



## Q2 2026

# Quarterly Market Rates Report

## APAC

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

Global and regional business travel to many Asia-Pacific markets picked up in the first quarter of 2026, reflecting more predictable trade agreements and execution of strategic growth plans. See our [blog](#) covering Key 2026 Trends in APAC for more detailed observations.

Temporary Living options are in good supply across the region, with continued limited capacity in fast expanding markets such as Bengaluru and Mumbai. While there is ample housing supply in India in general, the variety of needs – from shared-room ‘dormitory’ housing to executive villas – presents a distinct opportunity for investment and strategic expansion of housing solutions that meet the expectations of global travel and mobility managers.

Observations on Average Daily Rate (ADR) Q2 2026 market trends in APAC are as follows:

- Booking trends vs same time last year are stable or showing increases in 10 of the top 11 markets in this report
- ADRs show substantial variation across the region but overall are steady to lower, based on increased inventory options overall. Pricing dynamics are often based on the type of housing and the guest profile – so pricing can be higher even when corporate volumes are lower, typically during active tourism periods, and then may adjust as business travel becomes more pronounced, with client expectations of longer stays and more economic pricing
- Highest costs are in Hong Kong, Singapore, and Sydney; lowest costs are in Kuala Lumpur, Hyderabad, and Bengaluru

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 our research and articles, visit [dwellworksliving.com/blog](https://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
<b>BENGALURU, IN</b>	\$120	\$195	\$220	Unchanged	Higher	Limited Capacity	Cost-driven market; high degree of price sensitivity; demand exceeds supply
<b>HONG KONG, CN</b>	\$205	\$405	\$530	Lower	Higher	Balanced Capacity	Lower Q4 volume, but overall increased relo and business travel demand
<b>HYDERABAD, IN</b>	\$115	\$160	\$250	Lower	Unchanged	Balanced Capacity	No significant market factors
<b>JAKARTA, ID</b>	\$140	\$165	\$280	Unchanged	Lower	Balanced Capacity	No significant market factors
<b>KUALA LUMPUR, MY</b>	\$100	\$150	\$190	Lower	Unchanged	Balanced Capacity	Activity tied to energy sector
<b>MUMBAI, IN</b>	\$160	\$230	\$300	Unchanged	Higher	Limited Capacity	Increased relo and business travel demand
<b>SEOUL, KR</b>	\$175	\$320	\$370	Unchanged	Higher	Balanced Capacity	Increased relo and business travel demand
<b>SHANGHAI, CN</b>	\$150	\$195	\$285	Unchanged	Unchanged	Balanced Capacity	Increased relo and business travel demand
<b>SINGAPORE</b>	\$235	\$345	\$460	Unchanged	Higher	Balanced Capacity	Steady relo and business travel demand
<b>SYDNEY, AU</b>	\$190	\$235	\$335	Unchanged	Higher	Balanced Capacity	Increased relo and business travel demand – energy/mining/tech
<b>TOKYO, JP</b>	\$175	\$275	\$310	Unchanged	Higher	Balanced Capacity	Increased relo and business travel demand

\*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