



# City of Logan Economic Update 2026

Logan City Council collects key economic statistics and information to measure how the city is performing. This information has been compiled into the 2026 Economic Update. Most data is from the end June 2025 reporting period, but is noted if the data set contains data from different time periods.

## Key economic indicators



**\$20.62b**

↑ +4.9%  
Gross Regional  
Product (GRP)



**137,224**

↑ +3.7%  
Local jobs



**199,305**

↑ +4.6%  
Employed residents



**4.5%**

↓ -16%  
Unemployment  
(Dec 2024  
–Dec 2025)



**403,515**

↑ +3.1%  
Estimated Resident  
Population (ERP)



**29,449**

↑ +5.9%  
Local businesses



**3,467**

↓ -24%  
New dwellings built



**\$2.9b**

↑ +41%  
Construction  
value of building  
approvals



**\$10.75b**

↑ +7.9%  
Resident spend



# Gross Regional Product (GRP)

The City of Logan's Gross Regional Product (GRP) at June 2025 was **\$20.62 billion**, an increase of 4.9% since June 2024.

Logan continues to experience strong economic growth with a 5-year average growth rate of 5.3%, making it one of the fastest-growing economies in South East Queensland.

Wholesale Trade, Retail Trade and Transport, Postal and Warehousing were the biggest contributors to economic growth over the past 12 months.

| Year<br>(ending 30 June) | GRP<br>(\$m) | % change from<br>previous year |
|--------------------------|--------------|--------------------------------|
| 2025                     | 20,623       | +4.92                          |
| 2024                     | 19,655       | +3.76                          |
| 2023                     | 18,943       | +4.18                          |
| 2022                     | 18,183       | +6.44                          |
| 2021                     | 17,082       | +7.23                          |
| 2020                     | 15,931       | -0.81                          |

\*Note – historical data is adjusted for inflation and data source revisions

## Industry

Construction and Health Care and Social Assistance continue to be the Top 2 industries for Logan, and both are competitive strengths for the city compared to neighbouring LGA's.

The city has seen significant growth from Retail Trade and Wholesale Trade over the last few years, which can be seen in the major industrial zones with new warehouses and new food retailers in Logan's centres.

Manufacturing is the city's biggest exporter with a value of \$993 million. Primary Metal and Metal Product Manufacturing and Food Manufacturing make up the majority of this industry. Wholesale Trade has seen a 83% increase in international exports between 2023/24 and 2024/25.

