

Glenorchy Market Update

1st Half 2026



OVERVIEW

In Q4 2025, Glenorchy* recorded a median house price of \$642,250, and a median unit price of \$487,500. This is an annual (Q4 2024 – Q4 2025) price growth of 7.0% for houses and 3.7% for units. Total sales increased between Q4 2024 – Q4 2025, by 53.7% (to 186 for houses in Q4 2025) and by 3.1% for units (to 66 sales in Q4 2025). This suggests high demand for properties, aided by a reduced and stable interest rates. This indicates now is an ideal time for owners to capitalise on their investment. There is a significant number of housing projects due to commence construction in 2026, which will provide more options for buyers in the future.

CHANGE FROM LAST YEAR HALF YEAR



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

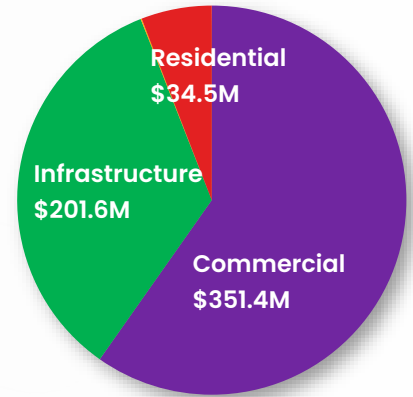


UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↔	↔



FUTURE DEVELOPMENTS

Glenorchy will see approximately **\$588.0M** of new projects commence construction in 2026.



The significant influx of infrastructure and commercial projects will stimulate the local economy by creating more jobs and improving liveability.

There are quite a few housing projects set to commence construction in 2026:

- Hobart Showgrounds Precinct – Stage 3 – (450 Dwellings)
- 5-5a Taree Street, 15-17 Coraki Street & 4 Tootonga Street (23 Dwellings)
- 15 Karambi Street Residential Subdivision Stage 1-4 (61 Lots)
- 73 Mahoney Drive Units (6 Units)

The incoming supply of ready-to-sell stock will answer current demand and create a more sustainable price growth environment. That said, construction can be delayed and lengthy, thus in the short-term price growth is expected.



MARKET CONDITIONS

MEDIAN PRICE
Q4 2025



\$642K



\$488K

SALES

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



UNIT

MEDIAN PRICE
Q4 2025



\$560



\$460

RENTALS

AVERAGE DAYS
ON MARKET Q4 2025



HOUSE



UNIT



28 Units/
Apartments



550
Dwellings

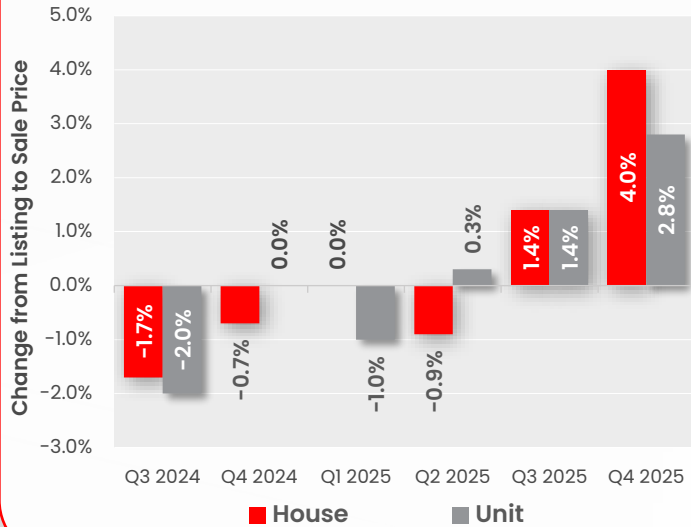


61 Lots



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.



