

June 2024

Prepared for Visit Estes Park

# Estes Park Comprehensive Lodging Assessment

Prepared by Inntopia

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## INTRODUCTION

An analysis of the number and type of rental units and pillows available for short-term rental in Estes Park, Colorado as of March 31, 2024, was conducted on behalf of Visit Estes Park by Inntopia. This is the first such survey conducted for Estes Park by Inntopia and is intended to convey inventory in the subject communities of Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor. The data are included in the body of this report's tabular and graphical charts. In short, this Comprehensive Lodging Assessment shows:

The short-term transient bed base for Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor is comprised of 6,236 units, which can accommodate up to 33,032 persons at their total theoretical capacity. Further details and a breakdown by location are provided in the accompanying report.

142 unique participating property management companies, representing a variety of property types are included in the study, including Bed & Breakfast, Cabin/Cottage/Chalets, Campground/RV Sites, Condominium Properties, Hostels, Hotel/Motels, Lodge/Inns and Private Homes.

### Special Statement About Inventory Studied in this Assessment

This study is divided into two separate but related sections:

- Section 1 - Professionally Managed Inventory Assessment: The first section is a detailed analysis of all professionally managed units within the study area and their attributes. Professionally managed units are those units that are listed for rental through a property management company, hotelier, or other licensed lodging provider.
- Section 2 – Rent by Owner (RBO) Inventory Assessment: The second section is a detailed analysis of all units that are for rent on the Rent by Owner ("RBO") marketplaces of Airbnb and Vrbo. These are also commonly referred to as Short Term Rentals or STRs. The inventory in this section is comprised of all units that are available for sale on those marketplaces. Because Airbnb and Vrbo are commonly used sales channels for property management companies, units that are studied in this section may or may not already be included as part of the professionally managed inventory reported in Section 1 of the assessment. For this reason, the inventory studied in Section 2 Rent by Owner should be considered a standalone analysis of the RBO marketplace, and not an additional count of separate inventory from the professionally managed assessment in Section 1. Section 2 uses proprietary processes to differentiate the number of units for sale on the RBO marketplace that are professionally managed from those that are solely owner managed. Those units that are solely owner managed may be considered unique and added to the number of units presented in Section 1 for a destination-wide total theoretical inventory value.

This study has been created as a benchmark to track the evolution of transient bed base inventory over time. Continued periodic updates are encouraged to ensure inventory dynamics are understood in the long term.

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## METHODOLOGY

**Participation:** The data were obtained by soliciting information from properties and property management companies that manage and rent units to transient guests for stays less than 30 consecutive nights. Research was conducted to determine viable participants from which a master list was created, along with sufficient contact information to be useful both now and in the future. See Attachment B for a list of participants.

**Data Collection:** Participants were sent a Bed Base Data Collection Form (see Attachment C) via email and asked to include their property name, property management company, property type, unit type, region, quality rating, date property was constructed, most recent renovation, timeshare status, pet friendly status, pool status, meeting space size, unit count, maximum occupancy, and submitter information. Follow-up calls were made as appropriate to accomplish full participation. When there was no participation from a property/property management company, data was extracted from their website and included in the data set. While the manual data collection process has been determined to be statistically accurate, it should be considered an estimate for absolute purposes. A total of 2,189 units (35.1%) and 11,275 pillows (34.1%) were calculated manually using website data for this study.

**Locations:** Participants were given the choice of 10 corridor/segment locations; Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Other, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor. Properties/units that are located outside the Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor limits were not included in the study.

**Ratings:** The property quality rating was also obtained, based on AAA ratings or the subjective opinion of the property manager if a rating was not available. The participants were asked to indicate how their property was rated using the following categories, AAA 5 Diamond/Luxury or similar, AAA 4 Diamond/Deluxe or similar, AAA 3 Diamond/Moderate or similar and AAA 2 or 1 Diamond/Economy or similar.

**Unit Inclusions/Exclusions** Data was collected on units that are available for rental in increments of less than 30 days. Units that are only available for the duration of one season, e.g. winter or summer, were included. All Fractional Ownership units/pillows were included, however Rent-by-Owner from Airbnb, VRBO.com and HomeAway.com were not included in this aggregate data set. Where professionally-managed units were present in the Rent by Owner data set, efforts have been made to differentiate professionally and owner-managed units. (See Rent by Owner (RBO) methodology below for more details).

**Metrics and Definitions:** Data on the number of short-term units and their maximum occupancies in each property type category, location, and quality rating were collected. The following terms are defined in the “Glossary of Terms” (see Attachment A) in order to provide consistency in reporting: Property Management Company, Property Name, Property Type, Property Quality Rating, Region, Maximum Occupancy, Timeshare/Fractional Ownership, Pet Friendly, Pool, Year Property Was Built, Completed Last Renovation, Meeting Space Number of Rooms and Meeting Space Square Footage. Prior to the commencement of the study, Property Types were categorized and defined into the following: Hotel/Motel, Lodge/Inn, Condominium Property, Private Home, Campground/RV Site/Pad, Cabin/Cottage/Chalet, Bed & Breakfast & Hostel.

**Rent by Owner (RBO):** For the purpose of this study, RBO units are defined as units available for short-term rental that are managed either by the owner of the property, a property management company, or both, and are sold to transient guests through the online marketplaces Airbnb and Vrbo. Throughout this study, these types of units may also be referred to as Owner Managed. Additionally, the data set used in the report consists of rental units that have been categorized as active rental units in the source data. An active rental unit is defined as a rental unit with a booked day or with an available day to be rented during the month. This data was acquired through a 3rd party technology partner and includes data from Airbnb and Vrbo online sales channels. The data includes historical, advertised property information as well as manager information, when provided. Please see the [Special](#)

[Statement About Inventory Studied in this Assessment](#) for more information on RBO versus professionally managed units.

The rental units advertised have been categorized as Professionally Managed or Owner Managed. For units advertised on Airbnb (and those listed on both Airbnb and Vrbo) this determination of Professionally Managed versus Owner Managed was based on source data. When host information was lacking from Vrbo source data, proprietary mathematical processes were applied to conduct the quantitative analysis of the percentage of professionally managed units advertised solely on Vrbo. Due to this, and for accuracy, any Owner Managed counts are presented as a yearly count, rather than a daily count (as the Traditional Professionally Managed units are represented within the Comprehensive Lodging Assessment).

**Practical Capacity:** Data were collected and reported based on a unit's theoretical capacity (or maximum occupancy), also known as "total pillows", but it is understood that theoretical capacity at the destination level is never achieved. For those wishing to extrapolate a practical capacity we suggest:

- Peak times including holidays and family based high season: 90%\* of theoretical capacity.
- All other times: 80%\* of theoretical capacity.

\*Practical capacity figures are estimates based on empirical performance data as reported through the DestiMetrics intelligence suite and are for reference only. Practical capacity will vary from property to property based on local conditions and resources.

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## EXECUTIVE SUMMARY

This study was conducted to assess the number and characteristics of inventory for short-term rental (i.e., less than 30 days) in the Estes Park area, specifically focusing on Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor. The data collected are as of March 31, 2024. What follows is a top-level summary of the key findings in the Assessment:

- Section 1 – Professionally-Managed Inventory:
  - There are a total of 6,236 units available for rental in the Local Marketing District (LMD), and 33,032 pillows. This represents the professionally managed inventory.
  - Hotel/Motels are the most prevalent unit type in the study area, with 1,890 units (30.3%) and 8,336 pillows (25.2%). This dominance is driven largely by the inventory on Spur 66 Corridor and US 34 Corridor, with over 1,124 units (59.5%) and 5,038 pillows (60.4%) between the two regions.
  - Studio/Hotel rooms are the most common unit size type, with 2,359 units and 9,240 pillows.
  - When assessing property ratings, 41.4% of the inventory in the study area was self-assessed as Economy quality, while 39.8% was Moderate and 14.4% Deluxe. Only 4.5% of inventory was rated Luxury.
  - Of the units for which construction year was available, 25% of them were built before 1955, making them over 69 years of age, while 1,105 were built between 1965 and 1974, making them between 50 and 59 years of age. 11.3% - or 513 units, were built Between 1975 and 1984, which making them 40 and 49 years of age.
  - Of the units for which last renovation year was available, 2,660 units have undergone a renovation within the last three years, and a further 427 units have been renovated in the last 4-6 years. Renovations in the last 1-3 years have been focused within Downtown and US 34 Corridor, while renovations 4-6 years ago were focused on US 36 Corridor and Fall River Road Corridor.
- Section 2 – Rent by Owner (RBO) Inventory Assessment of the Local Marketing District:
  - [See the Special Statement About Inventory Studied in this Assessment](#) for a clear understanding of the Rent by Owner data set and its relationship to the Professionally Managed data set in Section 1.
  - RBO units for sale have increased in each year since 2018.
  - The largest growth year for RBO units was 2019, up 24.9% versus 2018, and the largest increase in pillows occurred in 2019 as well, up 21.6% compared to 2018.
  - At 1,813, there were 669 more RBO units on average in 2023 than in 2018, and year-to-date 2024 has seen an average of 1,922 units for rent up from 930 for the same period in 2018.
  - At 10,893, there were 2,130 more pillows on average in 2023 than in 2018, and year-to-date 2024 has seen an average of 11,218 pillows for rent, up from 5,815 for the same period in 2018.
  - 1,643 or 85.5% of the units on Airbnb & Vrbo in 2024 are professionally-managed, while just 279, or 14.5% are exclusively managed by their owners. The percentage of units that are exclusively owner-managed has been similar year to year but is down 2.5 percentage points from the 17.0% in 2018.
  - The 279 owner-managed units in 2024 can be added to the 6,236 professionally managed units reported in Section 1 for a theoretical total inventory of 6,515 units for rent in the study area.
  - At 41.5% of RBO inventory, Multi-Family units dominate the rent by owner marketplace in the study area. This is up from 36.9% in 2023.
  - 2-Bedroom units have been the most prevalent unit size on the RBO marketplace since 2018 at 31.5%.
  - Among Single-Family Homes, 3-Bedroom units are the most common size, with 40.9% of units, and among Multi-Family Homes, 2-Bedroom units are the most common size, with also 40.9% of units.

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# Professionally Managed Inventory Assessment



## RESULTS – as of March 31, 2024

Study Results are provided in brief narrative, with charts and tables. Supporting documents are provided in the Appendices.

**A. Units/Pillows by Region:** When analyzing the aggregate of the regions, there are a total of 6,236 units, which can accommodate up to 33,032 persons at their theoretical capacity. Units and pillows were designated as located in either of the Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Other, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor. The Spur 66 Corridor represents the largest region and accounts for 1,929 units (30.9%) and 11,401 pillows (34.5%). The Downtown region is the second largest and accounts for 1,049 units (16.8%) and 5,216 pillows (15.8%). The US 34 Corridor accounts for 843 units (13.5%) and 3,648 pillows (11.0%) and is the third largest region. The US 36 Corridor is the next largest region and accounts for 739 units (11.9%) and 4,261 pillows (12.9%). CO Hwy 7 Corridor follows right behind and accounts for 697 units (11.2%) and 3,966 pillows (12.0%). The next largest region is the Fall River Road Corridor and accounts for 581 units (9.3%) and 2,510 pillows (7.6%). This is followed by Big Thompson Canyon and accounts for 255 units (4.1%) and 1,292 pillows (3.9%). Next, the Other region accounts for 91 units (1.5%) and 510 pillows (1.5%). This is followed by Devils Gulch Road which accounts for 45 units (0.7%) and 206 pillows (0.6%). Lastly, Glen Haven accounts for 7 units (0.1%) and 22 pillows (0.1%).

The following tables and graphs represent the total number of units and pillows in Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Other, Spur 66 Corridor, US 34 Corridor, and US 36 Corridor.

Unit and Pillows by Location	Big Thompson Canyon	CO Hwy 7 Corridor	Devils Gulch Road	Downtown	Fall River Road Corridor	Glen Haven	Other	Spur 66 Corridor	US 34 Corridor	US 36 Corridor	All
Units by Location	255	697	45	1,049	581	7	91	1,929	843	739	<b>6,236</b>
Pillows by Location	1,292	3,966	206	5,216	2,510	22	510	11,401	3,648	4,261	<b>33,032</b>
Units as % of Overall	4.1%	11.2%	0.7%	16.8%	9.3%	0.1%	1.5%	30.9%	13.5%	11.9%	100.0%
Pillows as % Overall	3.9%	12.0%	0.6%	15.8%	7.6%	0.1%	1.5%	34.5%	11.0%	12.9%	100.0%
Pillow Unit Ratio	5.1	5.7	4.6	5.0	4.3	3.1	5.6	5.9	4.3	5.8	5.3

Big Thompson Canyon Unit and Pillows Comparison	2024
Units	255
Pillows	1,292

CO Hwy 7 Corridor Unit and Pillows Comparison	2024
Units	697
Pillows	3,966

Devils Gulch Road Unit and Pillows Comparison	2024
Units	45
Pillows	206

Downtown Unit and Pillows Comparison	2024
Units	1,049
Pillows	5,216

Fall River Road Corridor Unit and Pillows Comparison	2024
Units	581
Pillows	2,510

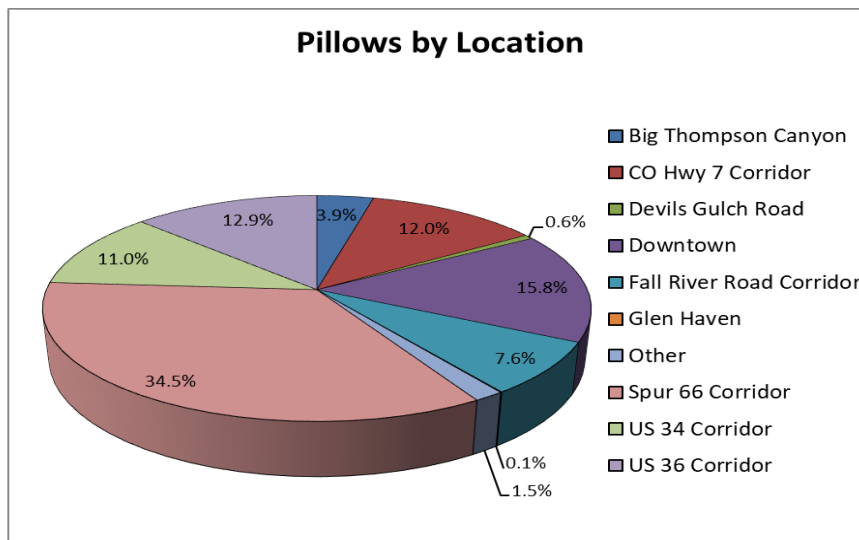
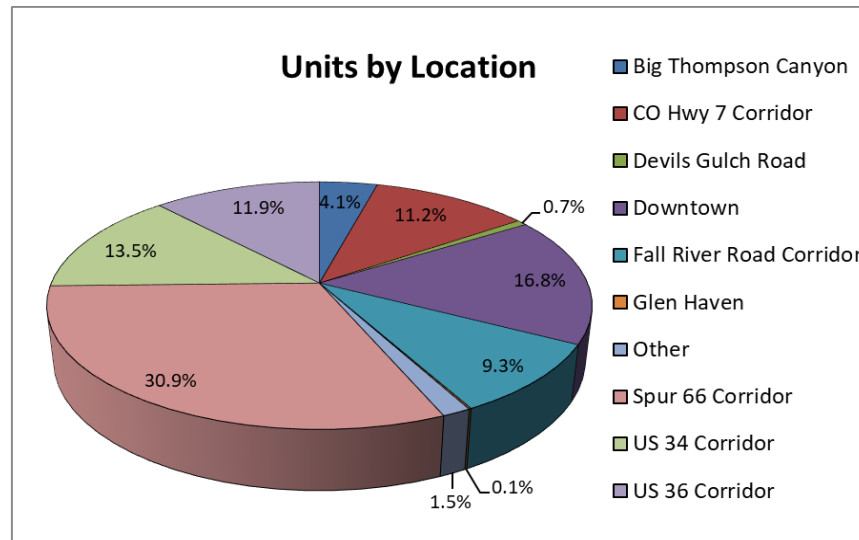
Glen Haven Unit and Pillows Comparison	2024
Units	7
Pillows	22

Other Unit and Pillows Comparison	2024
Units	91
Pillows	510

Spur 66 Corridor Unit and Pillows Comparison	2024
Units	1,929
Pillows	11,401

US 34 Corridor Unit and Pillows Comparison	2024
Units	843
Pillows	3,648

US 36 Corridor Unit and Pillows Comparison	2024
Units	739
Pillows	4,261



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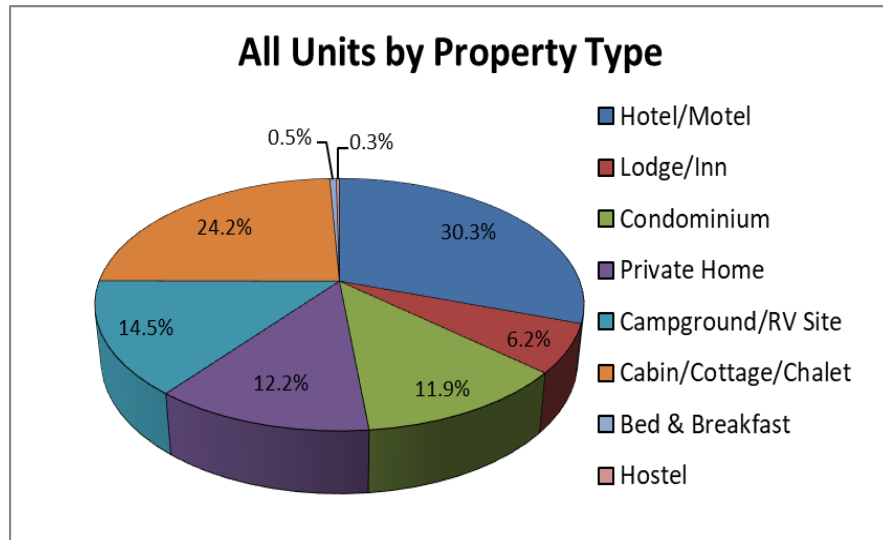
**B. Units by Property Type and Location:** Units were classified into one of eight categories: Hotel/Motel, Lodge/Inn, Condominium, Private Home, Campground/RV Site, Cabin/Cottage/Chalet, Bed & Breakfast, and Hostel. Hotel/Motel units are the most prevalent property type by unit in Estes Park, and account for 1,890 units (30.3%). Cabin/Cottage/Chalet is the second most prevalent unit type and accounts for 1,508 units (24.2%). There were 903 Campground/RV Site units (14.5%), 759 Private Home units (12.2%), 742 Condominium Property units (11.9%), 386 Lodge/Inn units (6.2%), 32 Bed & Breakfast units (0.5%), and 16 Hostel units (0.3%) in Estes Park.

When assessing the individual regions, the Hotel/Motel property type was the largest property type in multiple regions representing 130 units (51.0%) in Big Thompson Canyon, 197 units (28.3%) in the CO Hwy 7 Corridor, and 560 units (66.4%) in US 34 Corridor. The second most prevalent property type was the Cabin/Cottage/Chalet category, representing 311 units (29.6%) in Downtown, 650 units (33.7%) in the Spur 66 Corridor, and 56 units (61.5%) within the Other region.

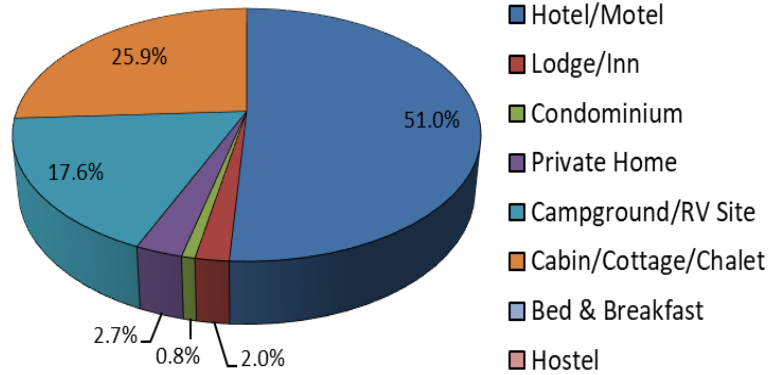
The following tables and graphs represent the total number of units in each Property Type category in each location, and their overall totals.

Units by Location and Type 2024	Hotel/Motel	Lodge/Inn	Condominium	Private Home	Campground /RV Site	Cabin/Cottage/Chalet	Bed & Breakfast	Hostel	All
Big Thompson Canyon	130	5	2	7	45	66	0	0	<b>255</b>
CO Hwy 7 Corridor	197	57	46	145	123	107	22	0	<b>697</b>
Devils Gulch Road	14	0	27	2	0	2	0	0	<b>45</b>
Downtown	301	40	226	155	0	311	0	16	<b>1,049</b>
Fall River Road Corridor	64	91	225	34	0	167	0	0	<b>581</b>
Glen Haven	0	0	0	1	0	0	6	0	<b>7</b>
Other	0	10	2	23	0	56	0	0	<b>91</b>
Spur 66 Corridor	564	6	27	270	412	650	0	0	<b>1,929</b>
US 34 Corridor	560	78	69	94	10	28	4	0	<b>843</b>
US 36 Corridor	60	99	118	28	313	121	0	0	<b>739</b>
<b>Total Units</b>	<b>1,890</b>	<b>386</b>	<b>742</b>	<b>759</b>	<b>903</b>	<b>1,508</b>	<b>32</b>	<b>16</b>	<b>6,236</b>
<b>Units as % of Overall</b>	<b>30.3%</b>	<b>6.2%</b>	<b>11.9%</b>	<b>12.2%</b>	<b>14.5%</b>	<b>24.2%</b>	<b>0.5%</b>	<b>0.3%</b>	<b>100.0%</b>

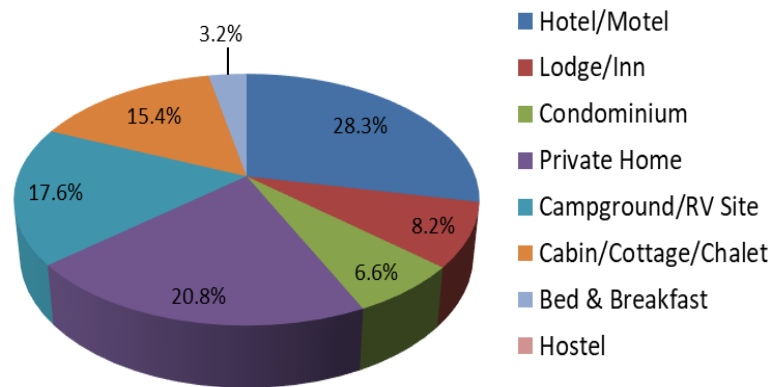
\*Above tables do not include RBO units/pillows\*



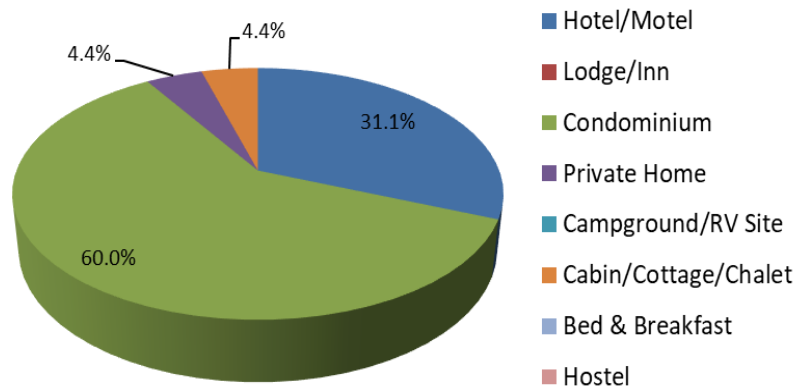
### Big Thompson Canyon Units by Property Type



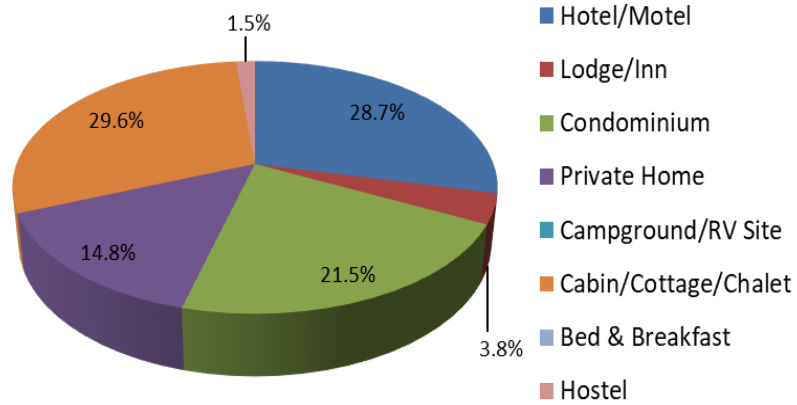
### CO Hwy 7 Corridor Units by Property Type



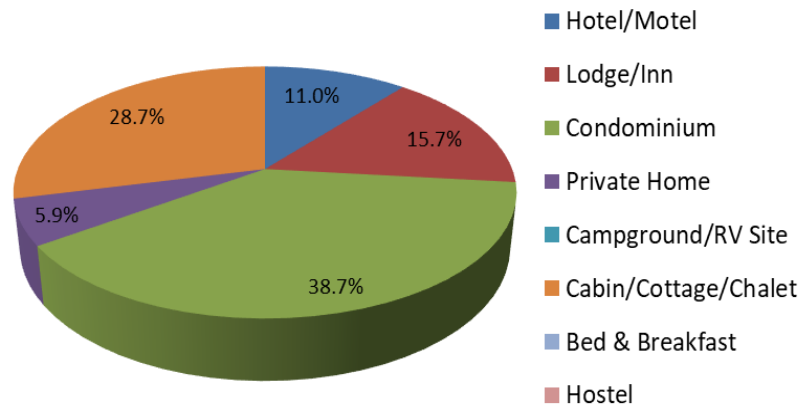
### Devils Gulch Road Units by Property Type



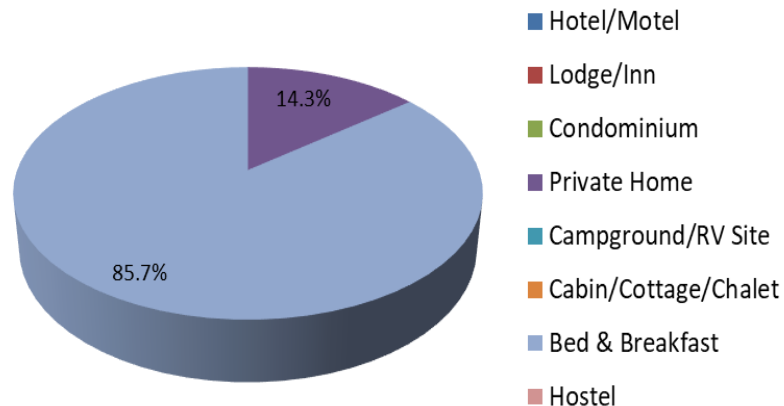
**Downtown Units by Property Type**



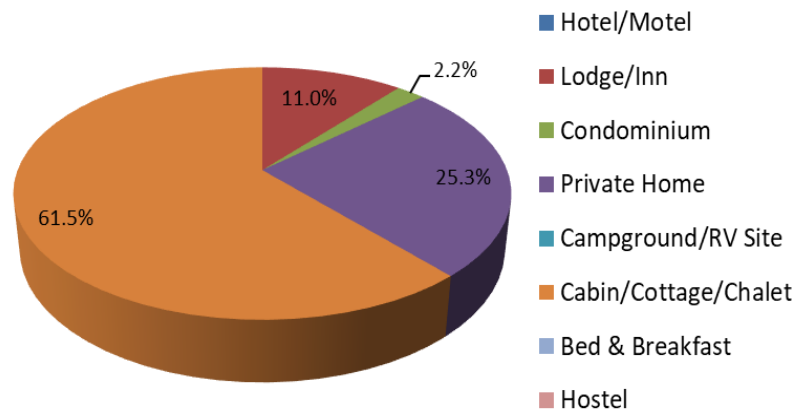
**Fall River Road Corridor Units by Property Type**



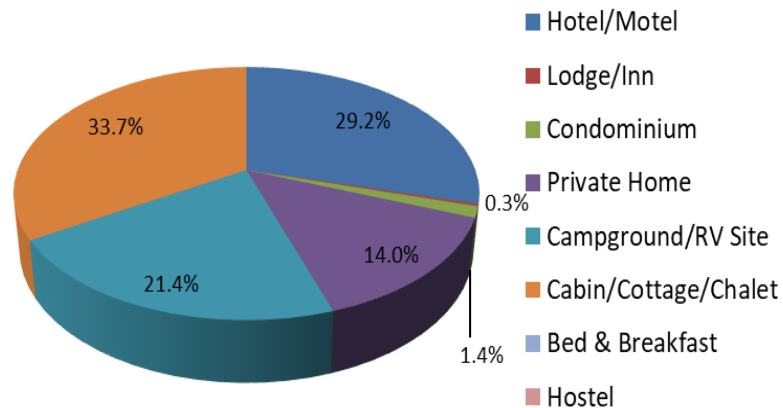
**Glen Haven Units by Property Type**



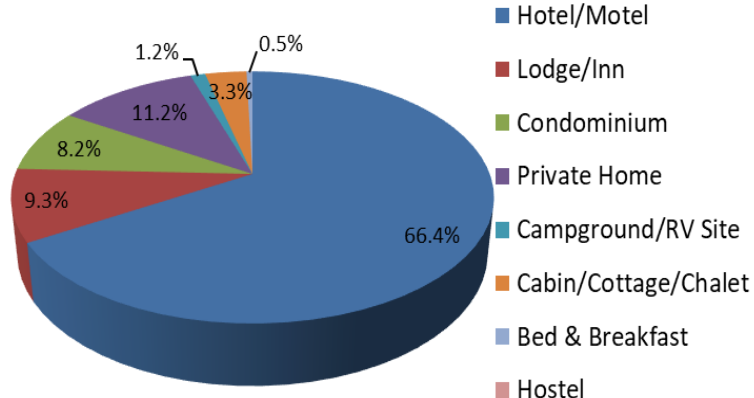
### Other Units by Property Type

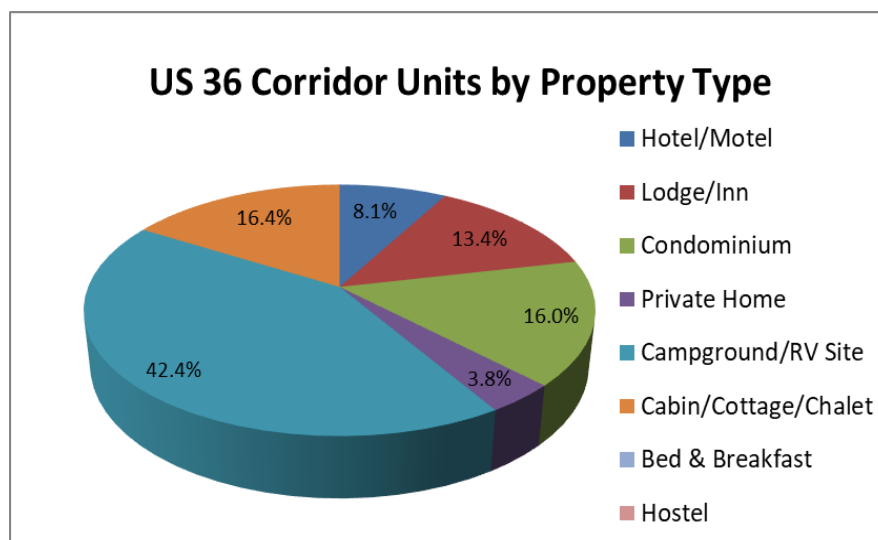


### Spur 66 Corridor Units by Property Type



### US 34 Corridor Units by Property Type





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**C. Pillows by Property Type and Location:** Pillows were classified into one of eight categories: Hotel/Motel, Lodge/Inn, Condominium Property, Private Home, Campground/RV Site, Cabin/Cottage/Chalet, Bed & Breakfast, and Hostel. The Hotel/Motel property type has the largest number of pillows and accounts for 8,336 pillows (25.2%). The Cabin/Cottage/Chalet property type accounted for the second most pillows with 8,109 pillows (24.5%). The Private Home category accounted for 5,633 pillows (17.1%), followed by the Campground/RV Site category that accounted for 5,560 pillows (16.8%)\*. The Condominium Property category accounted for 4,057 pillows (12.3%), the Lodge/Inn category accounted for 1,253 pillows (3.8%), the Bed & Breakfast category accounted for 68 pillows (0.2%), and the Hostel category accounted for 16 pillows (0.0%).

When analyzing regional differences, Spur 66 Corridor holds the largest number of pillows across all regions with 11,401 pillows, or 34.5% of the total pillows in Estes Park. The most prominent property type within the Spur 66 Corridor is the Cabin/Cottage/Chalet category with 3,825 pillows (33.5%). The Downtown region has the second largest concentration of pillows with 5,216 pillows, representing 15.8% of the total pillows in Estes Park. The most prevalent property type in the Downtown region is the Cabin/Cottage/Chalet category with 1,588 pillows (30.4%).

Big Thompson Canyon had 1,292 pillows, or 3.9% of the total pillows. The most prevalent property type in Big Thompson Canyon was the Hotel/Motel category with 710 pillows (55.0% of total pillows in Big Thompson Canyon). CO Hwy 7 Corridor had 3,966 pillows, or 12.0% of the total pillows. The most prevalent property type in CO Hwy 7 Corridor was the Private Home category with 1,335 pillows (33.7% of total pillows in CO Hwy 7 Corridor). Devils Gulch Road had 206 pillows, or 0.6% of the total pillows. The most prevalent property type in Devils Gulch Road was the Condominium category with 146 pillows (70.9% of total pillows in Devils Gulch Road). Fall River Road Corridor had 2,510 pillows, or 7.6% of the total pillows. The most prevalent property type in Fall River Road Corridor was the Condominium category with 908 pillows (36.2% of total pillows in Fall River Road Corridor). Glen Haven had 22 pillows, or 0.1% of the total pillows. The most prevalent property type in Glen Haven was the Bed & Breakfast category with 16 pillows (72.7% of the total pillows in Glen Haven). The Other region had 510 pillows, or 1.5% of the total pillows. The most prevalent property type in the Other region was the Cabin/Cottage/Chalet category with 312 pillows (61.2% of total pillows in Other). US 34 Corridor had 3,648 pillows, or 11.0% of the total pillows. The most prevalent property type in US 34 Corridor was the Hotel/Motel category with 2,096 pillows (57.5% of total pillows in US 34 Corridor). US 36 Corridor had 4,261 pillows, or 12.9% of the total pillows. The most prevalent property type in US 36 Corridor was the Campground/RV Site category with 2,062 pillows (48.4% of total pillows in US 36 Corridor).



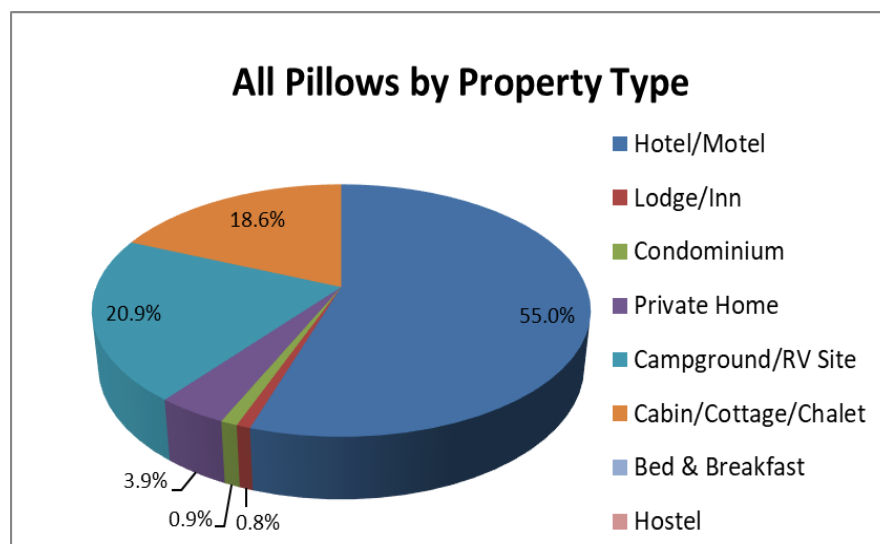
# DestiMetrics

The following tables and graphs represent the total number of pillows in each Property Type category in each location.

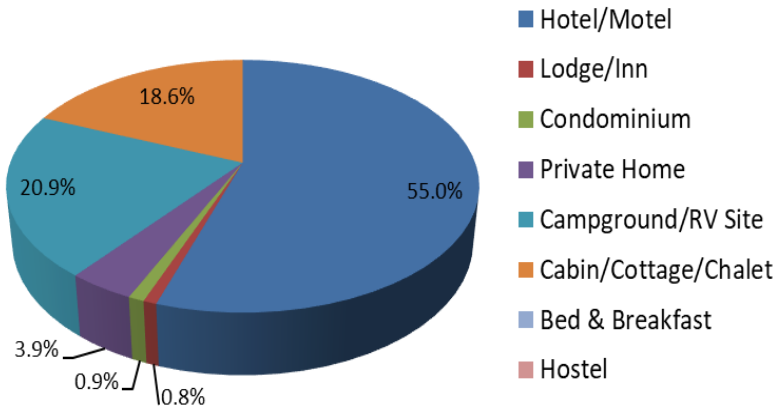
\* The Campground/RV Site pillow counts can vary depending on the size of the RV. These counts are based on an average of six pillows per Campground/RV Site.

