



Market Report for:

## Christchurch 1BR Market Report

Airbnb: 1BR CHRISTCHURCH COMPSET

Created Date

Aug 10, 2026

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|                          |             |                       |
|--------------------------|-------------|-----------------------|
| Estimated Rental Revenue | RevPAR      | Estimated Occupancy % |
| <b>\$27.30K</b>          | <b>\$93</b> | <b>79</b>             |

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**Ohana Properties**

gwyneth@ohanaproperty.com

KPIs

## Key Performance Indicators

Estimated Rental Revenue

**\$27.30K**

↑ \$2.35K VS STLY

Available Listings

**882**

↑ 280 VS STLY

RevPAR

**\$93**

↑ \$10 VS STLY

ADR (Average Daily Rate)

**\$117**

↑ \$7 VS STLY

Booking Window

**25**

↑ 3 VS STLY

Bookings

**57.70K**

↑ 18.91K VS STLY

Estimated Occupancy %

**79**

↑ 4 VS STLY

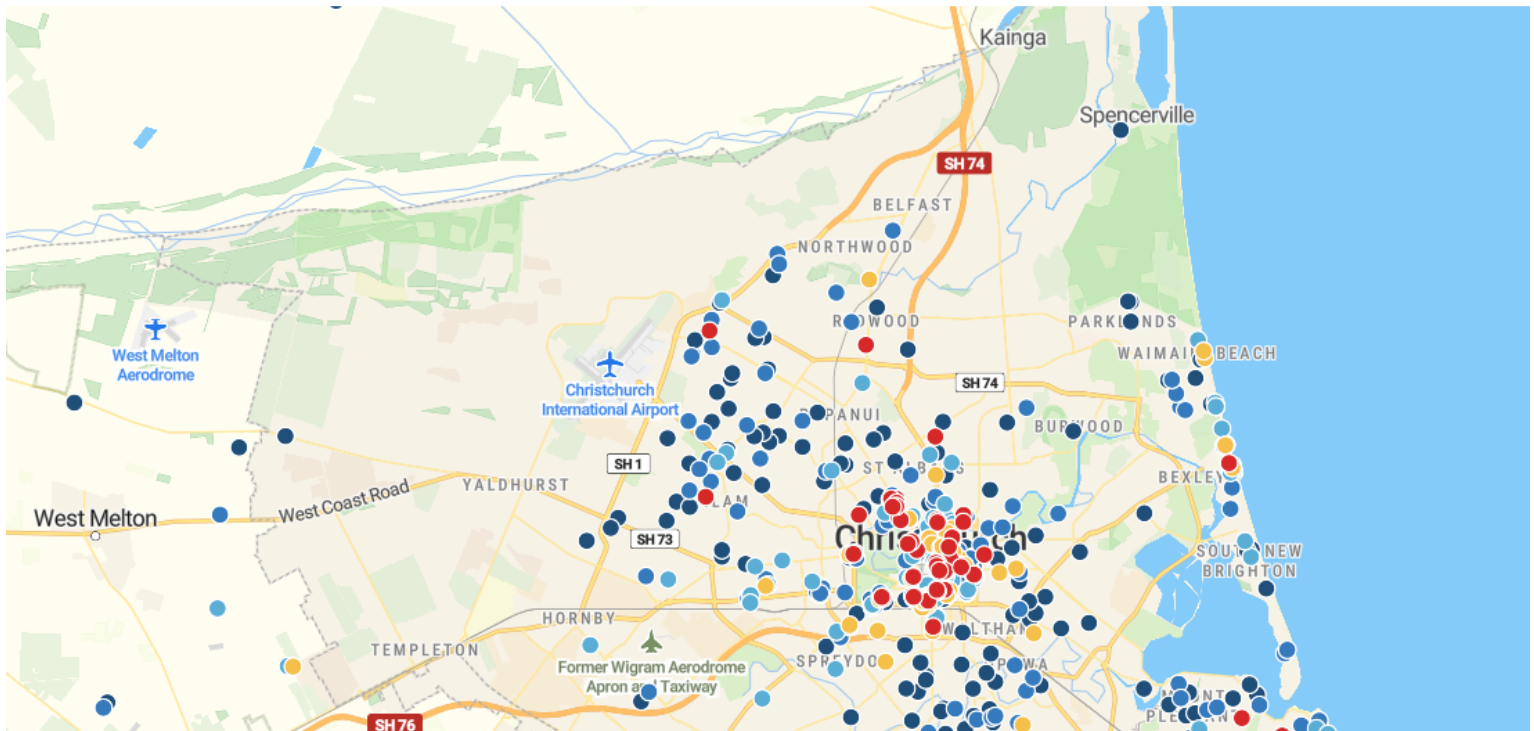
Length of Stay

**2**

-

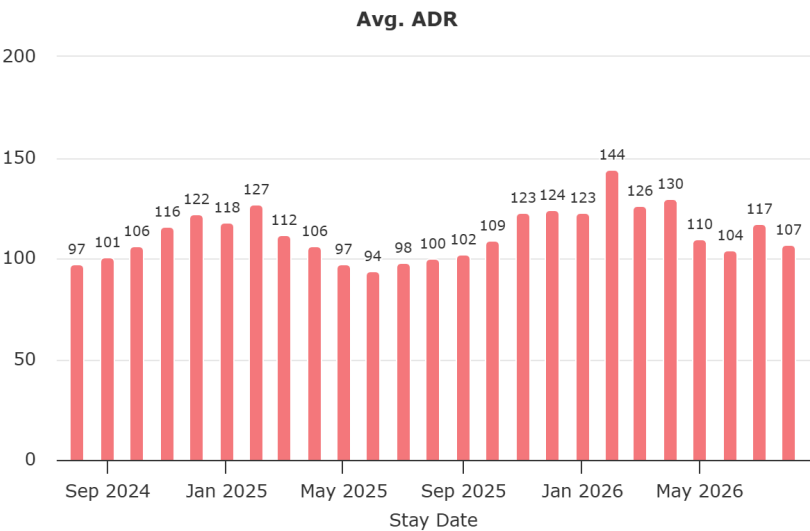
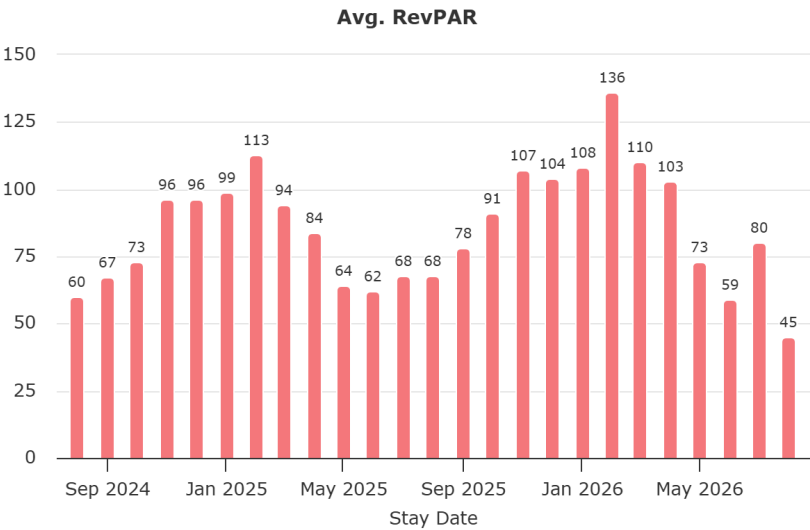
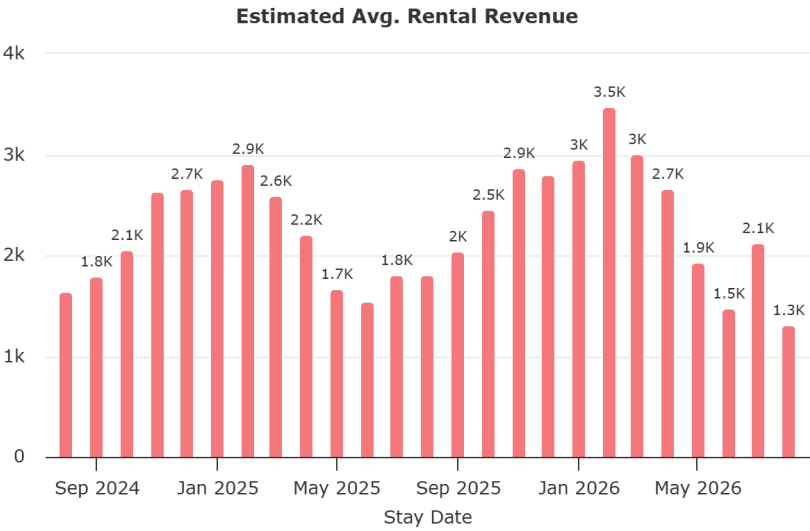
Listing Map

## Location Map of Selected Listings



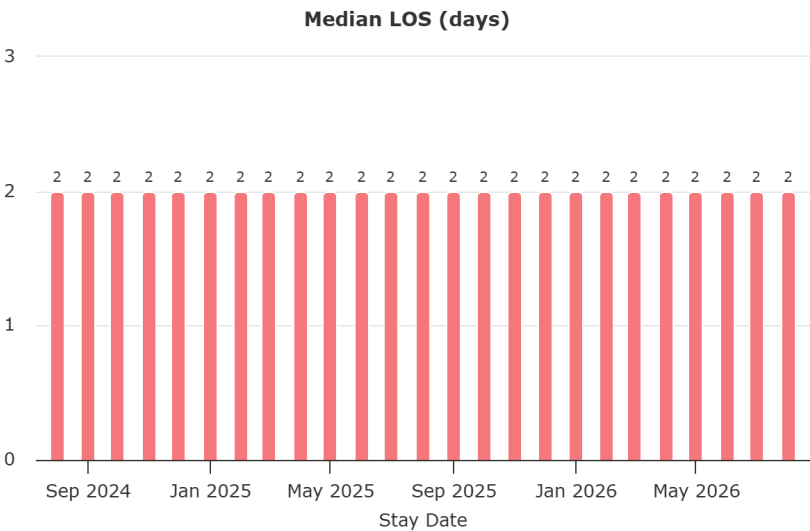
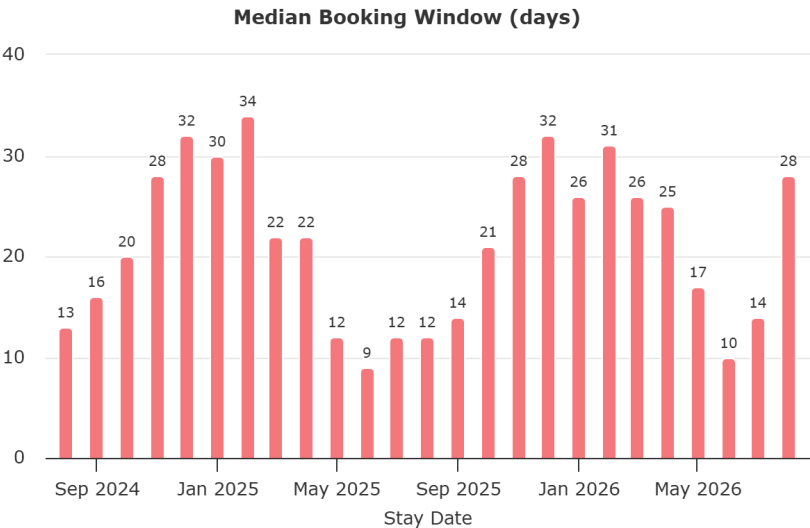
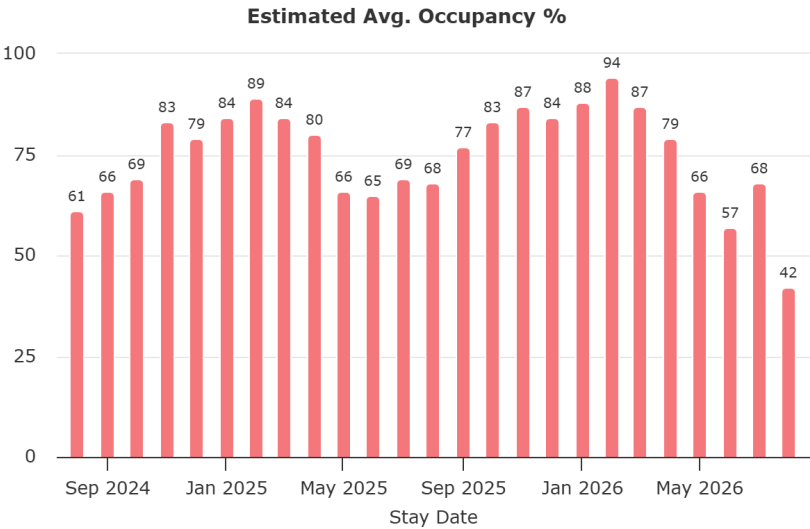
Market Summary

# Market History



Market Summary

Market History



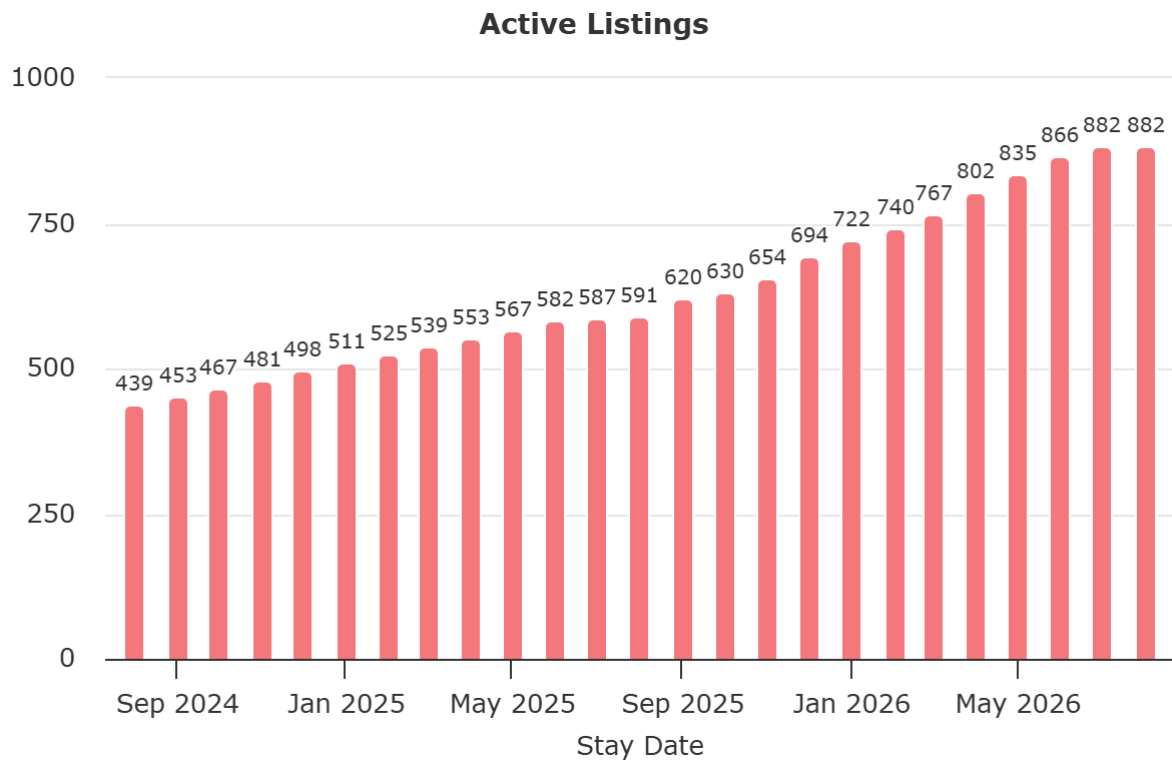
Market Summary

Summary Table

| Category               | Active Listings | Median Listed Price | Median Booked Nightly Price | Median Booked Weekly Price | Median Booked Monthly Price | Median LOS | Median Booking Window |
|------------------------|-----------------|---------------------|-----------------------------|----------------------------|-----------------------------|------------|-----------------------|
| 1BR<br>CHRISTCHURCH... | 882             | 144                 | 119                         | 105                        | 93                          | 2          | 25                    |
| 1 BR                   | 881             | 144                 | 119                         | 105                        | 93                          | 2          | 25                    |
| 2 BR                   | 1               | 259                 | 250                         | 0                          | 0                           | 1          | 78                    |

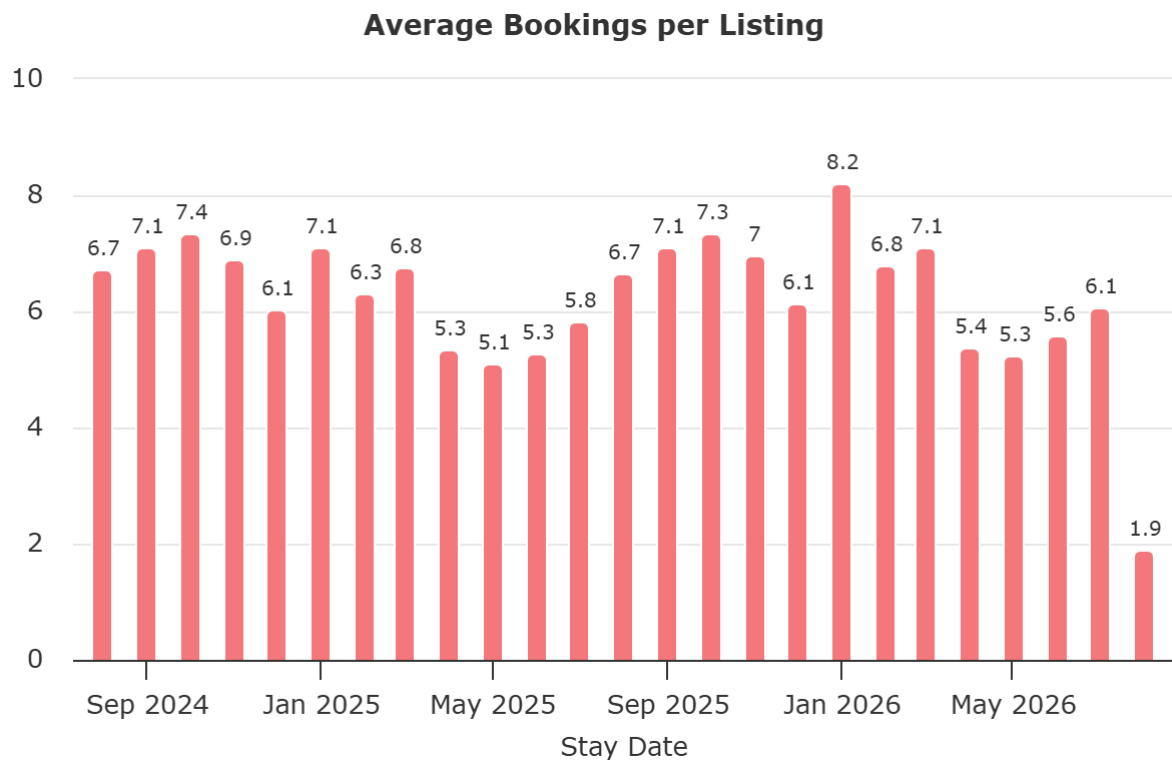
Market Summary

## Market Supply



Market Summary

## Market Demand



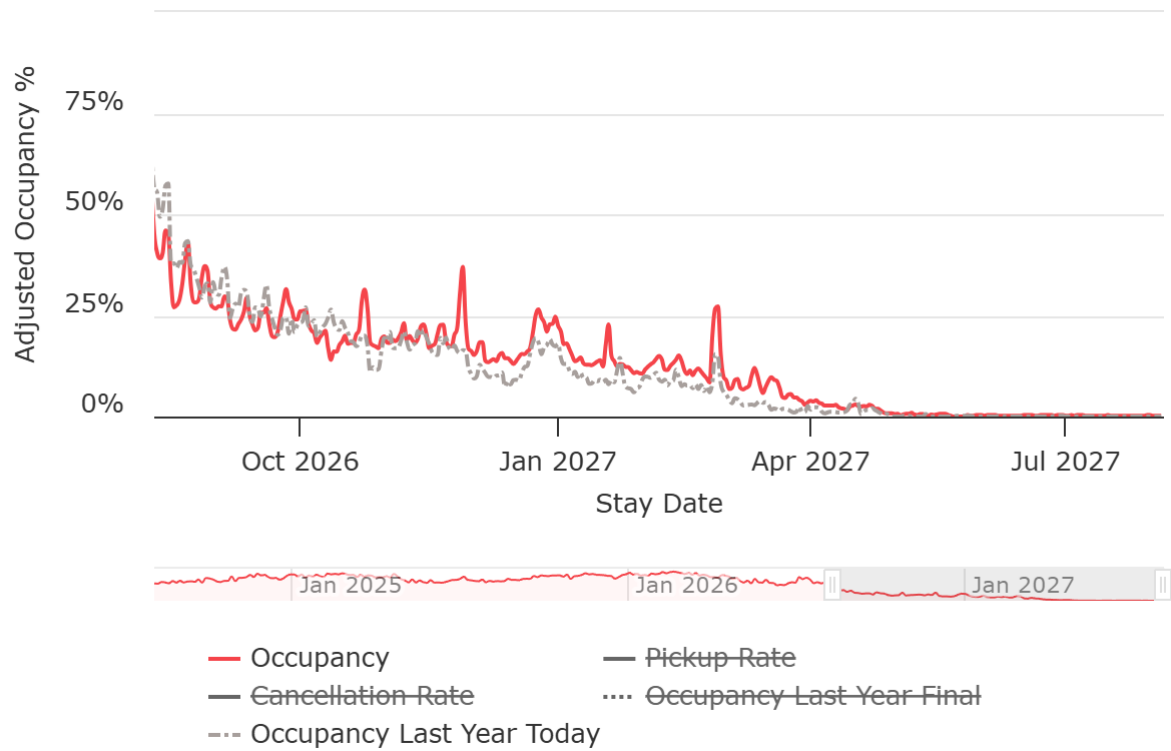
Price and Occupancy Trends

## Key Future Dates

-  Feb 25, 2027 to Feb 27, 2027 is seeing a 14.8 % increase in occupancy compared to surrounding dates
-  Nov 27, 2026 to Nov 28, 2026 is seeing a 13.3 % increase in occupancy compared to surrounding dates
-  Oct 23, 2026 to Oct 25, 2026 is seeing a 10.0 % increase in occupancy compared to surrounding dates
-  Jan 18, 2027 to Jan 19, 2027 is seeing a 7.8 % increase in occupancy compared to surrounding dates
-  Dec 24, 2026 to Dec 27, 2026 is seeing a 6.7 % increase in occupancy compared to surrounding dates

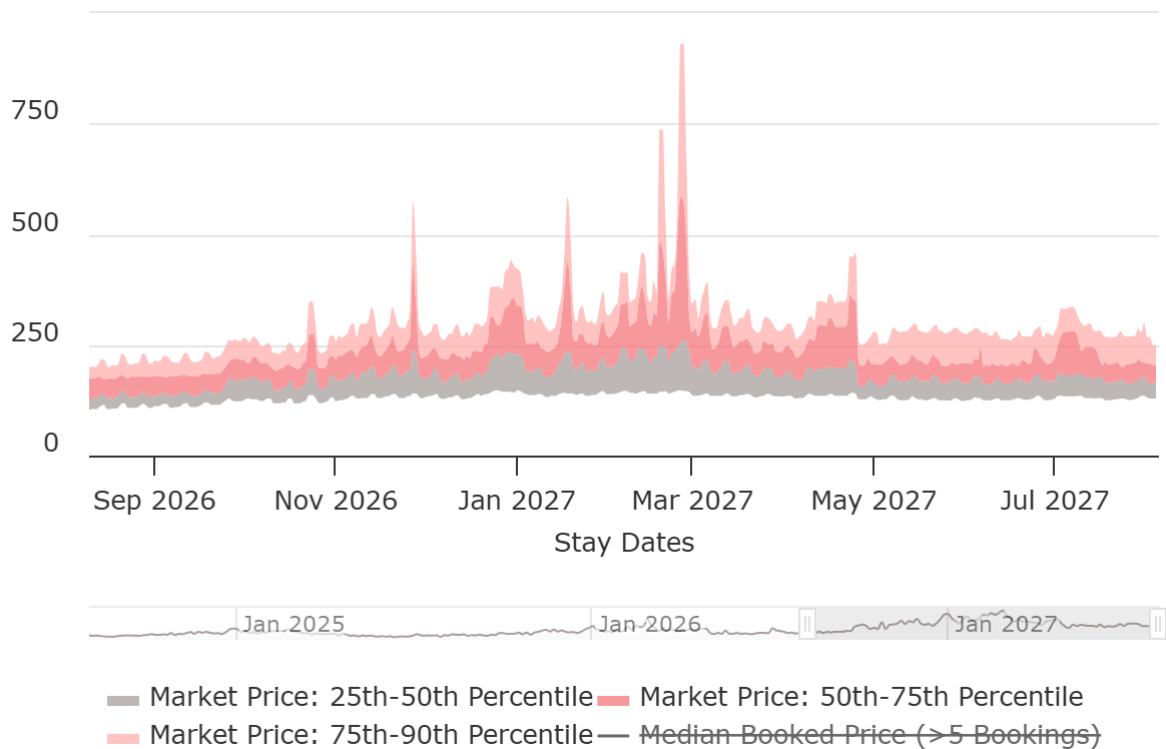
Price and Occupancy Trends

## Future Occupancy, Bookings and Cancellations



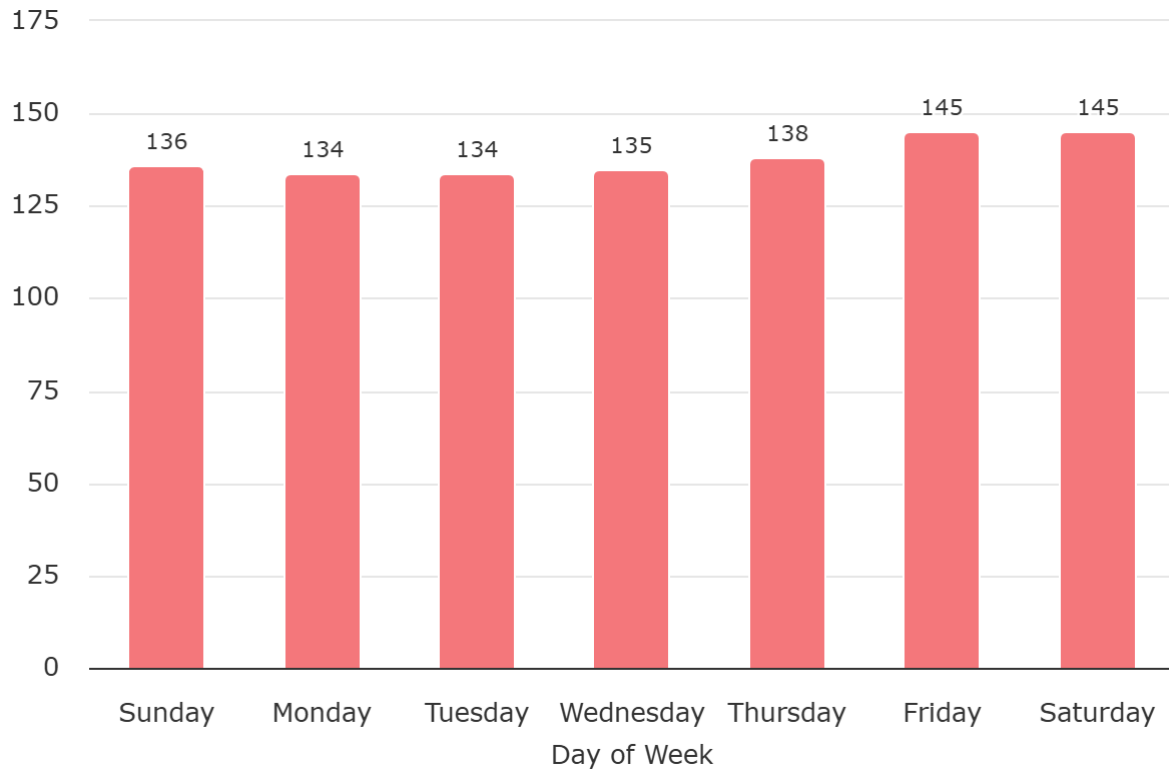
Price and Occupancy Trends

## Future Prices



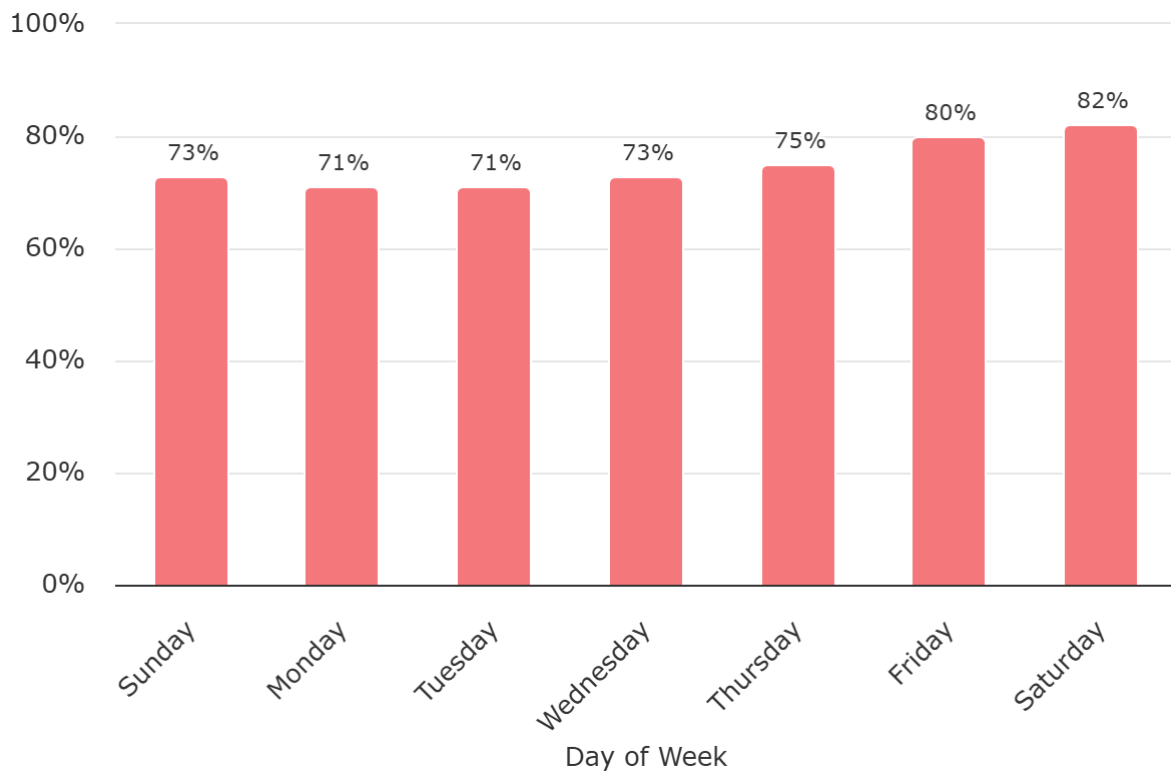
Price and Occupancy Trends

## Day of Week Price Factor



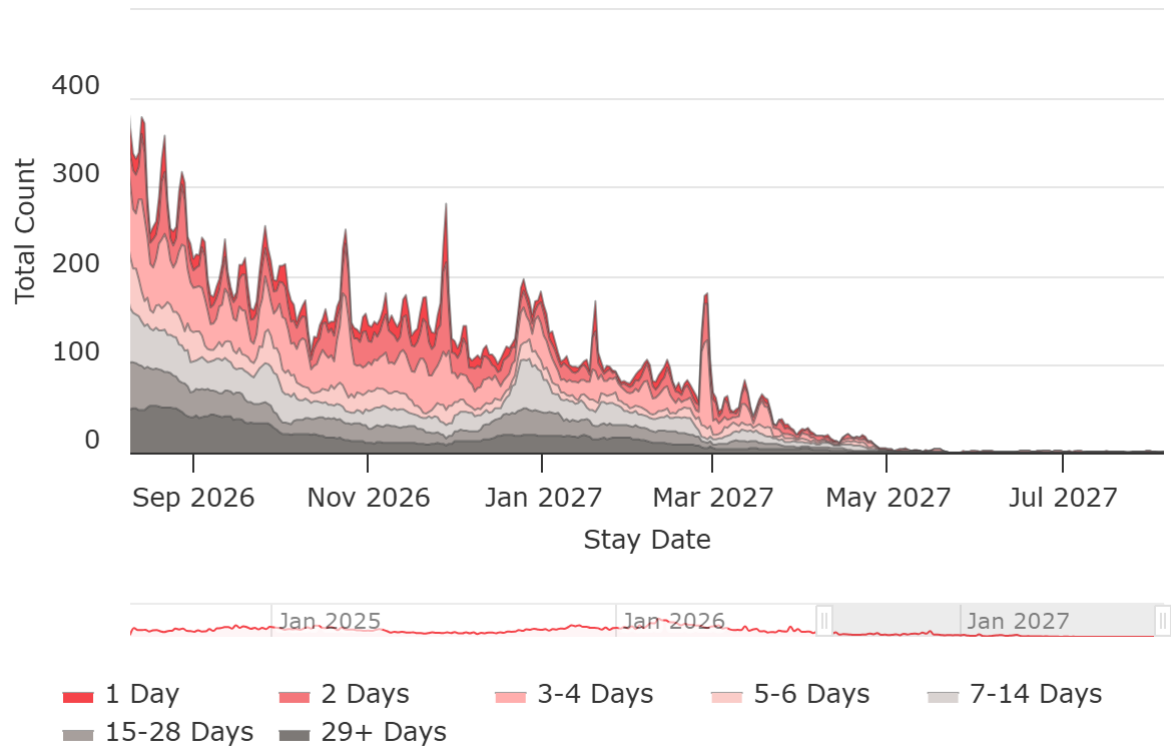
Price and Occupancy Trends

## Day of Week Occupancy



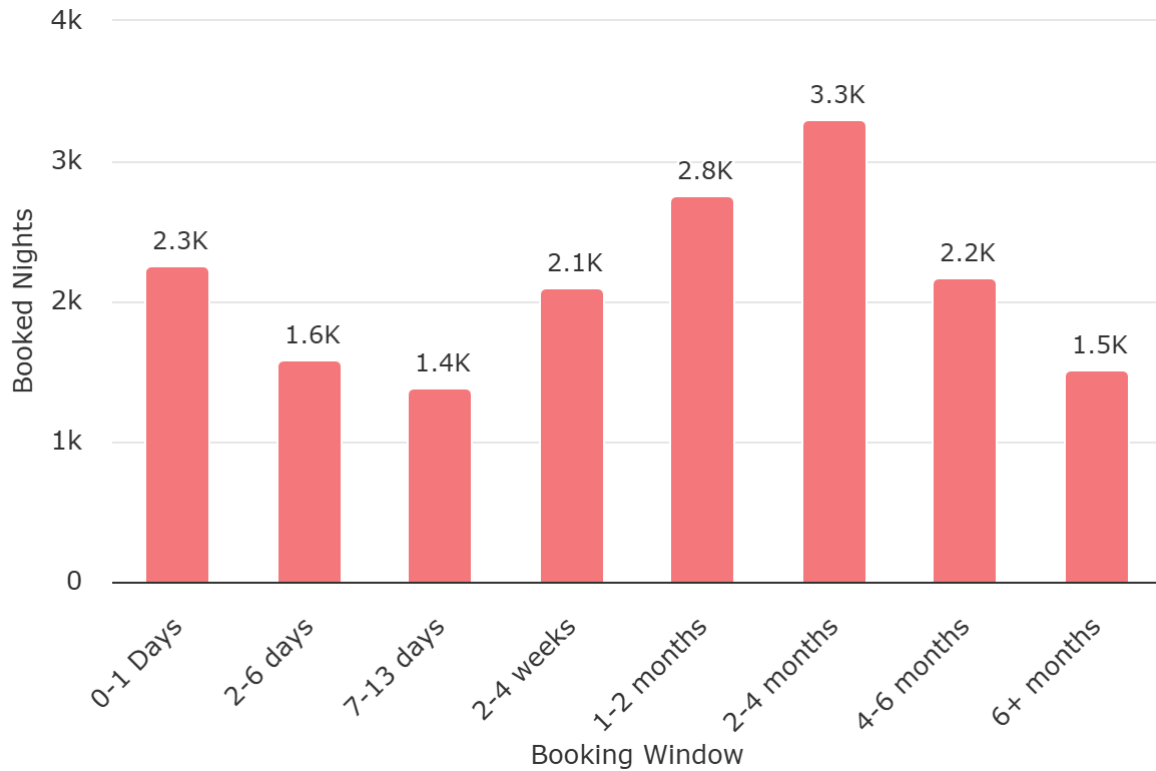
Length of Stay and Booking Window Trends

## Length of Stay by Stay Date



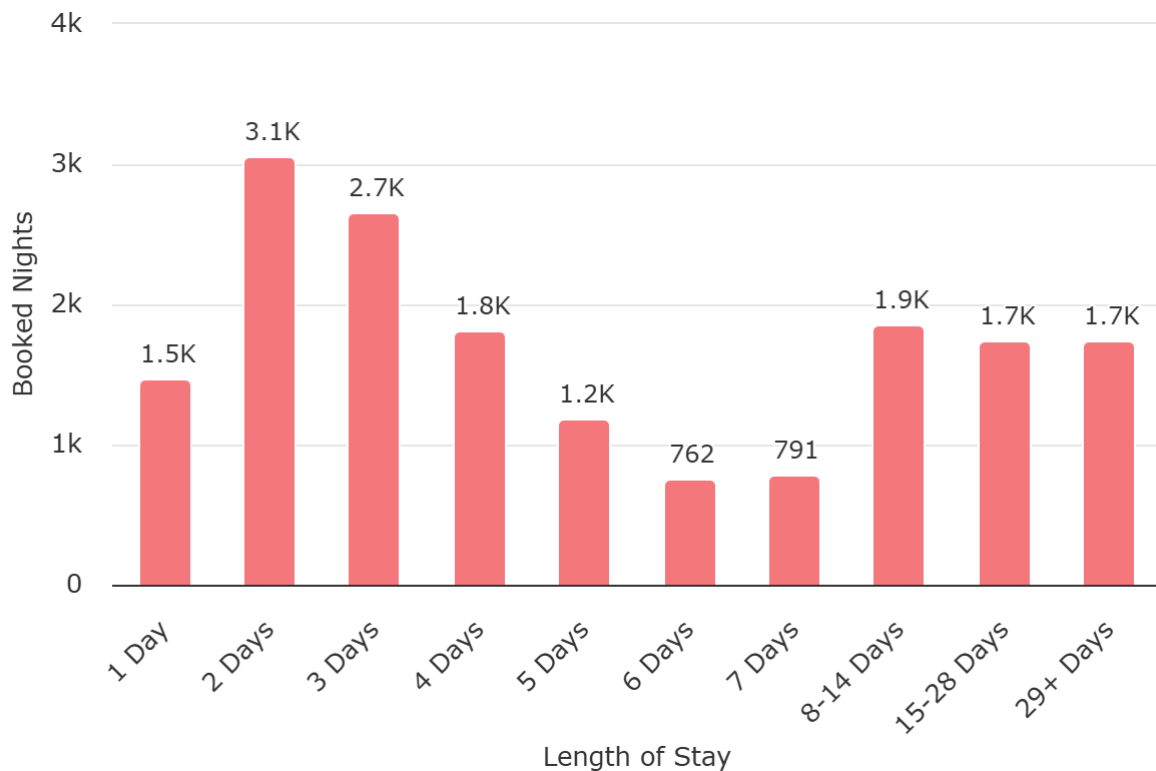
Length of Stay and Booking Window Trends

## Booking Window for Recent Bookings



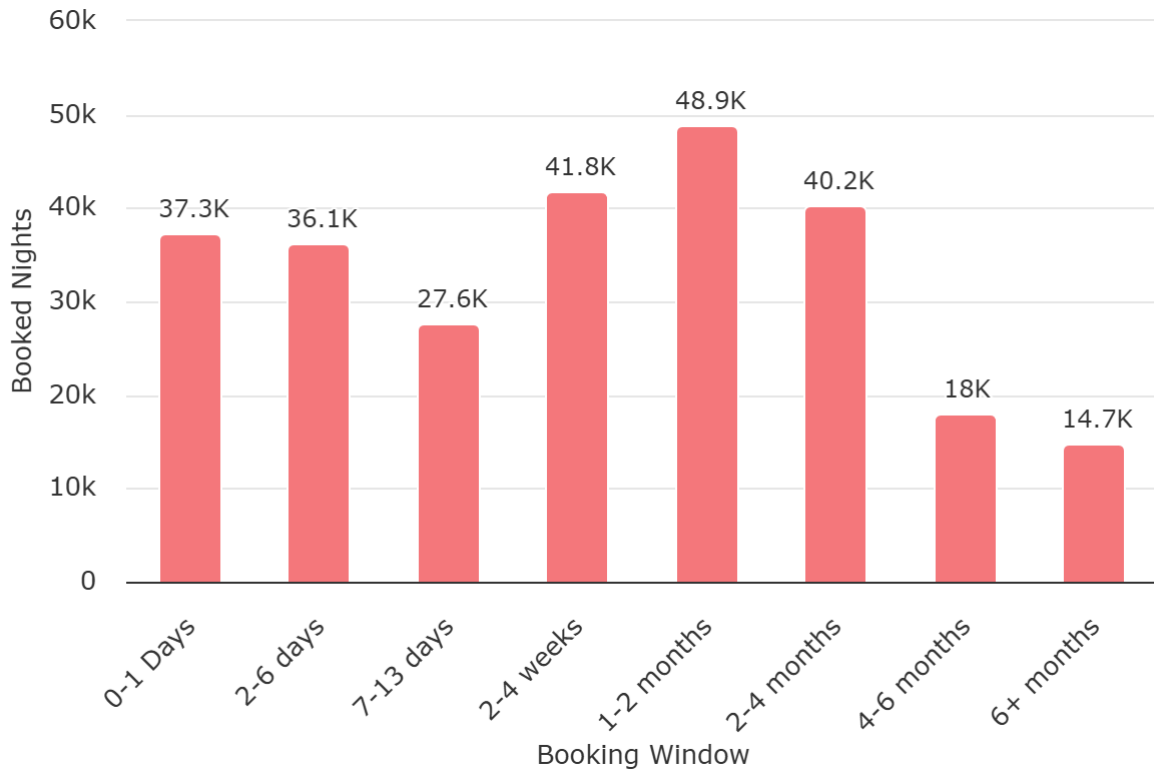
Length of Stay and Booking Window Trends

## Length of Stay for Recent Bookings



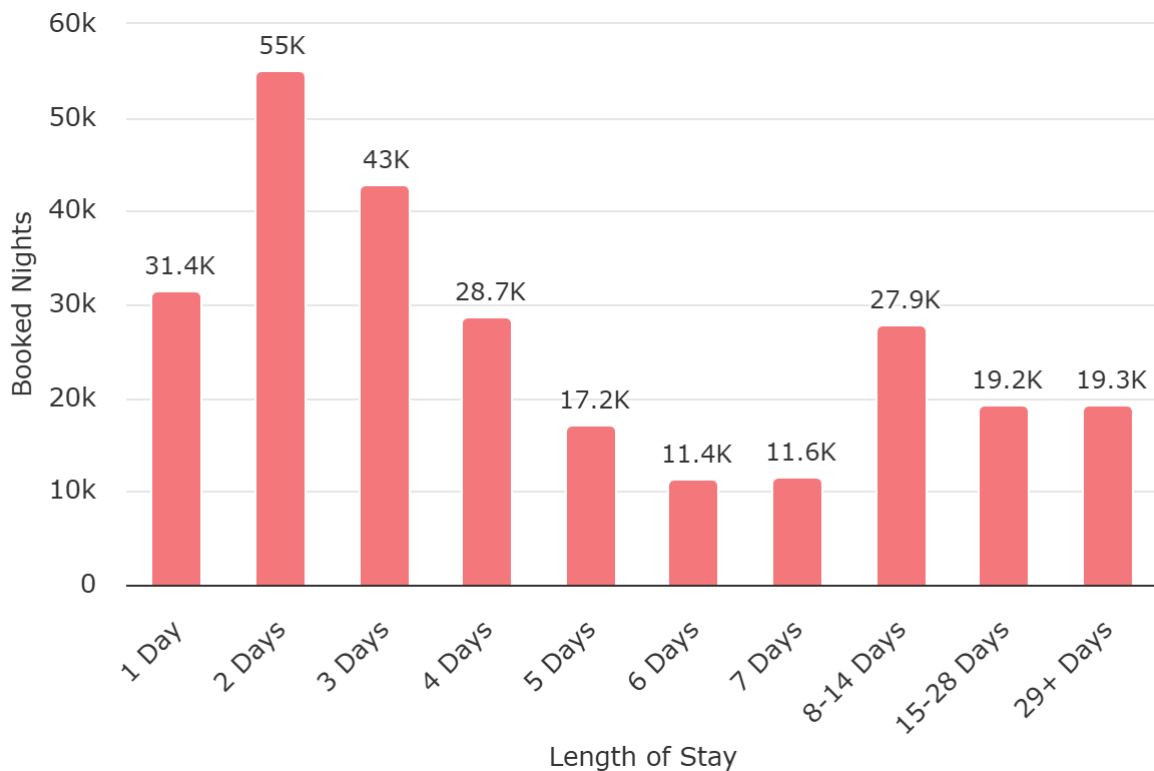
Length of Stay and Booking Window Trends

