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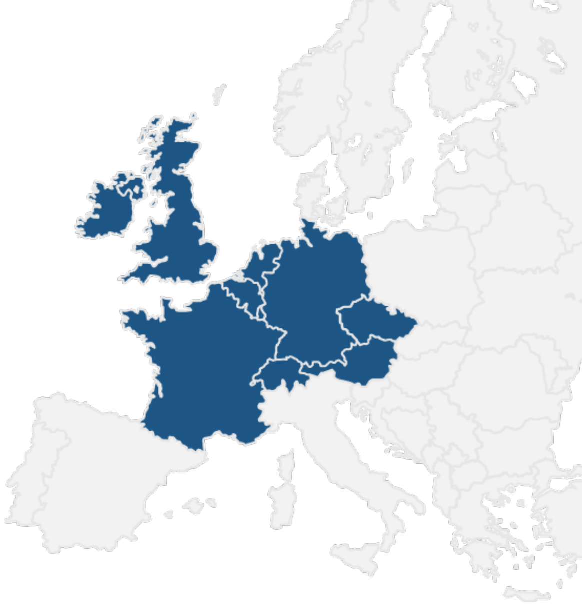

Q3 2026

Quarterly Rental Market Report

EMEA

SUMMARY | **The View from Europe, July 2026**

ACTIVITY

- The period though June 30 mirrored the timing of greatest hostility in the Middle East, which impacted corporate travel and relocation logistics
- Lower inbound relocation to Europe reflected the caution of global employers as well as cost sensitivity in the face of higher inflation, especially in fuel costs, specifically air travel
- Economists expect a recovery/slow growth in the EU and UK for the rest of the year – but key hires continue to be made in growing sectors like healthcare, AI, and infrastructure

TRENDS

- Ireland has assumed its 6-month term of the EU council presidency, with an agenda focused on industrial competitiveness, security, and digital resilience
- Skilled talent hiring remains a priority across the EU
- Local governments are looking for solutions to high housing costs and scarce inventory. An EU-wide regulation to standardize reporting and tracking of short-term rentals has gone into effect

HOUSING

- Competition for rental properties in all key locations remains very high
- Vacancy rates are historically low due to limited supply, new builds, and tenant turnover, and strong local demand
- The UK Renters' Rights Act and similar laws in the EU extend protections for renters and limit the amount of annual rent increases under new contracts
- Landlords can adjust rents to current market rates on new listings

IMMIGRATION

- The EU's "Recommendation on Attracting Talent for Innovation" is intended to spur visa streamlining and coordination and to fast track high-skilled talent applications
- The EU/Schengen Area has implemented the European Entry and Exit System (EES), replacing passport stamps at borders
- Public opinion on immigration is mixed, but aging demographics require hiring beyond national borders

BE PREPARED TO ACT

- Rental markets are very competitive. Transferring employees must be flexible, prepared, and ready to act
- Our Consultants' expertise is vital to source properties and prepare renters for successful selection

Updates on the following pages are for select high-volume markets in Europe, moving from west to east

- All rental rates are market indicators only. Rates vary significantly with location, property size, amenities, etc.
- Unless noted otherwise, rental prices are for cold rent, unfurnished apartments
- Single family homes, typically outside city centres, are larger and typically more expensive than apartments and are not included in these averages
- **Pricing provided in local currencies, as well as USD for ease of comparison**

DUBLIN, IE

The economy is thriving, but affordable housing is a persistent challenge

DUBLIN CITY CENTRE & NEAR SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€1950-€4500	€2260-€7770
$2260-$5220	$2620-$9015

Vacancy Rate: < 1%

AVAILABILITY AND COST

- Expanded protections for tenants under the Residential Tenancies Act include a 2% limit on annual rent increases, 2-month limit on deposits, and the end of 'no fault' lease terminations/blanket bans by landlords
- Landlords may price rentals at higher current market rates for new listings
- There were fewer than 900 active rental listings in all of Ireland as of mid-June
- Institutional (corporate) investors and high-end units are a growing percentage of the country's rental housing, with smaller landlords exiting the market

CURRENT TRENDS

- Ireland has lower unemployment (4.9%) than the EU overall (6.2%)
- 11% of the Irish workforce is employed by foreign-headquartered companies
- Ireland's immigration policies remain friendly for skilled workers who address talent gaps in health care, technology, and construction among other key areas
- The Southern Tech Hub near Cork is expanding, but housing is at a premium

CONSIDERATIONS

- Landlords expect that no more than 40% of a tenant's income is used for lease costs
- The new tenancy laws limit landlord restrictions on pets, but 'no pets' is preferred
- Families with school-aged children are strongly encouraged to make housing and school decisions at the same time; there is no guarantee of local school preferences

LONDON, UK

London is Europe's AI center, with more AI-related jobs than Paris, Munich, and Zurich combined

CENTRAL LONDON

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
£1750-£11,980	£2300-£13,400
$2325-$15,930	$3060-$17,815