### The top performing industries over the last 5 years are:

Construction

**+\$615m**

Retail Trade

**+\$310m**

Health Care and  
Social Assistance

**+\$605m**

Transport, Postal and  
Warehousing

**+\$251m**

Wholesale Trade

**+\$492m**

Electricity, Gas, Water  
and Waste Services

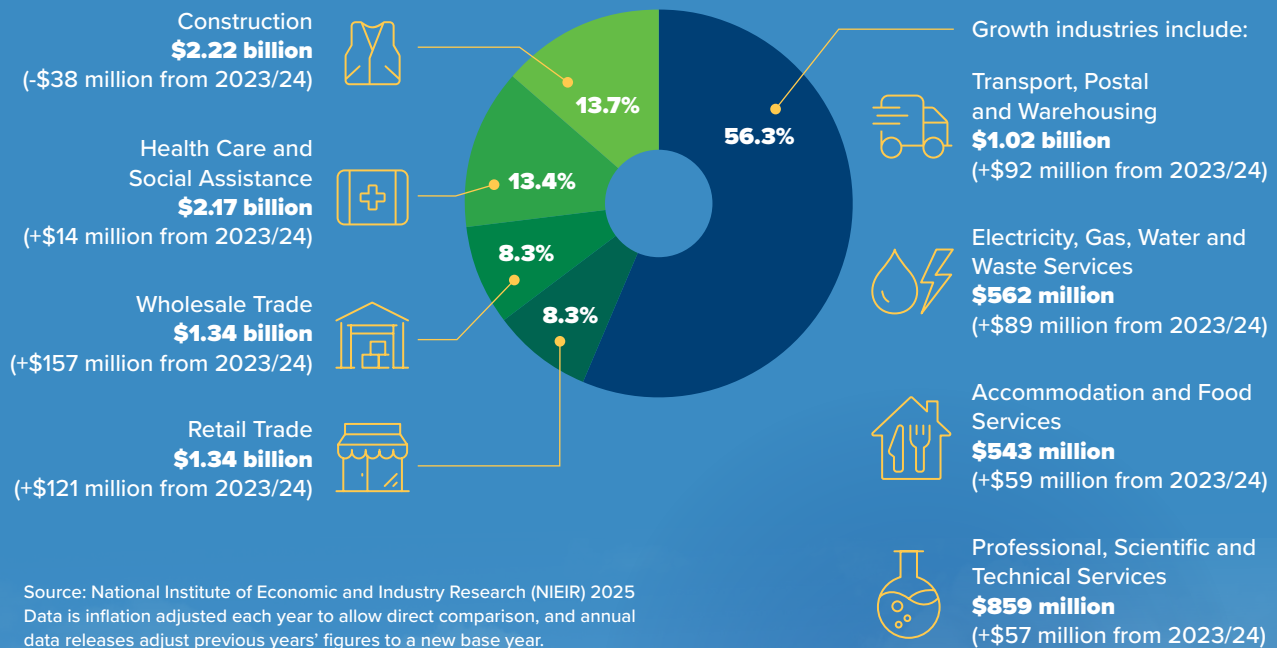
**+\$240m**





## Top value-adding industries

An analysis of the value added by industry sectors in the City of Logan in 2024/25 shows the four largest industries contributing to Logan's economy were:



## Local businesses

There was a net increase of 1,638 local businesses from June 2024 to June 2025, to **29,449** businesses. The highest amount of new businesses were in the Transport, Postal and Warehousing, Construction, and Healthcare and Social Assistance industries.

97.6% of businesses in Logan are sole traders or small businesses (less than 20 employees).

|                  | No. of businesses | Change from previous year |
|------------------|-------------------|---------------------------|
| Non employing    | 18,481            | +1,349 (+7.9%)            |
| 1–4 employees    | 7,858             | +249 (+3.3%)              |
| 5–19 employees   | 2,418             | +18 (+0.8%)               |
| 20–199 employees | 669               | +22 (+3.4%)               |
| 200+ employees   | 23                | -                         |

# Employment

## The top employing industries

as at June 2025

Health Care and Social Assistance

**24,520 jobs**

(+341 from June 2024)

Construction

**18,536 jobs**

(-322)

Retail Trade

**17,480 jobs**

(+1,707)

Education and Training

**14,502 jobs**

(+645)

## Local jobs

There were **137,224** jobs located in the City of Logan in the year ending June 2025. This represents a 3.71% increase from 132,313 jobs at June 2024.

Logan has recorded strong local jobs growth of 24% from June 2021 to June 2025. Local jobs growth has exceeded population growth for the last 5 years, as well as being above the Queensland average jobs growth rate for the last decade, excluding the COVID year in 2020. The local jobs to population ratio is at its highest level in over 15 years.

