# Monthly & YTD AirBNB Data

## August 2019

| Entire Place | A.D.R. | | | | OCCUPANCY | | | | RevPAR | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Current | % Chg | YTD | % Chg | Current | % Chg | YTD | % Chg | Current | % Chg | YTD | % Chg |
| JANUARY | 148.03 | 3.7% | 148.03 | 3.7% | 48.5% | -24.2% | 48.5% | -24.2% | 71.81 | -21.4% | 71.81 | -21.4% |
| FEBRUARY | 145.41 | -2.0% | 146.75 | 1.0% | 53.9% | -4.9% | 51.0% | -15.5% | 78.39 | -6.8% | 74.85 | -14.7% |
| MAR | 202.06 | 33.8% | 170.55 | 15.4% | 66.0% | -1.9% | 56.5% | -10.5% | 133.44 | 31.3% | 96.43 | 3.3% |
| APRIL | 181.03 | 23.0% | 173.63 | 17.6% | 61.1% | -9.1% | 57.8% | -10.1% | 110.58 | 11.8% | 100.37 | 5.7% |
| MAY | 195.54 | 9.8% | 179.05 | 16.1% | 61.6% | 12.3% | 58.7% | -5.3% | 120.45 | 23.3% | 105.10 | 9.9% |
| JUNE | 199.59 | 10.4% | 183.08 | 14.5% | 73.7% | -2.3% | 61.1% | -5.1% | 147.04 | 7.9% | 111.94 | 8.6% |
| JULY | 214.55 | 20.0% | 188.45 | 15.2% | 71.5% | 2.6% | 62.7% | -4.1% | 153.40 | 23.1% | 118.13 | 10.5% |
| AUGUST | 212.86 | 40.7% | 192.35 | 19.0% | 61.5% | 0.0% | 62.5% | -3.5% | 130.87 | 40.8% | 120.20 | 14.9% |
| SEPTEMBER | | | | | | | | | | | | |
| OCTOBER | | | | | | | | | | | | |
| NOVEMBER | | | | | | | | | | | | |
| DECEMBER | | | | | | | | | | | | |

| Hotel Comparable | A.D.R. | | | | OCCUPANCY | | | | RevPAR | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Current | % Chg | YTD | % Chg | Current | % Chg | YTD | % Chg | Current | % Chg | YTD | % Chg |
| JANUARY | 83.69 | -6.1% | 83.69 | -6.1% | 60.7% | -4.8% | 60.7% | -4.8% | 50.81 | -10.6% | 50.81 | -10.6% |
| FEBRUARY | 82.08 | -6.9% | 82.79 | -6.6% | 70.8% | 26.5% | 66.0% | 10.0% | 58.14 | 17.8% | 54.62 | 2.7% |
| MAR | 89.48 | 11.0% | 85.22 | 0.0% | 71.7% | 3.4% | 67.9% | 6.7% | 64.13 | 14.9% | 57.90 | 6.8% |
| APRIL | 83.64 | 1.2% | 84.80 | 0.4% | 58.2% | -17.0% | 65.0% | -0.6% | 48.67 | -16.1% | 55.12 | -0.2% |
| MAY | 87.24 | -2.8% | 85.30 | -0.2% | 56.3% | 7.8% | 63.0% | 0.9% | 49.16 | 4.8% | 53.74 | 0.7% |
| JUNE | 84.92 | -6.4% | 85.23 | -1.5% | 67.1% | -6.5% | 63.7% | -0.7% | 57.02 | -12.5% | 54.30 | -2.1% |
| JULY | 81.69 | -5.1% | 84.76 | -1.9% | 68.4% | -0.5% | 64.3% | -0.9% | 55.86 | -5.6% | 54.49 | -2.8% |
| AUGUST | 90.44 | 5.6% | 85.52 | -0.9% | 56.0% | -18.6% | 63.0% | -3.7% | 50.61 | -14.0% | 53.91 | -4.6% |
| SEPTEMBER | | | | | | | | | | | | |
| OCTOBER | | | | | | | | | | | | |
| NOVEMBER | | | | | | | | | | | | |
| DECEMBER | | | | | | | | | | | | |

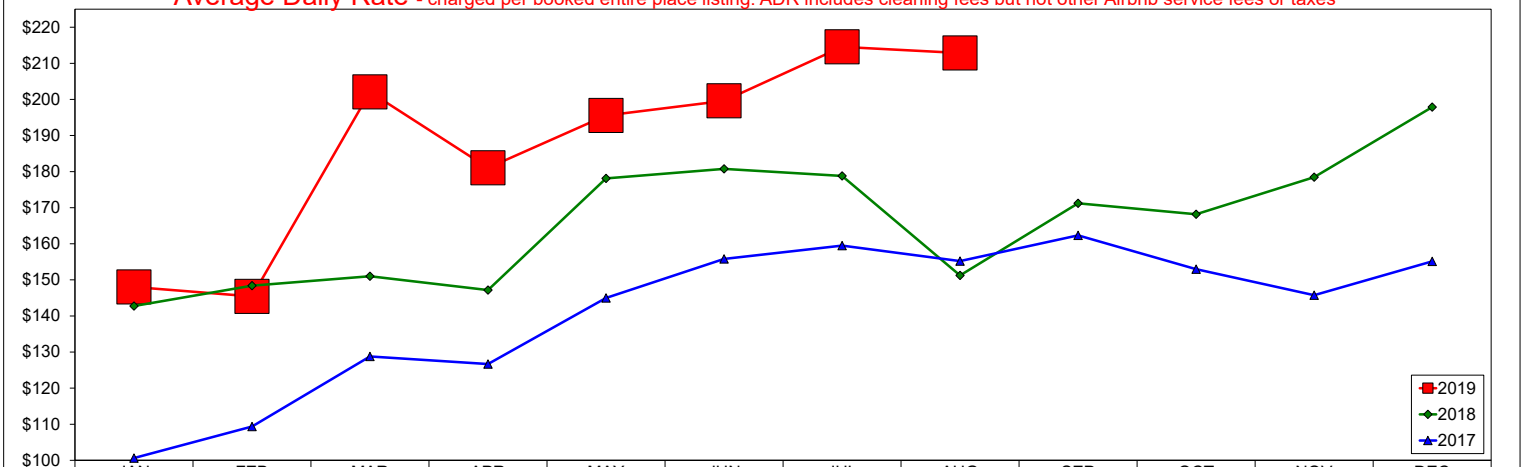
Note: The "Change %" column refers to the change from the prior year's figure.

# AirBNB - Entire Place

## August 2019

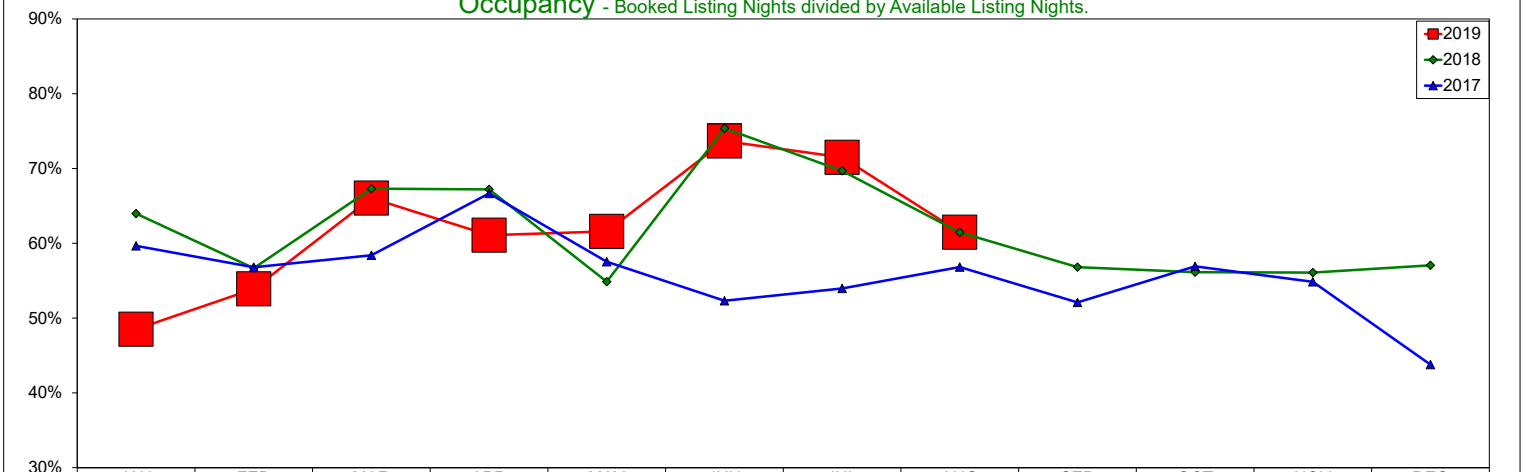
### Entire Place (one or more bedroom) Rentals - Excludes Shared Rooms & Private Rooms

