REPORT

PRD.

Smart Moves: Hobart 2nd Half, 2026.

Suburbs that deliver ***affordability***, rental ***resilience*** & ***supply*** fundamentals.



PRD. 50 YEARS. of trusted, local guidance for life's biggest moves.



Introduction.

Hobart is proving that a slower market does not necessarily mean a weaker one.

Property values are still climbing; rental conditions remain exceptionally tight and significant investment in infrastructure is reshaping parts of the city.

Against this backdrop, several well-connected suburbs are emerging where affordability, rental resilience and future growth fundamentals come together, creating opportunities for buyers and investors prepared to look more closely.

Who this report is for.

First Home Buyers: Looking for more affordable entry points into Hobart's shifting property market.

Property Investors: Seeking suburbs with solid rental yields, low vacancy rates and growth potential.

Rightsizers: Looking for suburbs that not only offer affordability but are better aligned with the lifestyle they want to live; whether that means moving to a smaller or bigger home.

What this report delivers.

In real estate, not every affordable suburb represents good value, and not every high-growth suburb offers a smart entry point.

By looking beyond price alone, this report uncovers locations within 10kms of Hobart's CBD where affordability, rental resilience, liveability and future growth drivers intersect, helping buyers and investors make more informed property decisions.

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HOBART

Market Overview.

What the ***data*** is telling us.

Hobart's property market **remains highly resilient and is growing**; driven by strong demand, tight supply, and low vacancy rates. In the past 12 months (to Q3 of 2026), median **house prices increased by 5.6% to $796,892** and **unit prices rose by 4.9% to $583,908.** There is steady long-term growth in Hobart, despite current economic conditions and interest rate rises.

Hobart is behind the softening trend, compared to other east coast capital cities, as property prices are softening significantly in Sydney, Melbourne, and Brisbane. Comparatively, Hobart's pace of price growth has only slowed in the past year. **This is a key opportunity for first home buyers.**

Both houses and units in Hobart are still increasing in value overall, **benefitting current homeowners and those looking for long-term capital growth**. There is no better time to enter the Hobart property market.

The ***supply gap*** and the ***opportunity***.

Hobart's property market is experiencing a pronounced supply gap, creating strong conditions for future price growth. **Demand has declined, with a 24.3% decrease in house sales (to 1824 houses in Q3 of 2026).** That said, new stand-alone housing supply (596 dwellings and 81 units planned for construction in 2026-2027) will be **insufficient to meet buyer needs**. The vacancy rate is **extremely tight at 0.5%** (in September 2026), which is significantly below the 3.0% Real Estate Institute of Australia's (REIA's) healthy benchmark, meaning rental homes are being rented quickly.

At the same time, **more than $2.7 billion in infrastructure** and **development projects are underway** across Hobart, **enhancing liveability** and **driving future housing demand**.

These factors point to ongoing upward pressure on prices. **This positions the current slower-paced market as a key opportunity for buyers and investors,** before competition intensifies and property prices rises further.

HOBART

At a Glance.

ANNUAL CHANGE^

SALES	↓
MEDIAN PRICE	↑
RENTAL PRICE	↑

SALES	↓
MEDIAN PRICE	↑
RENTAL PRICE	↑

	HOUSES	UNITS
MEDIAN SALE PRICE	$796.8K	$583.9K
MEDIAN RENTAL PRICE	$575	$500
YIELDS	3.5%	5.6%

UNEMPLOYMENT RATE
5.2%

AVERAGE HOME LOAN
$731,000

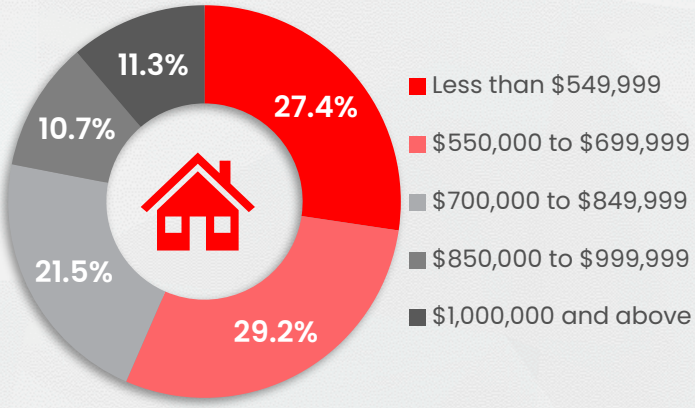
VACANCY RATE
0.5%

^ The annual change is reflective of the median price change from (01/10/2024 – 30/09/2025) vs (01/10/2025 – 30/09/2026). Figures displayed in infographics are for the period Q3 2026. Source: REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © PRD 2026.

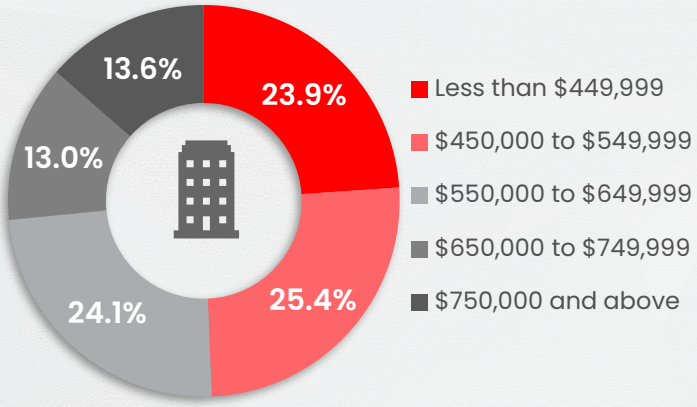
HOBART 2026#

What Buyers Are Paying.

House Sales by Price Bracket.



Unit Sales by Price Bracket.



WITHIN 10KM FROM HOBART CBD.

