



CLARENCE CITY  
**AMAP**  
REPORT

**buyersclub**

# AMAP METHODOLOGY

The Advanced Market Analysis Protocol (AMAP) is a market assessment framework developed by Buyers Club to systematically evaluate the investment prospects of Australian property markets. It is designed to support acquisition decision-making, balancing empirical rigour and practical relevance.

**AMAP assesses each market across three distinct investment horizons:**

<b>Short-Term</b>	0–2 years	Momentum & Liquidity	Is there momentum now?	Measures current price action, sales volume, and buyer activity.
<b>Medium-Term</b>	3–5 years	Supply / Demand Pressure	Will recent growth continue or emerge soon?	Assesses balance between population growth, affordability, and housing supply.
<b>Long-Term</b>	5+ years	Structural & Economic Resilience	Will this market remain strong through cycles?	Evaluates fundamentals - economic strength, infrastructure, and demographic resilience.

Each horizon includes a curated set of indicators, chosen for their predictive value at that timescale.

Each indicator is scored using a consistent three-tier system:

- 0 – Unfavourable conditions
- 3 – Neutral or broadly typical
- 5 – Strongly favourable conditions

This produces a maximum score of 25 per horizon and an overall composite score out of 75. Indicators are assessed against proprietary thresholds, drawing from both absolute benchmarks and relative comparisons to state or national trends. Thresholds and weightings are reviewed periodically to reflect changing market conditions. Metrics are drawn from a blend of public and commercial datasets and reviewed periodically for accuracy.

# CLARENCE CITY – MARKET SUMMARY

Clarence City represents a stable metropolitan LGA within Greater Hobart, offering a mix of coastal lifestyle appeal, solid employment metrics, and improving connectivity through major infrastructure projects. While price growth has softened in the short term, underlying supply conditions remain tight, unemployment is well below the state average, and the area benefits from a diverse economic base.

## Short-Term:

Short-term indicators are moderately favourable, with inventory under one month and vacancy rates around 1.9% and trending slightly lower. Price momentum is currently negative, tempering the strength of the supply-side signals, while sales volumes remain stable. The market is not overheated, but limited available stock continues to underpin stability.

## Medium-Term:

Clarence's medium-term outlook is supported by a median hold period of ~8 years, balanced new housing supply relative to household growth, and a price-to-income ratio of ~8.9 that keeps it within the affordable range for many buyers. Population growth remains above the state average, and the unemployment rate of ~3.4% is more than 0.5% below the Tasmanian average, signalling strong local job conditions.

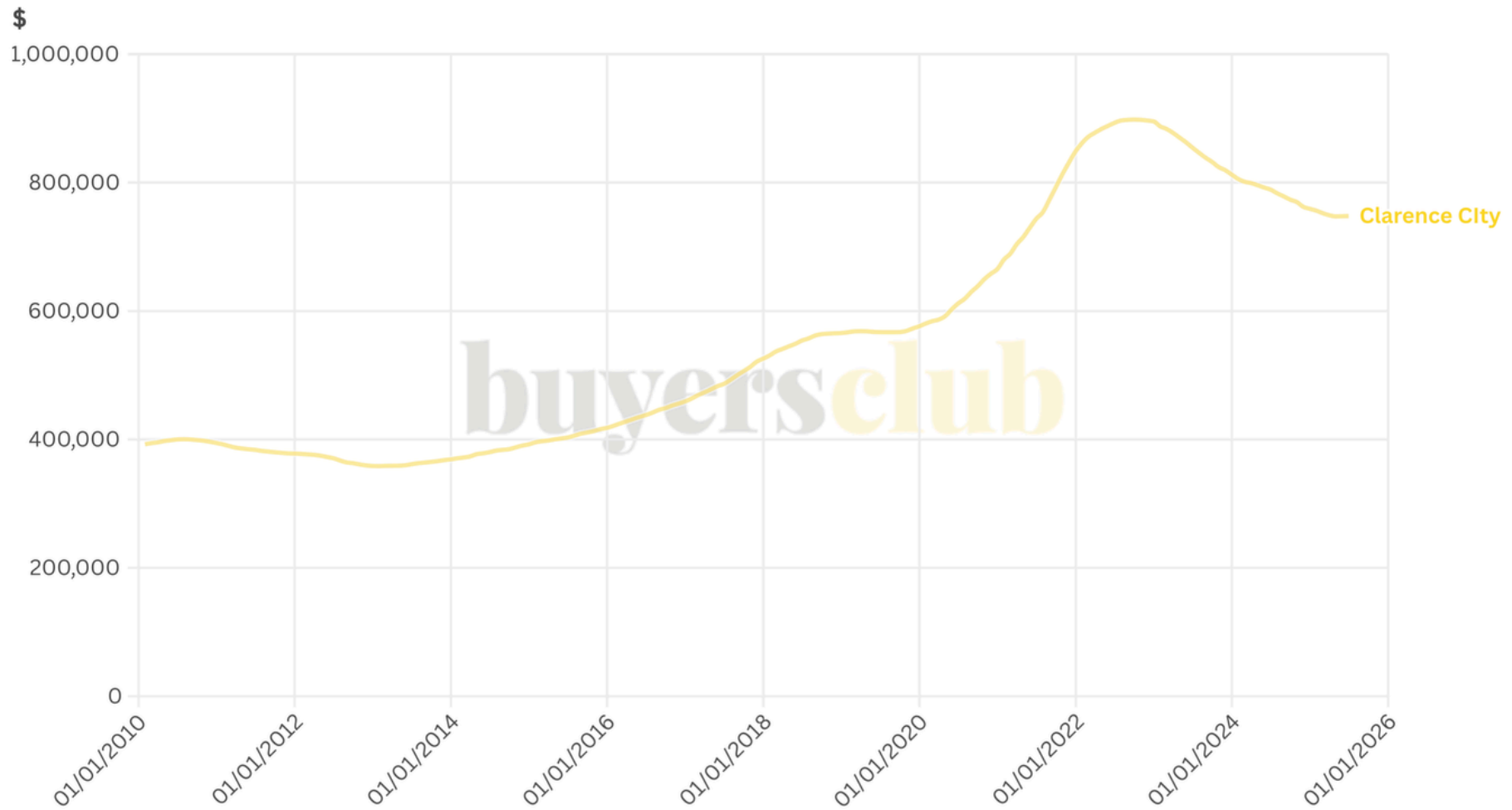
## Long-Term:

