

Brighton Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Brighton* recorded a median house price of \$625,500, and a median unit price of \$530,000. This is an annual (Q4 2024 – Q4 2025) price growth of 4.3% for houses and by 2.4% for units. Sales decreased between Q4 2024 – Q4 2025, by -2.9% (to 68 for houses in Q4 2025) and by -40.0% for units (to 12 sales in Q4 2025). There is an undersupplied market for houses and units in Brighton*, and with lower interest rates this caused price growth. Thus, now is an ideal time for owners to capitalise on their investment. There are new houses and units planned for 2026, providing buyers with more choices. However, this will take time to build.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

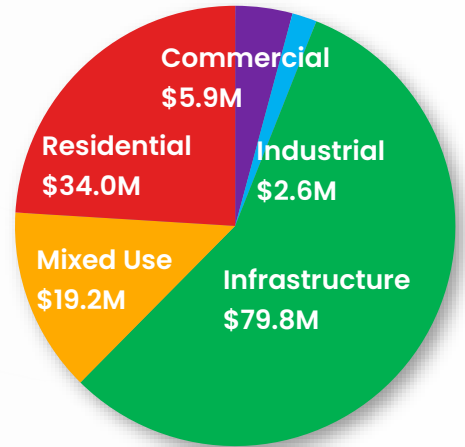


UNIT SALES	↓	↔
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



FUTURE DEVELOPMENTS

Brighton will see approximately **\$141.5M** of new projects commence construction in 2026.



A key infrastructure project for 2026 is Lots 974 & 975 Scott Road Dwellings & Residential Subdivision; an initiative from the Local Government to add more housing stock.

Residential projects in 2026 that will boost supply in Brighton* include:

- 1 Hayfield Place, Gunn Street & Neilsen Esplanade Units (56 Units)
- 5-13, 15 & 17 Maxwell Drive (27 Units)
- 12 Jubilee Avenue Units (12 Units)

The incoming supply of ready-to-go residential stock will assist with current demand. That said, there is not enough new houses planned (68 houses sold in Q4 2025), which suggests further price growth in the short term.



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$626K



\$530K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



UNIT

MEDIAN PRICE
Q4 2025



\$520



\$465

RENTALS

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



UNIT



118 Units/
Apartments



12
Dwellings



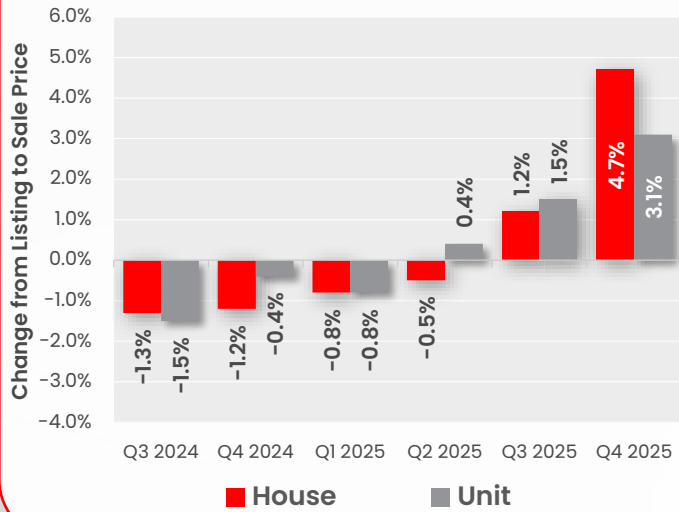
12 Lots



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 Q4 2025 average vendor discount have swung from a discount to a premium, of 3.1% for units and 4.7% for houses. Overall, the market have shifted to favour sellers, with average vendor discount becoming a premium since the 2nd half of 2025. Buyers must offer higher than the first list price, in good news for owners.

