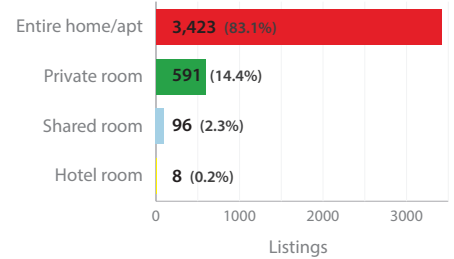


Inside Airbnb: Dallas

4,118 Airbnb listings
as at February 2021

Entire homes vs rooms

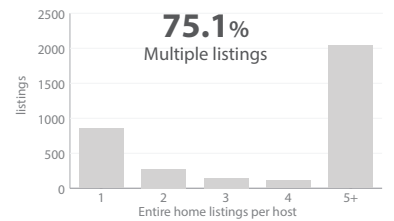
83.1% Entire homes/apartments



Multiple listings

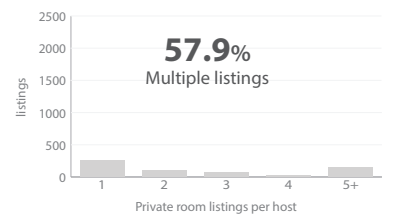
Entire homes

75.1%
Multiple listings



Private rooms

57.9%
Multiple listings



Inside Airbnb: Dallas

Key Findings:

- **The majority of Airbnb use in Dallas, and almost all revenue is “unhosted”**
 - 83% of Dallas Airbnb listings are entire home or apartment listings (95% of revenue)
 - Airbnb is mostly entire houses and apartments, not renting out “spare rooms”
- **Most Entire Homes Airbnb listings are in a property portfolio managed by professional hosts**
 - 75% of entire home listings are offered by hosts that have more than one entire home listing
- **Absent Hosts dominate the Airbnb platform in Dallas**
 - Half (49.6%) of entire home listings are operated by Hosts who live outside of Dallas
- **Airbnb significantly impacts available rentals in Dallas**
 - In some Dallas Zipcodes ‘Commercial’ Airbnb entire home listings make up 95% of available for rent housing units

Inside Airbnb: Dallas

“Home Sharing” or Commercial Use? - Entire Homes Dominate

While Airbnb might have started with “Air beds” and hosts renting “spare rooms”, in Dallas, like most cities around the world, “Entire home/apartment” listings dominate the platform, **making up 83% of all Airbnb listings and 95% of revenue.**

The high proportion of Entire home listings is inconsistent with the image represented by Airbnb, their hosts and lobbyists – that “hosts” are renting out “spare” rooms to make a few extra bucks.

Entire home listings have the most potential to disrupt residential communities, remove housing, displace residents, raise housing costs, and conflict with zoning laws.

The reliance on revenue from entire homes explains the strong push for de-regulation by platforms and hosts, and the continued effort to mischaracterize their business.

Room Type	Listings		Estimated Revenue (last 12 mo.)	
	#	%	\$	%
Entire home/apt	3,423	83.1%	31.6M	95.2%
Private room	591	14.4%	1.5M	4.6%
Hotel Room	96	2.3%	66.2K	0.2%
Shared room	8	0.2%	14.0K	0.0%
Total	4,118	100%	33.2M	100%

Table 1 Airbnb Listings and Revenue by Room Type in Dallas as at 02/2021. Source: Inside Airbnb

Not only do entire home and apartment listings make up the majority of Airbnb’s listings in Dallas, but they also make almost all of Airbnb and host revenue.

