



### Airbnb/VRBO Report – Yellowknife Only

Total Available Listings												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	95	79										
<b>2020</b>	233	228	224	192	168	160	144	141	134	110	94	97
<b>2019</b>	209	193	207	212	199	195	204	209	237	238	213	243
<b>Change (#)</b>	-138	-149	17	-20	-31	-35	-60	-68	-103	-128	-119	-146

Occupancy												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	63.6%	62.7%										
<b>2020</b>	56.6%	64.7%	57.7%	47.7%	49.5%	71.5%	67.1%	71.6%	69.4%	50.0%	51.8%	54.3%
<b>2019</b>	61.2%	78.2%	79.5%	55.6%	59.0%	62.7%	60.7%	61.8%	81.6%	62.4%	50.9%	65.4%
<b>Change (pts)</b>	7.0	-2.0	-21.8	-7.9	-9.5	8.8	6.4	9.8	-12.2	-12.4	0.9	-11.1

Average Daily Rate (ADR) for the Entire Place												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	\$185.85	\$216.48										
<b>2020</b>	\$217.72	\$218.05	\$209.19	\$195.75	\$175.37	\$169.72	\$194.96	\$211.17	\$230.28	\$212.97	\$205.22	\$213.54
<b>2019</b>	\$196.16	\$223.69	\$216.76	\$193.28	\$199.17	\$201.71	\$204.69	\$227.89	\$250.85	\$236.62	\$214.26	\$221.57
<b>Change (\$)</b>	-\$29.87	-\$1.57	-\$7.56	\$2.47	-\$23.80	-\$31.99	-\$9.73	-\$16.72	-\$20.57	-\$23.65	-\$9.04	-\$8.03

Revenue Per Available Room (revPAR)												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>2021</b>	\$118.17	\$135.70										
<b>2020</b>	\$122.04	\$141.10	\$120.61	\$93.39	\$86.88	\$121.29	\$130.91	\$151.25	\$159.78	\$106.48	\$106.28	\$115.97
<b>2019</b>	\$118.80	\$174.92	\$172.30	\$107.39	\$117.43	\$126.55	\$124.19	\$140.76	\$204.64	\$147.58	\$109.04	\$144.92
<b>Change (\$)</b>	-\$3.87	-\$5.40	-\$51.69	-\$14.00	-\$30.55	-\$5.26	\$6.72	\$10.49	-\$44.86	-\$41.09	-\$2.76	-\$28.95



Avg Occupancy		
2019	2020	2021
64.9%	59.3%	63.2%

Avg ADR		
2019	2020	2021
\$215.39	\$204.33	\$201.17

Avg revPAR		
2019	2020	2021
\$140.71	\$121.33	\$126.93

**Methodology notes:**

- Data is provided by AirDNA ([www.airdna.co](http://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.