Pillows by Location/Type 2024	Hotel/Motel	Lodge /Inn	Condominium	Private Home	Campground/ RV Site	Cabin/Cottage/ Chalet	Bed & Breakfast	Hostel	All
Big Thompson Canyon	710	10	12	50	270	240	0	0	<b>1,292</b>
CO Hwy 7 Corridor	840	193	291	1,335	738	525	44	0	<b>3,966</b>
Devils Gulch Road	32	0	146	16	0	12	0	0	<b>206</b>
Downtown	1,312	96	1,390	814	0	1,588	0	16	<b>5,216</b>
Fall River Road Corridor	162	361	908	289	0	790	0	0	<b>2,510</b>
Glen Haven	0	0	0	6	0	0	16	0	<b>22</b>
Other	0	20	12	166	0	312	0	0	<b>510</b>
Spur 66 Corridor	2,942	16	150	2,018	2,450	3,825	0	0	<b>11,401</b>
US 34 Corridor	2,096	219	420	726	40	139	8	0	<b>3,648</b>
US 36 Corridor	242	338	728	213	2,062	678	0	0	<b>4,261</b>
<b>Total Pillows</b>	<b>8,336</b>	<b>1,253</b>	<b>4,057</b>	<b>5,633</b>	<b>5,560</b>	<b>8,109</b>	<b>68</b>	<b>16</b>	<b>33,032</b>
<b>Pillows as % of Overall</b>	<b>25.2%</b>	<b>3.8%</b>	<b>12.3%</b>	<b>17.1%</b>	<b>16.8%</b>	<b>24.5%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>100.0%</b>

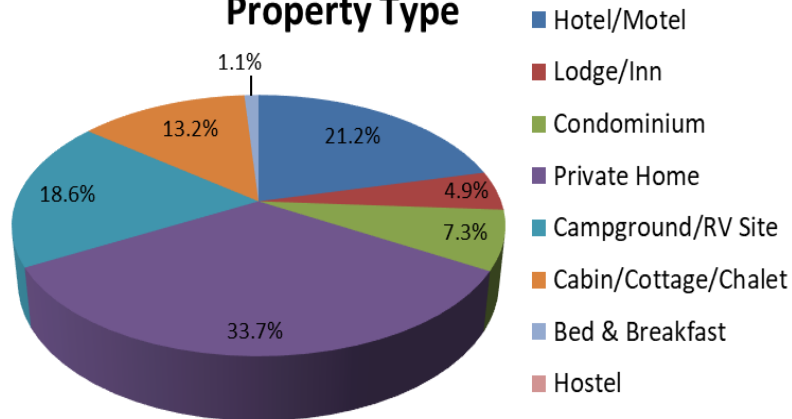
\*Above tables do not include RBO units/pillows\*



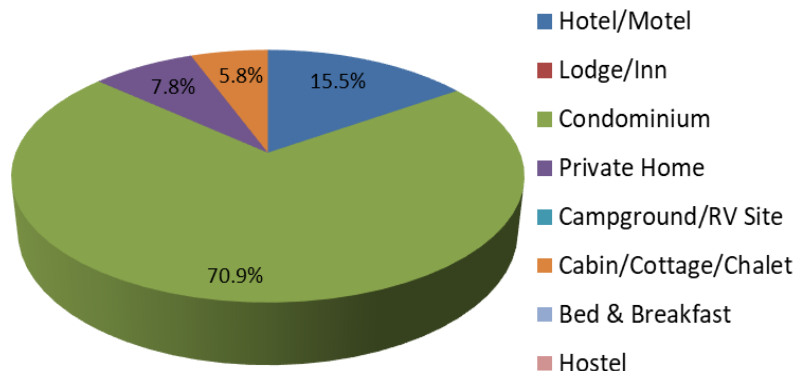
**Big Thompson Canyon by Property Type**



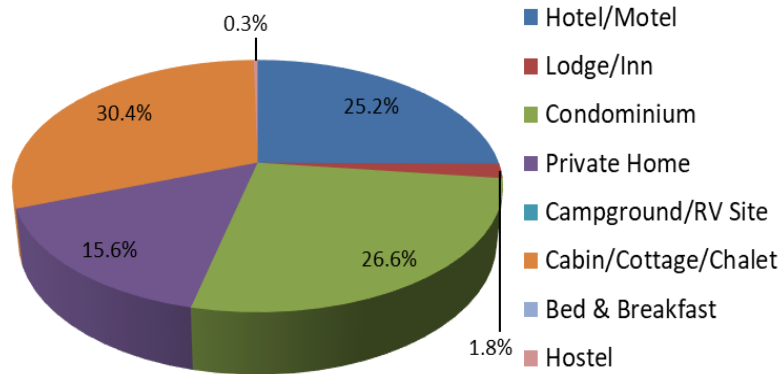
**CO Hwy 7 Corridor Pillows by Property Type**



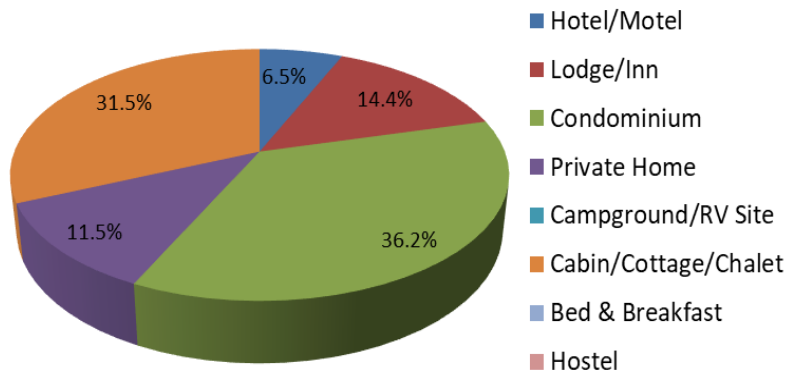
**Devils Gulch Road Pillows by Property Type**



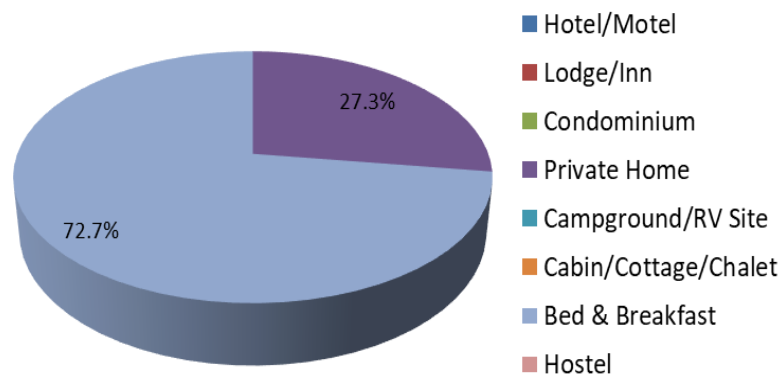
**Downtown Pillows by Property Type**



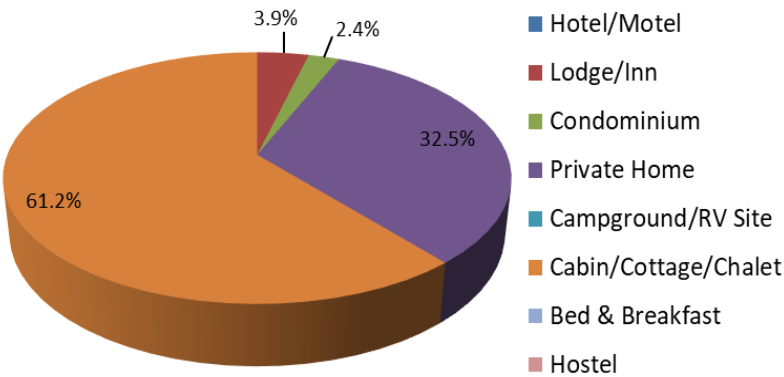
**Fall River Road Corridor Pillows by Property Type**



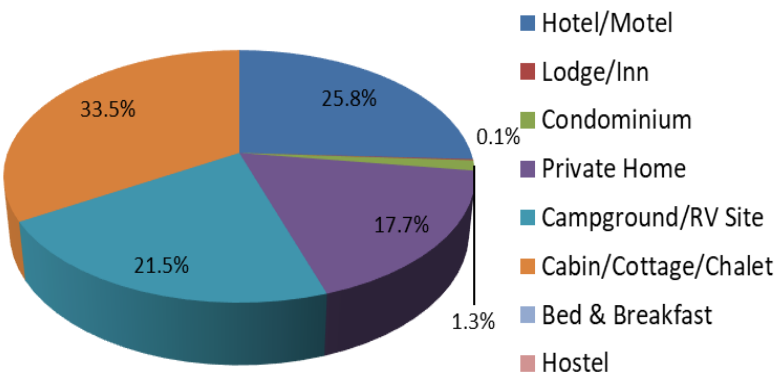
**Glen Haven Pillows by Property Type**



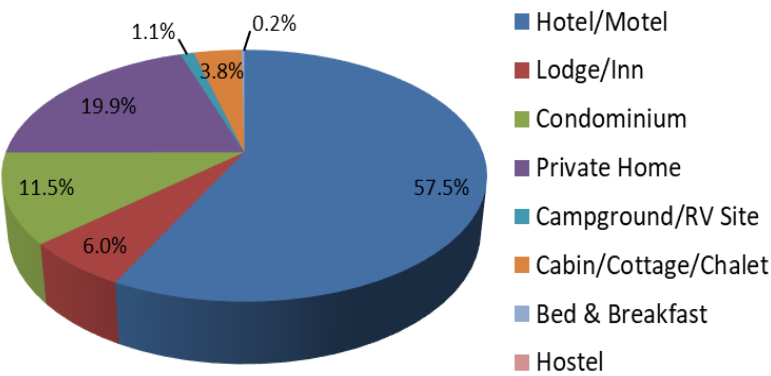
Other Pillows by Property Type

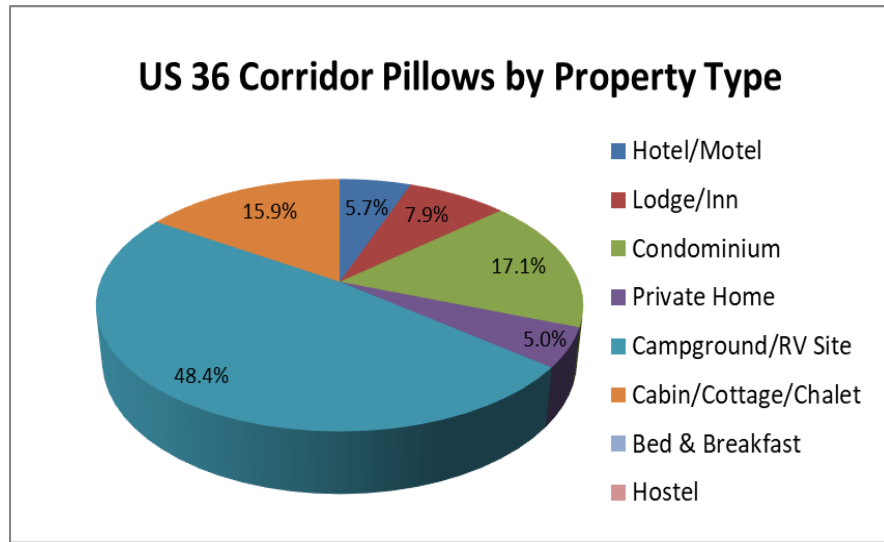


Spur 66 Corridor Pillows by Property Type



US 34 Corridor Pillows by Property Type





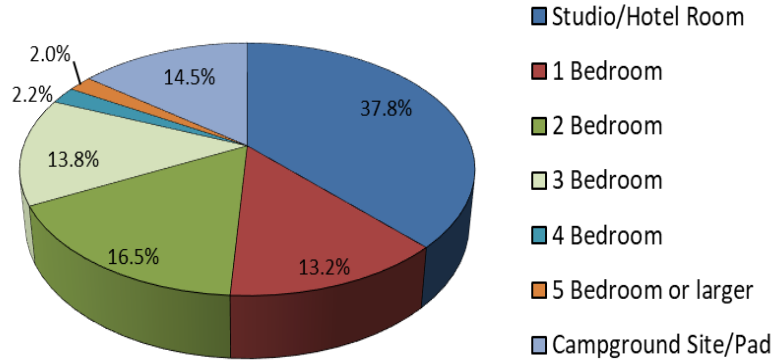
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**D. Units by Property Size and Property Type:** When analyzing the size category by number of units, Studio/Hotel Room was the most common size category in Estes Park with 2,359 units (37.8%). The second most common size category of units is 2 bedroom, with 1,030 units (16.5%). The Campground / Site Pad category accounted for 903 units (14.5%), and 3 Bedroom category accounted for 859 units (13.8%). The 1 Bedroom category accounted for 821 units (13.2%). The 4 Bedroom category accounted for 138 units (2.2%). The 5 Bedroom or larger category accounted for 126 units (2.0%).

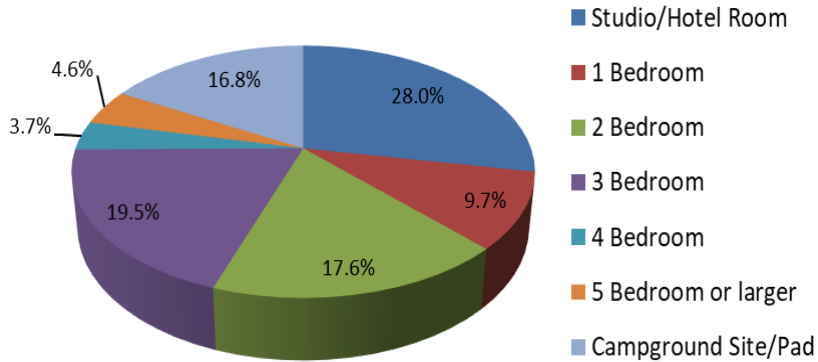
The following tables and graphs represent the units by property size.

Units by Size and Type 2024	Studio/Hotel Room	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom or larger	Campground Site/Pad	All
Hotel/Motel	1,736	110	42	2	0	0	0	<b>1,890</b>
Lodge/Inn	288	90	7	0	0	1	0	<b>386</b>
Condominium	72	158	319	183	8	2	0	<b>742</b>
Private Home	81	76	38	371	86	107	0	<b>759</b>
Campground/RV Site	0	0	0	0	0	0	903	<b>903</b>
Cabin/Cottage/Chalet	152	369	624	303	44	16	0	<b>1,508</b>
Bed & Breakfast	14	18	0	0	0	0	0	<b>32</b>
Hostel	16	0	0	0	0	0	0	<b>16</b>
<b>Total</b>	<b>2,359</b>	<b>821</b>	<b>1,030</b>	<b>859</b>	<b>138</b>	<b>126</b>	<b>903</b>	<b>6,236</b>
Units as % of Overall	37.8%	13.2%	16.5%	13.8%	2.2%	2.0%	14.5%	<b>100.0%</b>

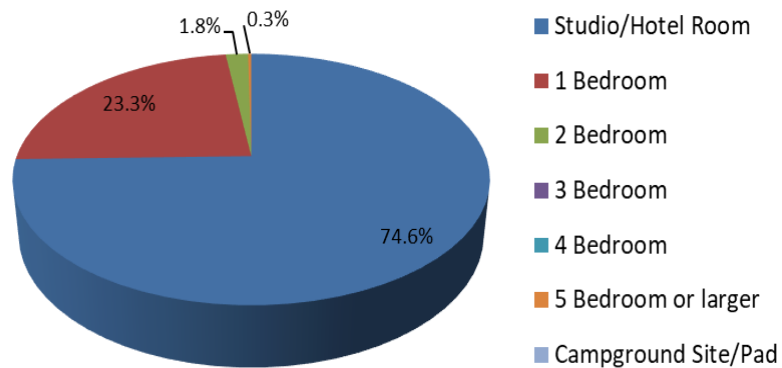
**All Units by Property Size**



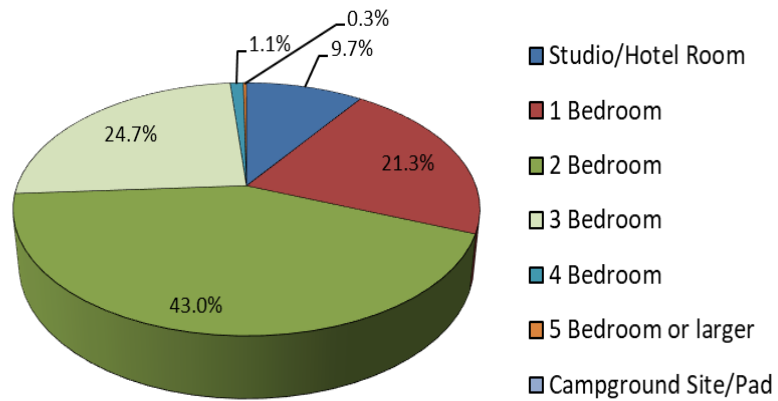
**Hotel/Motel Units by Property Size**



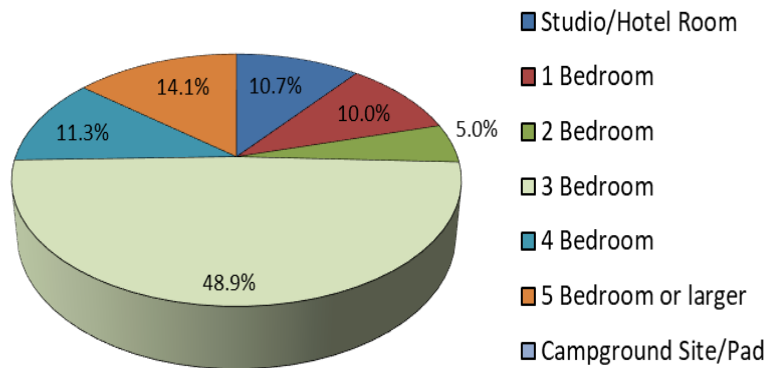
**Lodge/Inn Units by Property Size**



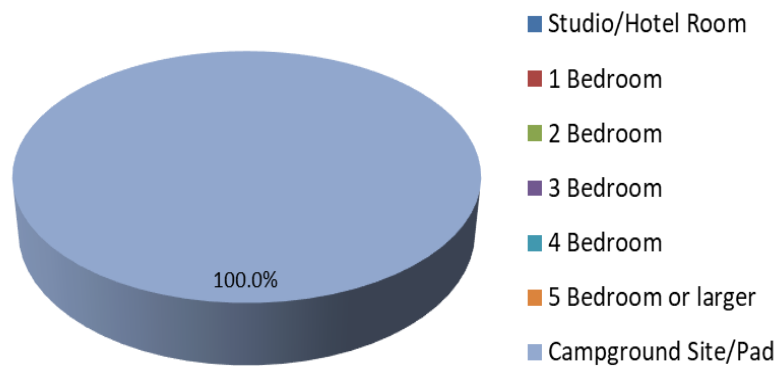
### Condominium Units by Property Size



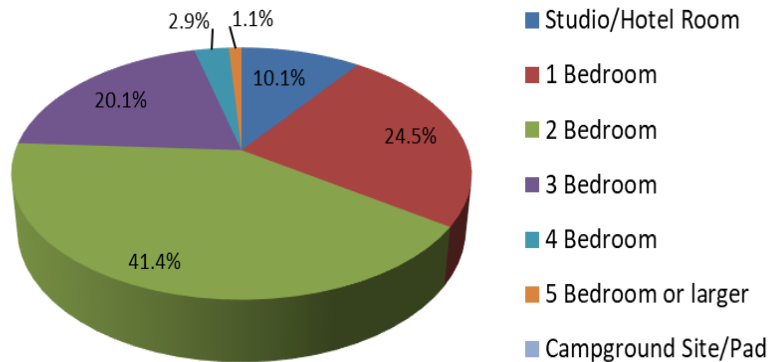
### Private Home Units by Property Size



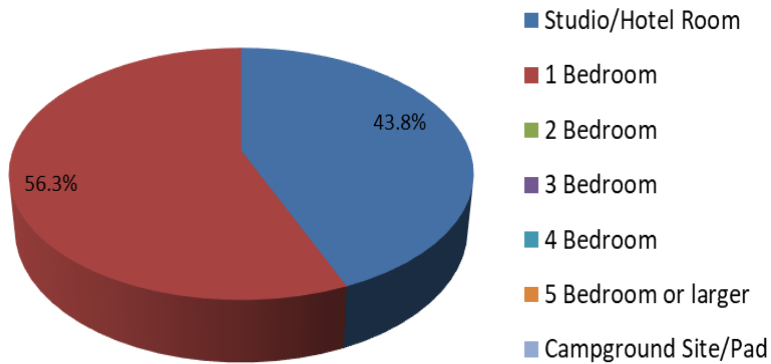
### Campground/RV Site Units by Property Size



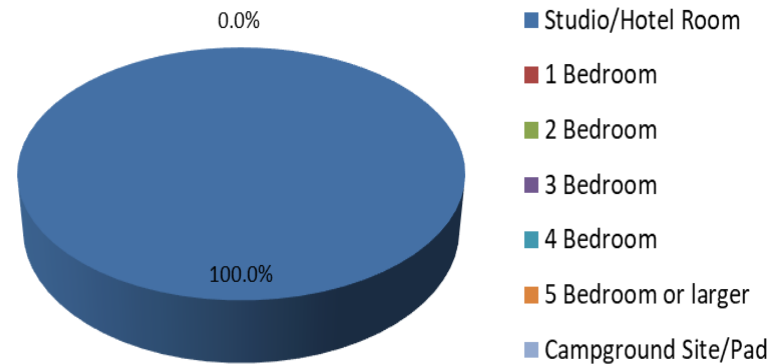
### Cabin/Cottage/Chalet Units by Property Size



### Bed & Breakfast Units by Property Size



### Hostel Units by Property Size



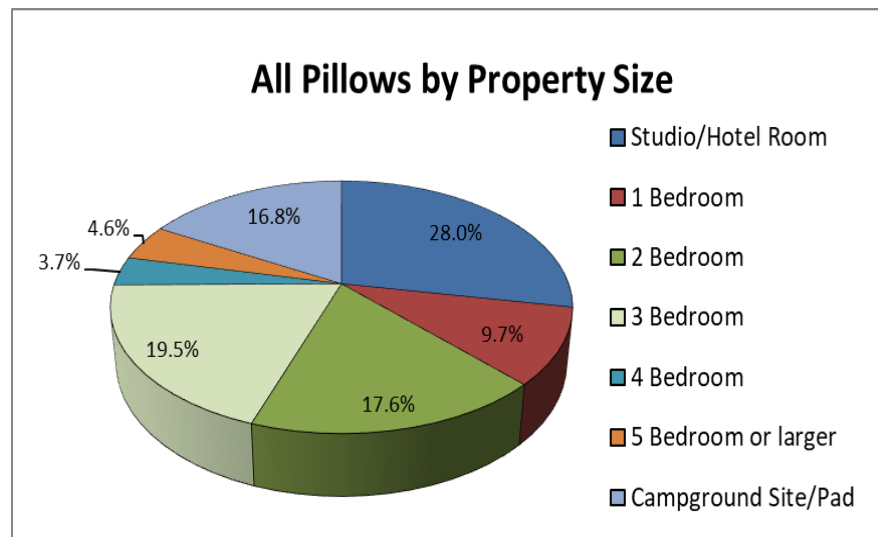
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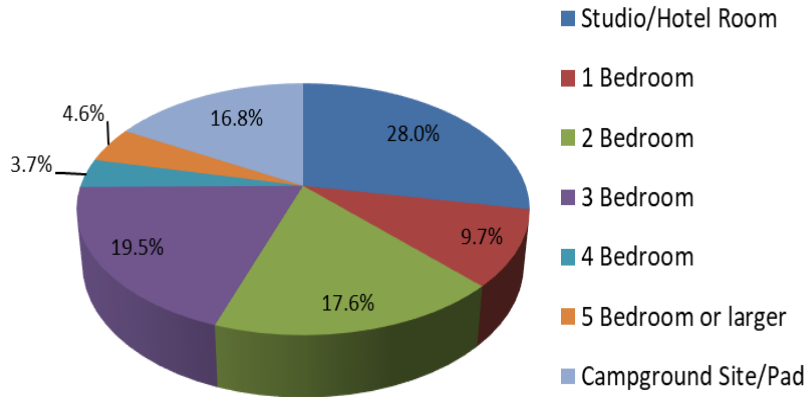
**E. Pillows by Property Size and Property Type:** When analyzing the size category by number of pillows, Studio/Hotel Room was the most common pillow size category in Estes Park with 9,240 pillows (28.0%). The second most common size category of pillows is 3 Bedroom units which accounts for 6,457 pillows (19.5%). The third most common pillow size category is 2 Bedroom units which represents 5,807 pillows (17.6%). The fourth most common pillow size category is Campground Site/Pad which accounts for 5,560 pillows (16.8%).

The following tables and graphs represent the pillows by property size.

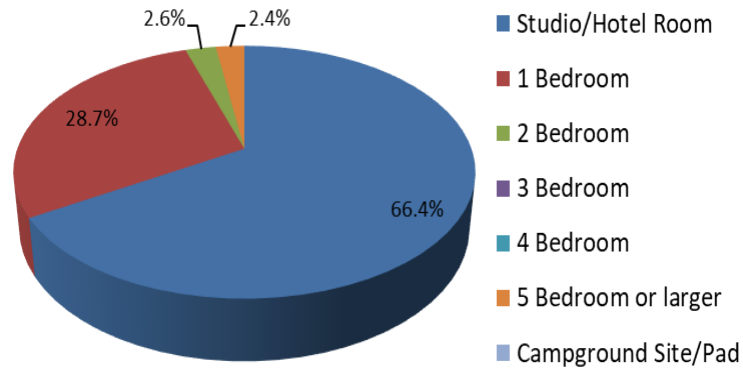
Pillows by Size and Type 2024	Studio/Hotel Room	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom or larger	Campground Site/Pad	All
Hotel/Motel	7,534	501	285	16	0	0	0	<b>8,336</b>
Lodge/Inn	832	359	32	0	0	30	0	<b>1,253</b>
Condominium	176	571	1,774	1,439	77	20	0	<b>4,057</b>
Private Home	244	306	203	2,888	714	1,278	0	<b>5,633</b>
Campground/RV Site	0	0	0	0	0	0	5,560	<b>5,560</b>
Cabin/Cottage/Chalet	406	1,446	3,513	2,114	434	196	0	<b>8,109</b>
Bed & Breakfast	32	36	0	0	0	0	0	<b>68</b>
Hostel	16	0	0	0	0	0	0	<b>16</b>
<b>Total</b>	<b>9,240</b>	<b>3,219</b>	<b>5,807</b>	<b>6,457</b>	<b>1,225</b>	<b>1,524</b>	<b>5,560</b>	<b>33,032</b>
<b>Pillows as % of Overall</b>	<b>28.0%</b>	<b>9.7%</b>	<b>17.6%</b>	<b>19.5%</b>	<b>3.7%</b>	<b>4.6%</b>	<b>16.8%</b>	<b>100.0%</b>



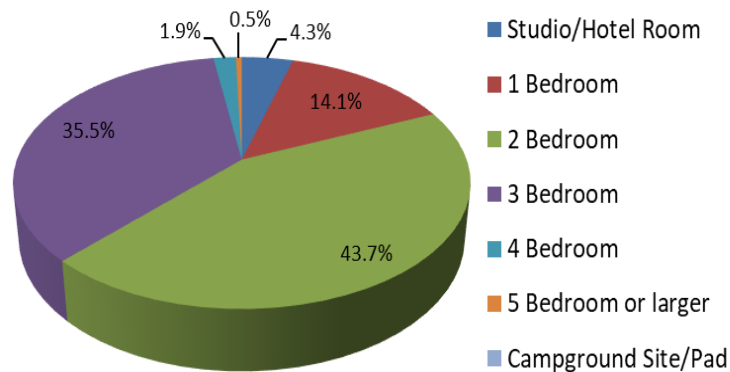
**Hotel/Motel Pillows by Property Size**



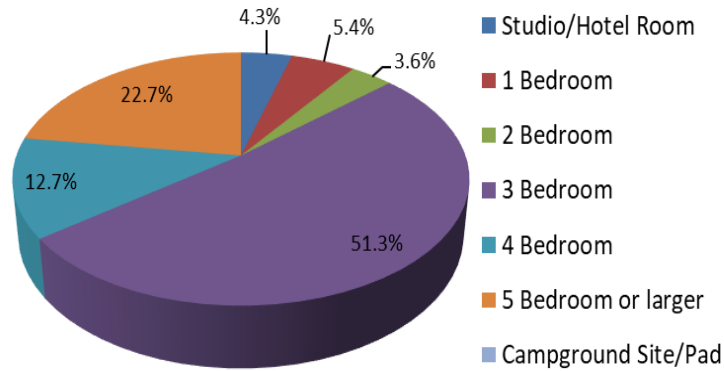
**Lodge/Inn Pillows by Property Size**



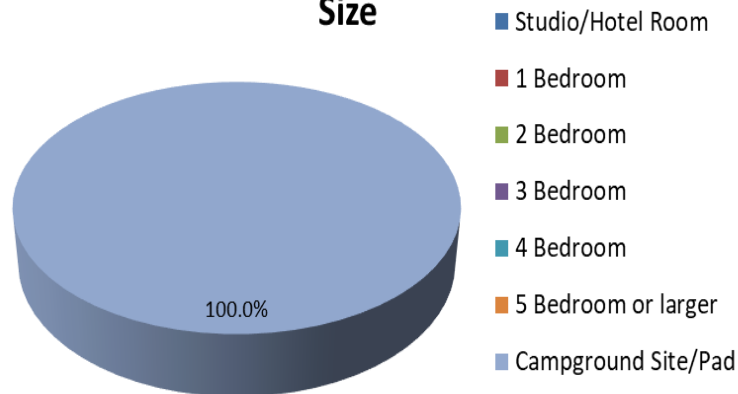
**Condominium Pillows by Property Size**



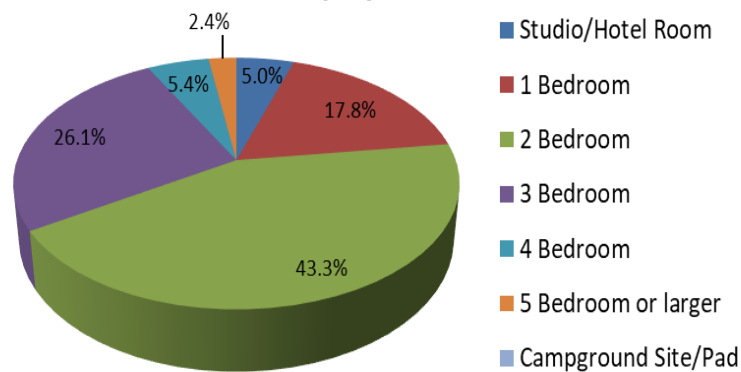
### Private Home Pillows by Property Size

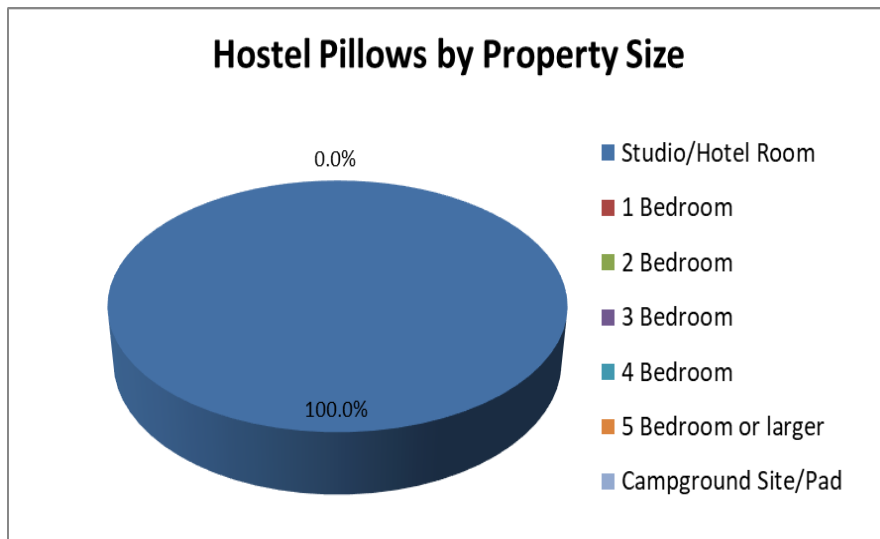
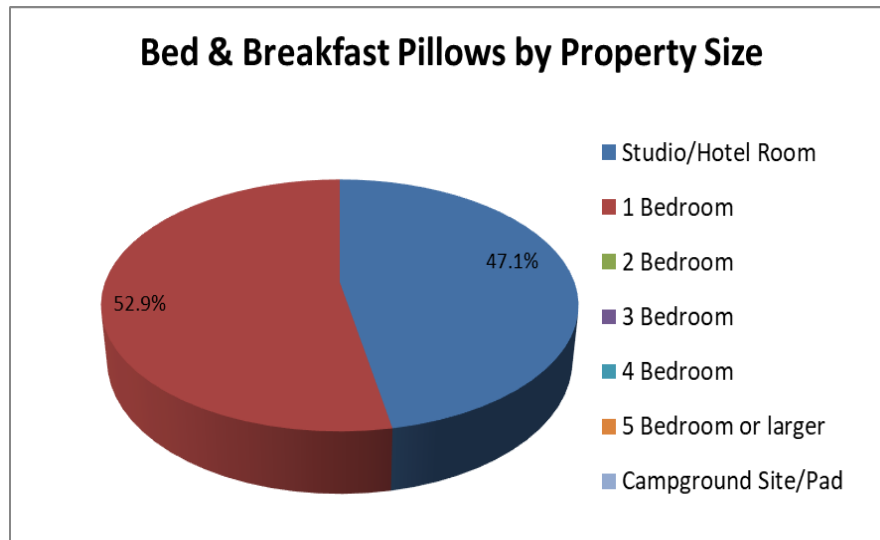


### Campground/RV Site Pillows by Property Size



### Cabin/Cottage/Chalet Pillows by Property Size





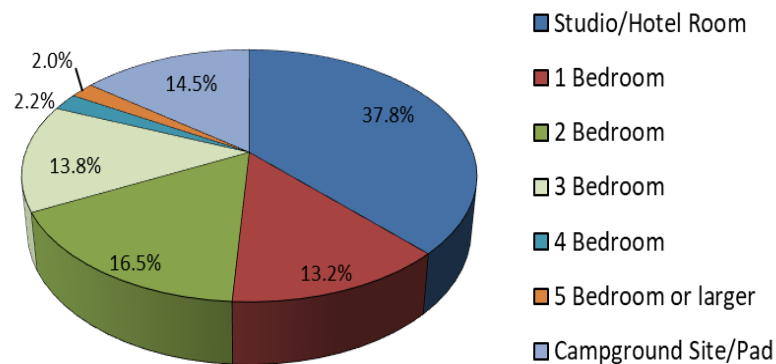
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**F. Units by Property Size and Location:** When analyzing the size category by location, Studio/Hotel Room units were the most prevalent unit size in Big Thompson Canyon with 148 units (58.0%). In the CO Hwy 7 Corridor, the highest number of units were also found in the Studio/Hotel Room category with 262 units (37.6%). Devils Gulch Road found the Studio/Hotel Room category to be the largest with 14 units (31.1%). Downtown had the most units in the Studio/Hotel Room category with 356 units (33.9%). Fall River Road Corridor's largest category was the 1 Bedroom category with 222 units (38.2%). Glen Haven had the most units in the Studio/Hotel Room category with 6 units (85.7%). The Other location had the largest category in the 2 Bedroom category with 47 units (51.6%). Spur 66 Corridor found the Studio/Hotel Room category to be the largest with 686 units (35.6%). US 34 Corridor had the most units in the Studio/Hotel Room category with 538 units (63.8%). US 36 Corridor had the most units in the Campground Site/Pad category with 313 units (42.4%).

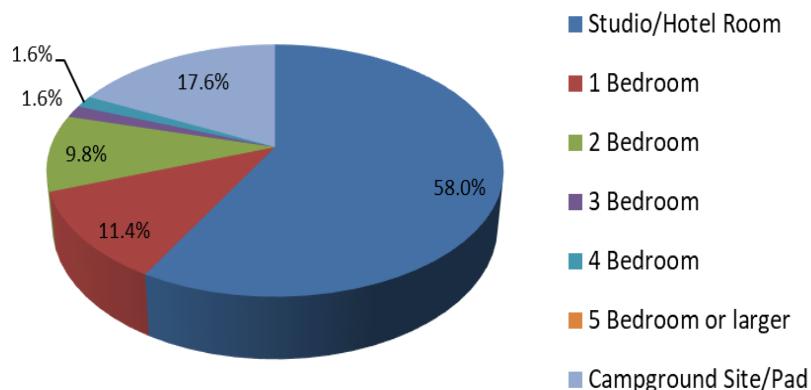
The following tables and graphs represent the units by property size.