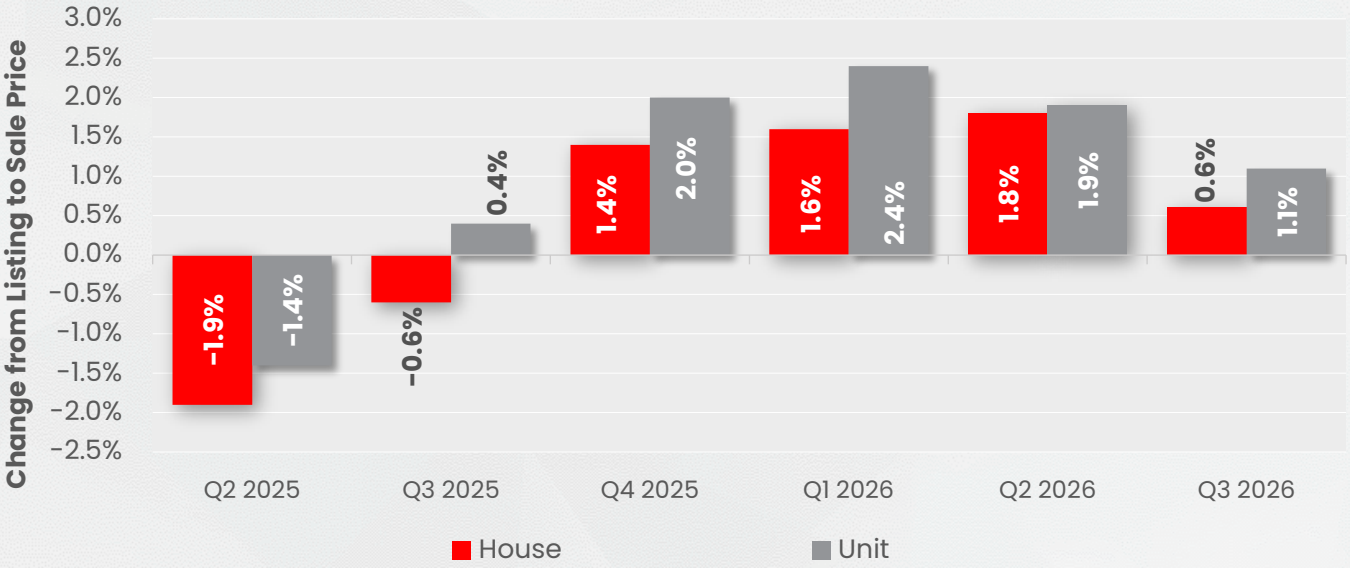
Top 10 Suburbs for Sale Price Performance.

Area	Suburb	Type	Median Price 2025	Median Price 2026*	Price Growth	Projects 2026-2027***
Inner	South Hobart	House	$830,500	$905,000	9.0%	$3.3M
	Sandy Bay	Unit	$655,000	$731,000	11.6%	$502.8M
North	Montrose	House	$630,000	$698,000	10.8%	$1.5M
	Moonah	Unit	$457,000	$510,000	11.6%	$13.4M
South	Kingston	House	$749,000	$847,500	13.2%	$39.9M
	Kingston	Unit	$612,500	$660,000	7.8%	$39.9M
East	Mornington	House	$610,000	$700,000	14.8%	$36.0M
	Lindisfarne	Unit	$605,000	$680,000	12.4%	$6.0M

*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026. ***Project development is based on the aggregate of estimated construction value for residential, commercial, industrial, mixed-use and infrastructure projects scheduled to commence construction in 2026, as stated by the relevant data authority. The annual change is reflective of the median price change from (01/10/2024 – 30/09/2025) vs (01/10/2025 – 30/09/2026). #2026 encapsulates sales transactions for Q3 2026 (01/07/2026 – 30/09/2026) only. Figures displayed in infographics are for the period Q3 2026. Source: REIA, SQM Research, Cordell Connect, Department of Jobs and Small Business. © Copyright PRD 2026.

HOBART&

Average Vendor Discount.



The average vendor discount between Q3 of 2025 and Q3 of 2026 **have swung significantly**, from a discount to a premium of **f 0.6% for houses** and **1.1% for units.**

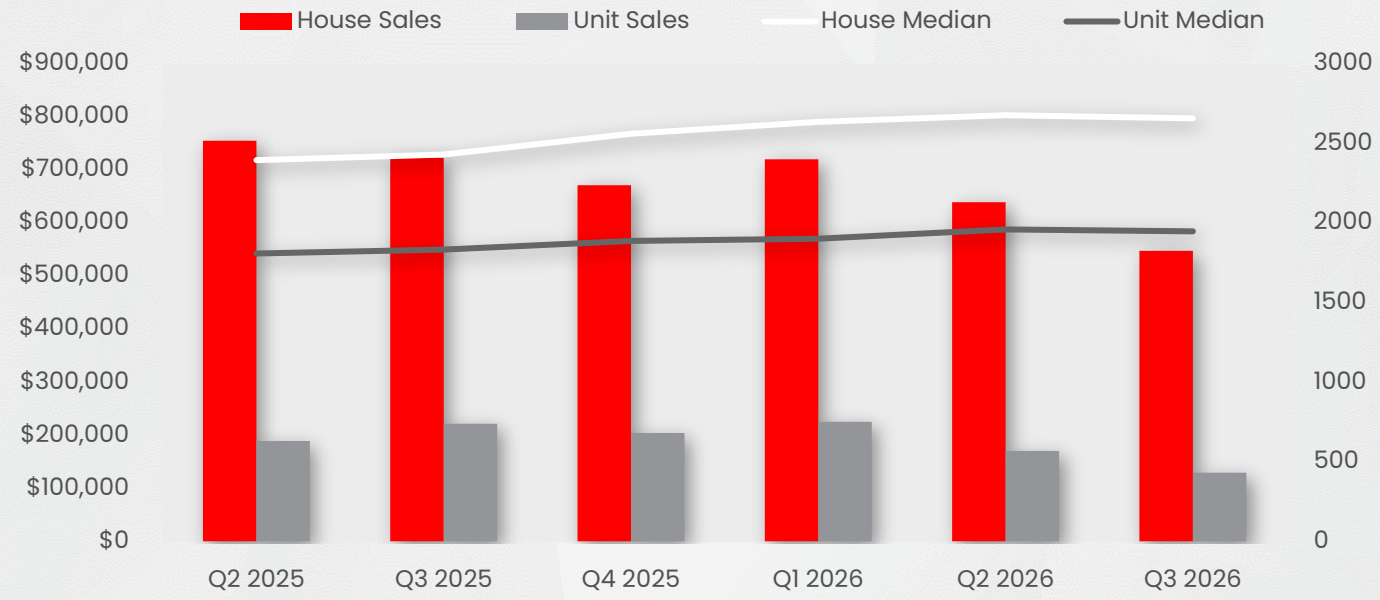
The Hobart Metro& market **continues to favour sellers,** as houses and units are selling above the first listed price. This is the fourth consecutive premium for houses and units in the past 12 months, **however Q3 of 2026 recorded the lowest premium to date. This creates an opportunity for buyers.** With very low amounts of new housing supply due for construction in 2026, buyers must act fast before higher premiums occur.

