accommodation for students

October 2026 Edition

Newcastle-under-Lyme 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)
- **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).

£110	—	39	9
Average room rent (£/week)	PBSA average (£/week)	Rooms analysed	Properties advertised

Average room rents

Newcastle-under-Lyme / October 2026

Segment	Average rent (£/week)	Rooms (n)	Monthly change (vs Sep 2026)	Yearly change (vs Oct 2025)
All student housing	£110	39	—	—
Bills included	£110	39	—	—
Bills excluded	—	0	—	—
1-3 bedrooms	—	3	—	—
4+ bedrooms	£108	36	—	—

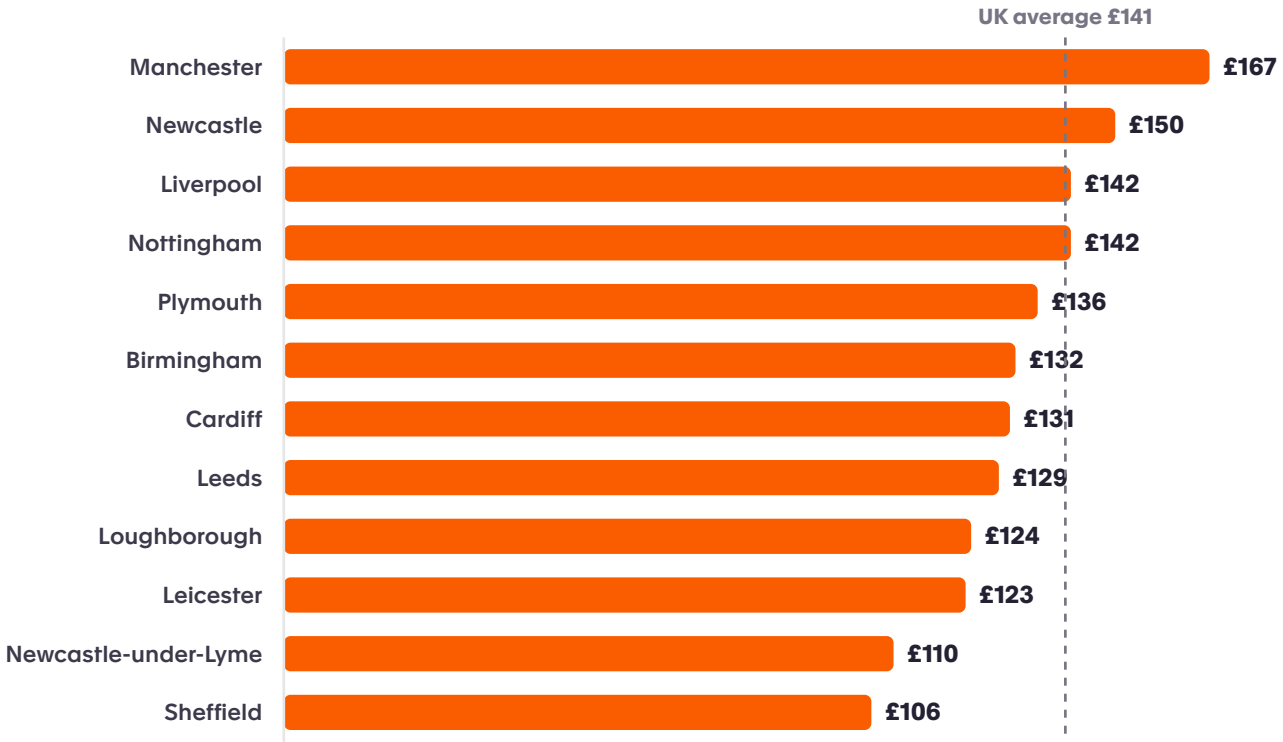
Source: AFS live listings snapshot 2026-10-31 | averages of advertised weekly room rents

Market insight

Newcastle-under-Lyme had 39 advertised rooms across 9 properties at the end of October 2026, with an average advertised room rent of £110 a week against a UK average of £141. Fewer than 30 rooms were advertised in September 2026 and in October 2025, too few for a reliable monthly or yearly comparison.

How Newcastle-under-Lyme 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 | Newcastle-under-Lyme shown for reference (39 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 (0 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.

Source: AFS live listings | data extracted 4 November 2026 | 39 rooms across 9 properties in Newcastle-under-Lyme

Need further insights or bespoke data analysis?

Contact Sales