

Average rent levels, 2020 – 2021

The below table demonstrates the average rent levels per person for all registered properties during the most recent academic year (19/20).

Number of Bedrooms	Fallowfield	Victoria Park	Withington	Rusholme	City Centre	Other	Average Rent Per Size
1	£139.04	£125.81	£141.12	£112.50	£167.99	£144.11	£143.11
	£137.25	£178.85	-	-	-	-	£163.13
2	£89.15	£86.70	£92.05	-	£110.42	£97.88	£92.80
	£106.35	£109.01	-	-	-	-	£107.74
3	£89.08	£84.49	£89.50	£74.68	£102.46	£85.83	£87.46
	£99.23	£92.22	£107.33	£85.86	-	-	£92.78
4	£80.85	£79.71	£90.76	£74.24	-	£78.74	£81.79
	£99.56	£97.78	£103.50	£90.25	-	-	£96.41
5	£92.53	£83.70	£73.88	£74.64	-	£79.94	£86.76
	£102.35	£91.91	£99.53	£92.99	-	-	£97.78
6	£91.03	£81.99	£86.18	£71.45	-	-	£87.36
	£110.56	£92.16	£01.12	£95.86	-	-	£102.99
7	£90.69	£87.25	£90.00	£68.65	-	£80.00	£88.75
	£111.22	£104.36	£107.60	£103.25	-	-	£109.19
8	£93.58	£80.25	£87.44	£95.90	-	-	£90.05
	£116.68	£101.67	£112.00	£92.31	-	-	109.88
9	£89.99	-	£94.60	-	-	-	£90.45
	£107.19	£106.50	-	-	-	-	104.80
10	£97.00	-	£87.00	-	-	£103.00	£95.00
	£125.00	£112.50	£115.00	-	-	-	113.00
11	-	-	-	£103.50	-	-	£103.50
	-	£112.50	-	£96.50	-	-	£104.50
12	-	-	-	-	-	-	-
	-	-	-	-	-	-	£150.00
Average Rent Per Area	£90.57	£88.98	£95.75	£76.79	£151.93		£92.79
	£105.81	£99.13	£103.57	£91.01			£101.32

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.