

Monthly Occupancy Insights

AirDNA Destination Report

December 2023

2023 Monthly Report



British Columbia

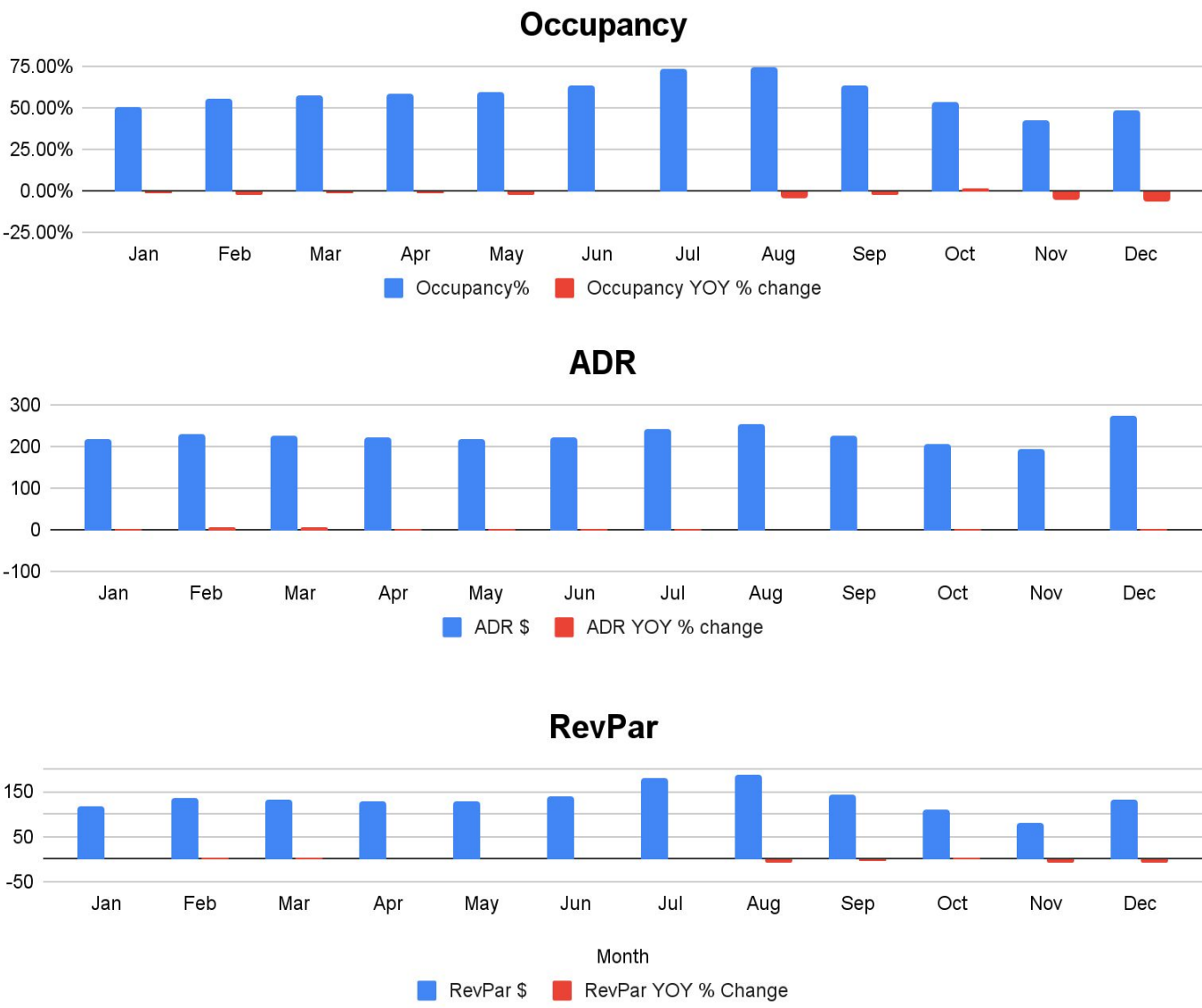
Summary

December, 2023

- British Columbia had a **48.4%** occupancy for the month of December, down **6.50%** compared to the same month in 2022.
- British Columbia had an ADR of **\$274.9** for the month of December, up **0.73%** compared to the same month in 2022.
- British Columbia had a RevPAR of **\$133.0** for the month of December, down **5.9%** compared to the same month in 2022.

Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.2%	\$191.0	\$110.2
2022	56.8%	\$206.0	\$122.0
2023 (YTD)	58.5%	\$227.6	\$134.7



Vancouver Island Summary

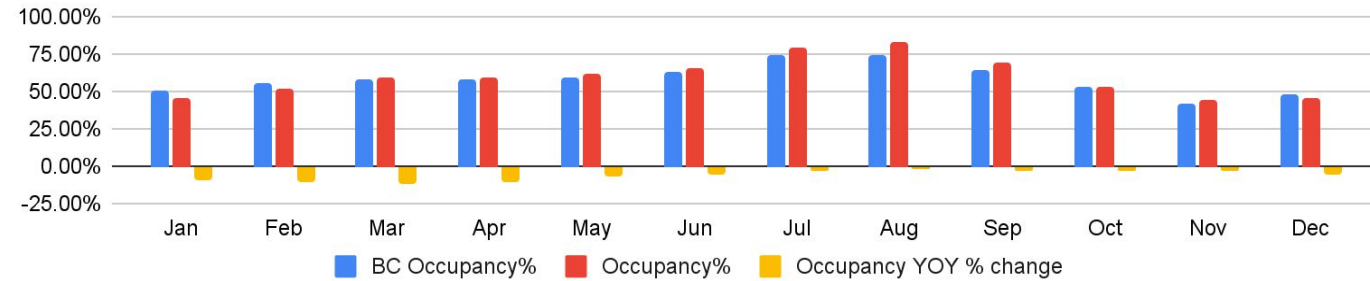
December, 2023

- Vancouver Island had a **45.2%** occupancy for the month of December, down **5.8%** compared to the same month in 2022. BC had a **48.4%** occupancy for the month of December.
- Vancouver Island had an ADR of **\$179.6** for the month of December, down **0.4%** compared to the same month in 2022. BC had an ADR of **\$274.9** for the month of December.
- Vancouver Island had a RevPAR of **\$81.1** for the month of December, down **6.1%** compared to the same month in 2022. BC had a RevPAR of **\$133.0** for the month of December.

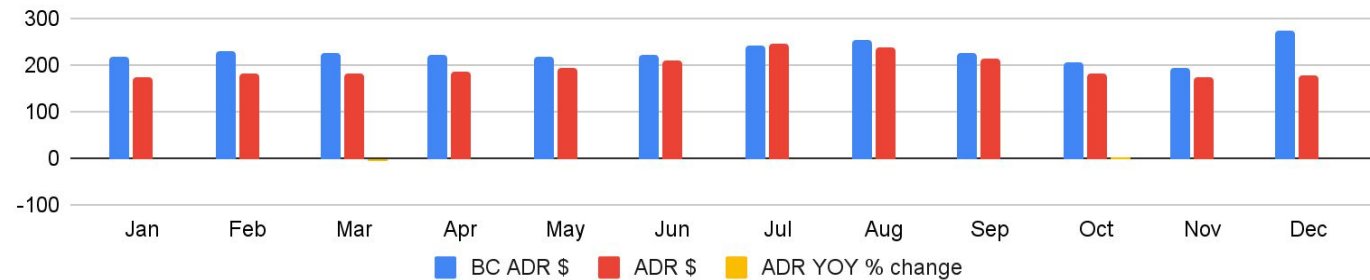
Yearly Averages:

