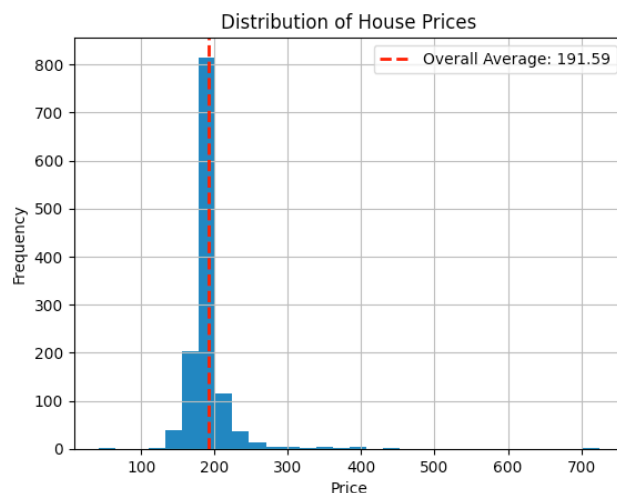


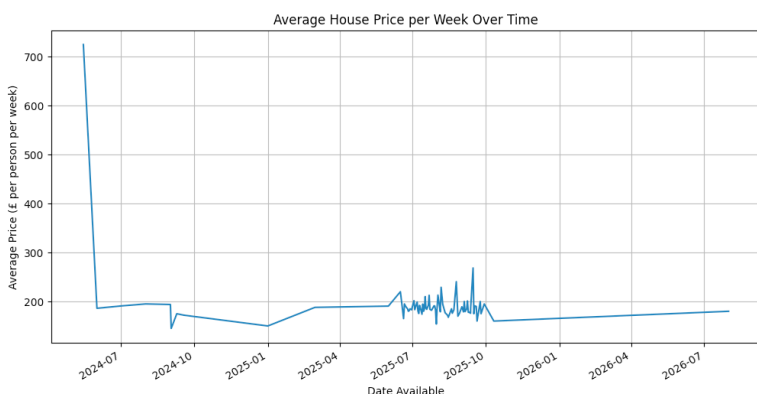
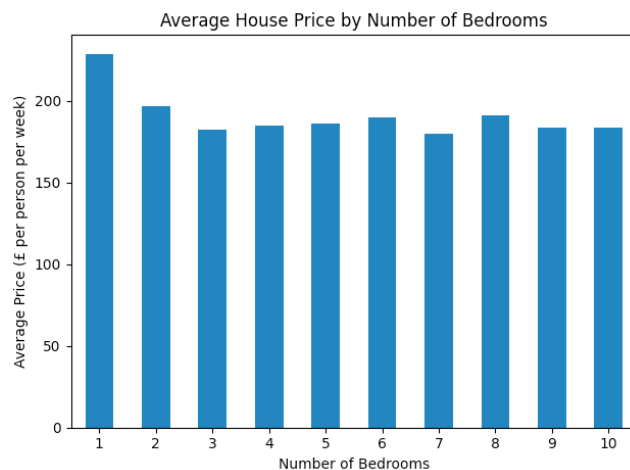
The Student Housing Market in York: Patterns and Pressures

Student housing is a massive industry. With countless students moving across cities, countries, and continents to reach their university of choice, there is huge demand and an expectation that there will be enough homes to accommodate them.



