

# Monthly Occupancy Insights

## AirDNA Destination Report

May 2023

2023 Monthly Report



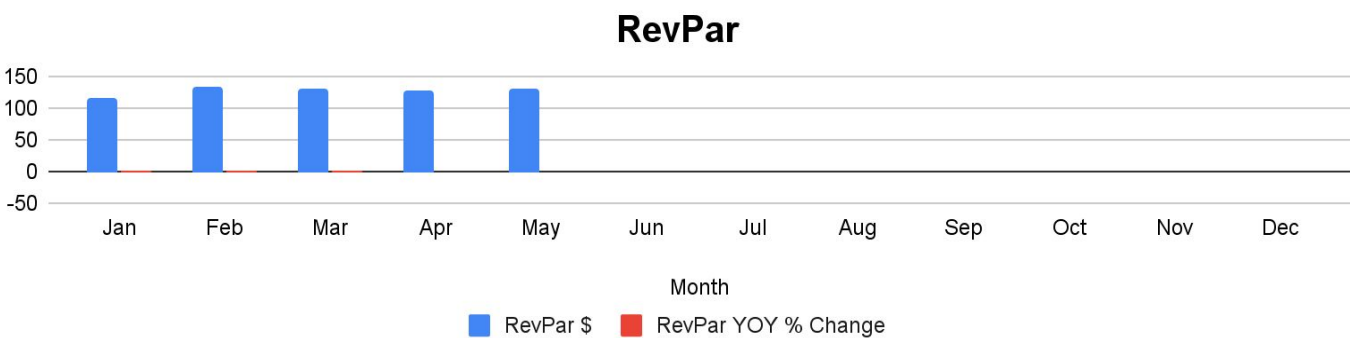
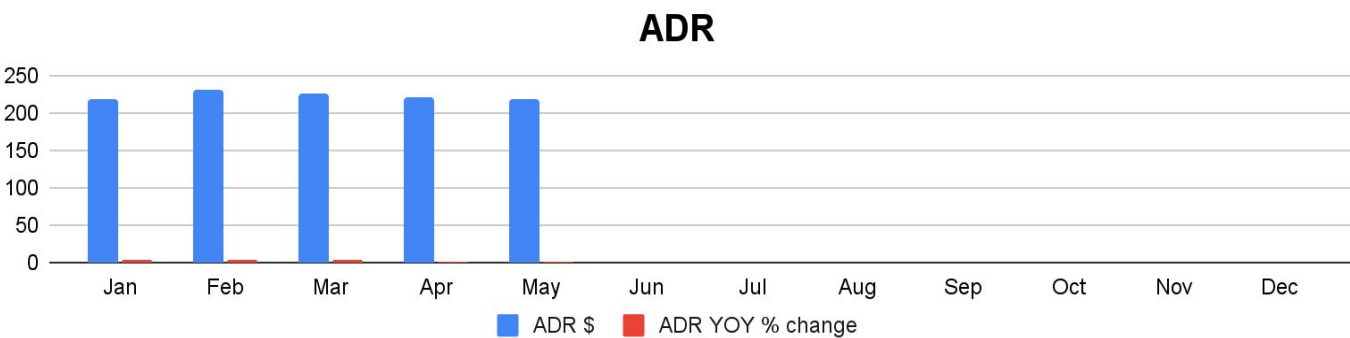
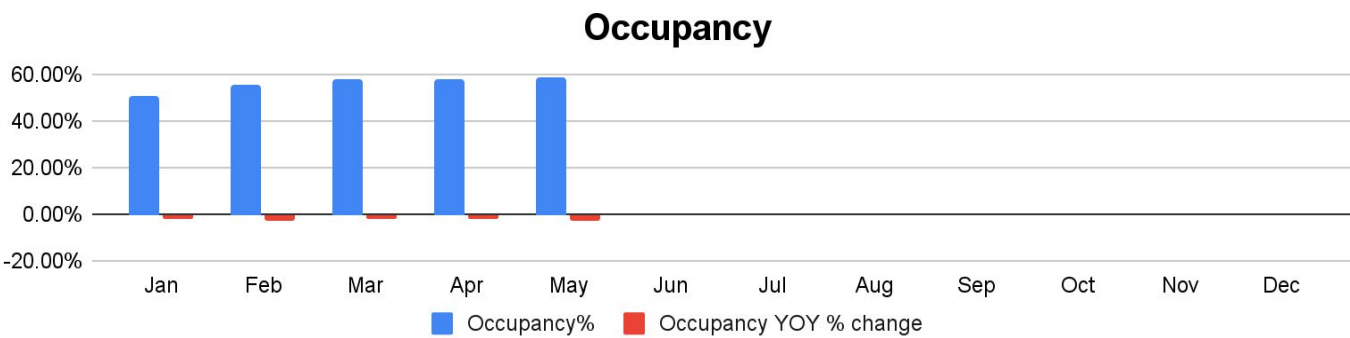
# British Columbia Summary

