

# City of Hobart

## Economic Snapshot

February 2026

**.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

 **\$464M**

Dec Qtr 2025

Up 2.0% from Dec 2024

## CPI CHANGE

 **4.3%**

Annual to Sept. 2025

Up 3.6% from Sept 2024

## EMPLOYMENT

 **131,582**

Greater Hobart Qtr Ave Dec 2025

Up 0.4% from Dec 2024

## UNEMPLOYMENT

 **4.0%**

Greater Hobart 12 mth ave to Sep 2025

Down 0.2 percentage points from Sep 2024

## DEVELOPMENT

 **\$234M**

12 mths to Sep 2025

Up 8.8% from Sep 2024

## HOUSE PRICE

 **\$970K**

Sep Qtr 2025\*

Up 2.4% from Sep 2024

## O/N VISITORS

 **1.23M**

4 qtrs to Sep 2025

Down 4.0% from Sep 2024

## PASSENGERS

 **2.83M**

4 qtrs to Sep 2025

Up 5.0% from Sep 2024

# Spending Data

In the Dec 2025 quarter, resident and visitor spending in the City of Hobart was estimated at \$464M. This was up 18% from the previous quarter due to the Black Friday and festive season spending and 2% up from the same quarter a year ago. There was strong % growth in takeaways and online accommodation from the previous year, and strong \$ growth in supermarkets and non-department store discretionary retail. Declines occurred in department store/clothing retail spending and breweries/wineries. Night-time spending grew by 2.3% compared to the same quarter last year.

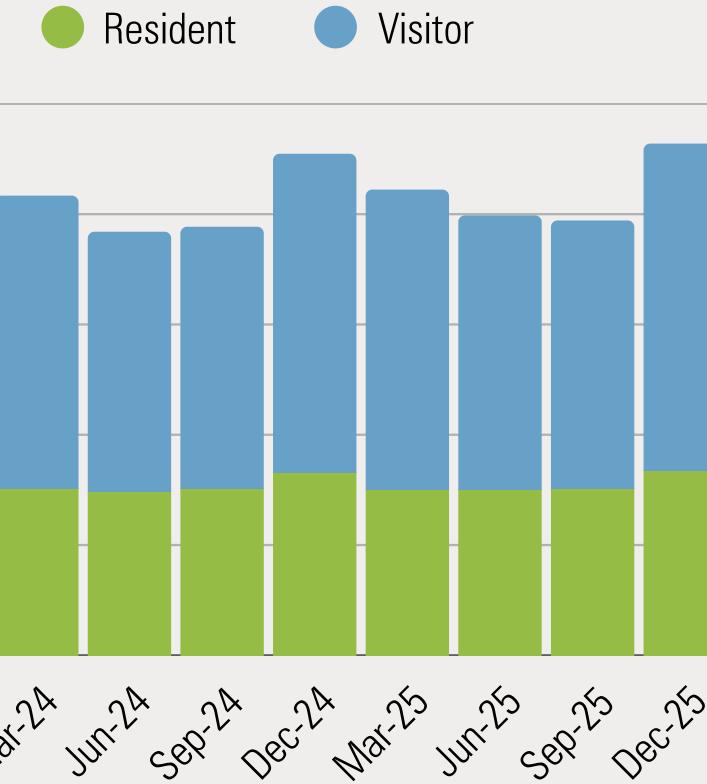


**\$464M**

(Dec 2025 Qtr)

## Total Spend, City of Hobart

Quarterly Sum \$M



**+\$2.6M Supermarkets**

(Change from Dec Quarter 2025)

## Change in Spending by Category

% change; Ranked by size of spend

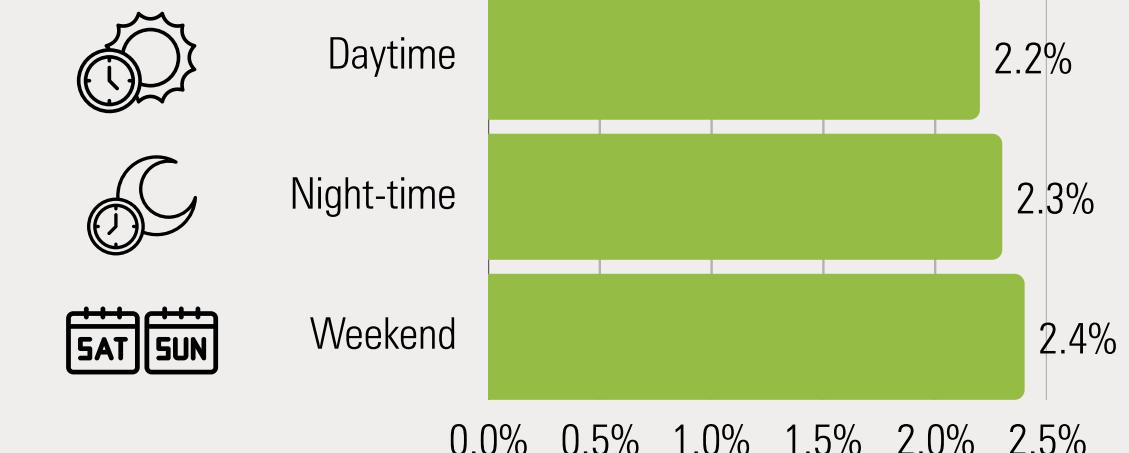


**+2.3% Night-time spend**

(Change from Dec Quarter 2025)

