

November 18, 2025

Market Dashboard  
GRP31905451

## KPIs

KPIs for the past 365 days compared with previous 365 day period.

Estimated Revenue

37.74K ▼-6415

Estimated % Occupancy

55 ▼-2

Active Listings

1199 ▲152

Bookings

27.31K ▲3521

Booking Window

8 ▲2

Length of Stay

3 –

Average RevPAR

128 ▼-27

Average ADR

232 ▼-38

## KPIs

KPIs for the past 30 days compared with previous 30 day period.

Estimated Revenue

3868 ▲665

Estimated % Occupancy

58 ▲7

Active Listings

980 ▲43

Bookings

2837 ▲248

Booking Window

9 –

Length of Stay

3 –

Average RevPAR

145 ▲23

Average ADR

251 ▲14

## KPIs

KPIs for the past 7 days compared with previous 7 day period.

Estimated Revenue

1030 ▼-314

Estimated % Occupancy

61 ▼-12

Active Listings

964 ▲13

Bookings

694 ▼-62

Booking Window

8 ▼-2

Length of Stay

2 ▼-1

Average RevPAR

154 ▼-49

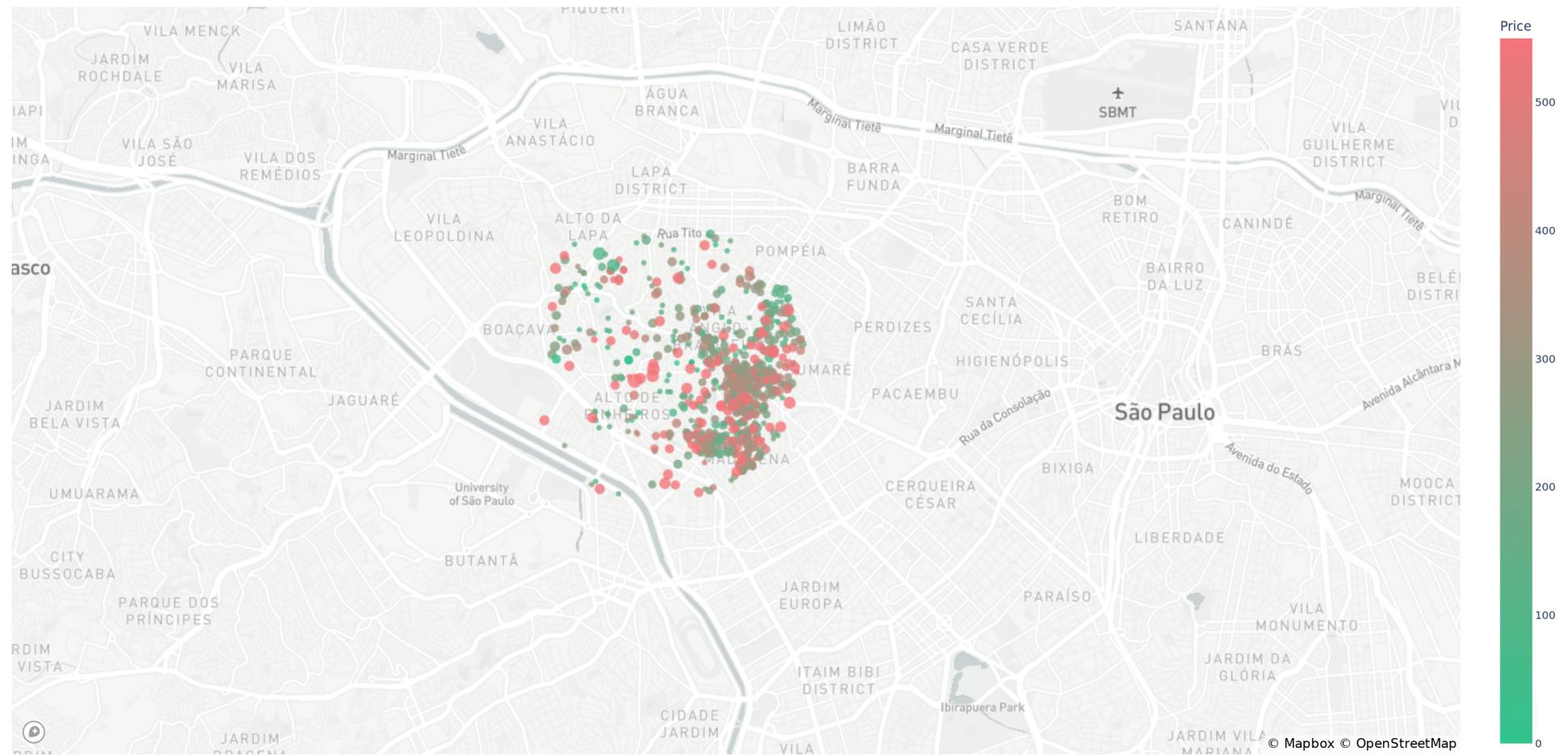
Average ADR

251 ▼-29

# Listing Map

## Location

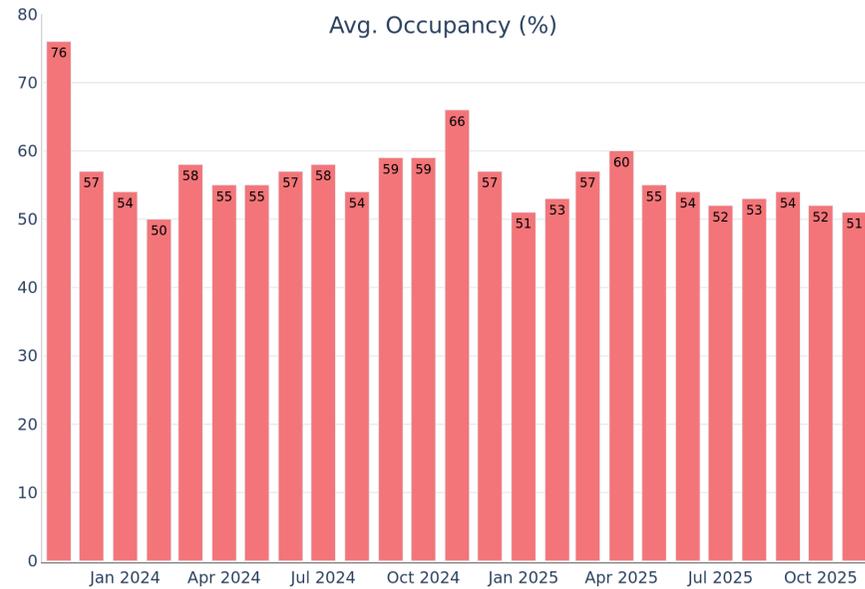
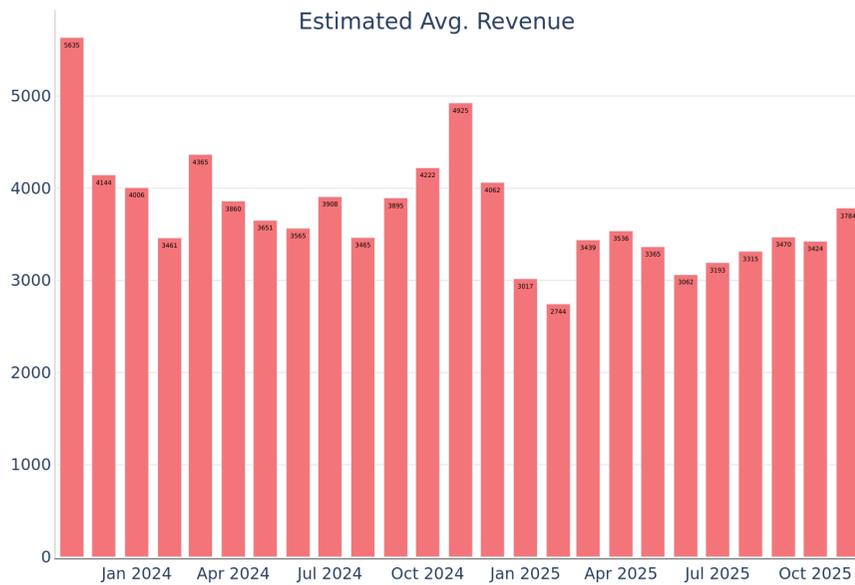
Shows the approximate location of the listings used in this report. The color of each dot shows the average price for that listing over the next year, the size of each dot represents the number of bedrooms.



