

HOBART PROPERTY MARKET INSIGHTS AUGUST 2025



SNAPSHOT

Dwelling Value Change

-0.2% **-0.6%** **+2.6%**
Month Quarter Annual

\$680,315
Median Dwelling Value

3,916
Annual Dwelling Sales

32 Days
Median Days on Market

Source: Cotality



- As of August 2025, Hobart's property market has shown modest annual growth despite recent softening. House prices declined slightly by -0.2% over the month and -0.7% over the quarter, yet they remain 2.8% higher year-on-year, with the median house price sitting at \$724,097. Unit prices have been more stable, dipping -0.1% monthly but rising 0.1% quarterly and 1.5% annually, with a median of \$551,149. These figures reflect a market that has cooled from its peak – houses peaked in March 2022 and units in February 2022 – but continues to hold value over the longer term.
- Sales and listing activity in Hobart reflects a tightening market, particularly for units. House sales rose 0.9% year-on-year, though they remain -2.2% below the previous five-year average. In contrast, unit sales fell sharply by -9.1% annually and are now -18.4% below the five-year average. Listing volumes have dropped significantly, with total house listings down -34.5% and unit listings down -39.5% compared to the same time last year.
- Domain's decade-long data highlights a clear seasonal uplift in Hobart's property market during spring when compared to winter. On average, listings increase by 10%, sales rise by 12.2% and auction volumes jump by 20.4%, reflecting heightened buyer and seller activity as the weather warms. This seasonal momentum also contributes to a 3% lift in median house prices, suggesting that increased competition and urgency among buyers during spring can place upward pressure on values. For sellers, this period presents a strategic opportunity to capitalise on stronger demand and potentially achieve better outcomes than in the quieter winter months.
- Hobart's rental market has continued its upward trajectory to August 2025, with house rents rising 6.1% annually and unit rents increasing by 6.7%. This sustained growth reflects ongoing pressure from limited rental supply and steady demand, particularly as affordability constraints in the sales market push more residents into renting. The sharper rise in unit rents suggests increased competition for lower-cost housing options, while house rents remain buoyed by lifestyle appeal and family demand.

“ Valuer on the Ground

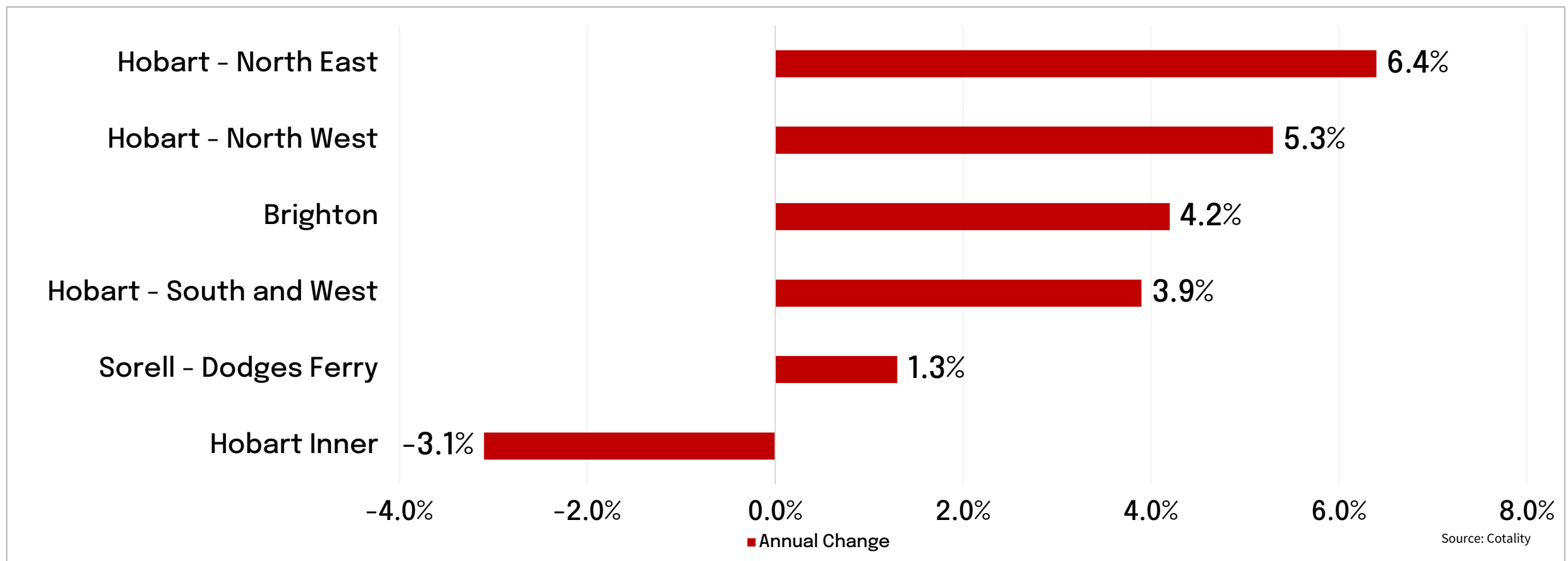
Subdued buyer activity persists, with some vendors required to revise price expectations.

