Private rental market statistics, monthly rents
recorded between 1 October 2015 and 30 September 2016 for the North West
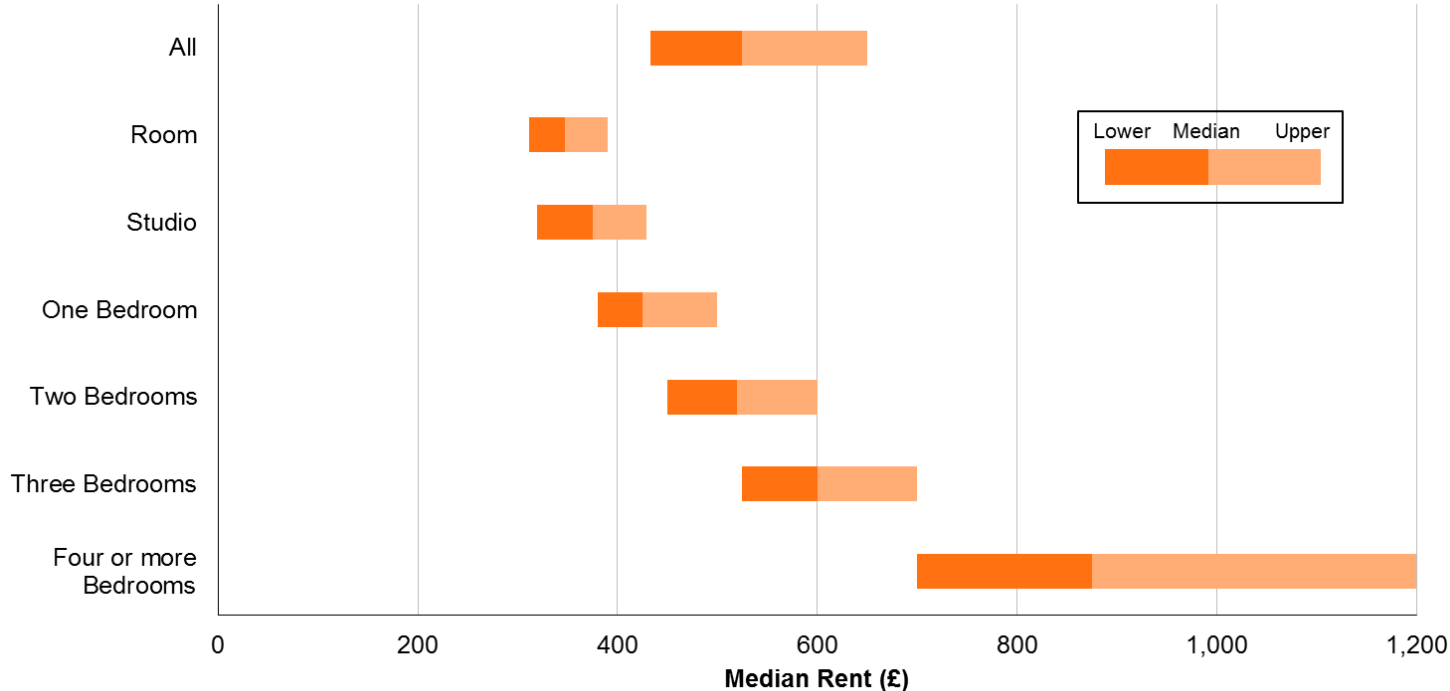
Valuation Office Agency

North West summary

The median monthly rent was £525 with an interquartile range of £433 to £650.

The highest median rents for a county or unitary authority were in Cheshire West and Chester UA (£600) followed by Cheshire East UA (£595).

Greater Manchester metropolitan county had the highest median rent for a county (£550). Within Greater Manchester, the highest median rents in a district were for Trafford (£750) and the lowest were for Wigan (£450). Greater Manchester also had the largest sample size for a county or unitary authority in the North West, at 21,780.

The lowest median rents in a unitary authority or county were in Blackburn with Darwen UA (£450) and the lowest median rents for a district were in Burnley, Lancashire (£400).

