HOBART
PROPERTY MARKET INSIGHTS JUNE 2026

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29th July 2026

SNAPSHOT

Dwelling Value Change

+0.6%	+1.4%	+9.3%
Month	Quarter	Annual

$752,760
Median Dwelling Value

4,231
Annual Dwelling Sales

22 Days
Median Days on Market

Source: Cotality

- Hobart's housing market recorded steady value growth through June, with house values rising 0.6% over the month, 1.3% over the quarter and 9.7% annually, taking the median house value to $803,094. Unit values also increased over the month and quarter, up 0.4% and 2.1% respectively, while annual growth reached 7.5%, with the median unit value rising to $587,749. While annual growth remained stronger across the house market, units recorded the higher quarterly increase during the June quarter.

- Sales activity across Hobart remained mixed between property types over the year. House sales volumes were -1.1% lower annually but remained 4.8% above the previous five-year average. In contrast, unit sales fell -8.8% over the year and were -11.2% below the previous five-year average, reflecting softer sales activity relative to both last year and historical trends. Listing volumes also declined across both markets, with house listings down -2.5% year-on-year and unit listings down -15.4%. The reduction in available stock coincided with continued value growth across both houses and units through June, although annual and monthly value growth remained stronger across the house market.

- Cotality analysis highlights that positive cash flow investment properties remain rare across Australia, with only 0.8% of suburbs estimated to provide a positive cash flow outcome under current market conditions. Gross rental yields across the combined capital cities remained relatively low in May at 3.45%, highlighting the challenge for investors seeking strong rental income returns. While Hobart recorded continued growth in house and unit values through June, rising property values can place downward pressure on rental yields when values increase faster than rental income. The findings suggest that, despite ongoing value growth in Hobart, positive cash flow opportunities remain limited and rental yields continue to be an important consideration for investors.

- Hobart's rental market recorded strong annual rental growth across both property types, with house rents rising 9.1% over the year and unit rents increasing 6.6%. Gross rental yields held steady at 4.4%, unchanged from 12 months ago, while the vacancy rate increased from 1.6% to 1.9% over the same period. Although vacancy rates were higher than a year earlier, rental growth remained positive across both market segments, with houses continuing to record stronger annual increase. The combination of sustained rental growth, stable yields and a modest rise in vacancy rates points to changing rental market conditions over the year, while rental returns have remained consistent.

> **Valuer on the Ground**
> Lower listing levels continue to coincide to influence prices.

