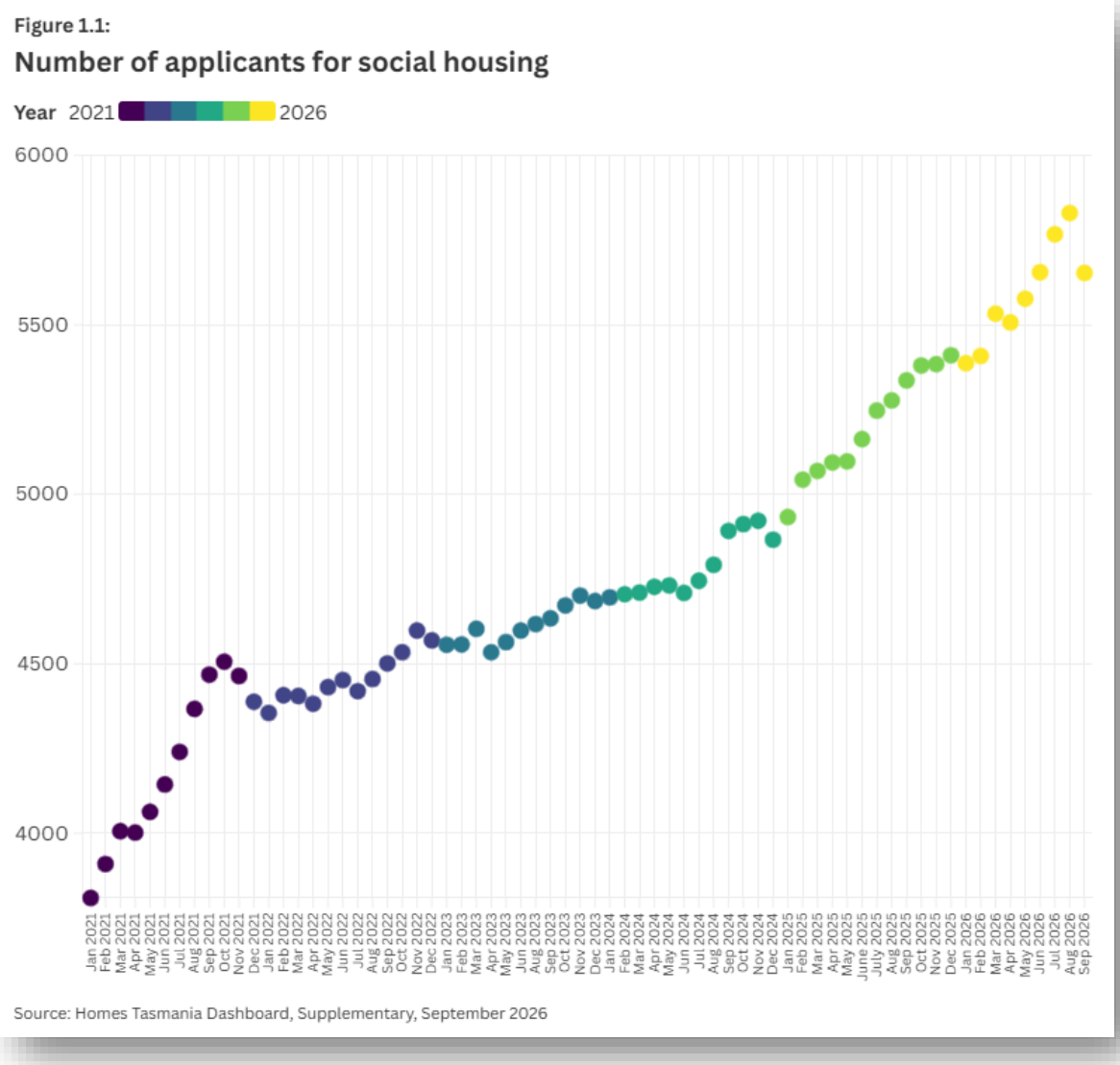
Tasmania's State of Housing Dashboard: Data

Updated: 9 November 2026

Topic 1: Waiting for social housing

Applicants — total	Applicants — homeless or temporarily housed	Highest priority applicants	Average wait time (weeks)
5,653	**4,313**	**720**	**91.4**
September 2026, Homes Tasmania	September 2026, Homes Tasmania	September 2026, Homes Tasmania	September 2026, Homes Tasmania

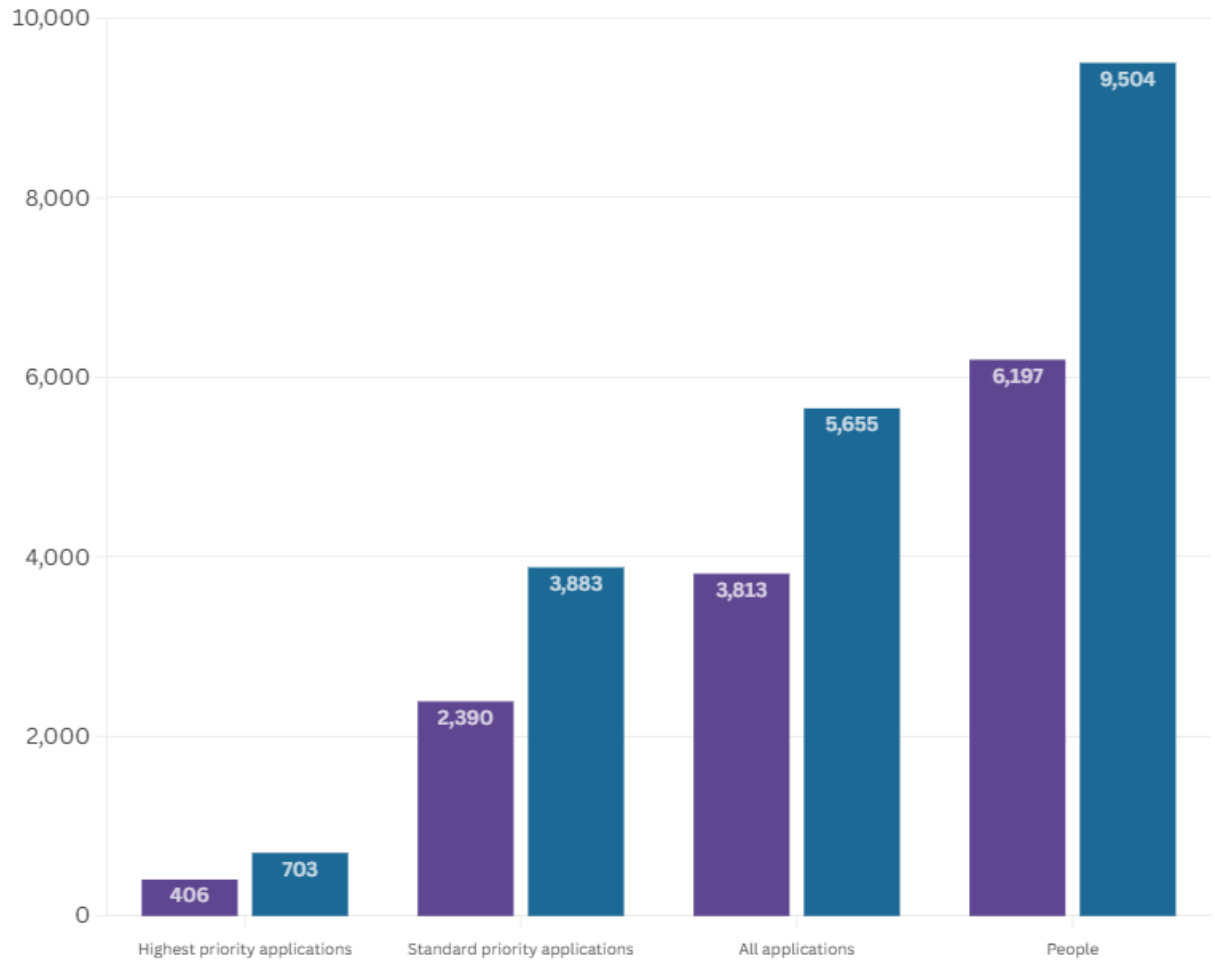
Figure 1.1:



Source: Homes Tasmania Dashboard, Supplementary, September 2026

Figure 1.2:

Growth in applications and people waiting for social housing, 2020 and 2026



Source: Homes Tasmania dashboard and Estimates Questions on Notice, Minister Vincent, 13 June 2026 • No. of people for 2026 is for latest available data from April 2026. All other figures for 2026 are from June 2026.

Figure 1.3:

Social housing applicants by region and number of bedrooms requested

As at December 2024

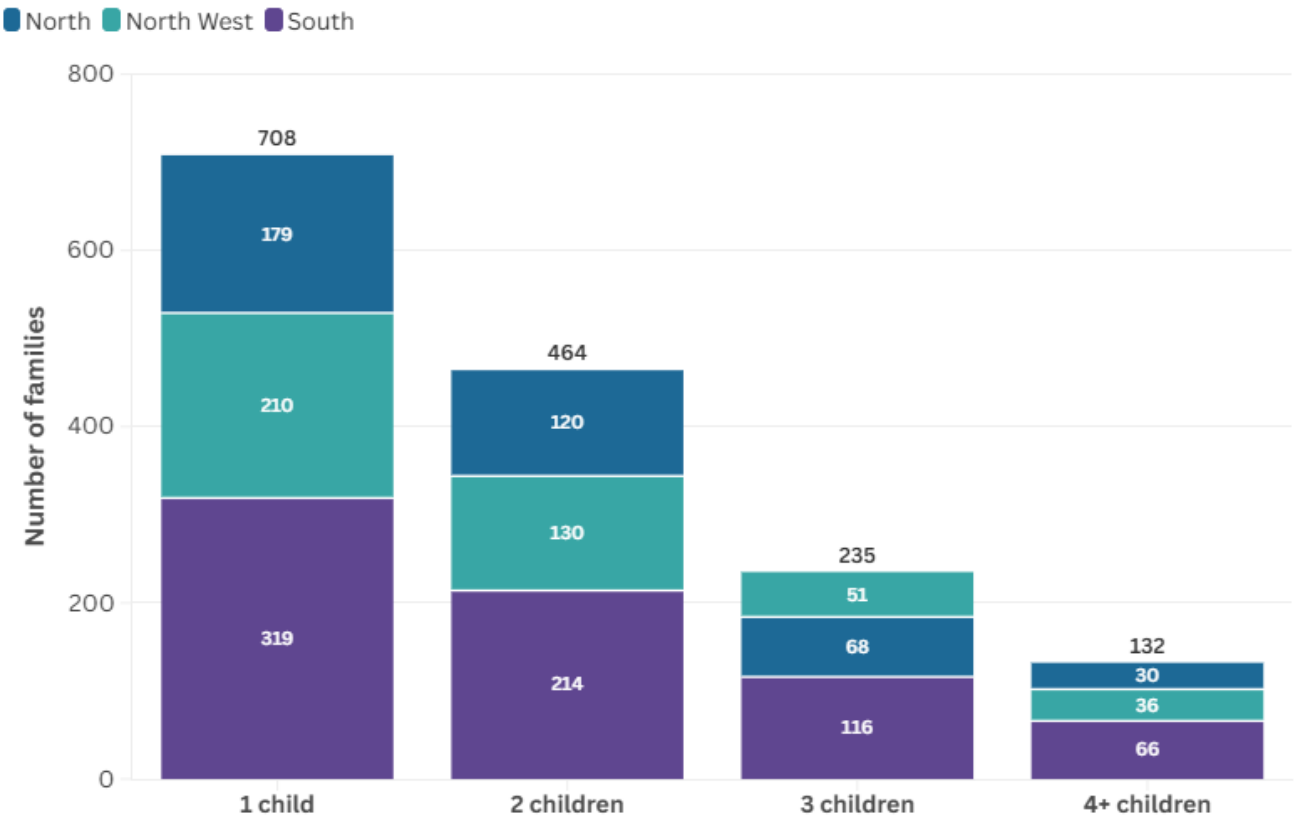


Source: Eleri Morgan-Thomas, Estimates Committee A, Hon. Kerry A. Vincent MLC, House of Assembly, Parliament of Tasmania, 18 Nov 2025

Figure 1.4:

Families with children waiting for social housing, April 2026

Children aged under 18 years



Source: Answers to Questions on Notice at Estimates, Minister Vincent, 13 June 2026

