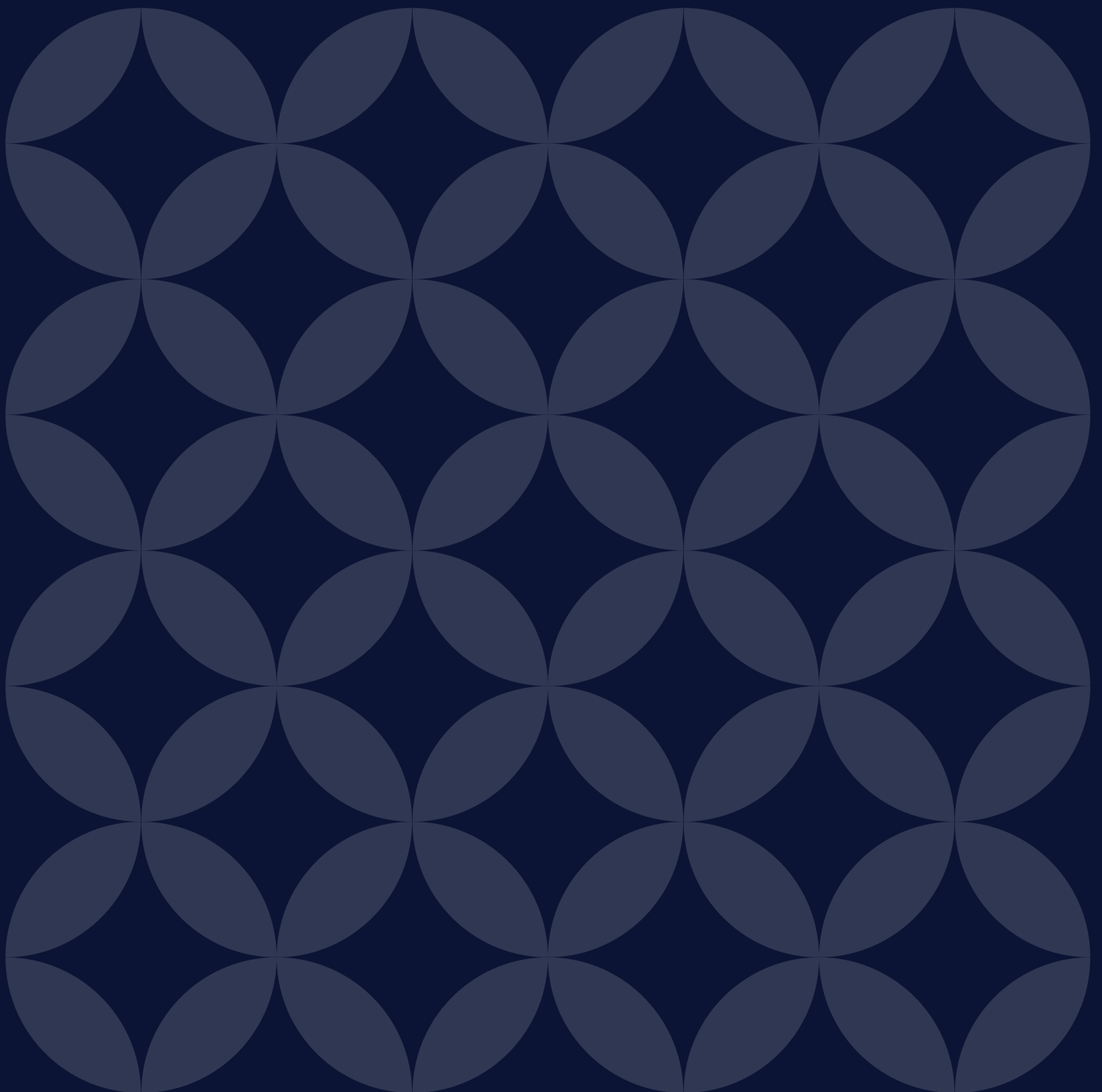


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Brisbane Market Outlook

Spring 2025



5 Key Drivers Fuelling Growth in 2025

As we approach the end of 2025, Brisbane's property market is poised for significant upward momentum. A potent combination of constrained supply, demographic shifts, and future monetary policy adjustments is setting the stage for heightened buyer competition. Here's what's driving the growing fear of missing out in the Brisbane real estate scene.

1. A Widening Gap Between Supply and Demand

Brisbane is in the midst of a critical housing supply crunch. New dwelling approvals remain well below the levels needed to meet population growth, particularly in the inner- and middle-ring suburbs. Net interstate migration into Queensland—still among the highest in the country—is applying further pressure.

Why it matters?

Listings are down, competition is fierce, and buyers are becoming aggressive to secure quality assets before prices surge further.

2. Rising Construction Costs

While construction costs continue to climb due to labour shortages and supply chain pressures, this actually strengthens the case for buying off-the-plan. Buyers who secure property now effectively lock in today's prices, protecting themselves against future cost escalations. By the time projects are completed, comparable builds are likely to be priced significantly higher.

Why it matters?

Off-plan buyers stand to benefit from built-in capital growth by the time their property is delivered, making early entry into quality projects a smart wealth-building strategy.

3. Anticipated Interest Rate Cuts Will Further Fuel the Market

Following the recent rate cuts by the RBA, the market expects another in late 2025 and again in early 2026. Historically, even the hint of lower interest rates has triggered a surge in buyer sentiment and borrowing capacity.

Why it matters?

Savvy buyers know that once rates begin to fall, pent-up demand will flood the market, driving up prices fast.

4. Infrastructure and Olympic-Led Growth Story

Brisbane's transformation is accelerating ahead of the 2032 Olympic Games, with billions in infrastructure upgrades from cross-river rail, new entertainment precincts, and public transport overhauls. These projects are not just long-term; they are already creating uplift in surrounding property values.

Why it matters?

Strategic investors and homebuyers are racing to secure real estate in growth corridors before Olympic-related demand peaks.

5. Tight Rental Market Driving Owner-Occupier Transition

Rental vacancy rates in Brisbane remain under 1%, and rents continue to surge across all dwelling types. Renters facing frequent increases are actively considering buying—even stretching their budgets—as a hedge against future rental uncertainty.

Why it matters?

First-home buyers and upgraders are entering the market in greater numbers, compounding the buyer pool and increasing competition at key price points.

Bottom Line

Brisbane's market fundamentals in 2025 are creating a perfect storm for rising property values. Those waiting on the sidelines risk missing out on both capital growth and affordable entry points. With low stock, rising replacement costs, and a likely shift to easier monetary policy, the window of opportunity is narrowing—and fast.

In this market, hesitation isn't caution. It's a cost.

