2022

Airbnb

01

Problem:

Contributing factors to Vancouver's continued increase in rental rates

Context

02

Hypothesis:

With a continual increase of Airbnb listings, this will continue to decrease the supply of rental housing for the local population

Low supply

As Airbnb listings continue to increase in Vancouver, less housing becomes available to local population

High profits

With the demand of travel to Vancouver, Airbnb's are becoming increasingly profitable, thus making it more attractive to be an Airbnb host than a landlord for local population

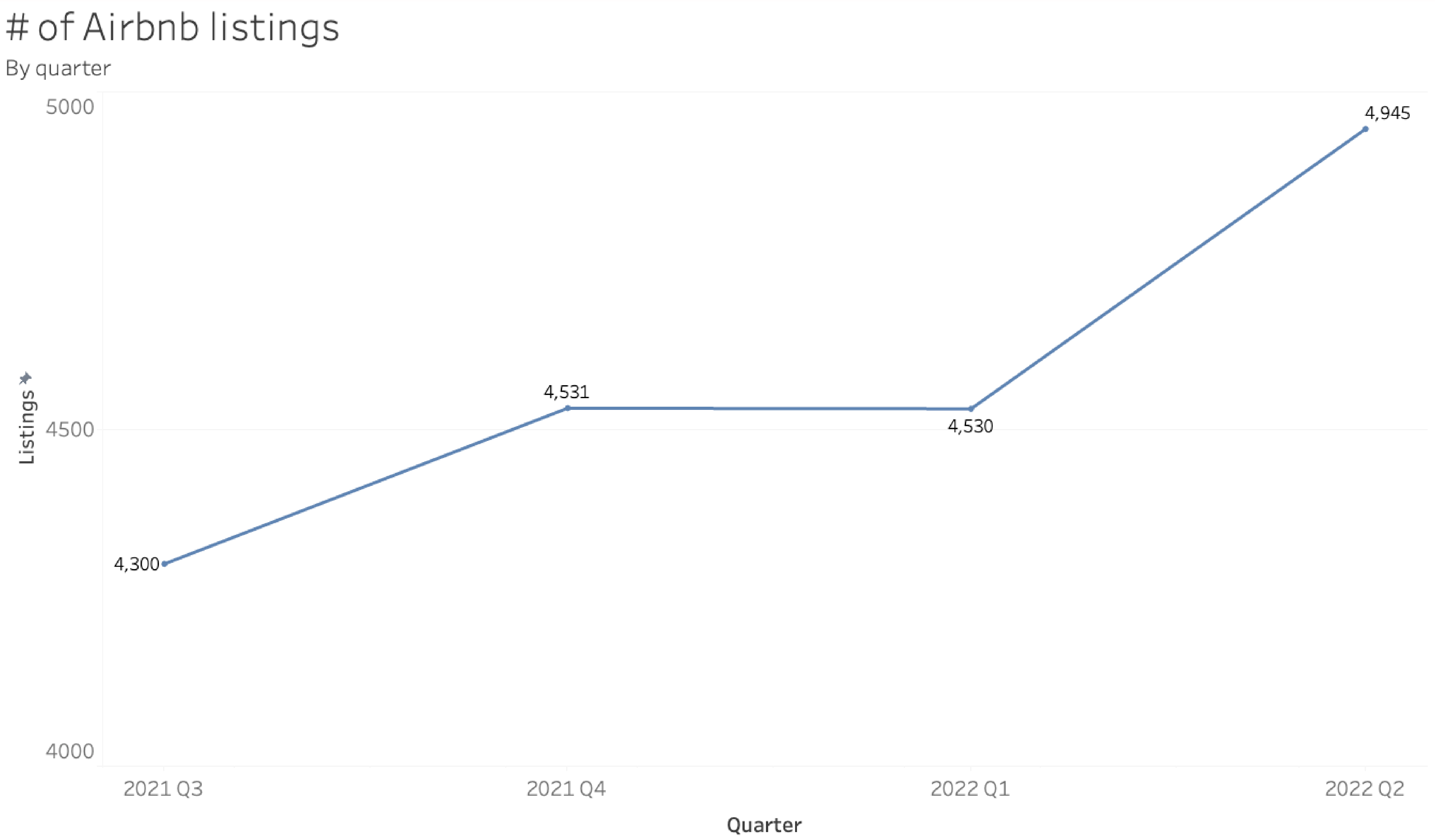
of Airbnb listings

15% INCREASE IN # OF LISTINGS

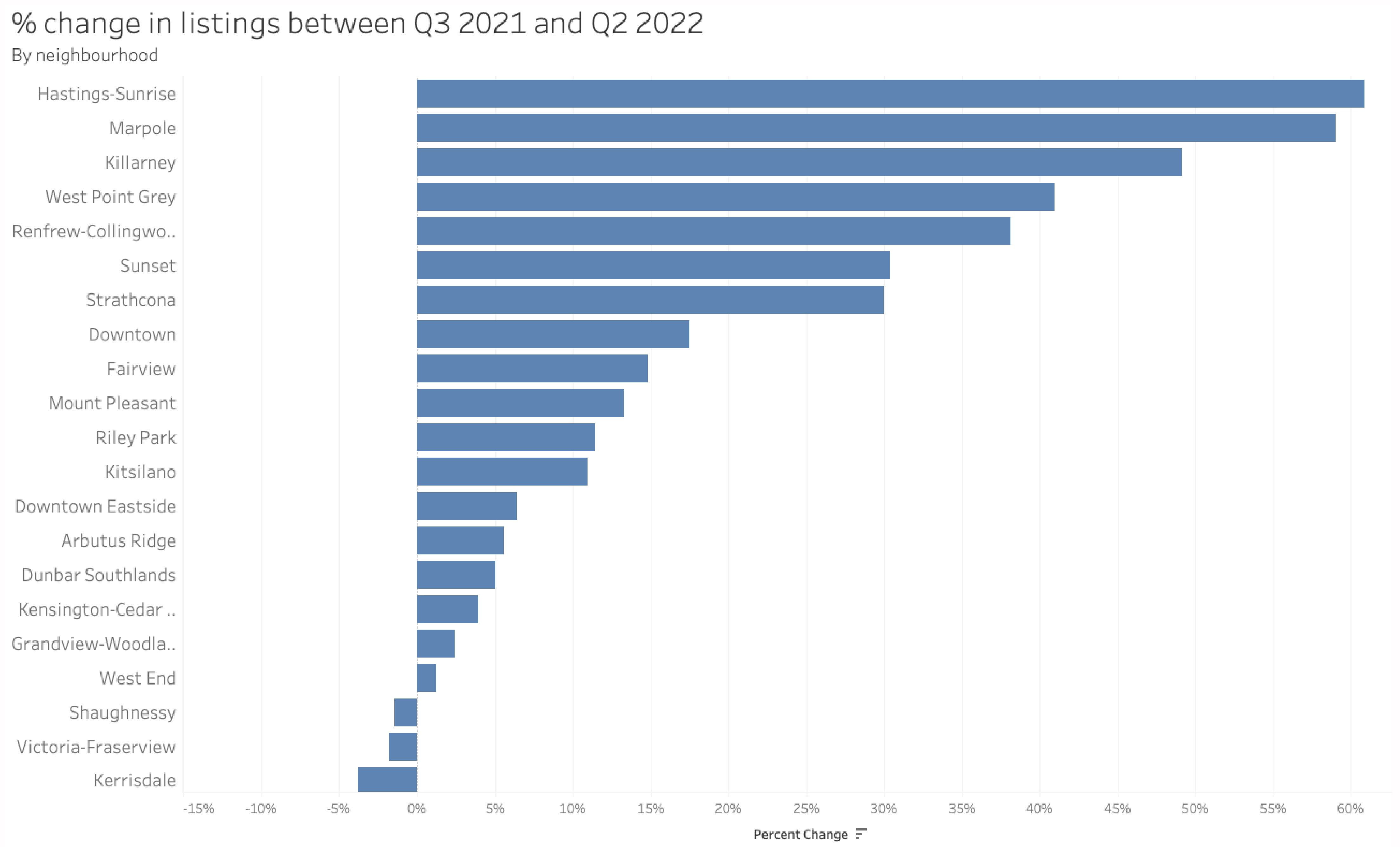
Steady rise in # of Airbnb listings in Vancouver between Q3 of 2021 and Q2 of 2022

What this means:

645 units that are not available to local rental population



Neighbourhood breakdown

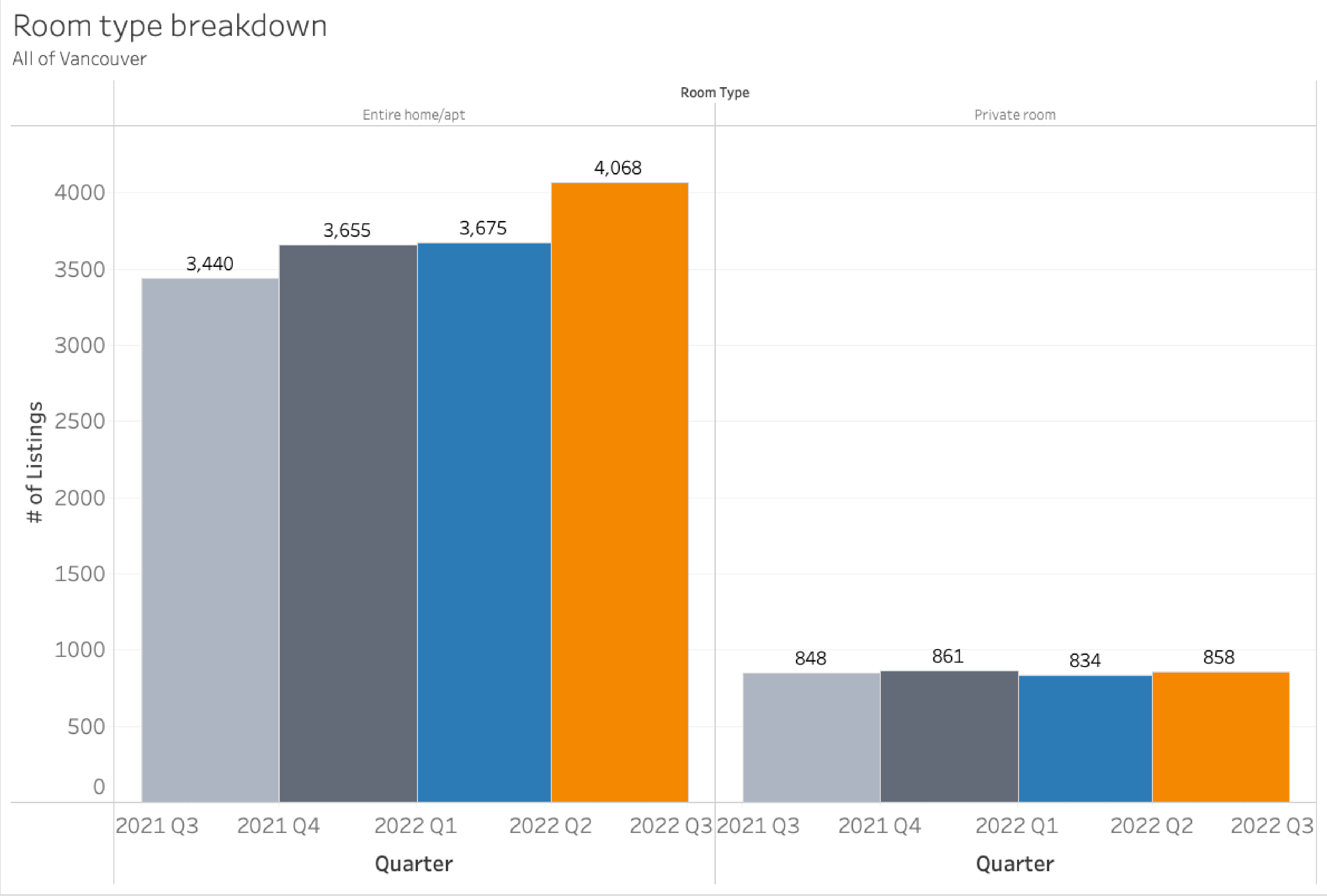


Room Type breakdown

18.2% INCREASE OF ENTIRE HOME/APT LISTINGS

1.2% increase of private room listings