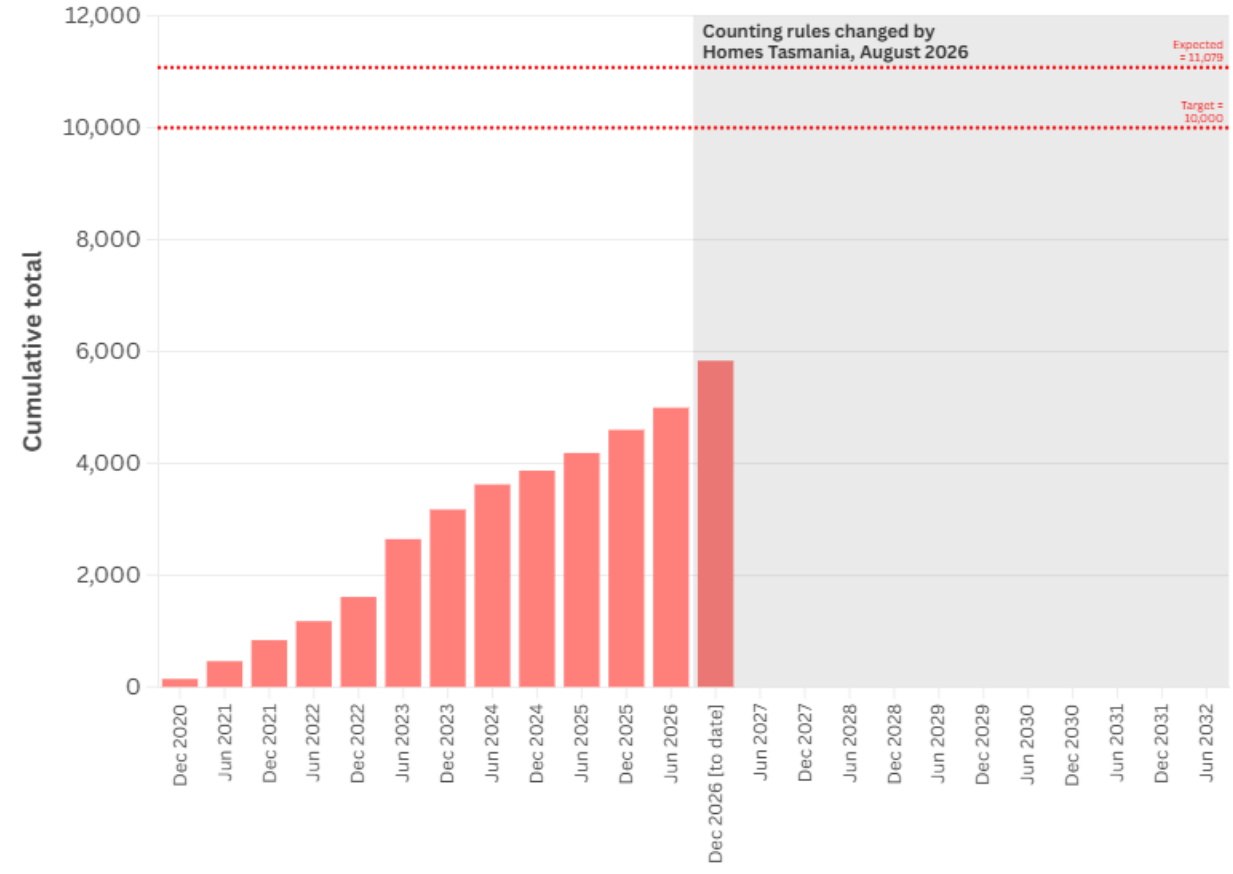
Topic 2: Homes Tasmania's progress towards the targets

Completed — social housing (new builds)	Completed — total	In the current pipeline
1,900	**5,834**	**5,270**
September 2026, Homes Tasmania	September 2026, Homes Tasmania	September 2026, Homes Tasmania

Figure 2.1:

Progress towards the 10,000 target by 2032

From 1 October 2020 to 30 September 2026

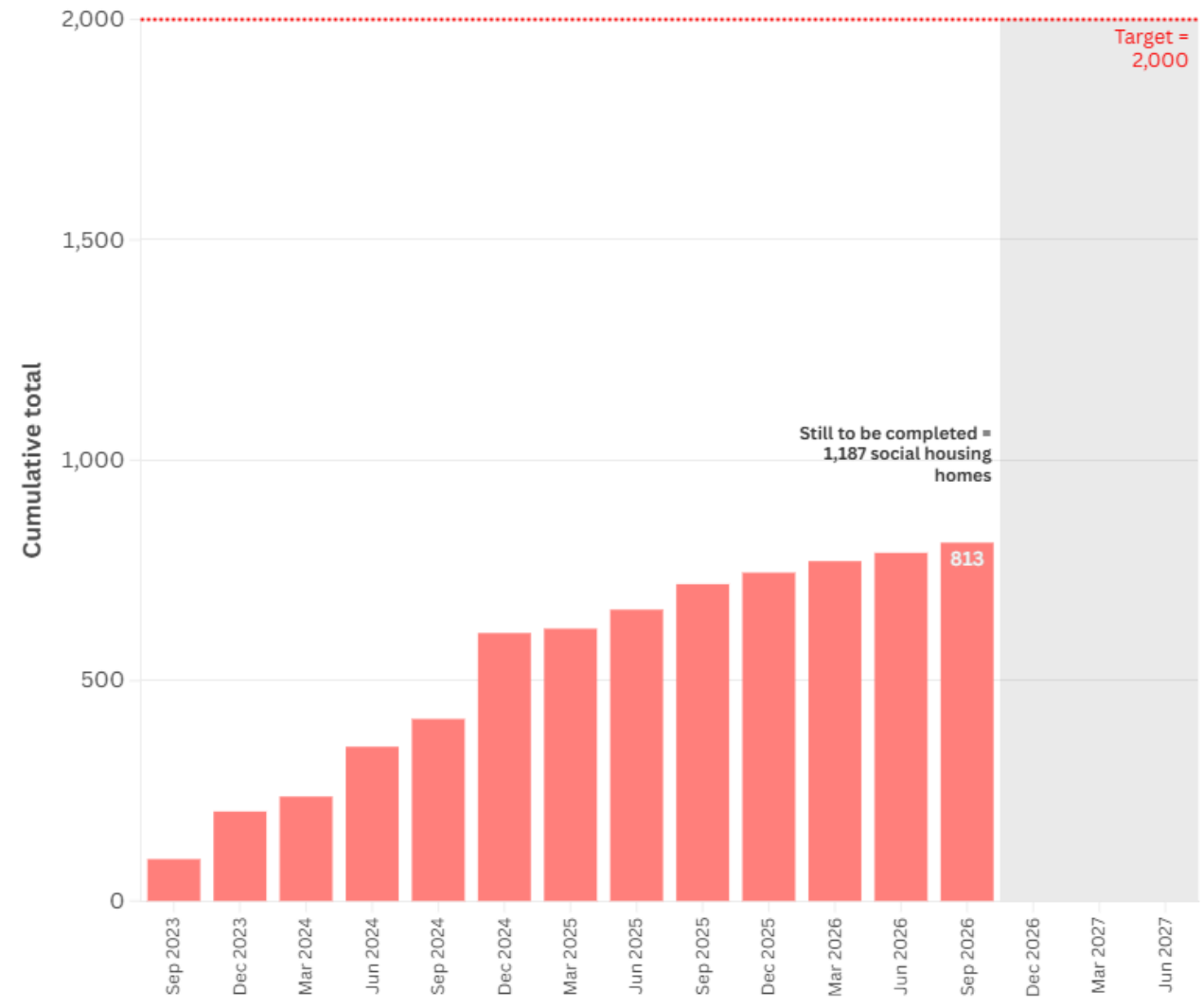


Source: Homes Tasmania Dashboard, September 2026

Figure 2.2:

Progress towards 2,000 social homes target by 2027

From 1 July 2023 to 30 September 2026

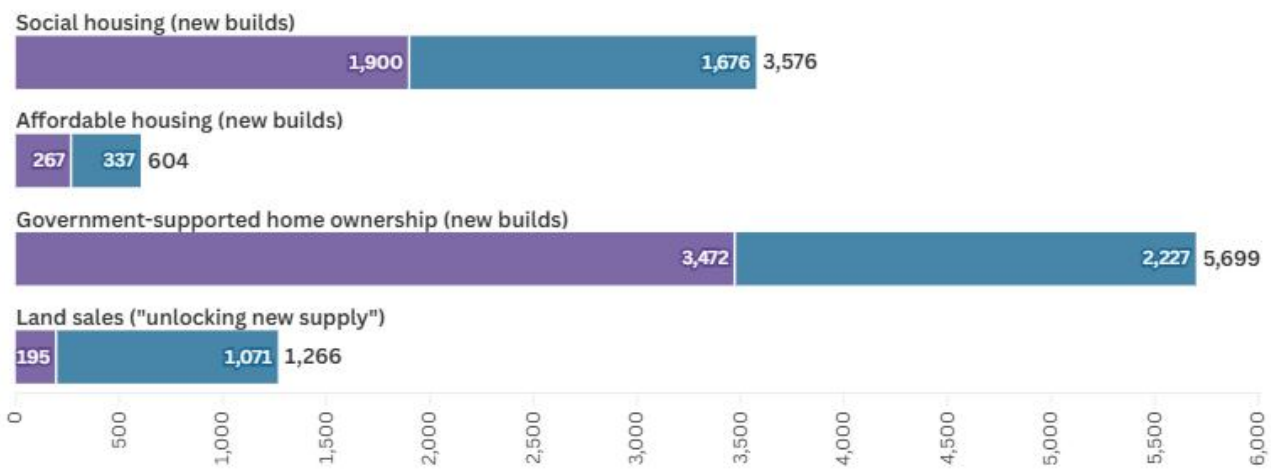


Source: Homes Tasmania Dashboard, Supplementary, September 2026

Figure 2.3:

Progress towards the targets

As at 30 September 2026



Source: Homes Tasmania Dashboard, September 2026

Topic 3: Rental affordability

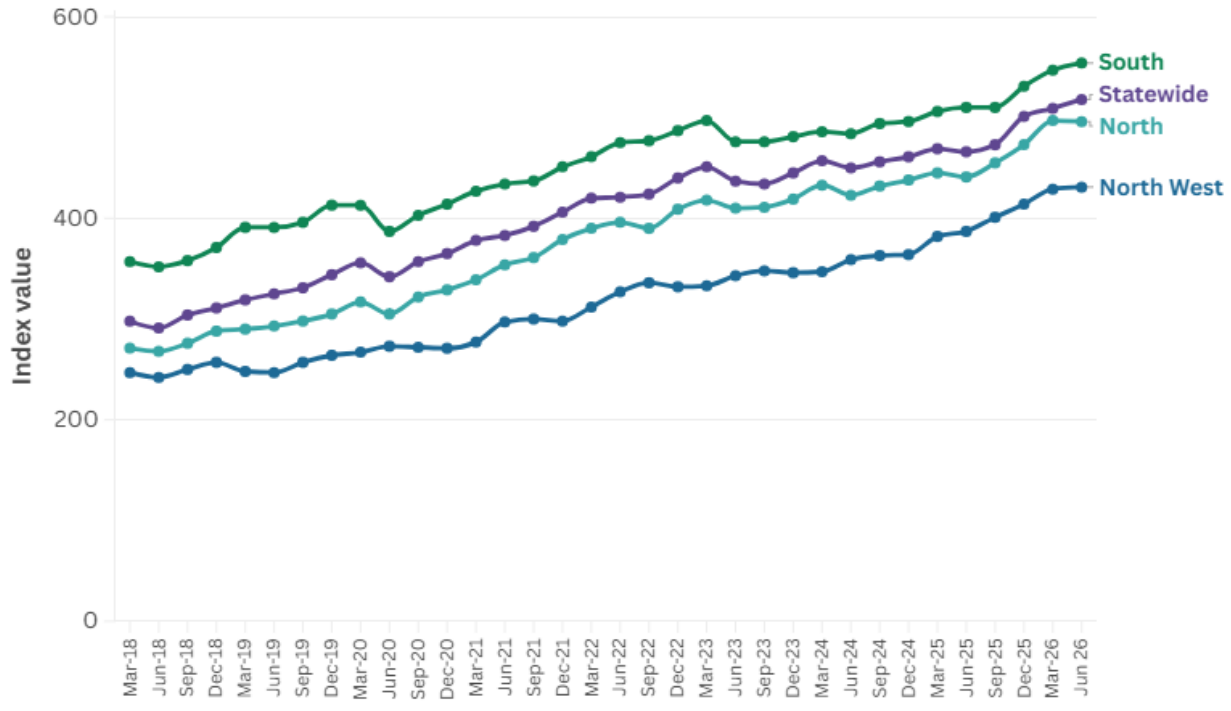
Affordable rentals for low income households — North	Affordable rentals for low income households — North-West	Affordable rentals for low income households — South	Rental vacancy rate — Burnie
<1%	<1%	<1%	0.5%
March 2026, Anglicare Tasmania	March 2026, Anglicare Tasmania	March 2026, Anglicare Tasmania	September 2026, SQM Research

Rental vacancy rate — Launceston	Rental vacancy rate — Hobart	Growth in median residential rent in Tasmania, 2020-25	Population growth in Tasmania, 2020-25
0.5%	0.5%	43.3%	6.5%
September 2026, SQM Research	September 2026, SQM Research	May 2025, Australian Bureau of Statistics	December 2024, Dept of Treasury & Finance

