

Brighton Market Update 2nd Half 2025



OVERVIEW

In Q2 2025, Brighton* recorded a median house price of \$595,500, and a median unit price of \$470,000. This represents an annual (Q4 2023 – Q4 2024) price growth of 6.3% for houses and a slight softening of -1.1% for units. Comparing Q2 2024 – Q2 2025, sales declined by -2.8% for houses (to 70 sales in Q2 2025) and significantly to only 6-unit sales in Q2 2025. This suggests an undersupplied house market which created a buffer against higher interest rates – hence price growth. Units have become slightly affordable, thus an ideal time for buyers to enter the unit market. That said, with only very few new houses planned, buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES	↓	↑
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↑



UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↓	↓
UNIT RENTAL PRICE	↑	↑



MARKET CONDITIONS

MEDIAN PRICE
Q2 2025



\$595K



\$470K

SALES

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE



UNIT

MEDIAN PRICE
Q2 2025



\$470



\$460

RENTALS

AVERAGE DAYS
ON MARKET Q2 2025



HOUSE

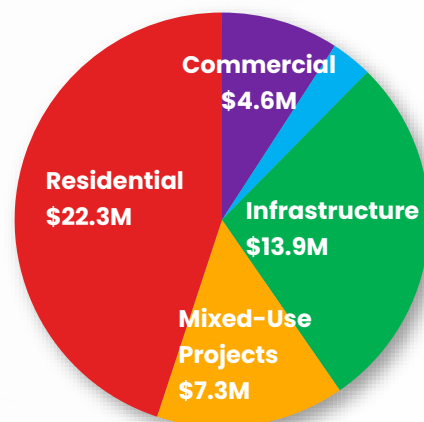


UNIT



FUTURE DEVELOPMENTS

Brighton is set to see approximately **\$49.7M of new projects commencing construction in 2025.**



The two key infrastructure projects in the pipeline are 33 Elderslie Rd Subdivision and Lots 974 & 975 Scotts Rd Dwellings; two initiatives from the State and Local Governments to add more housing stock.

Residential projects in 2025 that will further boost supply include:

- 24B & 38 Jetty Road Units (51 Units)
- 48A William Street Units (27 Units)
- 16 Hannah Court Units (5 Units)
- 1 Radius & Stanfield Drives Dwellings (26 Dwellings)

Although new stock is planned, most are units. There are some new stand-alone houses in the pipeline, however based on the number of sales in Q2 2025, this will not be enough. As a result the housing undersupply will continue, pushing up prices for all stock types (not just houses).



74 Units/
Apartments



26
Dwellings



8 Lots

%

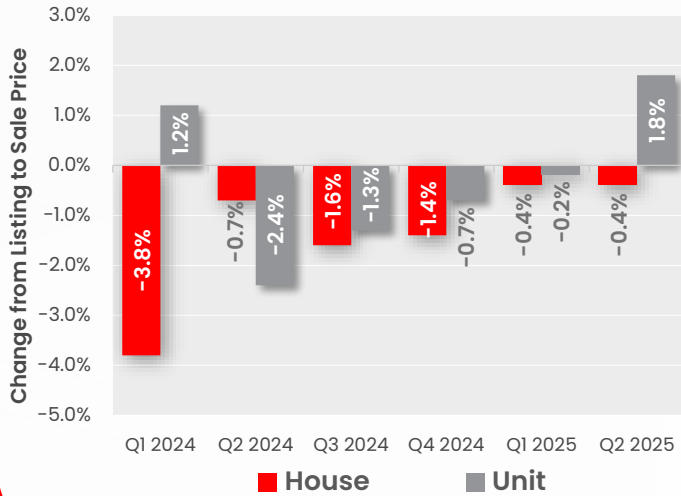
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

