

AIRDNA

# WE HAVE THE LARGEST GLOBAL STR DATA ASSET

**120K+**

International Markets

**10M+**

Data on Daily Listings

**25M+**

Unique Property IDs

**6T+**

Total Datapoints Collected

**7+ Years**

Time Building Our Proprietary Data Asset



Leading STR Platforms

**25M+**

Properties

Partner Data

**1.4M+**

Properties

User Contributed Data

**80K+**

Properties

# How It Works

Providing key metrics from reliable sources for the Short-term Rental Industry

## INPUTS



Property Management Systems

Channel Managers

Individual Hosts



## OUTPUTS

Active Listings

Real-Time Demand

Average Daily Rates

Occupancy

Revenue

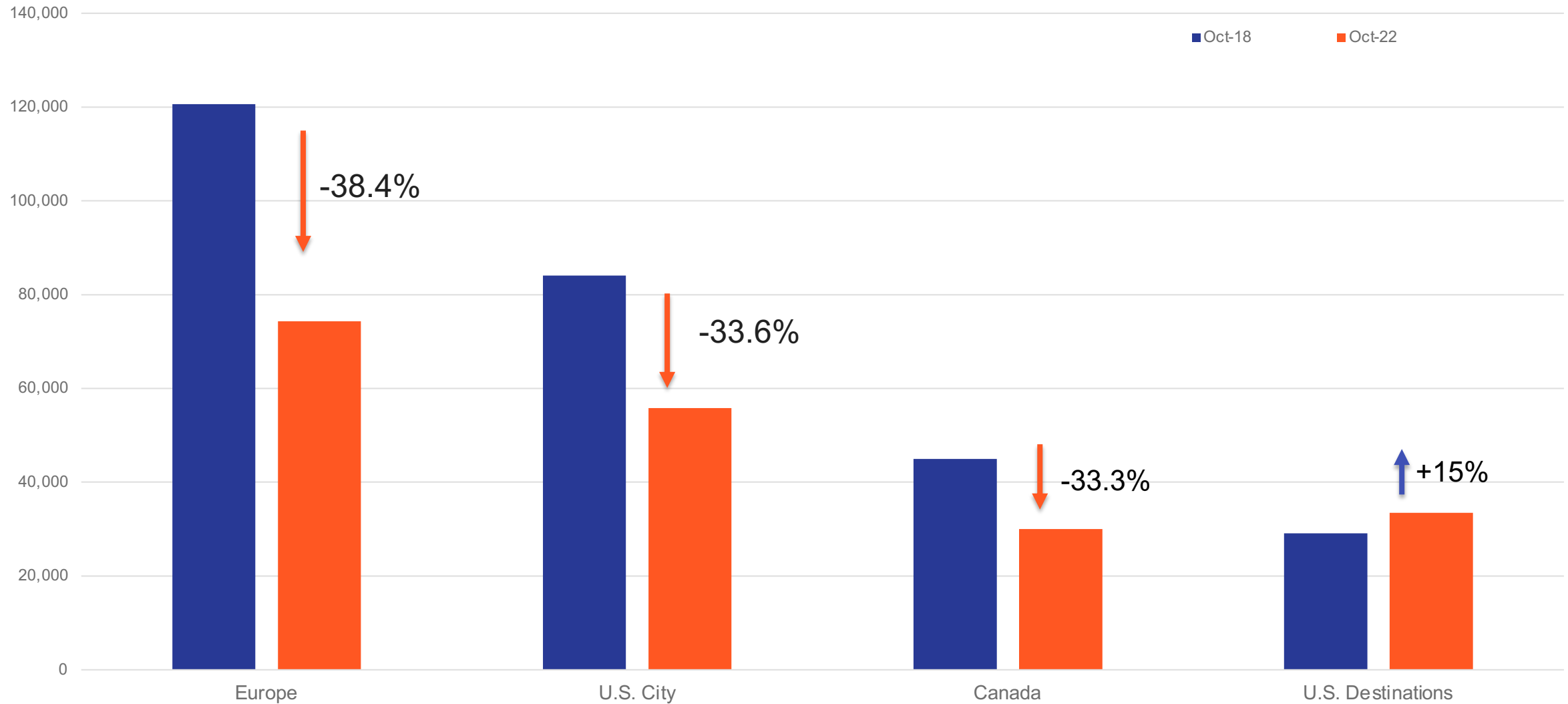
Seasonality

Booking Lead Time

# DMOCRACY Cities - Short-Term Rental Listing Change



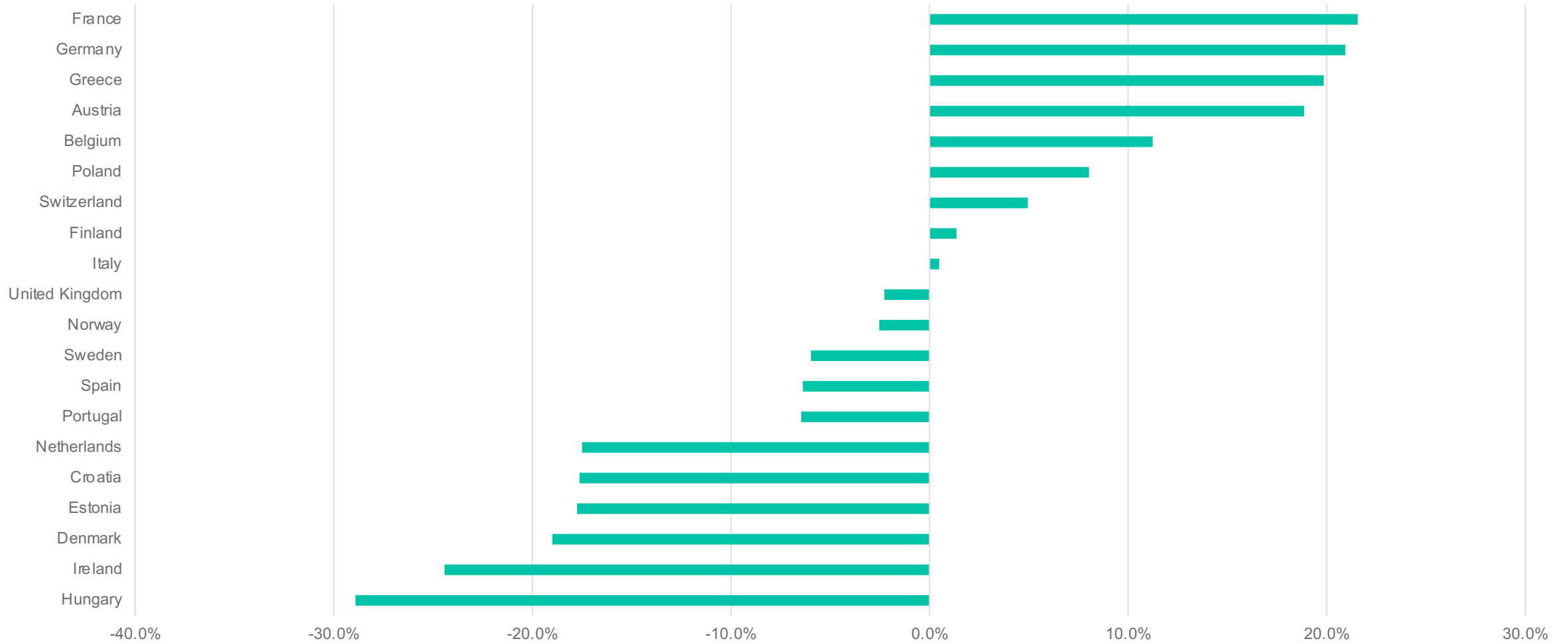
