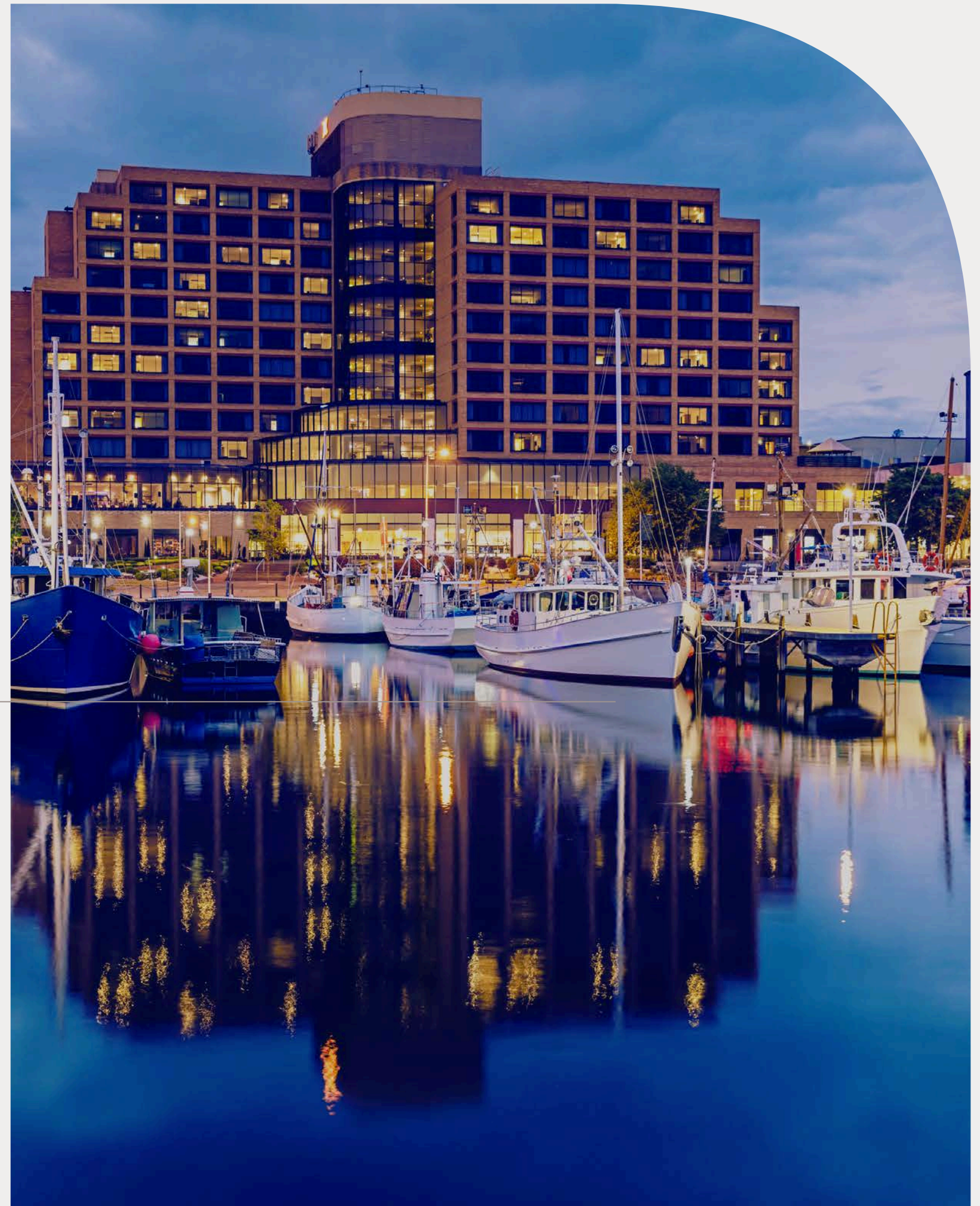


City of Hobart Economic Snapshot

November 2025

.id informed
decisions



Overview

The City of Hobart's Quarterly Economic Snapshot provides an overview of datasets that give an indication of economic activity in the LGA. To create a complete picture of activity in a place, no one data set should be considered in isolation. Data is updated every quarter as it becomes available.

TOTAL SPEND

 **\$394M**

Sept Qtr 2025

Up 1.5% from Sept
2024

CPI CHANGE

 **4.3%**

Annual to Sept. 2025

Up 3.6% from Sept
2024

EMPLOYMENT

 **130,852**

Greater Hobart
Qtr Ave Sept 2025

Down 0.1% from
Sept 2024

UNEMPLOYMENT

 **4.1%**

Greater Hobart
12 mth ave to June 2025

Down 0.2 percentage
points from June 2024

DEVELOPMENT

 **\$223M**

12 mths to June 2025

Down 8% from June
2024

HOUSE PRICE

 **\$930K**

June Qtr 2025

Up 3% from June
2024

O/N VISITORS

 **1.26M**

4 qtrs to June 2025

Down 2.1% from
June 2024

PASSENGERS

 **2.80M**

4 qtrs to June 2025

Up 5.7% from June
2024

Spending Data

In the Sept 2025 quarter, resident and visitor spending in the City of Hobart was estimated at \$394.3M. This was down 1.1% from the previous quarter, but 1.5% up from the same quarter a year ago. There was strong growth in online accommodation (+14%) and restaurants (+8%) from the previous year, but a decline in department store/clothing retail spending. These changes contributed to an increase in night-time spending of 2.8% compared to the same quarter last year.