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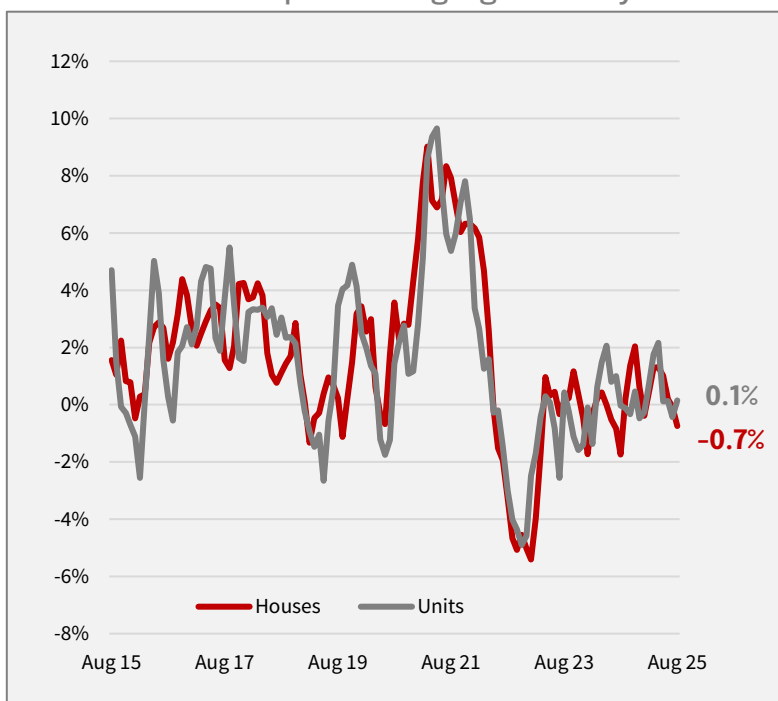