Vacancy Rate: 1%

AVAILABILITY AND COST

- Rent prices for new listings are adjusted to a projected 5% average increase vs. 2025
- New developments, managed by investors, continue to expand local supply
- Some private landlords will leave the market as the Renters' Rights Act is activated
- Average monthly rents in Kensington/Chelsea now exceed £3600
- Rental rates are highest and inventory is most limited in near Underground stations with easy commutes. See more affordable recommendations below

CURRENT TRENDS

- The selection of a new PM is not expected to immediately impact housing markets
- The Renters' Rights Act is now being phased in, as of 1 May 2026
- The Act increases tenants' rights and changes some landlord practices, e.g., tying tenants to open-ended leases, prohibiting no-fault evictions, limiting the frequency and number of increases; eliminating bidding wars, etc. See our blog here for more details
- Number of applications per listing are fewer as more properties have come to market
- Regulators are looking at EU Regulations on short-term rentals for possible implementation in the UK, as a potential solution for increasing rental inventory overall

CONSIDERATIONS

- London is thriving as a tech capital, but the competition makes it expensive for renters
- Housing in Battersea, North London, Croydon, and Barking offer more space at lower cost
- London borough school enrolments operate on strict deadlines – planning is crucial

AMSTERDAM, NL

Despite high costs, Amsterdam is routinely ranked a top 10 global place to live

AMSTERDAM CENTRUM & SUBURBS (THE RANDSTAD)

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€2150-€8800	€2450-€9500
$2495-$10,210	$2840-$11,020

Vacancy Rate: Effectively 0%

AVAILABILITY AND COST

- The Randstad, including Amsterdam, Rotterdam, Den Hague, Eindhoven, and Utrecht, continues to be among the most challenging and expensive rental markets in Europe
- Listings are effectively rented within a week of being posted
- The market has 30+ applicants per listing, driving bidding wars, which are legal
- Suburban options include Leiden or Almere where rents are 1/3 the cost of center city

CURRENT TRENDS

- Visa policies support skilled worker migration, and a 30% income tax offset adds to the appeal of working in the Randstad
- Over 50% of the region's rental units are regulated or designated for social housing
- Private rental housing stock continues to decrease – experts see a gap of 400k units

CONSIDERATIONS

- Landlords require a minimum of 3x and sometimes 4x the rent in gross monthly salary
- Landlords/agents do not make exceptions for tenant schedules and requests
- Agents do not typically organize virtual tours and landlords like to meet in person
- Landlords are reluctant to include a Diplomatic Clause in expat leases, since they have multiple options for tenants under current competitive market conditions
- Rental prices are increasing outside city centre, as renters seek more affordable options

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LUXEMBOURG, LU

80% of the workers relocating to Luxembourg have university degrees

LUXEMBOURG CITY

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€2000-€2800	€2400-€3400
$2320-$3250	$2785-$3945

Vacancy Rate: < 1.5%

AVAILABILITY AND COST

- Rental rate increase has accelerated, due to a slow-down in new builds as the government support package came to an end last year
- Luxembourg City's rental prices remain among the highest in Europe
- Despite rapid and continued growth in population, housing construction lags behind
- Tenants do not move frequently, further reducing rental availability
- Luxembourg landlords are strict and expect full compliance with lease terms as written

CURRENT TRENDS

- Luxembourg has an official list of 20 highly-skilled professions, including financial, technical, and legal services, and construction, that the country has the greatest need to hire
- Tenancy/renters' rights laws are under consideration but have not yet been approved. Proposals include stricter rent increase limits and removal of tenants-rights exemptions for higher-end properties
- The multinational population has expanded beyond workers from France, Belgium, and Germany

CONSIDERATIONS

- Monthly rent may not exceed 1/3 of tenant's net salary and will be verified before a viewing appointment is granted
- The cost of agency fees (1 month's rent + 17%) is shared 50/50 by landlord and tenant
- Security deposits are limited to 2 months' rent
- Public transportation is free and efficient, supporting a wider area housing search

PARIS, FR

Paris has emerged as the AI center of the EU

PARIS – WEST AND SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€1750-€13,000	€2225-€14,000
$2030-$15,080	$2580-$16,240

Vacancy Rate: 1-2%

AVAILABILITY AND COST

- Demand is increasing for small units (studio/1 BR) from young, single professionals
- Property management is becoming more professionalized, with fewer private landlords and more compliance requirements for environmental and tax policies
- Construction costs and restrictions limit the development of new apartment buildings
- Some landlords prefer the cash flow model of short-term rentals to long term leases

CURRENT TRENDS

- Paris has become the #1 hiring destination for AI talent in the EU
- Paris remains a preferred destination for lifestyle and culture
- Over 50% of units are rented as at least partially furnished
- Prices are rising for historic and view properties in 4th, 6th, and 8th arrondissements
- Strict environmental codes keep properties off market until they meet new standards
- Landlords report 40+ applications for listings in preferred areas

