



Affordable & Liveable Property Guide
Hobart Metro 2nd Half 2024

OVERVIEW

Median property prices in Hobart Metro have **softened between Q3 2023 and Q4 2024, by -3.2% for houses to \$702,000 and by -5.4% to \$545,000 for units.** Every quarter (Q2 2024-Q3 2024) these trends have continued, with prices softening by -1.2% (houses) and -8.4% (units). Interestingly, in the past 12 months to Q3 2024, the **total sales increased by 5.5% for houses (to 401 sales in Q3 2024), however decreased for units by -17.4% (to 166 sales in Q3 2024).** This suggests an increase in housing demand, leading to a slight recovery in house prices. Meanwhile, units are slightly saturated, but the more affordable price creates opportunities for first-home buyers. **A total of \$1.7B of projects** are planned in 2024, focusing on commercial developments. There is some ready-to-sell stock planned for construction; however, **the emphasis is on constructing stand-alone dwellings (540), rather than units/apartments (199).** These are more than the planned **residential lots (48) and townhouses (42).** Thus, now is the time for buyers to act; before the low housing supply pushes house prices up further.

RECENT TOP PERFORMING SUBURBS

Area	Suburb	Type	Median Price 2023	Median Price 2024*	Price Growth	Projects 2024***
Inner	South Hobart	House	\$850,000	\$845,000	-0.1%	\$417.6K
	Hobart	Unit	\$832,000	\$738,000	-11.0%	\$852.3M
North	Moonah	House	\$610,000	\$585,000	-0.4%	\$5.0M
	Moonah	Unit	\$435,500	\$457,000	5.0%	\$5.0M
South	Taroona	House	\$917,000	\$885,000	-0.3%	\$100.0K
	Kingston	Unit	\$607,500	\$585,000	-0.4%	\$31.3M
East	Risdon Vale	House	\$445,000	\$460,000	3.0%	\$1.8M
	Rokeby	Unit	\$600,000	\$610,000	0.2%	\$16.0M

METHODOLOGY

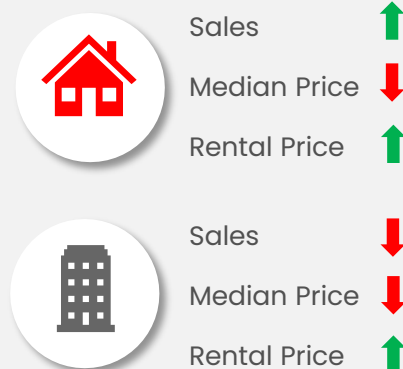
This affordable and liveable property guide for Hobart Metro analyses all suburbs within a 10km radius of the Hobart CBD. The following criteria were considered:

- Property trends criteria** – all suburbs have a minimum of 10 sales transactions for statistical reliability purposes. Based on market conditions suburbs have either positive, or as close as possible, to neutral price growth between 2023 to 2024*.
- Investment criteria** – as of September 2024, suburbs considered will have an on-par or higher rental yield than Hobart Metro, and an on-par or lower vacancy rate.
- Affordability criteria** – identified affordable and liveable suburbs have a median price below the relevant capital city metro area, which in this report is Hobart Metro. We calculated the percentage premiums that needed to be added to the Tasmania (TAS) average home loan, which was \$459,775** as of the June quarter of 2024. Premiums of 28.1% for houses and 12.0% for units were needed to reach the median price of suburbs chosen in this report. This is below what is required to reach Hobart Metro's median prices (52.6% for houses and 18.5% for units). This makes the suburbs identified in this report more affordable to buyers, creating an opportunity for first-home buyers.
- Development criteria** – suburbs chosen have new developments commencing construction for 2024, with a high proportion of commercial and infrastructure projects. This ensures the suburbs show signs of sustainable economic growth. Suburbs chosen must also show a reasonable amount of new ready-to-sell stock planned for construction, to ensure buyers have access to some supply.
- Liveability criteria** – all identified suburbs have low crime rates, availability of amenities within a 5km radius (i.e. schools, green spaces, public transport, shopping centres and health care facilities), and an unemployment rate on-par or lower in comparison to the TAS average (as determined by the Department of Jobs and Small Business, June Quarter 2024 release).

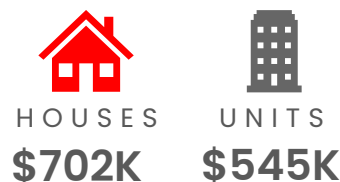
*Median price quoted captures sale transactions from 1st January to 30th September 2024, or Q1 – Q3 2024. **Average home loan figure is derived from June Quarter 2024 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank. ***Project development is based on aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2024 as stated by the relevant data authority. ^Annual Change is reflective of median price change from Q3 2023 to Q3 2024. Figures displayed in infographics are for the period Q3 2024. Source: APM Pricfinder, REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2024.