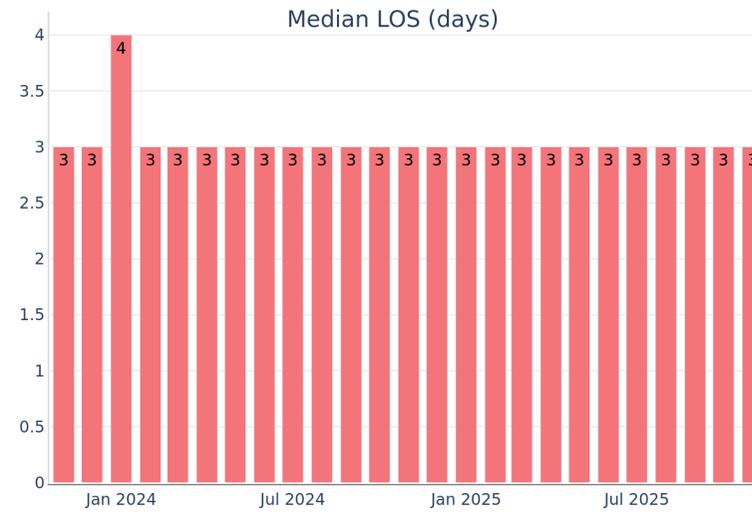
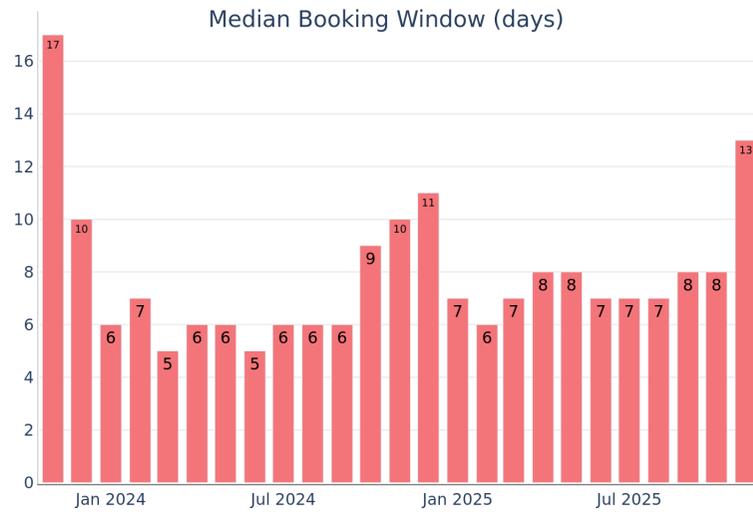
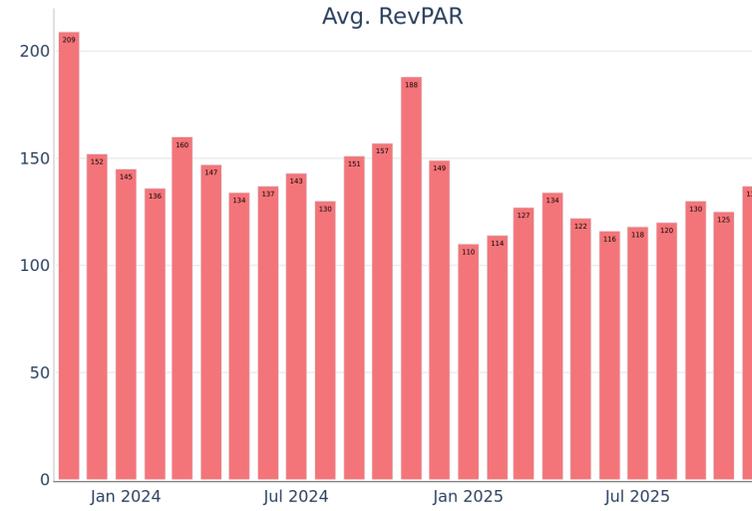
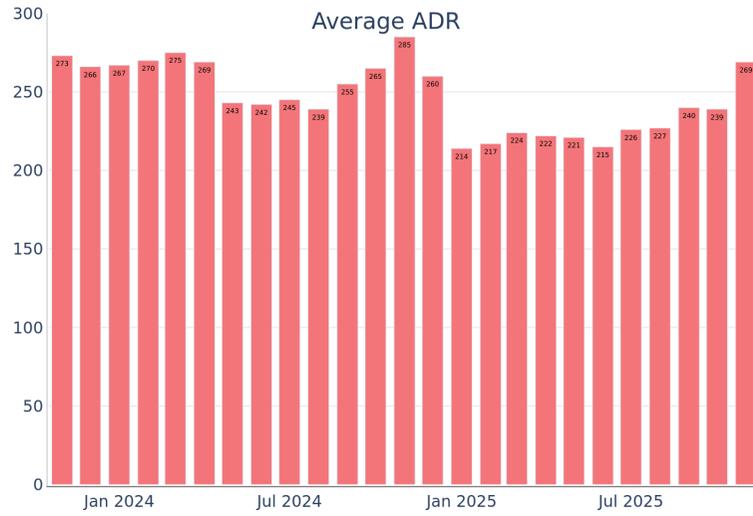
# Market Summary

## Market History

These charts track monthly averages for past dates. Included are average Revenue, average Occupancy, median Booking Window by stay date, and median Length of Stay by stay date.

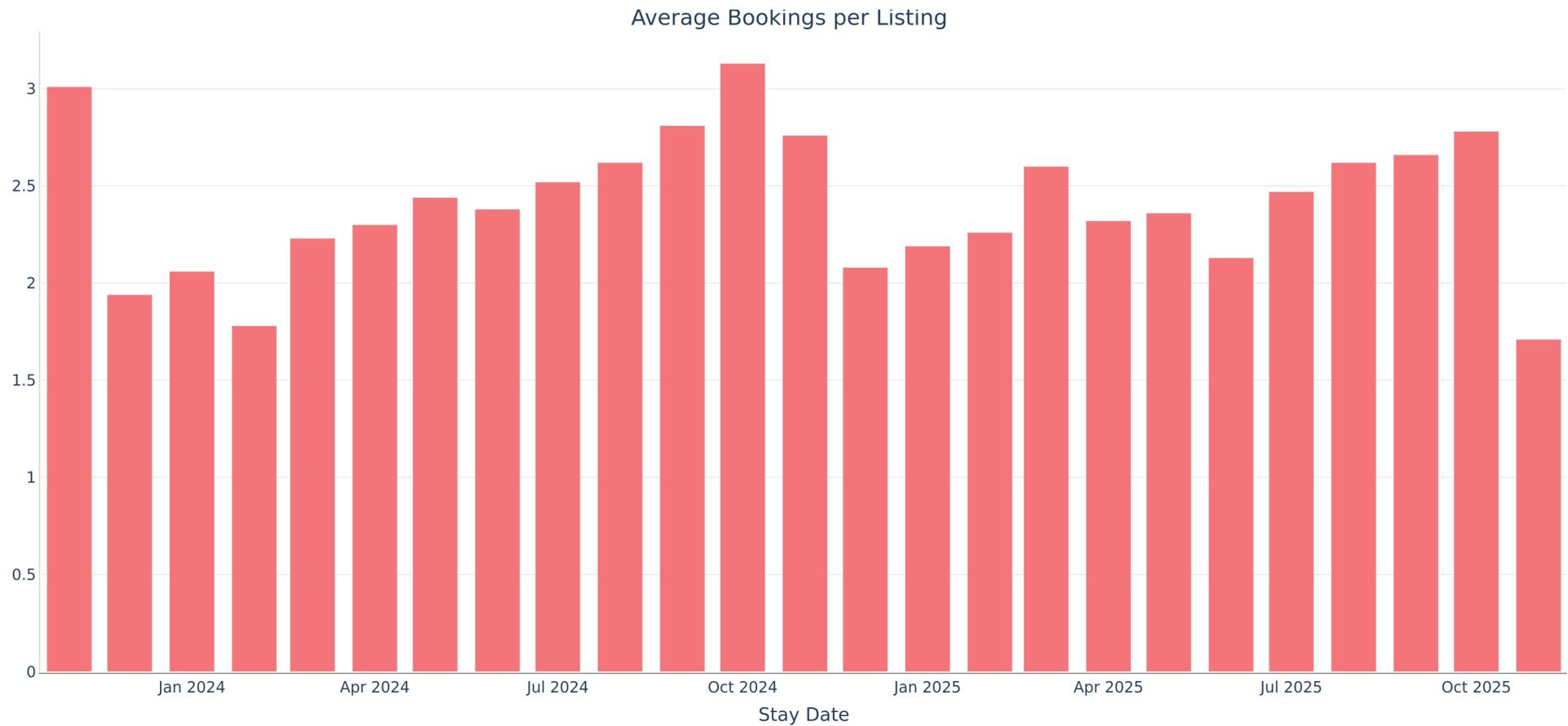


# Market Summary



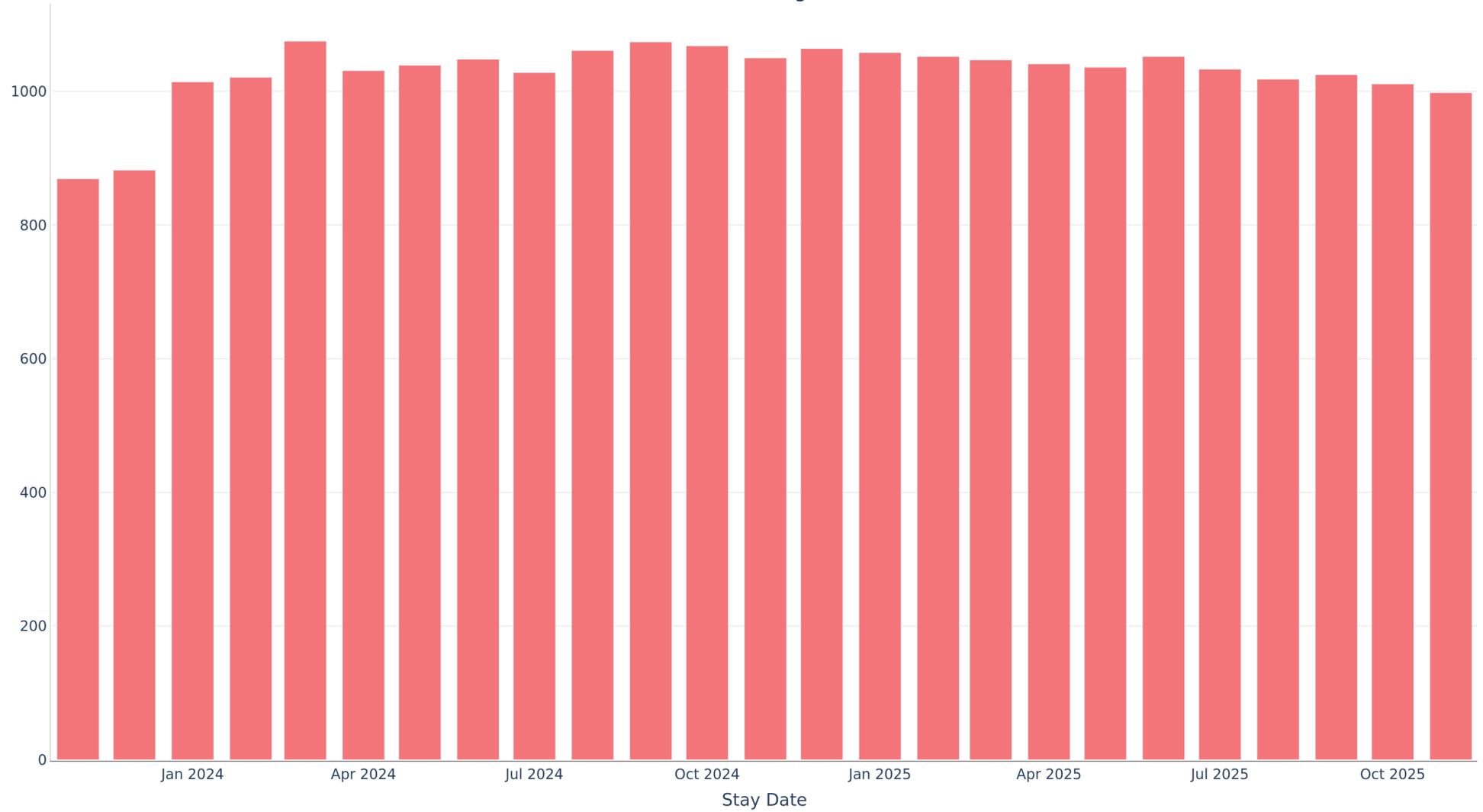
## Supply and Demand

These charts track the average number of bookings (demand) a listing received in indicated month (top) and the number of active listings present (supply) in the market in the indicated month (bottom).