The long-term profile is strong, with the largest employment sector (Construction) representing just 14.5% of jobs, indicating a high level of economic diversity. Household income growth over 2016–2021 tracked closely with the state, and while GRP growth has generally matched Tasmania's, it has not substantially outperformed. Infrastructure investment sits at ~\$2,786 per capita, boosted by major projects such as the Tasman Bridge upgrade and Skylands masterplanned community. The IRSAD score of 8 signals solid socioeconomic positioning relative to the median house price.

Time Horizon	Score /25	Summary
Short Term	16	Low inventory and sub-2% vacancy support stability, but negative price momentum is a drag.
Medium Term	17	Healthy population growth, strong employment, and broadly balanced housing supply.
Long Term	21	Strong price-adjusted IRSAD, above-average infrastructure investment, and high economic diversity.
<b>Total Score</b>	<b>54 / 75</b>	<b>A structurally sound metropolitan market with tight supply and strong fundamentals, though current growth is subdued.</b>

# SHORT-TERM INDICATORS

## Price Growth - Clarence City



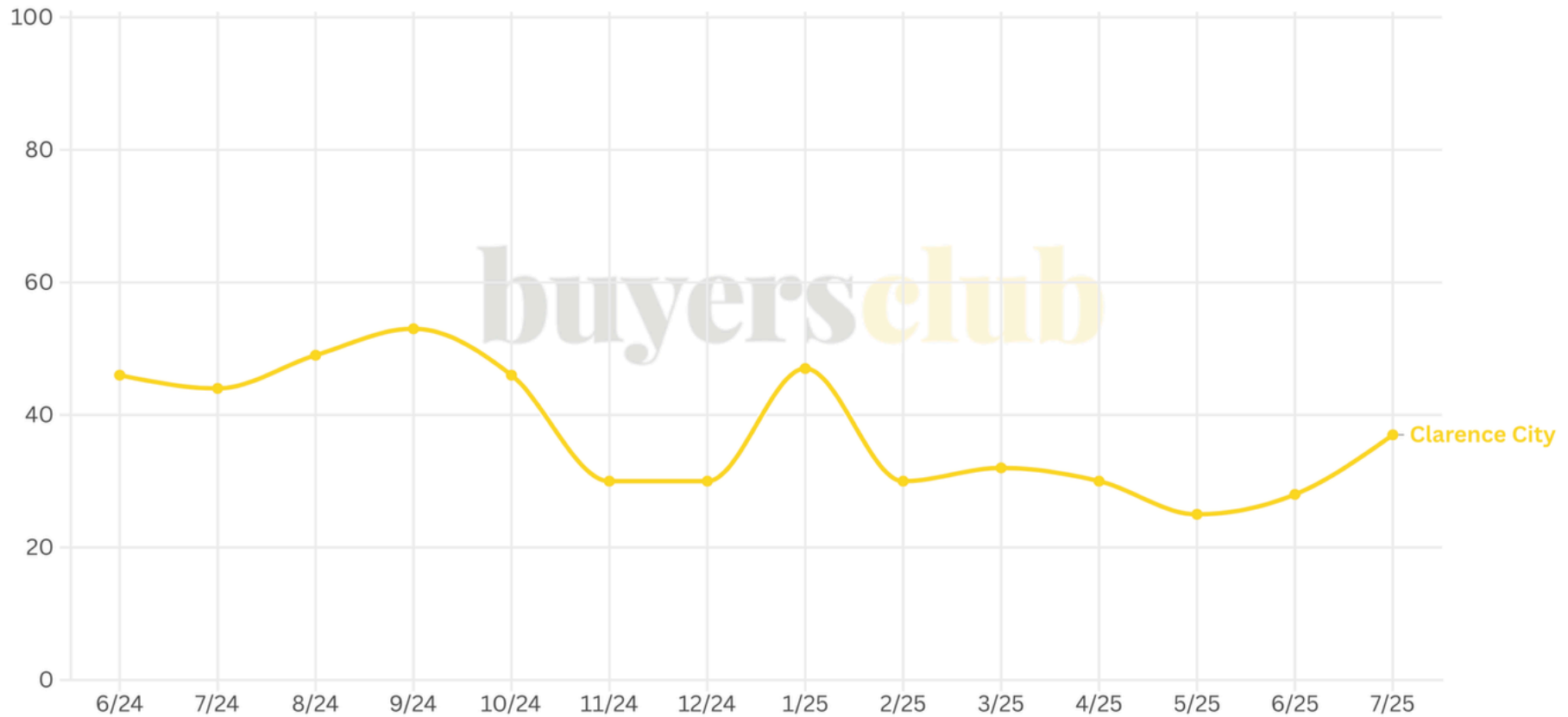
Source: Htag

# SHORT-TERM INDICATORS

## Days on Market - Clarence City

Median number of days between listing and sale

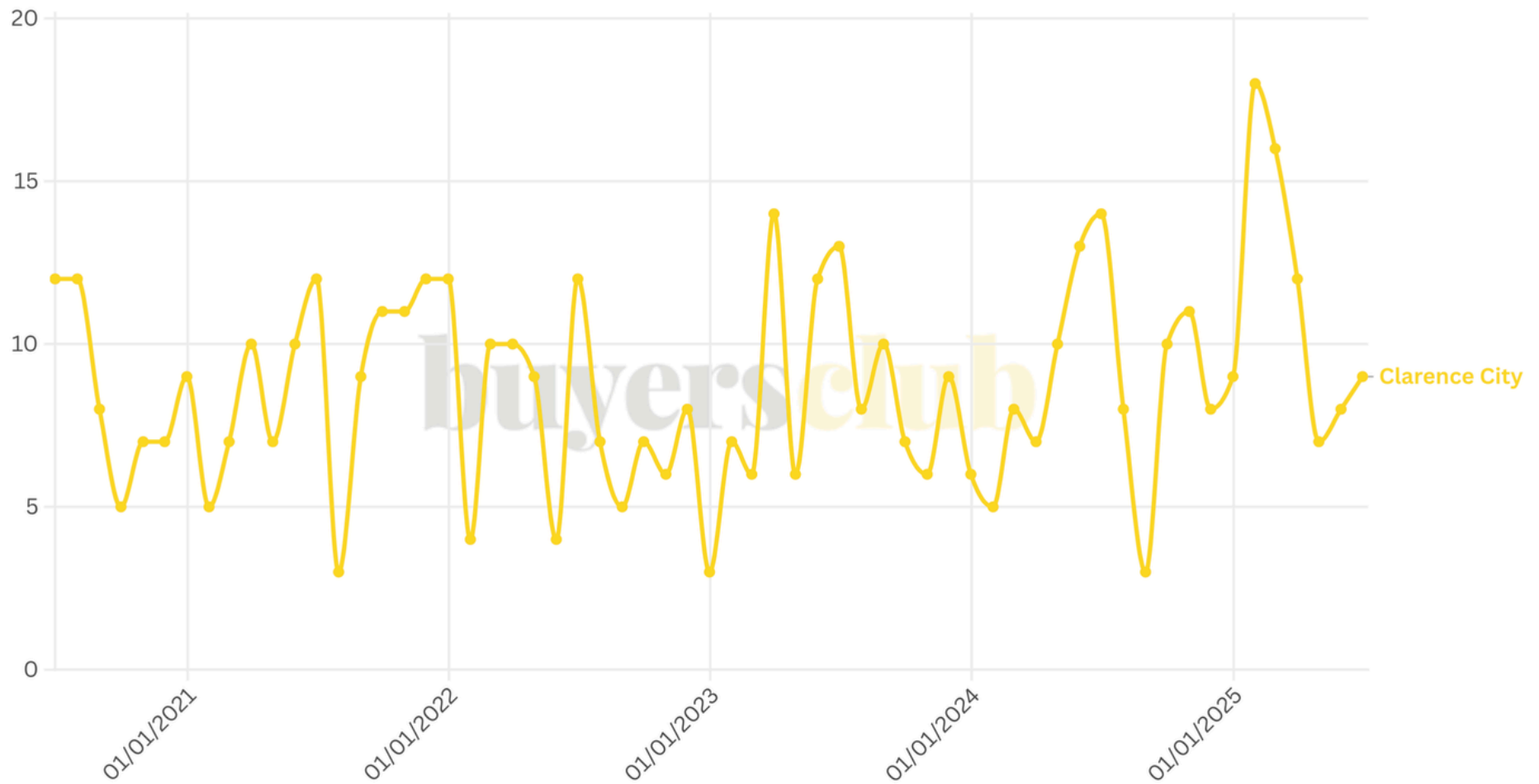
Days



Source: Htag

# SHORT-TERM INDICATORS

## Monthly Sales Volume - Clarence City

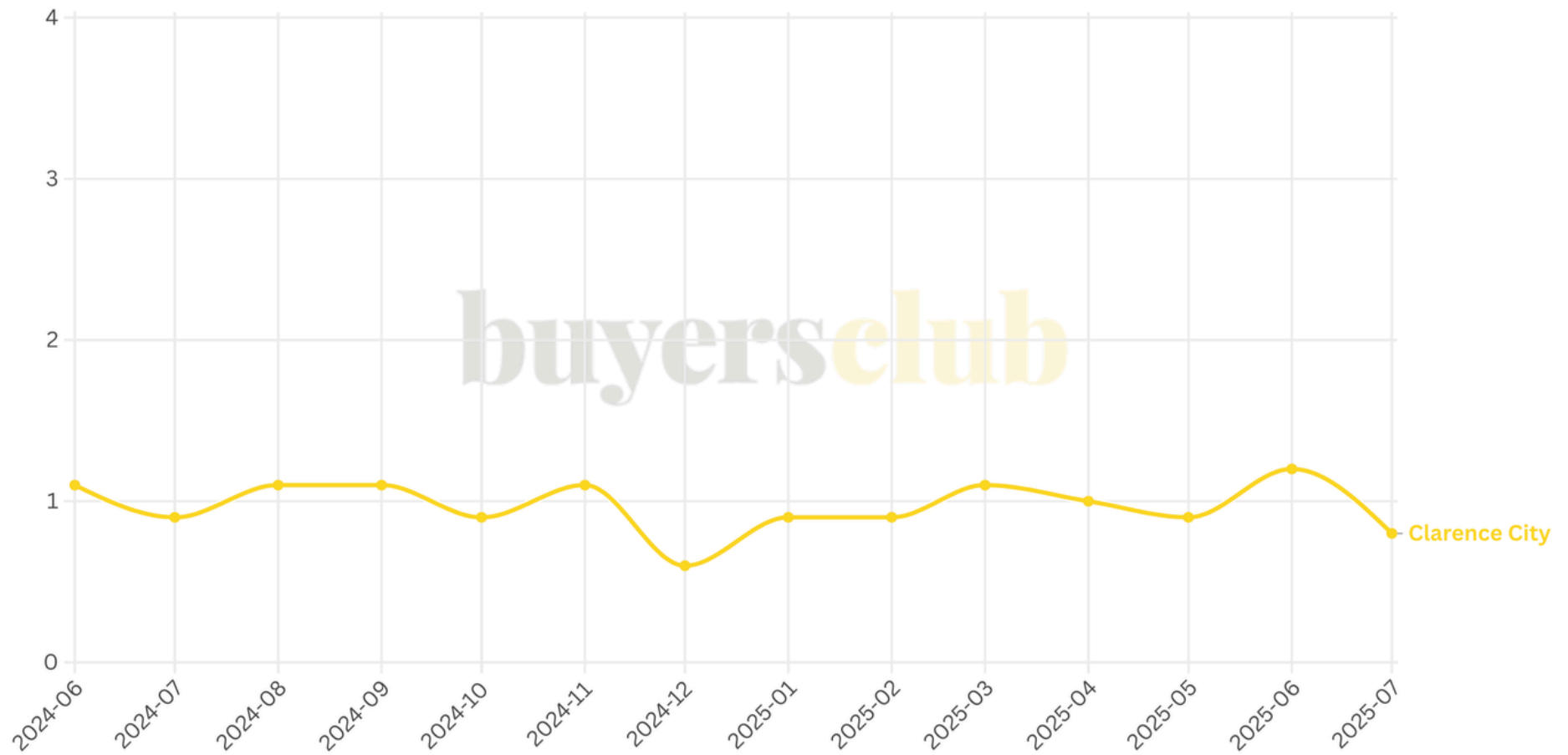


Source: Htag

# SHORT-TERM INDICATORS

## Inventory - Clarence City

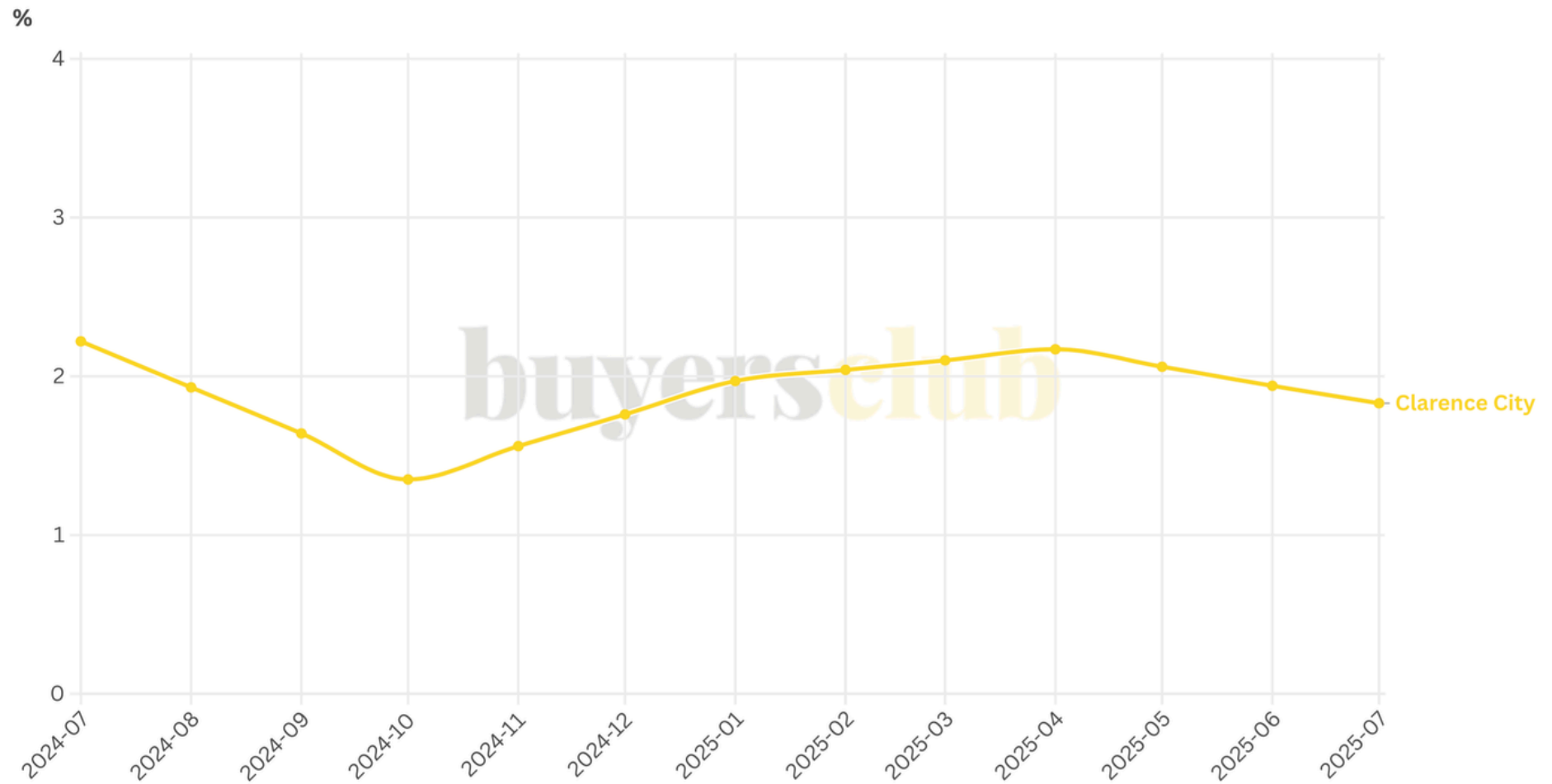
Months



Source: Htag

# SHORT-TERM INDICATORS

## Vacancy Rate - Clarence City

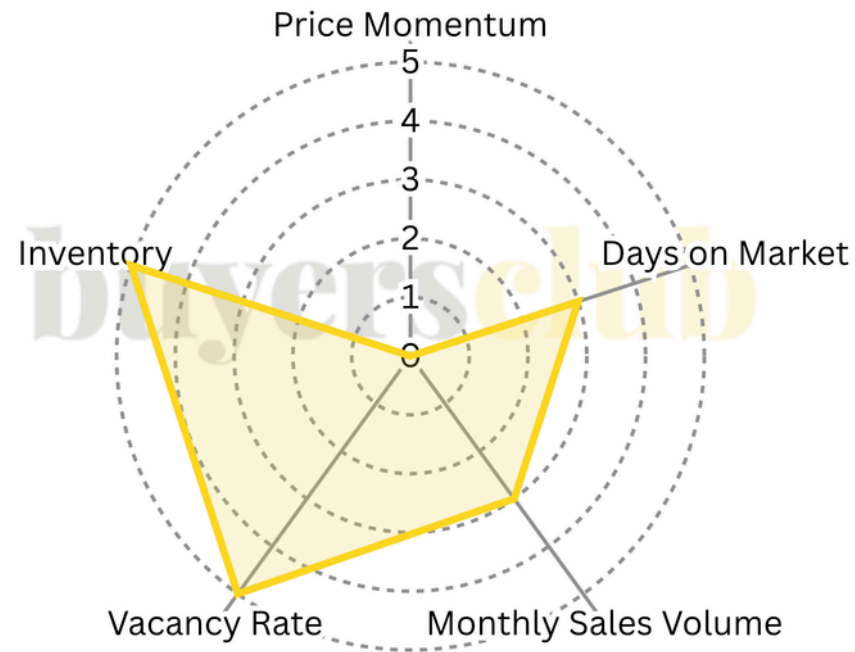