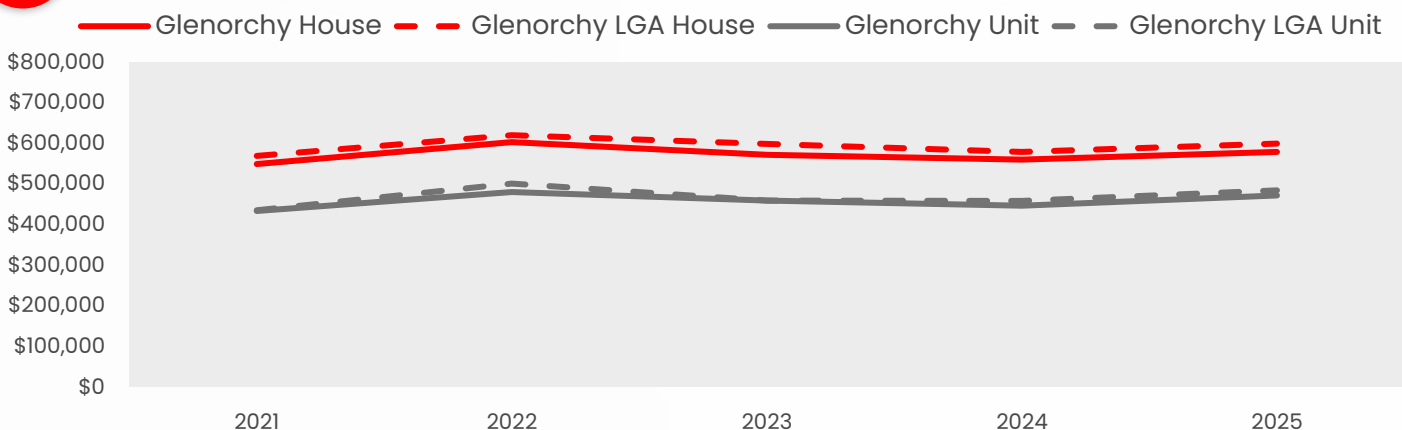
In the past 12 months to Q4 2025 average vendor discount for houses and units have swung to a premium of 4.0% and 2.8%, respectively. The market now favours sellers, as buyers must offer higher than the first list price. This is a first in the Glenorchy* market since mid-2024, creating an opportunity for owners. With new houses still a long-term solution, buyers must act fast - before premiums increase to a higher amount in early 2026.

The suburb of Glenorchy has historically tracked on par with Glenorchy Local Government Area (LGA) in median house and unit prices. This continued to be the case for houses in 2025#, with both the LGA and suburb recording price growth in the same trajectory and pace.

The dominant proportion of homes sold in Glenorchy* in 2025# were in the most affordable price bracket of less than \$549,999 (26.2%). Conversely, most unit sales (24.9%) were in the premium price point of \$550,000 and above. Affordable stock is still available for units (22.8% sold at less than \$399,999) and premium stock is available for houses (22.7% sold at \$700,000 and above). Opportunities are abundant for both buyers and sellers in Glenorchy*.