## Change in Spend by Time

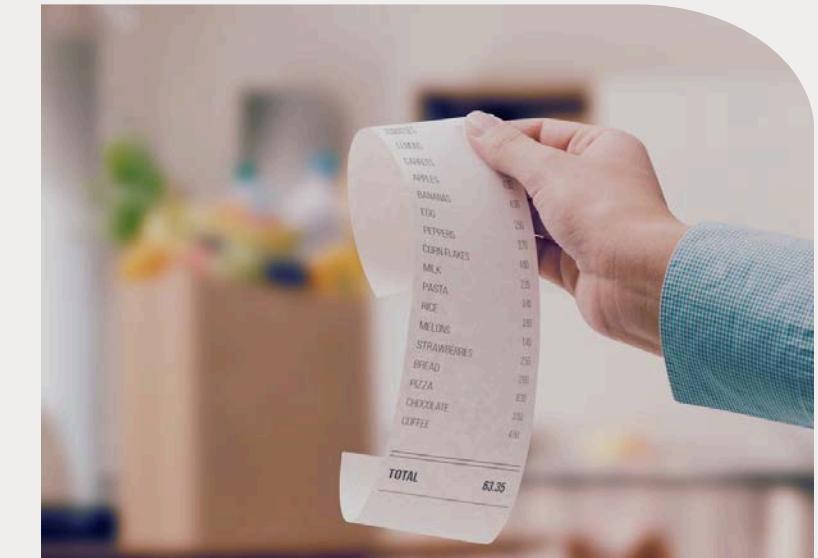
% Change



# Consumer Prices

Over the twelve months to the Dec 2025 quarter, the CPI for Hobart rose 3.8%, on par with the Australian Capital Cities average of 3.7%. This figure was well above the Dec 2024 quarter, where the CPI annual change was only 1.5%.

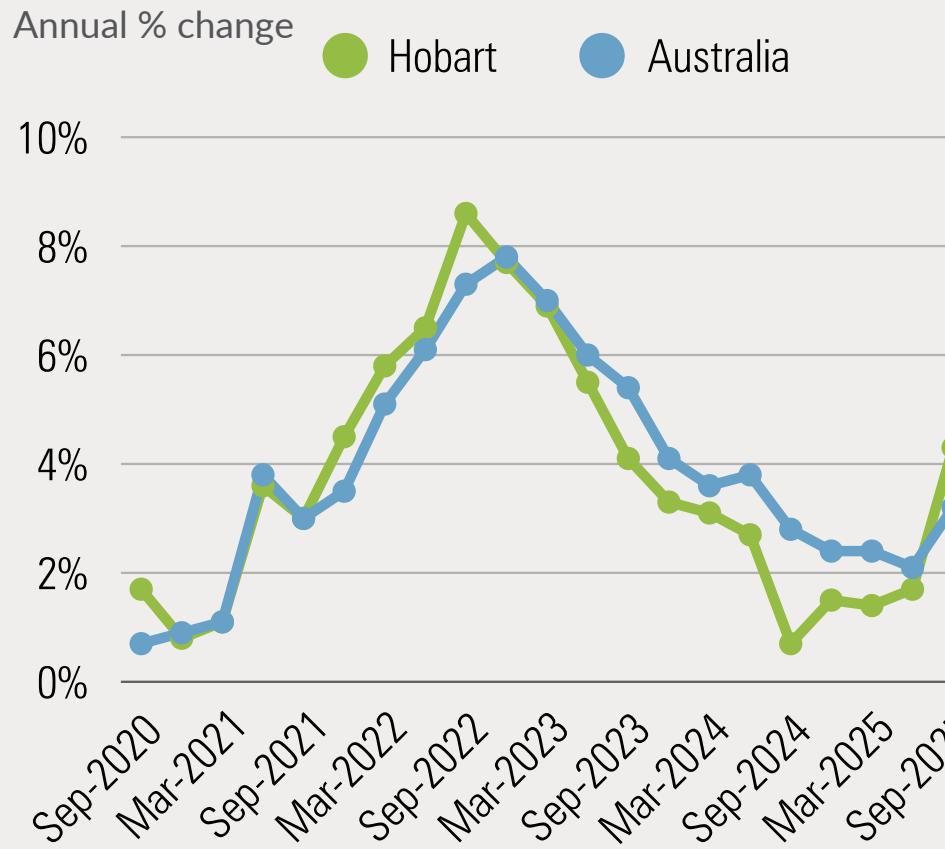
The household spending category that saw the largest price growth over the year was Alcohol and Tobacco (7.6%). However, the largest contributors to the increase of the CPI were food and housing as they represent a higher proportion of household costs.



3.8%

(Compared to Dec 2024)