# Supply and Demand

Active Listings



## Summary Table

Supply (# of properties, listed prices) and demand data (estimated LOS and Booking Window for bookings made in the last year) for your area.

Category	Active Listings	Median Listed Price	Median Booked Nightly Price	Median Booked Weekly Price	Median Booked Monthly Price	Median LOS	Median Booking Window
All	955	245	211	189	159	3	7
Room	198	127	121	99	78	2	5
Studio	72	250	217	198	182	3	8
1 BR	511	250	211	185	167	3	8
2 BR	125	378	280	265	204	2	6
3 BR	31	526	306	351	329	3	11
4 BR	10	1044	788	800	0	3	26
5 BR	2	2366	1651	1620	0	3	39
6 BR	5	2264	1785	75	57	3	27
8 BR	1	4476	2372	2500	0	4	29

## Price and Occupancy Trends

### Key Future Dates



**Nov 20, 2025 to Nov 23, 2025**

14.3 % increase in occupancy compared to surrounding dates



**Feb 19, 2026 to Feb 21, 2026**

5.7 % increase in occupancy compared to surrounding dates



**Feb 04, 2026 to Feb 07, 2026**

4.6 % increase in occupancy compared to surrounding dates



**Mar 19, 2026 to Mar 22, 2026**

3.9 % increase in occupancy compared to surrounding dates

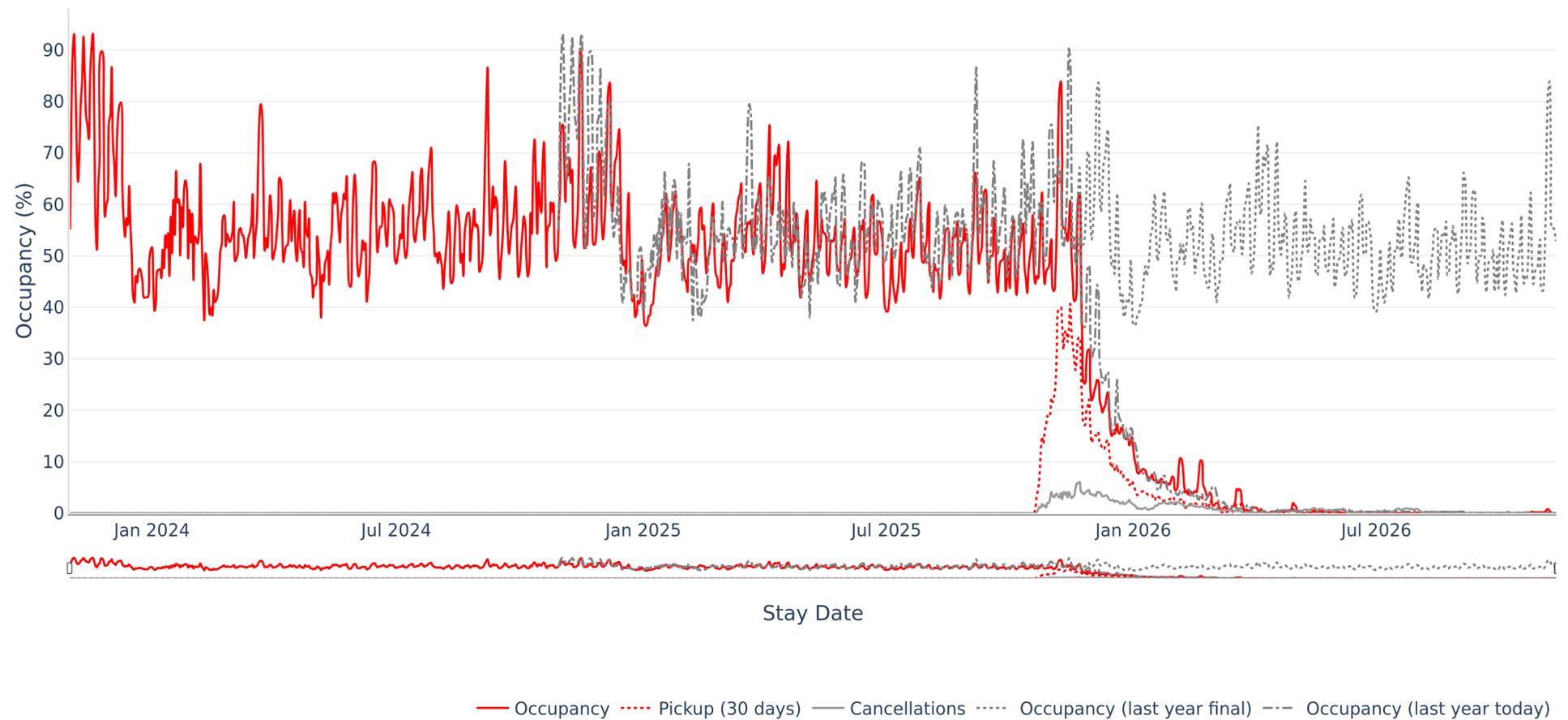


**Dec 28, 2025 to Dec 31, 2025**

2.2 % increase in occupancy compared to surrounding dates

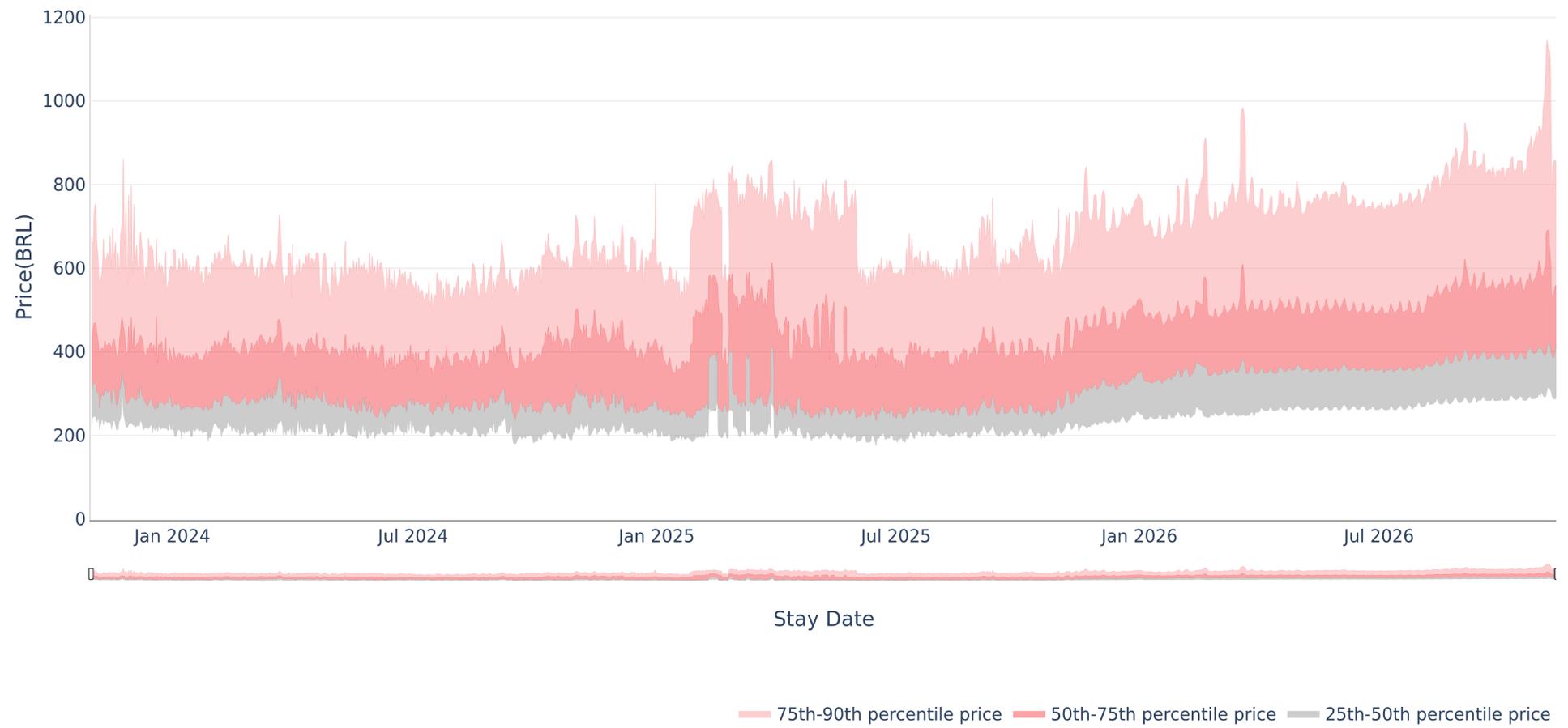
## Future Occupancy, Bookings and Cancellations

Current occupancy, and changes in occupancy from booking and cancellation activity in the last 30 days.