2018 & 2022 Available Listings



# Demand Has Recovered in Half Of European Countries

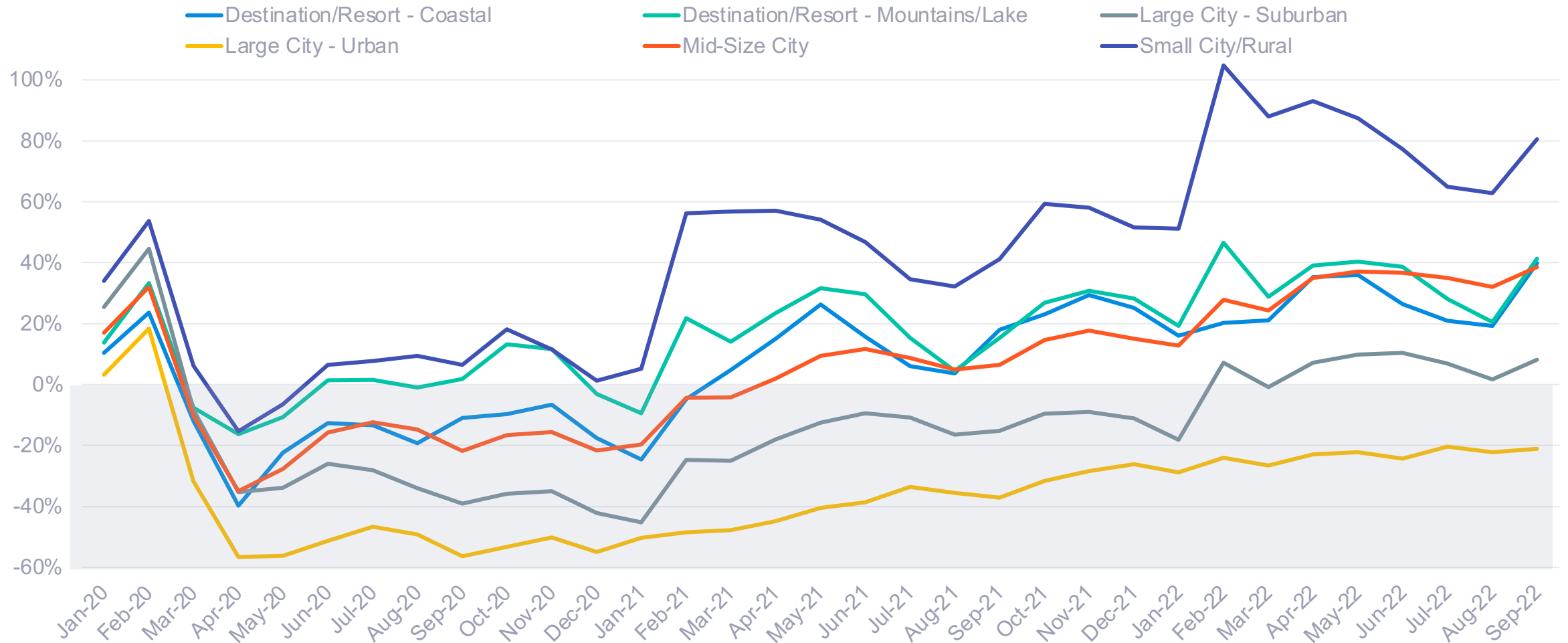


Summer 2022 vs Summer 2019 Change in Short-term Rental Demand (Nights Stayed).



# U.S. Demand Expansion Continues Outside of Urban Areas

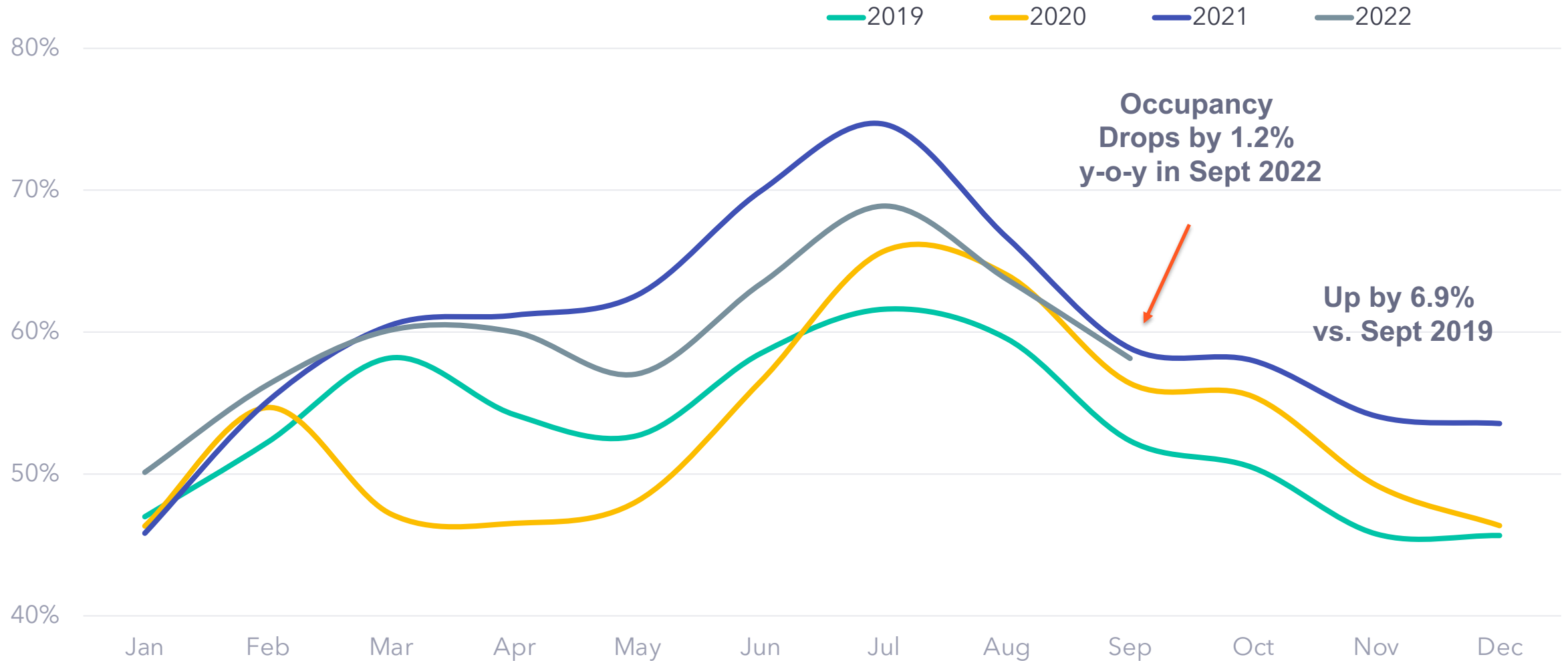
Change in U.S. Short-term Rental Demand vs 2019 by Location Type