## Consumer Price Index Change



Sources: ABS, Consumer Price Index, Australia

## Alcohol & Tobacco

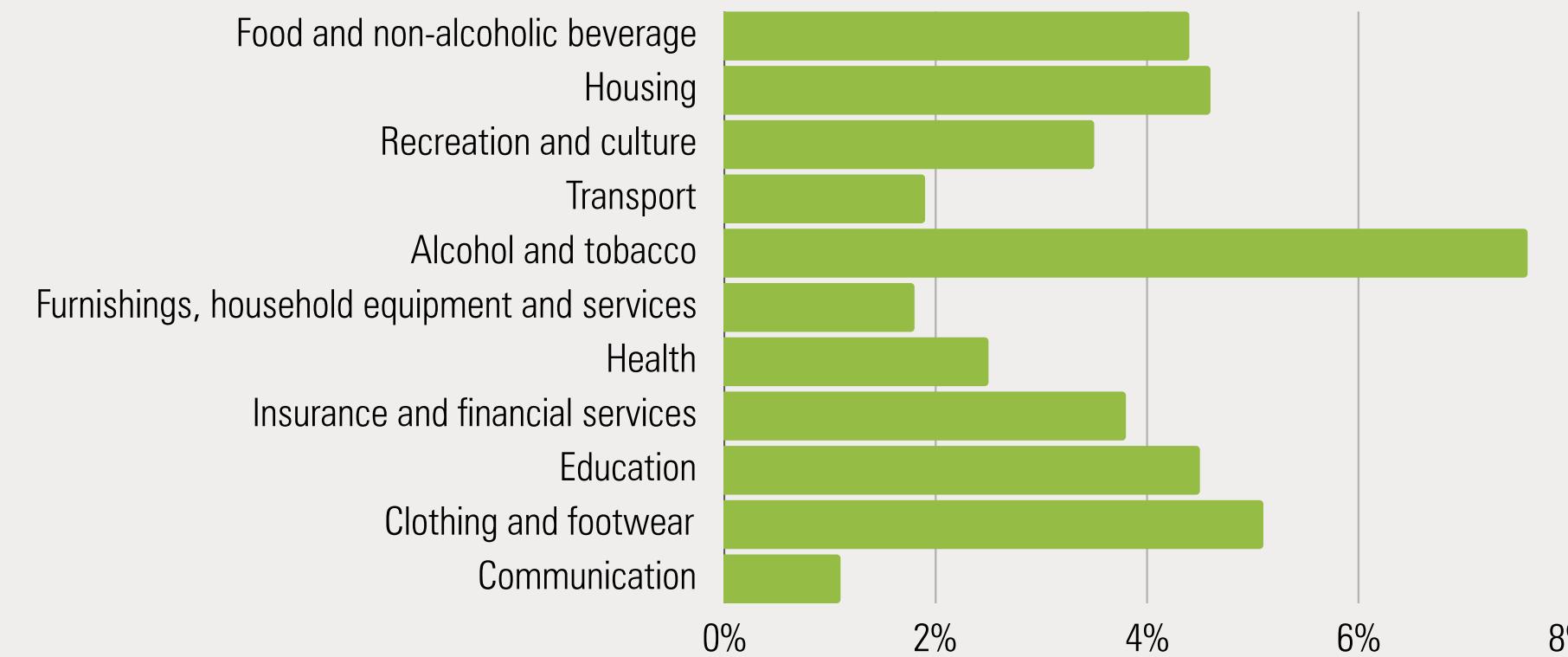
Largest Growth

## Communication

Smallest Growth

## Annual Inflation by Category

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



# Employ- ment

The number of employed residents in the Greater Hobart area was estimated at 131,582 in the Dec 2025 quarter, up slightly from the year before (131,010). The average 4 quarter unemployment rate for the City of Hobart was 2.7% and for Greater Hobart 4.0%. The estimated unemployment rate was down from last year, but reflects declining labour force participation as well as employment increases. There were an average of 1,465 online job vacancies advertised in the Dec 2025 quarter, down 17% from the year before and 16% from the previous quarter.

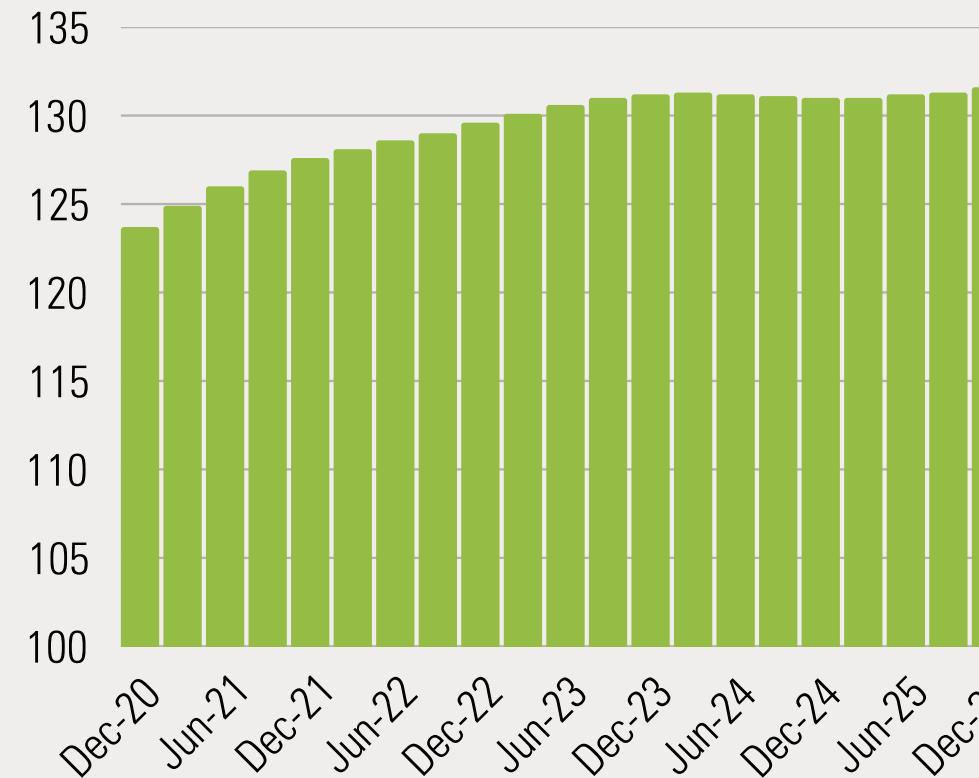


**131,582**

(Average Dec Qtr 2025)