## May, 2023

- British Columbia had a **59.16%** occupancy for the month of May, down **2.43%** compared to the same month in 2022.
- British Columbia had an ADR of **\$218.95** for the month of May, up **1.57%** compared to the same month in 2022.
- British Columbia had a RevPAR of **\$129.52** for the month of May, down **0.90%** compared to the same month in 2022.

### Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.20%	\$191.00	\$110.20
2022	56.80%	\$206.00	\$122.00
2023 (YTD)	56.45%	\$223.25	\$128.02

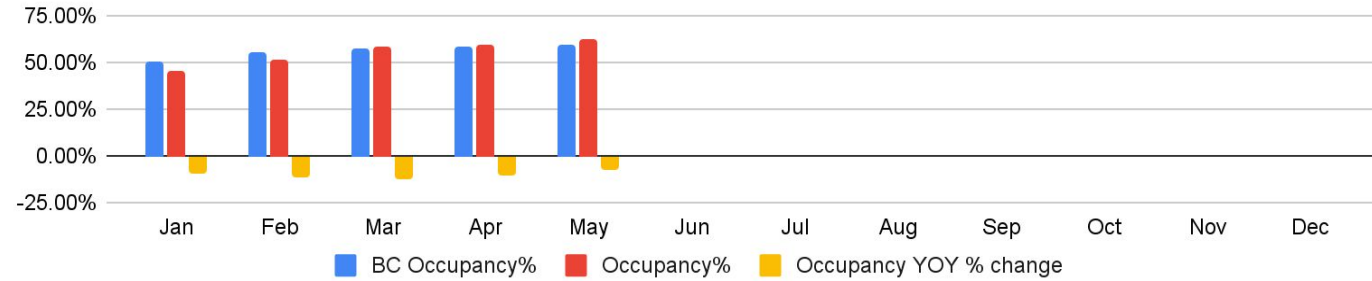


# Vancouver Island Summary

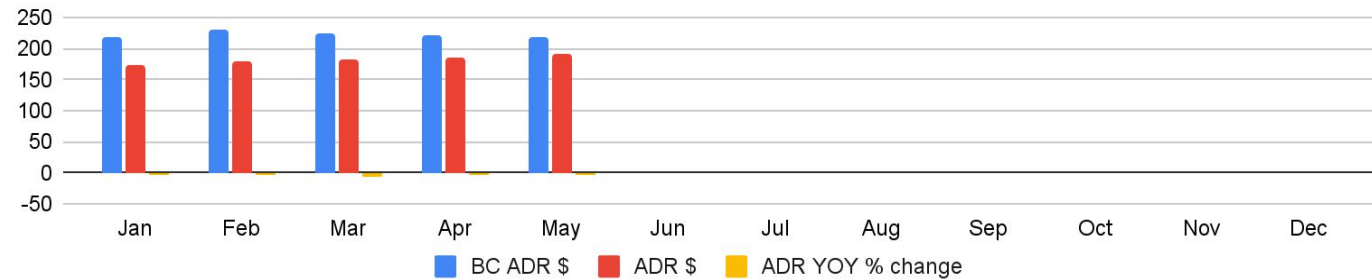
## May, 2023

- Vancouver Island had a **62.21%** occupancy for the month of May, down **7.47%** compared to the same month in 2022. BC had a **59.16%** occupancy for the month of May.
- Vancouver Island had an ADR of **\$192.80** for the month of May, down **2.92%** compared to the same month in 2022. BC had an ADR of **\$218.95** for the month of May.
- Vancouver Island had a RevPAR of **\$119.94** for the month of May, down **10.17%** compared to the same month in 2022. BC had a RevPAR of **\$129.52** for the month of May.

