

Rental Affordability Snapshot 2026

Breakdown of Results by Statistical Area

Greater Sydney and the Illawarra

Regional Results for the Rental Affordability Snapshot for Greater Sydney and the Illawarra in 2026

The following tables show regional breakdowns of results by Statistical Area Level 4 (SA4) (Australian Bureau of Statistics, 2021). Table 1 shows results for the whole of Greater Sydney including the Central Coast and the Lithgow region (postcodes 2790, 2845 and 2847), as well as the Illawarra and Southern Highlands and Shoalhaven SA4s.

The tables show the number of affordable and appropriate rental properties for 13 different household types on the Rental Affordability Snapshot weekends (14-15 March 2026 and 15-16 March 2025) for rents up to 30% of income. They also show the number of *additional* properties which would be available if the households were willing to spend up to 45% of their income on rent, in the 30% - 45% income columns.

Note:

Anglicare Sydney's 2026 report has adopted the assumption that households with two children require minimum 3-bedroom properties. This is consistent with Anglicare Australia's national study assumptions. Anglicare Sydney reports prior to 2025 adopted the less stringent assumption that households with 2 children could rent properties with only 2 bedrooms. This change has resulted in a lower number of suitable properties for these households in the 2025 and 2026 reports compared with previous years.

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Greater Sydney and the Illawarra

Greater Sydney (including the Central Coast and Lithgow) and the Illawarra and Southern Highlands and Shoalhaven SA4s

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 12,155	properties advertised)	(total 13,334	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	47 (less than 1%)	2 (less than 1%)	130 (1%)
Single, 2 children (Parenting Payment Single)	None (0%)	3 (less than 1%)	None (0%)	23 (less than 1%)
Couple, no children (2 x Age Pension)	8 (less than 1%)	434 (4%)	6 (less than 1%)	508 (4%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	22 (less than 1%)	None (0%)	35 (less than 1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	7 (less than 1%)	None (0%)	11 (less than 1%)
Single (Age Pension)	2 (less than 1%)	75 (1%)	10 (less than 1%)	66 (less than 1%)
Single (Disability Support Pension)	None (0%)	9 (less than 1%)	1 (less than 1%)	16 (less than 1%)
Single (JobSeeker Payment)	None (0%)	6 (less than 1%)	None (0%)	18 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	1 (less than 1%)	None (0%)	3 (less than 1%)
Total unique properties	10 (0.1%)	538 (4%)	17 (0.1%)	665 (5%)
Minimum Wage				
Couple, 2 children (2 x MW)	177 (1%)	2,172 (18%)	221 (2%)	2,713 (20%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	3 (less than 1%)	811 (7%)	23 (less than 1%)	1,109 (8%)
Single, 2 children (1 x MW, Parenting Payment Single)	3 (less than 1%)	811 (7%)	23 (less than 1%)	882 (7%)
Single (Minimum Wage)	7 (less than 1%)	142 (1%)	21 (less than 1%)	152 (1%)
Total unique properties	184 (2%)	2,313 (19%)	242 (2%)	2,862 (21%)

Baulkham Hills and Hawkesbury

Suburbs: Baulkham Hills, Castle Hill, Dural, Kellyville, Windsor

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 413	properties advertised)	(total 460	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	7 (2%)	None (0%)	3 (1%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	2 (less than 1%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	7 (2%)	0 (0%)	5 (1%)
Minimum Wage				
Couple, 2 children (2 x MW)	2 (less than 1%)	73 (18%)	1 (less than 1%)	106 (23%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	14 (3%)	None (0%)	13 (3%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	14 (3%)	None (0%)	9 (2%)
Single (Minimum Wage)	None (0%)	1 (less than 1%)	1 (less than 1%)	1 (less than 1%)
Total unique properties	2 (0.5%)	74 (18%)	2 (0.4%)	107 (23%)

Blacktown

Suburbs: Blacktown, Marayong, Mount Druitt, Rooty Hill, Seven Hills

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 836	properties advertised)	(total 1,027	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	13 (2%)	None (0%)	40 (4%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Couple, no children (2 x Age Pension)	1 (less than 1%)	35 (4%)	None (0%)	44 (4%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	3 (less than 1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single (Age Pension)	None (0%)	3 (less than 1%)	1 (less than 1%)	6 (1%)
Single (Disability Support Pension)	None (0%)	1 (less than 1%)	None (0%)	4 (less than 1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Total unique properties	1 (0.1%)	50 (6%)	1 (0.1%)	84 (8%)
Minimum Wage				
Couple, 2 children (2 x MW)	39 (5%)	349 (42%)	57 (6%)	496 (48%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	149 (18%)	2 (less than 1%)	223 (22%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	149 (18%)	2 (less than 1%)	185 (18%)
Single (Minimum Wage)	None (0%)	7 (1%)	1 (less than 1%)	10 (1%)
Total unique properties	39 (5%)	356 (43%)	58 (6%)	506 (49%)