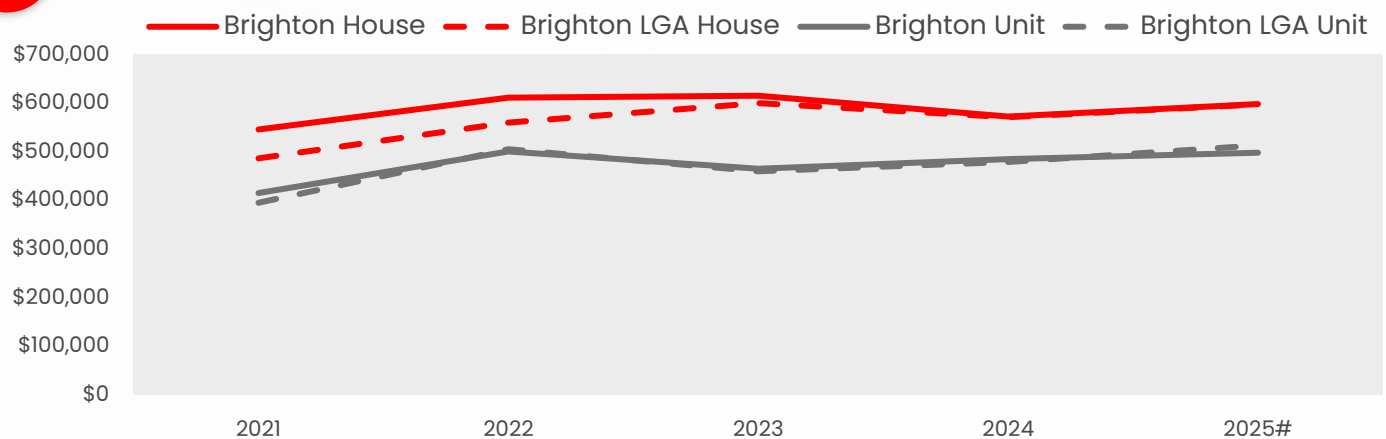
In the past 12 months to Q2 2025 average house vendor discount have tightened to a lesser discount of -0.4%. Average unit vendor discount have swung to be at a premium, of 1.8%. The house market still favour buyers, where vendors are willing to accept below the initial listing price. Although the median unit price has softened slightly, sellers are achieving higher than the first asking price. With very low new houses planned, buyers must act fast.

The suburb of Brighton has historically been on par with the wider Brighton Local Government Area (LGA). In 2025# this trend has continued for both house and unit median prices, with both the suburb and LGA seeing slower price growth.

The dominant proportion of homes sold in Brighton* in 2025# was in the more affordable price point of \$449,999 and below (27.6%), in good news for first home buyers. That said, 24.6% of the market was priced in the upper and premium bracket of \$750,000 and above, which benefits owners/sellers. Most of the units were sold in the middle-priced price bracket between \$450,000 and \$499,999 (28.3%). Overall, this suggests that there is an opportunity for each price bracket, for both stock types.



MARKET COMPARISON

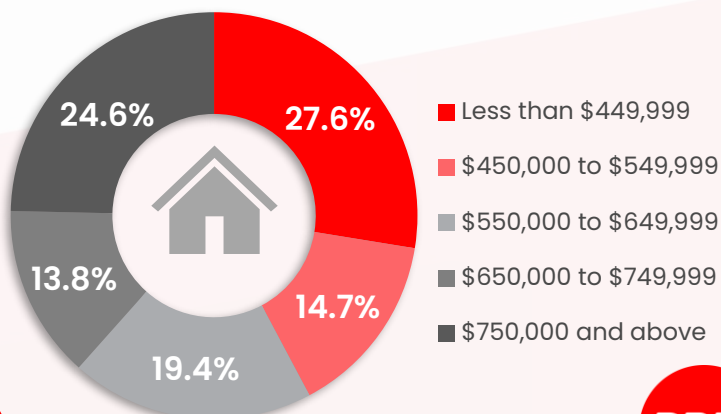


The market comparison graph provides a comparative trend for the median price of houses and units over the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Brighton.