Units by Size and Location 2024	Studio/Hotel Room	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom or larger	Campground Site/Pad	All
Big Thompson Canyon	148	29	25	4	4	0	45	255
CO Hwy 7 Corridor	262	49	83	112	13	55	123	697
Devils Gulch Road	14	12	13	6	0	0	0	45
Downtown	356	219	250	210	11	3	0	1,049
Fall River Road Corridor	176	222	136	26	12	9	0	581
Glen Haven	6	0	1	0	0	0	0	7
Other	14	12	47	8	9	1	0	91
Spur 66 Corridor	686	97	300	335	50	49	412	1,929
US 34 Corridor	538	103	85	75	29	3	10	843
US 36 Corridor	159	78	90	83	10	6	313	739
Total Units	2,359	821	1,030	859	138	126	903	6,236

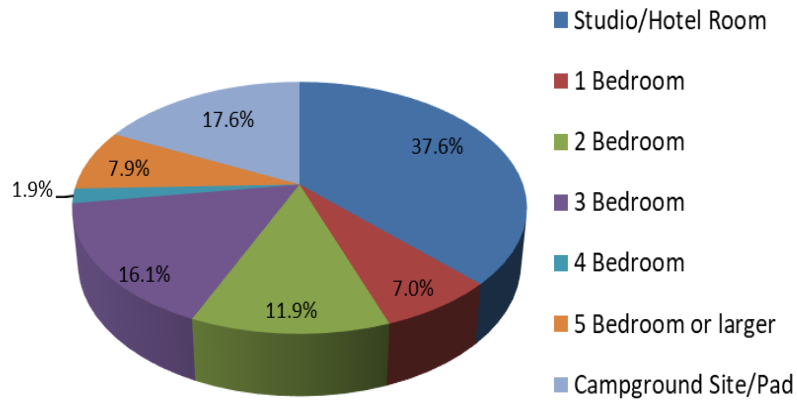
**All Units by Property Size**



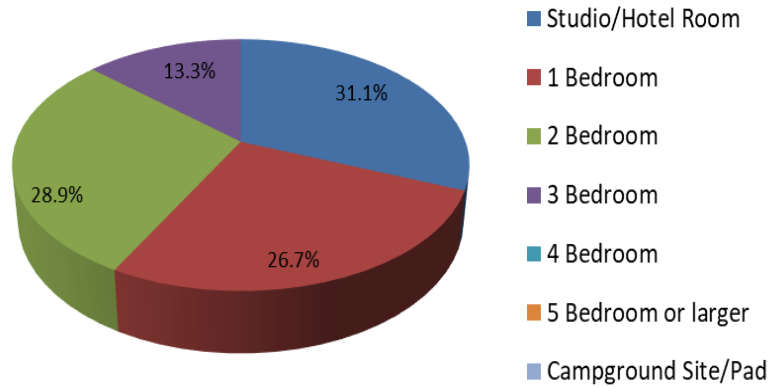
**Big Thompson Canyon Units by Property Size**



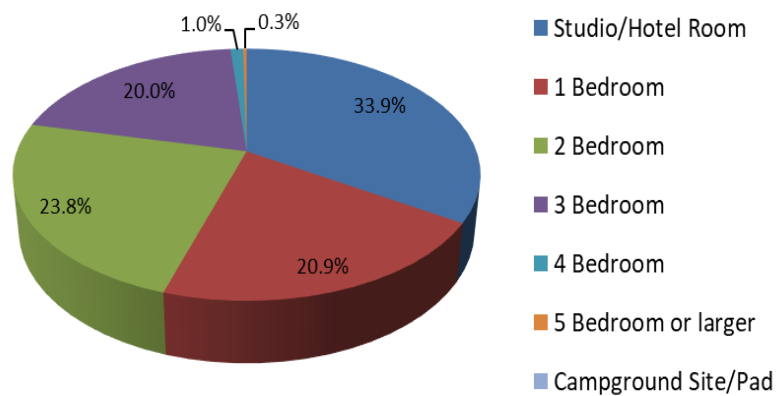
### CO Hwy 7 Corridor Units by Property Size



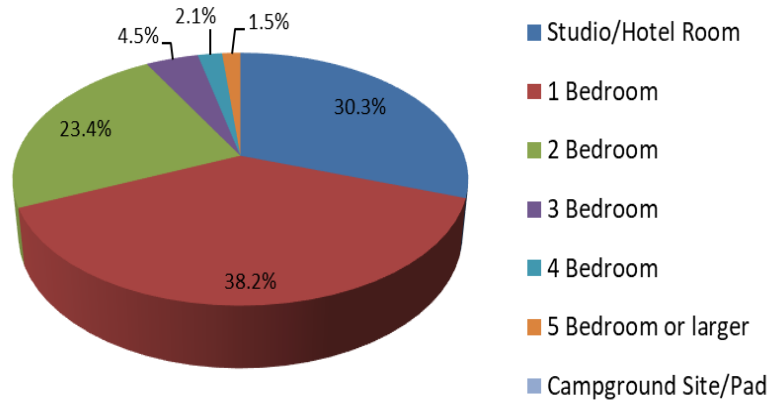
### Devils Gulch Road Units by Property Size



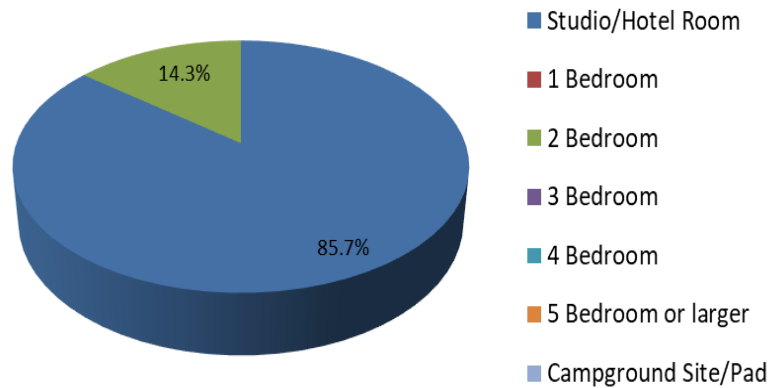
### Downtown Units by Property Size



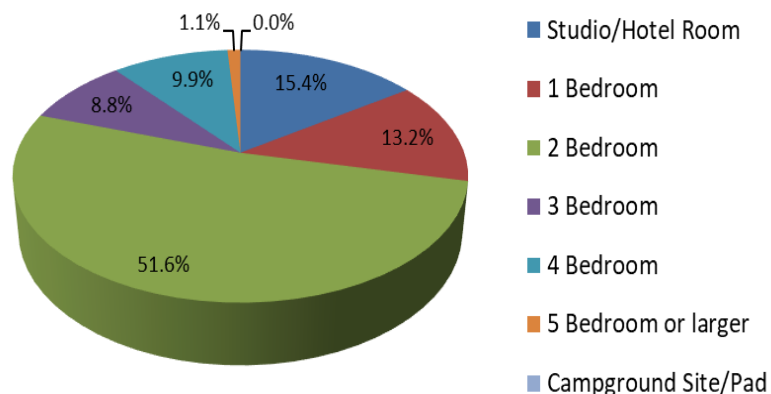
**Fall River Road Corridor Units by Property Size**



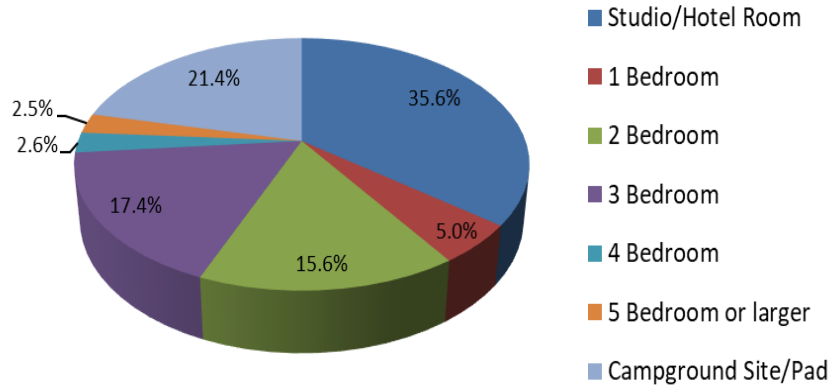
**Glen Haven Units by Property Size**



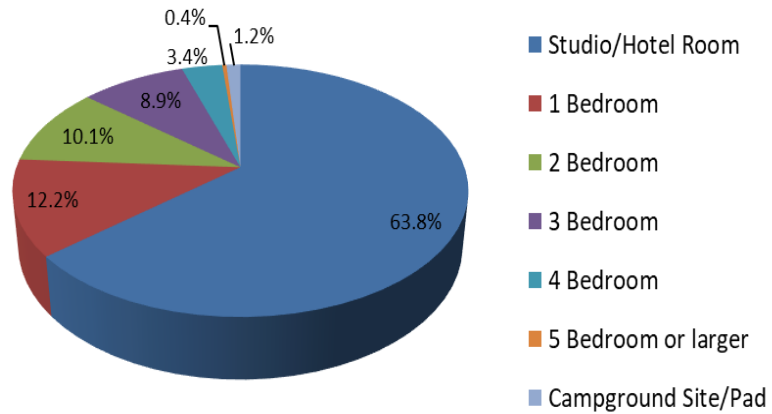
**Other Units by Property Size**



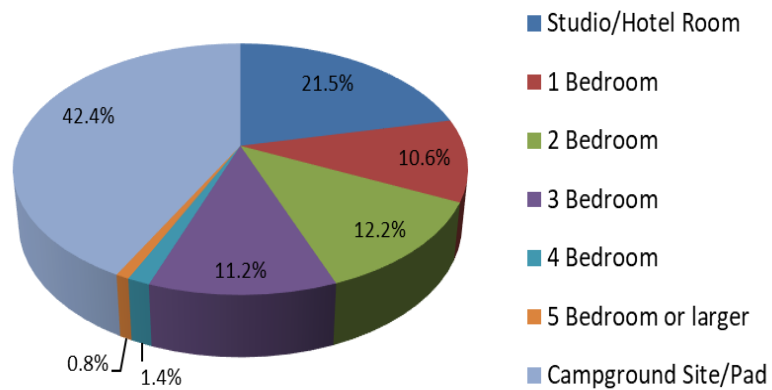
### Spur 66 Corridor Units by Property Size



### US 34 Corridor Units by Property Size



### US 36 Corridor Units by Property Size



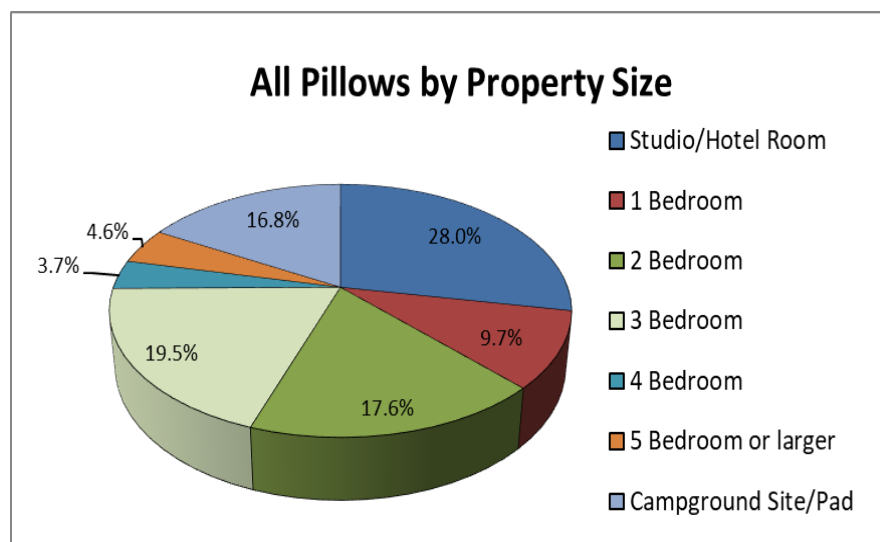
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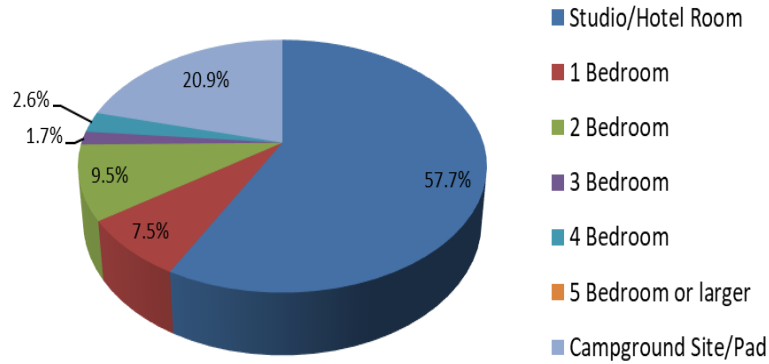
**G. Pillows by Property Size and Location:** When analyzing the pillow size category by location, Studio/Hotel Room units were the most prevalent pillow size in Big Thompson Canyon with 746 pillows (57.7%). In the CO Hwy 7 Corridor, the highest number of pillows were also found in the Studio/Hotel Room category with 1,050 pillows (26.5%). Devils Gulch Road found the 2 Bedroom category to be the largest with 78 pillows (37.9%). Downtown had the most pillows in the 3 Bedroom category with 1,519 pillows (29.1%). Fall River Road Corridor's largest category was the 1 Bedroom category with 885 pillows (35.3%). Glen Haven had the most pillows in the Studio/Hotel Room category with 16 pillows (72.7%). The Other location had the largest pillows in the 2 Bedroom category with 292 pillows (57.3%). Spur 66 Corridor found the Studio/Hotel Room category to be the largest with 3,344 pillows (29.3%). US 34 Corridor had the most pillows in the Studio/Hotel Room category with 1,811 pillows (49.6%). US 36 Corridor had the most pillows in the Campground Site/Pad category with 2,062 pillows (48.4%).

The following tables and graphs represent the pillows by property size.

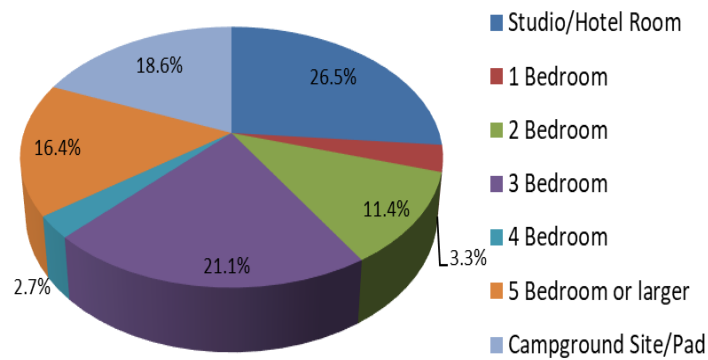
Pillows by Size and Location 2024	Studio/Hotel Room	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom or larger	Campground Site/Pad	All
Big Thompson Canyon	746	97	123	22	34	0	270	<b>1,292</b>
CO Hwy 7 Corridor	1,050	130	452	836	108	652	738	<b>3,966</b>
Devils Gulch Road	32	48	78	48	0	0	0	<b>206</b>
Downtown	1,248	872	1,440	1,519	101	36	0	<b>5,216</b>
Fall River Road Corridor	438	885	772	199	114	102	0	<b>2,510</b>
Glen Haven	16	0	6	0	0	0	0	<b>22</b>
Other	31	47	292	58	74	8	0	<b>510</b>
Spur 66 Corridor	3,344	353	1,620	2,563	473	598	2,450	<b>11,401</b>
US 34 Corridor	1,811	456	497	572	234	38	40	<b>3,648</b>
US 36 Corridor	524	331	527	640	87	90	2,062	<b>4,261</b>
Total Units	9,240	3,219	5,807	6,457	1,225	1,524	5,560	<b>33,032</b>



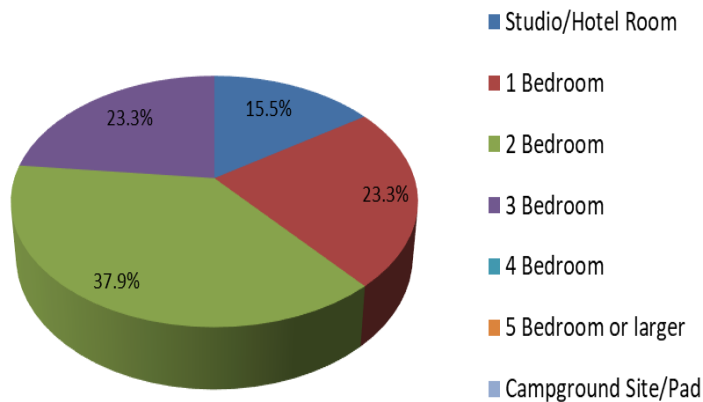
**Big Thompson Canyon Pillows by Property Size**



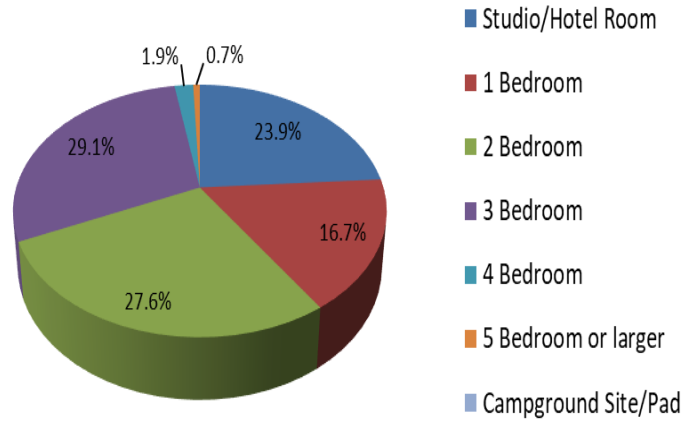
**CO HWY 7 Corridor Pillows by Property Size**



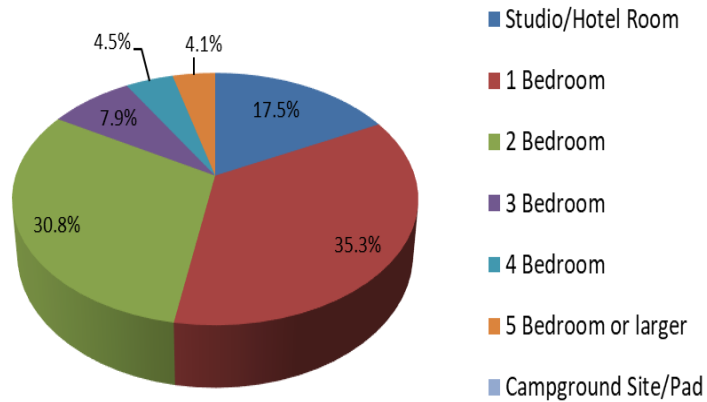
**Devils Gulch Road Pillows by Property Size**



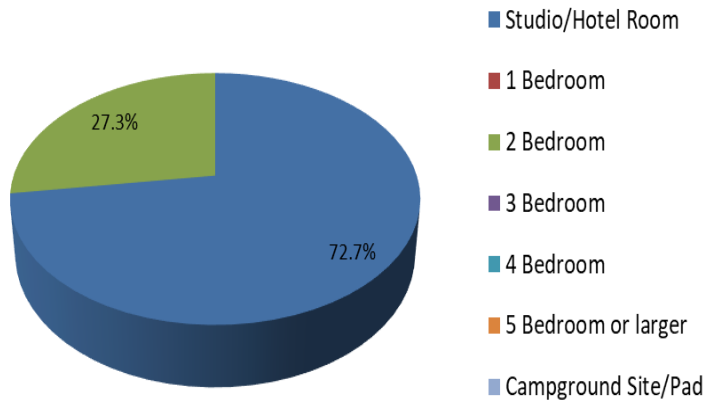
### Downtown Pillows by Property Size



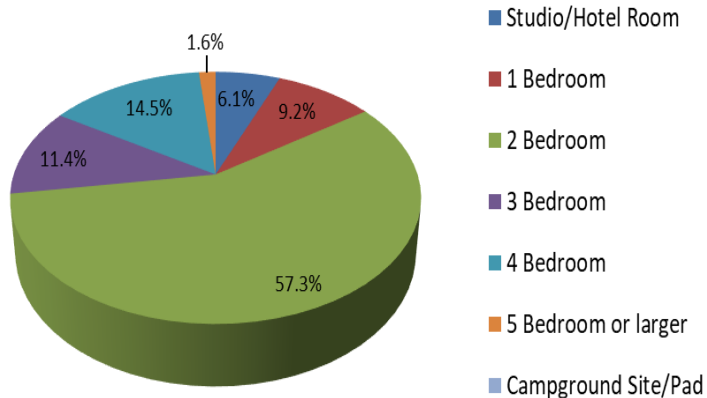
### Fall River Road Corridor Pillows by Property Size



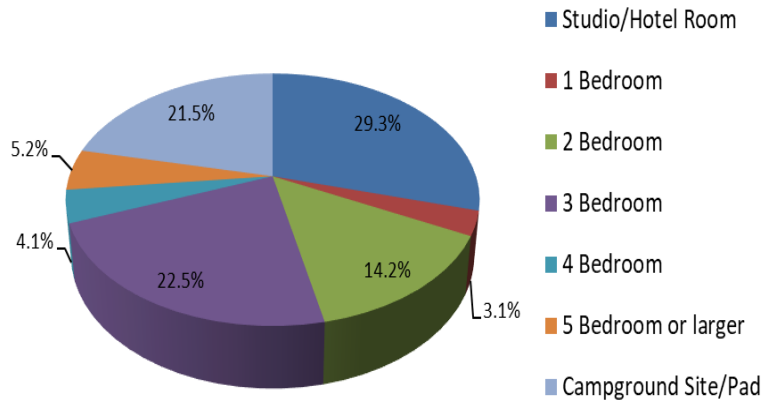
### Glen Haven Pillows by Property Size



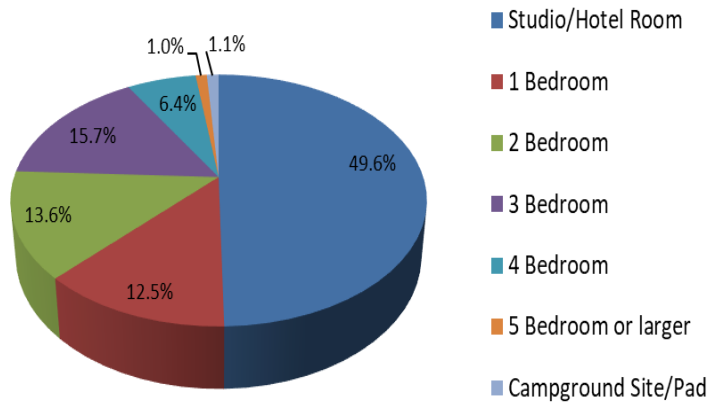
**Other Pillows by Property Size**

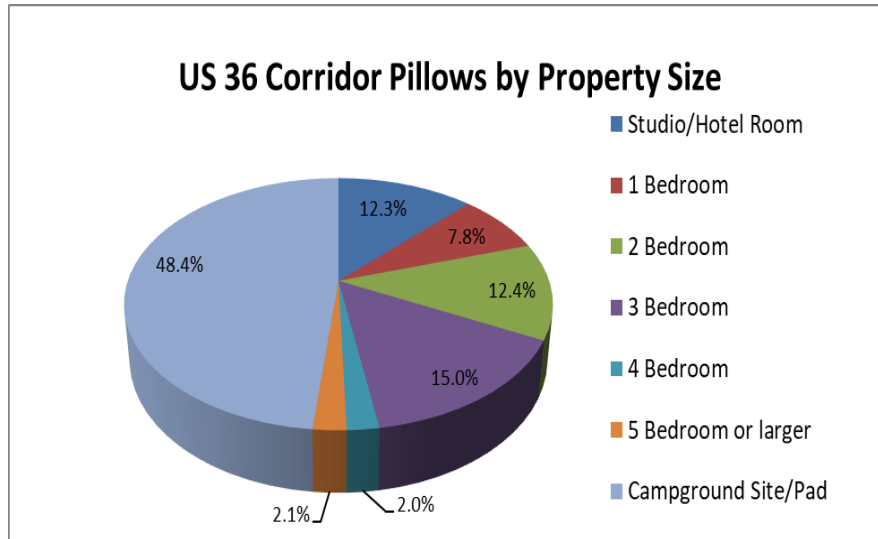


**Spur 66 Corridor Pillows by Property Size**



**US 34 Corridor Pillows by Property Size**





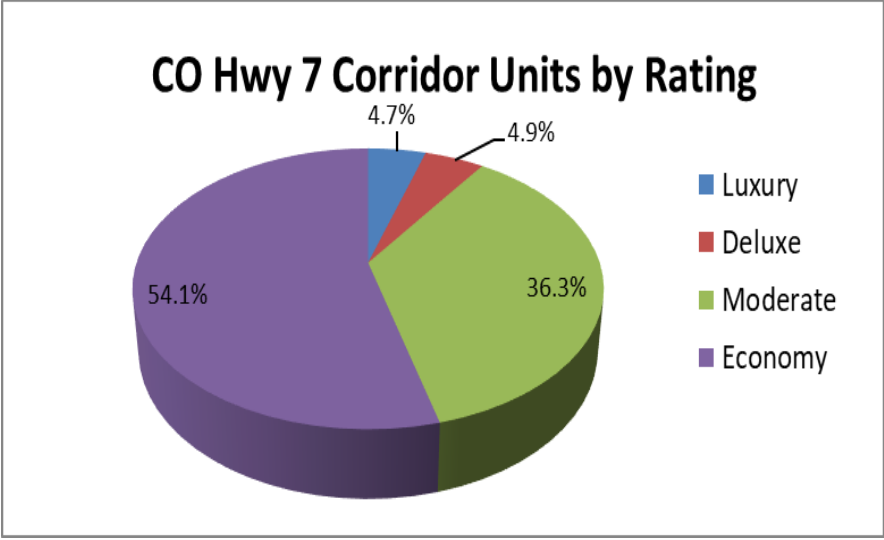
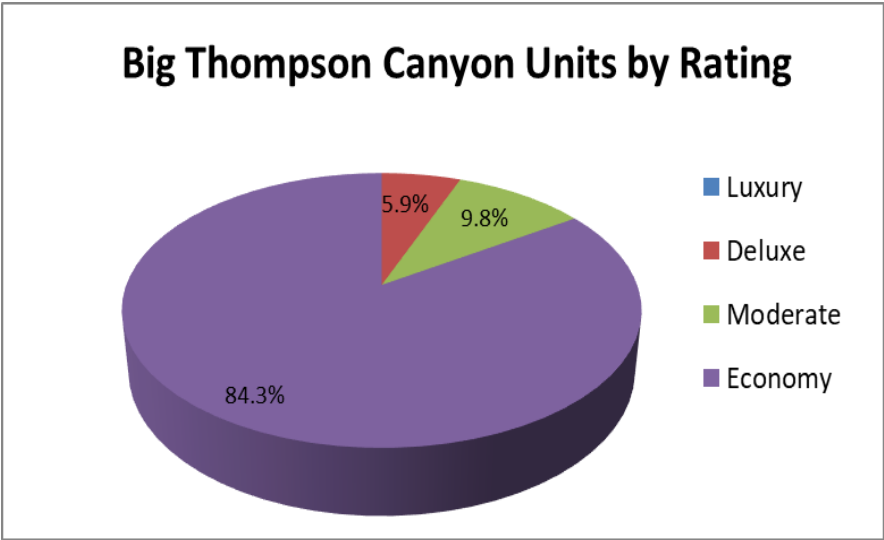
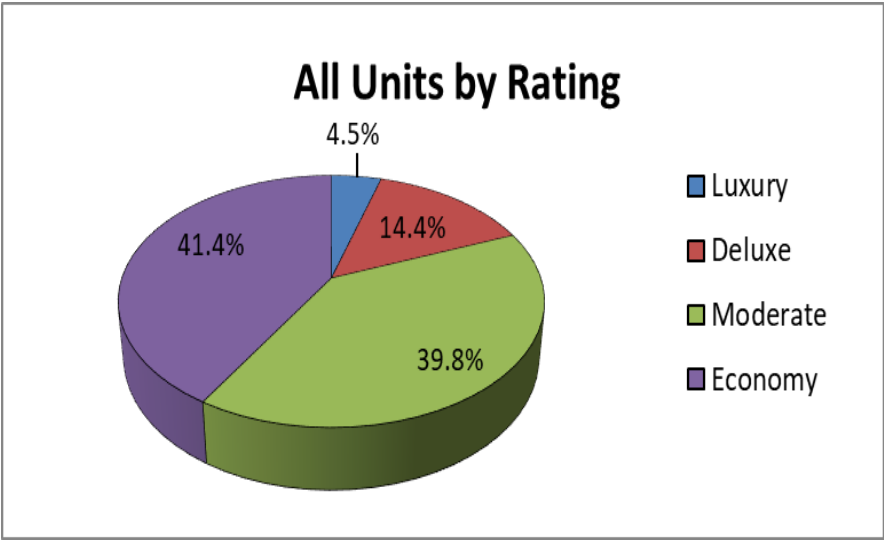
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**H. Units by Rating and Location:** In Estes Park, most units are rated Economy, as 2,580 units (41.4%) fall into this category. Units with a Moderate rating make up the second largest category with 2,479 units (39.8%). Deluxe units represent the next largest category with 895 units (14.4%). The smallest category is Luxury with 282 units (4.5%).

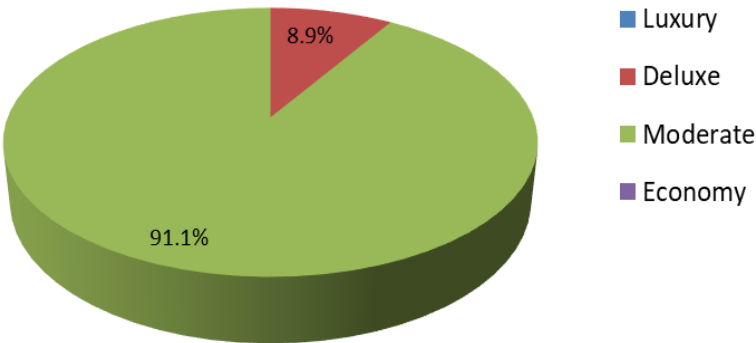
The following tables and graphs show the units by location and property quality rating.

Units by Rating and Location 2024	Luxury	Deluxe	Moderate	Economy	All
Big Thompson Canyon	0	15	25	215	<b>255</b>
CO Hwy 7 Corridor	33	34	253	377	<b>697</b>
Devils Gulch Road	0	4	41	0	<b>45</b>
Downtown	73	333	494	149	<b>1,049</b>
Fall River Road Corridor	29	83	436	33	<b>581</b>
Glen Haven	0	1	6	0	<b>7</b>
Other	34	3	52	2	<b>91</b>
Spur 66 Corridor	53	236	376	1,264	<b>1,929</b>
US 34 Corridor	60	76	545	162	<b>843</b>
US 36 Corridor	0	110	251	378	<b>739</b>
Totals	<b>282</b>	<b>895</b>	<b>2,479</b>	<b>2,580</b>	<b>6,236</b>
Units as % of Overall	4.5%	14.4%	39.8%	41.4%	<b>100.0%</b>

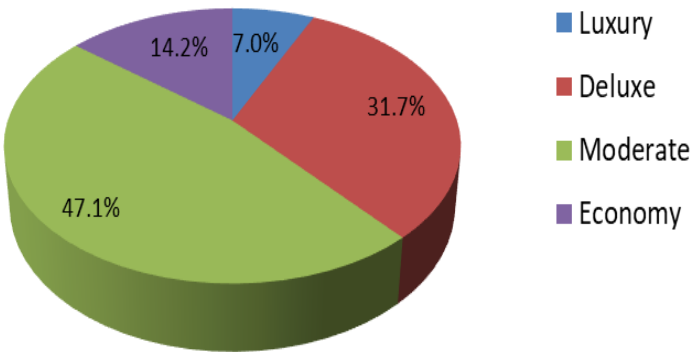
\*Above tables do not include RBO units/pillows\*



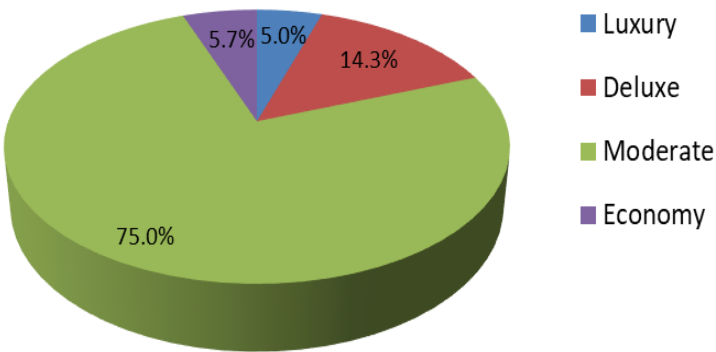
Devils Gulch Road Units by Rating



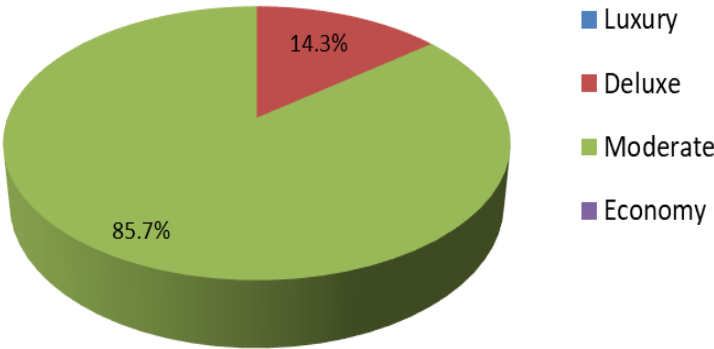
Downtown Units by Rating



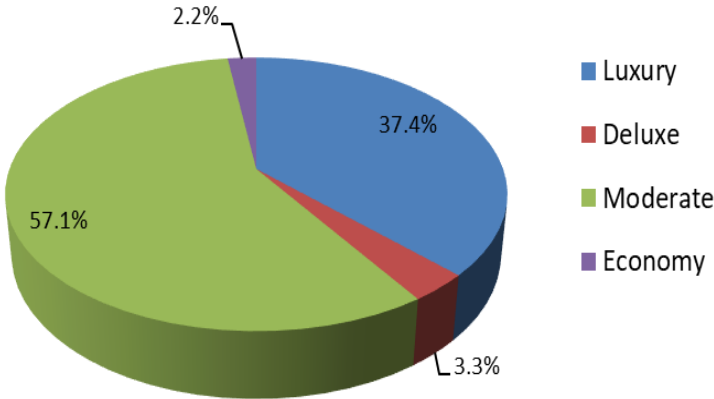
Fall River Road Corridor Units by Rating



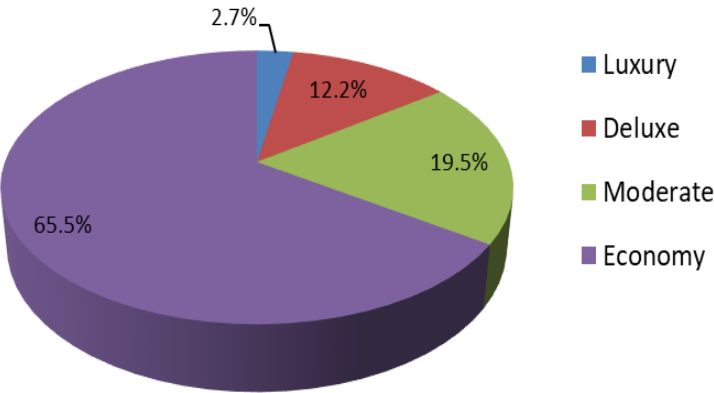
Glen Haven Units by Rating



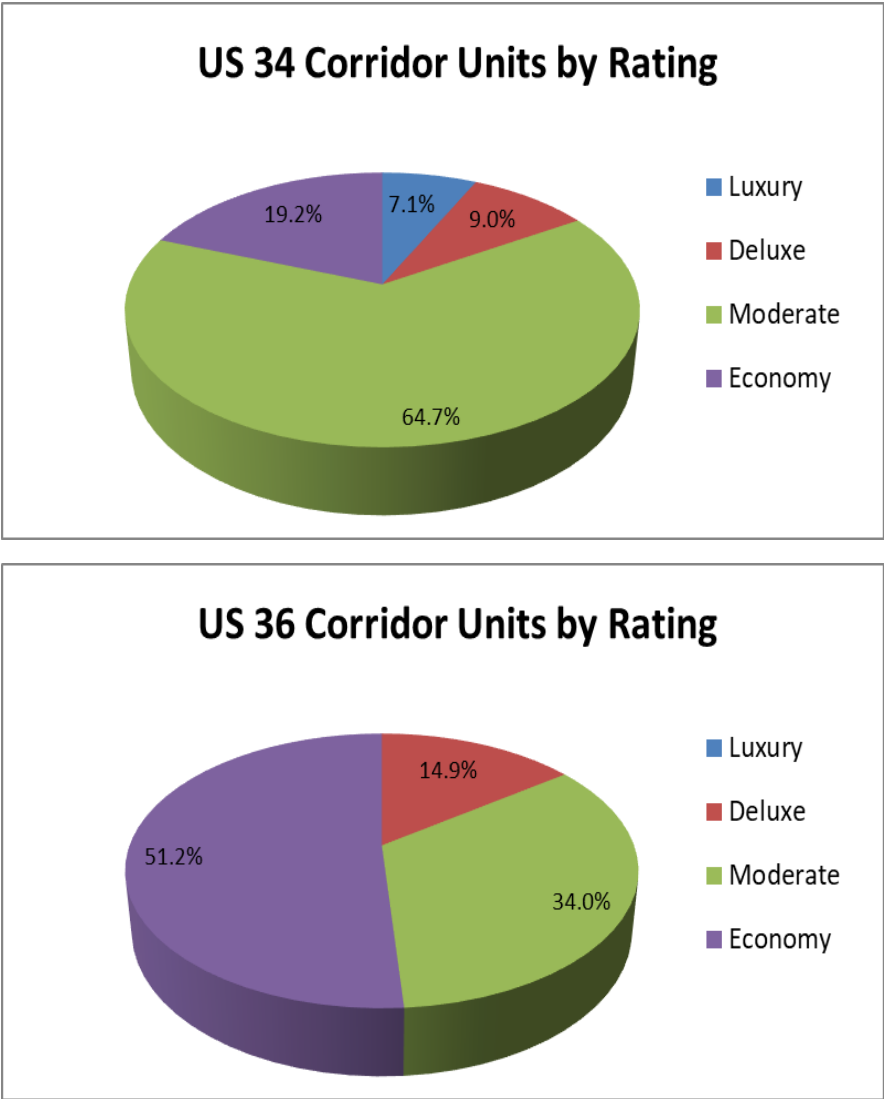
Other Units by Rating



Spur 66 Corridor Units by Rating





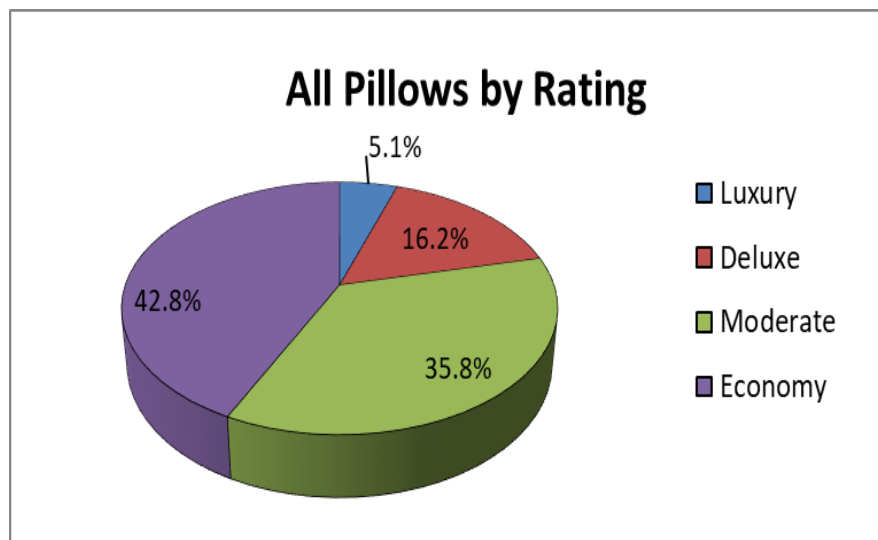


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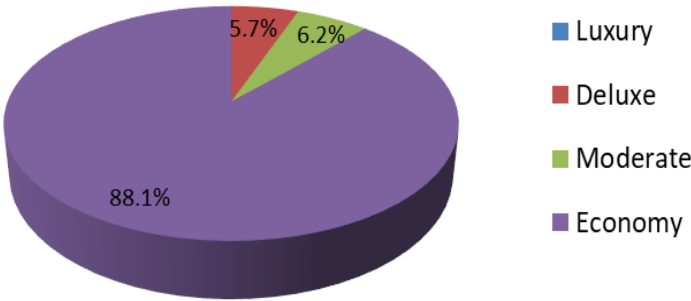
**I. Pillows by Rating and Location:** In Estes Park, the most prominent number of pillows have an Economy rating with 14,146 pillows (42.8%) falling into this category. Pillows with a Moderate rating come in a close second with 11,836 pillows (35.8%). Deluxe units make up the next rating with 5,360 pillows (16.2%). The smallest category is Luxury with 1,690 pillows (5.1%).

The following tables and graphs show the pillows by location and property quality rating.