MARKET COMPARISON

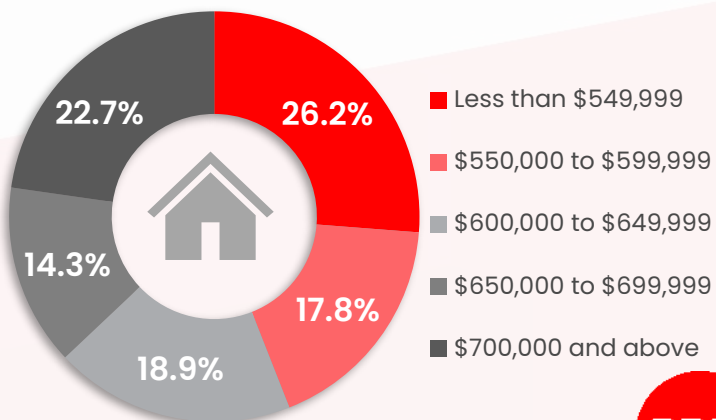


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Glenorchy

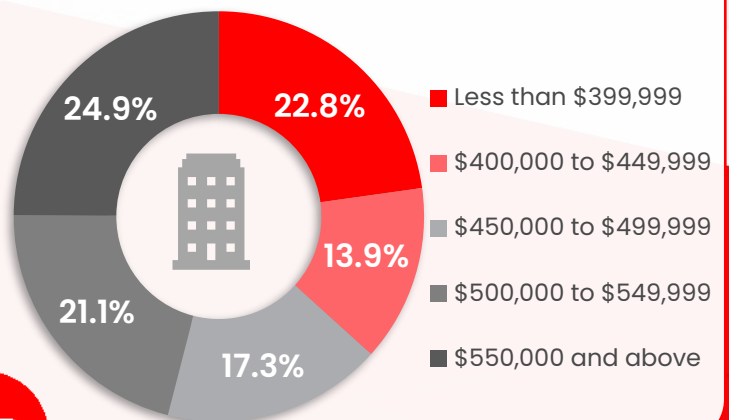


PRICE BREAKDOWN 2025#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2025€

House rental yields in Glenorchy[¥] was 4.8% in December 2025, higher than the Glenorchy LGA (3.9%) and Hobart Metro (3.5%). This was paired with a 7.7% increase in median house rental price in the past 12 months to Q4 2025, at \$560 per week. The number of houses rented have decreased, by -1.4% in the past 12 months, to 283 rentals in Q4 2025. This suggests a highly demanded and undersupplied house rental market in Glenorchy[¥], benefitting investors.

2-bedroom houses have provided investors with +6.6% rental growth annually, achieving a median rent of \$485 per week.

Glenorchy[¥] recorded a vacancy rate of 0.1% in December 2025, slightly lower than Glenorchy LGA's 0.2% and Hobart Metro 0.5% average. Vacancy rates in Glenorchy[¥] decreased in the past 12 months, indicating a tighter rental market. Moreover, a 0.1% vacancy rate is well 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 if the median house and unit sales price (thus, entry price) have increased in the past 12 months to Q4 2025.