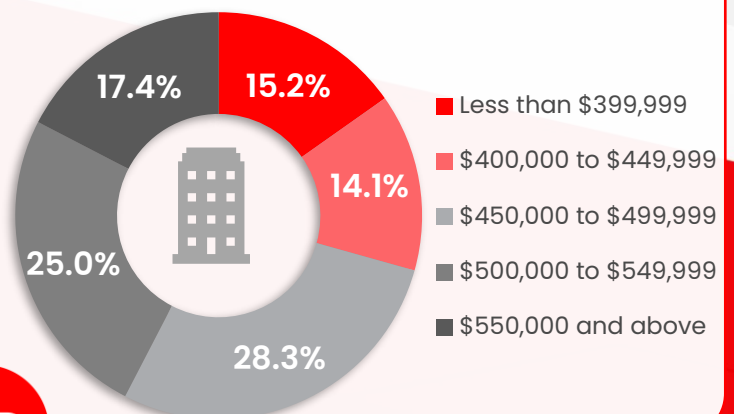
\$

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Brighton (postcode 7030) was 4.1% in June 2025, above Hobart Metro (3.5%). This was paired with a slight 1.1% increase in median rent price in the past 12 months to Q2 2025, at \$470 per week. The number of houses rented increased by 2.9% in the past 12 months, to 106 rentals in Q2 2025; which suggests a highly demanded market. Median unit rent price rose by 7.0% to \$460, with a stable number of units rented (21 units in Q2 2025). Overall, there is an attractive rental market in the Brighton* area, even with a higher entry/sale price in the past 12 months to Q2 2025.

4+ bedroom houses have provided investors with +5.2% rental growth annually, achieving a median rent of \$630 per week.

The postcode 7030* recorded a vacancy rate of 0.3% in June 2025, on par with Brighton LGA's (0.3%) however lower than Hobart Metro's 0.6% average. Vacancy rates in the postcode 7030* have fluctuated in the past 12 months, however in the past 3 months have slightly declined even further. This suggests a tighter rental market, which benefits investors. Further, a 0.3% vacancy rate is still significantly below the Real Estate Institution of Australia's healthy benchmark of 3.0%, suggesting quicker occupancy of rental homes in the area.