Most **houses** sold in Hobart Metro in 2026# were **in the more affordable price bracket of $550,000 to $699,999 (29.2%), which is good news for buyers.** 11.3% of houses were sold in the premium price bracket of $1,000,000 and above, **which brings more confidence to homeowners looking to transact.**

Most unit sales **were in the more affordable price point of $450,000 to $549,999 (25.4%).** The premium market is more popular, with **13.6% of units sold at $750,000 and above**. Overall, there is a home for every budget in Hobart., creating an opportunity for owners and buyers.

HOBART &

Market Performance.



#2026 encapsulates sales transactions for Q3 2026 (01/01/2026 – 30/09/2026) only. © Copyright PRD 2026 & Hobart Metro refers to suburbs within a 10km radius of the Hobart CBD only

HOBART€

Rental Growth 2026.

House rental yields in **Hobart** were **3.5%** as of September 2026, outperforming Sydney and Melbourne Metros (2.9% and 3.2%, respectively). This was paired with **an 8.5% increase in median house rental price** in the past 12 months to Q3 of 2026, **at $575 per week**, and saw a **6.0% increase in the number of houses rented (to 1583 rentals in Q3 of 2026).**

The **median unit rental price also increased, by 8.7%** in the 12 months to Q3 of 2026, to $500 per week, and the **number of units rented has remained stable (at 578 rentals).** Overall, there is a highly demanded house and unit rental market, which continues to create **a more affordable investment alternative** to Sydney and Melbourne Metro.

3-bedroom houses and 2-bedroom units provided investors with the **highest annual rental growth**, of **+7.5% and +7.6%, at $570 and $495 per week,** respectively. All rental property types have increased in median rental price, which benefits investors cash flow.

In September 2026, **Hobart Metro** recorded **a vacancy rate of 0.5%, which is significantly** below Sydney Metro (1.8%) and Melbourne Metro (1.9%). In the past 12 months, vacancy rates have held relatively stable with a slightly declining pattern, which indicates a tighter rental market.

Furthermore, Hobart Metro's vacancy rate of 0.5% **is significantly below the Real Estate Institute of Australia's healthy benchmark of 3.0%**. There is quicker occupancy of rental homes in Hobart, with properties listed for rent being rented almost immediately. This benefits investors, even if the median house and unit sales price (thus, entry price) has increased in the past 12 months to Q3 of 2026.

Investor home loan commitments in Tasmania declined by 6.4% the past 12 months to June 2026 and is currently $115.0M. This is due to changes in property investment taxes. **Yet, Hobart needs more investors, to ensure a sustainable rental market.** With a slower paced property price growth compared to 2025, now is the time to act.

	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
HOUSES	+7.5%	+7.5%	+6.2%
	$500	$570	$690

	1 BEDROOM	2 BEDROOMS	3+ BEDROOMS
UNITS	+5.3%	+7.6%	+4.9%
	$400	$495	$600



Myrtle Falls
Mt Wellington, Hobart LGA, TAS.

€ Annual rental growth is a comparison between Q3 2025 – Q3 2026 (01/10/2025 – 30/09/2025 vs 01/10/2026 – 30/09/2026) house median rent figures.

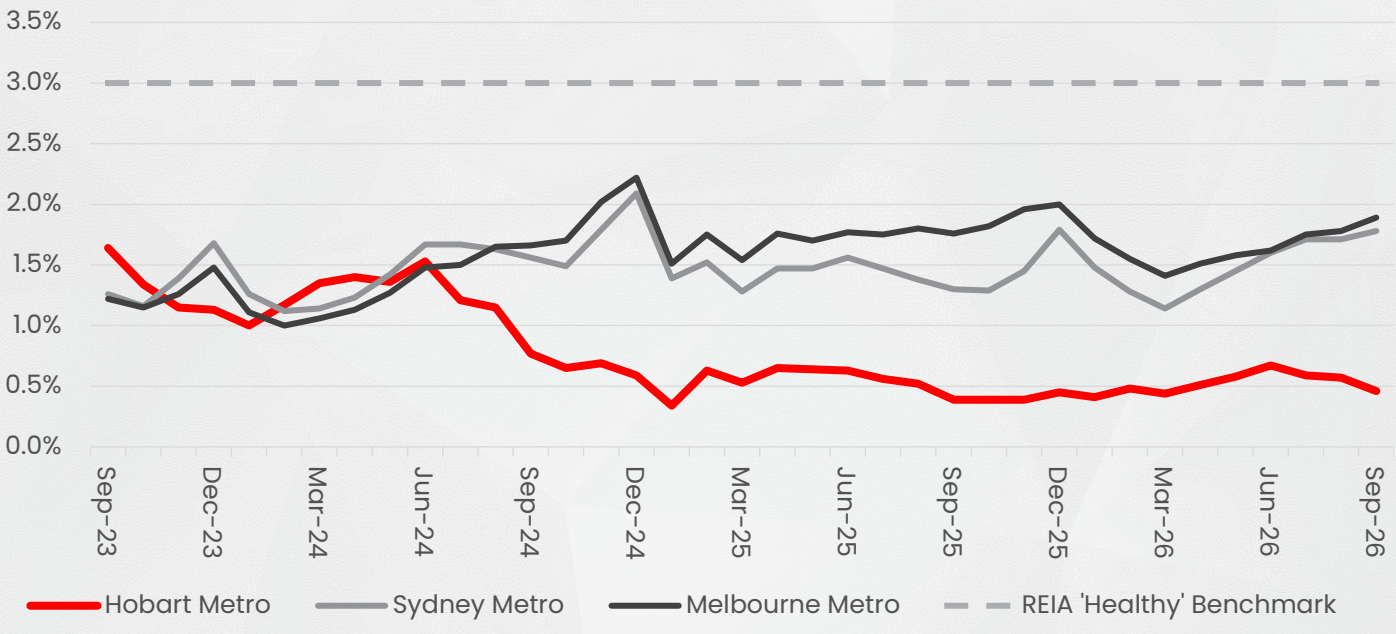


Rental Yield Comparison: 2026§.