Year	OCC	ADR	REVPAR
2021	65.0%	\$186.0	\$123.0
2022	64.0%	\$198.0	\$129.0
2023 (YTD)	60.1%	\$196.2	\$121.9

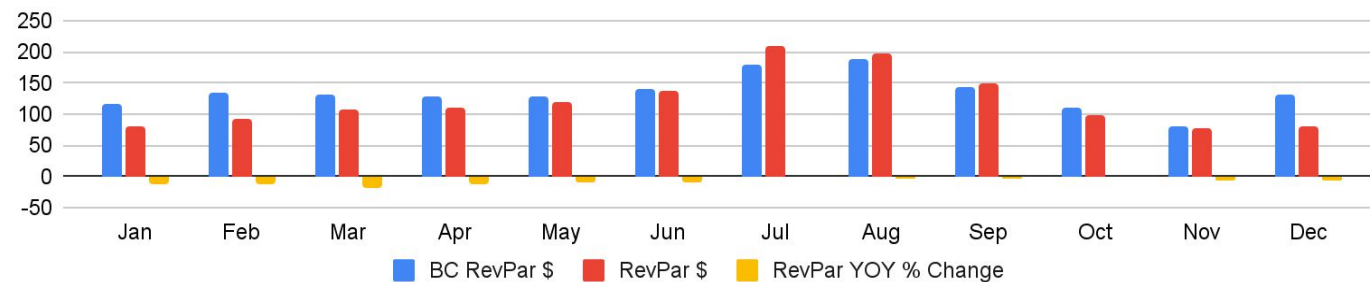
Occupancy



ADR



RevPar



Thompson Okanagan Summary

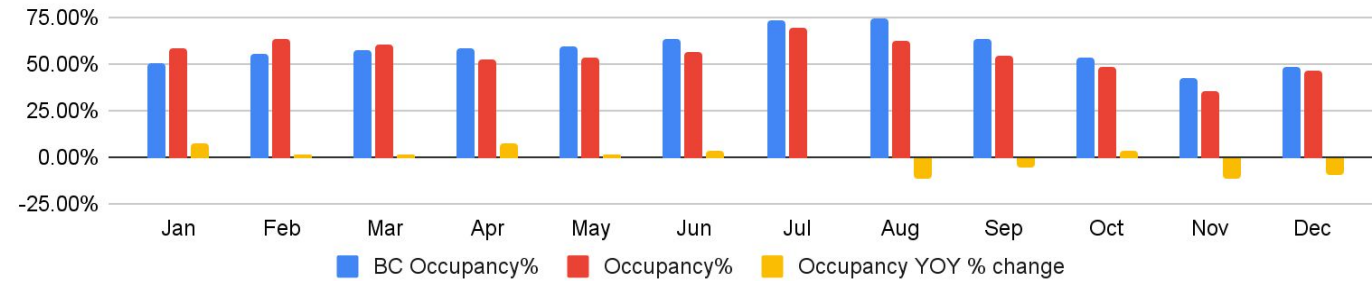
December, 2023

- Thompson Okanagan had a **46.5%** occupancy for the month of December, down **9.4%** compared to the same month in 2022. BC had a **48.4%** occupancy for the month of December.
- Thompson Okanagan had an ADR of **\$341.4** for the month of December, up **3.4%** compared to the same month in 2022. BC had an ADR of **\$274.9** for the month of December.
- Thompson Okanagan had a RevPAR of **\$158.9** for the month of December, down **6.3%** compared to the same month in 2022. BC had a RevPAR of **\$133.0** for the month of December.

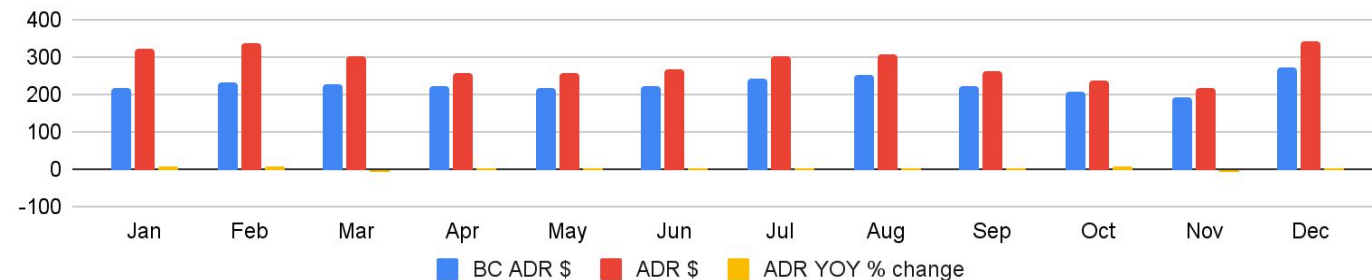
Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.0%	\$252.0	\$140.0
2022	56.0%	\$275.0	\$156.0
2023 (YTD)	55.2%	\$284.5	\$159.1