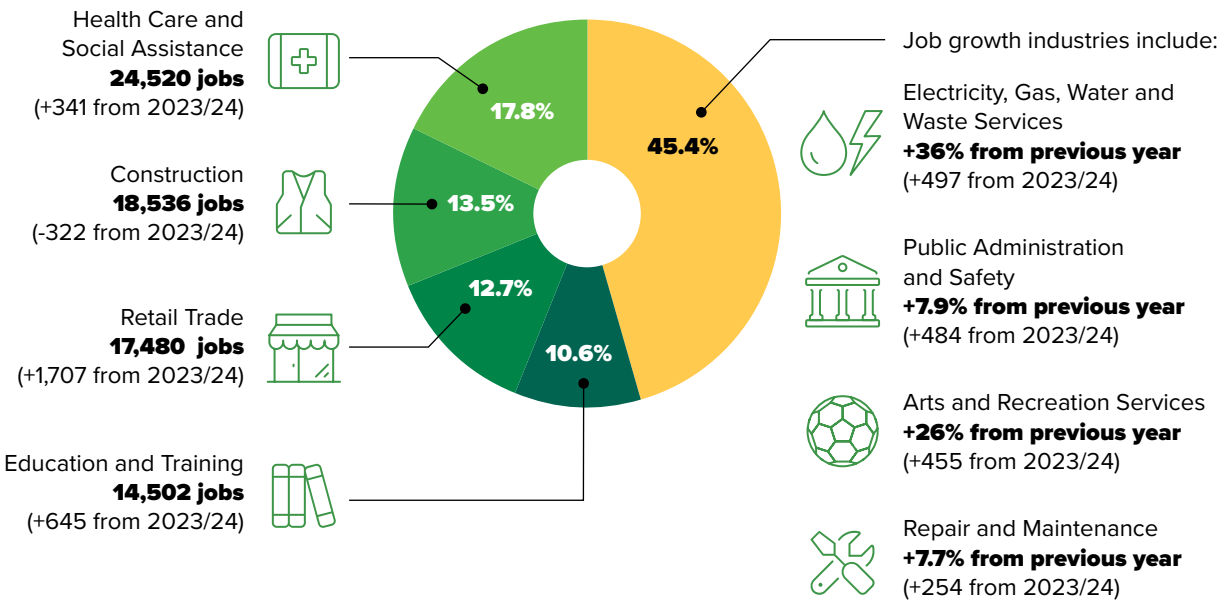
| Year (ending 30 June) | Local jobs | % change from previous year |
|-----------------------|------------|-----------------------------|
| 2025                  | 137,224    | +3.71                       |
| 2024                  | 132,313    | +4.65                       |
| 2023                  | 126,440    | +5.18                       |
| 2022                  | 120,217    | +5.99                       |
| 2021                  | 113,419    | +2.51                       |
| 2020                  | 110,638    | -1.76                       |
| 2019                  | 112,620    | +1.90                       |

## Employed locals

There were **199,305** Logan residents in employment at June 2024. This is a 4.57% increase from 190,603 from June 2024.

## Employment by industry

A measure of the total number of people employed in the City of Logan as at June 2025.



Source: National Institute of Economic and Industry Research (NIEIR) 2025. NIEIR-ID data are adjusted each year, using updated employment estimates. More information available at [economy.id.com.au/logan](https://economy.id.com.au/logan)



# Unemployment

The unemployment rate hit its lowest point in September 2025 at **4.3%** and has remained under 5% throughout 2025.

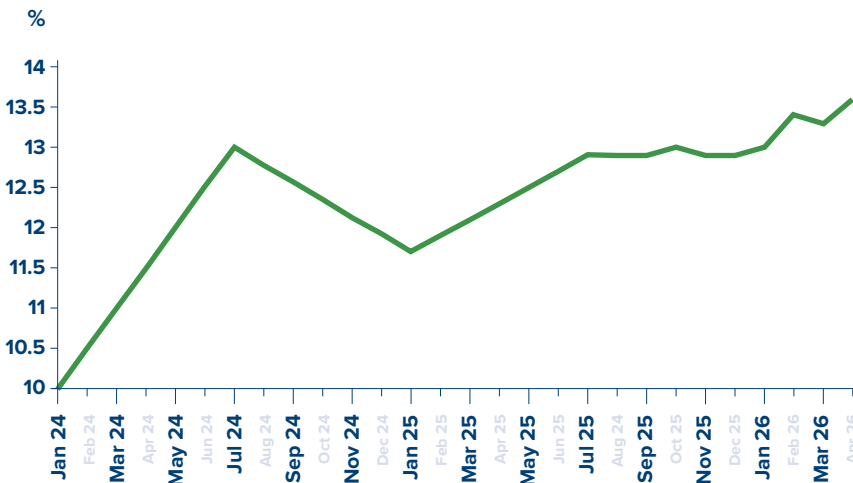
|                 | Unemployment rate % |        |        |        |        | Change           |
|-----------------|---------------------|--------|--------|--------|--------|------------------|
| Period: Quarter | Dec 24              | Mar 25 | Jun 25 | Sep 25 | Dec 25 | Dec 24 to Dec 25 |
| Australia       | 4.0                 | 4.1    | 4.2    | 4.3    | 4.3    | 0.3              |
| Queensland      | 3.9                 | 4.0    | 4.1    | 4.2    | 4.1    | 0.2              |
| Brisbane        | 3.7                 | 3.8    | 3.7    | 3.8    | 3.9    | 0.2              |
| Gold Coast      | 3.5                 | 3.4    | 3.4    | 3.5    | 3.4    | -0.1             |
| Ipswich         | 5.6                 | 5.2    | 5.0    | 4.7    | 4.6    | -1.0             |
| City of Logan   | 5.4                 | 4.8    | 4.5    | 4.3    | 4.5    | -0.9             |
| Moreton Bay     | 4.8                 | 4.7    | 4.7    | 4.5    | 4.8    | 0.0              |
| Redland         | 3.0                 | 3.4    | 3.2    | 2.9    | 3.3    | 0.3              |
| Scenic Rim      | 4.5                 | 4.1    | 3.9    | 3.7    | 3.6    | -0.9             |