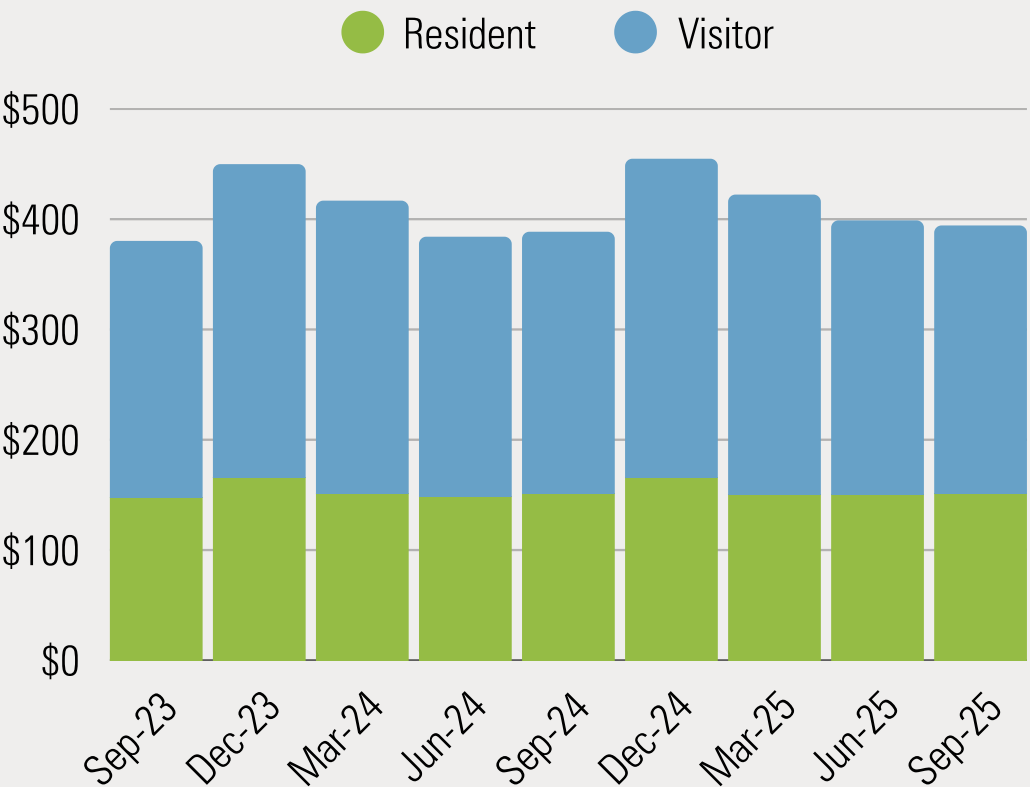


\$394.3M

(Sept 2025 Qtr)

Total Spend, City of Hobart

Quarterly Sum \$M



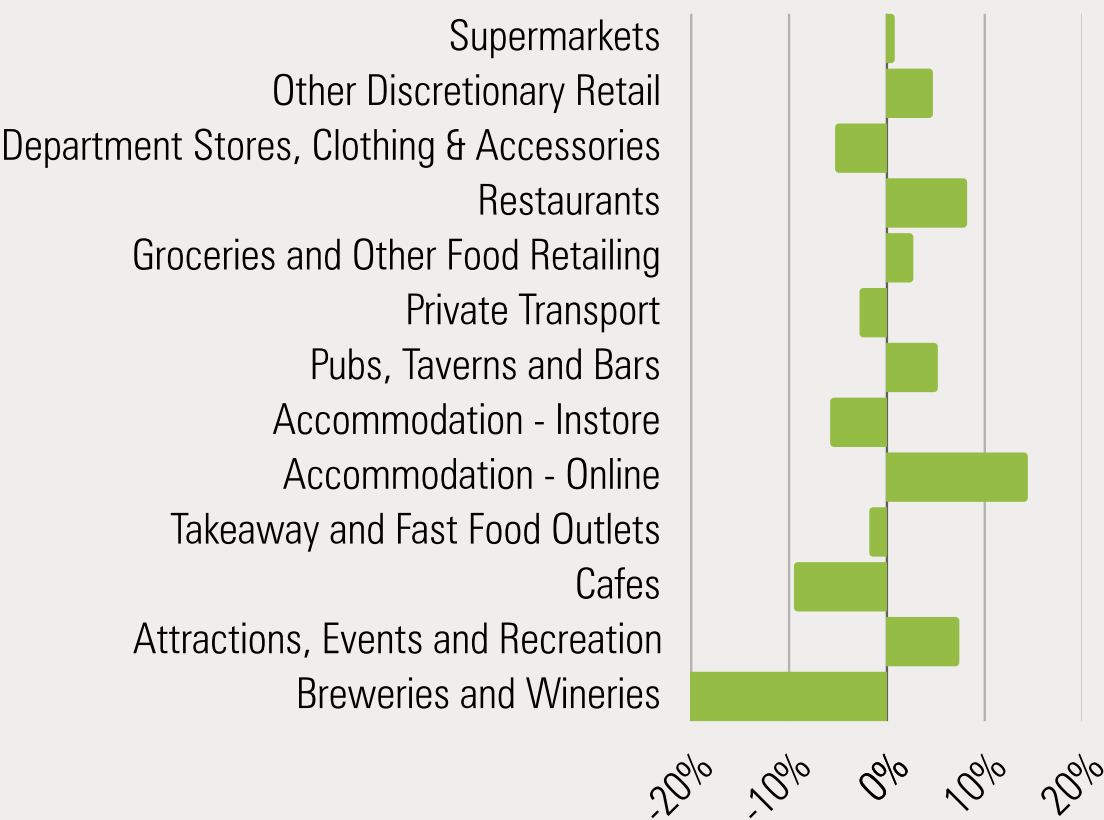
Sources: CommBank, Council iQ

+\$2.8M restaurants

(Change from Sept Quarter 2025)

Change in Spending by Category

% change; Ranked by size of spend

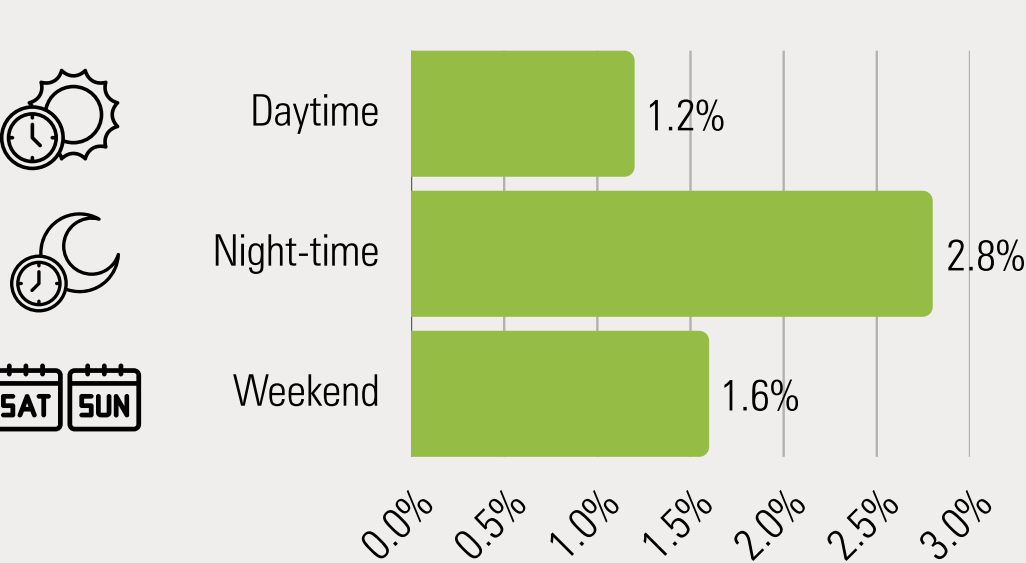


+2.8% Night-time spend

(Change from Sept Quarter 2025)

Change in Spend by Time

% Change



Consumer Prices

Over the twelve months to the Sept 2025 quarter, the CPI for Hobart rose 4.3%, above the Australian Capital Cities average of 3.2%. This figure was well above the Sept 2024 quarter, where the CPI annual change was only 0.7%.