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



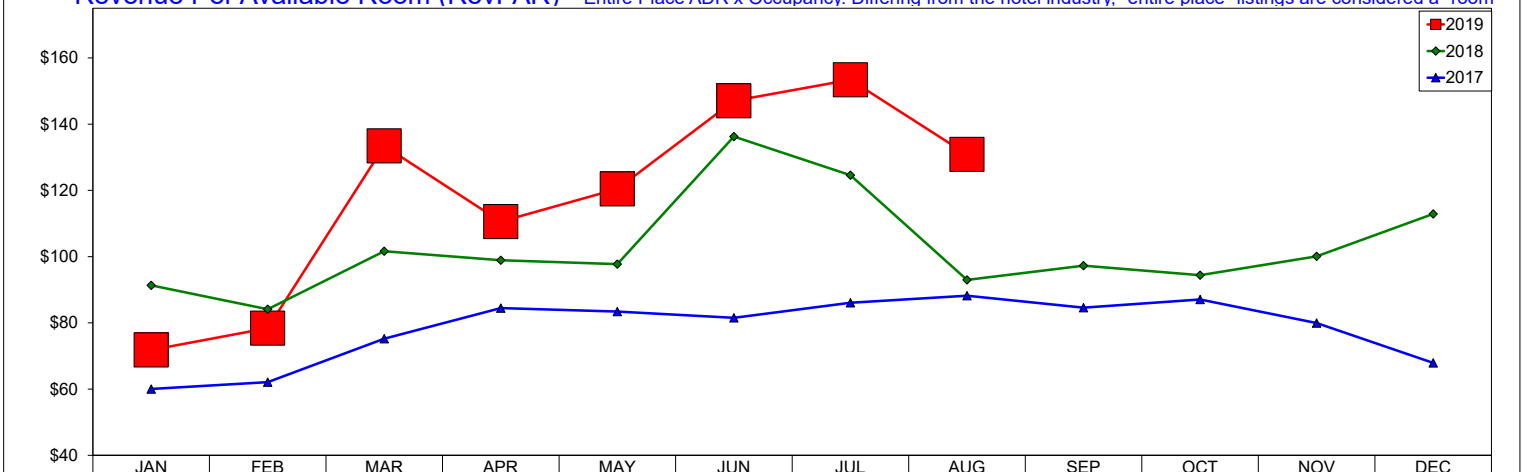

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | $148.03 | $145.41 | $202.06 | $181.03 | $195.54 | $199.59 | $214.55 | $212.86 | | | | |
| 2018 | $142.75 | $148.40 | $151.00 | $147.18 | $178.11 | $180.76 | $178.81 | $151.23 | $171.21 | $168.17 | $178.44 | $197.86 |
| 2017 | $100.63 | $109.35 | $128.78 | $126.68 | $144.98 | $155.81 | $159.49 | $155.22 | $162.33 | $152.97 | $145.74 | $155.13 |

**Occupancy** - Booked Listing Nights divided by Available Listing Nights.




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 48.5% | 53.9% | 66.0% | 61.1% | 61.6% | 73.7% | 71.5% | 61.5% | | | | |
| 2018 | 64.0% | 56.7% | 67.3% | 67.2% | 54.9% | 75.4% | 69.7% | 61.5% | 56.8% | 56.1% | 56.1% | 57.1% |
| 2017 | 59.7% | 56.8% | 58.4% | 66.7% | 57.5% | 52.3% | 54.0% | 56.8% | 52.1% | 56.9% | 54.8% | 43.8% |

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



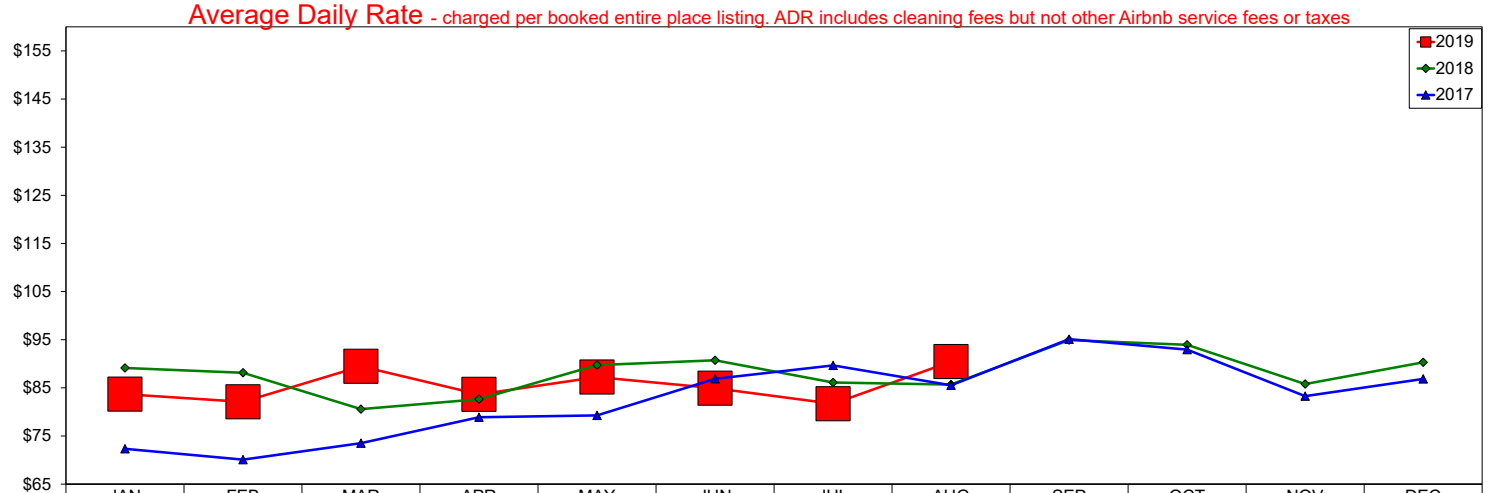

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | $71.81 | $78.39 | $133.44 | $110.58 | $120.45 | $147.04 | $153.40 | $130.87 | | | | |
| 2018 | $91.33 | $84.11 | $101.63 | $98.92 | $97.72 | $136.25 | $124.60 | $92.96 | $97.27 | $94.41 | $100.09 | $112.90 |
| 2017 | $60.04 | $62.11 | $75.20 | $84.45 | $83.41 | $81.52 | $86.06 | $88.20 | $84.58 | $87.07 | $79.94 | $67.91 |

# AirBNB - Hotel Comparable Subset

## August 2019

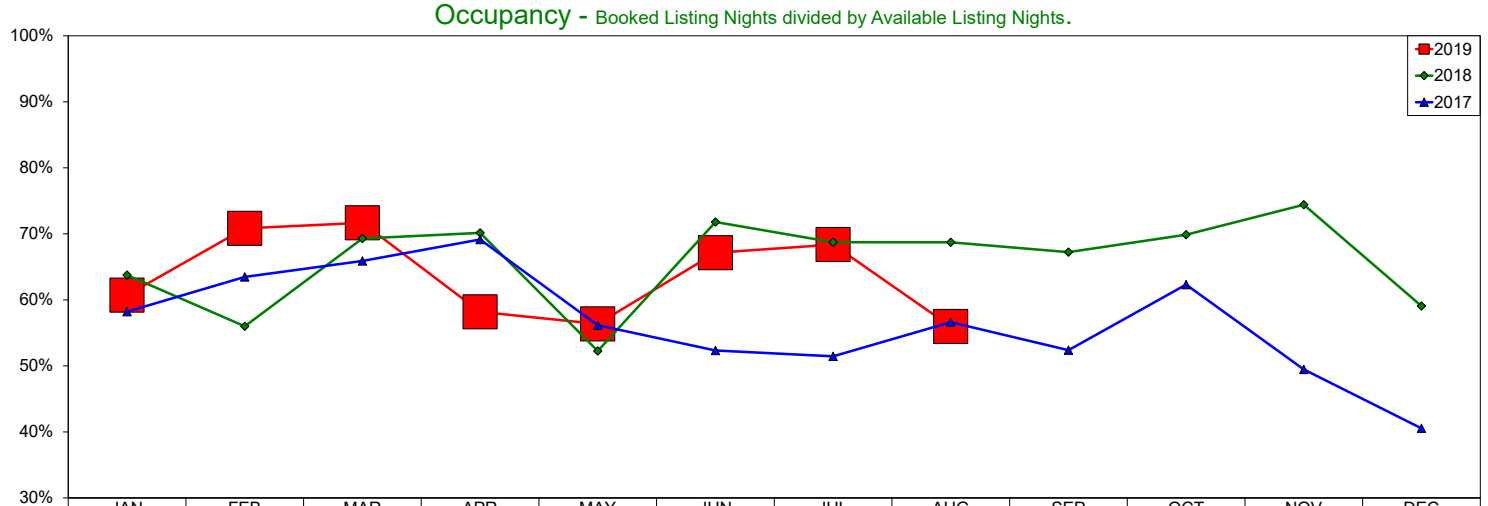
Studio and one bedroom entire place rentals only. AirDNA believes these are the type of listings most likely to compete directly with hotels

