

HOBART

PROPERTY MARKET INSIGHTS

OCTOBER 2025



SNAPSHOT

Dwelling Value Change

+0.3% **+0.5%** **+2.4%**
Month Quarter Annual

\$686,262
Median Dwelling Value

3,987
Annual Dwelling Sales

30 Days
Median Days on Market

Source: Cotality



- Hobart's property market showed contrasting trends this month, with houses continuing to rise and units softening amid ongoing supply constraints and shifting buyer preferences. Detached homes maintained steady momentum, rising 0.5% in October and across the quarter, supported by resilient demand and limited stock availability. This growth adds to a 2.4% annual increase, pushing the median house value to \$735,326, though prices remain below the March 2022 peak, highlighting a market still recovering from its previous highs. Units, on the other hand, dipped -0.2% for the month but managed to post quarterly and annual gains of 0.6% and 2.6%, respectively. The median unit price now sits at \$558,932, still trailing its February 2022 peak.
- Sales and listing activity in Hobart remained mixed through October. House sales rose 2.5% year-on-year and sit 0.8% above the previous five-year average, reflecting steady demand for detached homes. In contrast, unit sales fell, down -10.4% annually and sitting -18.9% below their five-year benchmark, reflecting weaker buyer appetite in the attached segment. Supply remains tight across the board, with house listings down -29.3% and unit listings down -33.5% compared to last year, continuing to limit choice for buyers and underpin price stability.
- The extended Home Guarantee Scheme continues to support Hobart's more affordable market segments, but October saw growth across all tiers. The lower and middle segments both rose by 0.3% over the month, while the upper quartile posted a slightly stronger 0.5% gain. This uniform uplift suggests that demand is broadening beyond entry-level and mid-range properties, with premium homes also benefiting.
- Hobart's rental market continued to perform strongly relative to other capital cities, recording the second-highest annual growth in both house and unit rents for the year to October 2025, behind only Darwin. House rents surged 6.8% over the year, while unit rents climbed even higher at 7.7%, reflecting sustained demand and tight supply. This strength is translating into attractive returns for investors, with Hobart's gross rental yield sitting at 4.4%, well above the national average of 3.6% and the combined capitals figure of 3.4%. These conditions highlight Hobart's ongoing appeal as a rental market, with low vacancy rates and population growth likely to keep upward pressure on rents and yields into early 2026.

Valuer on the Ground

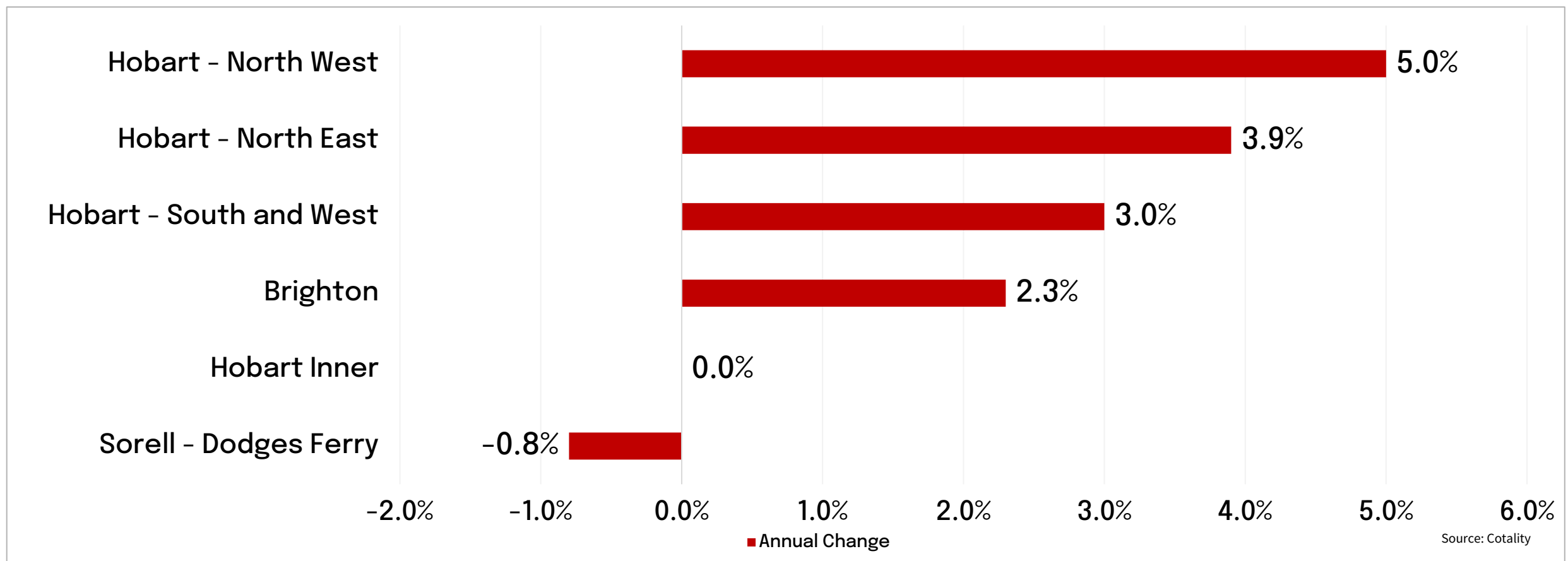
Yields are strong, with Hobart appealing to investors.



