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Hobart Market Update
2nd Half 2026

OVERVIEW

In Q2 2026, Hobart* recorded a median house price of $1,025,000, and a median unit price of $650,000. This represents an annual (Q2 2025 – Q2 2026) price growth of 10.8% for houses and by 2.4% for units. Between Q2 2025 – Q2 2026 house sales has declined, by -7.1% (to 143 for houses in Q2 2026) and by -25.9% for unit sales (to 83 sales in Q2 2026). The house and unit market is undersupplied, which has created a buffer against multiple cash rate hikes in 2026. Thus, there is a continuing opportunity for owners to capitalise on their investments. Further, with limited new residential stock set to commence in 2026 the current undersupply is expected to continue, hence further price growth. Thus, 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

SALES

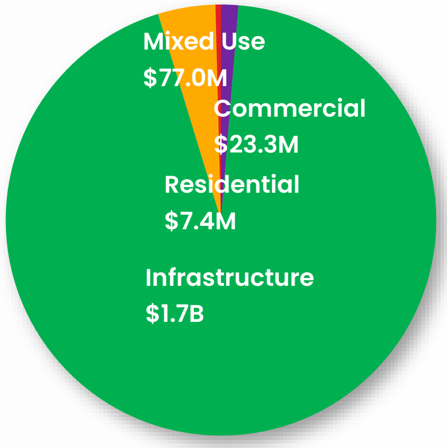
	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$1.0M	$650K
AVERAGE DAYS ON MARKET Q2 2026	50	49

RENTALS

	HOUSE	UNIT
MEDIAN PRICE Q2 2026	$680	$525
AVERAGE DAYS ON MARKET Q2 2026	19	18

FUTURE DEVELOPMENTS

Hobart£ will see approximately **$1.8B of new developments due to commence construction in 2026**.**



The key focus in Hobart£ for 2026 are infrastructure projects, which improve liveability for residents and attracts more people to live in the area.

There are residential and mixed-use projects bringing new stock to Hobart. These include:

- 199 Macquarie Street & Molle Street (45 Dwellings)
- 190 Macquarie Street (4 Apartments)
- 132A Melville Street (3 Townhouses)

The incoming supply of ready-to-go residential and mixed-use projects will aid in answering current high demand. However, house and unit sales in Q2 2026 are much higher suggesting that the current undersupply will continue. Thus, higher prices are highly likely.

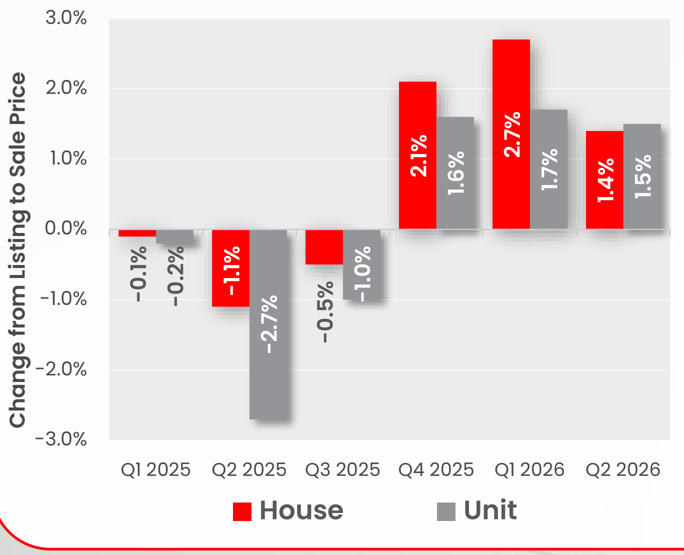
15 Units/ Apartments

3 Townhouses

45 Dwellings

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.

