



Q2 2025

Quarterly Market Rates Report

EMEA

Rates for stays in key corporate housing/temporary markets in Europe remain stable due largely to steady rate of demand in the past quarter. High optimism for growth in global travel in 2025 has been tempered recently as companies review travel policies and budgets in response to new global economic and political conditions. The Arabian Gulf states continue to experience expanded temporary housing needs associated with investment tied to infrastructure, construction, and consulting services that support the region’s migration to economic diversification.

Overall ,rental supply in many major European cities continues to be challenged by government regulation, large and growing rental populations, and limited new development. As a result of this disparity in supply and demand, rates in both furnished and unfurnished rental units remain high in markets such as Amsterdam, Berlin, and Munich. Many cities, including Berlin, Amsterdam, Paris, Barcelona, and Rome have imposed restrictions on short-term leisure rentals with the intent of making more rentals available for local residents. The impact of these regulations is yet to be reported in market data.

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 pricing for 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
ABERDEEN, UK	\$148	\$174	\$220	Lower ↓	Unchanged	Excess Capacity	Volumes impacted by energy sector
ABU DHABI, AE	\$170	\$220	\$270	Higher ↑	Higher ↑	Balanced Capacity	Market Investment; EMEA location with greatest volume increase
AMSTERDAM, NL	\$186	\$259	\$359	Unchanged	Higher ↑	Limited Capacity	Market is subject to tight regulation and limited new rental construction
DOHA, QA	\$165	\$230	\$330	Higher ↑	Higher ↑	Balanced Capacity	Market Investment
DUBAI, AE	\$188	\$250	\$375	Lower ↓	Unchanged	Balanced Capacity	Market is consistently active; no broad changes
DUBLIN, IE	\$153	\$189	\$250	Unchanged	Higher ↑	Balanced Capacity	Continued relo growth; expanded availability
THE HAGUE, NL	\$168	\$270	\$340	Unchanged	Higher ↑	Balanced Capacity	Volumes impacted by energy sector
LONDON, UK	\$218	\$315	\$450	Lower ↓	Lower ↓	Excess Capacity	Unprecedented availability in some locations due to lower activity and greater supply
MADRID, ES	\$132	\$180	\$230	Unchanged	Higher ↑	Balanced Capacity	Business travel and relo growth
MUNICH, DE	\$159	\$220	\$270	Higher ↑	Higher ↑	Limited Capacity	Uptick in near-in/commutable locations; inventory very limited
PARIS, FR	\$170	\$240	\$290	Lower ↓	Higher ↑	Balanced Capacity	General direction is pricing stability; specific requests can impact pricing
RIYADH, SA	\$240	\$260	\$310	Higher ↑	Higher ↑	Limited Capacity	Market Investment

*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