accommodation for students

September 2026 Edition

Guildford student housing rent report

Overview

This report provides an overview of student housing rental trends, based on live listings on Accommodation for Students (AFS). It compares private student housing with purpose built student accommodation (PBSA) to help landlords and letting agents benchmark their properties. This September 2026 edition includes:

- **Average room rents** (monthly and yearly change, by segment)
- **Year-to-date comparison** (2026 vs 2025)
- **City comparison** (how the city sits against the UK market)

Throughout, student housing means the widest range of privately rented student accommodation, including shared houses and flats marketed to students, rather than solely the legal definition of a house in multiple occupation (HMO).

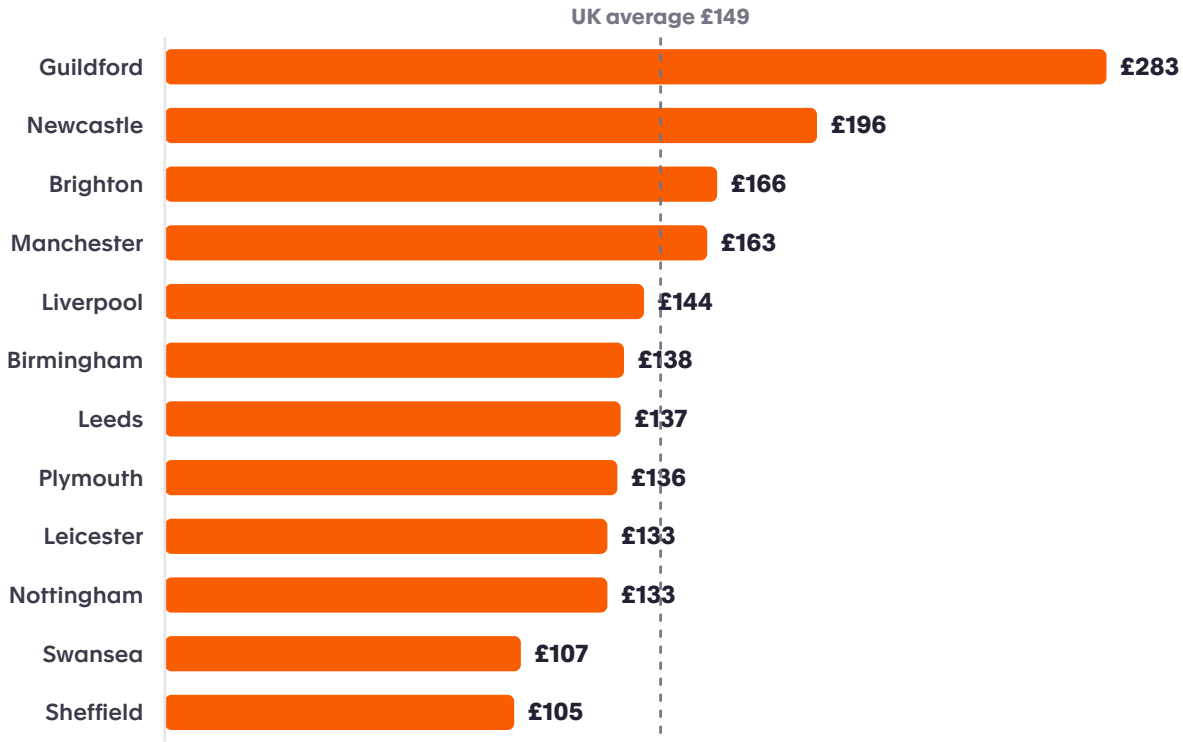
£283	—	11	11
Average room rent (£/week)	PBSA average (£/week)	Rooms analysed	Properties advertised

Market insight

Guildford is a small market on AFS: 11 properties with 11 advertised rooms at the end of September 2026. The average advertised room rent was £283, against a UK average of £149; with fewer than 30 rooms this is indicative rather than robust, so month-to-month comparisons are not shown.

How Guildford compares

average room rent / September 2026



Source: Largest markets by advertised rooms, of 27 cities with 100+ rooms | highest Edinburgh £317 and lowest Middlesbrough £99 among cities with 25+ properties | UK average £149 | Guildford shown for reference (11 rooms)

Methodology

- **Where the data comes from.** Live listings on AFS, captured in a daily snapshot. This edition uses 30 September 2026.
- **What we measure.** The average advertised weekly room rent. Obvious pricing errors (below £30 or above £1,000 a week) and purpose built student rooms cross-listed as shared housing are removed first, so the figures reflect genuine student houses and flats. With only 11 advertised rooms, the Guildford average is indicative rather than robust.
- **Small numbers.** Any figure based on fewer than 30 advertised rooms is shown as a dash. The city chart covers cities with at least 100 advertised rooms.
- **Small market.** Guildford had 11 advertised rooms this month, below the 30-room threshold for movements and segment breakdowns, so this edition reports levels and market context only.

Source: AFS live listings | data extracted 27 October 2026 | 11 rooms across 11 properties in Guildford



Need further insights or bespoke data analysis?



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