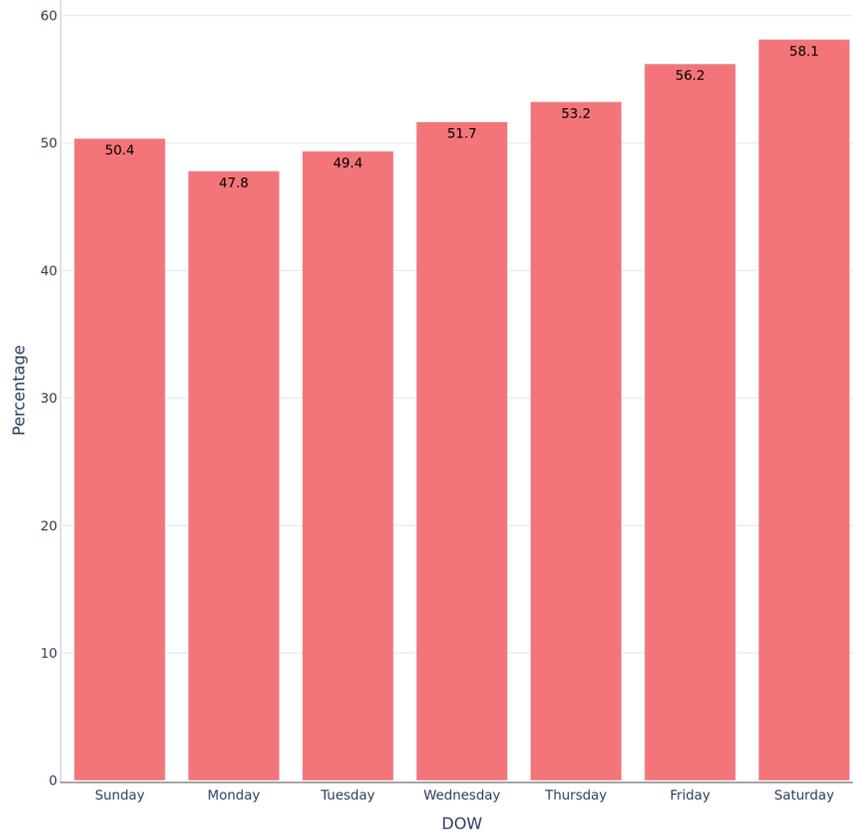
## Future Prices

How prices (nightly rates - no fees included) for future dates are being set in the area.



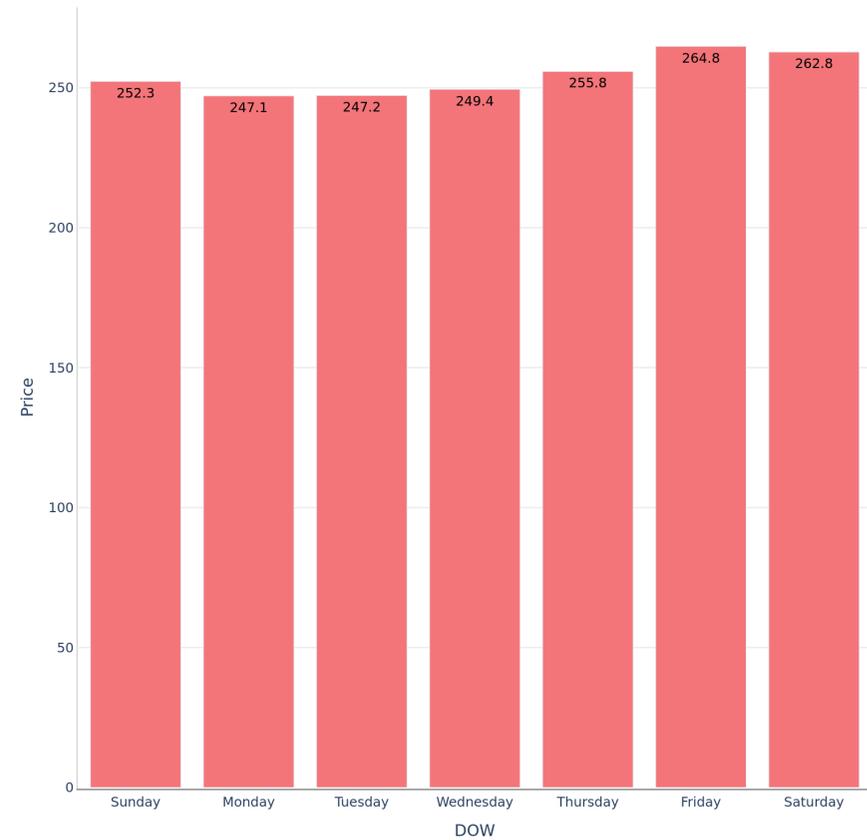
### Day of Week Occupancy

Shows the avg occupancy for each week day in your market calculated over the past 360 days.



### Day of Week Price Factor

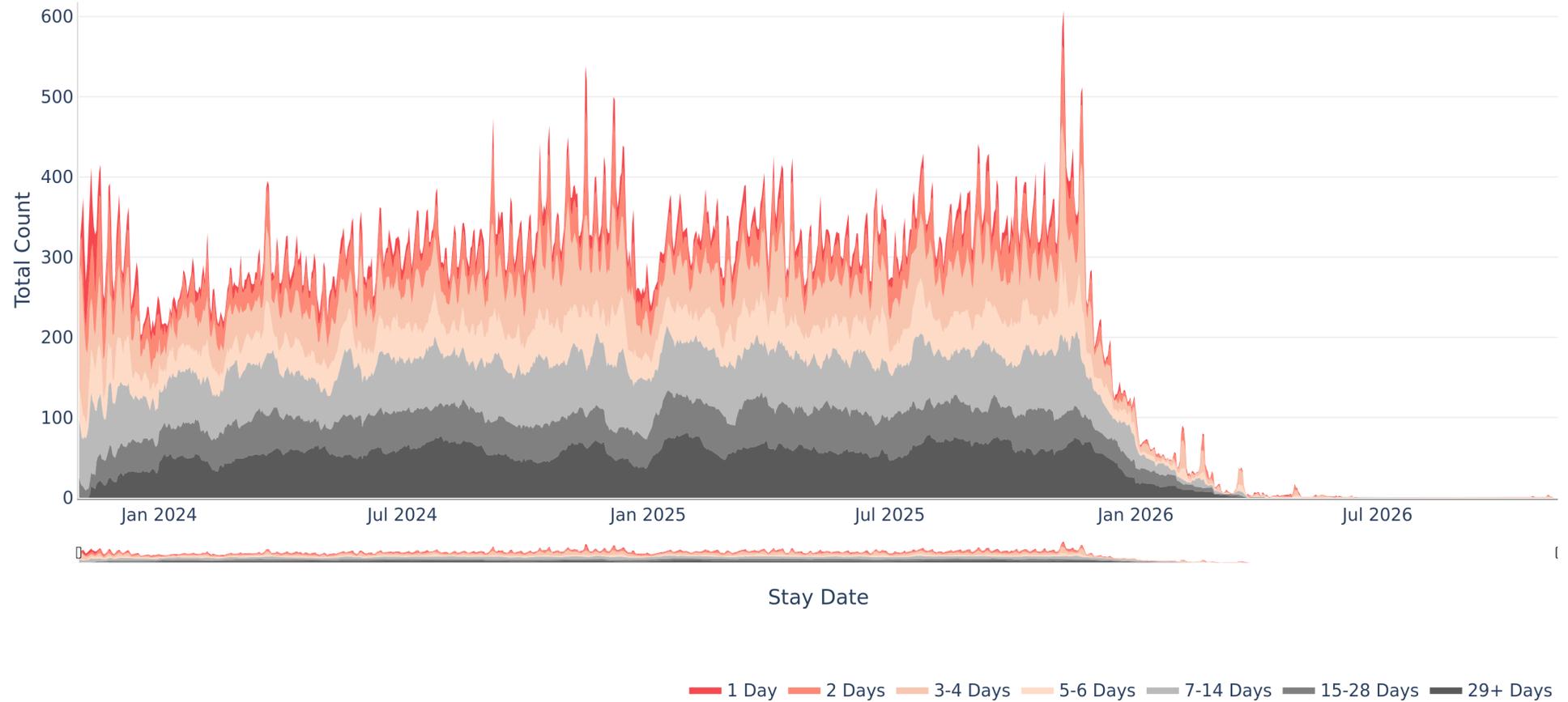
Shows the avg base price for each week day in your market calculated over the past 360 days.



# Length of Stay and Booking Window Trends

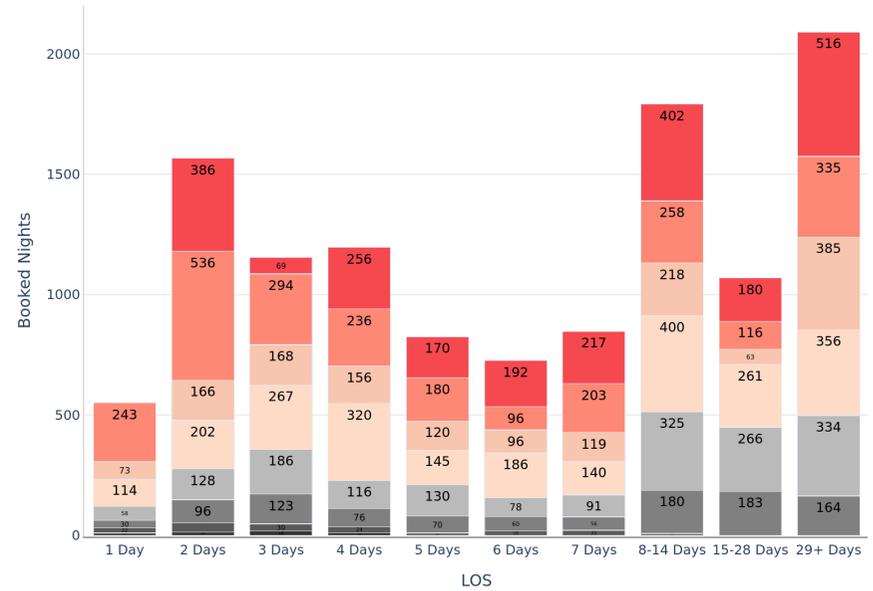
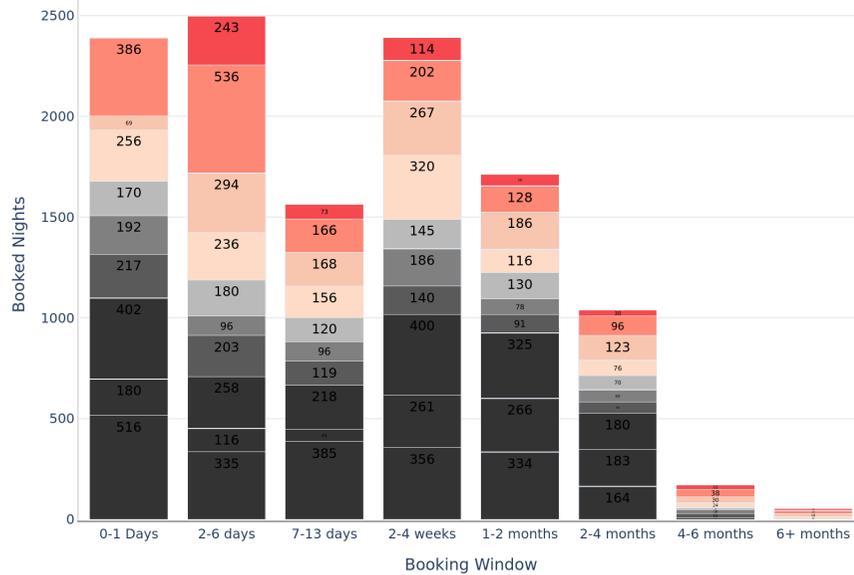
## Length of Stay by Stay Date