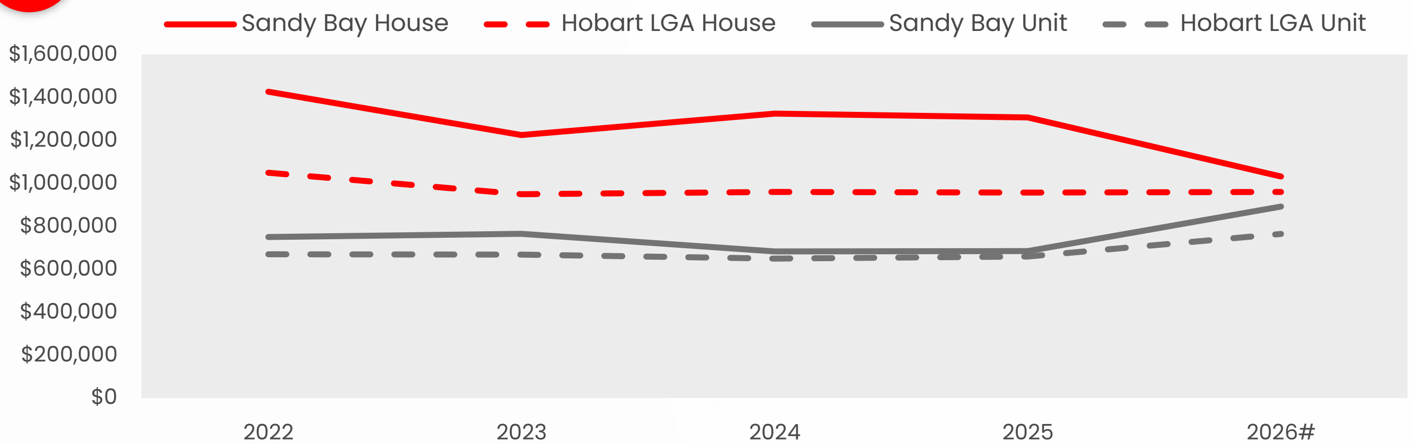


In the past 12 months to Q2 2026 average vendor discount for houses and units have swung to premiums of 1.4% and 1.5%, respectively. Market conditions in Hobart* now favours sellers, where buyers must offer above the first listed prices. This is due to the current undersupply in both housing and unit stock. Average vendor discount have become premium since late 2025, and with limited incoming residential stock, it is expected to continue. Hence, buyers should act fast.

The suburb of Sandy Bay has historically tracked above the wider Hobart Local Government Area (LGA) for median house and unit prices for the past 5 years. This trend has continued through the start of 2026#, however the suburb has become much less of a premium option.

Most of the houses sold in Hobart* in 2026# were in the premium price point of $1,150,000 and above (35.2%), but 21.8% were sold in the most affordable price bracket of less than $849,999. Similarly, most of the units sold were in the premium point of $800,000 and above (29.5%), but 27.9% were sold in the most affordable point of less than $499,999 . Overall, this suggests that Hobart* has a home for multiple budgets, making it an ideal market for all property buyers.