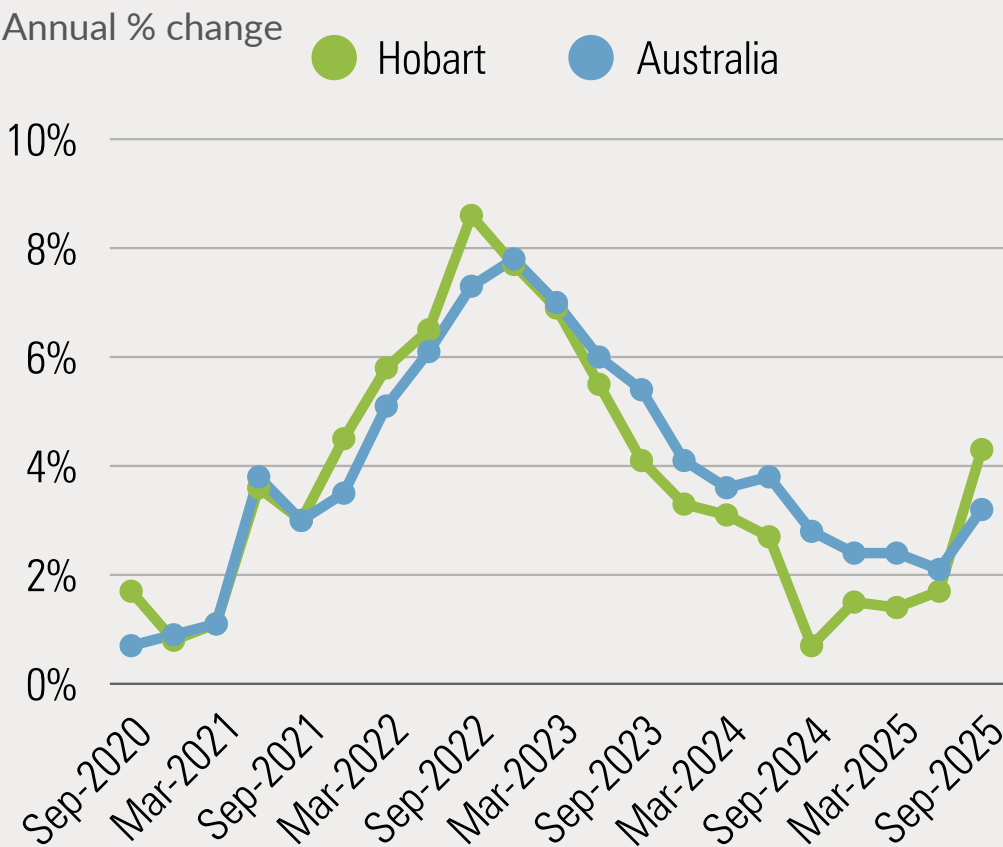
The household spending category that saw the largest price growth over the year was Alcohol and Tobacco (9.1%). However, the largest contributor to the increase of the CPI was the housing category as it represents a higher proportion of household costs. Predominately it was electricity increases in the Sept 2025 quarter which drove the increase.



4.3%

(Compared to Sept 2024)

Consumer Price Index Change



Sources: ABS, Consumer Price Index, Australia

Alcohol & Tobacco

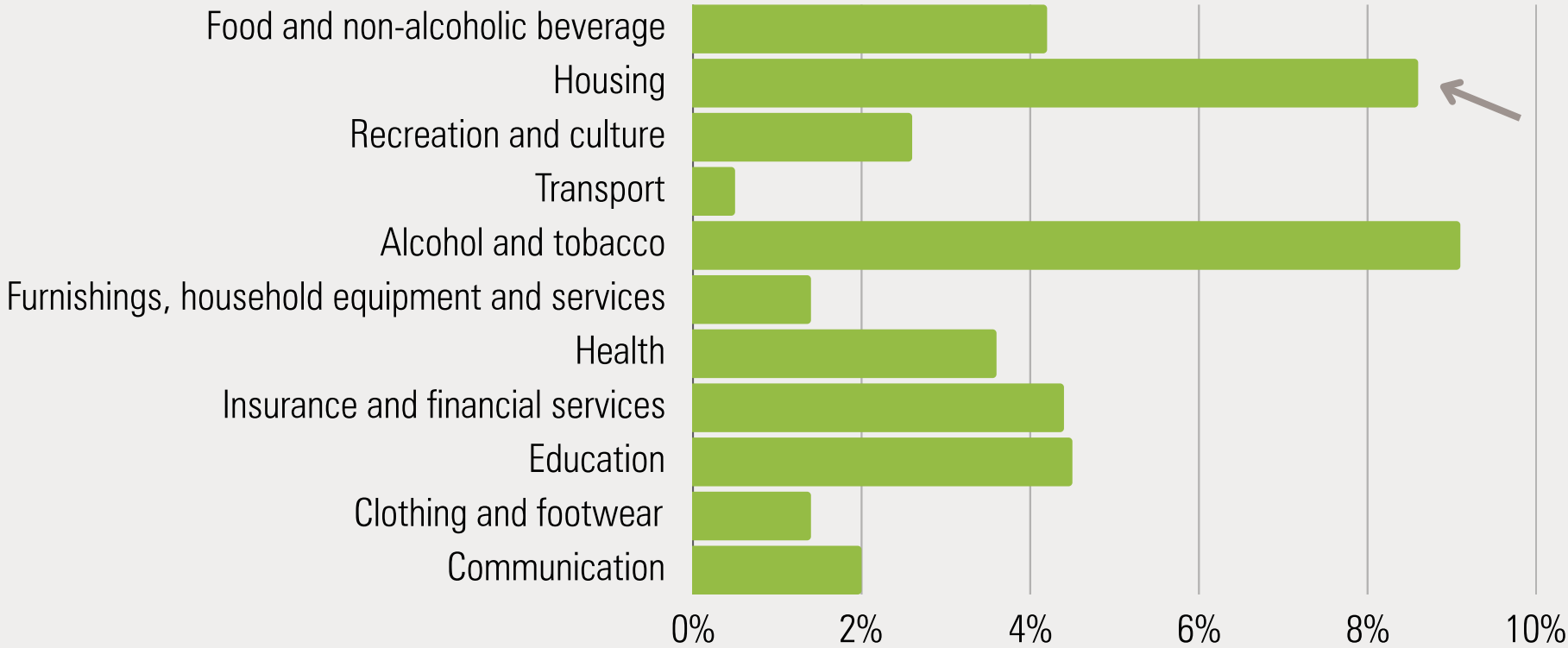
Largest Growth

Transport

Smallest Growth

Annual Inflation by Category

Annual % change; Sorted in order of contribution to household spending



Electricity rebates in the September quarter 2024 artificially deflated prices in the previous year leading to a large increase in annual inflation in September 2025 when compared to the previous year.

Employment

The number of employed residents in the Greater Hobart area was estimated at 130,852 in the Sept 2025 quarter, down very slightly from the year before (131,400). The average 4 quarter unemployment rate for the City of Hobart was 2.8% and for Greater Hobart 4.1%. Figures were down from last year but reflect declining participation, not greater employment. There were an average of 1,738 online job vacancies advertised in the Sept 2025 quarter, down 13% from the year before, but up from the previous quarter.