## Employed Residents

Smoothed average quarterly amount '000s

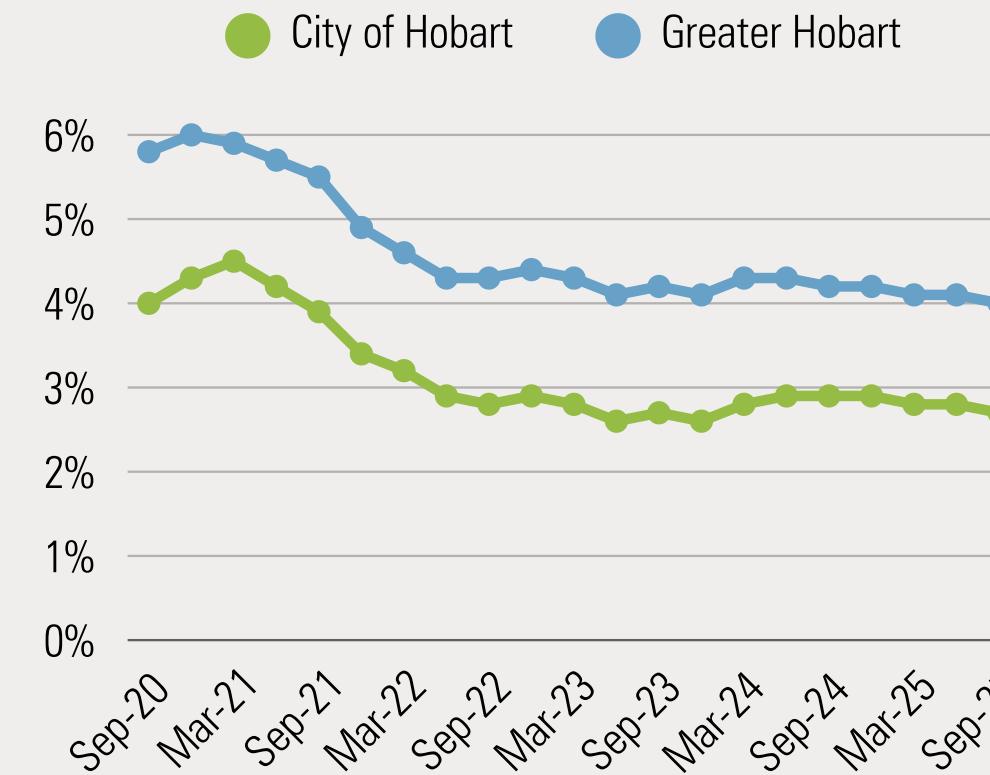


**4.0% Greater Hobart**

(4 quarters to Sep 2025)

## Unemployment Rate

4 qtr average

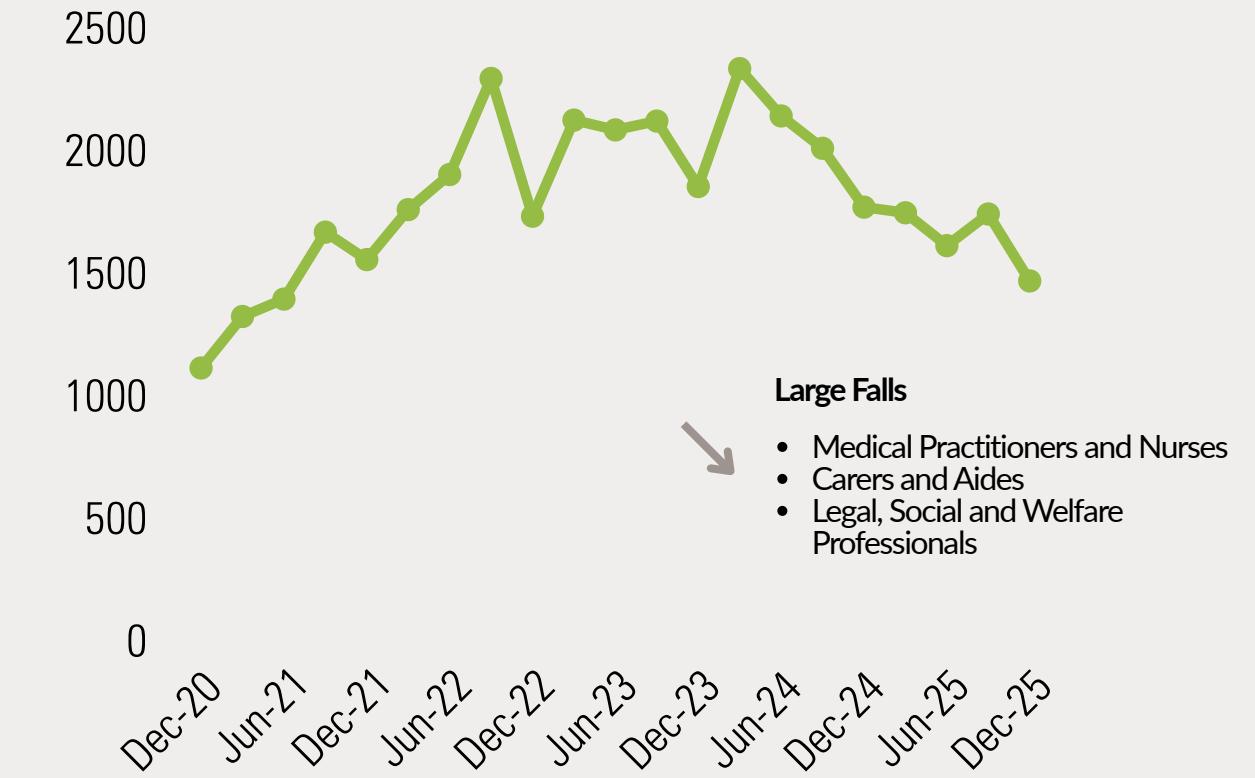


**1,465**

(Average to Dec Qtr 2025)

## Online Job Advertisements

Quarterly average



# Building Approvals

The value of building approvals in the City of Hobart area was estimated at \$234M in the 12 months to Sep 2025 quarter, up 8.8% from the year before (\$200.1M). Residential building approvals were up 4%, while non-residential were up 6%.

Education (\$200M) and Office (\$126M) buildings represented the largest value of non-residential buildings approved in the City of Hobart over the three years to Sep 2025.



