



Q2 2026

Quarterly Market Rates Report

AMERICAS

Data compiled from Dwellworks Living proprietary Market Rate Indicator based on worldwide confirmed bookings

The biggest story in furnished accommodations in North America is the upcoming World Cup 2026: 104 matches, in 16 cities across the US, Mexico, and Canada. Travel and global mobility managers are encouraged to reach out to us to discuss planned activity and accommodations options. For more information on expected availability and pricing, read our World Cup summary [here](#).

Overall, we see good supply across nearly all markets in North America, due in part to expanded multi-family housing availability and related pricing stability. In terms of booking volume, the first quarter of the year is typically quiet coming out of the holidays and in 2026 we also see an ongoing cautionary approach to spending by employers.

Observations on Q1 2026 market trends in the Americas are as follows:

- ADRs (Average Daily Rates) in the Americas for 1 BR rentals range from \$128 in Calgary to \$312 in New York City
- External events like the World Cup, the Calgary Stampede, and upcoming intern move-ins in May/June, will impact pricing and availability, as will seasonal increases in volume associated with summer relocation activity

Dwellworks Living is a sponsor of FACCT: The Furnished Accommodations Carbon Calculation Tool. We hosted a sustainability update and a session on AI in Corporate Housing at CHPA Connect26 in Austin, Texas. We will publish our annual sustainability impact report in late April. For access to all of our research and articles, visit dwellworksliving.com/blog.

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	1 BR ADR TREND VS PREVIOUS QUARTER*	BOOKING TREND VS SAME TIME LAST YEAR**	AVAILABILITY	MARKET INFLUENCERS
ATLANTA, GA	\$176	\$216	\$273	Unchanged	Unchanged	Balanced Capacity	World Cup - June-July
BOSTON, MA	\$264	\$361	N/A	Higher	Lower	Balanced Capacity	World Cup - June-July
CALGARY, AB	\$128	\$156	\$208	Lower	Lower	Balanced Capacity	Calgary Stampede - July 3-12
DALLAS, TX	\$167	\$238	\$268	Unchanged	Unchanged	Balanced Capacity	World Cup - June-July
HOUSTON, TX	\$170	\$210	\$261	Unchanged	Lower	Balanced Capacity	World Cup - June-July
MEXICO CITY, MX	\$161	\$205	N/A	Higher	Higher	Limited Capacity	World Cup Opener - June 11; matches throughout June
NEW YORK, NY	\$312	\$494	\$764	Higher	Lower	Balanced Capacity	World Cup Final - July 19; matches throughout June-July
PORTLAND, OR	\$186	\$249	\$296	Unchanged	Higher	Balanced Capacity	Balanced booking trends for key area employers
SAN FRANCISCO, CA	\$283	\$304	\$491	Unchanged	Lower	Limited Capacity	World Cup - June
SEATTLE, WA	\$222	\$270	\$396	Unchanged	Higher	Balanced Capacity	World Cup - June-July
SILICON VALLEY, CA	\$221	\$251	\$435	Unchanged	Higher	Balanced Capacity	World Cup - June
VANCOUVER, BC	\$212	\$268	\$456	Higher	Lower	Excess Capacity	World Cup - June-July

*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 shown in USD, subject to change and deemed reliable at the time of publication but not guaranteed