2 BEDROOMS

-1.8%



3 BEDROOMS

-2.7%

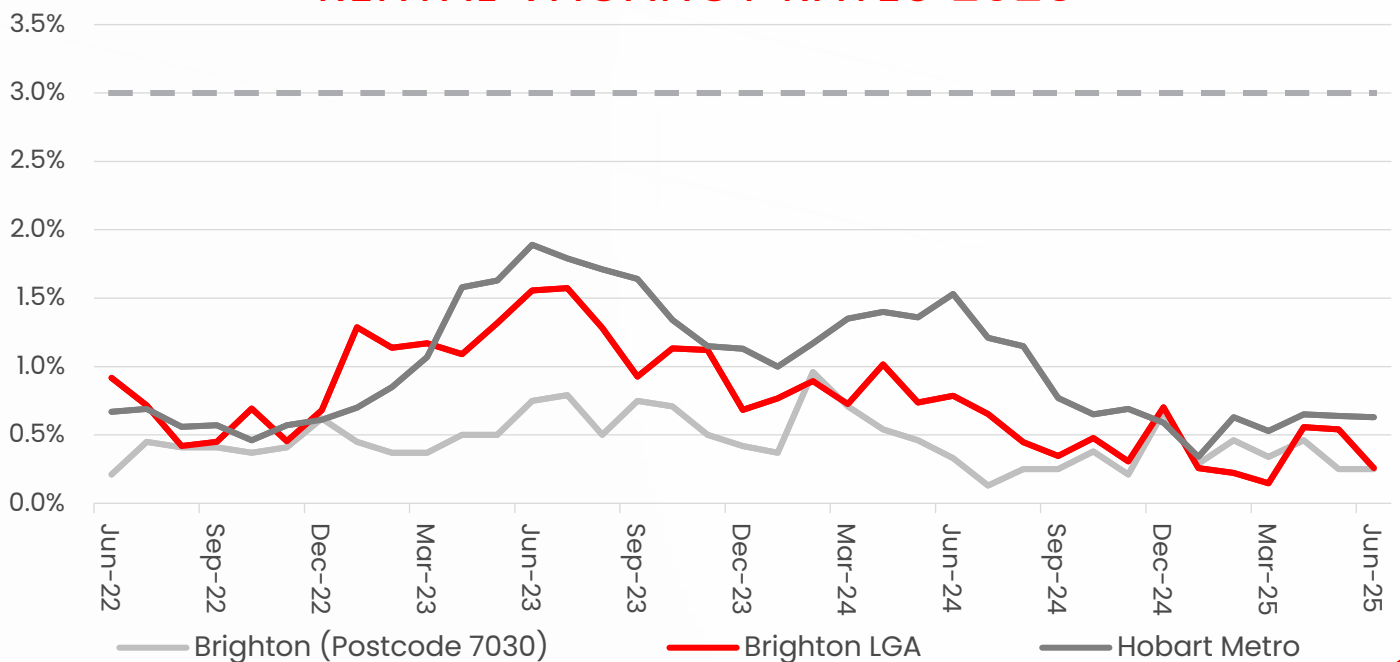


4 BEDROOMS

+10.5%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



4.1%

Postcode
7030*



4.3%

Brighton
LGA



3.5%

Hobart
Metro



5.2%

Postcode
7030*



4.6%

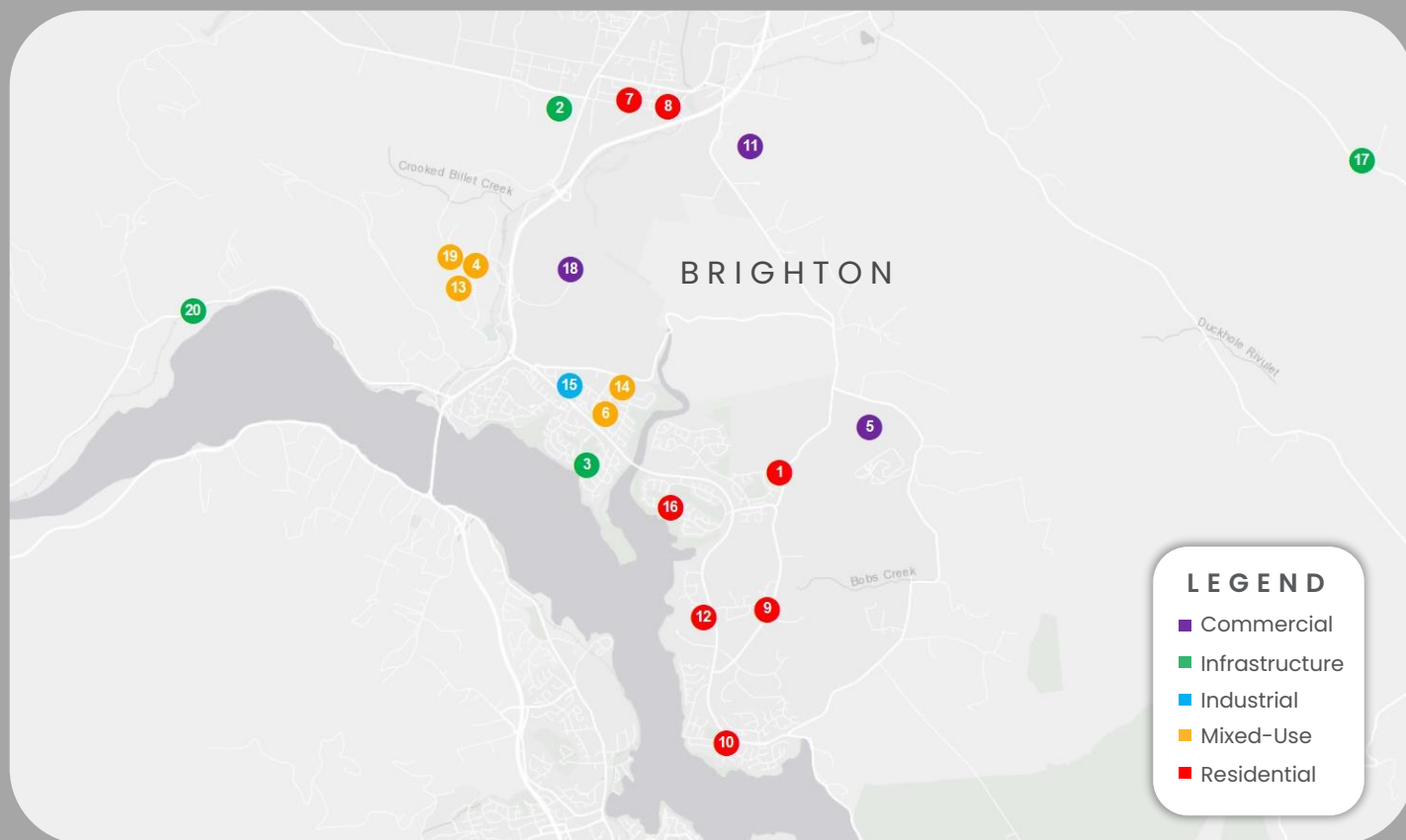
Brighton
LGA



5.3%

Hobart
Metro

PROJECT DEVELOPMENT MAP 2025^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	24B & 38 Jetty Road Units (51 Units)	Residential	\$15,000,000	21/01/2025
2	33 Elderslie Road Residential Subdivision (State Government)	Infrastructure	\$5,500,000	5/12/2025
3	Lots 974 & 975 Scott Road Dwellings & Residential Subdivision (Local Government)	Infrastructure	\$4,000,000	17/12/2025
4	Sutcliffe Earthmoving Bridgewater Warehouse (Warehouse/Office Buildings)	Mixed Use	\$1,700,000	5/11/2025
5	647 Baskerville Road Workers Accommodation Buildings	Commercial	\$1,500,000	11/07/2025
6	Calows Coaches Bridgewater (Depot/Distribution Facility)	Mixed Use	\$1,500,000	16/12/2025
7	48a William Street Units (5 Units)	Residential	\$1,250,000	16/10/2025
8	6 Munday Street Units (5 Units)	Residential	\$1,250,000	24/12/2025
9	16 Hannah Court Units (5 Units)	Residential	\$1,250,000	12/08/2025
10	3-5 Magus Terrace Units Stages 1 & 2 (4 Units)	Residential	\$1,200,000	18/11/2025
11	Feline Fix Veterinary Services Brighton	Commercial	\$1,200,000	22/11/2025
12	1 Radius & Stanfield Drives Dwellings (26 Dwellings)	Residential	\$1,000,000	14/11/2025
13	4 Bevel Close Warehouse/Office (Warehouse/Office)	Mixed Use	\$1,000,000	1/12/2025
14	115 Cove Hill Road Factory (Factory/Workshop/Offices)	Mixed Use	\$1,000,000	22/09/2025
15	Bentley Workspaces Bridgewater Warehouse	Industrial	\$1,000,000	21/11/2025
16	14 Lamprill Circle Units (4 Units)	Residential	\$1,000,000	18/11/2025