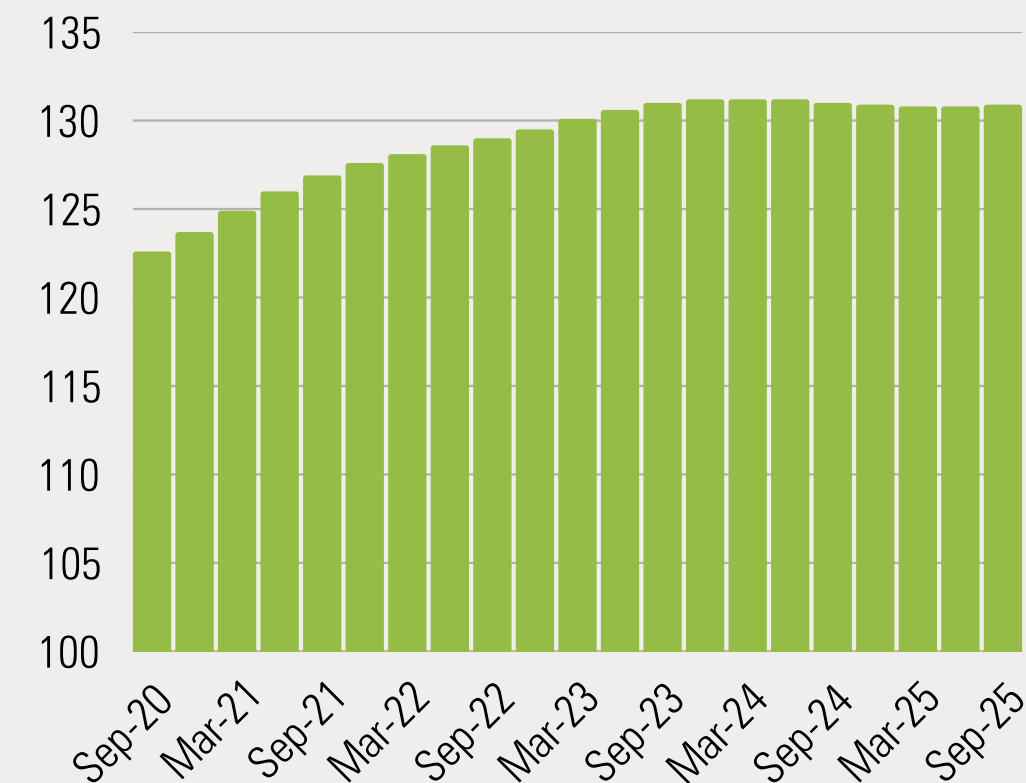


130,852

(Average Sep Qtr 2025)

Employed Residents

Smoothed average quarterly amount '000s

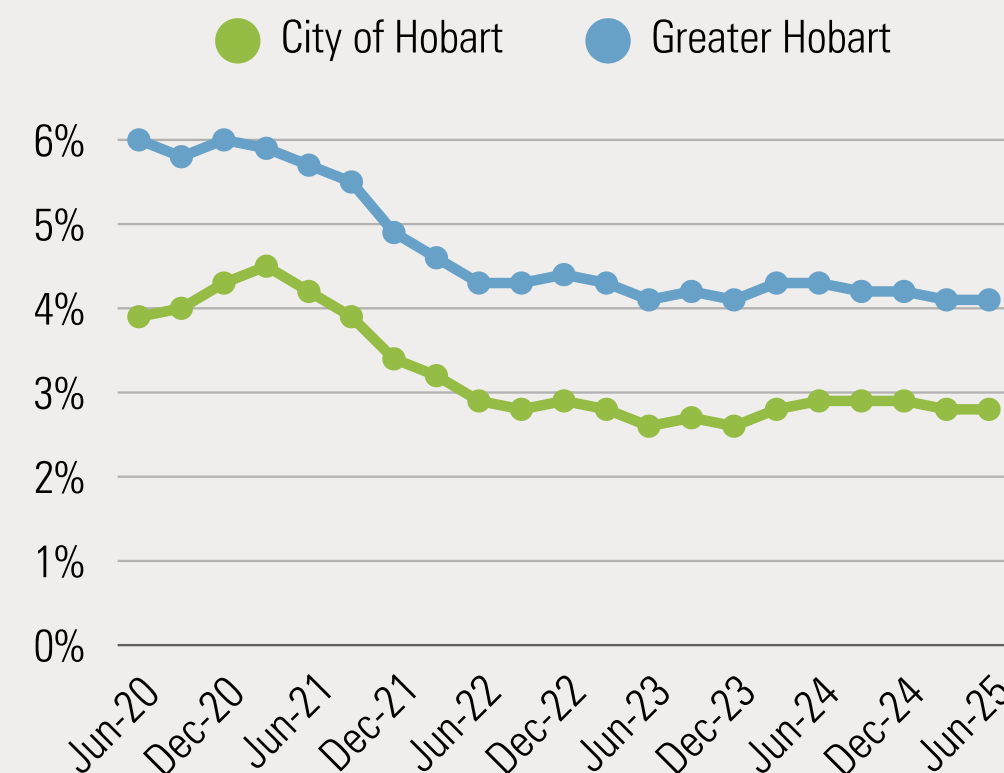


4.1% Greater Hobart

(4 quarters to June 2025)

Unemployment Rate

4 qtr average



1,738

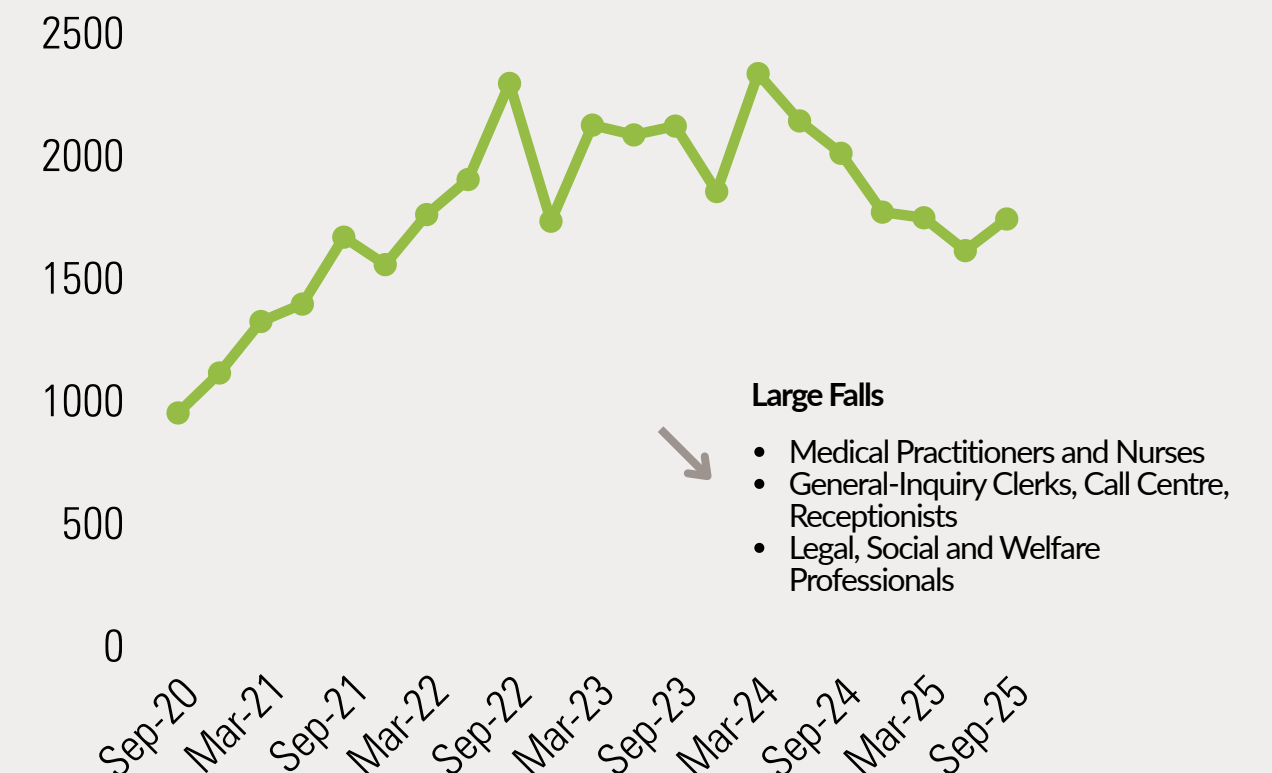
(Average June Qtr 2025)