Figure 3.1:

Weighted Median Rent Index for Tasmania, Tenants' Union of Tasmania

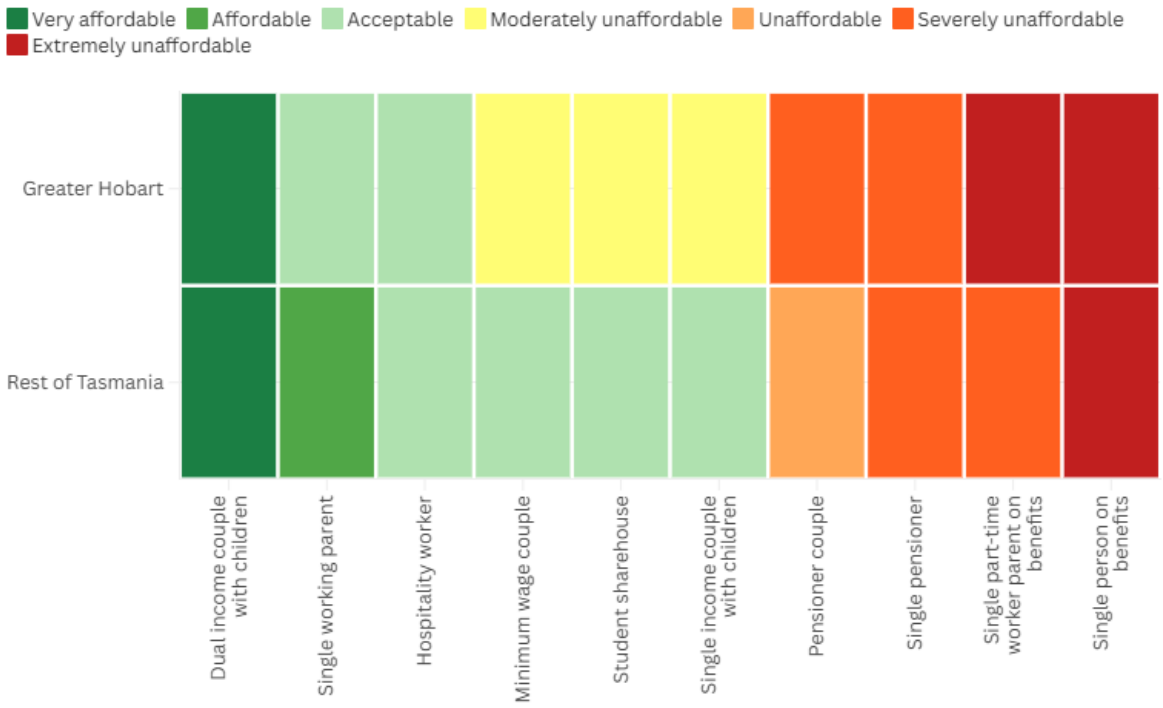
From March 2018 quarter to June 2026 quarter



Source: Tasmanian Rents, Tenants' Union of Tasmania

Figure 3.2:

Rental affordability for low-income households in Tasmania

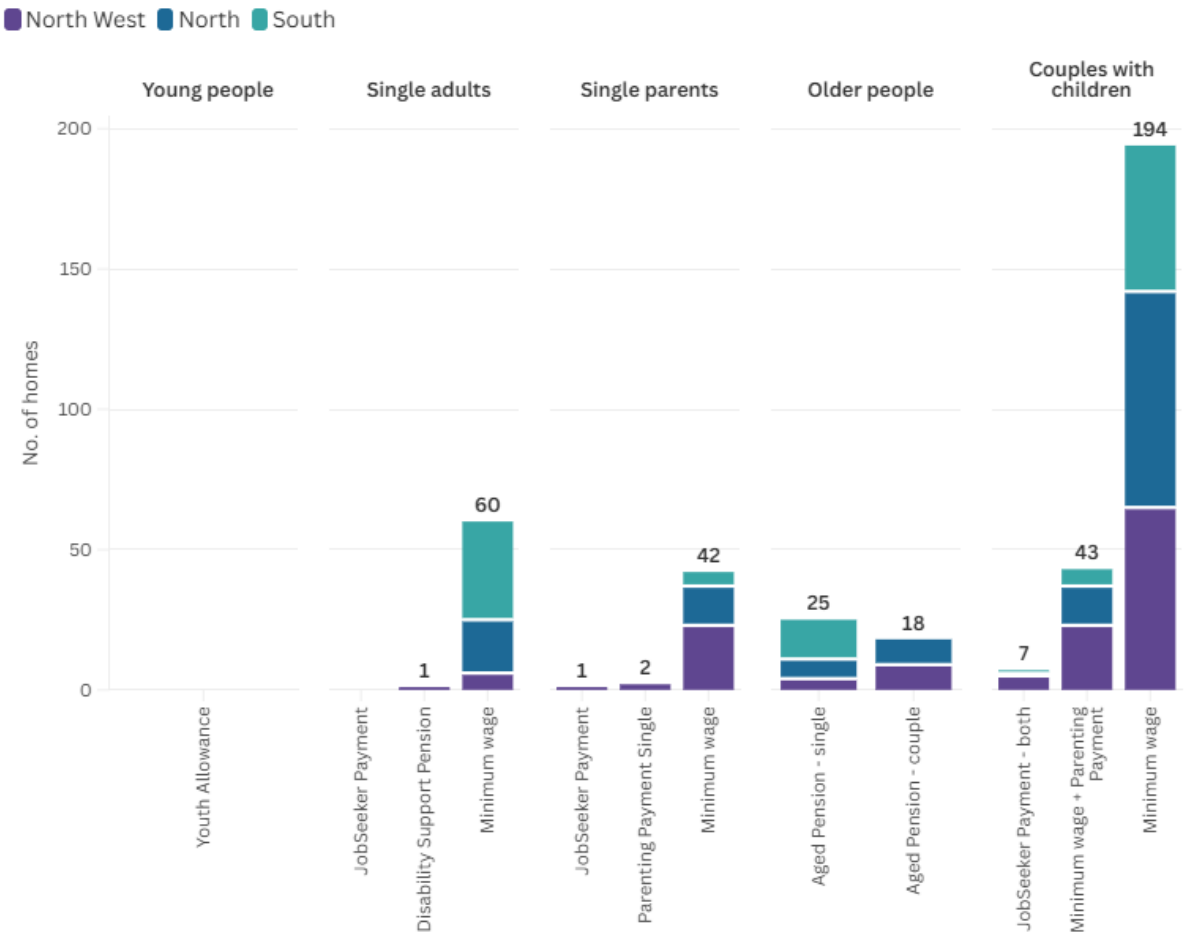


Source: SGS Rental Affordability Index 2025

Figure 3.3:

Appropriate and affordable rental homes, Anglicare Tasmania

No. of homes advertised during snapshot weekend, late March 2026 = 770



Source: Rental Affordability Snapshot 2026, Anglicare Tasmania • Refer to source for details of household types

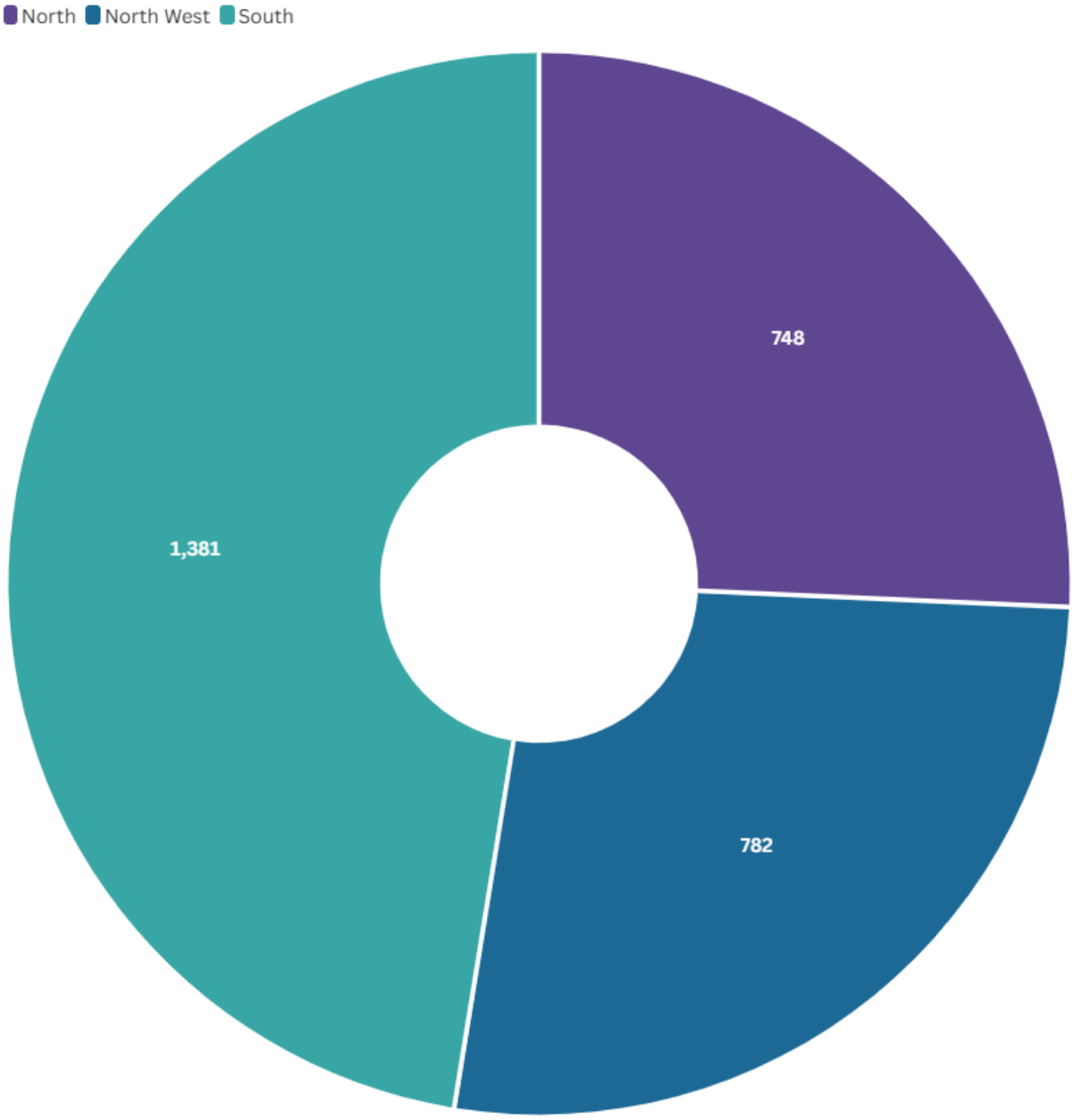
Topic 4: Child and youth homelessness



Figure 4.1:

Children waiting for social housing in Tasmania, April 2026

Children aged under 18 years

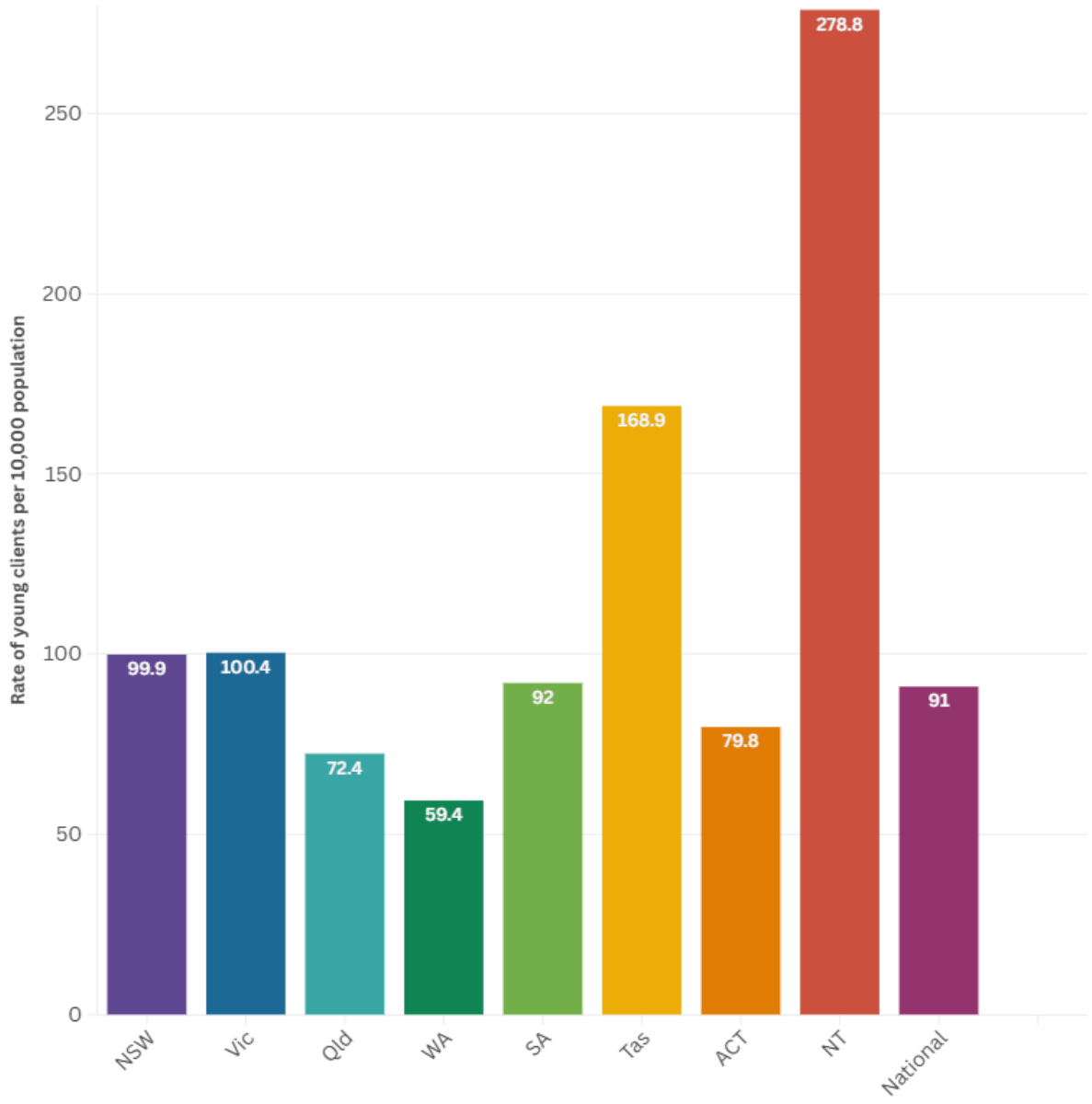


Source: Answers to Questions on Notice at Estimates, Minister Vincent, 13 June 2026 • Total children waiting for social housing, June 2026: 2,911 children

Figure 4.2:

Young people presenting alone to Specialist Homelessness Services, 2024-25

Clients aged 15-24 years per 10,000 Estimated Resident Population

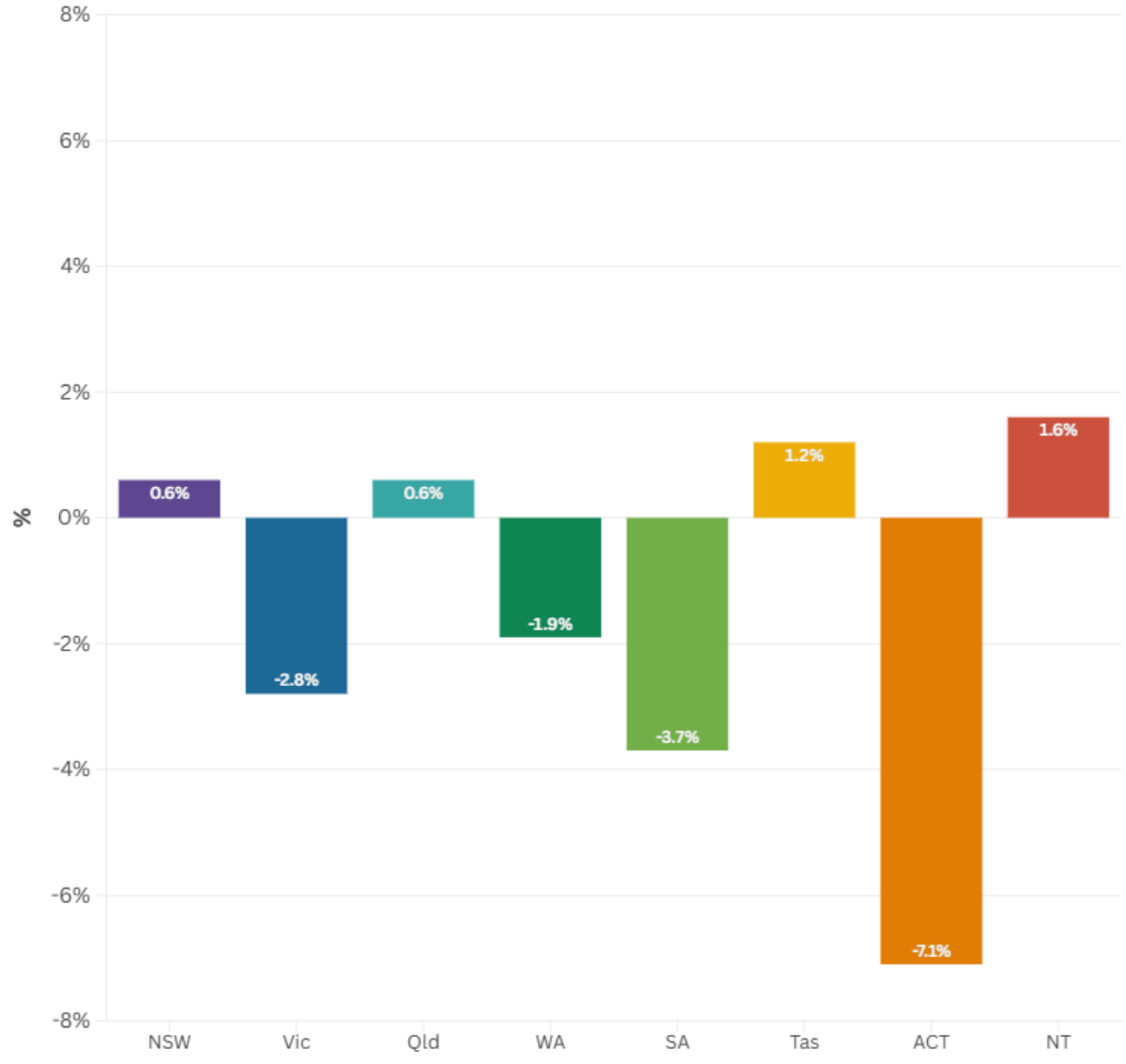


Source: AIHW Specialist Homelessness data 2024-25

Figure 4.3:

Average annual change in young people presenting alone to Specialist Homelessness Services, 2011-12 to 2023-24

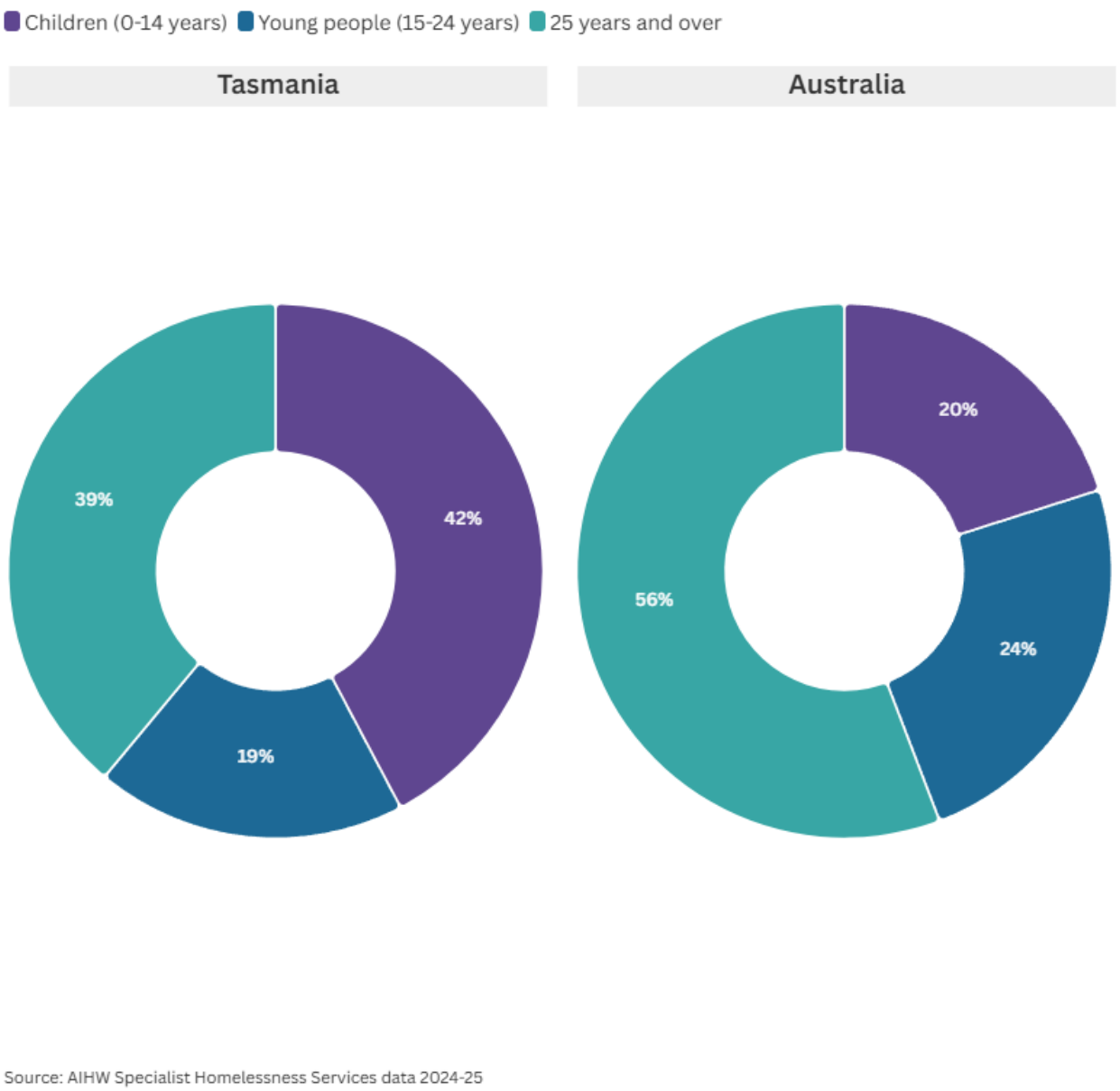
Young people (15-24 years)



Source: AIHW Specialist Homelessness Services data, 2011-12 to 2023-24

Figure 4.4:

Unassisted requests for homelessness services, Tasmania & Australia, 2024-2025

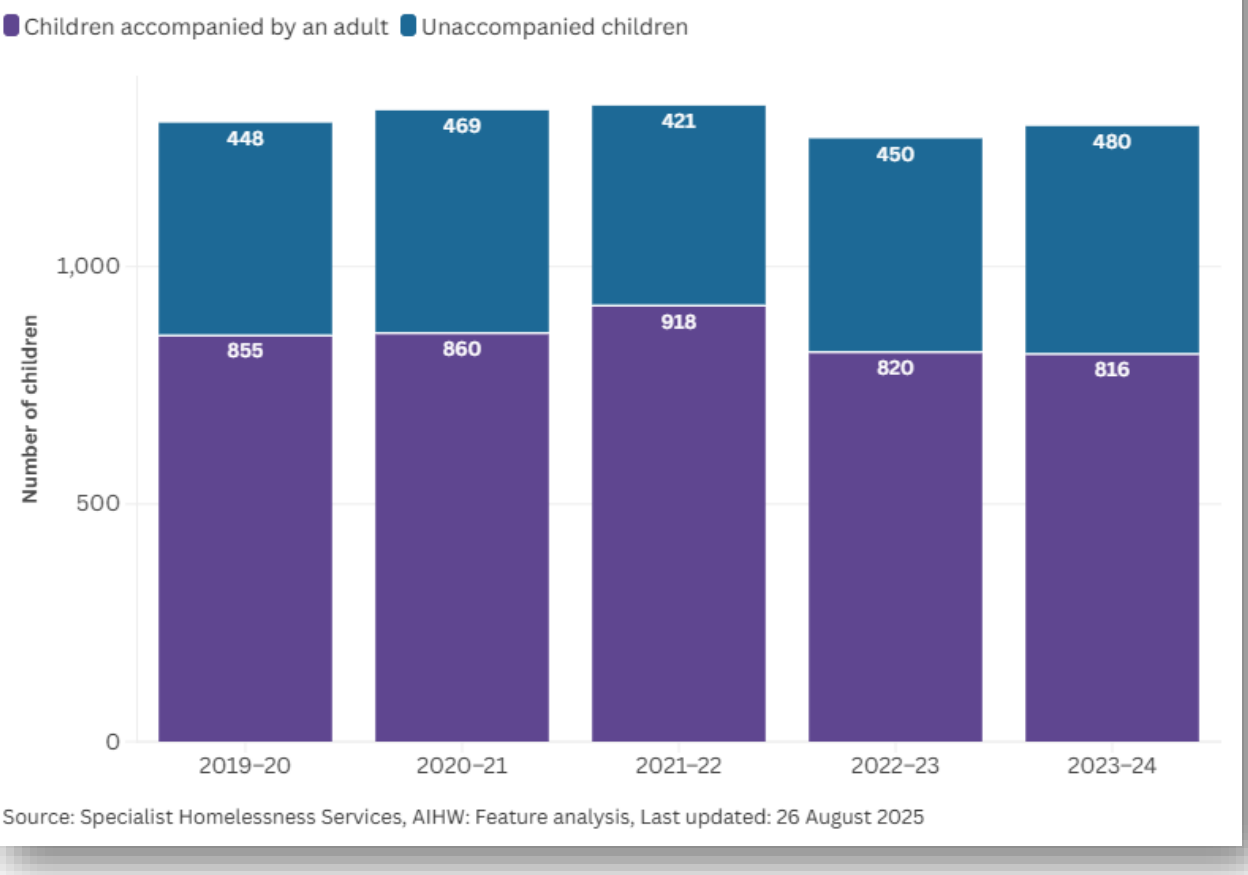


Source: AIHW Specialist Homelessness Services data 2024-25

Figure 4.5:

Children receiving Specialist Homelessness Services support in Tasmania

Children aged 12-17 years, 2019-20 to 2023-24

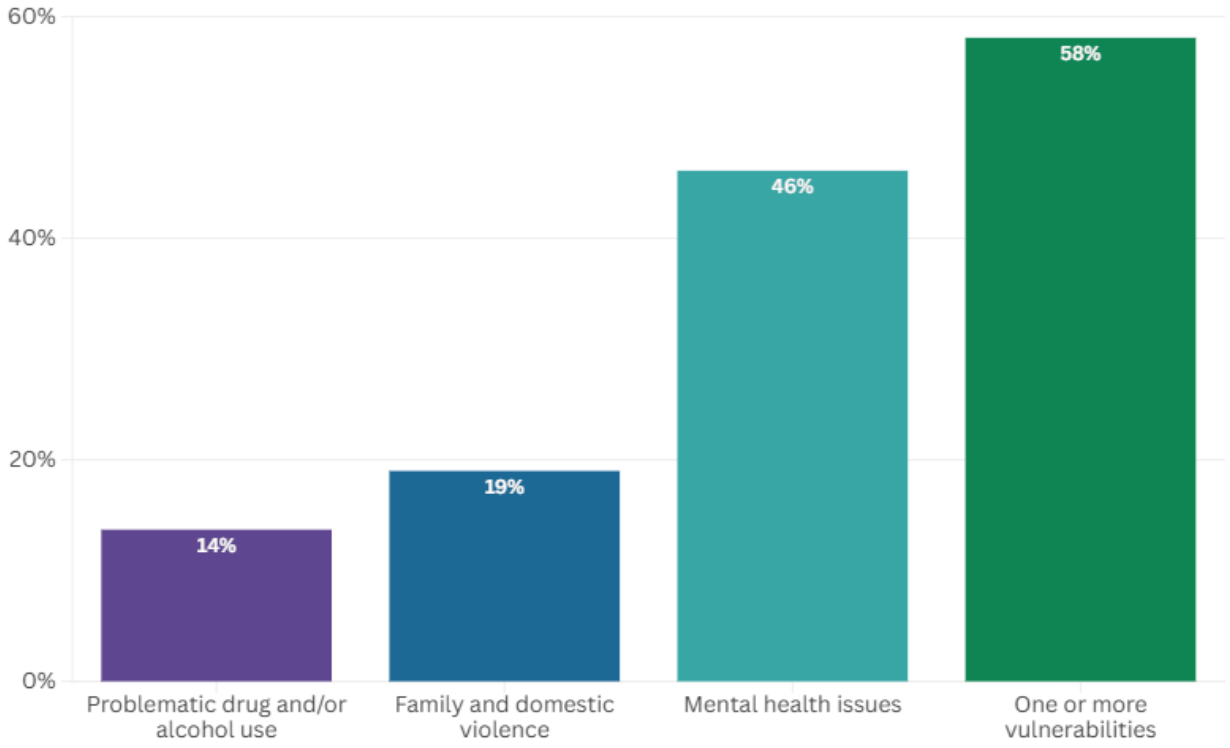


Source: Specialist Homelessness Services, AIHW: Feature analysis, Last updated: 26 August 2025

Figure 4.6:

Specialist Homelessness Services support for unaccompanied children with vulnerabilities, Tasmania

Support periods for unaccompanied children aged 12-17 years, July 2021 to June 2024

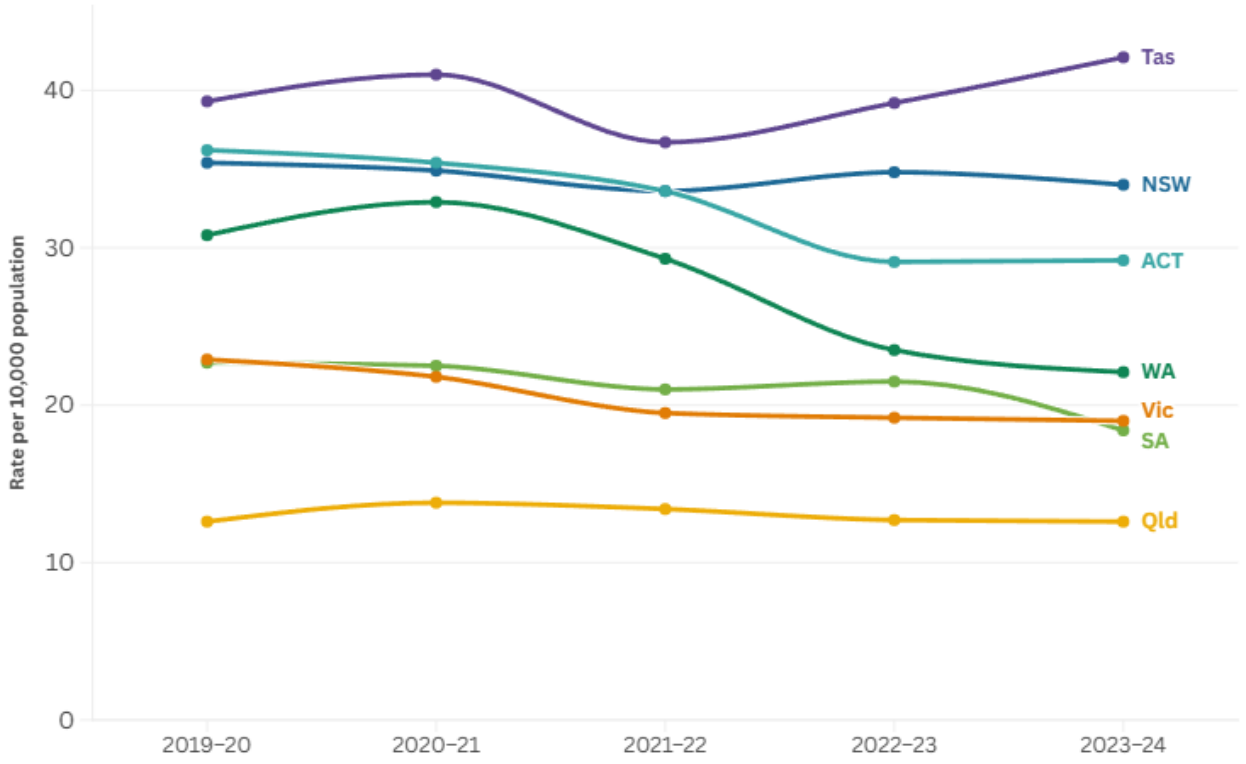


Source: Specialist Homelessness Services: Feature analysis. AIHW, Last updated: 26 August 2025

Figure 4.7:

Tasmania has the highest rate of unaccompanied children receiving Specialist Homelessness Services support

Rate per 10,000 population for unaccompanied children aged 12-17 years, 2019-2020 to 2023-24



Source: Specialist Homelessness Services: Feature analysis. AIHW, Last updated: 26 August 2025 • Data for the Northern Territory omitted due to data issues

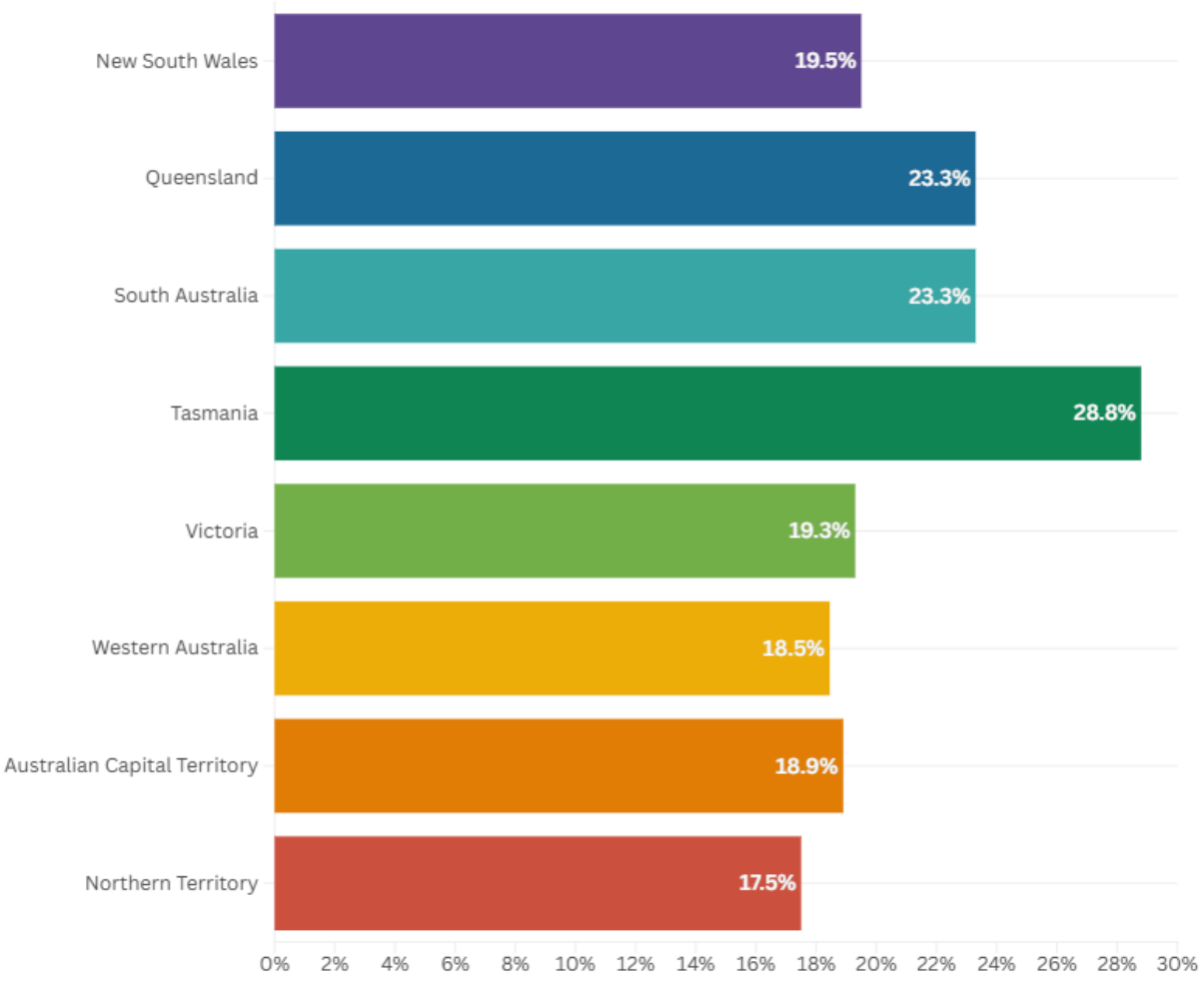
Topic 5: Disability and housing

Individuals and families in Australia receiving Commonwealth Rent Assistance and Disability Support Pension who are in rental stress	Rentals in Tasmania affordable for single people (21+ years) receiving Disability Support Pension — annual	Applicants on the social housing waitlist for Tasmania who may have accessibility needs — monthly
33%	**<1%**	**21.5%**
2022, AIHW	March 2026, Anglicare Tasmania	September 2026, Homes Tasmania

Figure 5.1:

Estimated proportion of population with reported disability

All persons

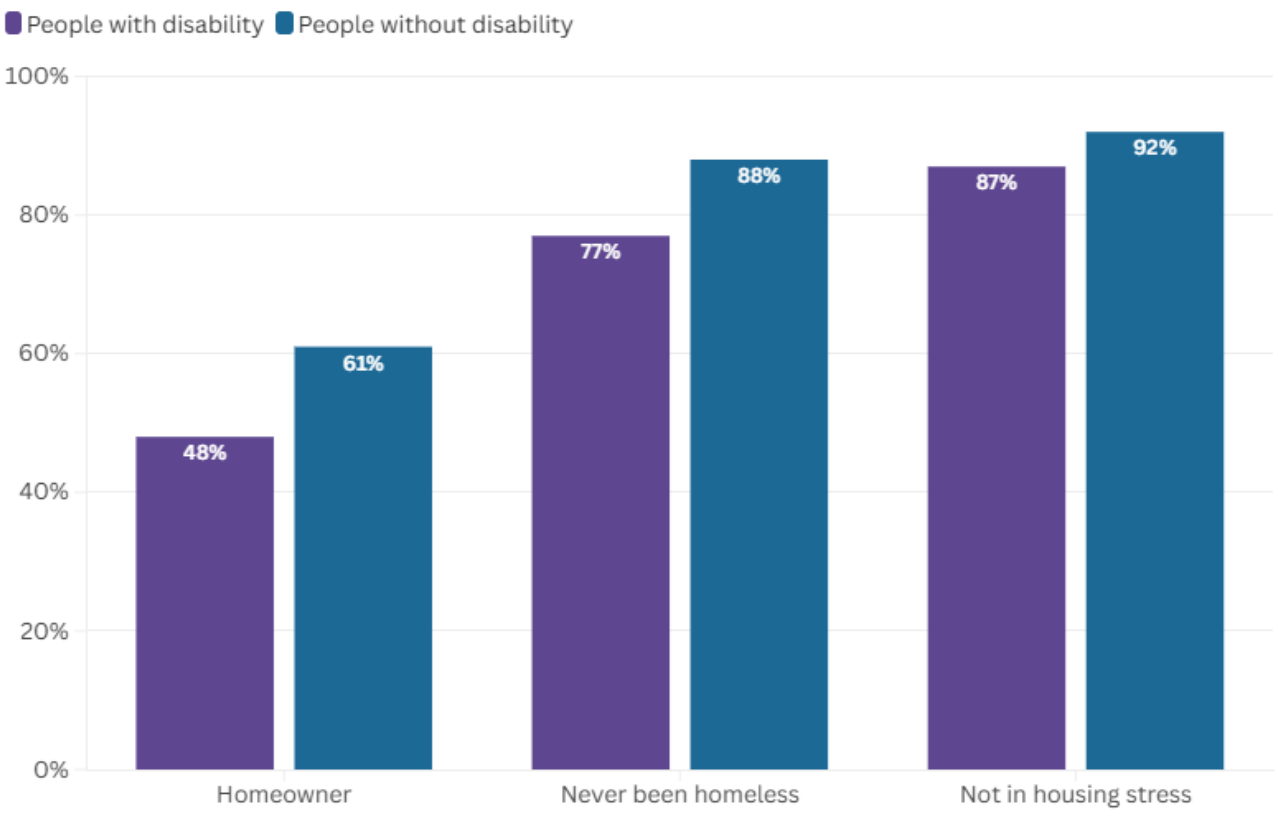


Source: Survey of Disability, Ageing and Carers 2022, Australian Bureau of Statistics

Figure 5.2:

Housing security for people with and without disability in Australia

People aged 18-64 years

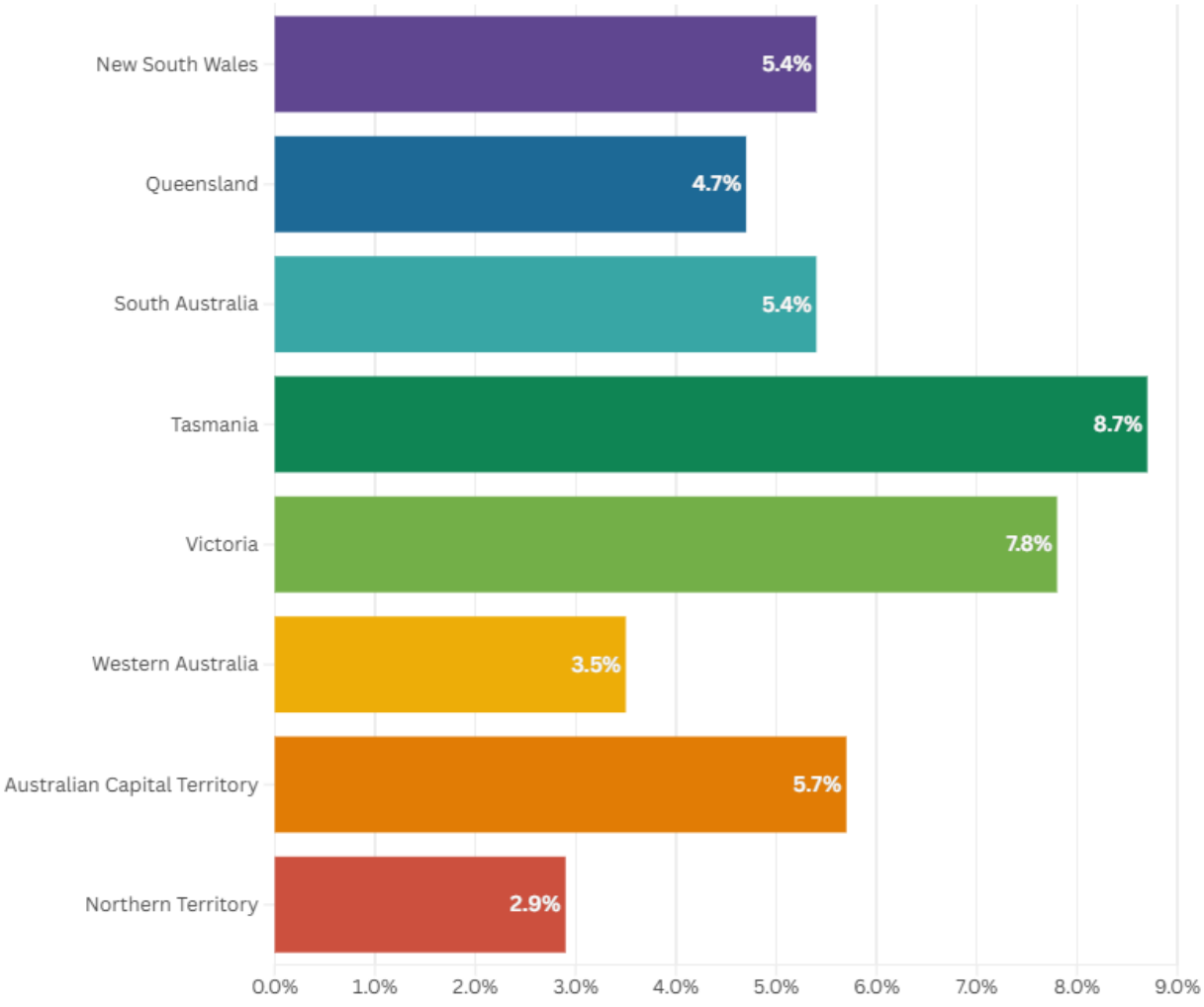


Source: Disability and Wellbeing Monitoring Framework: Baseline Indicator Data for Australians aged 18-64 years

Figure 5.3:

Proportion of people receiving Specialist Homelessness Services support who are NDIS participants

All people receiving Specialist Homelessness Services



Source: Specialist Homelessness Services Annual Report, 2024-25, AIHW

Topic 6: Rental reform

Proportion of Tasmanian households who privately rent their home, 1994-95

14.6%

Australian Bureau of Statistics, May 2022

Proportion of Tasmanian households who privately rent their home, 2019-20

21.7%

Australian Bureau of Statistics, May 2022

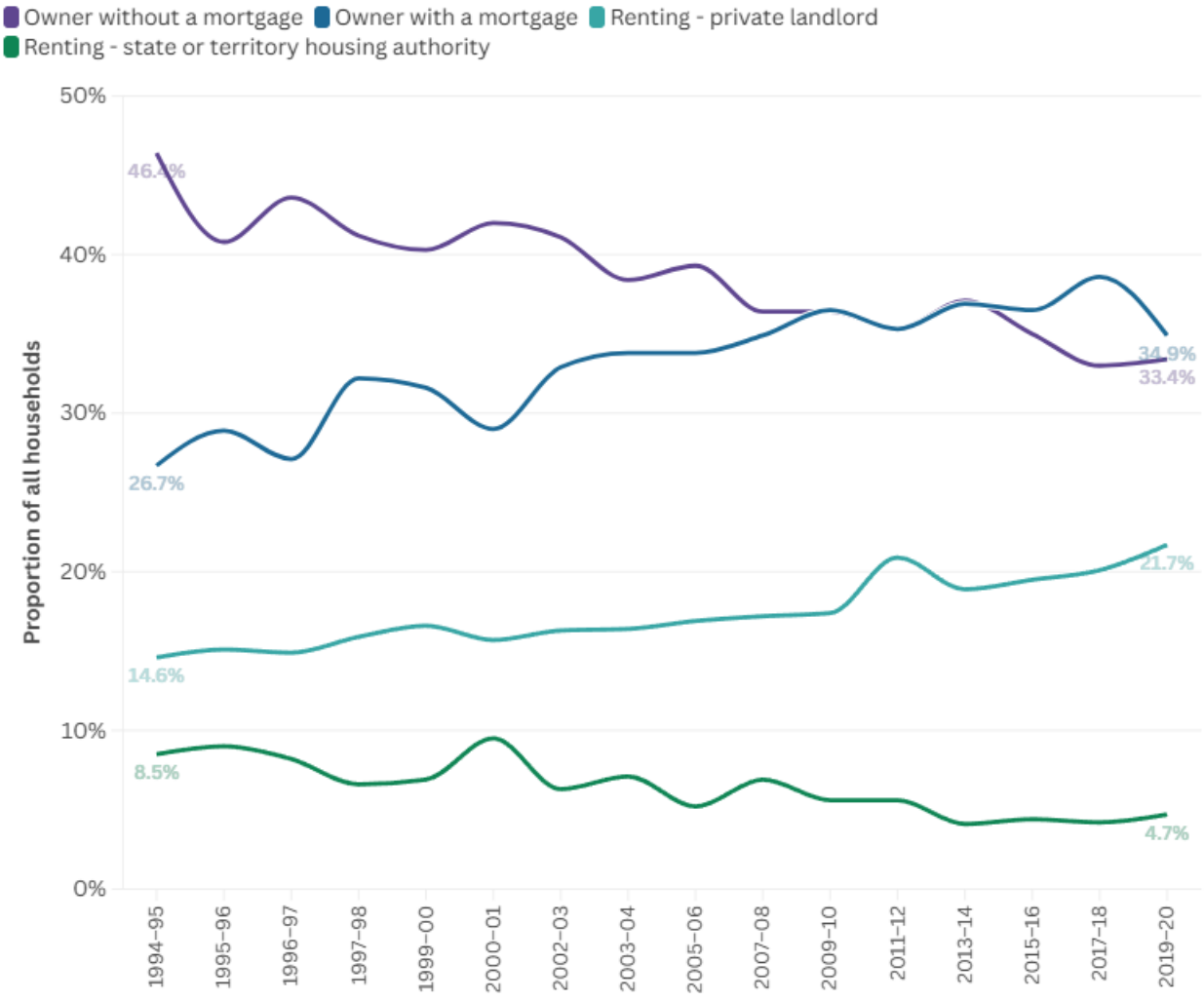
Average time to save for a deposit to buy a home, median income households, 2024

10.6 years

NHSAC, 2025

Figure 6.1:

Households by tenure type (%), 1994–95 to 2019–20, Tasmania

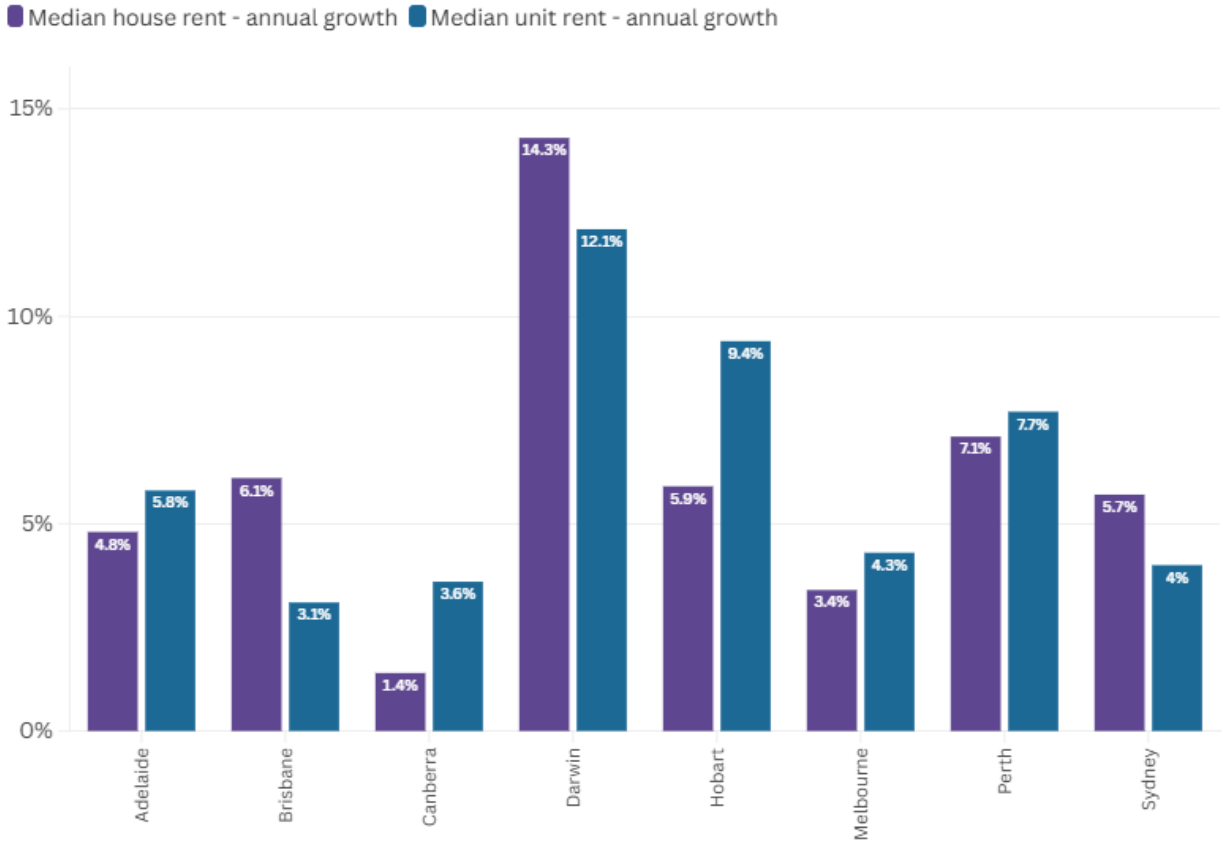


Source: ABS Housing Occupancy and Costs, Australia, 2019-20, Table 12.18 Household Estimates 1994-95 to 2019-20 • Refer to "Insights into this data" for an explanation of why we've used this data

Figure 6.2:

Annual growth in new median rents in capital cities, 2025 - 2026

September 2025 quarter - September 2026 quarter

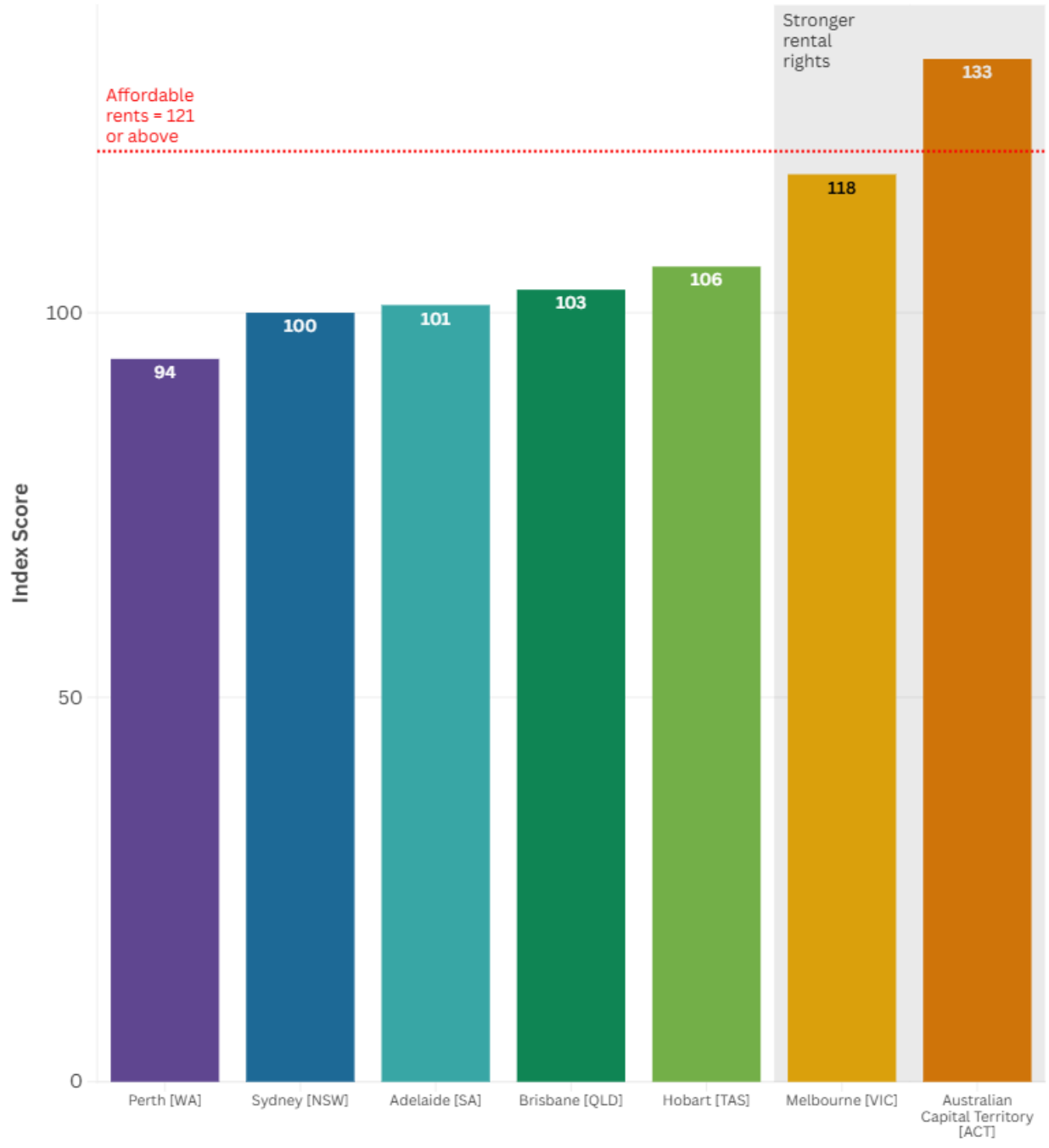


Source: Domain Rental Report, September 2026

Figure 6.3:

Rental Affordability Index Scores for Metropolitan Areas, June 2025

The higher the score, the more affordable the rent



Source: SGS Rental Affordability Index, 2025 • Rental Affordability Index Score not available for Darwin [NT]

Figure 6.4:

Comparing rental rights and protections in Australian jurisdictions, June 2026

State or territory	Vic	NSW	ACT	Qld	SA	WA	NT	Tas
Unsolicited rent bidding banned	Yes	Yes	No	Yes	No	No	Yes	No
No-grounds evictions banned	Yes	Yes	Yes	No	Yes	Yes	No	No
Rent increases capped	No	No	Yes	No	No	No	No	No
Break-lease fees limited	No	Yes	Yes	Yes	No	No	No	No
Portable bond scheme	Yes	Yes	No	No	Yes	No	No	No
Standard lease agreements or terms mandated	Yes	No	No	Yes	Yes	No	No	No
Standard application forms mandated	Yes	No	No	Yes	Yes	No	No	No
Minor modifications allowed	Yes	No	No	Yes	No	No	No	No
Energy efficiency mandated	Yes	No	Yes	No	No	No	No	No
Adequate protections for domestic violence	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Score	8	6	6	6	5	3	2	0

For additional information, refer to TasCOSS's submission to the review of the *Residential Tenancy Act 1997* on our website.

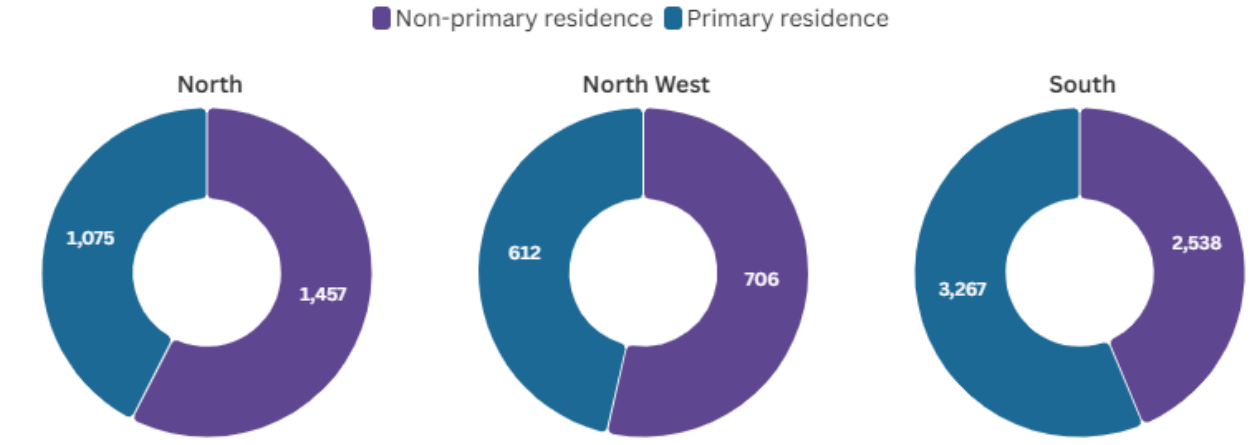
Topic 7: Short-stay rental accommodation

Statewide number of 'non-primary residence' short-stays	Statewide growth in 'non-primary residence' short-stays	Percentage of 'non-primary residence' short-stays in Local Government Areas
4,813	**54.6%**	**0.1-10.6%**
Jul-Sep 2026	Oct-Dec 2019 to Jul-Sep 2026	Jul-Sep 2026

Figure 7.1:

Short-stays by region, Tasmania

All short-stay rental accommodation, July-September 2026

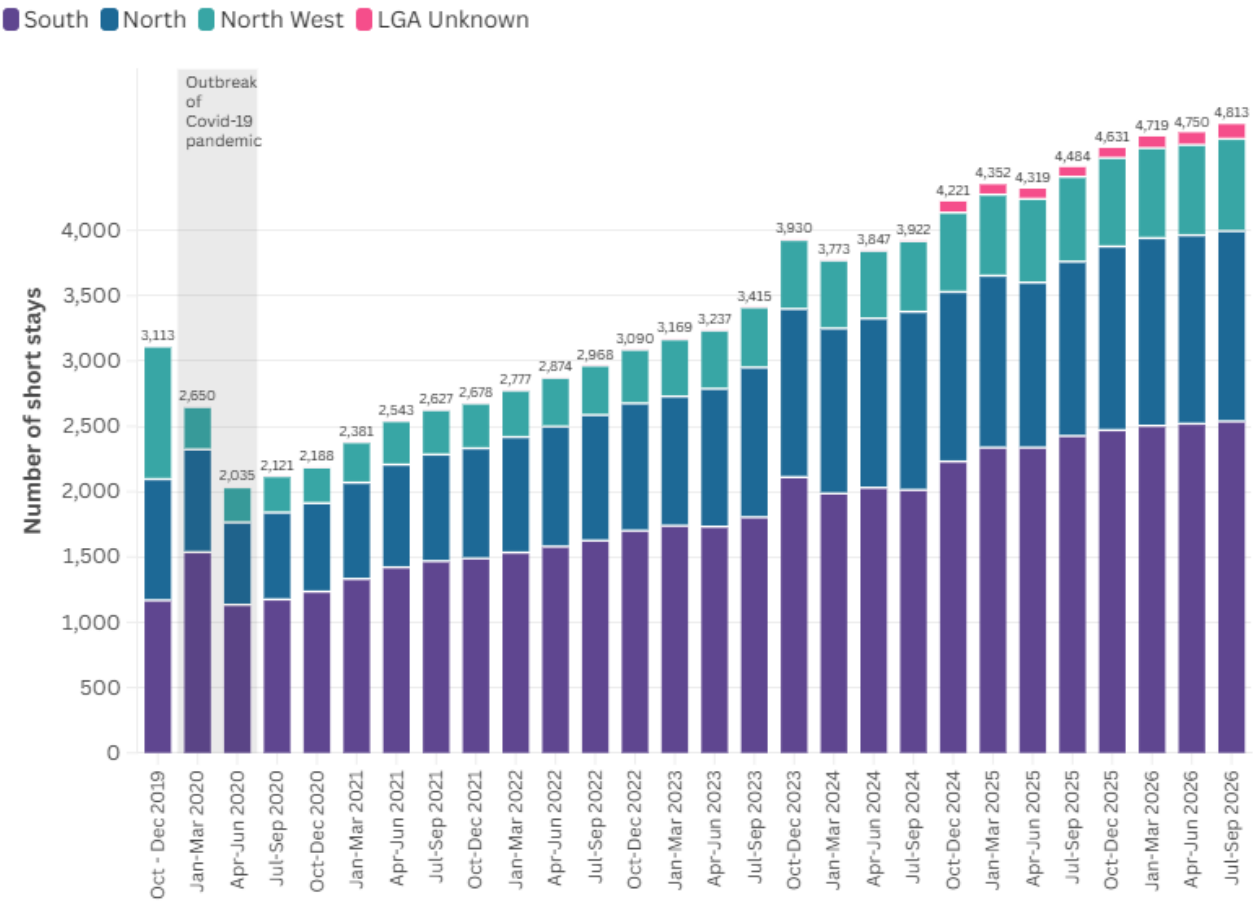


Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government

Figure 7.2:

Growth in short stays in Tasmania by region, 2019 to 2026

Secondary residence short stays, Oct-Dec 2019 to Jul-Sep 2026



Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government

Figure 7.3:

Short stay accommodation in Tasmania by LGA and region, 2026

Non-primary residence short stay accommodation (Jul-Sep 2026) and all dwellings (Census 2021)

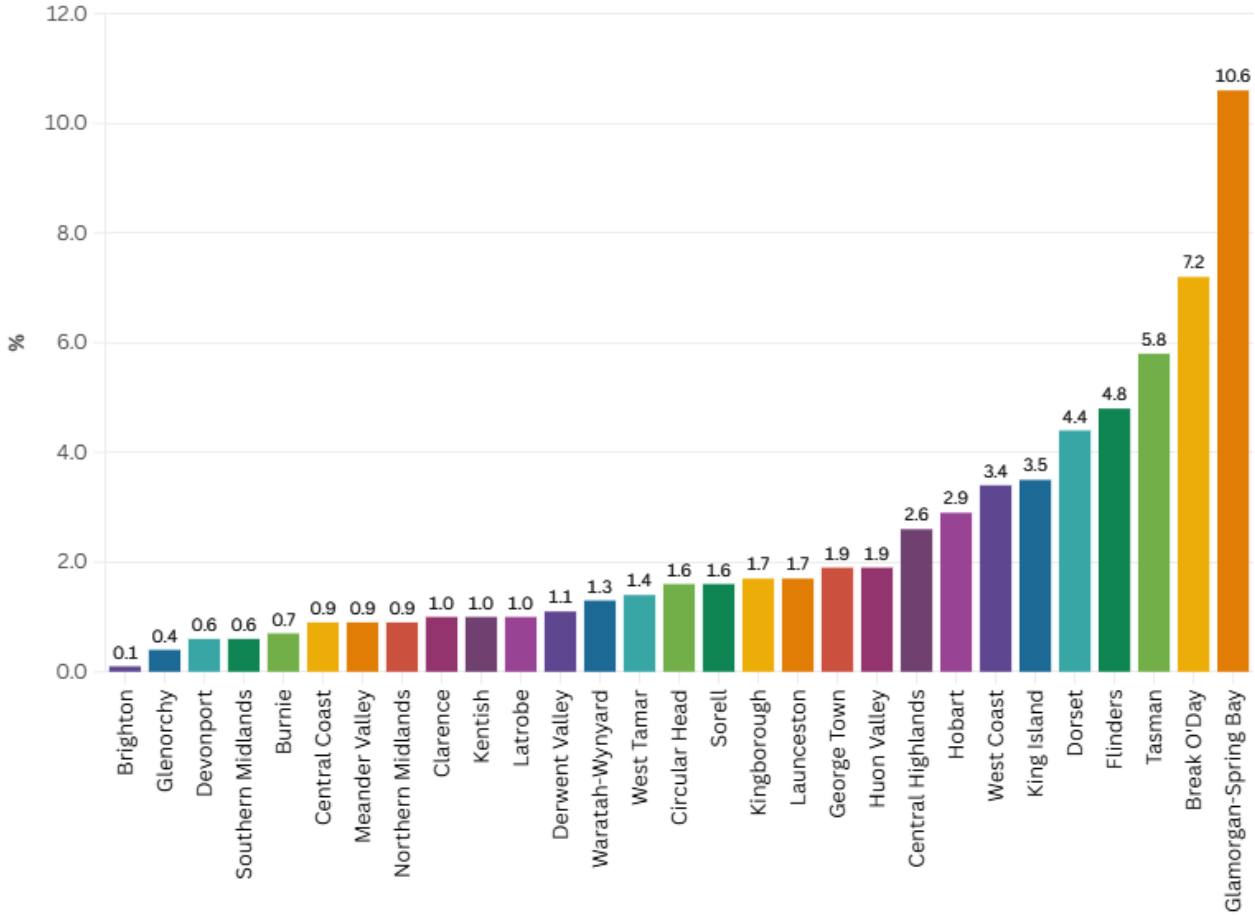


Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government

Figure 7.4:

Density of short-stay accommodation by Local Government Area, Tasmania

'Non-primary residence' short stays (July-September 2026) as a proportion of all dwellings (2021 Census)

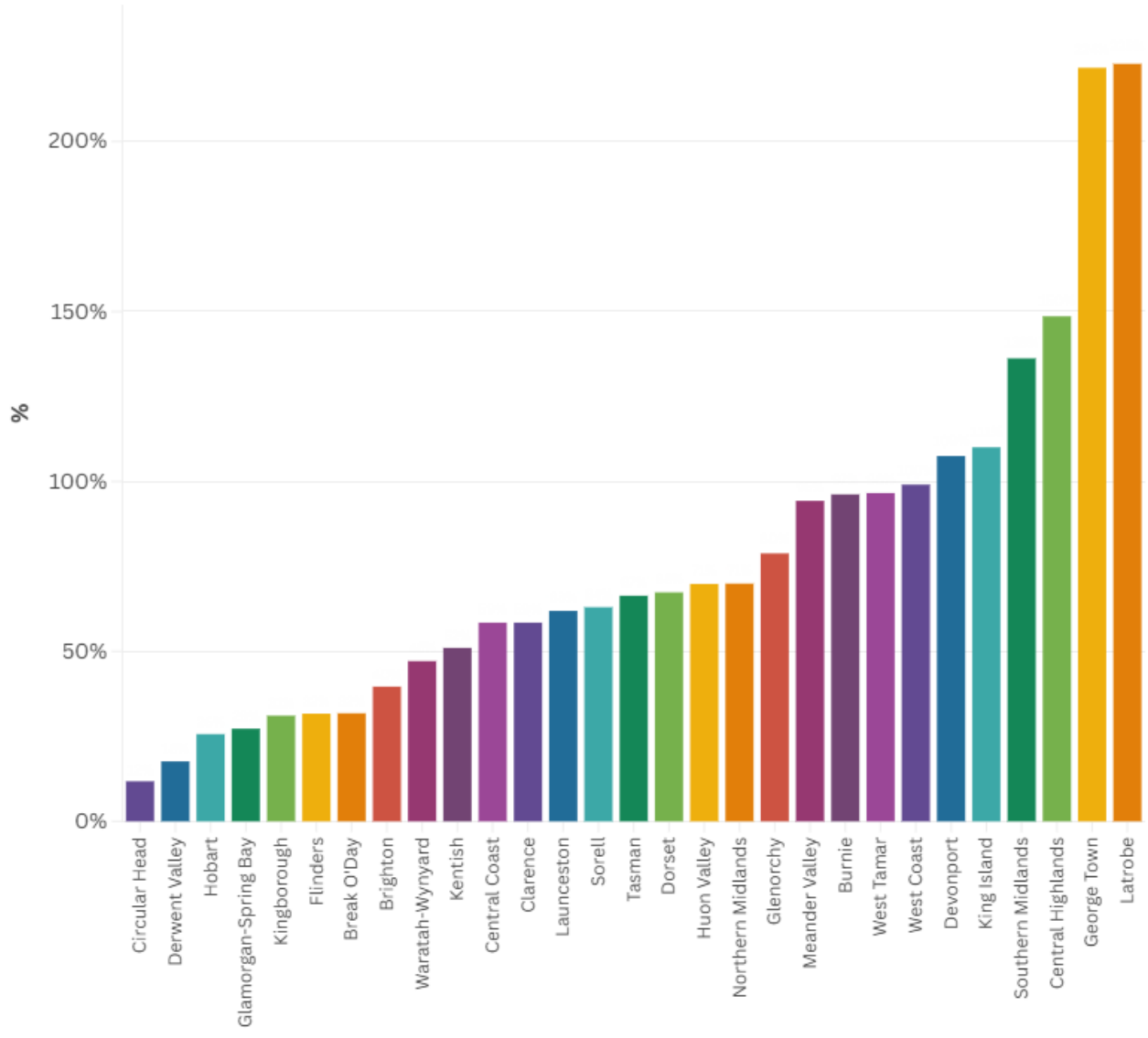


Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government

Figure 7.5:

Growth rate of short stay accommodation by Local Government Area, 2019 - 2026

'Non-primary residence' short stays, from Oct-Dec 2019 to Jul-Sep 2026

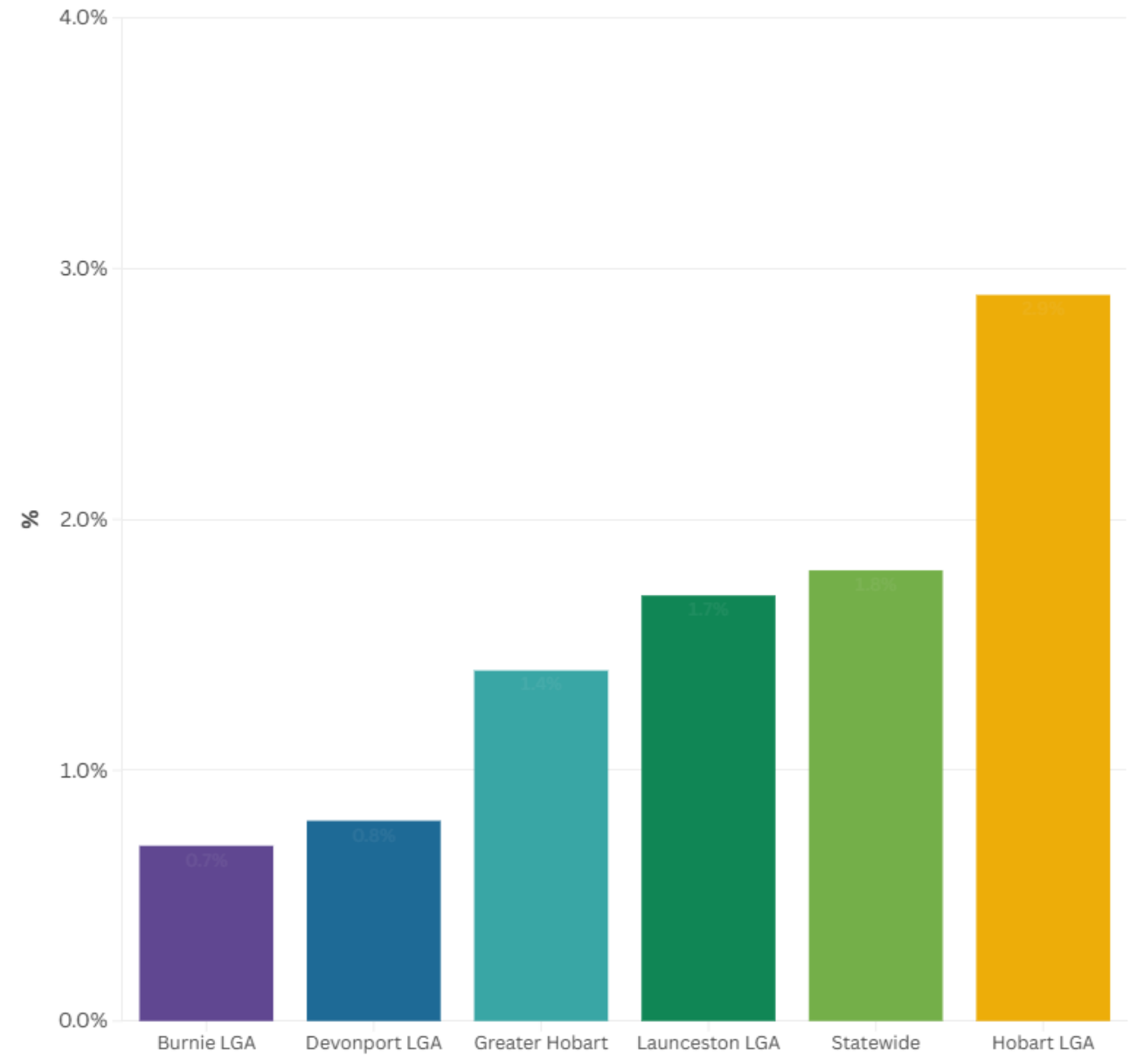


Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government

Figure 7.6:

Density of short stays by city, Tasmania, 2026

'Non-primary' residence short stays (Jul-Sep 2026) as percentage of all dwellings (Census 2021)



Source: Short Stay Accommodation Act data collection, Consumer, Building and Occupational Services, Tasmanian Government • Greater Hobart includes the LGAs of Brighton, Clarence, Hobart, Glenorchy, Kingborough and Sorell.