

2025/2026

Rental yield

Student housing rental yield
report **July 25 to June 26**

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UK student rental yield league table

Average student rents, property values and gross yields across England and Wales, by city, area and property size

Executive summary

This report ranks student rental markets in England and Wales on gross rental yield: the advertised annual rent of a student property divided by the price paid locally for property of the same type and size. Rents come from 22,107 student properties advertised on Accommodation for Students in the 12 months to June 2026, covering shared houses, flats and studios. Values come from sold-price records lodged August 2025 to June 2026. Yields are computed for 61 cities and 312 named student areas across 59 towns and cities.

24.3%

Top city,
Middlesbrough

8.4%

Student-market
average

12.5%

Top type, flat, 3+
bed

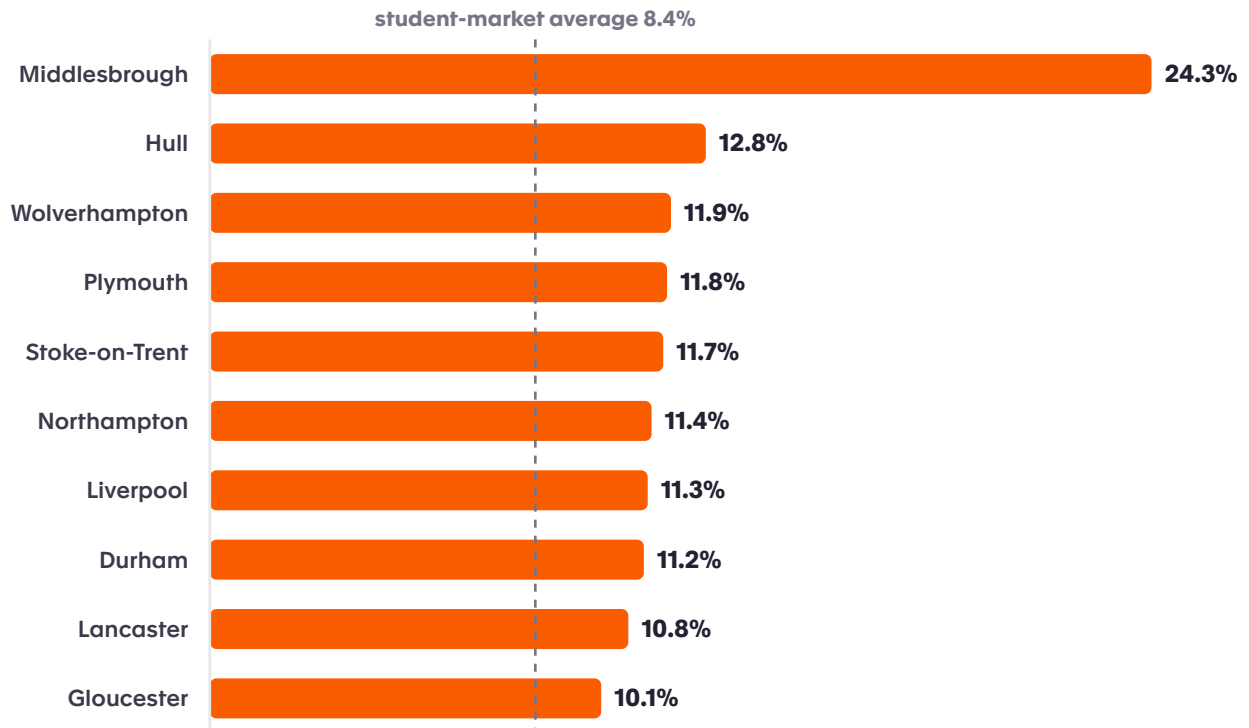
4.5%

Lowest city,
Kingston

- Middlesbrough leads the country at 24.3%. Student property there advertises for £24,326 a year against a local value of £100,019.
- The average across the student market is 8.4%: £24,621 of advertised rent against £293,041 of property value.
- Size drives the return on shared houses. Houses let by the room move from 5.2% at 1-2 bedrooms to 9.4% at 6+ bedrooms, because rent scales with rooms faster than price scales with size.
- Flat, 3+ bed is the strongest segment at 12.5%, and house, 1-2 bed the weakest at 5.2%.
- Yields compress where property is relatively expensive: Kingston (4.5%), Bedford (5.0%), London (5.2%) sit at the bottom of the ranking.

Ten highest city yields

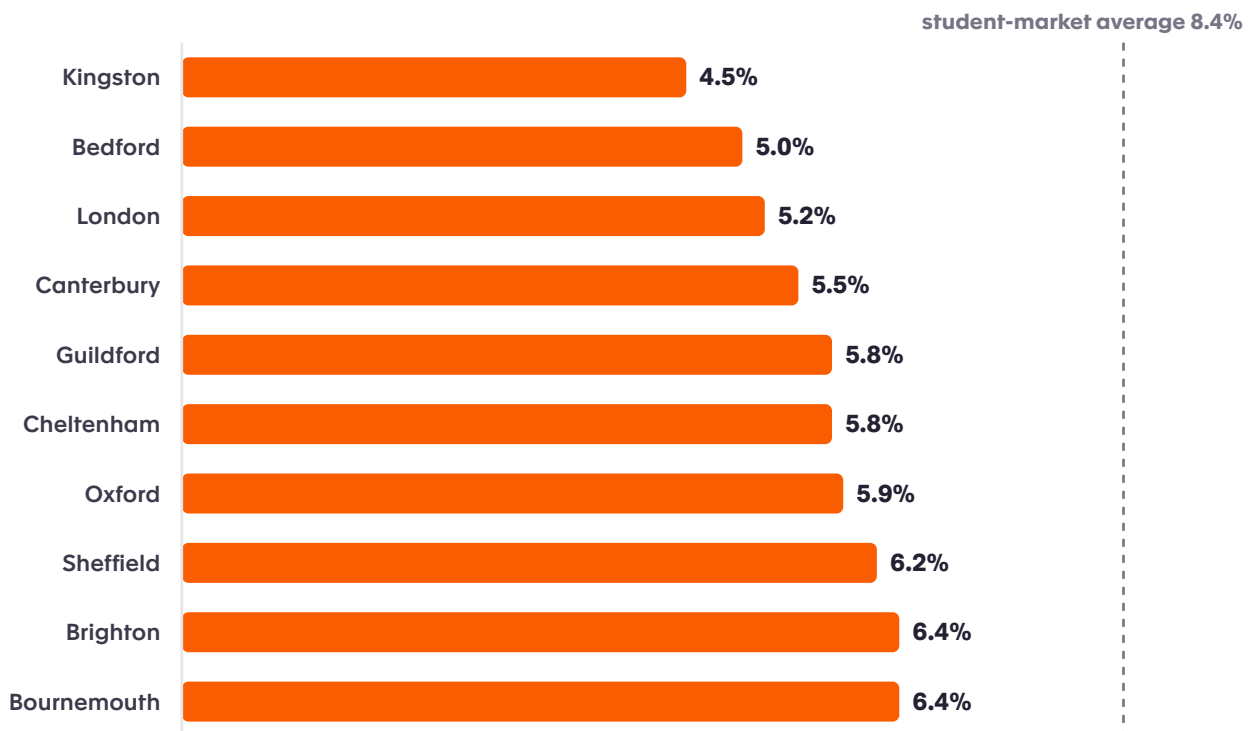
gross yield / 12 months to June 2026



Source: Accommodation for Students advertised rents and local sold prices / 48 ranked cities