-13%

(from Sept Qtr 2024)

Online Job Advertisements

Quarterly average



Building Approvals

The value of building approvals in the City of Hobart area was estimated at \$223.4M in the 12 months to June 2025 quarter, up 7.8% from the year before (\$207.2M). Residential building approvals were up 1%, while non-residential were up 13%. Education (\$205M) and Office (\$133M) buildings represented the largest value of non-residential buildings approved in the City of Hobart over the three years to June 2025.

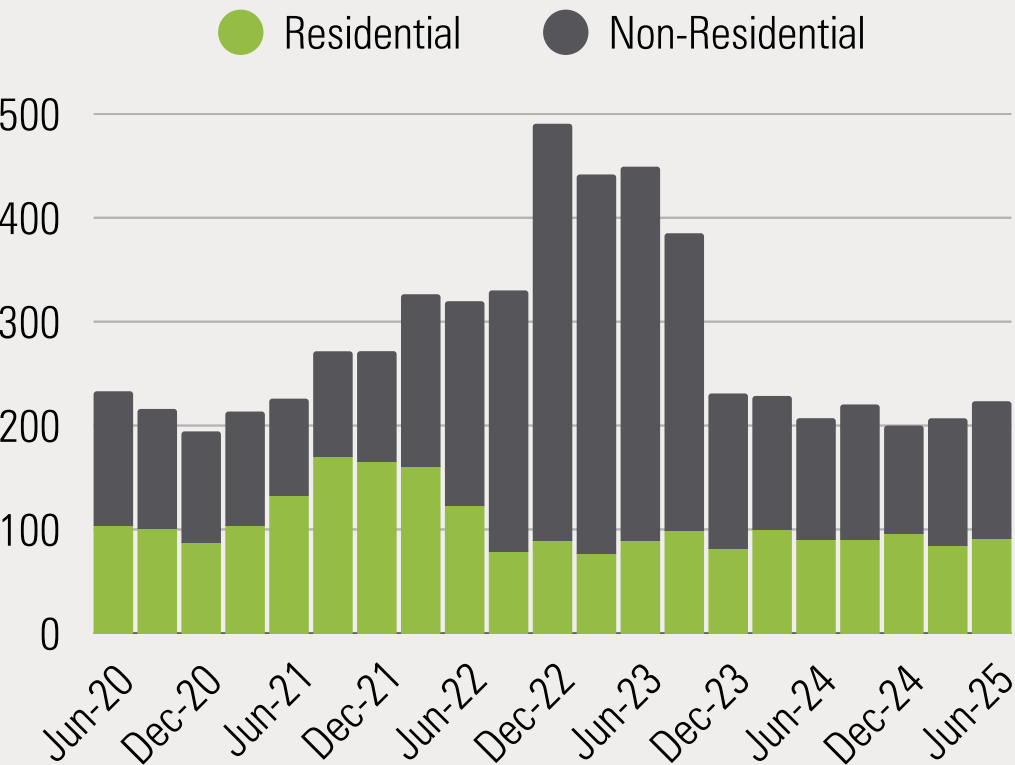


\$223.4M

(4 quarters to June 2025)

Value of Building Approvals, CoH

\$M, Rolling 12 months



Hobart SA2 – \$562M

(Last 3 years)

Value Approved, Last 3 Years



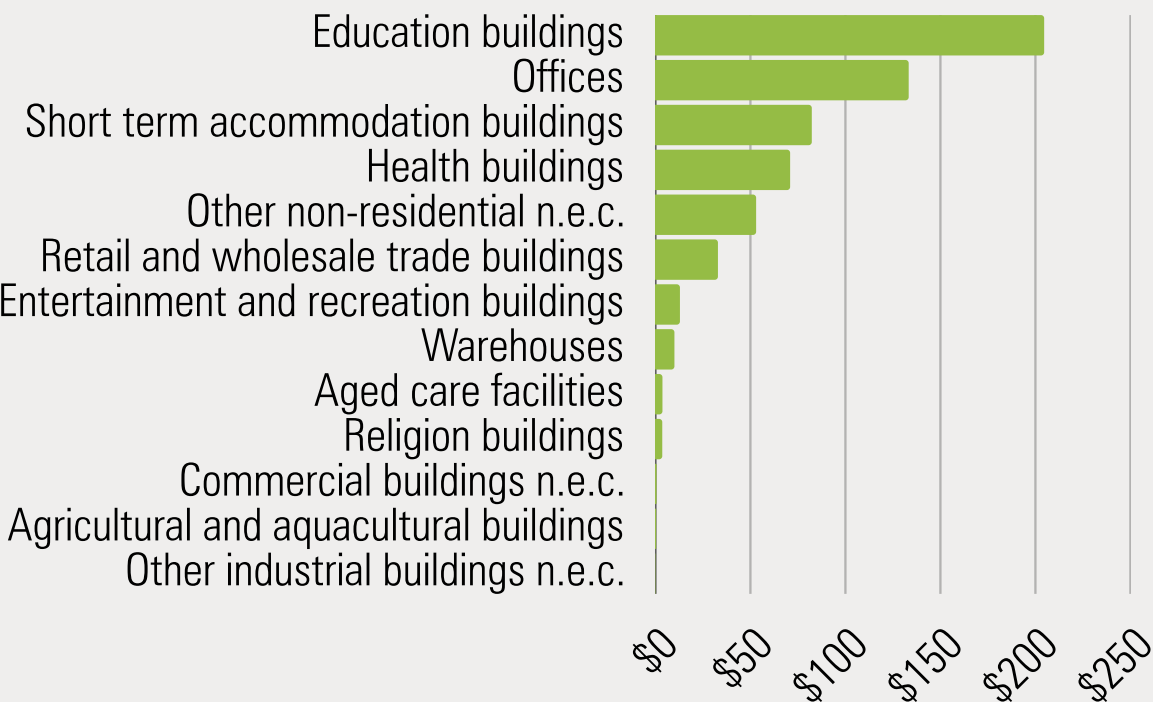
Map data: ABS - Created with Datawrapper

Education – \$205M

(Last 3 years)

Non-Residential Approvals, City of Hobart, Last 3 Years

\$Millions



Sources: ABS, Building Approvals. Data is provided at a Statistical Area 2 level and then aggregated to a LGA region.