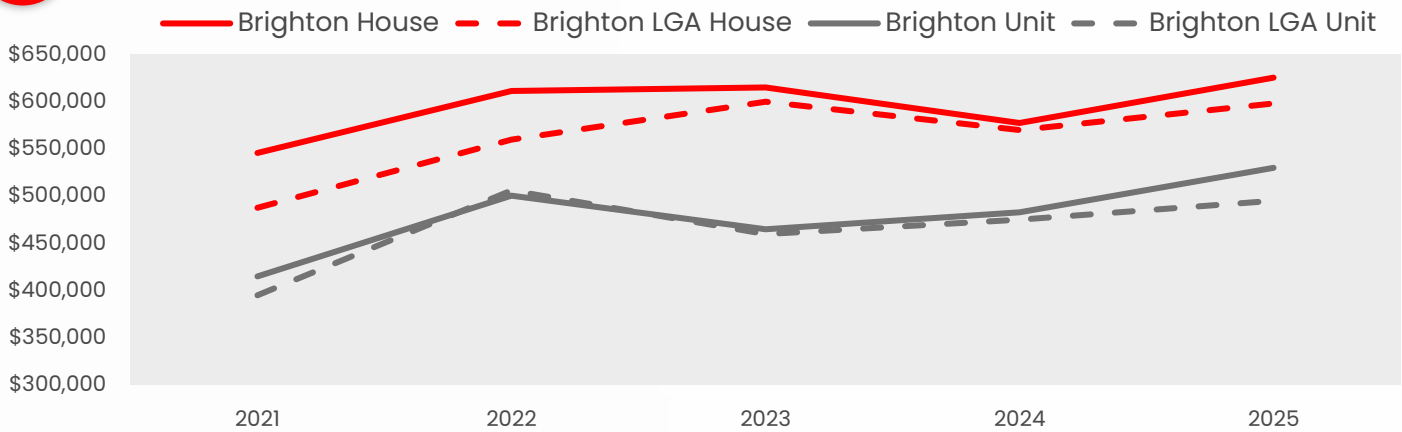


The suburb of Brighton has historically tracked at a slight premium compared to the Brighton Local Government Area (LGA) in median house prices. Conversely, units have tracked on par with the wider LGA. 2025[#] saw both houses and units in the suburb of Brighton becoming a premium compared to the LGA, due to its higher price growth.

The dominant proportion of homes sold in Brighton* in 2025[#] were in the premium price bracket of \$750,000 and above (24.3%), benefitting owners. However, 22.2% were sold in the most affordable price point of less than \$449,999 (22.2%). Most units sold (30.0%) were in the more affordable price bracket of \$450,000 to \$499,999 and most affordable bracket of less than \$449,999 (27.1%). Overall, despite high price growth in the past 12 months to Q4 2025, there are still ample opportunities for first home buyers.



MARKET COMPARISON

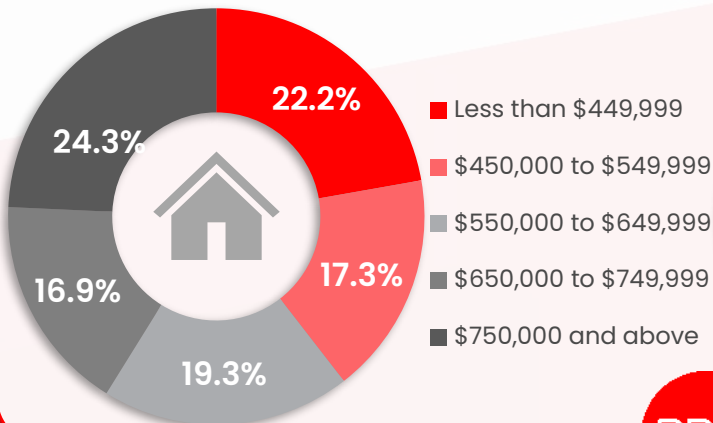


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Brighton.