Listings and Revenue by Room Type

February 2021

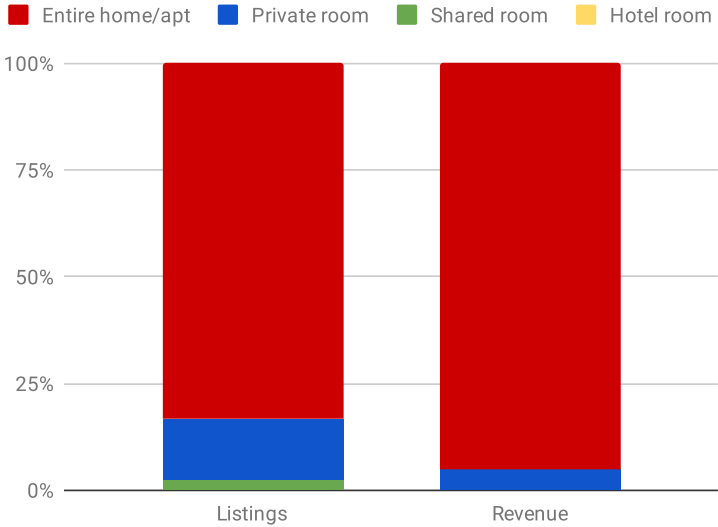


Figure 1 Listings and Revenue by Room Type in Dallas at 02/2021. Source: Inside Airbnb.

Entire Home listings dominate by number and revenue.

“Entire home listings dominate the Airbnb platform in Dallas, making up 83% of all Airbnb listings and 95% of revenue”

Inside Airbnb: Dallas

“Home Sharing” or Commercial Use?

Property Portfolios Dominate

75% of entire home Airbnb listings in Dallas are managed by a “host” that has more than one entire home rental.

These listings are clearly not primary residences of the host and are instead part of portfolios controlled by property investors and managers.

Number of Entire homes/apts listings managed by host	Listings		
	#	%	Cumulative % (e.g. “1 or more”, “2 or more” etc.)
1	854	24.9%	100.0%
2	272	7.9%	75.1%
3	147	4.3%	67.1%
4	112	3.3%	62.8%
5+	2,038	59.5%	59.5%
Total	3,423	100%	

Table 2 Number of entire home Airbnb listings in Dallas by the number of entire home listings the “host” operates. Source: Inside Airbnb.

Three quarters (75%) of entire home Airbnb listings are part of a property portfolio.

Distribution of entire home listings by number managed by "host"

February 2021

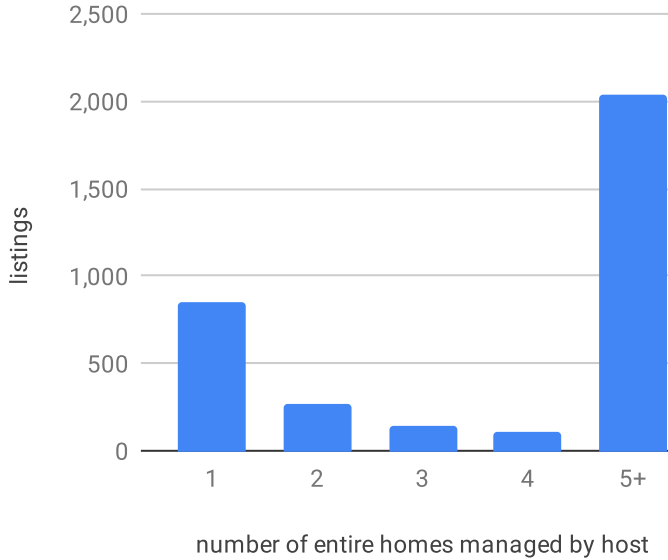


Figure 2 Number of Entire Home listings by the number of Entire Home Listings the “host” operates. Source: Inside Airbnb.

The majority of entire home listings are part of a property portfolio, with more than half belonging to hosts that have 5 or more.

“Three quarters (75%) of entire home Airbnb listings in Dallas are part of a property portfolio”

Inside Airbnb: Dallas

Who benefits from Airbnb in Dallas – Residents or non-Residents?

The data in this report has already shown that Airbnb “Hosts” in Dallas are usually not present when there are guests.