Housing Costs

The median house price for the City of Hobart in the June 2025 quarter was estimated at \$930,000. This was up 3% from the year before, but down from the previous quarter. The median unit price was \$595,000, down 8% from the previous year, and also down from the preceding quarter.

The median weekly rent for a house in the City of Hobart in the June 2025 quarter was \$650, up 8.3% from the year before. The median unit weekly rent was \$424 (+6.4%).

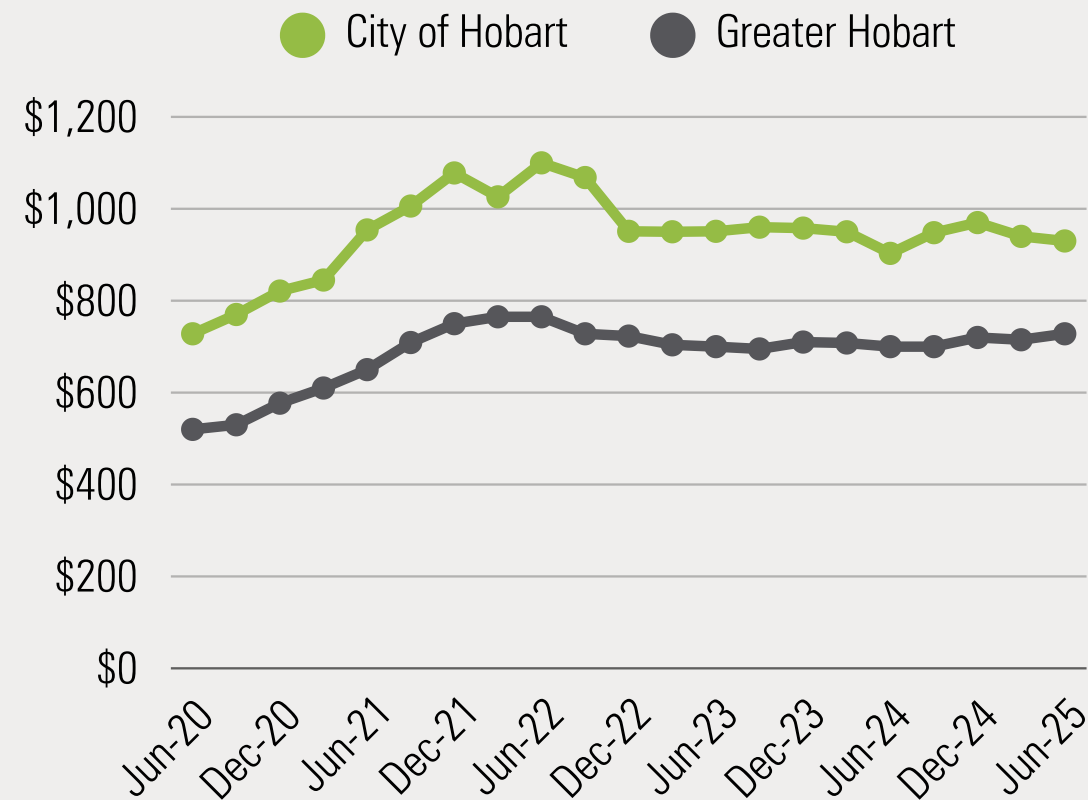


\$930,000

(Median June 2025)

Median House Price

Quarterly Median Sale price '000s

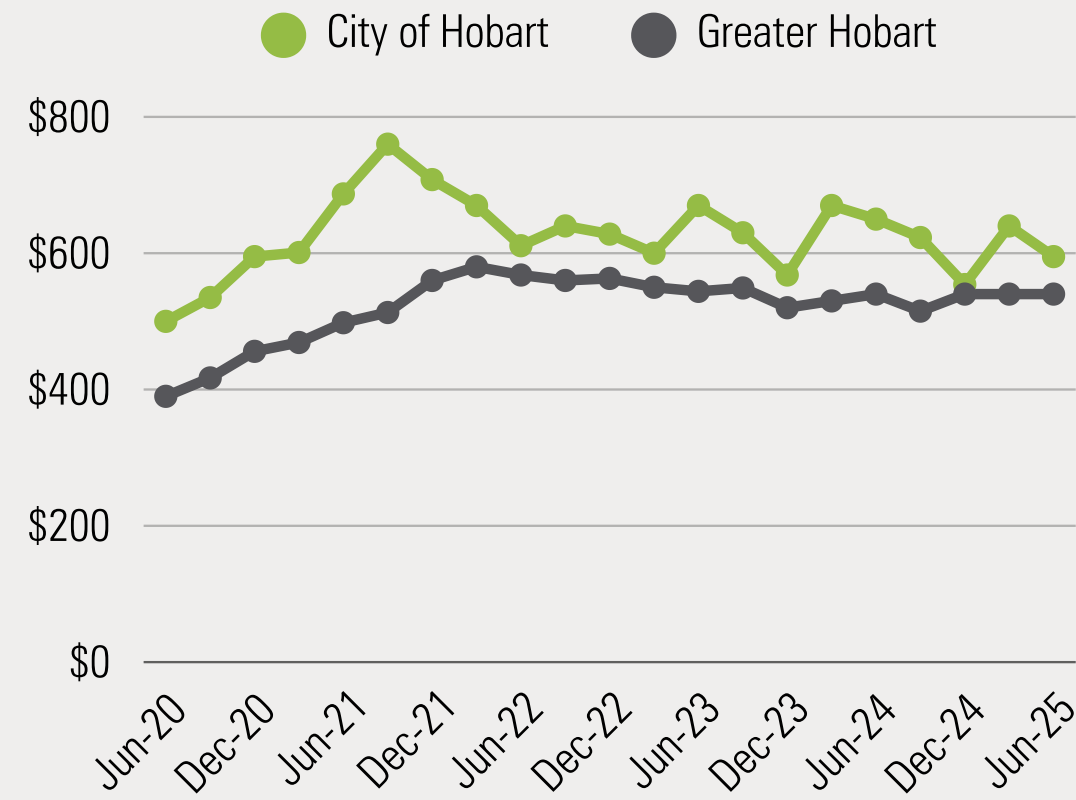


\$600,000

(Median June 2025)