Ten lowest city yields

gross yield / 12 months to June 2026



Source: Lowest of 48 ranked cities

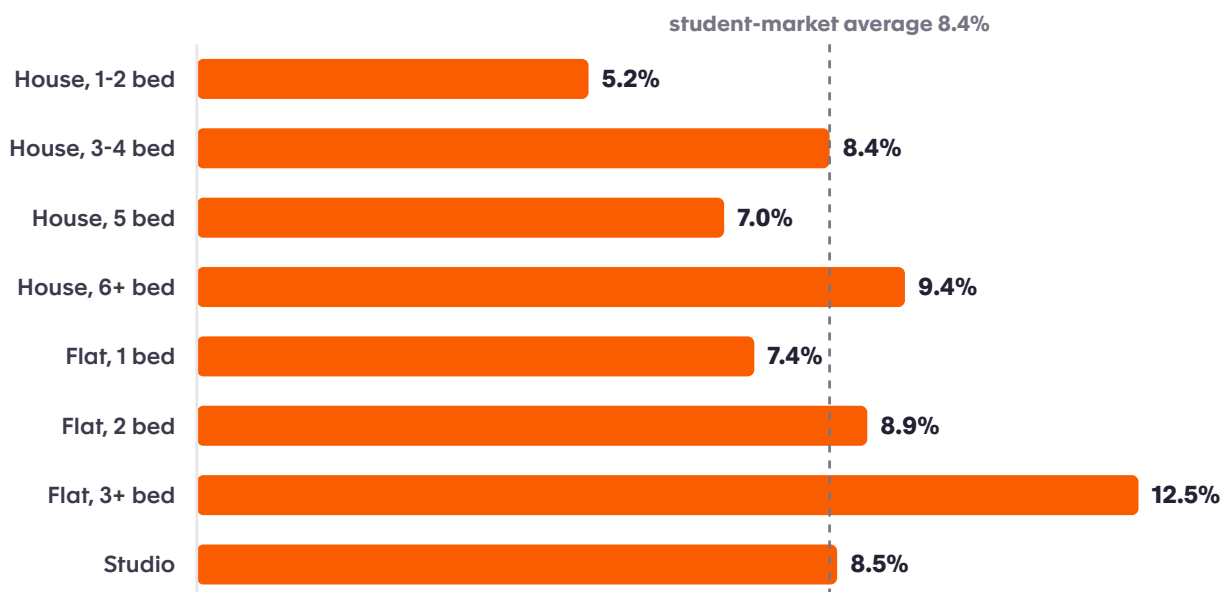
Property type and size

8 segments / 12 months to June 2026

A single average hides the most useful pattern in the market: what a landlord earns depends on what they own. Each segment below is valued against sold property of the same type and size, so the comparison is like for like. 56% of properties are matched to sales of exactly their own size band; the rest carry their local price level adjusted by a measured size gradient, described in the methodology.

Yield by property segment

gross yield / 12 months to June 2026



Source: Segments are advertised rent over sold prices for the same property type and size

Segments across the market

England and Wales / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	2,578	£11,363	£217,605	5.2%
House, 3-4 bed	4,179	£24,094	£287,488	8.4%
House, 5 bed	2,445	£34,070	£486,125	7.0%
House, 6+ bed	4,160	£47,951	£510,231	9.4%
Flat, 1 bed	2,238	£9,685	£131,773	7.4%
Flat, 2 bed	1,136	£16,481	£184,542	8.9%
Flat, 3+ bed	1,442	£30,753	£246,386	12.5%
Studio	3,929	£11,782	£137,897	8.5%

Strongest city per segment

ranked cells only / 12 months to June 2026

Segment	City	Properties	Annual rent	Property value	Yield
House, 1-2 bed	Hull	21	£12,103	£101,489	11.9%
House, 3-4 bed	Middlesbrough	51	£19,033	£78,361	24.3%
House, 5 bed	Hull	16	£26,716	£211,254	12.6%
House, 6+ bed	Nottingham	589	£45,463	£427,453	10.6%
Flat, 1 bed	Preston	79	£8,893	£86,722	10.3%
Flat, 2 bed	Preston	40	£12,701	£106,858	11.9%
Flat, 3+ bed	Newcastle	176	£28,521	£218,091	13.1%
Studio	Liverpool	91	£10,835	£102,811	10.5%

Weakest city per segment

ranked cells only / 12 months to June 2026

Segment	City	Properties	Annual rent	Property value	Yield
House, 1-2 bed	Canterbury	17	£7,204	£269,355	2.7%
House, 3-4 bed	Kingston	13	£39,092	£862,882	4.5%
House, 5 bed	Sheffield	127	£24,971	£552,640	4.5%
House, 6+ bed	Brighton	83	£59,360	£848,775	7.0%
Flat, 1 bed	London	62	£16,437	£383,801	4.3%
Flat, 2 bed	Oxford	13	£23,000	£363,557	6.3%
Flat, 3+ bed	London	104	£47,408	£695,758	6.8%
Studio	London	195	£20,760	£417,908	5.0%

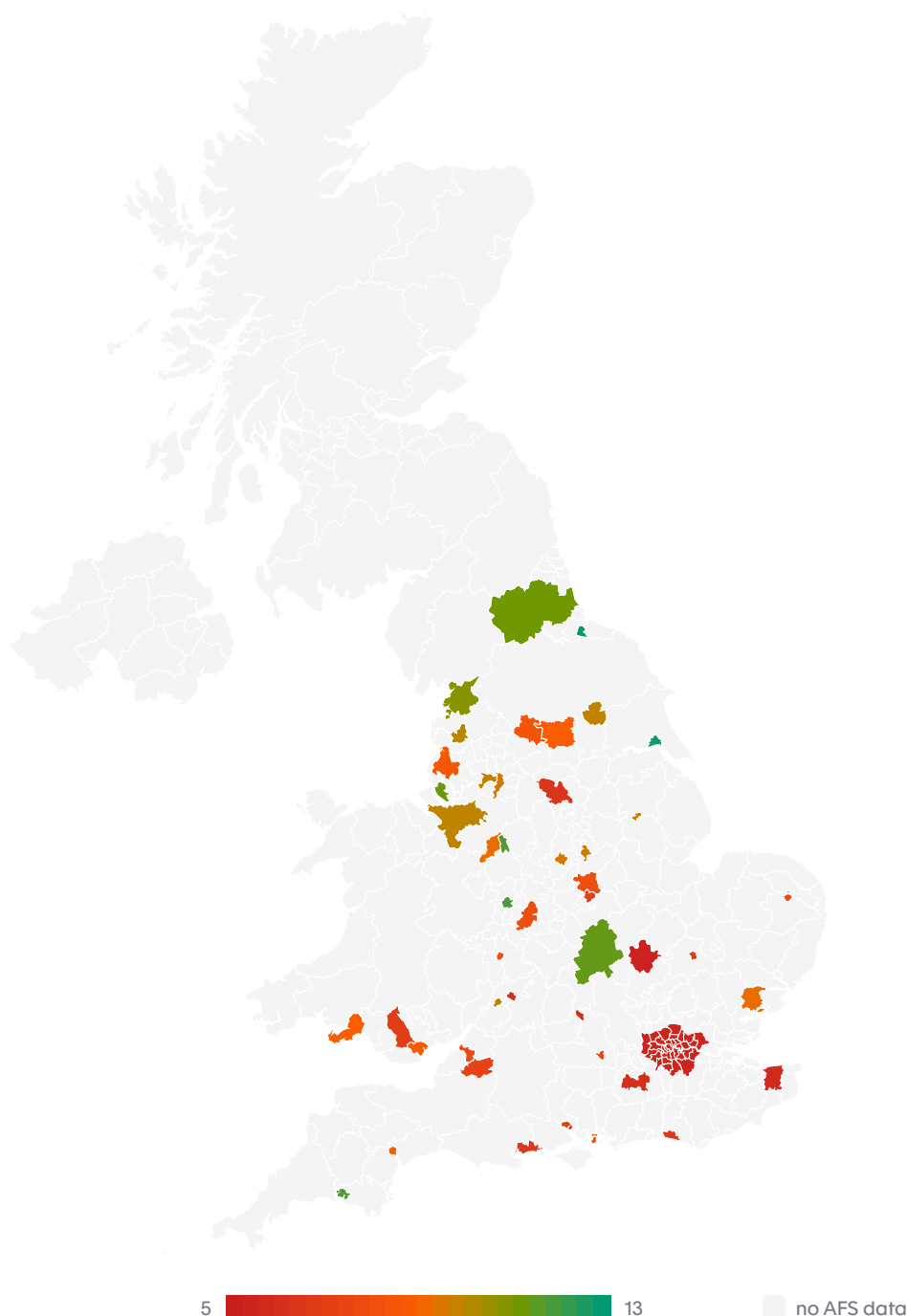
City yields

61 cities / 12 months to June 2026

A city's yield sets what students pay against what local property costs; the student-market average is 8.4%. All 61 cities appear in the table, and the 48 with enough properties and local sales to rank safely also appear in the charts. Rows marked † rest on fewer than 10 properties, and 4 more carry no rank because too little local price evidence comes from same-size sales.