Median and interquartile range of monthly rents by bedroom category: North West between 1 October 2015 and 30 September 2016

Private rental market statistics, 'All' monthly rents recorded between 1 October 2015 and 30 September 2016 for the North West

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	450
2	Blackpool UA	520
3	Cheshire East UA	595
4	Cheshire West and Chester UA	600
5	Halton UA	500
6	Warrington UA	550
	Cumbria	
7	Allerdale	475
8	Barrow-in-Furness	450
9	Carlisle	450
10	Copeland	450
11	Eden	525
12	South Lakeland	600
	Greater Manchester (Met County)	
13	Bolton	495
14	Bury	550
15	Manchester	650
16	Oldham	495
17	Rochdale	465
18	Salford	575
19	Stockport	650
20	Tameside	500
21	Trafford	750
22	Wigan	450
	Lancashire	
23	Burnley	400
24	Chorley	525
25	Fylde	550
26	Hyndburn	425
27	Lancaster	525
28	Pendle	425
29	Preston	500
30	Ribble Valley	595
31	Rossendale	475
32	South Ribble	550
33	West Lancashire	520
34	Wyre	542
	Merseyside (Met County)	
35	Knowsley	544
36	Liverpool	450
37	Sefton	525
38	St. Helens	475
39	Wirral	500

North West - All
Median Rent (£ / month)

595 to 750 (7)	450 to 495 (10)	
542 to 595 (7)	400 to 450 (3)	
495 to 542 (12)		

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The data used to generate these statistics are based on a sample of rental information, collected by Rent Officers from landlords and letting agents.
The composition of this sample changes over time therefore any differences in median rent may be due to differences in the sample rather than true changes in the rental market.

Private rental market statistics, 'Room' monthly rents
recorded between 1 October 2015 and 30 September 2016 for the North West

Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	297
2	Blackpool UA	325
3	Cheshire East UA	347
4	Cheshire West and Chester UA	325
5	Halton UA	412
6	Warrington UA	375
	Cumbria	
7	Allerdale	390
8	Barrow-in-Furness	325
9	Carlisle	303
10	Copeland	347
11	Eden	368
12	South Lakeland	350
	Greater Manchester (Met County)	
13	Bolton	303
14	Bury	300
15	Manchester	386
16	Oldham	375
17	Rochdale	350
18	Salford	347
19	Stockport	390
20	Tameside	-
21	Trafford	325
22	Wigan	325
	Lancashire	
23	Burnley	368
24	Chorley	363
25	Fylde	-
26	Hyndburn	282
27	Lancaster	303
28	Pendle	325
29	Preston	325
30	Ribble Valley	-
31	Rossendale	-
32	South Ribble	450
33	West Lancashire	488
34	Wyre	353
	Merseyside (Met County)	
35	Knowsley	-
36	Liverpool	332
37	Sefton	368
38	St. Helens	300
39	Wirral	380

North West - Room
Median Rent (£ / month)

412 to 488 (3)	325 to 347 (8)
363 to 412 (10)	282 to 325 (7)
347 to 363 (6)	