## Booking Window for Stay Months



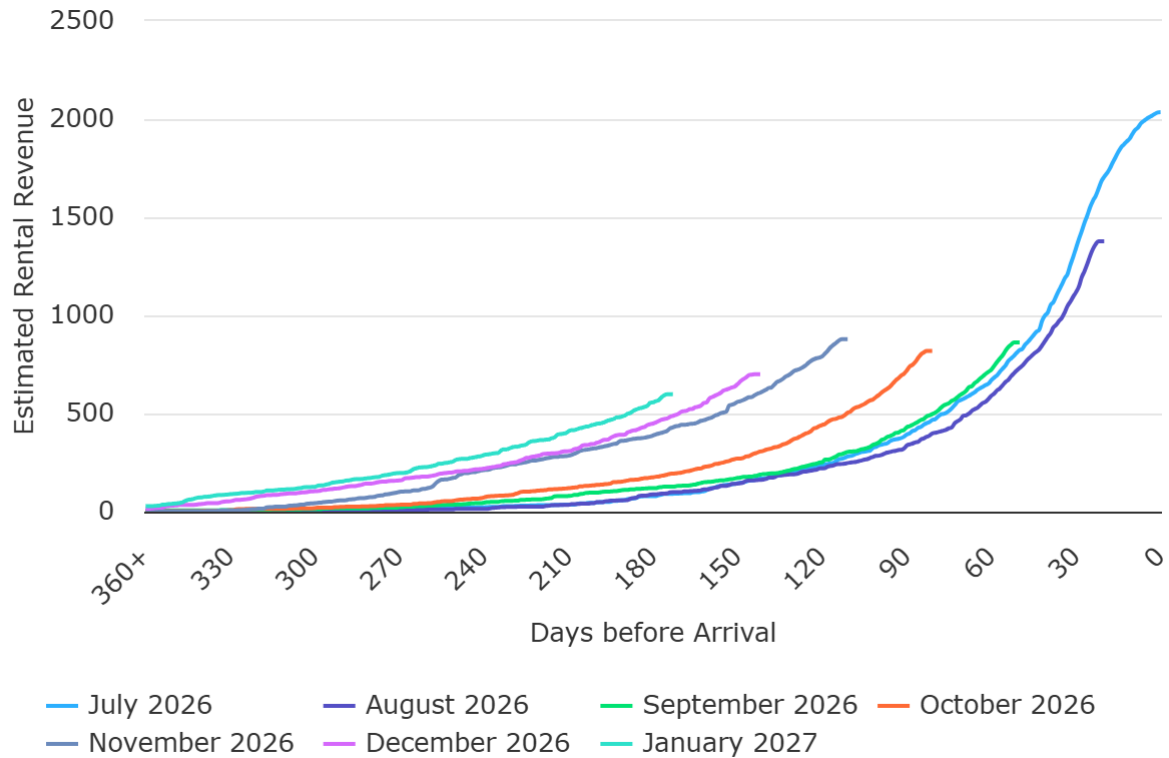
Length of Stay and Booking Window Trends

## Length of Stay for Stay Months



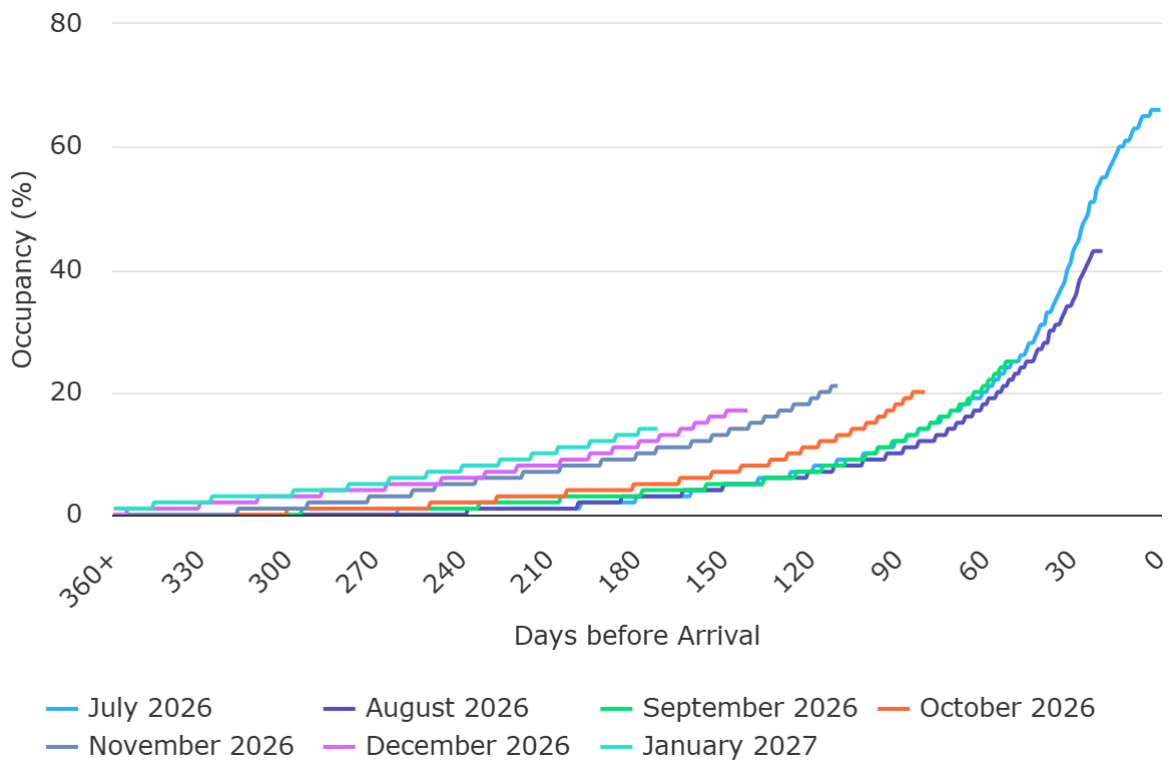
Booking Curves

## Estimated Rental Revenue



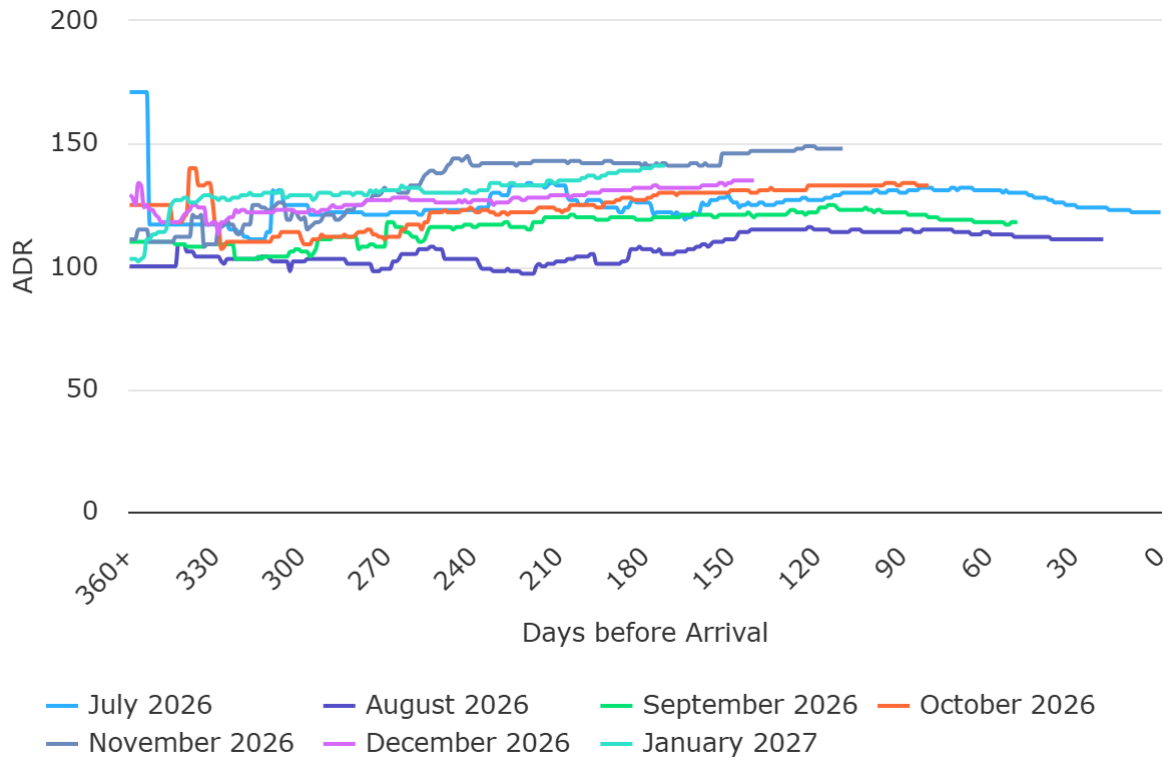
Booking Curves

## Occupancy



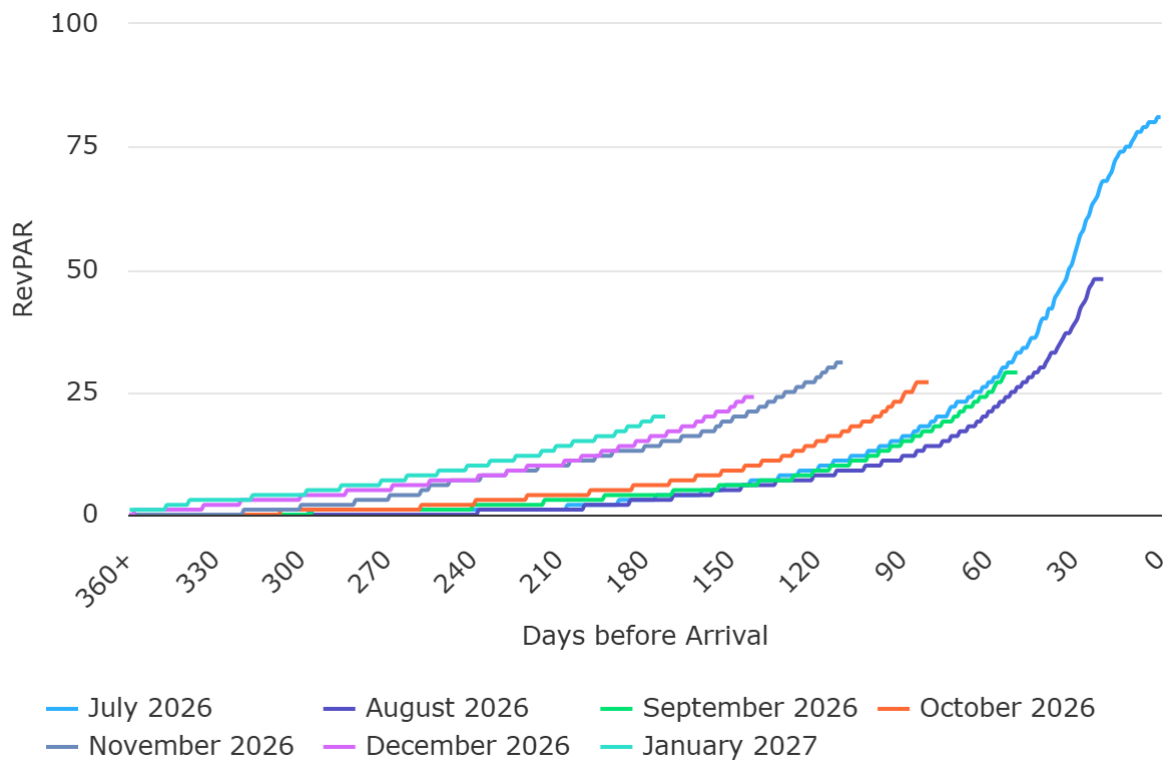
Booking Curves

**ADR**



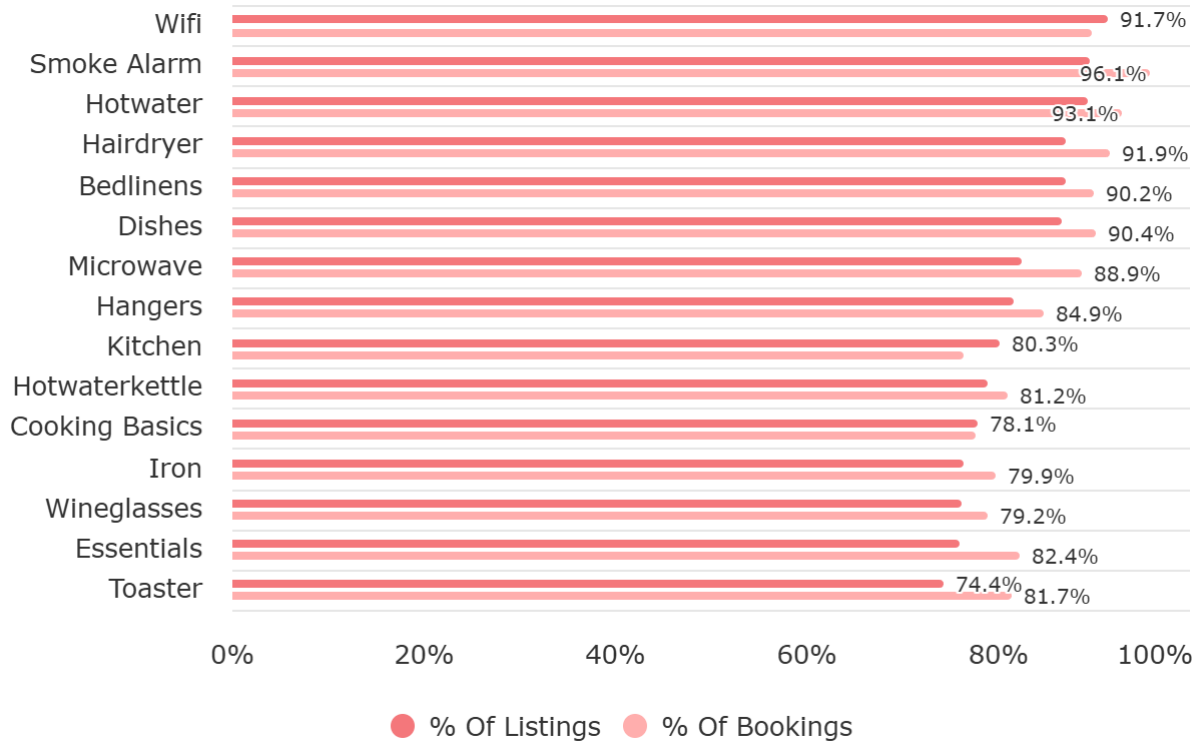
Booking Curves

**RevPAR**



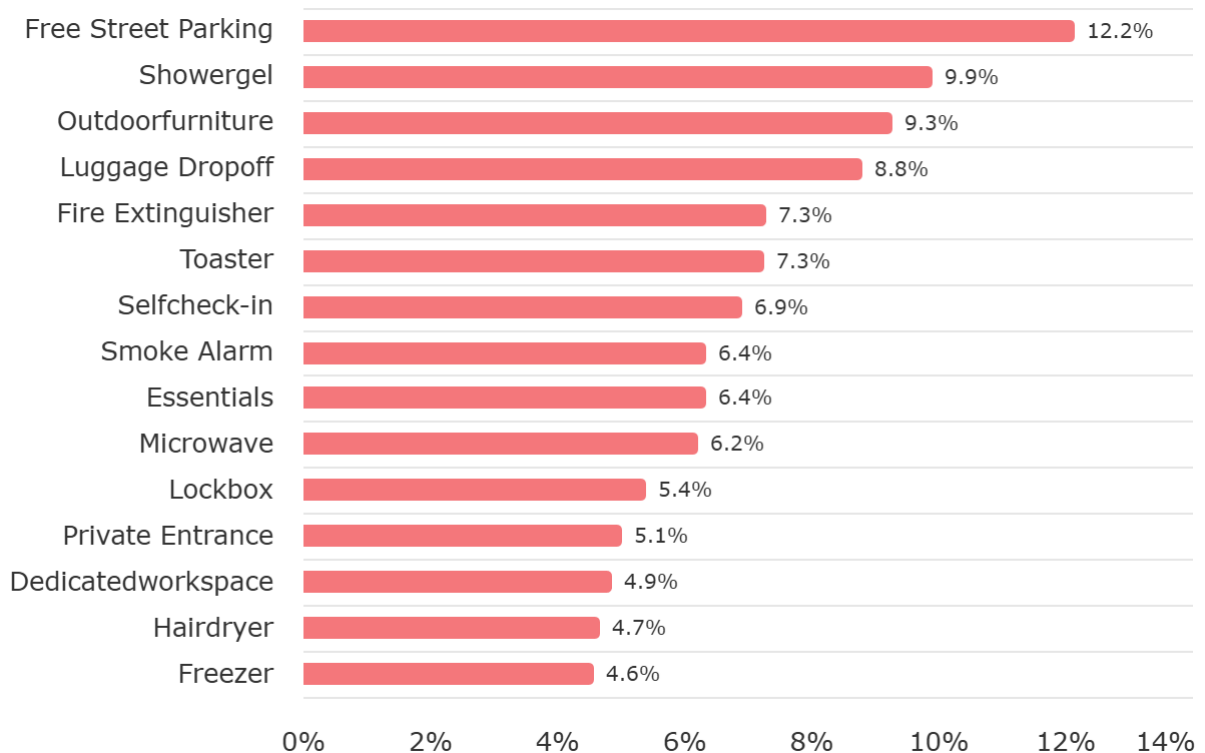
Amenities

## Common Amenities



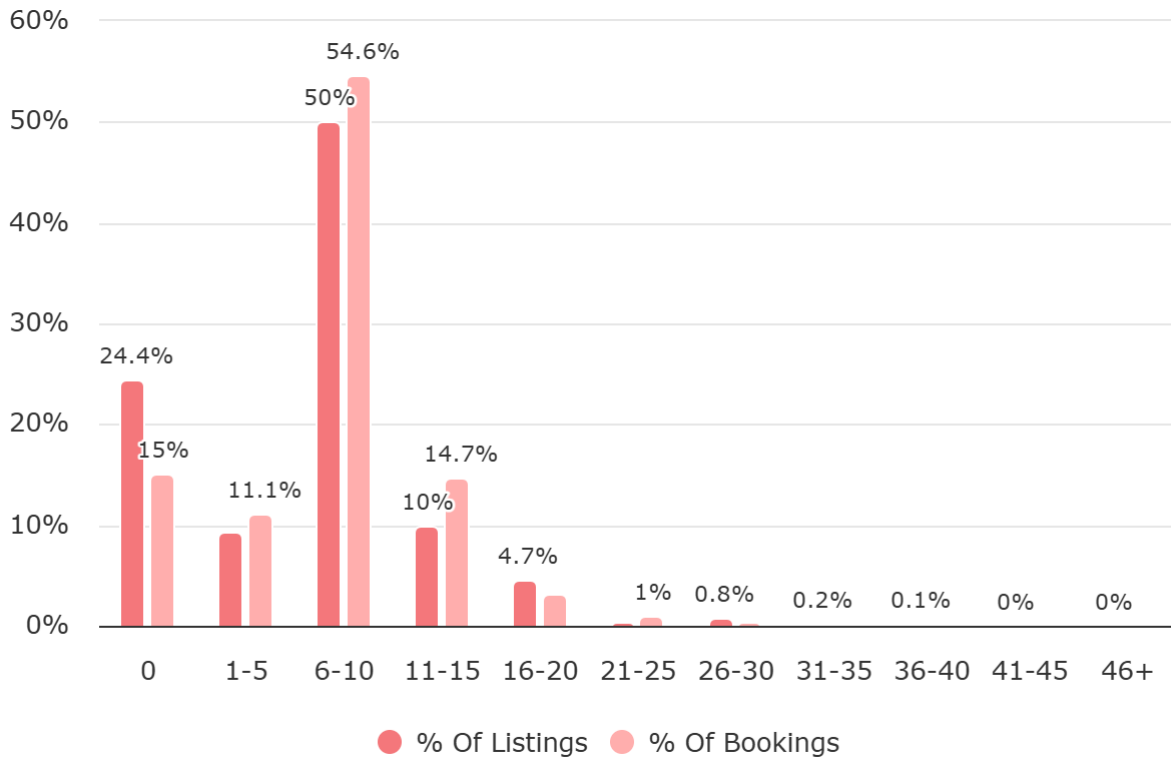
Amenities

## Desired Amenities



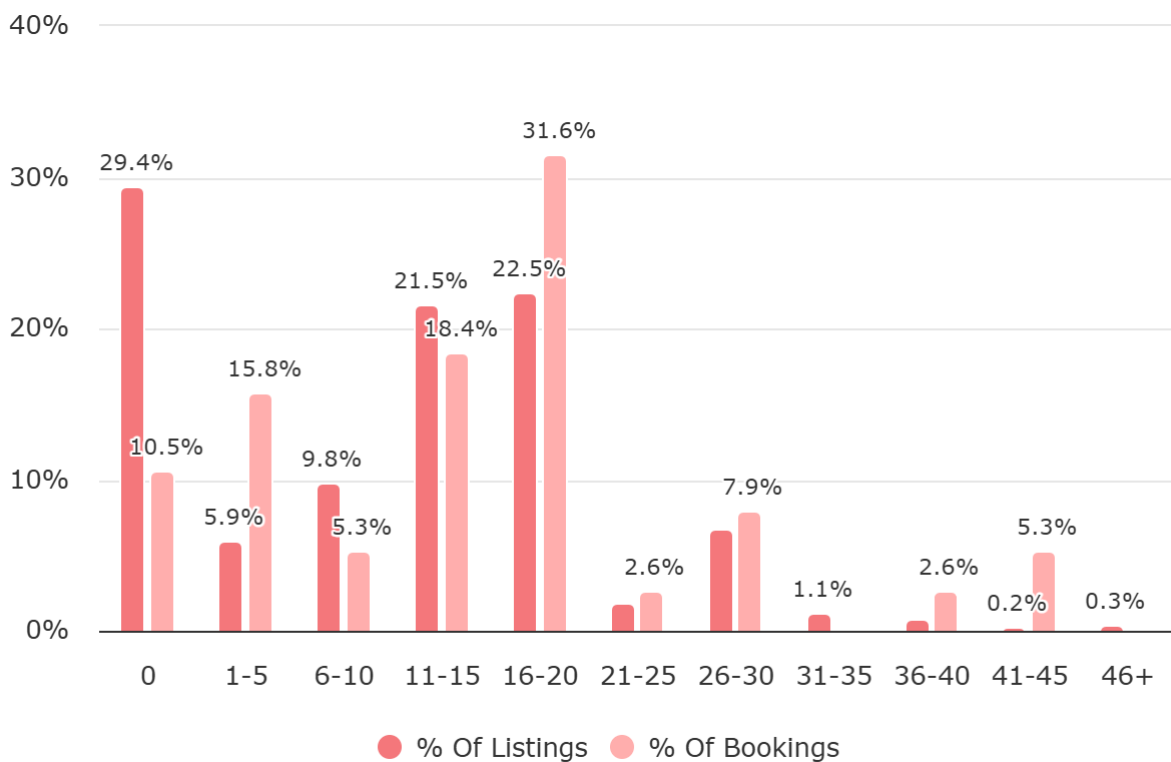
Policies and Fees

## Weekly Discounts



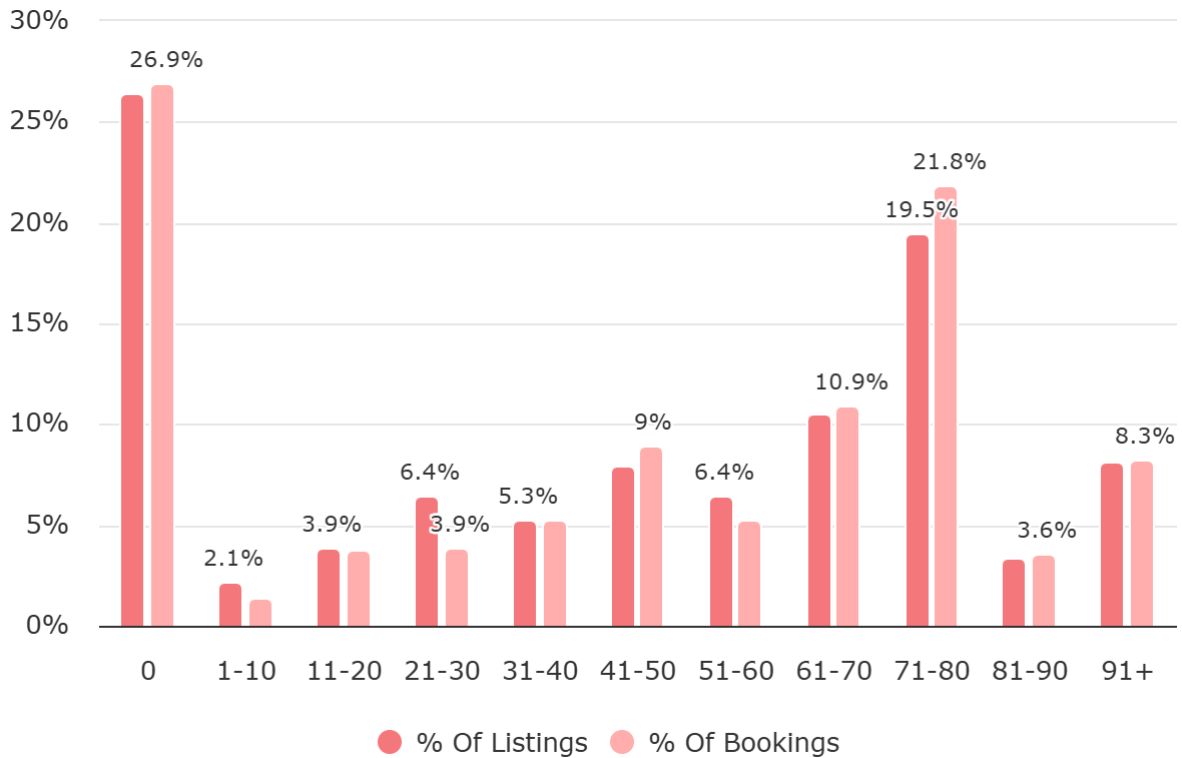
Policies and Fees

## Monthly Discounts



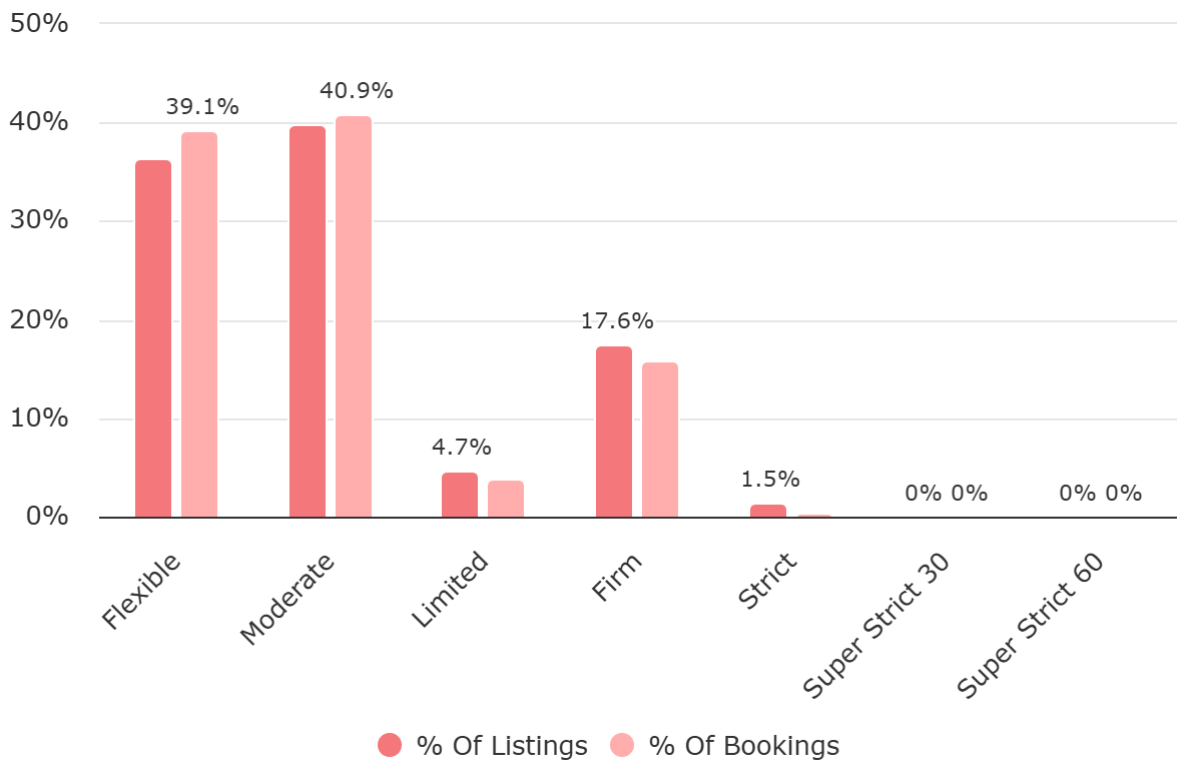
Policies and Fees

## Cleaning Fees



Policies and Fees

## Cancellation Policies



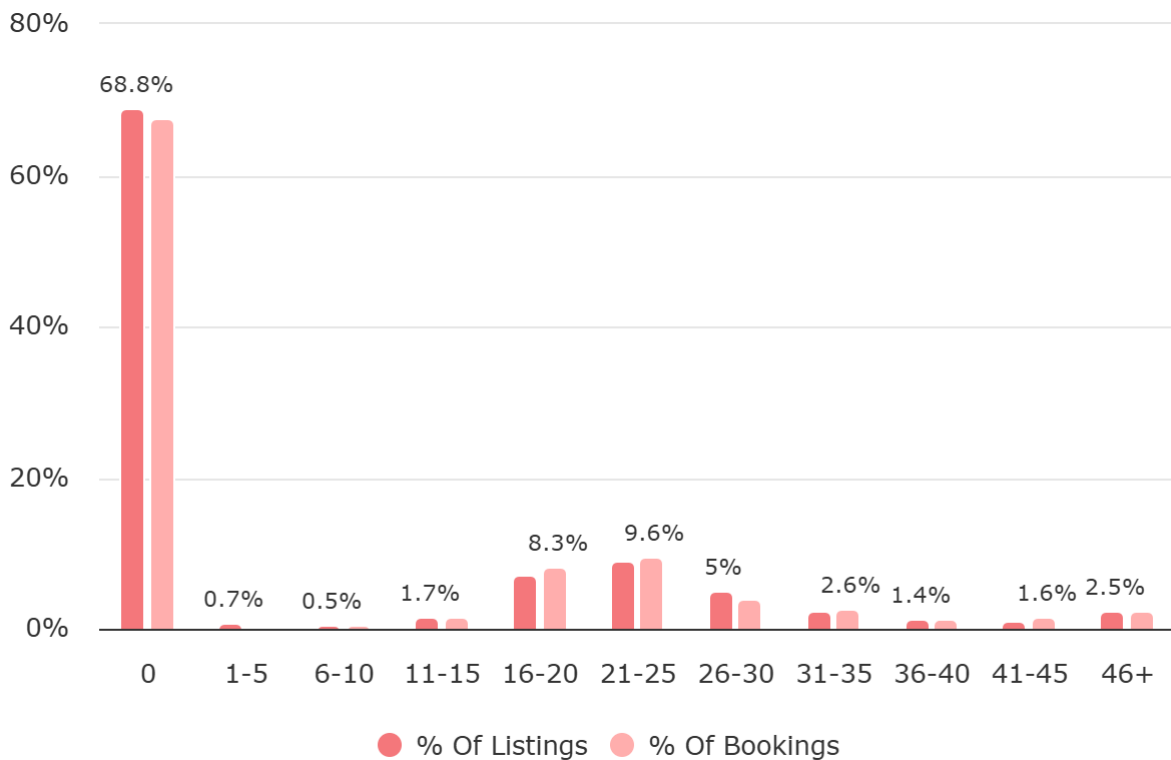
Policies and Fees

## Max Number of Guests



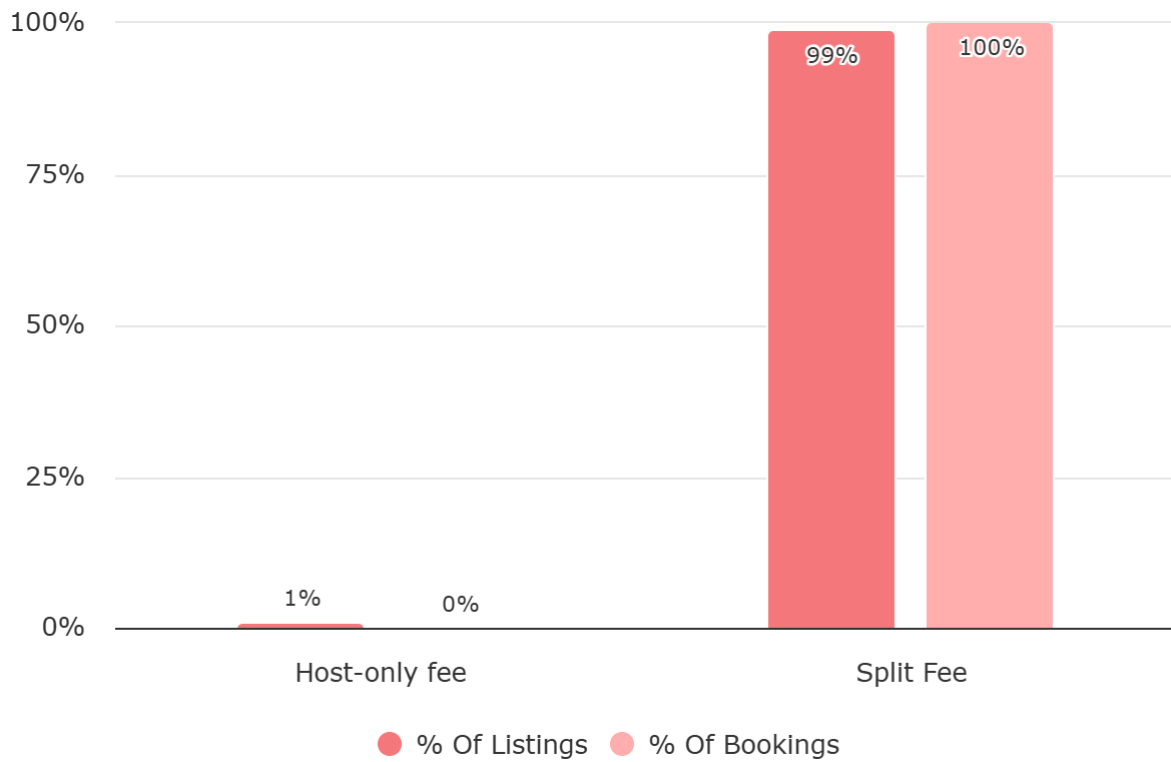
Policies and Fees

## Extra Person Fees



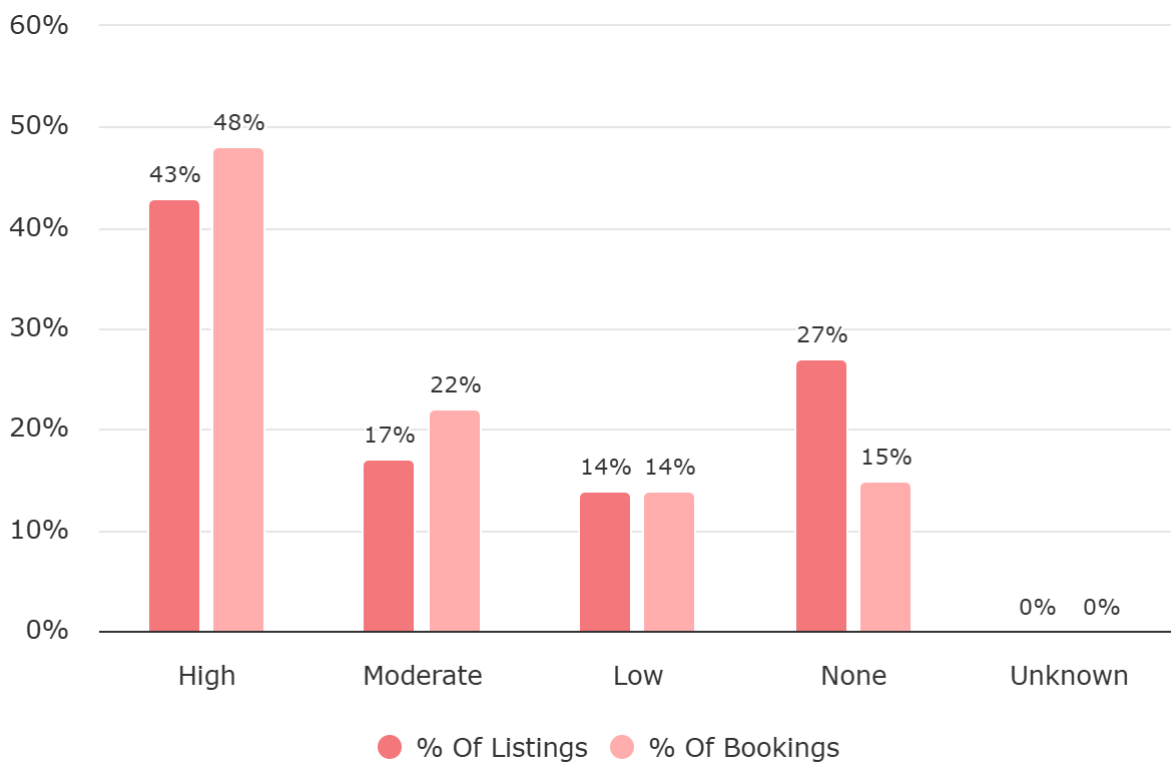
Operational Intelligence

## Market Fee Type



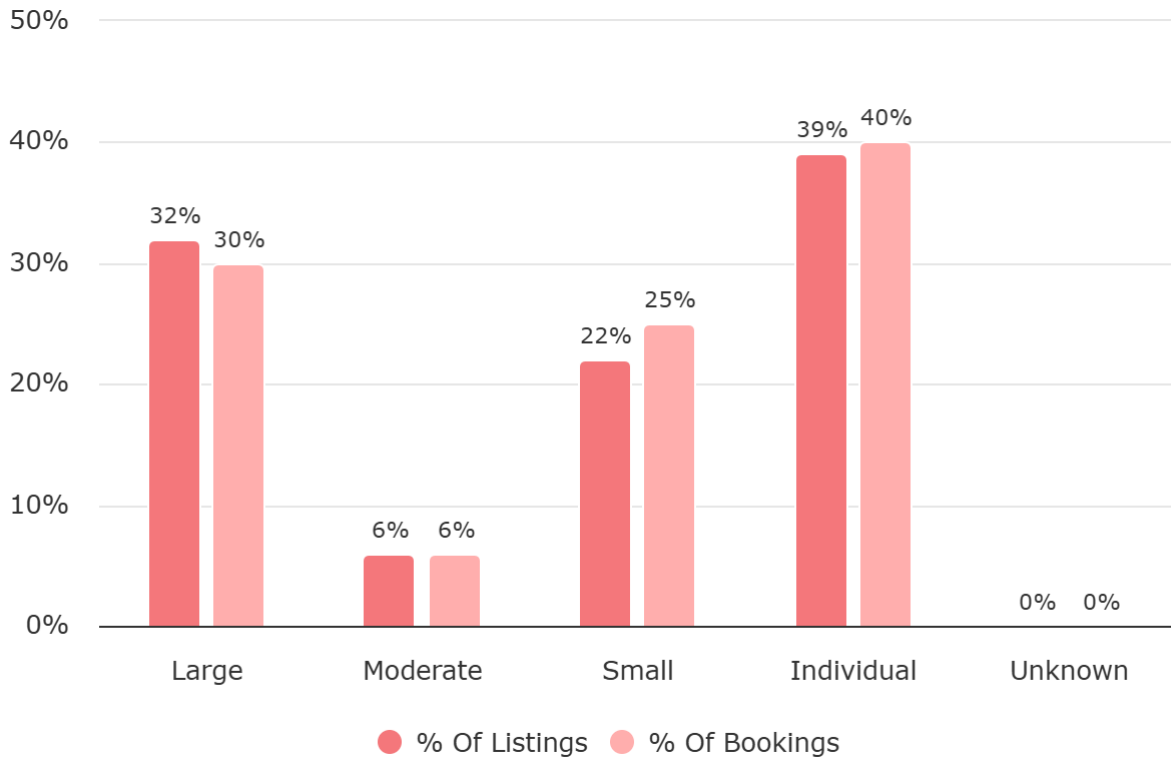
Operational Intelligence

## Dynamic Pricing



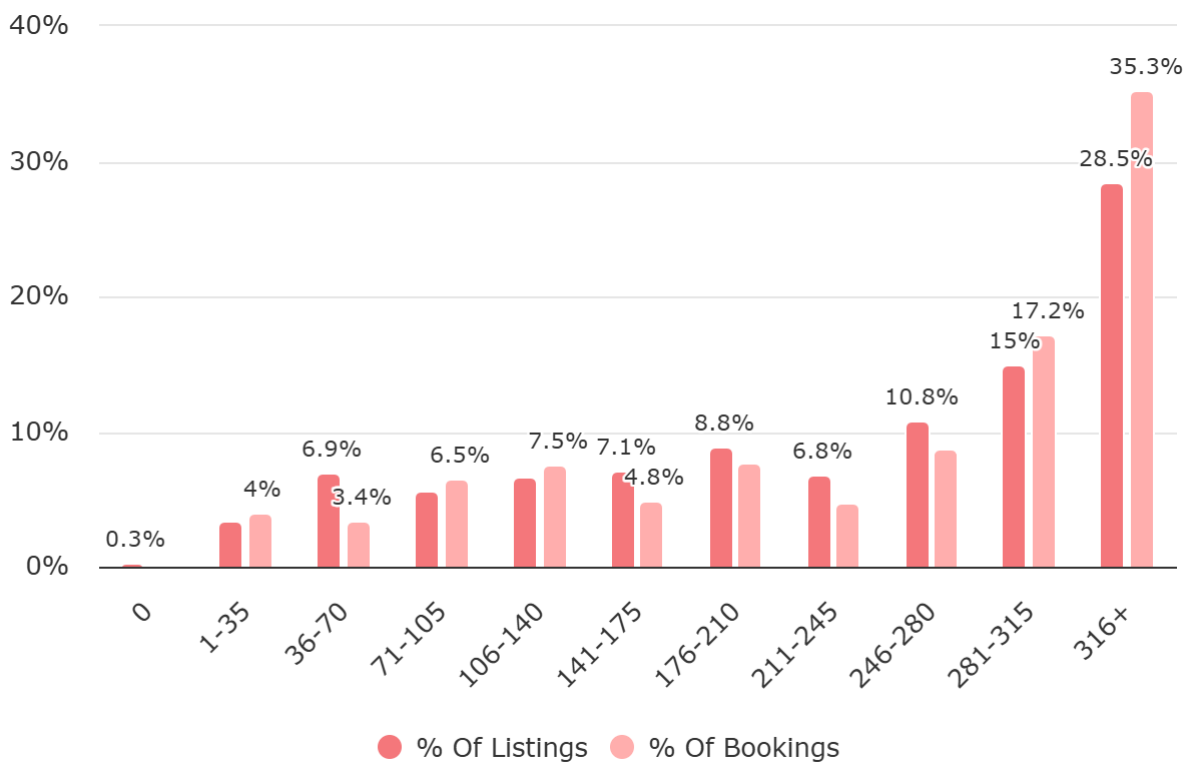
Operational Intelligence

## Professionally Managed



Operational Intelligence

## Available Days





Market Report for:

## Christchurch 2BR Market Report

Airbnb: 2BR CHRISTCHURCH COMPSET

Created Date

Aug 10, 2026

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|                          |              |                       |
|--------------------------|--------------|-----------------------|
| Estimated Rental Revenue | RevPAR       | Estimated Occupancy % |
| <b>\$39.57K</b>          | <b>\$131</b> | <b>79</b>             |

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**Ohana Properties**

gwyneth@ohanaproperty.com

KPIs

## Key Performance Indicators

Estimated Rental Revenue

**\$39.57K**

↑ \$4.95K VS STLY

Available Listings

**1.01K**

↑ 325 VS STLY

RevPAR

**\$131**

↑ \$17 VS STLY

ADR (Average Daily Rate)

**\$167**

↑ \$15 VS STLY

Booking Window

**30**

↑ 2 VS STLY

Bookings

**69.98K**

↑ 24.24K VS STLY

Estimated Occupancy %

**79**

↑ 4 VS STLY

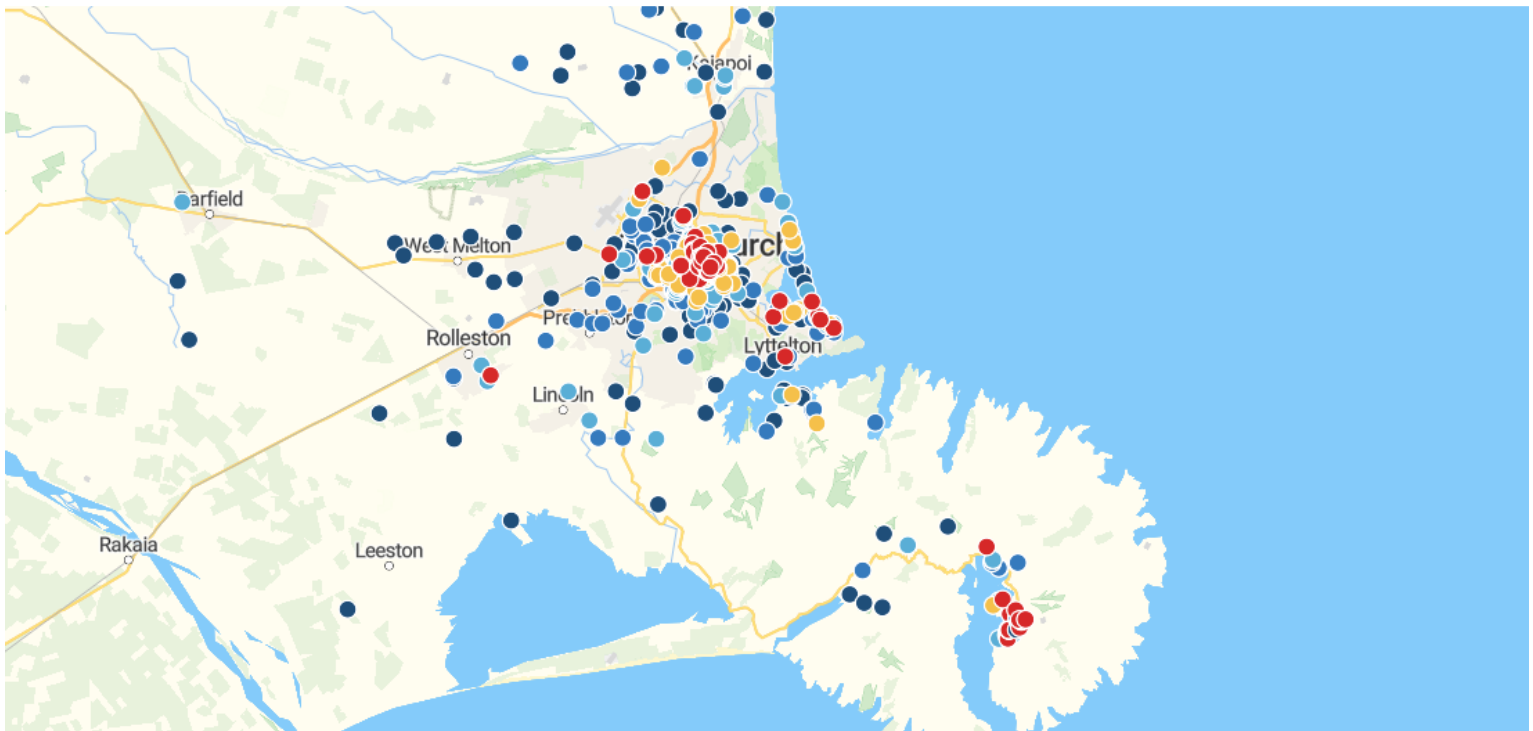
Length of Stay

**2**

-

Listing Map

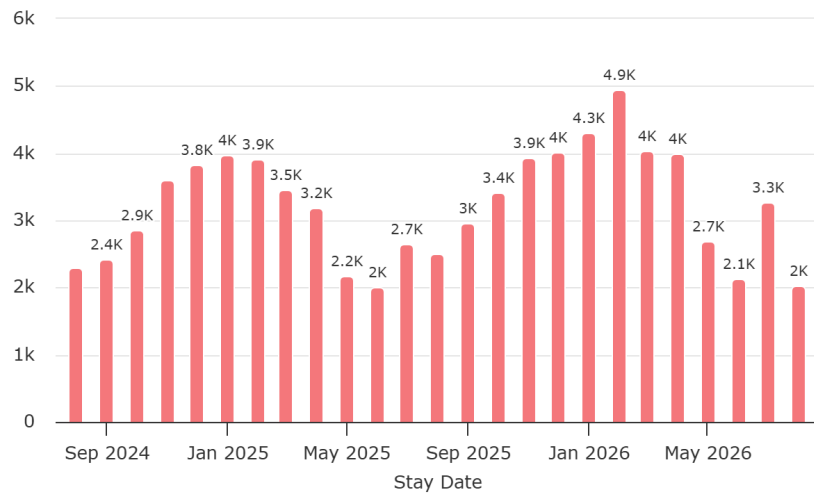
## Location Map of Selected Listings



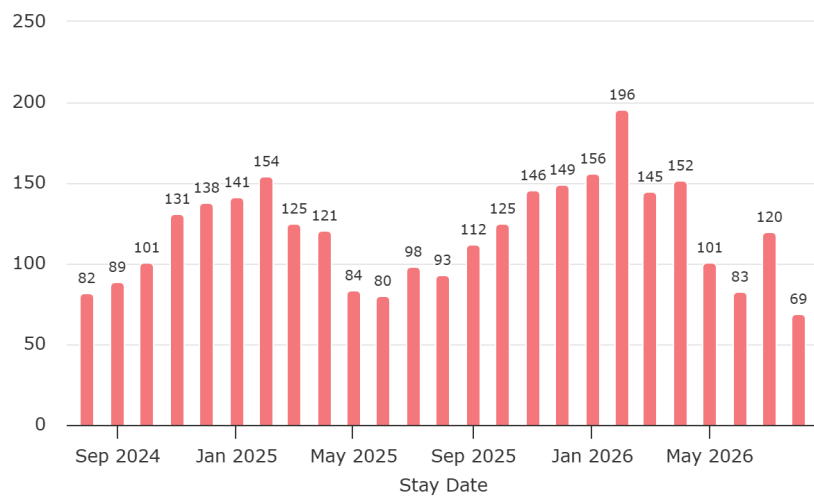
Market Summary

## Market History

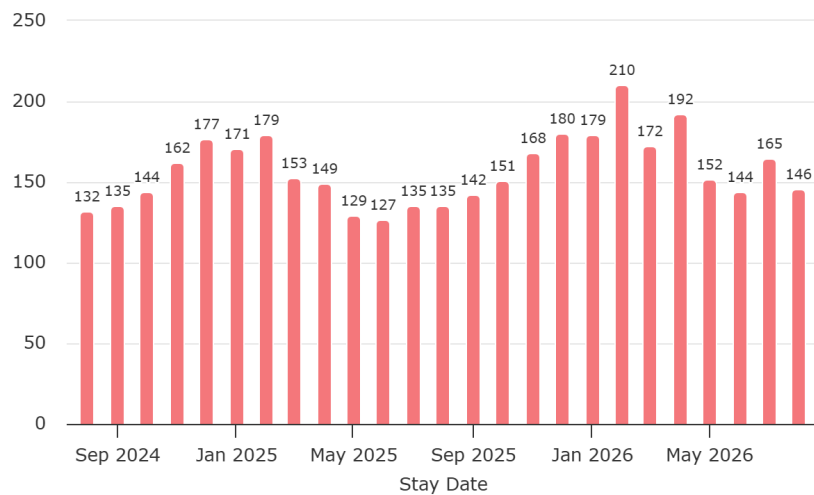
Estimated Avg. Rental Revenue



Avg. RevPAR

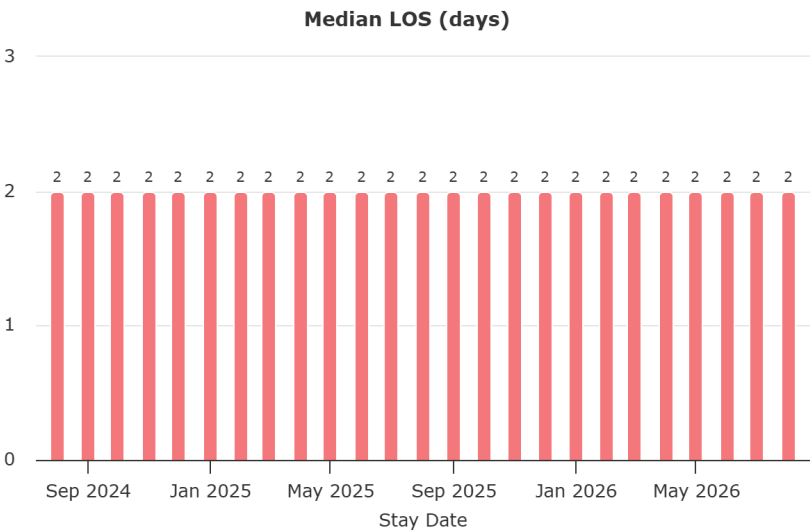
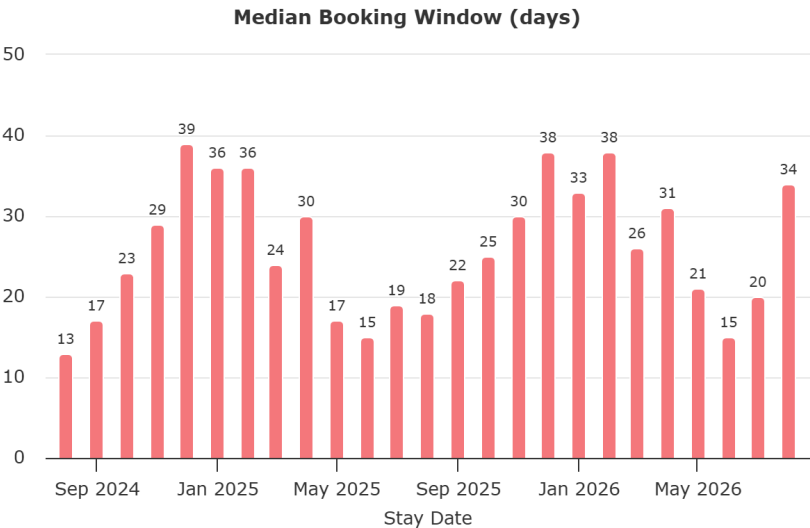
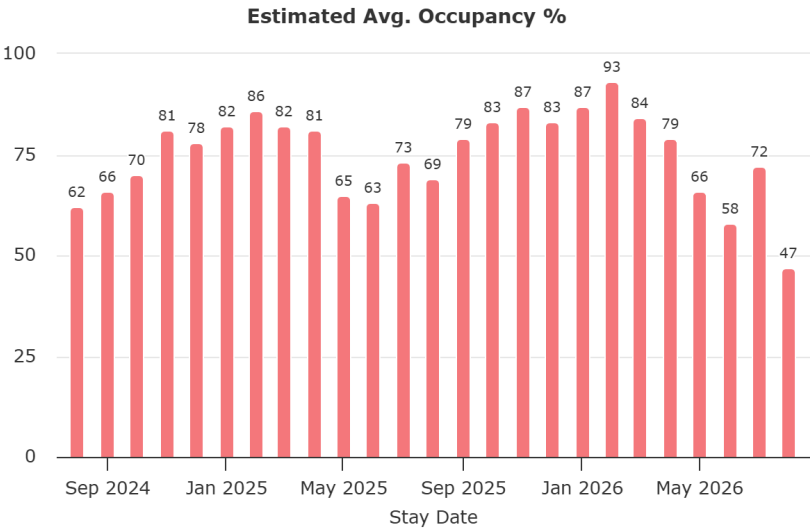


Avg. ADR



Market Summary

Market History



Market Summary

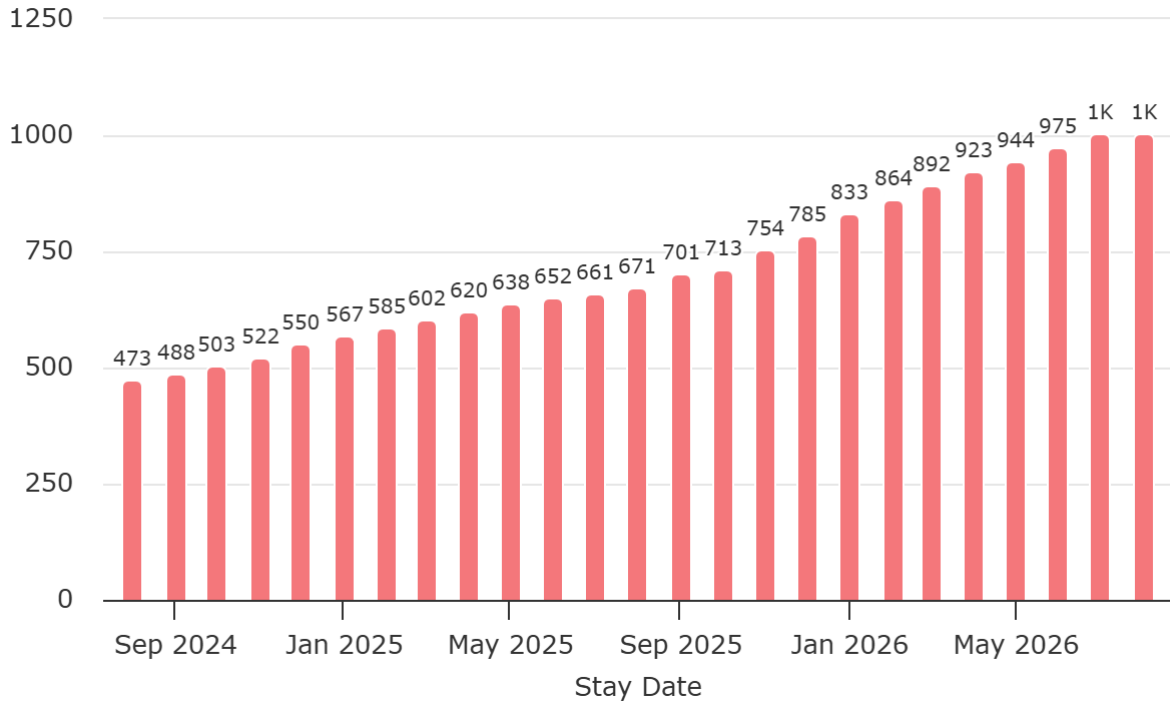
Summary Table

| Category               | Active Listings | Median Listed Price | Median Booked Nightly Price | Median Booked Weekly Price | Median Booked Monthly Price | Median LOS | Median Booking Window |
|------------------------|-----------------|---------------------|-----------------------------|----------------------------|-----------------------------|------------|-----------------------|
| 2BR<br>CHRISTCHURCH... | 1006            | 203                 | 169                         | 149                        | 147                         | 2          | 30                    |
| Room                   | 1               | 114                 | 89                          | 93                         | 0                           | 2          | 2                     |
| 2 BR                   | 1005            | 203                 | 169                         | 149                        | 147                         | 2          | 30                    |

Market Summary

## Market Supply

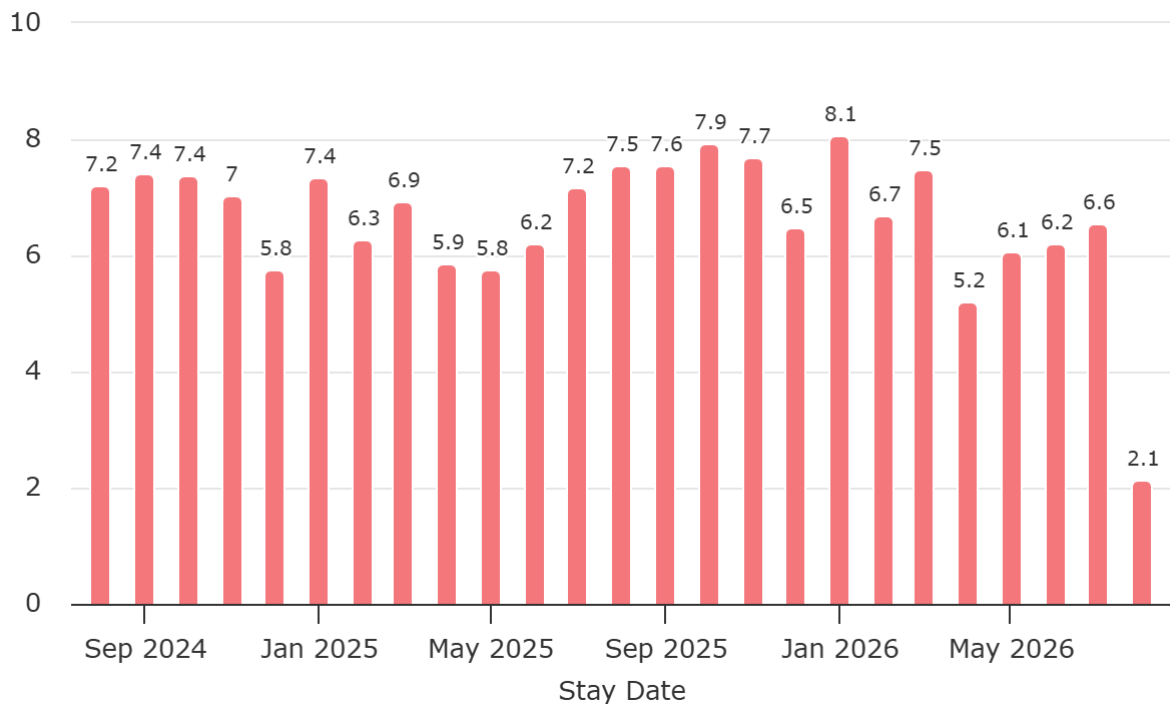
Active Listings



Market Summary

## Market Demand

Average Bookings per Listing



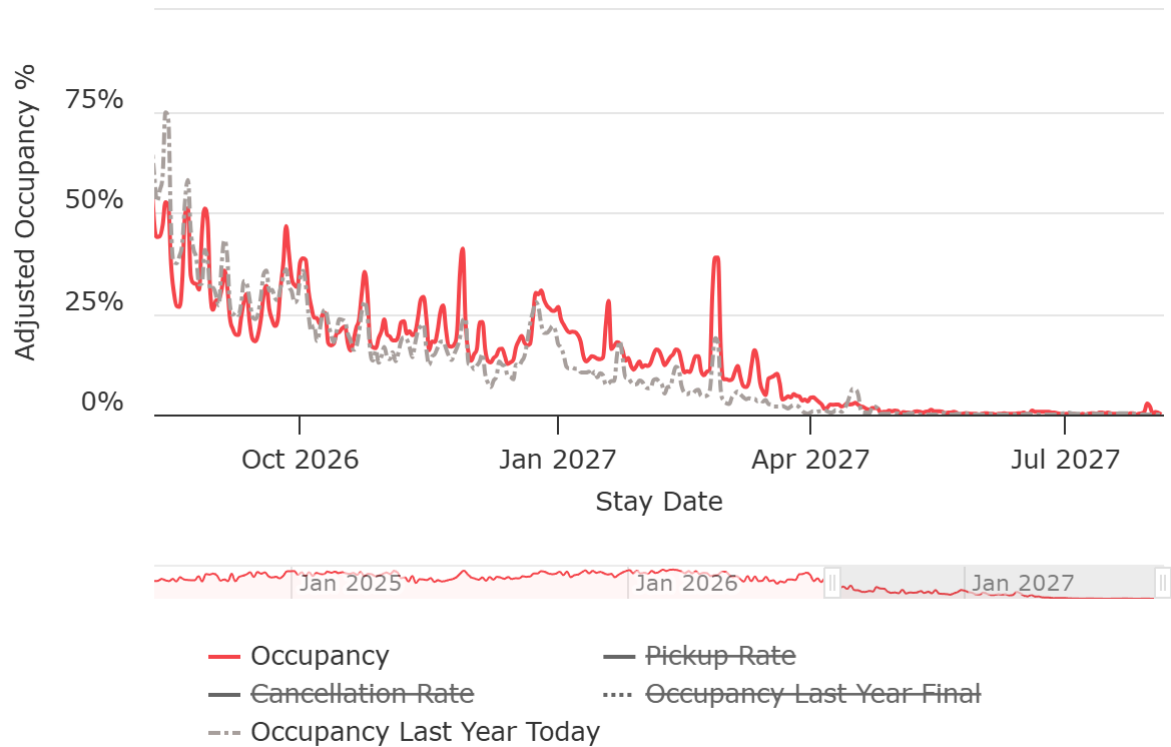
Price and Occupancy Trends

## Key Future Dates

-  Feb 25, 2027 to Feb 27, 2027 is seeing a 23.8 % increase in occupancy compared to surrounding dates
-  Nov 27, 2026 to Nov 28, 2026 is seeing a 13.6 % increase in occupancy compared to surrounding dates
-  Jan 18, 2027 to Jan 19, 2027 is seeing a 11.7 % increase in occupancy compared to surrounding dates
-  Aug 27, 2026 to Aug 29, 2026 is seeing a 9.3 % increase in occupancy compared to surrounding dates
-  Oct 23, 2026 to Oct 25, 2026 is seeing a 11.0 % increase in occupancy compared to surrounding dates

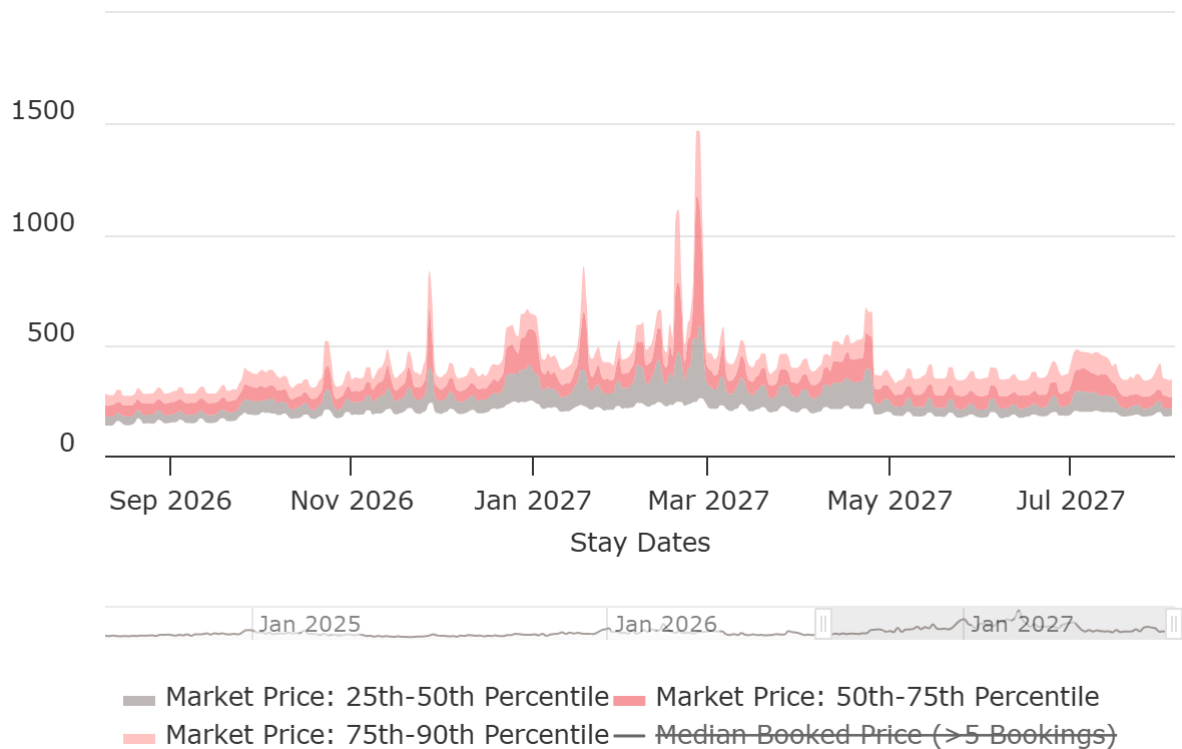
Price and Occupancy Trends

## Future Occupancy, Bookings and Cancellations



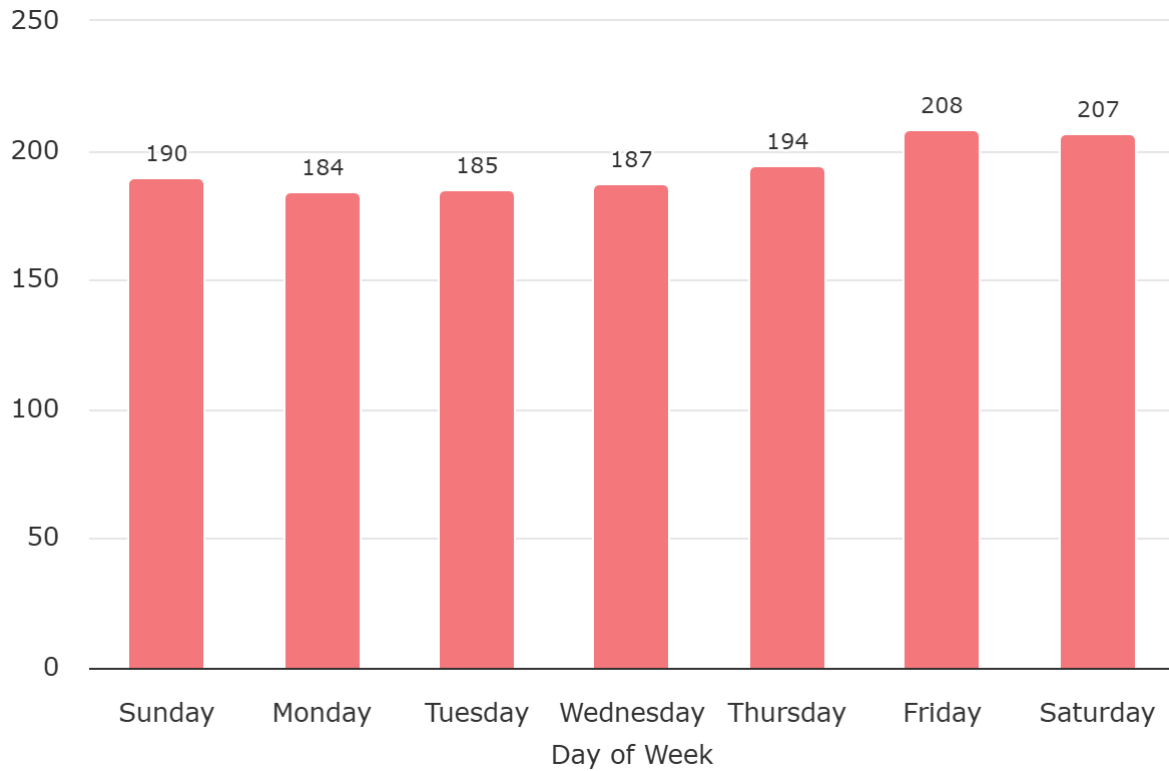
Price and Occupancy Trends

## Future Prices



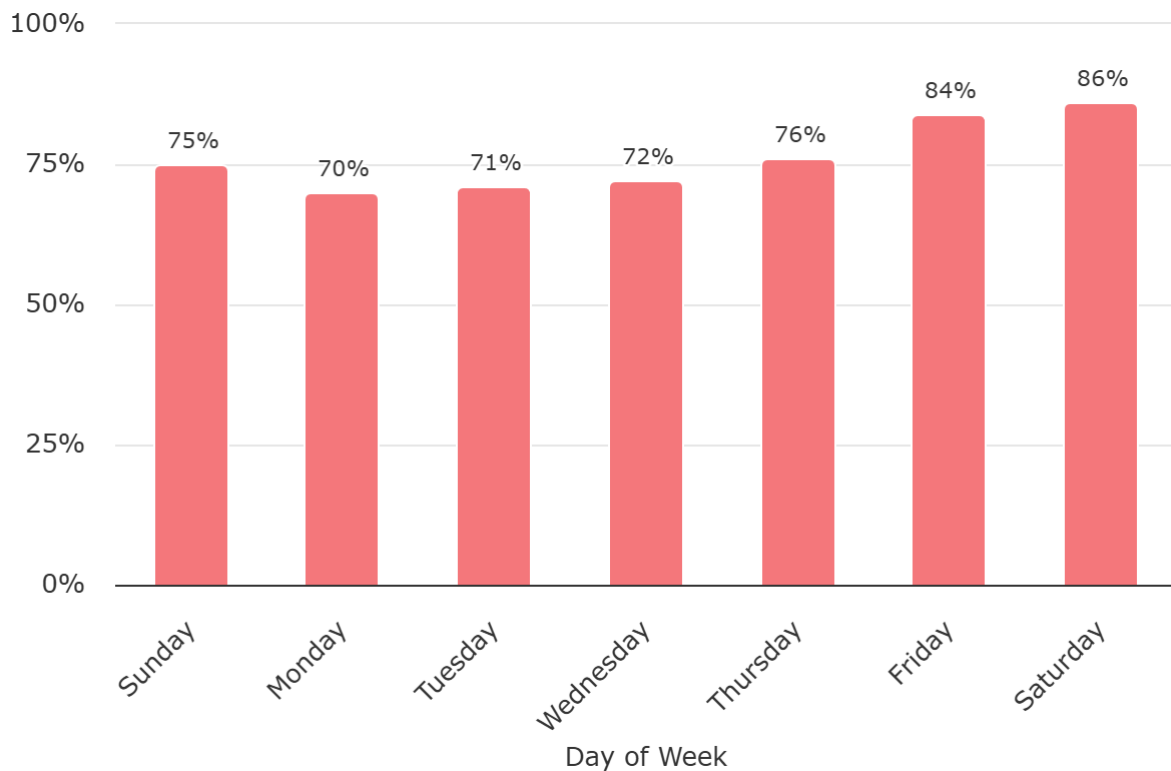
Price and Occupancy Trends

## Day of Week Price Factor



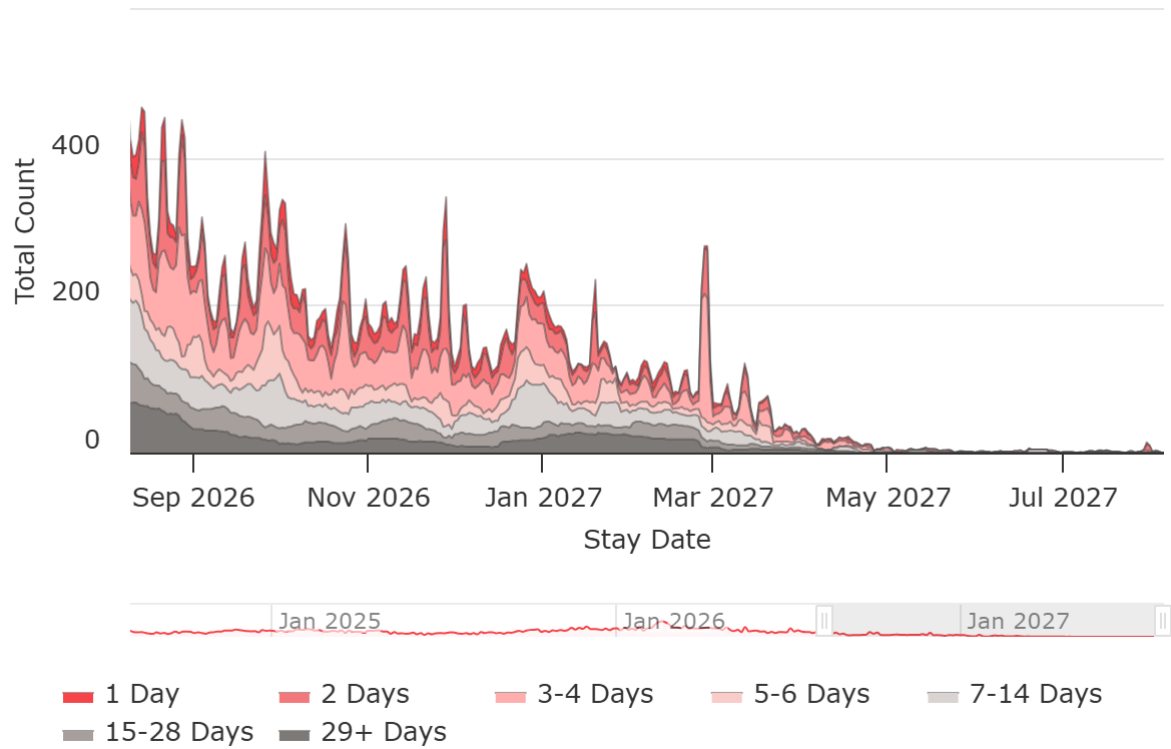
Price and Occupancy Trends

## Day of Week Occupancy



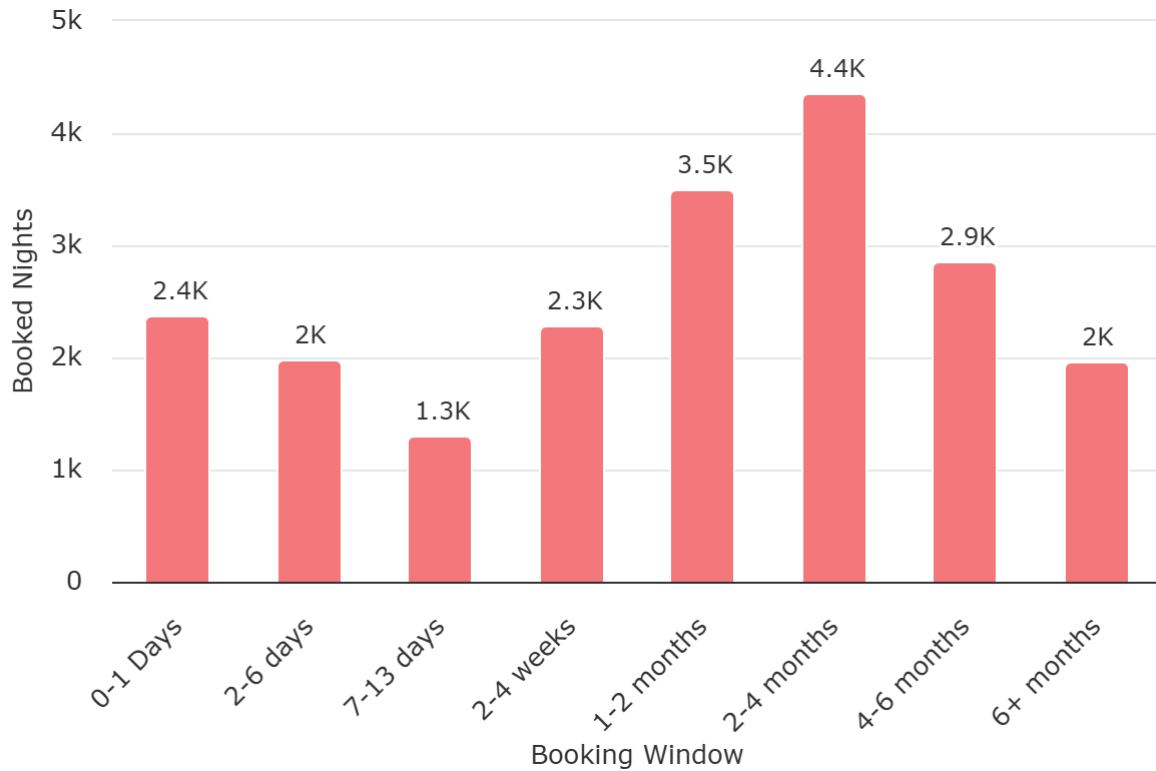
Length of Stay and Booking Window Trends

## Length of Stay by Stay Date



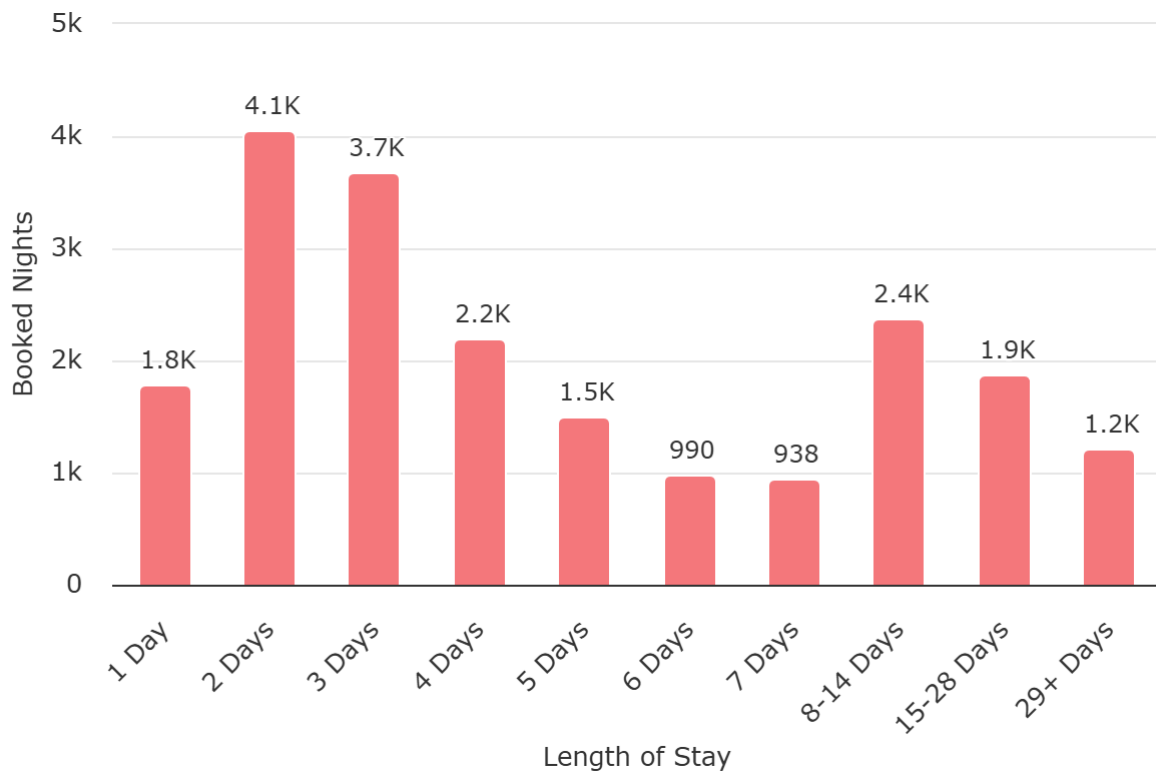
Length of Stay and Booking Window Trends

## Booking Window for Recent Bookings



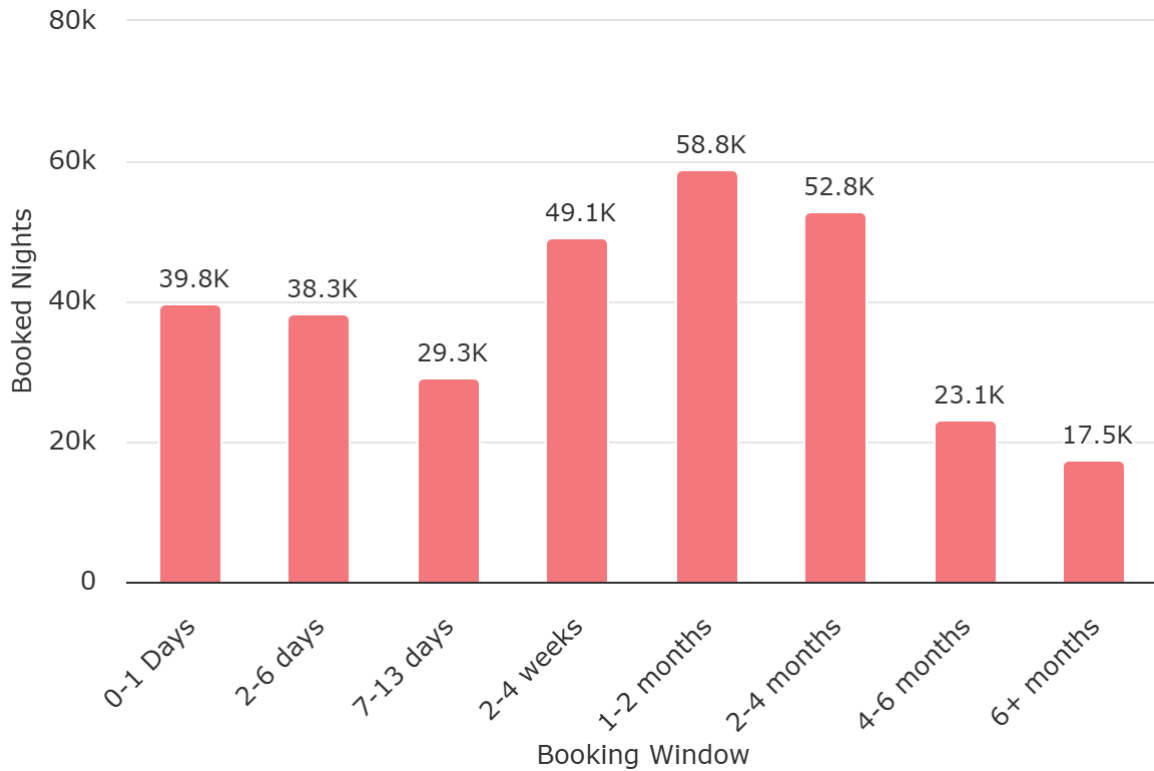
Length of Stay and Booking Window Trends

## Length of Stay for Recent Bookings



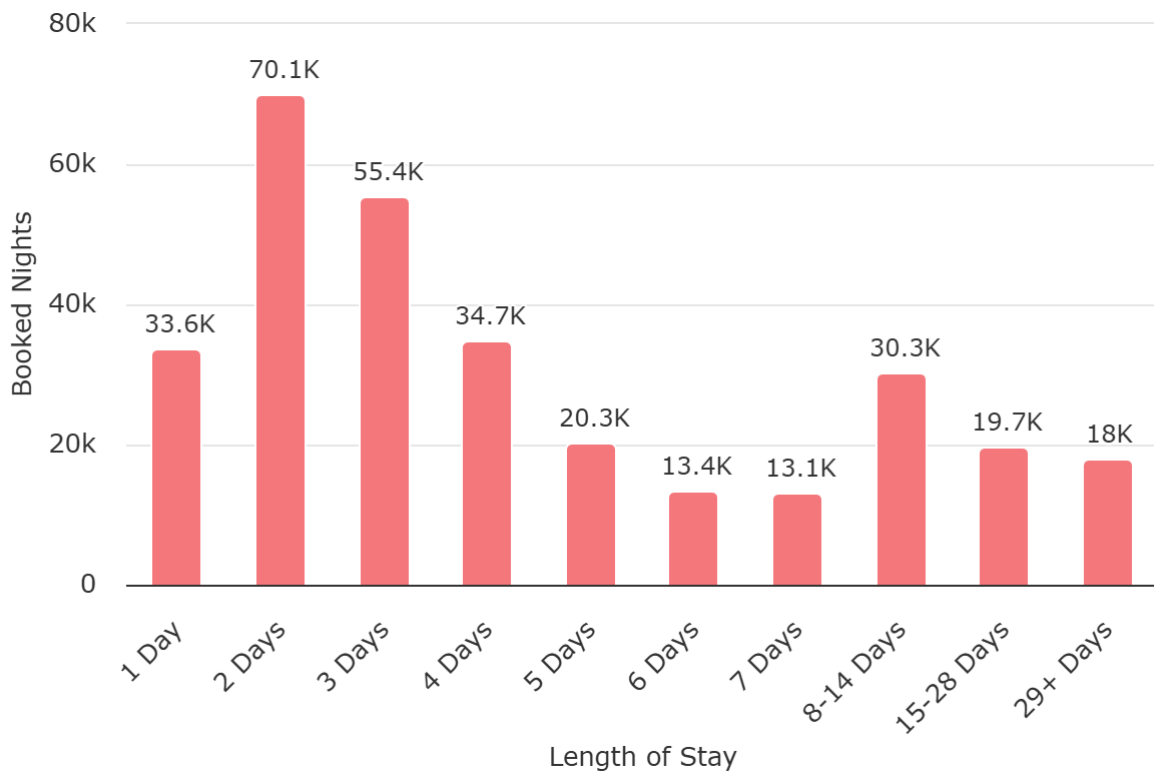
Length of Stay and Booking Window Trends