What length of stay (LOS) is common for different stay dates.



## Length of Stay versus Booking Window

Shows the frequency of Booked Nights versus Booking Window and Length of Stay categories. (Past 30 days)

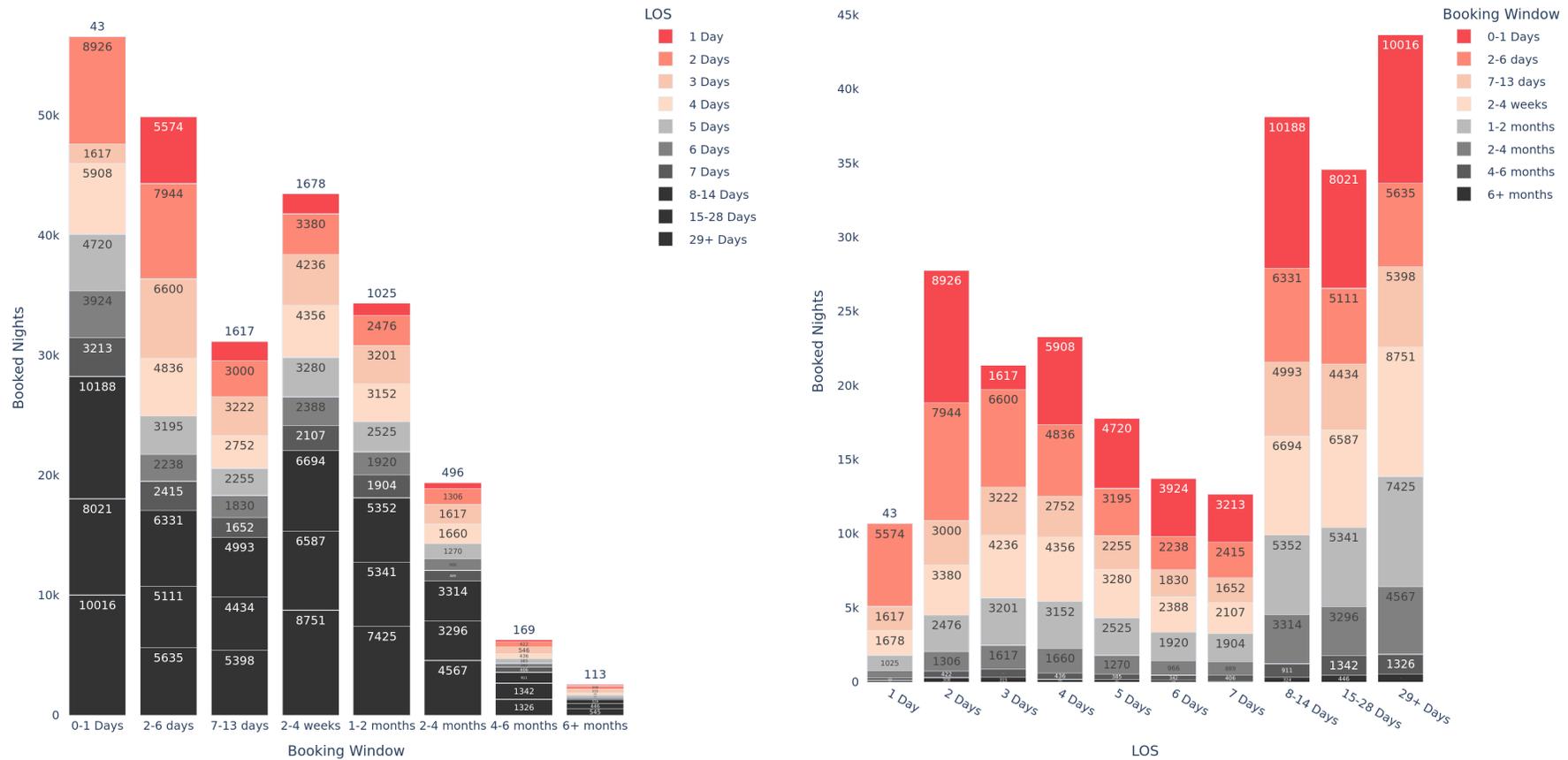


LOS  
 1 Day (Red), 2 Days (Orange), 3 Days (Light Orange), 4 Days (Light Yellow), 5 Days (Light Grey), 6 Days (Dark Grey), 7 Days (Black), 8-14 Days (Dark Grey), 15-28 Days (Black), 29+ Days (Black)

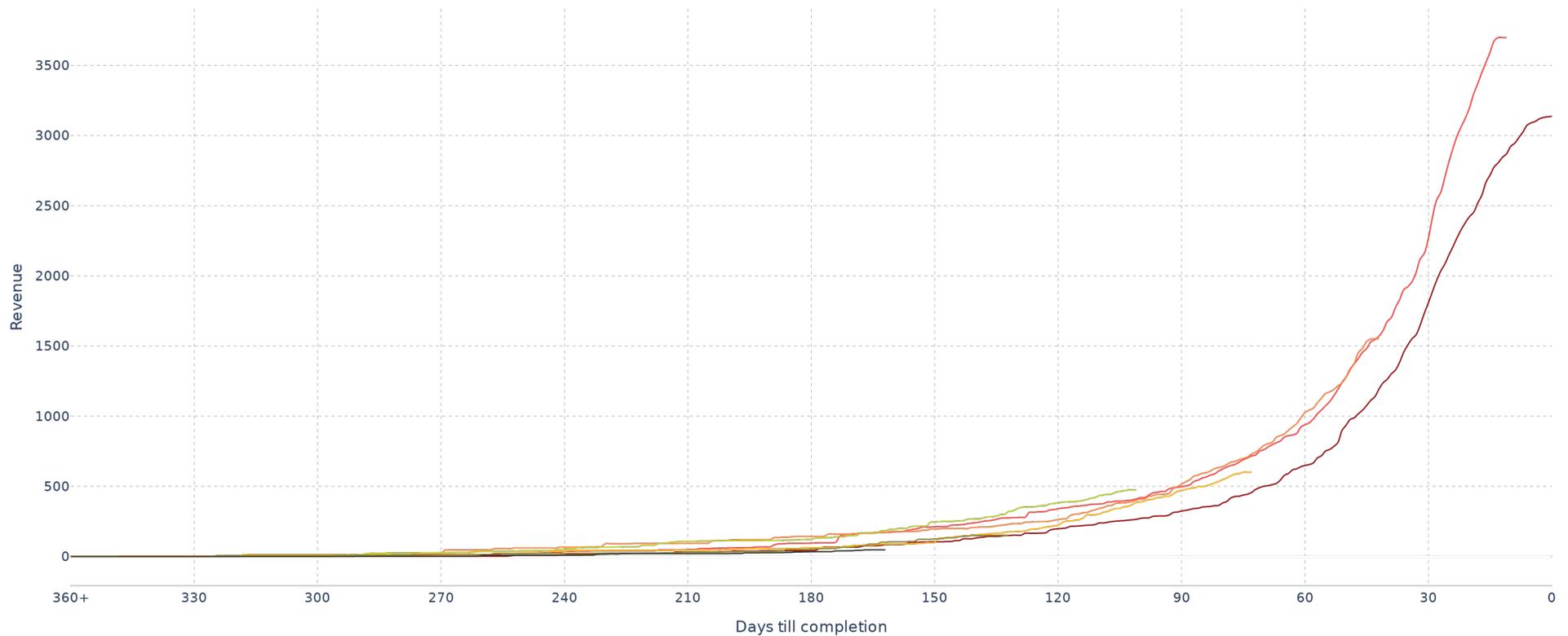
Booking Window  
 0-1 Days (Red), 2-6 days (Orange), 7-13 days (Light Orange), 2-4 weeks (Light Yellow), 1-2 months (Light Grey), 2-4 months (Dark Grey), 4-6 months (Black), 6+ months (Black)