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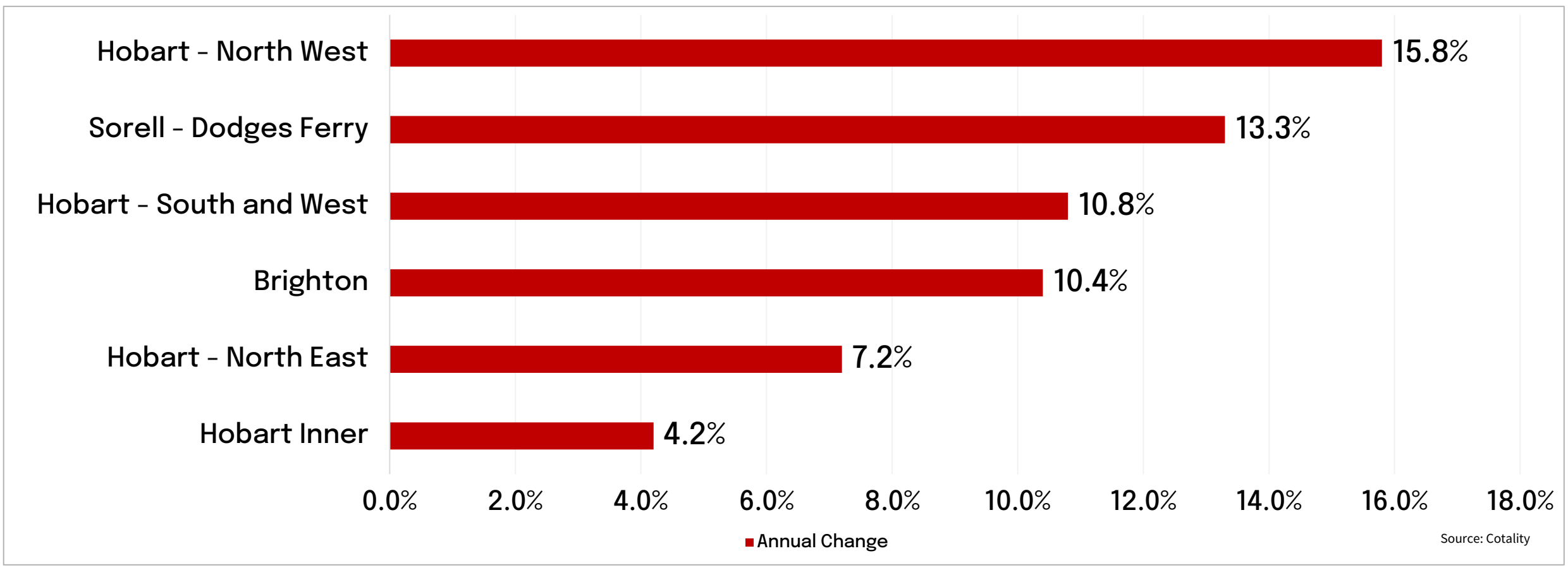
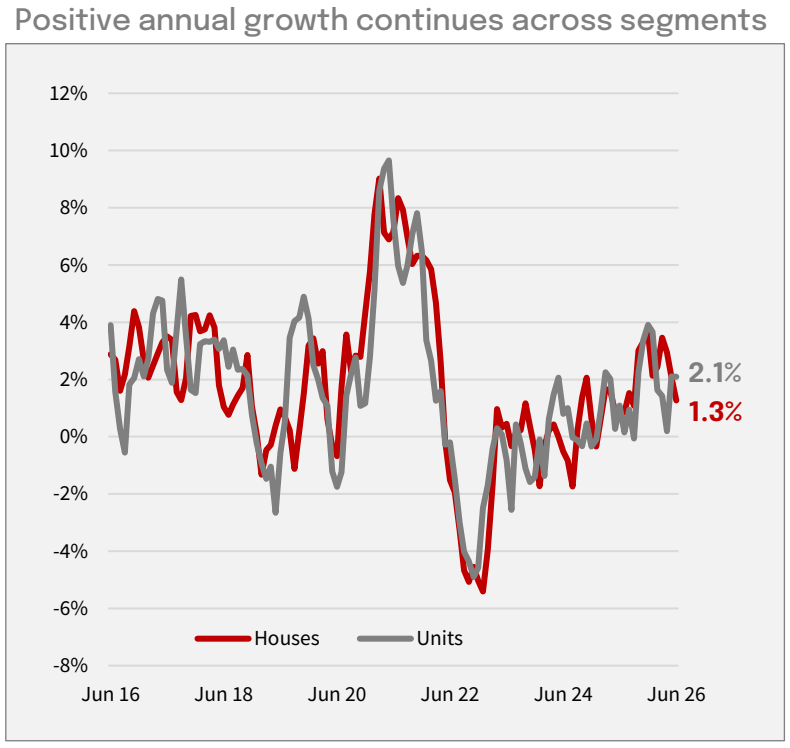
Top Suburbs Annual Change - Dwellings



Quarterly Value Change by Property Type

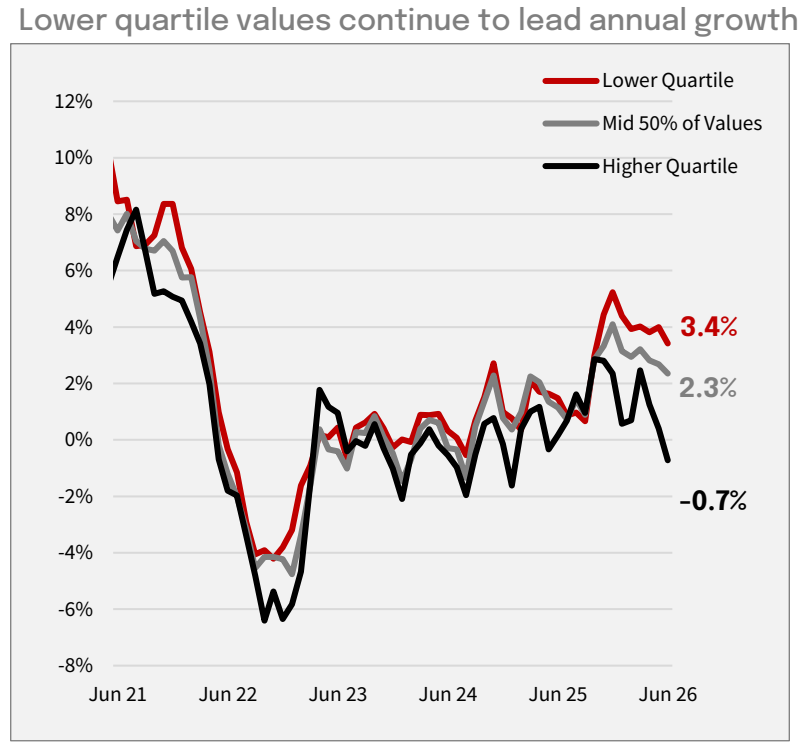
Positive annual growth continues across segments



