Kotkompas

PRICING UPDATE



Update of rental prices in the Belgian student housing market

ACADEMIC YEAR 2026-2027

stadim
VALUATION & STRATEGY IN REAL ESTATE

DIGIT
STUDENTLIFE

01 SETTING THE SCENE

A closer look at current student housing rents

THE KOTKOMPAS

The Belgian student housing market is a dynamic market undergoing rapid change. This market is still characterised by fragmentation, with significant local differences in terms of supply, demand, regulations and, in general, usable and clear data on these parameters. However, student housing plays a crucial role in supporting higher education, and a global overview of this sector is therefore essential in order to guide its professionalisation and consolidation. Attracting a qualified student population is important. After all, this population contributes to the development of a knowledge economy, which ultimately also strengthens the socio-economic fabric of student cities and, by extension, the entire Belgian region.

Stadim & Diggit StudentLife continue to map the Belgian market year after year with the Kotkompas. The insights gained can serve as a source of inspiration for various stakeholders, such as investors, project developers, property managers and governments, to better respond to potential opportunities linked to the needs of the core audience, namely students and higher education institutions.

KOTKOMPAS · PRICING UPDATE 2026

Earlier this year, Diggit StudentLife & Stadim published the sixth edition of the Kotkompas.

As the new academic year 2026-2027 has now begun, we would as per usual like to take another look at the current rental prices for this academic year.

With this *Pricing Update*, we are pleased to announce – for the seventh time in a row – an update of the rental prices. Although we would like to provide readers with more information than just the price aspect, we cannot ignore the fact that price is the number one criterion in choosing student accommodation, which is still very much the case today in various student cities.

CURIOUS TO FIND OUT WHAT THE KEY TAKEAWAY IS – ONE THAT DOESN'T EXCEED THE LENGTH OF AN X POST?

The average COT price in Belgium has reached the €600 mark; for studios in Brussels, the price has surpassed €800; and, for the first time, we're also seeing a fall in prices in a student town. Curious which one? Then do read on.

In the meantime, we hope that you, as a student, educational institution, local authority, developer, investor or amateur of the genre, will be able to gain useful information from this *Pricing Update*.

02 RENTAL PRICES AND COSTS

Key figures 2026-2027

Averages based on the 10 largest student cities in Belgium, per month.

AVERAGE RENT
€ 495
bare rent per month · +€10 (+2%)

AVERAGE COSTS
€ 105
expense allowance per month · stable

AVERAGE COT PRICE
€ 600
rent + costs per month · +€10 (+1.7%)

Average (bare) rental prices 2026-2027

The table below provides an indication of the **bare rents** (without costs) per room type and per region based on the 10 largest student cities.

	Belgium	Flanders	Wallonia	Brussels
Room	€ 415	€ 420	€ 385	€ 495
Room + bathroom	€ 500	€ 535	€ 425	€ 600
Studio	€ 580	€ 630	€ 505	€ 655
Average	**€ 495**	**€ 530**	**€ 435**	**€ 580**

Average rental prices excluding costs 2026-2027

Looking at the average values in Belgium and the three regions, just like last year, we see **increases of up to €25** compared to the previous academic year. The average basic rent for a student room in Belgium fluctuates around **€495/month** compared to €485 last year, an increase of approximately 2%. These price trends are entirely in line with last year's.

Expenses 2026-2027

In addition to the rent, an expense allowance is traditionally charged as a provision or lump sum (all-in price). The results for 2026 show that this allowance for additional rental costs remained stable on average across all cities and room types.

The additional costs average around **€105/month** (Belgium). On average, Brussels still leads the way in terms of monthly costs.

Costs vary from city to city, ranging in most cities from around €80 to €85 (mainly in smaller Flemish university towns) to €100 to €105. In Brussels, the average of €125 remains stable compared with last year.

In the aftermath of the 2022 energy crisis, a somewhat sharper increase in costs was recorded in the following academic year. Whether the current geopolitical situation and its negative impact on energy prices will herald a repeat of 2022 – and thus also a (more substantial) increase in these costs towards the 2027-2028 academic year – remains to be seen next year.

03 COT PRICES

COT prices 2026-2027

To make a fair comparison between different regions on the one hand and the options available within the same region on the other, it is advisable to take a holistic view of rent and costs. In this regard, we use the total "*cost of tenancy*" or COT price, whereby the rent – including additional costs (whether or not charged as a flat rate) – is compared with the student room, energy costs, facilities, services, etc. Consequently, it is advisable to also state the average "COT price".

The table below provides an indication of the **COT price**, or in other words, the **total rental prices including costs** per room type and per region based on the 10 largest student cities. The ranking remains unchanged, with Brussels in the lead, followed by Flanders and Wallonia respectively.

	Belgium	Flanders	Wallonia	Brussels
Room	€ 505	€ 510	€ 480	€ 605
Room + bathroom	€ 595	€ 635	€ 520	€ 720
Studio	€ 700	€ 725	€ 640	€ 805
Average	**€ 600**	**€ 625**	**€ 545**	**€ 705**

***COT price**: average rental prices including costs 2026-2027*

The average COT price for a student room in Belgium has reached the **€600/month** mark, representing an increase of €10, or just 1.7 per cent. This average increase (which essentially reflects the basic rent increase) is well below the rate of inflation. It should be noted that, alongside the overall average, close attention must be paid to regional differences. In Brussels, the average COT price for a studio flat has exceeded the **€800/month** mark.