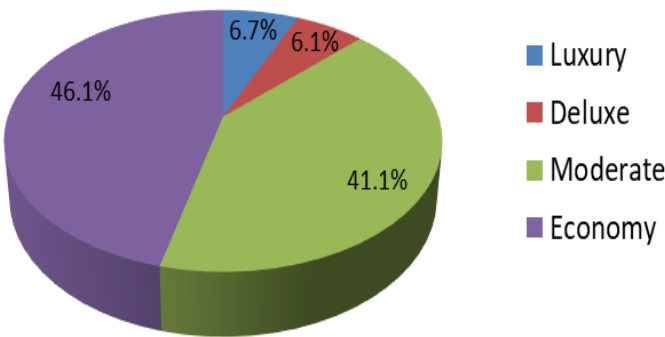
Pillows by Rating and Location 2024	Luxury	Deluxe	Moderate	Economy	All
Big Thompson Canyon	0	74	80	1,138	<b>1,292</b>
CO Hwy 7 Corridor	264	242	1,631	1,829	<b>3,966</b>
Devils Gulch Road	0	30	176	0	<b>206</b>
Downtown	304	1,768	2,268	876	<b>5,216</b>
Fall River Road Corridor	142	343	1,929	96	<b>2,510</b>
Glen Haven	0	6	16	0	<b>22</b>
Other	212	20	266	12	<b>510</b>
Spur 66 Corridor	282	1,797	2,166	7,156	<b>11,401</b>
US 34 Corridor	486	405	2,186	571	<b>3,648</b>
US 36 Corridor	0	675	1,118	2,468	<b>4,261</b>
<b>Totals</b>	<b>1,690</b>	<b>5,360</b>	<b>11,836</b>	<b>14,146</b>	<b>33,032</b>
Pillows as % of Overall	5.1%	16.2%	35.8%	42.8%	<b>100.0%</b>



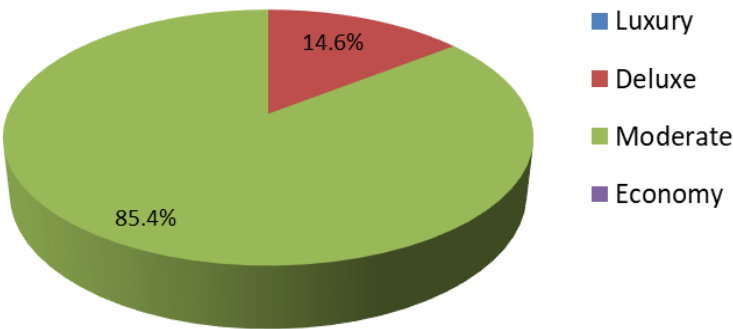
Big Thompson Canyon Pillows by Rating



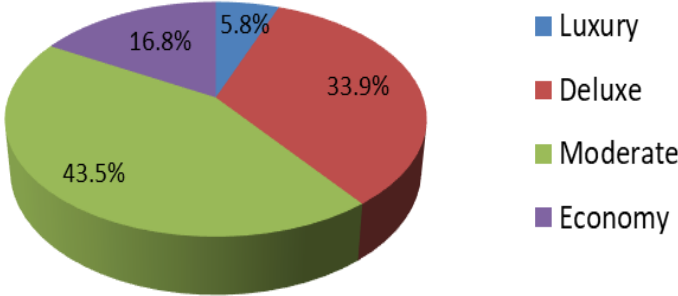
CO Hwy 7 Corridor Pillows by Rating



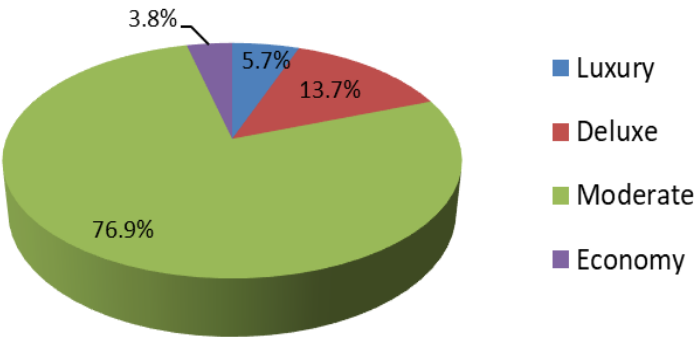
Devil Gulch Road Pillows by Rating



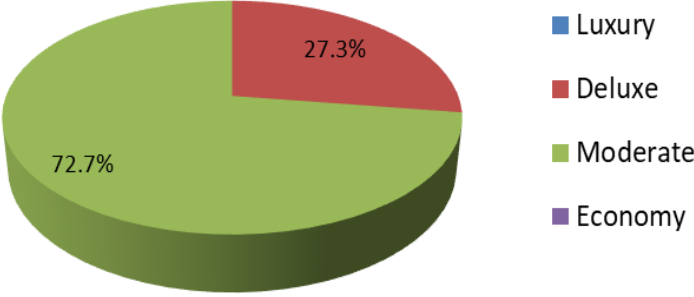
Downtown Pillows by Rating



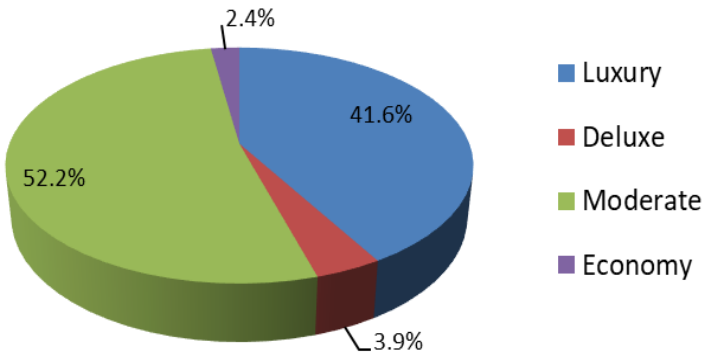
Fall River Road Corridor Pillows by Rating



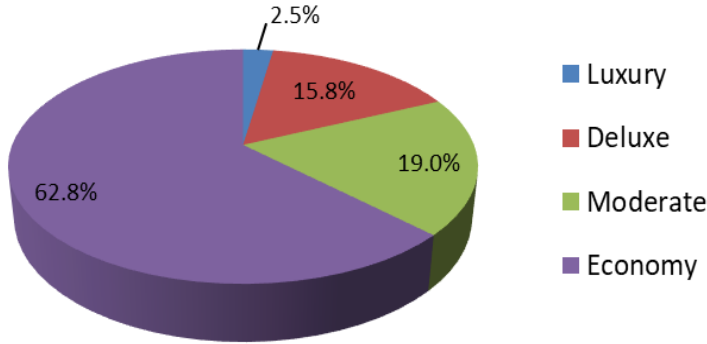
Glen Haven Pillows by Rating



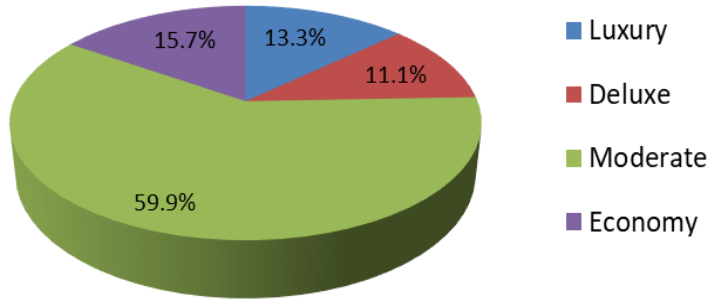
Other Pillows by Rating

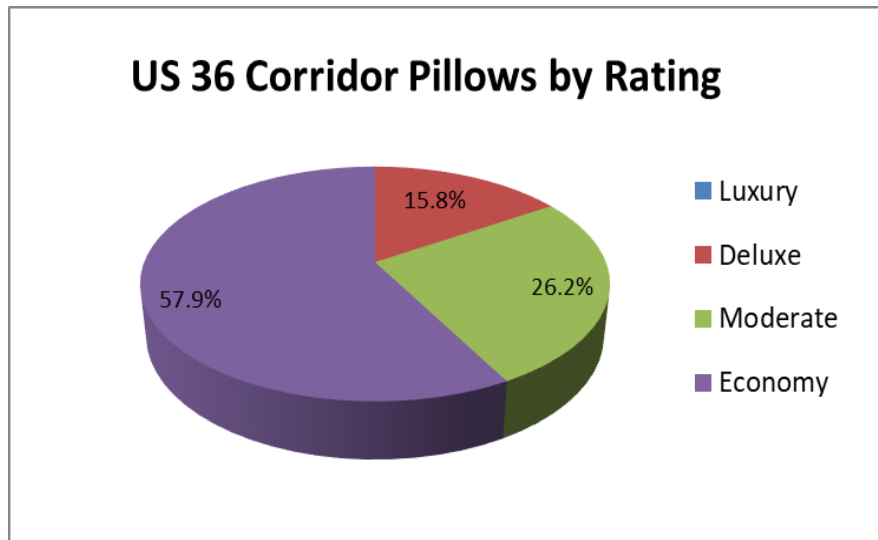


Spur 66 Corridor Pillows by Rating



US 34 Corridor Pillows by Rating





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**J. Units by Location Rating and Property Type:** In Estes Park the most prominent number of units are rated Economy with 2,580 units (41.4%) falling into this category. Within the Economy rating, Hotel/Motel units represent the largest unit type with 1,004 units (38.9%). Units with a Moderate rating come in a close second with 2,479 units (39.8%). The most prominent property type within the Moderate category is Cabin/Cottage/Chalet, consisting of 859 units (34.7%). Deluxe units make up the third largest rating with 895 units (14.4%). Within the Deluxe category, Hotel/Motel units represent the largest property type with 318 units (35.5%). The smallest rating category is Luxury with 282 units (4.5%). Within the Luxury category, Private Homes represent the largest property type with 115 units (40.8%).

The following tables and graphs show the units by location and property quality rating.

2024 Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	318	568	1,004	<b>1,890</b>
Lodge/Inn	0	0	300	86	<b>386</b>
Condominium Property	62	234	401	45	<b>742</b>
Private Home	115	191	323	130	<b>759</b>
Campground/RV Site	0	0	0	903	<b>903</b>
Cabin/Cottage/Chalet	105	152	859	392	<b>1,508</b>
Bed & Breakfast	0	0	28	4	<b>32</b>
Hostel	0	0	0	16	<b>16</b>
Total	<b>282</b>	<b>895</b>	<b>2,479</b>	<b>2,580</b>	<b>6,236</b>
Units as % of Overall	4.5%	14.4%	39.8%	41.4%	<b>100.0%</b>

Big Thompson Canyon Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	130	<b>130</b>
Lodge/Inn	0	0	5	0	<b>5</b>
Condominium Property	0	0	2	0	<b>2</b>
Private Home	0	5	2	0	<b>7</b>
Campground/RV Site	0	0	0	45	<b>45</b>
Cabin/Cottage/Chalet	0	10	16	40	<b>66</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>15</b>	<b>25</b>	<b>215</b>	<b>255</b>

CO Hwy 7 Corridor Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	24	173	<b>197</b>
Lodge/Inn	0	0	8	49	<b>57</b>
Condominium Property	0	20	19	7	<b>46</b>
Private Home	33	12	94	6	<b>145</b>
Campground/RV Site	0	0	0	123	<b>123</b>
Cabin/Cottage/Chalet	0	2	90	15	<b>107</b>
Bed & Breakfast	0	0	18	4	<b>22</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>33</b>	<b>34</b>	<b>253</b>	<b>377</b>	<b>697</b>

Devils Gulch Road Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	14	0	<b>14</b>
Lodge/Inn	0	0	0	0	<b>0</b>
Condominium Property	0	1	26	0	<b>27</b>
Private Home	0	2	0	0	<b>2</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	1	1	0	<b>2</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>4</b>	<b>41</b>	<b>0</b>	<b>45</b>

Downtown Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	198	103	0	<b>301</b>
Lodge/Inn	0	0	40	0	<b>40</b>
Condominium Property	35	126	31	34	<b>226</b>
Private Home	2	8	49	96	<b>155</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	36	1	271	3	<b>311</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	16	<b>16</b>
Total	<b>73</b>	<b>333</b>	<b>494</b>	<b>149</b>	<b>1,049</b>

Fall River Road Corridor Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	14	24	26	<b>64</b>
Lodge/Inn	0	0	87	4	<b>91</b>
Condominium Property	27	30	168	0	<b>225</b>
Private Home	2	7	25	0	<b>34</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	32	132	3	<b>167</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>29</b>	<b>83</b>	<b>436</b>	<b>33</b>	<b>581</b>

Glen Haven Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	0	<b>0</b>
Lodge/Inn	0	0	0	0	<b>0</b>
Condominium Property	0	0	0	0	<b>0</b>
Private Home	0	1	0	0	<b>1</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	0	0	0	<b>0</b>
Bed & Breakfast	0	0	6	0	<b>6</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>7</b>



Other Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	0	<b>0</b>
Lodge/Inn	0	0	10	0	<b>10</b>
Condominium Property	0	0	2	0	<b>2</b>
Private Home	6	3	12	2	<b>23</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	28	0	28	0	<b>56</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>34</b>	<b>3</b>	<b>52</b>	<b>2</b>	<b>91</b>

Spur 66 Corridor Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	11	0	553	<b>564</b>
Lodge/Inn	0	0	6	0	<b>6</b>
Condominium Property	0	4	21	2	<b>27</b>
Private Home	12	122	111	25	<b>270</b>
Campground/RV Site	0	0	0	412	<b>412</b>
Cabin/Cottage/Chalet	41	99	238	272	<b>650</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>53</b>	<b>236</b>	<b>376</b>	<b>1,264</b>	<b>1,929</b>

US 34 Corridor Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	46	392	122	<b>560</b>
Lodge/Inn	0	0	49	29	<b>78</b>
Condominium Property	0	8	60	1	<b>69</b>
Private Home	60	21	13	0	<b>94</b>
Campground/RV Site	0	0	0	10	<b>10</b>
Cabin/Cottage/Chalet	0	1	27	0	<b>28</b>
Bed & Breakfast	0	0	4	0	<b>4</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>60</b>	<b>76</b>	<b>545</b>	<b>162</b>	<b>843</b>

US 36 Corridor Units by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	49	11	0	<b>60</b>
Lodge/Inn	0	0	95	4	<b>99</b>
Condominium Property	0	45	72	1	<b>118</b>
Private Home	0	10	17	1	<b>28</b>
Campground/RV Site	0	0	0	313	<b>313</b>
Cabin/Cottage/Chalet	0	6	56	59	<b>121</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>110</b>	<b>251</b>	<b>378</b>	<b>739</b>

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**K. Pillows by Location Rating and Property Type:** In Estes Park, the most prominent number of pillows have an Economy rating with 14,146 pillows (42.8%) falling into this category. Within the Economy category, Campground/RV Sites represent the largest pillow counts with 5,560 pillows (39.3%). Pillows with a Moderate rating come in a close second with 11,836 pillows (35.8%). Within the Moderate category, Cabin/Cottage/Chalet pillows represent the largest property type with 4,395 pillows (37.1%). Deluxe units make up the third largest pillows rating with 5,360 pillows (16.2%). Within the Deluxe category, Private Homes represent the largest property type with 1,628 pillows (30.4%). The smallest rating category is Luxury with 1,690 pillows (5.1%). Within the Luxury category, Private Homes represent the largest property type with 954 pillows (56.4%).

The following tables and graphs show the pillows by location and property quality rating.

2024 Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	1,306	2,137	4,893	<b>8,336</b>
Lodge/Inn	0	0	982	271	<b>1,253</b>
Condominium Property	262	1,519	1,950	326	<b>4,057</b>
Private Home	954	1,628	2,315	736	<b>5,633</b>
Campground/RV Site	0	0	0	5,560	<b>5,560</b>
Cabin/Cottage/Chalet	474	907	4,392	2,336	<b>8,109</b>
Bed & Breakfast	0	0	60	8	<b>68</b>
Hostel	0	0	0	16	<b>16</b>
Total	<b>1,690</b>	<b>5,360</b>	<b>11,836</b>	<b>14,146</b>	<b>33,032</b>
Pillows as % of Overall	5.1%	16.2%	35.8%	42.8%	<b>100.0%</b>

Big Thompson Canyon Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	710	<b>710</b>
Lodge/Inn	0	0	10	0	<b>10</b>
Condominium Property	0	0	12	0	<b>12</b>
Private Home	0	40	10	0	<b>50</b>
Campground/RV Site	0	0	0	270	<b>270</b>
Cabin/Cottage/Chalet	0	34	48	158	<b>240</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>74</b>	<b>80</b>	<b>1,138</b>	<b>1,292</b>

CO Hwy 7 Corridor Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	96	744	<b>840</b>
Lodge/Inn	0	0	18	175	<b>193</b>
Condominium Property	0	134	115	42	<b>291</b>
Private Home	264	94	937	40	<b>1,335</b>
Campground/RV Site	0	0	0	738	<b>738</b>
Cabin/Cottage/Chalet	0	14	429	82	<b>525</b>
Bed & Breakfast	0	0	36	8	<b>44</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>264</b>	<b>242</b>	<b>1,631</b>	<b>1,829</b>	<b>3,966</b>

Devils Gulch Road Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	32	0	<b>32</b>
Lodge/Inn	0	0	0	0	<b>0</b>
Condominium Property	0	6	140	0	<b>146</b>
Private Home	0	16	0	0	<b>16</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	8	4	0	<b>12</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>30</b>	<b>176</b>	<b>0</b>	<b>206</b>

Downtown Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	872	440	0	<b>1,312</b>
Lodge/Inn	0	0	96	0	<b>96</b>
Condominium Property	140	818	162	270	<b>1,390</b>
Private Home	20	72	146	576	<b>814</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	144	6	1,424	14	<b>1,588</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	16	<b>0</b>
Total	<b>304</b>	<b>1,768</b>	<b>2,268</b>	<b>876</b>	<b>5,200</b>

Fall River Road Corridor Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	28	66	68	<b>162</b>
Lodge/Inn	0	0	345	16	<b>361</b>
Condominium Property	122	116	670	0	<b>908</b>
Private Home	20	73	196	0	<b>289</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	126	652	12	<b>790</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>142</b>	<b>343</b>	<b>1929</b>	<b>96</b>	<b>2510</b>

Glen Haven Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	0	<b>0</b>
Lodge/Inn	0	0	0	0	<b>0</b>
Condominium Property	0	0	0	0	<b>0</b>
Private Home	0	6	0	0	<b>6</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	0	0	0	0	<b>0</b>
Bed & Breakfast	0	0	16	0	<b>16</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>6</b>	<b>16</b>	<b>0</b>	<b>22</b>

Other Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	0	0	0	<b>0</b>
Lodge/Inn	0	0	20	0	<b>20</b>
Condominium Property	0	0	12	0	<b>12</b>
Private Home	44	20	90	12	<b>166</b>
Campground/RV Site	0	0	0	0	<b>0</b>
Cabin/Cottage/Chalet	168	0	144	0	<b>312</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>212</b>	<b>20</b>	<b>266</b>	<b>12</b>	<b>510</b>

Spur 66 Corridor Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	26	0	2,916	<b>2,942</b>
Lodge/Inn	0	0	16	0	<b>16</b>
Condominium Property	0	27	117	6	<b>150</b>
Private Home	120	1,076	722	100	<b>2,018</b>
Campground/RV Site	0	0	0	2,450	<b>2,450</b>
Cabin/Cottage/Chalet	162	668	1,311	1,684	<b>3,825</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>282</b>	<b>1,797</b>	<b>2,166</b>	<b>7,156</b>	<b>11,401</b>

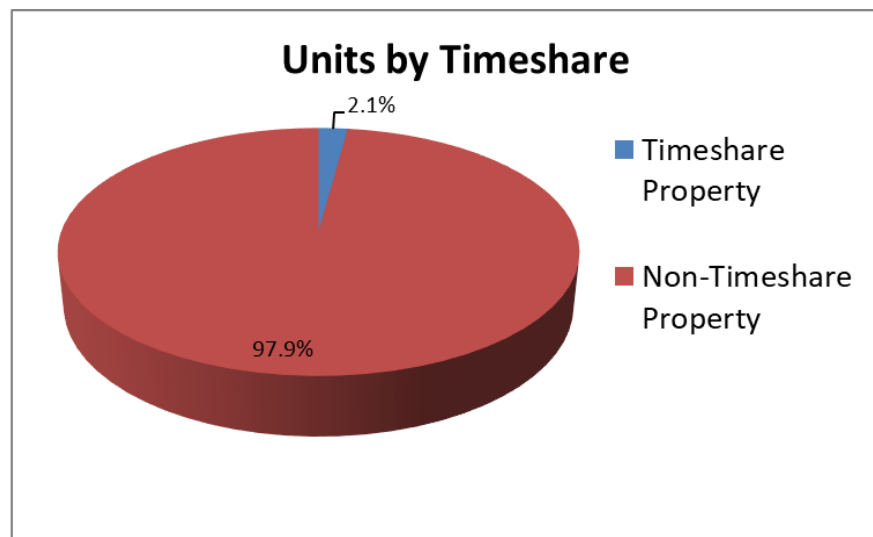
US 34 Corridor Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	184	1,457	455	<b>2,096</b>
Lodge/Inn	0	0	147	72	<b>219</b>
Condominium Property	0	60	356	4	<b>420</b>
Private Home	486	149	91	0	<b>726</b>
Campground/RV Site	0	0	0	40	<b>40</b>
Cabin/Cottage/Chalet	0	12	127	0	<b>139</b>
Bed & Breakfast	0	0	8	0	<b>8</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>486</b>	<b>405</b>	<b>2,186</b>	<b>571</b>	<b>3,648</b>

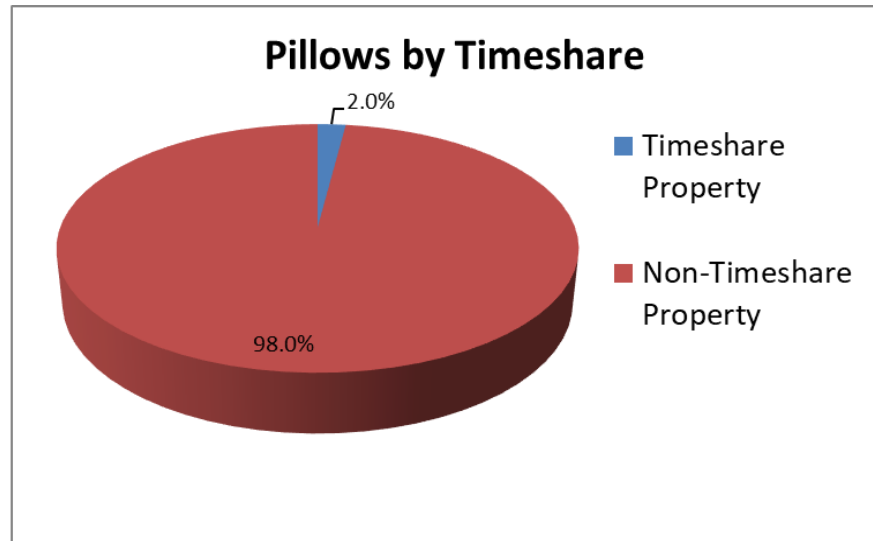
US 36 Corridor Pillows by Type and Rating	Luxury	Deluxe	Moderate	Economy	All
Hotel/Motel	0	196	46	0	<b>242</b>
Lodge/Inn	0	0	330	8	<b>338</b>
Condominium Property	0	358	366	4	<b>728</b>
Private Home	0	82	123	8	<b>213</b>
Campground/RV Site	0	0	0	2,062	<b>2,062</b>
Cabin/Cottage/Chalet	0	39	253	386	<b>678</b>
Bed & Breakfast	0	0	0	0	<b>0</b>
Hostel	0	0	0	0	<b>0</b>
Total	<b>0</b>	<b>675</b>	<b>1,118</b>	<b>2,468</b>	4,261

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L. **Timeshare and Non-Timeshare Units and Pillows:** 6,104 units (97.9%) and 32,356 pillows (98.0%) in Estes Park are non-Timeshare units. The following tables and graphs represent the total number of fractional ownership units and pillows in comparison to wholly owned units and pillows.

Timeshare	Timeshare Property	Non-Timeshare Property	Total
Units	132	6104	6236
Pillows	676	32356	33032
Units as % of Overall	2.1%	97.9%	100.0%
Pillows as % of Overall	2.0%	98.0%	100.0%



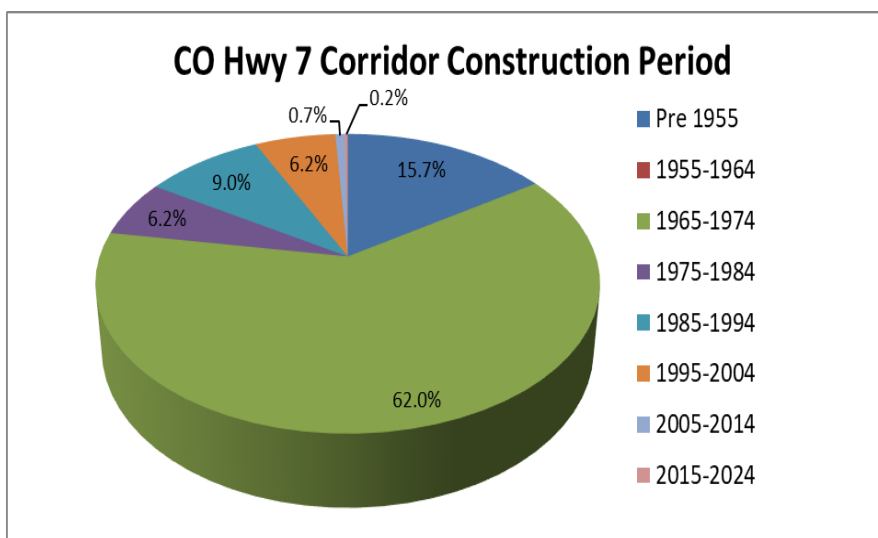
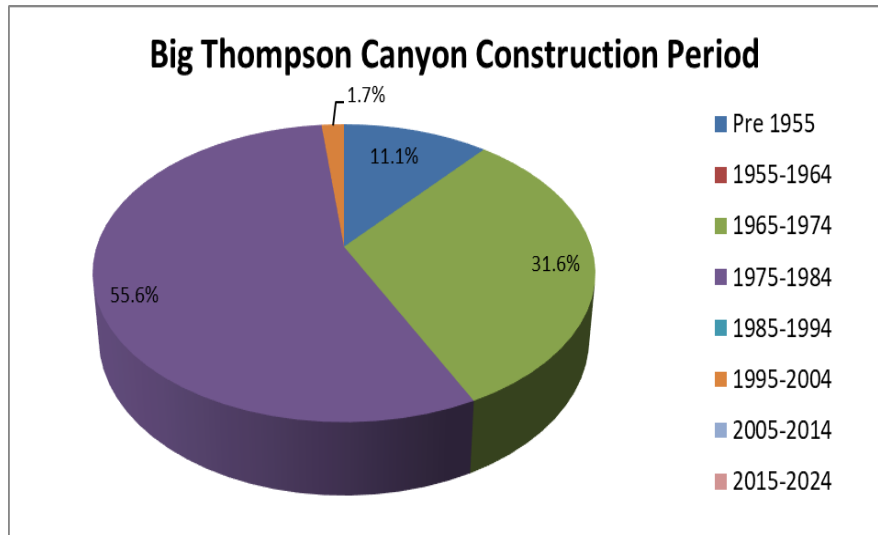
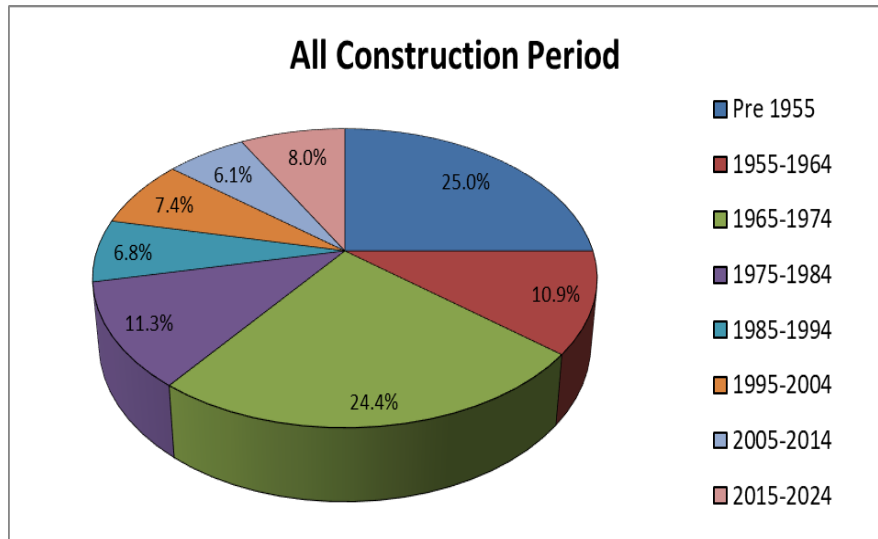


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**M. Construction Years by Units and Location:** Property construction years were available for 4,527 (72.6%) of the current units in Estes Park. Construction year was unknown on 1,709 (27.4%) units in the Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Other, Spur 66 Corridor, US 34 Corridor, or US 36 Corridor regions. Construction periods were measured using 10-year increments, except for properties constructed prior to 1955. The largest number of units in all areas with known construction dates were built prior to 1955 with 1,132 (25.0%) units, followed by from 1965 to 1974 with 1,105 (24.4%) units.

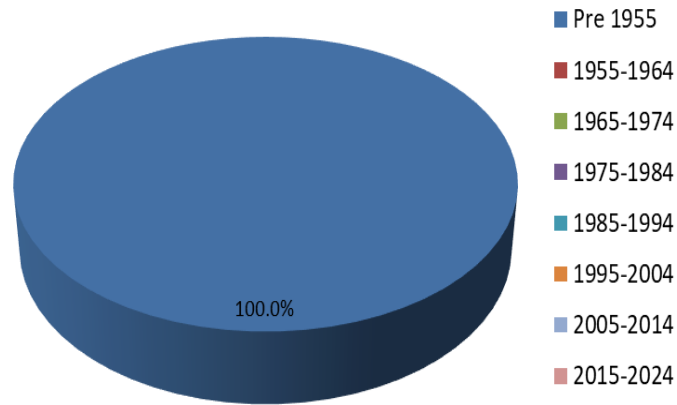
The below tables provide a breakdown of property construction years and locations.

Units by Construction and Location	Big Thompson Canyon	CO Hwy 7 Corridor	Devils Gulch Road	Downtown	Fall River Road Corridor	Glen Haven	Other	Spur 66 Corridor	US 34 Corridor	US 36 Corridor	All
Pre 1955	26	66	40	530	73	6	24	271	72	24	1,132
1955-1964	0	0	0	84	113	0	17	70	211	0	495
1965-1974	74	261	0	60	53	0	2	108	159	388	1,105
1975-1984	130	26	0	50	46	0	2	239	20	0	513
1985-1994	0	38	0	1	53	0	0	167	1	46	306
1995-2004	4	26	0	36	28	1	3	95	94	50	337
2005-2014	0	3	0	35	7	0	1	230	0	0	276
2015-2024	0	1	0	1	13	0	28	186	85	49	363

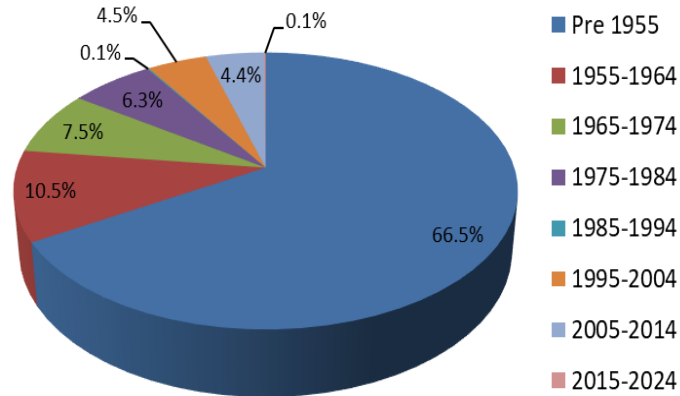




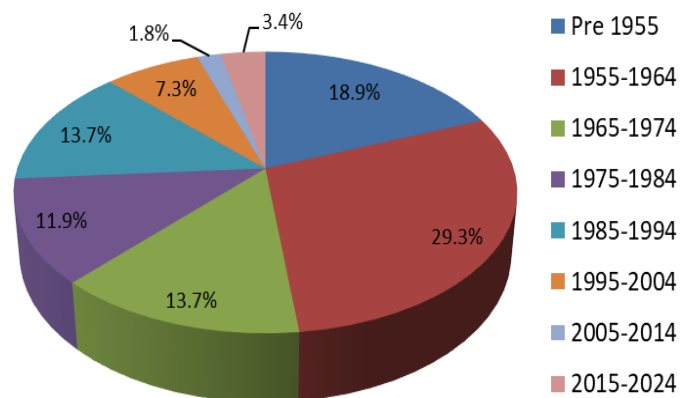
### Devils Gulch Road Construction Period



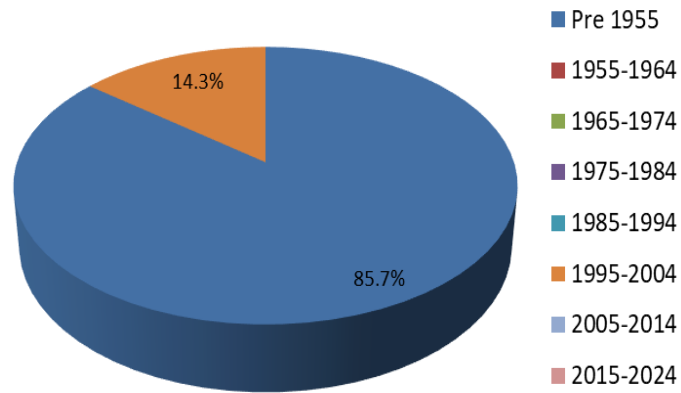
### Downtown Construction Period



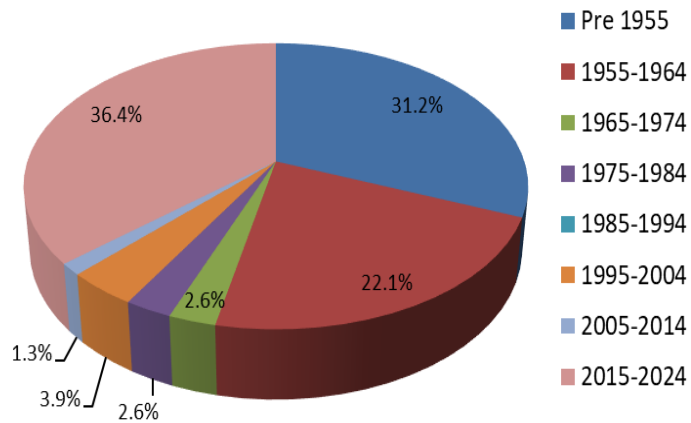
### Fall River Road Corridor Construction Period



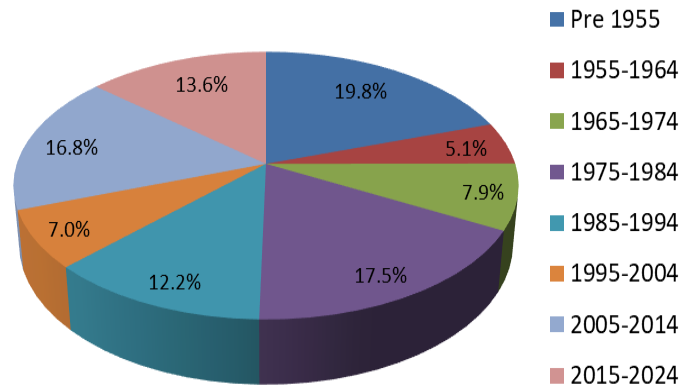
### Glen Heaven Construction Period

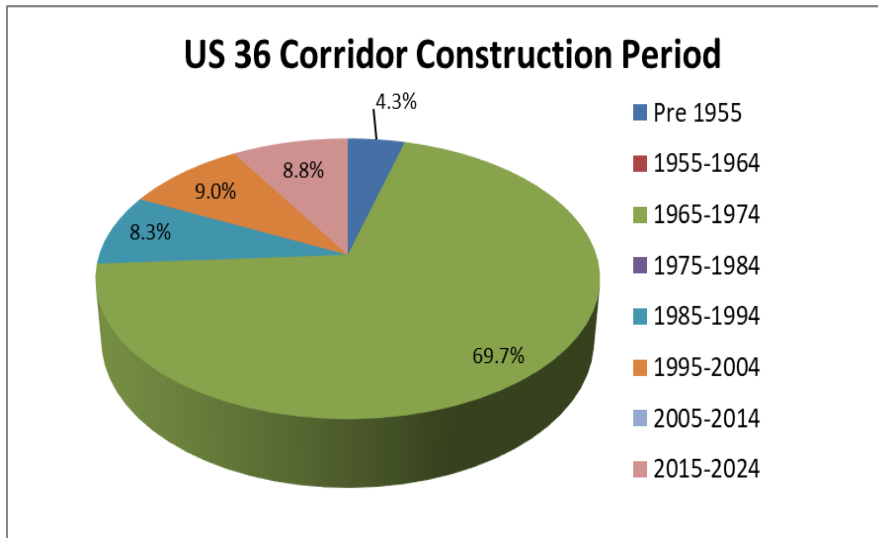
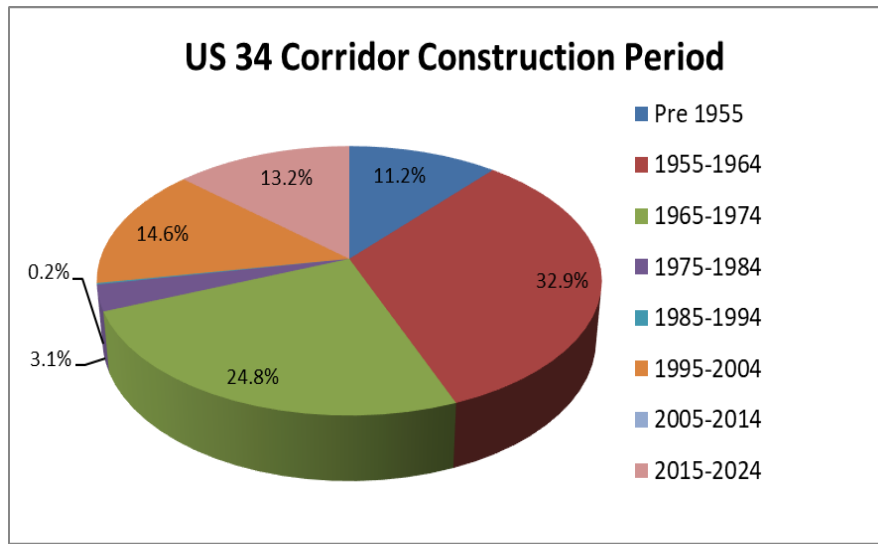


### Other Construction Period



### Spur 66 Corridor Construction Period





\*Above tables do not include RBO units/pillows\*

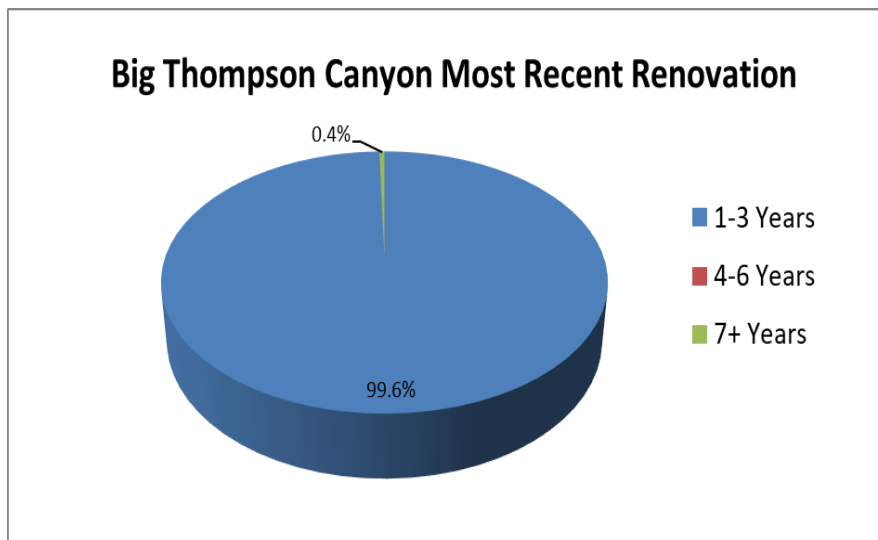
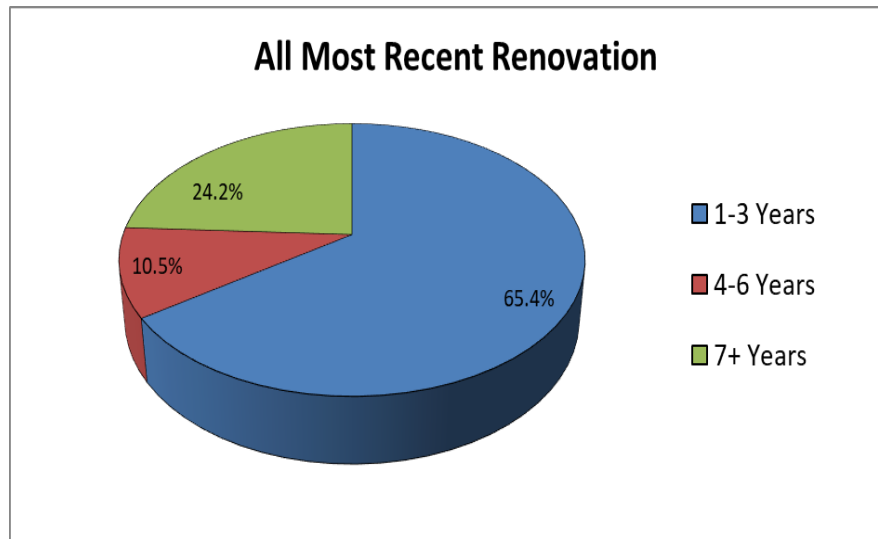
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**N. Most Recent Renovation by Units and Location:** Properties' most recent renovation information was available for 4,070 (65.3%) of the units in the Big Thompson Canyon, CO Hwy 7 Corridor, Devils Gulch Road, Downtown, Fall River Road Corridor, Glen Haven, Other, Spur 66 Corridor, US 34 Corridor, or US 36 Corridor regions. Properties' most recent renovation information was unavailable for 2,166 (34.7%) of the units in these regions. The most prevalent renovation date category was within the last 1-3 years, with 2,660 (65.4%) units. The second most prevalent renovation date category was 7+ years with 983 (24.2%) units.