Source: Htag

# SHORT-TERM INDICATORS

## Clarence City

Short-Term Indicator Scoring



# MEDIUM-TERM INDICATORS

## Clarence City - Housing Supply

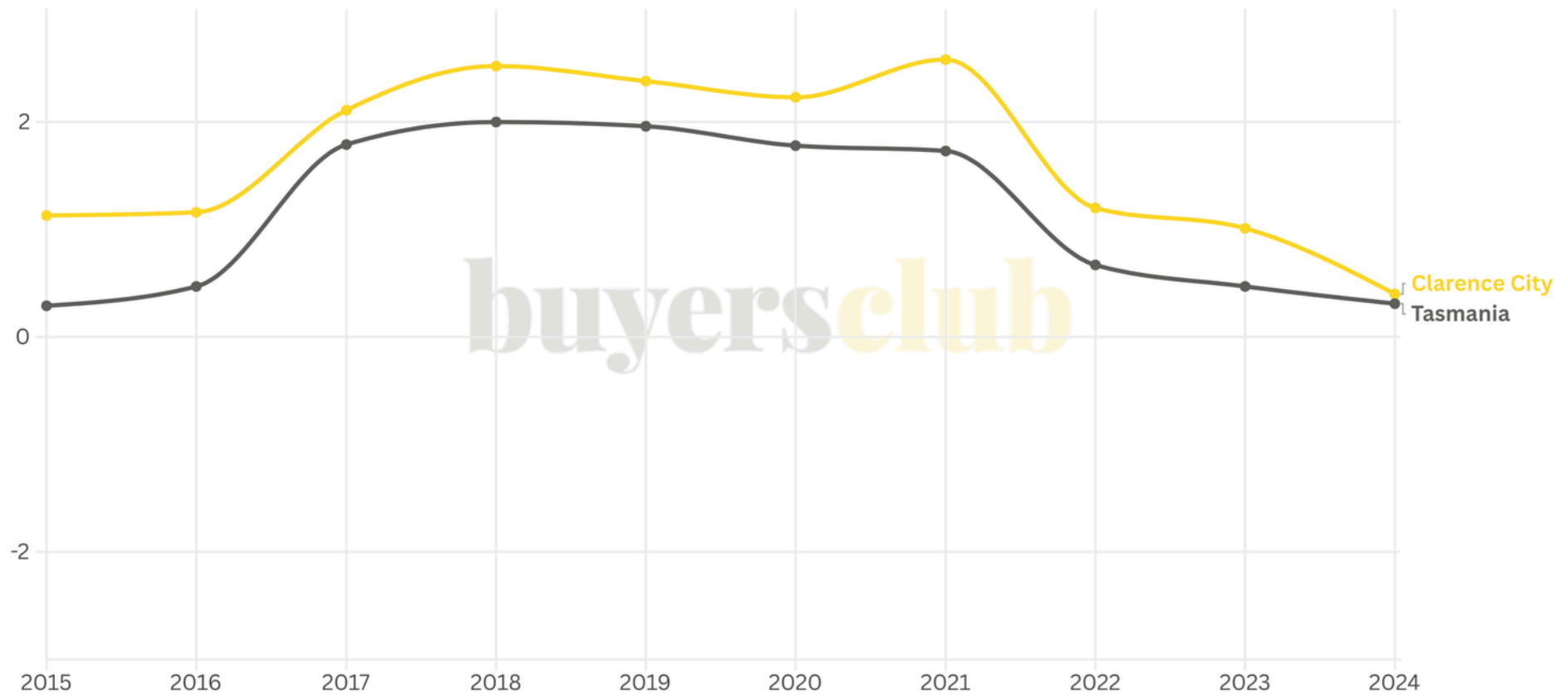
Year	Pop Share Growth (%)	Approvals Share Growth (%)	Balance Indicator
2024	0.09	-12.1	Population > Approvals
2023	0.54	4.11	Approvals > Population
2022	0.52	-19.44	Population > Approvals
2021	0.83	9.36	Approvals > Population
2020	0.44	-6.59	Population > Approvals
2019	0.41	-1.27	Population > Approvals
2018	0.51	-6.1	Population > Approvals
2017	0.56	—	—

