accommodation for students

October 2026 Edition

Cambridge 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 October 2026 edition includes:

- **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).

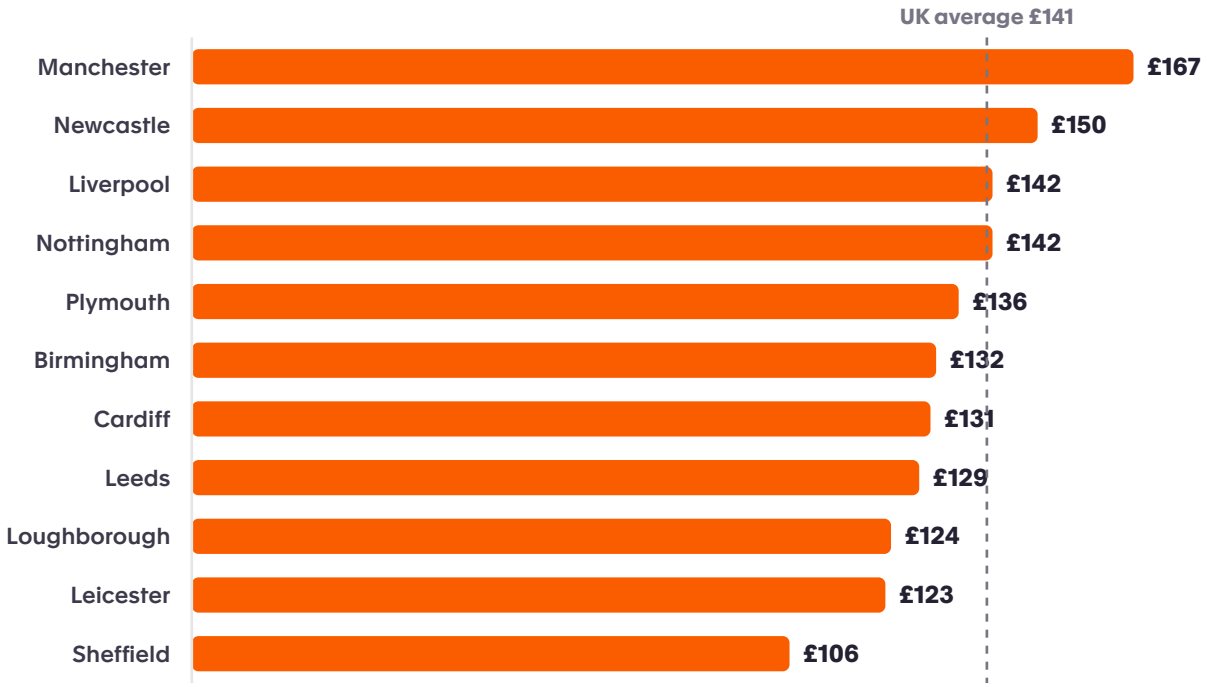
—	£247	1	1
Average room rent (£/week)	PBSA average (£/week)	Rooms analysed	Properties advertised

Market insight

Cambridge had 1 advertised property with 1 priced room at the end of October 2026, which is too few for reliable averages. The chart below shows how the UK's largest student markets priced, for context.

How Cambridge compares

average room rent / October 2026



Source: Largest markets by advertised rooms, of 36 cities with 100+ rooms | highest London £280 and lowest Stoke £95 among cities with 25+ properties | UK average £141

Methodology

- **Where the data comes from.** Live listings on AFS, captured in a daily snapshot. This edition uses 31 October 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. Cambridge had too few advertised rooms this month for a reliable figure.
- **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.
- **PBSA benchmark.** The average weekly rate for full-year (40+ week) PBSA rooms advertised during the month. The level and its changes are calculated with the same method as the monthly PBSA pricing report, so the two reports agree.
- **Small market.** Cambridge had 1 advertised room 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 4 November 2026 | 1 room across 1 property in Cambridge



Need further insights or bespoke data analysis?



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