HOBART METRO

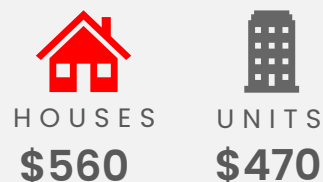
ANNUAL CHANGE [^]



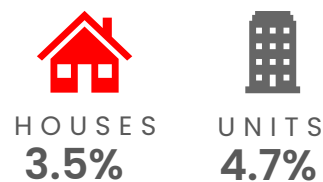
MEDIAN SALE PRICE



MEDIAN RENTAL PRICE



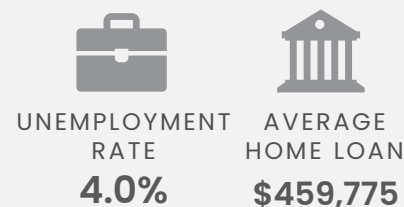
BENCHMARKS HOBART METRO



0.8%

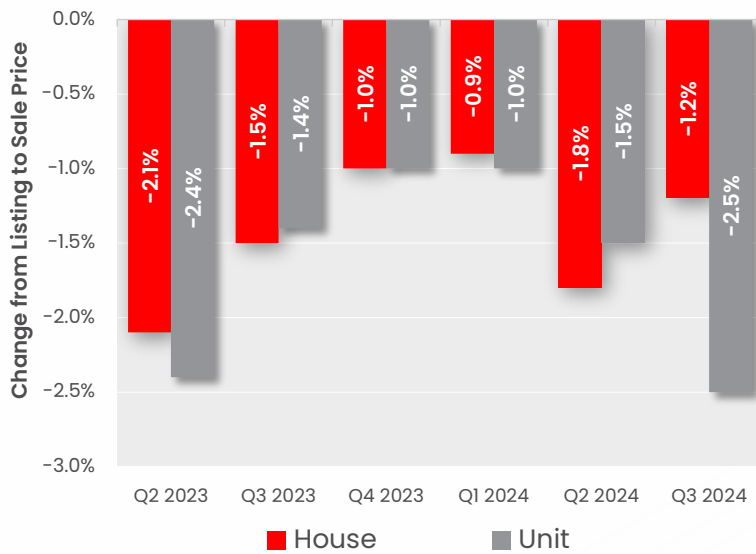
VACANCY RATE

BENCHMARKS HOBART METRO



%

AVERAGE VENDOR DISCOUNT

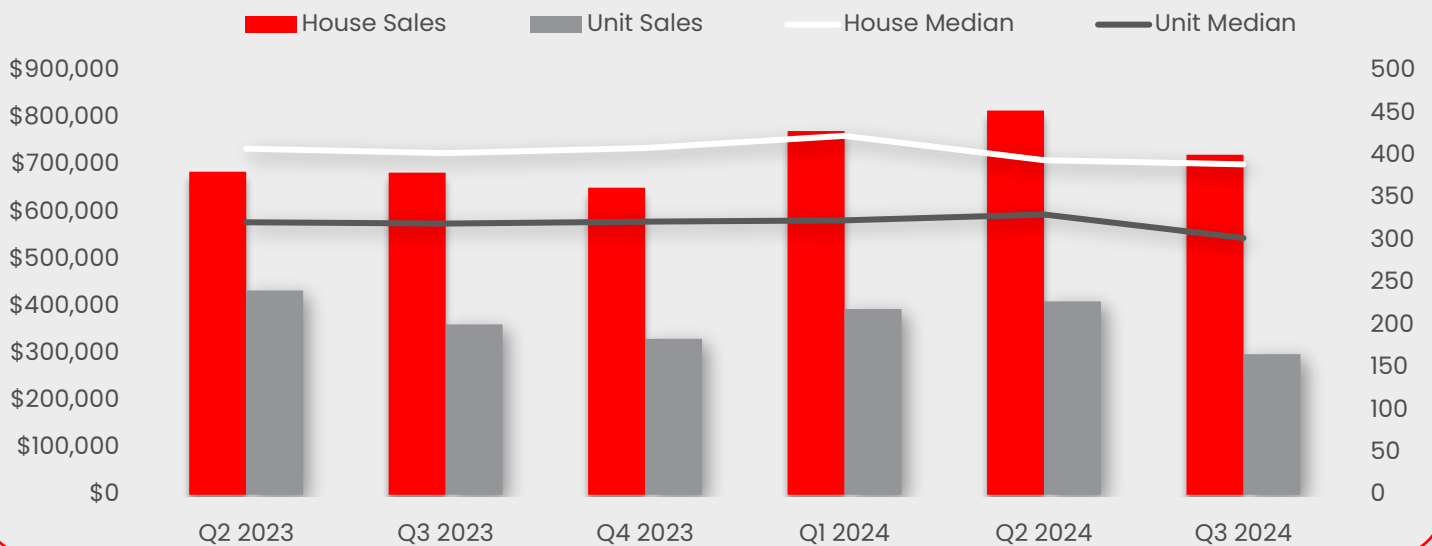


Average vendor discounts between Q3 2023 and Q3 2024 tightened to **-1.2%** for houses and widened for units to **-2.5%**. The Hobart Metro market **continues to favour buyers**, as owners are still accepting just below the first list price. That said, a tighter discount for houses signals a shift towards a seller's market, thus, house buyers must act fast. Opportunities can be found in the unit market, with a higher discount.