Central Coast

Suburbs: Erina, Gosford, Terrigal, The Entrance, Toukley, Tuggerah, Woy Woy, Wyong

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 573	properties advertised)	(total 598	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	8 (1%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Couple, no children (2 x Age Pension)	None (0%)	31 (5%)	1 (less than 1%)	45 (8%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	5 (1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single (Age Pension)	None (0%)	3 (1%)	None (0%)	4 (1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	35 (6%)	1 (0.2%)	54 (9%)
Minimum Wage				
Couple, 2 children (2 x MW)	18 (3%)	225 (39%)	13 (2%)	237 (40%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	99 (17%)	1 (less than 1%)	110 (18%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	99 (17%)	1 (less than 1%)	94 (16%)
Single (Minimum Wage)	None (0%)	4 (1%)	2 (less than 1%)	11 (2%)
Total unique properties	18 (3%)	229 (40%)	15 (3%)	247 (41%)

City and Inner South

Suburbs: Alexandria, Glebe, Lewisham, Marrickville, Mascot, Newtown, Redfern, Surry Hills

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026 (total 1,433 properties advertised)		2025 (total 1,672 properties advertised)	
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	10 (1%)	None (0%)	15 (1%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	14 (1%)	None (0%)	10 (1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	24 (2%)	0 (0%)	24 (1%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	4 (less than 1%)	None (0%)	3 (less than 1%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	2 (less than 1%)	None (0%)	None (0%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	2 (less than 1%)	None (0%)	None (0%)
Single (Minimum Wage)	None (0%)	25 (2%)	None (0%)	23 (1%)
Total unique properties	0 (0%)	29 (2%)	0 (0%)	26 (2%)

Eastern Suburbs

Suburbs: Bondi Junction, Kensington, Paddington, Randwick, Waverley, Woollahra

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 927	properties advertised)	(total 888	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	3 (less than 1%)	None (0%)	3 (less than 1%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	1 (less than 1%)	None (0%)	4 (less than 1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	4 (0.4%)	0 (0%)	7 (0.8%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	1 (less than 1%)	None (0%)	2 (less than 1%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Minimum Wage)	None (0%)	8 (1%)	1 (less than 1%)	9 (1%)
Total unique properties	0 (0%)	9 (1%)	1 (0.1%)	11 (1%)

Suburbs: Albion Park, Dapto, Fairy Meadow, Gerringong, Kiama, Port Kembla, Wollongong

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 392	properties advertised)	(total 467	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	25 (6%)	None (0%)	27 (6%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	1 (less than 1%)	4 (1%)	None (0%)	2 (less than 1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	3 (1%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Total unique properties	1 (0.3%)	29 (7%)	0 (0%)	29 (6%)
Minimum Wage				
Couple, 2 children (2 x MW)	1 (less than 1%)	112 (29%)	3 (1%)	169 (36%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	23 (6%)	None (0%)	48 (10%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	23 (6%)	None (0%)	39 (8%)
Single (Minimum Wage)	4 (1%)	5 (1%)	None (0%)	3 (1%)
Total unique properties	5 (1%)	117 (30%)	3 (1%)	172 (37%)

Inner South West

Suburbs: Bankstown, Beverly Hills, Hurstville, Kogarah, Mortdale, Rockdale, Wolli Creek

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026 (total 1,114 properties advertised)		2025 (total 1,235 properties advertised)	
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	3 (less than 1%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	1 (less than 1%)	33 (3%)	None (0%)	38 (3%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	1 (less than 1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	1 (less than 1%)
Single (Age Pension)	None (0%)	9 (1%)	1 (less than 1%)	6 (less than 1%)
Single (Disability Support Pension)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	1 (0.1%)	41 (4%)	1 (0.1%)	47 (4%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	114 (10%)	5 (less than 1%)	192 (16%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	9 (1%)	None (0%)	32 (3%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	9 (1%)	None (0%)	21 (2%)
Single (Minimum Wage)	None (0%)	11 (1%)	2 (less than 1%)	12 (1%)
Total unique properties	0 (0%)	125 (11%)	7 (0.6%)	204 (17%)

Inner West

Suburbs: Ashfield, Burwood, Canterbury, Dulwich Hill, Homebush, Leichhardt, Strathfield