CONSIDERATIONS

- More affordable options (some with longer commutes) may be available in alternative locations such as the 7th and 12th arrondissements and near-in suburbs
- Landlords/agencies may prefer tenants with high income-to-monthly rent ratios
- Non-EU residents with lower incomes may be asked for a French guarantor

BERLIN, MUNICH, FRANKFURT, DE

With limited rental inventory, longer lead times are needed for home search

BERLIN AND SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€750-€4970	€1150-€7200
$870-$5765	$1335-$8350

Vacancy Rate: < 1-2%

MUNICH AND SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€1200-€5000	€1400-€6400
$1392-$5800	$1625-$7425

Vacancy Rate: < 0.1%

FRANKFURT AND SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€780-€5200	€1150-€6400
$905-$6030	$1335-$7425

Vacancy Rate: < 0.1%

AVAILABILITY AND COST

- While Germany continues to expand its immigrant skilled worker population, there is no equivalent policy to increase the supply of rental housing
- The factors impacting rental construction include lack of developers/investors, labor supply, costs, regulation, and low perceived ROI
- In tight housing markets, more renters are considering flat shares and co-living
- Home search is taking longer, requiring longer stays in furnished housing (6-12 weeks)
- Given limited availability, with some listings booked as quickly as within 48 hours, expatriates should keep all appointments and not expect special considerations

CURRENT TRENDS

- Germany experienced some disruption and inflationary impact from the Middle East conflict, but less than 10% of its oil is imported from that region
- The country is looking to the future with investments in digitalization and sustainability
- The streamlined visa process introduced 2025 is being gradually adopted across the country and Germany is aligned with the EU Commission's latest recommendations
- For more information, refer to our May Germany Market Focus Report

CONSIDERATIONS

- "Expect your apartment viewing to be like a job interview"
- Expect competition with 70-200 applications for many listings
- Many landlords prefer long-term leases and to rent to German-speaking nationals
- Landlords will not flex on pricing and terms; there is no bargaining
- For non-EU or lower income applicants, landlords may request greater security deposits or guarantees from employers
- Wait times for kindergartens are 1.5+ years and requests can only be submitted after establishing residence

ZURICH, CH

A crucial talent hub with limited housing and a high cost of living

CENTRE CITY ZURICH

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
₣2400-₣7490	₣3000-₣12,000
$3010-$9390	$3760-$15,045

Vacancy Rate: < 0.1%

AVAILABILITY AND COST

- Rental availability in Zurich city centre is below 0.5%, among the lowest in Switzerland
- Hiring is especially intense in finance, healthcare, and tech sectors
- 3% rental increases are expected for 2026, similar to 2025
- There is little renter turnover and limited new construction, with corporate owned-properties displacing small buildings and private landlords
- Building laws favor density (building up) vs urban sprawl (building out)
- Energy efficient properties and those with good access to transit will typically cost more

CURRENT TRENDS

- In June 2026, Swiss voters rejected a proposal to cap the country's population at 10M
- Even with a high cost of living, the country wants to attract key talent and investment
- High salaries for critical talent partially offsets the cost of living
- Co-living home-sharing have become mainstream options in a very tight housing market

CONSIDERATIONS

- Landlords have their choice of tenants, often preferring locals with fewer requirements
- Landlords expect complete digital dossiers and renter histories – beyond basic applications
- "Housing relief is not foreseeable" in the short term – act with speed and readiness
- Housing in near-in suburbs is more affordable and easily reached by excellent local transport systems, but availability and costs are tightening
- Companies are advised to book assignees into a short-term rental to familiarize them with their housing options prior to making long-term rental choices

VIENNA, AU

An attractive European destination has become more expensive as the housing market tightens

VIENNA AND SUBURBS

Average Monthly Rent Ranges:

1 BEDROOM	2 BEDROOM
€945-€4200	€1400-€6000
$1100-$4880	$1625-$6970

Vacancy Rate: < 1.5%

AVAILABILITY AND COST

- The government manages over 220,000 apartments in Vienna, available exclusively as rent stabilized housing for 60% of local residents
- Rates in private apartments are increasing with inflation, demand, and limited new builds
- Housing and energy costs have increased 50% over the past 5 years, though rents are still more affordable compared to other EU locations and some costs are subsidized
- With increased competition, availability has decreased in expatriate preferred districts and listings move very fast

CURRENT TRENDS

- Austria, like other EU countries, is seeking to attract skilled foreign workers
- 37.4% of Vienna's population are foreign nationals
- The largest expat populations are in health, software development, automotive industry, and technology sectors

CONSIDERATIONS

- Vienna is regularly rated among the world's most livable cities by The Economist
- More affordable housing in near-in suburbs is becoming more competitive/less available
- In Austria, private rental real estate agents are 'paid by those who hire them'
- Landlords may choose to add the cost of any brokerage fees they pay to the monthly rent
- Kindergartens in the city are subsidized and mostly free, with moderate to good availability

For detailed information on market conditions and client reporting, contact your Dwellworks relationship manager.