BRISBANE METRO		MELBOURNE METRO		SYDNEY METRO	
HOUSES	UNITS	HOUSES	UNITS	HOUSES	UNITS
3.3%	4.1%	**3.2%**	4.6%	**2.9%**	4.4%

HOBART

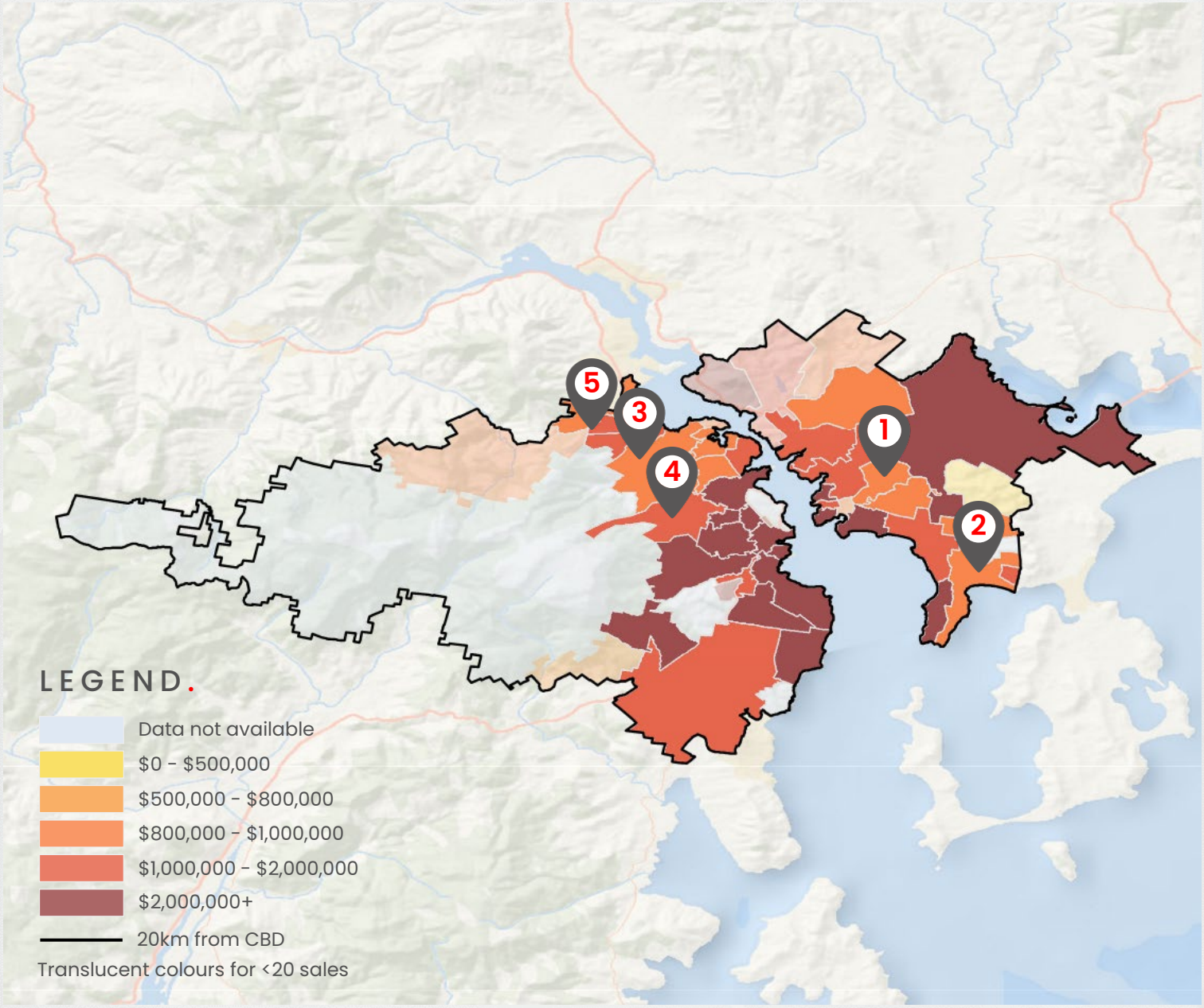
Rental Vacancy Rates 2026.



§ Rental yields shown are as reported in September 2026. Source: SQM Research. © Copyright PRD 2026.

Median House Prices.

10KM FROM THE HOBART CBD | 2026*



Hobart Smart Move Suburbs ***Rental Yield.***

HOUSES

	Suburb	Rental Yield
1	Warrane	3.5%
2	Rokeby	4.6%
3	Glenorchy	4.7%

UNITS

	Suburb	Rental Yield
4	Lenah Valley	4.7%
3	Glenorchy	5.1%
5	Montrose	5.1%

*House median price reflected in the heat-map captures sale transactions from 1st October 2025 to 30th September 2026. Source: ESRI ArcGIS, SQM Research. © PRD 2026.

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Market Cycle Indicators.

Our easy-to-read clock format indicators show where Hobart's house and unit markets currently sit in the market cycle, from peak through to recovery. They highlight whether conditions are strengthening or softening, helping buyers and investors understand timing, momentum, and where opportunities may be emerging across the city.

The 4 key market indicators:

Peak.

When prices are at or near their highest point, demand is strong, and growth starts to stabilise.

Downswing.

When the market begins to cool, buyer demand eases, and prices may plateau or decline.

Bottom.

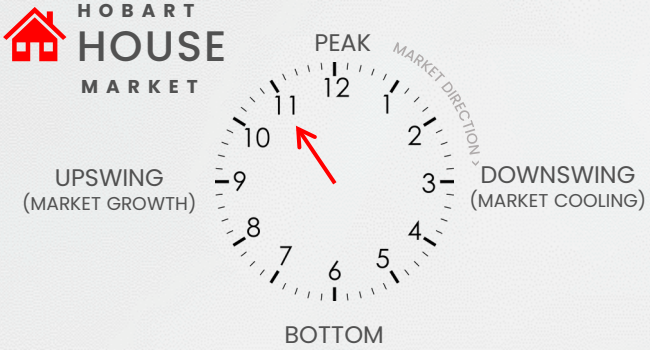
When the market reaches its lowest point, conditions stabilise, and the groundwork is set for the next period of growth.

Upswing.

When the market is gaining momentum, buyer confidence is rising, and property prices are beginning to increase.

The hands on the clocks indicate the current position of each property type in the market cycle.