Gross yield by city

local authority shading / 12 months to June 2026



Source: Shaded by the yield of the ranked cities within each local authority, capped at 13% so one outlier does not flatten the scale (Middlesbrough 24.3% exceeds it); grey areas carry no ranked student market

City yield league

alphabetical / 12 months to June 2026 / 1-13 of 61

#	City	Properties	Annual rent	Property value	Yield
34	Bath	108	£50,203	£707,635	7.1%
47	Bedford	11	£11,842	£236,297	5.0%
30	Birmingham	1,968	£26,993	£345,220	7.8%
39	Bournemouth	258	£31,311	£489,777	6.4%
26	Bradford	36	£8,761	£105,410	8.3%
40	Brighton	193	£39,490	£619,563	6.4%
31	Bristol	288	£35,383	£460,491	7.7%
38	Cambridge	27	£16,268	£243,485	6.7%
45	Canterbury	203	£26,154	£473,038	5.5%
24	Cardiff	818	£24,331	£279,696	8.7%
43	Cheltenham	81	£36,434	£629,743	5.8%
12	Chester	128	£35,237	£355,438	9.9%
19	Colchester	12	£16,909	£183,666	9.2%

City yield league

alphabetical / 12 months to June 2026 / 14-26 of 61

#	City	Properties	Annual rent	Property value	Yield
–	Coventry	154	£21,364	£195,202	10.9%
18	Derby	142	£23,758	£250,590	9.5%
8	Durham	114	£30,364	£270,111	11.2%
–	Egham	24	£18,365	£214,438	8.6%
21	Exeter	315	£33,534	£370,806	9.0%
–	Falmouth †	8	£43,638	£360,588	12.1%
10	Gloucester	35	£33,797	£335,909	10.1%
44	Guildford	30	£20,235	£350,758	5.8%
–	Huddersfield †	7	£19,062	£199,527	9.6%
2	Hull	111	£21,046	£164,683	12.8%
–	Keele †	9	£22,632	£226,351	10.0%
48	Kingston	39	£36,009	£799,934	4.5%
9	Lancaster	294	£27,181	£251,931	10.8%

City yield league

alphabetical / 12 months to June 2026 / 27-39 of 61

#	City	Properties	Annual rent	Property value	Yield
–	Leamington Spa †	9	£11,093	£207,494	5.3%
23	Leeds	1,116	£26,161	£296,933	8.8%
36	Leicester	841	£18,289	£265,163	6.9%
15	Lincoln	531	£22,867	£236,670	9.7%
7	Liverpool	794	£26,024	£229,421	11.3%
46	London	597	£36,166	£697,910	5.2%
28	Loughborough	630	£24,521	£309,765	7.9%
17	Manchester	1,366	£36,586	£384,449	9.5%
1	Middlesbrough	92	£24,326	£100,019	24.3%
–	Newcastle	3,333	£13,498	£161,500	8.4%
20	Newcastle-under-Lyme	103	£12,257	£133,428	9.2%
6	Northampton	85	£35,585	£313,414	11.4%
32	Norwich	211	£29,619	£385,546	7.7%

City yield league

alphabetical / 12 months to June 2026 / 40-52 of 61

#	City	Properties	Annual rent	Property value	Yield
16	Nottingham	2,741	£25,092	£262,426	9.6%
25	Ormskirk	44	£34,252	£401,245	8.5%
42	Oxford	92	£33,227	£567,074	5.9%
4	Plymouth	820	£27,627	£234,169	11.8%
37	Pontypridd	10	£9,844	£146,839	6.7%
–	Poole †	9	£28,779	£458,448	6.3%
27	Portsmouth	224	£35,990	£447,116	8.0%
11	Preston	301	£12,968	£129,931	10.0%
33	Reading	54	£17,078	£231,380	7.4%
14	Salford	170	£25,402	£260,313	9.8%
41	Sheffield	1,076	£17,370	£280,156	6.2%
35	Southampton	105	£15,025	£214,053	7.0%
5	Stoke-on-Trent	255	£18,409	£157,589	11.7%

City yield league

alphabetical / 12 months to June 2026 / 53-61 of 61

#	City	Properties	Annual rent	Property value	Yield
–	Sunderland	26	£19,363	£65,755	29.4%
–	Surbiton †	9	£45,377	£722,260	6.3%
22	Swansea	490	£19,966	£224,591	8.9%
–	Warwick †	8	£19,006	£169,391	11.2%
3	Wolverhampton	16	£15,498	£130,473	11.9%
29	Worcester	34	£31,800	£403,635	7.9%
–	Worthing †	5	£28,475	£464,389	6.1%
–	Wrexham †	6	£7,991	£89,472	8.9%
13	York	418	£37,826	£382,918	9.9%

City segment breakdowns

57 cities / 12 months to June 2026

Each city's market broken down by property type and size, in alphabetical order. A segment is shown where the city has at least 5 advertised properties of that shape and at least 10 local sales to value them against; rows marked † rest on fewer than 10 properties and are indicative. The All property row is the city's overall figure and matches the city league table. 4 smaller cities carry too little segment-level evidence to break down and appear in the league table only.

Bath

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed †	8	£40,248	£495,147	8.1%
House, 5 bed	18	£55,360	£836,741	6.6%
House, 6+ bed	49	£69,234	£955,885	7.2%
Studio	23	£17,101	£292,639	5.8%
All property	108	£50,203	£707,635	7.1%

Bedford

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 1 bed †	6	£6,587	£116,495	5.7%
All property	11	£11,842	£236,297	5.0%

Birmingham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	227	£10,739	£274,656	3.9%
House, 3-4 bed	455	£22,048	£326,009	6.8%
House, 5 bed	299	£31,592	£530,214	6.0%
House, 6+ bed	585	£43,454	£422,215	10.3%
Flat, 1 bed	126	£10,760	£136,663	7.9%
Flat, 2 bed	73	£14,792	£166,237	8.9%
Flat, 3+ bed	43	£29,751	£189,741	15.7%
Studio	160	£12,950	£160,426	8.1%
All property	1,968	£26,993	£345,220	7.8%

Bournemouth

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	56	£25,094	£367,834	6.8%
House, 5 bed	62	£32,415	£554,934	5.8%
House, 6+ bed	91	£42,224	£673,649	6.3%
Flat, 2 bed	11	£16,252	£212,615	7.6%
Flat, 3+ bed	18	£23,244	£250,813	9.3%
Studio	17	£10,932	£151,246	7.2%
All property	258	£31,311	£489,777	6.4%

Bradford

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	15	£5,526	£102,262	5.4%
Flat, 1 bed †	6	£4,489	£93,765	4.8%
Studio †	8	£7,979	£93,765	8.5%
All property	36	£8,761	£105,410	8.3%

Brighton

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£11,976	£419,330	2.9%
House, 3-4 bed	16	£31,150	£535,926	5.8%
House, 5 bed	34	£38,960	£699,529	5.6%
House, 6+ bed	83	£59,360	£848,775	7.0%
Flat, 1 bed	14	£11,507	£241,662	4.8%
Studio	32	£15,361	£235,265	6.5%
All property	193	£39,490	£619,563	6.4%

Bristol

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£15,423	£529,426	2.9%
House, 3-4 bed	23	£36,998	£537,523	6.9%
House, 5 bed	17	£44,665	£748,315	6.0%
House, 6+ bed	62	£65,654	£872,255	7.5%
Flat, 1 bed	39	£15,191	£225,272	6.7%
Flat, 2 bed	15	£32,746	£361,738	9.1%
Flat, 3+ bed	33	£52,390	£418,988	12.5%
Studio	89	£17,333	£226,121	7.7%
All property	288	£35,383	£460,491	7.7%

Cambridge

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 1 bed †	5	£12,220	£238,778	5.1%
Studio	21	£16,893	£239,562	7.1%
All property	27	£16,268	£243,485	6.7%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	17	£7,204	£269,355	2.7%
House, 3-4 bed	64	£22,980	£370,491	6.2%
House, 5 bed	62	£30,349	£618,547	4.9%
House, 6+ bed	38	£36,842	£651,837	5.7%
Flat, 2 bed †	5	£25,334	£212,798	11.9%
Flat, 3+ bed	11	£21,612	£240,218	9.0%
All property	203	£26,154	£473,038	5.5%

Cardiff

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	138	£11,231	£247,508	4.5%
House, 3-4 bed	145	£23,640	£287,046	8.2%
House, 5 bed	123	£31,769	£351,265	9.0%
House, 6+ bed	170	£44,599	£419,829	10.6%
Flat, 1 bed	99	£9,956	£142,188	7.0%
Flat, 2 bed	78	£13,605	£173,483	7.8%
Flat, 3+ bed	36	£30,410	£188,832	16.1%
Studio	29	£10,153	£138,983	7.3%
All property	818	£24,331	£279,696	8.7%

Cheltenham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	29	£27,671	£402,960	6.9%
House, 5 bed	26	£37,378	£796,734	4.7%
House, 6+ bed	24	£47,639	£757,220	6.3%
All property	81	£36,434	£629,743	5.8%

Chester

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	18	£28,196	£293,673	9.6%
House, 5 bed	21	£35,949	£454,139	7.9%
House, 6+ bed	52	£52,946	£486,676	10.9%
Flat, 1 bed	16	£9,159	£131,547	7.0%
Studio	15	£12,067	£130,609	9.2%
All property	128	£35,237	£355,438	9.9%

Colchester

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Studio †	8	£15,808	£148,483	10.6%
All property	12	£16,909	£183,666	9.2%

Coventry

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	11	£9,601	£152,029	6.3%
House, 3-4 bed	28	£24,531	£265,989	9.2%
House, 5 bed	21	£31,819	£304,754	10.4%
House, 6+ bed	20	£47,957	£341,343	14.0%
Flat, 1 bed	18	£7,835	£99,557	7.9%
Studio	49	£11,319	£99,783	11.3%
All property	154	£21,364	£195,202	10.9%