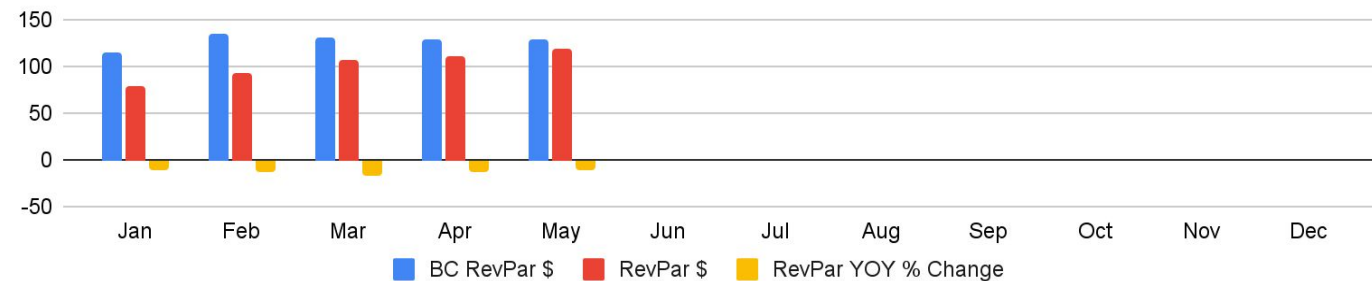
### Occupancy



### ADR



### RevPar



### Yearly Averages:

Year	OCC	ADR	REVPAR
2021	65.00%	\$186.00	\$123.00
2022	64.00%	\$198.00	\$129.00
2023 (YTD)	55.84%	\$182.96	\$102.79

# Thompson Okanagan Summary

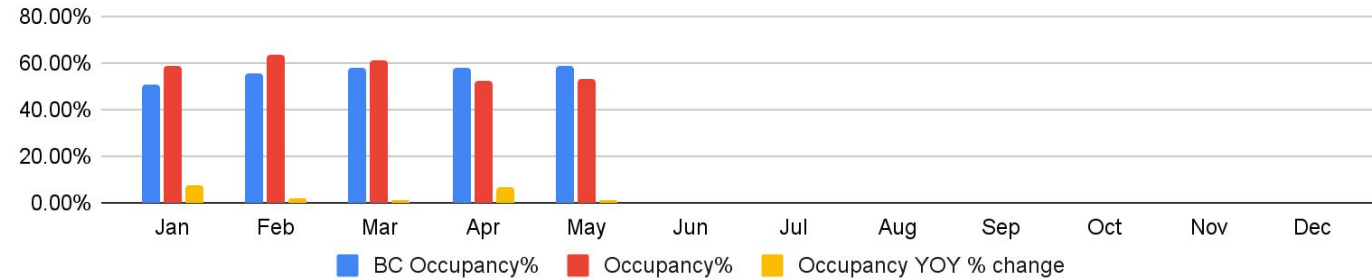
## May, 2023

- Thompson Okanagan had a **53.15%** occupancy for the month of May, up **1.59%** compared to the same month in 2022. BC had a **59.16%** occupancy for the month of May.
- Thompson Okanagan had an ADR of **\$255.27** for the month of May, up **1.99%** compared to the same month in 2022. BC had an ADR of **\$218.95** for the month of May.
- Thompson Okanagan had a RevPAR of **\$135.68** for the month of May, up **3.62%** compared to the same month in 2022. BC had a RevPAR of **\$129.52** for the month of May.

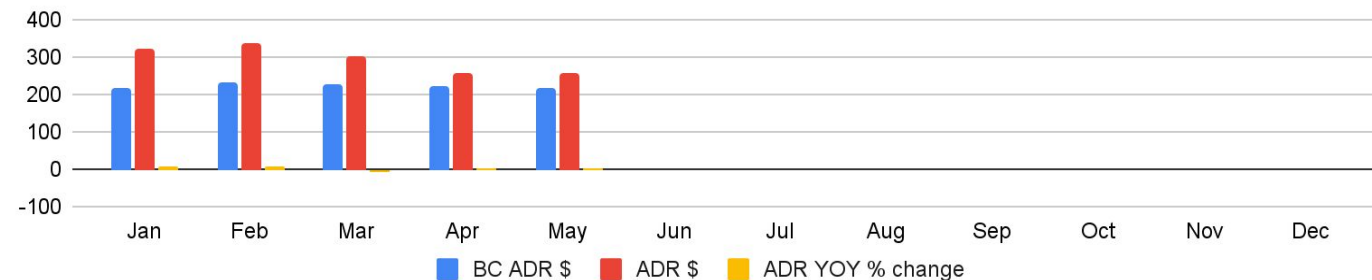
### Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.00%	\$252.00	\$140.00
2022	56.00%	\$275.00	\$156.00
2023 (YTD)	57.87%	\$295.16	\$172.21