HOBART HOUSE MARKET

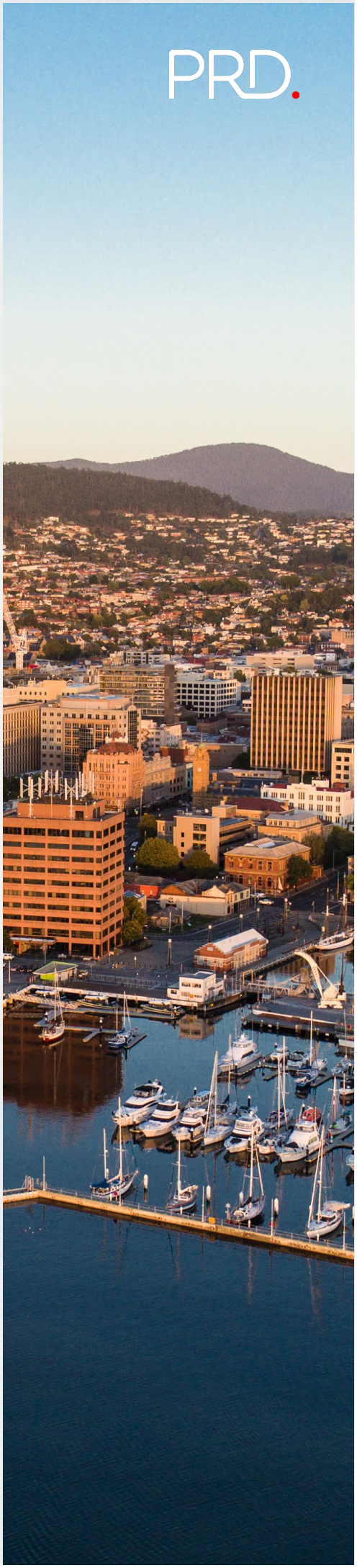


Hobart's house market is still on a growth phase, albeit at a slower pace.

HOBART UNIT MARKET



Hobart's unit market hasn't reached it's peak and is still gaining momentum, compared to Hobart's housing market.

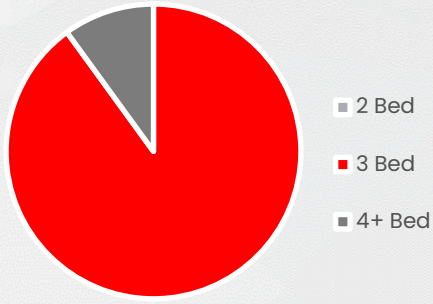


Smart Suburb Moves Near Hobart for *Houses.*

Warrane.

7018

Located 5.0km from the Hobart CBD.



Median House Price	**$650,000**
2 Bed Median Price	**-**
3 Bed Median Price	**$650,000**
4+ Bed Median Price	**$711,000**

Annual Median Price Growth	13.1%**
Vacancy Rate (September 2026)	0.1%
Rental Yield (September 2026)	3.5%
Key Amenity (5km)	Eastlands Shopping Mall
Total Projects ($)	$6.0M^
Residential Ready-To-Sell Planned Housing Stock 2026	10 Townhouses 0 Dwellings 0 Units
Unemployment Rate	7.8%



Tranmere Foreshore
Tranmere, Hobart LGA, TAS.
6km South of Warrane.

^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 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026

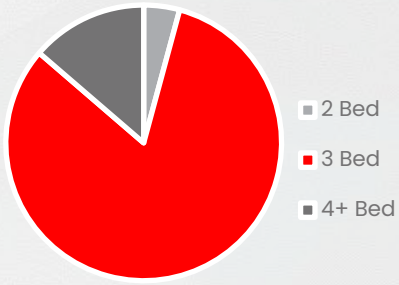


Rokeby.

7019

Located 9.0km from the Hobart CBD.

Clarence Foreshore Trail
Hobart, Hobart LGA, TAS.
3km East of Rokeby.



Median House Price	**$657,000**
2 Bed Median Price	**$570,000**
3 Bed Median Price	**$649,250**
4+ Bed Median Price	**$757,000**

Annual Median Price Growth	9.8%**
Vacancy Rate (September 2026)	0.3%
Rental Yield (September 2026)	4.6%
Key Amenity (5KM)	Bayview Secondary College
Total Projects ($)	$94.6M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 14 Dwellings 15 Units
Unemployment Rate	8.4%

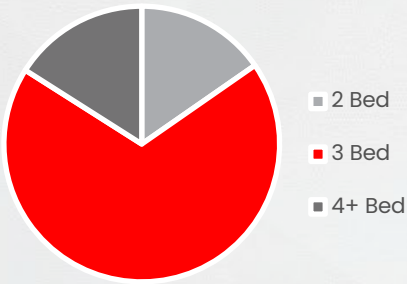


Glenorchy.

7010

Located 7.0km from the Hobart CBD.

Royal Tasmanian Botanical Gardens
Hobart, Hobart LGA, TAS.
7km south of Glenorchy.



Median House Price	**$665,000**
2 Bed Median Price	**$577,750**
3 Bed Median Price	**$666,000**
4+ Bed Median Price	**$710,000**

Annual Median Price Growth	13.6%**
Vacancy Rate (September 2026)	0.3%
Rental Yield (September 2026)	4.7%
Key Amenity (5KM)	Northgate Shopping Centre
Total Projects ($)	$23.9M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 39 Dwellings 16 Units
Unemployment Rate	8.1%

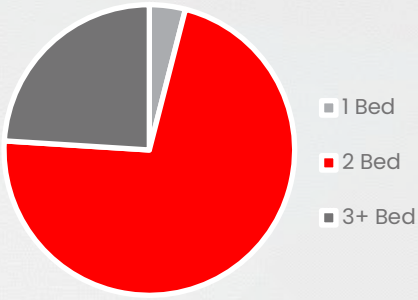
^Quoted estimated values of projects are based on reported land/construction values as stated by the relevant data authority and do not signify their commercial/resale value. ** Median price growth quoted captures sale transactions between 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026

Smart Suburb Moves Near Hobart for *Units*.

Lenah Valley.

7008

Located 3.8km from the Hobart CBD.



Median Unit Price	**$538,000**
1 Bed Median Price	**$455,000**
2 Bed Median Price	**$510,000**
3+ Bed Median Price	**$700,000**

Annual Median Price Growth	-2.4%**
Vacancy Rate (September 2026)	0.1%
Rental Yield (September 2026)	4.7%
Key Amenity (5km)	Lenah Valley Primary School
Total Projects ($)	N/A
Residential Ready-To-Sell Planned Housing Stock 2026	0 Townhouses 0 Dwellings 0 Units
Unemployment Rate	8.4%



Lenah Valley
Lenah Valley, Hobart LGA, TAS.
1kn West from Lenah Valley.