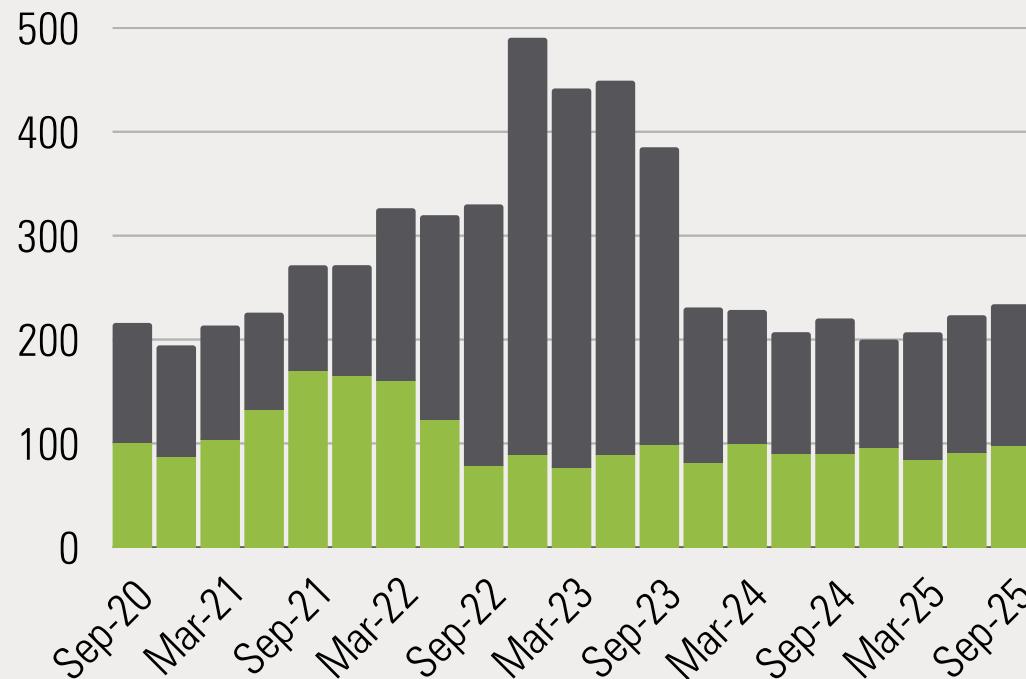
**\$234M**

(4 quarters to Sep 2025)

## Value of Building Approvals, CoH

\$M, Rolling 12 months

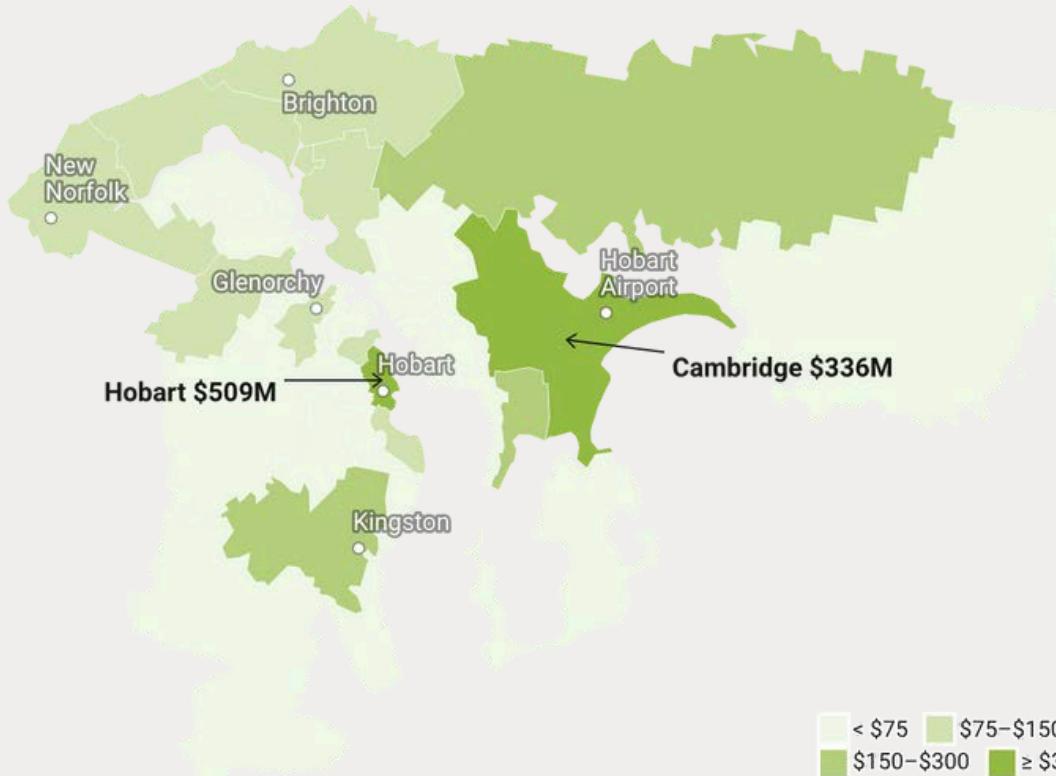
Residential Non-Residential



**Hobart SA2 – \$509M**

(Last 3 years)

## Value Approved, Last 3 Years

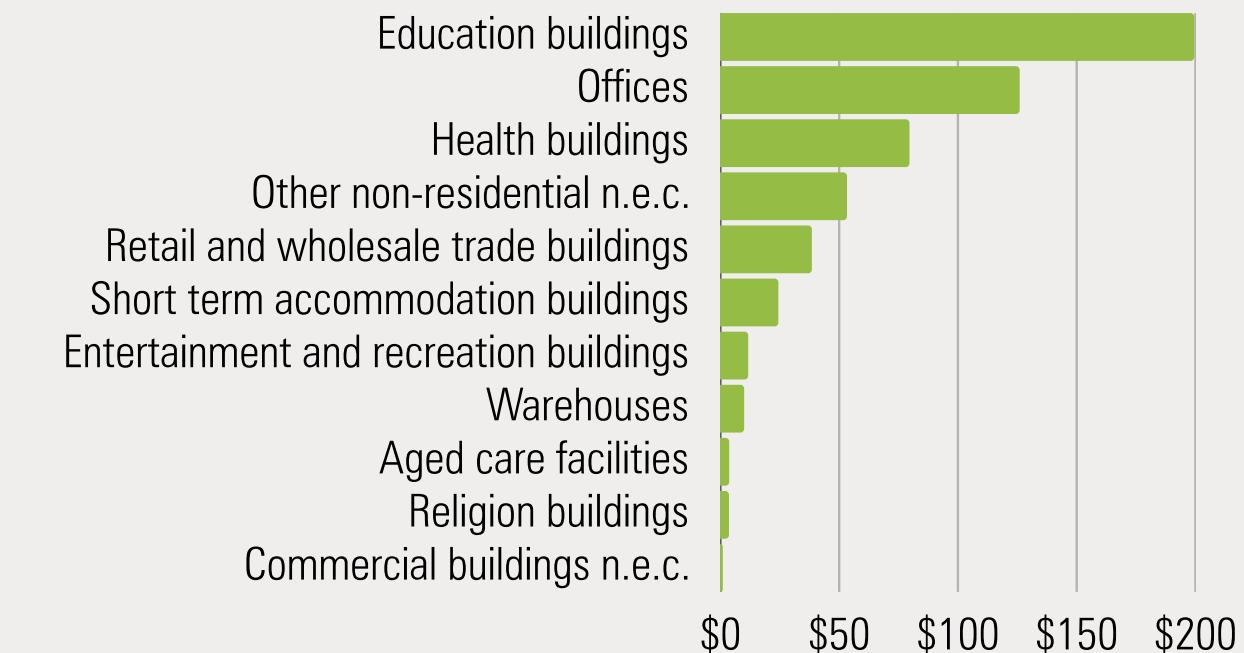


**Education – \$200M**

(Last 3 years)

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

\$Millions



# Housing Costs

The median house price for the City of Hobart in the Sep 2025 quarter was estimated at \$970,000. This was up 2.4% from the year before, and up 4% from the previous quarter. The median unit price was \$600,000, down 3.6% from the previous year, but up from the preceding quarter.