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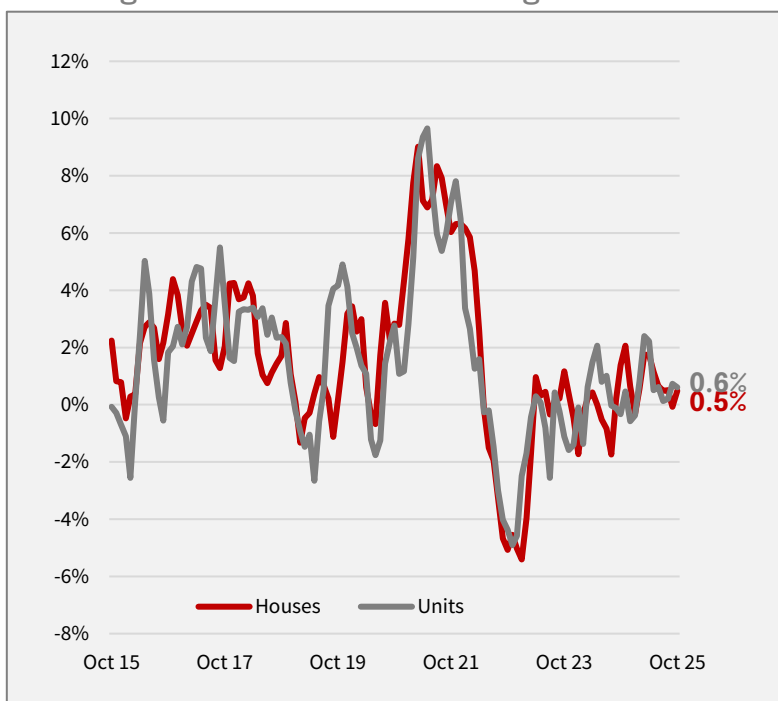