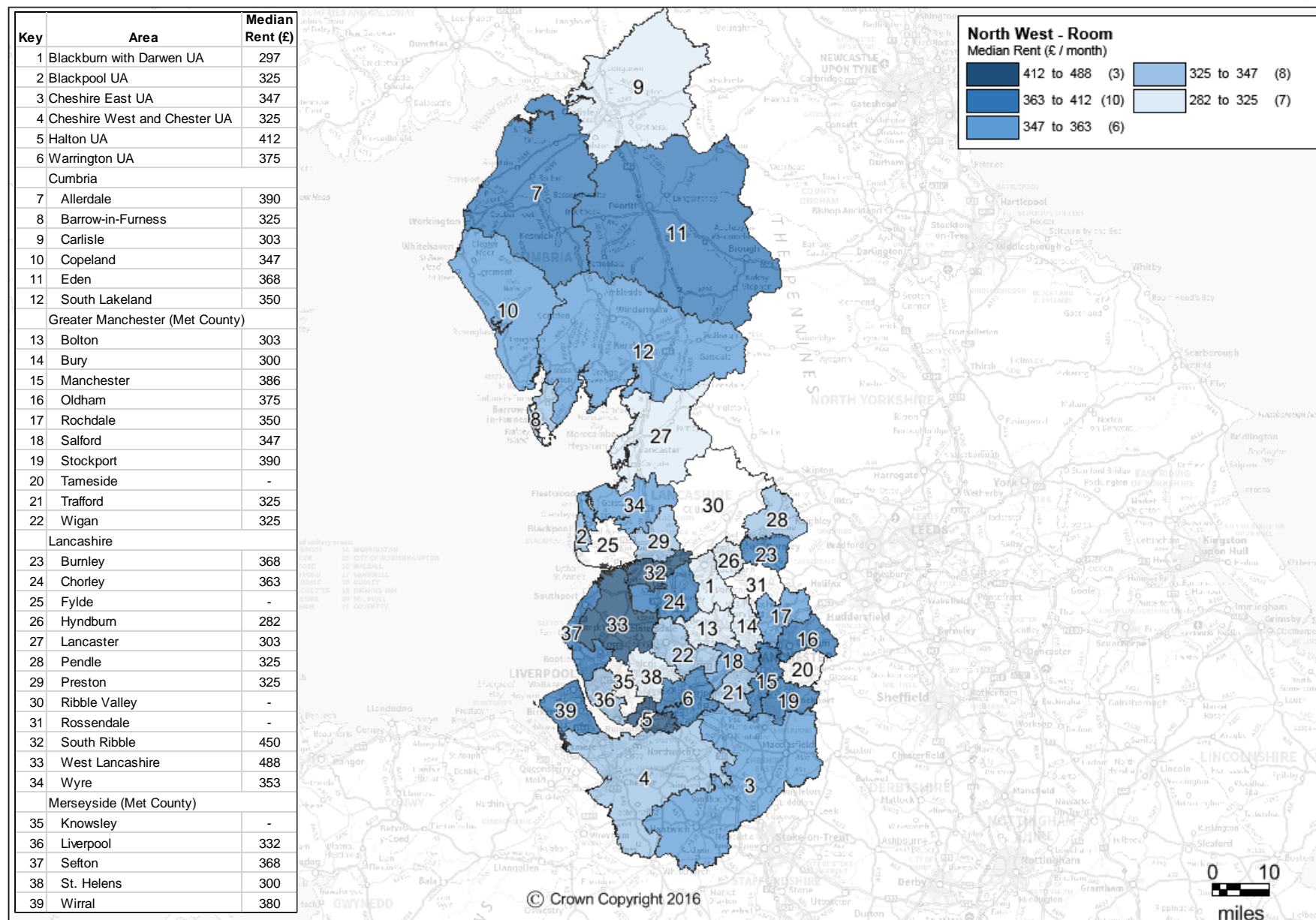© Crown Copyright 2016

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Private rental market statistics, 'Studio' monthly rents recorded between 1 October 2015 and 30 September 2016 for the North West

Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	328
2	Blackpool UA	325
3	Cheshire East UA	438
4	Cheshire West and Chester UA	395
5	Halton UA	496
6	Warrington UA	350
	Cumbria	
7	Allerdale	350
8	Barrow-in-Furness	-
9	Carlisle	320
10	Copeland	313
11	Eden	308
12	South Lakeland	375
	Greater Manchester (Met County)	
13	Bolton	280
14	Bury	325
15	Manchester	440
16	Oldham	265
17	Rochdale	280
18	Salford	585
19	Stockport	400
20	Tameside	345
21	Trafford	440
22	Wigan	390
	Lancashire	
23	Burnley	313
24	Chorley	300
25	Fylde	305
26	Hyndburn	340
27	Lancaster	500
28	Pendle	-
29	Preston	400
30	Ribble Valley	-
31	Rossendale	-
32	South Ribble	320
33	West Lancashire	-
34	Wyre	340
	Merseyside (Met County)	
35	Knowsley	-
36	Liverpool	394
37	Sefton	347
38	St. Helens	-
39	Wirral	290

North West - Studio
Median Rent (£ / month)

438 to 585 (6)	300 to 340 (10)	
375 to 438 (6)	265 to 300 (4)	
340 to 375 (6)		