## Length of Stay versus Booking Window (Stay Based)

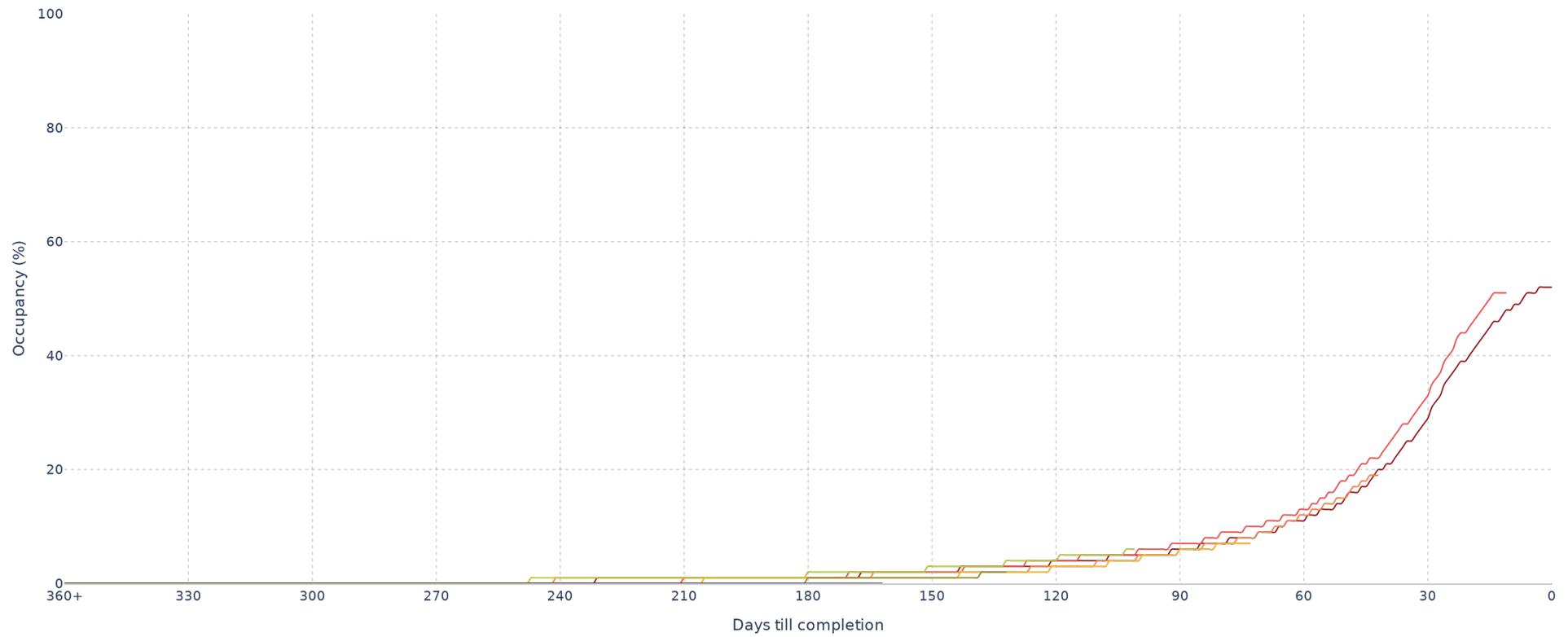
Shows the frequency of Booked Nights versus Booking Window and Length of Stay categories. (Stay Based)



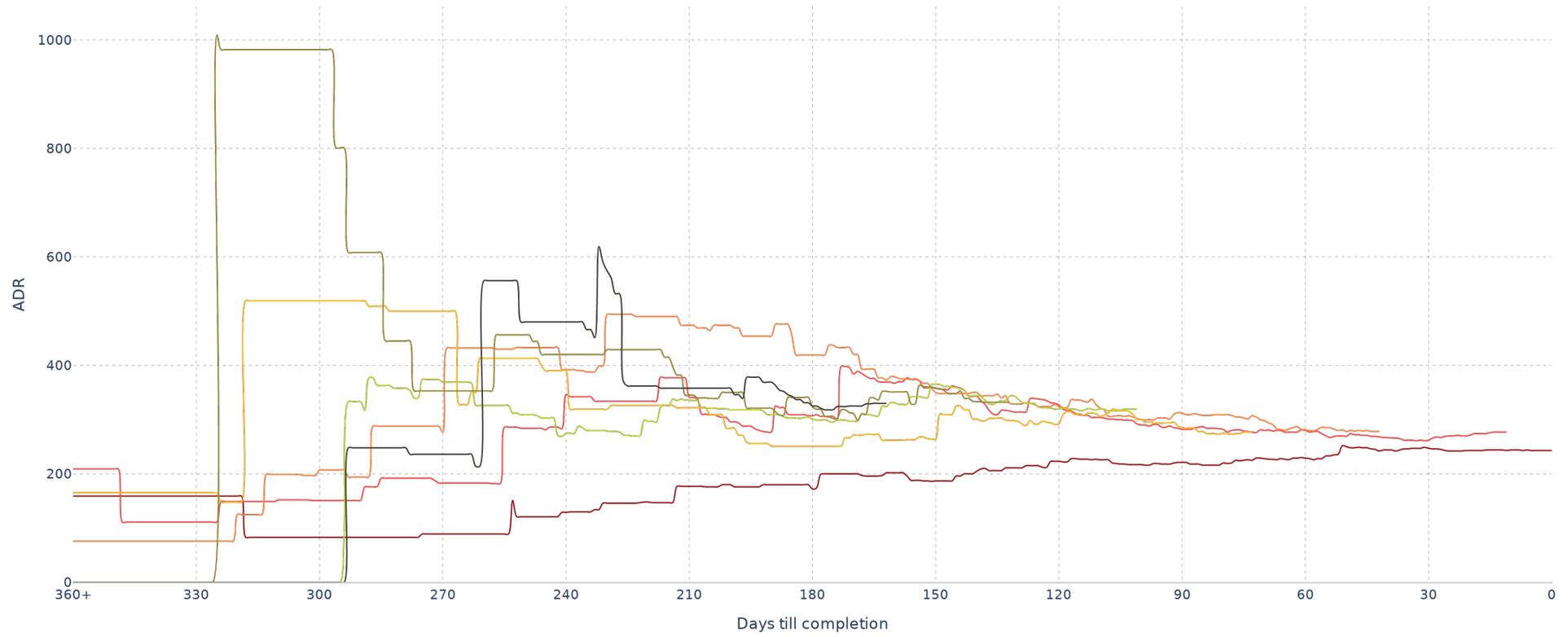
# Booking Curves



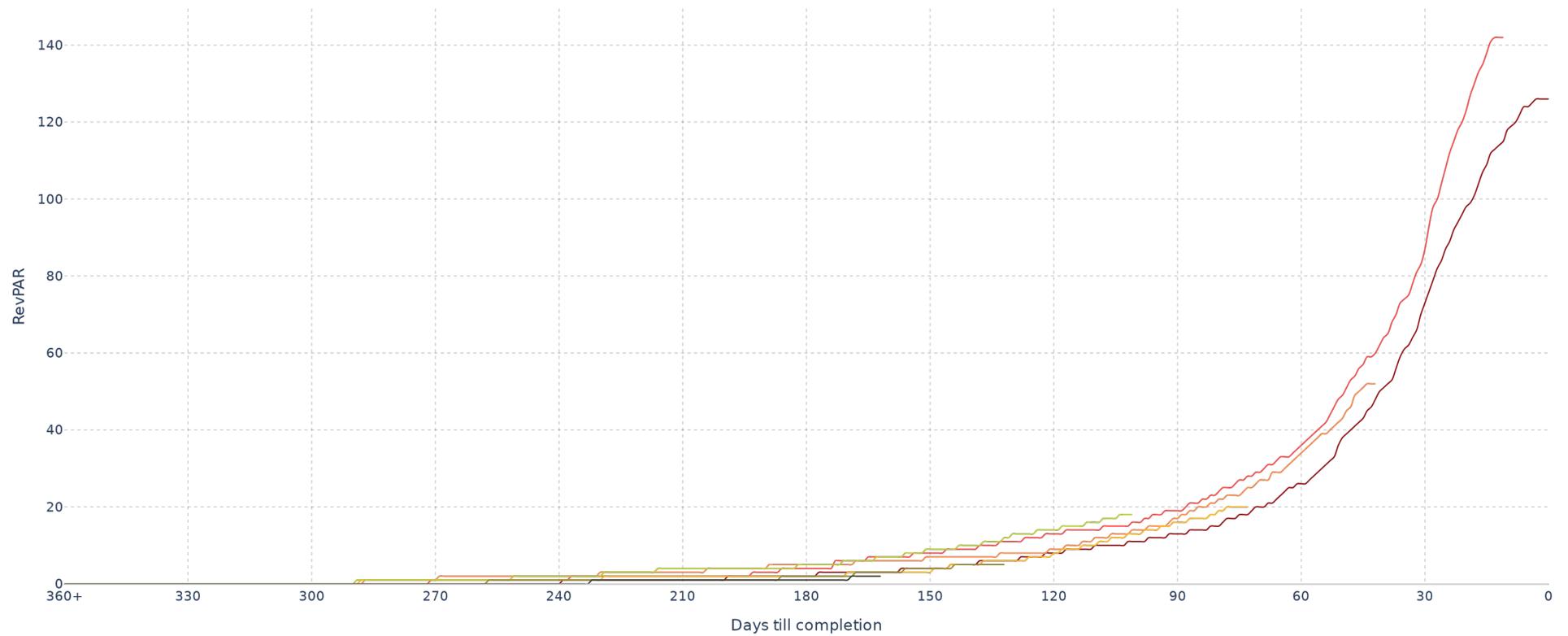
October 2025      November 2025      December 2025      January 2026      February 2026  
March 2026      April 2026



October 2025      November 2025      December 2025      January 2026      February 2026  
March 2026      April 2026