Source: Cotality

Quarterly Value Change by Price Quartile

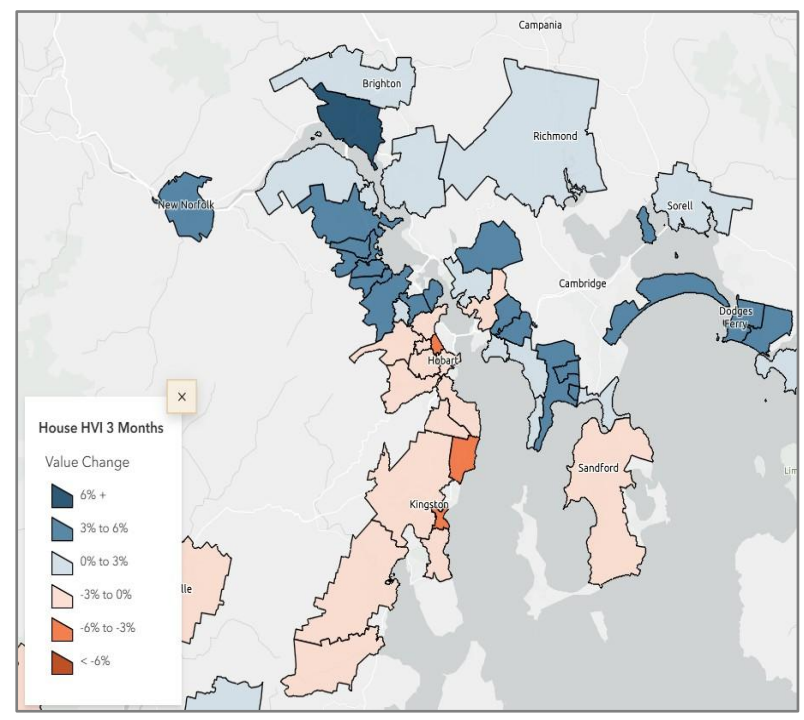
Lower quartile values continue to lead annual growth



Source: Cotality

Mapping the Market - 3 months to June

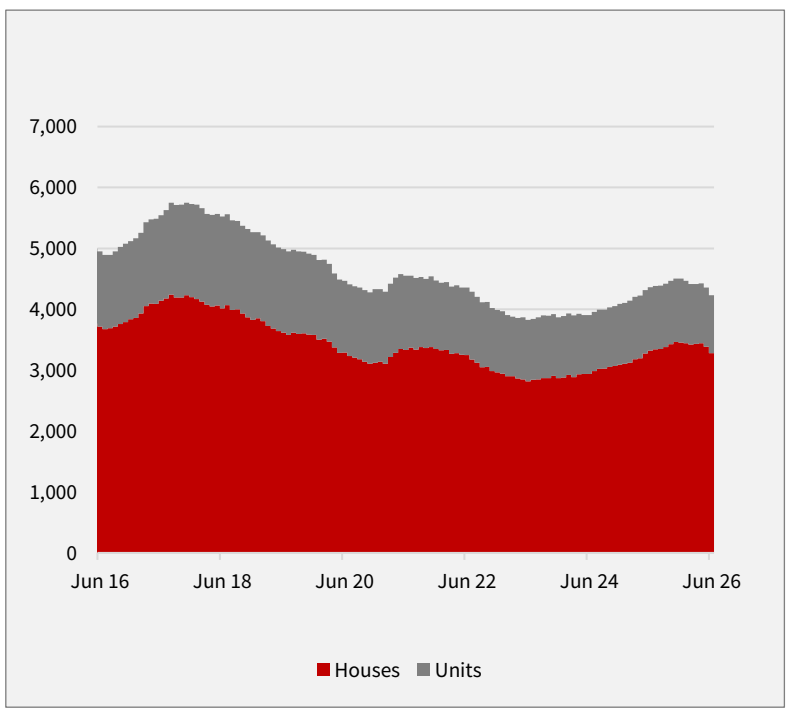
Growth strongest across northern & eastern suburbs