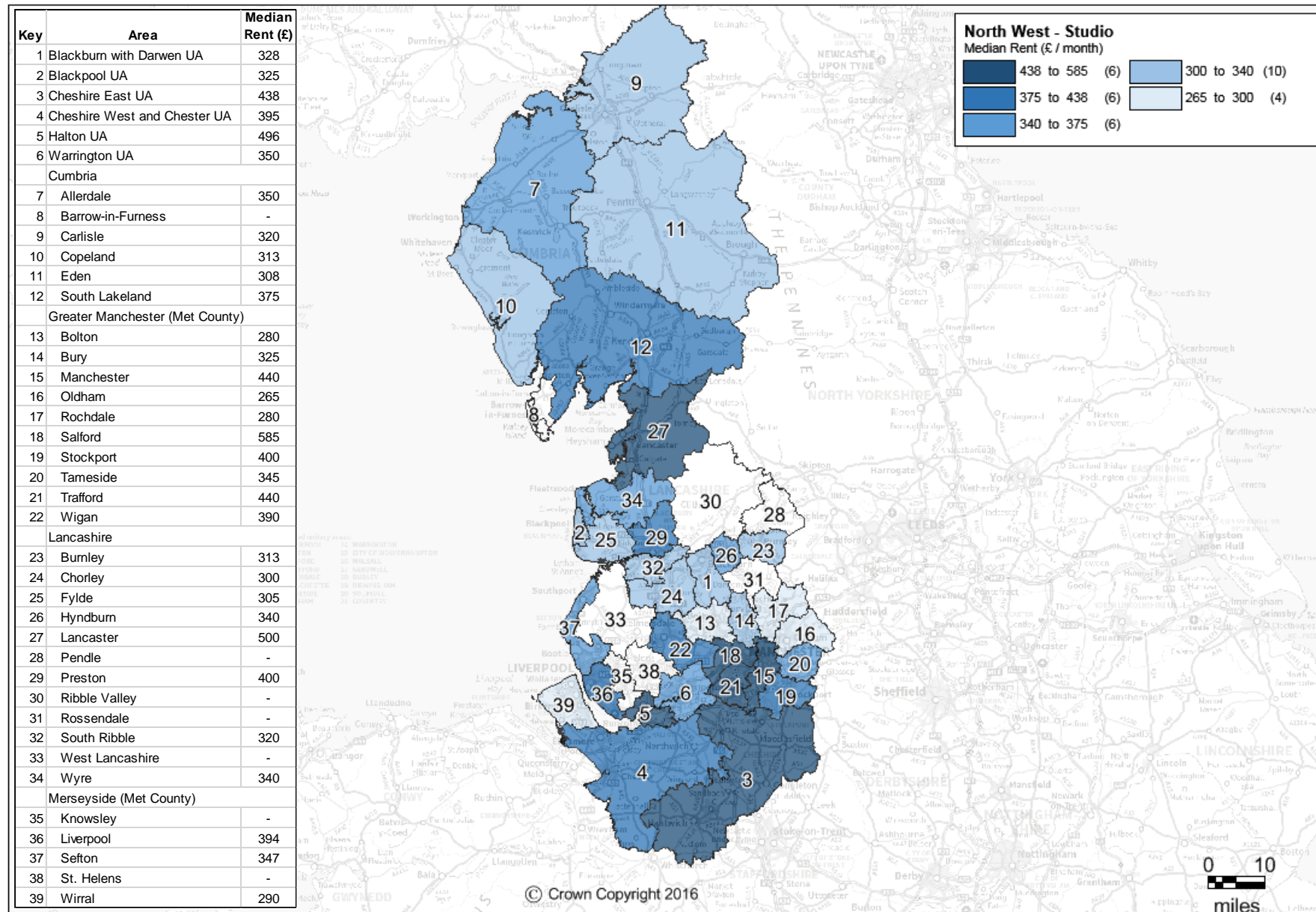© Crown Copyright 2016

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Private rental market statistics, 'One Bedroom' monthly rents recorded between 1 October 2015 and 30 September 2016 for the North West

Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	383
2	Blackpool UA	400
3	Cheshire East UA	450
4	Cheshire West and Chester UA	495
5	Halton UA	425
6	Warrington UA	450
	Cumbria	
7	Allerdale	355
8	Barrow-in-Furness	385
9	Carlisle	375
10	Copeland	390
11	Eden	400
12	South Lakeland	495
	Greater Manchester (Met County)	
13	Bolton	425
14	Bury	450
15	Manchester	625
16	Oldham	425
17	Rochdale	393
18	Salford	495
19	Stockport	525
20	Tameside	400
21	Trafford	550
22	Wigan	375
	Lancashire	
23	Burnley	347
24	Chorley	390
25	Fylde	400
26	Hyndburn	350
27	Lancaster	450
28	Pendle	350
29	Preston	425
30	Ribble Valley	425
31	Rossendale	380
32	South Ribble	400
33	West Lancashire	420
34	Wyre	412
	Merseyside (Met County)	
35	Knowsley	400
36	Liverpool	450
37	Sefton	425
38	St. Helens	375
39	Wirral	395

North West - One Bedroom
Median Rent (£ / month)