## Youth unemployment

The Youth unemployment rate for Logan – Beaudesert was **13.6%** at April 2026. Youth unemployment has been mostly rising since February 2025 and is still one of the highest figures in the state.

Note the Youth unemployment rate is measured at the Statistical Area 4 (SA4) level which includes Beaudesert and south to the QLD/NSW border.

Youth Unemployment - Logan-Beaudesert SA4





# Population

The Estimated Resident Population (ERP) of the City of Logan is **403,515** as at June 2025. This is a 3.1% increase from 2023/24 and makes Logan **the 2<sup>nd</sup> fastest growing LGA in Queensland**. The 5-year average growth rate is 5.3%.

| LGA                     | ERP Jun 2024     | ERP Jun 2025     | increase      | % increase | Natural increase | Net internal migration | Net overseas migration |
|-------------------------|------------------|------------------|---------------|------------|------------------|------------------------|------------------------|
| Brisbane                | 1,353,837        | 1,375,301        | 21,464        | 1.6        | 4,983            | -7,203                 | 23,684                 |
| Gold Coast              | 679,286          | 691,230          | 11,944        | 1.8        | 2,300            | 658                    | 8,986                  |
| Ipswich                 | 259,134          | 268,272          | 9,138         | 3.5        | 2,520            | 4,893                  | 1,725                  |
| <b>Logan</b>            | <b>391,566</b>   | <b>403,515</b>   | <b>11,949</b> | <b>3.1</b> | <b>3,532</b>     | <b>5,105</b>           | <b>3,312</b>           |
| Moreton Bay             | 521,494          | 532,445          | 10,951        | 2.1        | 1,934            | 5,195                  | 3,822                  |
| Redland                 | 169,940          | 172,831          | 2,891         | 1.7        | 171              | 1,600                  | 1,120                  |
| Scenic Rim              | 45,944           | 46,947           | 1,003         | 2.2        | 0                | 818                    | 185                    |
| Sunshine Coast          | 374,298          | 381,957          | 7,659         | 2.0        | 580              | 4,159                  | 2,920                  |
| Toowoomba               | 184,075          | 186,276          | 2,201         | 1.2        | 620              | 564                    | 1,017                  |
| <b>Total Queensland</b> | <b>5,571,890</b> | <b>5,669,764</b> | <b>97,874</b> | <b>1.8</b> | <b>20,606</b>    | <b>21,595</b>          | <b>55,673</b>          |