The median weekly rent for a house in the City of Hobart in the Sep 2025 quarter was \$660, up 10% from the year before. The median unit weekly rent was \$500 (+6.4%).



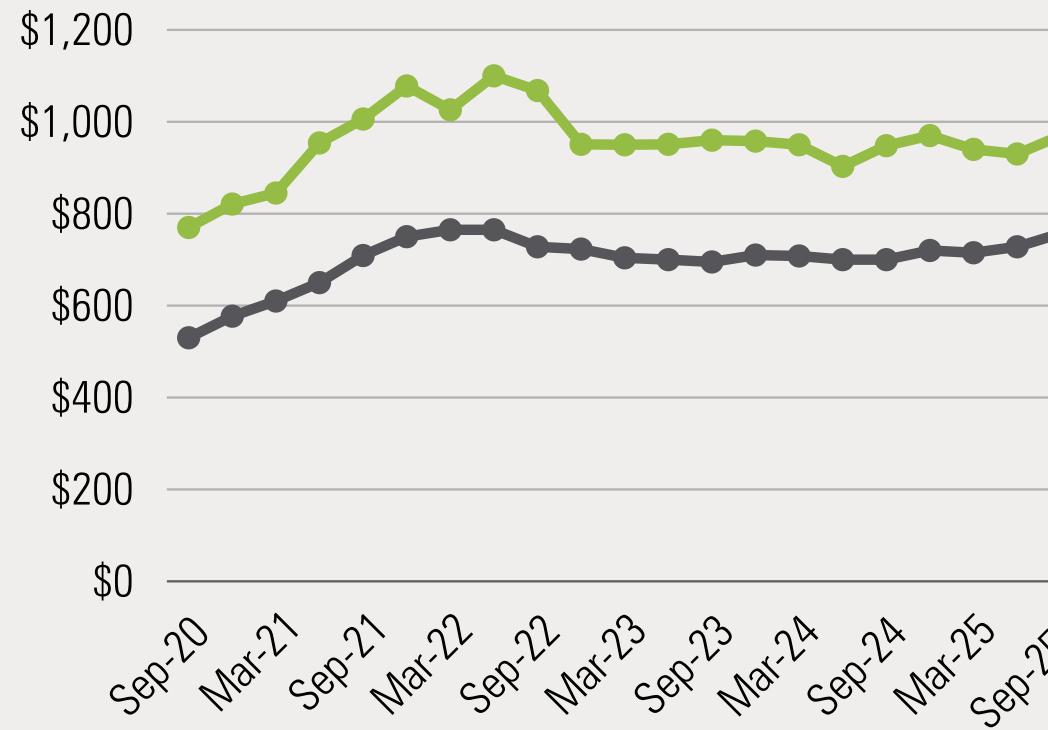
**\$970,000**

(Median Sep 2025\*)

## Median House Price

Quarterly Median Sale price '000s

City of Hobart      Greater Hobart



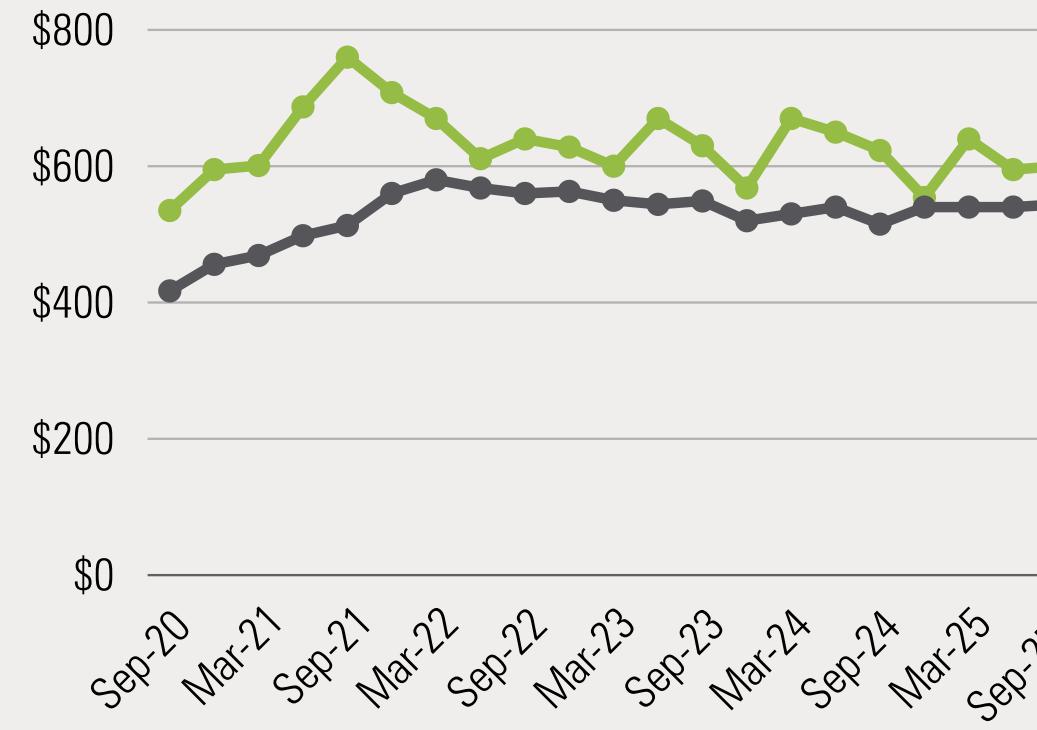
**\$600,000**

(Median Sep 2025\*)