Top Suburbs Annual Change - Dwellings



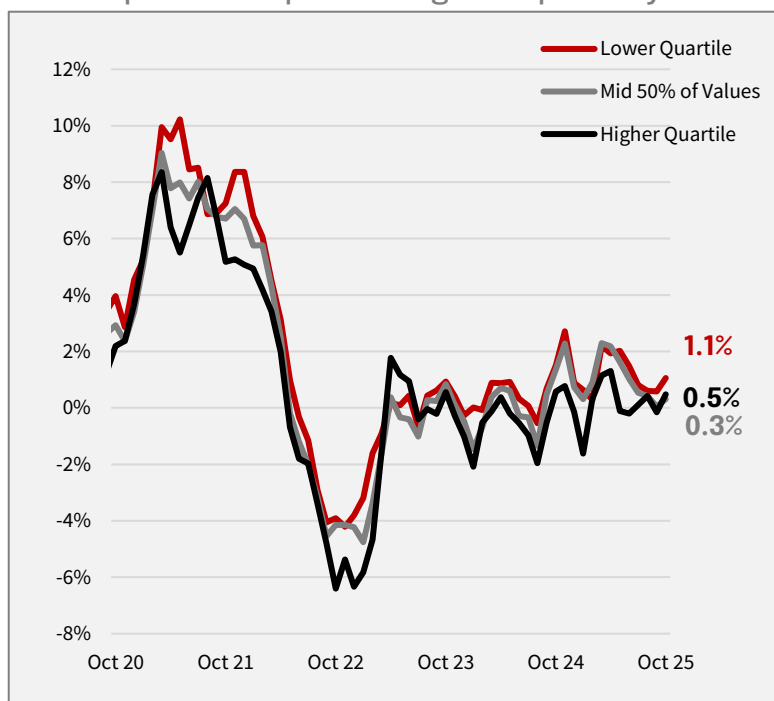
Quarterly Value Change by Property Type

Similar growth recorded in both segments



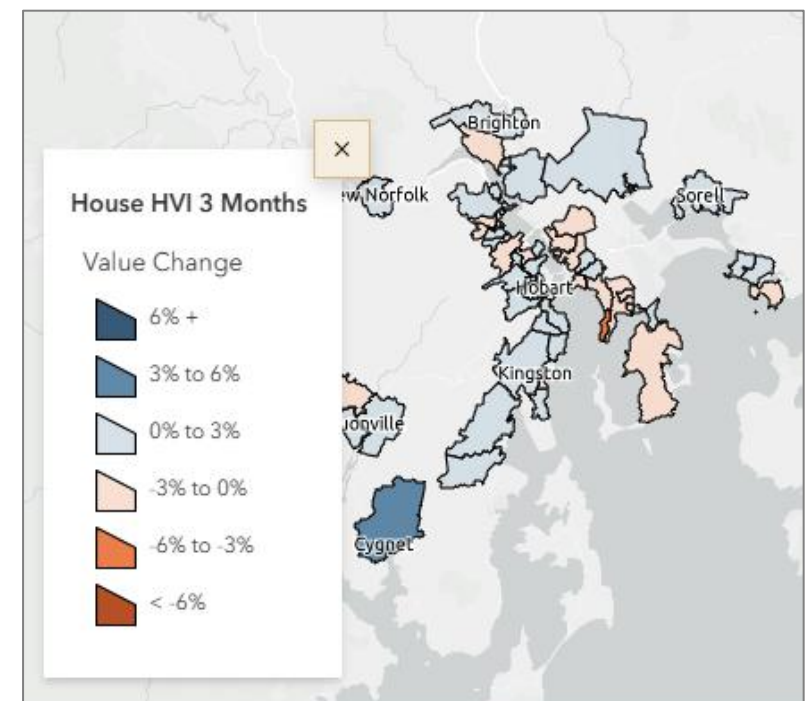
Quarterly Value Change by Price Quartile

Lower quartile outperforming on a quarterly basis



Mapping the Market - 3 months to Oct

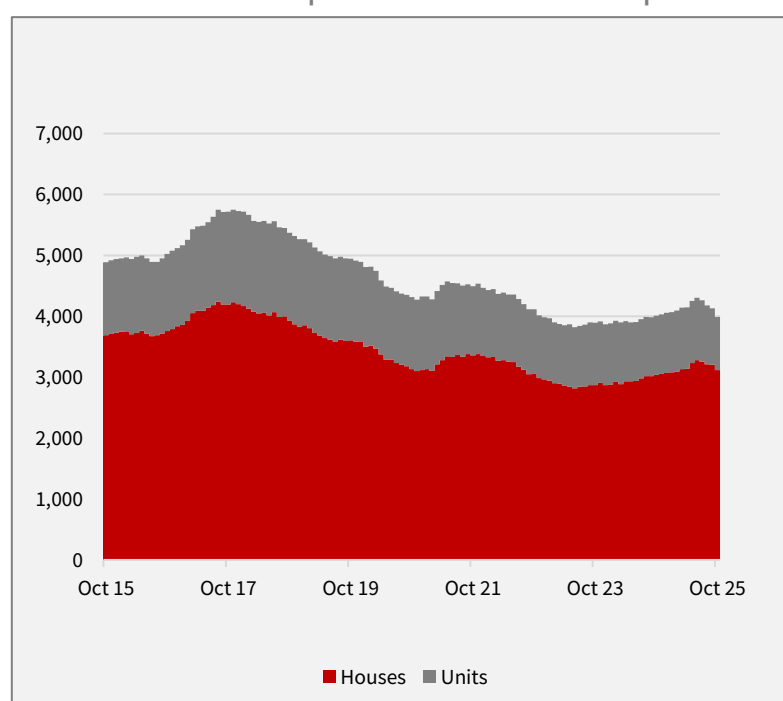
Varied results recorded across the region



Source: Cotality

Annual Volume of Sales by Property Type

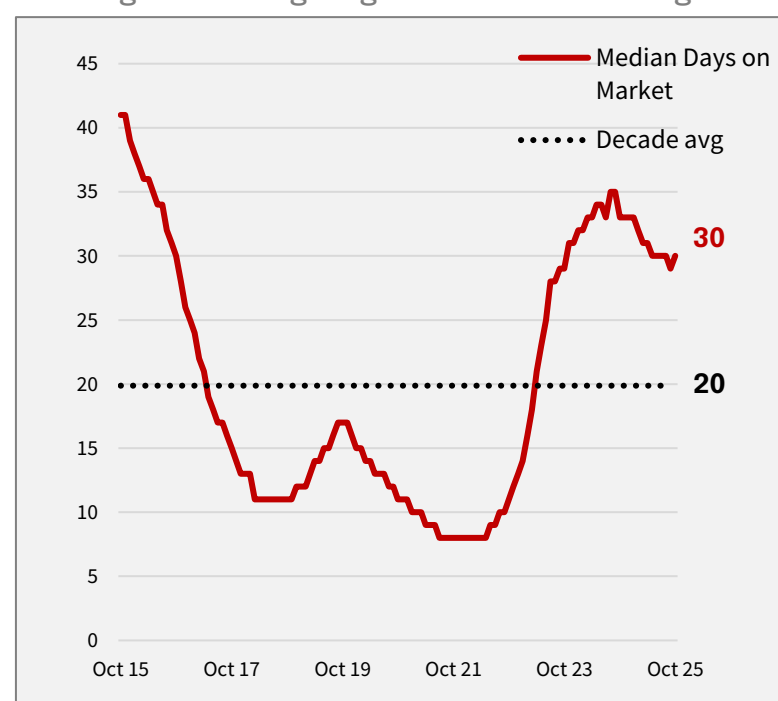
House sales made up 78% and units made up 22%