Median Unit Price

Quarterly Median Sale price '000s

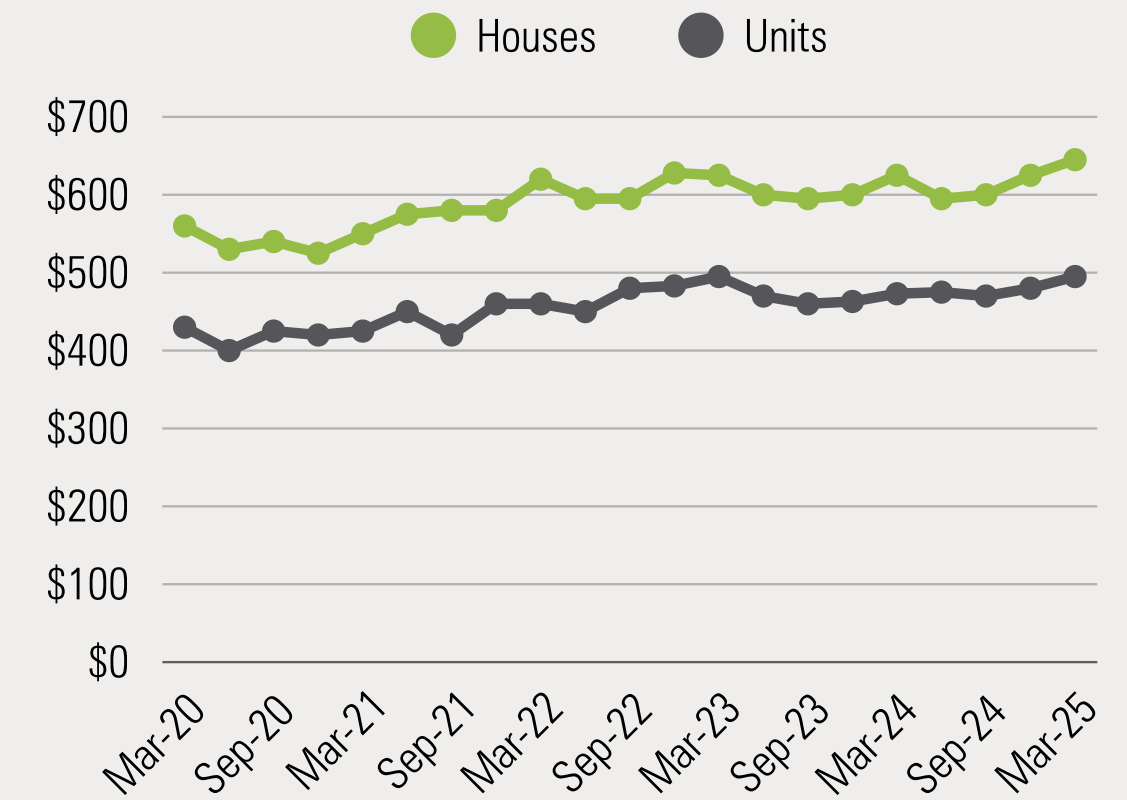


\$650/week

(Median House Rent June 2025)

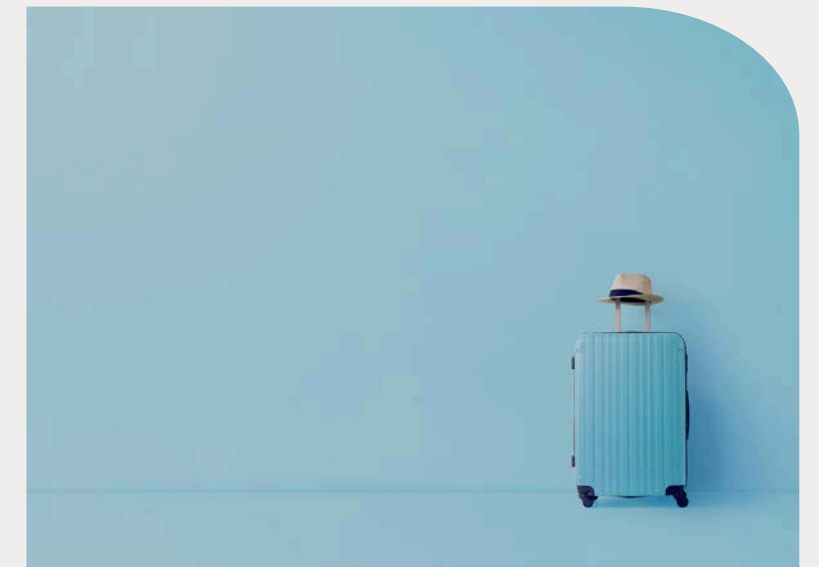
City of Hobart Median Rent

Weekly Rent



Visitation Data

In the four quarters to June 2025, an estimated 1,063,000 Domestic Overnight Visitors came to the City of Hobart, down 4% from the year before. There were an estimated 202,000 international visitors in the four quarters to June 2025, up 10% from the year before. Domestic passenger numbers to Hobart Airport were estimated at 2,802,000 in the 12 months to June 2025, up 5.7% from the year before.

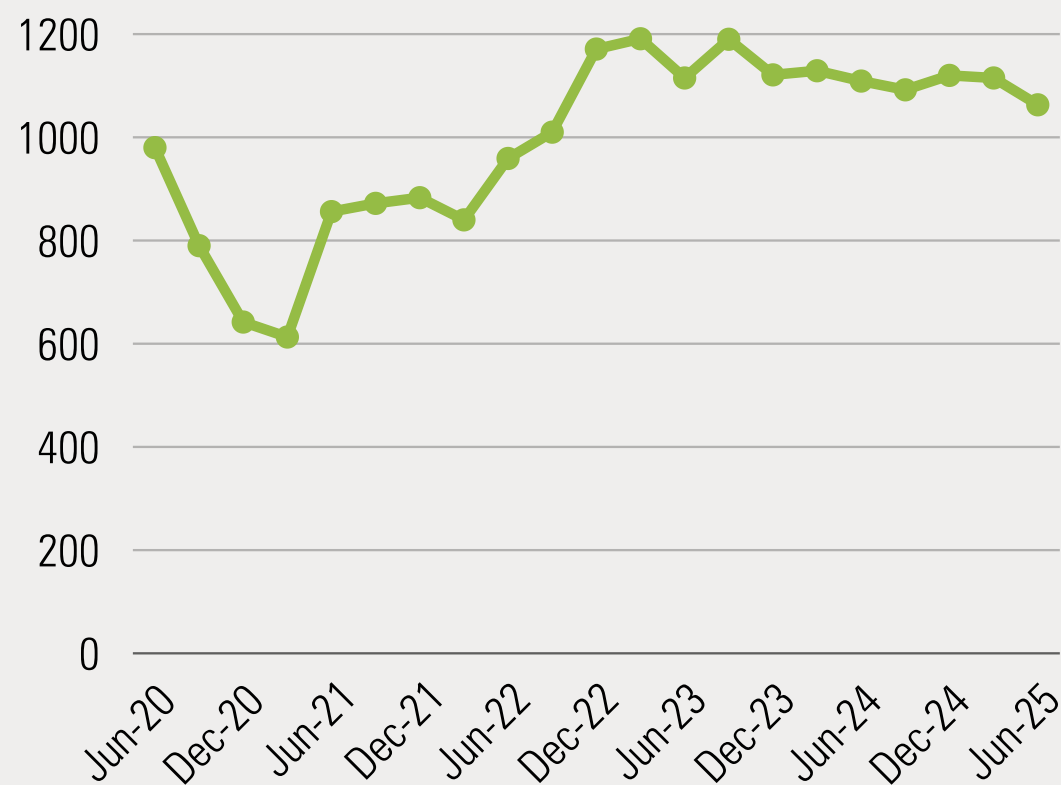


1,063,000

(4 quarters to June 2025)