Source: economy.id

# MEDIUM-TERM INDICATORS

## Population Growth - Clarence City v Tasmania

Annual Population Growth %



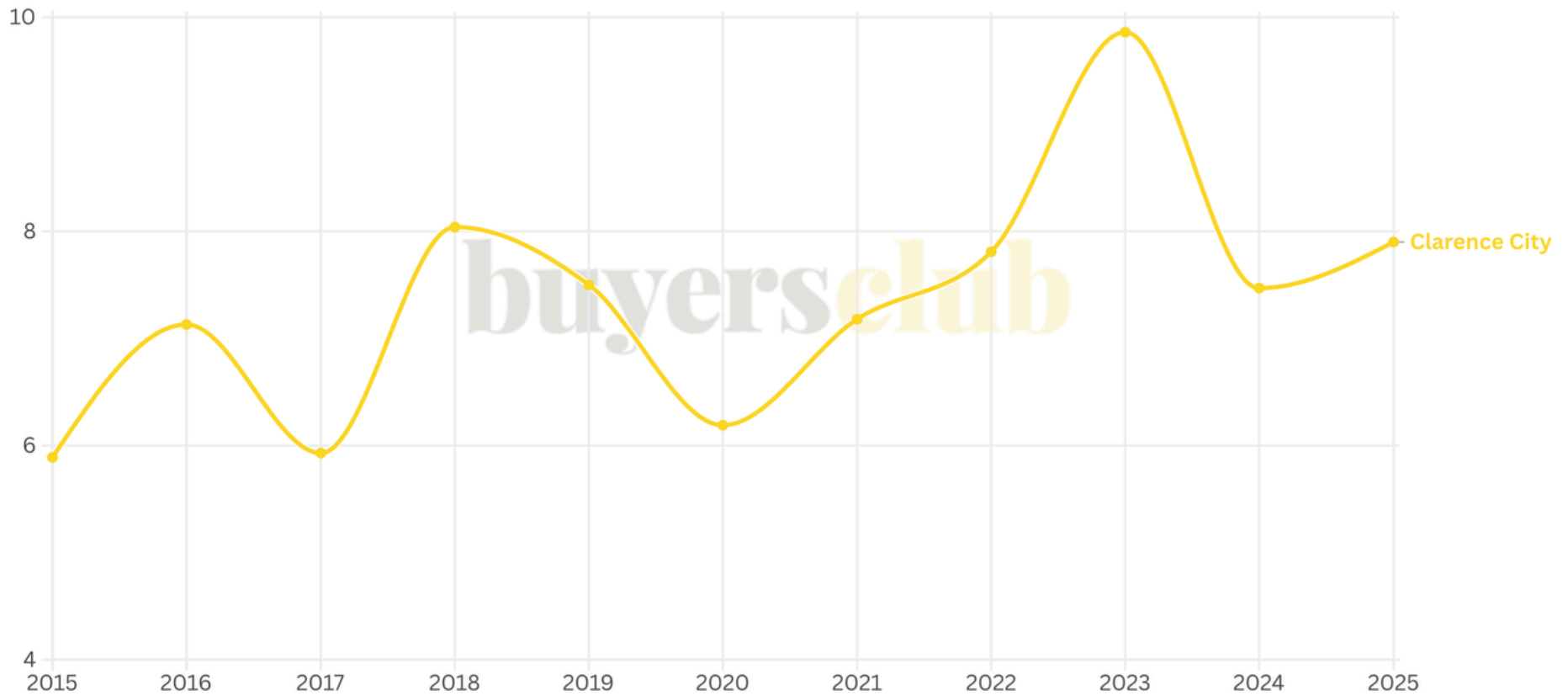
Source: profile.id

# MEDIUM-TERM INDICATORS

## Hold Periods - Clarence City

Avg. number of years between sales

Years

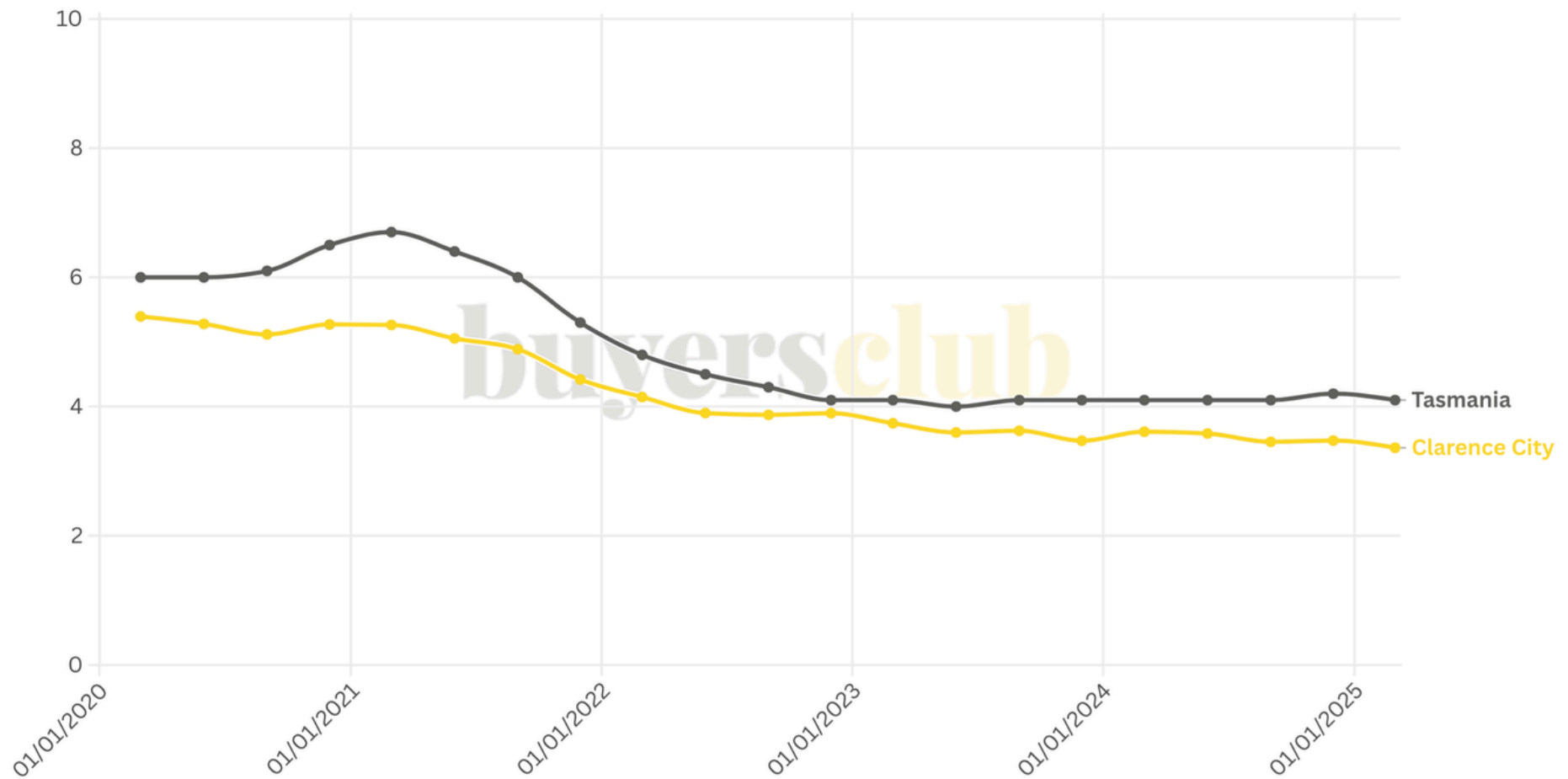


Source: Htag

