Monthly & YTD AirDNA Data

February 2023

Entire Place	A.D.R.				OCCUPANCY				RevPAR			
	Current	% Chg	YTD	% Chg	Current	% Chg	YTD	% Chg	Current	% Chg	YTD	% Chg
JANUARY	202.11	-5.0%	202.11	-5.0%	46.5%	-5.5%	46.5%	-5.5%	94.06	-10.2%	94.06	-10.2%
FEBRUARY	207.01	-8.9%	204.60	-6.8%	47.7%	-13.1%	47.1%	-9.0%	98.78	-20.9%	96.43	-15.2%
MAR												
APRIL												
MAY												
JUNE												
JULY												
AUGUST												
SEPTEMBER												
OCTOBER												
NOVEMBER												
DECEMBER												

Hotel Comparable	A.D.R.				OCCUPANCY				RevPAR			
	Current	% Chg	YTD	% Chg	Current	% Chg	YTD	% Chg	Current	% Chg	YTD	% Chg
JANUARY	102.16	-0.2%	102.16	-0.2%	49.9%	-9.6%	49.9%	-9.6%	51.02	-9.7%	51.02	-9.7%
FEBRUARY	105.25	-3.9%	103.71	-1.9%	50.7%	-14.9%	50.3%	-12.0%	53.38	-18.3%	52.20	-13.7%
MAR												
APRIL												
MAY												
JUNE												
JULY												
AUGUST												
SEPTEMBER												
OCTOBER												
NOVEMBER												
DECEMBER												

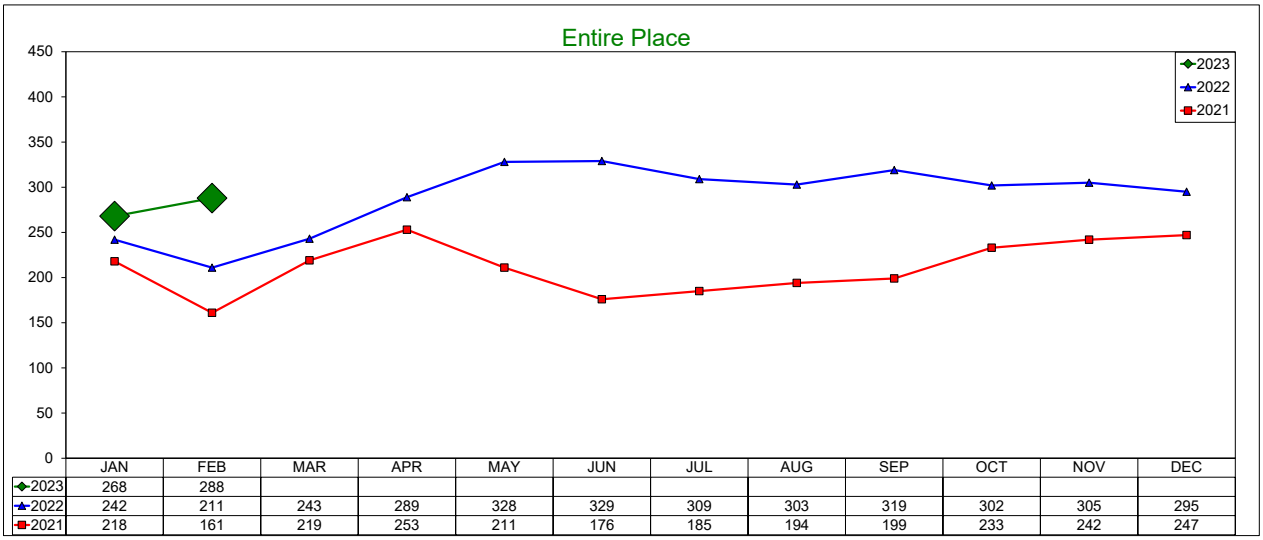
Note: The "Change %" column refers to the change from the prior year's figure.

AirDNA - Booked Listings

February 2023

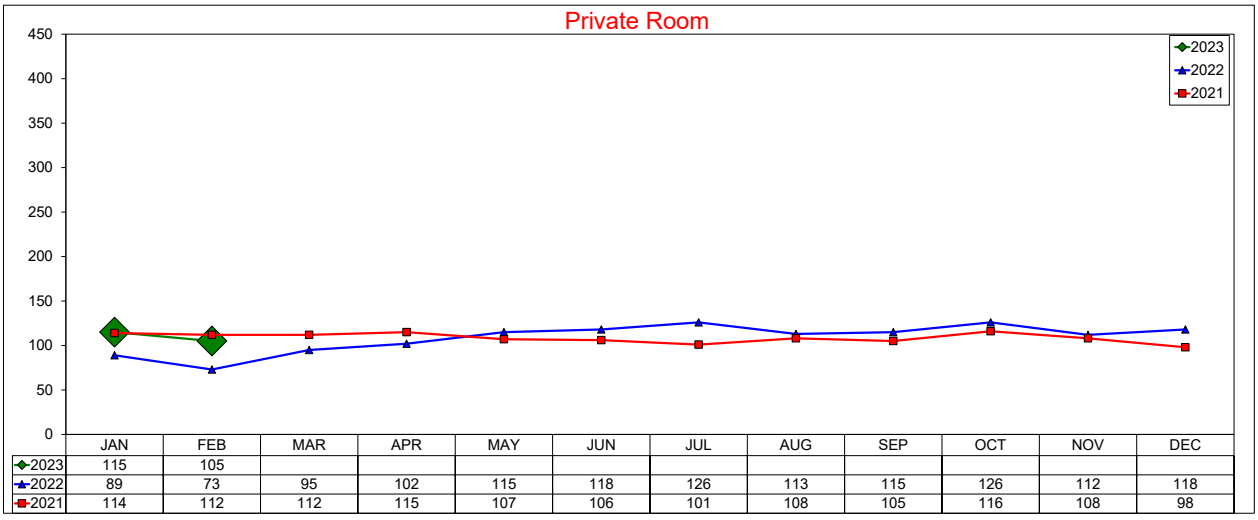
The count of Airbnb listings that had at least one booked day in the month