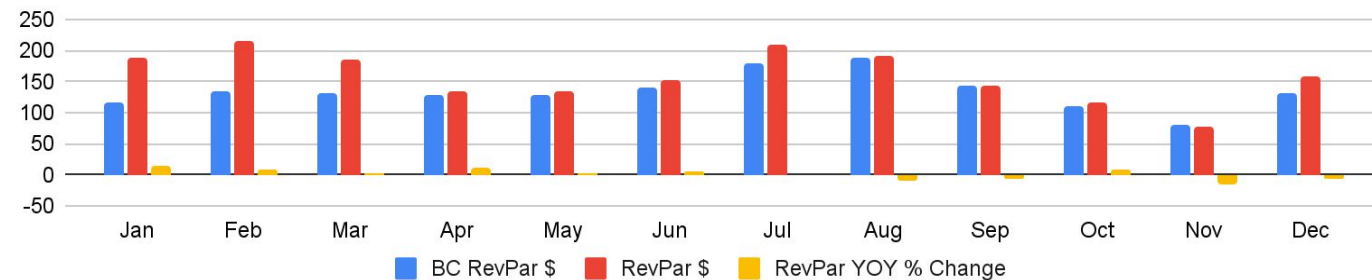
Occupancy



ADR



RevPar





Northern BC Summary

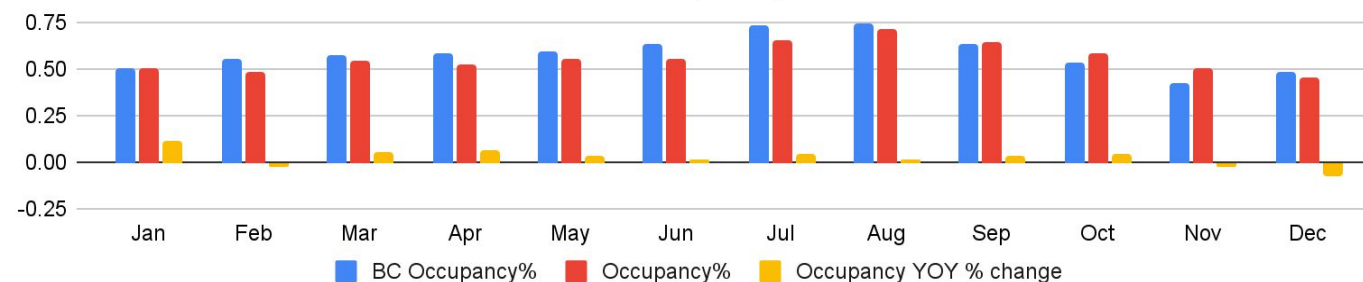
December, 2023

- Northern BC had a **45.3%** occupancy for the month of December, down **7.2%** compared to the same month in 2022. BC had a **48.4%** occupancy for the month of December.
- Northern BC had an ADR of **\$131.0** for the month of December, up **1.5%** compared to the same month in 2022. BC had an ADR of **\$274.9** for the month of December.
- Northern BC had a RevPAR of **\$59.3** for the month of December, down **5.9%** compared to the same month in 2022. BC had a RevPAR of **\$133.0** for the month of December.

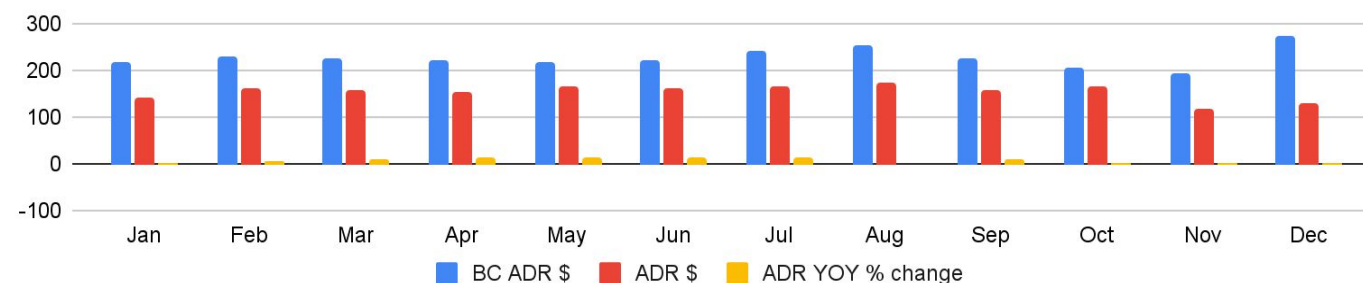
Yearly Averages:

Year	occ	ADR	REVPAR
2021	53.0%	\$127.0	\$81.0
2022	54.0%	\$145.0	\$94.0
2023 (YTD)	56.3%	\$154.9	\$87.8

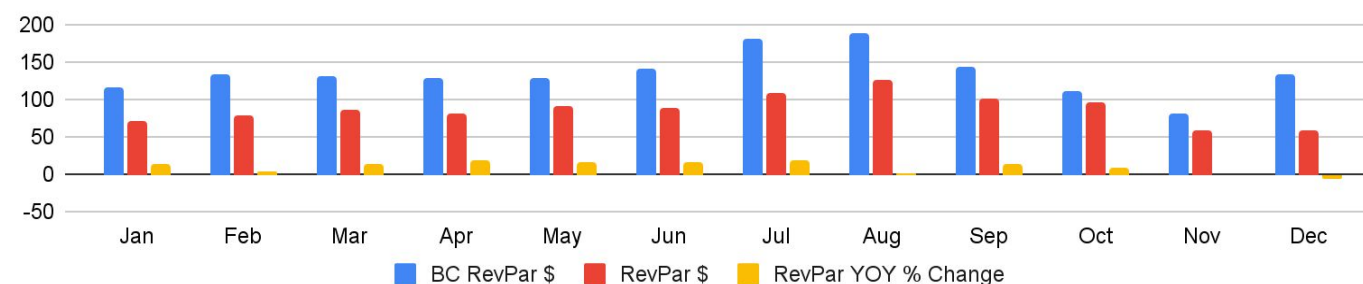
Occupancy



ADR



RevPar



Kootenay Rockies Summary

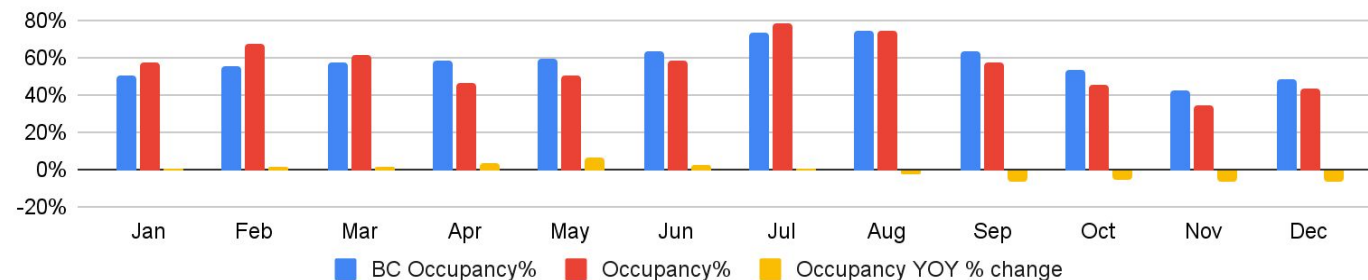
December, 2023

- Kootenay Rockies had a **44.0%** occupancy for the month of December, down **6.3%** compared to the same month in 2022. BC had a **48.4%** occupancy for the month of December.
- Kootenay Rockies had an ADR of **\$315.3** for the month of December, up **12.1%** compared to the same month in 2022. BC had an ADR of **\$274.9** for the month of December.
- Kootenay Rockies had a RevPAR of **\$138.6** for the month of December, up **5.0%** compared to the same month in 2022. BC had a RevPAR of **\$81.7** for the month of December.

