Student Accommodation Market Size & Share Analysis - Growth Trends and Forecast (2026 - 2031)

> **Industry:** Hotels, Accommodation & Resorts (Hospitality & Tourism)
> **Source:** https://www.mordorintelligence.com/industry-reports/student-accommodation-market
> **Scraped Date:** 2026-09-17

Executive Market Summary

Market Metric	Details
Base Market Size	USD 14 billion
Projected Forecast (2031)	USD 14 billion
Growth Rate (CAGR)	11.75 %
Largest Market Region	N/A
Fastest-Growing Region	N/A

Market Visualizations & Infographics

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![Major players in Student Accommodation industry](images/chart_2.png)

![Student Accommodation Market (2026 - 2031)](images/chart_3.png)

![Student Accommodation Market: Market Share by Room Type](images/chart_4.png)

![Student Accommodation Market: Market Share by Type of Accommodation](images/chart_5.png)

![Student Accommodation Market CAGR (%), Growth Rate by Region](images/chart_6.png)

![Student Accommodation Market Concentration](images/chart_7.png)

![footer background image](images/chart_10.png)

![Mordor Intelligence on Facebook](images/chart_12.svg)

![Mordor Intelligence on Pinterest](images/chart_14.svg)

![Mordor Intelligence on Instagram](images/chart_15.svg)

![ESOMAR](images/chart_17.png)

![GPTW](images/chart_19.png)
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Comprehensive Research Analysis

Overview Points List Flex 49 Share Feature End

Market OverviewStudy Period | 2020 - 2031 |
Market Size (2026) | USD 14 Billion |
Market Size (2031) | USD 24.40 Billion |
Growth Rate (2026 - 2031) | 11.75 % |
Fastest Growing Market | Asia-Pacific |
Largest Market | Europe |
Market Concentration | Low |
Major Players*Disclaimer: Major Players sorted in no particular order

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Market Overview

Student Accommodation Market Analysis by Mordor IntelligenceThe Student Accommodation Market size is projected to expand from USD 12.40 billion in 2025 and USD 14 billion in 2026 to USD 24.40 billion by 2031, registering a CAGR of 11.75% between 2026 to 2031.

Rising cross-border enrollment continues to support the student accommodation market, even as visa changes shift demand between countries rather than reducing it outright. Chronic shortages of purpose-built beds in major university cities are keeping occupancy high and sustaining investor interest in the student accommodation market. Institutional capital is also moving more decisively into scaled platforms, which is increasing consolidation, expanding secondary transactions, and improving operating efficiency across the student accommodation market. At the same time, construction cost pressure, labor shortages, and longer planning timelines are slowing new supply, which supports pricing power for existing assets. This leaves the clearest opportunity for operators in cities to add well-managed beds near high-enrollment institutions while also adapting formats to local affordability needs.

Key Report Takeaways
* By room type, private rooms held a 52% share in 2025, while shared rooms are projected to grow at a 12.8% CAGR through 2031.
* By type of institution, higher education accounted for 88% of the student accommodation market size in 2025, while the other segment is projected to grow at a 13.2% CAGR through 2031.
* By type of accommodation, off-campus / purpose-built student accommodation (PBSA) accounted for 61% of the student accommodation market in 2025 and is projected to grow at a 12.4% CAGR through 2031.
* By student type, international students held 58% of the student accommodation market share in 2025 and are projected to grow at a 12.0% CAGR through 2031.
* By geography, Europe held a 33% share in 2025, while Asia-Pacific is projected to grow at 13.5% CAGR through 2031.

Key Market Trends

Market Trends and InsightsDrivers Impact Analysis of Student Accommodation Market

Driver	(~) % Impact on CAGR Forecast	Geographic Relevance	Impact Timeline
Rising International Student Mobility Increases Accommodation Demand	+3.5%	Global	Medium term (2-4 years)
Growth of Purpose-Built Student Accommodation Expands Market Supply	+2.5%	Global, concentrated in Europe and APAC	Long term (≥ 4 years)
Urbanization of Higher Education Hubs Supports Student Housing Demand	+1.8%	APAC core, spill-over to MEA	Long term (≥ 4 years)
Preference for Safe and Secure Living Drives Premium Accommodation Adoption	+1.2%	North America and Europe	Medium term (2-4 years)
Expansion of Private Higher Education Providers Boosts Student Enrollment	+1.0%	Global	Long term (≥ 4 years)
Rising Demand for Value-Added Amenities Enhances Premium Accommodation Uptake	+0.8%	North America and Europe	Short term (≤ 2 years)
Source: Mordor Intelligence			

