

## Average rent levels, 2018 – 2019

The below table demonstrates the average rent levels per person for all registered properties during the most recent academic year (17/18).

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

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.