

SUCKS TO BE YOU

The challenges faced by WA rented in numbers



7,700– 20,000

The current shortfall of rental properties.



694

Only 694 new dwellings were added to Perth's private rental stock between March 2023 and September 2024, despite the population growing by 119,000 people over the same period. That's equivalent to one home for every additional 171 people.



\$740



The median weekly rent in Perth, the second most expensive capital in Australia. This is a 76% increase since 2020, and a 63% increase in the past decade.

4/5



4 out of 5 properties listed are unaffordable for median-income households.

210,000

210,000 households – which accounts for over 500,000 people – consider their homes unaffordable.



ZERO

Not one rental or even a room in a sharehouse is affordable in WA for anyone receiving Jobseeker, Youth Allowance or the Disability Support Pension, and essentially zero for everyone else on lower incomes.



2/3



Two-thirds of investment properties are owned by only 10% of people, and the top 10% of households by income receive 82% of the CGT discounts.

62%

Perth rents, on average, now account for 62% of a single person's income.



9/10

9 in 10 homes are too hot in summer and two-thirds are struggling to pay their energy bills.



85%

of WA renters are in severe renter stress.



\$130,000



A person earning \$70,000 in Perth will spend 58% of their income on rent, and the average Australian now needs to earn \$130,000 to rent a unit comfortably.

11 YEARS



The time required for a median-income household to save a 20% deposit for a median-value home.