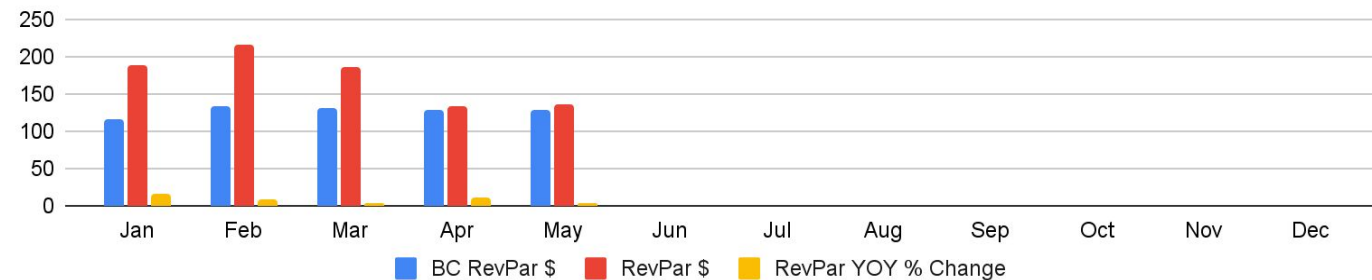
### Occupancy



### ADR



### RevPar



# Northern BC Summary

## May, 2023

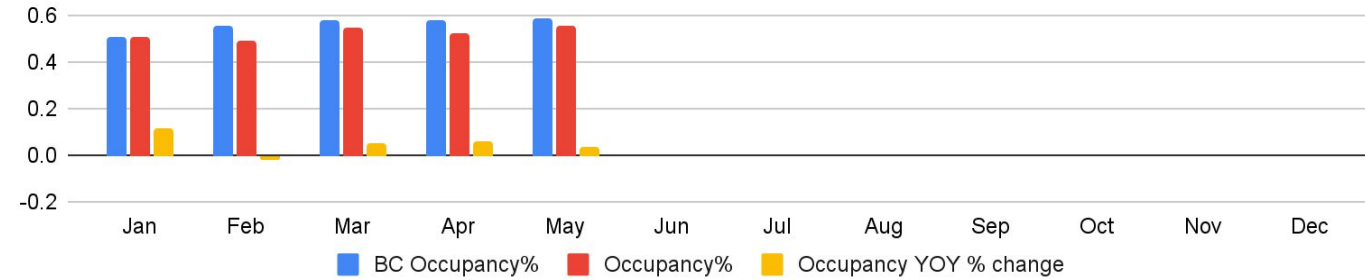


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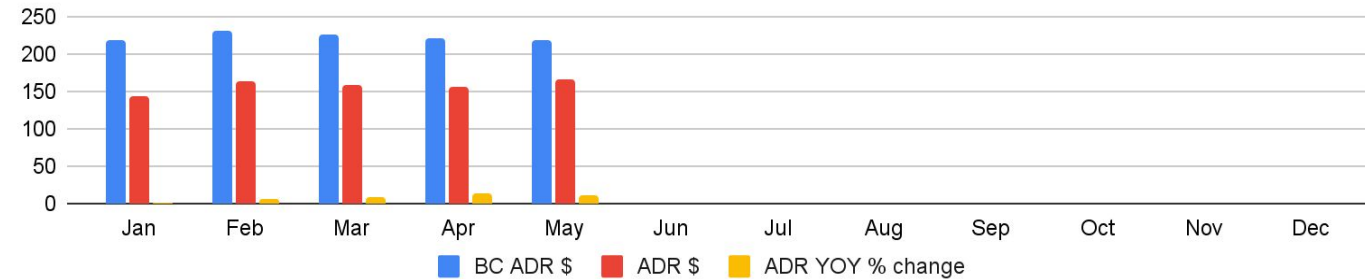
bcrts  
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Regional Tourism  
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- Northern BC had a **55.24%** occupancy for the month of May, up **3.34%** compared to the same month in 2022. BC had a **59.16%** occupancy for the month of May.
- Northern BC had an ADR of **\$165.34** for the month of May, up **12.44%** compared to the same month in 2022. BC had an ADR of **\$218.95** for the month of May.
- Northern BC had a RevPAR of **\$91.33** for the month of May, up **16.20%** compared to the same month in 2022. BC had a RevPAR of **\$129.52** for the month of May.