17	Southeast Irrigation Scheme Pipeline & Pump Station (State Government)	Infrastructure	\$1,000,000	18/10/2025
18	Bridgewater Concrete Batching Plant	Commercial	\$1,000,000	9/12/2025
19	Stabilised Pavements Of Australia Mixed Use Development (Workshop/Offices/Washbay)	Mixed Use	\$800,000	21/11/2025
20	Derwent Valley Line Track Renewals (State Government)	Infrastructure	\$800,000	10/02/2025



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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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Natalie Gray



+61 417 344 822



nataliegray@prdhobart.com.au



Rychelle Brown



+61 488 074 240



rychellebrown@prdhobart.com.au

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PRD Hobart

Your trusted local real estate agency



26 Cambridge Road,
Bellerive, TAS, 7018

40 High Street,
New Norfolk, TAS, 7140



hello@prdhobart.com.au



+61 3 6244 5588



+61 3 6261 2555



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REFERENCES

* Brighton sales market data and key indicators encapsulates aggregate property market conditions within Brighton Local Government Area (LGA)

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2025 encapsulates sales transactions for the 1st Half 2025 (01/01/2025 – 30/06/2025).

€ Annual rental growth is a comparison between Q2 2024 (01/04/2024 – 30/06/2025) and Q2 2025 (04/10/2025 – 30/06/2025) house median rent figures.

¥ Brighton rental market data encapsulates aggregate property conditions within the postcode of 7030.

§ Rental yields shown are as reported as of June 2025.

A Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburb of Brighton Local Government Area (LGA)

μ Estimated value is the value of construction costs provided by relevant data authority; it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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