

# HOBART PROPERTY MARKET INSIGHTS 2025 REVIEW



## SNAPSHOT

### Dwelling Value Change

**+0.9%**    **+3.6%**    **+6.8%**  
Month      Quarter      Annual

**\$720,341**  
Median Dwelling Value

**4,242**  
Annual Dwelling Sales

**28 Days**  
Median Days on Market

Source: Cotality



- Hobart's property market returned to positive growth in 2025, rising 6.8% following an easing of -0.6% in 2024. House values rose 1.1% in December, with the final quarter rising 3.6% to reach a median of \$768,376. Units moved differently, easing 0.1% over the month yet still gaining 3.6% for the quarter and 6.9% over the year, bringing the median to \$566,069. These results point reflect more balanced affordability with steady improvement across both dwelling types.
- The pattern of sales and stock levels through 2025 helps explain the value gains recorded across the year. House sales rose 8.8% annually and sat 8.9% above the previous five-year average, signalling firm demand that supported the uplift in house values. Unit turnover softened, with sales falling 10.3% over the year and sitting 16.4% below longer-term norms, reflecting the more subdued shifts seen in unit prices. Listings remained scarce, with house stock down 20.4% year-on-year and unit listings dropping a sharper 43.1%. While this appears significant, much of the gap reflects Hobart's smaller base of available stock compared with other states, and the unit market saw only a small numerical fall in listings of 17 properties.
- The extension of the Home Guarantee Scheme in October, which lifted Hobart's price cap to \$700,000, played a clear role in shaping late-year performance. Activity strengthened most in the segments directly supported by the scheme, with properties priced below the new cap rising 4.6% over the December quarter. In contrast, values above the threshold grew 2.9%, suggesting that enhanced borrowing pathways and reduced deposit requirements helped concentrate demand in the lower to mid-price ranges. This shift not only boosted momentum in more affordable brackets but also reinforced the broader value growth observed across 2025.
- Hobart's rental market remained one of its strongest pillars through 2025, with conditions tightening further into the end of the year. House rents rose 6.7% annually while unit rents surged 9.3%, marking the strongest unit performance of any capital city. Gross yields held steady at 4.3%, outperforming both the combined capitals' 3.4% and the national average of 3.6%, underscoring Hobart's ongoing appeal for investors seeking stable returns. The vacancy rate tightened to 1.4% at the end of December, down from 2.1% a year earlier, highlighting persistent demand and limited rental supply. These trends reinforced the broader momentum across the market, adding another layer of stability to Hobart's overall performance in 2025.

### ☞ Valuer on the Ground

Vacancy tightened further on last year,  
underscoring persistent rental demand.