# Occupancies Normalizing, Still up Nearly 7% vs 2019

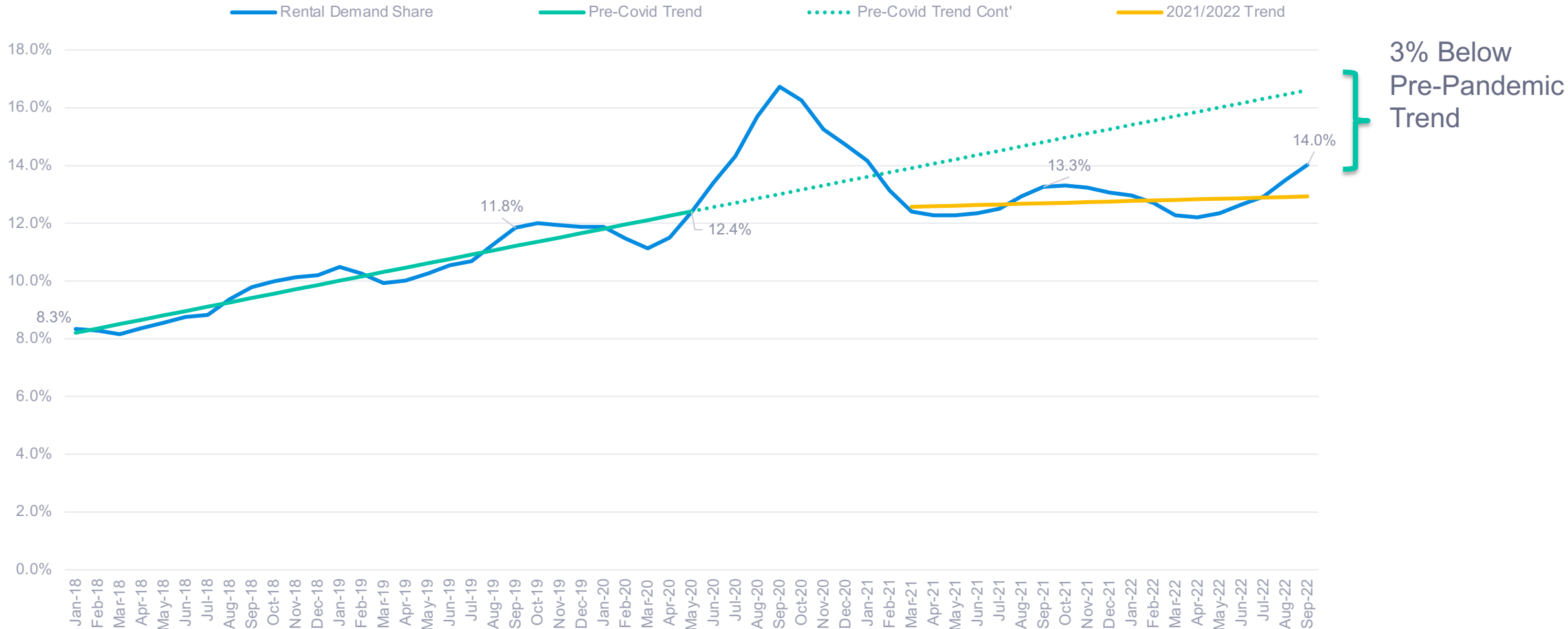


U.S. Short-term Rental Occupancy (2019 - 2022)