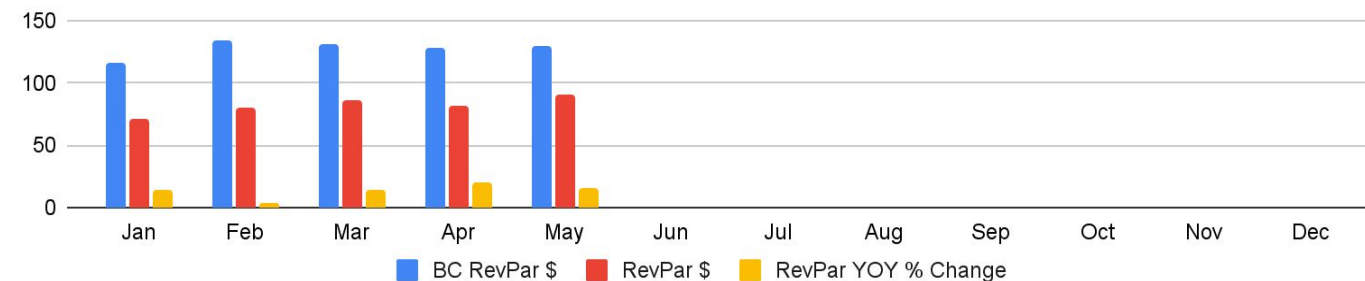
### Occupancy



### ADR



### RevPar



### Yearly Averages:

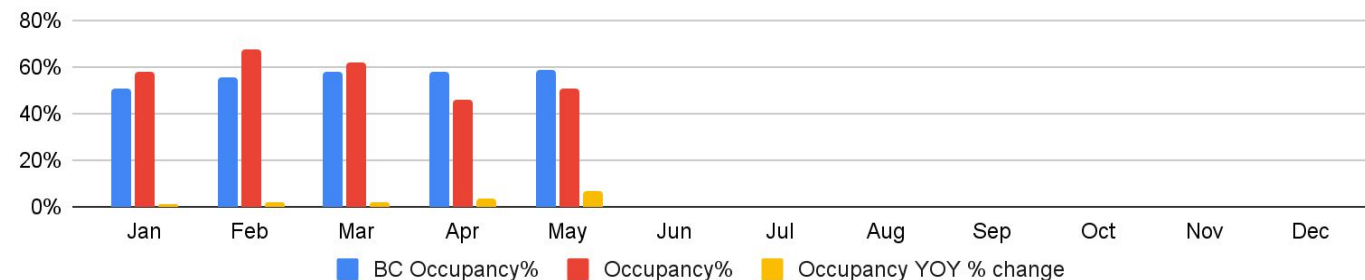
Year	OCC	ADR	REVPAR
2021	53.00%	\$127.00	\$81.00
2022	54.00%	\$145.00	\$94.00
2023 (YTD)	52.59%	\$156.99	\$82.27

