



Q2 2026

Quarterly Market Rates Report

EMEA

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

The key story of interest in EMEA at the start of the second quarter is the impact of conflict in the Middle East. As of early April, new bookings to the region are on hold by many corporate employers, although supply is good, with stable pricing relative to 2025 and Q1 2026.

Elsewhere in EMEA, major regional destinations such as Amsterdam, Paris, and Madrid continue to see an increase in serviced accommodations bookings. London and Dublin, historically active global employer destinations, have had stable activity and in the case of London, are benefitting from expanded property development and supply. Across Europe, we are not currently experiencing any availability disruptions, even in tight rental markets and those with stringent short-term rental regulations.

Observations on ADR (Average Daily Rate) trends in EMEA:

- Across EMEA, 1 BR ADRs range from \$136 in Madrid to \$200+ in Paris, Dubai, and London
- With resolution of the latest Middle Eastern conflict, activity in the Gulf States region, which had been expanding, is expected to pick up again, but with limited ADR impact due to ample supply

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.

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	1 BR ADR TREND VS PREVIOUS QUARTER*	BOOKING TREND VS SAME TIME LAST YEAR**	AVAILABILITY	MARKET INFLUENCERS
ABERDEEN, UK	\$157	\$180	\$205	Higher	Lower	Excess Capacity	Activity impacted by fluctuating energy sector needs
ABU DHABI, AE	\$199	\$240	\$280	Unchanged	Lower	Balanced Capacity	Impacted by Middle Eastern conflict
AMSTERDAM, NL	\$198	\$270	\$350	Unchanged	Higher	Balanced Capacity	Restrictive regulation; limited new construction; supply/demand imbalance
DOHA, QA	\$170	\$210	\$255	Lower	Lower	Excess Capacity	Impacted by Middle Eastern conflict
DUBAI, AE	\$200	\$270	\$370	Lower	Lower	Excess Capacity	Impacted by Middle Eastern conflict
DUBLIN, IE	\$159	\$209	\$270	Unchanged	Lower	Balanced Capacity	Increased business travel
THE HAGUE, NL	\$154	\$230	\$249	Unchanged	Lower	Balanced Capacity	Flat demand and decrease in relo activity
LONDON, UK	\$233	\$336	\$530	Unchanged	Lower	Slight Excess Capacity	Flat demand with good supply
MADRID, ES	\$136	\$157	\$173	Lower	Higher	Balanced Capacity	Increased business travel
MUNICH, DE	\$164	\$216	\$319	Unchanged	Lower	Balanced Capacity	Flat demand YOY
PARIS, FR	\$200	\$233	\$295	Unchanged	Higher	Balanced Capacity	Increased business travel
RIYADH, SA	\$195	\$248	\$310	Lower	Lower	Excess Capacity	Impacted by Middle Eastern conflict

*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