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Rents Surge as Social Housing Hits Record Low in Australia

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Australia is facing a growing housing crisis as the supply of social housing plummets to historic lows while rental prices soar, particularly in cities like Adelaide, Hobart, Brisbane, and Perth.

Australia is grappling with a deepening housing crisis as the number of available social housing properties falls to its lowest point in decades, fueling a surge in private rental prices across the country. The situation is becoming especially severe in cities such as Adelaide,

Hobart, Brisbane, and Perth, where rents have seen some of the sharpest increases in the nation.

New data highlights a troubling trend: the country's supply of social housing properties made available at low cost to those in need has failed to keep pace with population growth and rising demand. In fact, social housing as a proportion of total housing stock has declined steadily over the past 30 years. While Australia's population continues to expand, the investment in public and community housing has not kept up, leaving more people to compete for a limited number of private rental homes.

This shortage is pushing more Australians into the private rental market, where prices are climbing rapidly. Adelaide, Hobart, Brisbane, and Perth have seen particularly sharp spikes, driven by tight vacancy rates and high competition among renters. In some areas, rents have risen faster than wages, adding pressure on low- and middle-income households.

Housing advocates warn that without a strong pipeline of social and affordable housing, vulnerable Australians including single parents, pensioners, and people with disabilities are being left behind. Many are now at greater risk of housing stress or even homelessness.

Experts argue that the solution lies in stronger government action. This includes increasing direct investment in social housing, offering incentives for affordable housing development, and adopting long-term planning strategies that ensure a steady and sustainable supply of homes for those most in need.

The growing gap between housing supply and demand is not just an issue for renters it also threatens the broader economy. Rising housing costs can lead to increased financial pressure on families, reduced spending power, and wider inequality. Addressing this crisis requires urgent and coordinated action at all levels of government.

As more Australians struggle to find secure, affordable housing, the need for reform has never been clearer. Without significant change, experts warn the situation will continue to deteriorate, leaving even more people priced out of the housing market.