The dominant proportion of houses sold in Hobart Metro across 2024[#] was **in the middle price bracket between \$650,000 to \$849,999 (32.0%)**. Units tell a different story, **with most sold being in the premium price of \$700,000 and above (28.0%)**. That said, affordable options are available, with 35.0% of houses sold below \$649,999 and 31.3% of units sold below \$499,999. This suggests there is a home for every budget in Hobart Metro, with ideal opportunities for first-home buyers.



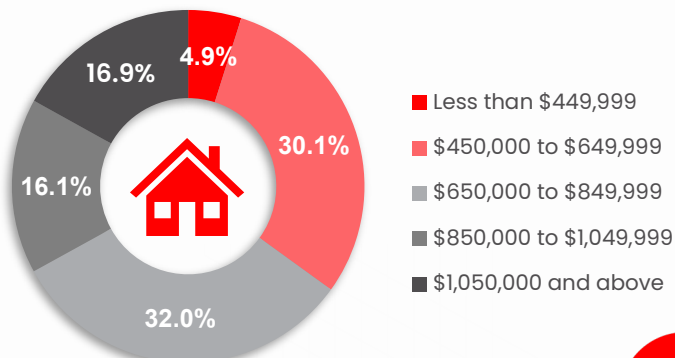
MARKET PERFORMANCE



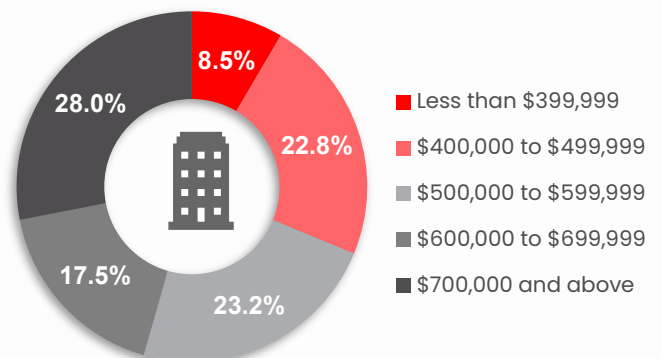
\$

PRICE BREAKDOWN 2024[#]