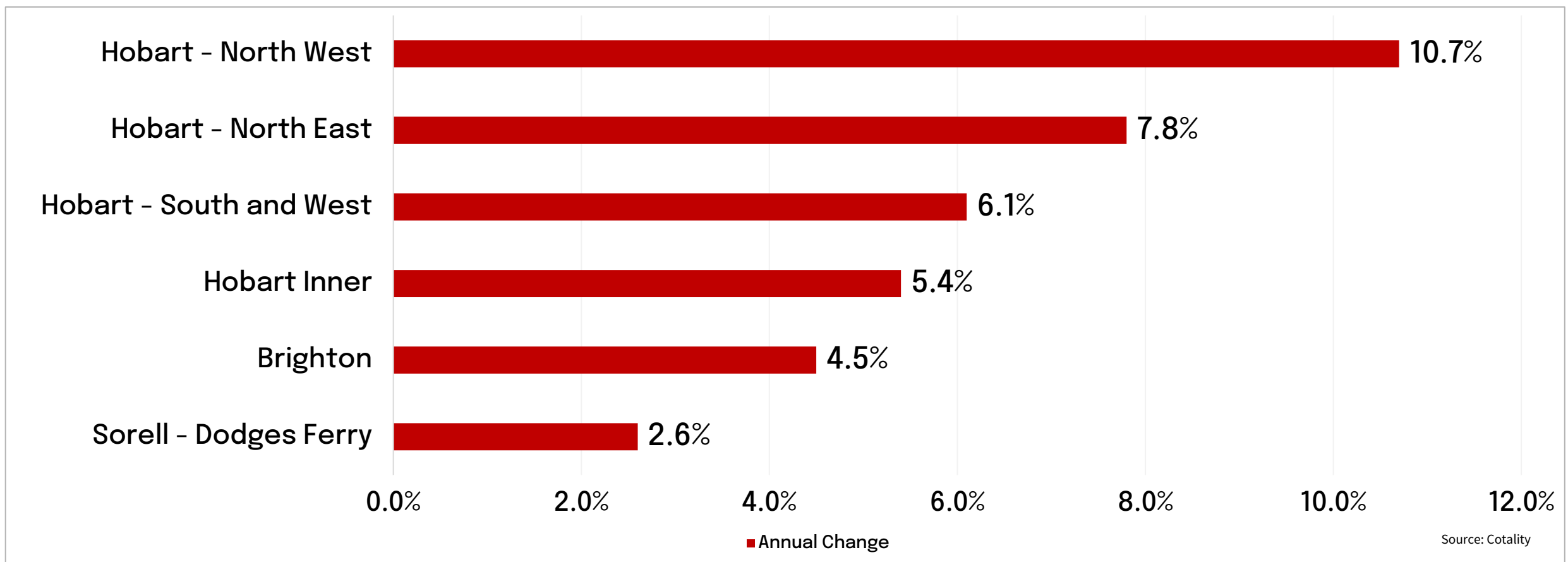




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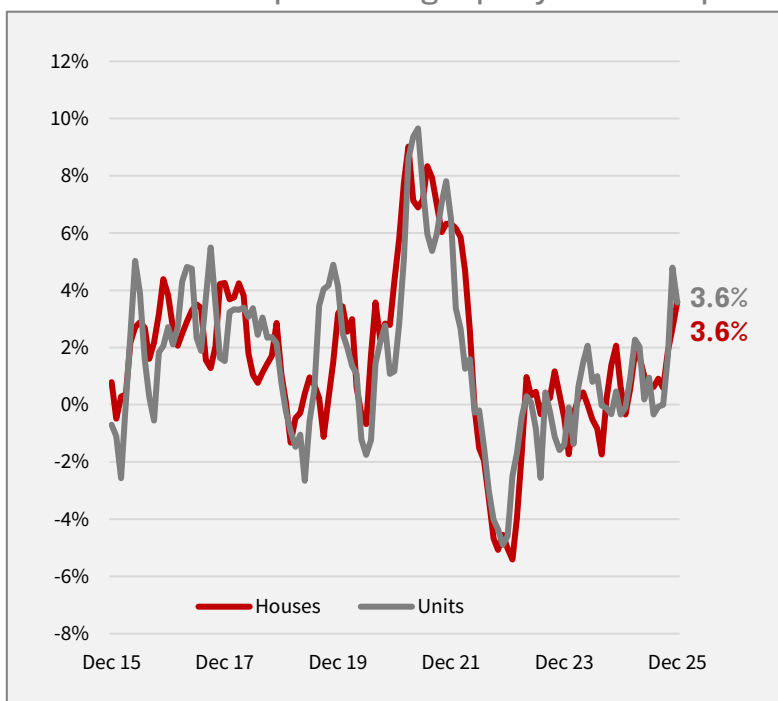