Top Suburbs Annual Change - Dwellings



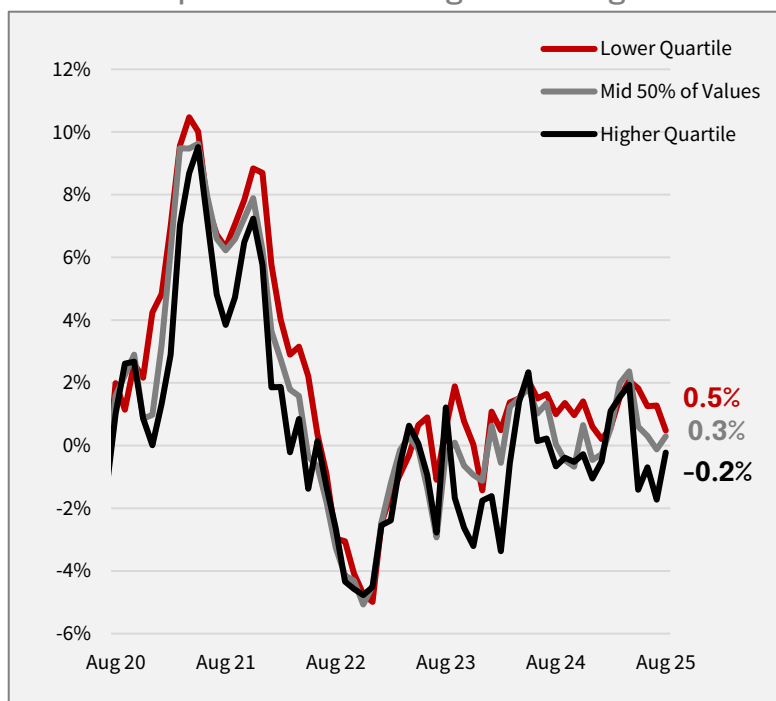
Quarterly Value Change by Property Type

The unit market is performing significantly better



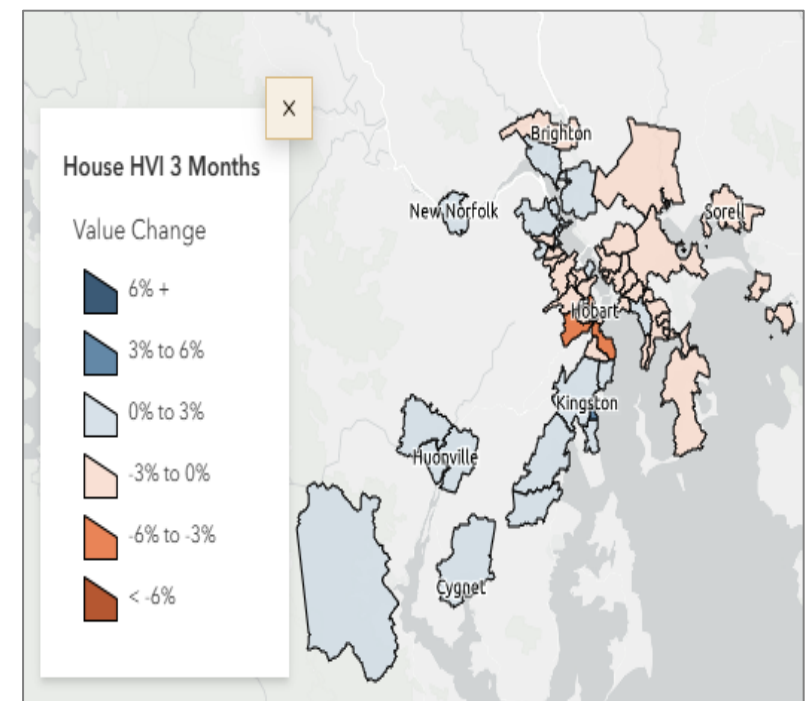
Quarterly Value Change by Price Quartile