Entire Place



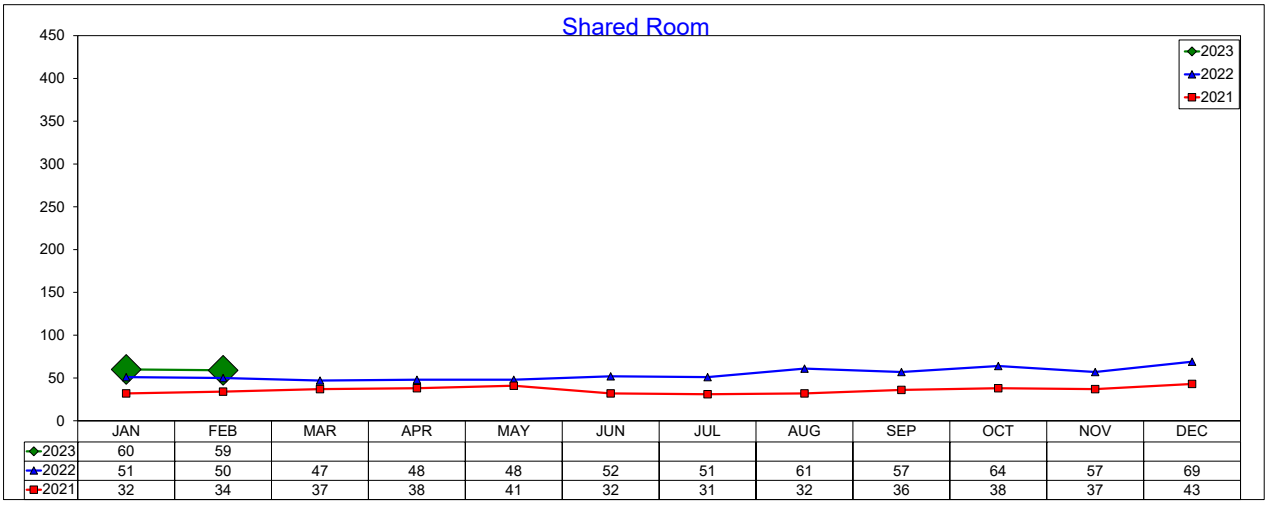
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	268	288										
2022	242	211	243	289	328	329	309	303	319	302	305	295
2021	218	161	219	253	211	176	185	194	199	233	242	247

Private Room



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	115	105										
2022	89	73	95	102	115	118	126	113	115	126	112	118
2021	114	112	112	115	107	106	101	108	105	116	108	98

Shared Room



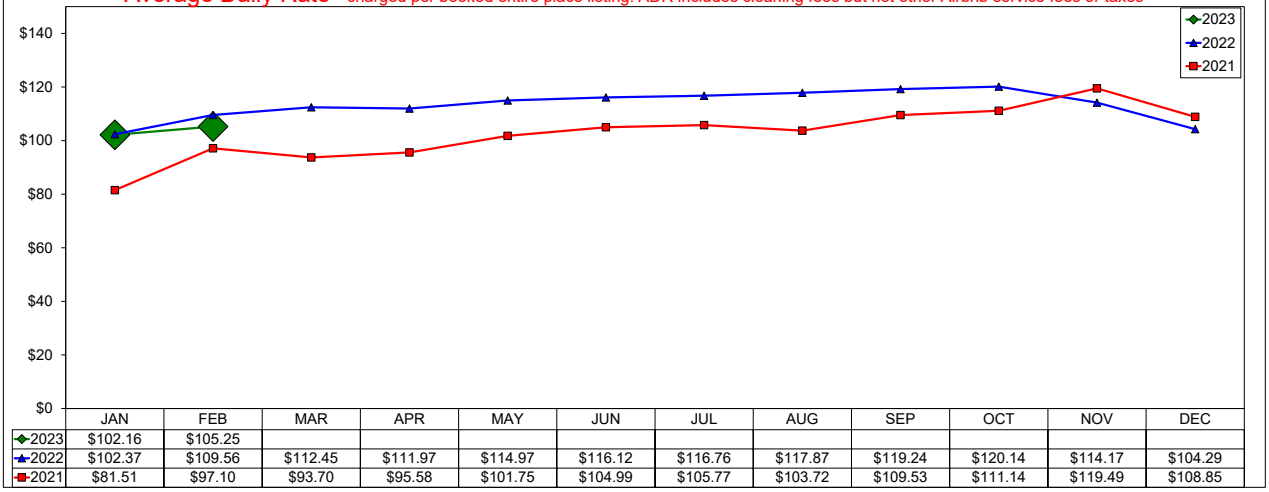
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	60	59										
2022	51	50	47	48	48	52	51	61	57	64	57	69
2021	32	34	37	38	41	32	31	32	36	38	37	43

AirDNA - Hotel Comparable Subset

February 2023

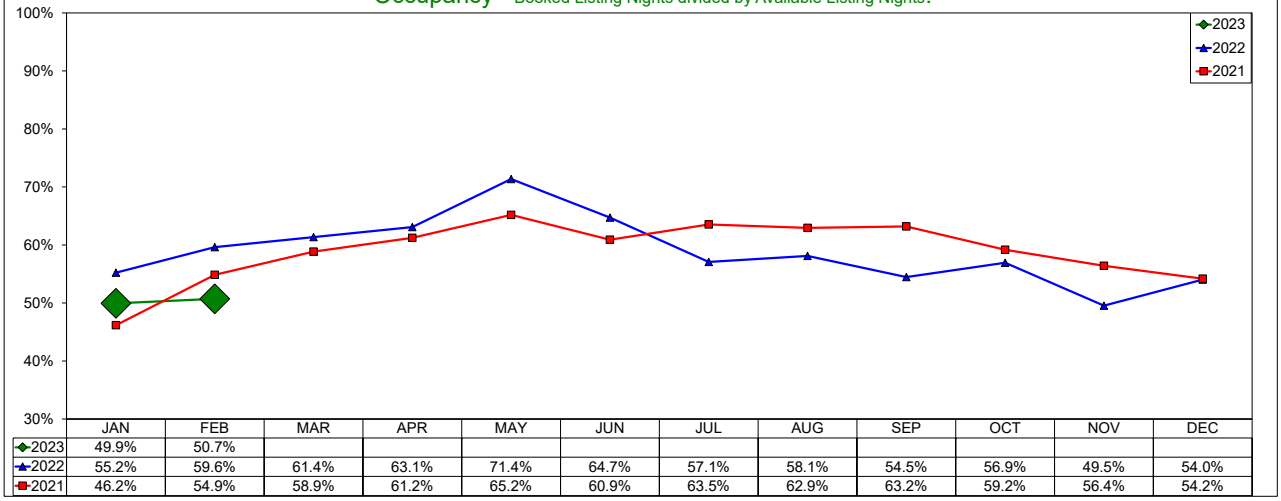
Studio and one bedroom entire place rentals only. AirDNA believes these are the type of listings most likely to compete directly with hotels

Average Daily Rate - charged per booked entire place listing. ADR includes cleaning fees but not other Airbnb service fees or taxes