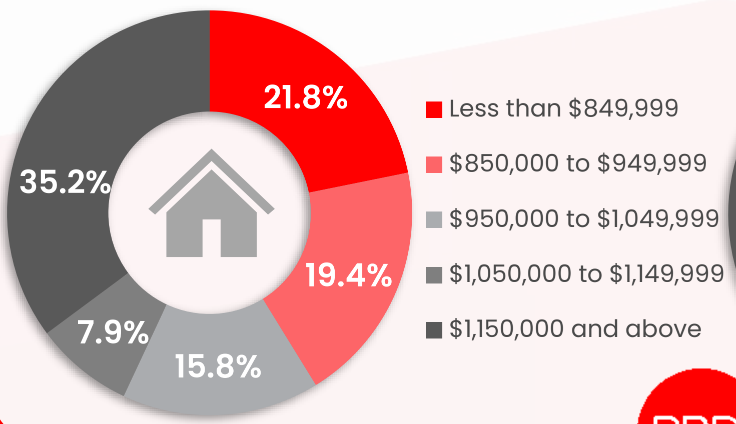
MARKET COMPARISON



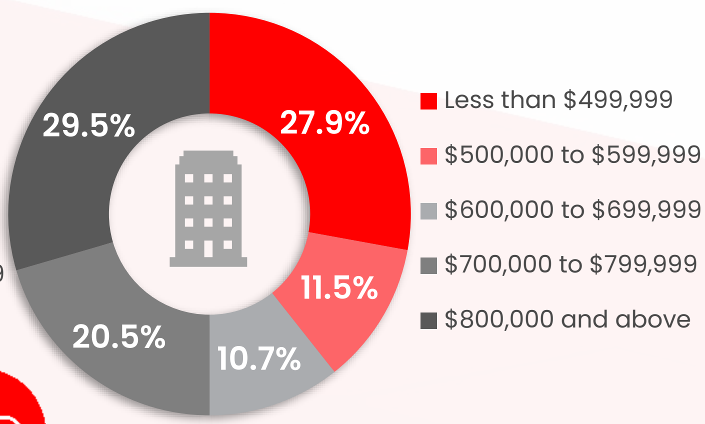
The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Sandy Bay.

PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD



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RENTAL GROWTH 2026€

House rental yields in Hobart¥ was 3.9% in June 2026, higher than Hobart LGA (3.6%) and Hobart Metro (3.5%). This was paired with a 4.6% increase in median house rental price in the past 12 months to Q2 2026, at $680 per week. The number of houses rented also increased, by 37.3% in the past 12 months, to 217 rentals in Q2 2026. The rental market in Hobart¥ is in high demand, which is beneficial for investors looking to add into their portfolio.

3-bedroom houses have provided investors with +6.9% rental growth annually, achieving a median rent of $695 per week.

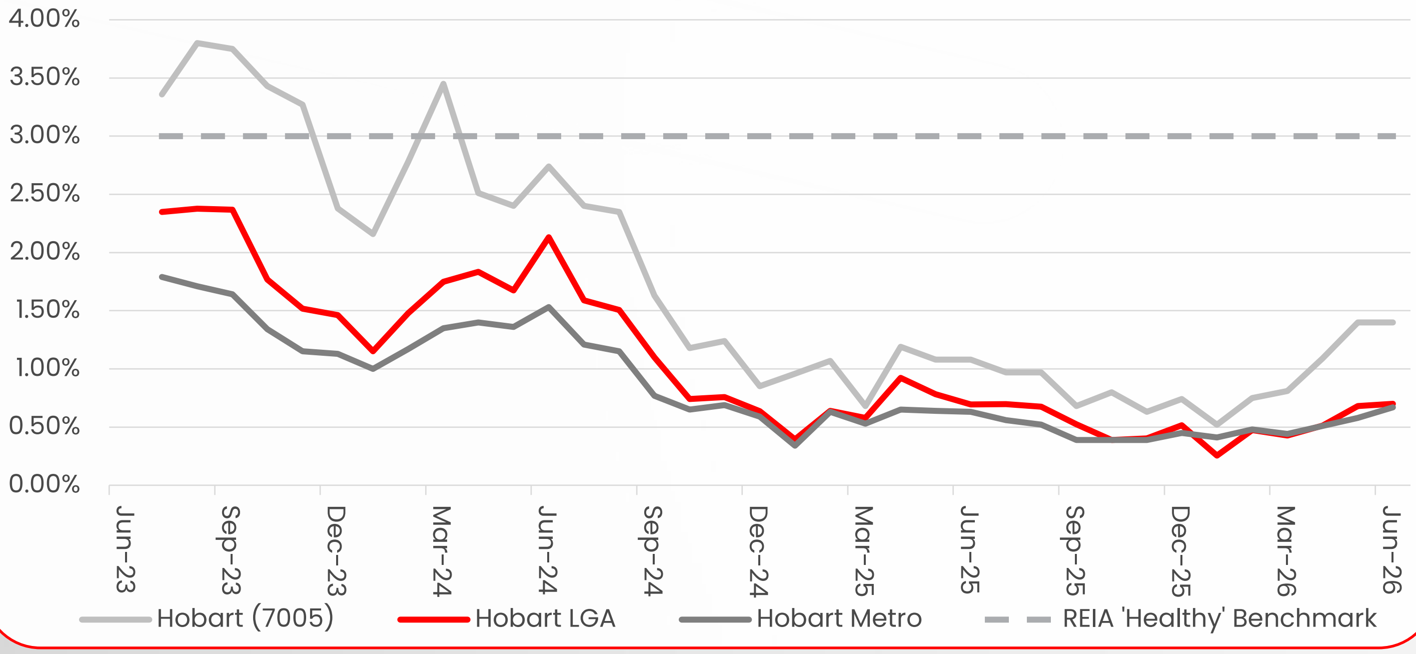
Hobart¥ recorded a vacancy rate of 1.4% in June 2026, which is higher than Hobart LGA (0.7%) and Hobart Metro 0.7% . Vacancy rates in Hobart¥ have increased in the past 12 months, due to more investors entering the market. That said, a 1.4% vacancy rate is still well below the Real Estate Institute of Australia's healthy benchmark of 3.0%, indicating there is quicker occupancy of rental homes in Hobart¥. This is still a conducive environment for investors, even with a higher median house sales price (thus, entry price) in the past 12 months to Q2 2026.