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



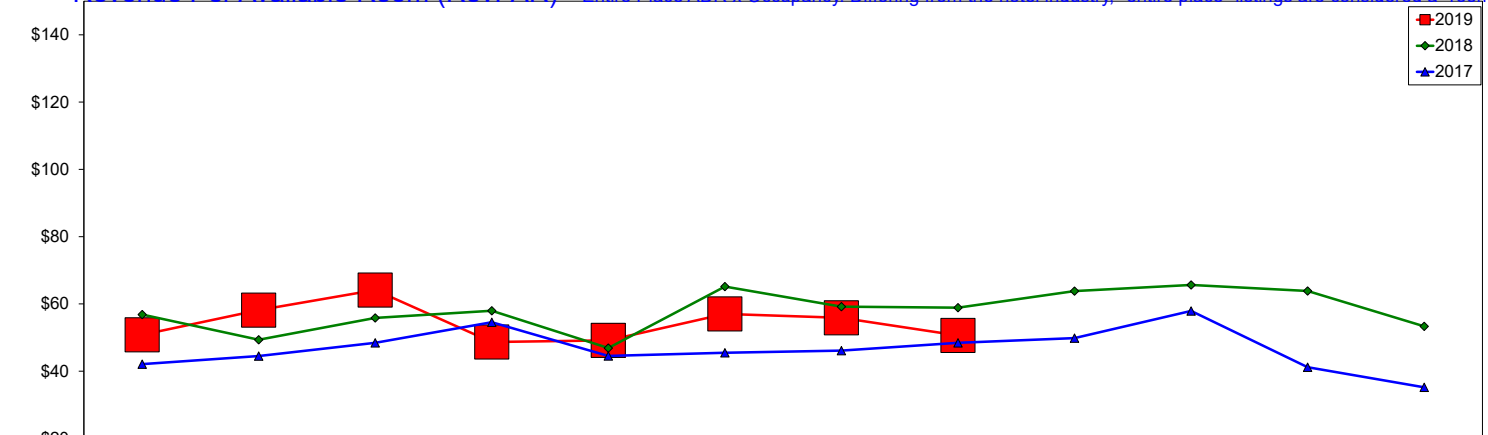

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | $83.69 | $82.08 | $89.48 | $83.64 | $87.24 | $84.92 | $81.69 | $90.44 | | | | |
| 2018 | $89.13 | $88.13 | $80.58 | $82.65 | $89.72 | $90.73 | $86.10 | $85.68 | $94.93 | $93.94 | $85.78 | $90.30 |
| 2017 | $72.33 | $70.09 | $73.51 | $78.90 | $79.28 | $86.89 | $89.66 | $85.53 | $95.12 | $92.95 | $83.28 | $86.84 |

### Occupancy - Booked Listing Nights divided by Available Listing Nights.




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 60.7% | 70.8% | 71.7% | 58.2% | 56.3% | 67.1% | 68.4% | 56.0% | | | | |
| 2018 | 63.8% | 56.0% | 69.3% | 70.1% | 52.3% | 71.8% | 68.7% | 68.7% | 67.2% | 69.9% | 74.4% | 59.1% |
| 2017 | 58.2% | 63.5% | 65.9% | 69.1% | 56.2% | 52.3% | 51.4% | 56.6% | 52.4% | 62.3% | 49.5% | 40.5% |

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



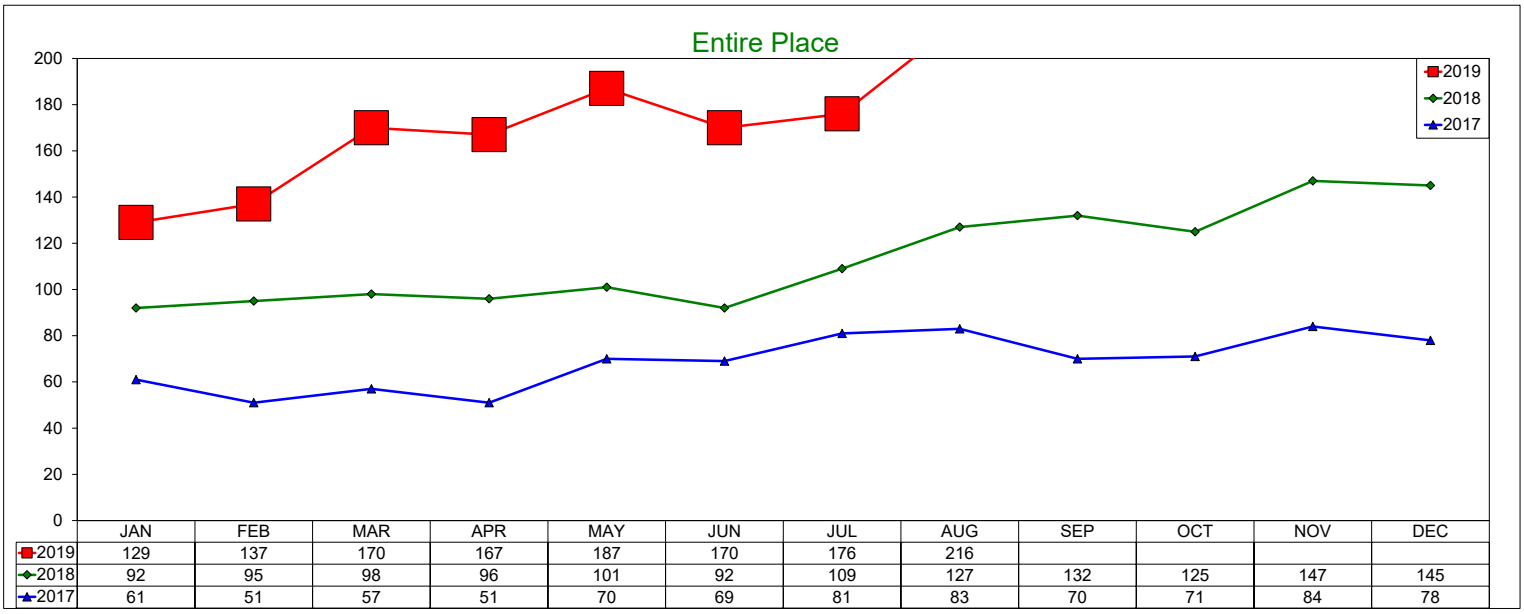

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | $50.81 | $58.14 | $64.13 | $48.67 | $49.16 | $57.02 | $55.86 | $50.61 | | | | |
| 2018 | $56.83 | $49.35 | $55.83 | $57.98 | $46.88 | $65.14 | $59.18 | $58.88 | $63.82 | $65.64 | $63.83 | $53.33 |
| 2017 | $42.11 | $44.49 | $48.44 | $54.56 | $44.53 | $45.47 | $46.13 | $48.42 | $49.82 | $57.91 | $41.18 | $35.20 |