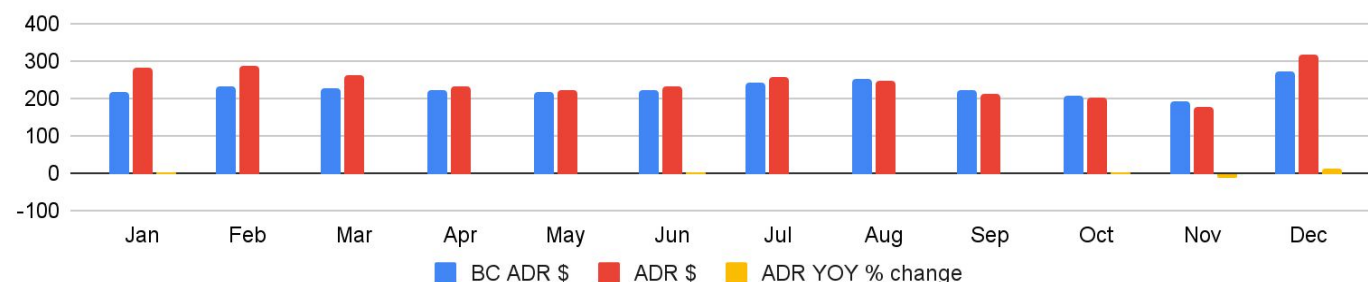
Yearly Averages:

Year	occ	ADR	REVPAR
2021	55.0%	\$239.0	\$133.0
2022	57.0%	\$244.0	\$141.0
2023 (YTD)	56.6%	\$244.3	\$140.0

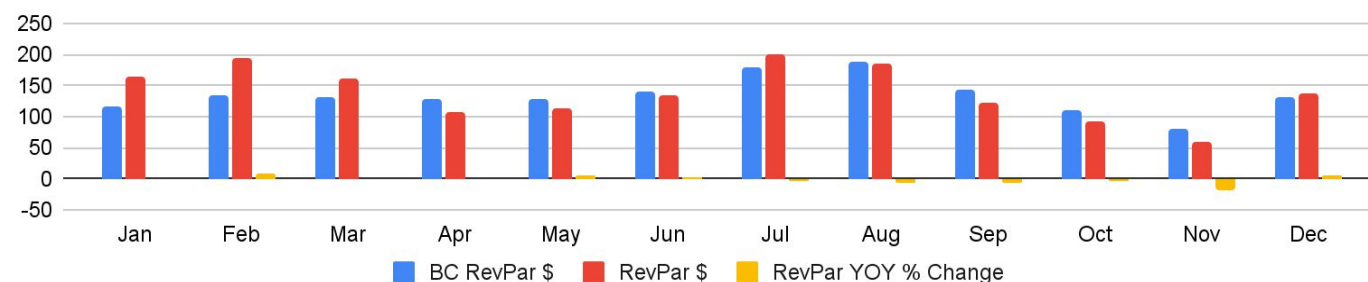
Occupancy



ADR



RevPar



Cariboo Chilcotin Coast Summary

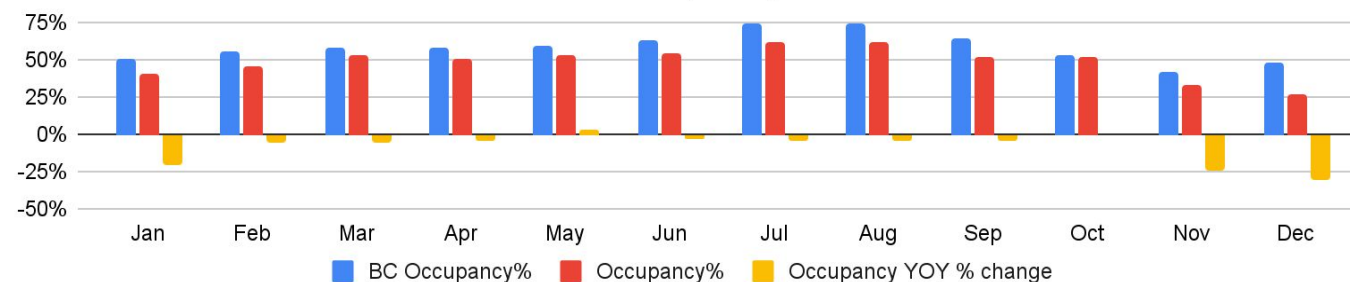
December, 2023

- Cariboo Chilcotin Coast had a **27.0%** occupancy for the month of December, down **30.7%** compared to the same month in 2022. BC had a **48.4%** occupancy for the month of December.
- Cariboo Chilcotin Coast had an ADR of **\$163.0** for the month of December, up **4.9%** compared to the same month in 2022. BC had an ADR of **\$274.9** for the month of December.
- Cariboo Chilcotin Coast had a RevPAR of **\$44.0** for the month of December, down **27.3%** compared to the same month in 2022. BC had a RevPAR of **\$133.0** for the month of December.