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 829	properties advertised)	(total 977	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	12 (1%)	1 (less than 1%)	26 (3%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	11 (1%)	2 (less than 1%)	10 (1%)
Single (Disability Support Pension)	None (0%)	1 (less than 1%)	None (0%)	1 (less than 1%)
Single (JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	2 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	22 (3%)	3 (0.3%)	35 (4%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	17 (2%)	None (0%)	33 (3%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Minimum Wage)	1 (less than 1%)	18 (2%)	2 (less than 1%)	18 (2%)
Total unique properties	1 (0.1%)	35 (4%)	2 (0.2%)	51 (5%)

North Sydney and Hornsby

Suburbs: Chatswood, Hornsby, Mosman, Pymble, North Sydney, St Ives, St Leonards

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 902	properties advertised)	(total 1,035	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	7 (1%)	None (0%)	10 (1%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	1 (less than 1%)	6 (1%)	None (0%)	1 (less than 1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	1 (0.1%)	13 (1%)	0 (0%)	11 (1%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	9 (1%)	1 (less than 1%)	20 (2%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	None (0%)	None (0%)	3 (less than 1%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single (Minimum Wage)	1 (less than 1%)	6 (1%)	None (0%)	1 (less than 1%)
Total unique properties	1 (0.1%)	15 (2%)	1 (0.1%)	21 (2%)

Northern Beaches

Suburbs: Dee Why, Frenchs Forest, Manly, Narrabeen, Palm Beach, Terrey Hills

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 334	properties advertised)	(total 334	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	1 (less than 1%)	None (0%)	1 (less than 1%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	1 (0.3%)	0 (0%)	1 (0.3%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	None (0%)	None (0%)	2 (1%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Minimum Wage)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	0 (0%)	0 (0%)	2 (1%)

Outer South West

Suburbs: Camden, Campbelltown, Glenfield, Macquarie Fields, Minto, Tahmoor

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 598	properties advertised)	(total 532	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	6 (1%)	None (0%)	14 (3%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	3 (1%)
Couple, no children (2 x Age Pension)	None (0%)	44 (7%)	None (0%)	61 (11%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	8 (2%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	3 (1%)
Single (Age Pension)	None (0%)	3 (1%)	2 (less than 1%)	4 (1%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	3 (1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	52 (9%)	2 (0.4%)	73 (14%)
Minimum Wage				
Couple, 2 children (2 x MW)	20 (3%)	308 (52%)	27 (5%)	259 (49%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	122 (20%)	3 (1%)	142 (27%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	122 (20%)	3 (1%)	119 (22%)
Single (Minimum Wage)	None (0%)	9 (2%)	2 (less than 1%)	15 (3%)
Total unique properties	20 (3%)	317 (53%)	29 (5%)	274 (52%)

Outer West and Blue Mountains

Suburbs: Emu Plains, Katoomba, Kingswood, Penrith, Richmond, St Marys

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 533	properties advertised)	(total 574	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	7 (1%)	None (0%)	19 (3%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	1 (less than 1%)	47 (9%)	2 (less than 1%)	58 (10%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	3 (1%)	None (0%)	7 (1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Single (Age Pension)	None (0%)	1 (less than 1%)	None (0%)	3 (1%)
Single (Disability Support Pension)	None (0%)	1 (less than 1%)	None (0%)	3 (1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	1 (0.2%)	53 (10%)	2 (0.3%)	77 (13%)
Minimum Wage				
Couple, 2 children (2 x MW)	25 (5%)	246 (46%)	31 (5%)	272 (47%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	135 (25%)	None (0%)	176 (31%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	135 (25%)	None (0%)	146 (25%)
Single (Minimum Wage)	None (0%)	6 (1%)	None (0%)	12 (2%)
Total unique properties	25 (5%)	252 (47%)	31 (5%)	284 (49%)

Parramatta

Suburbs: Auburn, Carlingford, Granville, Parramatta, Regents Park, Sefton, Westmead

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026 (total 1,357 properties advertised)		2025 (total 1,549 properties advertised)	
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	2 (less than 1%)	None (0%)	4 (less than 1%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Couple, no children (2 x Age Pension)	1 (less than 1%)	41 (3%)	None (0%)	64 (4%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	8 (1%)	None (0%)	3 (less than 1%)
Single (Disability Support Pension)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	1 (0.1%)	49 (4%)	0 (0%)	70 (5%)
Minimum Wage				
Couple, 2 children (2 x MW)	5 (less than 1%)	233 (17%)	10 (1%)	301 (19%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	40 (3%)	1 (less than 1%)	80 (5%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	40 (3%)	1 (less than 1%)	54 (3%)
Single (Minimum Wage)	1 (less than 1%)	12 (1%)	None (0%)	17 (1%)
Total unique properties	6 (0.4%)	245 (18%)	10 (1%)	318 (21%)