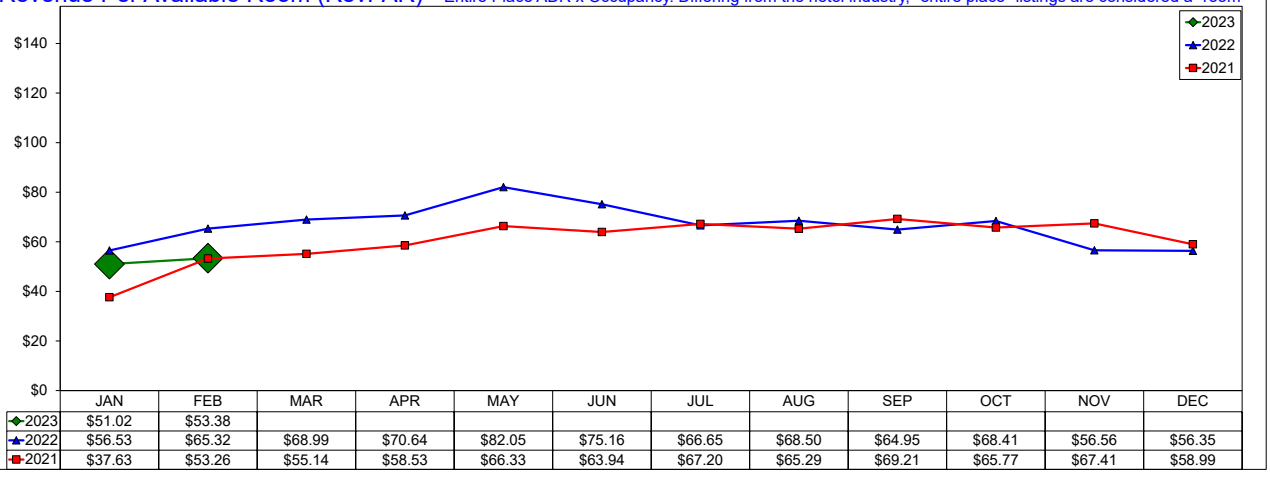
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	$102.16	$105.25										
2022	$102.37	$109.56	$112.45	$111.97	$114.97	$116.12	$116.76	$117.87	$119.24	$120.14	$114.17	$104.29
2021	$81.51	$97.10	$93.70	$95.58	$101.75	$104.99	$105.77	$103.72	$109.53	$111.14	$119.49	$108.85

Occupancy - Booked Listing Nights divided by Available Listing Nights.



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	49.9%	50.7%										
2022	55.2%	59.6%	61.4%	63.1%	71.4%	64.7%	57.1%	58.1%	54.5%	56.9%	49.5%	54.0%
2021	46.2%	54.9%	58.9%	61.2%	65.2%	60.9%	63.5%	62.9%	63.2%	59.2%	56.4%	54.2%

Revenue Per Available Room (RevPAR) - Entire Place ADR x Occupancy. Differing from the hotel industry, "entire place" listings are considered a "room"

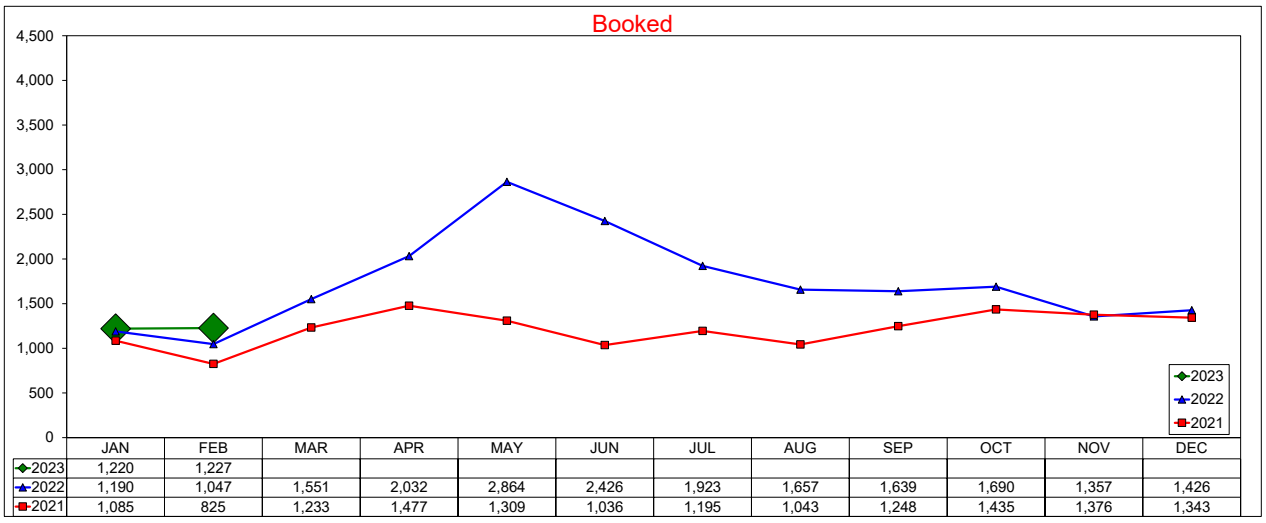


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	$51.02	$53.38										
2022	$56.53	$65.32	$68.99	$70.64	$82.05	$75.16	$66.65	$68.50	$64.95	$68.41	$56.56	$56.35
2021	$37.63	$53.26	$55.14	$58.53	$66.33	$63.94	$67.20	$65.29	$69.21	$65.77	$67.41	$58.99