October 2025      November 2025      December 2025      January 2026      February 2026  
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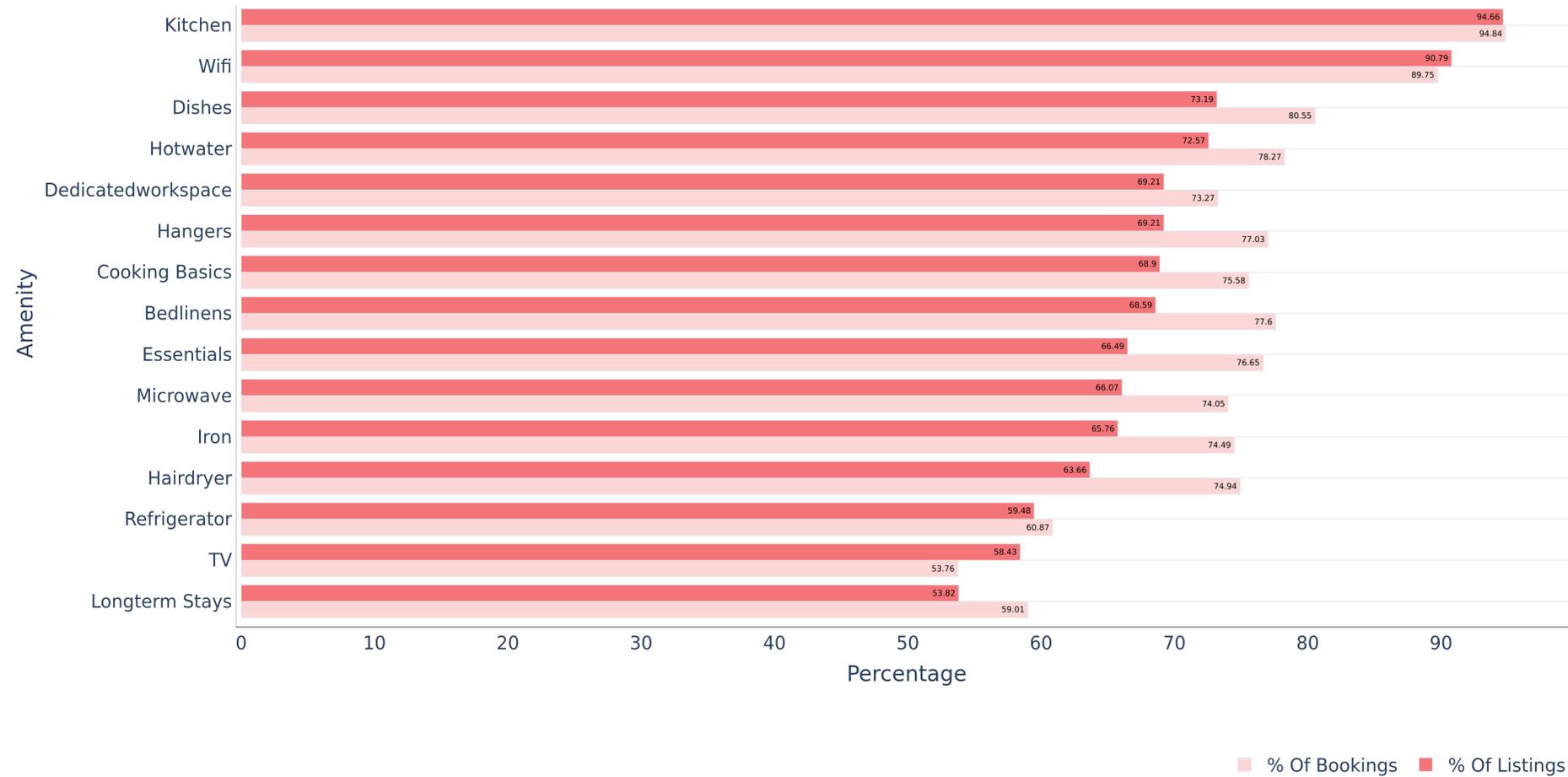


October 2025      November 2025      December 2025      January 2026      February 2026  
March 2026      April 2026

# Amenities

## Common Amenities

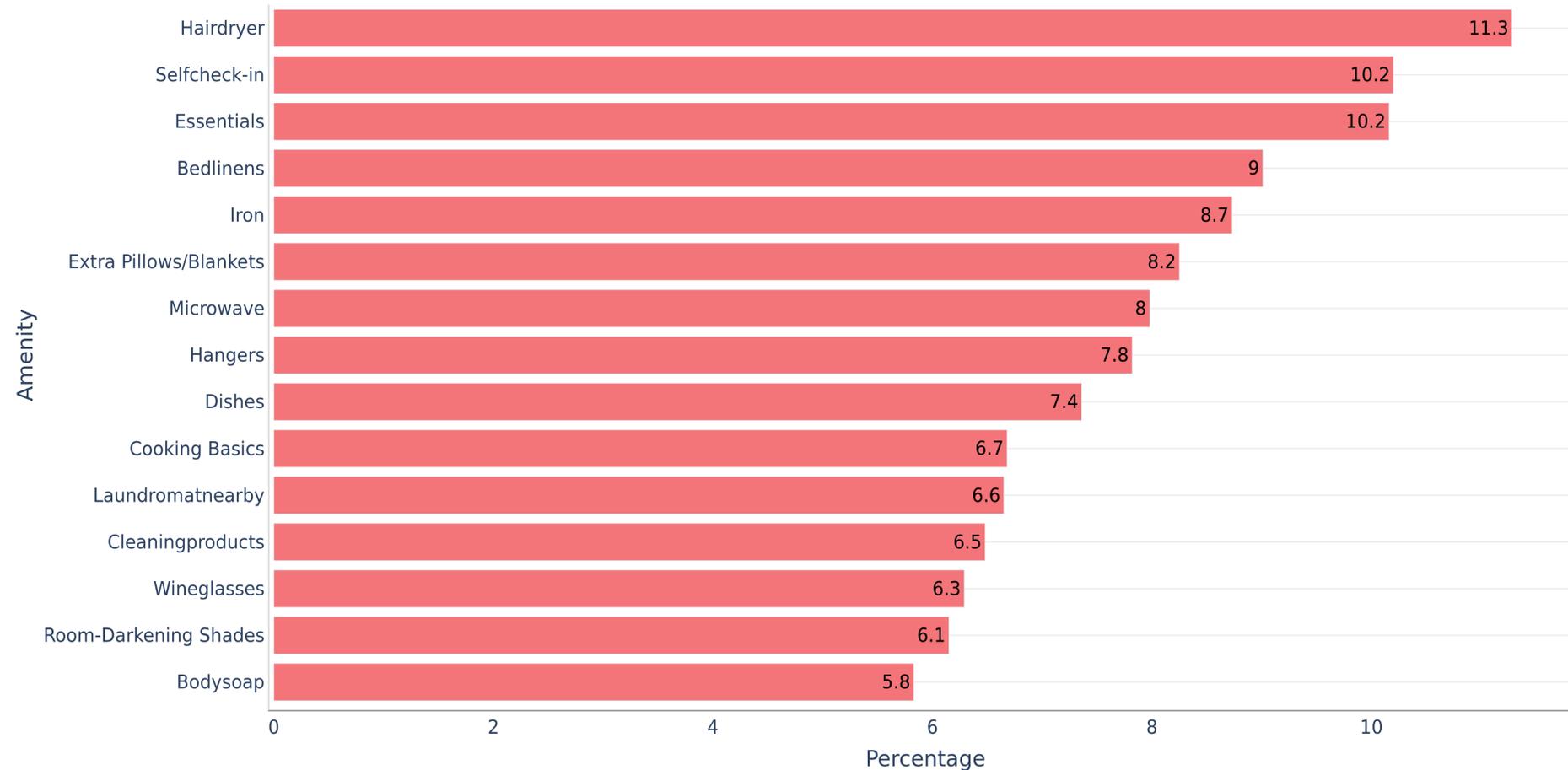
The percentage of listings have an amenity, compared against the percentage of bookings (in last 30 days) that were made on a listing with that amenity.



# Amenities

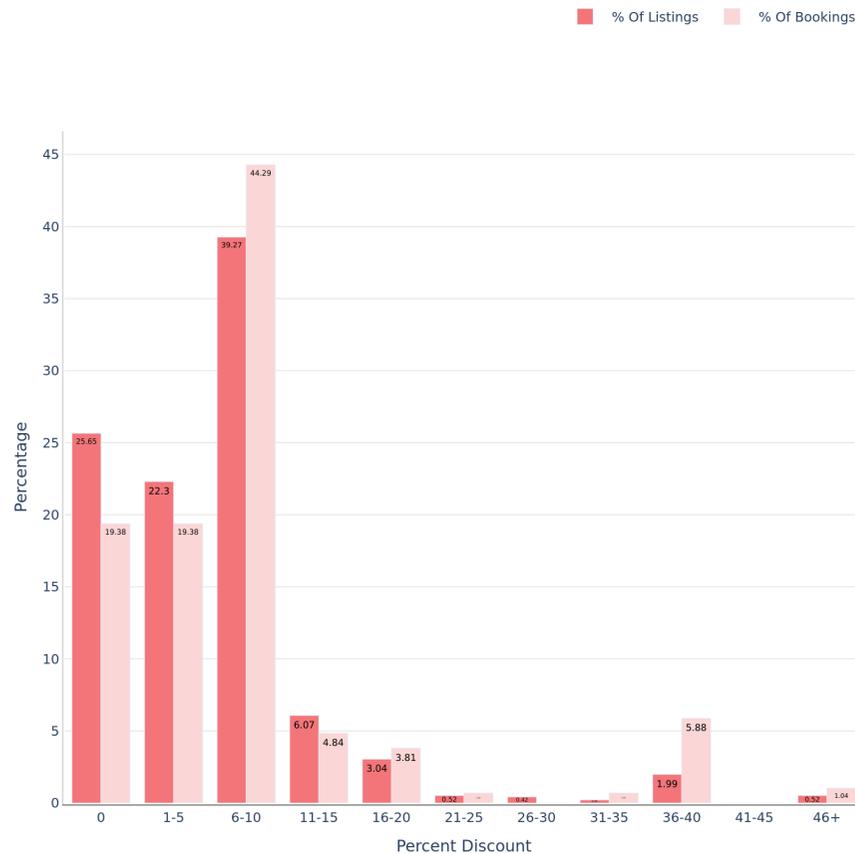
## Desired Amenities

Desirable amenities defined by the difference between percent occurrence in bookings in the last 30 days (demand) versus percent occurrence in listings (supply).