# Rental Demand Share Growth has stagnated in over the past 2 Years

Share of total accommodations nights & Trend



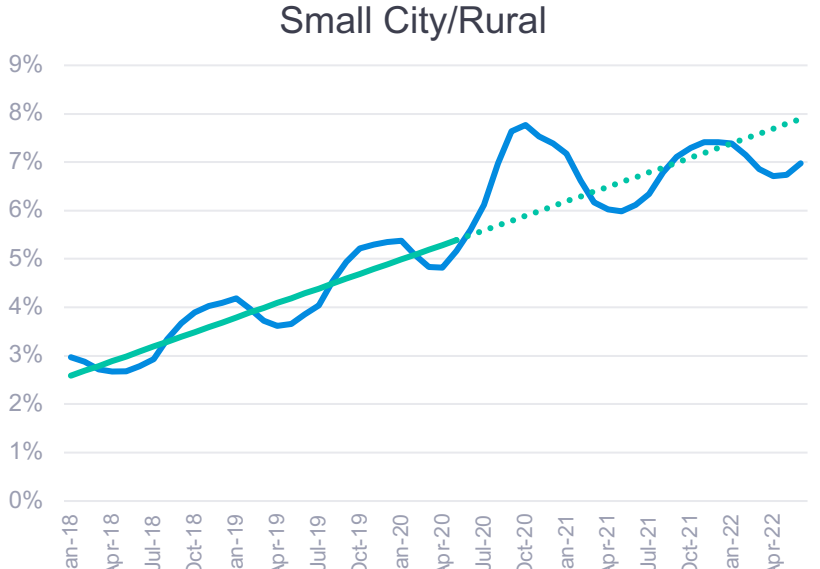
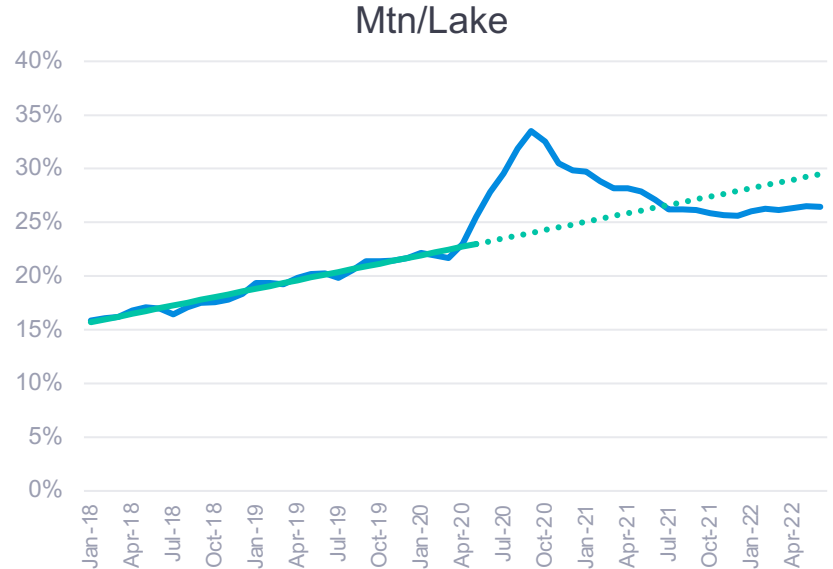