## Top Suburbs Annual Change - Dwellings



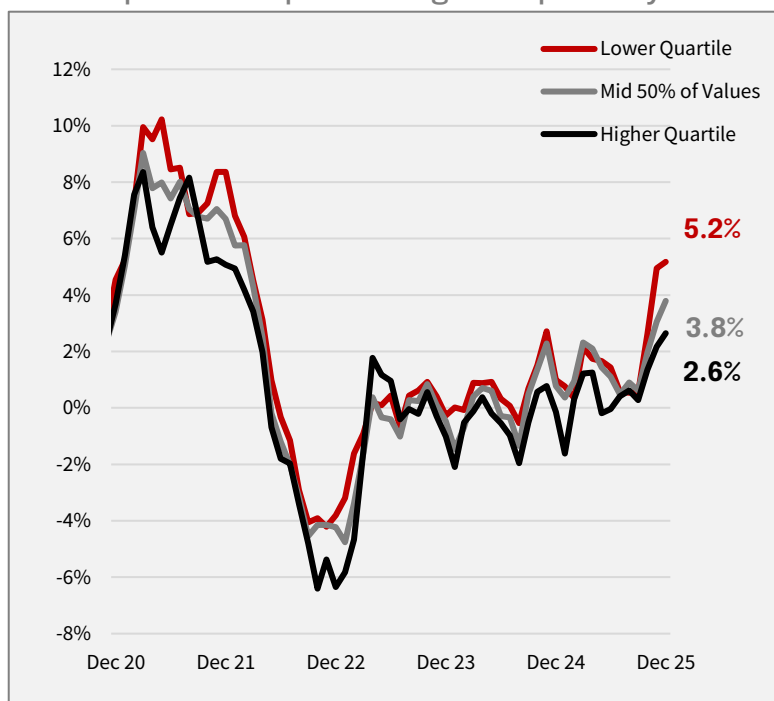
## Quarterly Value Change by Property Type

Houses and units performing equally over the quarter



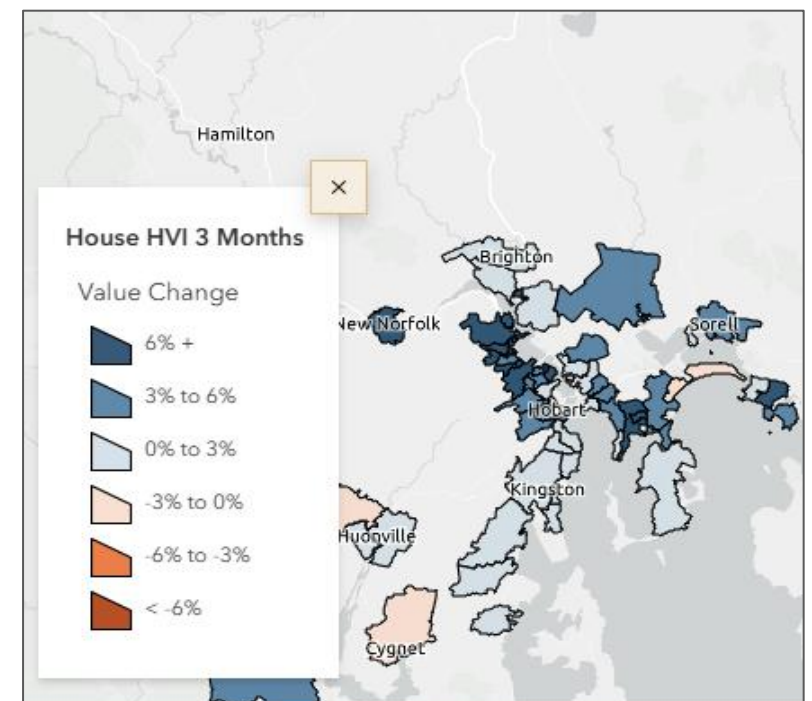
## Quarterly Value Change by Price Quartile

