

**Table 78 Rents and earnings in Wales**

£ per week

	1981	1985	1990	1995	2000	2005	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
<b>Local authorities:</b>																					
Subsidy guideline			22.98	33.58	38.94	47.59	64.18	66.96	70.23	73.18	75.16	76.21	78.12	81.63	83.59	85.85	87.14	89.84	-	-	-
Average rent	11.43	16.53	23.49	35.35	42.01	50.06	62.64	66.61	69.6	72.58	75.19	78.44	81.15	84.65	89.35	92.26	95.06	96.45	99.20	105.08	112.07
<b>Housing associations:</b>																					
Fair rents	13.53	18.67	30.08	40.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assured rents			30.73	42.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All rents	-	-	-	-	45.17	52.99	66.97	69.62	73.69	76.18	79.16	82.05	83.93	87.10	91.15	93.81	-	98.01	100.93	107.35	115.24
<b>Private renting:</b>																					
Unfurnished fair rents	10.10	14.12	23.87	35.63	-	-	98.00	110.00	104.00	100.00	110.00	100.00	105.00	109.00	104.00	-	-	-	-	-	-
Market rents	-	-	35.38	58.65	59.65	83.91	112.83	114.23	123.23	123.69	124.62	126.00	128.08	130.62	133.62	136.62	139.38	143.08	152.08	166.15	180.23
All private rents	-	-	-	-	-	-	98.00	110.00	104.00	100.00	110.00	100.00	105.00	109.00	104.00	109.00	121.00	114.00	124.00	135	-
<b>Average earnings</b>	<b>119.40</b>	<b>160.30</b>	<b>232.10</b>	<b>301.30</b>	<b>368.40</b>	<b>460.90</b>	<b>526.40</b>	<b>525.20</b>	<b>530.60</b>	<b>546.60</b>	<b>547.20</b>	<b>560.70</b>	<b>575.80</b>	<b>585.80</b>	<b>597.60</b>	<b>623.70</b>	<b>616.80</b>	<b>638.60</b>	<b>675.50</b>	<b>726.20</b>	<b>768.10</b>
<b>Rent as a % earnings:</b>																					
Local authority rents	9.6	10.3	10.1	11.7	11.4	10.9	11.9	12.7	13.1	13.3	13.7	14.0	14.1	14.5	15.0	14.8	15.4	15.1	14.7	14.5	14.6
HA fair rents	11.3	11.6	13.0	13.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA assured rents			13.2	14.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HA all rents	-	-	-	-	12.3	11.5	12.7	13.3	13.9	13.9	14.5	14.6	14.6	14.9	15.3	15.0	-	15.3	14.9	14.8	15.0
Private fair rents	8.5	8.8	10.3	11.8	-	-	18.6	20.9	19.6	18.3	20.1	17.8	18.2	18.6	17.4	-	-	-	-	-	-
Private market rents	-	-	15.2	19.5	16.2	18.2	21.4	21.7	23.2	22.6	22.8	22.5	22.2	22.3	22.4	21.9	22.6	22.4	22.5	22.9	23.5
All private rents	-	-	-	-	-	-	18.6	20.9	19.6	18.3	20.1	17.8	18.2	18.6	17.4	17.5	19.6	17.9	18.4	18.6	-

Sources: Welsh Government, Welsh Housing Statistics, DoE Housing and Construction Statistics, ONS Family Resources Survey, Regional Trends, New Earnings Surveys, ONS Annual Survey of Hours and Earnings, Community Housing Cymru, and UKHR Tables 54b and 54c.

Notes: 1. Earnings figures are gross average earnings for adults in full-time work, resident in Wales.

2. LA and HA rent figures are for self-contained stock and are for financial years. The subsidy (target) rents are currently suspended and their future is not currently known.

3. Market rents to 2000 are for unfurnished lets and are for financial years. Figures from 2001/2 to 2011/12 are for calendar years and are derived from the Rent Officers Wales - Lettings Information Database. Figures from 2012/13 are ONS figures reported in UKHR Table 54c.

4. The 'all private rents' figures are drawn from UKHR Table 54b, which is derived from the FRS. These figures, especially for 2020/21 and 2021/22, should be treated with caution and viewed as illustrative only due to the relatively small sample achieved.