accommodation for students

October 2026 Edition

Manchester 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)
- **Rent trend** (13 months of average advertised rents)
- **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).

£167
Average room rent (£/week)
↑ 1%

£300
PBSA average (£/week)

4,562
Rooms analysed

891
Properties advertised

Average room rents

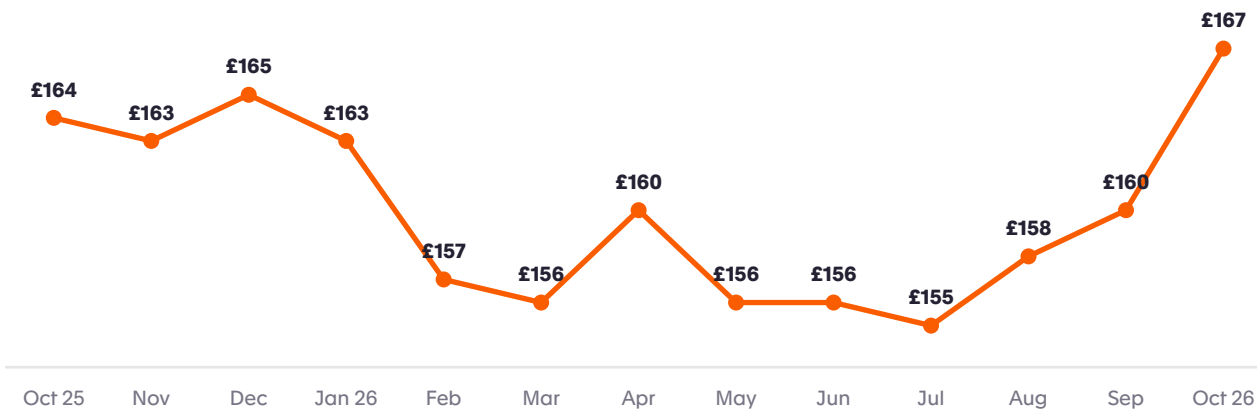
Manchester / October 2026

Segment	Average rent (£/week)	Rooms (n)	Monthly change (vs Sep 2026)	Yearly change (vs Oct 2025)
All student housing	£167	4,562	↑ 4%	↑ 1%
Bills included	£171	2,996	↑ 7%	↑ 2%
Bills excluded	£151	915	↓ 4%	↓ 2%
1-3 bedrooms	£173	494	↑ 4%	↑ 3%
4+ bedrooms	£166	4,068	↑ 4%	↑ 1%
PBSA room benchmark	£300	139	↓ 1%	↑ 18%

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

Rent trend

Manchester / 13 months to Oct 2026



Source: Average advertised room rent at each month-end snapshot | late-summer months carry a smaller, dearer advertised mix as let stock delists

Market insight

Student housing in Manchester currently rents around 44% below PBSA on an average room basis. Compared with October 2025, the average advertised room rent rose 1%; month on month it was 4% higher, although like-for-like rents on properties advertised in both periods were flat, so the move reflects a change in the advertised mix rather than price changes. Even among comparable 4+ bedroom houses, bills-inclusive rooms carry a 14% premium. Rooms in larger houses (4+ bedrooms) list at £7 a week less than rooms in 1-3 bedroom properties.

Year-to-date comparison

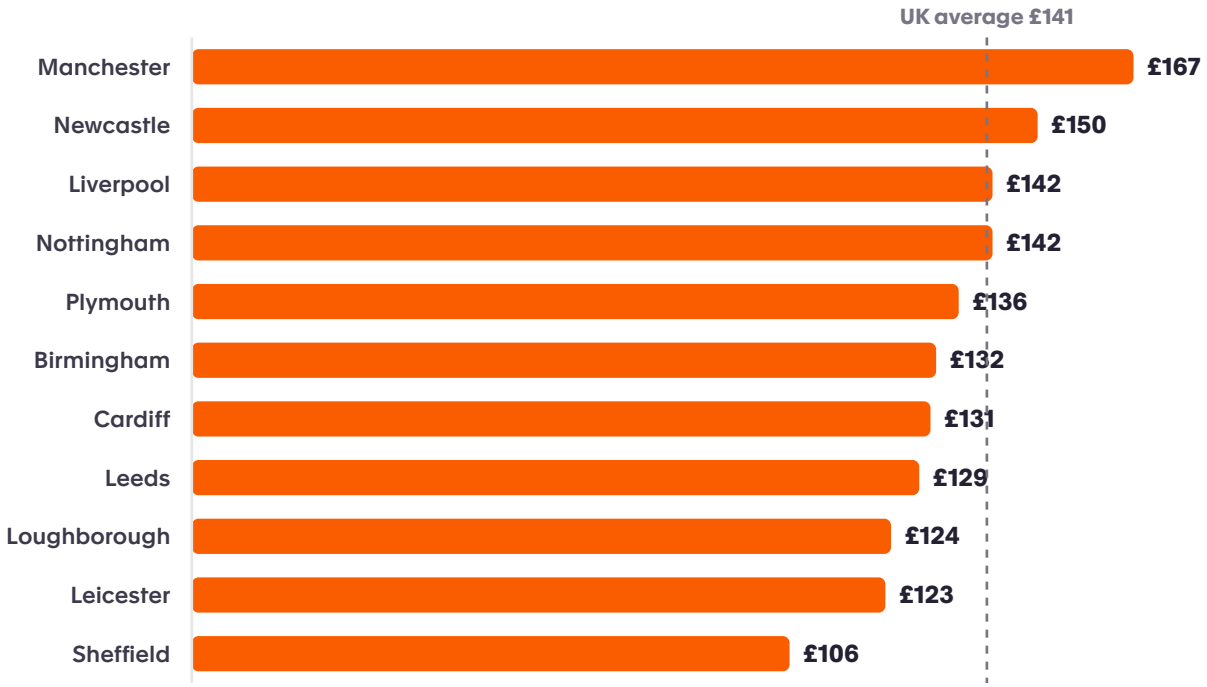
Jan–Oct 2026 vs Jan–Oct 2025

Segment	2025 avg (£/week)	2026 avg (£/week)	% change
All student housing	£157	£159	**↑ 1%**
Bills included	£159	£161	**↑ 2%**
Bills excluded	£146	£146	**0%**
1-3 bedrooms	£167	£178	**↑ 7%**
4+ bedrooms	£155	£155	**0%**

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

How Manchester 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 Manchester list at an average **£171** a week against **£151** bills-excluded, a headline gap of £20 (+13%). The gap is not explained by the advertised mix. 5% 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 £171 against £149 bills-excluded (2,855 and 818 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 (651 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 | 4,562 rooms across 891 properties in Manchester

Need further insights or bespoke data analysis? Contact Sales