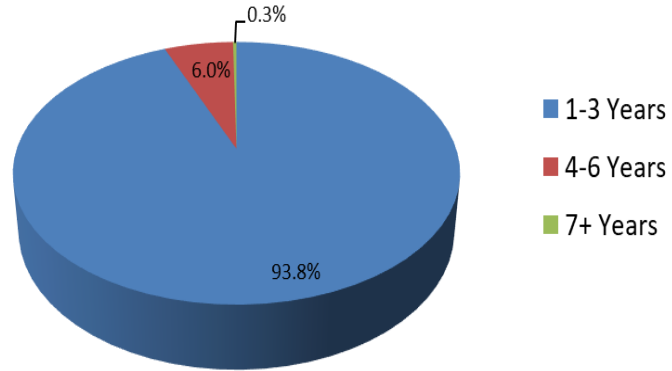
The below tables provide a breakdown of properties' most recent renovation time frame and location.

Units by Renovations and Location	Big Thompson Canyon	CO Hwy 7 Corridor	Devils Gulch Road	Down town	Fall River Road Corridor	Glen Haven	Other	Spur 66 Corridor	US 34 Corridor	US 36 Corridor	All
1-3 Years	226	315	40	649	175	7	34	517	622	75	<b>2,660</b>
4-6 Years	0	20	0	30	112	0	21	38	0	206	<b>427</b>
7+ Years	1	1	0	25	83	0	24	774	4	71	<b>983</b>

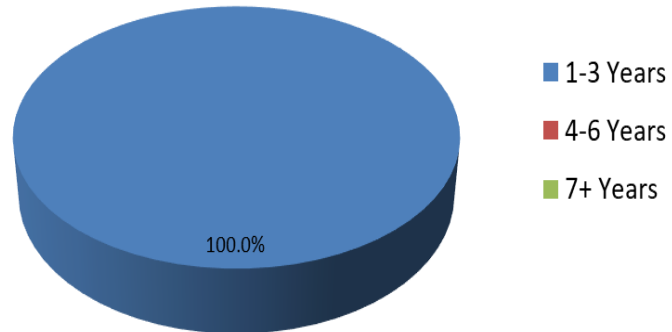
\*Above tables do not include RBO units/pillows\*



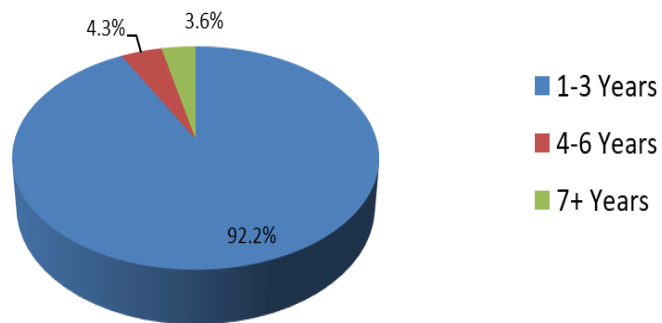
### CO Hwy 7 Corridor Most Recent Renovation



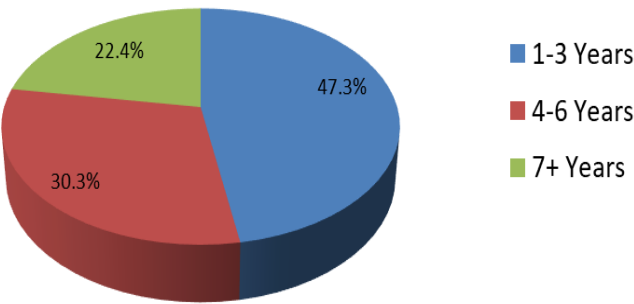
### Devils Gulch Road Most Recent Renovation



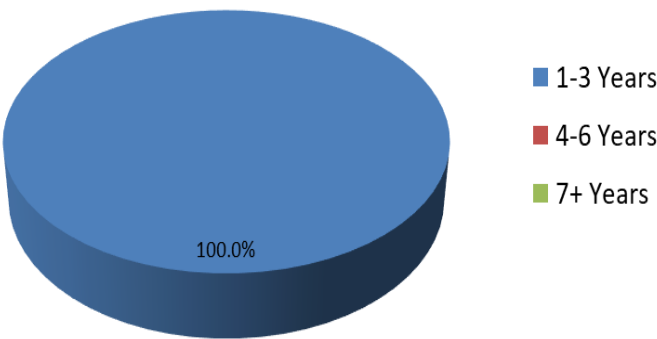
### Downtown Most Recent Renovation



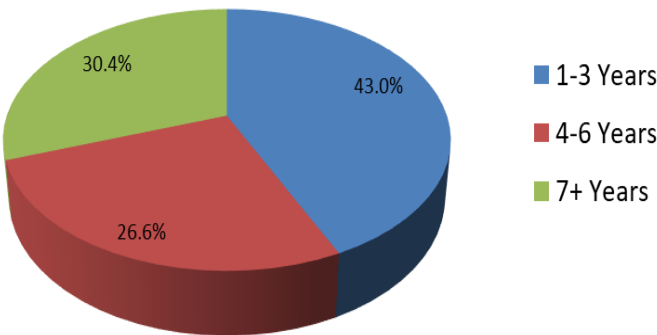
Fall River Road Corridor Most Recent Renovation



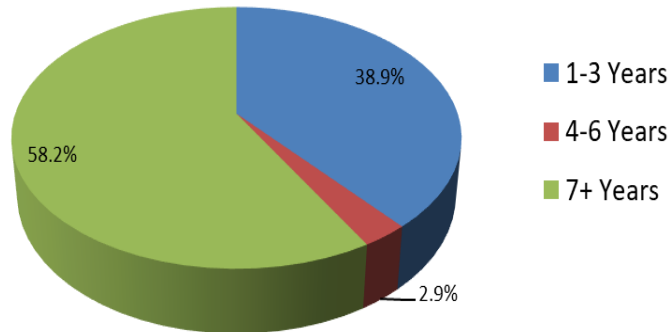
Glen Haven Most Recent Renovation



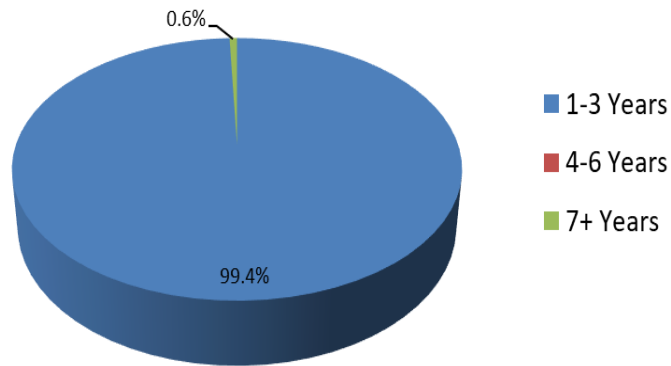
Other Most Recent Renovation



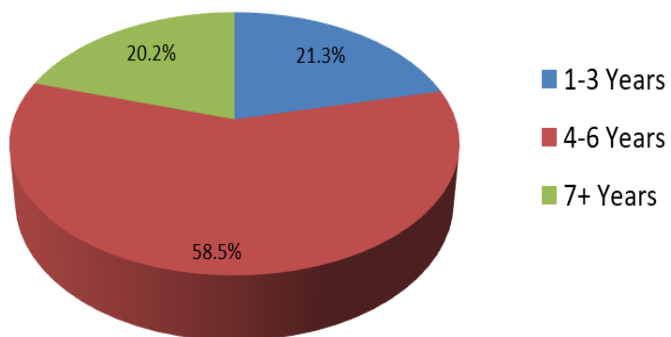
### Spur 66 Corridor Most Recent Renovation



### US 34 Corridor Most Recent Renovation



### US 36 Corridor Most Recent Renovation



\*Above charts do not include RBO units/pillows\*

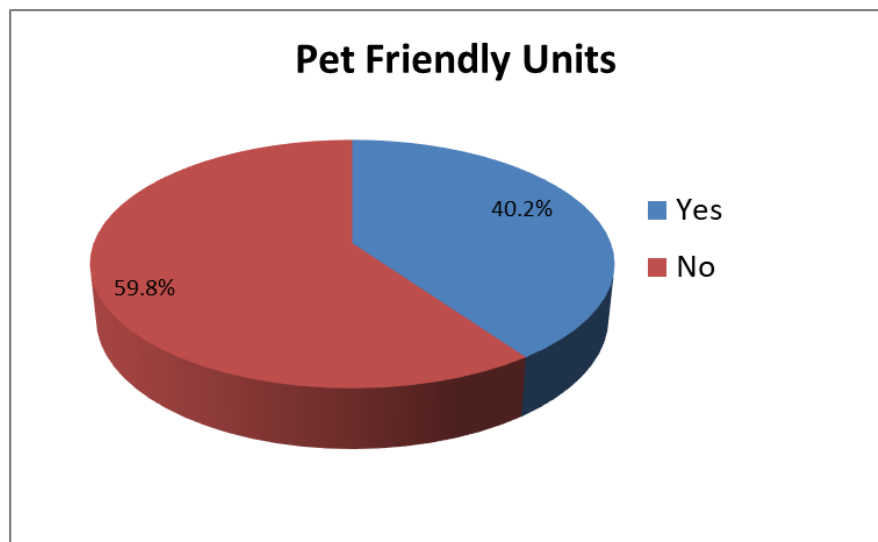
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**O. Pet Friendly Rooms by Property Type:** In Estes Park, 2,505 units (40.2%) are designated as pet-friendly, while 3,731 units (59.8%) do not allow pets. The total number of units accounted for in this analysis is 6,236. When examining pet-friendly units by property type, Campground/RV Site properties have the highest number of pet-friendly units with 893, representing 98.9% of the Campground/RV Site category. Hotel/Motel properties have the second highest number of pet-friendly units with 763 units, making up 40.4% of the Hotel/Motel category. Cabin/Cottage/Chalet properties have 521 pet-friendly units (34.5%), and Private Home properties have 236 pet-friendly units (31.1%). In contrast, Lodge/Inn properties have only 64 pet-friendly units (16.6%), and Condominium properties have 28 pet-friendly units (3.8%). Bed & Breakfast and Hostel properties do not have any pet-friendly units in this analysis.

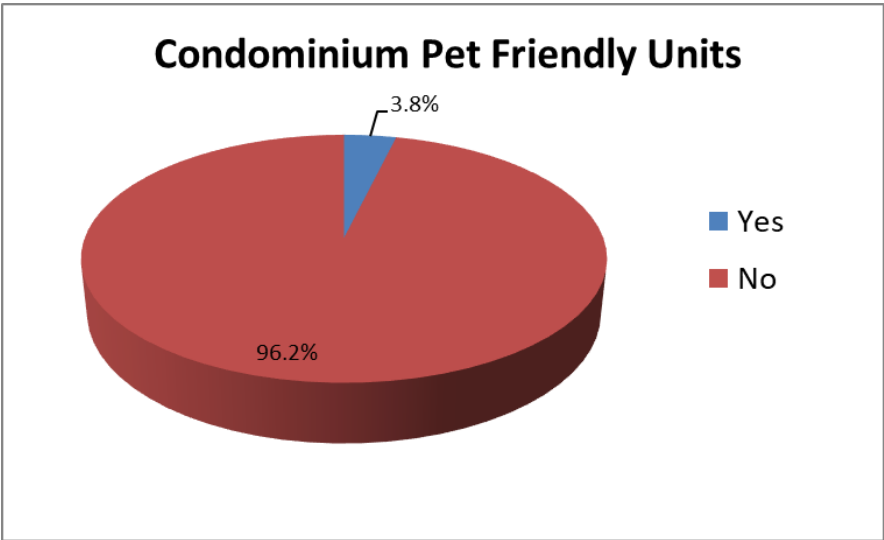
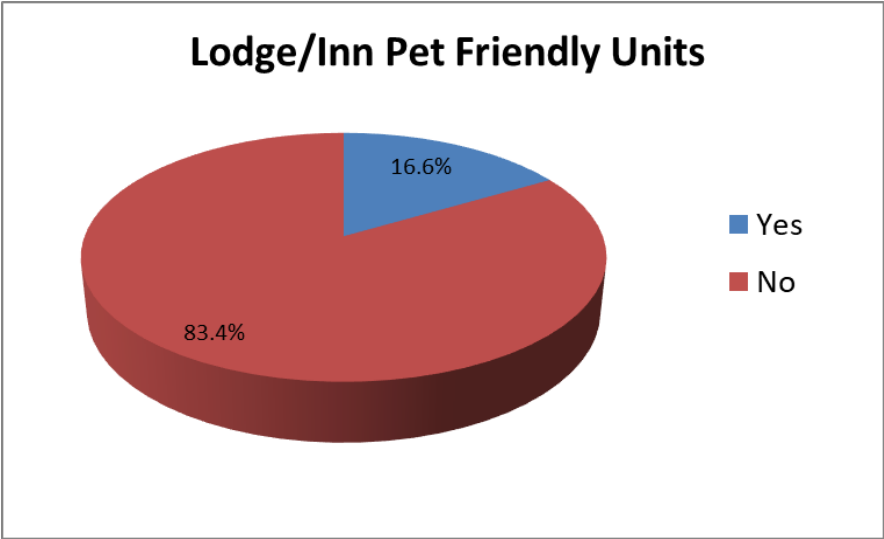
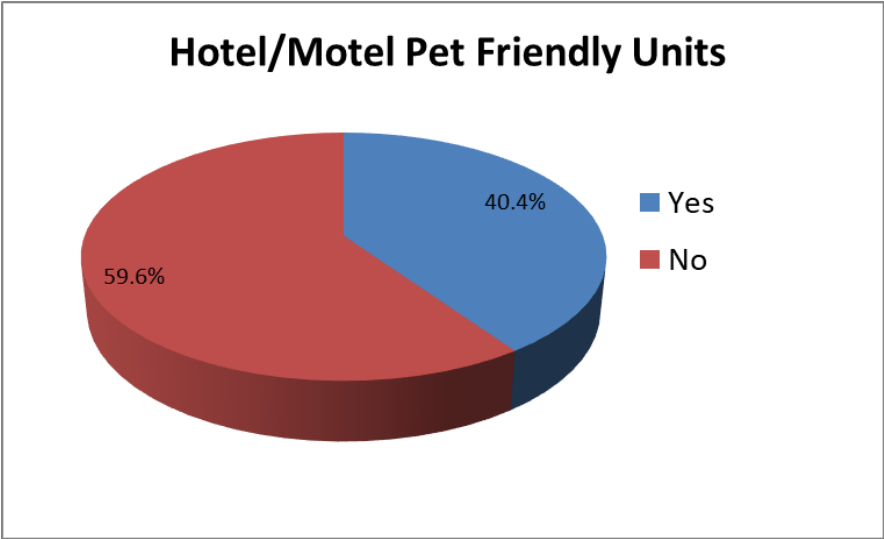
The following tables provide a breakdown of pet-friendly units by number and by property type.

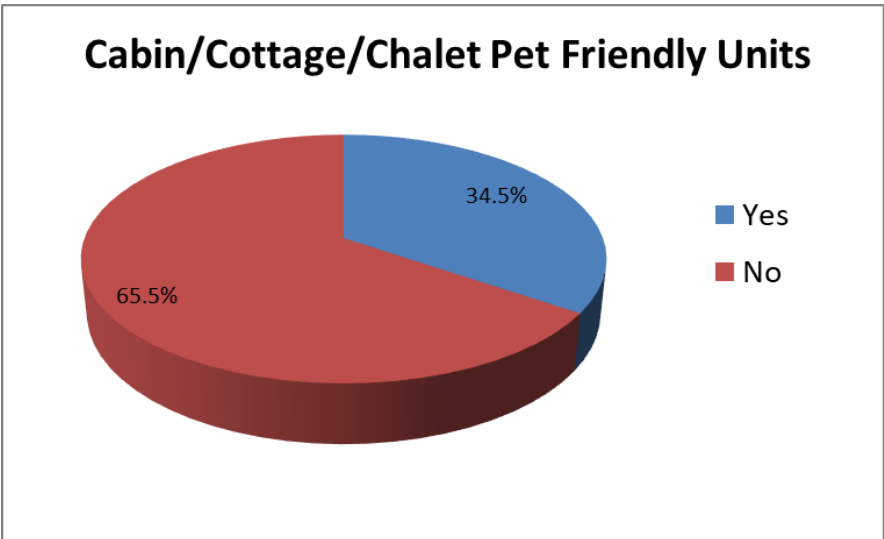
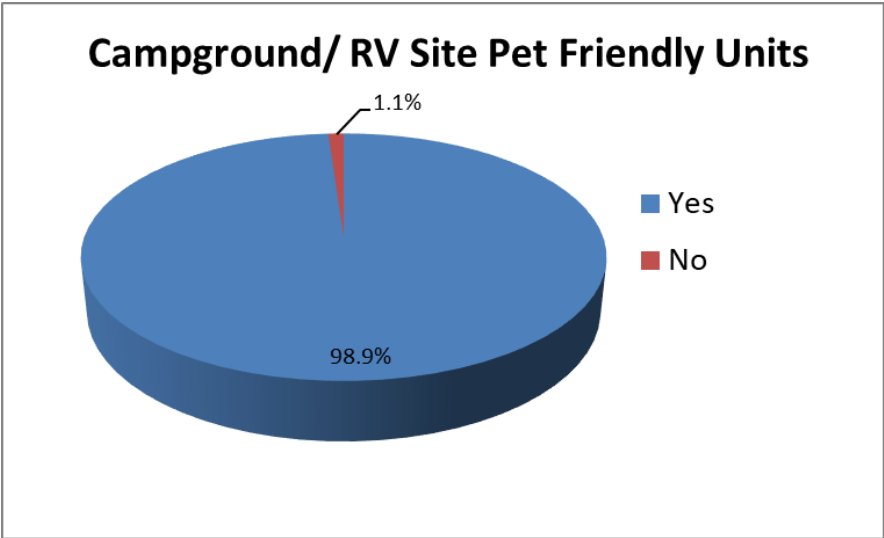
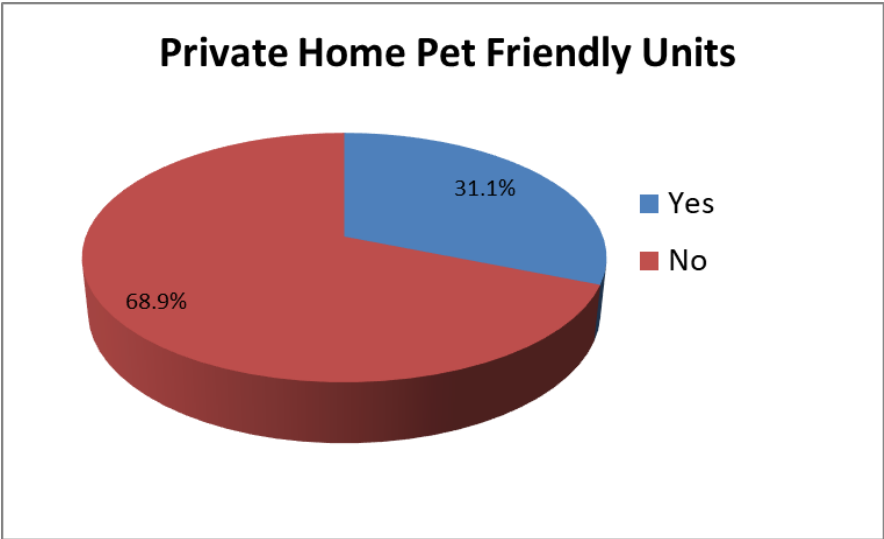
Pet Friendly Units	Number of Units
Yes	2,505
No	3,731
Total	<b>6,236</b>

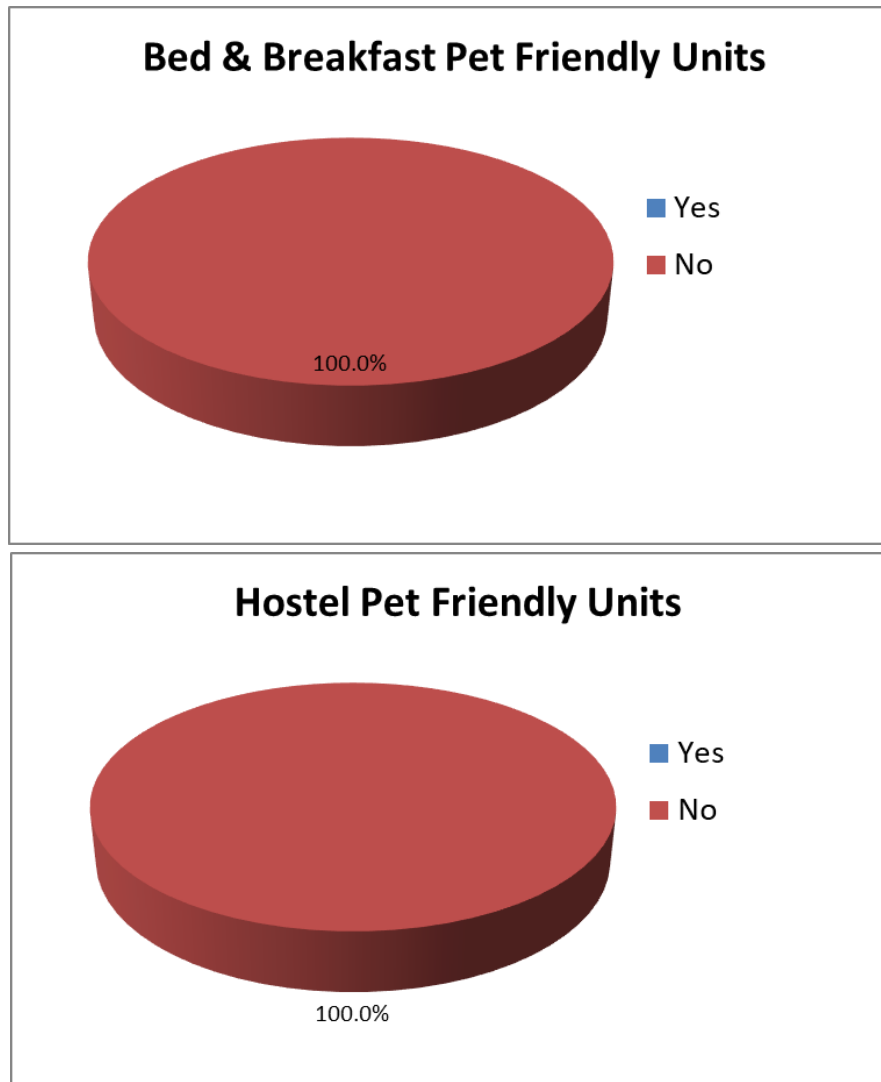
Pet Friendly Units by Property Type	Hotel/Motel	Lodge/Inn	Condominium	Private Home	Campground/RV Site	Cabin/Cottage/Chalet	Bed & Breakfast	Hostel	All
Yes	763	64	28	236	893	521	0	0	<b>2,505</b>
No	1,127	322	714	523	10	987	32	16	<b>3,731</b>
Total	<b>1,890</b>	<b>386</b>	<b>742</b>	<b>759</b>	<b>903</b>	<b>1,508</b>	<b>32</b>	<b>16</b>	<b>6,236</b>











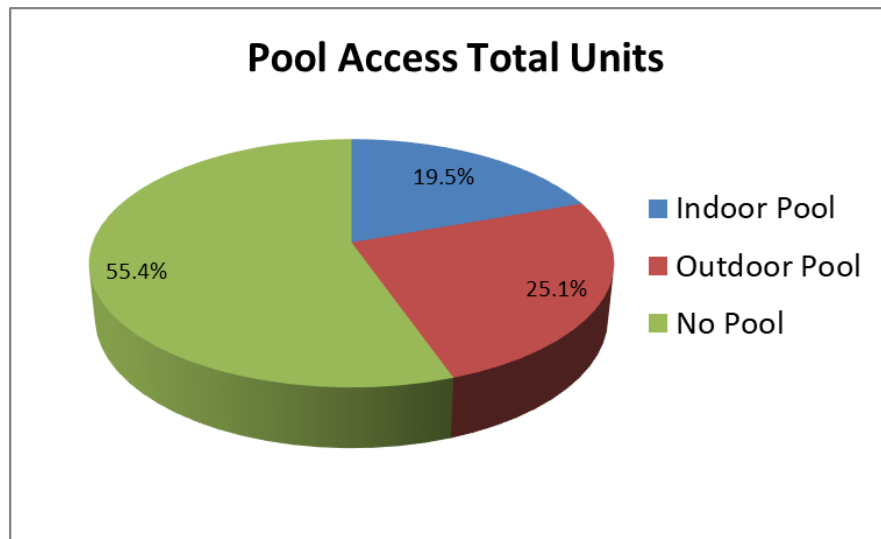
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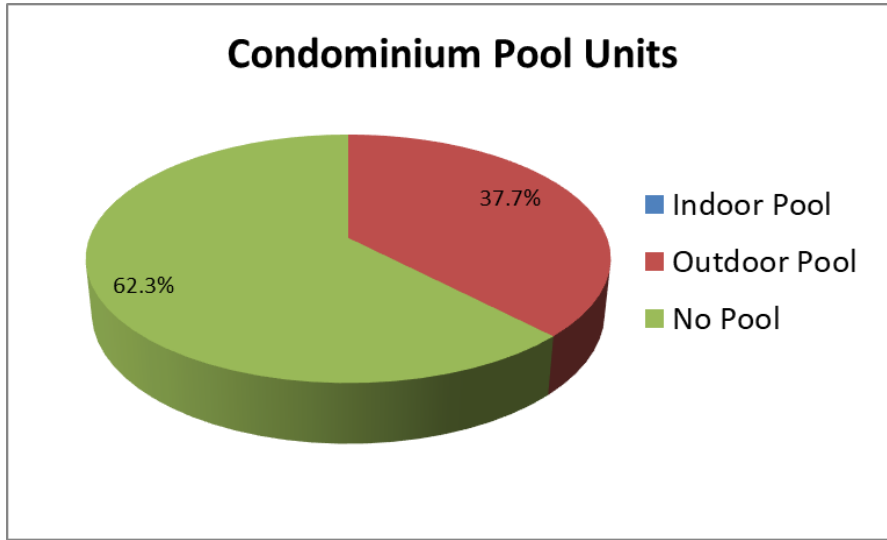
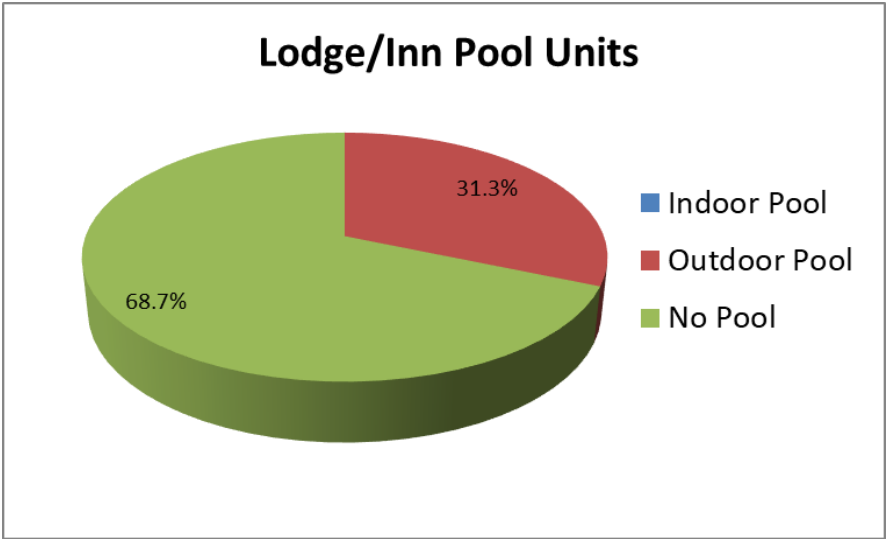
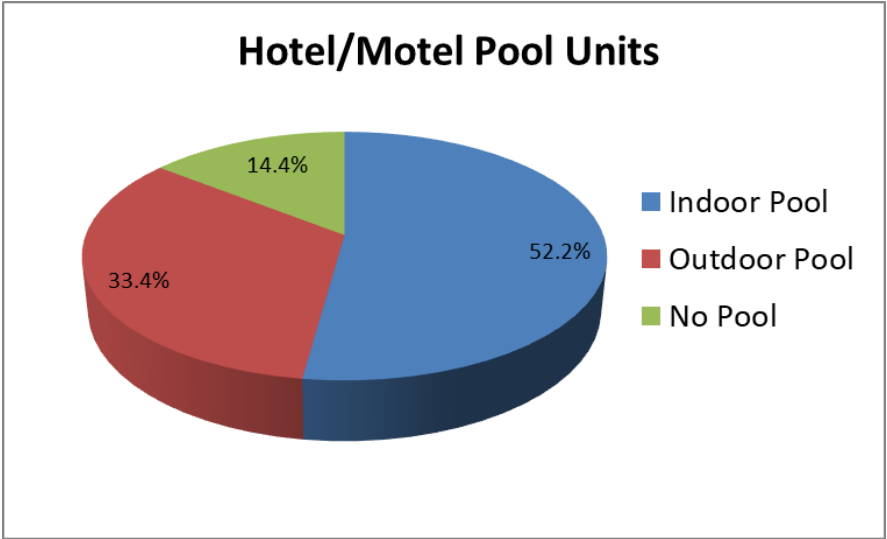
**P. Pool Units by Property Type:** In Estes Park, out of the total 6,236 units, 1,215 units (19.5%) have access to an indoor pool, 1,568 units (25.1%) have access to an outdoor pool, and 3,453 units (55.4%) do not have any pool access. When examining pool access by property type, Hotel/Motel properties have the highest number of units with indoor pool access, totaling 986 units. Outdoor pool access is also prevalent in Hotel/Motel properties, with 631 units. The Cabin/Cottage/Chalet category has 1,192 units without pool access, which is the highest among the property types in the no pool category. Private Home properties have the second most significant number of units without pool access, with 752 units.

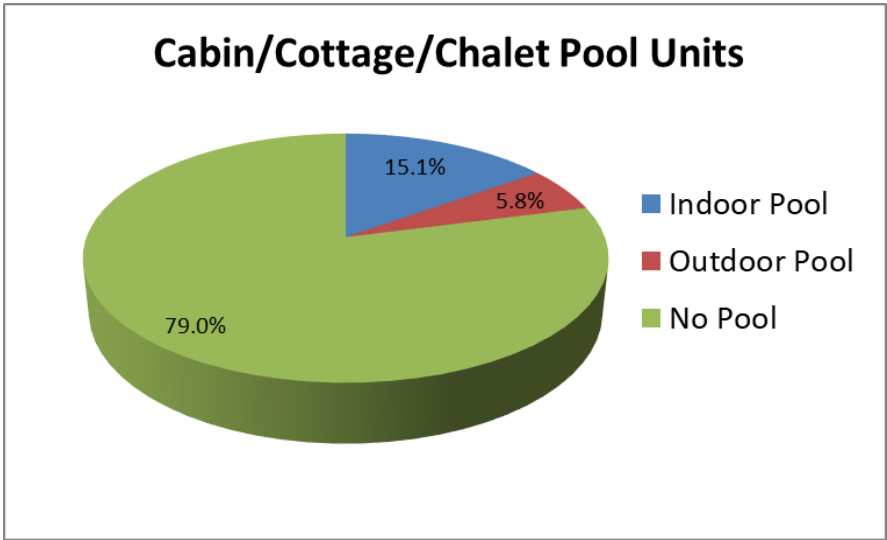
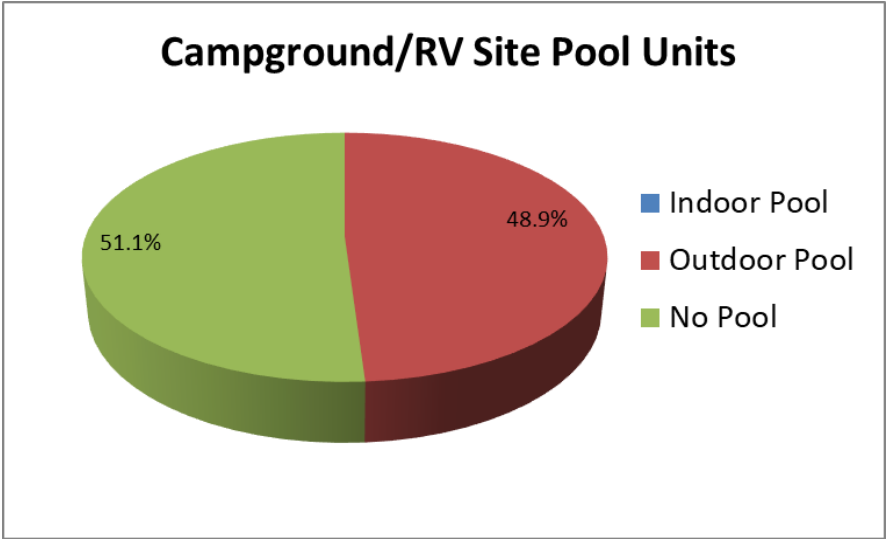
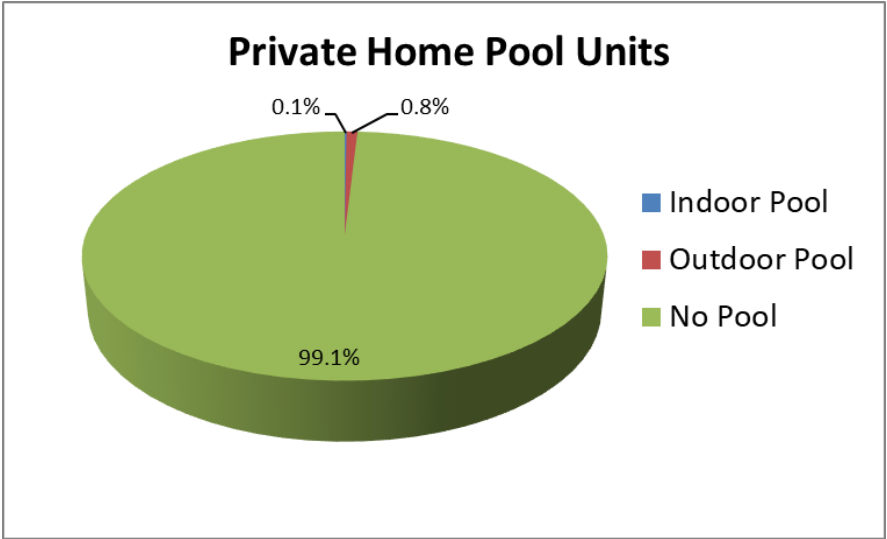
The following tables provide a breakdown of pool access by the number of units and by property type.

Units by Pool Access	Number of Units
Indoor Pool	1,215
Outdoor Pool	1,568
No Pool	3,453
Total	<b>6,236</b>

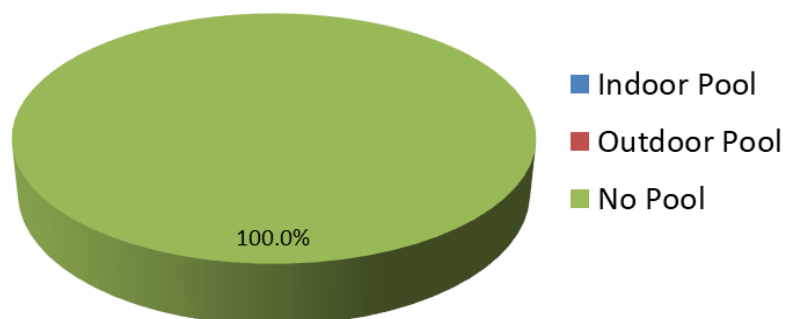
Pool Access by Property Type	Hotel/Motel	Lodge /Inn	Condominium	Private Home	Campground/ RV Site	Cabin/Cottage/ Chalet	Bed & Breakfast	Hostel	All
Indoor Pool	986	0	0	1	0	228	0	0	<b>1,215</b>
Outdoor Pool	631	121	280	6	442	88	0	0	<b>1,568</b>
No Pool	273	265	462	752	461	1,192	32	16	<b>3,453</b>
Total	<b>1,890</b>	<b>386</b>	<b>742</b>	<b>759</b>	<b>903</b>	<b>1,508</b>	<b>32</b>	<b>16</b>	<b>6,236</b>



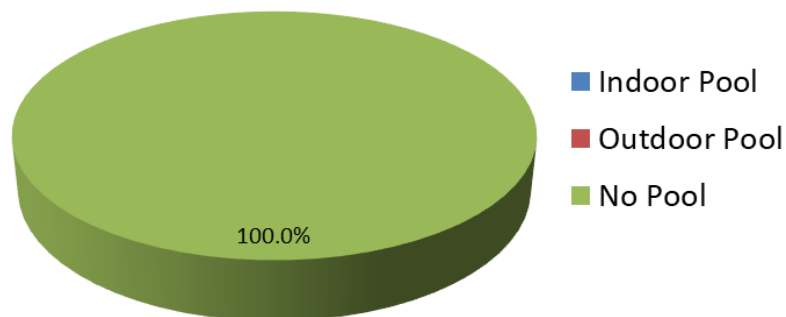




### Bed & Breakfast Pool Units



### Hostel Pool Units

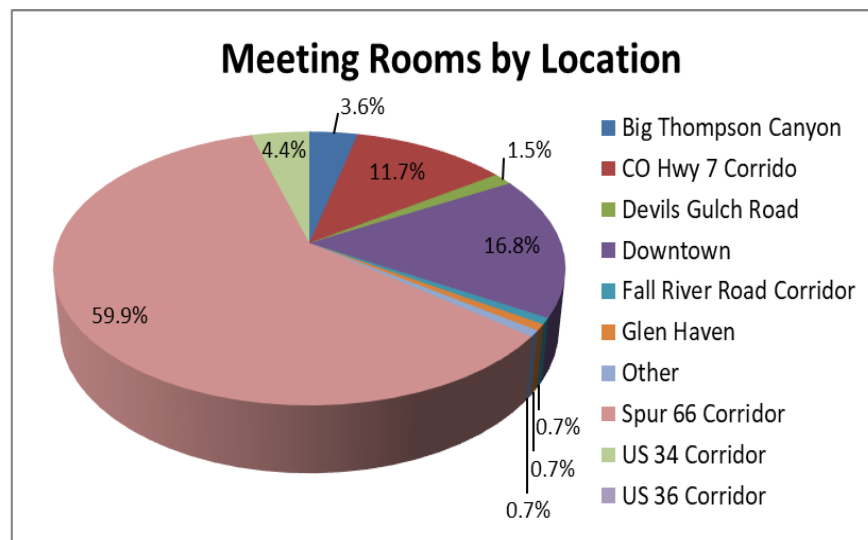


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**Q. Meeting Rooms by Region:** In Estes Park, there are a total of 137 meeting rooms available across various regions. The Spur 66 Corridor has the highest number of meeting rooms with 82, accounting for 59.9% of all meeting rooms. Downtown follows with 23 meeting rooms (16.8%).