Derby

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	75	£20,442	£212,907	9.6%
House, 5 bed	14	£30,557	£411,479	7.4%
House, 6+ bed	27	£41,009	£391,482	10.5%
Flat, 1 bed †	6	£8,129	£112,801	7.2%
Studio	13	£10,256	£112,801	9.1%
All property	142	£23,758	£250,590	9.5%

Durham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	18	£15,811	£158,679	10.0%
House, 3-4 bed	37	£28,343	£268,713	10.5%
House, 5 bed	15	£48,083	£491,873	9.8%
House, 6+ bed	14	£59,012	£489,512	12.1%
Studio	28	£15,373	£120,672	12.7%
All property	114	£30,364	£270,111	11.2%

Egham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Studio	20	£19,292	£214,438	9.0%
All property	24	£18,365	£214,438	8.6%

Exeter

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£14,092	£285,726	4.9%
House, 3-4 bed	42	£33,175	£365,019	9.1%
House, 5 bed	41	£45,734	£644,605	7.1%
House, 6+ bed	75	£61,042	£597,374	10.2%
Flat, 1 bed	22	£11,475	£172,116	6.7%
Flat, 2 bed	19	£19,407	£182,018	10.7%
Flat, 3+ bed	28	£32,543	£233,232	14.0%
Studio	78	£13,378	£174,467	7.7%
All property	315	£33,534	£370,806	9.0%

Falmouth

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 3+ bed †	5	£52,146	£345,227	15.1%
All property †	8	£43,638	£360,588	12.1%

Gloucester

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	15	£26,947	£262,847	10.3%
House, 5 bed †	8	£36,543	£388,990	9.4%
House, 6+ bed	10	£46,363	£426,832	10.9%
All property	35	£33,797	£335,909	10.1%

Guildford

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 1 bed †	6	£12,133	£203,664	6.0%
Studio	16	£15,717	£200,557	7.8%
All property	30	£20,235	£350,758	5.8%

Hull

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	21	£12,103	£101,489	11.9%
House, 3-4 bed	60	£20,887	£162,247	12.9%
House, 5 bed	16	£26,716	£211,254	12.6%
House, 6+ bed	12	£30,752	£240,074	12.8%
All property	111	£21,046	£164,683	12.8%

Keele

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed †	8	£22,276	£201,563	11.1%
All property †	9	£22,632	£226,351	10.0%

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	13	£39,092	£862,882	4.5%
House, 5 bed †	5	£47,164	£1,278,476	3.7%
House, 6+ bed †	5	£58,656	£1,478,539	4.0%
Studio	10	£19,708	£314,885	6.3%
All property	39	£36,009	£799,934	4.5%

Lancaster

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	16	£10,540	£157,083	6.7%
House, 3-4 bed	55	£26,034	£246,760	10.6%
House, 5 bed	48	£35,171	£454,423	7.7%
House, 6+ bed	58	£47,827	£377,744	12.7%
Flat, 1 bed	32	£10,856	£106,538	10.2%
Flat, 2 bed	10	£19,006	£125,679	15.1%
Flat, 3+ bed	24	£35,096	£169,501	20.7%
Studio	51	£10,762	£108,372	9.9%
All property	294	£27,181	£251,931	10.8%

Leamington Spa

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Studio †	5	£13,208	£152,559	8.7%
All property †	9	£11,093	£207,494	5.3%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	214	£13,379	£205,621	6.5%
House, 3-4 bed	250	£23,302	£277,966	8.4%
House, 5 bed	98	£32,262	£373,504	8.6%
House, 6+ bed	303	£45,665	£461,285	9.9%
Flat, 1 bed	61	£8,733	£134,760	6.5%
Flat, 2 bed	36	£14,605	£195,419	7.5%
Flat, 3+ bed	39	£24,185	£234,368	10.3%
Studio	115	£13,110	£148,824	8.8%
All property	1,116	£26,161	£296,933	8.8%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	192	£8,802	£206,682	4.3%
House, 3-4 bed	157	£19,670	£298,085	6.6%
House, 5 bed	89	£28,139	£486,872	5.8%
House, 6+ bed	117	£40,353	£495,972	8.1%
Flat, 1 bed	88	£8,102	£118,854	6.8%
Flat, 2 bed	31	£14,063	£130,087	10.8%
Flat, 3+ bed	36	£25,874	£158,382	16.3%
Studio	131	£9,900	£114,244	8.7%
All property	841	£18,289	£265,163	6.9%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	101	£13,506	£143,903	9.4%
House, 3-4 bed	193	£21,545	£202,952	10.6%
House, 5 bed	55	£27,994	£374,656	7.5%
House, 6+ bed	93	£38,861	£418,042	9.3%
Flat, 1 bed	38	£14,218	£108,603	13.1%
Flat, 2 bed	37	£16,738	£158,609	10.6%
Flat, 3+ bed †	9	£28,733	£211,227	13.6%
Studio †	5	£9,589	£117,501	8.2%
All property	531	£22,867	£236,670	9.7%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	136	£10,950	£153,475	7.1%
House, 3-4 bed	188	£24,447	£188,785	13.0%
House, 5 bed	92	£34,269	£351,564	9.7%
House, 6+ bed	205	£43,450	£356,532	12.2%
Flat, 1 bed	45	£9,025	£101,287	8.9%
Flat, 2 bed †	6	£16,467	£140,091	11.8%
Flat, 3+ bed	31	£33,125	£180,940	18.3%
Studio	91	£10,835	£102,811	10.5%
All property	794	£26,024	£229,421	11.3%

London

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	20	£13,255	£766,458	1.7%
House, 3-4 bed	52	£45,118	£895,108	5.0%
House, 5 bed	71	£58,064	£1,280,644	4.5%
House, 6+ bed	48	£72,933	£1,376,878	5.3%
Flat, 1 bed	62	£16,437	£383,801	4.3%
Flat, 2 bed	45	£30,199	£446,999	6.8%
Flat, 3+ bed	104	£47,408	£695,758	6.8%
Studio	195	£20,760	£417,908	5.0%
All property	597	£36,166	£697,910	5.2%

Loughborough

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	254	£12,853	£196,293	6.5%
House, 3-4 bed	174	£25,755	£292,862	8.8%
House, 5 bed	88	£33,720	£485,947	6.9%
House, 6+ bed	106	£43,813	£472,633	9.3%
All property	630	£24,521	£309,765	7.9%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	188	£15,303	£287,181	5.3%
House, 3-4 bed	276	£29,205	£287,080	10.2%
House, 5 bed	164	£40,511	£441,282	9.2%
House, 6+ bed	468	£58,478	£577,100	10.1%
Flat, 1 bed	73	£11,577	£145,063	8.0%
Flat, 2 bed	75	£15,423	£185,530	8.3%
Flat, 3+ bed	79	£31,229	£236,708	13.2%
Studio	43	£12,997	£145,951	8.9%
All property	1,366	£36,586	£384,449	9.5%

Middlesbrough

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed †	9	£13,254	£78,432	16.9%
House, 3-4 bed	51	£19,033	£78,361	24.3%
House, 5 bed	15	£32,171	£149,586	21.5%
House, 6+ bed	13	£45,148	£150,541	30.0%
All property	92	£24,326	£100,019	24.3%

Newcastle

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	137	£10,025	£236,073	4.2%
House, 3-4 bed	81	£25,083	£374,500	6.7%
House, 5 bed	60	£34,558	£574,780	6.0%
House, 6+ bed	109	£46,641	£771,937	6.0%
Flat, 1 bed	901	£9,129	£120,498	7.6%
Flat, 2 bed	179	£16,496	£168,381	9.8%
Flat, 3+ bed	176	£28,521	£218,091	13.1%
Studio	1,690	£10,787	£106,439	10.1%
All property	3,333	£13,498	£161,500	8.4%

Newcastle-under-Lyme

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£7,779	£165,858	4.7%
House, 3-4 bed	20	£21,037	£221,346	9.5%
Flat, 1 bed	18	£7,959	£80,649	9.9%
Studio	47	£9,062	£80,649	11.2%
All property	103	£12,257	£133,428	9.2%

Northampton

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	33	£25,130	£246,018	10.2%
House, 5 bed	13	£35,336	£446,444	7.9%
House, 6+ bed	23	£64,304	£445,366	14.4%
Flat, 2 bed †	7	£17,019	£137,437	12.4%
All property	85	£35,585	£313,414	11.4%

Norwich

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£8,408	£260,288	3.2%
House, 3-4 bed	89	£22,050	£292,371	7.5%
House, 5 bed	48	£32,648	£400,443	8.2%
House, 6+ bed	61	£41,898	£540,469	7.8%
All property	211	£29,619	£385,546	7.7%

Nottingham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	365	£10,139	£194,662	5.2%
House, 3-4 bed	487	£23,475	£266,157	8.8%
House, 5 bed	278	£33,095	£380,915	8.7%
House, 6+ bed	589	£45,463	£427,453	10.6%
Flat, 1 bed	163	£9,202	£124,319	7.4%
Flat, 2 bed	194	£15,325	£168,097	9.1%
Flat, 3+ bed	343	£28,906	£201,190	14.4%
Studio	322	£10,184	£121,410	8.4%
All property	2,741	£25,092	£262,426	9.6%