Source: Cotality

Median Days on Market vs Decade Average

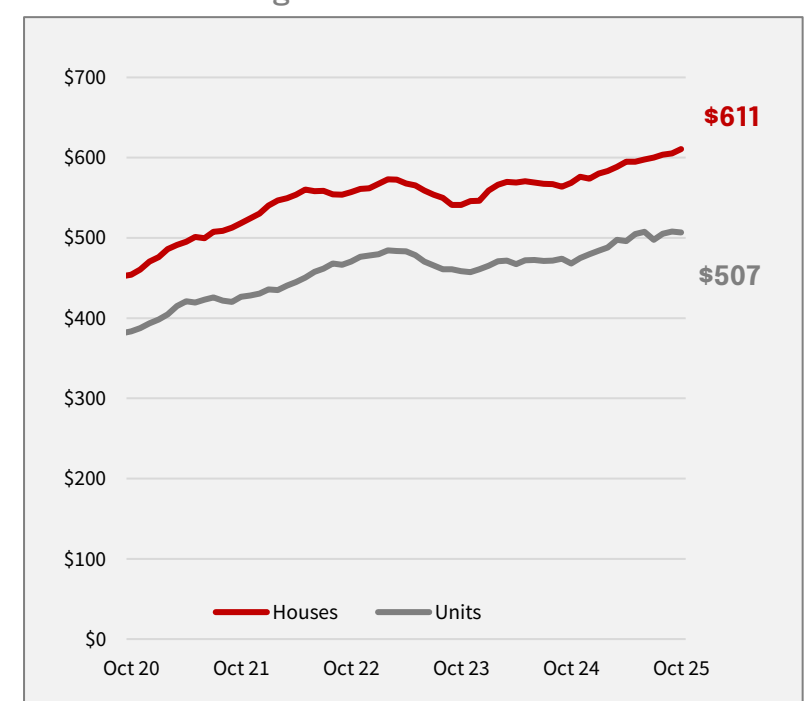
Dwellings are taking longer to sell than average



Source: Cotality

Median Rental Value by Property Type

Unit rental value growth has reaccelerated



Source: Cotality

HOBART

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OCTOBER 2025

more
than
money



RECENT SALES ACTIVITY

37 Louden Street, South Hobart



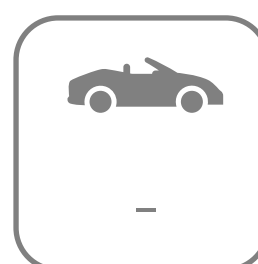
\$705,000



1



1



-



735 m²



94 m²

Sold: 31/10/2025

Days on Market: 13

30 Athleen Avenue, Lenah Valley



\$925,000



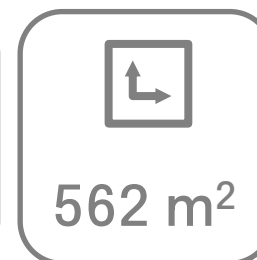
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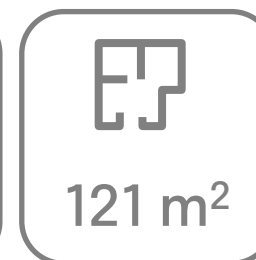
2



1



562 m²



121 m²

Sold: 21/10/2025

Days on Market: 9

26 Shepherd Street, Sandy Bay



\$2,810,000



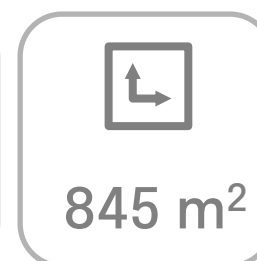
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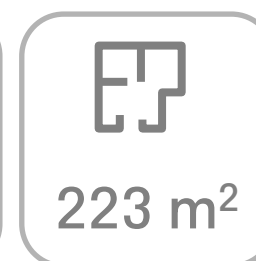
3



2



845 m²



223 m²

Sold: 08/10/2025

Days on Market: 24

Source: Cotality

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