# Kootenay Rockies Summary

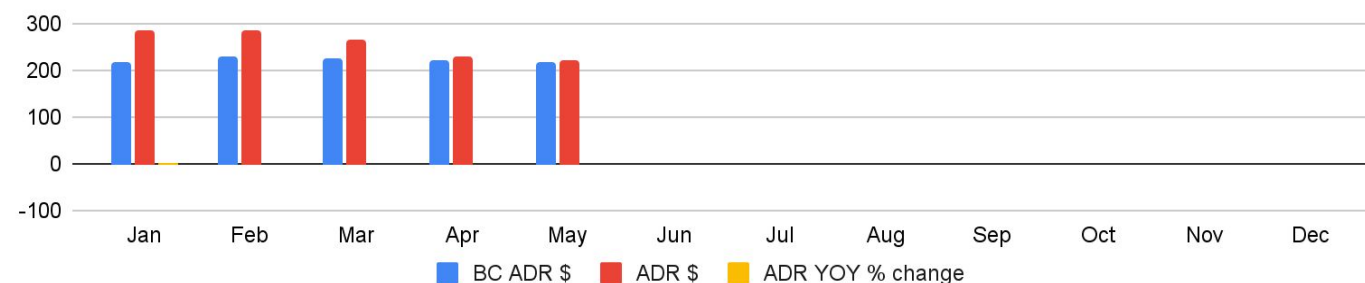
## May, 2023

- Kootenay Rockies had a **50.89%** occupancy for the month of May, up **6.43%** compared to the same month in 2022. BC had a **59.16%** occupancy for the month of May.
- Kootenay Rockies had an ADR of **\$222.19** for the month of May, down **2.19%** compared to the same month in 2022. BC had an ADR of **\$218.95** for the month of May.
- Kootenay Rockies had a RevPAR of **\$113.06** for the month of May, up **4.10%** compared to the same month in 2022. BC had a RevPAR of **\$129.52** for the month of May.

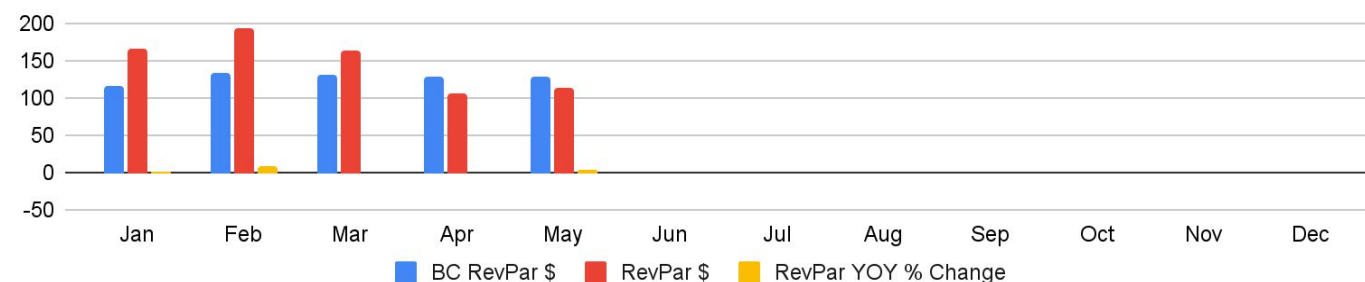
### Occupancy



### ADR



### RevPar



### Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.00%	\$239.00	\$133.00
2022	57.00%	\$244.00	\$141.00
2023 (YTD)	57.03%	\$257.96	\$148.74

# Cariboo Chilcotin Coast Summary

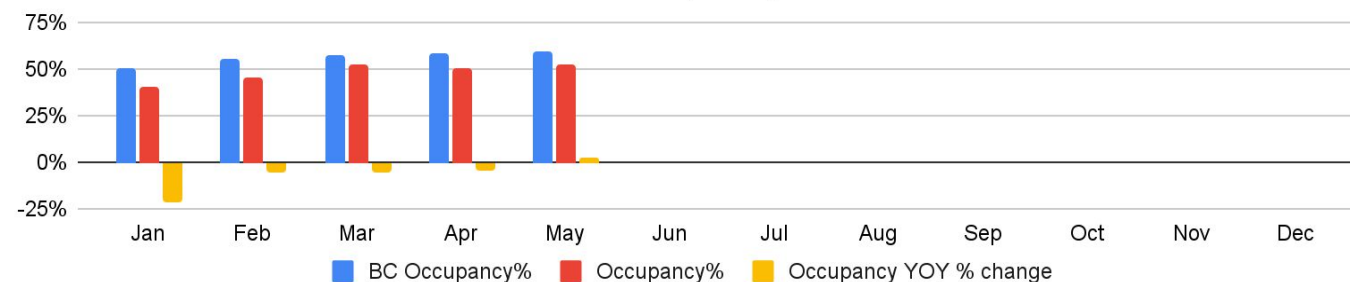
May, 2023

- Cariboo Chilcotin Coast had a **52.62%** occupancy for the month of May, up **2.54%** compared to the same month in 2022. BC had a **59.16%** occupancy for the month of May.
- Cariboo Chilcotin Coast had an ADR of **\$195.62** for the month of May, up **16.79%** compared to the same month in 2022. BC had an ADR of **\$218.95** for the month of May.
- Cariboo Chilcotin Coast had a RevPAR of **\$102.94** for the month of May, up **19.76%** compared to the same month in 2022. BC had a RevPAR of **\$129.52** for the month of May.