Ormskirk

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed †	7	£18,683	£214,593	8.7%
House, 3-4 bed	18	£28,961	£360,937	8.0%
House, 5 bed †	6	£38,913	£543,779	7.2%
House, 6+ bed	10	£52,026	£577,118	9.0%
All property	44	£34,252	£401,245	8.5%

Oxford

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed †	6	£9,005	£556,466	1.6%
House, 3-4 bed	17	£37,975	£725,605	5.2%
House, 5 bed	21	£46,998	£798,859	5.9%
House, 6+ bed	10	£59,228	£839,596	7.1%
Flat, 2 bed	13	£23,000	£363,557	6.3%
Studio	17	£16,796	£224,072	7.5%
All property	92	£33,227	£567,074	5.9%

Plymouth

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	38	£12,948	£200,875	6.4%
House, 3-4 bed	111	£25,424	£249,508	10.2%
House, 5 bed	85	£33,823	£326,445	10.4%
House, 6+ bed	190	£47,983	£388,502	12.4%
Flat, 1 bed	82	£10,652	£111,782	9.5%
Flat, 2 bed	74	£15,640	£156,485	10.0%
Flat, 3+ bed	129	£32,525	£167,481	19.4%
Studio	111	£10,108	£115,100	8.8%
All property	820	£27,627	£234,169	11.8%

Pontypridd

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed †	5	£4,285	£130,186	3.3%
All property	10	£9,844	£146,839	6.7%

Portsmouth

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed †	5	£11,274	£238,893	4.7%
House, 3-4 bed	55	£25,815	£319,452	8.1%
House, 5 bed	63	£34,405	£520,647	6.6%
House, 6+ bed	70	£53,682	£594,086	9.0%
Flat, 2 bed	14	£17,550	£238,289	7.4%
Flat, 3+ bed	13	£28,676	£233,870	12.3%
All property	224	£35,990	£447,116	8.0%

Preston

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	66	£6,884	£126,523	5.4%
House, 3-4 bed	45	£18,055	£171,032	10.6%
House, 5 bed †	7	£31,883	£397,252	8.0%
House, 6+ bed	14	£38,683	£323,013	12.0%
Flat, 1 bed	79	£8,893	£86,722	10.3%
Flat, 2 bed	40	£12,701	£106,858	11.9%
Flat, 3+ bed	15	£23,100	£105,664	21.9%
Studio	35	£8,996	£87,114	10.3%
All property	301	£12,968	£129,931	10.0%

Reading

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£13,478	£312,685	4.3%
Flat, 1 bed †	6	£11,769	£179,238	6.6%
Studio	35	£16,043	£178,927	9.0%
All property	54	£17,078	£231,380	7.4%

Salford

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	72	£12,461	£203,912	6.1%
House, 3-4 bed	48	£28,912	£279,757	10.3%
House, 5 bed	15	£42,585	£455,198	9.4%
House, 6+ bed	13	£63,504	£428,367	14.8%
Flat, 2 bed †	5	£16,559	£190,663	8.7%
Flat, 3+ bed	10	£41,476	£183,986	22.5%
All property	170	£25,402	£260,313	9.8%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	87	£7,493	£193,771	3.9%
House, 3-4 bed	276	£17,808	£285,743	6.2%
House, 5 bed	127	£24,971	£552,640	4.5%
House, 6+ bed	106	£34,246	£596,970	5.7%
Flat, 1 bed	99	£6,851	£106,499	6.4%
Flat, 2 bed	65	£12,852	£168,865	7.6%
Flat, 3+ bed	155	£21,238	£222,237	9.6%
Studio	161	£9,418	£101,204	9.3%
All property	1,076	£17,370	£280,156	6.2%

Southampton

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	10	£7,842	£254,431	3.1%
House, 3-4 bed †	8	£20,618	£345,882	6.0%
House, 5 bed †	8	£28,538	£619,106	4.6%
Flat, 1 bed	16	£7,907	£131,176	6.0%
Studio	57	£13,232	£131,340	10.1%
All property	105	£15,025	£214,053	7.0%

Stoke-on-Trent

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	12	£8,658	£117,205	7.4%
House, 3-4 bed	134	£17,658	£134,043	13.2%
House, 5 bed	50	£23,990	£257,293	9.3%
House, 6+ bed	17	£32,104	£271,874	11.8%
Flat, 1 bed †	6	£7,003	£69,977	10.0%
Flat, 3+ bed †	5	£31,772	£111,960	28.4%
Studio	28	£8,515	£73,702	11.6%
All property	255	£18,409	£157,589	11.7%

Sunderland

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 3+ bed †	8	£34,593	£81,672	42.4%
Studio	11	£10,367	£47,107	22.0%
All property	26	£19,363	£65,755	29.4%

Surbiton

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 3+ bed †	5	£40,343	£474,404	8.5%
All property †	9	£45,377	£722,260	6.3%

Swansea

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	42	£8,568	£139,503	6.1%
House, 3-4 bed	99	£18,296	£199,631	9.2%
House, 5 bed	93	£25,188	£305,718	8.2%
House, 6+ bed	97	£34,767	£381,514	9.1%
Flat, 1 bed	45	£8,101	£100,625	8.1%
Flat, 2 bed	29	£12,097	£145,733	8.3%
Flat, 3+ bed	25	£25,643	£167,945	15.3%
Studio	60	£9,014	£100,590	9.0%
All property	490	£19,966	£224,591	8.9%

Wolverhampton

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed †	6	£20,094	£159,396	12.6%
All property	16	£15,498	£130,473	11.9%

Worcester

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
House, 3-4 bed	12	£23,777	£318,102	7.5%
House, 5 bed	10	£33,145	£362,913	9.1%
House, 6+ bed	11	£41,515	£549,365	7.6%
All property	34	£31,800	£403,635	7.9%

Wrexham

segment breakdown / 12 months to June 2026

Segment	Properties	Annual rent	Property value	Yield
Flat, 1 bed †	6	£7,991	£89,472	8.9%
All property †	6	£7,991	£89,472	8.9%

Segment	Properties	Annual rent	Property value	Yield
House, 1-2 bed	53	£16,465	£272,849	6.0%
House, 3-4 bed	126	£38,096	£380,047	10.0%
House, 5 bed	40	£50,436	£568,210	8.9%
House, 6+ bed	90	£66,654	£603,362	11.0%
Flat, 1 bed	17	£12,293	£174,450	7.0%
Flat, 2 bed	42	£21,600	£208,913	10.3%
Flat, 3+ bed †	7	£54,593	£253,031	21.6%
Studio	43	£14,511	£166,758	8.7%
All property	418	£37,826	£382,918	9.9%

Area yields

312 areas / 12 months to June 2026

Areas are the neighbourhood labels students search by. Generic locators, street names and university buildings are excluded, so every row below is a recognised neighbourhood, except in smaller cities where a city centre is itself the student area. Pendleton in Salford leads at 17.4%. All 312 areas appear in the table; the 178 with enough evidence carry a rank.

Ten highest area yields

ranked areas / 12 months to June 2026

#	Area	City	Annual rent	Property value	Yield
1	Pendleton	Salford	£47,438	£272,772	17.4%
2	Kensington	Liverpool	£29,313	£205,543	14.3%
3	Mutley Plain	Plymouth	£28,660	£206,356	13.9%
4	Newland	Hull	£21,501	£162,257	13.3%
5	Greenbank	Plymouth	£30,065	£232,248	12.9%
6	Fairfield	Liverpool	£22,696	£176,298	12.9%
7	Victoria Park	Leicester	£36,504	£285,807	12.8%
8	Abington	Northampton	£36,658	£296,011	12.4%
9	North Hill	Plymouth	£33,160	£275,237	12.0%
10	Mutley	Plymouth	£30,361	£252,138	12.0%

Area yield league

A-Z by city / 12 months to June 2026 / 1-12 of 312

#	Area	City	Annual rent	Property value	Yield
–	City Centre †	Bangor	£8,077	£146,551	5.5%
–	Bathwick †	Bath	£28,454	£575,060	4.9%
125	City Centre	Bath	£26,797	£418,683	6.4%
–	Odd Down †	Bath	£67,888	£897,159	7.6%
99	Southdown	Bath	£63,414	£822,124	7.7%
106	Twerton	Bath	£50,789	£693,448	7.3%
–	Weston †	Bath	£72,478	£1,168,103	6.2%
176	Putnoe	Bedford	£7,977	£186,592	4.3%
–	Aston	Birmingham	£14,871	£224,235	6.6%
–	Balsall Heath †	Birmingham	£29,827	£293,224	10.2%
–	Bearwood †	Birmingham	£11,561	£291,297	4.0%
–	Cotteridge †	Birmingham	£25,126	£329,797	7.6%