## Median Unit Price

Quarterly Median Sale price '000s

City of Hobart      Greater Hobart



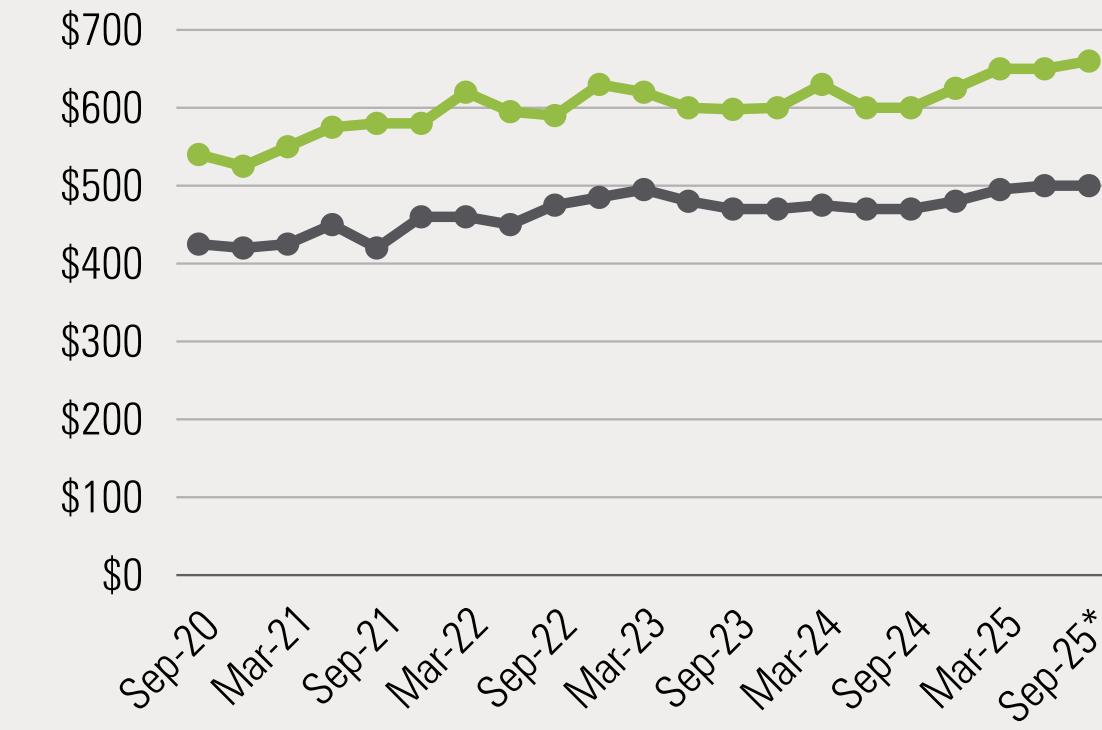
**\$660/week**

(Median House Rent Sep 2025\*)

## City of Hobart Median Rent

Weekly Rent

Houses      Units



# Visitation Data

In the four quarters to Sep 2025, an estimated 1,025,000 Domestic Overnight Visitors came to the City of Hobart, down 6% from the year before. There were an estimated 205,000 international visitors in the four quarters to Dec 2025, up 8.5% from the year before. Domestic passenger numbers to Hobart Airport were estimated at 2,826,000 in the 12 months to Sep 2025, up 5.0% from the year before.

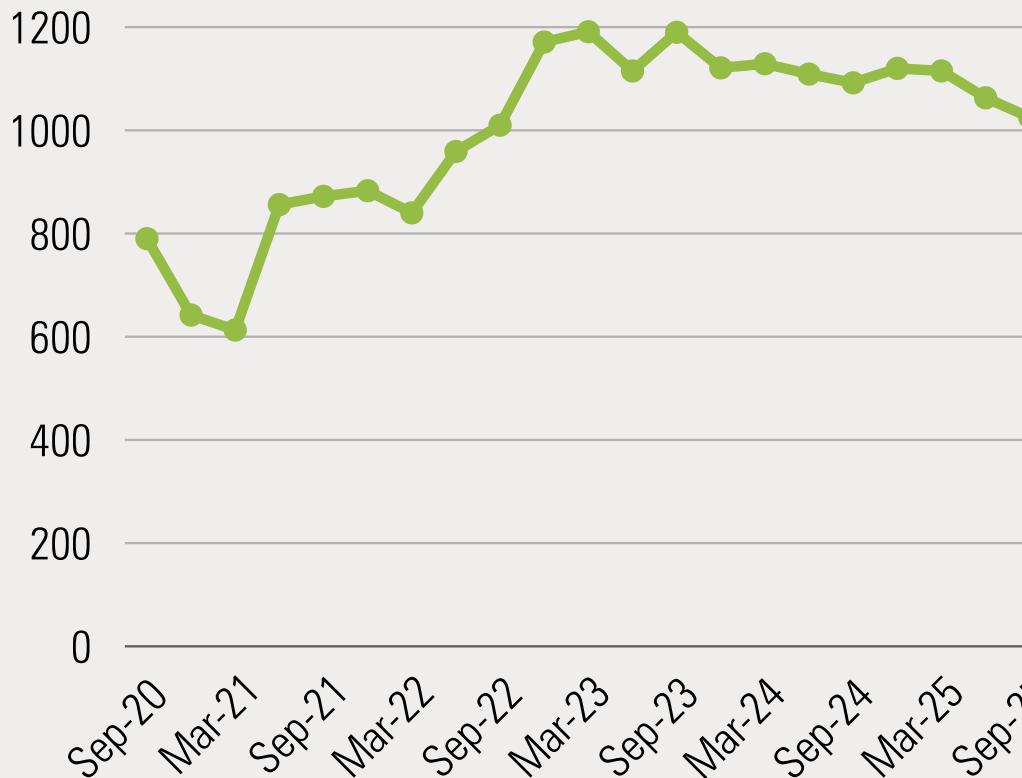


**1,025,000**

(4 quarters to Sep 2025)