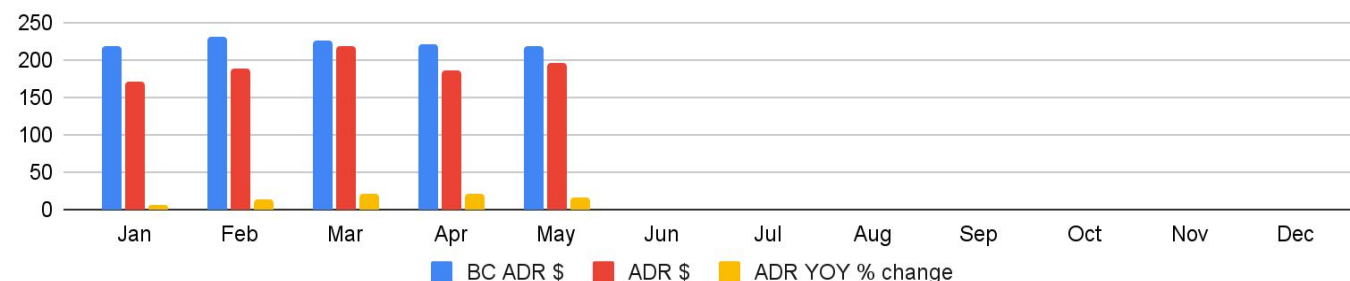
## Yearly Averages:

Year	occ	ADR	REVPAR
2021	48.00%	\$151.00	\$74.00
2022	53.00%	\$168.00	\$90.00
2023 (YTD)	48.54%	\$192.10	\$93.70