^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 01/10/2024-30/09/2025 vs 01/10/2025-30/09/2026. Source: SQM Research, Cordell Connect, Department of Small Jobs and Business, Google Maps. © PRD 2026

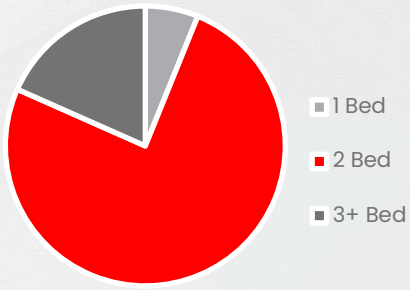


Glenorchy.

7010

Located 7.0km from the Hobart CBD.

MONA
Berriedale, Hobart LGA, TAS.
3km North of Glenorchy.



Median Unit Price	**$513,500**
1 Bed Median Price	**$380,000**
2 Bed Median Price	**$500,000**
3+ Bed Median Price	**$588,000**

Annual Median Price Growth	9.0%**
Vacancy Rate (September 2026)	0.3%
Rental Yield (September 2026)	5.1%
Key Amenity (5KM)	Glenorchy Art and Sculpture Park (GASP)
Total Projects ($)	$23.9M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Town houses 39 Dwellings 16 Units
Unemployment Rate	7.8%

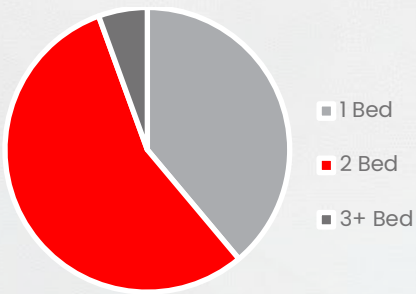


Montrose.

7010

Located 8.4km from the Hobart CBD.

Montrose Boardwalk
Montrose, Tasmania LGA, TAS.
1km north of Montrose.



Median Unit Price	**$520,000**
1 Bed Median Price	**$300,000**
2 Bed Median Price	**$520,500**
3+ Bed Median Price	**$622,000**

Annual Median Price Growth	5.1%**
Vacancy Rate (September 2026)	0.3%
Rental Yield (September 2026)	5.1%
Key Amenity (5KM)	Montrose Foreshore Community Park
Total Projects ($)	$1.5M^
Residential Ready-To-Sell Planned Housing Stock 2026	0 Town houses 0 Dwellings 0 Units
Unemployment Rate	8.1%

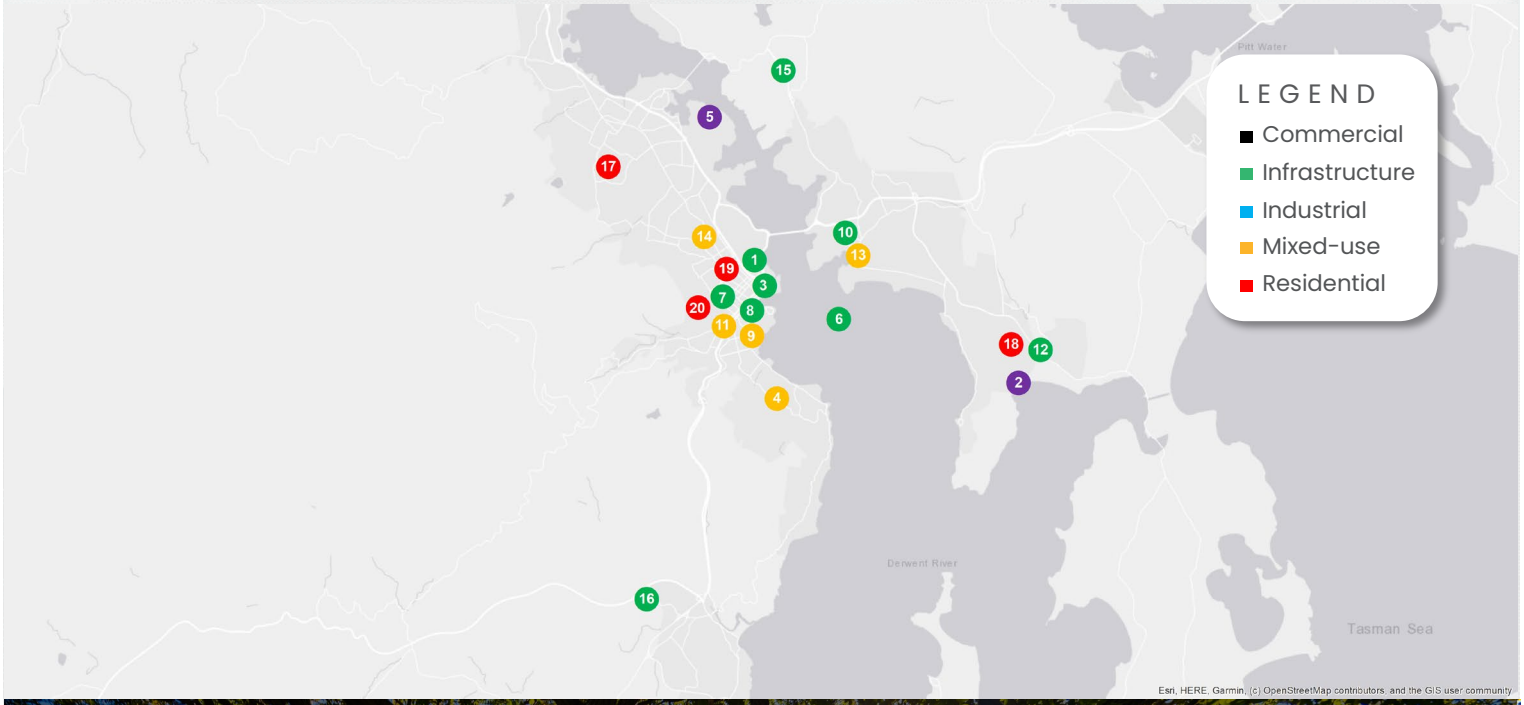
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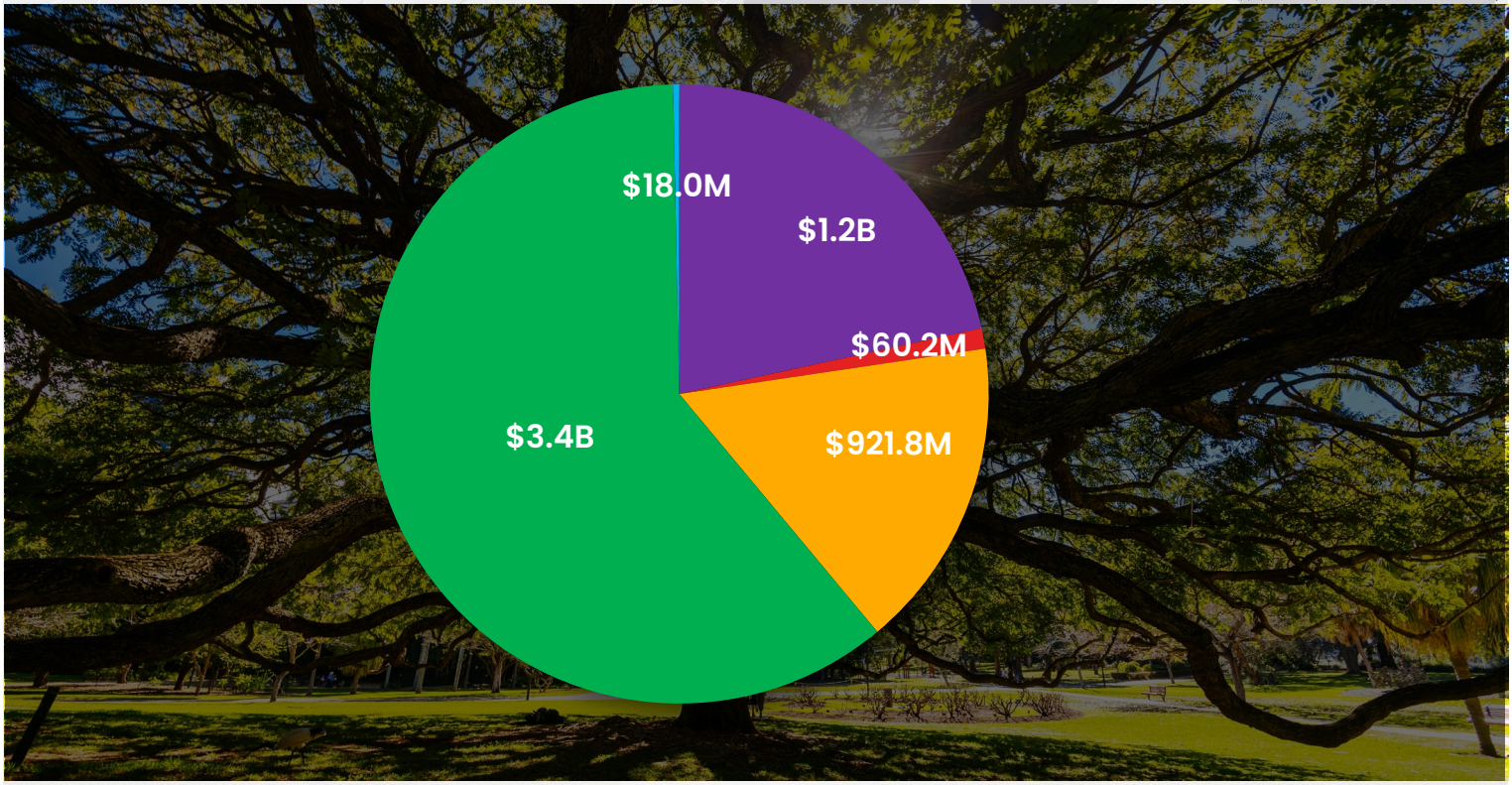
HOBART