## Booking Window for Stay Months



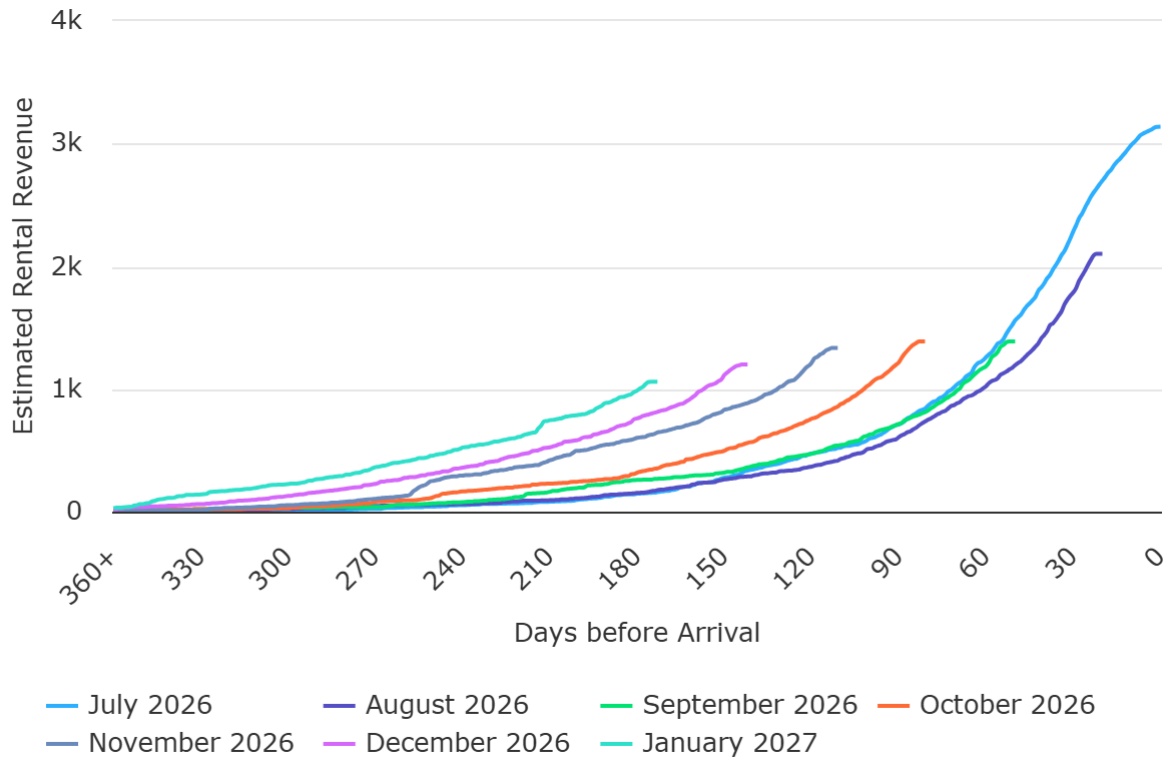
Length of Stay and Booking Window Trends

## Length of Stay for Stay Months



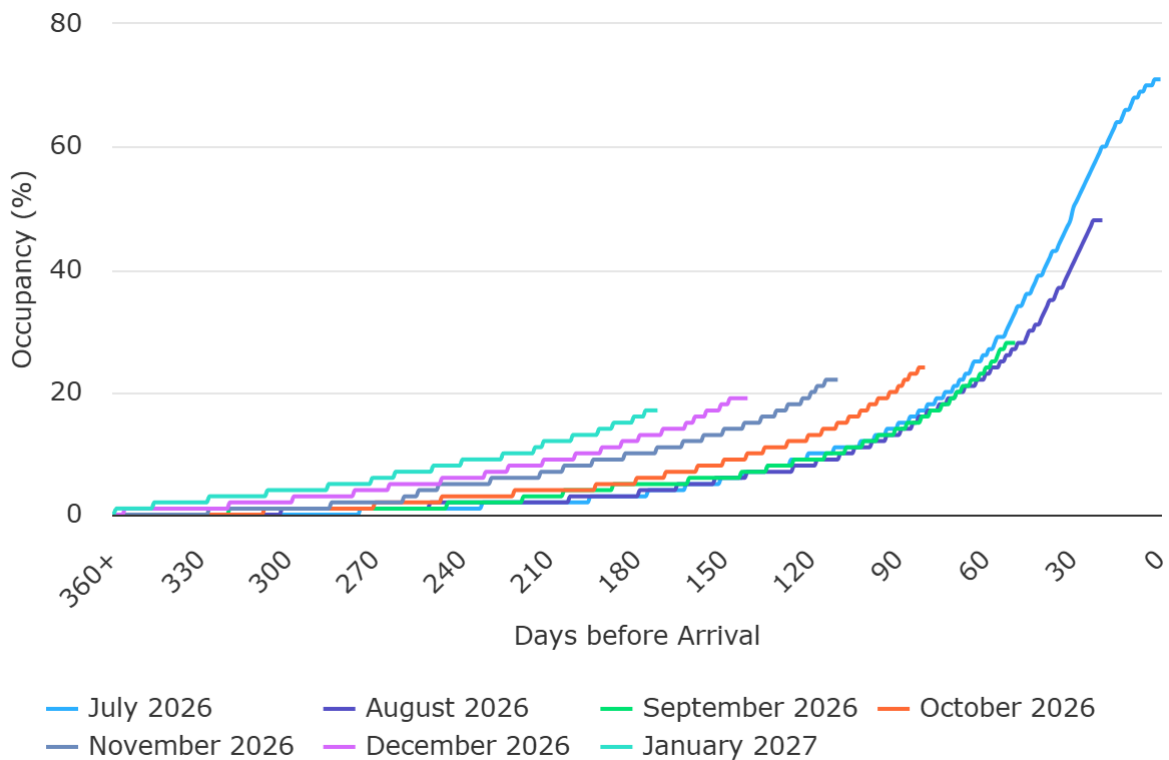
Booking Curves

## Estimated Rental Revenue



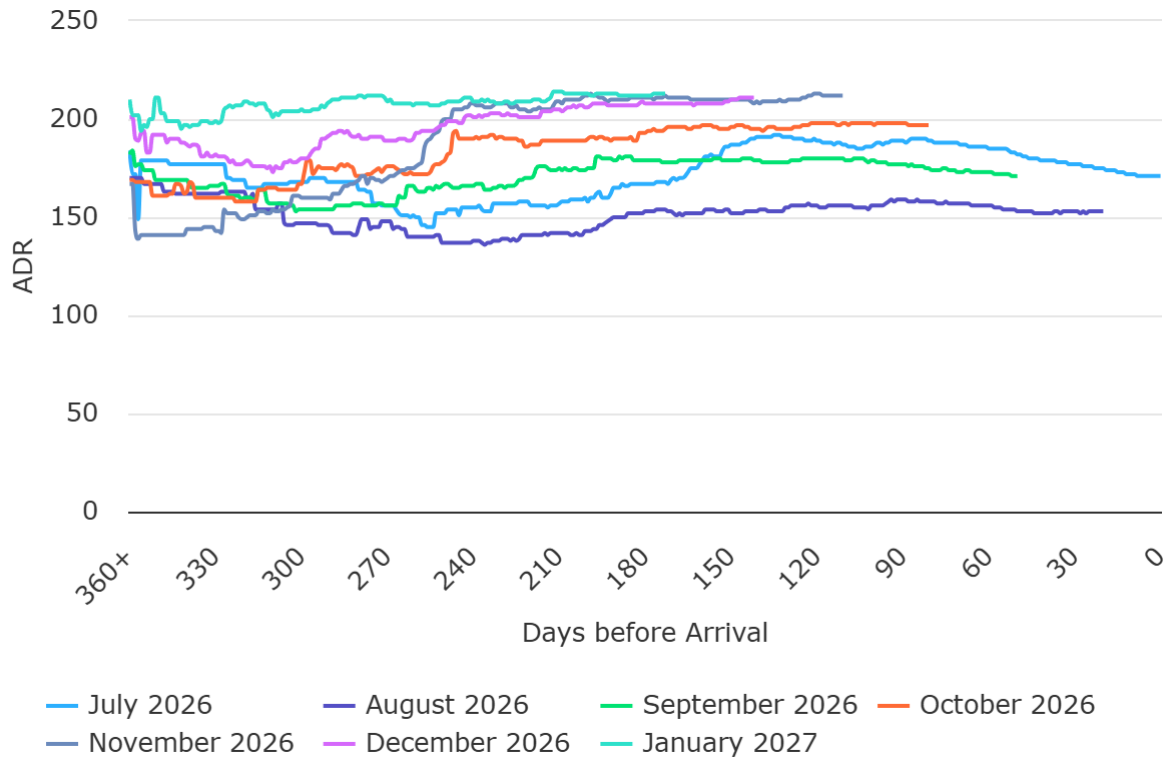
Booking Curves

## Occupancy



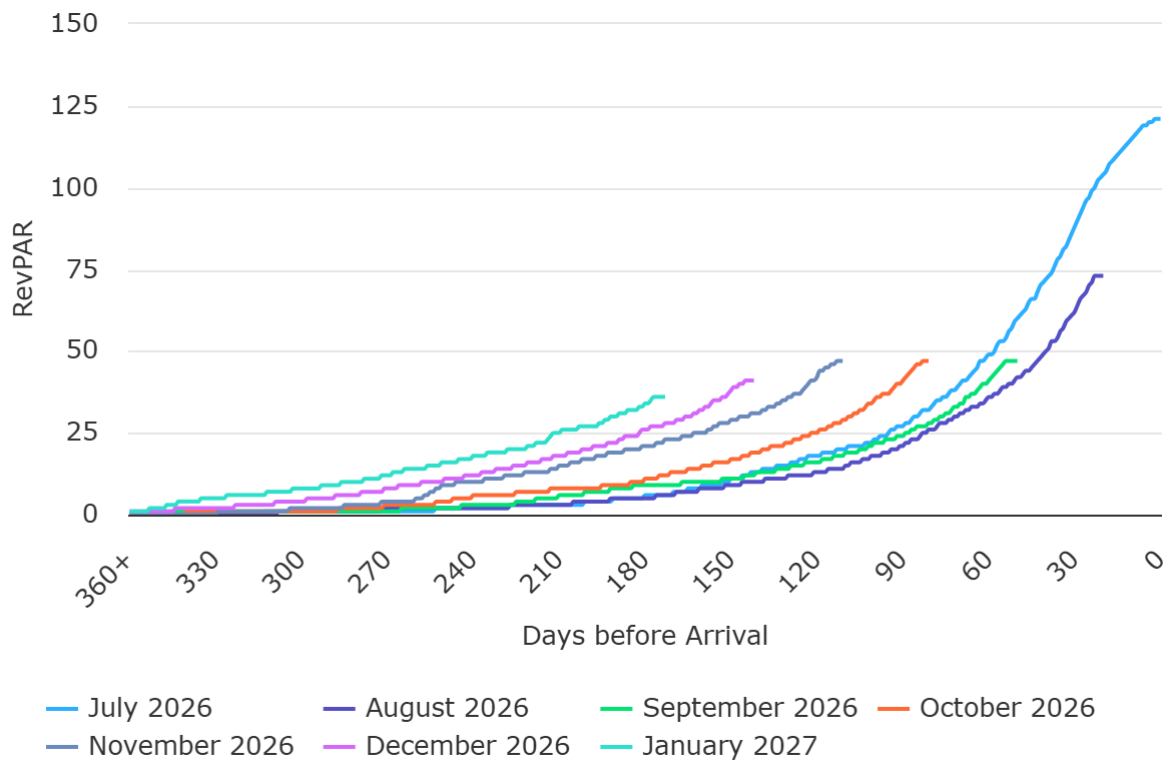
Booking Curves

**ADR**



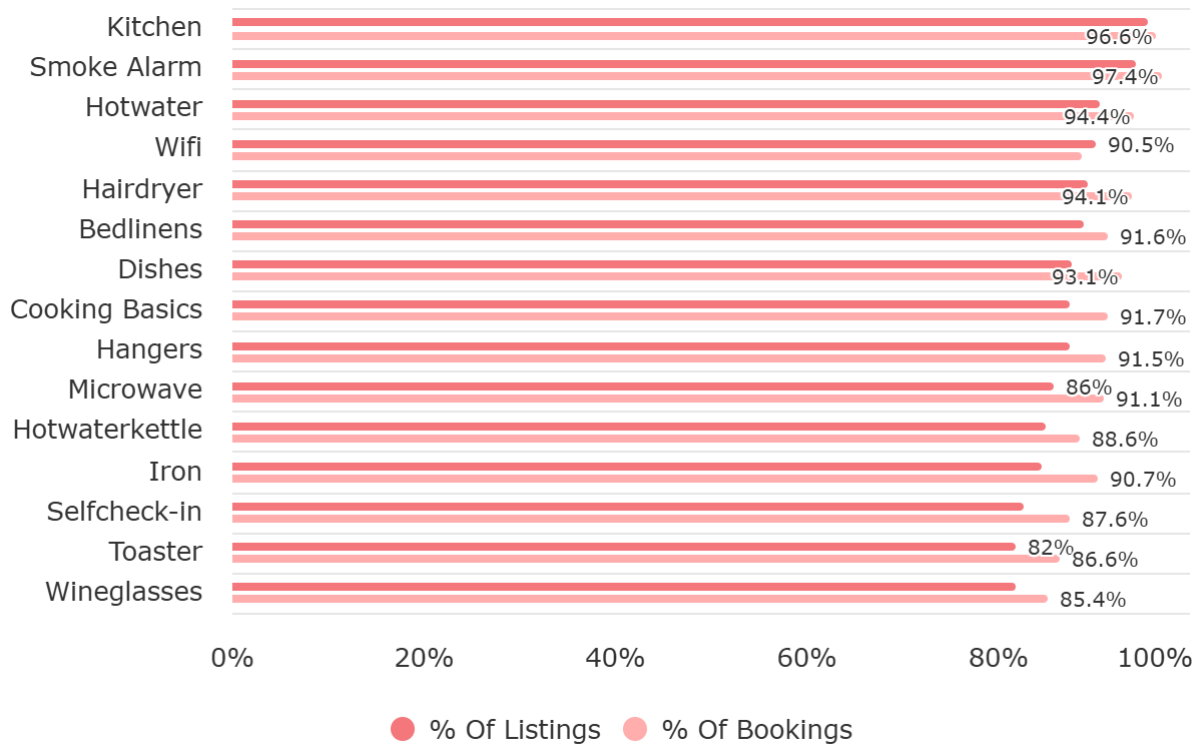
Booking Curves

**RevPAR**



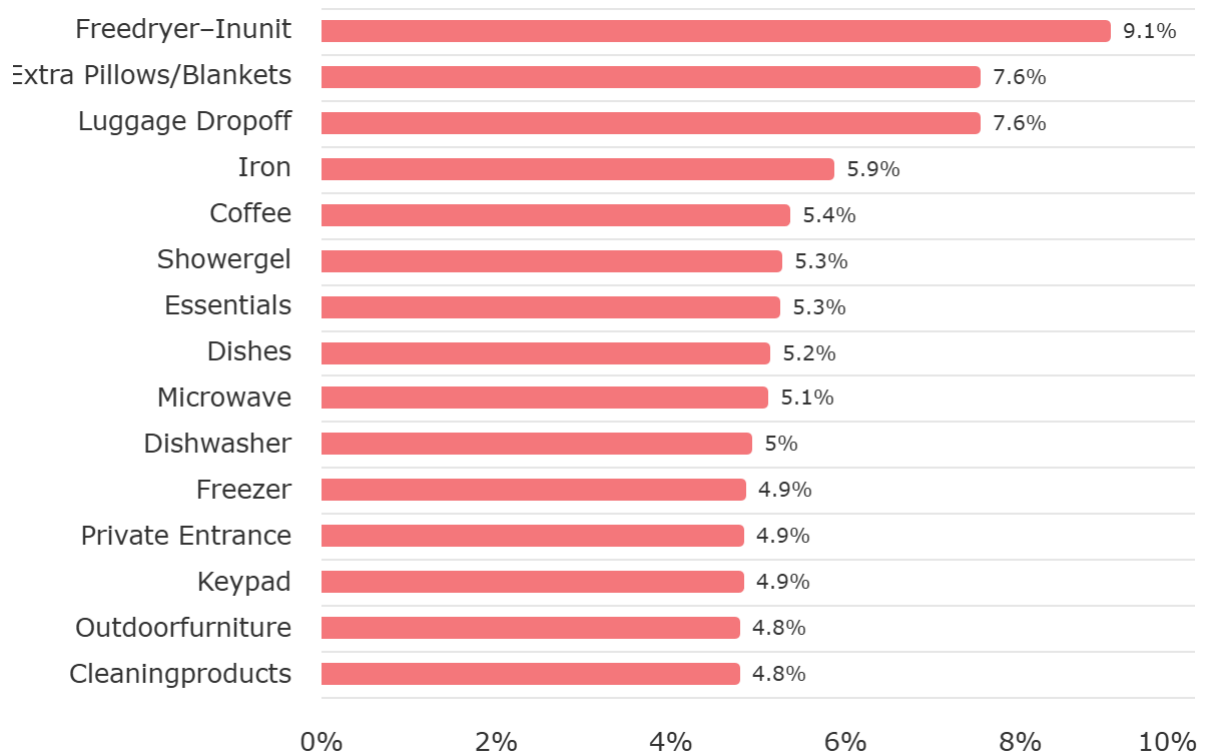
Amenities

## Common Amenities



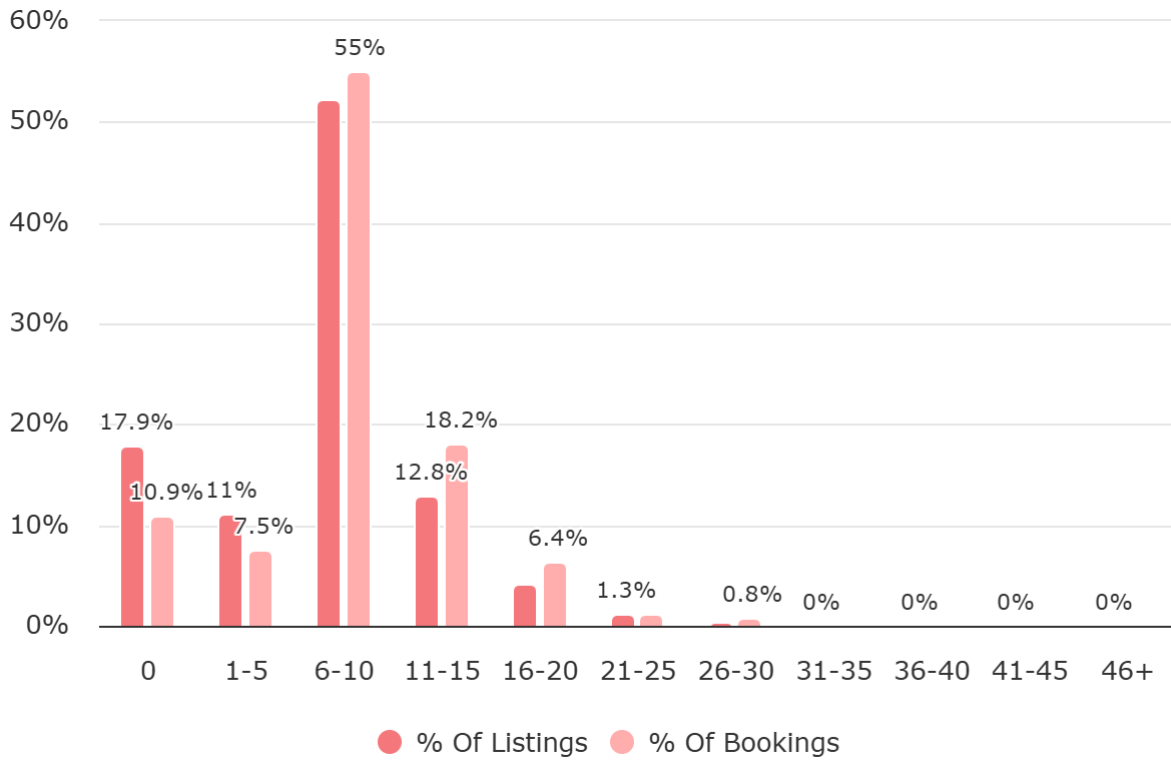
Amenities

## Desired Amenities



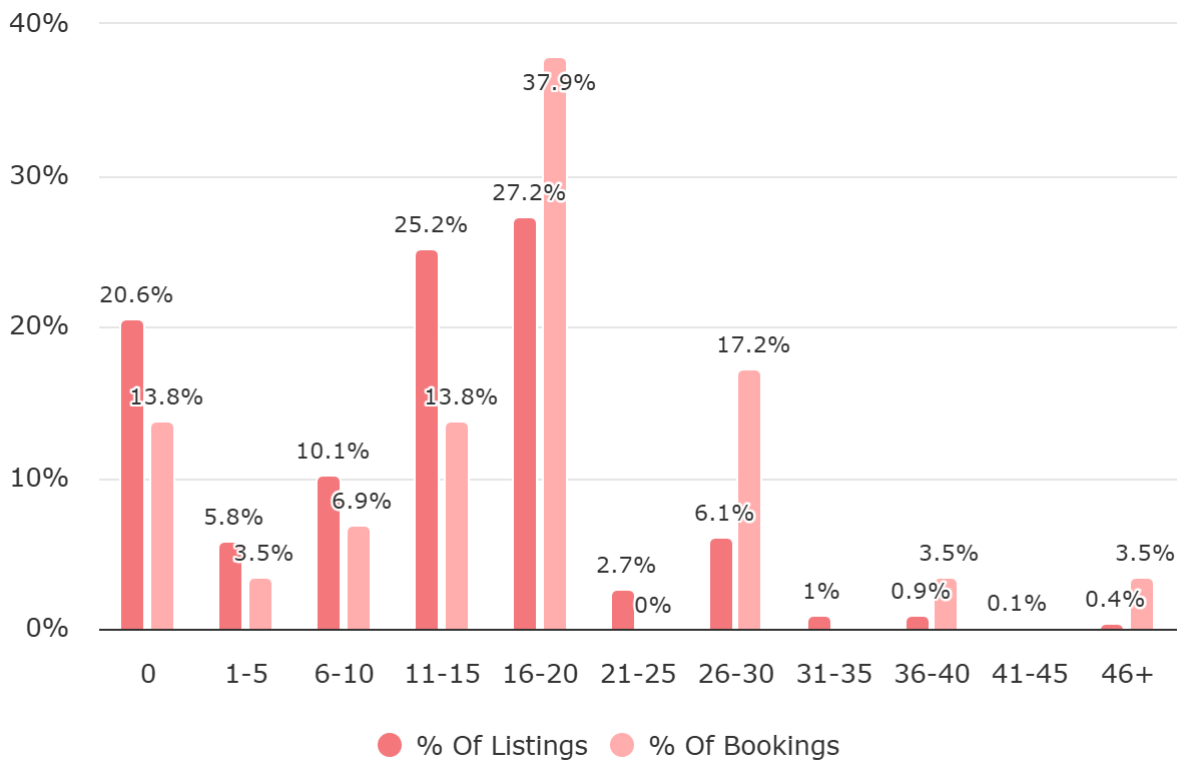
Policies and Fees

## Weekly Discounts



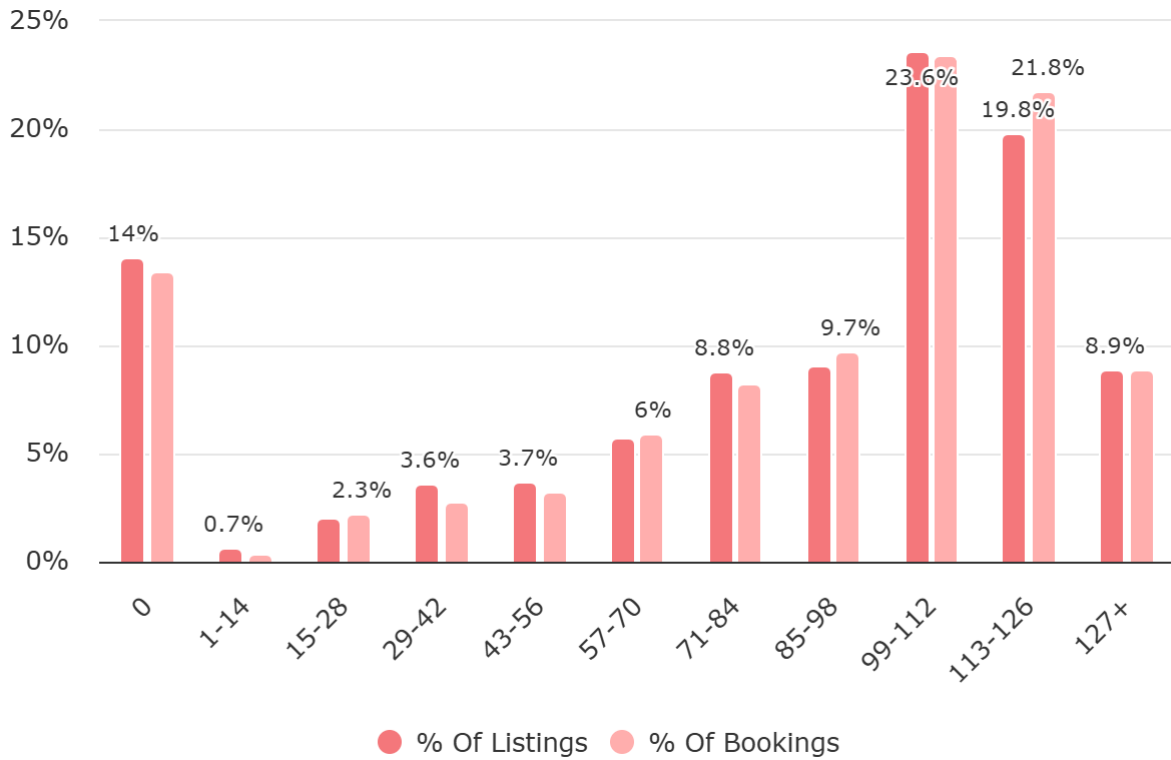
Policies and Fees

## Monthly Discounts



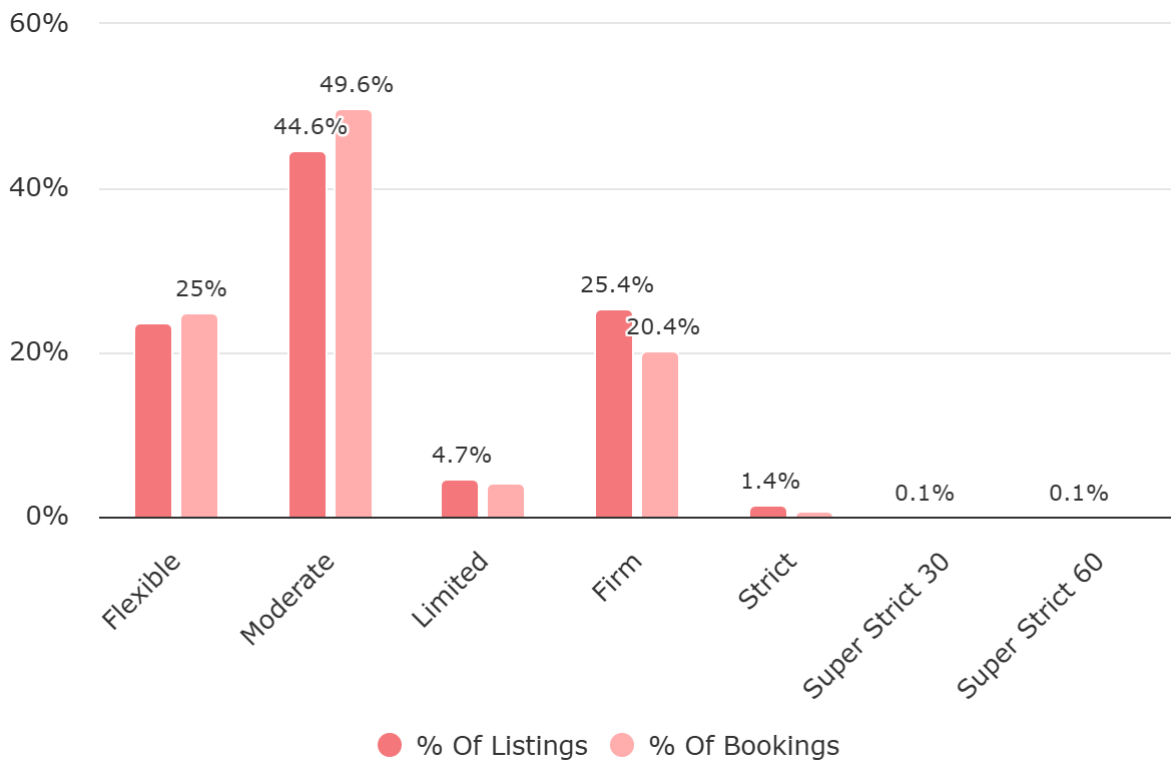
Policies and Fees

## Cleaning Fees



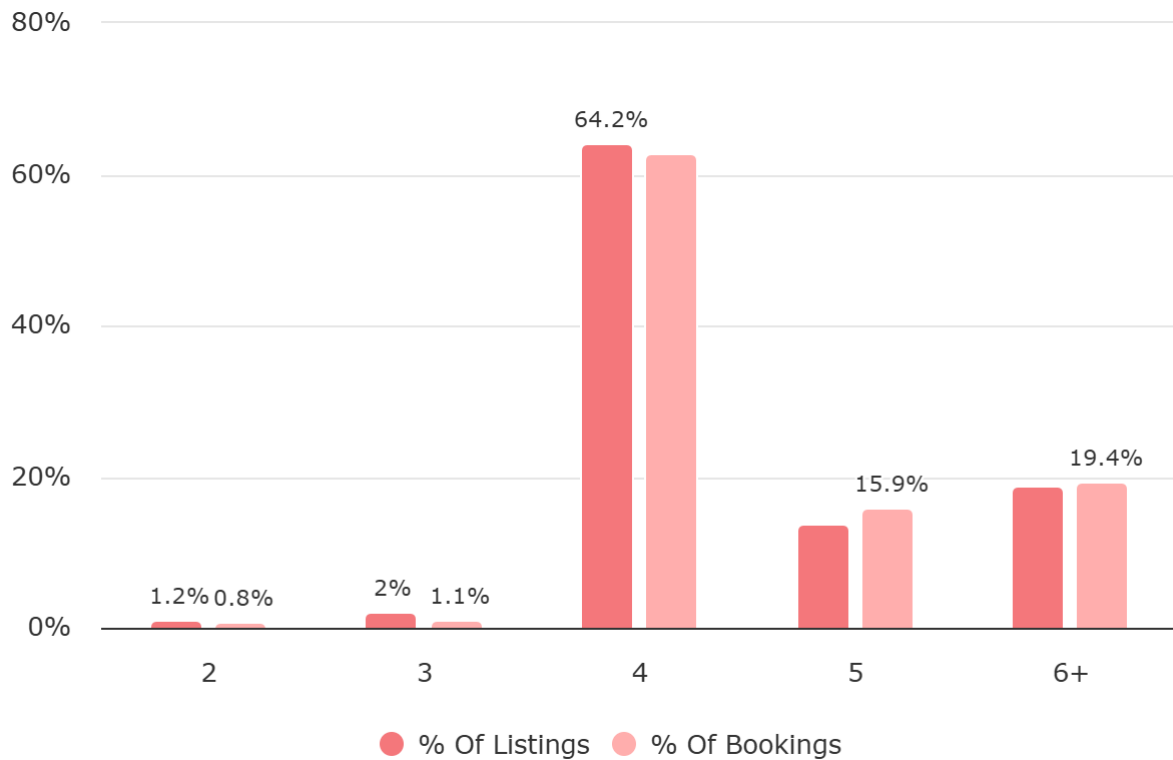
Policies and Fees

## Cancellation Policies



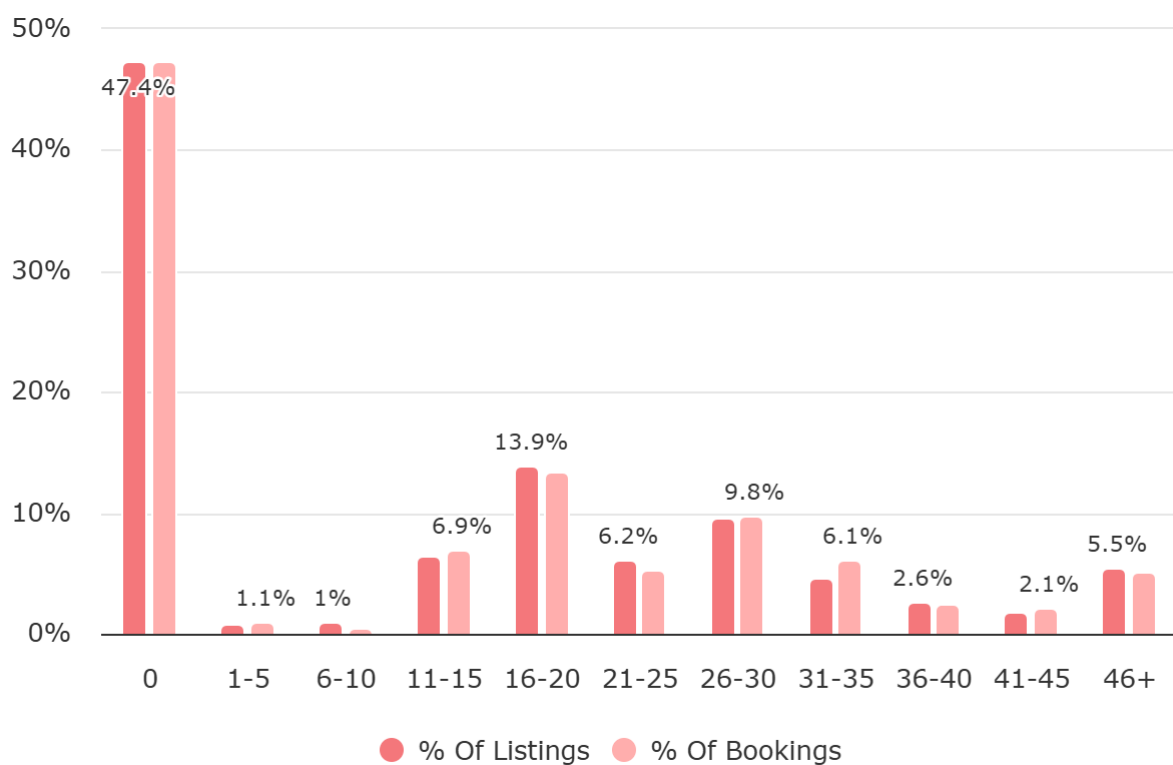
Policies and Fees

## Max Number of Guests



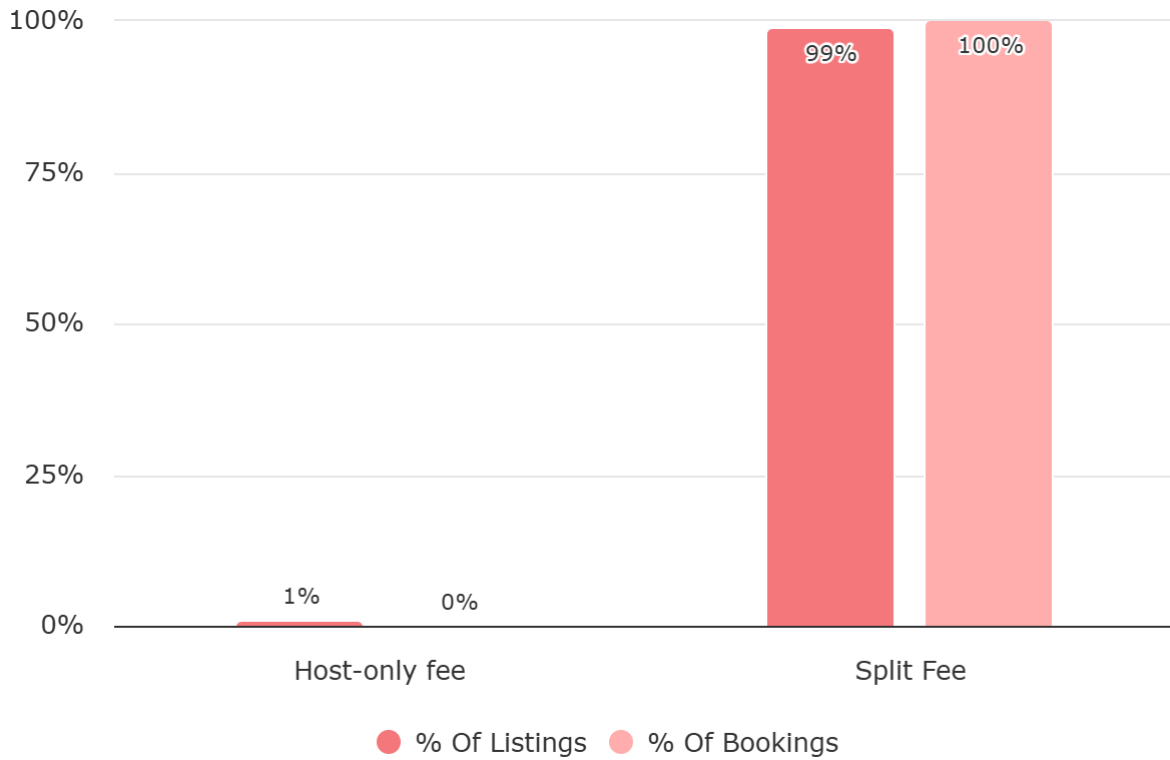
Policies and Fees

## Extra Person Fees



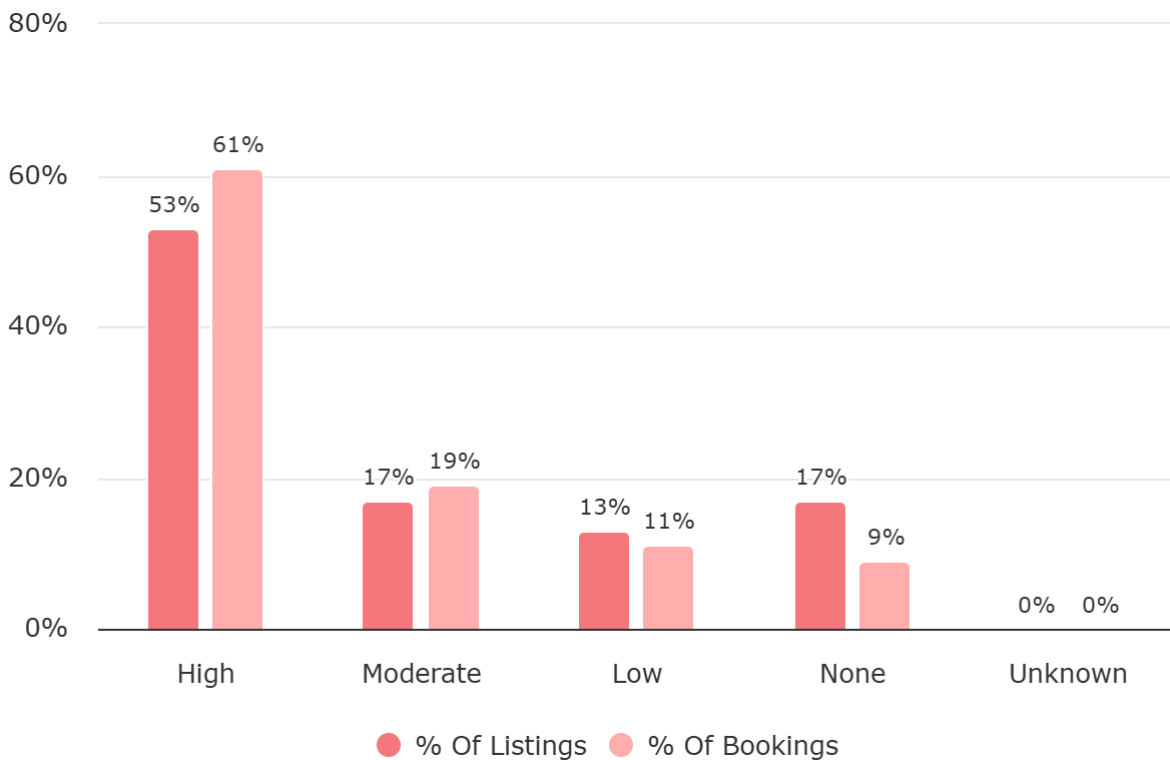
Operational Intelligence

## Market Fee Type



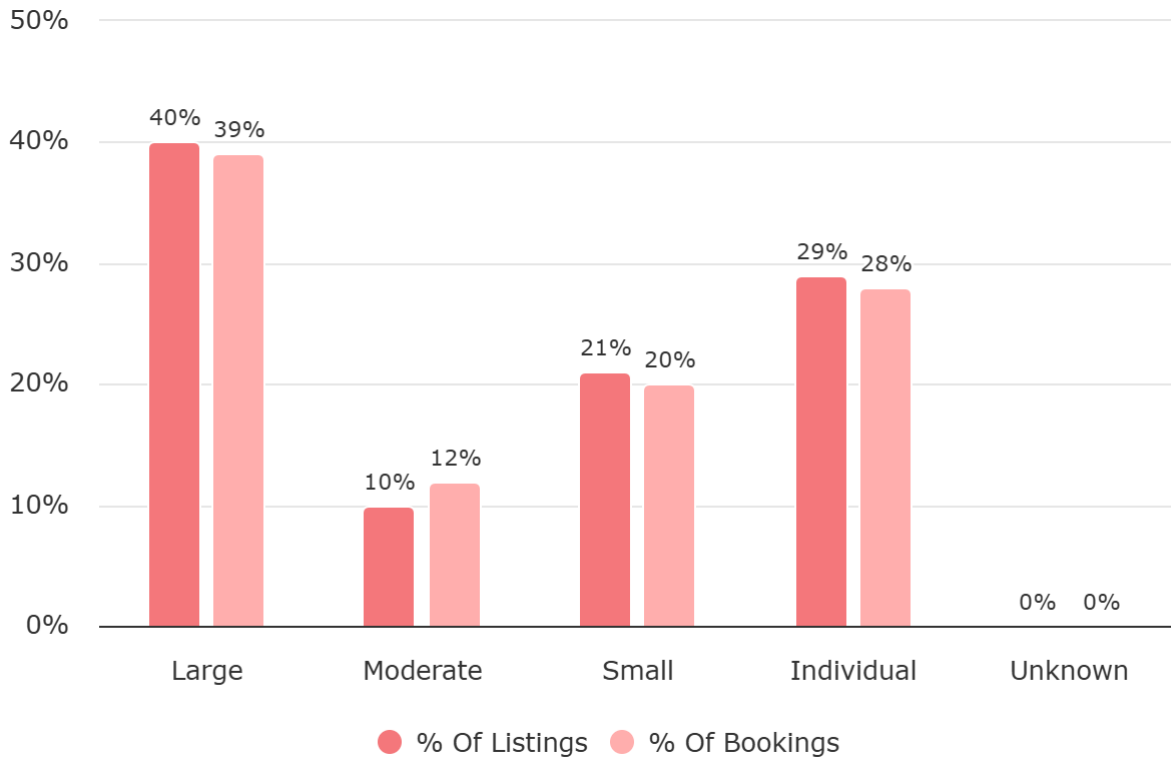
Operational Intelligence

## Dynamic Pricing



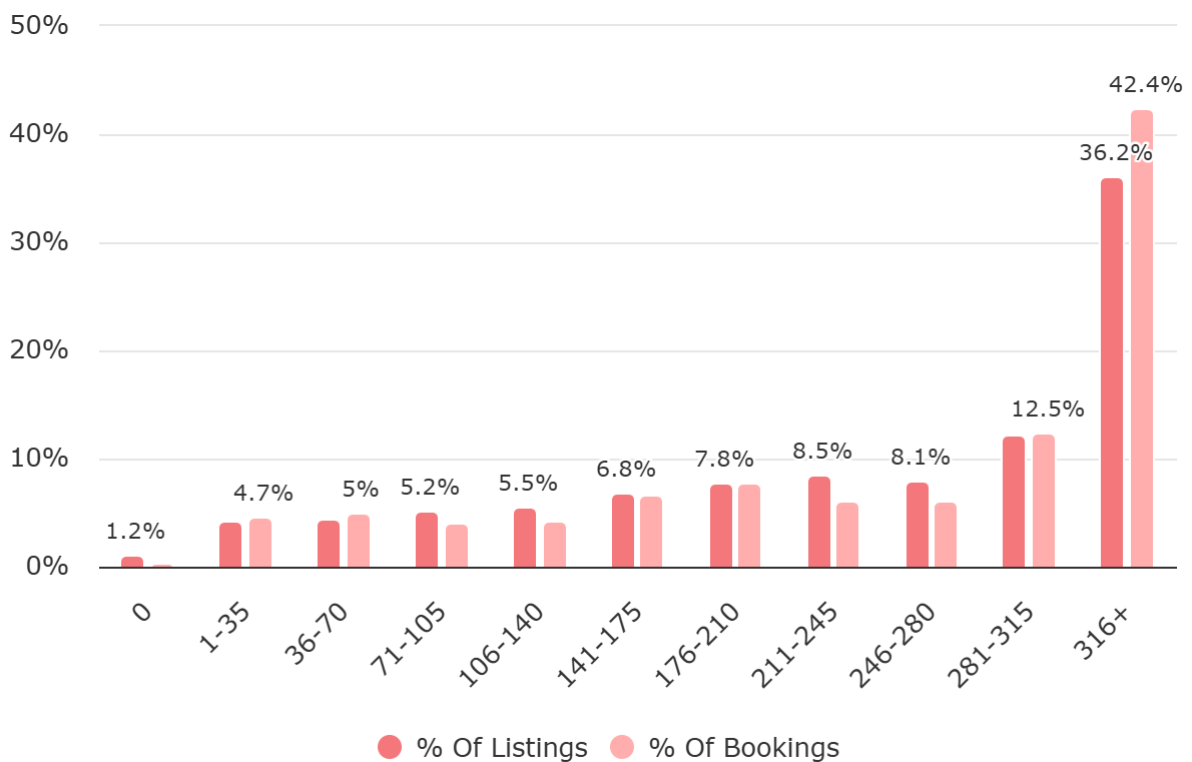
Operational Intelligence

## Professionally Managed



Operational Intelligence

## Available Days





Market Report for:

## Christchurch 3BR Market Report

Airbnb: 3BR CHRISTCHURCH COMPSET

Created Date

Aug 10, 2026

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|                          |              |                       |
|--------------------------|--------------|-----------------------|
| Estimated Rental Revenue | RevPAR       | Estimated Occupancy % |
| <b>\$48.75K</b>          | <b>\$169</b> | <b>74</b>             |

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**Ohana Properties**

gwyneth@ohanaproperty.com

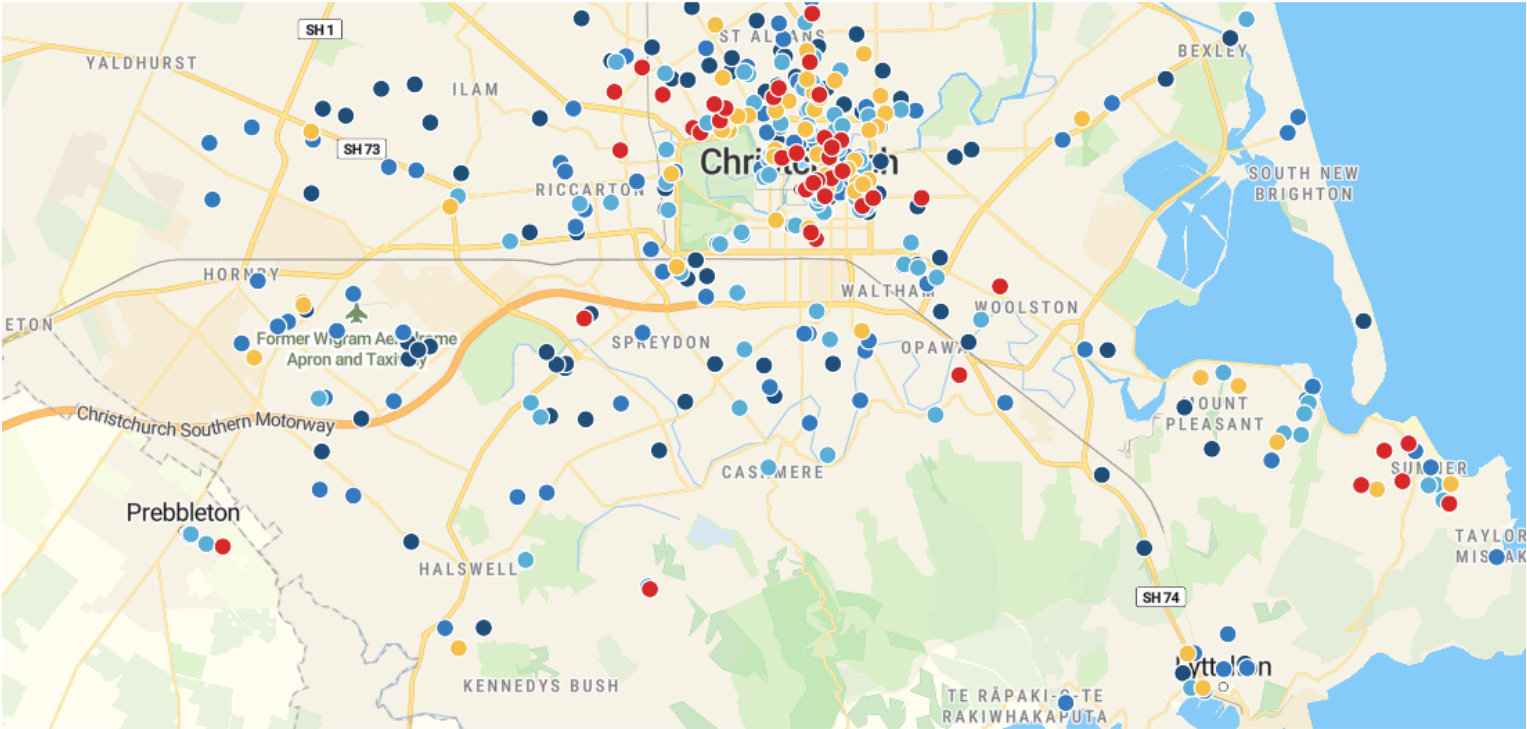
KPIs

Key Perfomance Indicators

|                                                                                      |                                                                       |                                                                       |                                                                                |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <div>Estimated Rental Revenue</div> <div>\$48.75K</div> <div>↑ \$3.97K VS STLY</div> | <div>Available Listings</div> <div>549</div> <div>↑ 183 VS STLY</div> | <div>RevPAR</div> <div>\$169</div> <div>↑ \$19 VS STLY</div>          | <div>ADR (Average Daily Rate)</div> <div>\$227</div> <div>↑ \$15 VS STLY</div> |
| <div>Booking Window</div> <div>34</div> <div>↑ 4 VS STLY</div>                       | <div>Bookings</div> <div>33.67K</div> <div>↑ 11.63K VS STLY</div>     | <div>Estimated Occupancy %</div> <div>74</div> <div>↑ 3 VS STLY</div> | <div>Length of Stay</div> <div>2</div> <div>-</div>                            |

Listing Map

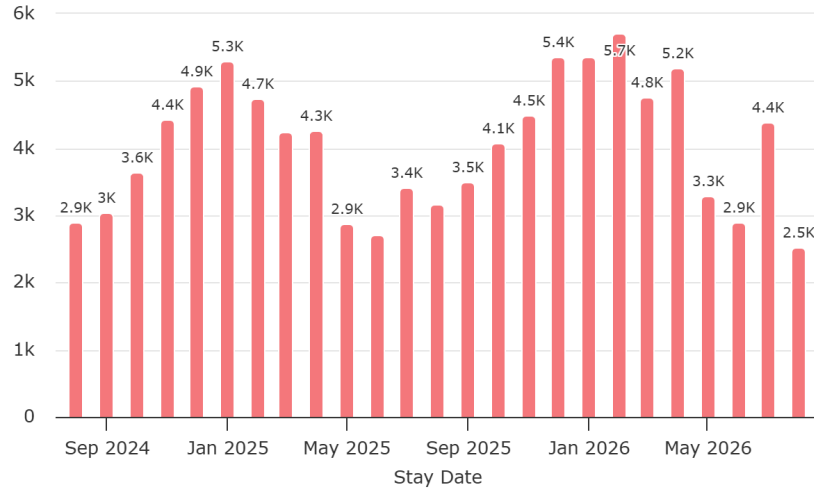
Location Map of Selected Listings



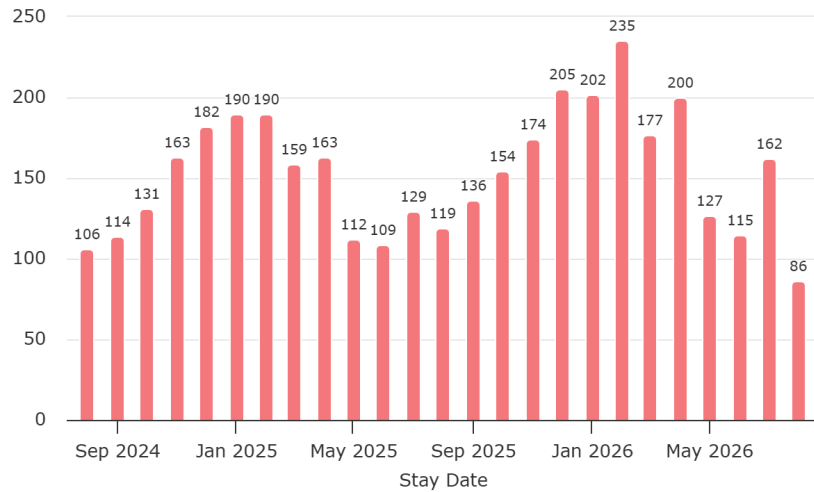
Market Summary

# Market History

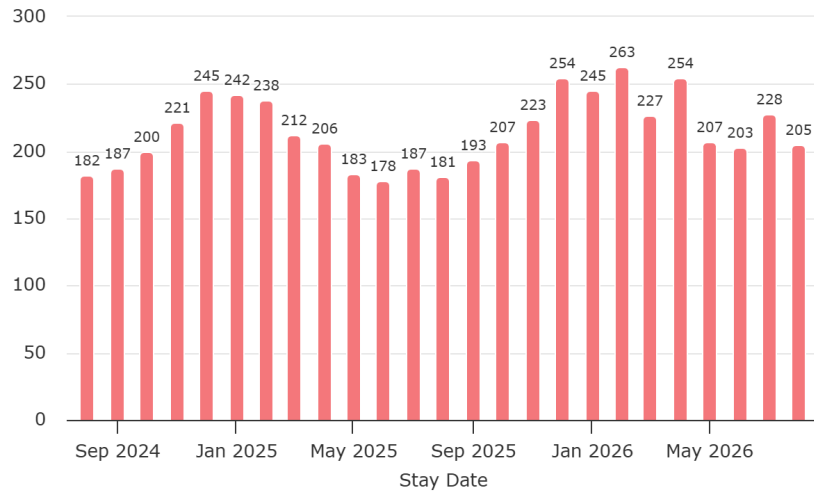
Estimated Avg. Rental Revenue



Avg. RevPAR

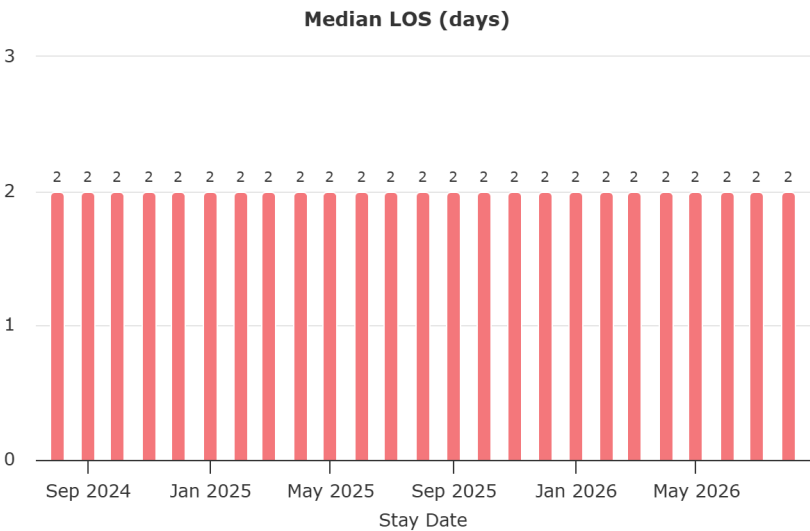
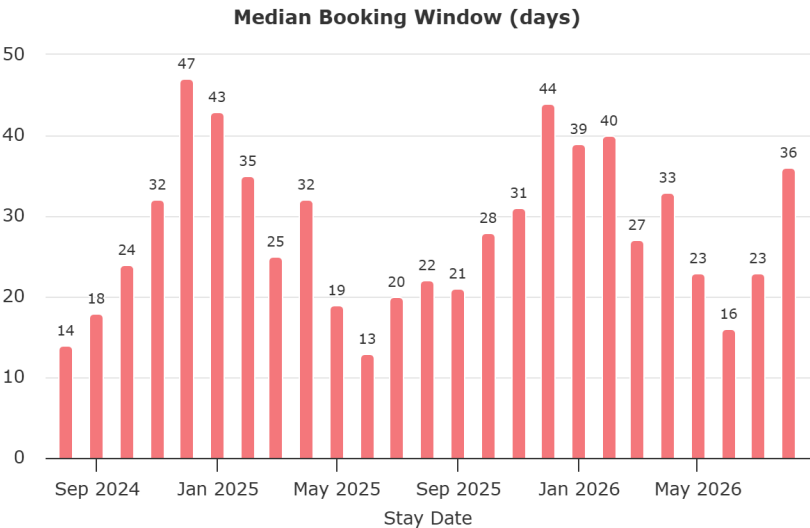
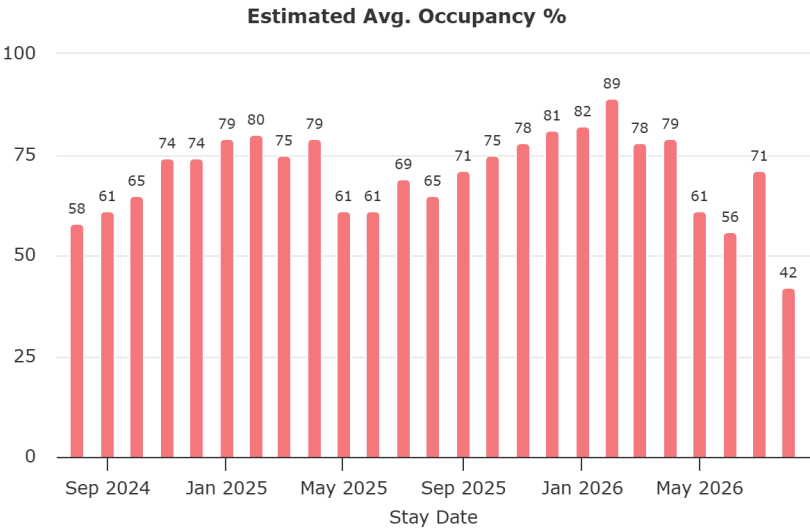


Avg. ADR



Market Summary

Market History



Market Summary

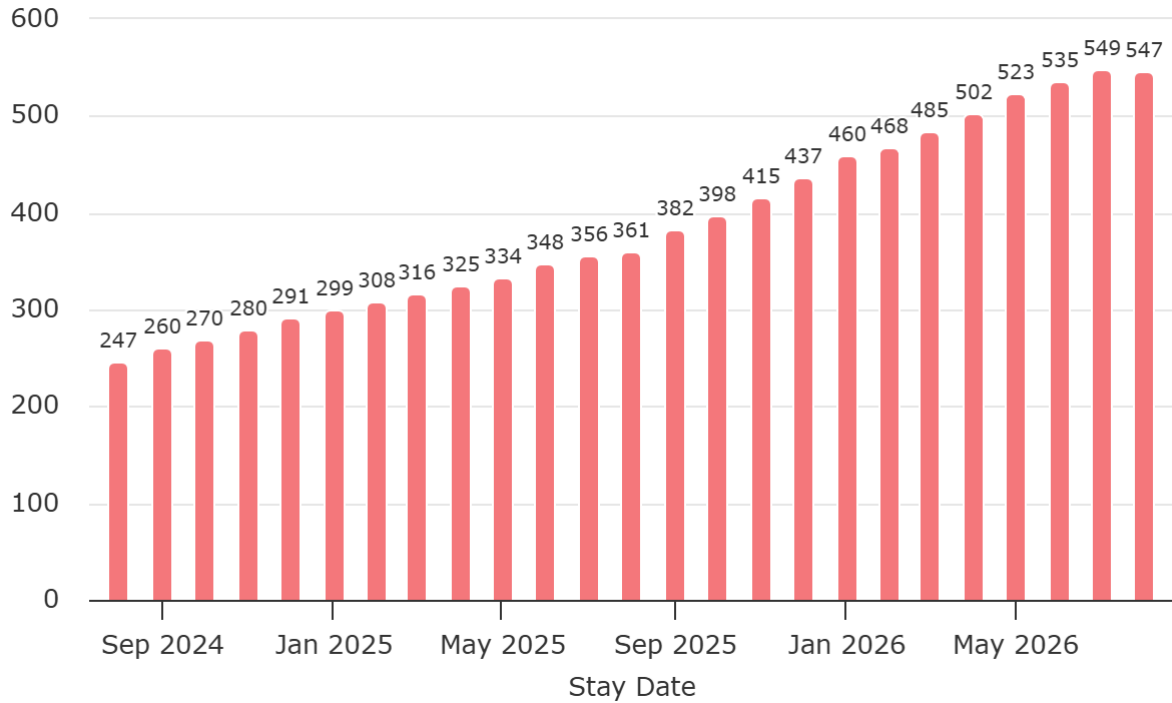
# Summary Table

| Category               | Active Listings | Median Listed Price | Median Booked Nightly Price | Median Booked Weekly Price | Median Booked Monthly Price | Median LOS | Median Booking Window |
|------------------------|-----------------|---------------------|-----------------------------|----------------------------|-----------------------------|------------|-----------------------|
| 3BR<br>CHRISTCHURCH... | 549             | 278                 | 229                         | 192                        | 197                         | 2          | 34                    |
| 3 BR                   | 549             | 278                 | 229                         | 192                        | 198                         | 2          | 34                    |

Market Summary

## Market Supply

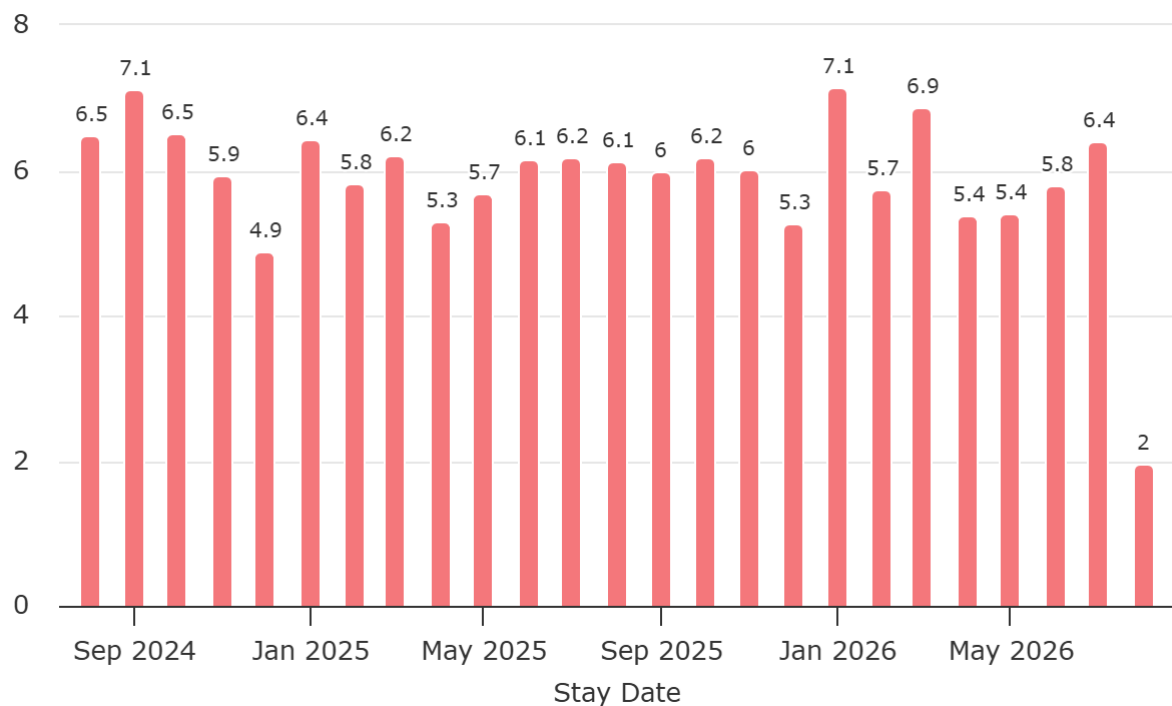
**Active Listings**



Market Summary

## Market Demand

**Average Bookings per Listing**



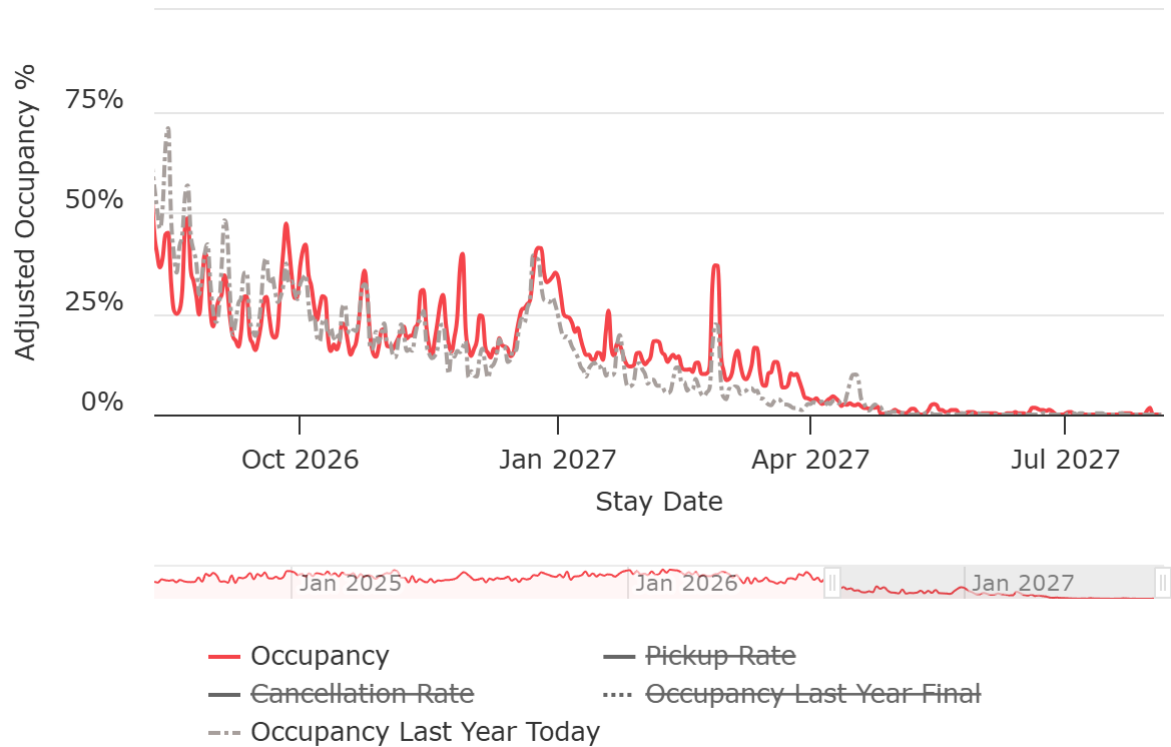
Price and Occupancy Trends

## Key Future Dates

-  Feb 25, 2027 to Feb 27, 2027 is seeing a 22.3 % increase in occupancy compared to surrounding dates
-  Oct 23, 2026 to Oct 25, 2026 is seeing a 11.8 % increase in occupancy compared to surrounding dates
-  Dec 23, 2026 to Dec 29, 2026 is seeing a 10.3 % increase in occupancy compared to surrounding dates
-  Nov 27, 2026 to Nov 28, 2026 is seeing a 11.4 % increase in occupancy compared to surrounding dates
-  Sep 26, 2026 to Sep 28, 2026 is seeing a 10.9 % increase in occupancy compared to surrounding dates

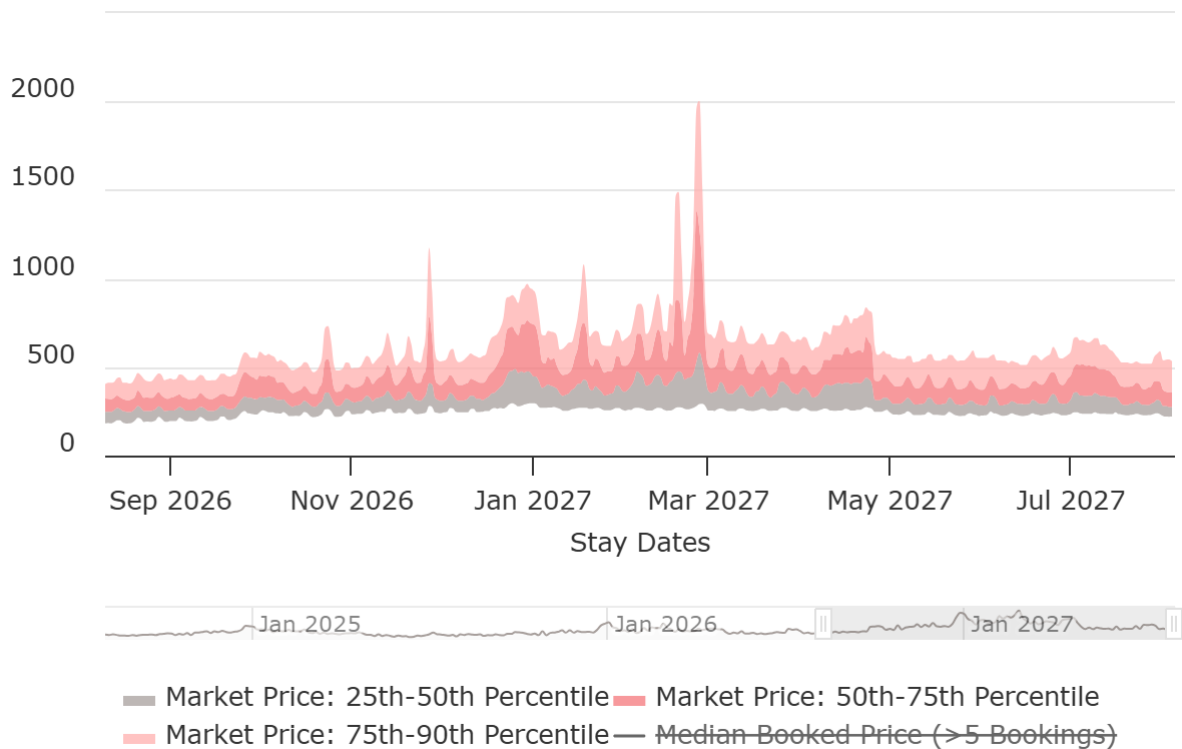
Price and Occupancy Trends

## Future Occupancy, Bookings and Cancellations



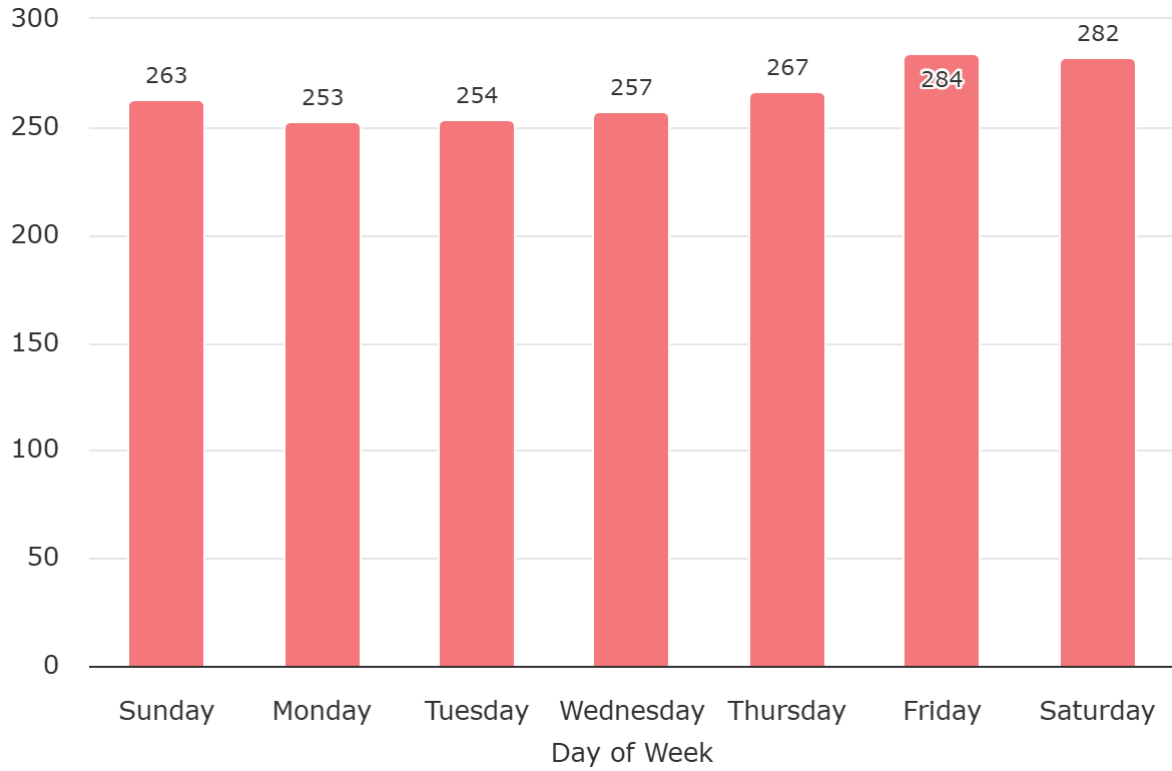
Price and Occupancy Trends

## Future Prices



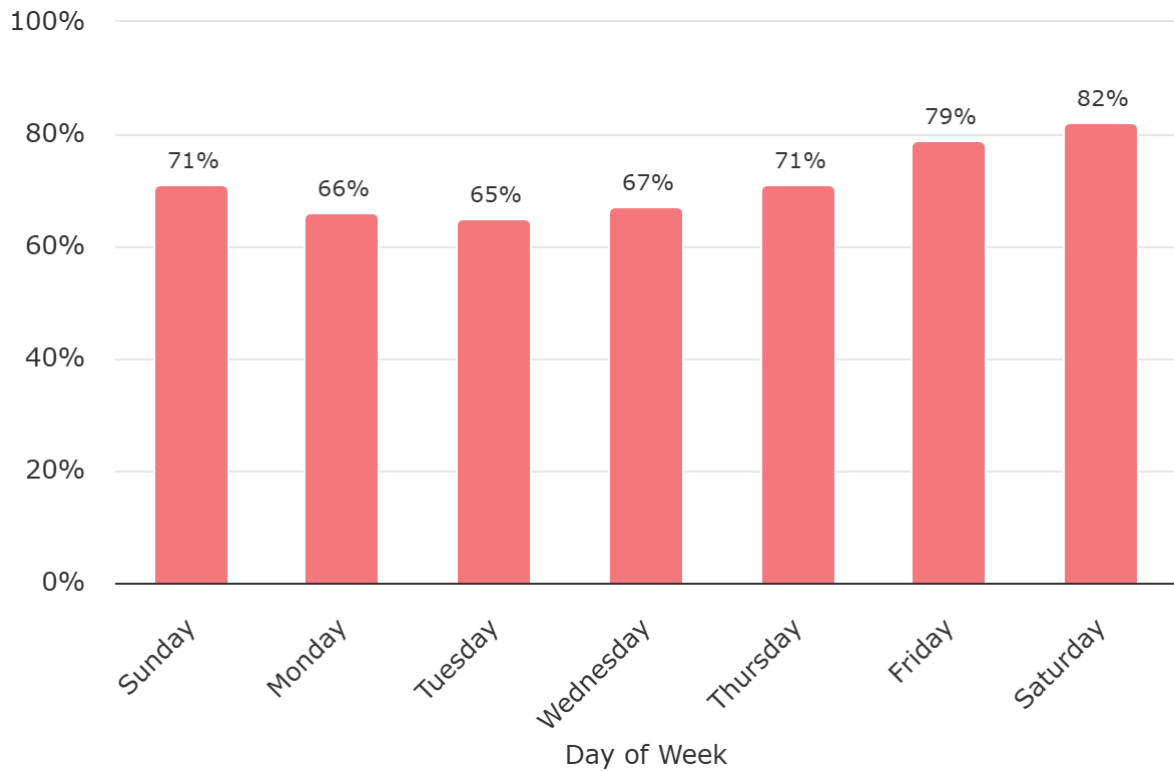
Price and Occupancy Trends

## Day of Week Price Factor



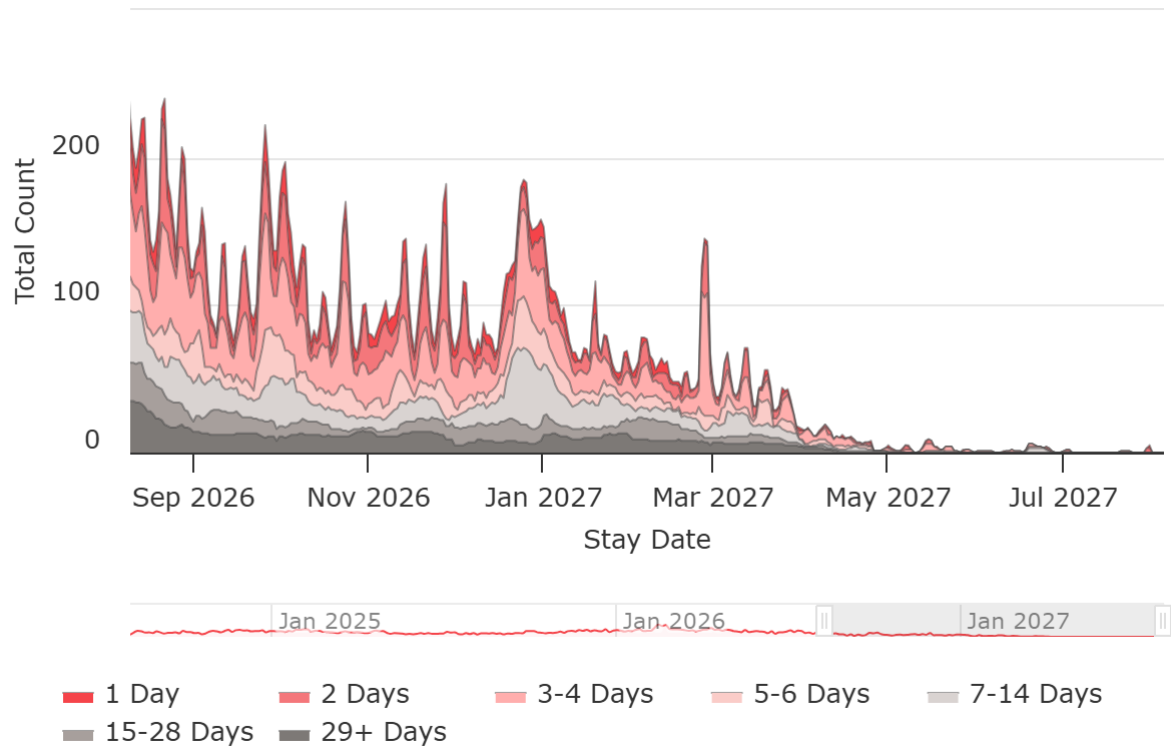
Price and Occupancy Trends

## Day of Week Occupancy



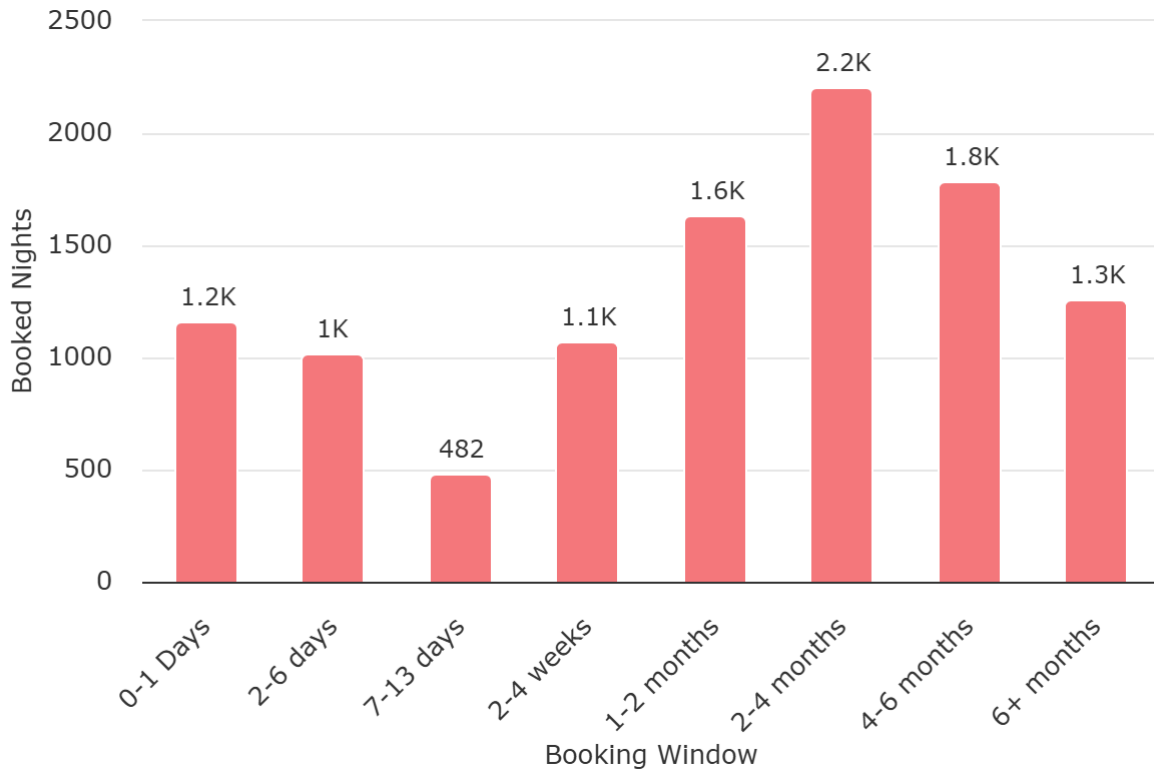
Length of Stay and Booking Window Trends

## Length of Stay by Stay Date



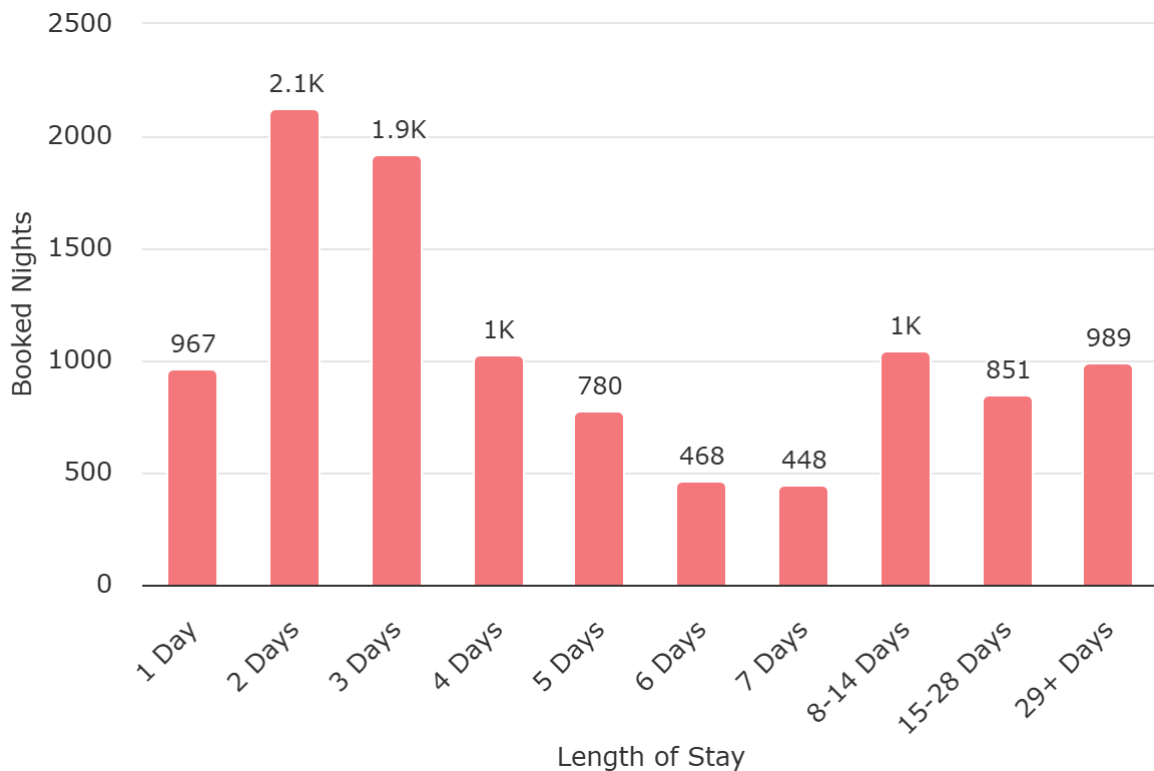
Length of Stay and Booking Window Trends

## Booking Window for Recent Bookings



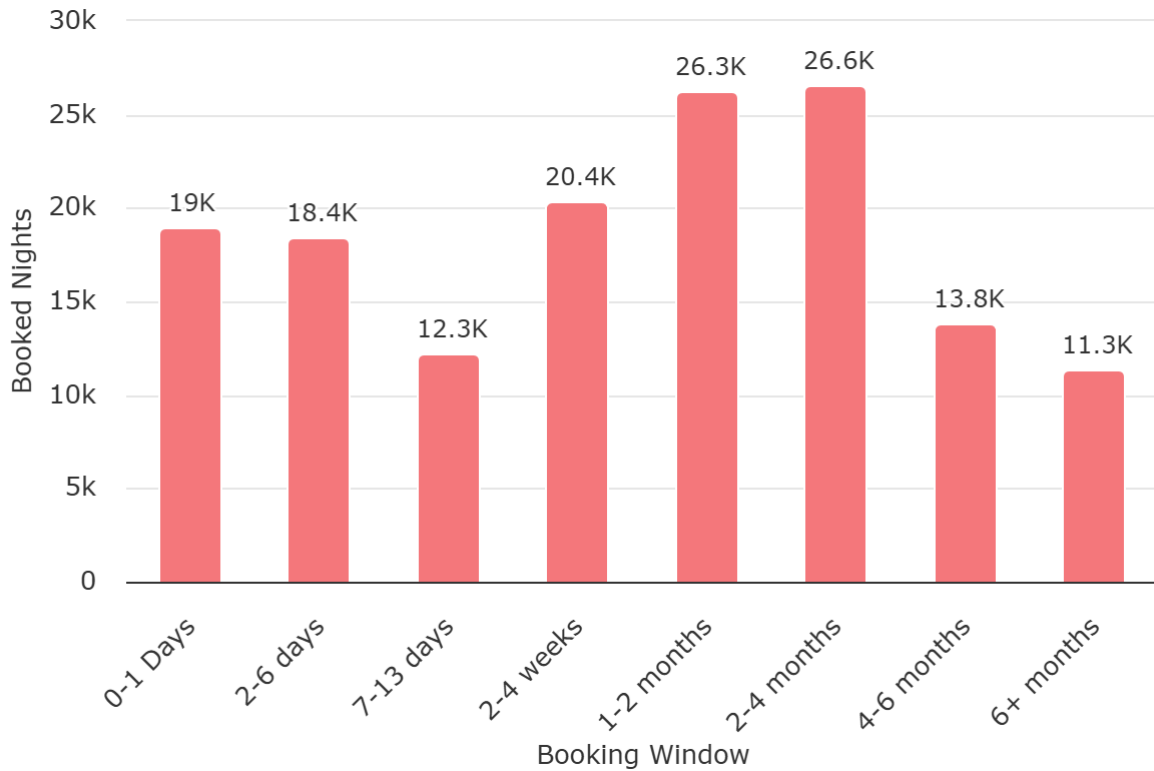
Length of Stay and Booking Window Trends