Area yield league

A-Z by city / 12 months to June 2026 / 13-24 of 312

#	Area	City	Annual rent	Property value	Yield
135	Edgbaston	Birmingham	£18,206	£296,555	6.1%
170	Harborne	Birmingham	£24,819	£525,041	4.7%
160	Hockley	Birmingham	£16,912	£327,710	5.2%
–	Nechells	Birmingham	£26,402	£228,695	11.5%
72	Selly Oak	Birmingham	£28,762	£336,747	8.5%
74	Selly Park	Birmingham	£31,325	£367,662	8.5%
96	Stirchley	Birmingham	£21,672	£275,265	7.9%
85	Boscombe	Bournemouth	£19,418	£239,500	8.1%
133	Charminster	Bournemouth	£30,865	£499,576	6.2%
154	City Centre	Bournemouth	£17,754	£317,675	5.6%
118	Ensbur y Park	Bournemouth	£33,931	£520,606	6.5%
117	Moordown	Bournemouth	£27,541	£417,820	6.6%

Area yield league

A-Z by city / 12 months to June 2026 / 25-36 of 312

#	Area	City	Annual rent	Property value	Yield
131	Springbourne	Bournemouth	£28,502	£456,043	6.3%
–	Talbot Village	Bournemouth	£36,520	£552,531	6.6%
128	Winton	Bournemouth	£36,074	£568,226	6.3%
–	Manningham †	Bradford	£8,400	£97,628	8.6%
90	Bevendean	Brighton	£53,921	£676,323	8.0%
–	City Centre †	Brighton	£27,983	£548,863	5.1%
122	Coldean	Brighton	£52,246	£812,600	6.4%
127	Hanover	Brighton	£30,585	£481,220	6.4%
–	Hove †	Brighton	£34,476	£761,226	4.5%
–	Kemptown †	Brighton	£37,814	£604,295	6.3%
93	Moulsecoomb	Brighton	£37,460	£472,976	7.9%
60	Arno's Vale	Bristol	£19,204	£206,708	9.3%

Area yield league

A-Z by city / 12 months to June 2026 / 37-48 of 312

#	Area	City	Annual rent	Property value	Yield
152	Clifton	Bristol	£26,276	£459,141	5.7%
–	Cotham †	Bristol	£61,108	£656,453	9.3%
64	Filton	Bristol	£32,969	£363,586	9.1%
–	Fishponds †	Bristol	£43,957	£570,798	7.7%
108	Horfield	Bristol	£52,208	£726,084	7.2%
55	Kingsdown	Bristol	£33,011	£352,591	9.4%
–	Lockleaze †	Bristol	£66,281	£924,067	7.2%
129	Montpelier	Bristol	£20,448	£322,352	6.3%
–	Northville †	Bristol	£53,719	£905,538	5.9%
173	Redland	Bristol	£37,978	£841,574	4.5%
144	Southville	Bristol	£25,602	£432,446	5.9%
–	Stoke Park †	Bristol	£42,718	£605,967	7.1%

Area yield league

A-Z by city / 12 months to June 2026 / 49-60 of 312

#	Area	City	Annual rent	Property value	Yield
–	Arbury	Cambridge	£14,986	£220,192	6.8%
–	City Centre	Cambridge	£16,683	£272,602	6.1%
161	Christchurch	Canterbury	£24,666	£479,823	5.1%
112	City Centre	Canterbury	£28,368	£407,576	7.0%
162	Harbledown	Canterbury	£25,683	£504,895	5.1%
156	St Stephens	Canterbury	£24,310	£446,385	5.4%
146	Wincheap	Canterbury	£27,461	£466,774	5.9%
98	Adamstown	Cardiff	£14,651	£188,200	7.8%
40	Cardiff Bay	Cardiff	£17,260	£170,447	10.1%
56	Cathays	Cardiff	£28,753	£307,237	9.4%
147	Gabalfa	Cardiff	£27,020	£462,080	5.8%
132	Grangetown	Cardiff	£11,462	£185,018	6.2%

Area yield league

A-Z by city / 12 months to June 2026 / 61-72 of 312

#	Area	City	Annual rent	Property value	Yield
–	Llandaff †	Cardiff	£10,250	£154,284	6.6%
101	Maindy	Cardiff	£28,453	£376,089	7.6%
–	Penylan †	Cardiff	£20,446	£310,468	6.6%
63	Plasnewydd	Cardiff	£27,017	£295,973	9.1%
113	Riverside	Cardiff	£14,685	£217,198	6.8%
130	Roath	Cardiff	£11,554	£183,582	6.3%
–	Splott †	Cardiff	£16,218	£218,815	7.4%
–	Sports Village †	Cardiff	£12,905	£167,491	7.7%
–	City Centre †	Cheltenham	£34,929	£514,869	6.8%
134	St Pauls	Cheltenham	£39,269	£637,936	6.2%
62	City Centre	Chester	£21,814	£235,855	9.2%
–	Newton	Chester	£39,159	£421,104	9.3%

Area yield league

A-Z by city / 12 months to June 2026 / 73-84 of 312

#	Area	City	Annual rent	Property value	Yield
–	Hythe †	Colchester	£15,669	£176,841	8.9%
–	Ball Hill	Coventry	£36,003	£270,537	13.3%
66	Canley	Coventry	£20,497	£228,988	9.0%
–	Earlsdon †	Coventry	£29,355	£406,764	7.2%
–	Hillfields	Coventry	£25,498	£213,243	12.0%
26	California	Derby	£31,713	£298,856	10.6%
53	Darley	Derby	£23,003	£243,705	9.4%
32	City Centre	Durham	£36,464	£351,264	10.4%
–	Claypath †	Durham	£53,398	£325,389	16.4%
17	Gilesgate	Durham	£27,812	£245,102	11.3%
–	Langley Moor †	Durham	£22,087	£177,251	12.5%
–	Nevilles Cross †	Durham	£43,022	£467,663	9.2%

Area yield league

A-Z by city / 12 months to June 2026 / 85-96 of 312

#	Area	City	Annual rent	Property value	Yield
–	Englefield Green	Egham	£18,365	£214,438	8.6%
–	Central †	Exeter	£39,334	£398,037	9.9%
103	City Centre	Exeter	£21,293	£286,124	7.4%
83	Exwick	Exeter	£22,218	£270,784	8.2%
–	Heavitree †	Exeter	£42,276	£566,434	7.5%
59	Mount Pleasant	Exeter	£39,718	£427,334	9.3%
–	Newtown †	Exeter	£44,481	£513,899	8.7%
24	Pennsylvania	Exeter	£50,997	£471,135	10.8%
75	St David's	Exeter	£15,936	£188,258	8.5%
–	St Davids †	Exeter	£42,558	£338,389	12.6%
35	St James	Exeter	£48,134	£471,236	10.2%
84	St Sidwells	Exeter	£24,990	£306,009	8.2%

Area yield league

A-Z by city / 12 months to June 2026 / 97-108 of 312

#	Area	City	Annual rent	Property value	Yield
–	City Centre †	Falmouth	£43,638	£360,588	12.1%
–	Galgate	Galgate	£7,379	£137,730	5.4%
33	City Centre	Gloucester	£31,749	£306,095	10.4%
–	Kingsholm	Gloucester	£38,413	£374,923	10.2%
141	City Centre	Guildford	£17,093	£287,684	5.9%
4	Newland	Hull	£21,501	£162,257	13.3%
–	Silverdale †	Keele	£21,814	£223,135	9.8%
159	City Centre	Kingston	£30,387	£575,495	5.3%
177	Kingston Upon Thames	Kingston	£38,414	£939,059	4.1%
23	City Centre	Lancaster	£26,760	£246,757	10.8%
28	Scotforth	Lancaster	£34,942	£331,040	10.6%
–	Skerton †	Lancaster	£26,707	£274,393	9.7%

Area yield league

A-Z by city / 12 months to June 2026 / 109-120 of 312

#	Area	City	Annual rent	Property value	Yield
–	City Centre †	Leamington Spa	£11,093	£207,494	5.3%
–	Armley †	Leeds	£10,752	£134,967	8.0%
88	Burley	Leeds	£23,006	£285,759	8.1%
82	Clarence Dock	Leeds	£12,354	£150,487	8.2%
68	Headingley	Leeds	£28,505	£326,432	8.7%
52	Hyde Park	Leeds	£31,949	£337,715	9.5%
–	Kirkstall	Leeds	£15,396	£211,395	7.3%
–	Morley †	Leeds	£6,821	£179,861	3.8%
–	West Park †	Leeds	£14,706	£208,479	7.1%
–	Woodhouse	Leeds	£23,807	£277,454	8.6%
–	Aylestone Park †	Leicester	£15,325	£253,988	6.0%
124	Clarendon Park	Leicester	£21,755	£339,584	6.4%