## Domestic Overnight Visitors '000s

Rolling 4 quarter '000s

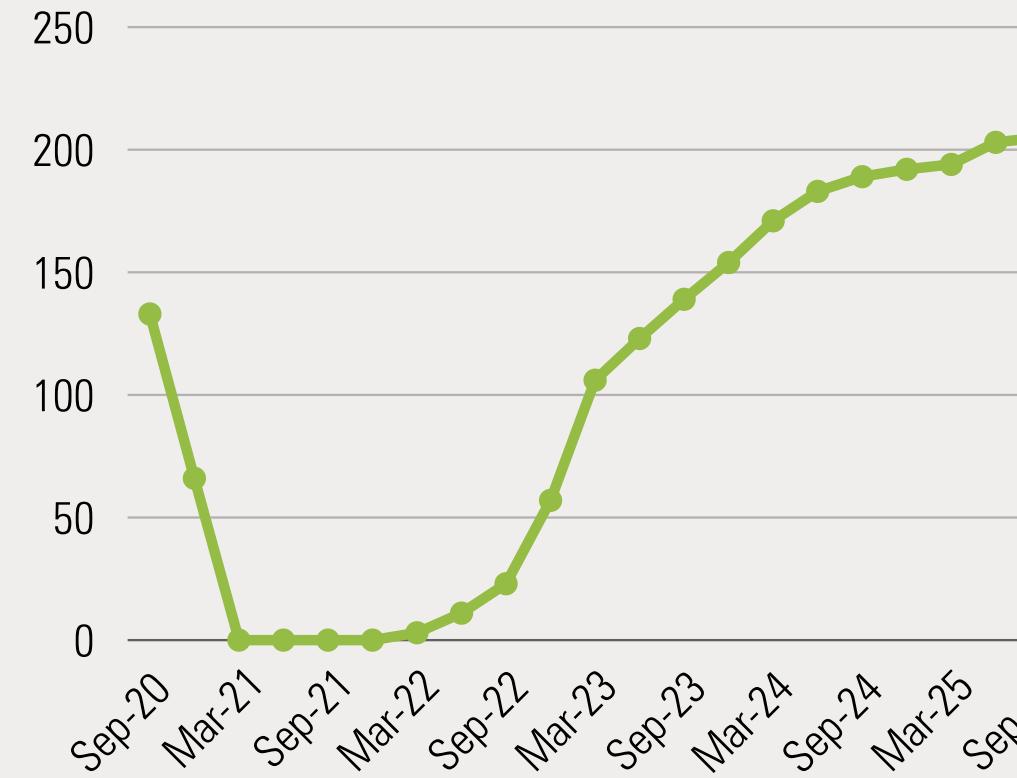


**205,000**

(4 quarters to Sep 2025)

## International Overnight Visitors

Rolling 4 quarter '000s

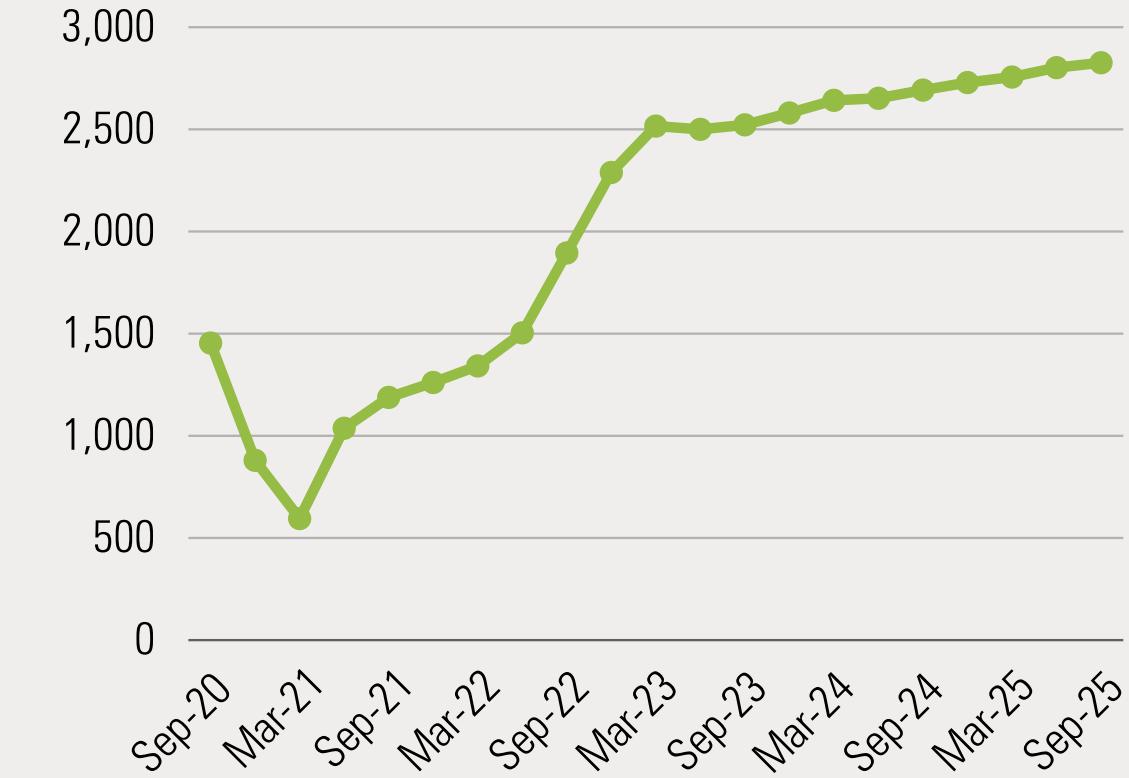


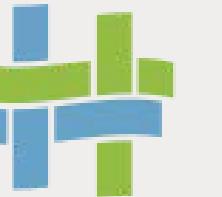
**2,826,000**

(4 quarters to Sep 2025)

## Hobart Airport Passengers (Domestic)

Rolling 4 quarter '000s





*City of* HOBART

✉️ [economy@id.com.au](mailto:economy@id.com.au)

✉️ [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)

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