# London and Singapore lead 2025 spike in global rental prices amid rising demand



Rental prices for one-bedroom apartments continue their upward trajectory globally, with 2025 marking a particularly pronounced increase in major economic hubs. According to an analysis by RIA Novosti, London and Singapore have emerged as the most expensive cities in the world for renting a one-bedroom apartment this year. In September 2025, the average monthly rental cost in these two cities hovered around $2,700, with some prime areas in central London reaching up to $3,100. Experts attribute the surge to factors such as population growth, migration, rising construction material costs, and heightened investment activity.

The worldwide landscape of rental costs reveals a competitive market heavily influenced by economic status, infrastructure quality, and living standards. Among the top 10 cities with the highest rental prices are Washington, D.C. ($2,300), Amsterdam ($2,250), Dublin ($2,200), Reykjavik ($2,160), Luxembourg and Hong Kong (each around $2,000), Bern ($1,800), and Copenhagen ($1,750). Analysts point to the dual role of London and Singapore not only as economic powerhouses but also as global financial centres, which enhances their rental demand significantly.

Adding further context to the global rental market, Deutsche Bank data cited by Visual Capitalist highlights New York as the most expensive city worldwide for renting a one-bedroom apartment in 2025, with an average rent of $4,143 per month—a 22% rise over five years. Other key US cities making this elite list include San Francisco, Boston, Los Angeles, and Dubai, emphasizing the pronounced real estate pressure in major metropolitan areas caused by limited housing supply, population growth, and strong demand.

Regionally, Miami has been identified as the priciest city for one-bedroom apartment rentals, with rents averaging $2,650 as of mid-2025. Nearby areas such as Miami Beach and Coral Gables also report high costs at $2,500 and $2,410 respectively, reflecting a broader trend in the region towards escalating rental prices. Closer to the west coast, San Diego similarly ranks among the most expensive US cities for such rentals, with a median rent of $2,350 positioning it within the country's top ten.

In contrast, cities like Portland, while still costly, occupy lower positions in rental price rankings. Portland stands as 39th with average rents just below $1,500, according to the Zumper National Rent Report. Even more affordable are cities like Bakersfield, ranked 72nd nationally, where the average one-bedroom rent is around $1,140—a year-over-year increase of 8.6%.

The US housing market, notably in cities such as Manhattan, San Jose, and Orange County, continues to exhibit some of the highest average home prices nationwide, with Manhattan’s average home price exceeding $3 million. The combination of tech industry growth, coastal location desirability, and robust amenities contributes to these outsized costs, which in turn amplify rental prices given the interconnected nature of home purchase and rental demand.

With rental markets tightening worldwide, several countries have begun considering or implementing policies to moderate price increases and protect renters. These regulatory moves reflect growing concerns about affordability and housing availability amid ongoing demographic and economic pressures.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://zamin.uz/en/world/163430-the-worlds-most-expensive-cities-for-one-room-rentals-have-been-revealed.html), [[4]](https://www.sandiegopost.com/2025/01/31/san-diego-ranks-among-most-expensive-cities-for-one-bedroom-rentals/)
* Paragraph 2 – [[1]](https://zamin.uz/en/world/163430-the-worlds-most-expensive-cities-for-one-room-rentals-have-been-revealed.html)
* Paragraph 3 – [[2]](https://www.visualcapitalist.com/which-cities-have-the-most-expensive-rent-in-the-world-in-2025/)
* Paragraph 4 – [[3]](https://www.wlrn.org/news-in-brief/2025-08-08/miami-ranked-as-regions-most-expensive-city-to-rent-a-one-bedroom-apartment-the-cost-2-650)
* Paragraph 5 – [[4]](https://www.sandiegopost.com/2025/01/31/san-diego-ranks-among-most-expensive-cities-for-one-bedroom-rentals/), [[5]](https://www.koin.com/news/portland/portland-makes-list-of-most-expensive-rent-prices-in-us-report/), [[6]](https://www.kget.com/news/local-news/bakersfield-ranks-72-in-most-expensive-cities-to-rent-an-apartment-in-the-nation-report/)
* Paragraph 6 – [[7]](https://www.kiplinger.com/real-estate/603612/15-us-cities-with-the-highest-average-home-prices)
* Paragraph 7 – [[1]](https://zamin.uz/en/world/163430-the-worlds-most-expensive-cities-for-one-room-rentals-have-been-revealed.html)

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## Bibliography

1. <https://zamin.uz/en/world/163430-the-worlds-most-expensive-cities-for-one-room-rentals-have-been-revealed.html> - Please view link - unable to able to access data
2. <https://www.visualcapitalist.com/which-cities-have-the-most-expensive-rent-in-the-world-in-2025/> - This article presents a ranking of the world's most expensive cities for renting a one-bedroom apartment in 2025, based on data from Deutsche Bank. The top ten cities include New York, Boston, San Francisco, Singapore, London, Zurich, Los Angeles, Dubai, Dublin, and Amsterdam. The article highlights the significant increase in rental prices, with New York leading at $4,143 per month, a 22% rise over five years. Factors contributing to the high costs include limited housing supply, population growth, and increased demand in these major economic centres.
3. <https://www.wlrn.org/news-in-brief/2025-08-08/miami-ranked-as-regions-most-expensive-city-to-rent-a-one-bedroom-apartment-the-cost-2-650> - This report highlights Miami as the most expensive city in its region for renting a one-bedroom apartment, with a median rent of $2,650 in July 2025. The article notes that Miami Beach and Coral Gables follow closely with rents of $2,500 and $2,410, respectively. The report is based on Zumper's National Rent Report, which analyses active listings to determine rental prices across various metro areas.
4. <https://www.sandiegopost.com/2025/01/31/san-diego-ranks-among-most-expensive-cities-for-one-bedroom-rentals/> - This article reports that San Diego is among the most expensive cities in the United States for renting a one-bedroom apartment. The study places San Diego at number 10 on the list, with a median rent of $2,350, just behind New Haven, Connecticut, and Arlington, Virginia. The report highlights the city's high rental costs, placing it among the top-tier markets nationwide.
5. <https://www.koin.com/news/portland/portland-makes-list-of-most-expensive-rent-prices-in-us-report/> - This report discusses Portland's position among the most expensive cities in the United States for renting a one-bedroom apartment. According to Zumper's report, Portland ranks 39th on the list with an average rent price of just under $1,500. The article provides a full list of the top 10 cities, including New York, San Francisco, Jersey City, Boston, San Jose, Miami, Los Angeles, Arlington, New Haven, and San Diego.
6. <https://www.kget.com/news/local-news/bakersfield-ranks-72-in-most-expensive-cities-to-rent-an-apartment-in-the-nation-report/> - This article reports that Bakersfield ranks 72nd out of 100 cities surveyed for the most expensive cities to rent an apartment in the nation. According to the report, the average rent for a one-bedroom apartment is $1,140, with an 8.60% year-over-year increase. The article provides a full list of the most expensive cities to rent a one-bedroom apartment, including New York, San Francisco, Jersey City, Boston, San Jose, Miami, Los Angeles, Arlington, New Haven, and San Diego.
7. <https://www.kiplinger.com/real-estate/603612/15-us-cities-with-the-highest-average-home-prices> - This article discusses the 15 most expensive housing markets in the United States, highlighting cities with the highest average home prices. Manhattan tops the list with an average home price of $3.03 million, followed by San Jose at $1.95 million and Orange County at over $1.6 million. Other cities include San Francisco, Brooklyn, Queens, Los Angeles, and Honolulu. The article attributes these high costs to factors such as tech industry growth, coastal demand, historical significance, and local amenities.