# AirBNB - Total Available Listings

## August 2019

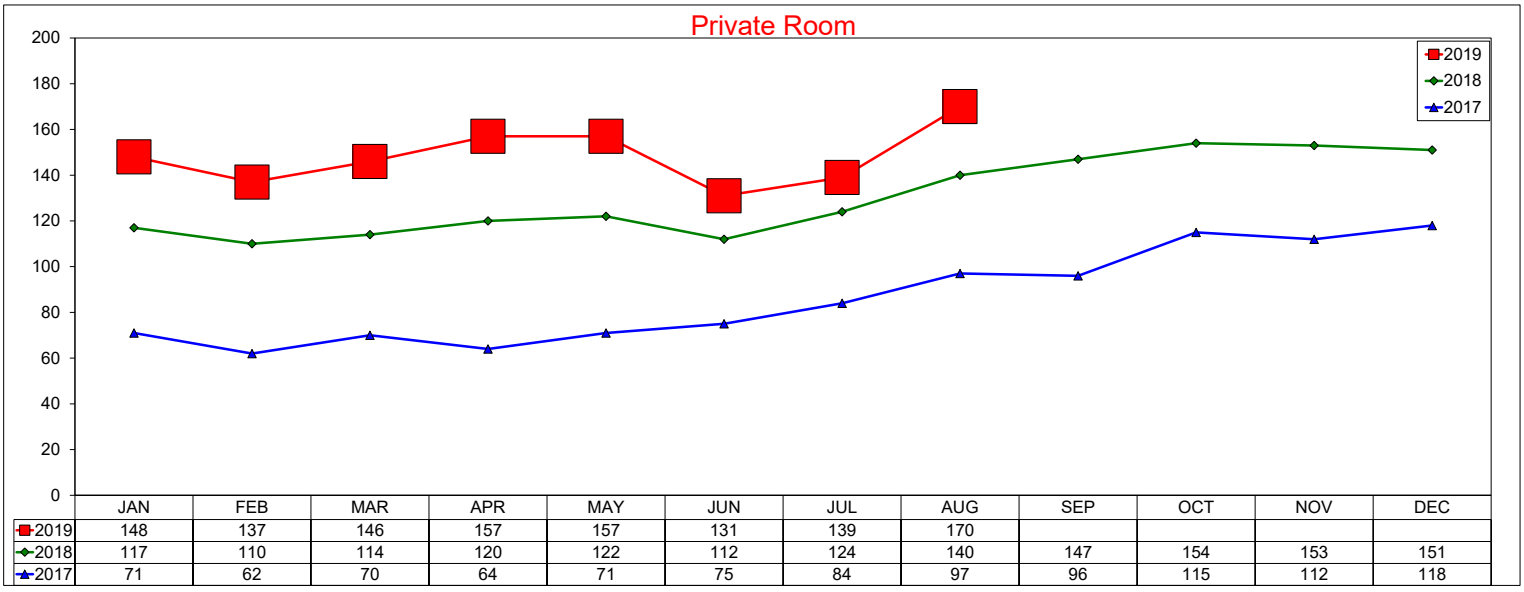
The count of Airbnb listings that were advertised for rent during the month or had a booked day in the month

### Entire Place



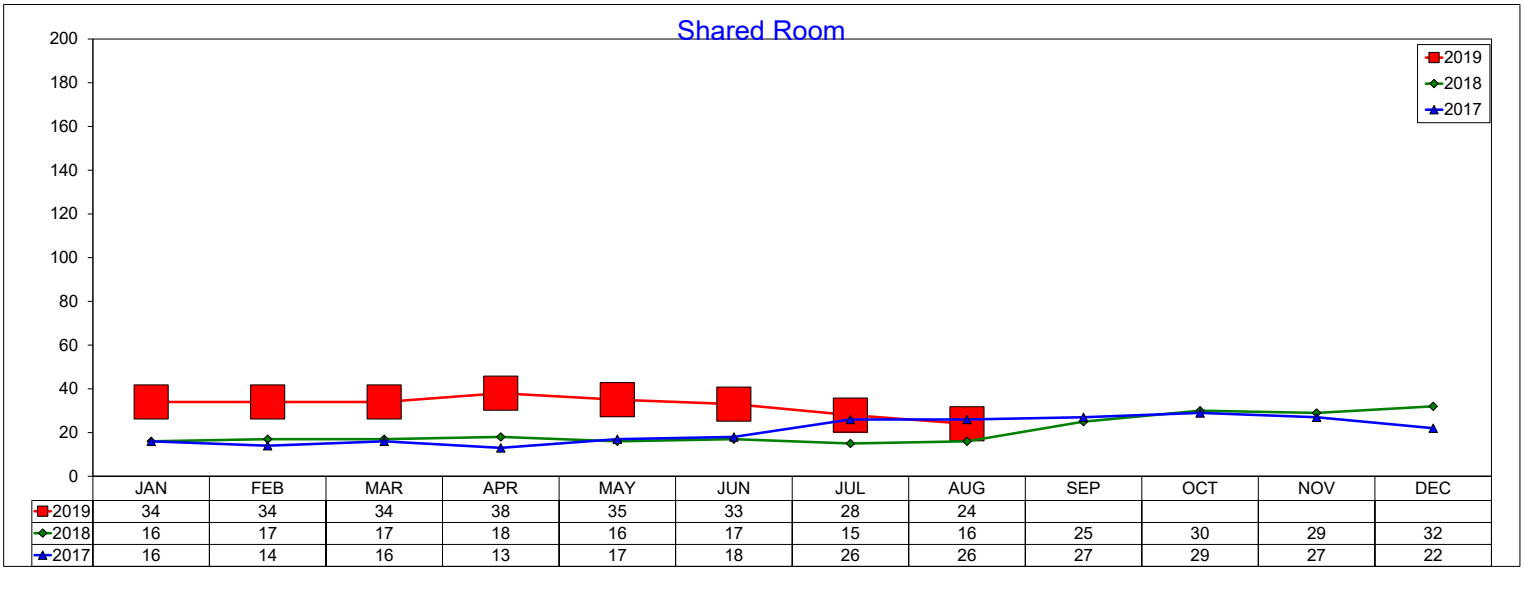

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 129 | 137 | 170 | 167 | 187 | 170 | 176 | 216 | | | | |
| 2018 | 92 | 95 | 98 | 96 | 101 | 92 | 109 | 127 | 132 | 125 | 147 | 145 |
| 2017 | 61 | 51 | 57 | 51 | 70 | 69 | 81 | 83 | 70 | 71 | 84 | 78 |

### Private Room




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 148 | 137 | 146 | 157 | 157 | 131 | 139 | 170 | | | | |
| 2018 | 117 | 110 | 114 | 120 | 122 | 112 | 124 | 140 | 147 | 154 | 153 | 151 |
| 2017 | 71 | 62 | 70 | 64 | 71 | 75 | 84 | 97 | 96 | 115 | 112 | 118 |

### Shared Room



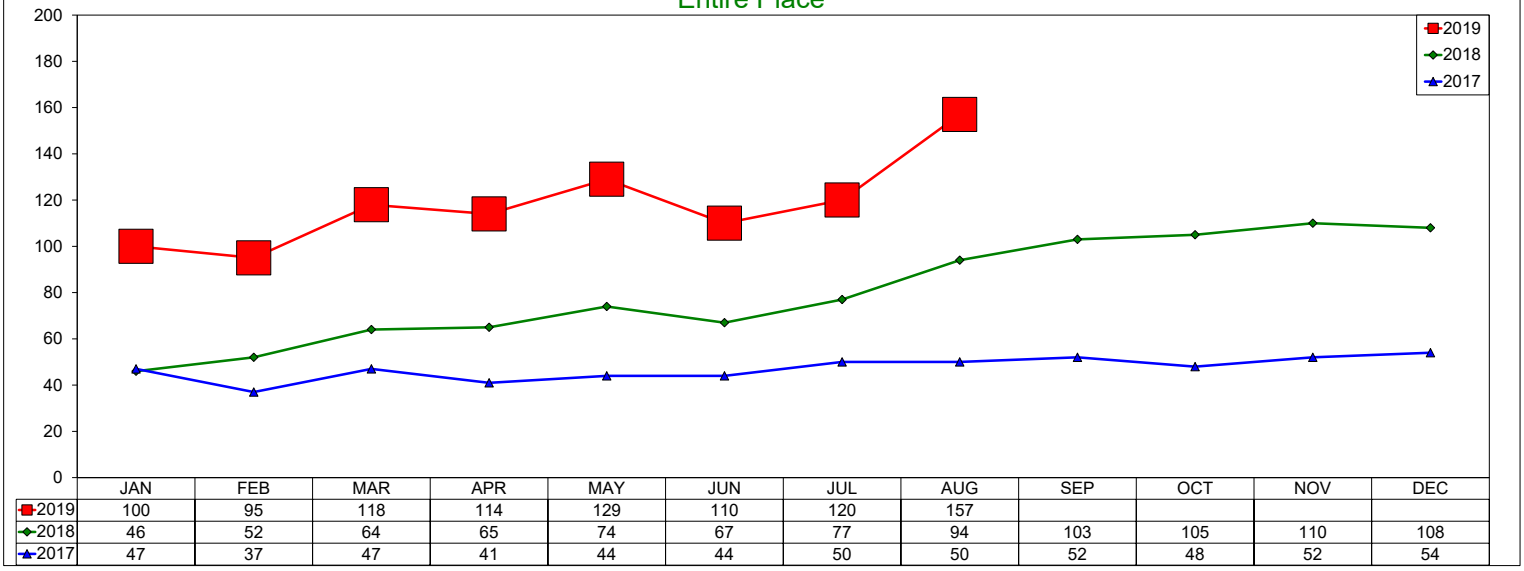

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 34 | 34 | 34 | 38 | 35 | 33 | 28 | 24 | | | | |
| 2018 | 16 | 17 | 17 | 18 | 16 | 17 | 15 | 16 | 25 | 30 | 29 | 32 |
| 2017 | 16 | 14 | 16 | 13 | 17 | 18 | 26 | 26 | 27 | 29 | 27 | 22 |

