



Airbnb/VRBO Report – Yellowknife Only

Total Available Listings												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	95	79	79	73								
2020	233	228	224	192	168	160	144	141	134	110	94	97
2019	209	193	207	212	199	195	204	209	237	238	213	243
Change (#)	-138	-149	-145	-119	-31	-35	-60	-68	-103	-128	-119	-146

Occupancy												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	62.5%	62.1%	55.5%	59.4%								
2020	56.9%	65.0%	57.5%	47.0%	49.5%	69.9%	66.7%	72.2%	70.2%	49.8%	51.8%	55.2%
2019	61.2%	78.1%	79.6%	55.5%	58.4%	62.3%	60.8%	61.4%	81.6%	61.9%	50.4%	65.5%
Change (pts)	5.6	-2.8	-2.0	12.4	-8.9	7.7	5.9	10.8	-11.3	-12.1	1.4	-10.3

Average Daily Rate (ADR) for the Entire Place												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$181.41	\$209.40	\$305.78	\$279.72								
2020	\$213.37	\$216.01	\$207.97	\$195.30	\$175.37	\$169.26	\$192.37	\$206.28	\$224.17	\$208.16	\$205.22	\$205.20
2019	\$192.16	\$221.34	\$214.53	\$191.50	\$197.83	\$200.41	\$202.42	\$226.59	\$248.64	\$235.91	\$213.92	\$219.77
Change (\$)	-\$31.96	-\$6.61	\$97.81	\$84.42	-\$22.46	-\$31.15	-\$10.05	-\$20.31	-\$24.46	-\$27.74	-\$8.71	-\$14.57

Revenue Per Available Room (revPAR)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$113.46	\$130.04	\$169.74	\$166.27								
2020	\$121.40	\$140.30	\$119.60	\$91.82	\$86.88	\$118.36	\$128.31	\$148.87	\$157.44	\$103.70	\$106.28	\$113.30
2019	\$117.68	\$172.81	\$170.73	\$106.33	\$115.56	\$124.79	\$123.12	\$139.03	\$202.78	\$146.12	\$107.71	\$143.96
Change (\$)	-\$7.94	-\$10.26	\$50.14	\$74.45	-\$28.69	-\$6.42	\$5.19	\$9.84	-\$45.34	-\$42.43	-\$1.43	-\$30.67



Avg Occupancy		
2019	2020	2021 YTD
64.7%	59.3%	59.9%

Avg ADR		
2019	2020	2021 YTD
\$213.75	\$201.56	\$244.08

Avg revPAR		
2019	2020	2021 YTD
\$139.22	\$119.69	\$144.88

Methodology notes:

- Data is provided by AirDNA (www.airdna.co).
- 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.