HOUSES SOLD



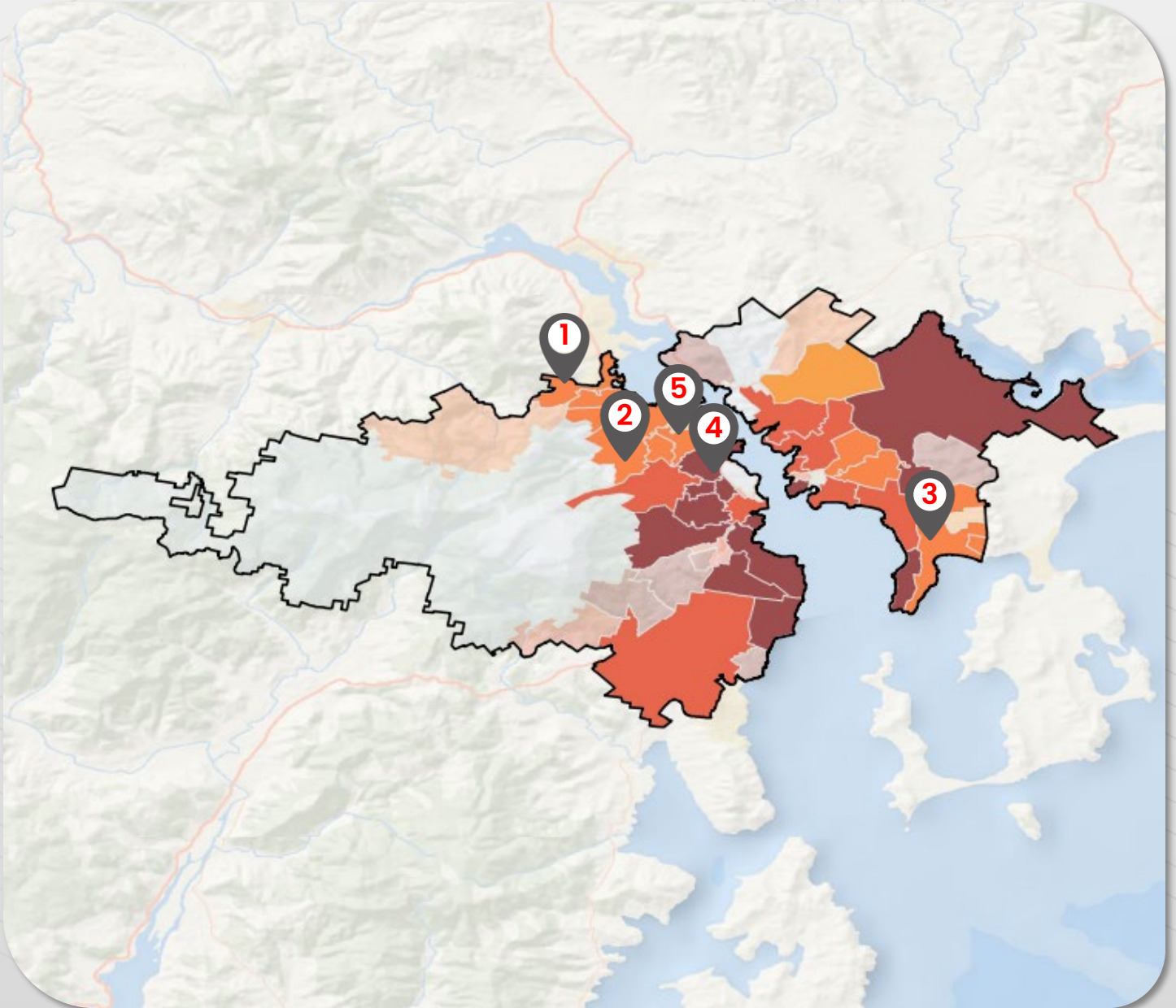
UNITS SOLD



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HOBART METRO MEDIAN HOUSE PRICES 2024*

10KM FROM CBD



LEGEND

	Data not available
	\$0 - \$350,000
	\$350,000 - \$500,000
	\$500,000 - \$650,000
	\$650,000 - \$800,000
	\$800,000+
	10km from CBD
	Translucent colours for <20 sales

HOBART AFFORDABLE & LIVEABLE SUBURBS RENTAL YIELD



	Suburb	House
1	Berriedale	4.6%
2	Glenorchy	4.7%
3	Rokeby	4.1%



	Suburb	Unit
2	Glenorchy	5.3%
4	New Town	4.7%
5	Moonah	4.5%

*House median price reflected in the heat-map captures sale transactions from 1st January 2024 to 30th September 2024.
Source: APM Pricefinder, ESRI ArcGIS, SQM Research. © PRD 2024.

RENTAL GROWTH 2024[€]

House rental yields in Hobart Metro were **3.5%** as of September 2024, which was higher than Sydney and Melbourne Metros (2.8% and 3.1% respectively). This was paired with a **1.8% increase in median house rental price** in the past 12 months (to Q3 2024) **at \$560 per week**, and a **-16.7% decline in the number of houses rented (to 543 rentals in Q3 2024)**. Similarly, the **median price for unit rentals increased by 4.4%** in the 12 months to Q3 2024, but **the number of units rented declined by -26.7% (to 318 rentals in Q3 2024)**. Overall, this suggests an undersupplied rental market which is good news for investors looking to re-enter the market, especially with a more affordable entry price (currently).

3-bedroom houses and 2-bedroom units have provided investors with the **highest annual rental growth, of +1.8% and +4.8% at \$490 and \$390 per week**, respectively.

In September 2024, Hobart Metro recorded a **low vacancy rate of 0.8%** which was below Sydney Metro (1.6%) and Melbourne Metro (1.7%). Despite minor fluctuations in the past 12 months, **Hobart Metro's vacancy rates** have remained largely stable, and **consistently maintained vacancy rates that are well below the Real Estate Institute of Australia's healthy benchmark of 3.0%**. This indicates a tight rental market and quicker occupancy of rental properties in Hobart Metro; fostering a **continuously attractive and conducive environment** for investors.