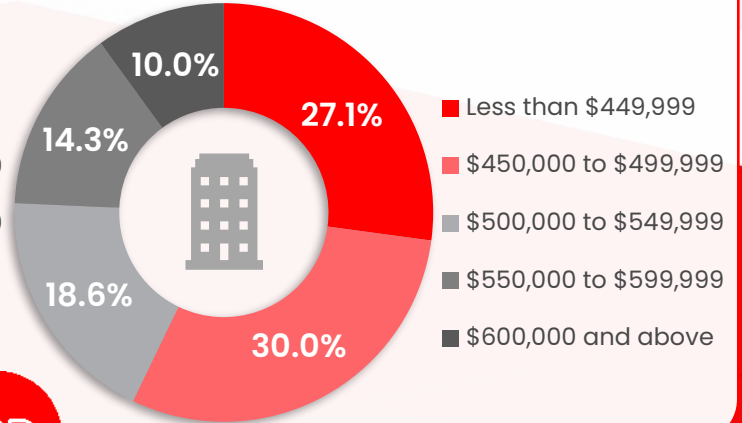


PRICE BREAKDOWN 2025

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in the Brighton[¥] was 4.3% in December 2025, on par with Brighton LGA (4.3%) but higher than Hobart Metro (3.5%). This was paired with a 13.0% increase in median house rental price in the past 12 months to Q4 2025, at \$520 per week. The number of houses rented also increased, by 19.0% in the past 12 months, to 94 rentals in Q4 2025. This suggests a highly demanded house rental market in Brighton[¥], which is beneficial to investors.

4+ bedroom houses have provided investors with +9.8% rental growth annually, achieving a median rent of \$650 per week.

Brighton[¥] recorded a vacancy rate of 0.4% in December 2025, slightly lower than the Brighton LGA's 0.6% and Hobart Metro's 0.5% average. Vacancy rates in Brighton[¥] decreased in the past 12 months to December 2025, indicating a tighter rental market. Further, a 0.6% vacancy rate is below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes. This is a conducive environment for investors, even with a higher median house and unit sales price (thus, entry price) in the past 12 months to Q4 2025.