## Length of Stay for Recent Bookings



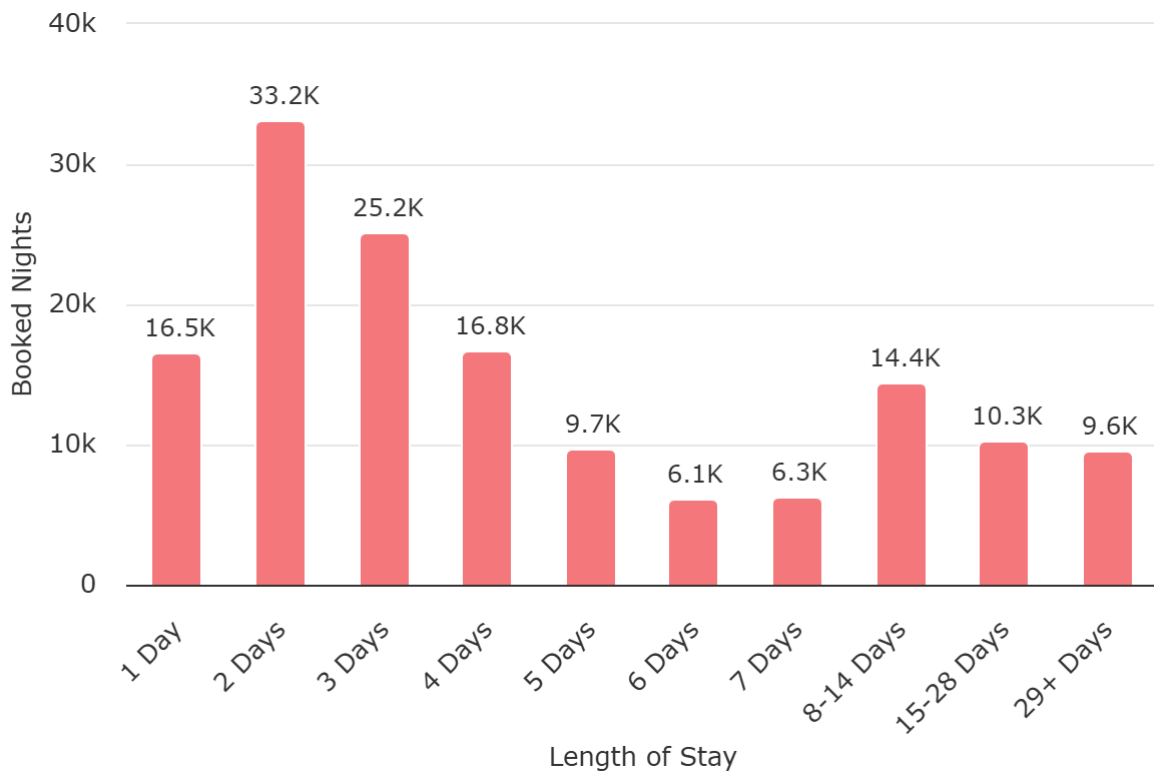
Length of Stay and Booking Window Trends

## Booking Window for Stay Months



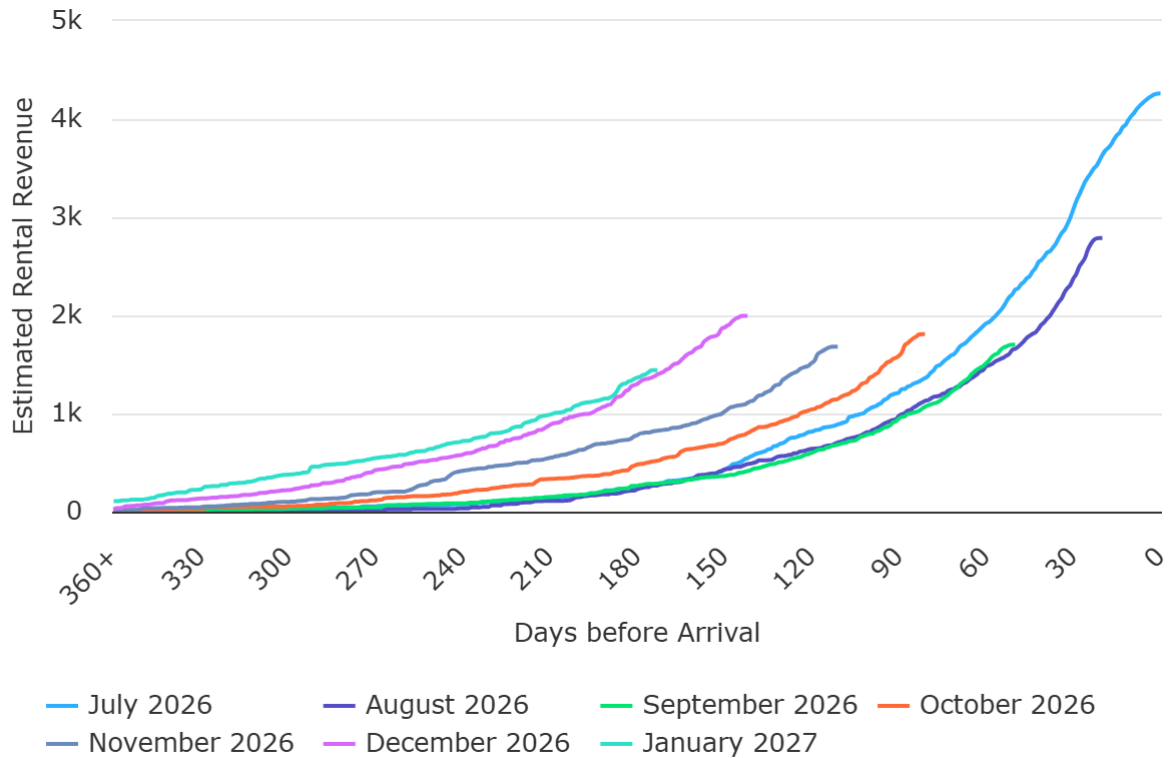
Length of Stay and Booking Window Trends

## Length of Stay for Stay Months



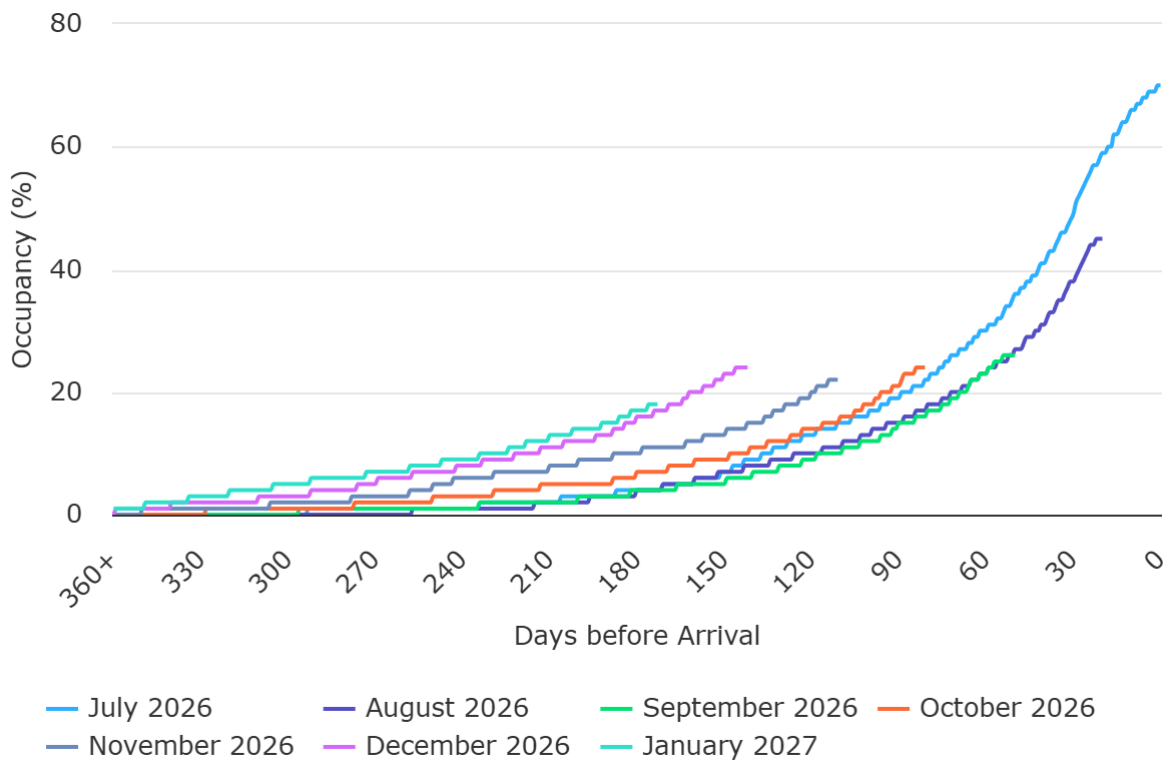
Booking Curves

## Estimated Rental Revenue



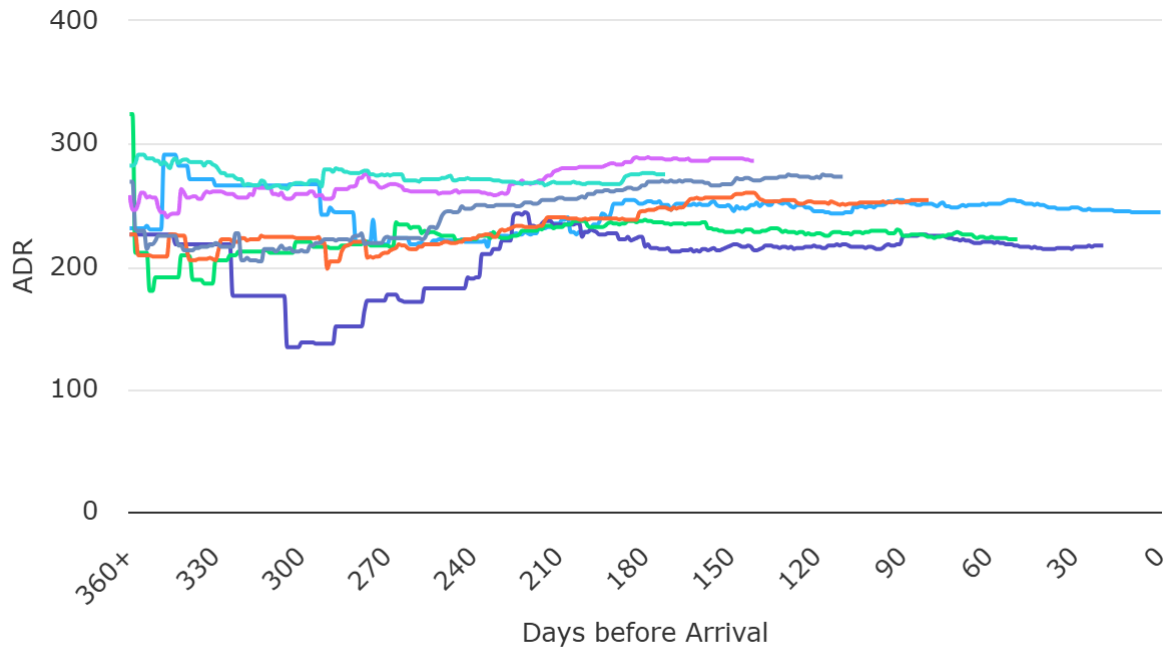
Booking Curves

## Occupancy



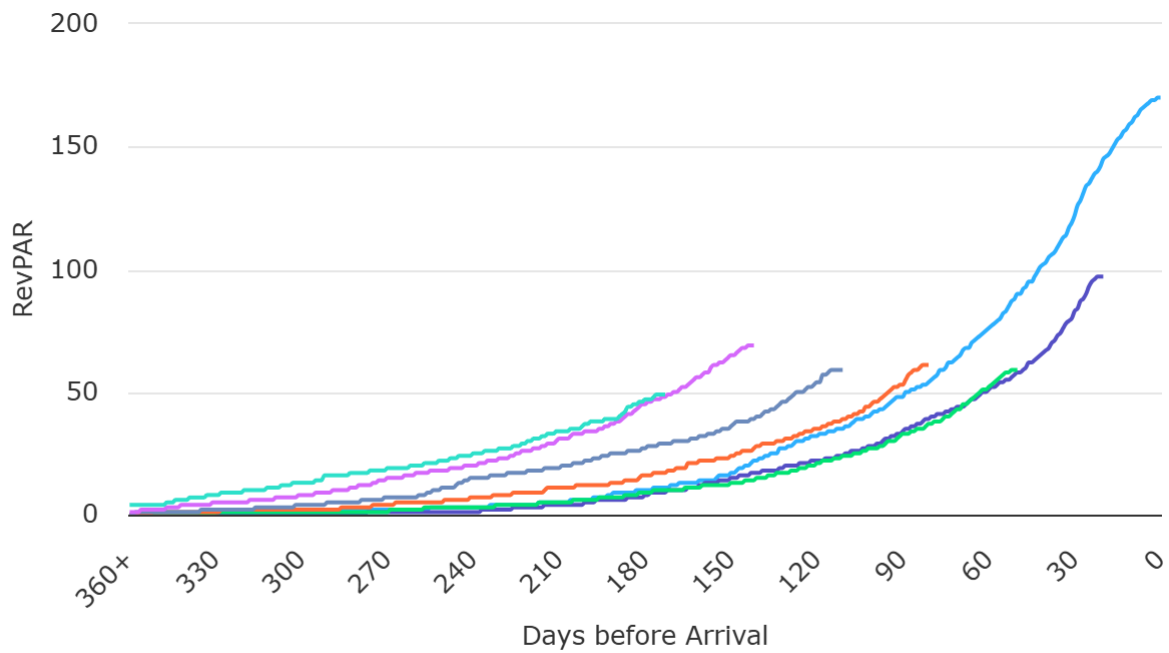
Booking Curves

**ADR**



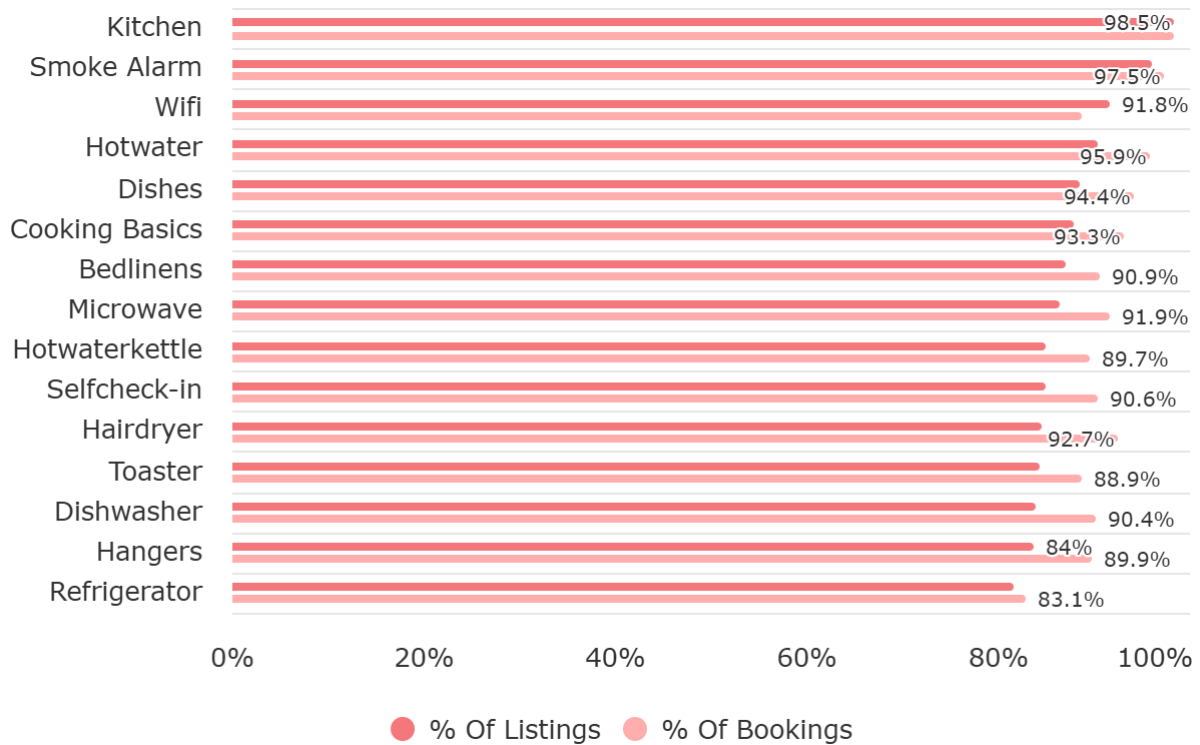
Booking Curves

**RevPAR**



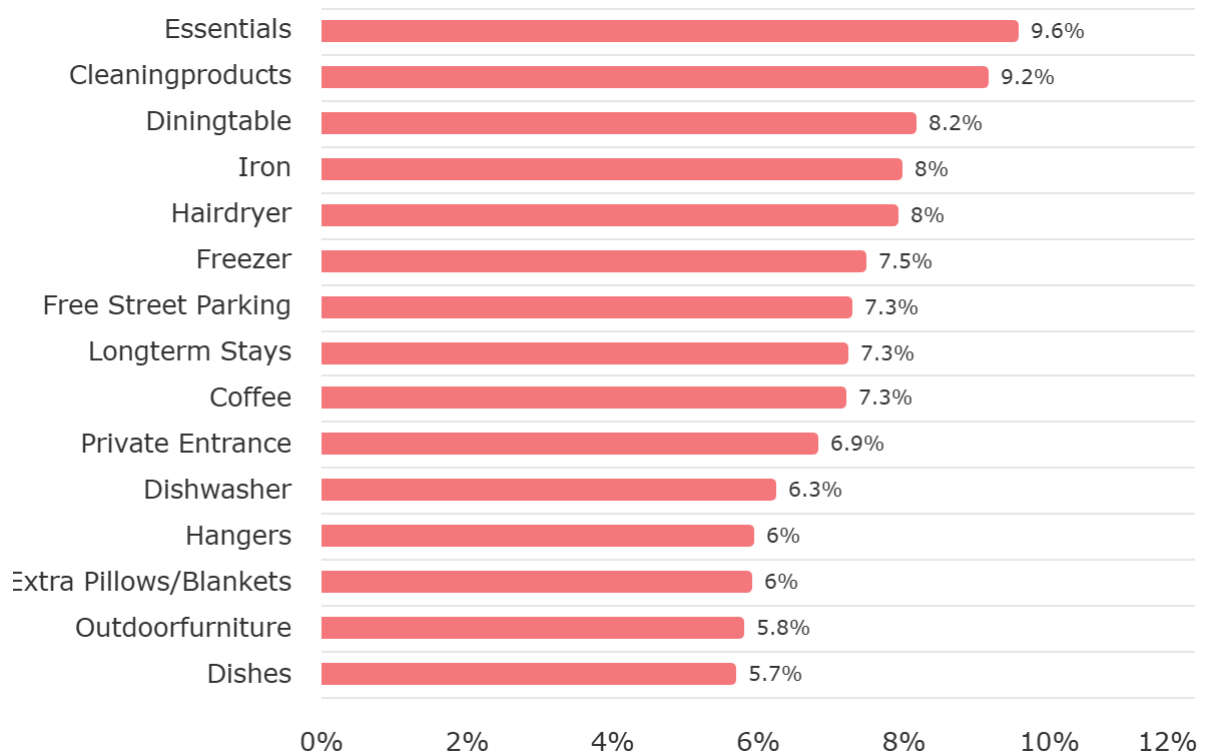
Amenities

## Common Amenities



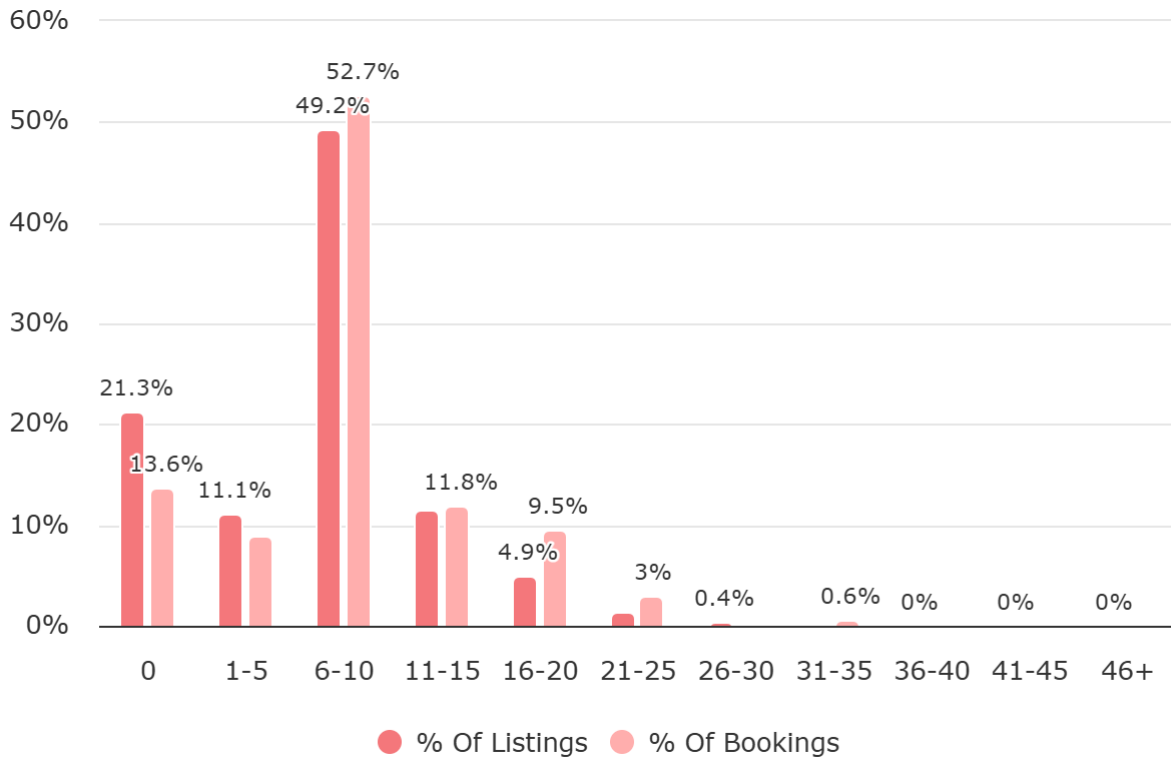
Amenities

## Desired Amenities



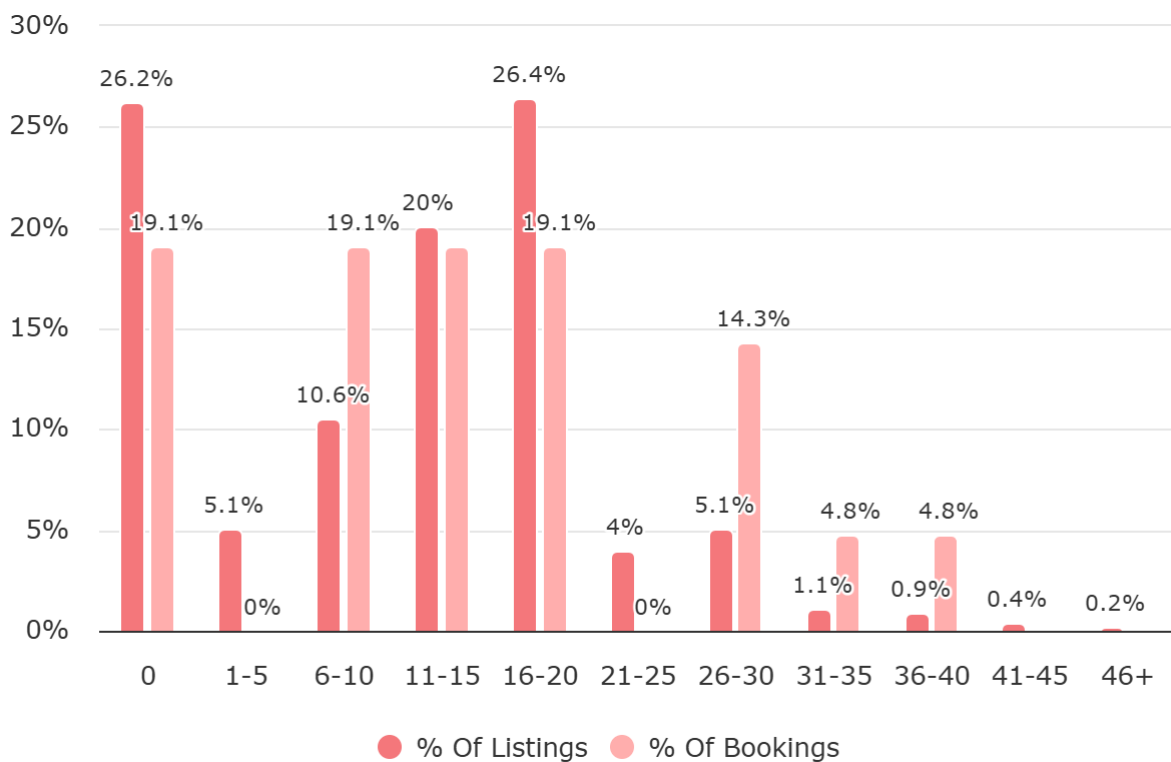
Policies and Fees

## Weekly Discounts



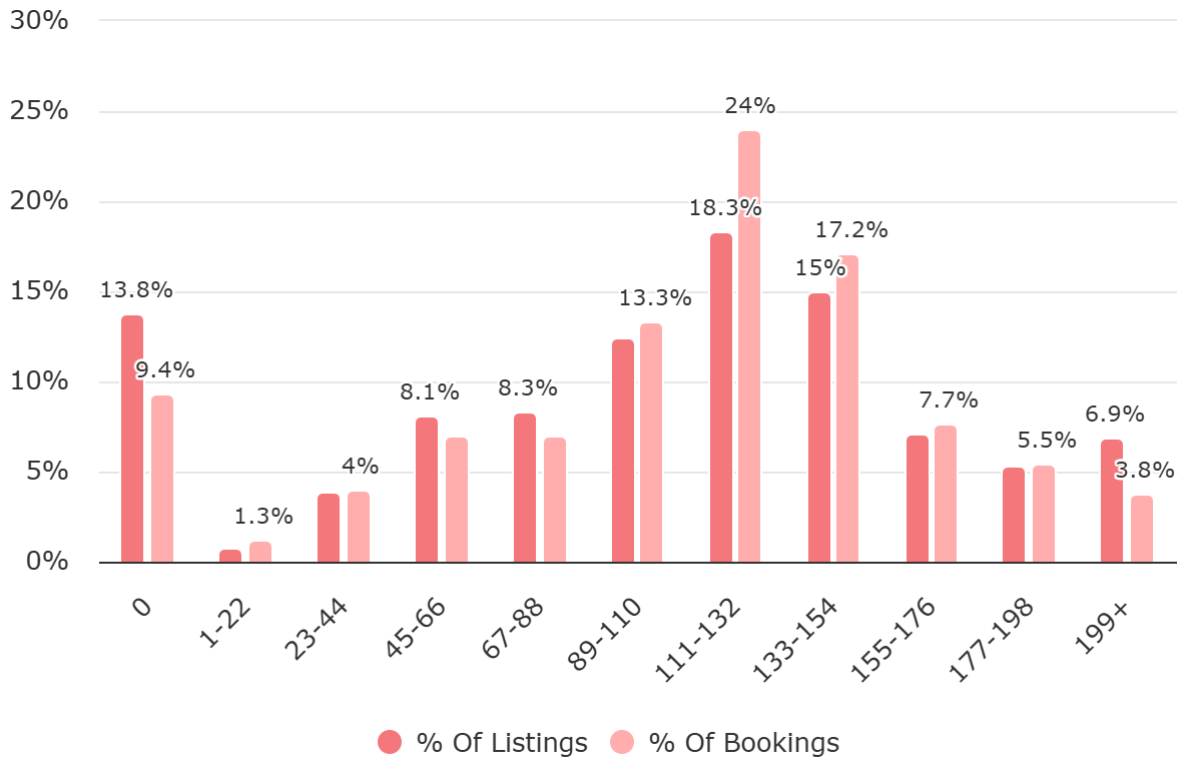
Policies and Fees

## Monthly Discounts



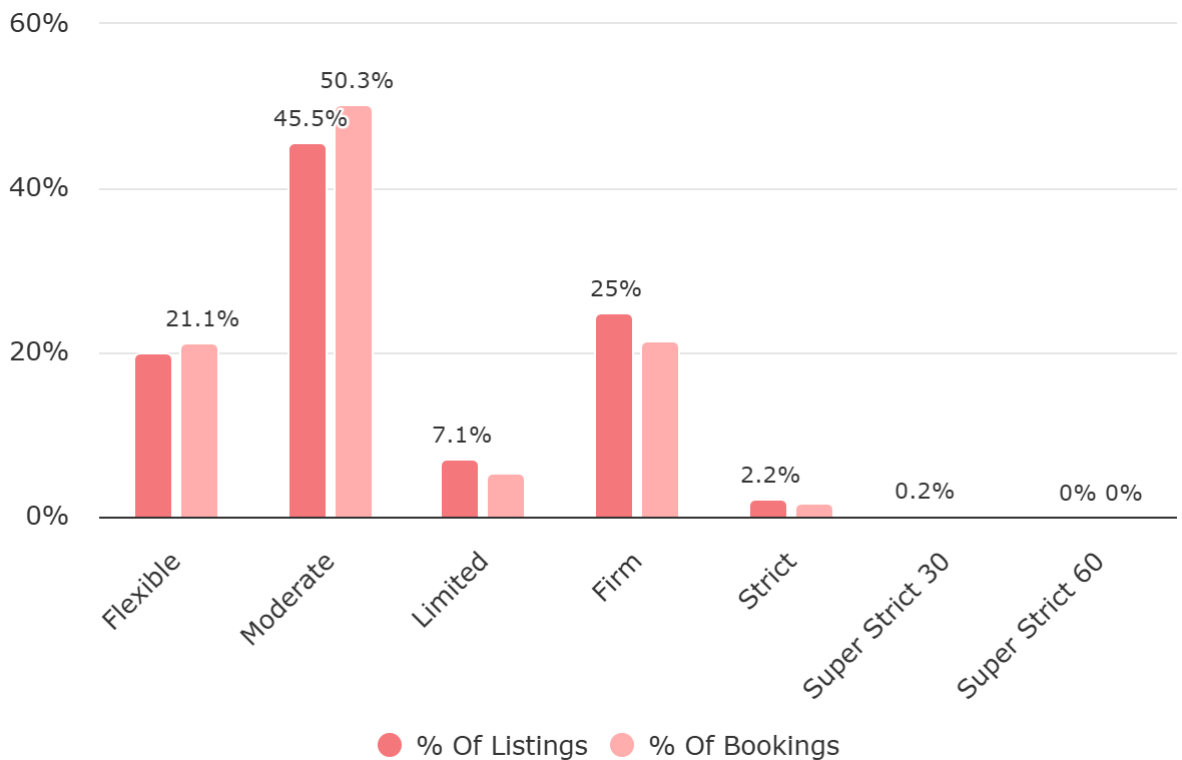
Policies and Fees

## Cleaning Fees



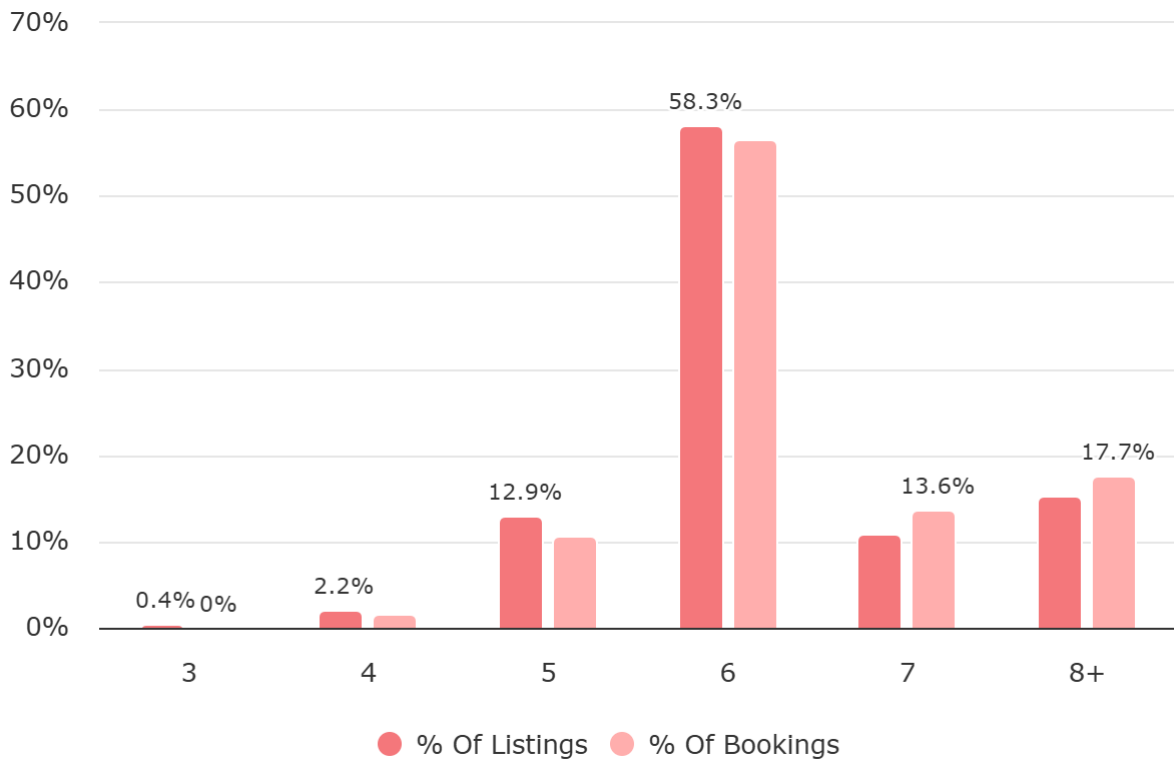
Policies and Fees

## Cancellation Policies



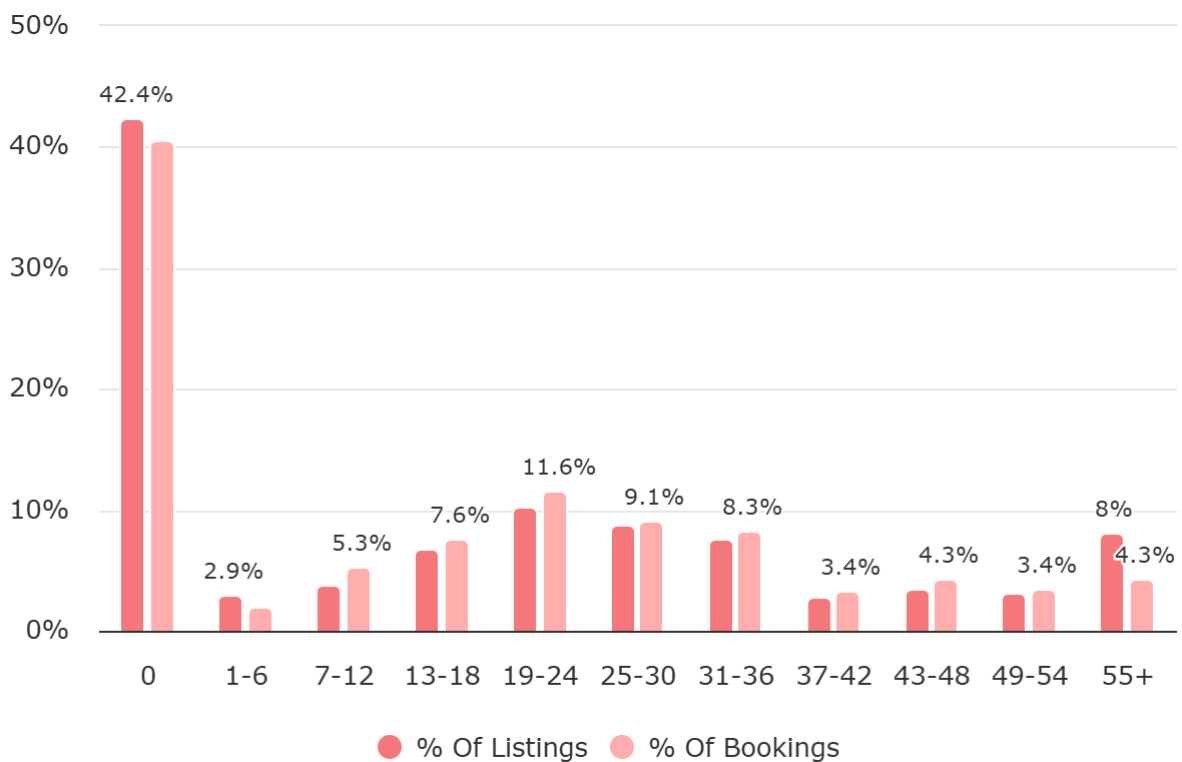
Policies and Fees

## Max Number of Guests



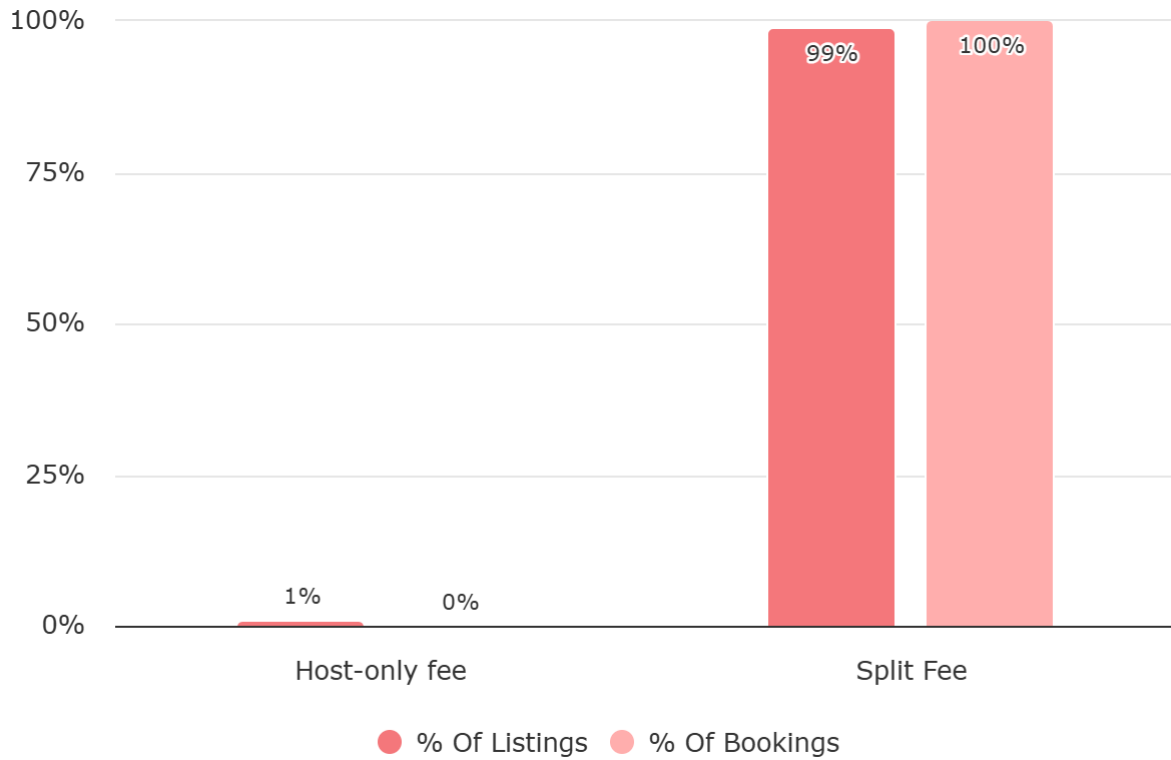
Policies and Fees

## Extra Person Fees



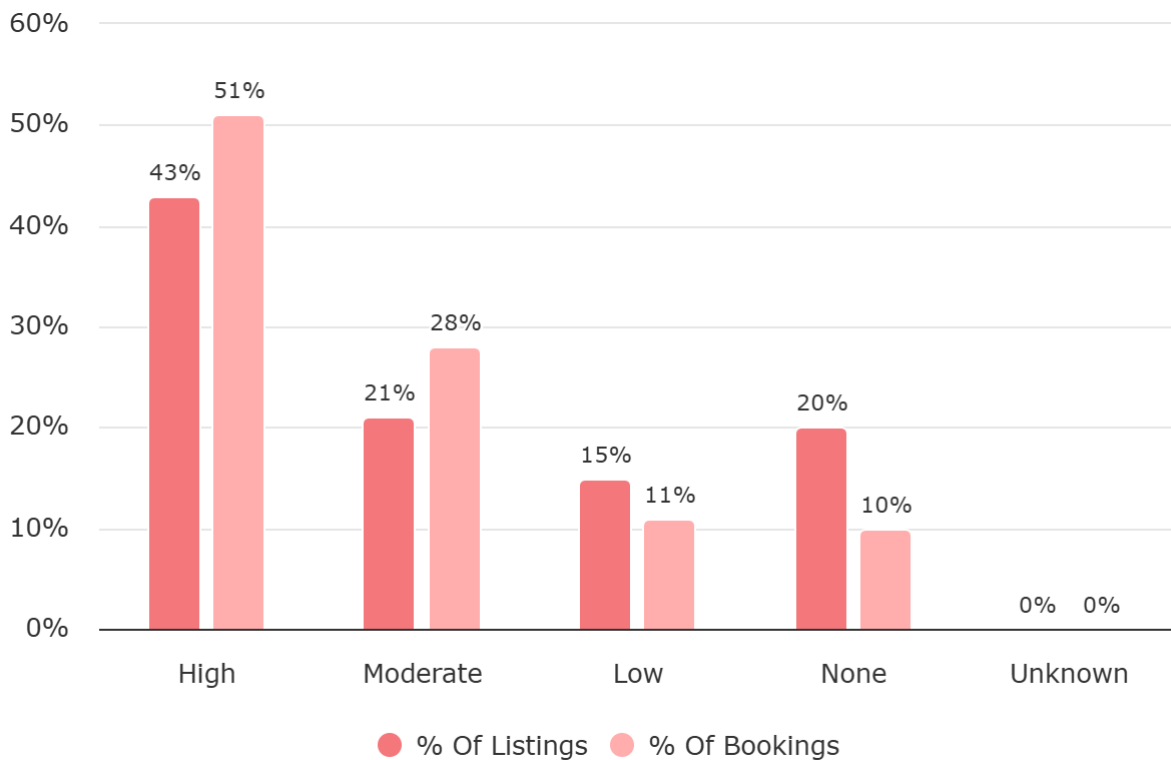
Operational Intelligence

## Market Fee Type



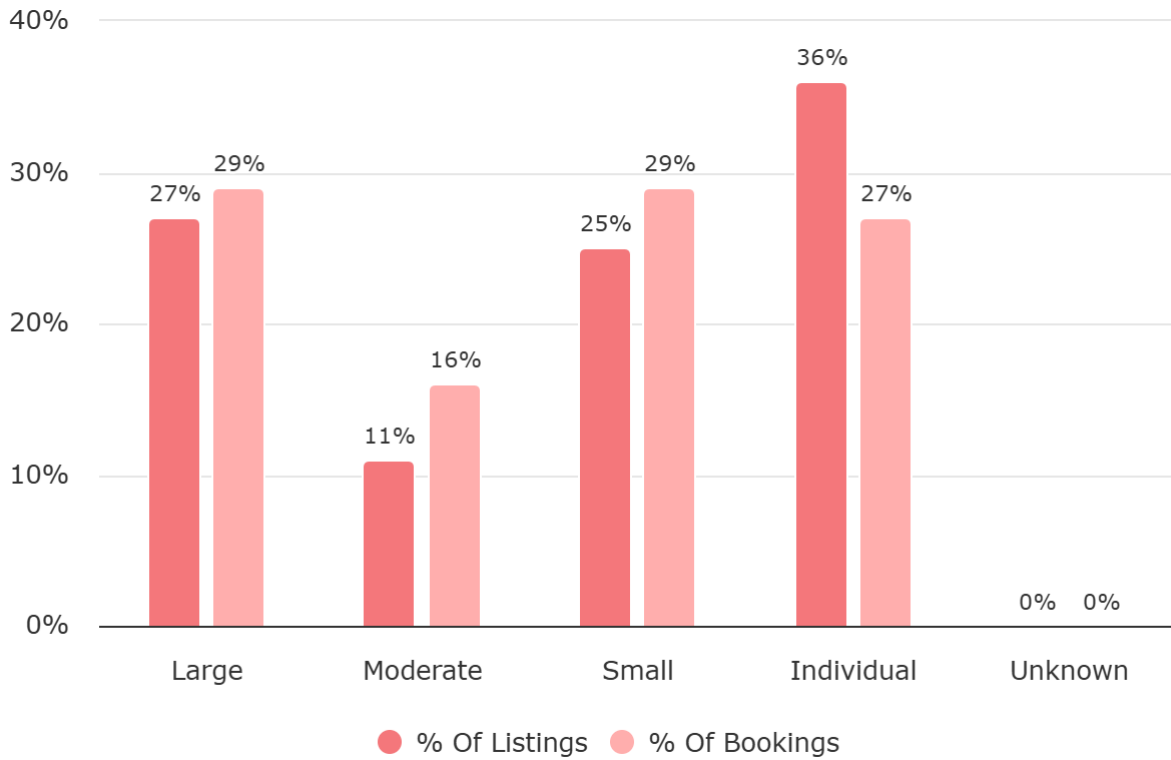
Operational Intelligence

## Dynamic Pricing



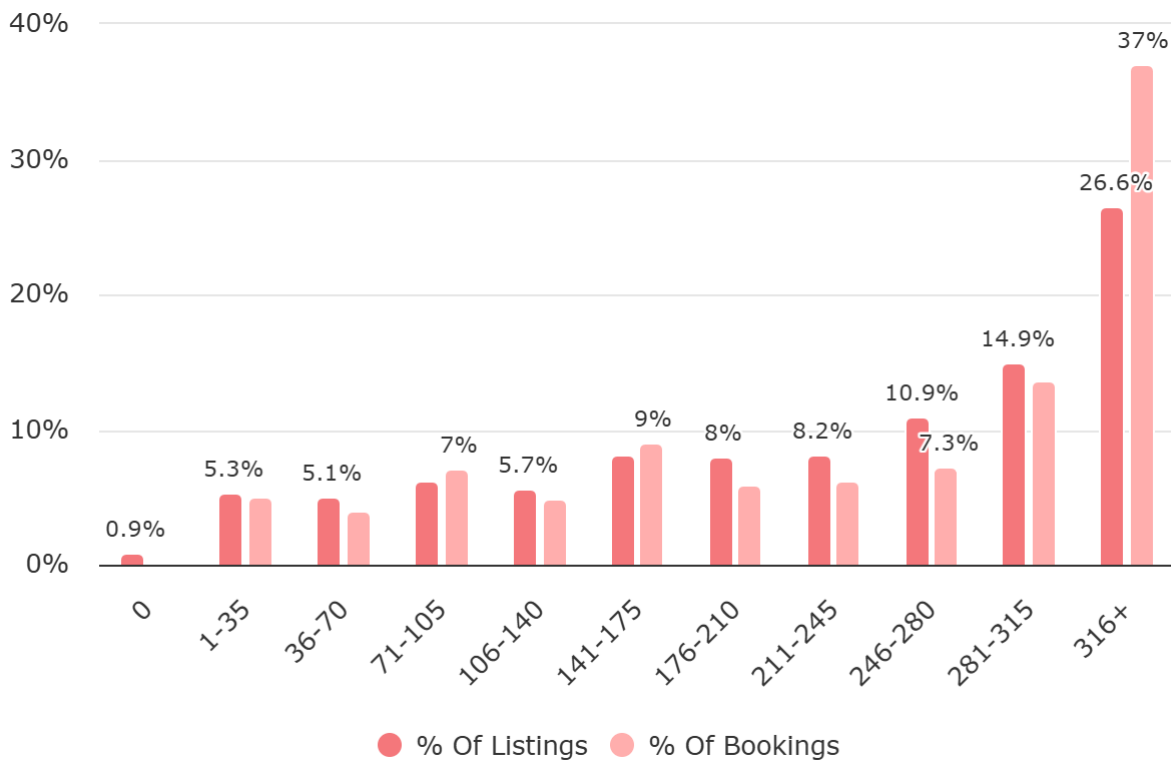
Operational Intelligence

## Professionally Managed



Operational Intelligence

## Available Days





Market Report for:

## Christchurch 4BR Market Report

Airbnb: 4BR CHRISTCHURCH COMPSET

Created Date

Aug 10, 2026

---

Estimated Rental Revenue  
**\$66.79K**

RevPAR  
**\$230**

Estimated Occupancy %  
**77**

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**Ohana Properties**

gwyneth@ohanaproperty.com

KPIs

## Key Performance Indicators

Estimated Rental Revenue

**\$66.79K**

↑ \$9.35K VS STLY

Available Listings

**215**

↑ 62 VS STLY

RevPAR

**\$230**

↑ \$42 VS STLY

ADR (Average Daily Rate)

**\$297**

↑ \$38 VS STLY

Booking Window

**35**

↑ 4 VS STLY

Bookings

**13.44K**

↑ 3.65K VS STLY

Estimated Occupancy %

**77**

↑ 4 VS STLY

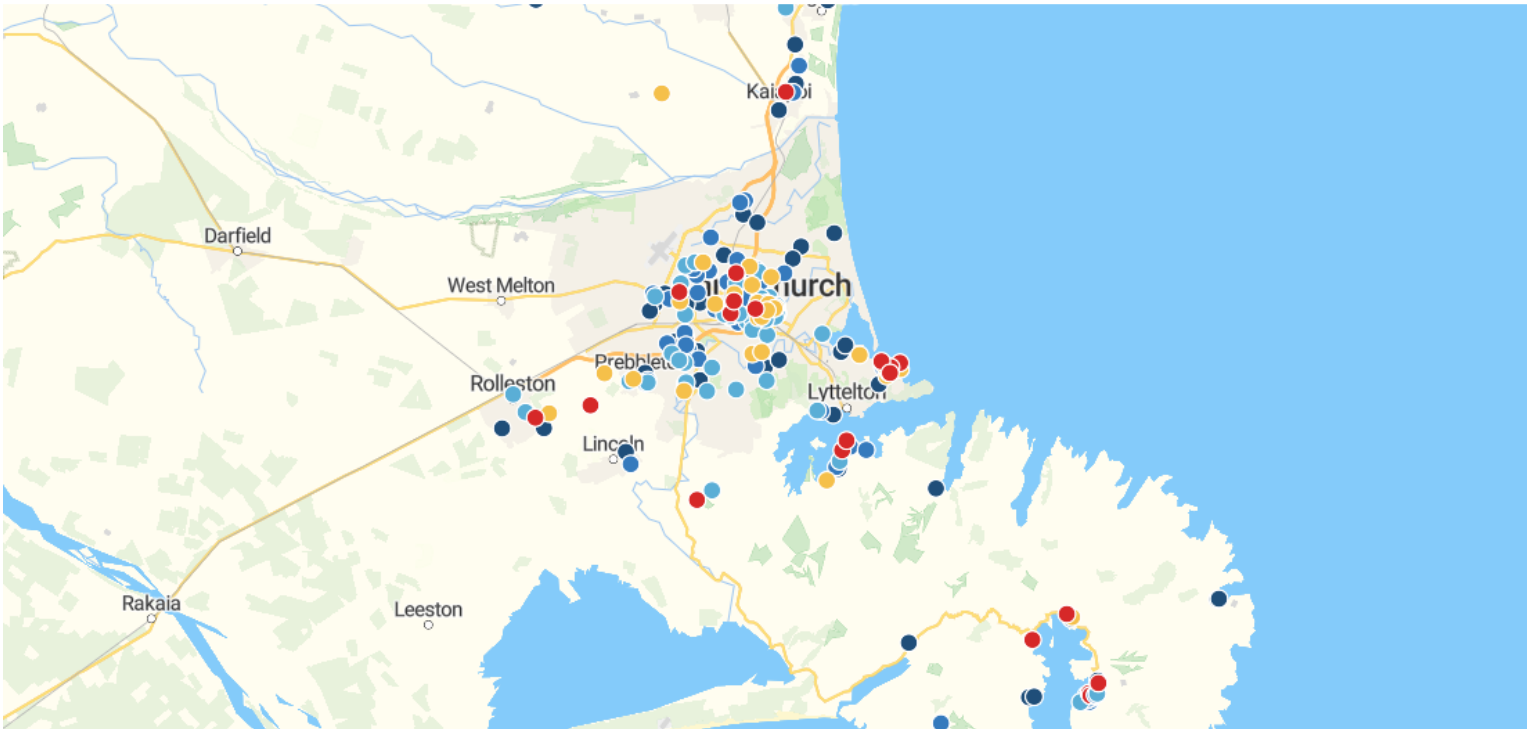
Length of Stay

**2**

-

Listing Map

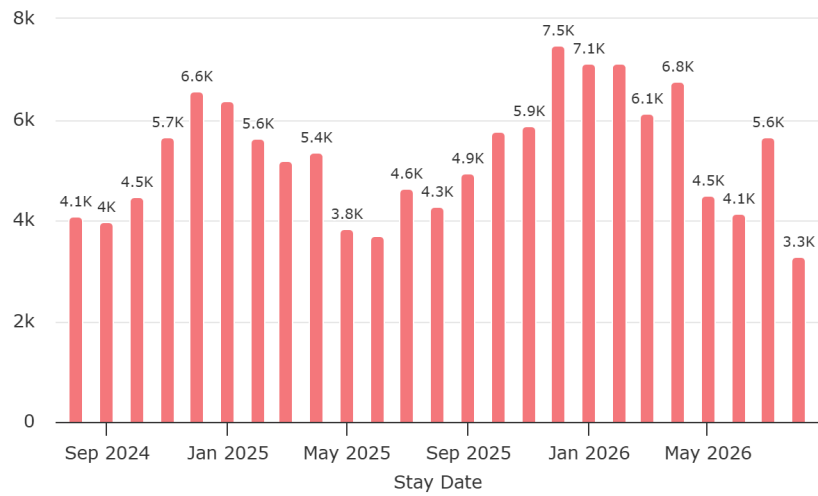
## Location Map of Selected Listings



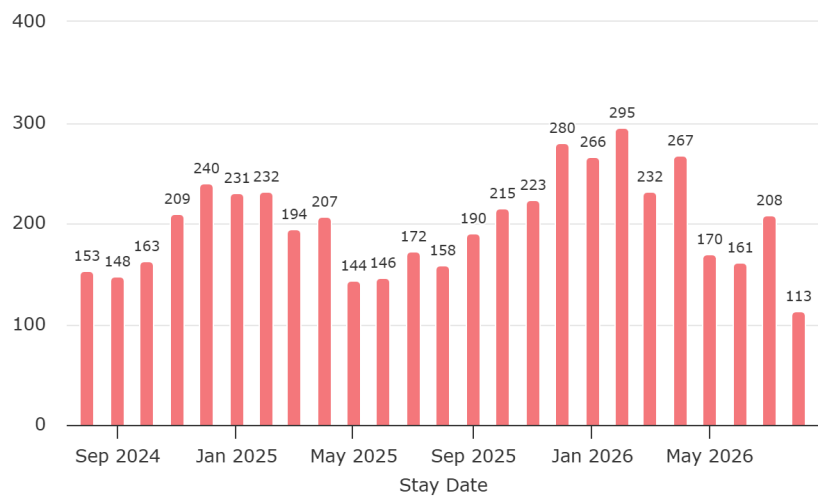
Market Summary

Market History

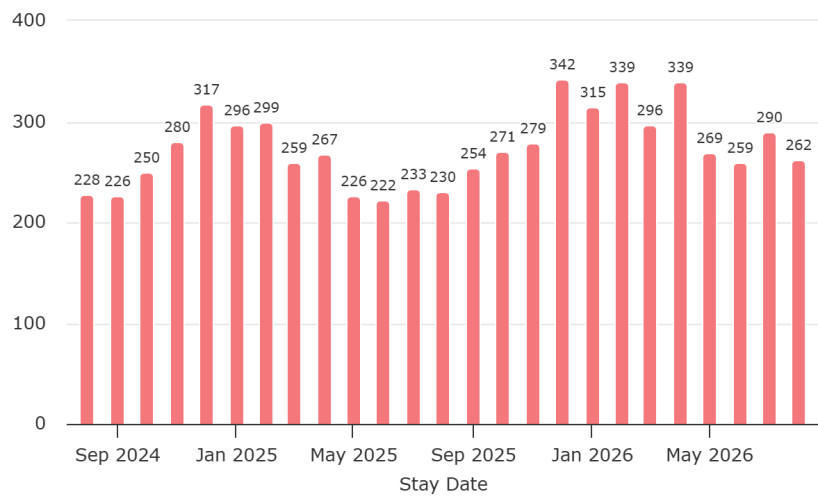
Estimated Avg. Rental Revenue



Avg. RevPAR

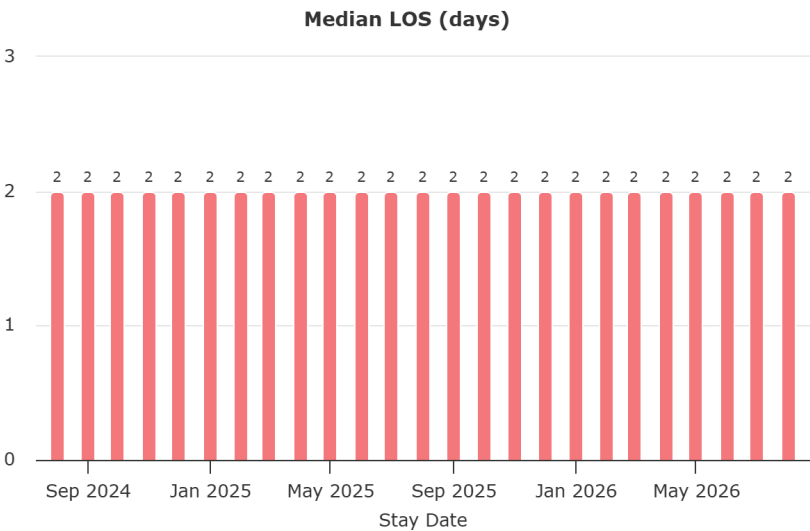
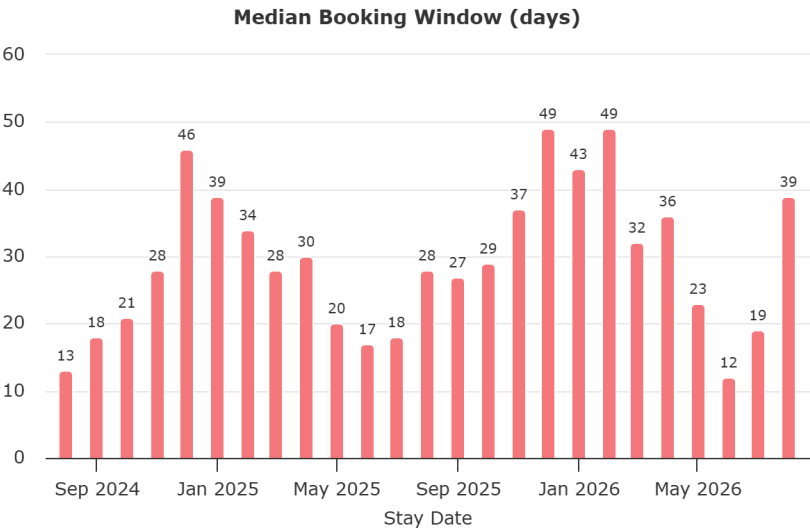
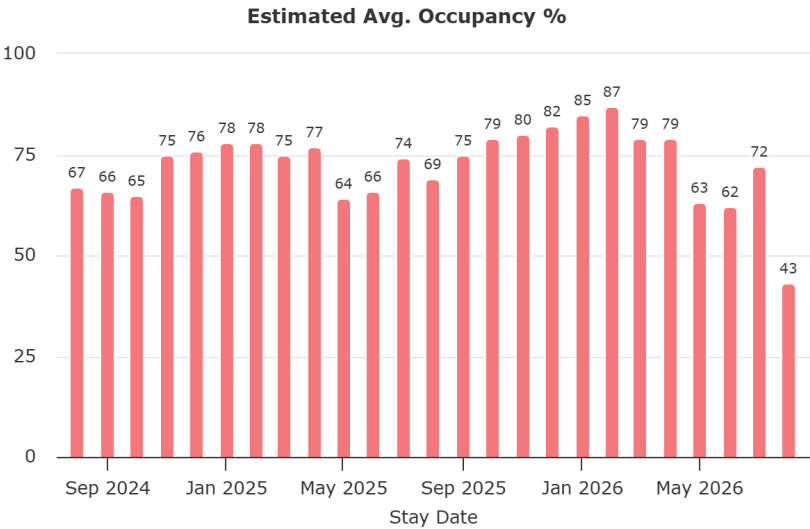


Avg. ADR



Market Summary

Market History



Market Summary

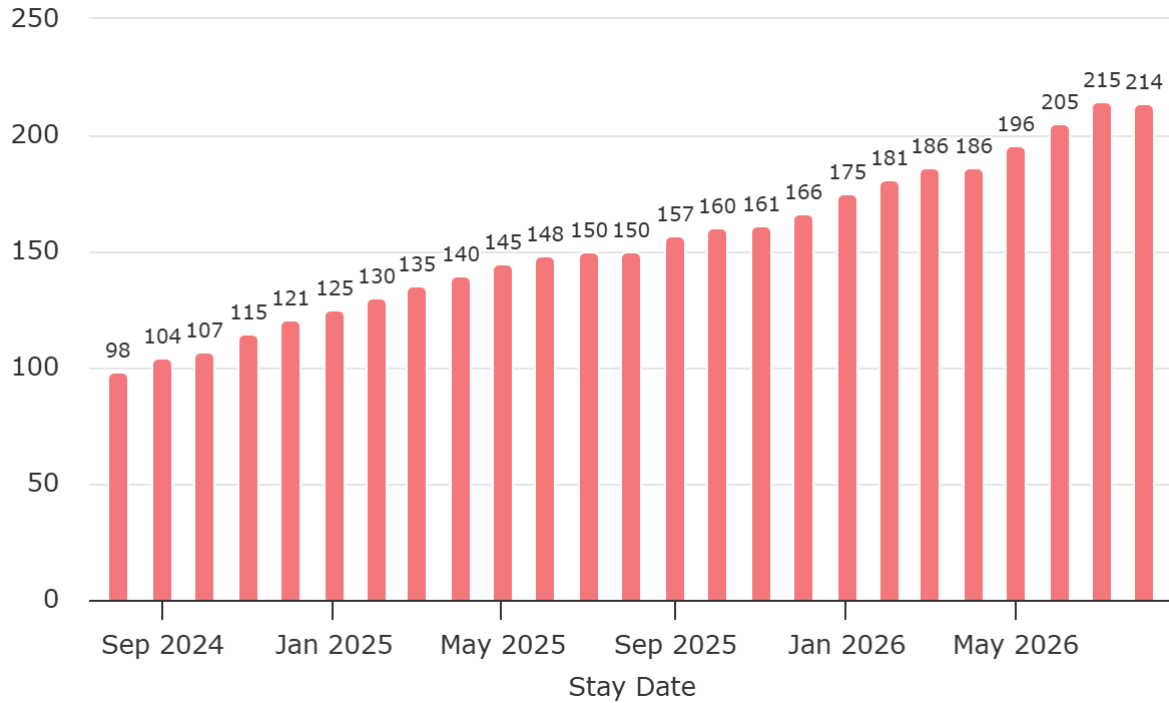
Summary Table

| Category               | Active Listings | Median Listed Price | Median Booked Nightly Price | Median Booked Weekly Price | Median Booked Monthly Price | Median LOS | Median Booking Window |
|------------------------|-----------------|---------------------|-----------------------------|----------------------------|-----------------------------|------------|-----------------------|
| 4BR<br>CHRISTCHURCH... | 215             | 364                 | 292                         | 259                        | 270                         | 2          | 35                    |
| 4 BR                   | 215             | 364                 | 292                         | 260                        | 270                         | 2          | 35                    |

Market Summary

## Market Supply

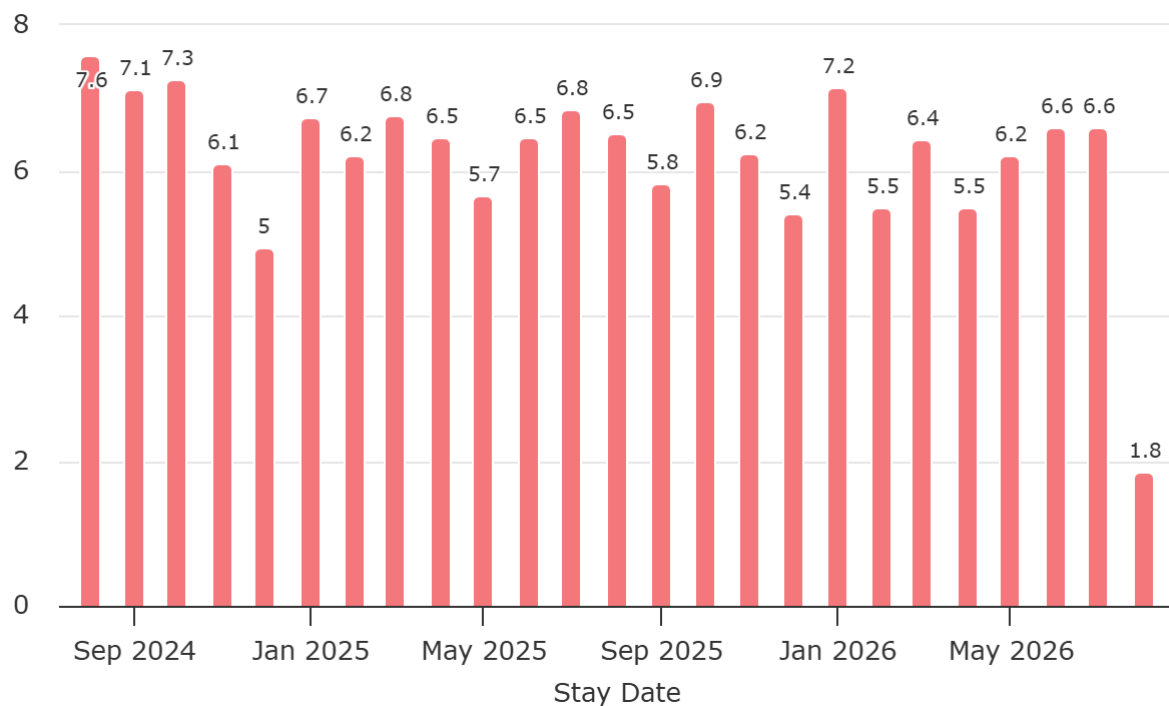
Active Listings



Market Summary

## Market Demand

Average Bookings per Listing



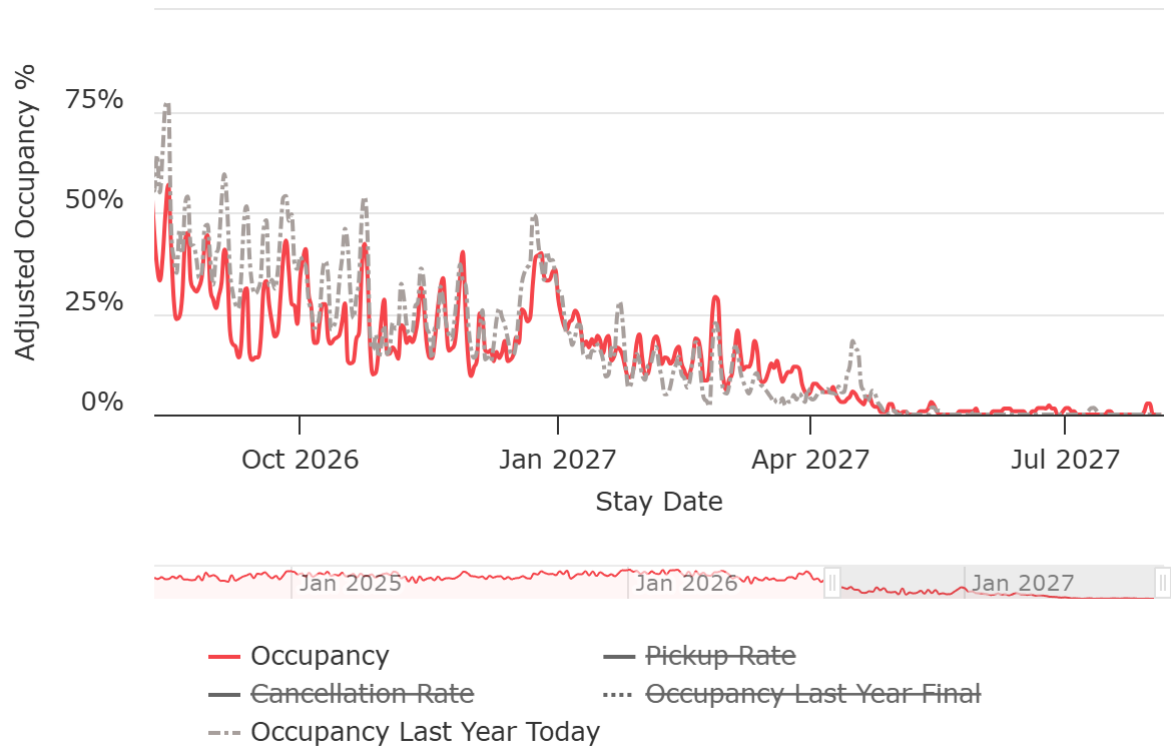
Price and Occupancy Trends

## Key Future Dates

-  Oct 23, 2026 to Oct 25, 2026 is seeing a 16.1 % increase in occupancy compared to surrounding dates
-  Dec 24, 2026 to Dec 29, 2026 is seeing a 12.3 % increase in occupancy compared to surrounding dates
-  Feb 25, 2027 to Feb 27, 2027 is seeing a 11.3 % increase in occupancy compared to surrounding dates
-  Nov 28, 2026 is seeing a 11.5 % increase in occupancy compared to surrounding dates
-  Sep 29, 2026 is seeing a 8.4 % increase in occupancy compared to surrounding dates

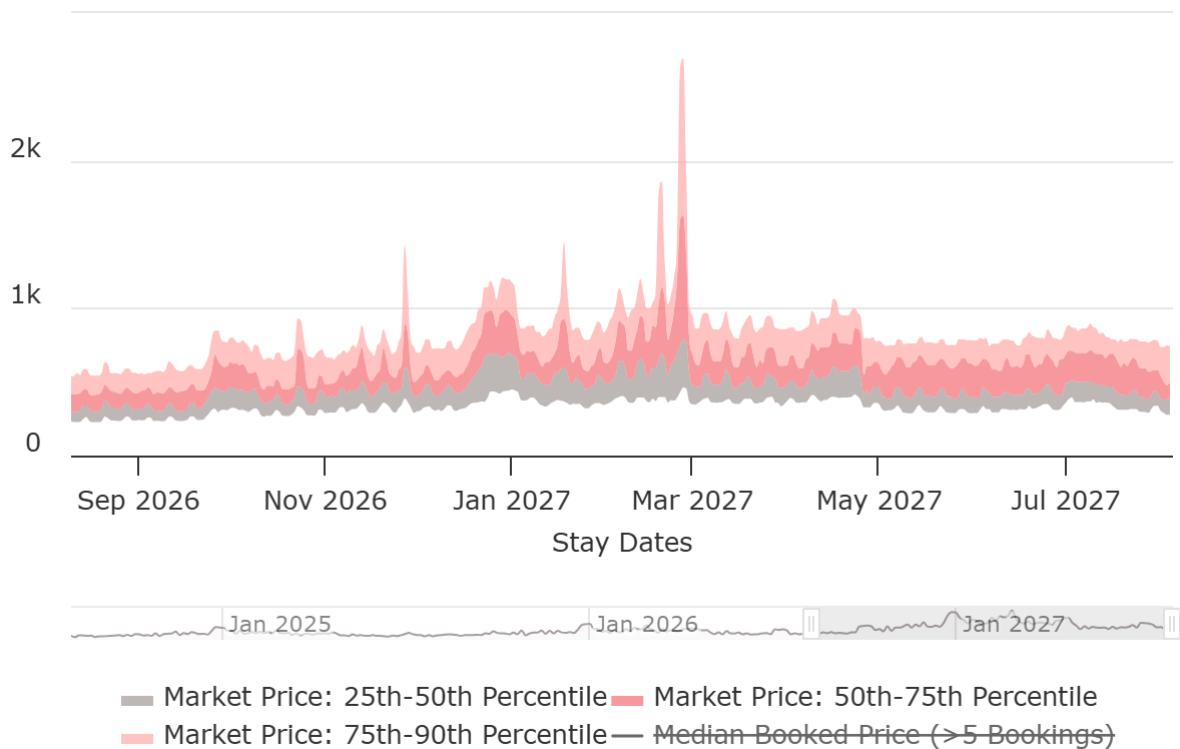
Price and Occupancy Trends

## Future Occupancy, Bookings and Cancellations



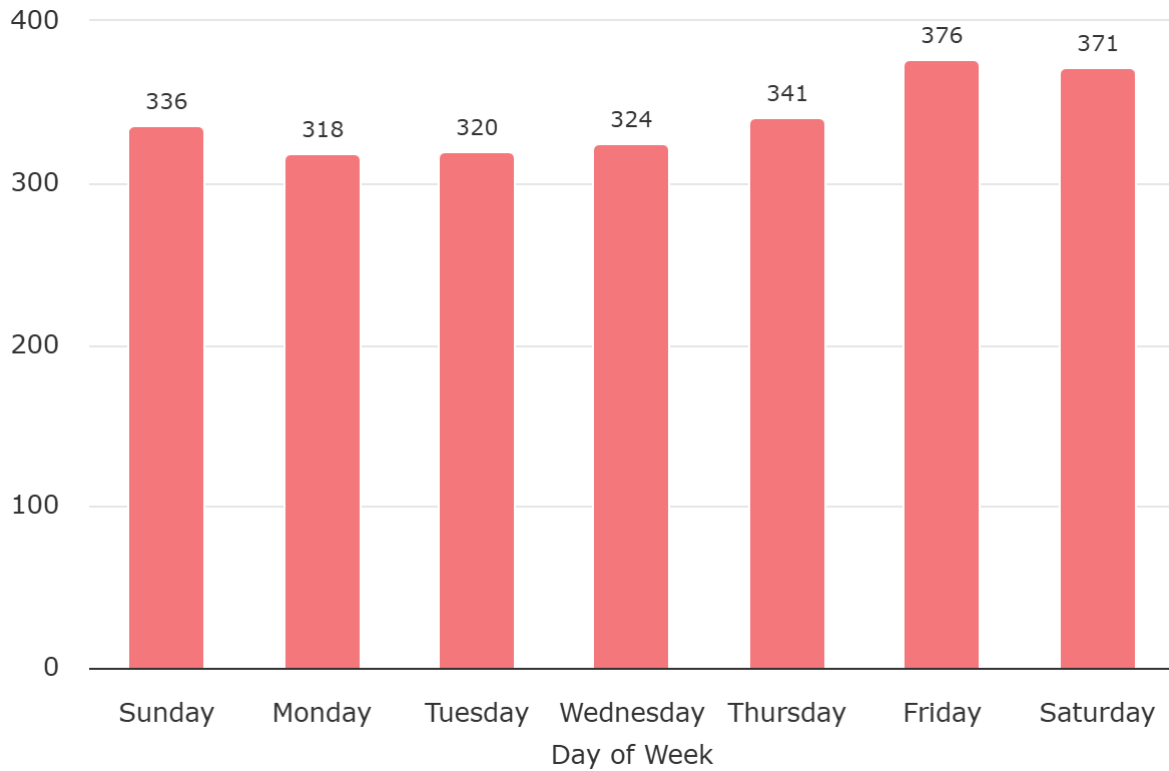
Price and Occupancy Trends

## Future Prices



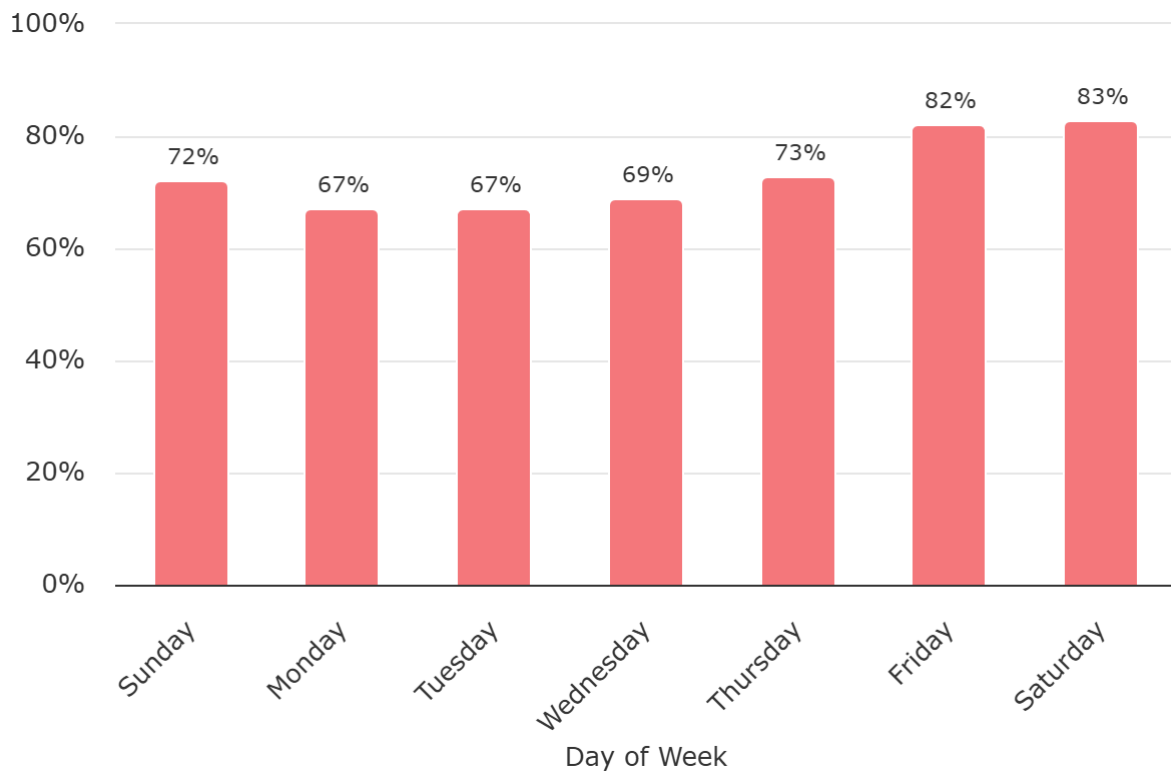
Price and Occupancy Trends

## Day of Week Price Factor



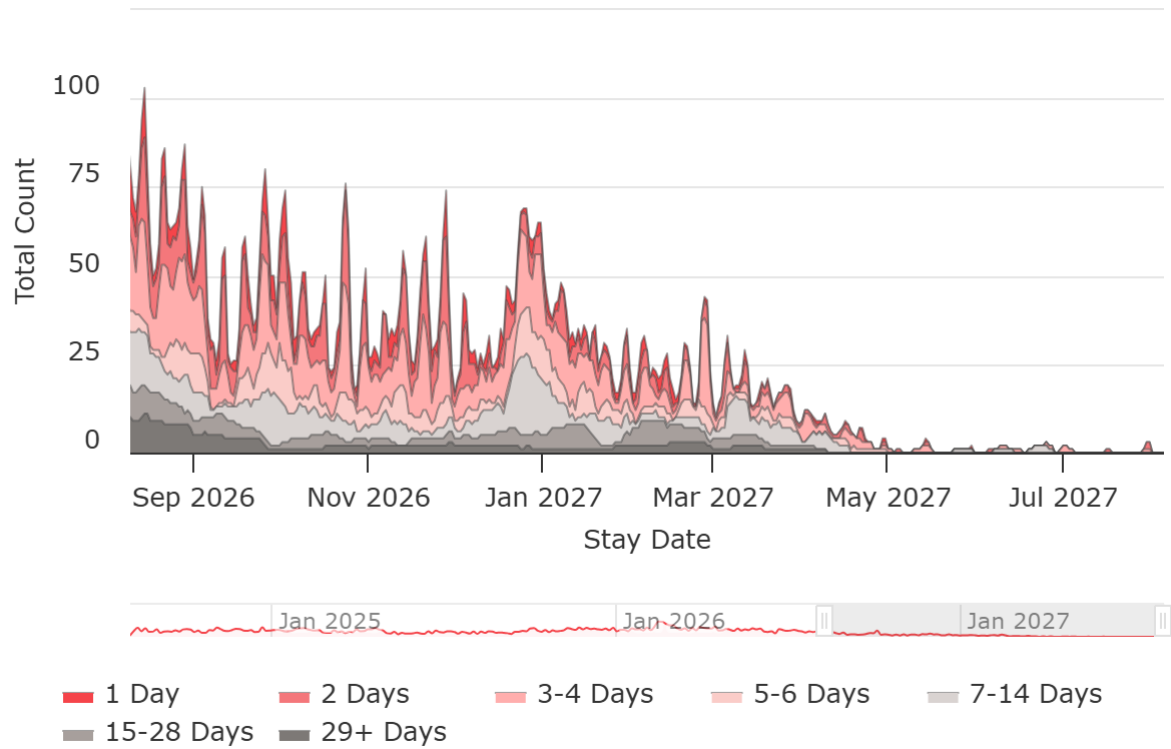
Price and Occupancy Trends

## Day of Week Occupancy



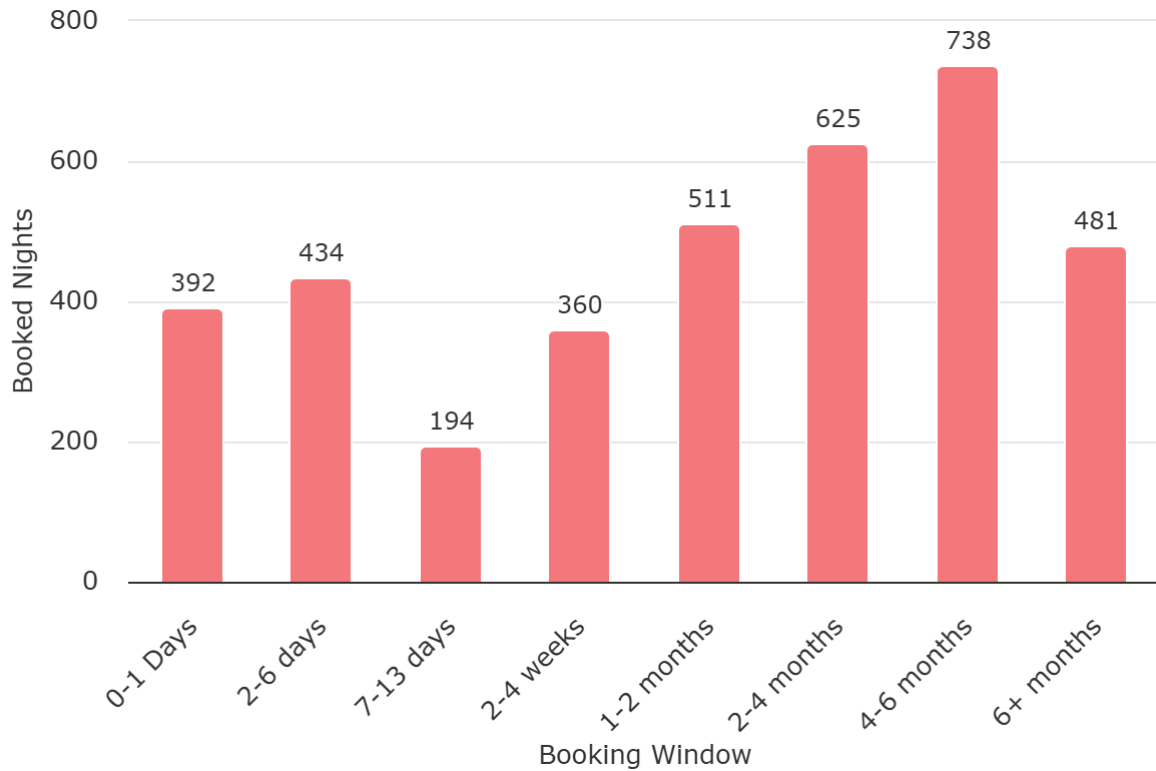
Length of Stay and Booking Window Trends

## Length of Stay by Stay Date



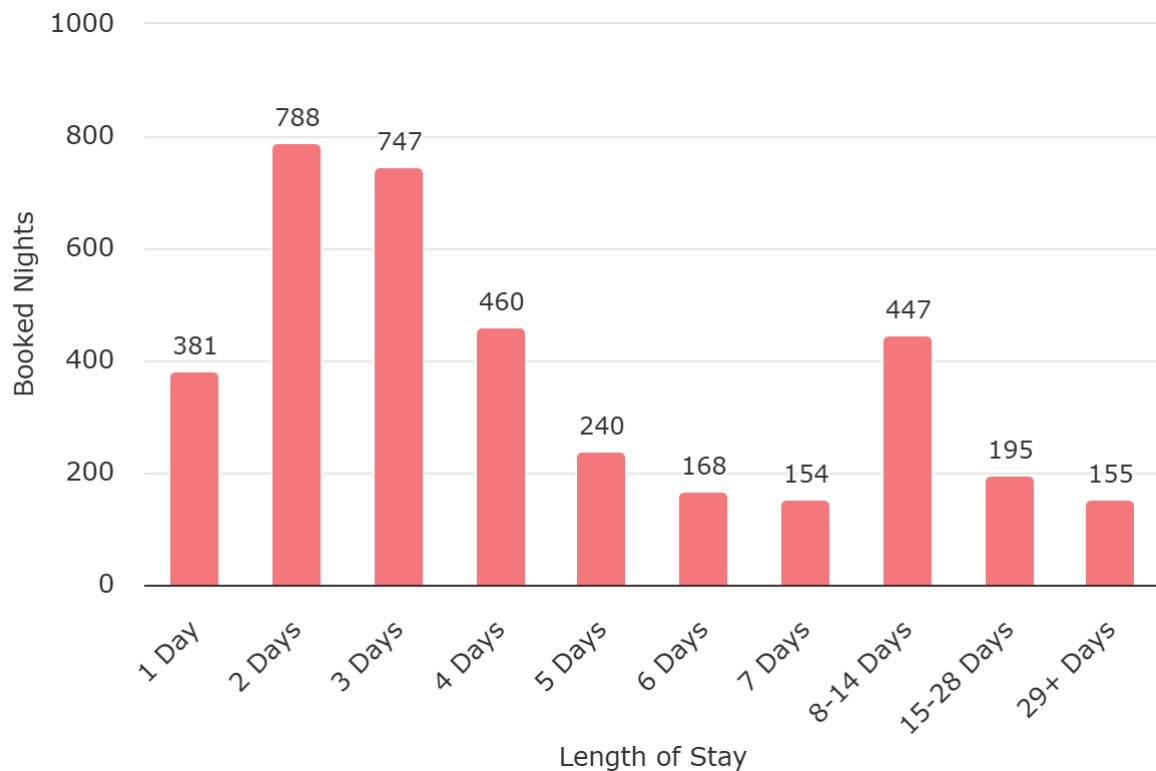
Length of Stay and Booking Window Trends