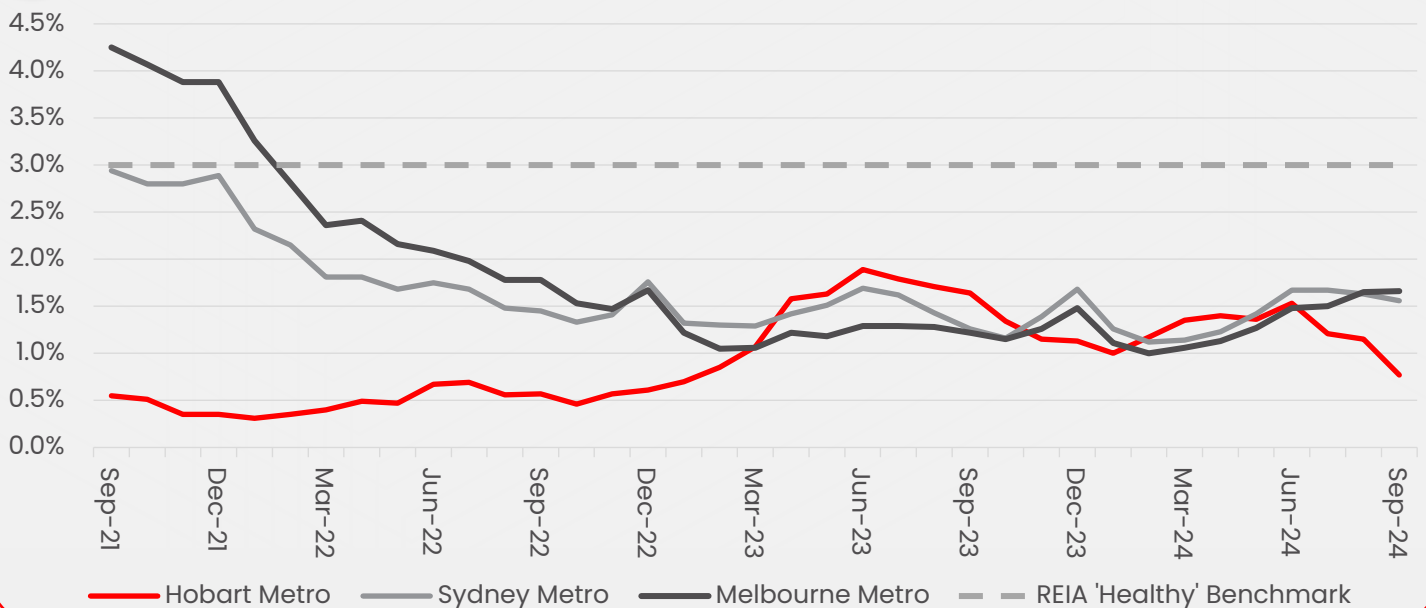
2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
-0.4%	+1.8%	+0.7%
\$480	\$560	\$680



1 BEDROOM	2 BEDROOMS	3+ BEDROOMS
+4.8%	+1.1%	-19.0%
\$390	\$470	\$470



RENTAL VACANCY RATES 2024



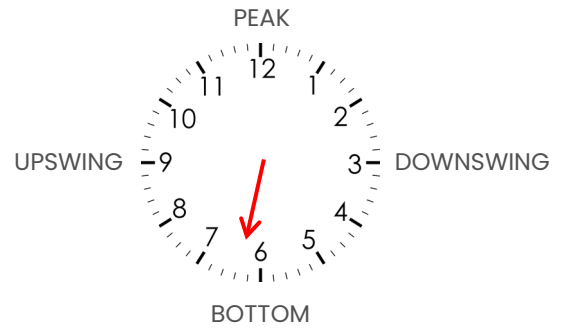
RENTAL YIELD 2024[§]

HOBERT METRO		MELBOURNE METRO		SYDNEY METRO	
HOUSES	UNITS	HOUSES	UNITS	HOUSES	UNITS
3.5%	4.7%	3.1%	4.7%	2.8%	4.4%

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HOUSES PROPERTY CLOCK

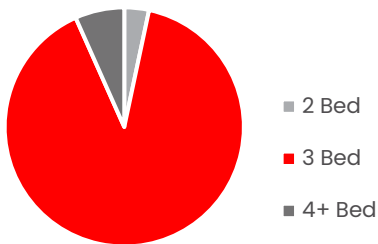


AFFORDABLE & LIVEABLE SUBURBS FOR HOUSES



BERRIEDALE 7011

Located approximately **15.0km**
from the Hobart CBD.