Area yield league

A-Z by city / 12 months to June 2026 / 121-132 of 312

#	Area	City	Annual rent	Property value	Yield
111	Highfields	Leicester	£18,321	£260,279	7.0%
148	Knighton	Leicester	£20,057	£343,106	5.8%
–	Stoneygate †	Leicester	£19,070	£250,965	7.6%
7	Victoria Park	Leicester	£36,504	£285,807	12.8%
21	City Centre	Lincoln	£22,180	£200,570	11.1%
19	St Catherines	Lincoln	£20,114	£181,164	11.1%
67	Uphill	Lincoln	£23,068	£261,026	8.8%
76	West End	Lincoln	£24,943	£295,849	8.4%
6	Fairfield	Liverpool	£22,696	£176,298	12.9%
15	Georgian Quarter	Liverpool	£16,938	£145,893	11.6%
2	Kensington	Liverpool	£29,313	£205,543	14.3%
–	Kensington Fields †	Liverpool	£39,810	£273,533	14.6%

Area yield league

A-Z by city / 12 months to June 2026 / 133-144 of 312

#	Area	City	Annual rent	Property value	Yield
–	Old Swan †	Liverpool	£11,814	£127,849	9.2%
–	Sefton Park	Liverpool	£40,419	£469,008	8.6%
–	Toxteth	Liverpool	£40,507	£305,797	13.2%
18	Wavertree	Liverpool	£33,708	£302,082	11.2%
–	Bow †	London	£20,332	£357,389	5.7%
–	Brixton †	London	£16,784	£423,674	4.0%
172	Camberwell	London	£44,542	£966,383	4.6%
–	Camden †	London	£18,746	£448,024	4.2%
138	Canning Town	London	£24,066	£396,592	6.1%
–	Chelsea †	London	£20,580	£1,068,003	1.9%
–	Chiswick †	London	£14,976	£314,941	4.8%
157	Elephant & Castle	London	£39,895	£735,884	5.4%

Area yield league

A-Z by city / 12 months to June 2026 / 145-156 of 312

#	Area	City	Annual rent	Property value	Yield
–	Fitzrovia	London	£22,308	£407,689	5.5%
94	Greenwich	London	£38,028	£480,909	7.9%
–	Hammersmith	London	£23,335	£473,156	4.9%
151	Isle Of Dogs	London	£51,826	£900,544	5.8%
109	Kennington	London	£38,823	£543,957	7.1%
–	Marylebone	London	£22,175	£448,024	5.0%
163	New Cross	London	£33,122	£654,015	5.1%
–	Newington Green †	London	£16,796	£434,509	3.9%
–	North Kensington †	London	£21,050	£440,688	4.8%
–	Nunhead †	London	£62,585	£1,371,356	4.6%
174	Peckham	London	£55,179	£1,236,961	4.5%
–	Shoreditch †	London	£22,308	£417,749	5.3%

Area yield league

A-Z by city / 12 months to June 2026 / 157-168 of 312

#	Area	City	Annual rent	Property value	Yield
171	Southwark	London	£40,771	£881,502	4.6%
–	Stockwell †	London	£46,963	£885,007	5.3%
–	Surrey Quays †	London	£25,147	£511,478	4.9%
119	Twickenham	London	£56,570	£871,833	6.5%
167	Walthamstow	London	£17,867	£375,674	4.8%
–	Wapping †	London	£12,974	£580,139	2.2%
–	West Ealing †	London	£19,124	£342,825	5.6%
–	Westcombe Park	London	£19,120	£392,972	4.9%
–	Woolwich †	London	£21,610	£342,390	6.3%
92	City Centre	Loughborough	£24,382	£307,677	7.9%
95	Shelthorpe	Loughborough	£29,791	£377,733	7.9%
–	Ardwick	Manchester	£26,859	£243,156	11.0%

Area yield league

A-Z by city / 12 months to June 2026 / 169-180 of 312

#	Area	City	Annual rent	Property value	Yield
39	Burnage	Manchester	£42,576	£419,966	10.1%
41	Fallowfield	Manchester	£39,012	£385,964	10.1%
178	Green Quarter	Manchester	£9,776	£240,786	4.1%
–	Hulme †	Manchester	£31,305	£290,792	10.8%
–	Levenshulme	Manchester	£37,792	£352,207	10.7%
34	Longsight	Manchester	£38,151	£370,607	10.3%
27	Rusholme	Manchester	£37,393	£352,971	10.6%
46	Victoria Park	Manchester	£31,786	£325,890	9.8%
–	Weaste	Manchester	£12,537	£163,703	7.7%
120	West Didsbury	Manchester	£32,355	£500,472	6.5%
–	Whalley Range †	Manchester	£12,388	£159,886	7.7%
123	Withington	Manchester	£44,339	£690,877	6.4%

Area yield league

A-Z by city / 12 months to June 2026 / 181-192 of 312

#	Area	City	Annual rent	Property value	Yield
–	Denton	Newcastle	£12,444	£131,279	9.5%
–	Gosforth †	Newcastle	£14,936	£154,664	9.7%
70	Heaton	Newcastle	£23,917	£275,597	8.7%
115	Jesmond	Newcastle	£33,658	£506,787	6.6%
116	Jesmond Vale	Newcastle	£28,668	£432,481	6.6%
–	Newcastle Upon Tyne	Newcastle	£12,111	£90,698	13.4%
–	North Shields †	Newcastle	£27,040	£148,057	18.3%
–	Ouseburn	Newcastle	£10,243	£121,657	8.4%
140	Sandyford	Newcastle	£16,867	£283,782	5.9%
–	Shieldfield	Newcastle	£10,751	£211,965	5.1%
–	South Gosforth †	Newcastle	£23,966	£434,028	5.5%
164	Spital Tongues	Newcastle	£17,267	£345,661	5.0%

Area yield league

A-Z by city / 12 months to June 2026 / 193-204 of 312

#	Area	City	Annual rent	Property value	Yield
–	Basford	Newcastle-under-Lyme	£10,884	£115,196	9.4%
80	Cross Heath	Newcastle-under-Lyme	£12,860	£153,367	8.4%
–	Silverdale †	Newcastle-under-Lyme	£23,254	£182,831	12.7%
–	Trent Vale †	Newcastle-under-Lyme	£10,192	£119,401	8.5%
8	Abington	Northampton	£36,658	£296,011	12.4%
73	Far Cotton	Northampton	£25,199	£295,149	8.5%
–	Semilong †	Northampton	£41,808	£430,500	9.7%
–	Southbridge †	Northampton	£33,176	£250,587	13.2%
121	City Centre	Norwich	£23,411	£363,332	6.4%
79	Earlham	Norwich	£30,313	£360,726	8.4%
153	Eaton	Norwich	£28,886	£515,404	5.6%
–	Golden Triangle †	Norwich	£41,362	£596,275	6.9%

Area yield league

A-Z by city / 12 months to June 2026 / 205-216 of 312

#	Area	City	Annual rent	Property value	Yield
–	Three Score	Norwich	£42,401	£403,659	10.5%
–	Arboretum	Nottingham	£28,925	£253,529	11.4%
86	Beeston	Nottingham	£28,457	£352,361	8.1%
51	Bobbers Mill	Nottingham	£21,750	£227,778	9.5%
–	Carrington †	Nottingham	£50,005	£402,774	12.4%
89	Clifton	Nottingham	£16,870	£211,037	8.0%
37	Dunkirk	Nottingham	£27,837	£273,864	10.2%
50	Forest Fields	Nottingham	£22,140	£230,668	9.6%
–	Hockley	Nottingham	£12,604	£146,986	8.6%
58	Hyson Green	Nottingham	£22,732	£243,908	9.3%
–	Lace Market	Nottingham	£19,164	£218,838	8.8%
38	Lenton	Nottingham	£30,506	£300,743	10.1%

Area yield league

A-Z by city / 12 months to June 2026 / 217-228 of 312

#	Area	City	Annual rent	Property value	Yield
77	Lenton Abbey	Nottingham	£31,829	£377,559	8.4%
–	New Basford †	Nottingham	£29,997	£317,995	9.4%
31	Radford	Nottingham	£27,149	£260,269	10.4%
–	Sherwood †	Nottingham	£11,037	£117,878	9.4%
–	Sneinton †	Nottingham	£23,280	£400,577	5.8%
–	St Anns †	Nottingham	£10,972	£116,758	9.4%
143	The Meadows	Nottingham	£13,465	£226,855	5.9%
–	The Park Estate †	Nottingham	£34,142	£277,192	12.3%
145	West Bridgford	Nottingham	£21,297	£360,848	5.9%
–	Wollaton †	Nottingham	£16,545	£314,148	5.3%
81	City Centre	Ormskirk	£33,035	£400,617	8.2%
150	City Centre	Oxford	£40,721	£703,883	5.8%

