accommodation for students

October 2026 Edition

Reading 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 rent** (October 2026, indicative)
- **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).

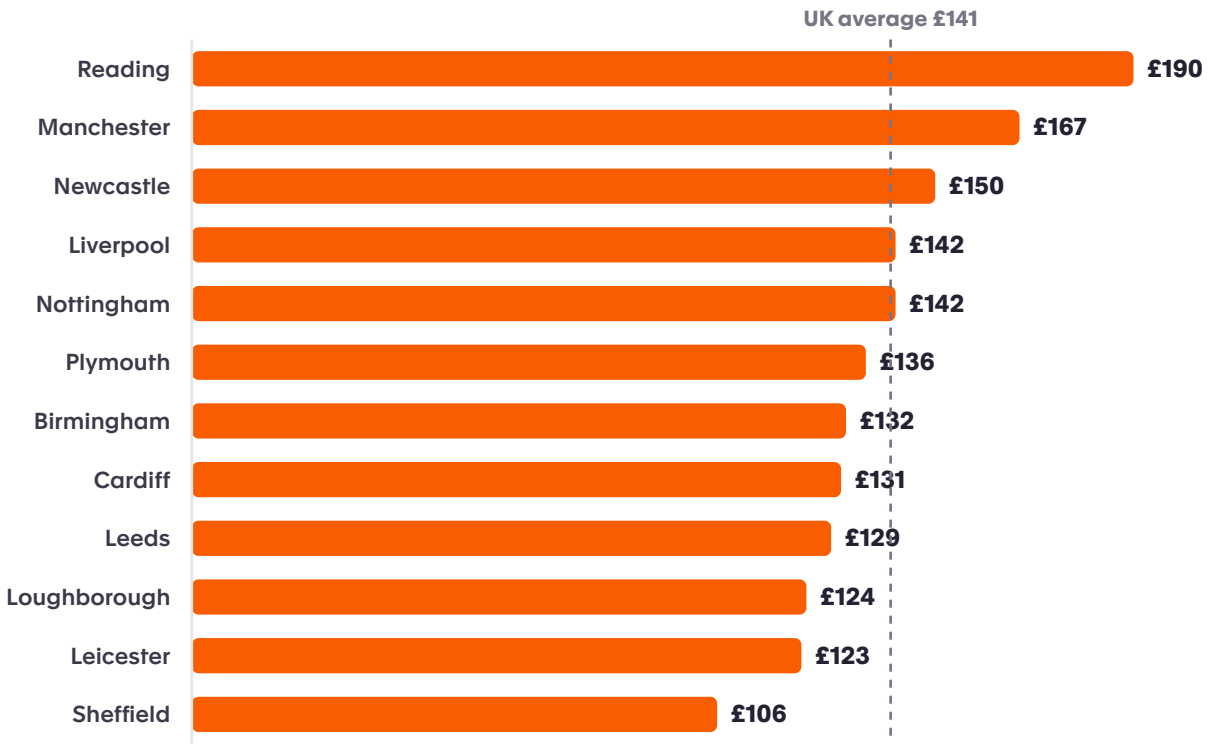
£190	£265	25	4
Average room rent (£/week)	PBSA average (£/week)	Rooms analysed	Properties advertised

Market insight

Reading is a small market on AFS: 4 properties with 25 advertised rooms at the end of October 2026. The average advertised room rent was £190, against a UK average of £141; with fewer than 30 rooms this is indicative rather than robust, so month-to-month comparisons are not shown. PBSA rooms in Reading list at an average £265 a week.

How Reading 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 | Reading shown for reference (25 rooms)

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. With only 25 advertised rooms, the Reading 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.
- **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.** Reading had 25 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 4 November 2026 | 25 rooms across 4 properties in Reading



Need further insights or bespoke data analysis?



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