Median House Price **\$517,500**
2 Bed Median Price **\$599,000**
3 Bed Median Price **\$510,500**
4+ Bed Median Price **\$684,000**

Annual Median
Price Growth -13.3**

Vacancy Rate
(Sep-24) 0.3%

Rental Yield
(Sep-24) 4.6%

Key Amenity
(5km) MONA

Total Projects
(\$)
\$3.5M^

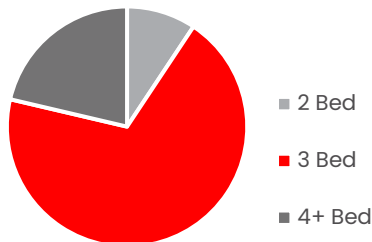
Residential
Ready-to-sell
Planned 2024
15 Units
0 Townhouses
0 Dwellings

Unemployment
Rate 2.5%



GLENORCHY 7010

Located approximately **8.0km**
from the Hobart CBD.



Median House Price **\$532,500**
2 Bed Median Price **\$455,000**
3 Bed Median Price **\$545,000**
4+ Bed Median Price **\$608,725**

Annual Median
Price Growth -7.0%**

Vacancy Rate
(Sep-24) 0.2%

Rental Yield
(Sep-24) 4.7%

Key Amenity
(5km) Northgate
Shopping
Centre

Total Projects
(\$)
\$203.2M^

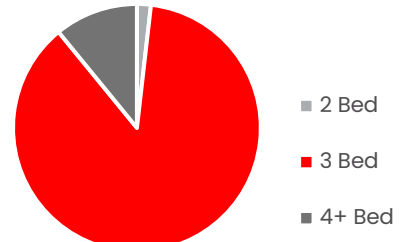
Residential
Ready-to-sell
Planned 2024
3 Units
0 Townhouses
450 Dwellings

Unemployment
Rate 2.2%



ROKEBY 7019

Located approximately **16.0km**
from the Hobart CBD.



Median House Price **\$589,100**
2 Bed Median Price **\$420,000**
3 Bed Median Price **\$586,600**
4+ Bed Median Price **\$689,250**

Annual Median
Price Growth 0.1%**

Vacancy Rate
(Sep-24) 0.4%

Rental Yield
(Sep-24) 4.1%

Key Amenity
(5km) Bayview
Secondary
College

Total Projects
(\$)
\$16.05M^

Residential
Ready-to-sell
Planned 2024
11 Units
0 Townhouses
12 Dwellings

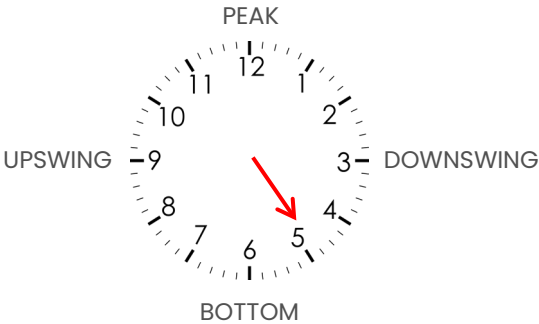
Unemployment
Rate 12.2%

^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value.

**Median price growth quoted captures sale transactions between Q3 2023 – Q3 2024, or 01/07/2023-30/09/2023 vs 01/07/2024-30/09/2024. Source: APM Pricerfinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2024.



UNITS PROPERTY CLOCK

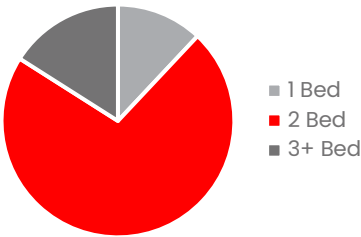


AFFORDABLE & LIVEABLE SUBURBS FOR UNITS



GLENORCHY 7010

Located approximately **8.0km**
from the Hobart CBD.



Median Unit Price	\$426,000
1 Bed Median Price	\$242,500
2 Bed Median Price	\$433,000
3+ Bed Median Price	\$507,950

**Annual Median
Price Growth** -7.4%**

**Vacancy Rate
(Sep-24)** 0.2%

**Rental Yield
(Sep-24)** 5.3%

**Key Amenities
(5km)** Northgate
Shopping
Centre

**Total Projects
(\$)** \$203.2M[^]

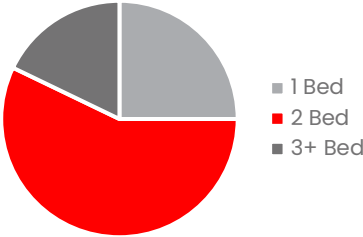
**Residential
Ready-to-sell
Planned 2024** 3 Units
0 Townhouses
450 Dwellings

**Unemployment
Rate** 2.2%



NEW TOWN 7008

Located approximately **4.0km**
from the Hobart CBD.