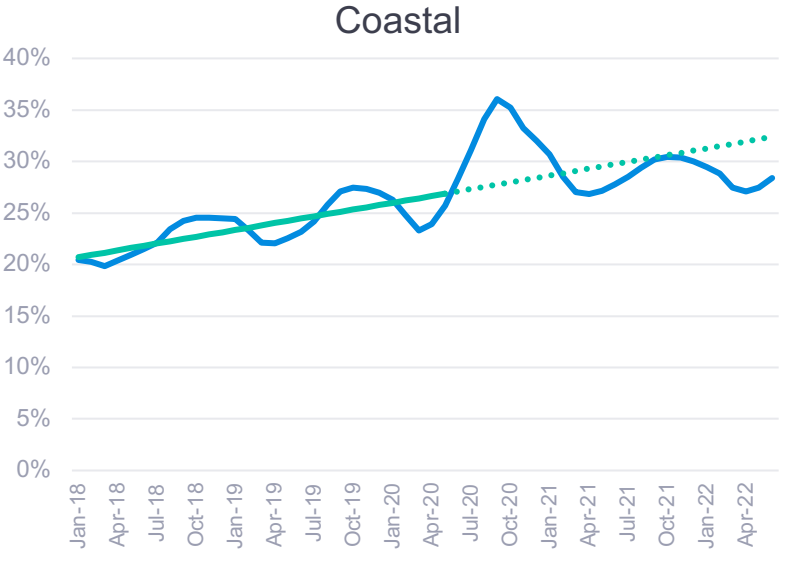
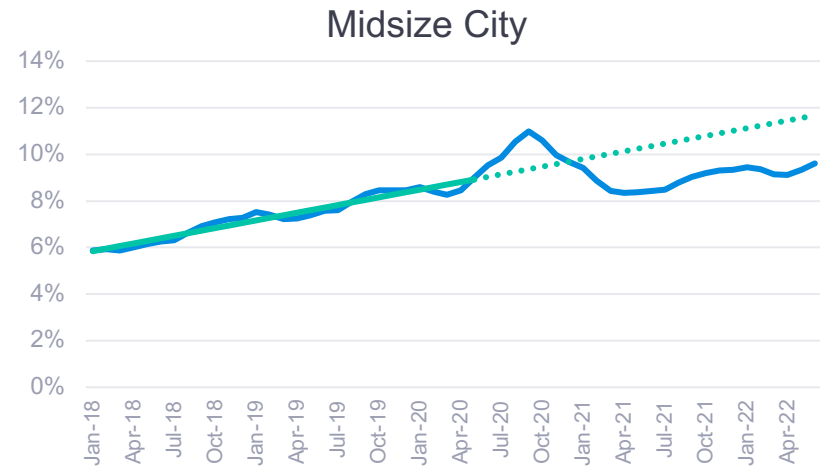
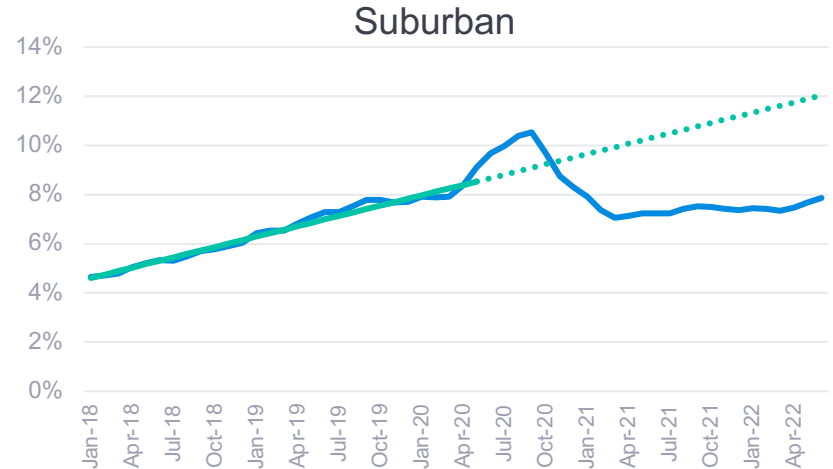
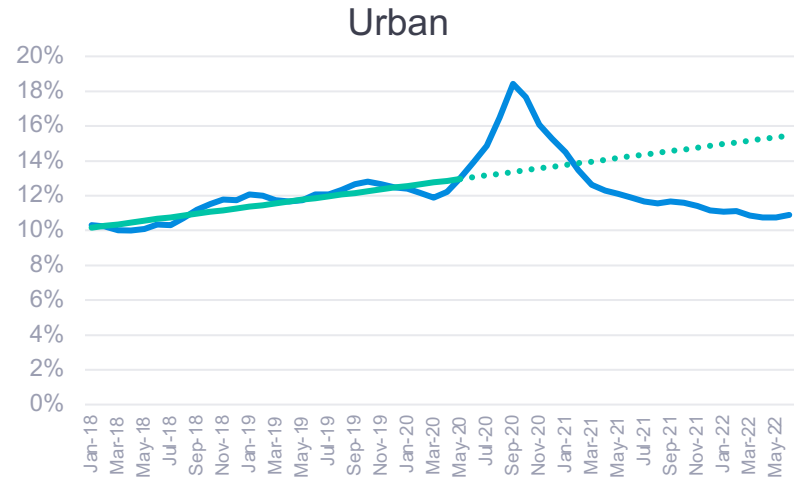