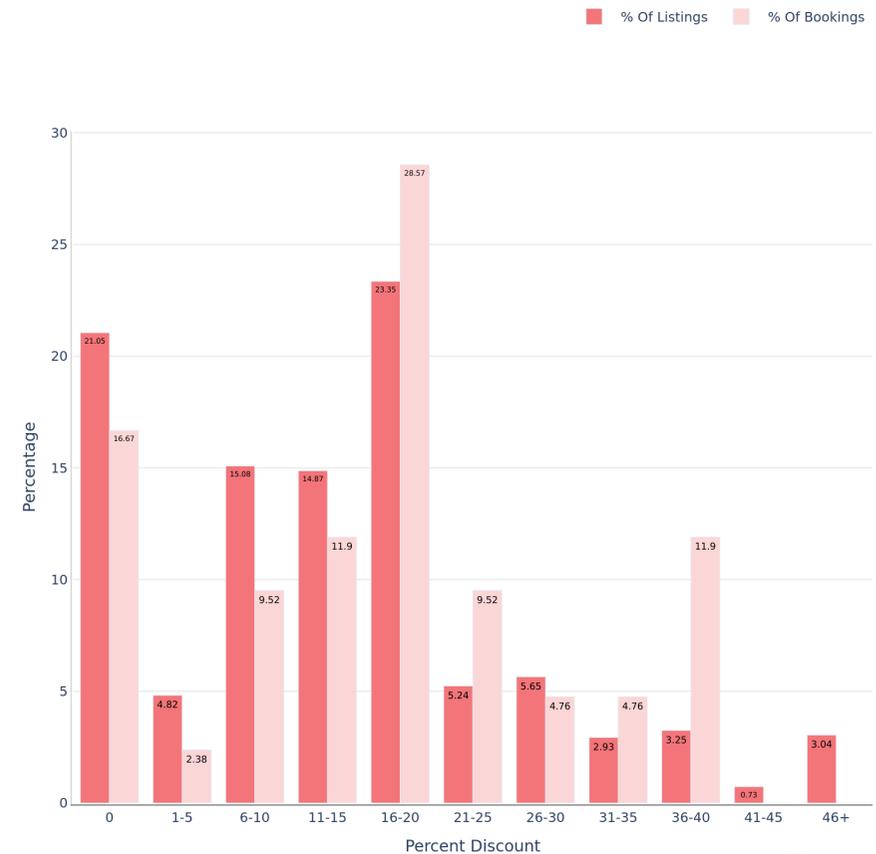
## Weekly Discounts

Shows the percentage of occurrence of different weekly discounts in listings (supply) and bookings in the last 30 days (demand). Only considering bookings where weekly discount would apply.



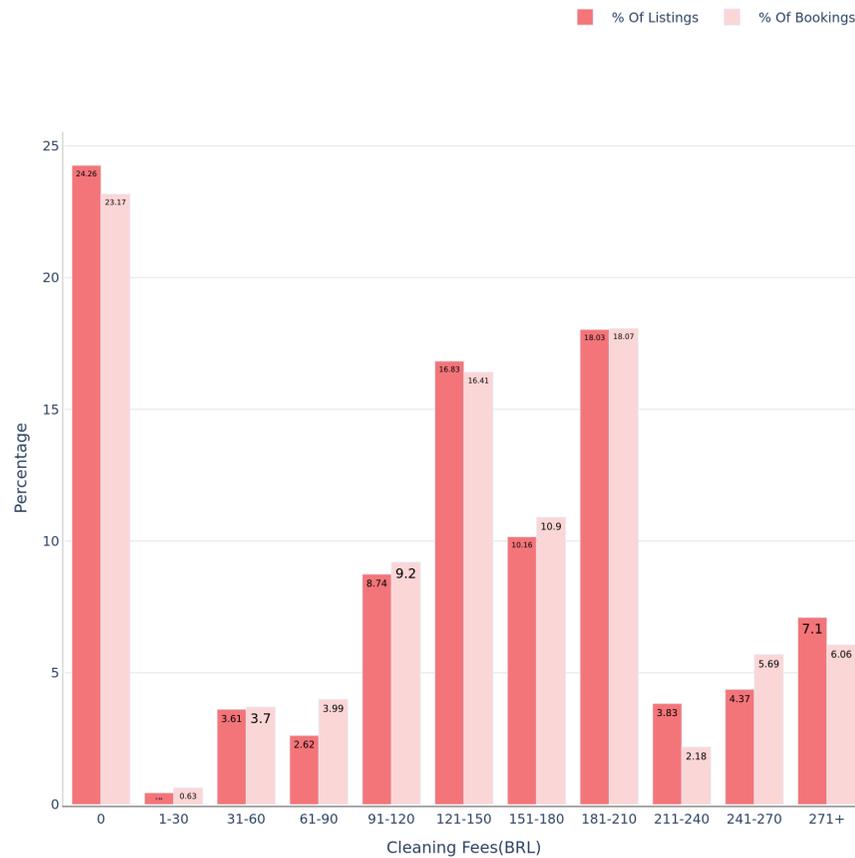
## Monthly Discounts

Shows the percentage of occurrence of different Monthly discounts in listings (supply) and bookings in the last 30 days (demand). Only considering bookings where monthly discount would apply.



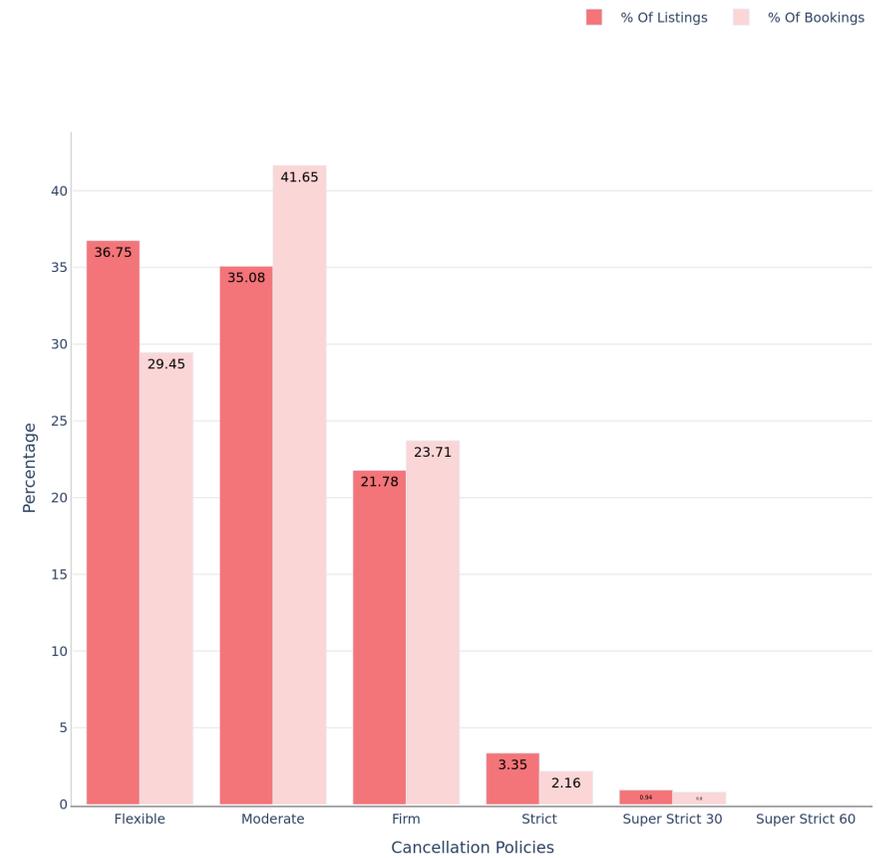
### Cleaning Fees

Shows the percentage of occurrence of different cleaning fees in the listings (supply) and bookings in the last 30 days (demand).



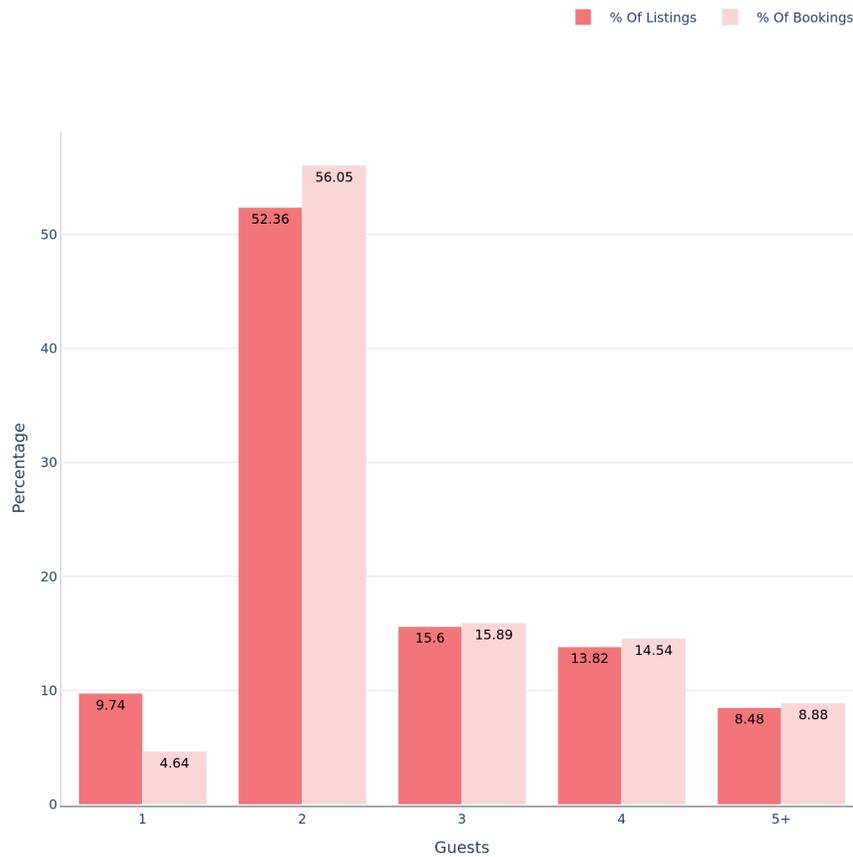
### Cancellation Policies

Compares the percentage of occurrence for a specific cancellation policy in listings (supply) and bookings in the last 30 days (demand).



### Max Number of Guests

Shows the percentage of occurrence of different maximum number of guests in listings (supply) and bookings in the last 30 days (demand).



### Extra Person Fees

Shows the percentage of occurrence of extra person fees in listings (supply) and bookings in the last 30 days.