Median Unit Price	\$455,000
1 Bed Median Price	\$427,888
2 Bed Median Price	\$440,000
3+ Bed Median Price	\$840,000

**Annual Median
Price Growth** -11.7%**

**Vacancy Rate
(Sep-24)** 0.5%

**Rental Yield
(Sep-24)** 4.7%

**Key Amenity
(5km)** Hobart City High
School

Total Projects (\$) \$42.2M[^]

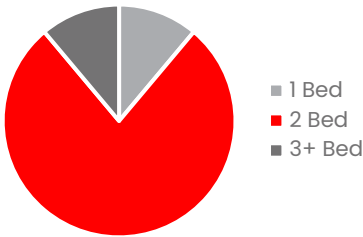
**Residential
Ready-to-sell
Planned 2024** 65 Units
6 Townhouses
0 Dwellings

**Unemployment
Rate** 2.9%



MOONAH 7009

Located approximately **3.0km**
from the Hobart CBD.



Median Unit Price	\$457,500
1 Bed Median Price	\$307,500
2 Bed Median Price	\$447,500
3+ Bed Median Price	\$542,000

**Annual Median
Price Growth** -5.1%**

**Vacancy Rate
(Sep-24)** 0.4%

**Rental Yield
(Sep-24)** 4.5%

**Key Amenity
(5km)** Moonah Central

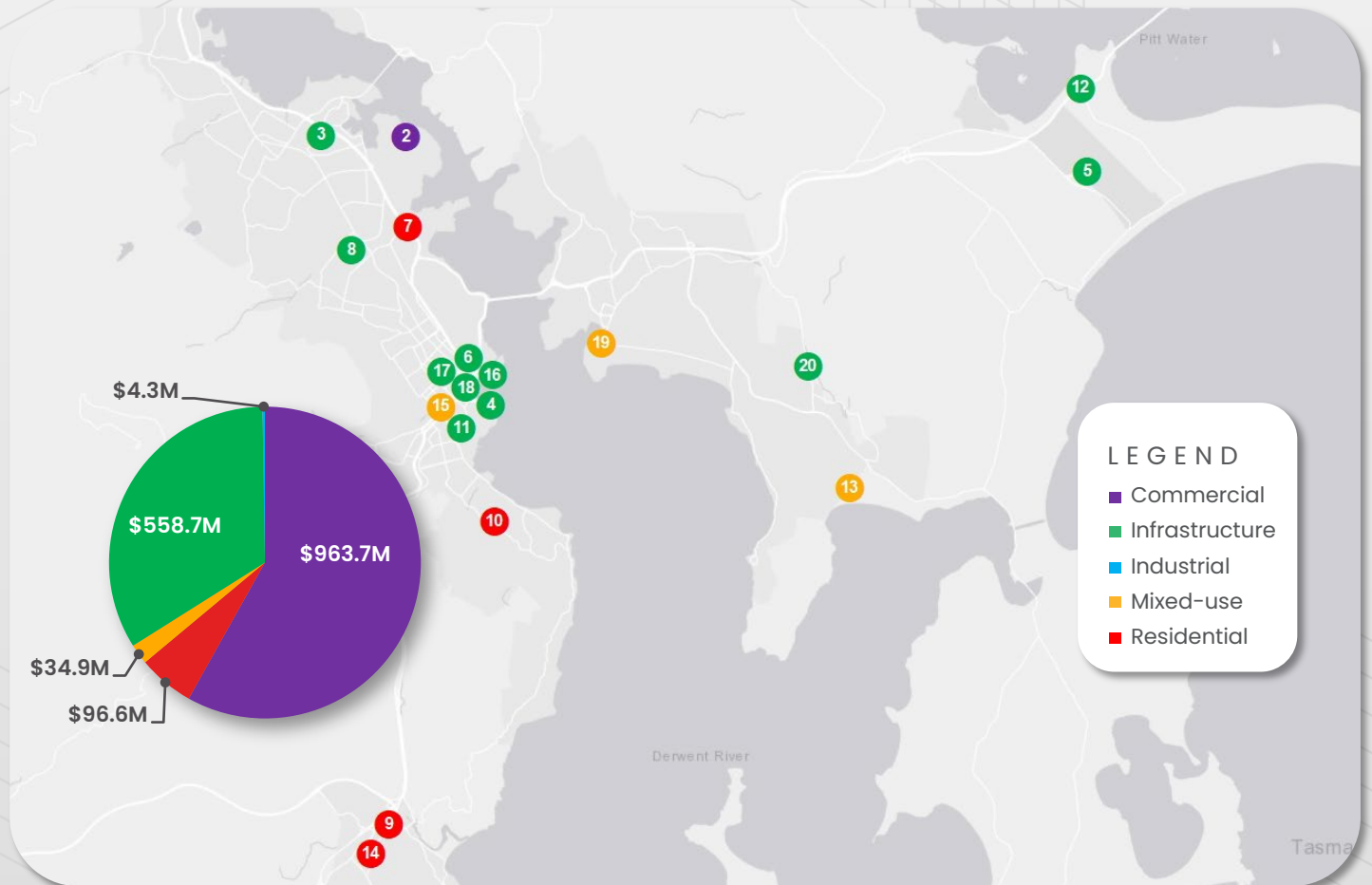
**Total Projects
(\$)** \$5M[^]