Source: Cotality

Annual Volume of Sales by Property Type

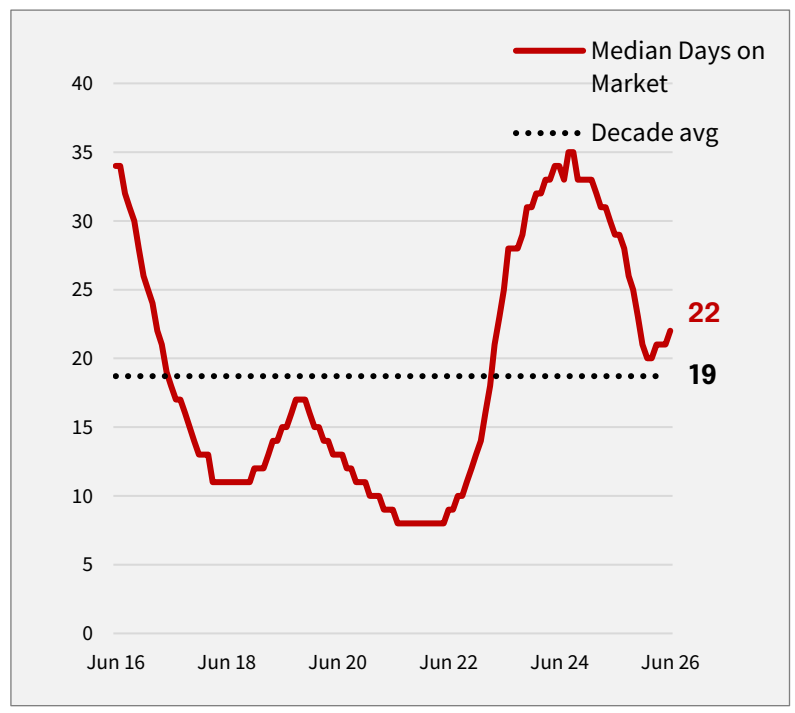
House sales made up 79% and units made up 21%



Source: Cotality

Median Days on Market vs Decade Average

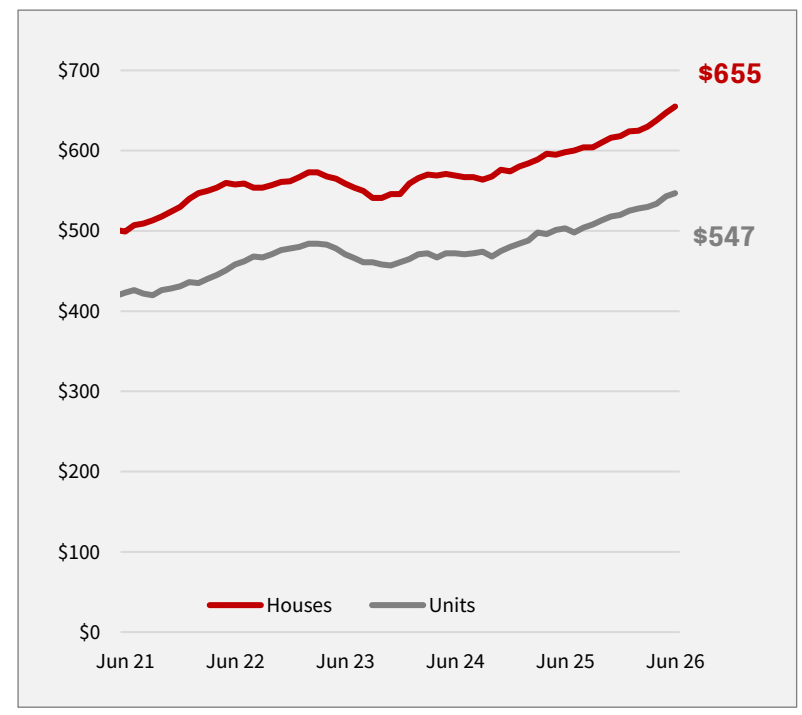
Median selling times remain elevated across Hobart



Source: Cotality

Median Rental Value by Property Type

House and unit rents continue to increase



Source: Cotality

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RECENT SALES ACTIVITY

497 Kalang Avenue, Glenorchy

$685,000

3 | 1 | 3 | 1297 m² | 104 m²

Sold: 22/06/2026
Days on Market: 9

84 Lindhill Avenue, Geilston Bay

$896,000

4 | 2 | 2 | 1,045 m² | 189 m²

Sold: 17/06/2026
Days on Market: 12

10 Kelly Street, Battery Point

$2,000,000

2 | 2 | 0 | 321 m² | 109 m²

Sold: 17/06/2026
Days on Market: 9

Source: Cotality

Disclaimer *– The information contained in this publication is gathered from multiple sources believed to be reliable as at the end of June 2026 and is intended to be of a general nature only. It has been prepared without taking into account any person's objectives, financial situation or needs. Before acting on this information, NAB recommends that you consider whether it is appropriate for your circumstances. NAB recommends that you seek independent legal, property, financial, and taxation advice before acting on any information in this publication.*