# AirBNB - Booked Listings

## August 2019

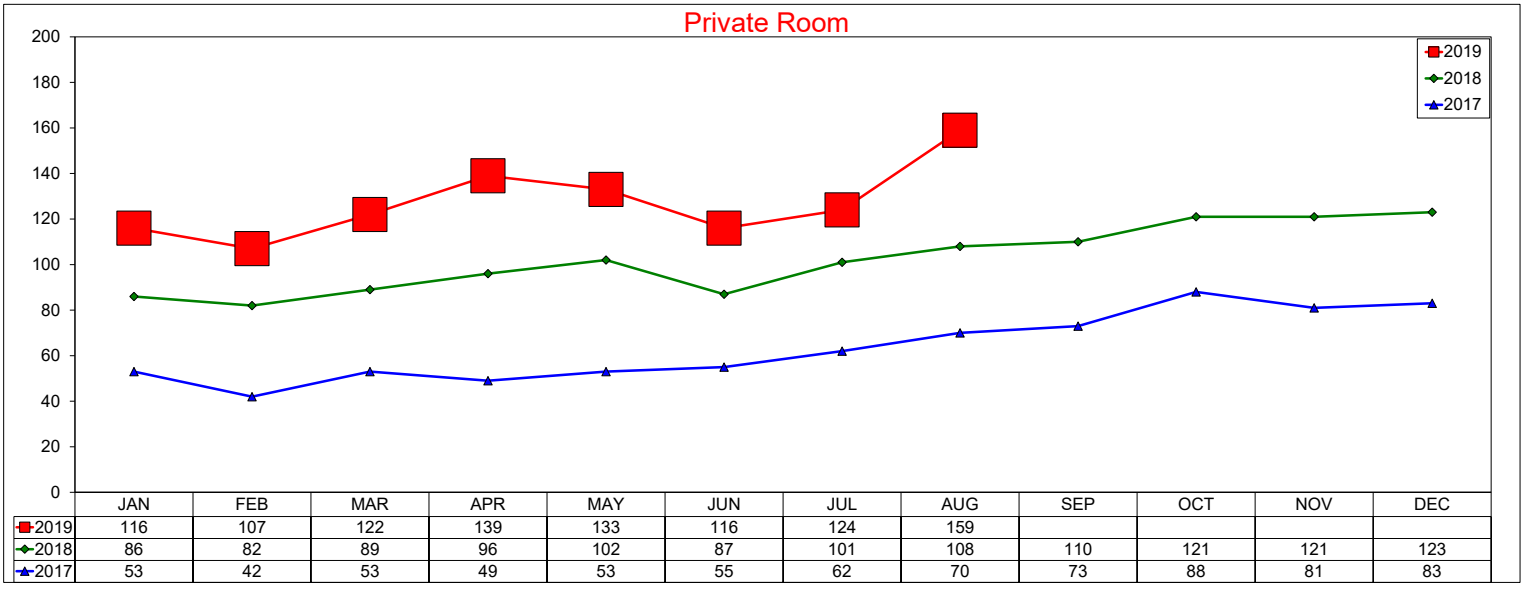
The count of Airbnb listings that had at least one booked day in the month

### Entire Place



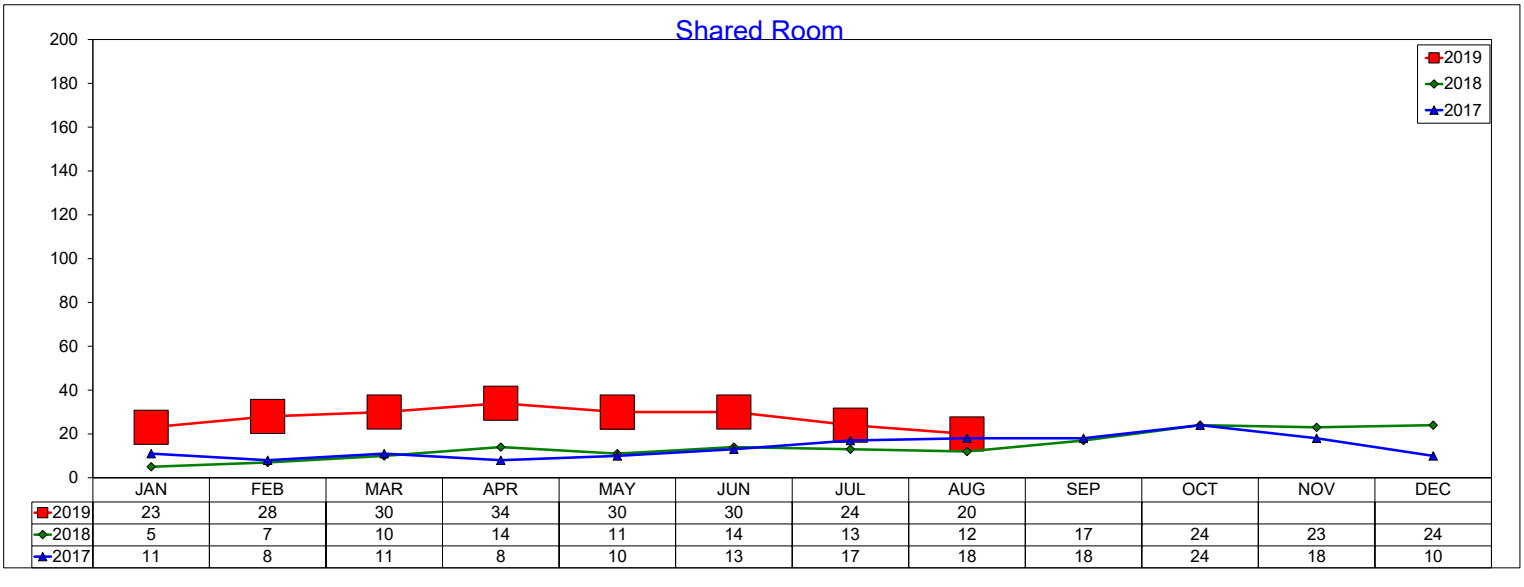

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 100 | 95 | 118 | 114 | 129 | 110 | 120 | 157 | | | | |
| 2018 | 46 | 52 | 64 | 65 | 74 | 67 | 77 | 94 | 103 | 105 | 110 | 108 |
| 2017 | 47 | 37 | 47 | 41 | 44 | 44 | 50 | 50 | 52 | 48 | 52 | 54 |

### Private Room




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 116 | 107 | 122 | 139 | 133 | 116 | 124 | 159 | | | | |
| 2018 | 86 | 82 | 89 | 96 | 102 | 87 | 101 | 108 | 110 | 121 | 121 | 123 |
| 2017 | 53 | 42 | 53 | 49 | 53 | 55 | 62 | 70 | 73 | 88 | 81 | 83 |

### Shared Room



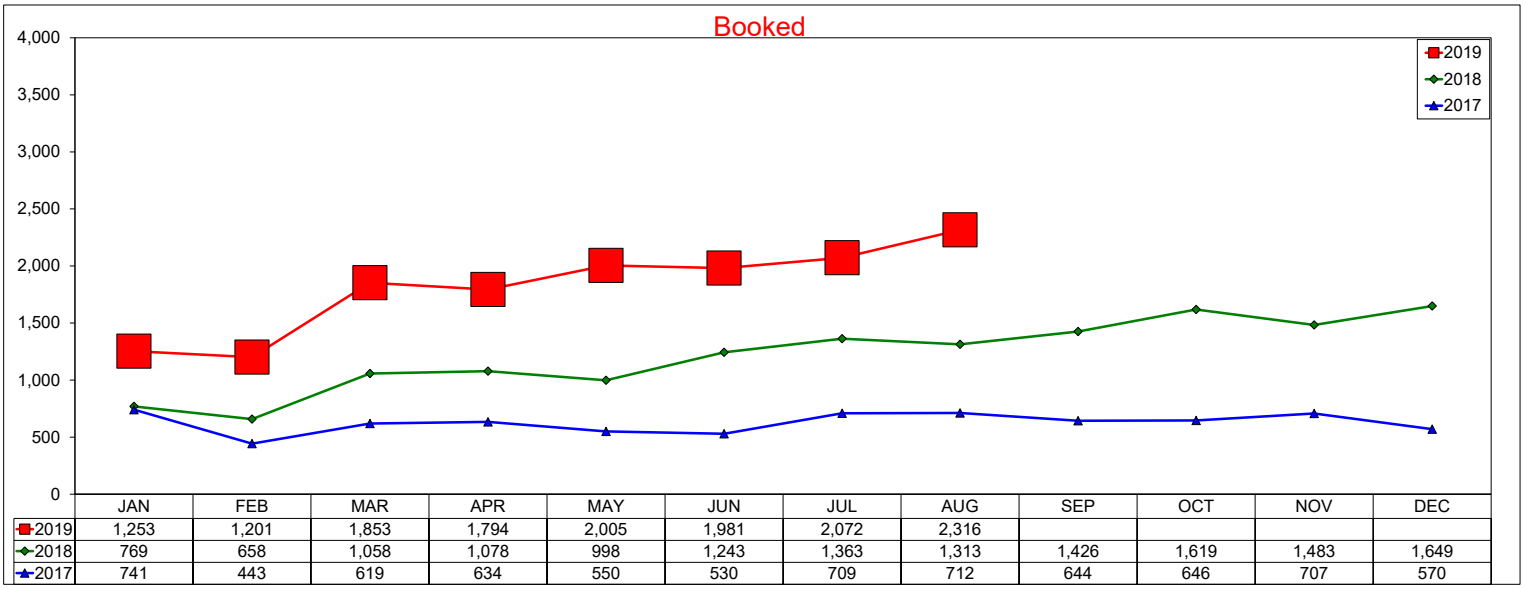

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 23 | 28 | 30 | 34 | 30 | 30 | 24 | 20 | | | | |
| 2018 | 5 | 7 | 10 | 14 | 11 | 14 | 13 | 12 | 17 | 24 | 23 | 24 |
| 2017 | 11 | 8 | 11 | 8 | 10 | 13 | 17 | 18 | 18 | 24 | 18 | 10 |