Competitive Landscape

Competitive Landscape

The student accommodation market is fragmented, with a large number of institutional investors, specialist operators, universities, and regional providers competing across different countries and university cities. Although several internat ional platforms have expanded their portfolios, no single operator holds a dominant global position because competition remains dispersed across national markets with different regulatory environments, ownership structures, and student demand patterns. Scale continues to provide advantages in financing, operations, and university partnerships, but local market expertise and city-level execution remain equally important for winning and managing assets.

Leading operators are nevertheless strengthening their positions through selective acquisitions and development partnerships. Greystar expanded into Denmark in May 2025 through the acquisition of a 1,758-bed Copenhagen portfolio before extending its presence in Ireland in December 2025 with a 724-bed acquisition valued at USD 115.5 million. Unite Group acquired Empiric Student Property in January 2026, adding 7,700 beds across 68 properties in 22 United Kingdom cities while also progressing joint ventures with Newcastle University and Manchester Metropolitan University for 4,300 additional beds. Similarly, Yugo acquired Campus Advantage in September 2025, creating a combined portfolio of nearly 40,000 beds across 88 properties in the United States. These developments illustrate that consolidation is occurring among leading operators, but it has not fundamentally changed the fragmented structure of the global market.

Significant competitive opportunities remain because many countries continue to have limited purpose-built student accommodation (PBSA) supply and rely on a mix of universities, private landlords, and regional operators. Providers that can tailor accommodation formats, affordability, and resident services to local market needs are often better positioned than those pursuing scale alone. As investment continues to expand into underpenetrated university markets, competition is expected to remain fragmented, with regional specialization, operational quality, and targeted expansion continuing to shape long-term competitive success.

Student Accommodation Industry Leaders* Greystar Real Estate Partners

* Unite Students

* Scape

* GSA Group

* The Social Hub

* *Disclaimer: Major Players sorted in no particular order

Component Component 3 Scope Of The Report Bottom

Global Student Accommodation Market Report ScopeThe Student Accommodation Market Report is Segmented by Room Type (Entire Place / Studio, Private Room, and Shared Room), Type of Institution (K-12, Higher Education, and Others), Type of Accommodation (On-Campus / University-Owned Accommodation and More), Student (Domestic and International), and Geography (North America, Europe, Asia-Pacific, South America, and More). The Market Forecasts are Provided in Terms of Value (USD).

By Room TypeEntire Place / Studio |
Private Room |
Shared Room |

Segmentation Accordion Item

By GeographyNorth America | United States |
| Canada |
| Mexico |
Europe | United Kingdom |
| Germany |

| France |
| Italy |
| Spain |
| Russia |
| Rest of Europe |
Asia-Pacific | China |
| India |
| Japan |
| Australia |
| South Korea |
| SouthEast Asia (Singapore, Malaysia, Thailand, Indonesia, Vietnam, and Philippines) |
| Rest of Asia-Pacific |
South America | Brazil |
| Argentina |
| Rest of South America |
Middle East and Africa | Saudi Arabia |
| United Arab Emirates |
| Turkey |
| South Africa |
| Nigeria |
| Rest of Middle East and Africa |

Frequently Asked Questions

What is the 2031 outlook for student accommodation?

The student accommodation market is projected to reach USD 24.4 billion by 2031 from USD 14.0 billion in 2026, growing at an 11.75% CAGR over 2026-2031.

Which room format is growing fastest in student housing?

Shared rooms are projected to grow the fastest at 12.8% CAGR through 2031, even though private rooms held the largest 52% share in 2025.

Why are international students so important to student housing revenues?

International students held 58% of revenue in 2025 and tend to lease earlier, prefer professionally managed housing, and choose higher-yield room formats.

Which accommodation format leads global demand?

Off-campus / purpose-built student accommodation (PBSA) led with 61% share in 2025 and is also the fastest-growing accommodation type at 12.4% CAGR through 2031.

Which region is expanding the fastest for student housing investors?

Asia-Pacific is the fastest-growing region with a projected 13.5% CAGR through 2031, supported by supply shortages and rising institutional interest.