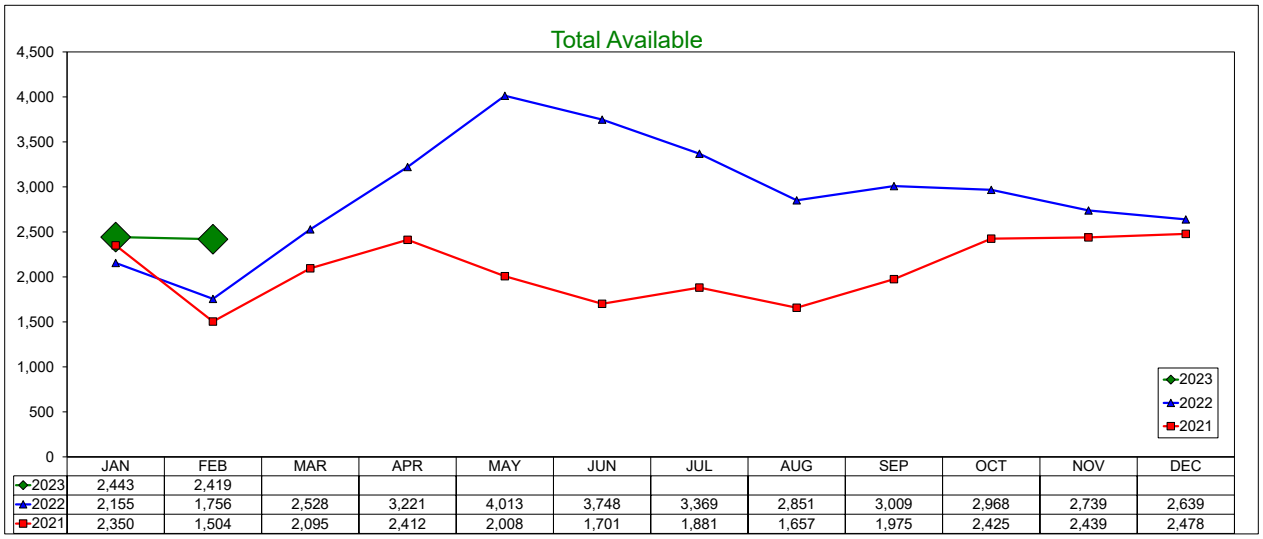
AirDNA - Room Nights - Hotel Comparable Subset

February 2023

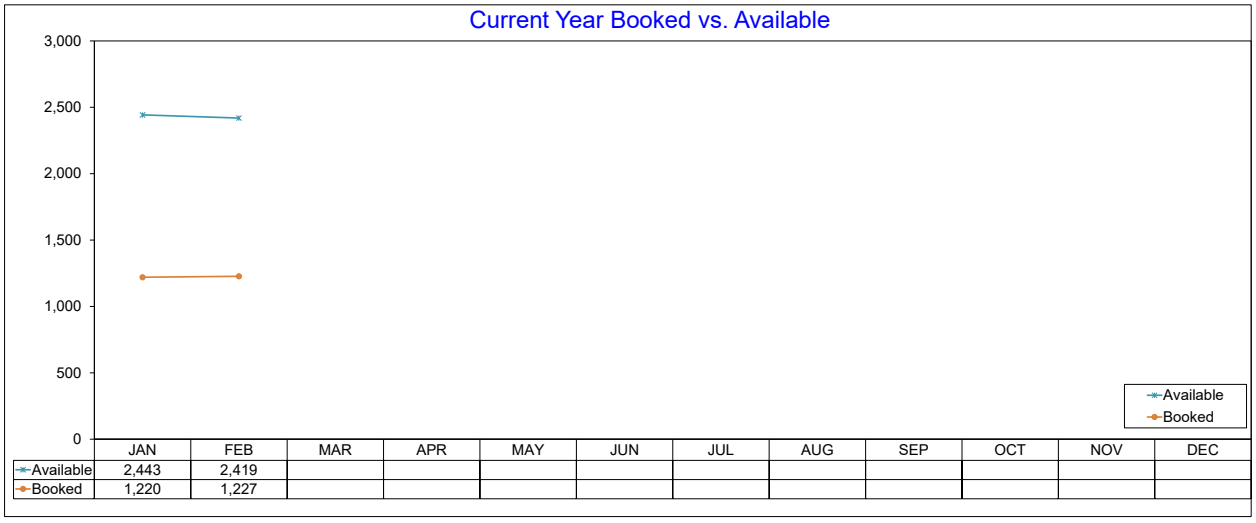
Same as Listing Nights, due to the 1:1 relationship for hotel comparable rooms being 1-bedroom or studio



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	1,220	1,227										
2022	1,190	1,047	1,551	2,032	2,864	2,426	1,923	1,657	1,639	1,690	1,357	1,426
2021	1,085	825	1,233	1,477	1,309	1,036	1,195	1,043	1,248	1,435	1,376	1,343



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	2,443	2,419										
2022	2,155	1,756	2,528	3,221	4,013	3,748	3,369	2,851	3,009	2,968	2,739	2,639
2021	2,350	1,504	2,095	2,412	2,008	1,701	1,881	1,657	1,975	2,425	2,439	2,478

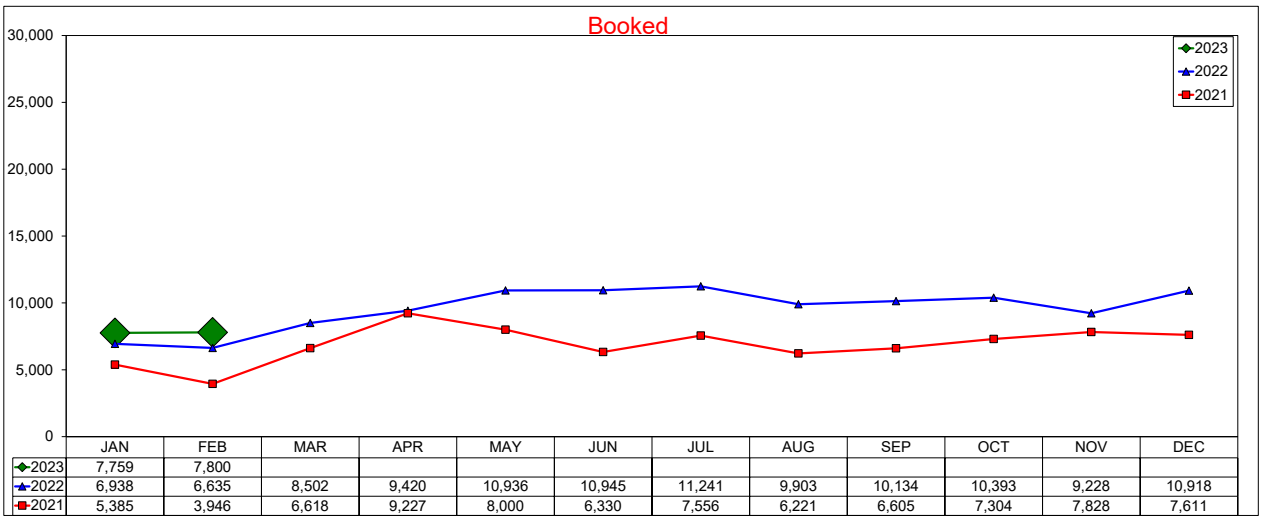


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Available	2,443	2,419										
Booked	1,220	1,227										