The following tables provides a breakdown of the number of meeting rooms by region:

Region	Number of Meeting Rooms
Big Thompson Canyon	5
CO Hwy 7 Corrido	16
Devils Gulch Road	2
Downtown	23
Fall River Road Corridor	1
Glen Haven	1
Other	1
Spur 66 Corridor	82
US 34 Corridor	6
US 36 Corridor	0
Total	137



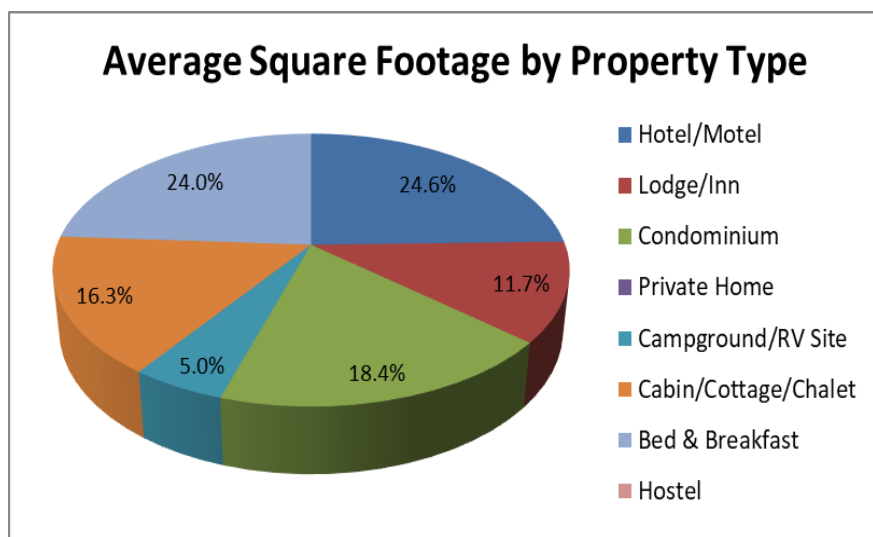
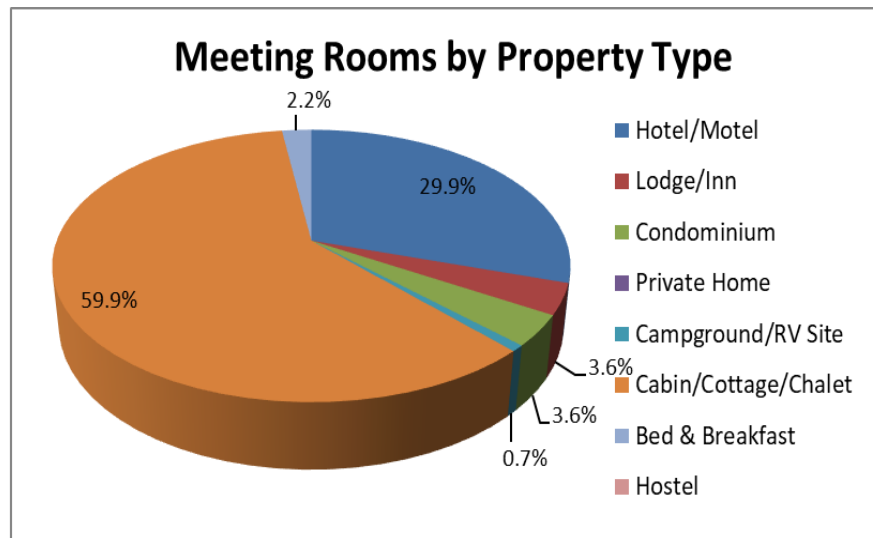
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**R. Meeting Rooms by Property Type:** In Estes Park, when analyzing the average square footage per meeting room by property type, Hotel/Motel properties have the second largest total square footage for meeting rooms with 75,697 square feet across 41 rooms, with the largest average square feet per room of 1,846. Cabin/Cottage/Chalet properties have the highest number of meeting rooms, with 82 rooms totaling 100,000 square feet and an average of 1,220 square feet per meeting room. Other property types such as Lodge/Inn, Condominium, Bed & Breakfast, and Campground/RV Site also contribute to the meeting room inventory with varying average square footage. For instance, Condominium properties have an average of 1,380 square feet per meeting room across 5 rooms, while Bed & Breakfast properties average 1,800 square feet per room across 3 rooms.



The following tables provides a breakdown of the number of meeting rooms by property type and square footage:

Average Square Footage Per Meeting Room By Property Type	Number of Meeting Rooms	Total Square Footage	Average Meeting Room Square Footage
Hotel/Motel	41	75,697	1,846
Lodge/Inn	5	4,400	880
Condominium	5	6,900	1,380
Private Home	0	0	0
Campground/RV Site	1	375	375
Cabin/Cottage/Chalet	82	100,000	1,220
Bed & Breakfast	3	5,400	1,800
Hostel	0	0	0
<b>Total Number of Meeting Rooms</b>	<b>137</b>	<b>192,772</b>	<b>1,407</b>



# Rent by Owner (RBO) Inventory Assessment:

## RESULTS RENT BY OWNER - (STRs)

**Airbnb and Vrbo Online Marketplaces:** Active rental units advertised for rent on the Airbnb and Vrbo marketplaces and studied in the following sections should not be considered inventory that is additional to the traditional professionally managed inventory in the earlier sections of this report. Many properties counted in the study are available for rental on both the Airbnb and Vrbo marketplaces as well as through property management companies and are included in the prior sections of this report.

Throughout the next sections of the report, the terms ‘advertised’ or ‘listed’ may be used interchangeably to describe properties for rent online. The terms ‘rental unit’, ‘property’ or ‘unit’ may also be used interchangeably to describe a single rental, whether it be a private room or an entire structure, advertised for rent online. All rental units described in the Rent by Owner section of this report are units that are classified as active and have a booked day or available days to be rented during the month. Pillows are defined as the maximum number of guests that a rental unit can accommodate and were included in the source data.

The rental units advertised have been categorized as Professionally Managed or Owner Managed. For units advertised on Airbnb (and those listed on both Airbnb and Vrbo) this determination of Professionally Managed versus Owner Managed was based on source data. When host information was lacking from Vrbo source data, proprietary mathematical processes were applied to conduct the quantitative analysis of the percentage of Professionally Managed units advertised solely on Vrbo. Due to this, and for accuracy, any Owner Managed counts are presented as a yearly count, rather than a daily count (as the Traditional, Professionally Managed units are represented within the earlier sections of this report).

The attributes addressed in the Rent by Owner section of the report are a) manager type (Professionally Managed or Owner Managed); b) property type; c) property size; and d) amenities and are presented as active rental units.

**Note on geographic naming convention:** This portion of the study breaks down the inventory in unique geographic areas. Because of similarity between these geographic areas, we have endeavored to define them in a way that makes them distinguishable from section to section.

The Rent by Owner data are broken into two distinct sections.

- **Estes Park Town Boundary.**
  - Referred to as the “Estes Park Town Boundary” or just “Estes Park”. This data set represents the actual Estes Park Town Boundary as defined by boundary maps. The town resides as a geographic subset within the broader study area of the Local Marketing District (LMD).
- **Local Marketing District**
  - Referred to as the “LMD”, “Total LMD”, or “Local Marketing District”. This data set represents the entirety of the area of study and includes both the Estes Park Town Boundary and the area outside the town but within the boundaries of the LMD, as identified by the client and defined by the boundaries depicted in the map below.
- **Local Marketing District Excluding the Town:**
  - Referred to as “LMD-X” or “LMD Excluding Estes Park Town Boundary”. This data set represents the area outside of the town but within the boundaries of the LMD. It should be thought of as the LMD data with the Estes Park Town Boundary data stripped out.

The data will begin with an overview of the Estes Park Town Boundary and the surrounding area that make up the Local Marketing District (LMD), then a further detailed assessment of the Local Marketing District as a whole, and lastly a detailed assessment of the Estes Park Town Boundary.

For reference, the following map indicates the boundary of the area discussed in this section of the analysis.

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Local Marketing District (LMD) Boundary Map:



## RENT BY OWNER: ESTES PARK TOWN BOUNDARY & LOCAL MARKETING DISTRICT EXCLUDING THE TOWN (“LMD-X”)

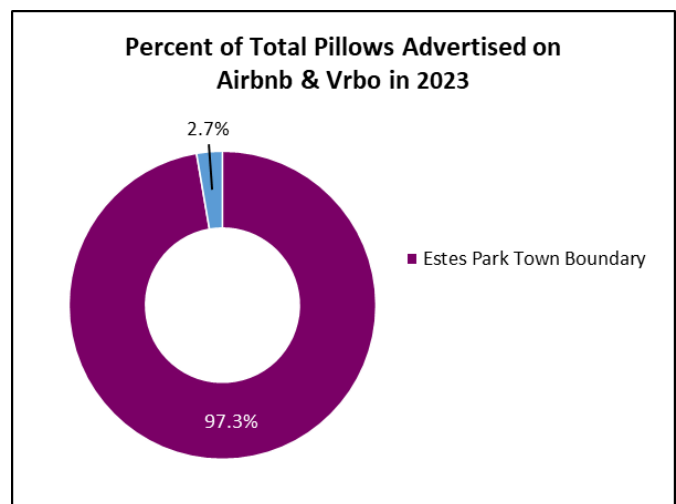
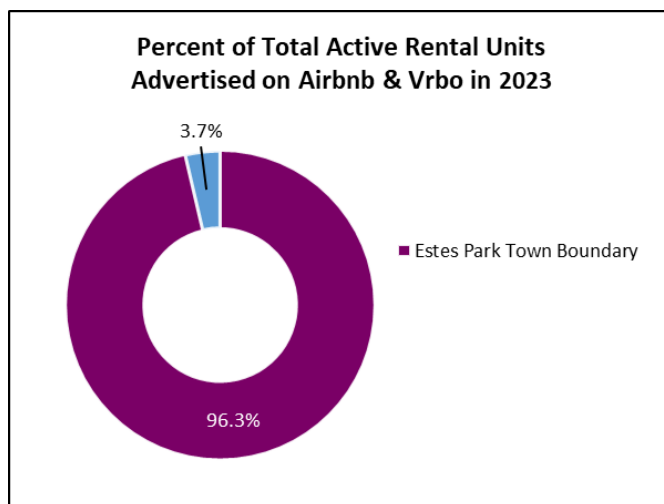
**A. Estes Park Town Boundary & LMD-X – Number of Units & Pillows:** Calendar year 2023 data found that 96.3% of the active rental units and 97.3% of the pillows advertised through the Airbnb and Vrbo marketplaces are located in the Estes Park Town Boundary, with an average of 1,746 units and 10,598 pillows advertised. LMD-X had an average of 66 units (3.7% of total) and 295 pillows (2.7% of total) advertised. The following tables and charts display the average number of active rental units and pillows, advertised on Airbnb and Vrbo for 2018 through 2023, and January through March of 2024, for the Estes Park Town Boundary and LMD-X. The distribution of the Estes Park Town Boundary and the LMD-X units and pillows are similar year to year, with a slight change of 1.4% and 1.3% between the highest and lowest percentage for units and pillows, respectively.

Number of Active Rental Units on Airbnb & Vrbo and Percent of Total			
	Estes Park Town Boundary	Local Marketing District Excluding Estes Park	Total Local Marketing District
2018 Yearly Average	1,091	53	1,144
2019 Yearly Average	1,367	62	1,428
2020 Yearly Average	1,404	50	1,454
2021 Yearly Average	1,437	55	1,492
2022 Yearly Average	1,529	60	1,589
2023 Yearly Average	1,746	66	1,813
2024 Jan-Mar Average	1,860	63	1,922
2018 % of Total	95.3%	4.7%	100%
2019 % of Total	95.7%	4.3%	100%
2020 % of Total	96.6%	3.4%	100%
2021 % of Total	96.3%	3.7%	100%
2022 % of Total	96.3%	3.7%	100%
2023 % of Total	96.3%	3.7%	100%
2024 % of Total	96.7%	3.3%	100%

\*Each unique rental unit is accounted for once.

Number of Pillows on Airbnb & Vrbo and Percent of Total			
	Estes Park Town Boundary	Local Marketing District Excluding Estes Park	Total Local Marketing District
2018 Yearly Average	6,920	284	7,204
2019 Yearly Average	8,462	301	8,763
2020 Yearly Average	8,654	247	8,901
2021 Yearly Average	8,914	257	9,171
2022 Yearly Average	9,515	266	9,781
2023 Yearly Average	10,598	295	10,893
2024 Jan-Mar Average	10,932	287	11,218
2018 % of Total	96.1%	3.9%	100%
2019 % of Total	96.6%	3.4%	100%
2020 % of Total	97.2%	2.8%	100%
2021 % of Total	97.2%	2.8%	100%
2022 % of Total	97.3%	2.7%	100%
2023 % of Total	97.3%	2.7%	100%
2024 % of Total	97.4%	2.6%	100%

\*Each unique rental unit is accounted for once.

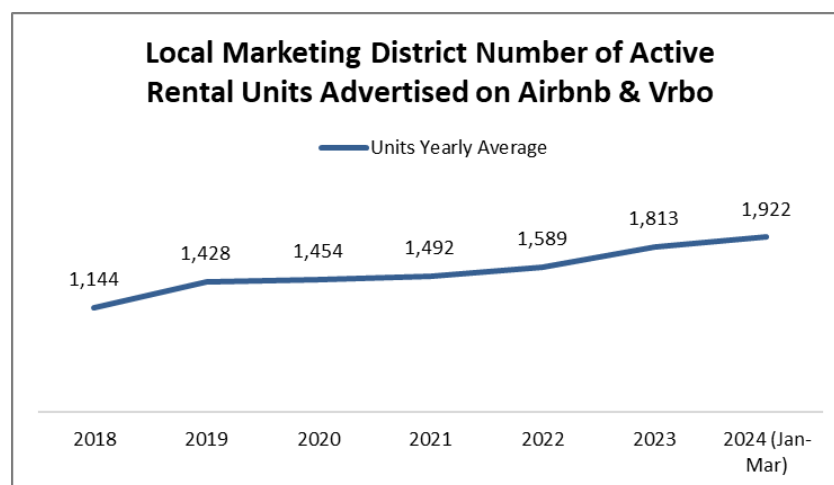


The below table reflects the yearly average number of active rental units and pillows advertised on Airbnb and Vrbo and the year-over-year change for the Local Marketing District, from 2018 to March of 2024. The LMD has experienced growth in each of the full calendar years from 2018 to 2023. The largest growth was seen for 2019 with units and pillows up 24.9% and 21.6%, respectively, followed by calendar year 2023 up 14.1% and 11.4%, respectively.

Number of Active Rental Units & Pillows on Airbnb & Vrbo and Year over Year % Variance							
Local Marketing District	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
Units Yearly Average	1,922	1,813	1,589	1,492	1,454	1,428	1,144
Pillows Yearly Average	11,218	10,893	9,781	9,171	8,901	8,763	7,204
YOY % Variance Units	6.1%	14.1%	6.4%	2.7%	1.8%	24.9%	
YOY % Variance Pillows	3.0%	11.4%	6.6%	3.0%	1.6%	21.6%	

\*Each unique rental unit is accounted for once.

The below chart reflects the moderate growth in the number of units advertised on Airbnb and Vrbo from 2018 to March 2024 in the LMD. The data conveys a strong increase in 2019 then a slowing of growth during the pandemic and through the recovery period. Growth in advertised units increased in 2022 and even more so in 2023.



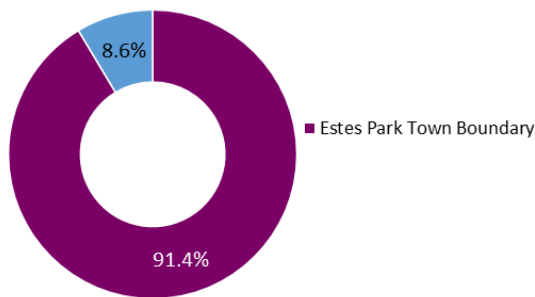
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**B. Estes Park Town Boundary & LMD-X - Owner Managed versus Professionally Managed:** A key component to the Rent by Owner (RBO) portion of the Comprehensive Lodging Assessment is understanding the types of managers that are utilizing the Airbnb and Vrbo marketplaces, and most importantly, quantifying the rental units that are advertised by the homeowner themselves. We have examined the data in multiple ways. The first table and charts reflect the percent share of each geographic location by manager type. For rental units advertised in 2023, of the total 1,813 units in the Local Marketing District, 279 of them are Owner Managed (RBO), and 255 of those are in the Estes Park Town Boundary. This is 91.4% of total Owner Managed units in the LMD. The LMD-X saw an average of 24 Owner Managed units or 8.6% of the LMD. The LMD also has 1,533 Professionally Managed units, and 1,491 of those are in the Estes Park Town Boundary, or 97.3% of all Professionally Managed units in the LMD. The LMD-X saw an average of 42 Professionally Managed units or 2.7% of the LMD. The distribution of units by location for January through March 2024 is similar to 2023 and has changed by a miniscule amount,  $\pm 0.4\%$ .

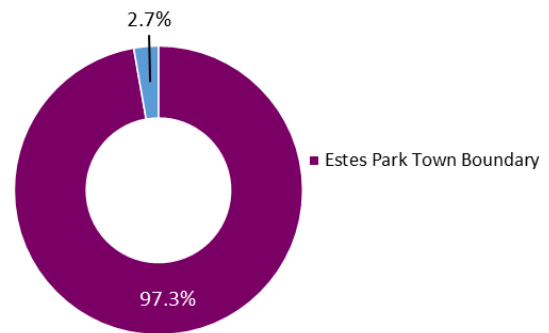
Number of Active Rental Units By Manager Type on Airbnb & Vrbo and Percent of Total				
		Estes Park Town Boundary	Local Marketing District Excluding Estes Park	Total Local Marketing District
2023	Owner Managed	255	24	279
	Professionally Managed	1,491	42	1,533
	Location Total	1,746	66	1,813
2024 (Jan-Mar)	Owner Managed	254	25	279
	Professionally Managed	1,605	38	1,643
	Location Total	1,860	63	1,922
2023 % of Manager Total	Owner Managed	91.4%	8.6%	100%
	Professionally Managed	97.3%	2.7%	100%
2024 % of Manager Total	Owner Managed	91.0%	9.0%	100%
	Professionally Managed	97.7%	2.3%	100%

\*Each unique rental unit is accounted for once.

**Owner Managed: Percent of Active Rental Units Advertised on Airbnb & Vrbo in 2023**



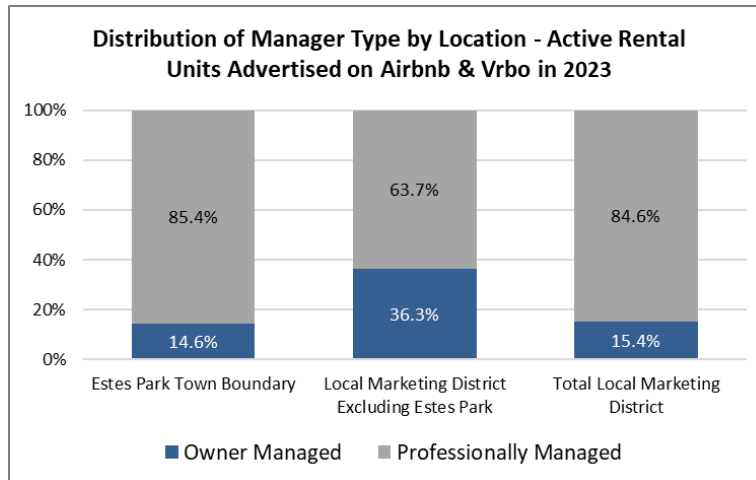
**Professionally Managed: Percent of Active Rental Units Advertised on Arbnb & Vrbo in 2023**



The next table and chart illustrate the distribution of units by manager type for each geographic location. For active units advertised on Airbnb and Vrbo in 2023, of the total 1,813 units in the Local Marketing District, the 279 that are Owner Managed make up 15.4% of the units, while 1,533, or 84.6% are Professionally Managed. Due to the majority of the units being located in the Estes Park Town Boundary, the distribution of manager types in the LMD is driven by the distribution in the Estes Park Town Boundary. The Estes Park Town Boundary saw a distribution of 14.6% Owner Managed units (255) and 85.4% Professionally Managed units (1,491). The LMD-X experienced a distribution of 36.3% Owner Managed units (24) and 63.7% Professionally Managed units (42).

Number of Active Rental Units By Manager Type on Airbnb & Vrbo and Percent of Total				
		Estes Park Town Boundary	Local Marketing District Excluding Estes Park	Total Local Marketing District
2023	Owner Managed	255	24	279
	Professionally Managed	1,491	42	1,533
	Location Total	1,746	66	1,813
2024 (Jan-Mar)	Owner Managed	254	25	279
	Professionally Managed	1,605	38	1,643
	Location Total	1,860	63	1,922
2023 % of Location Total	Owner Managed	14.6%	36.3%	15.4%
	Professionally Managed	85.4%	63.7%	84.6%
	Total	100%	100%	100%
2024 % of Location Total	Owner Managed	13.7%	40.1%	14.5%
	Professionally Managed	86.3%	59.9%	85.5%
	Total	100%	100%	100%

\*Each unique rental unit is accounted for once.



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**C. Estes Park Town Boundary & LMD-X - Owner Managed (RBO) versus Traditionally Managed Market (as stated in the Comprehensive Lodging Assessment):** For both 2023 and January through March 2024, it was found that Owner Managed units advertised on Airbnb and Vrbo make up 4.3% of the overall inventory in the Local Marketing District. 279 units (4.3%) in the LMD are being rented owner-direct, whereas 6,236 units (95.7%) are being rented traditionally.

Owner Managed (RBO) vs Traditional Market and Percent of Total		
		Local Marketing District
2023	Owner Managed*	279
	Traditional Market	6,236
	Total	6,515
2024 (Jan-Mar)	Owner Managed*	279
	Traditional Market	6,236
	Total	6,515
2023 % of Location Total	Owner Managed*	4.3%
	Traditional Market	95.7%
2024 % of Location Total	Owner Managed+	4.3%
	Traditional Market	95.7%
*Owner Managed refers to units/properties advertised on Airbnb & Vrbo that are managed by the owner themselves.		

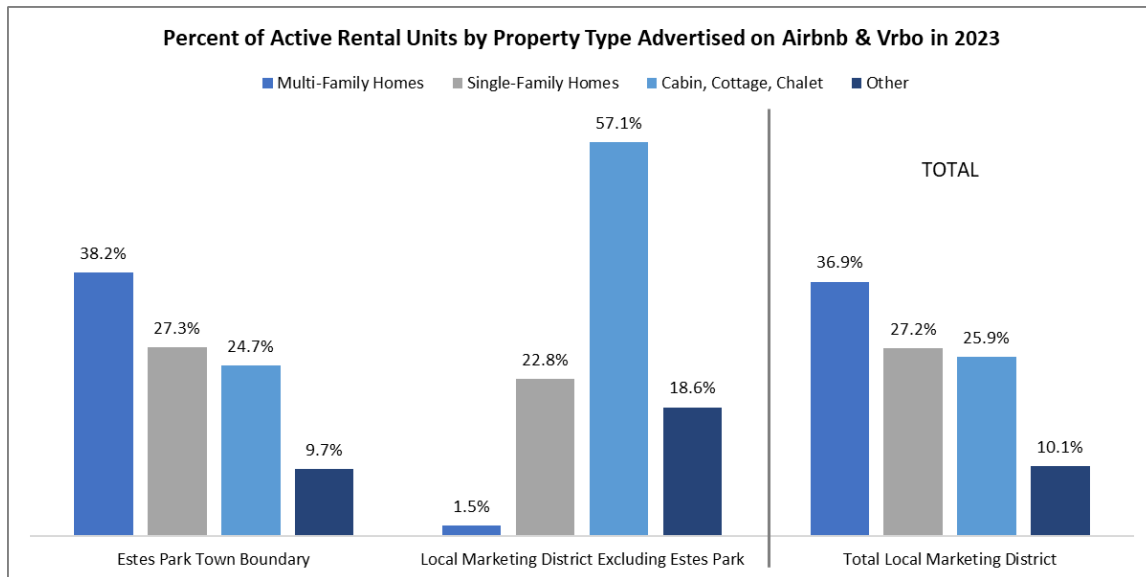
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**D. Estes Park Town Boundary & LMD-X – Active Rental Units & Pillows by Property Type:** The most common property types advertised on Airbnb and Vrbo for the Local Marketing District were “Apartment”, “Condominium”, “Townhome”, “House”, “Cabin”, “Cottage”, and “Chalet”. We have combined the listings for Apartments, Condominiums, and Townhomes due to the similarities in building type and are referring to them as Multi-Family Homes. We have also combined the listings for Cabin, Cottage, and Chalet and are referring to them as “Cabin, Cottage, Chalet”. We will refer to “House” properties as Single-Family Homes. “Other” category represents the additional declared property types, and while this category may add up to the excess of a single category (Multi-Family Homes or Single-Family Homes), it is comprised of smaller percentages of multiple additional property types. Further breakdown of the “Other” category is detailed in the individual regional detail section of the report.

For the entire Local Marketing District in 2023, Multi-Family Homes and Single-Family Homes combined accounted for 64.1% of all the active rental units on Airbnb and Vrbo, while Cabin, Cottage, Chalet unit types made up an additional 25.9%, and Other unit types made up the remaining 10.1%. In the Estes Park Town Boundary, Multi-Family and Single-Family homes made up 65.5% of all rental units, with a further 24.7% attributed to Cabin, Cottage, Chalet, and 9.7% attributed to Other property types in 2023.

Percent of Active Rental Units by Property Type on Airbnb & Vrbo				
		Estes Park Town Boundary	Local Marketing District Excluding Estes Park	Total Local Marketing District
2023	Multi-Family Homes	38.2%	1.5%	36.9%
	Single-Family Homes	27.3%	22.8%	27.2%
	Cabin, Cottage, Chalet	24.7%	57.1%	25.9%
	Other	9.7%	18.6%	10.1%
	Total	100%	100%	100%
2024 (Jan-Mar)	Multi-Family Homes	42.6%	7.4%	41.5%
	Single-Family Homes	25.7%	22.9%	25.6%
	Cabin, Cottage, Chalet	22.1%	51.6%	23.1%
	Other	9.6%	18.1%	9.8%
	Total	100%	100%	100%

\*Multi-Family Housing Unit is defined as Apartments, Condominiums, and Townhomes combined.



This concludes the overview of the Local Marketing District broken down by the Estes Park Town Boundary and the LMD-X comparison. The following section will expand on the Local Marketing District (LMD) as a whole.

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## RENT BY OWNER: LOCAL MARKETING DISTRICT (“LMD”)

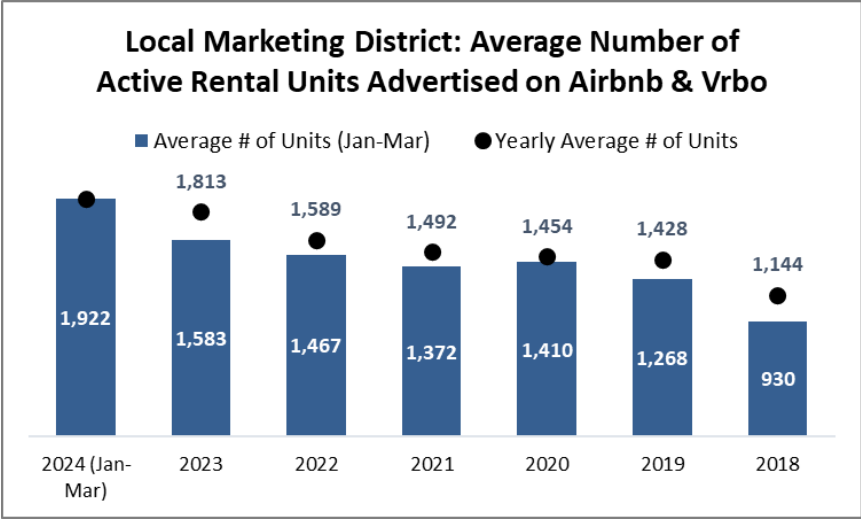
**A. LMD – Number of Units & Pillows:** The following Unit and Pillow analysis is a review of year-to-date January through March 2018 to 2024, and full calendar year January through December 2018 to 2023. The table below also includes a callout of the peak listing month for each year, labeled “Maximum Yearly Potential”.

In the LMD, for the period January through March of 2024, there was an average of 1,922 units and 11,218 pillows advertised on Airbnb and Vrbo. Comparing 2024 with the same period of 2023, the average number of units and pillows increased by 21.4% and 16.1%, respectively. Of the full calendar year data, units and pillows increased each year with 2019 experiencing the largest increase of 24.9% and 21.6%, respectively. Calendar year 2023 recorded the second largest increase, increasing 14.1% in units and 11.4% in pillows. The highest potential inventory was recorded in 2019 with 2,026 units and 11,991 pillows. The below table is a representation of historic metrics.

Number of Active Rental Units on Airbnb & Vrbo							
Local Marketing District	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
January	1,924	1,611	1,478	1,387	1,403	1,281	913
February	1,904	1,546	1,441	1,318	1,406	1,249	905
March	1,939	1,593	1,482	1,411	1,421	1,275	972
April		1,629	1,487	1,456	1,360	1,294	1,040
May		1,816	1,593	1,553	1,455	1,439	1,115
June		1,855	1,655	1,579	1,560	1,558	1,169
July		1,887	1,670	1,574	1,559	1,565	1,181
August		1,882	1,637	1,559	1,526	1,526	1,265
September		2,026	1,670	1,574	1,518	1,550	1,297
October		1,952	1,685	1,555	1,477	1,514	1,280
November		1,953	1,614	1,463	1,371	1,410	1,254
December		2,000	1,651	1,479	1,386	1,477	1,334
Average # of Units (Jan-Mar)	1,922	1,583	1,467	1,372	1,410	1,268	930
Maximum Yearly Potential		2,026	1,685	1,579	1,560	1,565	1,334
Yearly Average # of Units	1,922	1,813	1,589	1,492	1,454	1,428	1,144
Year over Year % Variance							
Local Marketing District	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
January	19.4%	9.0%	6.6%	-1.1%	9.5%	40.3%	
February	23.2%	7.3%	9.3%	-6.3%	12.6%	38.0%	
March	21.7%	7.5%	5.0%	-0.7%	11.5%	31.2%	
April		9.5%	2.1%	7.1%	5.1%	24.4%	
May		14.0%	2.6%	6.7%	1.1%	29.1%	
June		12.1%	4.8%	1.2%	0.1%	33.3%	
July		13.0%	6.1%	1.0%	-0.4%	32.5%	
August		15.0%	5.0%	2.2%	0.0%	20.6%	
September		21.3%	6.1%	3.7%	-2.1%	19.5%	
October		15.8%	8.4%	5.3%	-2.4%	18.3%	
November		21.0%	10.3%	6.7%	-2.8%	12.4%	
December		21.1%	11.6%	6.7%	-6.2%	10.7%	
Average # of Units (Jan-Mar)	21.4%	7.9%	6.9%	-2.7%	11.2%	36.4%	
Maximum Yearly Potential		20.2%	6.7%	1.2%	-0.3%	17.3%	
Yearly Average # of Units		14.1%	6.4%	2.7%	1.8%	24.9%	

\*Each unique rental unit is accounted for once.

The chart below illustrates the number of units advertised on Airbnb and Vrbo in 2024 compared to the historic six years for the same period (January-March) in blue. Year-to-date (January-March) for 2024 is up 339 units advertised compared to 2023 for the same period. The yearly average is represented by the black dot at the top of each column. Calendar year 2023 saw an increase of 224 units advertised compared to 2022.

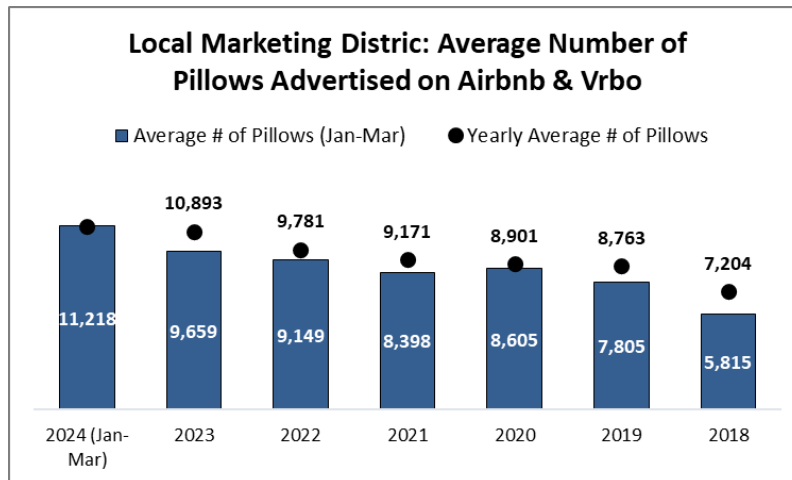


The average number of pillows advertised on Airbnb and Vrbo from 2018 to March 2024 and cited with the unit information above, are shown below. This is a representation of historic metrics.

Number of Pillows on Airbnb & Vrbo							
Local Marketing District	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
January	11,296	9,809	9,194	8,547	8,560	7,943	5,721
February	11,125	9,429	8,987	8,035	8,587	7,657	5,658
March	11,234	9,738	9,267	8,611	8,668	7,814	6,065
April		9,901	9,273	8,846	8,246	7,943	6,544
May		11,050	9,887	9,502	8,836	8,908	7,114
June		11,236	10,196	9,649	9,446	9,535	7,455
July		11,368	10,200	9,678	9,556	9,638	7,428
August		11,337	9,956	9,556	9,364	9,383	8,058
September		11,991	10,186	9,645	9,391	9,463	8,240
October		11,637	10,211	9,589	9,031	9,214	8,059
November		11,459	9,876	9,149	8,549	8,654	7,846
December		11,756	10,139	9,247	8,573	9,005	8,264
Average # of Pillows (Jan-Mar)	11,218	9,659	9,149	8,398	8,605	7,805	5,815
Maximum Yearly Potential		11,991	10,211	9,678	9,556	9,638	8,264
Yearly Average # of Pillows	11,218	10,893	9,781	9,171	8,901	8,763	7,204
Year over Year % Variance							
Local Marketing District	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
January	15.2%	6.7%	7.6%	-0.2%	7.8%	38.8%	
February	18.0%	4.9%	11.8%	-6.4%	12.1%	35.3%	
March	15.4%	5.1%	7.6%	-0.7%	10.9%	28.8%	
April		6.8%	4.8%	7.3%	3.8%	21.4%	
May		11.8%	4.1%	7.5%	-0.8%	25.2%	
June		10.2%	5.7%	2.1%	-0.9%	27.9%	
July		11.5%	5.4%	1.3%	-0.9%	29.8%	
August		13.9%	4.2%	2.1%	-0.2%	16.4%	
September		17.7%	5.6%	2.7%	-0.8%	14.8%	
October		14.0%	6.5%	6.2%	-2.0%	14.3%	
November		16.0%	7.9%	7.0%	-1.2%	10.3%	
December		15.9%	9.6%	7.9%	-4.8%	9.0%	
Average # of Pillows (Jan-Mar)	16.1%	5.6%	9.0%	-2.4%	10.3%	34.2%	
Maximum Yearly Potential		17.4%	5.5%	1.3%	-0.9%	16.6%	
Yearly Average # of Pillows		11.4%	6.6%	3.0%	1.6%	21.6%	

\*Each unique rental unit is accounted for once.

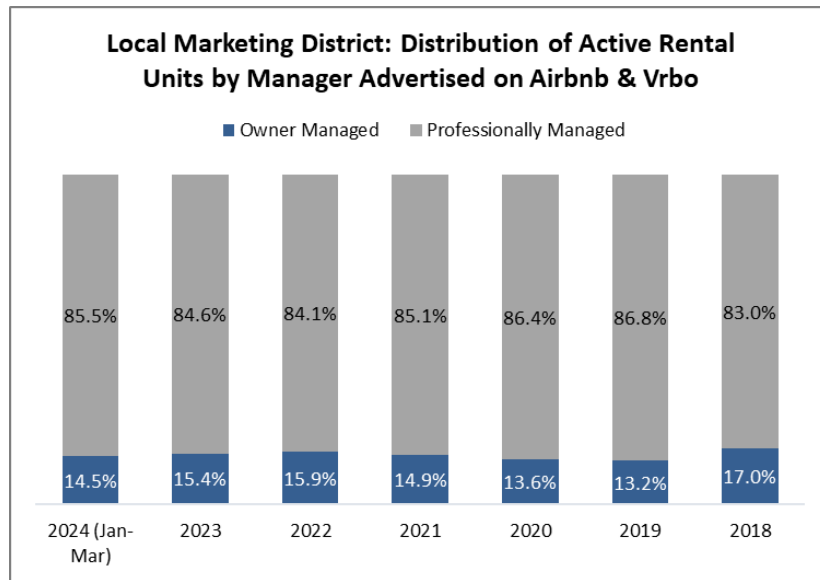
The chart below illustrates the number of pillows (max occupants) advertised on Airbnb and Vrbo in 2024 compared to the historic six years for the same period (January-March) in blue. Year-to-date (January-March) for 2024 was up 1,559 pillows advertised compared to 2023 for the same period. The yearly average is represented by the black dot at the top of each column. Calendar year 2023 saw an increase of 1,112 pillows advertised compared to 2022.



**B. LMD - Owner Managed versus Professionally Managed:** For the period January through March 2024, 1,643 units, or 85.5% of the 1,922 advertised units in the Local Marketing District were Professionally Managed and 279 units, or 14.5% were Owner Managed (RBO). For 2024, January through March, the ratio of Professionally Managed to Owner Managed units was 5.9:1. In calendar year 2023, the distribution of Professionally Managed and Owner Managed units was 84.6% and 15.4%, respectively, with a ratio of 5.5:1 of Professionally Managed to Owner Managed units. The below figures illustrate the distribution of manager type among the average number of units per year.