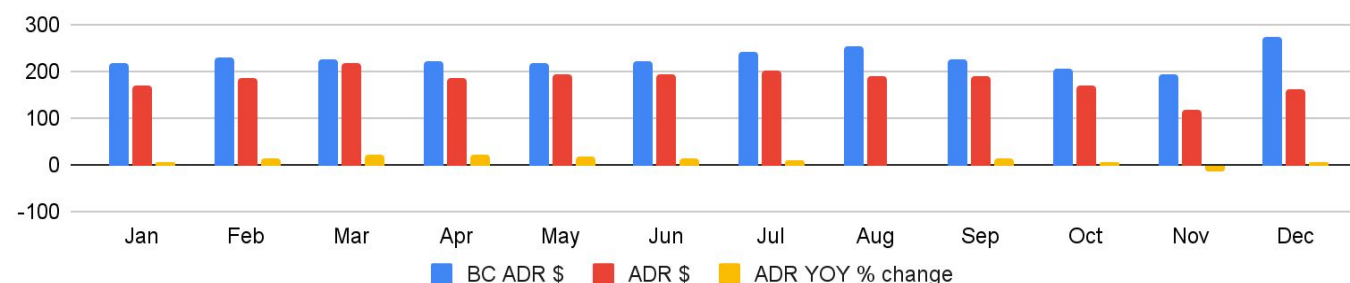
Yearly Averages:

Year	occ	ADR	REVPAR
2021	48.0%	\$151.0	\$74.0
2022	53.0%	\$168.0	\$90.0
2023 (YTD)	48.6%	\$181.9	\$90.1