628 potential listings that could be used for rent for local population

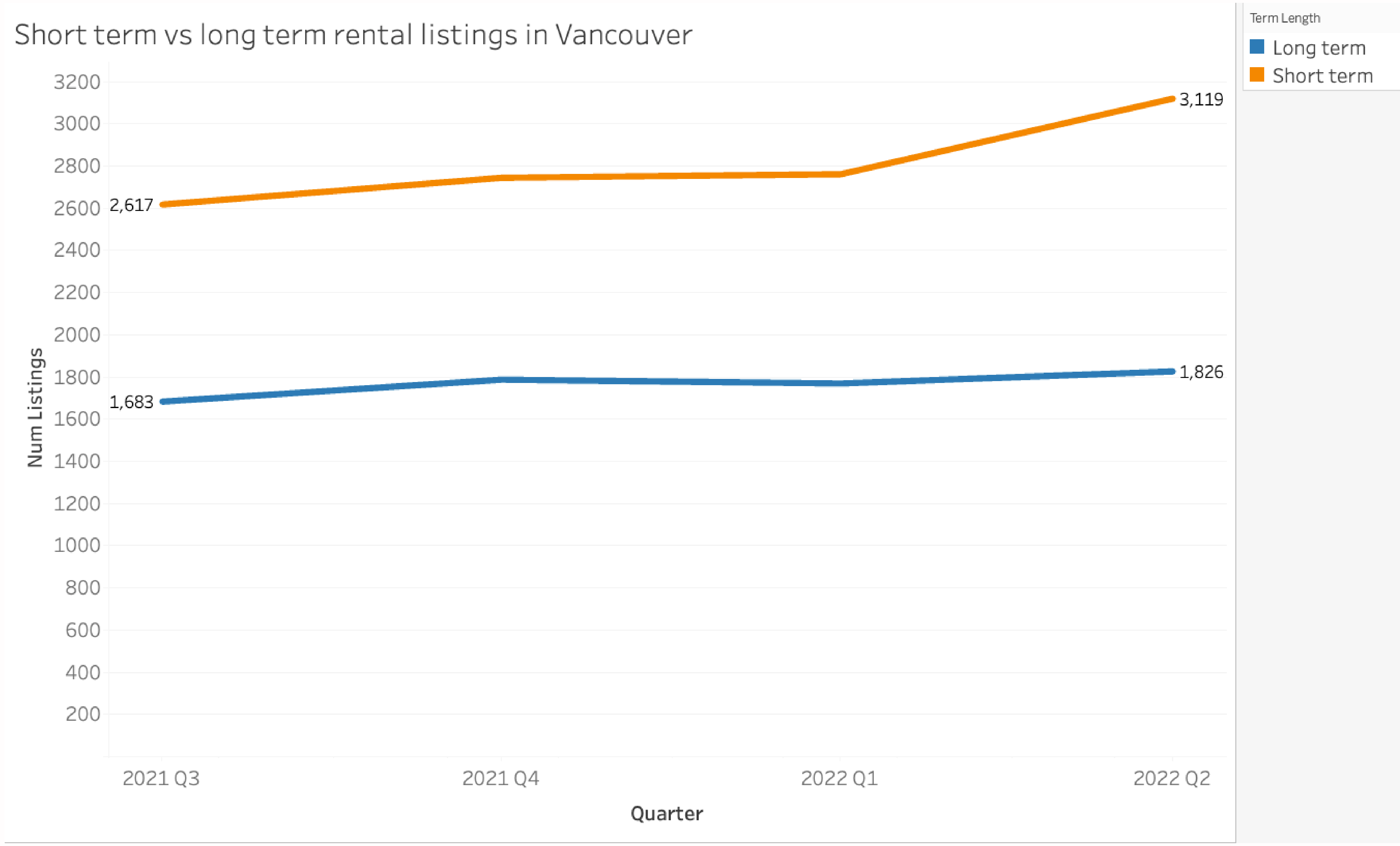


Short vs long term rental listings

19% INCREASE IN SHORT TERM LISTINGS

Even with minimum # of nights stay law, we continue to see the number of short term listings increase