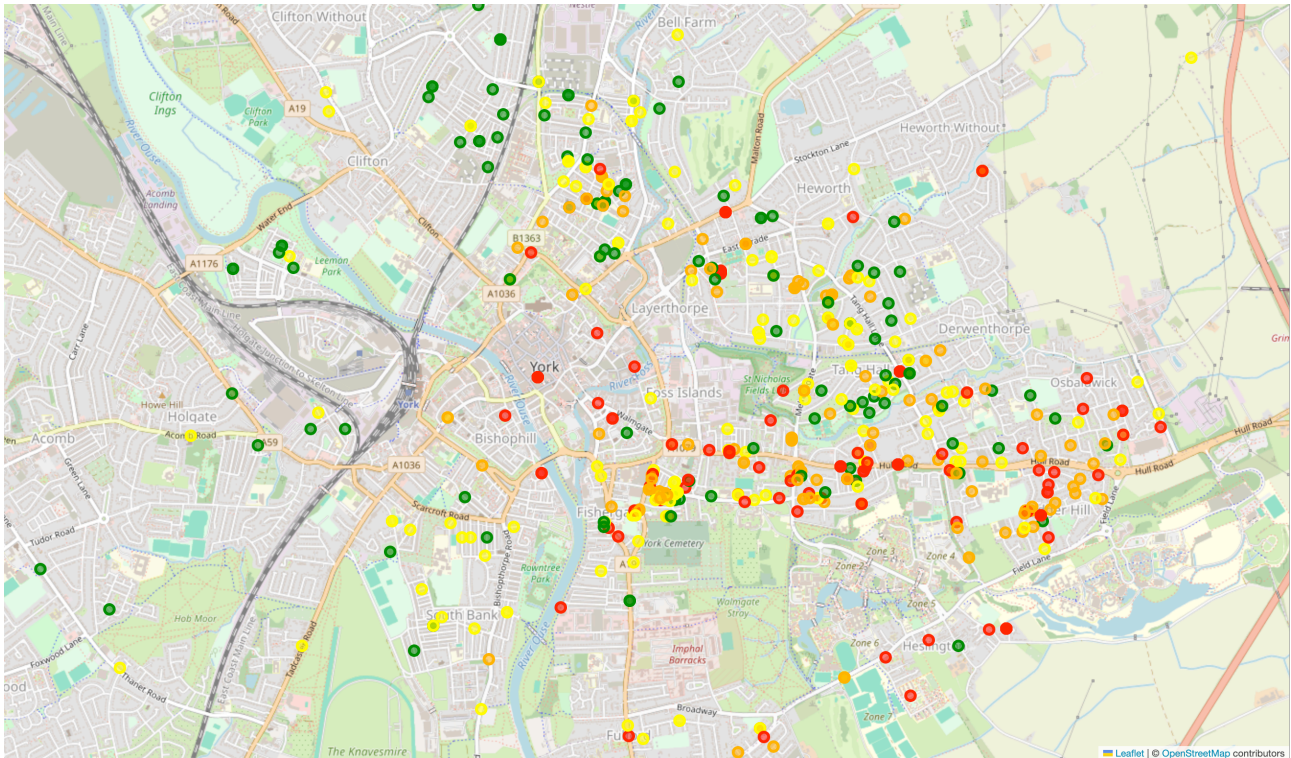
Average weekly rent per person in York, based on Student House Finder data, is £191. Most houses fall between £180 and £200, though some go much higher - up to £725 per week. The market is tightly clustered, with 50% of all rents sitting within a narrow £16 band, suggesting that prices are driven more by demand than by property value, drifting towards a “norm.” With the maximum maintenance loan at £196 per week, this leaves students with little to nothing left over for food, transport, or other essentials. This implies that many students rely heavily on part-time jobs, savings, or parental support to meet the cost of living.

The data also reveals an unusual relationship between bedroom count and average rent per person. While you might expect a negative correlation - with more bedrooms lowering individual costs - rents instead cluster tightly around £183 pppw. Only one and two-bedroom properties break this pattern, with noticeably higher prices, likely reflecting both the added cost of fewer tenants to share bills and a premium for privacy. Once again, this shows there is no obvious way to lower accommodation costs, except by gathering at least two other students.



When examining how the date a property becomes available relates to its weekly rent, the data shows no clear relationship. While there are a handful of early high-priced outliers and some short bursts of volatility later in the cycle, the vast majority of listings

remain within the £180–£200 band throughout the year. This indicates that availability date is largely insignificant in shaping rental costs. Unlike factors such as location or



property size, which introduce noticeable variation, timing appears to play little role; landlords price consistently to match market expectations rather than adjusting according to when a property enters the market.

Mapping the data by price quartiles, however, makes clear where the most expensive student housing is located. Properties along Hull Road, largely irrespective of how far along, and those around the two University of York campuses fall almost entirely in the upper quartiles (orange and red). Cheaper rents are concentrated in the northern parts of the city. This highlights a strong price bias towards proximity to the University of York, with prices around York St John University remaining comparatively lower.

Overall, the data paints a picture of a student housing market in York that is both constrained and uniform. Prices cluster tightly around the level of the maintenance loan, leaving little financial flexibility for students and suggesting that the loan itself may act as an anchor for market rates. Neither property size nor availability date offer reliable routes to cheaper accommodation, while location remains the single strongest driver of price. Taken together, these findings highlight how limited choice students truly have in terms of affordability and leaves many students financially vulnerable.