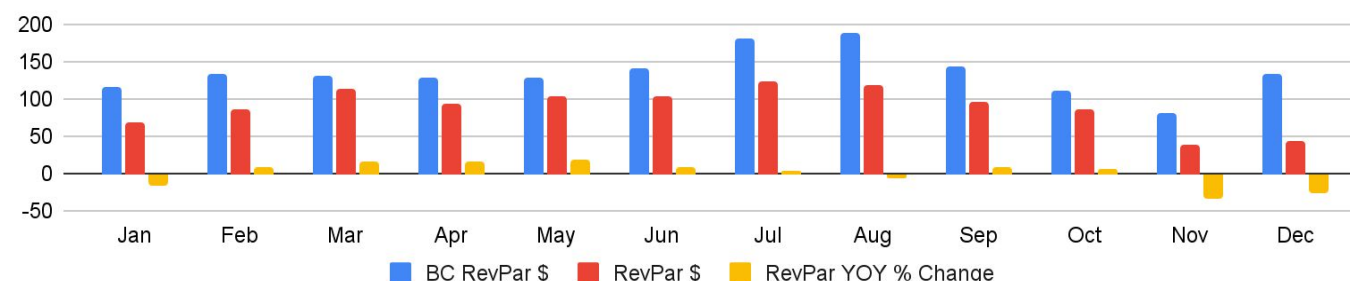
Occupancy



ADR

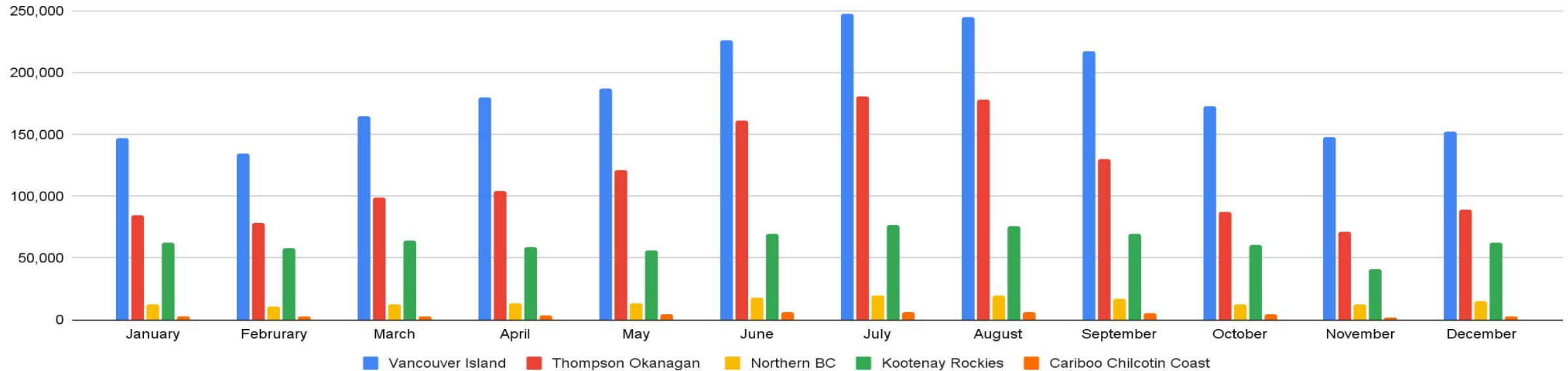


RevPar



Listings Supply

(Total available nights in Database)



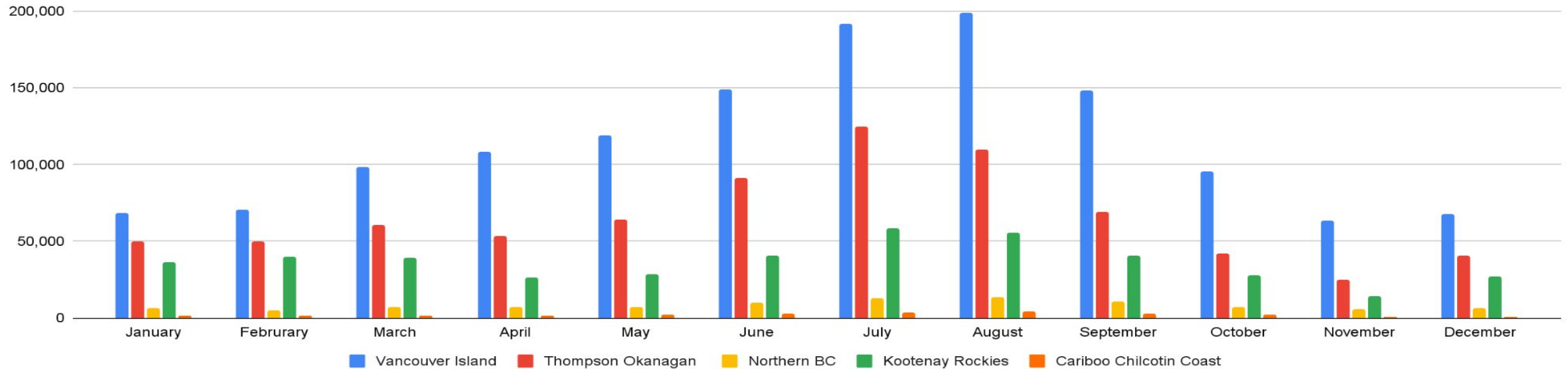
British Columbia December Census total: 321,180 listings

Key Findings

- Out of the regions, Vancouver Island had the highest number of total available nights from active listings in December 2023 with **152,308**, followed by Thompson Okanagan with **88,745**, Kootenay Rockies with **62,681**, and Northern BC with **14,806**.
- Cariboo Chilcotin Coast had the lowest number of total available nights from active listings in December 2023 with **2,640**.

Listings Demand

(Total booked nights in Database)



British Columbia December Sample total: 142,263 listings

Key Findings

- Out of the regions, Vancouver Island had the highest number of booked nights from active listings in December 2022 with **67,911**, followed by Thompson Okanagan with **40,481**, Kootenay Rockies with **26,813**, and Northern BC with **6,351**.
- Cariboo Chilcotin Coast had the lowest number of booked nights from active listings in December 2023 with **713**.

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>



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