## 5 of the Top 10 fastest-growing regions (SA2's) in QLD are in Logan:



↑ **+8.4%**

Yarrabilba

↑ **+14.2%**

Greenbank – North Maclean

↑ **+8.1%**

Flagstone (West) – New Beith

↑ **+12%**

Chambers Flat – Logan Reserve

↑ **+6.6%**

Wolffdene – Bahrs Scrub

- Logan had the 2nd highest population growth as a total amount of people in the state behind Brisbane (driven by high natural growth rate and internal migration)
- Logan has a notable Natural increase amount, validating the claim that Logan is a young city full of young families, as well as people moving here to start families
- Logan has the 3rd highest population density (421 persons/km) behind Brisbane (1024) and Gold Coast (518)



# Housing

## Dwelling prices

The current median house price for Logan is **\$890,000**. This is an annual increase of 16.2%. House prices have doubled since 2021.

| Year (Jan) | Median House | Median Unit |
|------------|--------------|-------------|
| 2026       | \$890,000    | \$610,000   |
| 2025       | \$766,000    | \$500,000   |
| 2024       | \$663,000    | \$380,000   |
| 2023       | \$615,000    | \$330,000   |
| 2022       | \$520,000    | \$265,000   |
| 2021       | \$445,000    | \$225,000   |

## Top land sales in the last 12 months:



**201**  
Yarrabilba

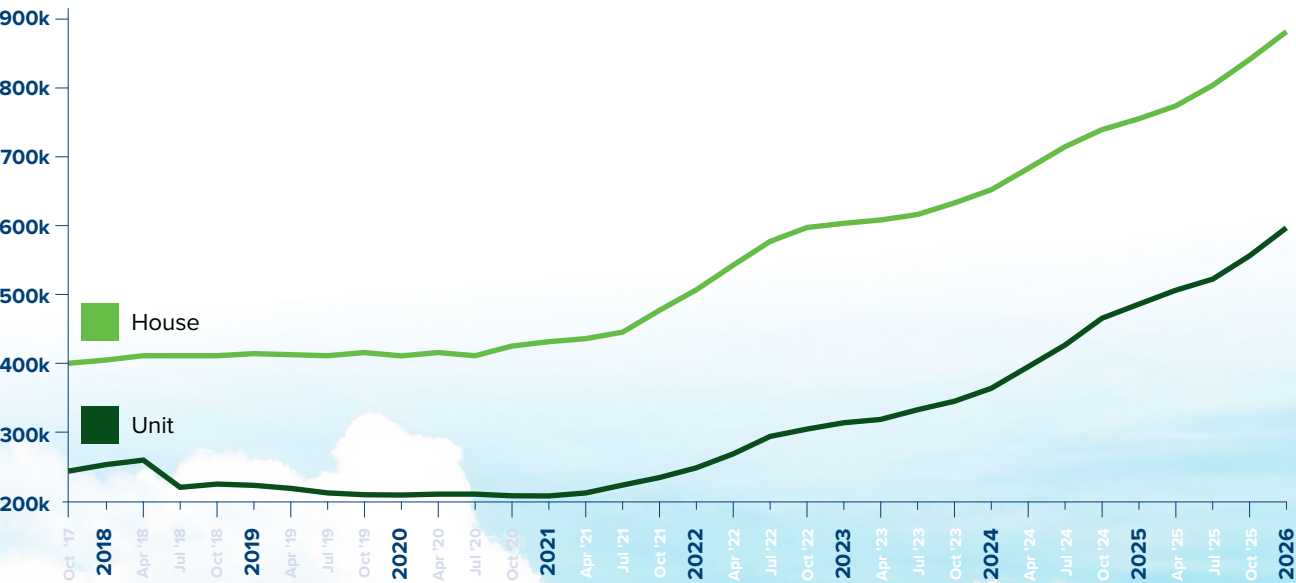
**310**  
Greenbank

**170**  
Flagstone

**274**  
Park Ridge

**152**  
Logan Reserve

## Dwelling Prices by quarter



## Rental insights

Average rents for Logan have increased 6.8% for houses and 8.7% for units in the 12 months to January 2026.