2 BEDROOMS
+5.3%

3 BEDROOMS
+6.9%

4+ BEDROOMS
+4.9%

RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

3.9%	3.6%	3.5%	5.3%	5.7%	5.6%
Hobart (7005)¥	Hobart LGA	Hobart Metro	Hobart (7005)¥	Hobart LGA	Hobart Metro

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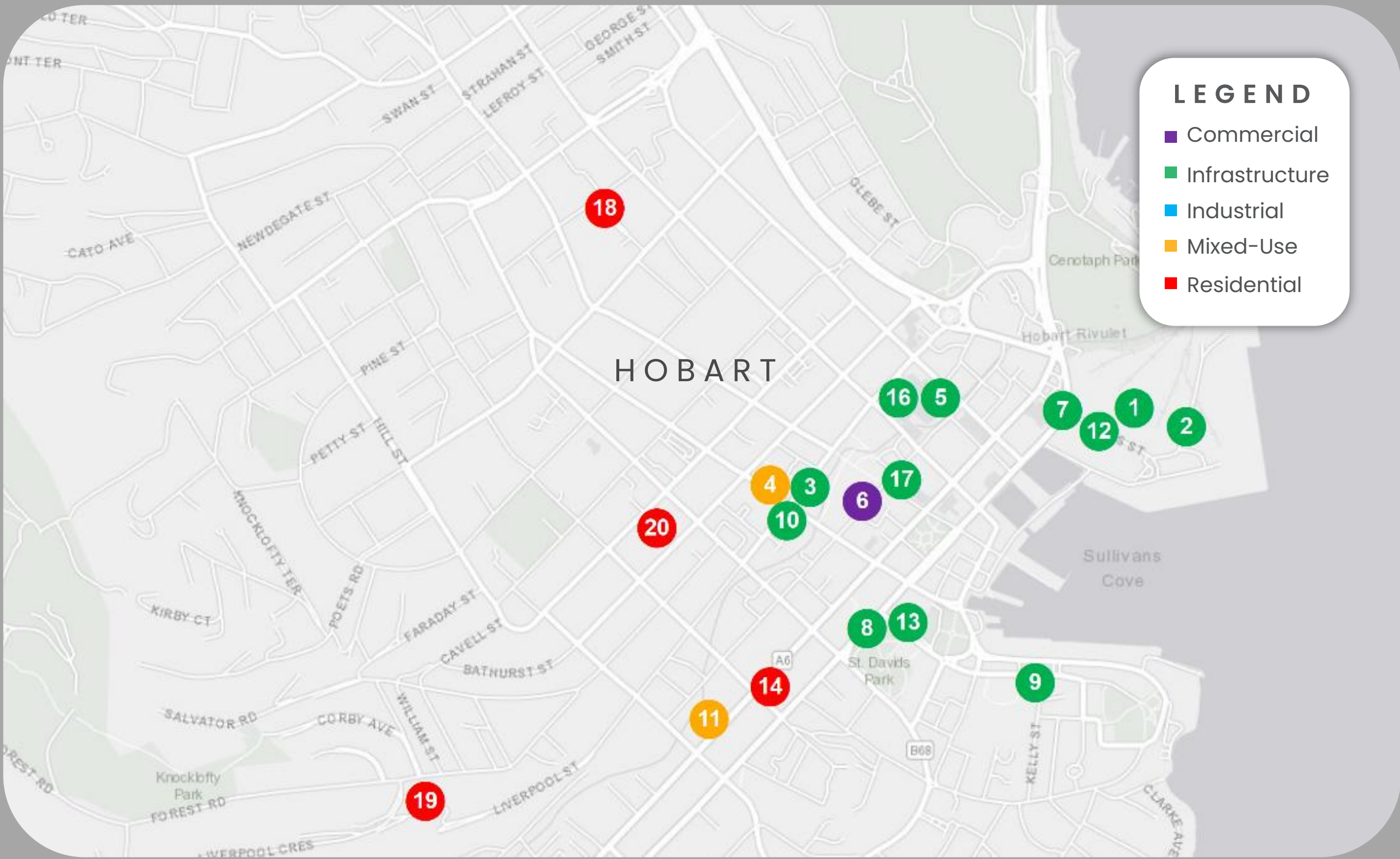
PROJECT DEVELOPMENT MAP 2026[₳]