Lower quartile outperforming on a quarterly basis



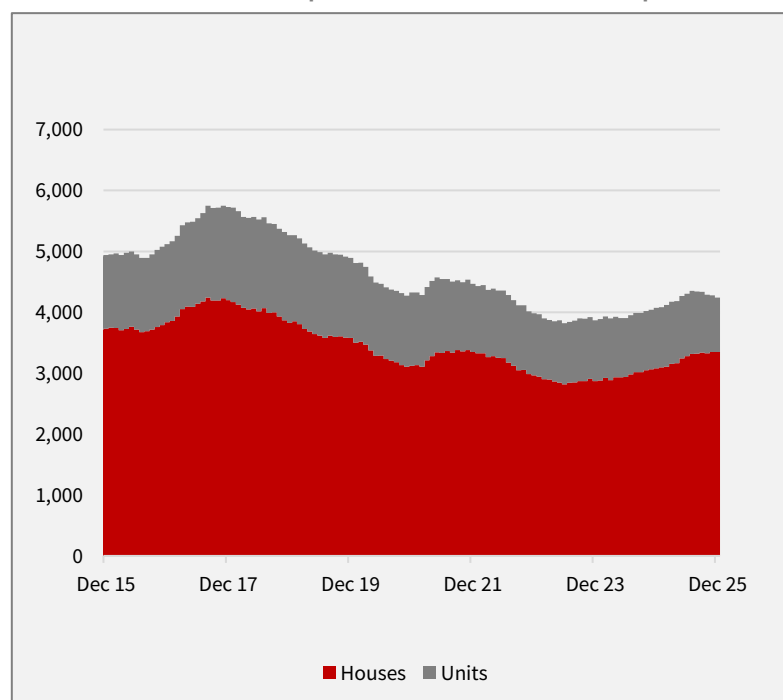
## Mapping the Market - 3 months to Dec

Varied results recorded across the region



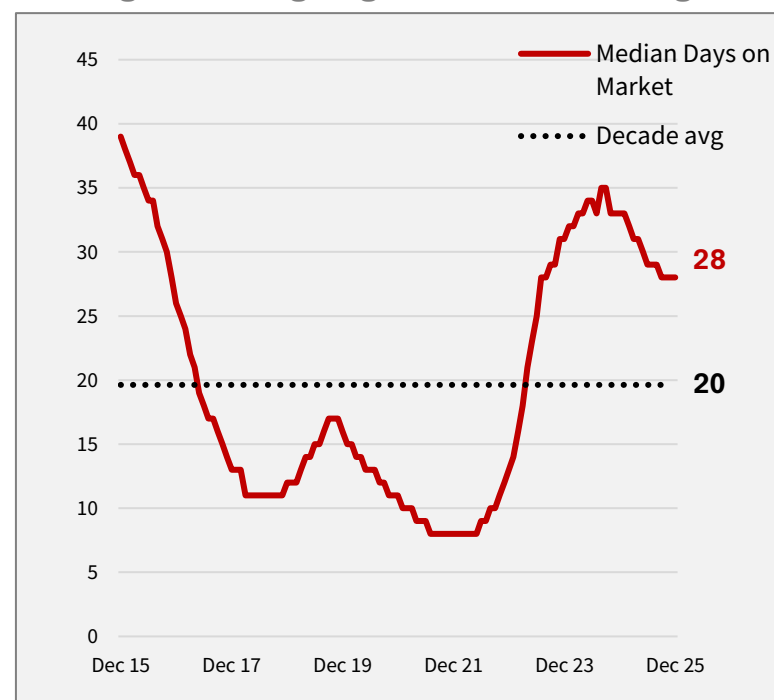
## Annual Volume of Sales by Property Type

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



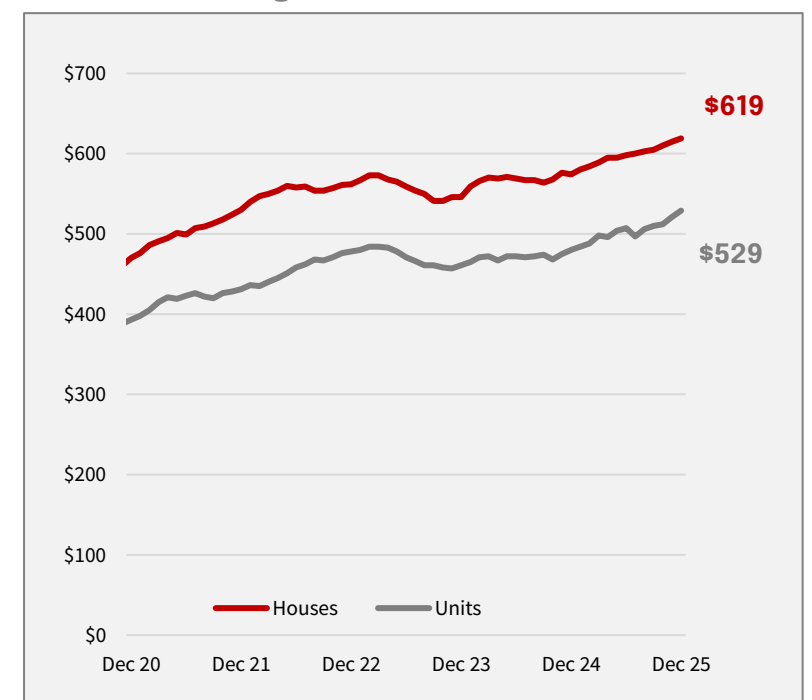
## Median Days on Market vs Decade Average