# AirBNB - Listing Nights

## August 2019

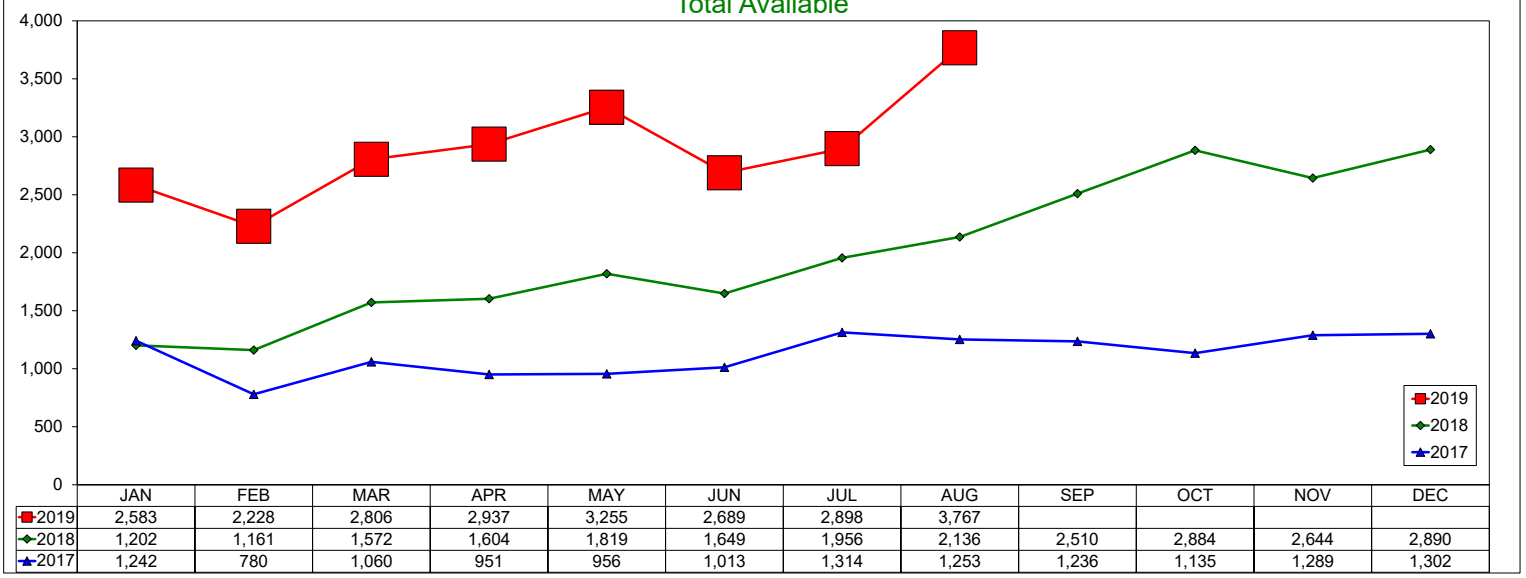
The sum of all listings that were available for rent, and had at least one booking during the month

### Booked



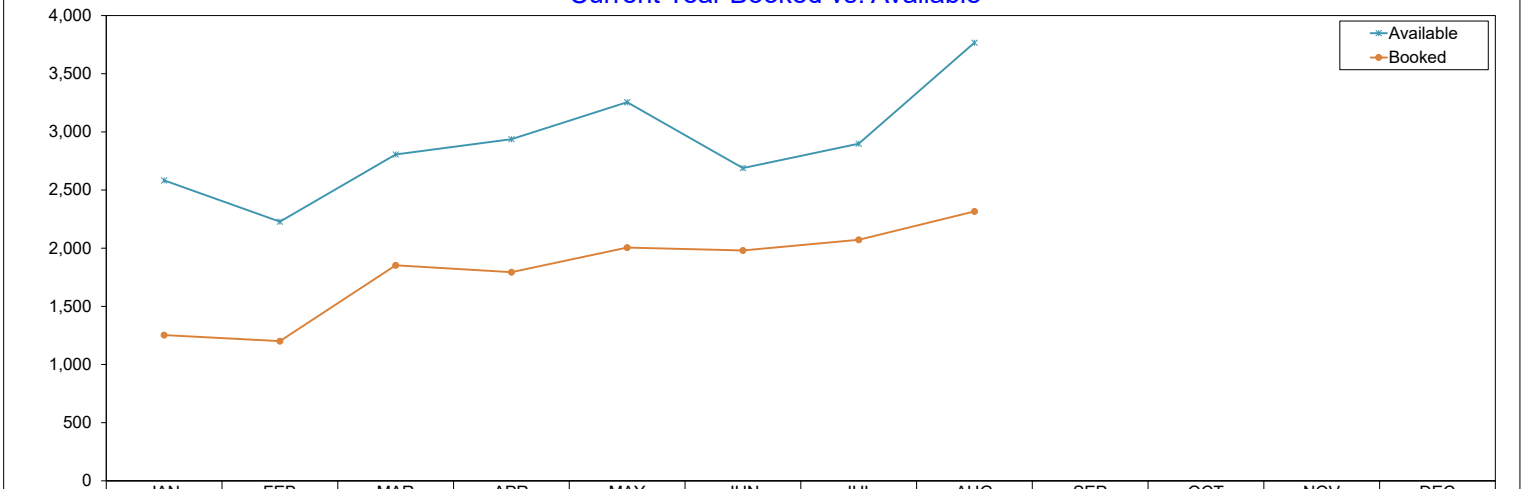

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 1,253 | 1,201 | 1,853 | 1,794 | 2,005 | 1,981 | 2,072 | 2,316 | | | | |
| 2018 | 769 | 658 | 1,058 | 1,078 | 998 | 1,243 | 1,363 | 1,313 | 1,426 | 1,619 | 1,483 | 1,649 |
| 2017 | 741 | 443 | 619 | 634 | 550 | 530 | 709 | 712 | 644 | 646 | 707 | 570 |

### Total Available




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 2,583 | 2,228 | 2,806 | 2,937 | 3,255 | 2,689 | 2,898 | 3,767 | | | | |
| 2018 | 1,202 | 1,161 | 1,572 | 1,604 | 1,819 | 1,649 | 1,956 | 2,136 | 2,510 | 2,884 | 2,644 | 2,890 |
| 2017 | 1,242 | 780 | 1,060 | 951 | 956 | 1,013 | 1,314 | 1,253 | 1,236 | 1,135 | 1,289 | 1,302 |