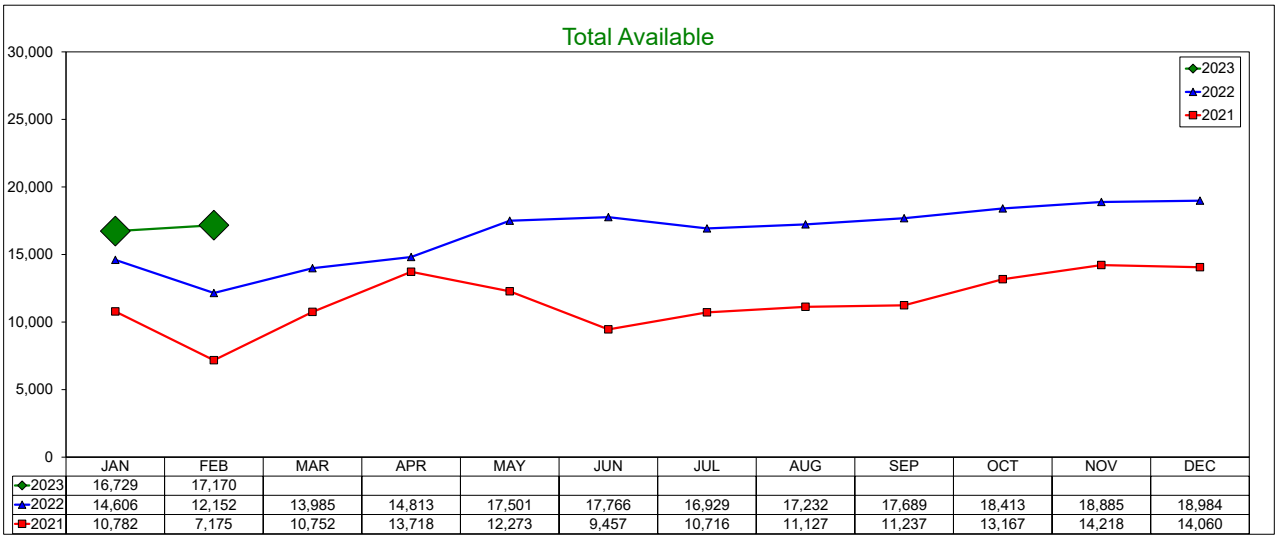
AirDNA - Room Nights - Entire Place

February 2023

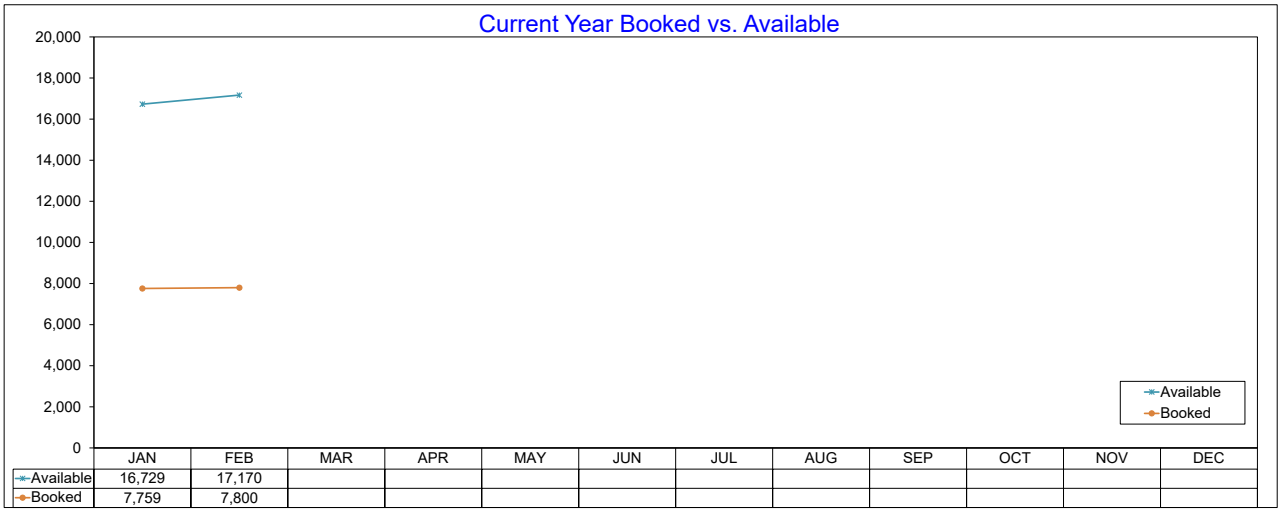
Listing Nights multiplied by the number of bedrooms in each listing



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	7,759	7,800										
2022	6,938	6,635	8,502	9,420	10,936	10,945	11,241	9,903	10,134	10,393	9,228	10,918
2021	5,385	3,946	6,618	9,227	8,000	6,330	7,556	6,221	6,605	7,304	7,828	7,611



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	16,729	17,170										
2022	14,606	12,152	13,985	14,813	17,501	17,766	16,929	17,232	17,689	18,413	18,885	18,984
2021	10,782	7,175	10,752	13,718	12,273	9,457	10,716	11,127	11,237	13,167	14,218	14,060



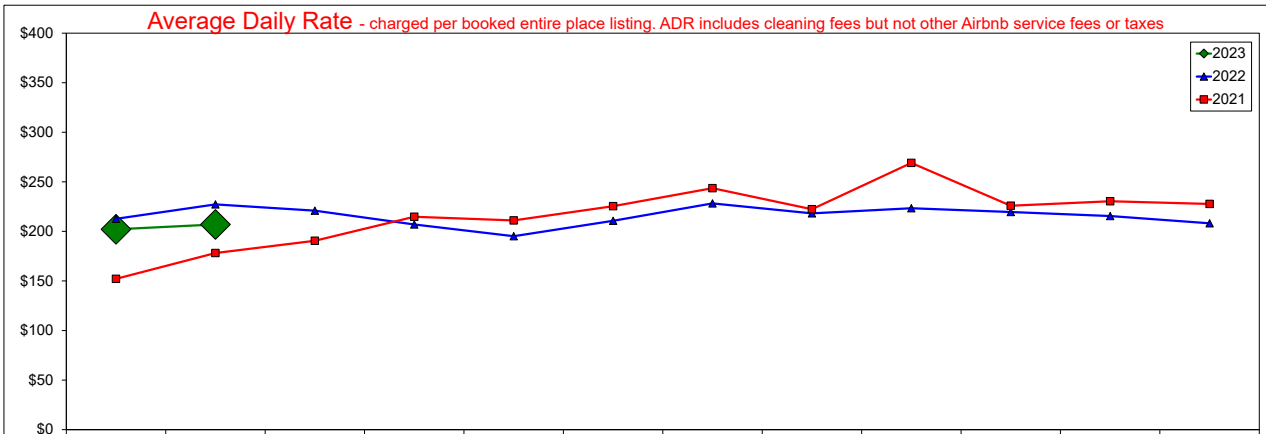
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Available	16,729	17,170										
Booked	7,759	7,800										