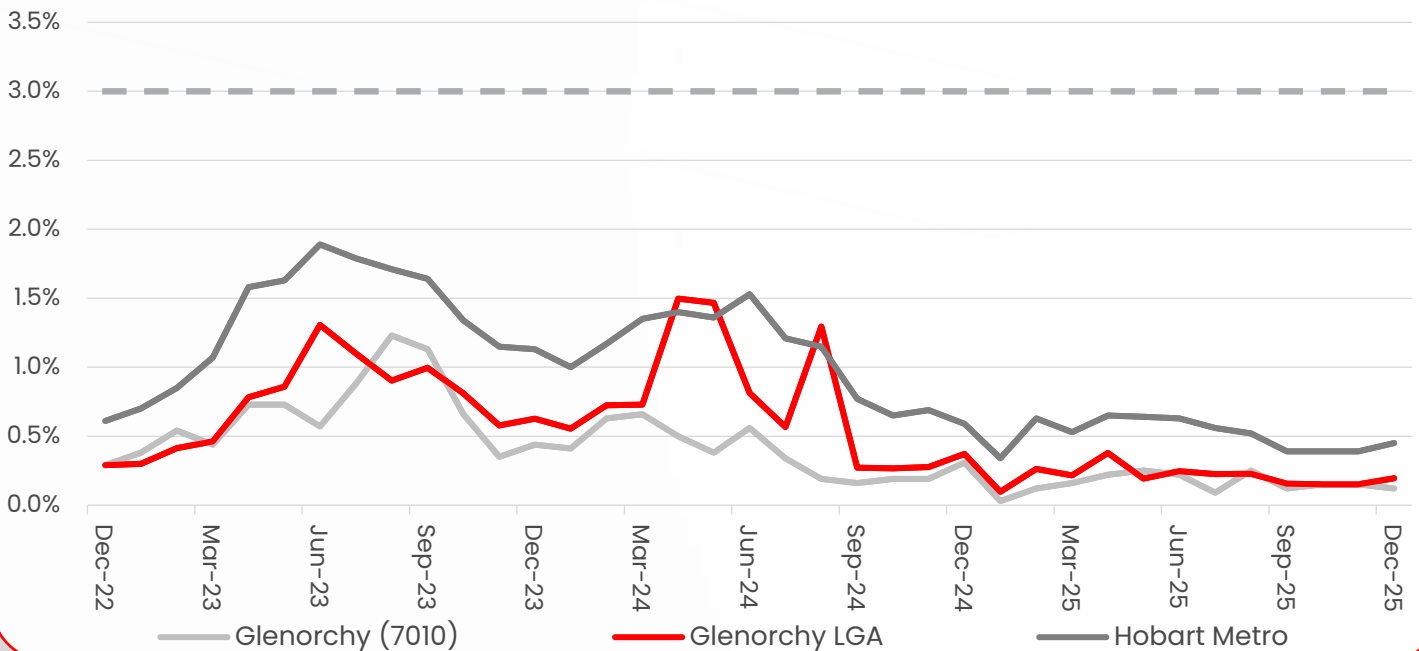
2 BEDROOMS
+6.6%

3 BEDROOMS
+5.8%

4 BEDROOMS
+4.8%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

4.8%
Glenorchy[¥]