### Current Year Booked vs. Available



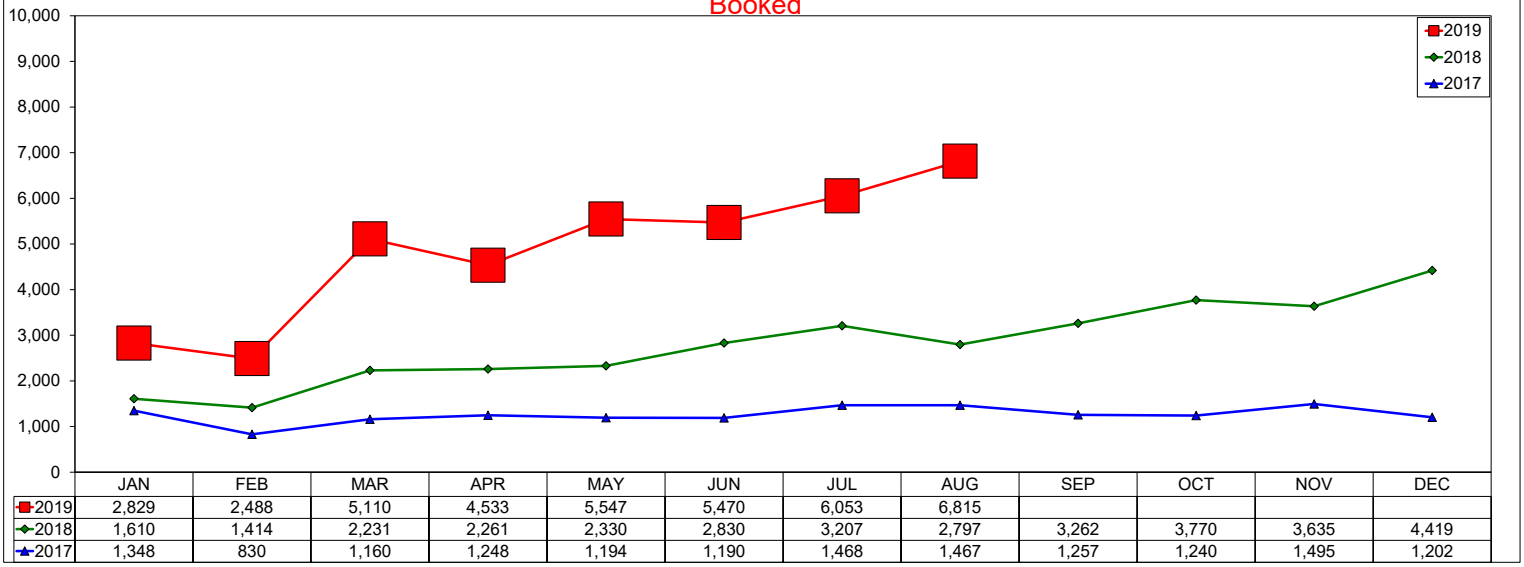

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Available | 2,583 | 2,228 | 2,806 | 2,937 | 3,255 | 2,689 | 2,898 | 3,767 | | | | |
| Booked | 1,253 | 1,201 | 1,853 | 1,794 | 2,005 | 1,981 | 2,072 | 2,316 | | | | |

# AirBNB - Room Nights - Entire Place

## August 2019

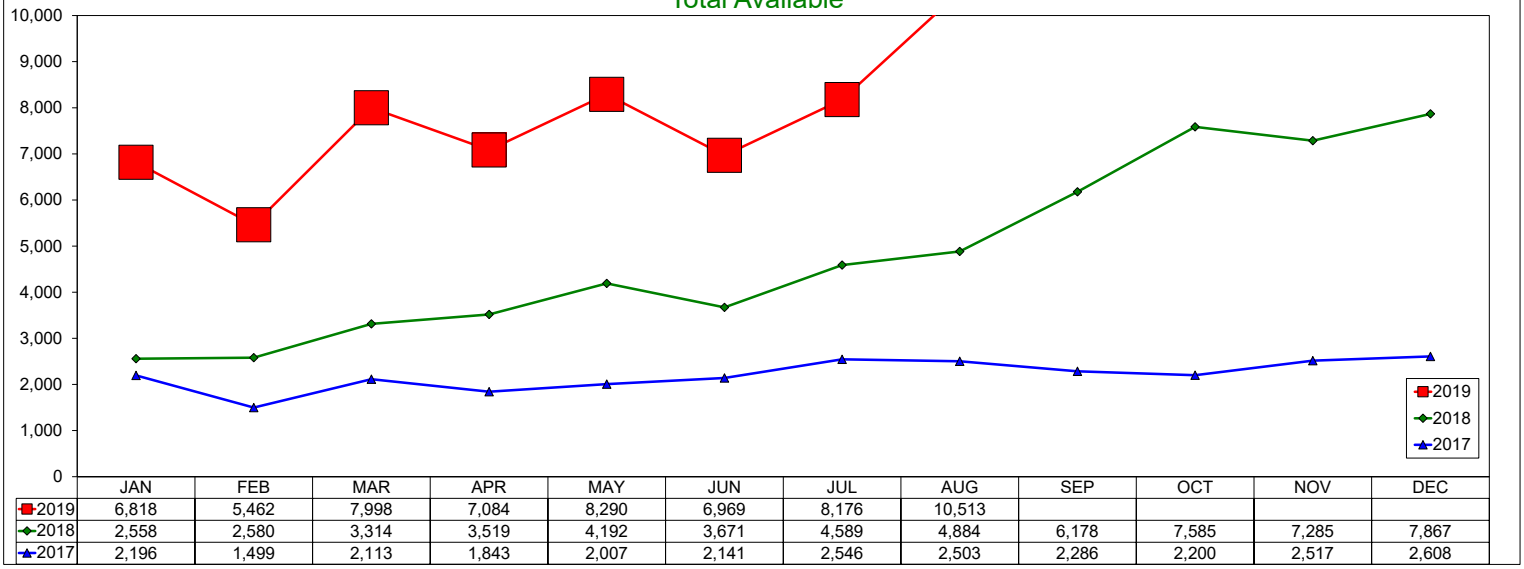
Listing Nights multiplied by the number of bedrooms in each listing

### Booked



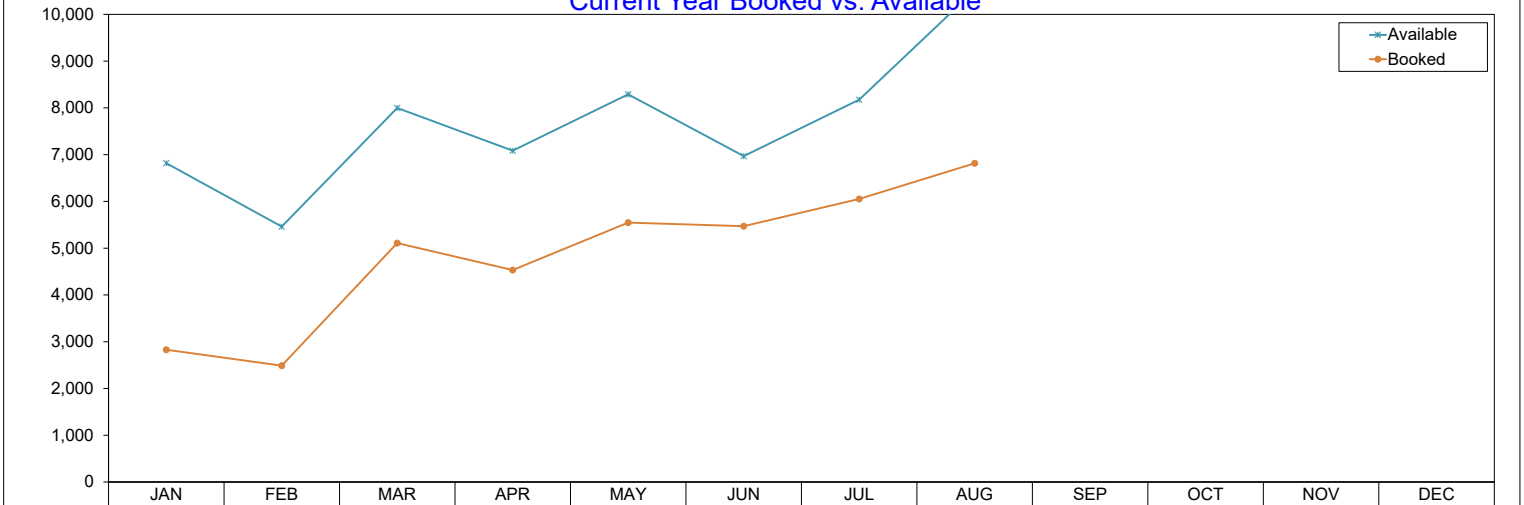

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 2,829 | 2,488 | 5,110 | 4,533 | 5,547 | 5,470 | 6,053 | 6,815 | | | | |
| 2018 | 1,610 | 1,414 | 2,231 | 2,261 | 2,330 | 2,830 | 3,207 | 2,797 | 3,262 | 3,770 | 3,635 | 4,419 |
| 2017 | 1,348 | 830 | 1,160 | 1,248 | 1,194 | 1,190 | 1,468 | 1,467 | 1,257 | 1,240 | 1,495 | 1,202 |

### Total Available




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 6,818 | 5,462 | 7,998 | 7,084 | 8,290 | 6,969 | 8,176 | 10,513 | | | | |
| 2018 | 2,558 | 2,580 | 3,314 | 3,519 | 4,192 | 3,671 | 4,589 | 4,884 | 6,178 | 7,585 | 7,285 | 7,867 |
| 2017 | 2,196 | 1,499 | 2,113 | 1,843 | 2,007 | 2,141 | 2,546 | 2,503 | 2,286 | 2,200 | 2,517 | 2,608 |