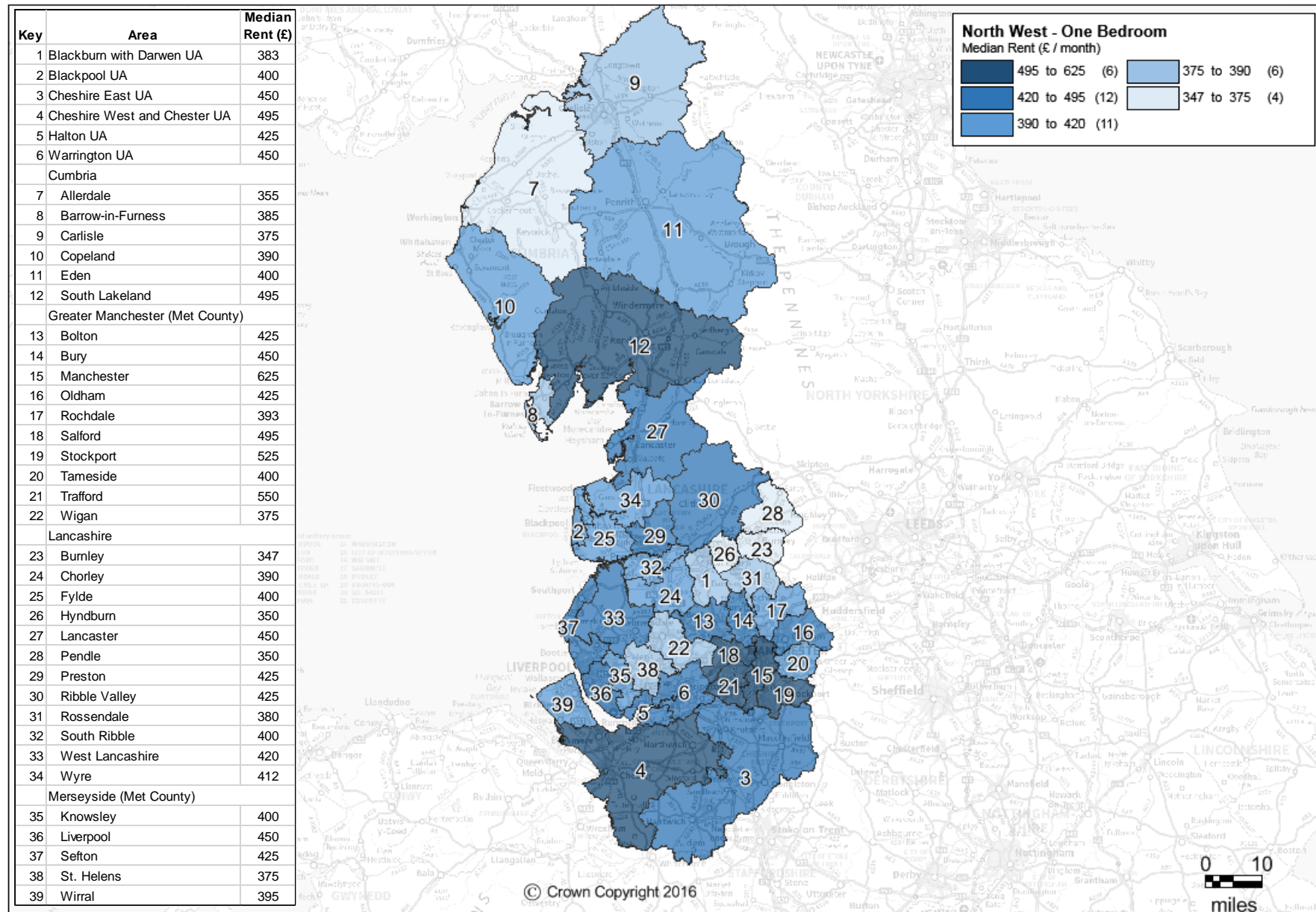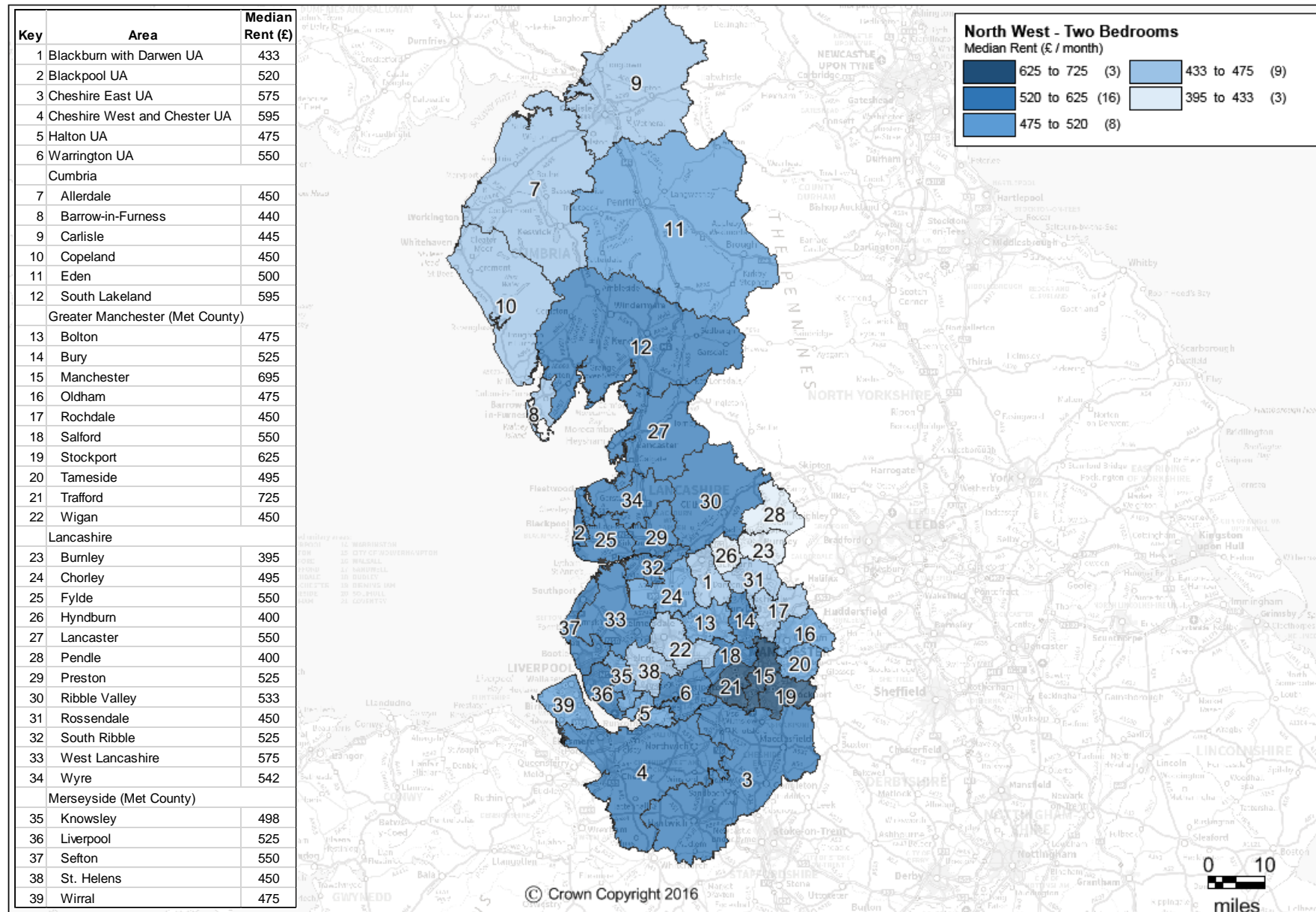|		
495 to 625 (6)		375 to 390 (6)
420 to 495 (12)		347 to 375 (4)
390 to 420 (11)		