3.9%
Glenorchy LGA

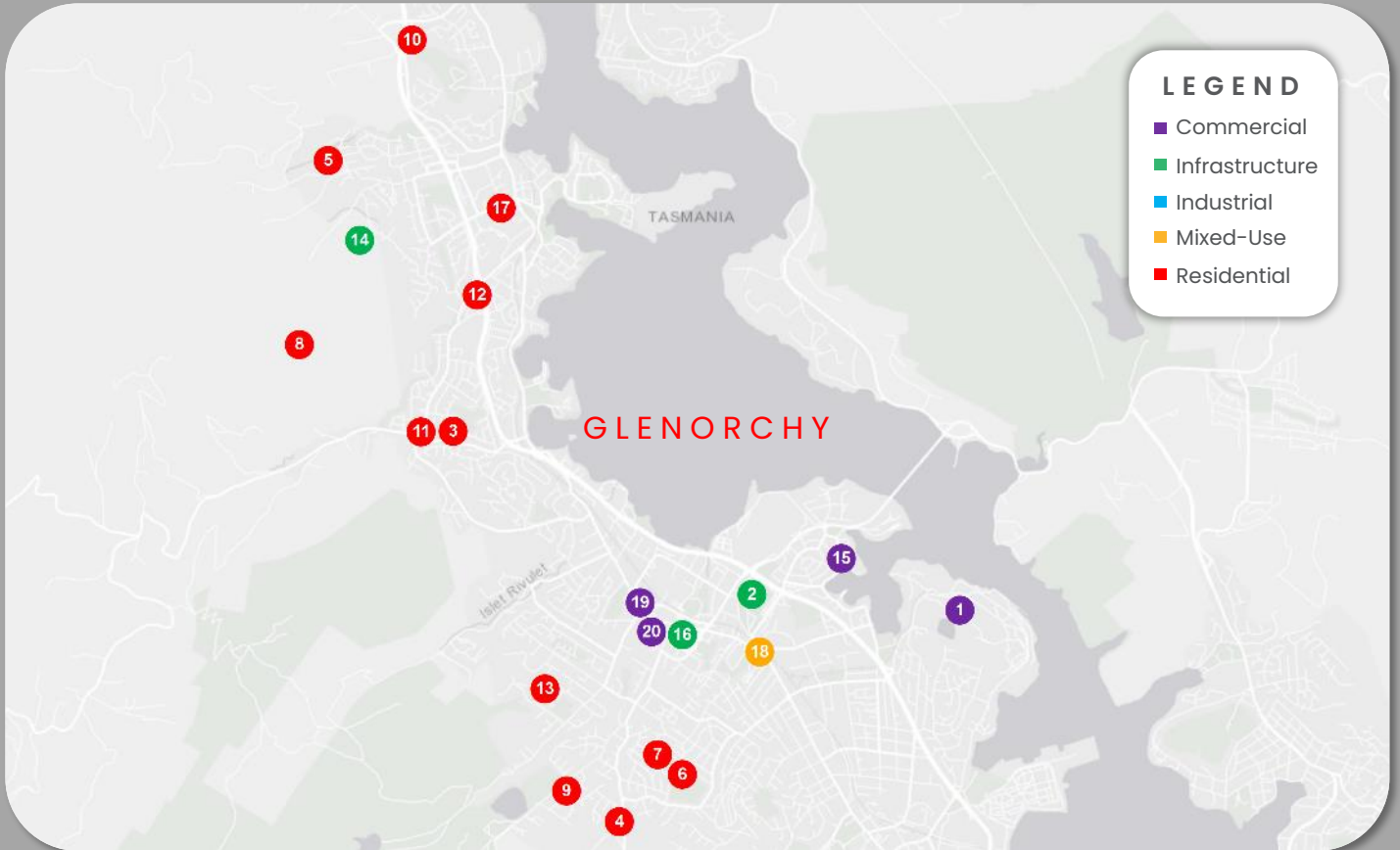
3.5%
Hobart Metro

5.3%
Glenorchy[¥]

5.1%
Glenorchy LGA

5.1%
Hobart Metro

PROJECT DEVELOPMENT MAP 2026 ^A



LEGEND

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

#	Project [£]	Type	Estimated Value [¶]	Commence Date ^ψ
1	Nyrstar Electrolysis Plant	Commercial	\$350,000,000	20/07/2026
2	Hobart Showgrounds Precinct - Stage 3 - Pavilion & Dwellings (State Government) (450 Dwellings)	Infrastructure	\$200,000,000	7/09/2026
3	5-5a Taree Street & 15-17 Coraki Street & 4 Tootonga Street - Dwellings (23 Dwellings)	Residential	\$5,000,000	11/03/2026
4	60 Barossa Road Dwellings (24 Dwellings)	Residential	\$5,000,000	23/03/2026
5	162a Abbotsfield Road Dwellings (33 Dwellings)	Residential	\$5,000,000	16/11/2026
6	Community Housing Moonah West Duplexes (15 Dwellings)	Residential	\$5,000,000	25/11/2026
7	25 Thornleigh Street Dwellings (15 Dwellings)	Residential	\$4,000,000	30/10/2026
8	15 Karambi Street Residential Subdivision Stages 1-4 (61 Lots)	Residential	\$2,750,000	16/11/2026
9	229 Tolosa Street Units (5 Units)	Residential	\$2,000,000	17/11/2026
10	73 Mahoney Drive Units (6 Units)	Residential	\$1,500,000	21/08/2026
11	Allunga Road Units (6 Units)	Residential	\$1,500,000	30/10/2026
12	38 Maroubra Circle Units (4 Units)	Residential	\$1,000,000	16/01/2026
13	9 Hillcot Place Units (4 Units)	Residential	\$1,000,000	29/01/2026
14	Windermere Bay Walking Track Upgrade (Local Government)	Infrastructure	\$800,000	12/01/2026
15	115 Howard Road Storage Shed	Commercial	\$800,000	29/01/2026
16	Glenorchy City Council Lighting Poles Replacement (Local Government)	Infrastructure	\$800,000	16/02/2026
17	35 Box Hill Road Units (3 Units)	Residential	\$750,000	5/02/2026
18	269 Main Road Showroom & Office Conversion	Mixed Use	\$500,000	23/01/2026
19	Smash Boy Burgers Glenorchy Take Away Food & Drink Premises	Commercial	\$300,000	12/03/2026
20	Medicare Mental Health Centre Glenorchy Conversion	Commercial	\$300,000	22/09/2026

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RESEARCH SERVICES

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- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Glenorchy sales market data and key indicators encapsulates aggregate property market conditions within the suburbs Glenorchy 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.

¥ Glenorchy rental market data encapsulates aggregate property conditions within the postcode of 7010.

§ Rental yields and vacancy rates 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 Glenorchy 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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