Domestic Overnight Visitors '000s

Rolling 4 quarter '000s

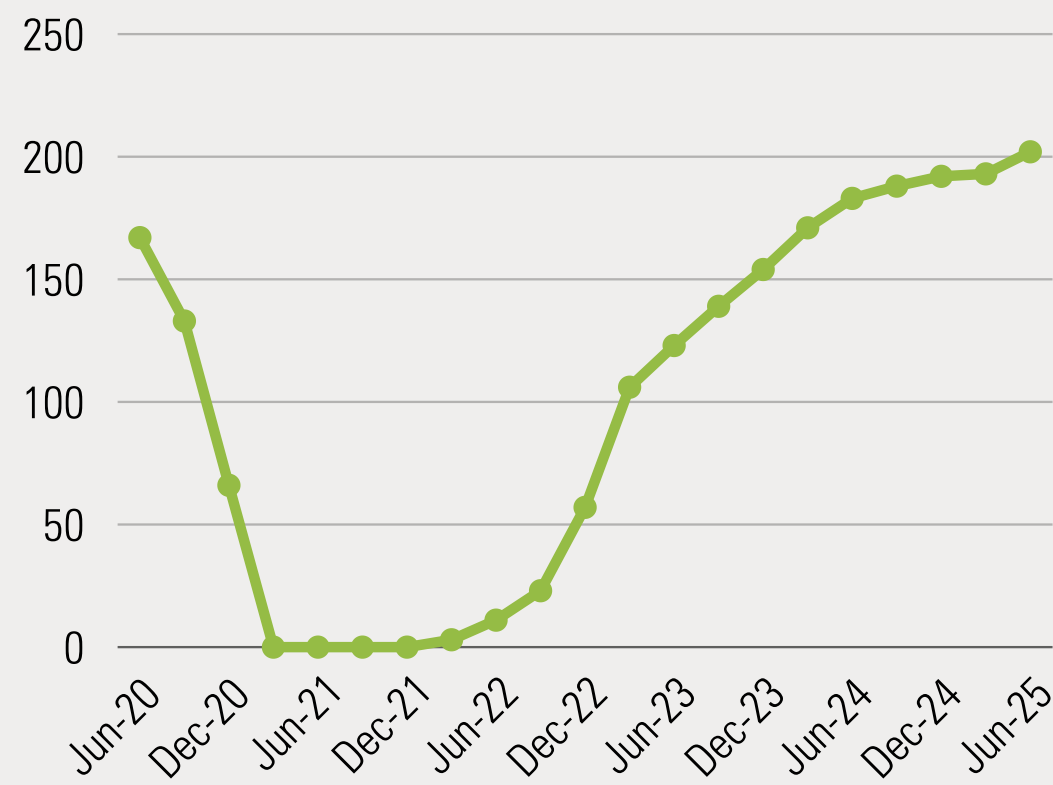


202,000

(4 quarters to June 2025)

International Overnight Visitors

Rolling 4 quarter '000s

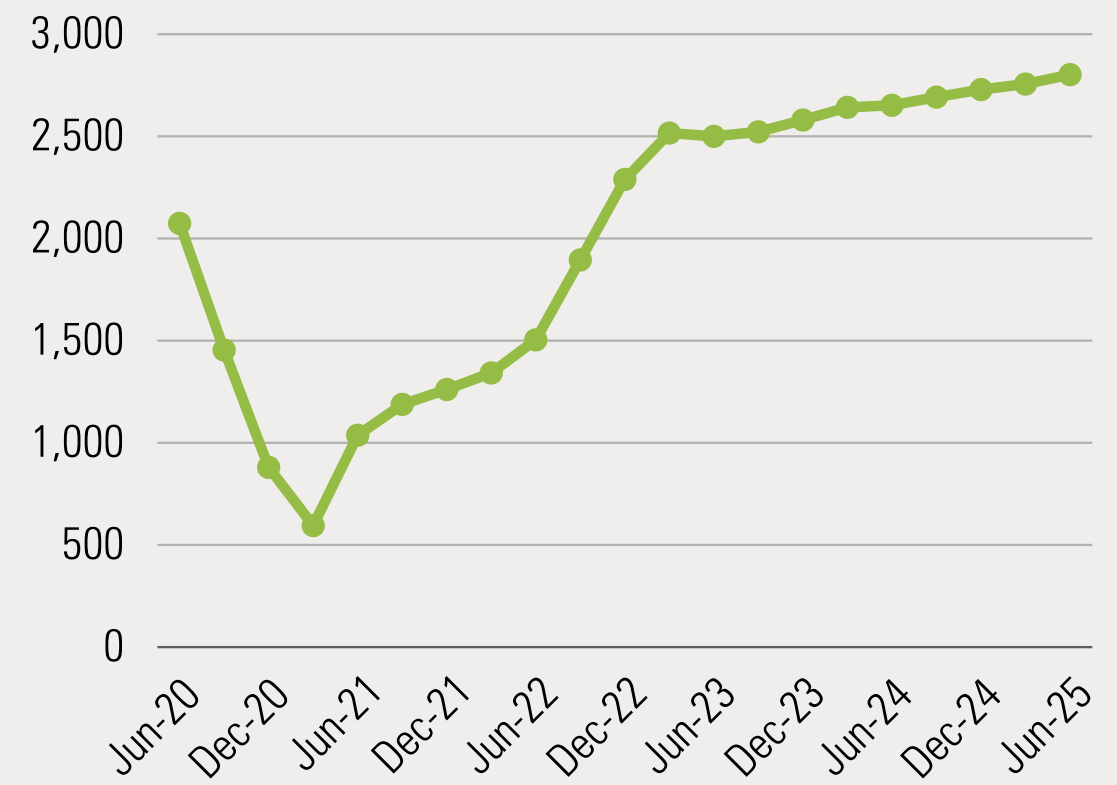


2,802,000

(4 quarters to June 2025)

Hobart Airport Passengers (Domestic)

Rolling 4 quarter '000s



Sources: BITRE, Airport Traffic Data; Tourism Research Australia. Data is provided for domestic and international visitors at a Statistical Area 2 level and then aggregated to a LGA region. As the data is largely survey based, estimates at a sub-state level should be used with a high level of caution. They are best used as an indication of trends only due to low sample sizes in some areas.



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