Average Number of Active Rental Units By Manager on Airbnb & Vrbo							
Local Marketing District	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
Owner Managed	279	279	252	222	198	189	194
Professionally Managed	1,643	1,533	1,337	1,271	1,256	1,240	950
<b>Total Units</b>	<b>1,922</b>	<b>1,813</b>	<b>1,589</b>	<b>1,492</b>	<b>1,454</b>	<b>1,428</b>	<b>1,144</b>
Percent of Total Active Rental Units by Manager							
Local Marketing District	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
Owner Managed	14.5%	15.4%	15.9%	14.9%	13.6%	13.2%	17.0%
Professionally Managed	85.5%	84.6%	84.1%	85.1%	86.4%	86.8%	83.0%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
Year over Year % Variance							
Local Marketing District	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
Owner Managed	-5.6%	-2.9%	6.8%	9.1%	3.1%	-22.1%	
Professionally Managed	1.0%	0.5%	-1.2%	-1.4%	-0.5%	4.5%	

\*This data has had duplications removed to provide accurate quantification of Owner Managed RBO units versus Professionally Managed units.



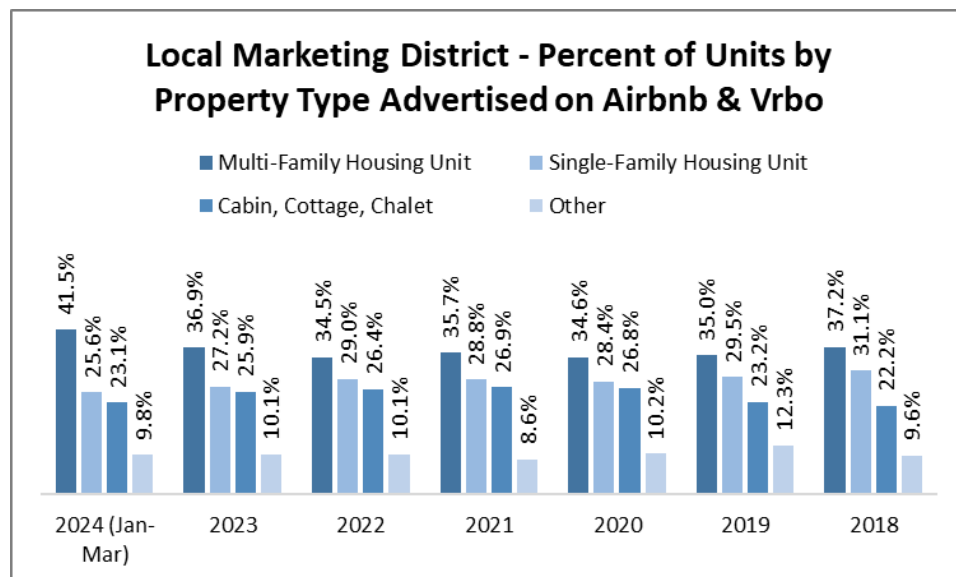
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**C. LMD – Rental Units by Property Type:** The most common property types advertised on Airbnb and Vrbo for the Local Marketing District were “Apartment”, “Condominium”, “Townhome”, “House”, “Cabin”, “Cottage”, and “Chalet”. We have combined the listings for Apartments, Condominiums, and Townhomes due to the similarities in building type and are referring to them as Multi-Family Homes. We have also combined the listings for Cabin, Cottage, and Chalet and are referring to them as “Cabin, Cottage, Chalet”. We will refer to “House” properties as Single-Family Homes. “Other” category represents the additional declared property types, and while this category may add up to the excess of a single category (Multi-Family Homes or Single-Family Homes), it is comprised of smaller percentages of multiple additional property types. Further breakdown of the “Other” Category is detailed in the individual regional detail section of the report.

For January through March of 2024, Multi-Family Homes for rent on Airbnb and Vrbo accounted for 41.5% and Single-Family Homes advertised for rent accounted for 25.6% of all active rental units in the LMD. These two categories of property types combined account for 67.1% of the total active inventory in the LMD for 2024. For calendar year 2023, Multi-Family Homes accounted for 36.9% and Single-Family Homes advertised for rent accounted for 27.2% of all active rental units. This is up 6.8% in Multi-Family Homes and down -6.1% in Single-Family Homes from 2022. The Cabin, Cottage, Chalet category represented 23.1% of the inventory for January through March 2024, while in calendar year 2023 this category represented 25.9% of the inventory. The Cabin, Cottage, Chalet category was down -2.1% in 2023 compared to 2022. The *Other* category experienced a large increase of 17.2% in 2022 from 2021, while in 2023 this category slightly decreased -0.2% from 2022. These additional property types that make up the *Other* category for calendar year 2023 are listed in a table below.

Local Marketing District: Percent of Active Rental Units by Property Type on Airbnb & Vrbo					
Local Marketing District	Multi-Family Housing Unit	Single-Family Housing Unit	Cabin, Cottage, Chalet	Other	Total
2024 (Jan-Mar)	41.5%	25.6%	23.1%	9.8%	100%
2023	36.9%	27.2%	25.9%	10.1%	100%
2022	34.5%	29.0%	26.4%	10.1%	100%
2021	35.7%	28.8%	26.9%	8.6%	100%
2020	34.6%	28.4%	26.8%	10.2%	100%
2019	35.0%	29.5%	23.2%	12.3%	100%
2018	37.2%	31.1%	22.2%	9.6%	100%
% Change '24 v '23	12.5%	-5.7%	-10.9%	-2.3%	
% Change '23 v '22	6.8%	-6.1%	-2.1%	-0.2%	
% Change '22 v '21	-3.2%	0.5%	-1.7%	17.2%	
% Change '21 v '20	3.1%	1.4%	0.5%	-15.5%	
% Change '20 v '19	-1.0%	-3.7%	15.6%	-17.5%	
% Change '19 v '18	-6.0%	-5.0%	4.5%	29.1%	

\*Multi-Family Housing Unit is defined as Apartments, Condominiums, and Townhomes combined.





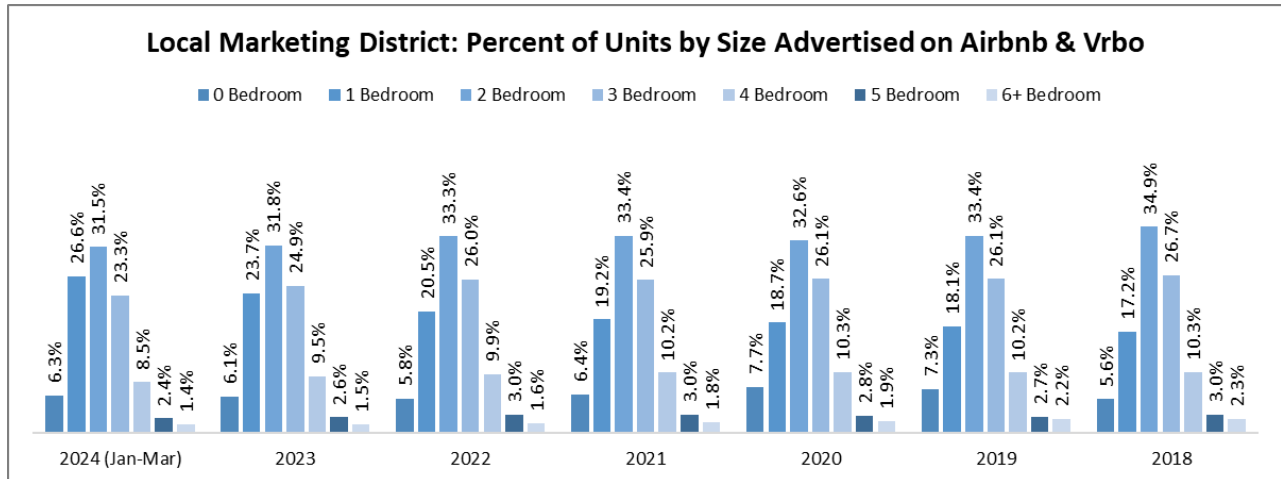
Below is a full list of the property types advertised for rent on Airbnb and Vrbo for 2023, along with the percentage share of units corresponding to each property type, in descending order, for the Local Marketing District.

Local Marketing District		
Percent of Units by All Property Types in 2023		
1	Apartment/Condominium/Townhome	36.9%
2	House	27.2%
3	Cabin/Cottage/Chalet	25.9%
4	Serviced Apartment	2.7%
5	Hotel	2.1%
6	Resort	1.6%
7	Guest suite	1.0%
8	Bed & Breakfast	0.7%
9	Loft	0.4%
10	Lodge/Nature Lodge	0.4%
11	Other	0.3%
12	Guest house	0.3%
13	Camper/RV	0.1%
14	Bungalow	0.1%
15	Tiny house	0.1%
16	Aparthotel	0.1%
17	Ranch	0.1%
18	Farm stay	0.1%
19	Estate	0.05%
20	Dome house	0.02%
21	Studio	0.005%

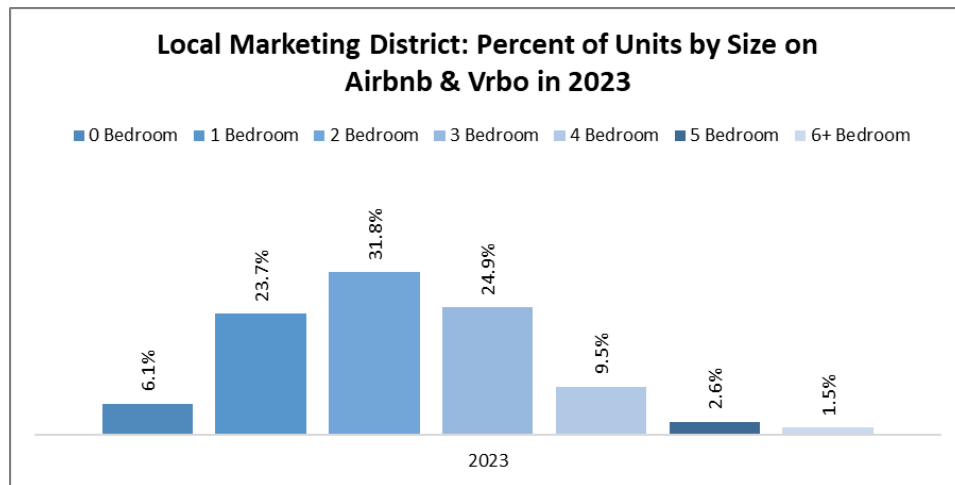
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**D. LMD – Rental Units by Property Size:** 2-bedroom units were the dominant unit size through Airbnb and Vrbo channels for each year, 2018 to 2024. The second most advertised units were 3-bedroom units from 2018 to 2023, while 1-bedroom units were the second most prevalent unit size for year-to-date (January through March) 2024. The below figures illustrate the property size findings for each year.

Local Marketing District: Percent of Active Rental Units by Size on Airbnb & Vrbo							
Local Marketing District	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	6.3%	26.6%	31.5%	23.3%	8.5%	2.4%	1.4%
2023	6.1%	23.7%	31.8%	24.9%	9.5%	2.6%	1.5%
2022	5.8%	20.5%	33.3%	26.0%	9.9%	3.0%	1.6%
2021	6.4%	19.2%	33.4%	25.9%	10.2%	3.0%	1.8%
2020	7.7%	18.7%	32.6%	26.1%	10.3%	2.8%	1.9%
2019	7.3%	18.1%	33.4%	26.1%	10.2%	2.7%	2.2%
2018	5.6%	17.2%	34.9%	26.7%	10.3%	3.0%	2.3%
% Change '24 v '23	3.2%	12.3%	-0.9%	-6.3%	-10.2%	-7.4%	-6.9%
% Change '23 v '22	6.4%	15.2%	-4.6%	-4.1%	-4.0%	-12.5%	-9.8%
% Change '22 v '21	-10.5%	6.7%	-0.4%	0.1%	-2.7%	-1.5%	-10.4%
% Change '21 v '20	-15.9%	3.1%	2.5%	-0.5%	-0.7%	5.7%	-6.9%
% Change '20 v '19	4.3%	3.1%	-2.4%	0.0%	0.8%	5.5%	-14.0%
% Change '19 v '18	30.1%	5.3%	-4.4%	-2.4%	-1.2%	-10.2%	-1.2%



The chart below is a focus on the most recent full calendar year, 2023, of the percentage of units by size advertised on Airbnb and Vrbo.

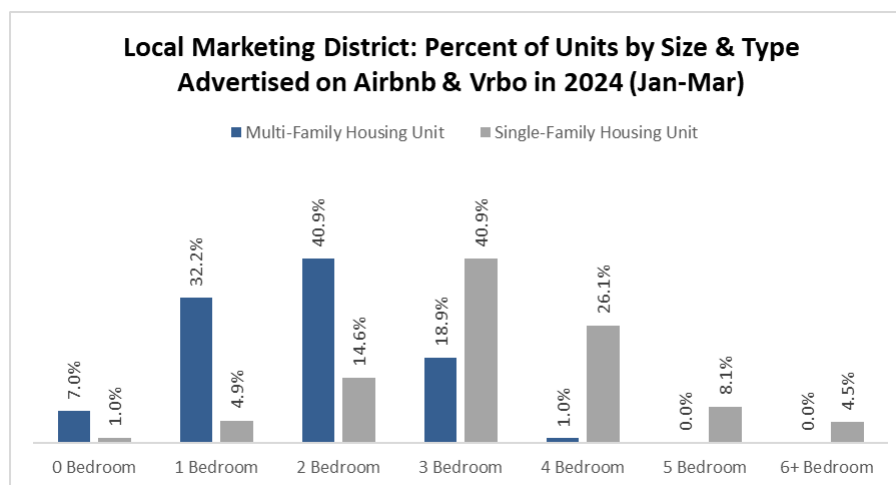


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**E. LMD – Rental Units by Property Size and Type:** The dominant unit size for Multi-Family Homes advertised on Airbnb and Vrbo for January through March 2024 were 2-bedroom units at 40.9%, followed by 1-bedroom units at 32.2%. The dominant unit size for Single-Family Homes are 3-bedroom units at 40.9%, followed by 4-bedroom units at 26.1%.

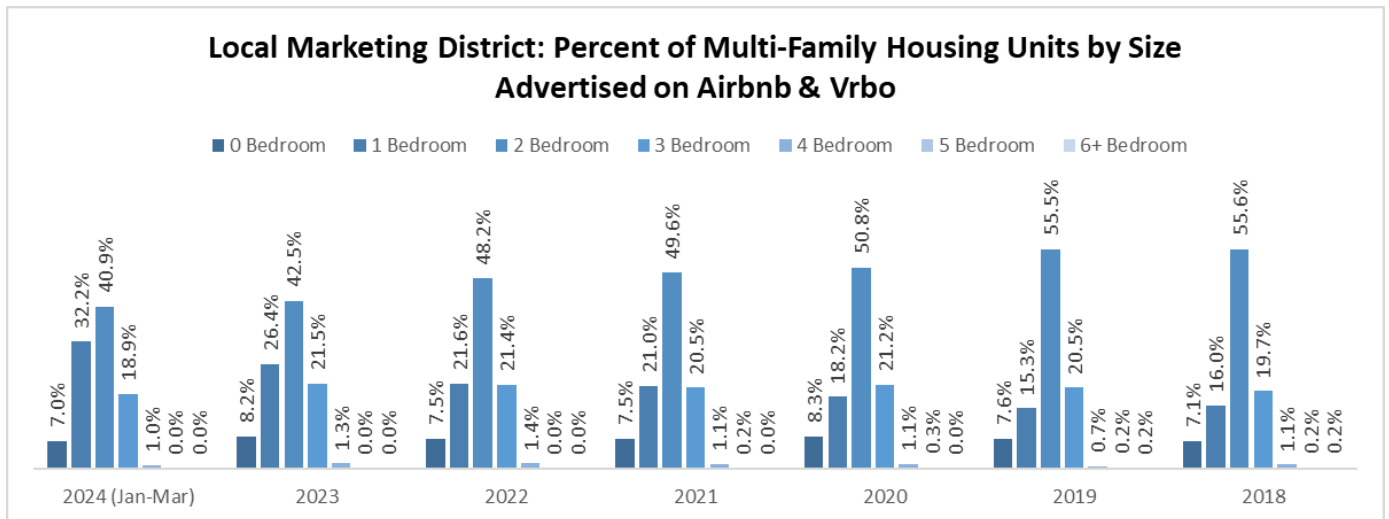
Local Marketing District: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
2024 (Jan-Mar)	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Multi-Family Housing Unit	7.0%	32.2%	40.9%	18.9%	1.0%	0.0%	0.0%
Single-Family Housing Unit	1.0%	4.9%	14.6%	40.9%	26.1%	8.1%	4.5%

Multi-Family Homes are represented in blue and Single-Family Homes are represented in gray in the below chart.

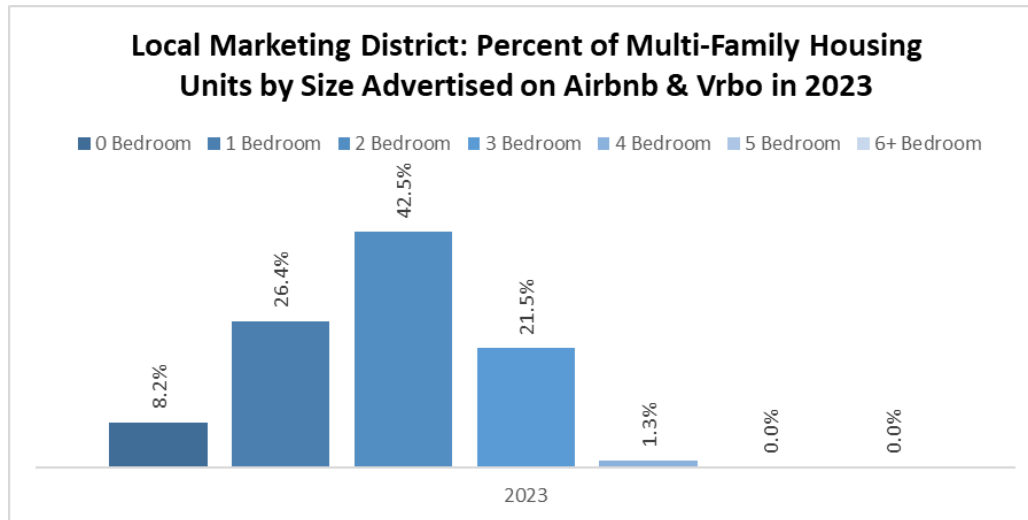


Focusing on Multi-Family Homes, while 2-bedrooms were the dominant size for each year, 2018-2023, there has also been a decrease in 2-bedroom units for each year, with 2023 experiencing the largest decrease of -11.7% compared to 2022. 1-bedroom, Multi-Family Homes have been increasing from 2020-2023, with 2023 experiencing the largest increase of 22.2% compared to 2022. The below figures illustrate the Multi-Family Housing inventory by size for each year advertised on Airbnb and Vrbo.

Local Marketing District: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
Multi-Family Housing Unit	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	7.0%	32.2%	40.9%	18.9%	1.0%	0.0%	0.0%
2023	8.2%	26.4%	42.5%	21.5%	1.3%	0.0%	0.0%
2022	7.5%	21.6%	48.2%	21.4%	1.4%	0.0%	0.0%
2021	7.5%	21.0%	49.6%	20.5%	1.1%	0.2%	0.0%
2020	8.3%	18.2%	50.8%	21.2%	1.1%	0.3%	0.0%
2019	7.6%	15.3%	55.5%	20.5%	0.7%	0.2%	0.2%
2018	7.1%	16.0%	55.6%	19.7%	1.1%	0.2%	0.2%
% Change '24 v '23	-14.7%	21.8%	-3.8%	-12.3%	-24.8%		
% Change '23 v '22	9.4%	22.2%	-11.7%	0.9%	-1.3%	-100.0%	
% Change '22 v '21	-0.1%	2.8%	-2.9%	4.0%	18.4%	-90.3%	-100.0%
% Change '21 v '20	-9.5%	15.4%	-2.4%	-3.2%	1.4%	-47.5%	-52.8%
% Change '20 v '19	8.1%	19.2%	-8.4%	3.4%	68.7%	37.4%	-80.2%
% Change '19 v '18	7.2%	-4.7%	-0.2%	4.2%	-36.9%	-7.7%	-29.0%

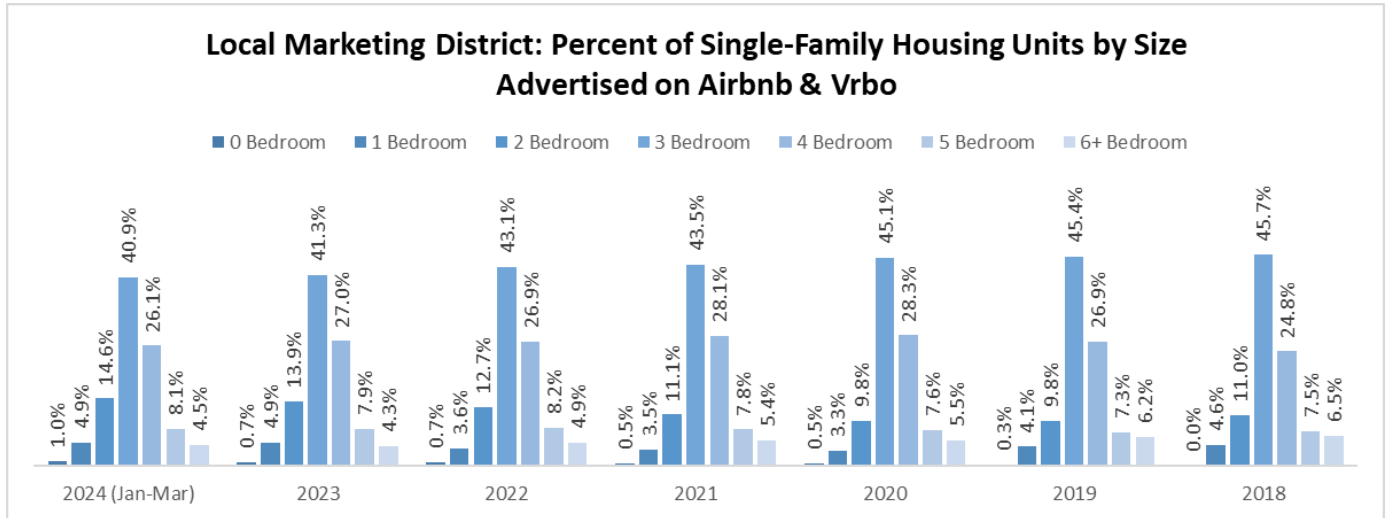


The chart below is a focus on the most recent full calendar year, 2023, of Multi-Family Homes by size.

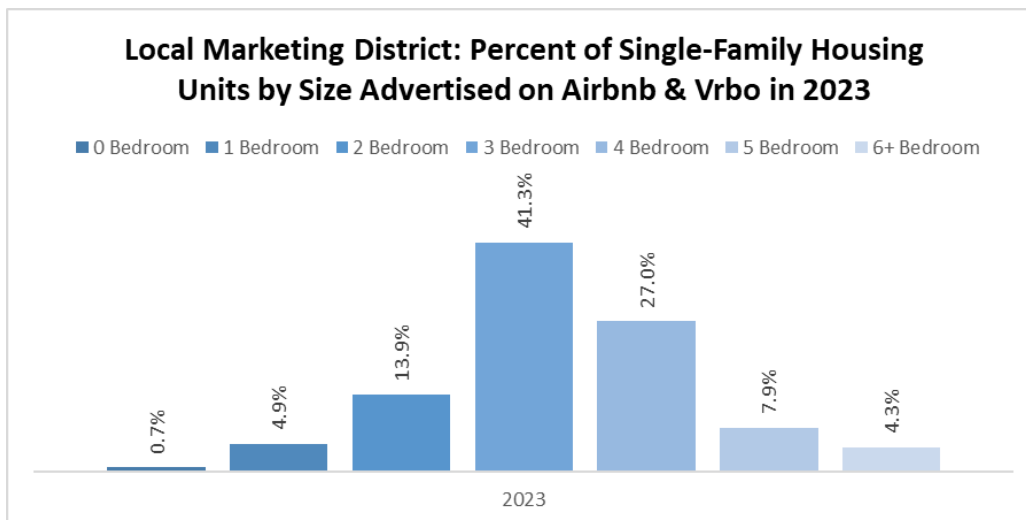


Next, focusing on Single-Family Homes, while 3-bedrooms were the dominant size for each year, 2018-2023, there has also been a decrease in 3-bedroom units for each year, with 2023 experiencing the largest decrease of -4.1% compared to 2022. The second most dominant Single-Family Home size were 4-bedroom units, however, 2021 and 2022 both saw a decrease in units advertised by -0.4% and -4.6%, respectively, and 2023 experienced only a slight increase of 0.6% compared to 2022. The below figures illustrate the Single-Family Housing inventory by size for each year advertised on Airbnb and Vrbo.

Local Marketing District: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
Single-Family Housing Unit	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	1.0%	4.9%	14.6%	40.9%	26.1%	8.1%	4.5%
2023	0.7%	4.9%	13.9%	41.3%	27.0%	7.9%	4.3%
2022	0.7%	3.6%	12.7%	43.1%	26.9%	8.2%	4.9%
2021	0.5%	3.5%	11.1%	43.5%	28.1%	7.8%	5.4%
2020	0.5%	3.3%	9.8%	45.1%	28.3%	7.6%	5.5%
2019	0.3%	4.1%	9.8%	45.4%	26.9%	7.3%	6.2%
2018	0.0%	4.6%	11.0%	45.7%	24.8%	7.5%	6.5%
% Change '24 v '23	53.9%	-1.3%	4.5%	-0.9%	-3.5%	2.4%	5.1%
% Change '23 v '22	-4.2%	35.7%	9.5%	-4.1%	0.6%	-3.7%	-11.5%
% Change '22 v '21	31.6%	5.0%	14.8%	-1.1%	-4.6%	4.4%	-10.5%
% Change '21 v '20	8.1%	6.2%	13.6%	-3.4%	-0.4%	2.7%	-1.8%
% Change '20 v '19	53.1%	-20.5%	0.0%	-0.6%	4.9%	4.6%	-11.2%
% Change '19 v '18		-10.1%	-11.2%	-0.8%	8.6%	-2.2%	-3.5%



The chart below is a focus on the most recent full calendar year, 2023, of Single-Family Homes by size.



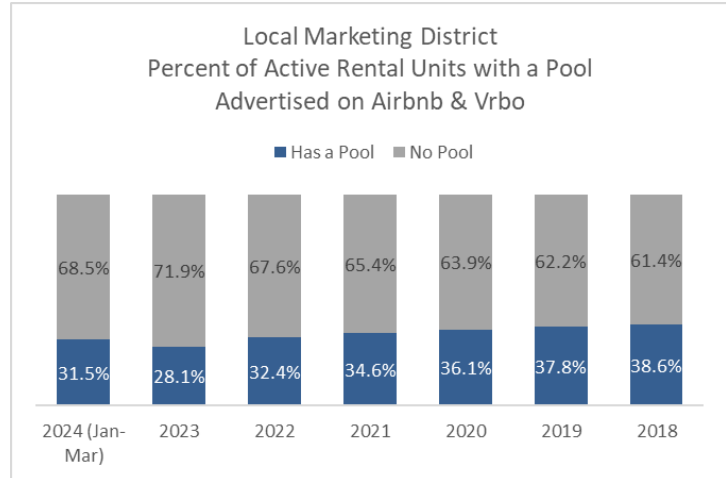
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**F. LMD – Rental Unit Amenities:** The source data of Airbnb and Vrbo was inclusive of certain amenities, specifically, whether or not the property had a swimming pool or a fitness gym, and what their pet policy was.

### Swimming Pool

The majority of the rental units advertised on Airbnb and Vrbo marketplaces did not have a swimming pool. For January through March 2024, 68.5% of advertised units did not have a pool, while 31.5% did have a pool. In calendar year 2023, 71.9% of units did not have a pool, while 28.1% did have a pool, this is a change from the prior year of up 6.3% (no pool) and down -13.2% (has a pool). Properties with swimming pools have been decreasing from 2019 to 2023, with 2023 experiencing the largest decrease.

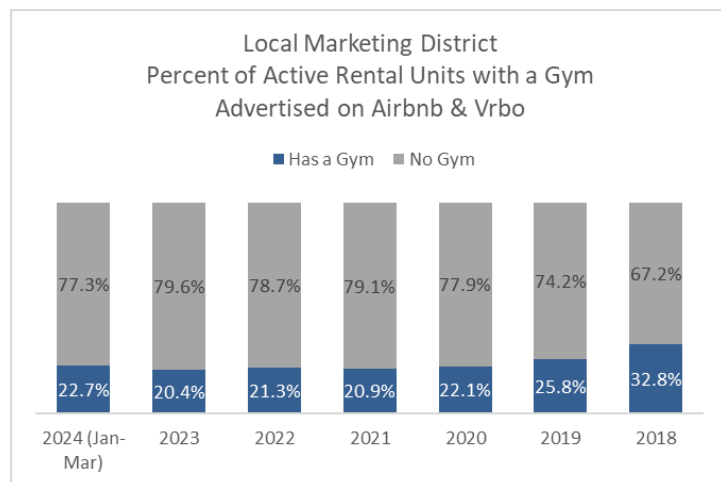
Percent of Active Rental Units with a Pool on Airbnb & Vrbo			
Local Marketing District	Has a Pool	No Pool	Total
2024 (Jan-Mar)	31.5%	68.5%	100%
2023	28.1%	71.9%	100%
2022	32.4%	67.6%	100%
2021	34.6%	65.4%	100%
2020	36.1%	63.9%	100%
2019	37.8%	62.2%	100%
2018	38.6%	61.4%	100%
% Change '24 v '23	12.1%	-4.7%	
% Change '23 v '22	-13.2%	6.3%	
% Change '22 v '21	-6.6%	3.5%	
% Change '21 v '20	-4.2%	2.4%	
% Change '20 v '19	-4.3%	2.6%	
% Change '19 v '18	-2.0%	1.3%	



### Fitness Gym

The majority of the rental units advertised did not have a fitness gym. For January through March 2024, 77.3% of advertised units did not have a gym, while 22.7% did have a gym. In calendar year 2023, 79.6% of units did not have a gym, while 20.4% did have a gym, this is a change from the prior year of slightly up 1.1% (no gym) and down -4.2% (has a gym).

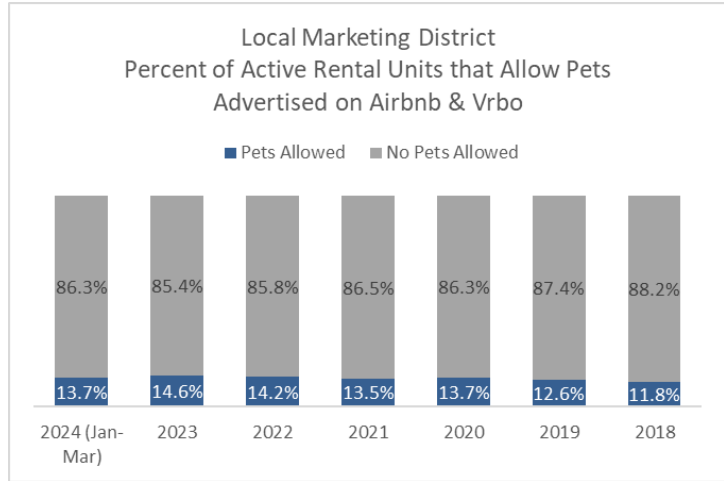
Percent of Active Rental Units with a Gym on Airbnb & Vrbo			
Local Marketing District	Has a Gym	No Gym	Total
2024 (Jan-Mar)	22.7%	77.3%	100%
2023	20.4%	79.6%	100%
2022	21.3%	78.7%	100%
2021	20.9%	79.1%	100%
2020	22.1%	77.9%	100%
2019	25.8%	74.2%	100%
2018	32.8%	67.2%	100%
% Change '24 v '23	11.2%	-2.9%	
% Change '23 v '22	-4.2%	1.1%	
% Change '22 v '21	1.9%	-0.5%	
% Change '21 v '20	-5.6%	1.6%	
% Change '20 v '19	-14.1%	4.9%	
% Change '19 v '18	-21.4%	10.4%	



## Pet Policy

The majority of the rental units advertised did not allow pets. For January through March 2024, 86.3% of advertised units did not allow pets, while 13.7% did allow pets. In calendar year 2023, 85.4% of units did not allow pets, while 14.6% did allow pets, this is a change from the prior year of slightly down -0.4% (no pets) and up 2.6% (pets allowed).

% of Active Rental Units that Allow Pets on Airbnb & Vrbo			
Local Marketing District	Pets Allowed	No Pets Allowed	Total
2024 (Jan-Mar)	13.7%	86.3%	100%
2023	14.6%	85.4%	100%
2022	14.2%	85.8%	100%
2021	13.5%	86.5%	100%
2020	13.7%	86.3%	100%
2019	12.6%	87.4%	100%
2018	11.8%	88.2%	100%
% Change '24 v '23	-6.2%	1.1%	
% Change '23 v '22	2.6%	-0.4%	
% Change '22 v '21	5.4%	-0.8%	
% Change '21 v '20	-1.1%	0.2%	
% Change '20 v '19	8.6%	-1.2%	
% Change '19 v '18	6.3%	-0.8%	



This concludes the detailed view of short-term rentals advertised for rent on Airbnb and Vrbo within the Local Marketing District. The next section of the report will expand on the Estes Park Town Boundary.

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## RENT BY OWNER: ESTES PARK TOWN BOUNDARY

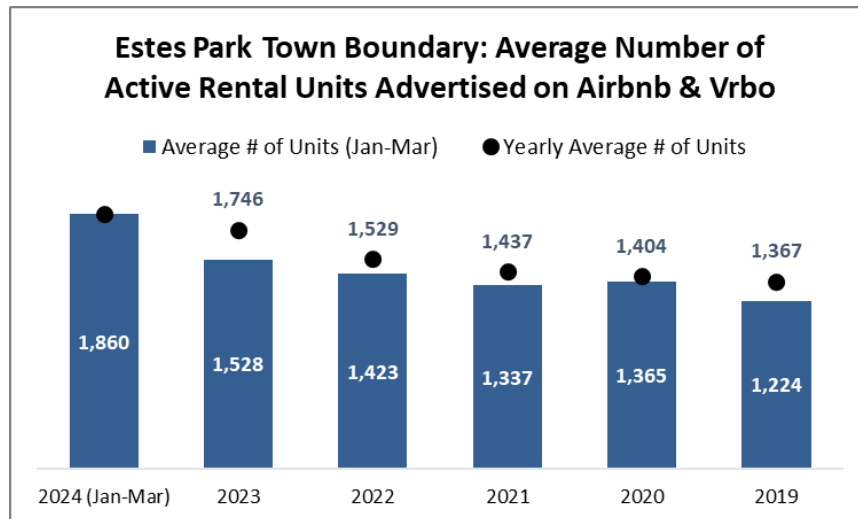
**A. Estes Park Town Boundary – Number of Units & Pillows:** The following Unit and Pillow analysis is a review of year-to-date January through March 2018 to 2024, and full calendar year January through December 2018 to 2023. The table below also includes a callout of the peak listing month for each year, labeled “Maximum Yearly Potential”.

In the Estes Park Town Boundary, for the period January through March of 2024, there was an average of 1,860 units and 10,932 pillows advertised on Airbnb and Vrbo. Comparing 2024 with the same period of 2023, the average number of units and pillows increased by 21.7% and 16.1%, respectively. Of the full calendar year data, units and pillows increased each year with 2019 experiencing the largest increase, increasing 25.3% and 22.3%, respectively. Calendar year 2023 recorded the second largest increase of 14.2% in units and 11.4% in pillows. The highest potential inventory was recorded in 2019 with 1,951 units and 11,653 pillows. The below table is a representation of historic metrics.

Number of Active Rental Units on Airbnb & Vrbo							
Estes Park Town Boundary	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
January	1,860	1,559	1,435	1,352	1,358	1,239	883
February	1,846	1,491	1,402	1,287	1,359	1,208	871
March	1,873	1,535	1,432	1,373	1,379	1,224	933
April		1,572	1,445	1,408	1,313	1,238	996
May		1,744	1,525	1,485	1,397	1,373	1,055
June		1,781	1,586	1,504	1,496	1,481	1,101
July		1,809	1,593	1,494	1,495	1,485	1,112
August		1,808	1,564	1,486	1,467	1,447	1,193
September		1,951	1,600	1,504	1,464	1,470	1,224
October		1,879	1,616	1,494	1,426	1,443	1,216
November		1,890	1,554	1,417	1,337	1,363	1,213
December		1,937	1,597	1,442	1,351	1,429	1,289
Average # of Units (Jan-Mar)	1,860	1,528	1,423	1,337	1,365	1,224	896
Maximum Yearly Potential		1,951	1,616	1,504	1,496	1,485	1,289
Yearly Average # of Units	1,860	1,746	1,529	1,437	1,404	1,367	1,091
Year over Year % Variance							
Estes Park Town Boundary	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
January	19.3%	8.6%	6.1%	-0.4%	9.6%	40.3%	
February	23.8%	6.3%	8.9%	-5.3%	12.5%	38.7%	
March	22.0%	7.2%	4.3%	-0.4%	12.7%	31.2%	
April		8.8%	2.6%	7.2%	6.1%	24.3%	
May		14.4%	2.7%	6.3%	1.7%	30.1%	
June		12.3%	5.5%	0.5%	1.0%	34.5%	
July		13.6%	6.6%	-0.1%	0.7%	33.5%	
August		15.6%	5.2%	1.3%	1.4%	21.3%	
September		21.9%	6.4%	2.7%	-0.4%	20.1%	
October		16.3%	8.2%	4.8%	-1.2%	18.7%	
November		21.6%	9.7%	6.0%	-1.9%	12.4%	
December		21.3%	10.7%	6.7%	-5.5%	10.9%	
Average # of Units (Jan-Mar)	21.7%	7.4%	6.4%	-2.1%	11.6%	36.6%	
Maximum Yearly Potential		20.7%	7.4%	0.5%	0.7%	15.2%	
Yearly Average # of Units		14.2%	6.4%	2.4%	2.7%	25.3%	

\*Each unique rental unit is accounted for once.

The chart below illustrates the number of units advertised on Airbnb and Vrbo in 2024 compared to the historic six years for the same period (January-March) in blue. Year-to-date (January-March) for 2024 is up 332 units advertised compared to 2023 for the same period. The yearly average is represented by the black dot at the top of each column. Calendar year 2023 saw an increase of 217 units advertised compared to 2022.

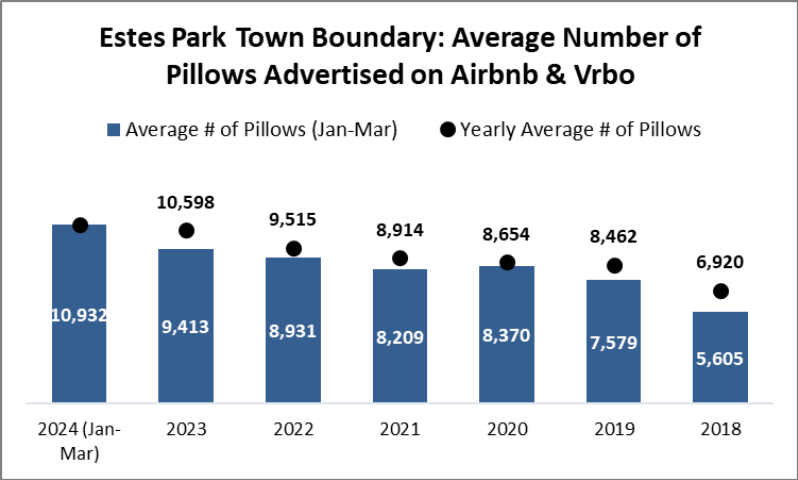


The average number of pillows advertised on Airbnb and Vrbo from 2018 to March 2024, and cited with the unit information above, are shown below. This is a representation of historic metrics.