Area yield league

A-Z by city / 12 months to June 2026 / 229-240 of 312

#	Area	City	Annual rent	Property value	Yield
–	Cowley †	Oxford	£17,420	£197,688	8.8%
139	Headington	Oxford	£32,535	£539,454	6.0%
142	Iffley	Oxford	£35,007	£589,410	5.9%
168	Jericho	Oxford	£23,081	£486,219	4.7%
–	Crownhill	Plymouth	£45,868	£162,521	28.2%
5	Greenbank	Plymouth	£30,065	£232,248	12.9%
12	Lipson	Plymouth	£37,791	£317,366	11.9%
10	Mutley	Plymouth	£30,361	£252,138	12.0%
3	Mutley Plain	Plymouth	£28,660	£206,356	13.9%
9	North Hill	Plymouth	£33,160	£275,237	12.0%
49	Peverell	Plymouth	£25,931	£270,043	9.6%
36	St Judes	Plymouth	£30,222	£296,201	10.2%

Area yield league

A-Z by city / 12 months to June 2026 / 241-252 of 312

#	Area	City	Annual rent	Property value	Yield
–	Stonehouse †	Plymouth	£20,661	£230,380	9.0%
110	The Hoe	Plymouth	£11,235	£159,355	7.1%
114	Treforest	Pontypridd	£9,844	£146,839	6.7%
–	Talbot Village †	Poole	£31,675	£479,122	6.6%
71	Fratton	Portsmouth	£29,066	£340,090	8.5%
102	Southsea	Portsmouth	£32,311	£431,046	7.5%
–	Ashton †	Preston	£20,471	£148,817	13.8%
–	Ashton On Ribble †	Preston	£12,717	£133,354	9.5%
54	City Centre	Preston	£10,726	£113,784	9.4%
104	Deepdale	Preston	£11,917	£160,581	7.4%
–	Fulwood †	Preston	£11,609	£179,532	6.5%
30	Plungington	Preston	£11,866	£113,565	10.4%

Area yield league

A-Z by city / 12 months to June 2026 / 253-264 of 312

#	Area	City	Annual rent	Property value	Yield
107	City Centre	Reading	£13,000	£179,238	7.3%
105	East Reading	Reading	£15,610	£212,599	7.3%
13	Castlefield	Salford	£31,989	£271,369	11.8%
87	Charlestown	Salford	£20,053	£248,834	8.1%
–	Ellesmere Park †	Salford	£10,265	£170,598	6.0%
–	Green Quarter †	Salford	£17,169	£197,293	8.7%
–	Irlams O' Th' Height †	Salford	£25,552	£279,704	9.1%
–	Langworthy †	Salford	£43,127	£275,131	15.7%
1	Pendleton	Salford	£47,438	£272,772	17.4%
25	Seedley	Salford	£30,148	£283,238	10.6%
–	Weaste †	Salford	£20,852	£238,953	8.7%
137	Broomhall	Sheffield	£21,859	£359,864	6.1%

Area yield league

A-Z by city / 12 months to June 2026 / 265-276 of 312

#	Area	City	Annual rent	Property value	Yield
149	Broomhill	Sheffield	£26,752	£460,478	5.8%
165	Crookes	Sheffield	£18,293	£366,476	5.0%
158	Crookesmoor	Sheffield	£21,284	£394,603	5.4%
–	Devonshire Green	Sheffield	£13,195	£159,705	8.3%
169	Ecclesall	Sheffield	£19,936	£420,703	4.7%
136	Endcliffe	Sheffield	£22,960	£377,206	6.1%
78	Heeley	Sheffield	£18,071	£214,980	8.4%
126	Highfield	Sheffield	£15,371	£240,327	6.4%
–	Hunters Bar †	Sheffield	£19,885	£292,782	6.8%
–	Kelham Island	Sheffield	£10,835	£150,283	7.2%
–	Netherthorpe	Sheffield	£15,053	£131,248	11.5%
166	Sharrow	Sheffield	£21,013	£423,470	5.0%

Area yield league

A-Z by city / 12 months to June 2026 / 277-288 of 312

#	Area	City	Annual rent	Property value	Yield
175	Sharrowvale	Sheffield	£20,295	£469,955	4.3%
–	St Vincents Quarter †	Sheffield	£19,090	£380,018	5.0%
–	Highfield †	Southampton	£15,950	£288,982	5.5%
–	Polygon †	Southampton	£15,776	£222,092	7.1%
155	Portswood	Southampton	£15,749	£282,582	5.6%
–	Swaythling †	Southampton	£14,502	£293,575	4.9%
–	Hanley	Stoke-on-Trent	£15,340	£120,597	12.7%
29	Penkhull	Stoke-on-Trent	£12,845	£122,095	10.5%
14	Shelton	Stoke-on-Trent	£19,184	£164,818	11.6%
–	City Centre	Sunderland	£17,236	£51,720	33.3%
–	City Centre †	Surbiton	£46,125	£710,927	6.5%
69	Brynmill	Swansea	£25,722	£295,205	8.7%

Area yield league

A-Z by city / 12 months to June 2026 / 289-300 of 312

#	Area	City	Annual rent	Property value	Yield
16	Mount Pleasant	Swansea	£22,323	£195,770	11.4%
–	Neath †	Swansea	£15,753	£154,768	10.2%
91	Port Tennant	Swansea	£13,886	£174,566	8.0%
20	Sandfields	Swansea	£20,294	£183,192	11.1%
–	St Mary's Square †	Swansea	£7,852	£100,578	7.8%
45	St Thomas	Swansea	£18,866	£192,392	9.8%
100	Uplands	Swansea	£27,133	£353,476	7.7%
–	Westwood Heath †	Warwick	£14,181	£99,104	14.3%
97	St Johns	Worcester	£31,202	£398,674	7.8%
–	City Centre †	Wrexham	£7,991	£89,472	8.9%
–	Badger Hill †	York	£47,870	£475,983	10.1%
–	Bootham †	York	£35,743	£394,716	9.1%

Area yield league

A-Z by city / 12 months to June 2026 / 301-312 of 312

#	Area	City	Annual rent	Property value	Yield
44	Clifton	York	£41,093	£417,687	9.8%
65	Fishergate	York	£27,361	£304,246	9.0%
48	Fulford	York	£32,515	£333,557	9.7%
11	Grange Garth	York	£32,322	£269,219	12.0%
22	Heslington	York	£54,137	£490,679	11.0%
–	Heworth †	York	£38,434	£445,028	8.6%
57	Holgate	York	£25,810	£276,254	9.3%
43	Layerthorpe	York	£34,572	£346,401	10.0%
61	Monkgate	York	£26,407	£284,451	9.3%
–	Osbalwick †	York	£49,147	£487,978	10.1%
42	Tang Hall	York	£45,836	£457,788	10.0%
47	The Groves	York	£42,268	£433,400	9.8%

Methodology and data quality

- **Reporting period.** The 12 months to June 2026: rents from month-end snapshots July 2025 to June 2026; sold prices cover 21 August 2025 to 30 June 2026, the records available at extraction.
- **Population.** Every privately marketed student property: shared houses, flats and studios. Purpose-built accommodation marketed room by room is removed by residence name and record type (1,815 residences, list dated 2026-08-11); 7,571 listings were removed on that rule.
- **Rent.** A property counts once, at its latest advertised rents. Annual rent sums its weekly room rents times 52, so a shared house counts every room and a studio one. Rents outside £30 to £1,000 a week are excluded, with 470 properties whose rents are implausible for their city and 5,218 duplicate listings of the same address.
- **Property value.** Mean price paid for sold property of the same class and size in the same locality, lodged August 2025 to June 2026. Houses are valued against sold houses, flats and studios against sold flats.
- **Size matching.** 56% of properties are matched to sales of exactly their own size band in their own postcode sector or district. Where a locality has too few such sales, the local price level is adjusted by a size gradient measured within districts nationally, so a six bedroom house is never valued as an average house. A city ranks only where at least 30% of its properties match sales of their own size.
- **Yield.** $(\text{annual rent} \div \text{property value}) \times 100$, computed per property and pooled per geography, so a city's figure reflects the property mix it advertises.
- **Confidence.** 95% bootstrap intervals are computed for every figure; the median city interval spans 0.9 percentage points. Ranks closer than the intervals are ties.
- **Inclusion bars.** A city or area needs 5 or more properties and enough local sales to appear; ranking also needs 10 or more, 30 or more sales, and the 30% size-matched price basis described under size matching.
- **Areas.** Generic locators (city centre, near university), street names, university buildings and postcode fragments are excluded from the area league. A city centre is kept where the city is small enough for its centre to be the student area, judged on population and local sales volume.
- **Coverage.** England and Wales. No comparable sold-price data is published for Scotland or Northern Ireland, so Scottish cities and Belfast are out of scope.
- **Out of scope.** Achieved rents, voids, running costs, licensing and finance. Yields are gross advertised-rent yields, not net returns.

Sources: Accommodation for Students advertised listings (month-end snapshots, July 2025 to June 2026); PropertyData sold-price records (August 2025 to June 2026), incorporating HM Land Registry data.