



### Airbnb/VRBO Report – Northwest Territories Excluding Yellowknife

Total Available Listings												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	20	18										
<b>2020</b>	23	25	26	17	20	20	23	18	23	20	18	18
<b>2019*</b>	15	14	21	18	103	80	37	38	29	26	16	21
<b>Change (#)</b>	-3	-7	5	-1	-83	-60	-14	-20	-6	-6	2	-3

Occupancy												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	41.2%	54.8%										
<b>2020</b>	50.8%	59.1%	22.0%	3.3%	70.7%	81.3%	27.2%	20.0%	20.5%	16.5%	0.0%	25.5%
<b>2019*</b>	48.9%	40.2%	41.3%	84.2%	13.9%	24.2%	37.9%	24.8%	64.1%	100.0%	15.0%	100.0%
<b>Change (pts)</b>	-9.6	-4.3	-19.3	-80.9	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
<b>2021</b>	\$201.68	\$210.42										
<b>2020</b>	\$217.35	\$220.80	\$184.68	\$230.55	\$239.61	\$237.13	\$206.28	\$234.44	\$290.44	\$233.35	\$0.00	\$189.13
<b>2019*</b>	\$292.62	\$505.67	\$249.33	\$225.14	\$435.08	\$197.69	\$244.02	\$407.92	\$512.32	\$369.14	\$121.95	\$294.97
<b>Change (\$)</b>	-\$15.67	-\$10.38	-\$64.65	\$5.41	-\$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
<b>2021</b>	\$83.12	\$115.23										
<b>2020</b>	\$110.46	\$130.47	\$40.54	\$7.69	\$169.48	\$192.66	\$56.14	\$46.89	\$59.58	\$38.55	\$0.00	\$48.29
<b>2019*</b>	\$143.20	\$203.50	\$102.95	\$189.59	\$60.51	\$47.89	\$92.45	\$101.21	\$328.56	\$369.14	\$18.29	\$294.97
<b>Change (\$)</b>	-\$27.34	-\$15.24	-\$62.41	-\$181.91	\$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%	48.0%

Avg. ADR		
2019	2020	2021 YTD
\$321.32	\$206.98	\$206.05

Avg. revPAR		
2019	2020	2021 YTD
\$162.69	\$75.06	\$99.17

#### Methodology notes:

- Use data with caution given small numbers of available listings.
- Data is provided by AirDNA ([www.airdna.co](http://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.