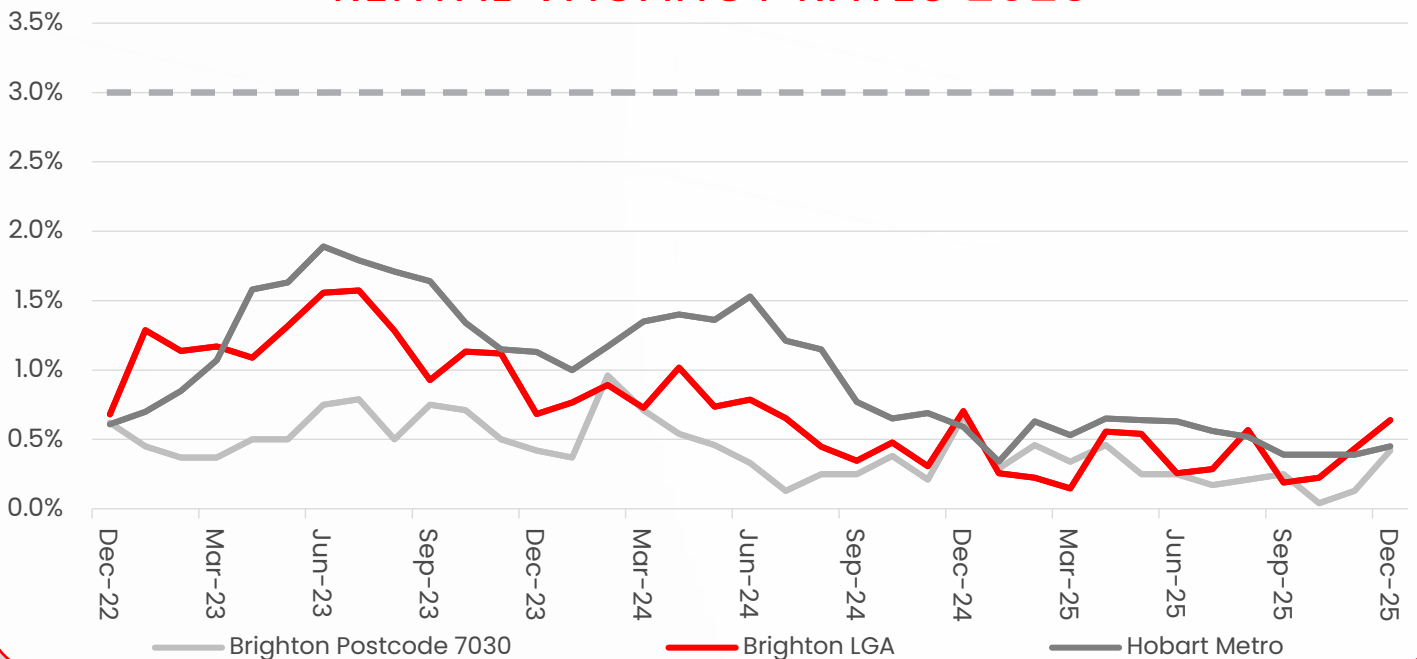
2 BEDROOMS
+0.0%

3 BEDROOMS
+3.2%

4+ BEDROOMS
+9.8%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



4.3%

Brighton
Postcode
7030[¥]



4.3%

Brighton
LGA



3.5%

Hobart
Metro



4.7%

Brighton
Postcode
7030[¥]



