accommodation for students

October 2026 Edition

Exeter 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:

- **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).

£206	£211	500	131
Average room rent (£/week) ↑ 12%	PBSA average (£/week)	Rooms analysed	Properties advertised

Average room rents

Exeter / October 2026

Segment	Average rent (£/week)	Rooms (n)	Monthly change (vs Sep 2026)	Yearly change (vs Oct 2025)
All student housing	£206	500	↓ 11%	↑ 12%
Bills included	£216	253	—	↑ 11%
Bills excluded	£200	153	—	↑ 20%
1-3 bedrooms	£243	97	—	↑ 22%
4+ bedrooms	£198	403	↓ 18%	↑ 8%
PBSA room benchmark	£211	145	0%	↓ 18%

Source: AFS live listings snapshot 2026-10-31 | averages of advertised weekly room rents

Market insight

Student housing in Exeter currently rents around 2% below PBSA on an average room basis. Compared with October 2025, the average advertised room rent rose 12%; month on month it was 11% lower, though only 3 properties were advertised in both periods, too few to check like-for-like whether that reflects prices or a change in the advertised mix. Bills-inclusive listings sit well above the market average, but this reflects where they are concentrated (studios and small flats); among comparable 4+ bedroom houses, including bills makes little difference to the advertised rent. Rooms in larger houses (4+ bedrooms) list at £45 a week less than rooms in 1-3 bedroom properties.

Year-to-date comparison

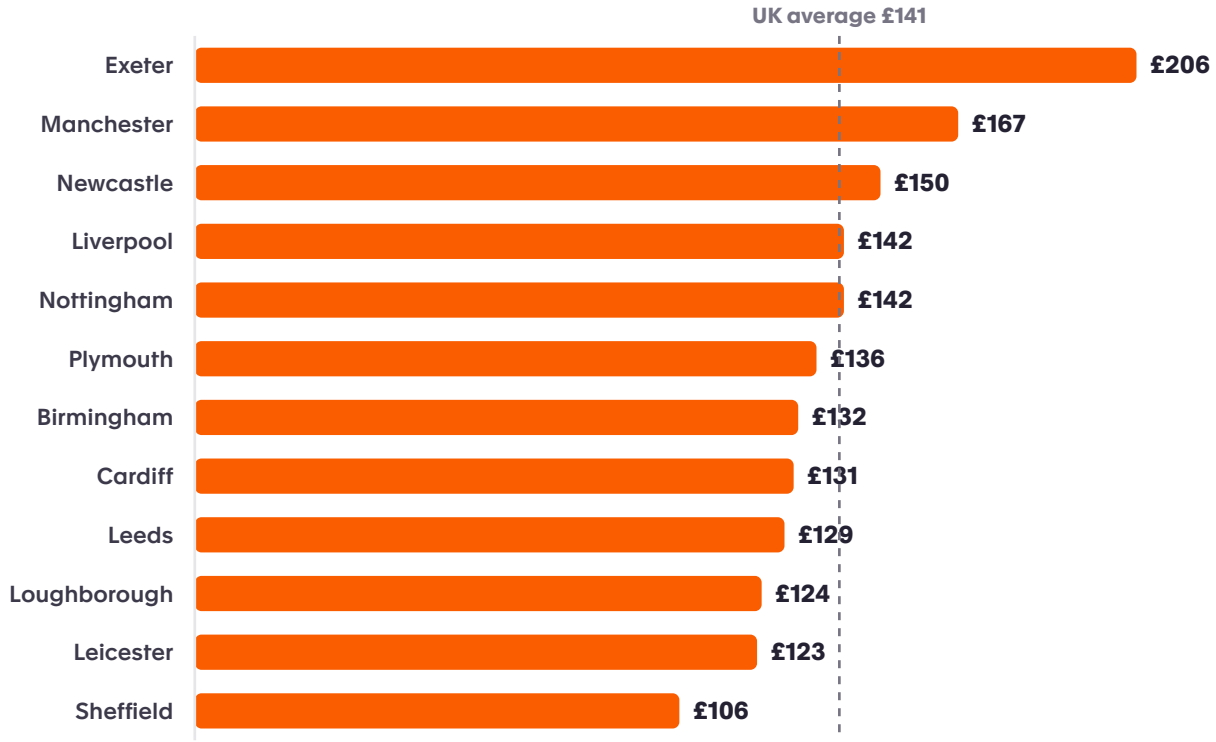
9 comparable months, 2026 vs 2025

Segment	2025 avg (£/week)	2026 avg (£/week)	% change
All student housing	£174	£223	↑ 28%
Bills included	£185	£230	↑ 24%
Bills excluded	£152	£195	↑ 28%
1-3 bedrooms	£188	£225	↑ 19%
4+ bedrooms	£175	£197	↑ 13%

Source: Average of monthly averages over months with 30+ advertised rooms in both years

How Exeter 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

Bills and the advertised rent

Bills-included rooms in Exeter list at an average **£216** a week against **£200** bills-excluded, a headline gap of £16 (+8%). That gap mostly reflects the stock, not the bills. 25% of bills-inclusive rooms are in studios or 1-3 bedroom properties, which price differently. Within comparable 4+ bedroom houses, bills-included rooms list at £197 against £201 bills-excluded (189 and 126 rooms).

Methodology

- **Where the data comes from.** Live listings on AFS, captured in a daily snapshot. This edition uses 31 October 2026, compared with 30 September 2026 and 31 October 2025.
- **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.
- **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.
- **Bills and bedrooms.** Bills included means all bills are included; bills excluded means none are; listings with partial or optional bills packages (94 rooms this month) sit in neither segment. Bedroom bands use the advertised bedroom count.
- **Prices or mix?** Monthly and yearly changes are checked against properties advertised in both periods wherever enough of them overlap. The commentary says so when a change mostly reflects a different mix of advertised properties rather than price changes, and says so too when too few properties overlap for that check to be made.
- **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.
- **Year to date.** The average of the monthly figures, using months with enough data in both years.

Source: AFS live listings | data extracted 4 November 2026 | 500 rooms across 131 properties in Exeter

Need further insights or bespoke data analysis? Contact Sales