Source: UDIA Market Report.

| Year (Jan) | Median House | Median Unit |
|------------|--------------|-------------|
| 2026       | \$630        | \$500       |
| 2025       | \$590        | \$460       |
| 2024       | \$550        | \$415       |
| 2023       | \$500        | \$350       |
| 2022       | \$420        | \$315       |
| 2021       | \$380        | \$300       |



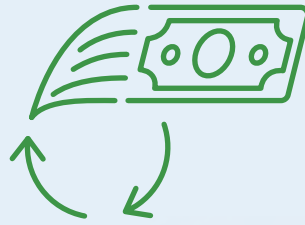
# Consumer spending

In the 12 months from December 2024 to December 2025 in-store and online electronic spend of residents from the City of Logan:



## Resident spend

**\$10.4 b** ↑ +7.3%



## Leakage

**\$1.6 b** ↑ +4.8%

### Resident spending categories



Discretionary Retail

**\$2.47b**

↑ +8.3%



Household

**\$1.86b**

↑ +10.9%



Food Retailing

**\$1.91b**

↑ +5.0%



Tourism and Entertainment

**\$1.45b**

↑ +11.2%



Private Transport

**\$999m**

↑ +0.7%

### Top leakage categories

Total in-store and online spend of residents from the selected region, spending outside of their home LGA over the selected time period, by sub-category



Other Discretionary Retail\*

**\$266m**

↑ +6.1%



Supermarkets

**\$253m**

↑ +6.6%



Department Stores, Clothing and Accessories

**\$212m**

↑ +7.2%



Takeaway and Fast Food Outlets

**\$133m**

↑ +7.0%

Source: CommBank iQ banking transaction data

\* Other Discretionary Retail includes  
- Electronics Stores, Hardware, Motor Vehicles & Accessories, Personal Goods Retailing, Pharmacies, Gardening Stores & Nurseries





## Day trips

In 2025, Day Trip visitors to Logan spent:



**\$10m**  
on retail



**\$6m**  
on Tourism,  
Food and  
Entertainment



**\$6m**  
on Food  
Retailing

Source: CommBank IQ visitor spend Dec 2024 to Dec 2025

## Visitor spend \$1.5 b

### Visitor spending categories

Visitor spend for this data set includes any spend in Logan from people who reside in another local government areas



Discretionary  
Retail  
**\$523m**



Food Retailing  
**\$302m**



Tourism and  
entertainment  
**\$231m**  
↑ +11.4%



Private Transport  
**\$210m**



Takeaway  
and Fast  
Food Outlets  
**\$102.3m**  
(+6.1%)



Restaurants  
**\$63.6m**  
(+17.4%)



Cafes  
**\$26.9m**  
(+10%)



Pubs,  
Taverns  
and Bars  
**\$19.9m**  
(+26.8%)



# Tourism



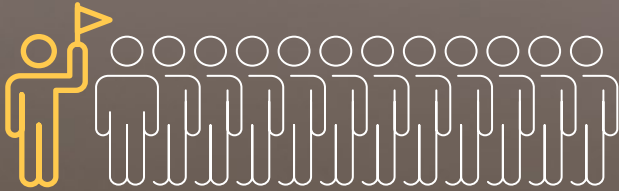
**\$971m**

Value of tourism to the Logan economy (June 2025)



**10,351 jobs**

Both direct and indirect (June 2025)



**1 in 13 jobs** in the city are tourism related

## Visitor Demand



**3.35 million**

Domestic day trips to Logan in 2025



**\$503 million**

Annual day trip spend



**906,000**

Domestic overnight trips generating **2.66 million** visitor nights



**44,600**

international visitors (3-year average) generating **≈1.21 million** nights (3-year average)

Source: Tourism Research Australia Dec 2024 to Dec 2025. Historical changes are not represented due to change in research methodology by TRA.



# Development activity highlights

**\$2 billion** estimated construction value of Building Completions in 2024/25, down 10% from \$2.23 billion in 2023/24.

**197,002m<sup>2</sup>** new non-residential Gross Floor Area (GFA) space completed in 2024/25 down 57% from 346,618m<sup>2</sup> in 2023/24.

**76,048m<sup>2</sup>** new floor space (GFA) for Warehouse, Distribution & Logistics, the biggest increase in non-residential growth.