5.6%

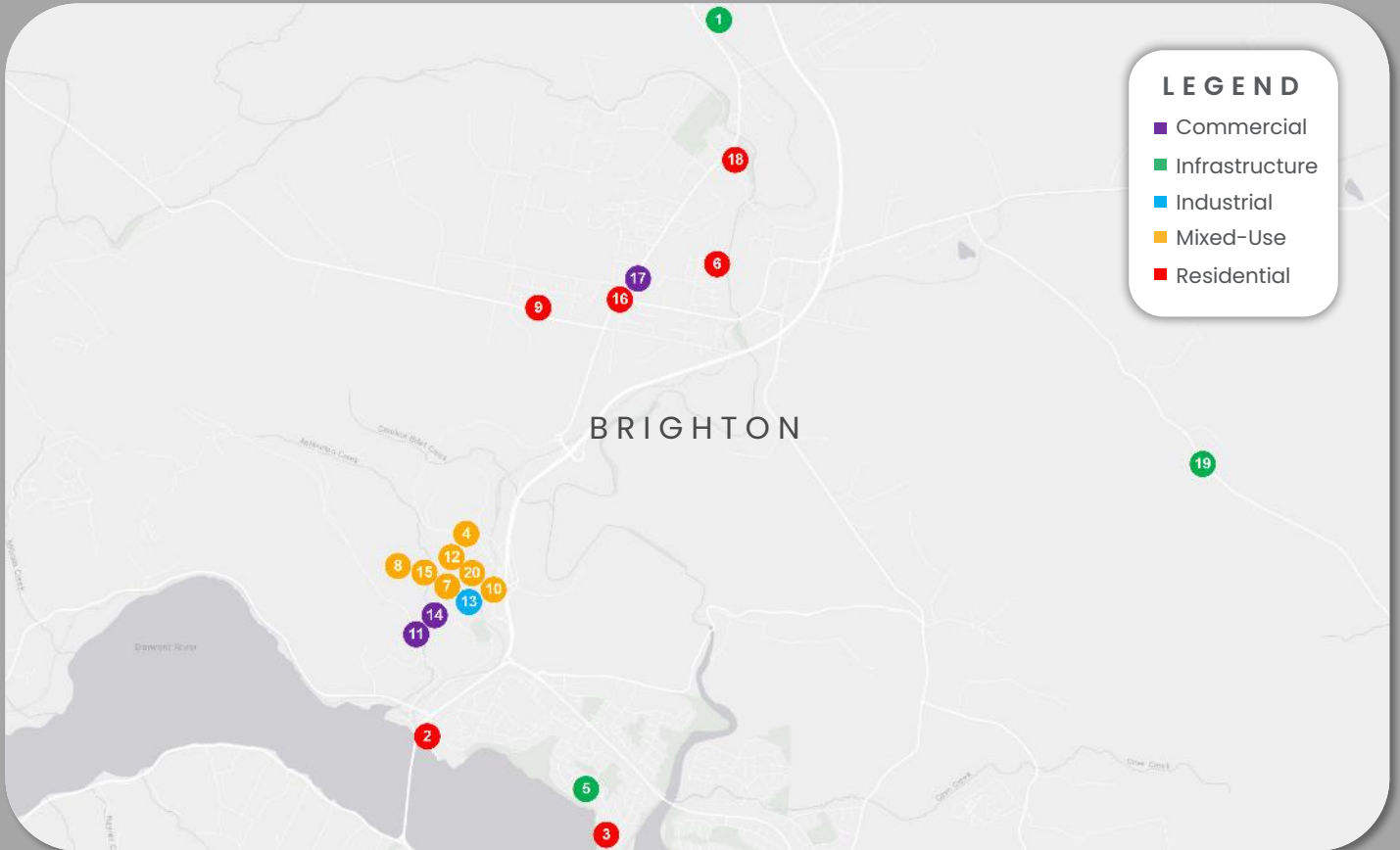
Brighton
LGA



5.1%

Hobart
Metro

PROJECT DEVELOPMENT MAP 2026 ^A



LEGEND

- Commercial
- Infrastructure
- Industrial
- Mixed-Use
- Residential

BRIGHTON

#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Youth Detention Facility Pontville (State Government)	Infrastructure	\$75,000,000	20/10/2026
2	1 Hayfield Place, Gunn Street & Nielsen Esplanade Units (56 Units)	Residential	\$17,000,000	18/12/2026
3	5-13, 15 & 17 Maxwell Drive Units (27 Units)	Residential	\$7,500,000	10/07/2026
4	Mitchell Plastic Welding Bridgewater Manufacturing Facility & Offices (Manufacturing Facility/Offices)	Mixed Use	\$4,400,000	19/11/2026
5	Lots 974 & 975 Scott Road Dwellings & Residential Subdivision (Local Government)	Infrastructure	\$4,000,000	17/12/2026
6	12 Jubilee Avenue Units (12 Units)	Residential	\$3,600,000	23/10/2026
7	3 Woodrieve Road Warehouse (Warehouse/Office)	Mixed Use	\$3,500,000	4/12/2026
8	Southern First For Steel Warehouse & Hardstand (Warehouse/Hardstand/Office)	Mixed Use	\$3,300,000	5/11/2026
9	72 Elderslie Road Units (13 Units)	Residential	\$3,300,000	12/10/2026
10	Kent Bridgewater Warehouse (Warehouse/Office)	Mixed Use	\$3,000,000	27/11/2026
11	6 Woodrieve Road Self Storage Facility Stages 1-3	Commercial	\$2,745,000	7/12/2026
12	Greenbanks Road Warehouse & Office Building (Warehouse/Office)	Mixed Use	\$2,500,000	1/10/2026
13	9 Woodrieve Road Warehouse Buildings	Industrial	\$2,264,400	5/11/2026
14	14 Klukaarlia Drive Workshop (Workshop/Office)	Mixed Use	\$2,000,000	24/09/2026
15	5 Woodrieve Road Storage Units	Commercial	\$2,000,000	16/10/2026
16	7 Silvergum Street Units (7 Units)	Residential	\$1,700,000	3/04/2026
17	174 Brighton Road Veterinary Clinic Conversion	Commercial	\$900,000	19/08/2026
18	6 Ford Road Units (3 Units)	Residential	\$900,000	1/12/2026
19	Tea Tree Rivulet Bridge Widening (Local Government)	Infrastructure	\$800,000	16/02/2026
20	1 & 13 Crooked Billet Drive Concrete Batching Plant & Silos Relocation (Concrete Batching Plant/3 Silos)	Mixed Use	\$500,000	8/09/2026

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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

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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 2025 full year (01/01/2025-31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) 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 December 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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