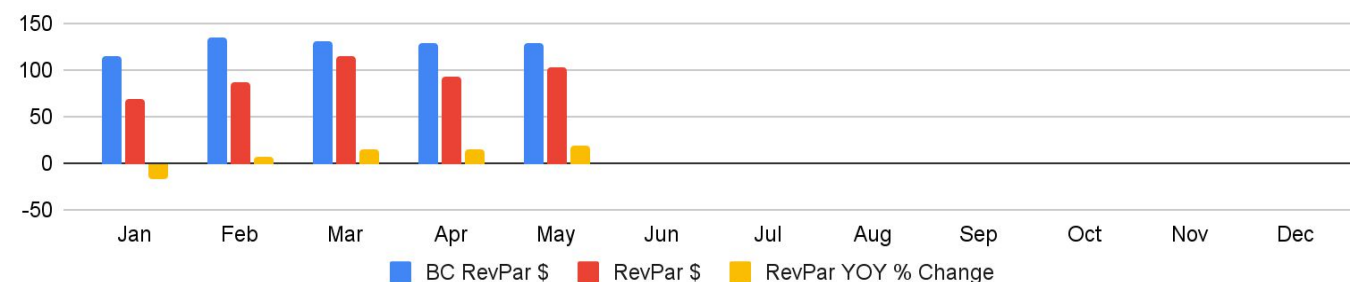
## Occupancy



## ADR



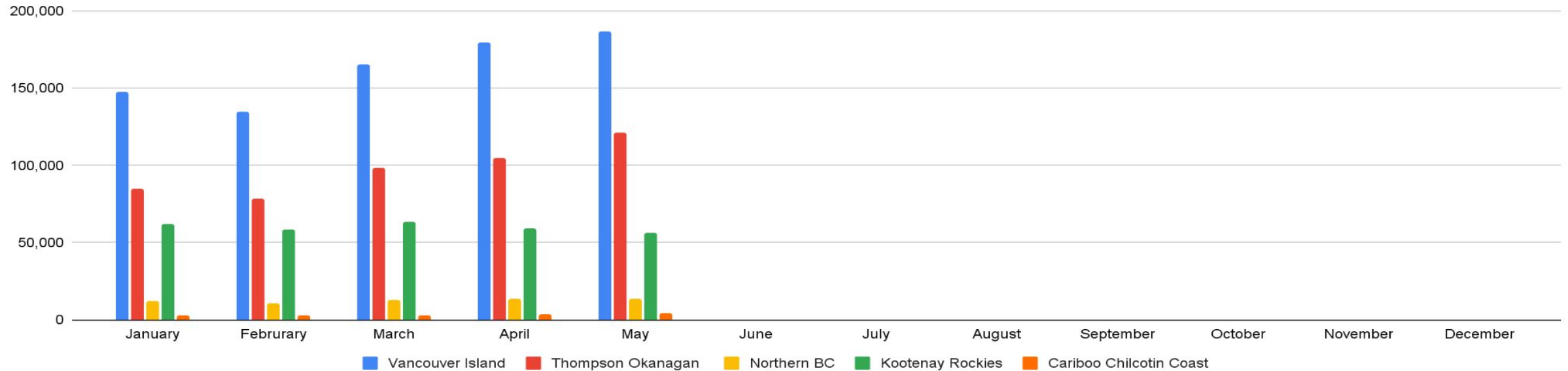
## RevPar





# Listings Supply

## (Total available nights in Database)



**British Columbia May Census total: 381,888 listings**

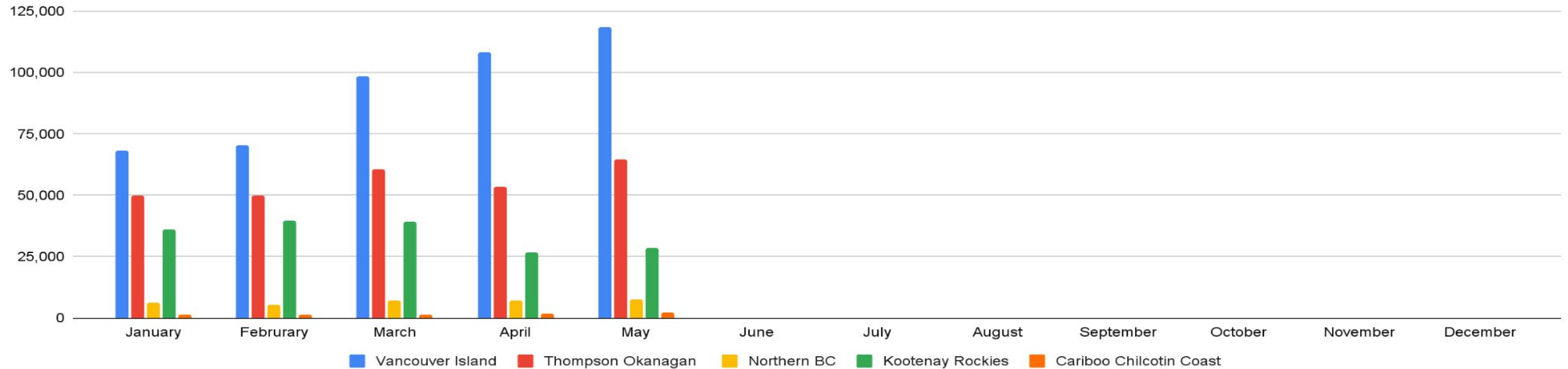
### Key Findings

- Out of the regions, Vancouver Island had the highest number of total available nights from active listings in May 2023 with **186,813**, followed by Thompson Okanagan with **121,318**, Kootenay Rockies with **56,085**, and Northern BC with **13,461**.
- Cariboo Chilcotin Coast had the lowest number of total available nights from active listings in May 2023 with **4,211**.



# Listings Demand

## (Total booked nights in Database)



**British Columbia May Sample total: 221,447 listings**

### Key Findings

- Out of the regions, Vancouver Island had the highest number of booked nights from active listings in May 2022 with **118,772**, followed by Thompson Okanagan with **64,483**, Kootenay Rockies with **28,540**, and Northern BC with **7,436**.
- Cariboo Chilcotin Coast had the lowest number of booked nights from active listings in May 2023 with **2,216**.

# Glossary

- **Occupancy:** Calculated by the number of occupied rooms divided by the number of available rooms that physically exist in a short-term rental
- **Average Daily Rate (ADR):** Represents the average rental income per paid occupied room in a given time period, however, ADR itself cannot be used to measure a short-term rental performance
- **Revenue per Available Room (RevPAR):** Calculated by multiplying a hotel's ADR by its occupancy rate, an increase in RevPAR most likely indicates an improvement in occupancy rate and can be used to measure a short-term rental performance
- **Listings Supply (Nights):** Total number of Available Nights + Booked Nights from Active Listings
- **Listings Demand (Nights):** Total number of Booked Nights during the reporting period
- **AirDNA FAQ** <https://www.airdna.co/faqs>



# Contact Us



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