



Airbnb/VRBO Report – Northwest Territories Excluding Yellowknife

Total Available Listings												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	20	18	20	13								
2020	23	25	26	17	20	20	23	18	23	20	18	18
2019*	15	14	21	18	103	80	37	38	29	26	16	21
Change (#)	-3	-7	-6	-4	-83	-60	-14	-20	-6	-6	2	-3

Occupancy												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	41.2%	54.8%	43.2%	75.0%								
2020	50.8%	59.1%	22.0%	3.3%	70.7%	81.3%	27.2%	20.0%	20.5%	16.5%	0.0%	25.5%
2019*	48.9%	40.2%	41.3%	84.2%	13.9%	24.2%	37.9%	24.8%	64.1%	100.0%	15.0%	100.0%
Change (pts)	-9.6	-4.3	21.2	71.7	56.8	57.0	-10.7	-4.8	-43.6	-83.5	-15.0	-74.5

Average Daily Rate (ADR) for the Entire Place												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$201.67	\$210.42	\$219.53	\$160.55								
2020	\$217.35	\$220.80	\$184.68	\$230.55	\$239.61	\$237.13	\$206.28	\$234.44	\$290.44	\$233.35	\$0.00	\$189.13
2019*	\$292.62	\$505.67	\$249.33	\$225.14	\$435.08	\$197.69	\$244.02	\$407.92	\$512.32	\$369.14	\$121.95	\$294.97
Change (\$)	-\$15.68	-\$10.38	\$34.85	-\$70.00	-\$195.47	\$39.44	-\$37.73	-\$173.49	-\$221.89	-\$135.79	-\$121.95	-\$105.84

Revenue Per Available Room (revPAR)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$83.12	\$115.23	\$94.73	\$120.41								
2020	\$110.46	\$130.47	\$40.54	\$7.69	\$169.48	\$192.66	\$56.14	\$46.89	\$59.58	\$38.55	\$0.00	\$48.29
2019*	\$143.20	\$203.50	\$102.95	\$189.59	\$60.51	\$47.89	\$92.45	\$101.21	\$328.56	\$369.14	\$18.29	\$294.97
Change (\$)	-\$27.34	-\$15.24	\$54.19	\$112.73	\$108.97	\$144.78	-\$36.31	-\$54.32	-\$268.98	-\$330.59	-\$18.29	-\$246.68



Avg. Occupancy		
2019	2020	2021 YTD
49.6%	33.1%	53.5%

Avg. ADR		
2019	2020	2021 YTD
\$321.32	\$206.98	\$198.04

Avg. revPAR		
2019	2020	2021 YTD
\$162.69	\$75.06	\$103.37

Methodology notes:

- Use data with caution given small numbers of available listings.
- Data is provided by AirDNA (www.airdna.co) and contains the Northwest Territories excluding Yellowknife.
- Total Available Listings: The count of Airbnb and HomeAway (VRBO) listings that were advertised for rent during the month or had a booked day in the month.
- Occupancy: Booked Listing Nights divided by Available Listing Nights (Entire Place).
- Average Daily Rate or ADR: The Average Daily Rate charged per booked entire place listing. ADR includes cleaning fees but not other Airbnb or HomeAway service fees or taxes.
- Revenue Per Available Room (revPAR): Entire Place ADR times Occupancy. Differing from the hotel industry, AirDNA considers the entire place listings as a "room".
- ADR and revPAR are reported by AirDNA in US dollars. These amounts have been converted to Canadian dollars using the monthly conversion rates published by the Bank of Canada.
- The data provided for May to August 2019 includes a number of questionable listings which may have been generated by a bot or faulty program which includes 74 questionable listings for May; 45 for June; 9 for July; and 7 for August.