AirDNA - Entire Place

February 2023

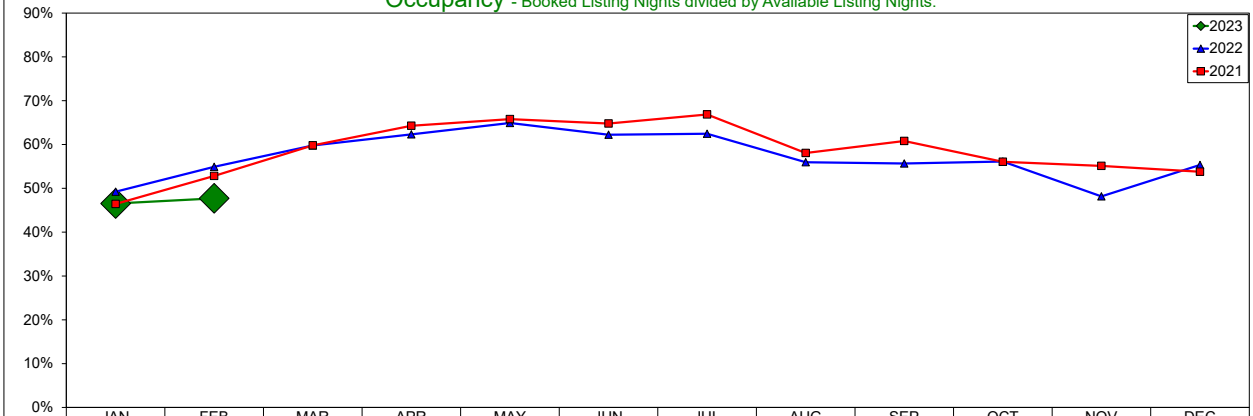
Entire Place (one or more bedroom) Rentals - Excludes Shared Rooms & Private Rooms

Average Daily Rate - charged per booked entire place listing. ADR includes cleaning fees but not other Airbnb service fees or taxes



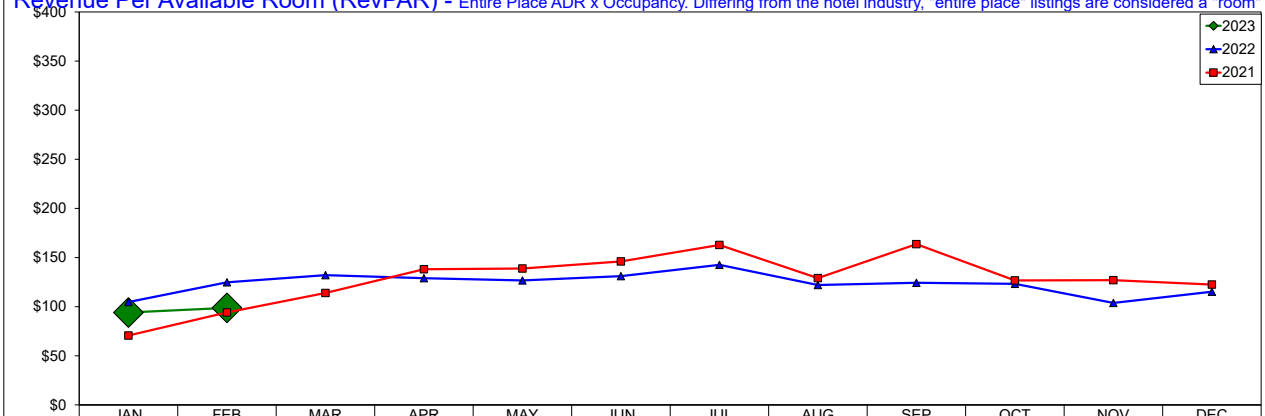
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	$202.11	$207.01										
2022	$212.65	$227.23	$220.94	$207.03	$195.15	$210.66	$228.24	$218.17	$223.32	$219.55	$215.51	$208.17
2021	$152.13	$178.14	$190.52	$214.81	$211.07	$225.42	$243.57	$222.33	$269.08	$225.91	$230.42	$227.67

Occupancy - Booked Listing Nights divided by Available Listing Nights.



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	46.5%	47.7%										
2022	49.2%	54.9%	59.8%	62.3%	64.9%	62.2%	62.5%	56.0%	55.7%	56.1%	48.2%	55.4%
2021	46.4%	52.8%	59.8%	64.3%	65.8%	64.8%	66.9%	58.1%	60.8%	56.1%	55.1%	53.8%

Revenue Per Available Room (RevPAR) - Entire Place ADR x Occupancy. Differing from the hotel industry, "entire place" listings are considered a "room"



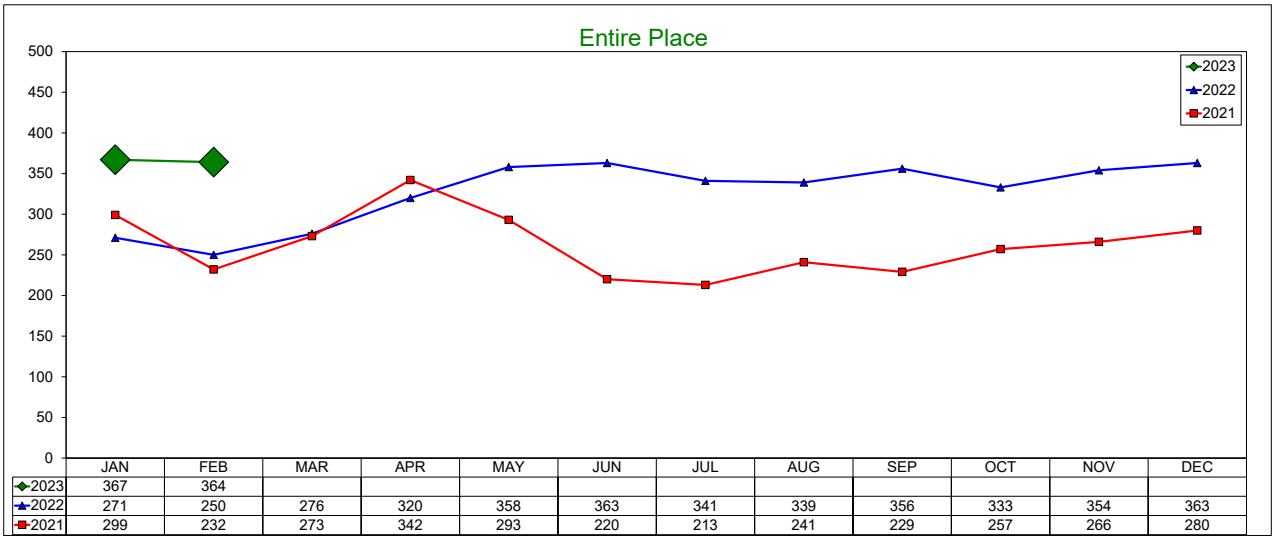
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	$94.06	$98.78										
2022	$104.71	$124.81	$132.07	$129.01	$126.69	$131.09	$142.58	$122.07	$124.34	$123.21	$103.80	$115.23
2021	$70.64	$94.11	$113.92	$138.07	$138.86	$146.04	$162.84	$129.11	$163.63	$126.67	$126.99	$122.47