Suburbs: Eastwood, Epping, Gladesville, Hunters Hill, Macquarie Park, Ryde

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 439	properties advertised)	(total 474	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	7 (2%)	None (0%)	14 (3%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	2 (less than 1%)	None (0%)	None (0%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	9 (2%)	0 (0%)	14 (3%)
Minimum Wage				
Couple, 2 children (2 x MW)	1 (less than 1%)	21 (5%)	None (0%)	28 (6%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	1 (less than 1%)	None (0%)	2 (less than 1%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	2 (less than 1%)
Single (Minimum Wage)	None (0%)	2 (less than 1%)	None (0%)	2 (less than 1%)
Total unique properties	1 (0.2%)	23 (5%)	0 (0%)	30 (6%)

South West

Suburbs: Cabramatta, Fairfield, Holsworthy, Liverpool, Smithfield

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 945	properties advertised)	(total 924	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	4 (less than 1%)	None (0%)	9 (1%)
Single, 2 children (Parenting Payment Single)	None (0%)	1 (less than 1%)	None (0%)	2 (less than 1%)
Couple, no children (2 x Age Pension)	None (0%)	83 (9%)	2 (less than 1%)	60 (6%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	2 (less than 1%)	None (0%)	2 (less than 1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	1 (less than 1%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	6 (1%)	4 (less than 1%)	9 (1%)
Single (Disability Support Pension)	None (0%)	None (0%)	1 (less than 1%)	1 (less than 1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	7 (1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	2 (less than 1%)
Total unique properties	0 (0%)	92 (10%)	5 (0.5%)	75 (8%)
Minimum Wage				
Couple, 2 children (2 x MW)	27 (3%)	346 (37%)	17 (2%)	409 (44%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	1 (less than 1%)	116 (12%)	2 (less than 1%)	138 (15%)
Single, 2 children (1 x MW, Parenting Payment Single)	1 (less than 1%)	116 (12%)	2 (less than 1%)	90 (10%)
Single (Minimum Wage)	None (0%)	16 (2%)	9 (1%)	11 (1%)
Total unique properties	27 (3%)	361 (38%)	26 (3%)	420 (45%)

Southern Highlands and Shoalhaven

Suburbs: Bowral, Mittagong, Moss Vale, Nowra, Sussex Inlet, Ulladulla

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
	2026		2025	
Income Support	(total 232	properties advertised)	(total 295	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	6 (3%)	1 (less than 1%)	16 (5%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	3 (1%)
Couple, no children (2 x Age Pension)	2 (1%)	30 (13%)	None (0%)	19 (6%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	5 (2%)	None (0%)	3 (1%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	2 (1%)	None (0%)	1 (less than 1%)
Single (Age Pension)	None (0%)	2 (1%)	None (0%)	2 (1%)
Single (Disability Support Pension)	None (0%)	2 (1%)	None (0%)	1 (less than 1%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	2 (1%)	33 (14%)	1 (0.3%)	33 (11%)
Minimum Wage				
Couple, 2 children (2 x MW)	24 (10%)	106 (46%)	36 (12%)	165 (56%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	87 (38%)	3 (1%)	128 (43%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	87 (38%)	3 (1%)	108 (37%)
Single (Minimum Wage)	None (0%)	8 (3%)	1 (less than 1%)	4 (1%)
Total unique properties	24 (10%)	114 (49%)	37 (13%)	168 (57%)

Suburbs: Caringbah, Cronulla, Engadine, Jannali, Menai, Sutherland

Results by Household Type	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)	No. and % affordable & appropriate (30% income)	No. and % appropriate (at 30% - 45% income)
Income Support	2026		2025	
	(total 265	properties advertised)	(total 264	properties advertised)
Couple, 2 children (2 x JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 2 children (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Couple, no children (2 x Age Pension)	None (0%)	7 (3%)	None (0%)	6 (2%)
Single, 1 child < 5 years (Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 1 child > 14 years (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Age Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Disability Support Pension)	None (0%)	None (0%)	None (0%)	None (0%)
Single (JobSeeker Payment)	None (0%)	None (0%)	None (0%)	None (0%)
Single, 18+ years (Youth Allowance)	None (0%)	None (0%)	None (0%)	None (0%)
Total unique properties	0 (0%)	7 (3%)	0 (0%)	6 (2%)
Minimum Wage				
Couple, 2 children (2 x MW)	None (0%)	7 (3%)	None (0%)	14 (5%)
Couple, 2 children (1 x MW, 1 x Parenting Payment Partnered)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Single, 2 children (1 x MW, Parenting Payment Single)	None (0%)	None (0%)	None (0%)	None (0%)
Single (Minimum Wage)	None (0%)	None (0%)	None (0%)	1 (less than 1%)
Total unique properties	0 (0%)	7 (3%)	0 (0%)	15 (6%)