Project Development Map 2026 & 2027*.

Most of the projects planned for construction in 2026 – 2027* are infrastructure based (i.e. extensions and upgrades). A key infrastructure project is Macquarie Point Infrastructure Scheme (Point 3), a Tasmanian State Government funded project which aims to maintain and redevelop key infrastructure including power, services, water, and others. Improved and better infrastructure leads to higher liveability for residents, potentially attracting more people to Hobart and leading to higher demand for housing stock.

Residential projects planned for construction in 2026-2027 include (but not limited to): 25 Thornleigh Street in Glenochy (15 dwellings), 41 & 45-51 Church Street in North Hobart (7 apartments), 7 Hart Place in Rokeby (7 dwellings), and 132a Melville Street in Hobart (3 townhouses).





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

Map Location	Project£	Type	Estimated Value£	Suburb
1	Macquarie Point AFL Stadium Arts, Culture, Entertainment & Sports Precinct (State Government)	**Infrastructure**	**$1,200,000,000**	**Hobart**
2	Skylands Masterplan	**Commercial**	**$800,000,000**	**Tranmere**
3	Macquarie Point Infrastructure Scheme (State Government)	**Infrastructure**	**$787,000,000**	**Hobart**
4	UTAS - University Of Tasmania - Sandy Bay (University / Stem Building)	**Mixed - Use**	**$500,000,000**	**Sandy Bay**
5	Nyrstar Electrolysis Plant	**Commercial**	**$350,000,000**	**Lutana**
6	Macquarie Point Waterfront/Hobart Railyards Redevelopment (State Government)	**Infrastructure**	**$300,000,000**	**Hobart**
7	Macquarie Wharf Number 6 Redevelopment (State Government)	**Infrastructure**	**$240,000,000**	**Hobart**
8	Northern Suburbs Transit Corridor Between Glenorchy & Hobart (State Government)	**Infrastructure**	**$100,000,000**	**Hobart**
9	25 Watchcorn Street Offices – Riverlee (Offices / Retail)	**Mixed - Use**	**$74,000,000**	**Hobart**
10	Tasmanian AFL High Performance Centre (State Government)	**Infrastructure**	**$70,000,000**	**Rosny Park**
11	The Hanging Garden Precinct - Former Odeon Theatre Site (Bars / Restaurants / Apartments / Retail)	**Mixed - Use**	**$69,000,000**	**Hobart**
12	Rokeby Road - South Arm Road Upgrades (State Government)	**Infrastructure**	**$55,000,000**	**Rokeby**
13	Kangaroo Bay Boulevard Precinct Mixed Use Development (Dwellings / Shops / Food & Drink Outlet / Museum)	**Mixed - Use**	**$40,000,000**	**Rosny Park**
14	46-52 New Town Road Mixed Use Development (23 Apartment / 38 Short Term Accommodation and Café)	**Mixed - Use**	**$35,200,000**	**New Town**
15	Risdon Prison Complex New Maximum Security Accommodation Unit (State Government)	**Infrastructure**	**$3,300,0000**	**Risdon Vale**
16	Kingston Health Centre Stage 2 (State Government)	**Infrastructure**	**$30,000,000**	**Kingston**
17	25 Thornleigh Street Dwellings (15 Dwellings)	**Residential**	**$4,000,000**	**Glenorchy**
18	7 Hart Place Dwellings (7 Dwellings)	**Residential**	**$2,197,000**	**Rokeby**
19	41 & 45-51 Church Street Apartments (7 Apartments)	**Residential**	**$1,800,000**	**North Hobart**
20	132a Melville Street Townhouses (3 Townhouses)	**Residential**	**$1,450,000**	**Hobart**

£ Top Projects are based on suburbs located within a 20km 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 2026.