# MEDIUM-TERM INDICATORS

## Unemployment - Clarence City vs Tasmania

Unemployment Rate %

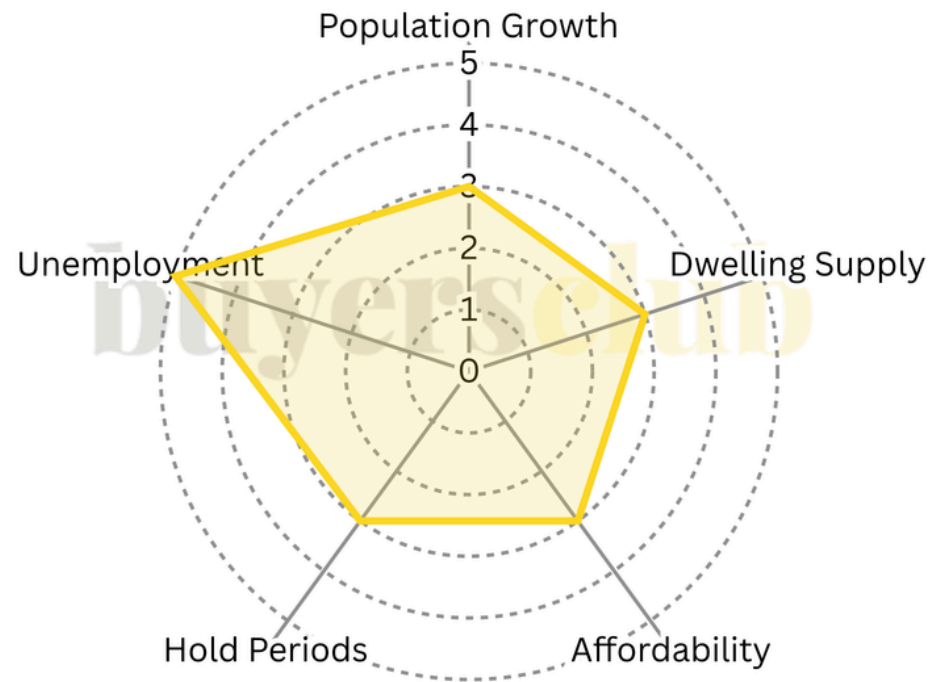


Source: economy.id

# MEDIUM-TERM INDICATORS

## Clarence City

Medium-Term Indicator Scoring



# LONG-TERM INDICATORS

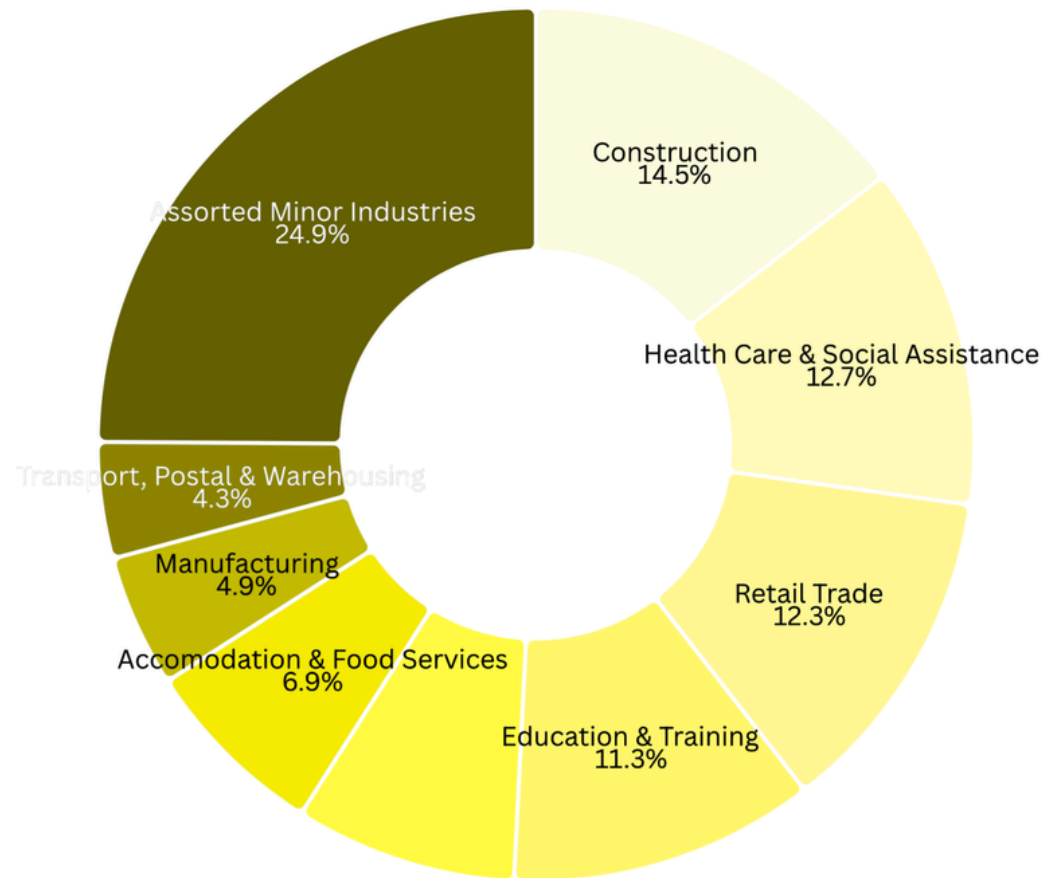
## Household Income Growth - Clarence City v Tasmania

