

10 — CAPITAL CITY INDEX • TOP 10 POSTCODES

HOBART

MORTGAGE STRESS • TASMANIA

All seven ranked Tasmanian postcodes rose, the only market where that happened. Together they hold 22,646 stressed households, around 2,700 more than in June. The 13.7% quarterly rise is the fastest of any market, and the annual rise is 21.1%.

Youngtown (7249), in Launceston, rose 30% from 1,669 to 2,163 and is up 62% over the year, the strongest annual growth in the state. Riverside (7250) rose 25%, from 5,978 to 7,446.

Riverside is also the state's largest hotspot, so Launceston carries the biggest numbers this quarter.

Five postcodes ranked in June, including Kingston (7050), did not appear in the September sample, so the list is not a like-for-like match with last quarter.

TAS'S BIGGEST RISER
POSTCODE 7249 •
YOUNGTOWN

+30%

QUARTERLY INCREASE

3 MOS AGO

1,669



NOW

2,163

TOP 7 TAS POSTCODES BY MORTGAGE STRESS – BIGGEST QUARTERLY RISERS FIRST • Q3 2026

#	CODE	H/HOLDS	BWR	STRESSED	3MOS AGO	12MOS AGO	%3MOS	%12MOS	SUBURB	LGA
01	7249	6,254	2,569	2,163	1,669	1,335	▲ +29.6%	▲ +62.0%	Youngtown	Launceston
02	7250	22,285	8,591	7,446	5,978	6,379	▲ +24.6%	▲ +16.7%	Riverside	Launceston
03	7010	7,942	2,721	2,381	2,078	1,587	▲ +14.6%	▲ +50.0%	Rosetta	Glenorchy
04	7011	6,763	2,851	2,281	2,037	1,997	▲ +12.0%	▲ +14.2%	Berriedale	Glenorchy
05	7140	4,954	2,270	2,270	2,211	2,023	▲ +2.7%	▲ +12.2%	New Norfolk	Derwent Valley
06	7018	10,170	4,003	4,003	3,900	3,567	▲ +2.6%	▲ +12.2%	Warrane	Clarence
07	7009	5,843	2,102	2,102	2,048	1,806	▲ +2.6%	▲ +16.4%	Moonah	Glenorchy

Percentage movements in smaller postcodes can be volatile quarter-to-quarter because of smaller household bases. The September extract lists seven distinct Tasmanian postcodes (three entries were repeated in the source data), so Tasmania's figures cover seven ranked postcodes rather than ten.