

Table 54a **Median weekly private sector rents by number of bedrooms by country and region, 2022/23**

£ per week

| Country/region | Room in shared house | Studios | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4+ Bedroom |
|--------------------------|----------------------|---------|-----------|-----------|-----------|------------|
| England | 106 | 144 | 167 | 185 | 208 | 346 |
| North East | 91 | 91 | 102 | 115 | 137 | 208 |
| North West | 98 | 110 | 127 | 145 | 173 | 265 |
| Yorkshire and The Humber | 95 | 115 | 127 | 146 | 160 | 277 |
| East Midlands | 102 | 114 | 127 | 150 | 179 | 254 |
| West Midlands | 101 | 110 | 134 | 160 | 190 | 288 |
| East of England | 115 | 144 | 173 | 208 | 249 | 346 |
| London | 160 | 231 | 294 | 346 | 415 | 577 |
| South East | 121 | 150 | 185 | 231 | 288 | 415 |
| South West | 106 | 127 | 150 | 185 | 225 | 392 |
| Wales | – | – | – | – | – | – |
| Scotland | 113 | | 150 | 194 | 237 | 382 |

Sources: ONS (VOA's administrative database as at 31 March 2023), Scottish Government Private Sector Rent Statistics.

Notes: 1. The figures should be treated with caution as the underlying data aim to be representative of rents within each region or country.

2. The sample used to produce the statistics may be inconsistent between countries and over time.

3. English figures are for the year to March 2023. Scottish figures are for the year to September 2023 and are averages as median figures are unavailable.

4. Figures for Wales for years after 2019 have not been published while comparable Northern Ireland data are not available.

Table 54b Trend in median weekly private sector rents by country and region

£ per week (nominal)

| Country/region | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| England | 109 | 121 | 121 | 123 | 129 | 137 | 133 | 137 | 138 | 138 | 141 | 146 | 150 | 155 | 156 |
| North East | 89 | 90 | 92 | 104 | 100 | 105 | 104 | 104 | 103 | 109 | 104 | 105 | 100 | 101 | 104 |
| North West | 94 | 99 | 100 | 110 | 114 | 114 | 113 | 115 | 115 | 109 | 115 | 123 | 119 | 127 | 127 |
| Yorkshire and the Humber | 90 | 99 | 104 | 98 | 102 | 104 | 108 | 110 | 106 | 109 | 104 | 115 | 115 | 115 | 114 |
| East Midlands | 96 | 104 | 100 | 104 | 103 | 109 | 106 | 110 | 115 | 109 | 121 | 121 | 132 | 125 | 132 |
| West Midlands | 100 | 100 | 104 | 108 | 114 | 118 | 115 | 119 | 126 | 127 | 127 | 127 | 132 | 136 | 144 |
| East of England | 115 | 130 | 127 | 127 | 133 | 146 | 138 | 150 | 149 | 144 | 150 | 161 | 160 | 156 | 184 |
| London | 170 | 196 | 184 | 196 | 209 | 219 | 230 | 239 | 247 | 230 | 253 | 285 | 276 | 288 | 295 |
| South East | 130 | 144 | 138 | 144 | 152 | 155 | 158 | 160 | 171 | 170 | 178 | 184 | 196 | 184 | 196 |
| South West | 115 | 127 | 127 | 121 | 129 | 138 | 137 | 132 | 138 | 155 | 147 | 142 | 150 | 154 | 155 |
| Wales | 84 | 92 | 100 | 98 | 110 | 104 | 100 | 110 | 100 | 105 | 109 | 104 | 109 | 121 | 114 |
| Scotland | 80 | 87 | 98 | 101 | 114 | 115 | 108 | 104 | 107 | 112 | 115 | 115 | 115 | 108 | 115 |
| Northern Ireland | 82 | 88 | 83 | 92 | 92 | 95 | 92 | 92 | 94 | 97 | 96 | 97 | 101 | 111 | 105 |
| UK | 100 | 115 | 115 | 115 | 126 | 127 | 127 | 127 | 132 | 134 | 137 | 138 | 142 | 149 | 150 |

Source: DWP Family Resources Survey.

Notes: 1. As almost all interviews for the 2019/20 data were collected before the Covid-19 crisis began, the rent figures for 2019/20 provide a pre-pandemic baseline for PRS rents.

2. Rent figures are rounded to the nearest pound and are not adjusted for inflation.

3. The median FRS private rent is typically lower than the comparable market rent figure as it includes tied accommodation and other private lettings where sub-market, little or no rent is payable.

Table 54c **Trend in median weekly private sector (market) rents by country and region**

£ per week

| Country/region | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| England | 135 | 137 | 138 | 150 | 156 | 156 | 160 | 162 | 168 | 183 |
| North East | 104 | 104 | 110 | 110 | 114 | 114 | 114 | 114 | 115 | 117 |
| North West | 114 | 114 | 118 | 121 | 123 | 127 | 127 | 133 | 135 | 142 |
| Yorkshire and the Humber | 112 | 111 | 114 | 115 | 120 | 121 | 123 | 127 | 133 | 137 |
| East Midlands | 115 | 115 | 121 | 122 | 127 | 132 | 137 | 138 | 144 | 150 |
| West Midlands | 121 | 122 | 127 | 130 | 133 | 137 | 138 | 149 | 152 | 160 |
| East of England | 138 | 144 | 150 | 160 | 173 | 179 | 183 | 183 | 185 | 200 |
| London | 288 | 300 | 312 | 335 | 345 | 323 | 345 | 329 | 330 | 335 |
| South East | 173 | 173 | 180 | 195 | 202 | 202 | 202 | 208 | 208 | 219 |
| South West | 142 | 147 | 150 | 150 | 160 | 162 | 162 | 167 | 173 | 183 |
| Wales | 114 | 111 | 114 | 114 | 115 | 118 | 121 | 126 | 127 | 129 |
| Scotland | - | - | - | - | - | - | - | - | - | - |
| Northern Ireland | - | - | 121 | 121 | 124 | 127 | 133 | 137 | 144 | 150 |
| UK | - | - | - | - | - | - | - | - | - | - |

Source: ONS Private rental affordability, England, Wales and Northern Ireland.

- Notes:
1. Private rents for England are taken from the Private Rental Market Summary Statistics (PRMS) produced by the ONS and prior to 2018 by the Valuation Office Agency (VOA).
 2. PRMS are based on property let on the open market and exclude tied accommodation and properties let to households claiming housing benefit or universal credit.
 3. Private rents for Wales were created as a custom output by ONS using data from Welsh Government (Rent Officers Wales) using methods consistent with the PRMS for England.
 4. Private rents for Northern Ireland have been supplied by the Northern Ireland Housing Executive (NIHE) for 2020/21 only. Comparable figures for Scotland are not currently available.
 5. Rent figures are rounded to the nearest pound and are not adjusted for inflation.