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Private rental market statistics, 'Two Bedrooms' monthly rents recorded between 1 October 2015 and 30 September 2016 for the North West

Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	433
2	Blackpool UA	520
3	Cheshire East UA	575
4	Cheshire West and Chester UA	595
5	Halton UA	475
6	Warrington UA	550
	Cumbria	
7	Allerdale	450
8	Barrow-in-Furness	440
9	Carlisle	445
10	Copeland	450
11	Eden	500
12	South Lakeland	595
	Greater Manchester (Met County)	
13	Bolton	475
14	Bury	525
15	Manchester	695
16	Oldham	475
17	Rochdale	450
18	Salford	550
19	Stockport	625
20	Tameside	495
21	Trafford	725
22	Wigan	450
	Lancashire	
23	Burnley	395
24	Chorley	495
25	Fylde	550
26	Hyndburn	400
27	Lancaster	550
28	Pendle	400
29	Preston	525
30	Ribble Valley	533
31	Rossendale	450
32	South Ribble	525
33	West Lancashire	575
34	Wyre	542
	Merseyside (Met County)	
35	Knowsley	498
36	Liverpool	525
37	Sefton	550
38	St. Helens	450
39	Wirral	475

North West - Two Bedrooms
Median Rent (£ / month)

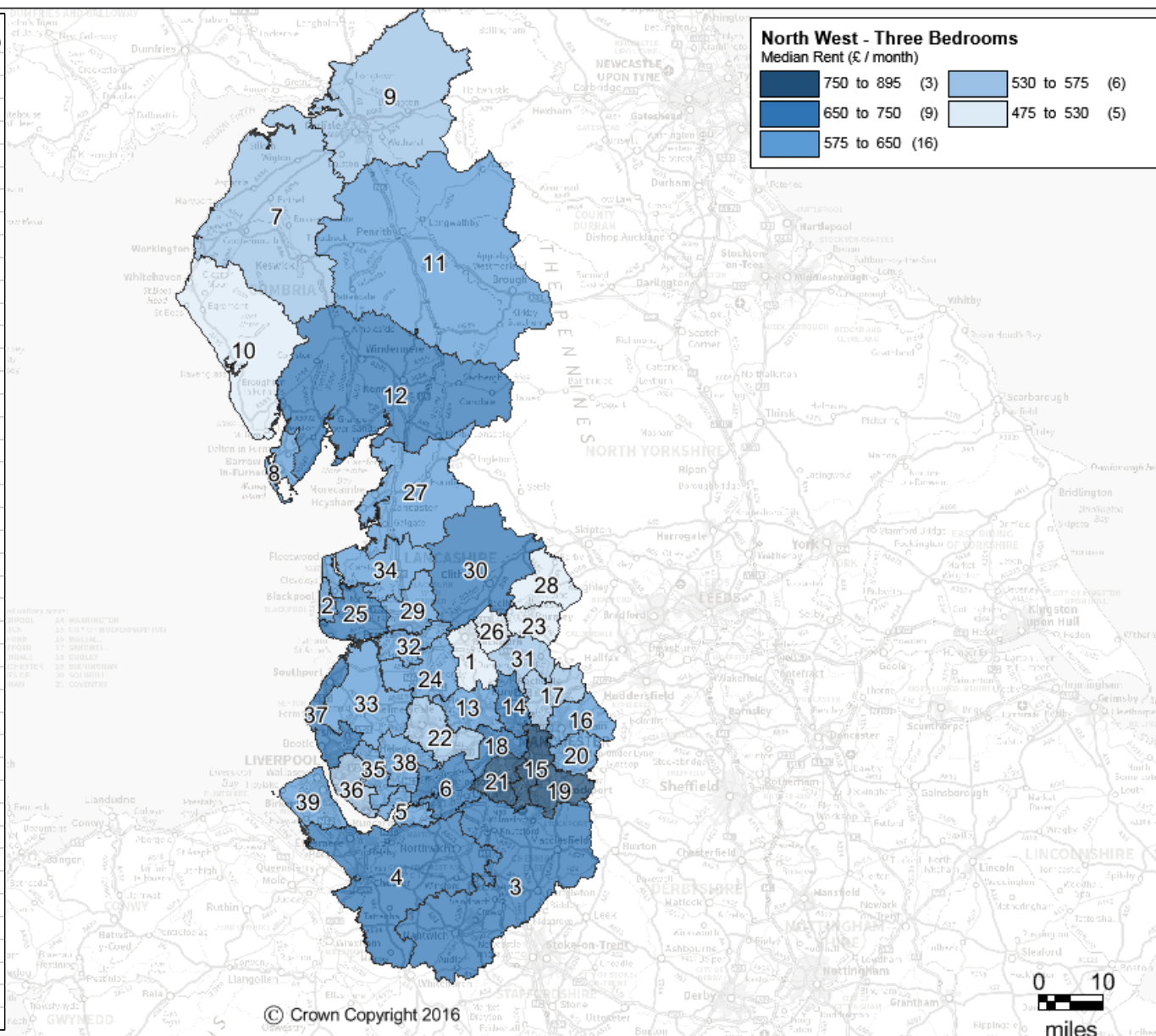|	
625 to 725 (3)	433 to 475 (9)
520 to 625 (16)	395 to 433 (3)
475 to 520 (8)	

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Private rental market statistics, 'Three Bedrooms' monthly rents recorded between 1 October 2015 and 30 September 2016 for the North West

Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	500
2	Blackpool UA	585
3	Cheshire East UA	725
4	Cheshire West and Chester UA	675
5	Halton UA	575
6	Warrington UA	695
	Cumbria	
7	Allerdale	550
8	Barrow-in-Furness	575
9	Carlisle	530
10	Copeland	500
11	Eden	595
12	South Lakeland	700
	Greater Manchester (Met County)	
13	Bolton	595
14	Bury	650
15	Manchester	750
16	Oldham	595
17	Rochdale	550
18	Salford	695
19	Stockport	795
20	Tameside	595
21	Trafford	895
22	Wigan	542
	Lancashire	
23	Burnley	495
24	Chorley	595
25	Fylde	695
26	Hyndburn	495
27	Lancaster	625
28	Pendle	475
29	Preston	595
30	Ribble Valley	695
31	Rossendale	550
32	South Ribble	625
33	West Lancashire	625
34	Wyre	595
	Merseyside (Met County)	
35	Knowsley	595
36	Liverpool	550
37	Sefton	650
38	St. Helens	575
39	Wirral	575

North West - Three Bedrooms
Median Rent (£ / month)