**Residential
Ready-to-sell
Planned 2024** 0 Units
0 Townhouses
15 Dwellings

**Unemployment
Rate** 3.2%

[^]Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value.
**Median price growth quoted captures sale transactions between Q3 2023 – Q3 2024, or 01/07/2023-30/09/2023 vs 01/07/2024-30/09/2024. Source: APM Pricfinder, SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2024.

PROJECT DEVELOPMENT MAP 2024*



Location	Project [£]	Type	Estimated Value ^µ	Suburb
1	UTAS Southern Campus Transformation – Hobart	Commercial	\$600,000,000	Hobart
2	Nyrstar Electrolysis Plant	Commercial	\$350,000,000	Lutana
3	Hobart Showgrounds Precinct – Stage 3 – Pavilion & Dwellings (State Government)	Infrastructure	\$200,000,000	Glenorchy
4	Hobart Waterfront Precinct (Local Government)	Infrastructure	\$100,000,000	Hobart
5	Hobart International Airport Terminal & Runway Upgrade Stage 2 (Federal Government)	Infrastructure	\$80,000,000	Cambridge
6	Royal Hobart Hospital Emergency Department Expansion (State Government)	Infrastructure	\$74,800,000	Hobart
7	1 Queens Walk Apartments (65 Apartments)	Residential	\$20,000,000	New Town
8	St Johns Park Mental Health Facility – New Town (State Government)	Infrastructure	\$20,000,000	New Town
9	Lot J Pardalote Parade (50 Apartments)	Residential	\$15,000,000	Kingston
10	47 Maning Avenue Apartments (11 Apartments)	Residential	\$15,000,000	Sandy Bay
11	Anglesea Barracks – Paterson Building Works (Federal Government)	Infrastructure	\$14,500,000	Hobart
12	Tasman Highway & Pittwater Road Civil Works (State Government)	Infrastructure	\$10,000,000	Cambridge
13	66 Droughty Point Road Warehouses & Bulky Goods Sales Development (Warehouse/Bulky Goods Premises)	Mixed-Use	\$9,200,000	Rokeby
14	37–59 Maranoa Road Townhouses (36 Townhouses)	Residential	\$9,000,000	Kingston
15	199 Macquarie Street & 49 Molle Street Hobart Dwellings (45 Dwellings/Office)	Mixed-Use	\$8,000,000	Hobart
16	North-west Region Pavement Resurfacing 2024–2025 (State Government)	Infrastructure	\$7,540,520	Hobart
17	North-east Region Pavement Resurfacing 2024–2025 (State Government)	Infrastructure	\$7,278,146	Hobart
18	South Region Pavement Resurfacing 2024–2025 (State Government)	Infrastructure	\$7,254,120	Hobart
19	39 Cambridge Road Apartments & Offices (10 Apartments/Office)	Mixed-Use	\$6,800,000	Bellerive
20	Greater Hobart Park & Ride – Rokeby Park & Ride (State Government)	Infrastructure	\$6,600,000	Rokeby

*Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes. £ Top Projects are based on suburbs located within a 10km radial distance of the Hobart CBD. µ Estimated value is the value of construction costs provided by relevant data authority it does not reflect the project's sale/commercial value.
Source: Cordell Connect database, ESRI ArcGIS. © PRD 2024.

ABOUT PRD'S RESEARCH DIVISION

PRD's property research division provides reliable and unbiased data, insights and consultancy to clients in both metro and regional locations across Australia.

Our extensive research capability and specialised approach ensure our clients can make the most informed and financially sound decisions about residential and commercial properties.

KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions. PRD shares on-the-ground experience and decades of knowledge to deliver innovative and effective solutions to our clients.

We take a holistic approach and focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, and commercial and residential design; and forecast future implications around such issues based on historical data and facts.

PEOPLE

Our in-house research team is skilled in deriving macro and micro quantitative information from multiple credible sources, so we can ensure we provide strategic advice and financially sound direction regarding property and market performance.

RESEARCH SERVICES

Our research services span over every suburb, Local Government Area, and state within Australia. We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

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Our services include:

- Advisory & consultancy
- Market analysis including profiling & trends
- Primary qualitative & quantitative research
- Demographic & target market analysis
- Geographic information mapping
- Project analysis including product & pricing recommendations
- Rental & investment return analysis

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REAL ESTATE