AirDNA - Total Available Listings

February 2023

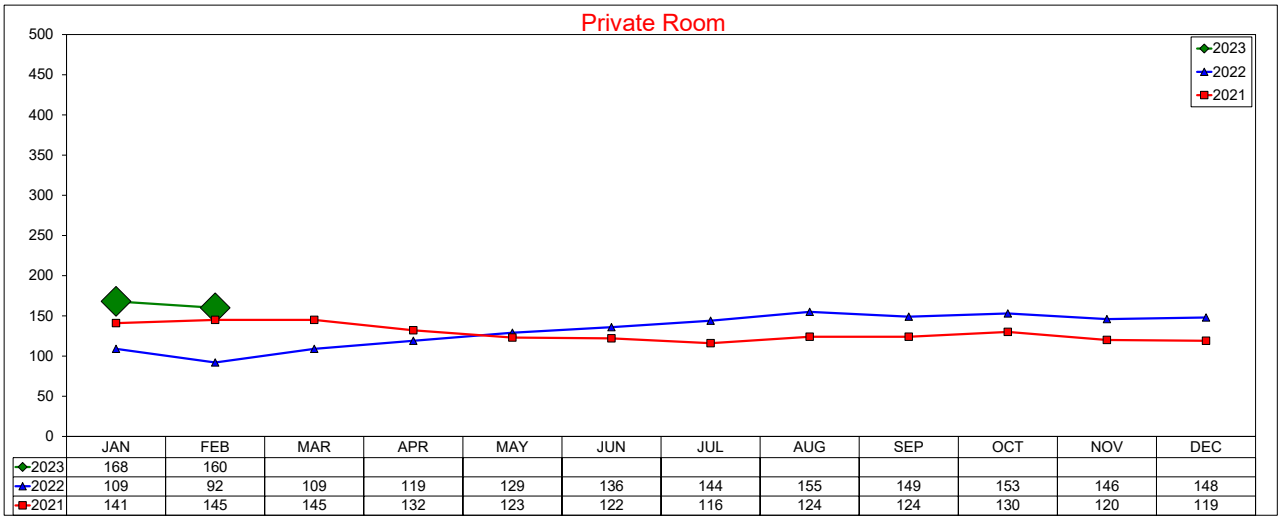
The count of Airbnb listings that were advertised for rent during the month or had a booked day in the month

Entire Place



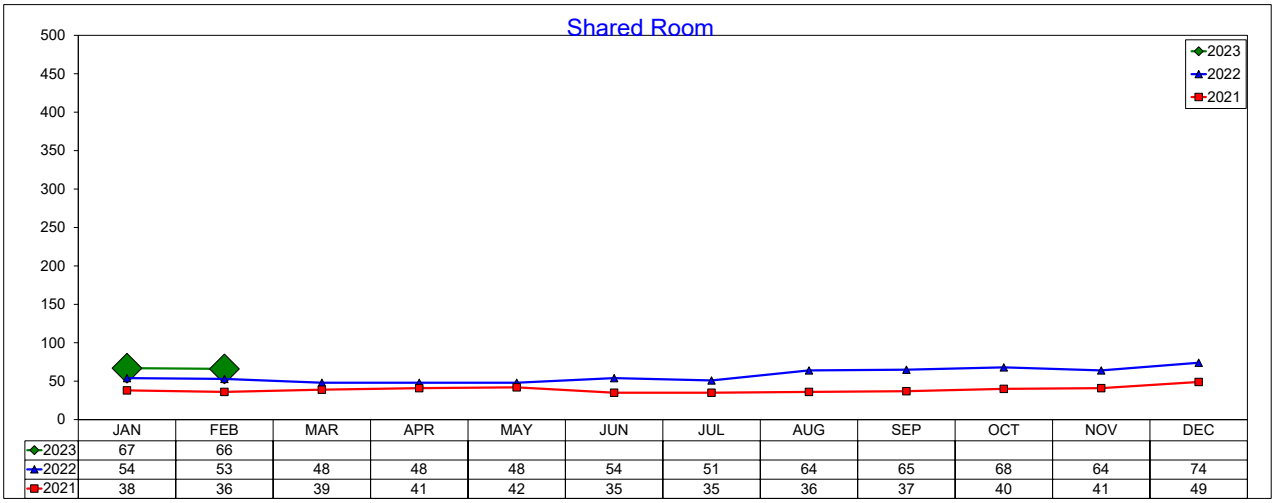
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	367	364										
2022	271	250	276	320	358	363	341	339	356	333	354	363
2021	299	232	273	342	293	220	213	241	229	257	266	280

Private Room



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	168	160										
2022	109	92	109	119	129	136	144	155	149	153	146	148
2021	141	145	145	132	123	122	116	124	124	130	120	119