### Current Year Booked vs. Available



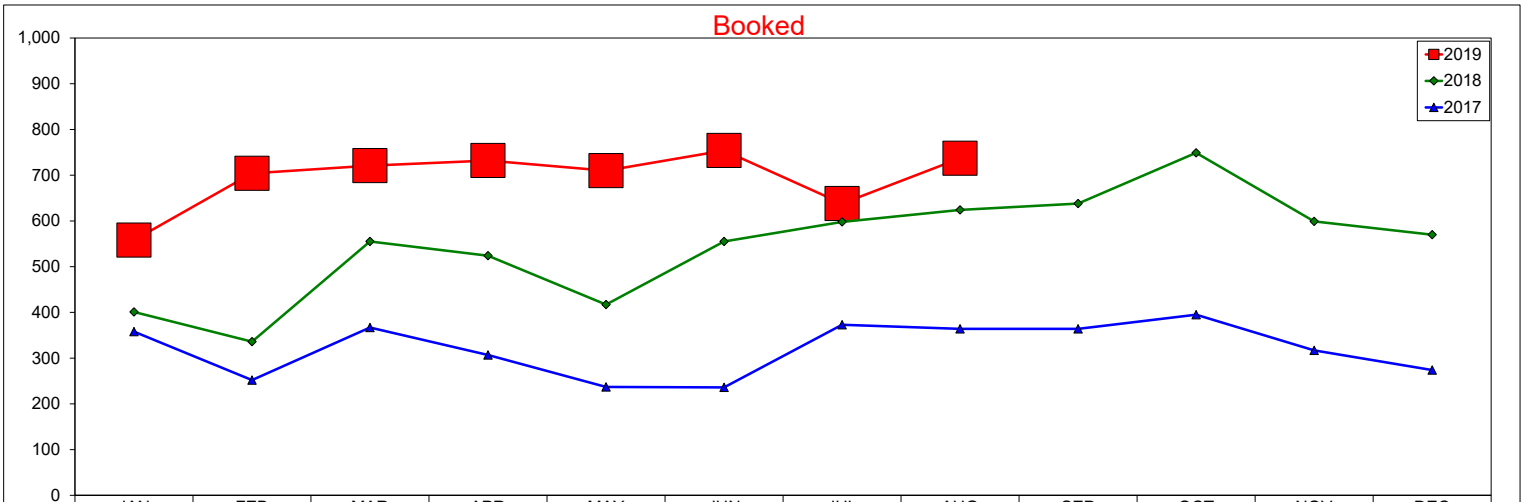

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Available | 6,818 | 5,462 | 7,998 | 7,084 | 8,290 | 6,969 | 8,176 | 10,513 | | | | |
| Booked | 2,829 | 2,488 | 5,110 | 4,533 | 5,547 | 5,470 | 6,053 | 6,815 | | | | |

# AirBNB - Room Nights - Hotel Comparable Subset

## August 2019

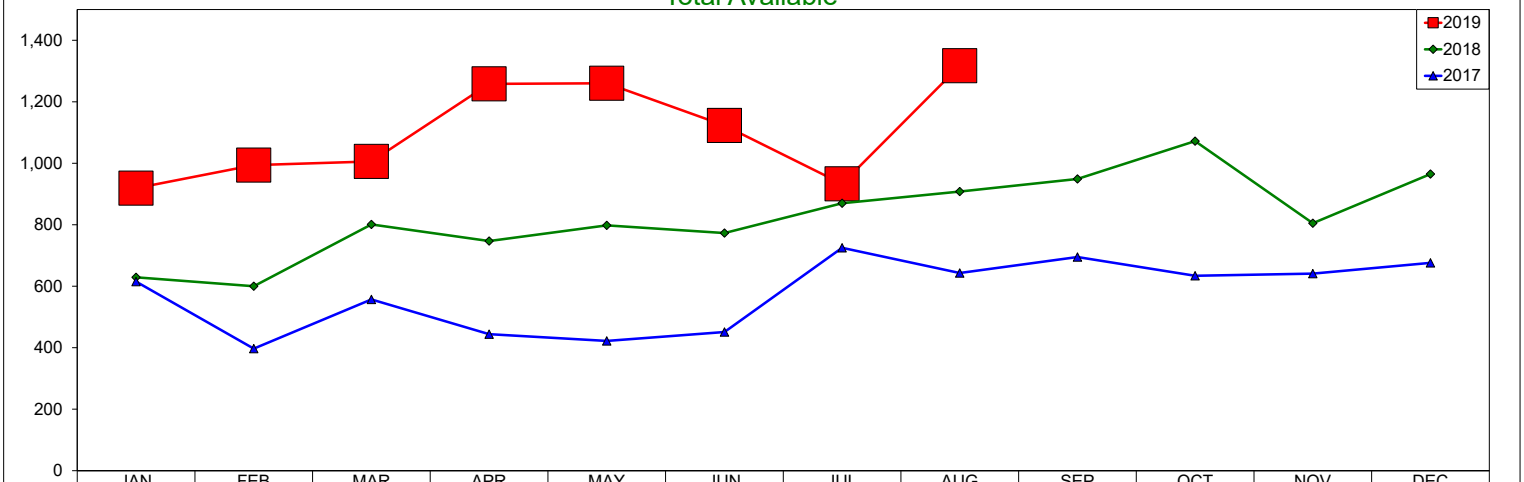
Same as Listing Nights, due to the 1:1 relationship for hotel comparable rooms being 1-bedroom or studio

### Booked



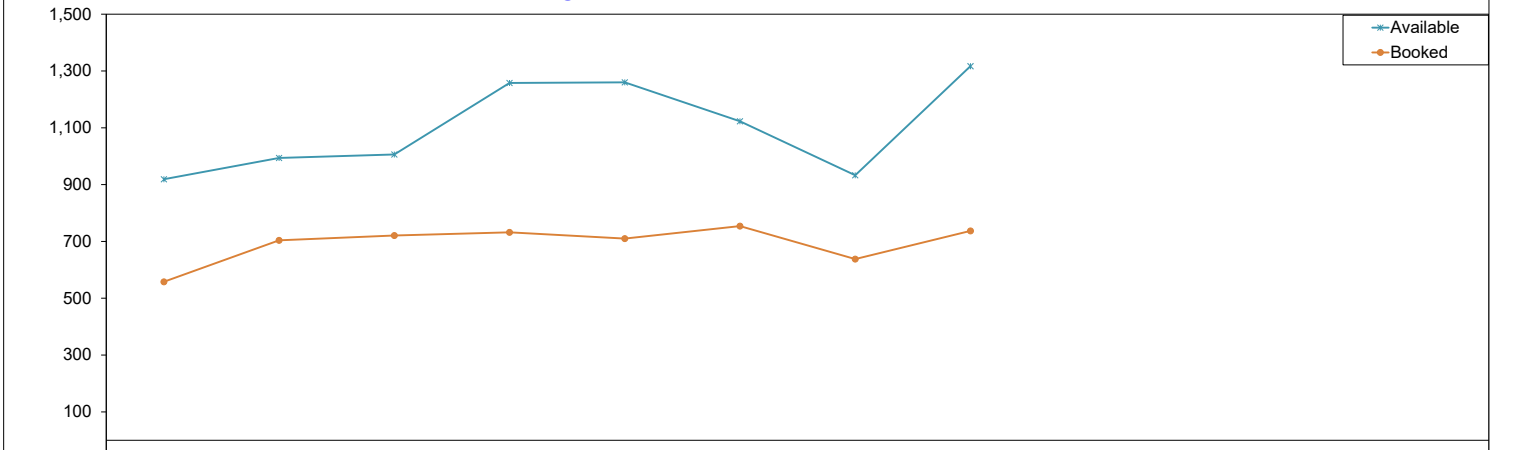

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 558 | 704 | 721 | 732 | 710 | 754 | 638 | 737 | | | | |
| 2018 | 401 | 336 | 555 | 524 | 417 | 555 | 598 | 624 | 638 | 749 | 599 | 570 |
| 2017 | 358 | 252 | 367 | 307 | 237 | 236 | 373 | 364 | 364 | 395 | 317 | 274 |

### Total Available




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2019 | 919 | 994 | 1,006 | 1,258 | 1,260 | 1,123 | 933 | 1,317 | | | | |
| 2018 | 629 | 600 | 801 | 747 | 798 | 773 | 870 | 908 | 949 | 1,072 | 805 | 965 |
| 2017 | 615 | 397 | 557 | 444 | 422 | 451 | 725 | 643 | 695 | 634 | 641 | 676 |

### Current Year Booked vs. Available




| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Available | 919 | 994 | 1,006 | 1,258 | 1,260 | 1,123 | 933 | 1,317 | | | | |
| Booked | 558 | 704 | 721 | 732 | 710 | 754 | 638 | 737 | | | | |