2025-26 vs. 2024-25

UK student housing launch prices are up 8-11%

Discover hidden insights in **amber's platform data**



Key Insights **(UK Market Research)**

- **London** leads with a **10% price hike**, reflecting its position as a high-demand market.
- **Manchester** recorded a **3% increase**, maintaining steady growth.
- **Semi-private & private rooms** stay in high demand due to consistent hikes.



Niche Insights **(amber's Internal Data)**

- Newcastle Upon Tyne, **London & Manchester** saw major price hikes in ensuites.
- Leeds studio prices **dropped 19%**, showing student demand for low-cost options, **if available.**

Launch Price: 2025-26 vs. 2024-25

City	Ensuite	Studio
Birmingham	4%	2%
Coventry	5%	2%
Glasgow	29%	25%
Leeds	30%	-19%
Leicester	9%	3%
London	29%	19%
Manchester	6%	7%
Newcastle Upon Tyne	20%	N/A
Nottingham	3%	24%
Sheffield	9%	4%

What does this mean for operators?

- **Early-bird pricing or incentives** could drive conversions.
- **Premium amenities** boost margins **as** students seek privacy and comfort.
- **City-specific revenue strategies** will be crucial for maintaining occupancy.
- **Tiered pricing models** should be explored to capture budget-conscious students.