Additional Smart Moves Suburbs Near Hobart Metro.

PRD.

To give buyers **more choice and uncover additional value opportunities**, the tables below highlight a further seven suburbs that build on the house and unit locations featured earlier in the report.

Using **the same rigorous selection methodology**, these suburbs have been identified as strong alternatives, particularly for **buyers looking to enter the market below Hobart Metro's median house and/or unit prices**. While they may not meet all the benchmarks required to identify as 'key suburbs' they still present **compelling options for those seeking affordability, growth potential or a strategic entry point** into the market.

Houses.

Suburbs	Median House Price 2025/26	1yr Price Growth	10yrs Price Growth	House Sales 2025/26	1yr Sales Growth	Price % to Metro	House Rental Yield	Vacancy Rates	Total $$ 2026 - 2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Clarendon Vale	$520,000	11.7%	249.0%	23	-3.0%	-34.7%	4.6%	0.3%	$2.0M	8	N/A
Lutana	$672,000	4.8%	129.7%	31	-5.0%	-15.7%	4.6%	0.3%	$350.0M	N/A	N/A
Moonah	$685,093	7.8%	127.6%	55	-27.0%	-14.0%	4.6%	0.2%	$13.4M	4	N/A
Montrose	$698,000	10.8%	125.9%	16	-12.0%	-12.4%	4.7%	0.2%	$1.5M	5	N/A
Mornington	$700,000	14.8%	148.7%	28	-3.0%	-12.2%	3.5%	0.8%	$37.4M	N/A	N/A
Lindisfarne	$792,650	2.8%	84.8%	67	-13.0%	-0.5%	4.0%	0.1%	$4.7M	3	N/A
Geilston Bay	$795,000	8.8%	120.8%	44	-14.0%	-0.2%	4.0%	0.8%	$4.0M	9	N/A

Units.

Suburbs	Median Unit Price 2025/26	1yr Price Growth	10yrs Price Growth	Unit Sales 2025/26	1yr Sales Growth	Price % to Metro	Unit Rental Yield	Vacancy Rates	Total $$ 2026 - 2027 Project*	Total Stand-alone New Stock	Total New Land Lots
Rosetta	$483,500	-6.1%	83.1%	10	-5.0%	-17.2%	5.1%	0.3%	N/A	N/A	N/A
New Town	$487,500	-3.8%	75.0%	30	-22.0%	-16.5%	4.7%	0.1%	$44.4M	40	N/A
Moonah	$510,000	11.6%	67.2%	29	0.0%	-12.7%	4.1%	0.2%	$13.4M	N/A	N/A
Lutana	$550,000	3.9%	131.1%	10	-6.0%	-5.8%	4.1%	0.2%	$350.0M	N/A	N/A
Warrane	$565,000	0.9%	138.9%	21	-5.0%	-3.2%	4.3%	0.1%	$6.0M	10	N/A
South Hobart	$582,500	0.9%	84.9%	30	8.0%	-0.2%	4.2%	0.7%	$3.3M	N/A	N/A
West Moonah	$592,500	13.4%	91.1%	22	-4.0%	1.5%	4.1%	0.2%	$5.0M	15	N/A

*Disclaimer: Estimated value is the value of construction costs as per provided by the relevant data authority, it does not reflect the project's sale/commercial value. It is current as of September 2026. Source: SQM Research, Cordell Database, Australian Bureau of Statistics, Australian Government Department of Jobs and Small Business. © PRD 2026

METHODOLOGY

How We Selected The Top 10.

The *Smart Moves: Capital Cities Edition for Hobart Metro* report takes a deep dive into every suburb within a 10km radius of the Hobart CBD, uncovering where opportunities lie for today's buyers. Each suburb was carefully assessed against a robust set of criteria to ensure it offers not just value, but long-term appeal.

Property performance.

To ensure meaningful insights, all suburbs included recorded a minimum of 10 sales transactions, providing a reliable data foundation. In line with current market conditions, each suburb demonstrates either positive or near-neutral price growth between 2025 and 2026*.

Investment appeal.

As of September 2026, selected suburbs offer rental yields that meet or exceed the Hobart Metro average, while maintaining vacancy rates at or below comparable levels—highlighting their strength as investment locations.

Liveability factors.

Beyond numbers, lifestyle matters. Each suburb offers low crime rates, access to essential amenities within 5km (including schools, transport, green spaces, shopping and healthcare), and unemployment levels at or below the Tasmania average. Together, these factors create vibrant, well-rounded communities that buyers can feel confident calling home.

Affordability advantage.

Affordability remains front of mind. To ensure real value, selected suburbs have median prices below their capital city averages and within a defined affordability threshold.

This threshold is benchmarked against the average home loan per state**, ensuring buyers require a smaller premium compared to purchasing in the broader metro area.

In short, these suburbs open the door for first home buyers and budget-conscious movers without compromising on lifestyle.

Growth and development outlook.

The suburbs identified are poised for growth, with new developments commencing in 2026—particularly across commercial and infrastructure sectors. This level of activity signals strong, sustainable economic momentum. In addition, a healthy pipeline of new, ready-to-sell housing ensures future supply for incoming buyers.

The result?

A curated selection of Hobart suburbs that strike the balance between affordability, growth potential, and everyday liveability, helping buyers make smarter, more confident property decisions.



*The median price quoted captures sale transactions from 1st October 2025 to 30th September 2026. **The average home loan figure is derived from the September Quarter 2026 Housing Affordability Report by the Real Estate Institute of Australia (REIA) and Adelaide Bank.



ABOUT

PRD's Research Division.

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

Our extensive research capabilities 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.

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

Get in touch.

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