Shared Room

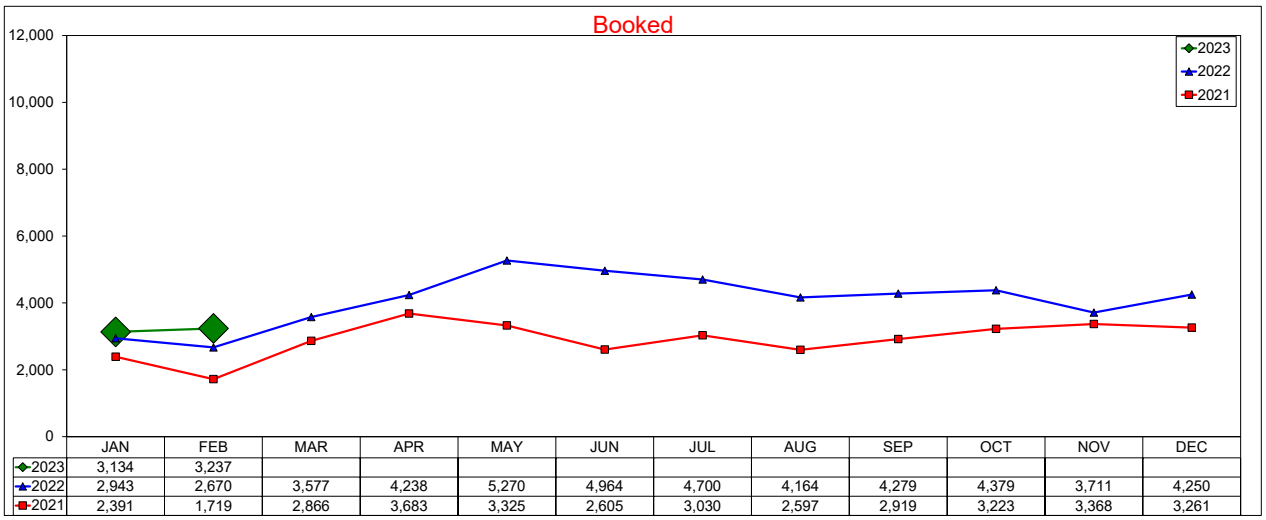


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	67	66										
2022	54	53	48	48	48	54	51	64	65	68	64	74
2021	38	36	39	41	42	35	35	36	37	40	41	49

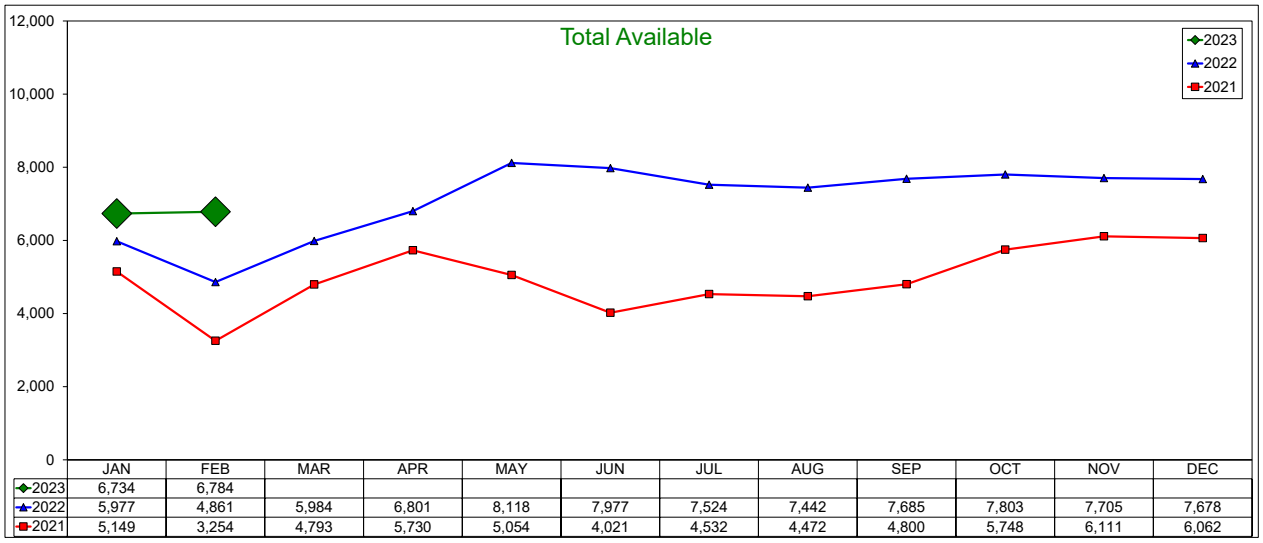
AirDNA - Listing Nights

February 2023

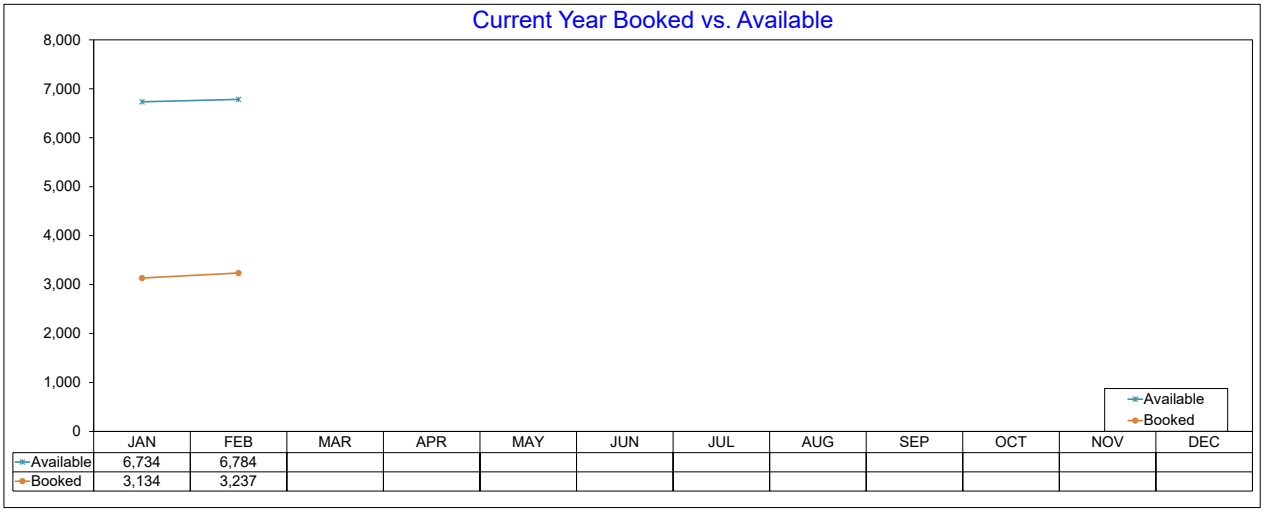
The sum of all listings that were available for rent, and had at least one booking during the month



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	3,134	3,237										
2022	2,943	2,670	3,577	4,238	5,270	4,964	4,700	4,164	4,279	4,379	3,711	4,250
2021	2,391	1,719	2,866	3,683	3,325	2,605	3,030	2,597	2,919	3,223	3,368	3,261



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	6,734	6,784										
2022	5,977	4,861	5,984	6,801	8,118	7,977	7,524	7,442	7,685	7,803	7,705	7,678
2021	5,149	3,254	4,793	5,730	5,054	4,021	4,532	4,472	4,800	5,748	6,111	6,062



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Available	6,734	6,784										
Booked	3,134	3,237										