#	Project[£]	Type	Estimated Value[µ]	Commence Date[ψ]
1	Macquarie Point Afl Stadium Arts, Culture, Entertainment & Sports Precinct (State Government)	Infrastructure	$1,200,000,000	8/12/2026
2	Macquarie Wharf Number 6 Redevelopment (State Government)	Infrastructure	$240,000,000	23/03/2026
3	Northern Suburbs Transit Corridor Between Glenorchy & Hobart (State Government)	Infrastructure	$100,000,000	25/05/2026
4	The Hanging Garden Precinct - Former Odeon Theatre Site	Mixed Use	$69,000,000	14/12/2026
5	Royal Hobart Hospital Emergency Department Expansion Phase 2 (State Government)	Infrastructure	$53,813,100	19/03/2026
6	79 Collins Street Hotel	Commercial	$22,000,000	1/12/2026
7	Macquarie Point Infrastructure Scheme (State Government)	Infrastructure	$20,000,000	1/12/2026
8	Anglesea Barracks Upgrade Works (Federal Government)	Infrastructure	$17,700,000	11/11/2026
9	Tasmania Regions Pavement Resurfacing 2026-2027 (State Government)	Infrastructure	$15,000,000	14/09/2026
10	Macquarie Point Multipurpose Stadium Shed (State Government)	Infrastructure	$10,000,000	15/10/2026
11	199 Macquarie Street & Molle Street Dwellings (45 Dwellings/Office)	Mixed Use	$8,000,000	16/12/2026
12	Macquarie Point Bulk Excavation (State Government)	Infrastructure	$5,000,000	14/08/2026
13	Salamanca Building Internal Office Fitout & Demolition (State Government)	Infrastructure	$3,207,000	15/07/2026
14	190 Macquarie Street Apartments (4 Apartments)	Residential	$2,500,000	23/11/2026
15 – not mapped	Marlyn Road Bridge Replacement (Local Government)	Infrastructure	$2,500,000	15/03/2026
16	Royal Hobart Hospital Second Cardiac Catheterisation Laboratory Refurbishment Project (State Government)	Infrastructure	$2,500,000	17/11/2026
17	Nab House Fitout (State Government)	Infrastructure	$2,000,000	25/12/2026
18	41 & 45-51 Church Street Apartments (7 Apartments)	Residential	$1,800,000	23/02/2026
19	6 Liverpool Crescent Units (4 Units)	Residential	$1,600,000	28/07/2026
20	132a Melville Street Townhouses (3 Townhouses)	Residential	$1,450,000	3/07/2026

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Hobart sales market data and key indicators encapsulates aggregate property market conditions within the Hobart Local Government Area.

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

2026 encapsulates sales transactions for 2026 only (01/01/2026 – 30/06/2026).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Hobart rental market data encapsulates aggregate property conditions within the postcode of 7005.

§ Rental yields and vacancy rates shown are as reported as of June 2026.

₳ 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 Hobart Local Government Area.

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 Pricefinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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