

Average rent levels, 2022 – 2023

The below table demonstrates the average rent levels per person for all registered properties during for the 2023-2024 academic year.

| Number of Bedrooms | Fallowfield | Victoria Park | Withington | Rusholme | City Centre | Other | Average Rent Per Size |
|-----------------------|----------------|----------------|----------------|----------------|-------------|----------------|-----------------------|
| 1 | - | - | - | - | - | £69.23 | £69.23 |
| | £225.00 | - | - | - | - | - | £225.00 |
| 2 | - | £150.00 | - | - | - | - | £150.00 |
| | £125.00 | - | - | - | - | - | £125.00 |
| 3 | £118.36 | £102.50 | - | £110.00 | - | £82.50 | £114.02 |
| | £156.20 | £145.00 | £148.00 | £135.00 | - | £142.40 | £143.10 |
| 4 | £111.26 | £119.30 | £110.00 | £105.00 | - | £87.70 | £112.58 |
| | £125.13 | £137.34 | £140.00 | £105.08 | - | - | £127.42 |
| 5 | £118.03 | £118.36 | £113.67 | - | - | £110.00 | £117.62 |
| | £133.59 | £145.00 | £140.00 | - | - | - | £137.06 |
| 6 | £123.67 | £130.92 | - | £79.00 | - | - | £124.00 |
| | £160.05 | £156.00 | £135.00 | £137.50 | - | - | £156.34 |
| 7 | £126.87 | £105.50 | - | £79.50 | - | - | £123.98 |
| | £150.84 | £153.50 | £145.00 | £137.50 | - | - | £149.77 |
| 8 | £135.67 | £161.54 | £79.00 | - | - | - | £132.50 |
| | £144.00 | £144.40 | £155.00 | - | - | - | £145.44 |
| 9 | £165.00 | - | - | - | - | - | £165.00 |
| | £144.25 | - | - | - | - | - | £144.25 |
| 10 | £78.00 | - | £90.37 | - | - | - | £84.19 |
| | - | £140.00 | - | - | - | - | £140.00 |
| 11 | £160.00 | - | - | £109.00 | - | - | £134.50 |
| | - | £140.00 | - | - | - | - | £140.00 |
| 12 | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - |
| Average Rent Per Area | £120.28 | £120.37 | £120.85 | £96.50 | - | £92.09 | |
| | £144.23 | £144.09 | £144.43 | £124.03 | - | £142.50 | |

Please note: The averages above in **black** are average rental prices which are **bills exclusive**. The averages in **blue** are average rental prices which are **bills inclusive**. These numbers are for guidance only and will not represent the actual rents charged by the landlords.