DWELLWORKS LIVING

# Q3 2026

# Quarterly Market Rates Report

## *AMERICAS*

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

Average Daily Rates (ADR) reflect actual booking rates from the previous 12 months on a rolling basis. In the US, some market rates increased in June tied to the impact of the World Cup on dynamic pricing, but for the most part the impact of the event in local markets was absorbed without a significant swing in rates.

Greater impact is being felt in AI hubs such as San Francisco and Silicon Valley, as well as in Seattle, which is experiencing the additional influence of an upswing in aerospace industry activity.

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 second and third quarter of the year typically reflect increases associated with relocation. Other extended stay activity, such as that associated with large scale AI projects, is driven primarily by schedules and less by seasonality.

Dwellworks Living published a blog with WERC on corporate housing trends in North America, which you can read here. In our next quarterly report, we will share more data on key emerging markets for temporary living in the US.

**Observations on Average Daily Rate (ADR) Q3 2026 market trends in the Americas:**

- ADRs (Average Daily Rates) in the Americas for 1 BR rentals range from $140 in Calgary to $369 in San Francisco
- AI hiring and project work is impacting pricing and activity volume in the SF Bay Area and Seattle, as well as mid-tier markets (to be explored in our next update)

To access all of our research and articles, including our 2025-2026 Sustainability Impact Report, 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 | $169 | $199 | $254 | Lower | Lower | Balanced Capacity | World Cup activity in market did not materially impact housing |
| BOSTON, MA | $306 | $412 | $265 | Higher | Lower | Limited Capacity | Some World Cup impact; primary challenge is limited supply overall |
| CALGARY, AB | $128 | $156 | $208 | Lower | Lower | Balanced Capacity | Calgary Stampede - July 3-12 |
| DALLAS, TX | $197 | $261 | $304 | Higher | Lower | Balanced Capacity | Some World Cup impact; supply will normalize in Q3 |
| HOUSTON, TX | $168 | $270 | $274 | Unchanged | Lower | Balanced Capacity | Lower energy client volumes; limited World Cup impact |
| MEXICO CITY, MX | $161 | $205 | N/A | Higher | Higher | Limited Capacity | World Cup Opener - June 11; matches throughout June |
| NEW YORK, NY | $348 | $500 | $704 | Higher | Unchanged | Balanced Capacity | Demand remains constant; steady travel and relocation; some World Cup impact |
| PORTLAND, OR | $190 | $263 | $323 | Unchanged | Lower | Balanced Capacity | Steady but not increased bookings from key area employers |
| SAN FRANCISCO, CA | $369 | $460 | $528 | Higher | Higher | Balanced Capacity | Some World Cup impact; ongoing demand in AI sector |
| SEATTLE, WA | $241 | $318 | $407 | Higher | Higher | Balanced Capacity | Some World Cup impact; ongoing tech and aerospace demand |
| SILICON VALLEY, CA | $277 | $329 | $435 | Higher | Higher | Balanced Capacity | Some World Cup impact; ongoing AI and broader tech demand |
| 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*