8.5% increase in long term rental listings



Avg 1 bdr rent in Vancouver

$2500/month

Source: https://www.zumper.com/rent-research/vancouver-bc

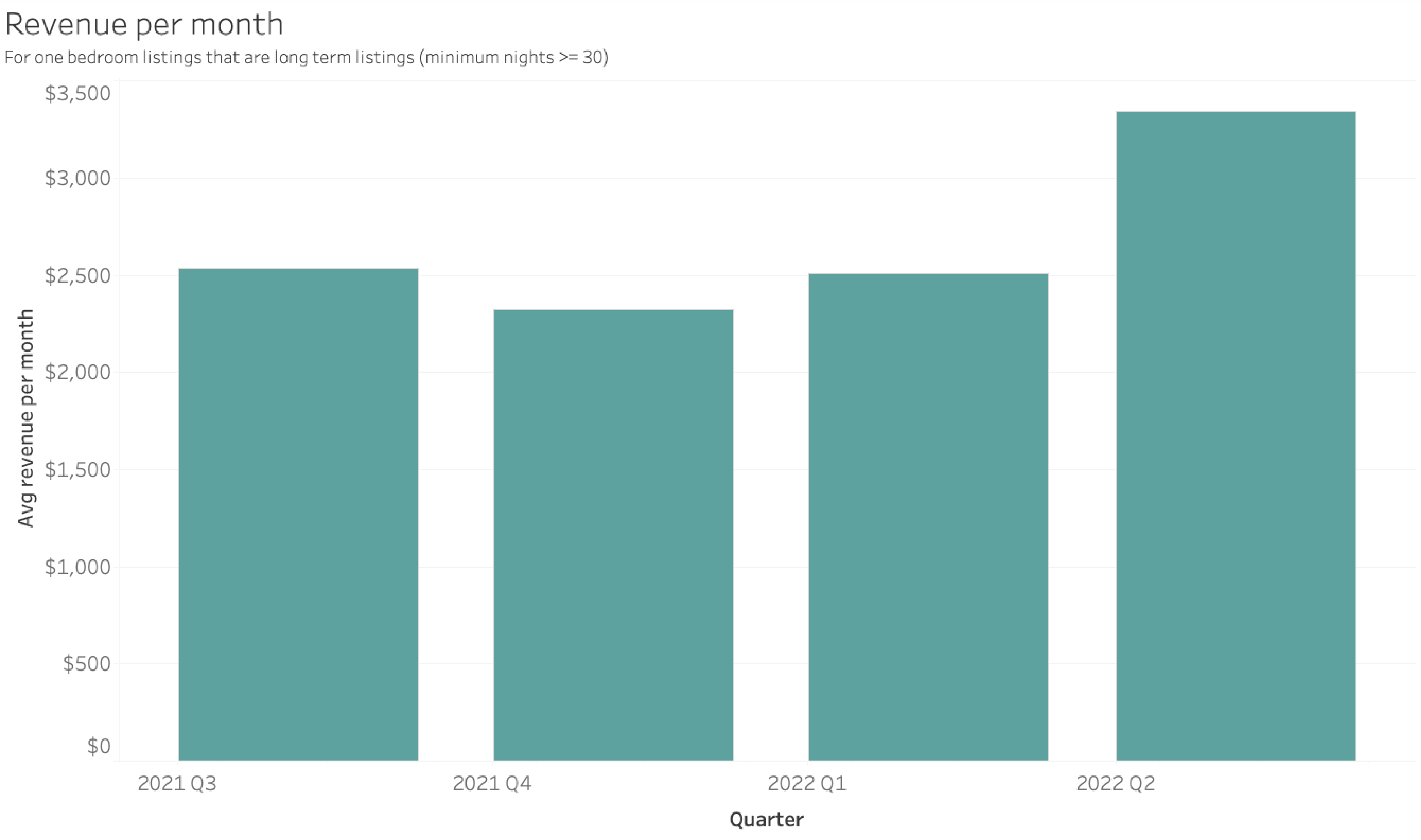
Airbnb profitability

$3346/MONTH

The average Airbnb one bedroom listing can expect to receive $3346/month in Q2 2022

	2021 Q3	2021 Q4	2022 Q1	2022 Q2
Avg availability in upcoming 90 days	31	34	31	23
Avg days booked in upcoming 90 days	59	56	59	67
Avg nightly price of long term rental	$129	$125	$128	$149

Calculation
Average nightly price * Avg # of nights booked / 3 =
Expected monthly revenue for the quarter



Airbnb is more profitable

Landlords are incentivized to be Airbnb hosts

$846/MONTH

A one bedroom apartment, on average, is expected to bring in $846/month more on Airbnb than in the traditional rental market

2022

What can we do?

- Stricter laws that are enforced regarding # of Airbnb's allowed