Dwellings are taking longer to sell than average



## Median Rental Value by Property Type

Unit rental value growth has reaccelerated





# HOBART

## PROPERTY MARKET INSIGHTS

### 2025 REVIEW

more  
than  
money



## RECENT SALES ACTIVITY

### 3 Kerria Road, Risdon Vale



\$455,000



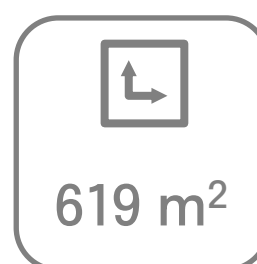
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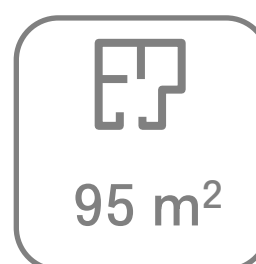
1



4



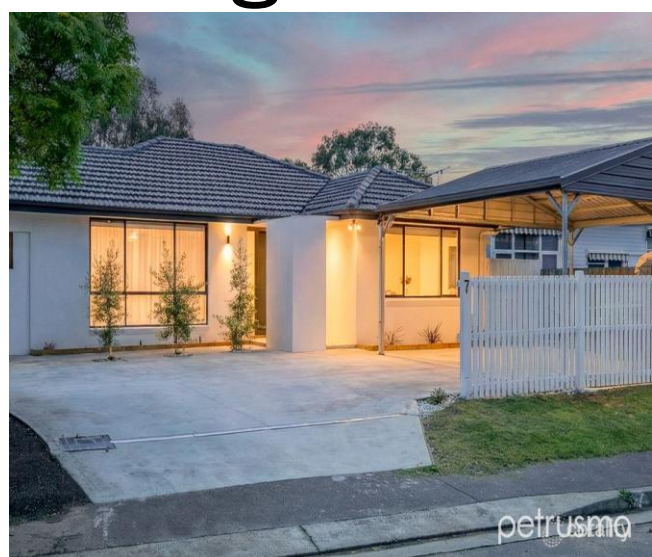
619 m<sup>2</sup>



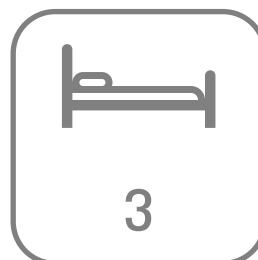
95 m<sup>2</sup>

Sold: 09/12/2025  
Days on Market: 8

### 7 Bangalee Street, Lauderdale



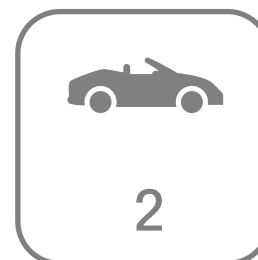
\$820,000



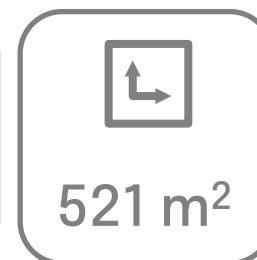
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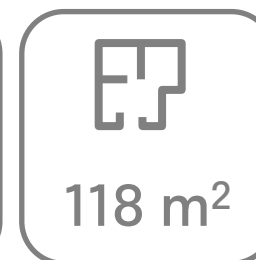
1



2



521 m<sup>2</sup>



118 m<sup>2</sup>

Sold: 19/12/2025  
Days on Market: 17

### 3207 Channel Highway, Woodbridge



\$4,250,000



4



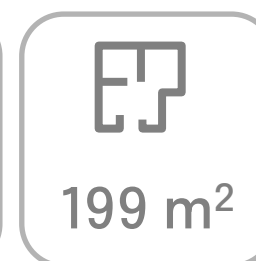
2



2



10.52 ha



199 m<sup>2</sup>

Sold: 02/12/2025  
Days on Market: 26

Source: Cotality

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