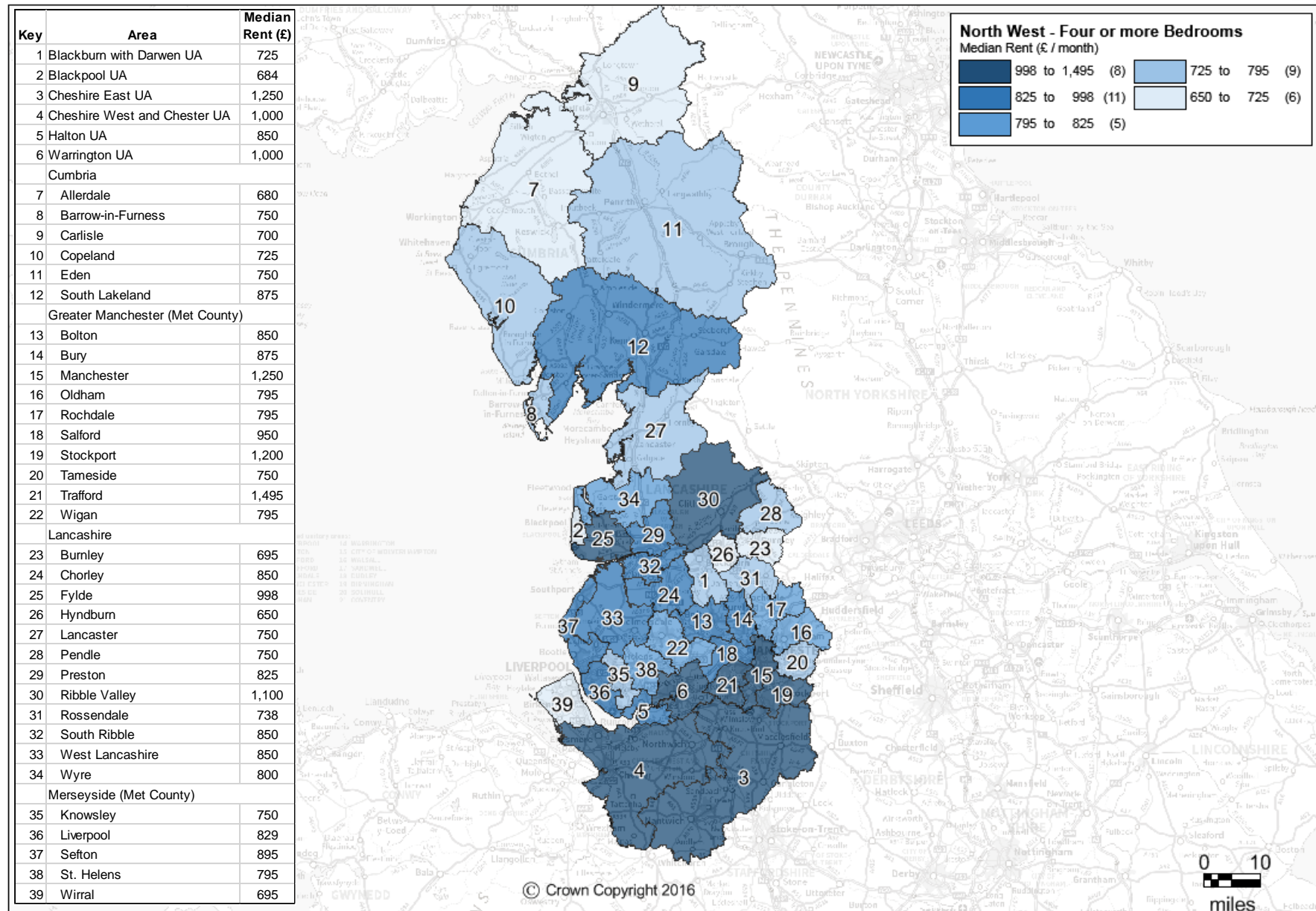|	
750 to 895 (3)	530 to 575 (6)
650 to 750 (9)	475 to 530 (5)
575 to 650 (16)	

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Valuation Office Agency

Key	Area	Median Rent (£)
1	Blackburn with Darwen UA	725
2	Blackpool UA	684
3	Cheshire East UA	1,250
4	Cheshire West and Chester UA	1,000
5	Halton UA	850
6	Warrington UA	1,000
	Cumbria	
7	Allerdale	680
8	Barrow-in-Furness	750
9	Carlisle	700
10	Copeland	725
11	Eden	750
12	South Lakeland	875
	Greater Manchester (Met County)	
13	Bolton	850
14	Bury	875
15	Manchester	1,250
16	Oldham	795
17	Rochdale	795
18	Salford	950
19	Stockport	1,200
20	Tameside	750
21	Trafford	1,495
22	Wigan	795
	Lancashire	
23	Burnley	695
24	Chorley	850
25	Fylde	998
26	Hyndburn	650
27	Lancaster	750
28	Pendle	750
29	Preston	825
30	Ribble Valley	1,100
31	Rossendale	738
32	South Ribble	850
33	West Lancashire	850
34	Wyre	800
	Merseyside (Met County)	
35	Knowsley	750
36	Liverpool	829
37	Sefton	895
38	St. Helens	795
39	Wirral	695

North West - Four or more Bedrooms
Median Rent (£ / month)

- 998 to 1,495 (8)
- 825 to 998 (11)
- 795 to 825 (5)
- 725 to 795 (9)
- 650 to 725 (6)

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