	Median Household Income (2016 Census)	Median Household Income (2021 Census)	Growth
Clarence City	\$1,306	\$1,602	22.66%
Tasmania	\$1,100	\$1,358	23.45%

Source: ABS

# LONG-TERM INDICATORS

## Employment by Industry - Clarence City

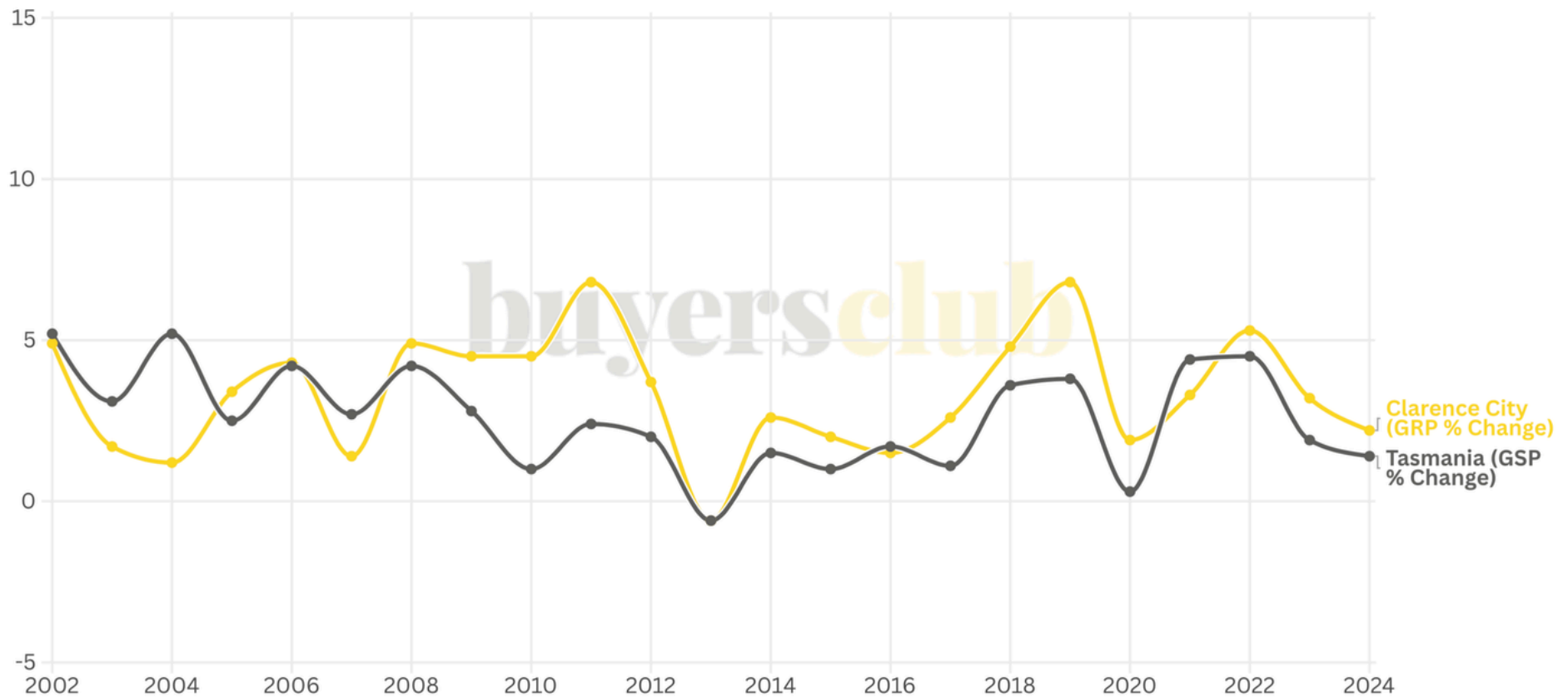


Source: Remplan

# LONG-TERM INDICATORS

## Economic Growth - Clarence City v Tasmania

Growth Rate %



Source: Remplan , CEIC Data

# LONG-TERM INDICATORS

## Major Infrastructure Projects - Clarence City

Name	Status	Estimated Cost	Description
Tasman Bridge Pathways Upgrade	Under construction mid-2025; completes late 2026	Part of \$130 million upgrade	Enhances connectivity and safety for pedestrians and cyclists - boosts lifestyle amenity and boosts foot-access to key corridors.
Skylands Masterplanned Development	Approved by Clarence Council; staged over 30-40 years	~\$800 million	Will deliver ~2,500 new homes plus community amenities - transformative supply-side catalyst and long-term growth corridor.
Derwent Ferry Expansion	Funding committed; terminal planning ongoing	~\$20 million	Expands cross-river public transport options - reduces congestion and increases accessibility, uplifting adjacent suburb values.
Eastern Shore School Upgrades	Consultation underway; works likely in coming years	\$29 million (Clarence High) + \$12 million (East Derwent Primary)	Modern education infrastructure that attracts families and supports stable residential demand.

Source: Tas Gov, Aus Gov, City of Clarence

# LONG-TERM INDICATORS