The lower quartile is recording the strongest rebound



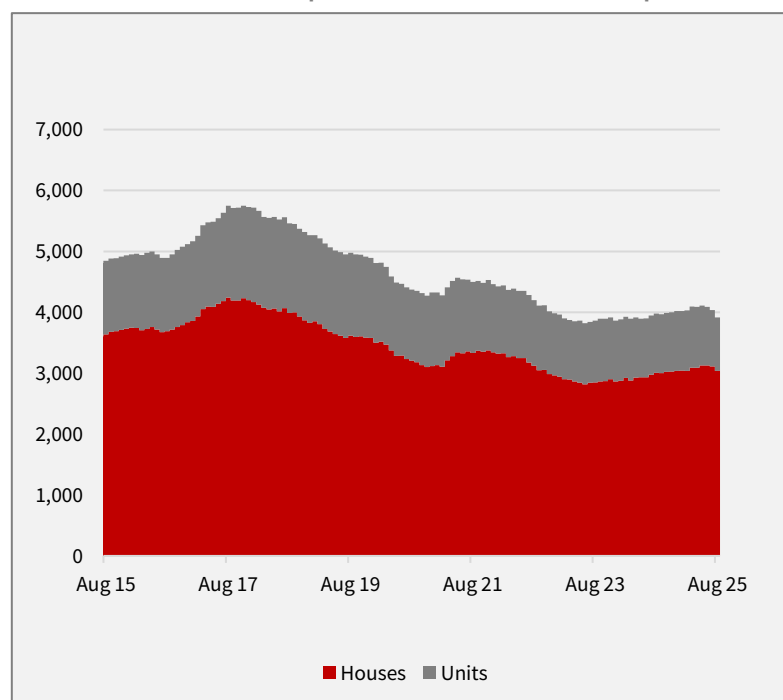
Mapping the Market - 3 months to August

Most areas are recording growth across Hobart



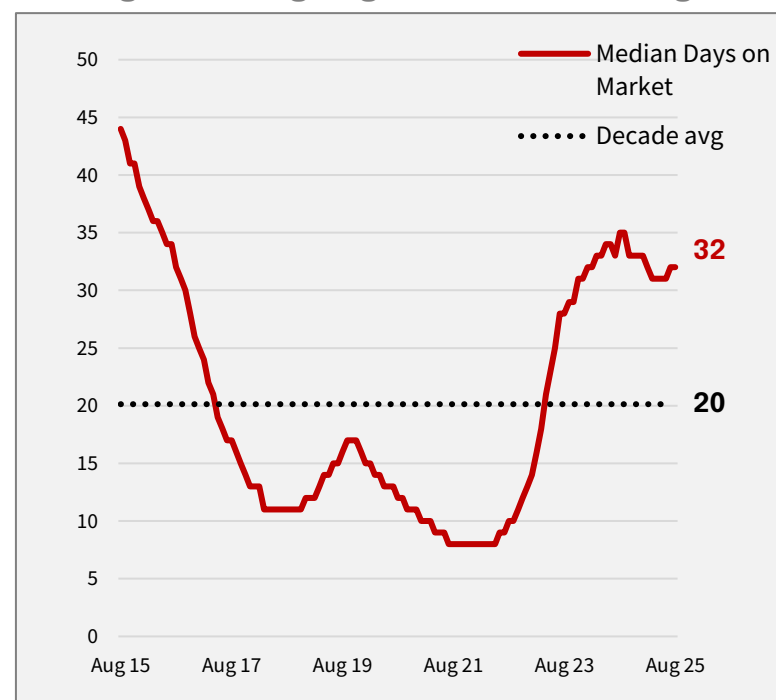
Annual Volume of Sales by Property Type

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



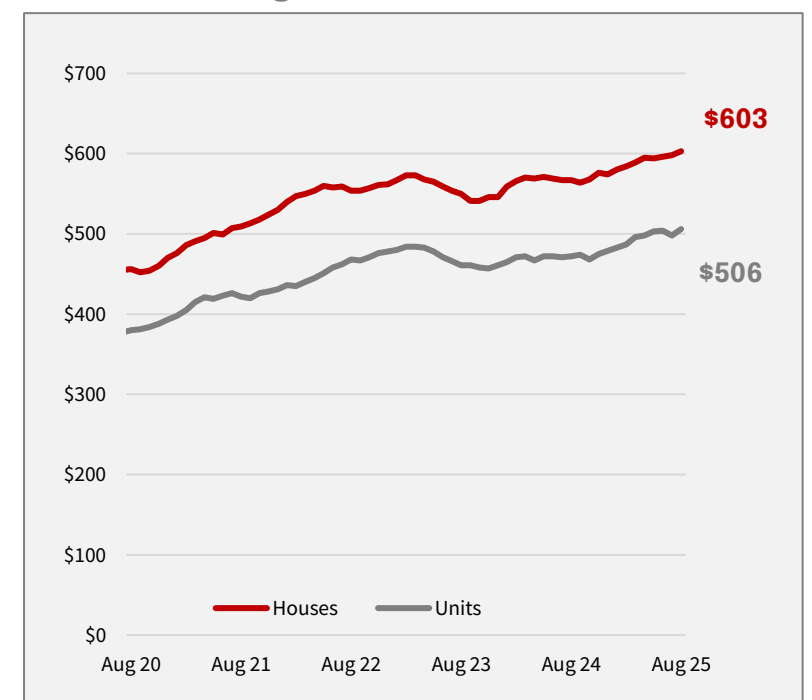
Median Days on Market vs Decade Average

Dwellings are taking longer to sell than average



Median Rental Value by Property Type

Unit rental value growth has slowed



HOBART

PROPERTY MARKET INSIGHTS

AUGUST 2025

more
than
money



RECENT SALES ACTIVITY

11 Storey Place, Glenorchy



\$510,000



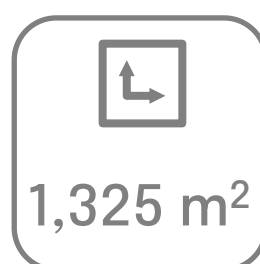
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1



3



1,325 m²



99 m²

Sold: 21/08/2025
Days on Market: 60

17 Gentile Court, Rosetta



\$950,000



4



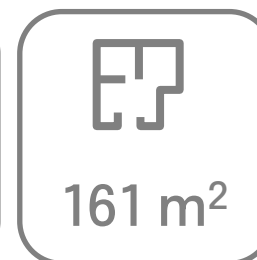
2



2



778 m²



161 m²

Sold: 07/08/2025
Days on Market: 17

34 Balook Street, Lauderdale



\$2,320,000



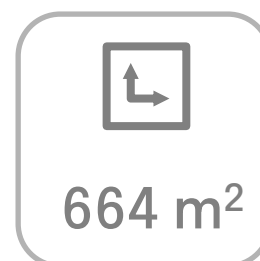
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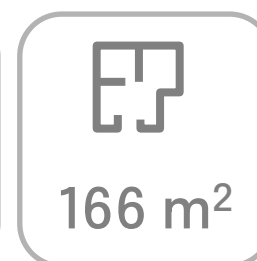
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2



664 m²



166 m²

Sold: 01/08/2025
Days on Market: 144

Source: Cotality

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