# Rental Demand Share Below Pre-pandemic Trend Growth



Share of total accommodations & Pre-pandemic Trend

— Rental Demand Share — Pre-Covid-19 Trend ..... Trend Con't



Source: AirDNA, STR. © 2022 CoStar Group  
 Note: Scales are different to show Trends

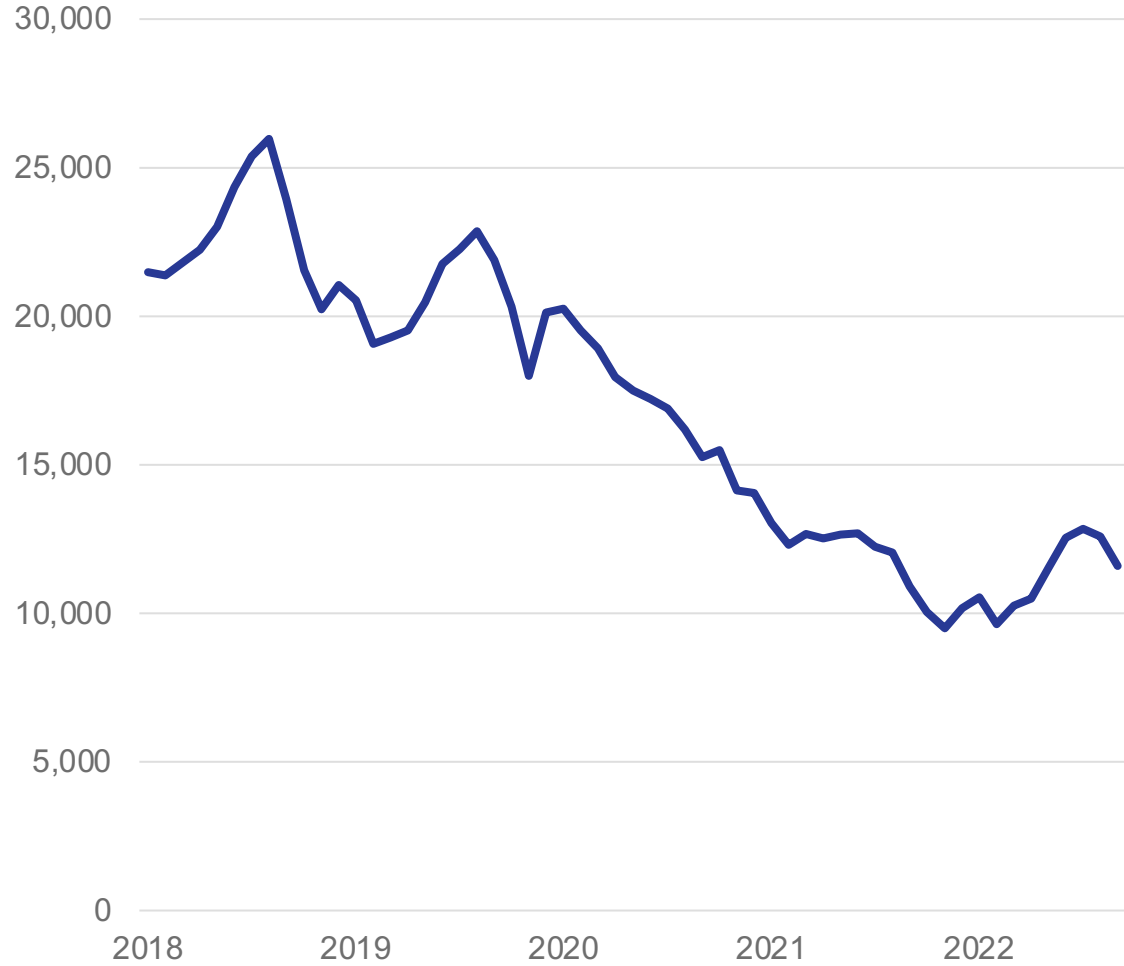
In association with:



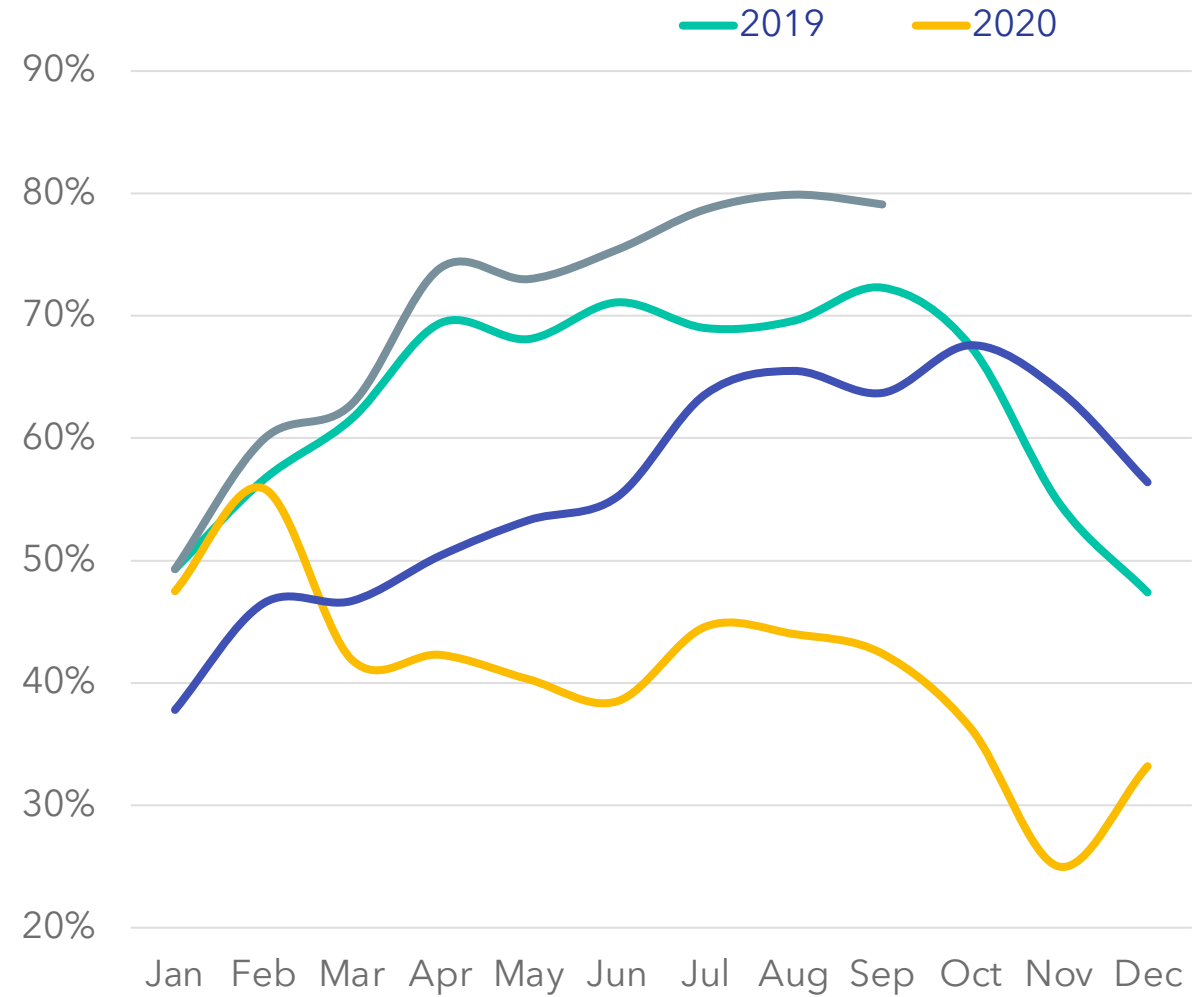
# In Europe, Limiting Listings with Regulations pushes Occ ↑



Available Listings



Occupancy



Source: AirDNA

In association with:



# ADRs Almost 50% higher Than 2019 Levels



% Change in ADR (Average Daily Rates) vs. 2019



- Destination Type is an indicator of markedly different trends
  - Urban / Suburban vs. Mountain/Lake/Coastal/Suburban
- Regulations & Covid restrictions have significantly decreased supply in Urban destinations driving Occupancies & ADRs higher
- STR Occupancy in US has normalized closer to 2019 levels (up 7%) while strict regulations in Europe has limited supply and driven Occupancy up



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