Number of Pillows on Airbnb & Vrbo							
Estes Park Town Boundary	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
January	11,000	9,569	8,978	8,348	8,329	7,718	5,530
February	10,857	9,182	8,788	7,866	8,334	7,436	5,448
March	10,938	9,488	9,027	8,414	8,448	7,583	5,838
April		9,663	9,065	8,614	8,004	7,683	6,299
May		10,731	9,609	9,200	8,567	8,598	6,786
June		10,899	9,891	9,328	9,141	9,166	7,094
July		11,011	9,870	9,339	9,257	9,244	7,079
August		11,011	9,652	9,239	9,089	9,007	7,689
September		11,653	9,893	9,326	9,136	9,083	7,873
October		11,326	9,922	9,307	8,794	8,877	7,742
November		11,174	9,596	8,923	8,366	8,400	7,641
December		11,466	9,888	9,061	8,382	8,746	8,020
Average # of Pillows (Jan-Mar)	10,932	9,413	8,931	8,209	8,370	7,579	5,605
Maximum Yearly Potential		11,653	9,922	9,339	9,257	9,244	8,020
Yearly Average # of Pillows	10,932	10,598	9,515	8,914	8,654	8,462	6,920
Year over Year % Variance							
Estes Park Town Boundary	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
January	15.0%	6.6%	7.5%	0.2%	7.9%	39.6%	
February	18.2%	4.5%	11.7%	-5.6%	12.1%	36.5%	
March	15.3%	5.1%	7.3%	-0.4%	11.4%	29.9%	
April		6.6%	5.2%	7.6%	4.2%	22.0%	
May		11.7%	4.4%	7.4%	-0.4%	26.7%	
June		10.2%	6.0%	2.0%	-0.3%	29.2%	
July		11.6%	5.7%	0.9%	0.1%	30.6%	
August		14.1%	4.5%	1.7%	0.9%	17.1%	
September		17.8%	6.1%	2.1%	0.6%	15.4%	
October		14.2%	6.6%	5.8%	-0.9%	14.7%	
November		16.4%	7.5%	6.7%	-0.4%	9.9%	
December		16.0%	9.1%	8.1%	-4.2%	9.1%	
Average # of Pillows (Jan-Mar)	16.1%	5.4%	8.8%	-1.9%	10.4%	35.2%	
Maximum Yearly Potential		17.4%	6.2%	0.9%	0.1%	15.3%	
Yearly Average # of Pillows		11.4%	6.7%	3.0%	2.3%	22.3%	

\*Each unique rental unit is accounted for once.

The chart below illustrates the number of pillows (max occupants) advertised on Airbnb and Vrbo in 2024 compared to the historic six years for the same period (January-March) in blue. Year-to-date (January-March) for 2024 was up 1,519 pillows advertised compared to 2023 for the same period. The yearly average is represented by the black dot at the top of each column. Calendar year 2023 saw an increase of 1,083 pillows advertised compared to 2022.

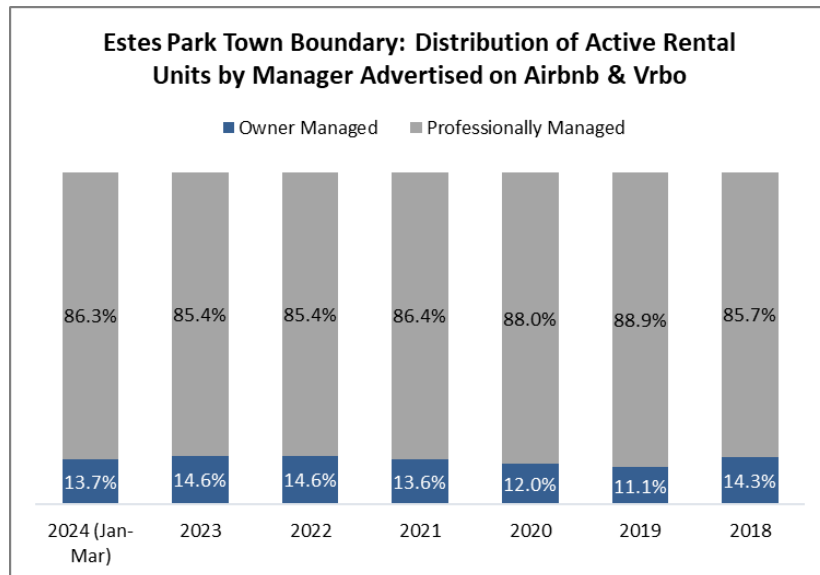


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**B. Estes Park Town Boundary - Owner Managed versus Professionally Managed:** For the period January through March 2024, 1,605 units, or 86.3%, of the 1,860 advertised units in the Estes Park Town Boundary were Professionally Managed and 254, or 13.7%, were Owner Managed (RBO). For 2024, January through March, the ratio of Professionally Managed to Owner Managed units was 6.3:1. In calendar year 2023, the distribution of Professionally Managed and Owner Managed units was 85.4% and 14.6%, respectively, with a ratio of 5.8:1 of Professionally Managed to Owner Managed units. The below figures illustrate the distribution of manager type among the average number of units per year.

Average Number of Active Rental Units By Manager on Airbnb & Vrbo							
Estes Park Town Boundary	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
Owner Managed	254	255	224	195	169	152	156
Professionally Managed	1,605	1,491	1,305	1,242	1,235	1,215	935
Total Units	1,860	1,746	1,529	1,437	1,404	1,367	1,091
Percent of Total Active Rental Units by Manager							
Estes Park Town Boundary	2024 (Jan-Mar)	2023	2022	2021	2020	2019	2018
Owner Managed	13.7%	14.6%	14.6%	13.6%	12.0%	11.1%	14.3%
Professionally Managed	86.3%	85.4%	85.4%	86.4%	88.0%	88.9%	85.7%
Total	100%	100%	100%	100%	100%	100%	100%
Year over Year % Variance							
Estes Park Town Boundary	2024 vs 2023	2023 vs 2022	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	
Owner Managed	-6.4%	-0.2%	7.7%	12.9%	8.4%	-22.2%	
Professionally Managed	1.1%	0.0%	-1.2%	-1.8%	-1.0%	3.7%	

\*This data has had duplications removed to provide accurate quantification of Owner Managed RBO units versus Professionally Managed units.



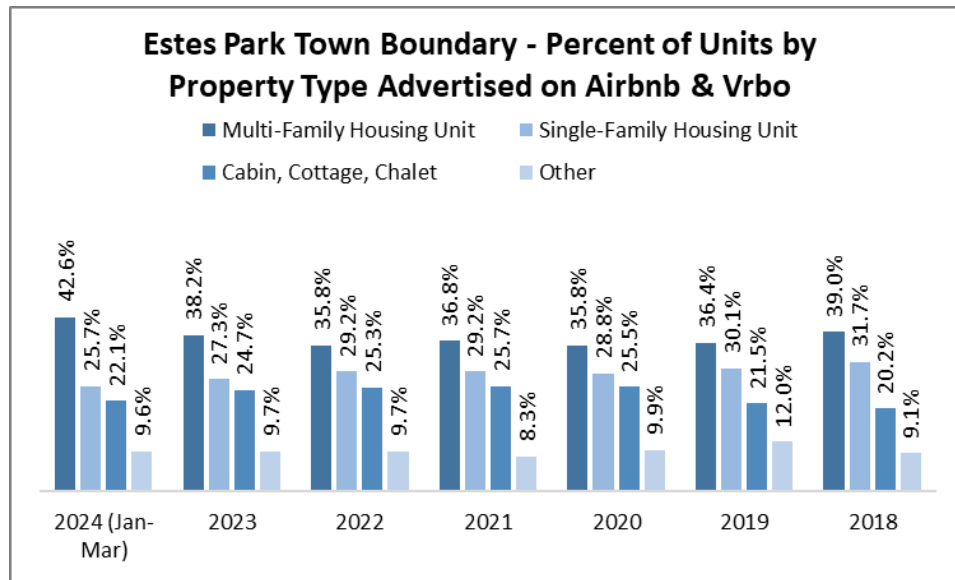
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**C. Estes Park Town Boundary – Rental Units by Property Type:** The most common property types advertised on Airbnb and Vrbo for the Estes Park Town Boundary were “Apartment”, “Condominium”, “Townhome”, “House”, “Cabin”, “Cottage”, and “Chalet”. We have combined the listings for Apartments, Condominiums, and Townhomes due to the similarities in building type and are referring to them as Multi-Family Homes. We have also combined the listings for Cabin, Cottage, and Chalet and are referring to them as “Cabin, Cottage, Chalet”. We will refer to “House” properties as Single-Family Homes. “Other” category represents the additional declared property types, and while this category may add up to the excess of a single category (Multi-Family Homes or Single-Family Homes), it is comprised of smaller percentages of multiple additional property types. Further breakdown of the “Other” category is detailed in the individual regional detail section of the report.

For January through March of 2024, Multi-Family Homes for rent on Airbnb and Vrbo accounted for 42.6% and Single-Family Homes advertised for rent accounted for 25.7% of all active rental units in the Estes Park Town Boundary. These two categories of property types combined account for 68.3% of the total active inventory for 2024. For calendar year 2023, Multi-Family Homes accounted for 38.2% and Single-Family Homes advertised for rent accounted for 27.3% of all active rental units. This is up 6.8% in Multi-Family Homes and down -6.5% in Single-Family Homes from 2022. The Cabin, Cottage, Chalet category represented 22.1% of the inventory for January through March 2024, while in calendar year 2023 this category represented 24.7% of the inventory. The Cabin, Cottage, Chalet category was down -2.2% in 2023 compared to 2022. The *Other* category experienced a large increase of 16.6% in 2022 from 2021, and continued to increase in 2023, slightly up 0.5% from 2022. These additional property types that make up the *Other* category for calendar year 2023 are listed in a table below.

Estes Park Town Boundary: Percent of Active Rental Units by Property Type on Airbnb & Vrbo					
Estes Park Town Boundary	Multi-Family Housing Unit	Single-Family Housing Unit	Cabin, Cottage, Chalet	Other	Total
2024 (Jan-Mar)	42.6%	25.7%	22.1%	9.6%	100%
2023	38.2%	27.3%	24.7%	9.7%	100%
2022	35.8%	29.2%	25.3%	9.7%	100%
2021	36.8%	29.2%	25.7%	8.3%	100%
2020	35.8%	28.8%	25.5%	9.9%	100%
2019	36.4%	30.1%	21.5%	12.0%	100%
2018	39.0%	31.7%	20.2%	9.1%	100%
% Change '24 v '23	11.6%	-6.0%	-10.5%	-1.9%	
% Change '23 v '22	6.8%	-6.5%	-2.2%	0.5%	
% Change '22 v '21	-2.8%	0.1%	-1.5%	16.6%	
% Change '21 v '20	2.8%	1.5%	0.4%	-15.7%	
% Change '20 v '19	-1.7%	-4.2%	18.9%	-18.1%	
% Change '19 v '18	-6.6%	-5.2%	6.6%	31.6%	

\*Multi-Family Housing Unit is defined as Apartments, Condominiums, and Townhomes combined.



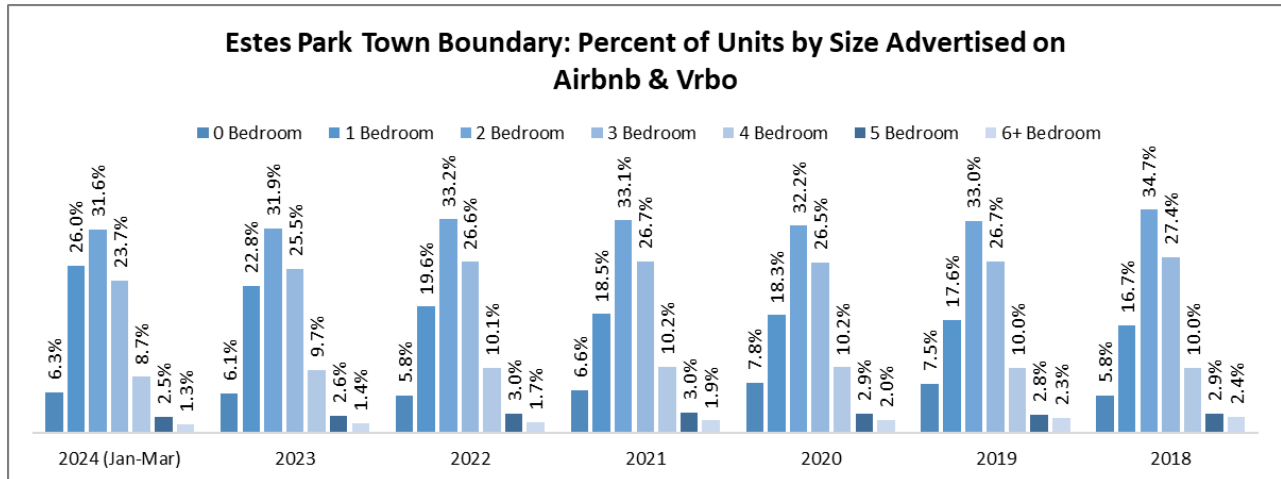
Below is a full list of the property types advertised for rent on Airbnb and Vrbo for 2023, along with the percentage share of units corresponding to each property type, in descending order for the Estes Park Town Boundary.

Estes Park Town Boundary		
Percent of Units by All Property Types in 2023		
1	Apartment/Condominium/Townhome	38.2%
2	House	27.3%
3	Cabin/Cottage/Chalet	24.7%
4	Serviced Apartment	2.8%
5	Hotel	1.9%
6	Resort	1.6%
7	Guest suite	0.9%
8	Bed & Breakfast	0.7%
9	Loft	0.4%
10	Lodge/Nature Lodge	0.4%
11	Guest house	0.3%
12	Other	0.3%
13	Bungalow	0.1%
14	Camper/RV	0.1%
15	Aparthotel	0.1%
16	Ranch	0.1%
17	Farm stay	0.1%
18	Estate	0.05%
19	Studio	0.005%

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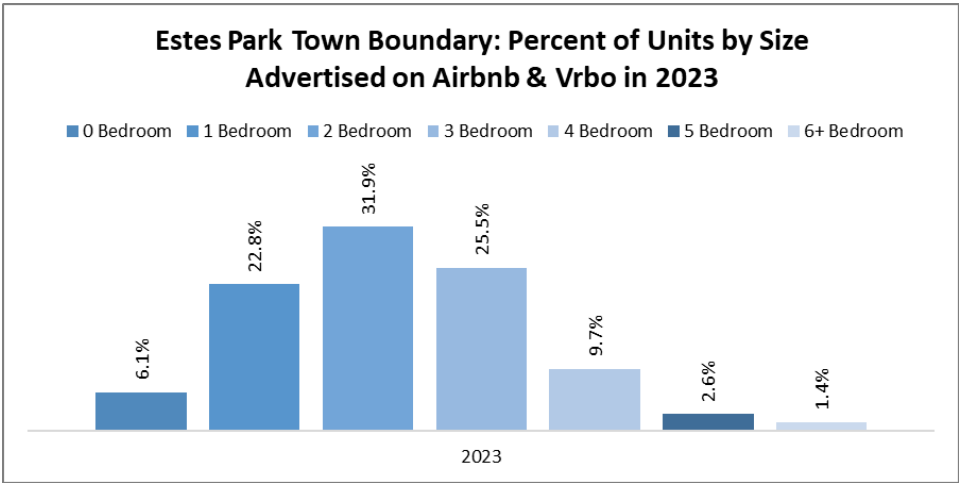
**D. Estes Park Town Boundary – Rental Units by Property Size:** 2-bedroom units were the dominant unit size through Airbnb and Vrbo channels for each year, 2018 to 2024. The second most advertised units were 3-bedroom units from 2018 to 2023, while 1-bedroom units were the second most prevalent unit size for year-to-date (January through March) 2024. The below figures illustrate the property size findings for each year.

Estes Park Town Boundary: Percent of Active Rental Units by Size on Airbnb & Vrbo							
Estes Park Town Boundary	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	6.3%	26.0%	31.6%	23.7%	8.7%	2.5%	1.3%
2023	6.1%	22.8%	31.9%	25.5%	9.7%	2.6%	1.4%
2022	5.8%	19.6%	33.2%	26.6%	10.1%	3.0%	1.7%
2021	6.6%	18.5%	33.1%	26.7%	10.2%	3.0%	1.9%
2020	7.8%	18.3%	32.2%	26.5%	10.2%	2.9%	2.0%
2019	7.5%	17.6%	33.0%	26.7%	10.0%	2.8%	2.3%
2018	5.8%	16.7%	34.7%	27.4%	10.0%	2.9%	2.4%
% Change '24 v '23	3.7%	13.7%	-0.7%	-7.0%	-10.5%	-6.4%	-9.2%
% Change '23 v '22	5.5%	16.3%	-4.1%	-4.2%	-4.0%	-12.6%	-14.4%
% Change '22 v '21	-13.4%	6.4%	0.4%	-0.1%	-1.3%	-1.5%	-11.0%
% Change '21 v '20	-15.0%	1.1%	2.7%	0.4%	0.2%	4.0%	-6.7%
% Change '20 v '19	3.6%	3.8%	-2.4%	-0.5%	1.6%	6.7%	-14.8%
% Change '19 v '18	30.4%	5.4%	-5.0%	-2.6%	0.0%	-6.8%	-1.5%





The chart below is a focus on the most recent full calendar year, 2023, of the percentage of units by size advertised on Airbnb and Vrbo.

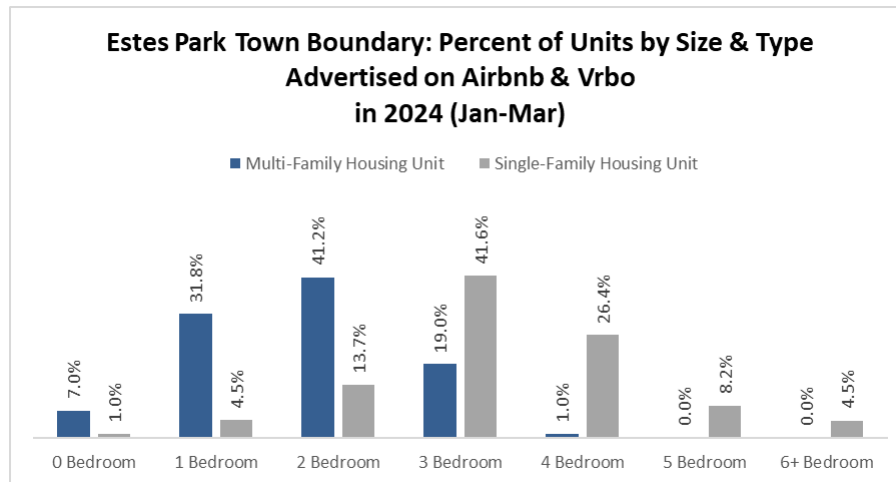


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**E. Estes Park Town Boundary – Rental Units by Property Size and Type:** The dominant unit size for Multi-Family Homes advertised on Airbnb and Vrbo for January through March 2024 were 2-bedroom units at 41.2%, followed by 1-bedroom units at 31.8%. The dominant unit size for Single-Family Homes are 3-bedroom units at 41.6%, followed by 4-bedroom units at 26.4%.

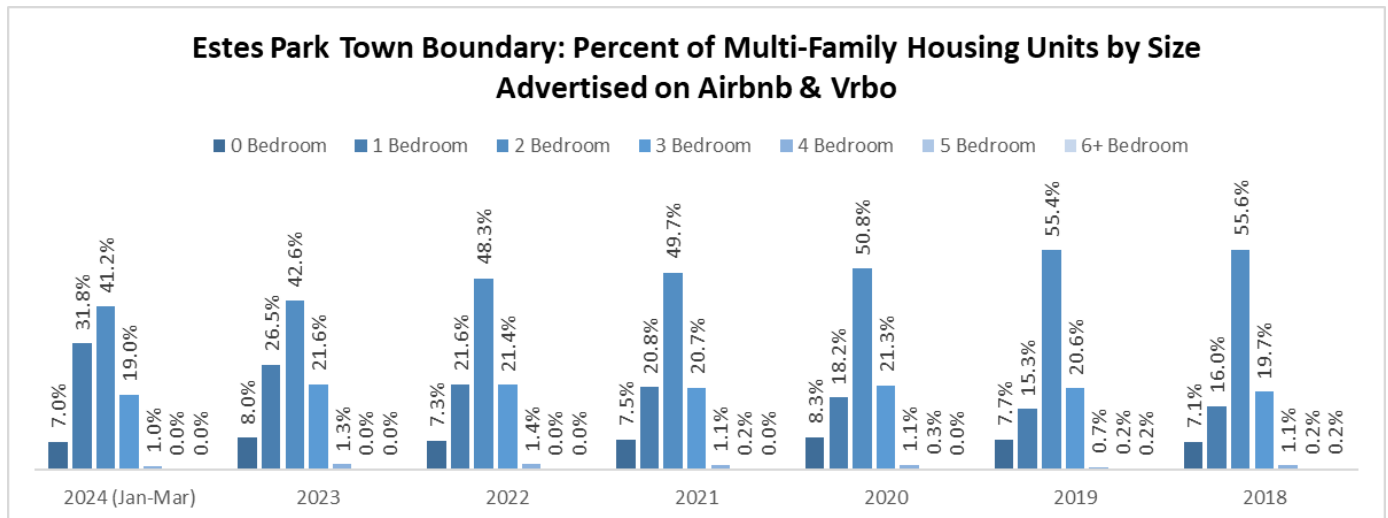
Estes Park Town Boundary: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
2024	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
Multi-Family Housing Unit	7.0%	31.8%	41.2%	19.0%	1.0%	0.0%	0.0%
Single-Family Housing Unit	1.0%	4.5%	13.7%	41.6%	26.4%	8.2%	4.5%

Multi-Family Homes are represented in blue and Single-Family Homes are represented in gray in the below chart.

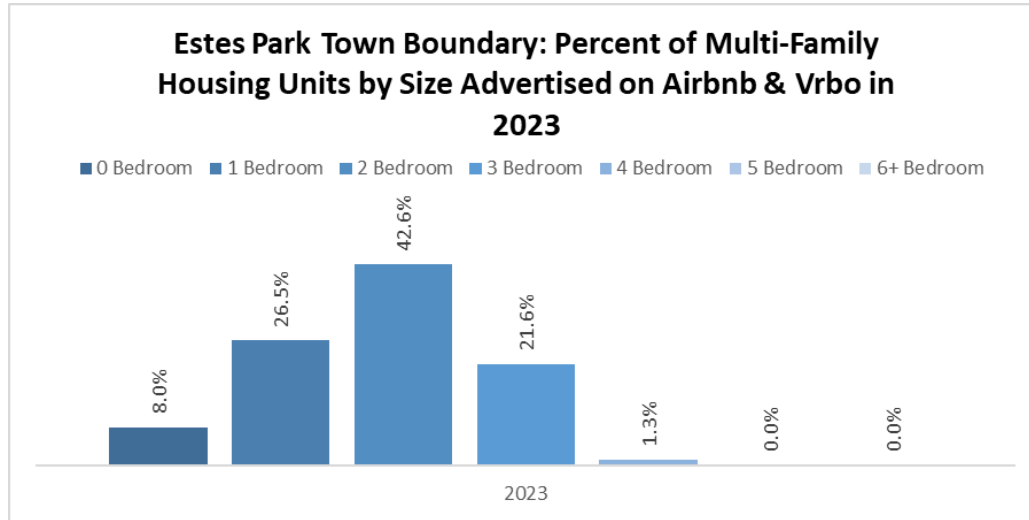


Focusing on Multi-Family Homes, while 2-bedrooms were the dominant size for each year, 2018-2023, there has also been a decrease in 2-bedroom units for each year, with 2023 experiencing the largest decrease of -11.8% compared to 2022. 1-bedroom, Multi-Family Homes have been increasing from 2020-2023, with 2023 experiencing the largest increase of 22.5% compared to 2022. The below figures illustrate the Multi-Family Housing inventory by size for each year advertised on Airbnb and Vrbo.

Estes Park Town Boundary: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
Multi-Family Housing Unit	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	7.0%	31.8%	41.2%	19.0%	1.0%	0.0%	0.0%
2023	8.0%	26.5%	42.6%	21.6%	1.3%	0.0%	0.0%
2022	7.3%	21.6%	48.3%	21.4%	1.4%	0.0%	0.0%
2021	7.5%	20.8%	49.7%	20.7%	1.1%	0.2%	0.0%
2020	8.3%	18.2%	50.8%	21.3%	1.1%	0.3%	0.0%
2019	7.7%	15.3%	55.4%	20.6%	0.7%	0.2%	0.2%
2018	7.1%	16.0%	55.6%	19.7%	1.1%	0.2%	0.2%
% Change '24 v '23	-13.2%	20.3%	-3.3%	-11.9%	-24.5%		
% Change '23 v '22	9.5%	22.5%	-11.8%	0.8%	-1.4%	-100.0%	
% Change '22 v '21	-2.5%	3.9%	-2.8%	3.6%	17.9%	-90.3%	-100.0%
% Change '21 v '20	-9.0%	14.0%	-2.1%	-2.7%	1.9%	-47.2%	-52.5%
% Change '20 v '19	7.9%	19.0%	-8.3%	3.2%	68.4%	37.2%	-80.2%
% Change '19 v '18	7.5%	-4.4%	-0.4%	4.5%	-36.7%	-7.4%	-28.8%

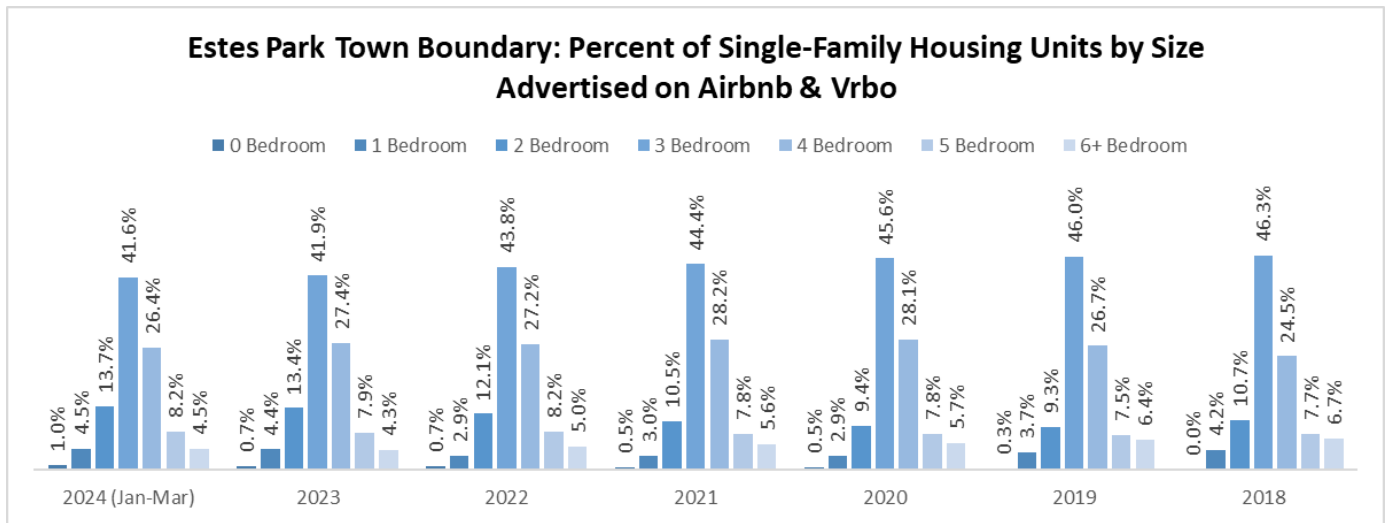


The chart below is a focus on the most recent full calendar year, 2023, of Multi-Family Homes by size.

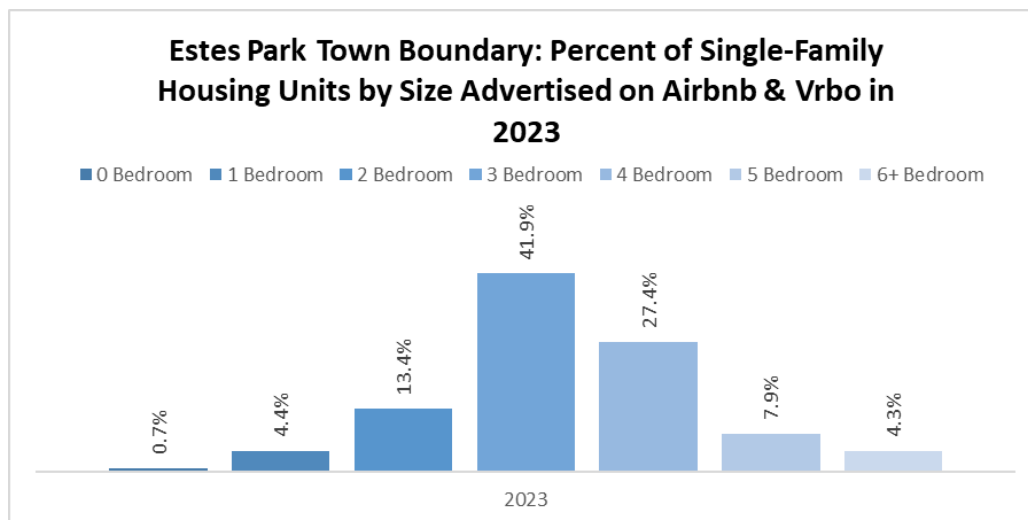


Next, focusing on Single-Family Homes, while 3-bedrooms were the dominant size for each year, 2018-2023, there has also been a decrease in 3-bedroom units for each year, with 2023 experiencing the largest decrease of -4.3% compared to 2022. The second most dominant Single-Family Home size were 4-bedroom units, however, 2022 saw a decrease in units advertised by -3.5%, and 2023 experienced only a slight increase of 0.7% compared to 2022. The below figures illustrate the Single-Family Housing inventory by size for each year advertised on Airbnb and Vrbo.

Estes Park Town Boundary: Percent of Active Rental Units by Size and Type on Airbnb & Vrbo							
Single-Family Housing Unit	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6+ Bedroom
2024 (Jan-Mar)	1.0%	4.5%	13.7%	41.6%	26.4%	8.2%	4.5%
2023	0.7%	4.4%	13.4%	41.9%	27.4%	7.9%	4.3%
2022	0.7%	2.9%	12.1%	43.8%	27.2%	8.2%	5.0%
2021	0.5%	3.0%	10.5%	44.4%	28.2%	7.8%	5.6%
2020	0.5%	2.9%	9.4%	45.6%	28.1%	7.8%	5.7%
2019	0.3%	3.7%	9.3%	46.0%	26.7%	7.5%	6.4%
2018	0.0%	4.2%	10.7%	46.3%	24.5%	7.7%	6.7%
% Change '24 v '23	53.7%	3.9%	2.6%	-0.9%	-3.6%	4.1%	3.5%
% Change '23 v '22	-3.9%	49.2%	10.4%	-4.3%	0.7%	-3.3%	-14.0%
% Change '22 v '21	32.1%	-3.0%	15.8%	-1.3%	-3.5%	4.9%	-10.1%
% Change '21 v '20	8.3%	3.0%	11.7%	-2.7%	0.3%	0.3%	-1.7%
% Change '20 v '19	52.5%	-21.5%	0.8%	-0.8%	5.1%	3.9%	-11.5%
% Change '19 v '18		-10.5%	-12.8%	-0.7%	9.1%	-2.4%	-3.7%



The chart below is a focus on the most recent full calendar year, 2023, of Single-Family Homes by size.



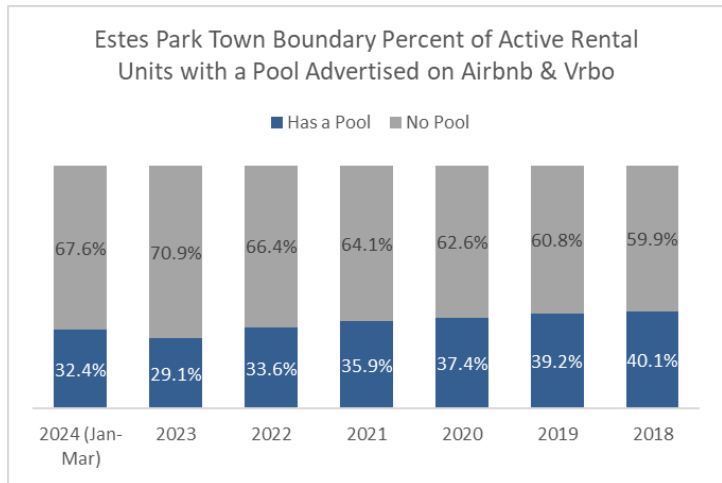
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**F. Estes Park Town Boundary – Rental Unit Amenities:** The source data of Airbnb and Vrbo was inclusive of certain amenities, specifically, whether or not the property had a swimming pool or a fitness gym, and what their pet policy was.

### Swimming Pool

The majority of the rental units advertised on Airbnb and Vrbo marketplaces did not have a swimming pool. For January through March 2024, 67.6% of advertised units did not have a pool, while 32.4% did have a pool. In calendar year 2023, 70.9% of units did not have a pool, while 29.1% did have a pool, this is a change from the prior year of up 6.7% (no pool) and down -13.3% (has a pool). Properties with swimming pools have been decreasing from 2019 to 2023, with 2023 experiencing the largest decrease.

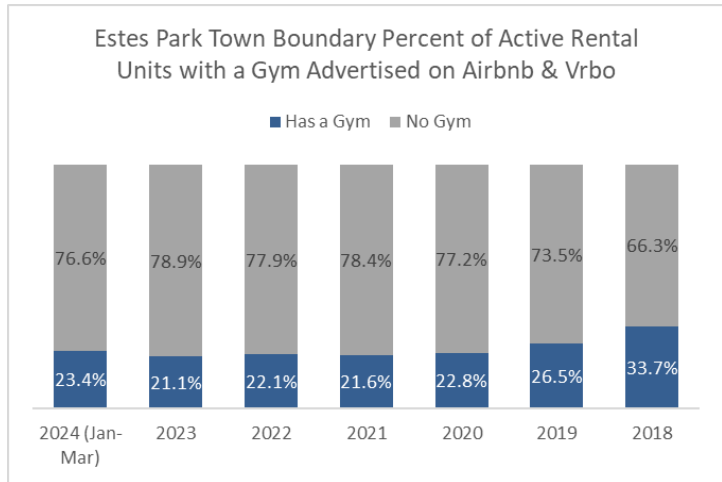
Percent of Active Rental Units with a Pool on Airbnb & Vrbo			
Estes Park Town Boundary	Has a Pool	No Pool	Total
2024 (Jan-Mar)	32.4%	67.6%	100%
2023	29.1%	70.9%	100%
2022	33.6%	66.4%	100%
2021	35.9%	64.1%	100%
2020	37.4%	62.6%	100%
2019	39.2%	60.8%	100%
2018	40.1%	59.9%	100%
% Change '24 v '23	11.3%	-4.7%	
% Change '23 v '22	-13.3%	6.7%	
% Change '22 v '21	-6.6%	3.7%	
% Change '21 v '20	-3.8%	2.3%	
% Change '20 v '19	-4.8%	3.1%	
% Change '19 v '18	-2.2%	1.5%	



### Fitness Gym

The majority of the rental units advertised did not have a fitness gym. For January through March 2024, 76.6% of advertised units did not have a gym, while 23.4% did have a gym. In calendar year 2023, 78.9% of units did not have a gym, while 21.1% did have a gym, this is a change from the prior year of slightly up 1.2% (no gym) and down -4.3% (has a gym).

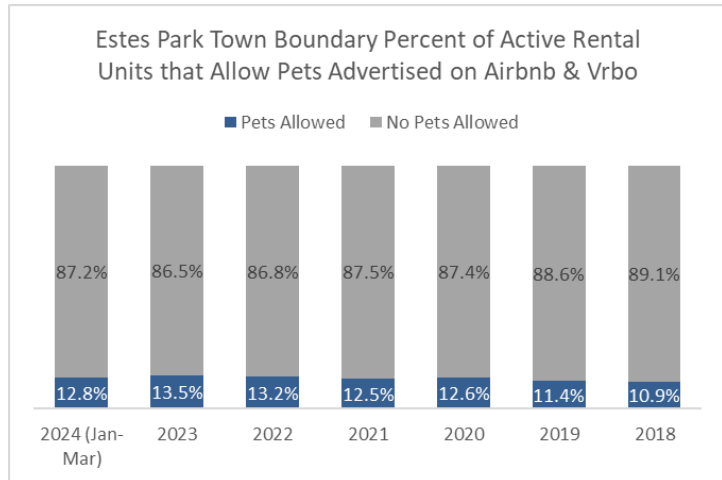
Percent of Active Rental Units with a Gym on Airbnb & Vrbo			
Estes Park Town Boundary	Has a Gym	No Gym	Total
2024 (Jan-Mar)	23.4%	76.6%	100%
2023	21.1%	78.9%	100%
2022	22.1%	77.9%	100%
2021	21.6%	78.4%	100%
2020	22.8%	77.2%	100%
2019	26.5%	73.5%	100%
2018	33.7%	66.3%	100%
% Change '24 v '23	11.0%	-2.9%	
% Change '23 v '22	-4.3%	1.2%	
% Change '22 v '21	2.0%	-0.5%	
% Change '21 v '20	-5.0%	1.5%	
% Change '20 v '19	-14.1%	5.1%	
% Change '19 v '18	-21.3%	10.8%	



**Pet Policy**

The majority of the rental units advertised did not allow pets. For January through March 2024, 87.2% of advertised units did not allow pets, while 12.8% did allow pets. In calendar year 2023, 86.5% of units did not allow pets, while 13.5% did allow pets, this is a change from the prior year of slightly down -0.3% (no pets) and up 2.0% (pets allowed).

% of Active Rental Units that Allow Pets on Airbnb & Vrbo			
Estes Park Town Boundary	Pets Allowed	No Pets Allowed	Total
2024 (Jan-Mar)	12.8%	87.2%	100%
2023	13.5%	86.5%	100%
2022	13.2%	86.8%	100%
2021	12.5%	87.5%	100%
2020	12.6%	87.4%	100%
2019	11.4%	88.6%	100%
2018	10.9%	89.1%	100%
% Change '24 v '23	-5.3%	0.8%	
% Change '23 v '22	2.0%	-0.3%	
% Change '22 v '21	6.1%	-0.9%	
% Change '21 v '20	-1.3%	0.2%	
% Change '20 v '19	11.2%	-1.4%	
% Change '19 v '18	4.7%	-0.6%	



This concludes the detailed view of short-term rentals advertised for rent on Airbnb and Vrbo for the Estes Park Town Boundary.

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## APPENDIX

Attachment A – Glossary of Terms

Attachment B – Estes Park Raw Data

Attachment C – Data Collection Form