**\$3.43 billion** estimated construction value of all new Building Approvals for 2024/25. Up 8% from \$2.29 billion in 2023/24.

**\$312,321,090** estimated construction value of new non-residential work (based on Building Approvals – excludes mixed-use, demolitions, alterations and fit-outs). Down 30% from \$450,245,777 in 2023/24.

**3,211** net new dwellings added to the city's housing stock in 2024/25. This is a decrease from 4,364 dwellings added in 2023/24. Of these additional dwellings, the most popular dwelling type was a stand-alone house, followed by a house with a secondary dwelling/auxiliary unit.

**\$416,766** median construction cost for a stand-alone house, up from \$370,336 in 2023/24.

## 188 business days

The average construction timeframes for residential dwellings from approval to completion in 2024/25 which is a decrease from 210 days in 2023/24.

## 140,967 dwellings

ShapingSEQ 2023 targets state that the City of Logan is required to accommodate an additional 110,200 dwellings from 2021 to 2046. By June 2025, 140,967 residential dwellings were recorded in Logan with a growth of 15,267 dwellings from 2021. Based on these updated figures, Logan is required to now facilitate an additional 94,933 residential dwellings by 2046 (approx. 4,521 dwellings per year).

### Top 5 suburbs for residential dwelling completions were:



**463**

Yarrabilba

**342**

Park Ridge

**486**

Greenbank

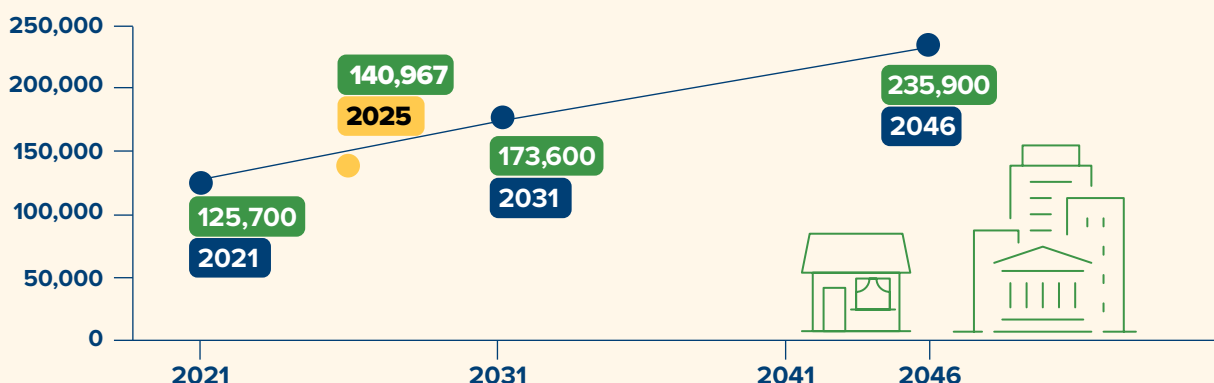
**376**

Logan Reserve

**325**

Flagstone

### Shaping SEQ Dwelling targets







## Sources

Australian Bureau of Statistics, Counts of Australian Businesses, including Entries and Exits, 2017 to 2025

Australian Bureau of Statistics, Estimated Resident Population (ERP) and components by Local Government Area 2017 to 2025

Economy.id industry structure and industry sector profiles use a National Accounts regional econometric model developed by National Institute of Economic and Industry Research (NIEIR) [economy.id.com.au](http://economy.id.com.au)

City Planning, Economic and Community Development Branch, Logan City Council

Small Area Labour Markets Australia, Australian Government, Department of Employment, Skills, Small & Family Business, ABS State Details

CommBank IQ Logan spend data, December 2025

Tourism Research Australia, Domestic Tourism Statistics & International Visitor Survey, December 2025

Urban Development Institute of Australia (UDIA) Queensland Market Report

\*Many of the datasets in this economic profile are underpinned by the NIEIR-ID economic model, which is updated each financial year. As benchmarks are changed every year, this can affect historical figures.

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