



Yellowknife Airbnb/VRBO Report

Total Available Listings												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	233	228	225	193	169	161	144					
2019	209	193	207	212	199	195	204	209	237	238	213	243
2018	144	159	163	162	142	130	142	149	174	195	187	217
Change (#)*	24	35	18	-19	-30	-34	-60	60	63	43	26	26

Occupancy												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	56.1%	64.5%	57.8%	48.3%	48.4%	72.3%	67.7%					
2019	61.2%	78.3%	79.4%	56.2%	59.0%	63.4%	60.8%	62.2%	81.5%	63.2%	51.3%	65.5%
2018	58.6%	70.6%	76.6%	50.8%	58.5%	63.9%	70.3%	79.6%	84.4%	59.2%	43.9%	73.1%
Change (pts)*	-5.1	-13.8	-21.6	-7.9	-10.6	8.9	6.9	-17.4	-2.9	4.0	7.4	-7.6

Average Daily Rate (ADR) for the Entire Place												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	\$219.82	\$221.89	\$212.04	\$197.52	\$175.28	\$169.36	\$197.38					
2019	\$196.14	\$226.08	\$219.18	\$193.75	\$201.63	\$202.63	\$206.61	\$229.22	\$253.26	\$236.73	\$214.89	\$222.83
2018	\$229.12	\$218.50	\$214.98	\$191.60	\$199.29	\$201.72	\$202.89	\$202.66	\$251.56	\$215.64	\$199.93	\$198.72
Change (\$)*	\$23.68	-\$4.19	-\$7.14	\$3.77	-\$26.35	-\$33.27	-\$9.23	\$26.56	\$1.70	\$21.09	\$14.96	\$24.11

Revenue Per Available Room (revPAR)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	\$123.30	\$143.01	\$122.66	\$95.38	\$84.80	\$122.42	\$133.54					
2019	\$120.01	\$177.07	\$174.06	\$108.97	\$119.05	\$128.50	\$125.70	\$142.54	\$206.43	\$149.57	\$110.26	\$145.94
2018	\$134.37	\$154.27	\$164.77	\$97.26	\$116.61	\$128.92	\$142.66	\$161.22	\$212.44	\$127.63	\$87.84	\$145.33
Change (\$)*	\$3.29	-\$34.06	-\$51.40	-\$13.59	-\$34.25	-\$6.08	\$7.84	-\$18.68	-\$6.01	\$21.94	\$22.42	\$0.61



Avg Occupancy	
2018	2019
65.8%	65.2%

Avg ADR	
2018	2019
\$210.55	\$216.91

Avg revPAR	
2018	2019
\$139.44	\$142.34

Methodology notes:

- *for Jan-July 2020, the change is 2020 versus 2019 for that time period; the change from Aug-Dec is for 2019 versus 2018.
- 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.