

Student Accommodation Market Size, Share & Trends Analysis Report By Accommodation (Purpose-Built Student Accommodation, University-Managed Accommodation), By Education Grade, By Occupancy, By Location, By Region, And Segment Forecasts, 2026 - 2033

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Abstracts

The global student accommodation market size was estimated at USD 12.37 billion in 2025 and is expected to reach USD 19.05 billion by 2033, growing at a CAGR of 5.7% from 2026 to 2033. The continuous rise in the global student population, particularly international students, is a significant driver of growth for the market.

With more students pursuing higher education abroad, the demand for quality, safe, and convenient housing has surged. Countries such as the U.S., the UK, Australia, and Canada remain top destinations for international students, leading to increased pressure on existing accommodation infrastructure. Universities, while expanding their intake, are often unable to meet the housing demands of the growing student population, thereby creating opportunities for private developers and investors to step in with PBSA. This trend is expected to continue as the pursuit of global education becomes increasingly popular, fueled by the expanding middle class in developing countries and the growing importance of obtaining international qualifications.

The growing number of internationally mobile students remains a key driver of the global Purpose-Built Student Accommodation (PBSA) market. According to the Open Doors 2025 Report by the Institute of International Education, U.S. colleges and universities hosted 1,177,766 international students in the 2024-2025 academic year, a 5% increase from the previous year and one of the highest enrollment levels on record.

International students now account for around 6% of total U.S. higher education enrollment, highlighting sustained global demand for overseas education.

Globally, student mobility is also expanding rapidly. Recent education mobility estimates show that approximately 6.9 million students studied outside their home countries in 2024, the highest level ever recorded, with projections suggesting the number could exceed 10 million by 2030.

In addition, in 2025, UNESCO reported that worldwide higher education participation reached 264 million students, reflecting substantial expansion in tertiary education systems and reinforcing long-term demand for student housing across major study destinations such as the U.S., UK, Canada, Australia, France, and Germany.

Government policies and support play a crucial role in driving market growth. Many governments, particularly in developed countries, actively promote their educational institutions to attract international students, thereby indirectly boosting demand for student housing. In addition, in some regions, governments offer incentives to private developers to invest in student housing and related properties, such as tax breaks or subsidies, to help meet the housing demand. Urban planning policies also increasingly incorporate provisions for student housing, recognizing its importance in supporting the educational infrastructure. This supportive regulatory environment encourages investment and development in the sector, ensuring that student accommodation keeps pace with the growing demand.

The integration of technology into student accommodation is emerging as a strong growth driver, catering to the tech-savvy student population. Smart living features, such as automated climate control, keyless entry, high-speed internet, and digital communication platforms, are becoming standard in modern student housing. These technological advancements not only enhance the living experience but also address safety, security, and convenience concerns, which are top priorities for students and their families. In addition, the use of data analytics and property management software allows for more efficient operations and maintenance, further attracting both students and investors to the market. As students increasingly seek accommodation that meets their digital lifestyle needs, demand for technologically advanced living spaces continues to grow, fueling market expansion.

The evolving preferences and lifestyle changes among students are significantly influencing market growth. Today's students are increasingly seeking out housing options that offer more than just a place to sleep; they desire spaces that support their

academic, social, and personal development. This shift has led to a greater demand for accommodation that offers a balanced mix of private and communal spaces, fostering a sense of community while preserving individual privacy. Amenities such as fitness centers, study lounges, social event spaces, and sustainable living features are becoming crucial determinants of students' housing choices. The preference for high-quality, experience-oriented living environments is driving developers and property managers to innovate and upgrade their offerings, thereby accelerating market growth.

Global Student Accommodation Market Report Segmentation

This report forecasts revenue growth at global, regional & country levels and provides an analysis of the latest trends and opportunities in each of the sub-segments from 2021 to 2033. For this study, Grand View Research has segmented the student accommodation market report based on accommodation, education grade, occupancy, location, and region.

Accommodation Outlook (Volume, Number of Beds; Revenue, USD Billion, 2021 - 2033)

Purpose-Built Student Accommodation (PBSA)

University-Managed Accommodation

Private Rental Accommodation

Others (Homestays, etc.)

Education Grade Outlook (Volume, Number of Beds; Revenue, USD Billion, 2021 - 2033)

Undergraduate Students

Postgraduate Students

Professional and Continuing Education Students

Location Outlook (Volume, Number of Beds; Revenue, USD Billion, 2021 - 2033)

Off-campus

On-campus

Occupancy Outlook (Volume, Number of Beds; Revenue, USD Billion, 2021 - 2033)

Single

Double

Triple/ Multi

Regional Outlook (Volume, Number of Beds; Revenue, USD Billion, 2021 - 2033)

North America

U.S.

Canada

Mexico

Europe

Germany

UK

France

Italy

Spain

Asia Pacific

China

India

Japan

Australia

Central & South America

Brazil

Middle East and Africa

UAE

South Africa

This report can be delivered to the clients within 5 Business Days

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