Furthermore, the price level must always be approached with due caution and should not simply be compared with prices from previous years.

COT price 2020-2026 BELGIUM · PER MONTH



Average COT price Belgium 2020-2021 / 2026-2027

HIGHLIGHTS THIS YEAR

€ 805

Average COT price for a studio in Brussels: above the €800 mark for the first time.

+1.7%

Increase in the average COT price in Belgium, well below inflation.

Kortrijk

For the first time, a downward trend in rental prices in a student city.

04 ANALYSIS

Average COT price hovers around €600/month

Due to a lack of transparency, caution is advised when making this comparison. Rents advertised on private websites often cover only a fraction of the (professional) market, and in the majority of cases, only one type of room in a student hall of residence. Public letting websites are generally limited to available student accommodation, meaning that the results of any analysis always depend on the available stock. Finally, additional costs are not always included, which can obviously make a significant difference to the total price. Other public websites that do show let student accommodation, on the other hand, do not always appear to be correctly updated.

Year after year, we continue to see a wide variation in prices across all towns for the same type of property. There may be many reasons for this: typical property characteristics such as location, quality and condition will certainly be key factors. On average, the COT price is, remarkably enough, lagging behind inflation, which puts the price trends into perspective once again. It is striking that, for the first time, we are also seeing a downward trend in rental prices in Kortrijk. Although Kortrijk has in the past also ridden a wave of high demand and barely sufficient supply, this market appears to be going through a reversal. In any case, this supports the simple economic principle that an increase in supply affects price levels. This may lead to the removal of outdated buildings from the market, allowing the market to regain a healthy balance – which is equally necessary for owners to continue supporting a high-quality supply.

The local variations in demand, supply and rent levels, which have been highlighted in the past, are emphasised once again, as is the impact on investment levels, sales and letting activities. Furthermore, we are curious to see what the future holds for the Top 10 student cities, but we are also looking forward to certain growth centres that are gaining ground in the slipstream of these Top 10. These cities could potentially become an interesting alternative to the capital. We are seeing Brussels rents rise, as are the taxes, which may discourage some investors from further expanding their portfolio.



Arne Hermans
Founder & CEO

arne@diggitstudentlife.eu



Midas Louis
Operations Manager

midas@diggitstudentlife.eu

Diggit StudentLife is active in various aspects of student housing. We handle the letting and management of more than 3,000 student units (incl. projects) in Flanders and Brussels. Diggit consists of a motivated team of some 20 dedicated Diggiteers, bringing together operational experience from a variety of backgrounds. This mix enables us to offer an experienced, reliable and high-quality service to students and their parents, owners and investors, educational institutions and governments, and all other stakeholders who care about providing students with a good environment.

Looking to sell or buy a student room? **Diggimmo** will be happy to help. With **Syndiggit**, we also provide property management services to the owners of student residences managed by Diggit. Together, this makes Diggit a **one-stop shop** for the optimal management of your student residence.



Emelie Peeters
Valuer-advisor

emelie.peeters@stadim.be



Frederik Boumans
Partner · MRE-MRICS
Valuer-advisor

frederik.boumans@stadim.be

Independent real estate advice, backed by data and driven by people.

Stadim is an independent real estate consultancy with more than 30 years of experience in valuations, strategic advice and data-driven insights. We work for investors, companies, financial institutions and public organisations throughout the Benelux, at every stage of the real estate cycle.

What sets us apart is the combination of in-depth market knowledge, our own analytical models and a multidisciplinary team of more than 70 professionals. We never act as a broker or investor. Our only role is to help you make the right decision: well-founded, independent and tailored to your context.

With **StadimData**, we translate our real estate expertise into innovative, data-driven tools and insights that help our clients make faster, more efficient and better-founded decisions.

LEGAL

Copyright · Disclaimer

© Diggit StudentLife (Cereal BV BE0708.983.193) & Stadim BV (0458.797.033). This report was prepared by Diggit StudentLife and Stadim. The contents of this report may not be communicated, copied, reproduced or redistributed in any way, in whole or in part, without the prior express permission of Diggit StudentLife and Stadim.

This report is an analysis of the Belgian student housing market. It is in no way intended as advice from a legal, urban planning or other perspective. The purpose of this report is to provide more clarity about the current situation in the student housing market. To this end, various sources and public information have been consulted and compiled, which are believed to be accurate and reliable. This also applies to the parameters used to make possible projections and estimates. The report has been prepared with the utmost care, but no guarantees are given as to its accuracy or completeness.

This report is purely informative and cannot be used as a basis for any investment or other decisions or for the feasibility (in terms of permits or otherwise) of a development project, which are made or omitted on the basis of this report. Diggit StudentLife and Stadim accept no responsibility whatsoever for the content of this report or its use.

stadim
VALUATION & STRATEGY IN REAL ESTATE

DIGGIT
STUDENTLIFE