



Q2 2025

Quarterly Market Rates Report

AMERICAS

Corporate housing/temporary living options in North America remain in good supply across all markets and we can offer multiple choices in response to client requests for housing. As of this update, business travel and mobility program managers are reviewing their needs and projections for 2025 based on evolving economic and geopolitical factors We are aware from travel industry reports that companies intend to maximize cost controls with solutions like fewer trips/longer stays and the option to stay in corporate housing vs hotels for stays of longer than 5 nights.

The overall supply of rental housing impacts temporary living accommodations as well. In the US and in Canada, there has been an increase in rental inventory in many (not all) markets, which has contributed favorably to availability and pricing.

We are finalizing client requests for summer intern housing in anticipation of move in dates in May/June. Clients with large intern populations, especially in key employment markets like New York City and Silicon Valley, with limited capacity and high costs, are advised to confirm bookings now to secure the best possible options at the best available price.

Dwellworks Living is a sponsor of FACCT: The Furnished Accommodation Carbon Calculation Tool which was introduced to suppliers at the Corporate Housing Providers Association (CHPA) conference in February and is being rolled out over the next few months to encourage supplier participation and provide more ‘green’ options for accommodations. For more information, [click here](#).

All pricing presented in USD for ease of comparison. Note 3-BR sample size is limited. Trend rates reflect 1- and 2-BR units.

CITY	1 BR ADR	2 BR ADR	3 BR ADR	ADR TREND VS PREVIOUS QUARTER*	BOOKING TREND VS SAME TIME LAST YEAR**	AVAILABILITY	MARKET INFLUENCERS
ATLANTA, GA	\$164	\$207	\$234	Higher ↑	Lower ↓	Balanced Capacity	Decreased volumes in Q1; overall trend is more activity
BOSTON, MA	\$242	\$296	\$368	Lower ↓	Higher ↑	Balanced Capacity	Increased relocation and business travel activity
CALGARY, AB	\$94	\$115	\$142	Lower ↓	Higher ↑	Limited Capacity	Activity fluctuates with the needs of energy industry employers
DALLAS, TX	\$160	\$199	\$282	Lower ↓	Higher ↑	Balanced Capacity	Increased relocation activity
HOUSTON, TX	\$149	\$203	\$260	Unchanged	Lower ↓	Balanced Capacity	Activity fluctuates with the needs of energy industry employers
MEXICO CITY, MX	\$132	\$168	N/A	Lower ↓	Unchanged	Balanced Capacity	Lower activity in Q1 but remains significant market for global nomads and mobility
NEW YORK, NY	\$279	\$422	\$528	Higher ↑	Lower ↓	Balanced Capacity	Decrease in relocation/business travel, but remains tight rental market
PORTLAND, OR	\$179	\$227	\$317	Unchanged	Lower ↓	Balanced Capacity	Relocation activity is increasing
SAN FRANCISCO, CA	\$236	\$299	\$398	Higher ↑	Higher ↑	Balanced Capacity	Increased activity/volatility consistent with AI/Tech trends
SEATTLE, WA	\$184	\$266	\$319	Lower ↓	Lower ↓	Balanced Capacity	Decreased relocation/business travel activity
SILICON VALLEY, CA	\$206	\$259	\$402	Higher ↑	Higher ↑	Balanced Capacity	Increased activity/volatility consistent with AI/Tech trends
VANCOUVER, BC	\$132	\$157	\$217	Lower ↓	Lower ↓	Excess Capacity	Rental market overall has benefitted from regulatory changes

*ADR = Average Daily Rate at time of reporting (retroactive to end of previous month)

**Unchanged indicates less than 5% variance in rates versus previous quarter

All rental rate information is subject to change and deemed reliable at the time of publication but not guaranteed