## Booking Window for Recent Bookings



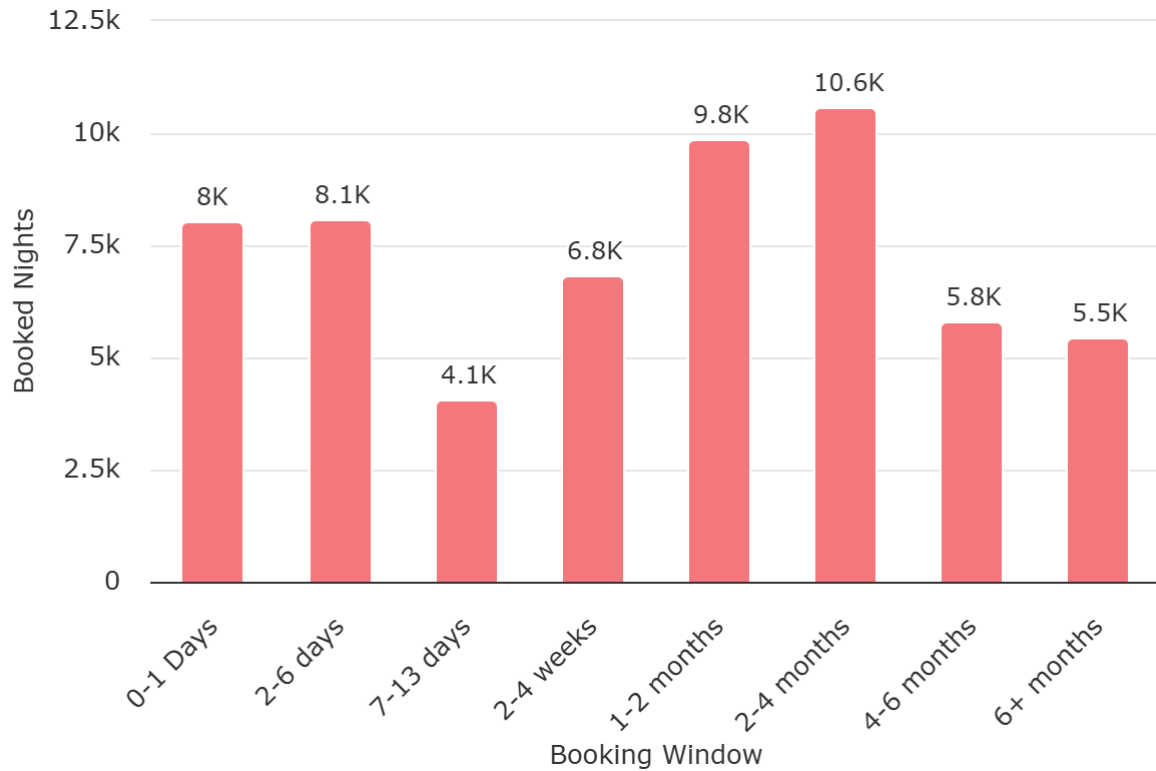
Length of Stay and Booking Window Trends

## Length of Stay for Recent Bookings



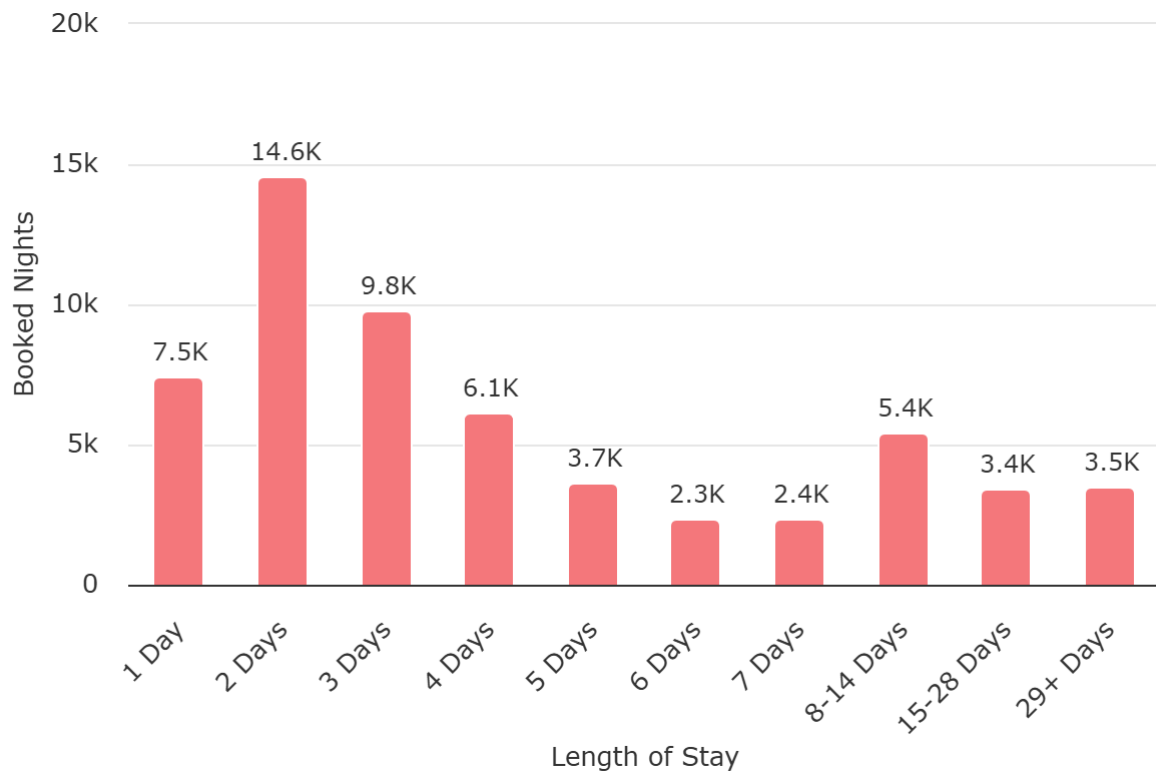
Length of Stay and Booking Window Trends

## Booking Window for Stay Months



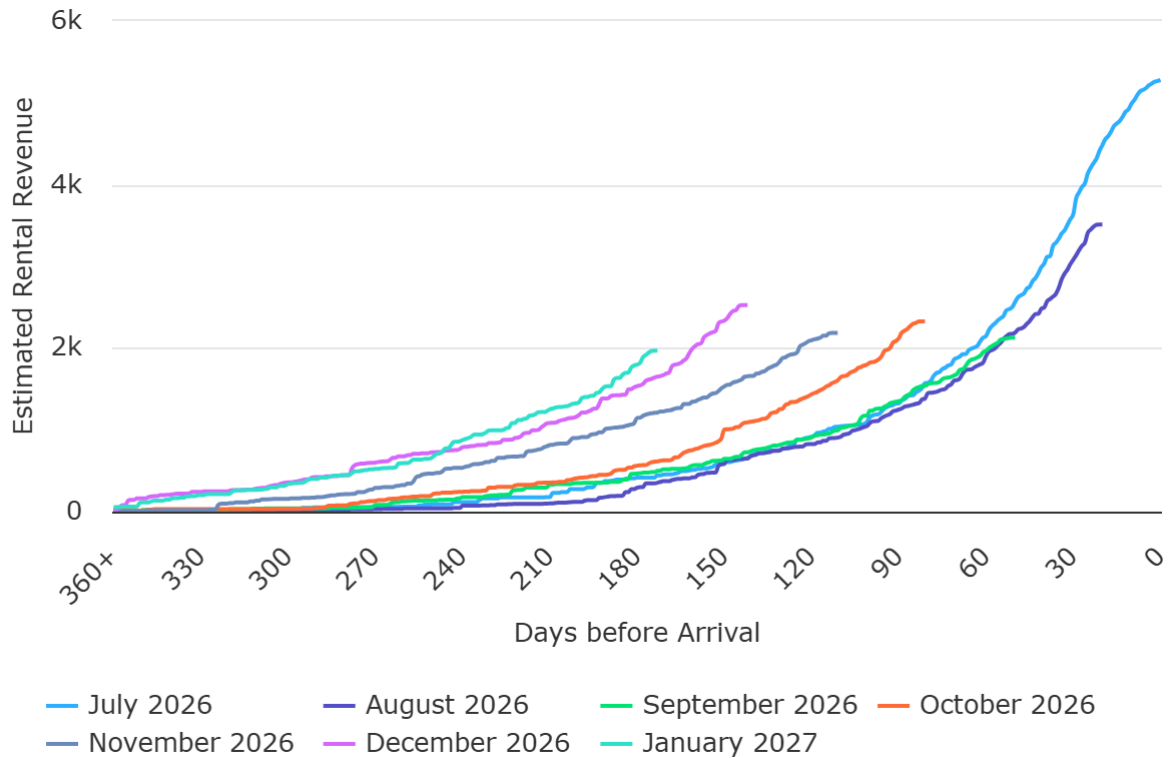
Length of Stay and Booking Window Trends

## Length of Stay for Stay Months



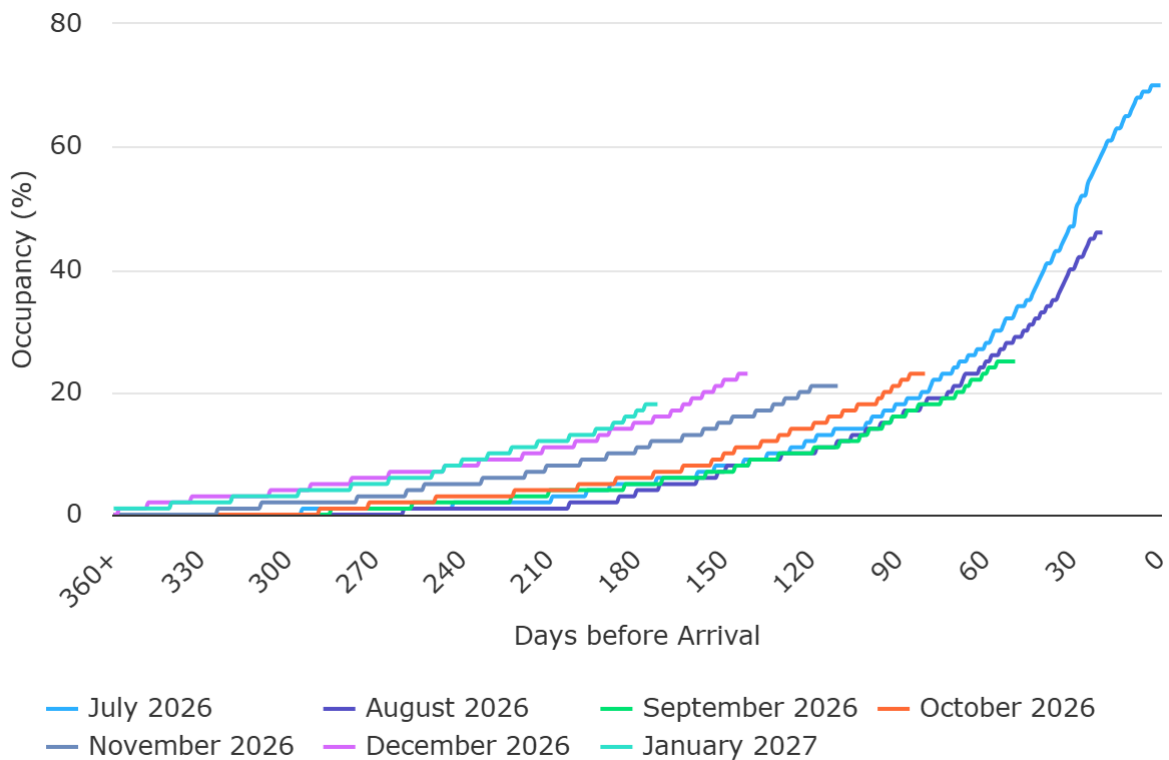
Booking Curves

## Estimated Rental Revenue



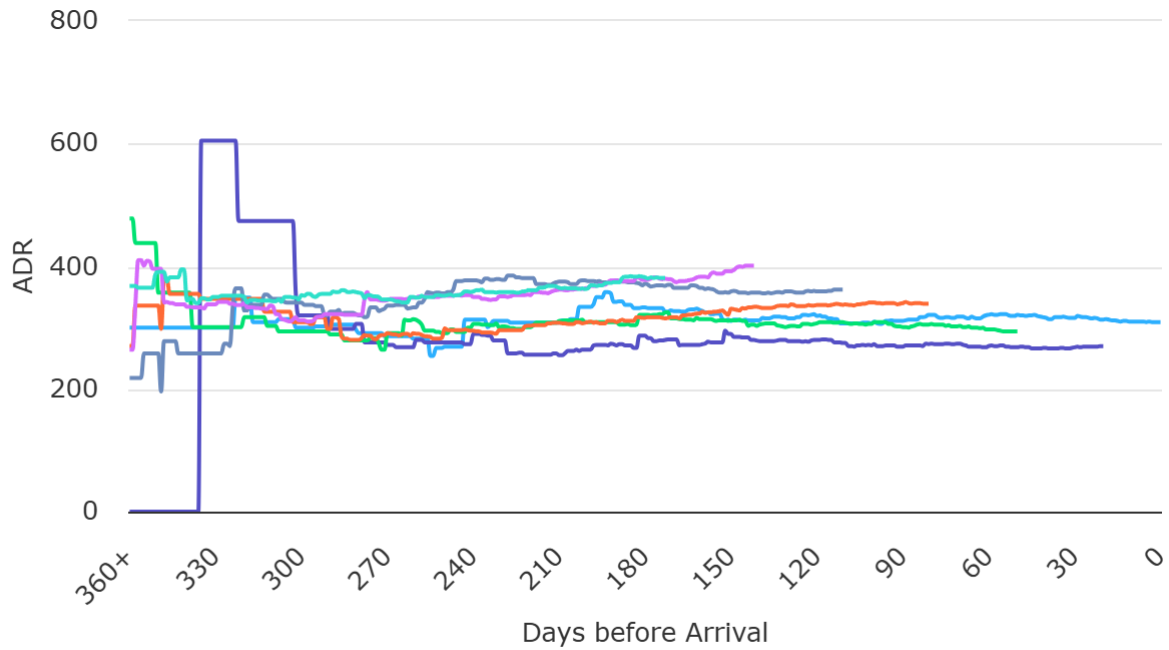
Booking Curves

## Occupancy



Booking Curves

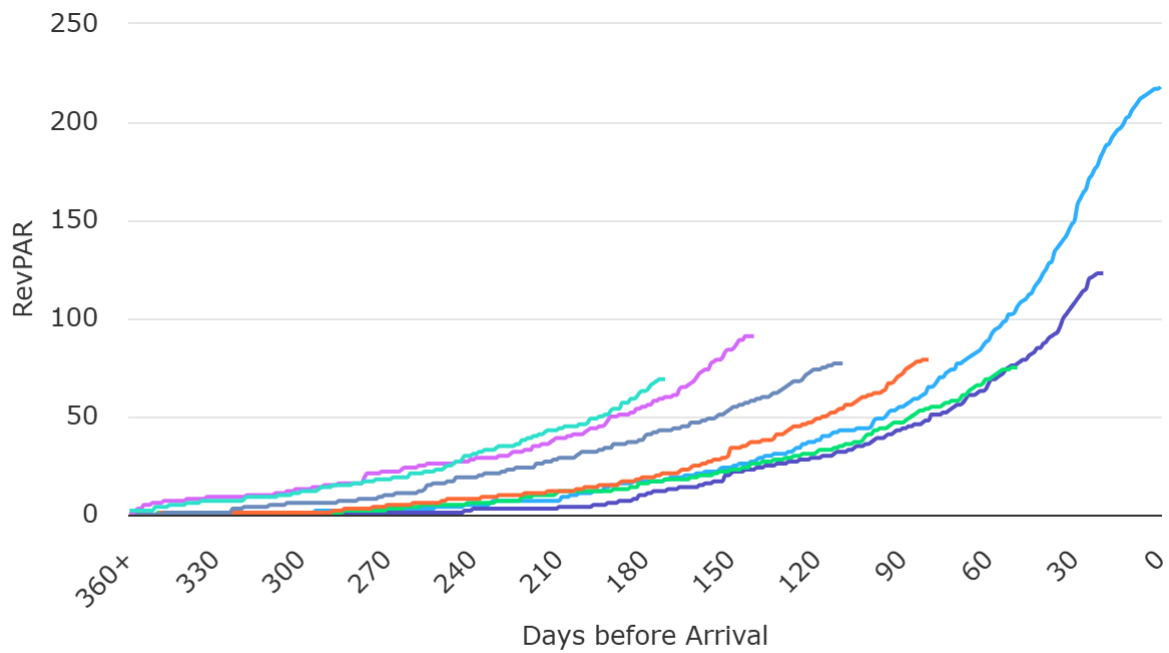
**ADR**



— July 2026      — August 2026      — September 2026      — October 2026  
— November 2026      — December 2026      — January 2027

Booking Curves

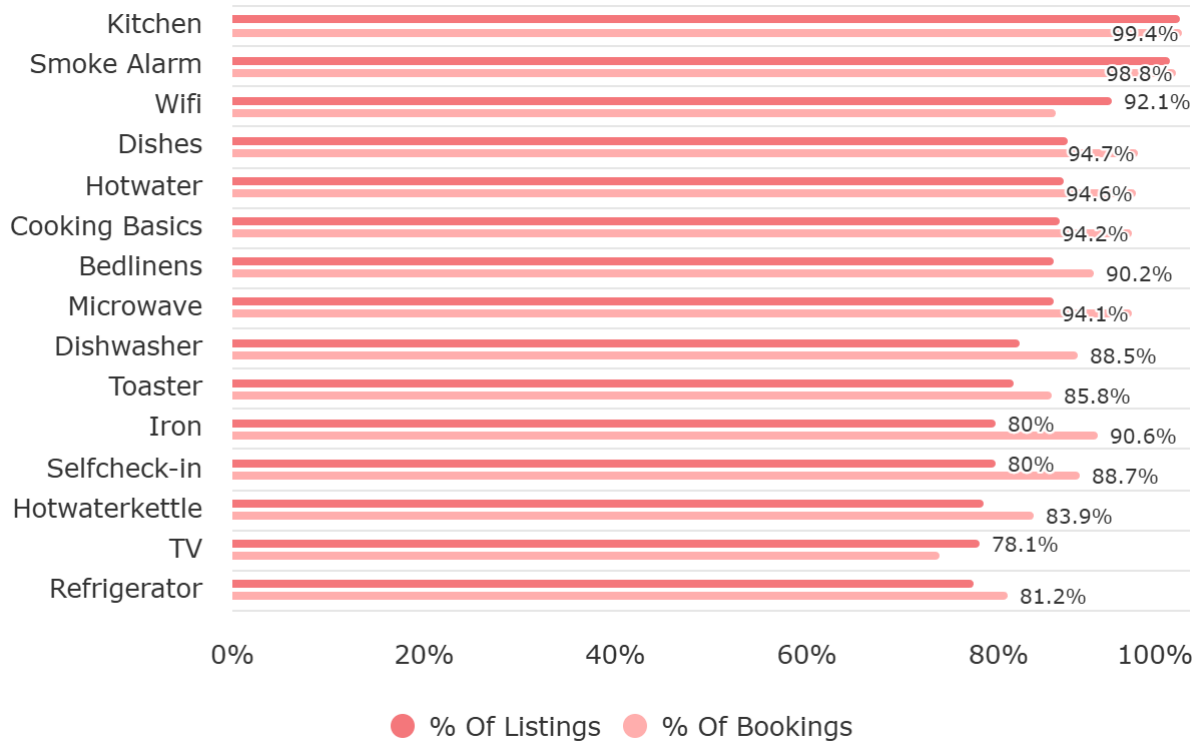
**RevPAR**



— July 2026      — August 2026      — September 2026      — October 2026  
— November 2026      — December 2026      — January 2027

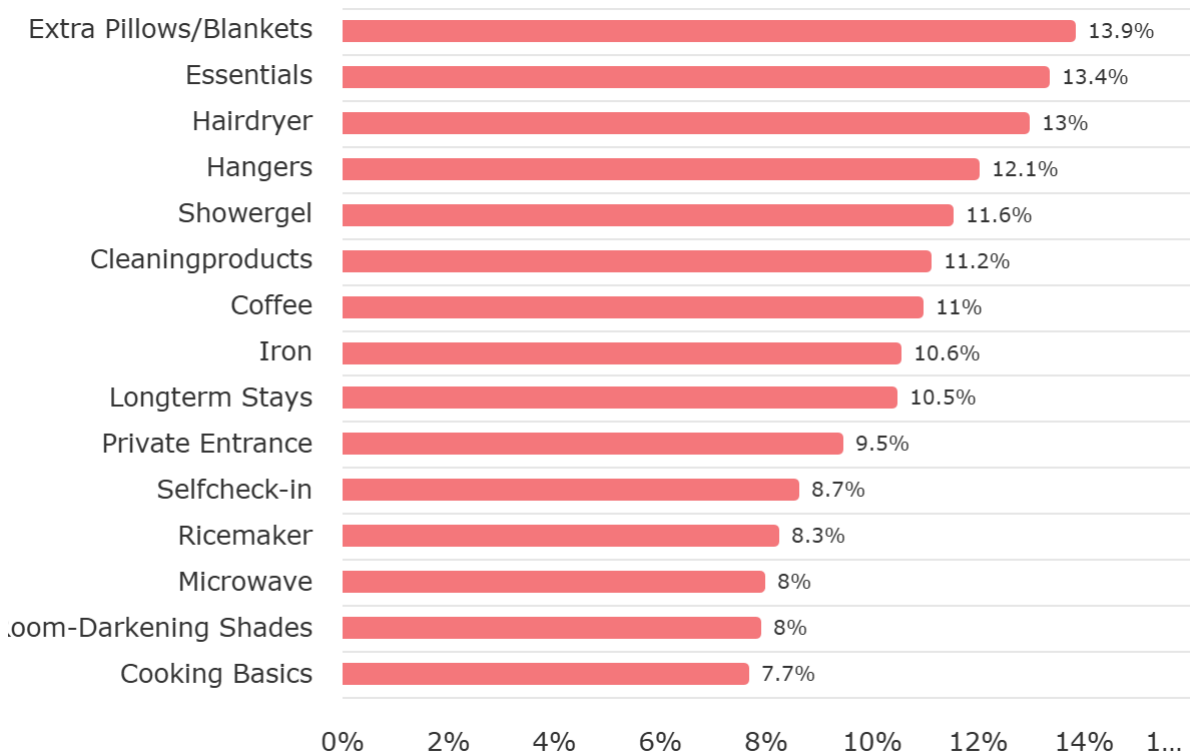
Amenities

## Common Amenities



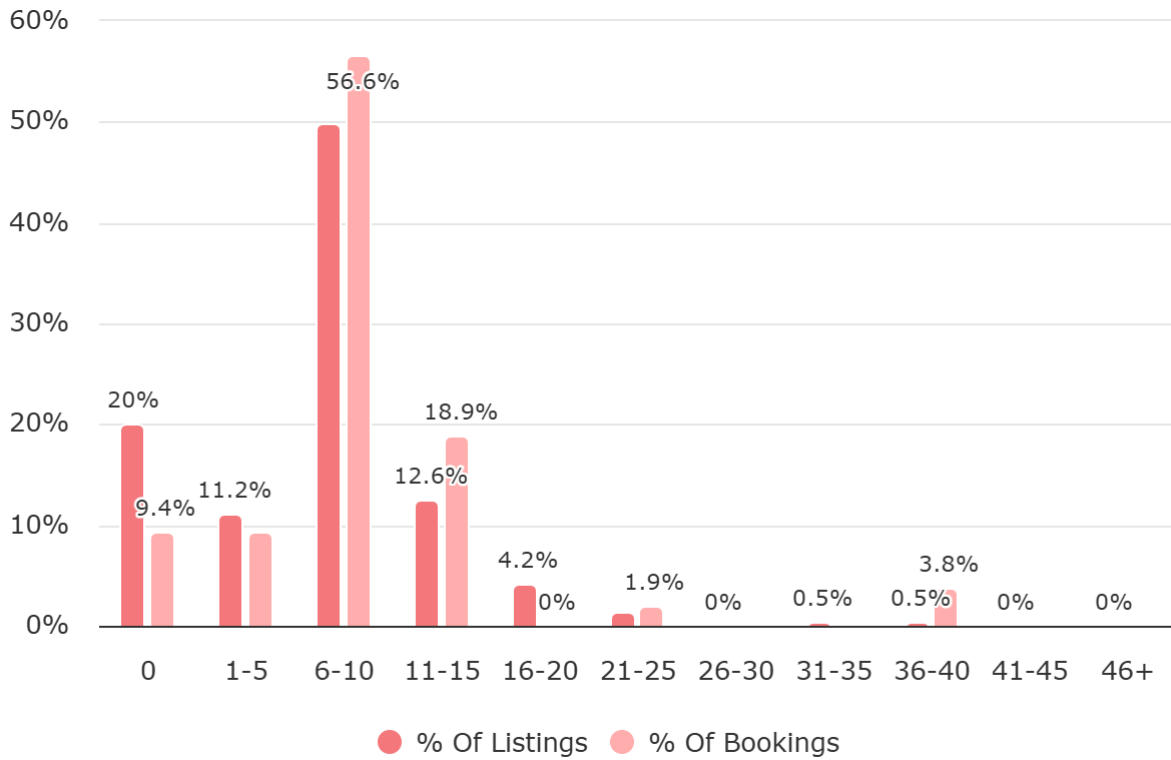
Amenities

## Desired Amenities



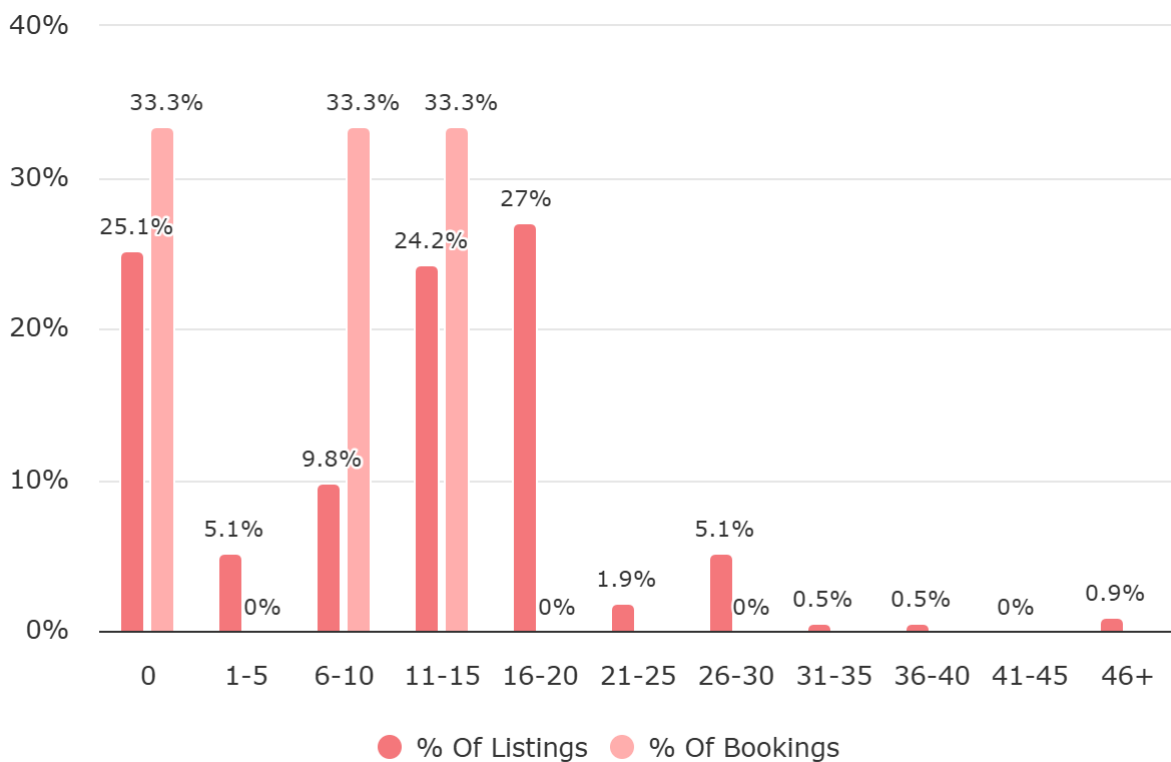
Policies and Fees

## Weekly Discounts



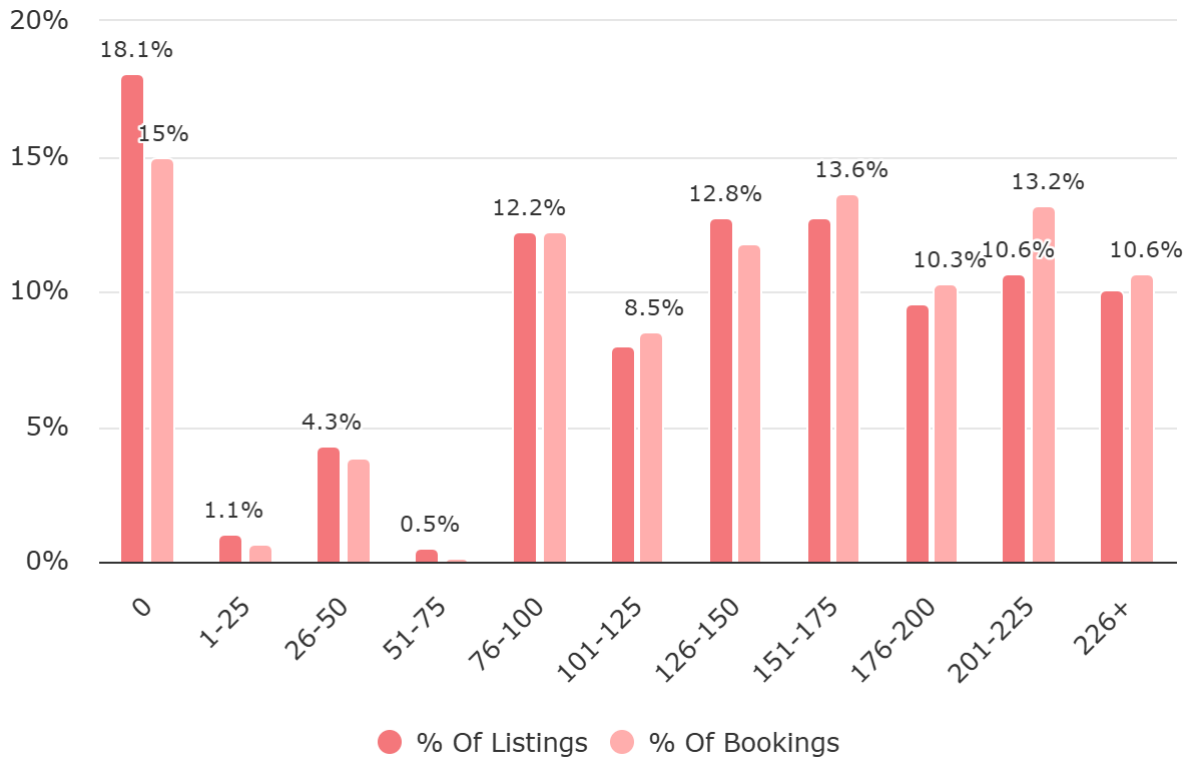
Policies and Fees

## Monthly Discounts



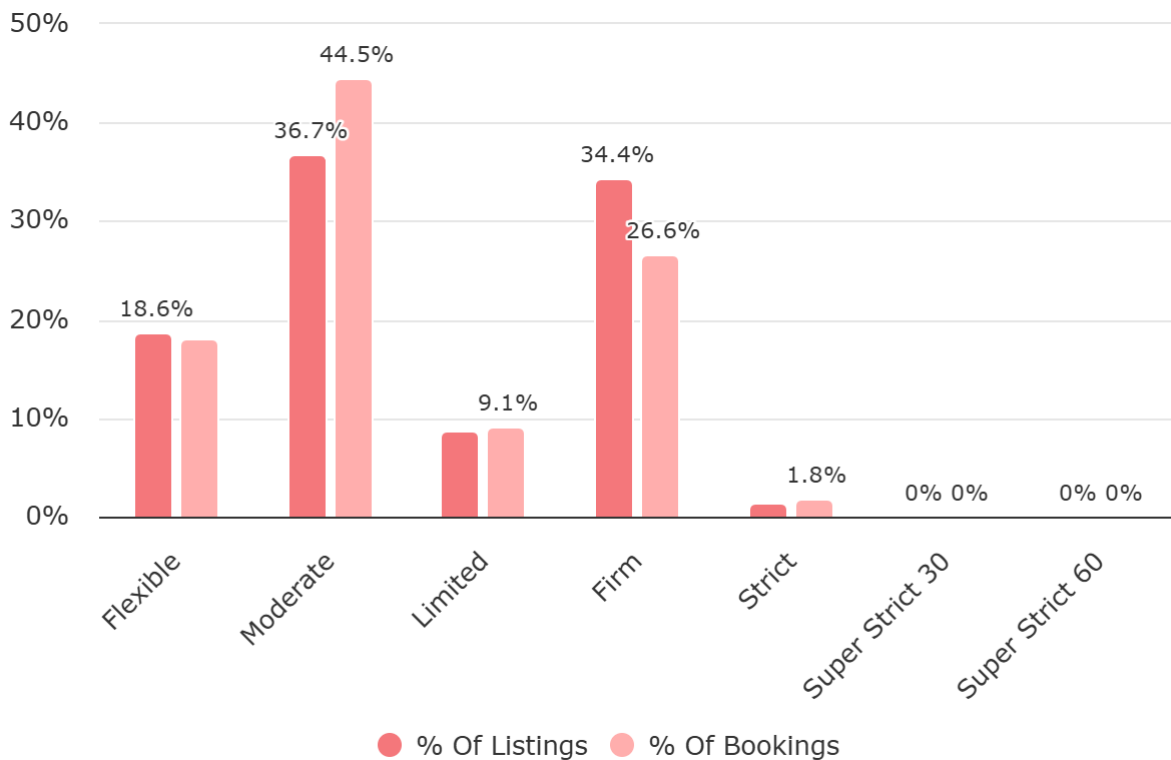
Policies and Fees

## Cleaning Fees



Policies and Fees

## Cancellation Policies



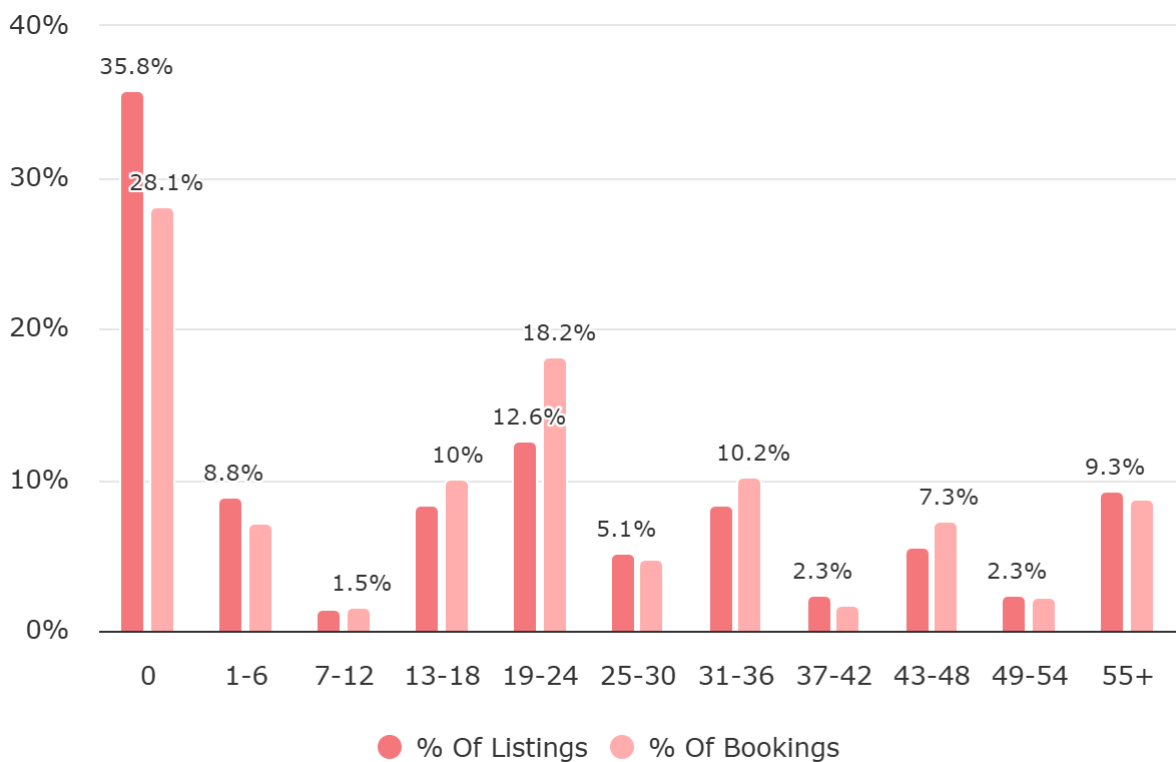
Policies and Fees

## Max Number of Guests



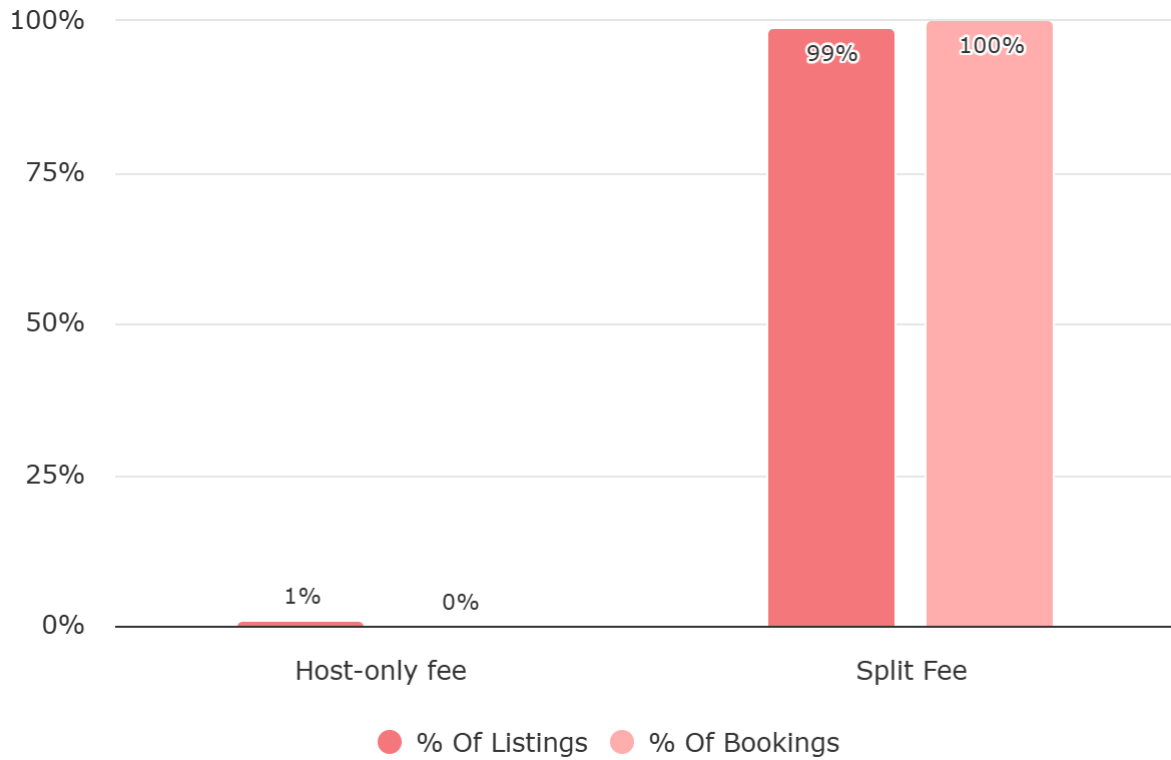
Policies and Fees

## Extra Person Fees



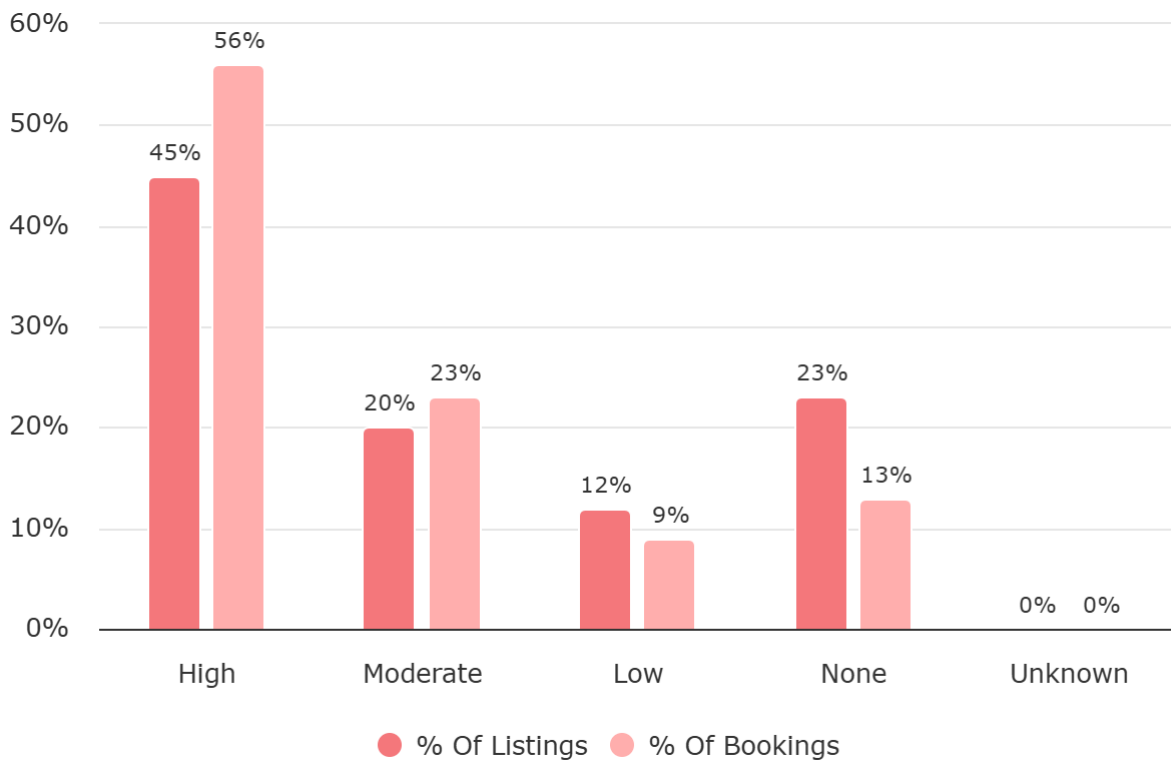
Operational Intelligence

## Market Fee Type



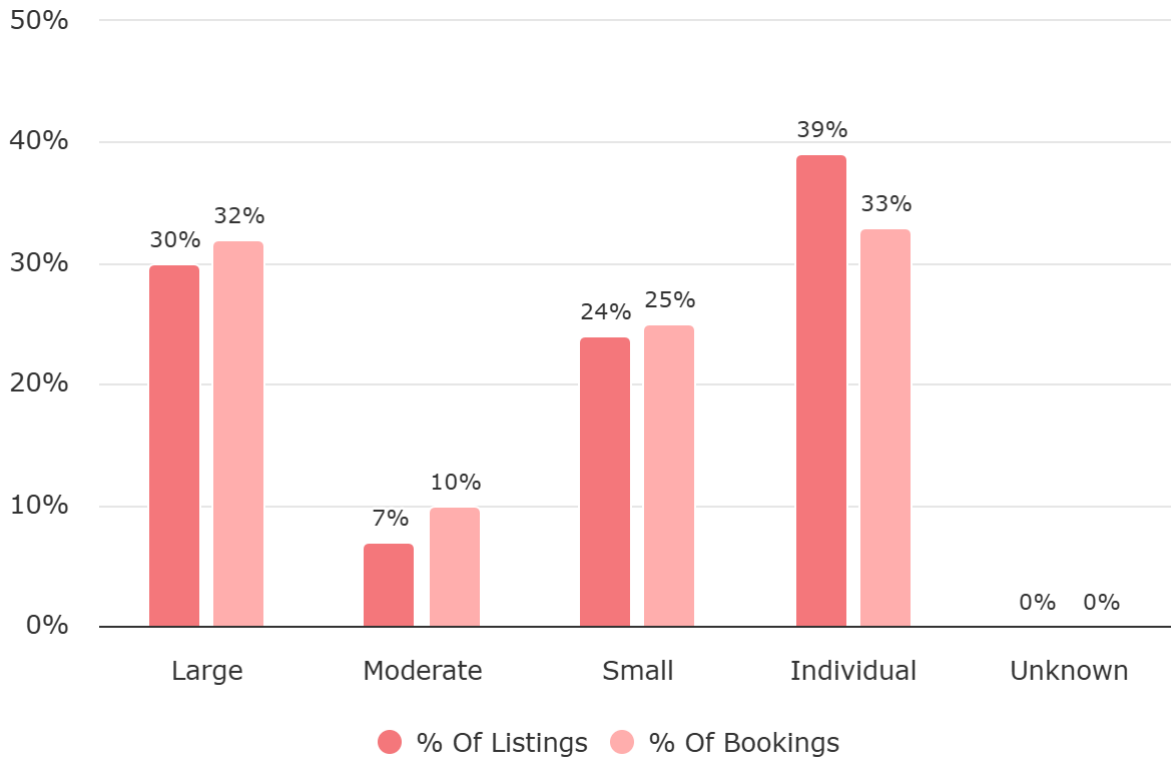
Operational Intelligence

## Dynamic Pricing



Operational Intelligence

## Professionally Managed



Operational Intelligence

## Available Days