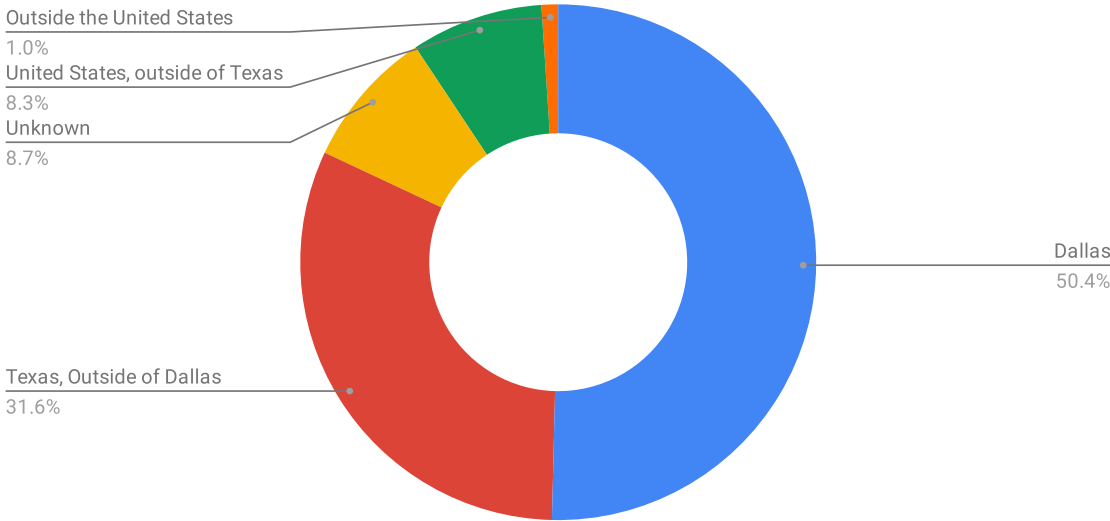
However, half of Hosts (49.6% by number of listings) do not even live in Dallas.

Host Location	Listings	
	#	%
Dallas	2,075	50.4%
Texas, Outside of Dallas	1,301	31.6%
Unknown	358	8.7%
United States, outside of Texas	341	8.3%
Outside the United States	43	1.0%
Grand Total	4,118	100.0%

Table 3 Host Location of Listings in Dallas at February 2021. Source: Inside Airbnb

Half of listings in Dallas have hosts that don’t even live in the city.

Location of Hosts, by number of listings



“Half of Airbnb’s are managed by Hosts who live outside of Dallas”

Impact (on Housing)

Short-term rentals in residential dwellings compete with housing used by workers and families living in a community. Frequently the most vulnerable members of the community are renters.

To quantify the impact on renters and the cost of rental housing, the number of commercial¹ entire home Airbnb listings has been compared to available for rent housing stock in each of Dallas's Zipcodes.

Researchers have shown that short-term rentals in areas under housing pressure drive up the cost of housing.

In some Dallas Zipcodes, Airbnb entire home listings make up almost 7% of housing stock and commercial entire home listings make up more than 95% of vacant and available to rent housing.

Dallas Zipcode	Airbnb Entire Homes		Total Units of Housing ²		Total Units of Housing (vacant and available for rent)	
	#	"Commercial"	#	Compared to "Commercial" Entire Home Airbnb's	#	Compared to "Commercial" Entire Home Airbnb's
75204	783	714	17,628	4.1%	997	71.6%
75201	452	400	10,335	3.9%	615	65.0%
75206	284	191	20,919	0.9%	1,362	14.0%
75219	238	180	15,447	1.2%	915	19.7%
75214	171	134	16,243	0.8%	453	29.6%
75208	152	109	10,716	1.0%	254	42.9%
75202	119	101	1,497	6.7%	106	95.3%
75235	113	88	7,937	1.1%	433	20.3%
75205	92	79	9,316	0.8%	336	23.5%
75231	75	53	17,126	0.3%	2,217	2.4%
42 other zips	766	417	482,078	0.2%	20,992	2.0%
Total	3,243	2,466	609,242	0.5%	28,680	8.6%

Table 4 Commercial entire home listings compared to housing and rental Stock in Dallas. Source: Inside Airbnb; American Community Survey, 2015-2019, Tables B25003 and B25004.

In some Zipcodes, commercial Airbnb entire home listings make up 95% of available for rent housing stock.

“In some Dallas Zipcodes ‘Commercial’ Airbnb entire home listings make up 95% of available for rent housing units”

¹ Commercial Entire Home = An entire home Airbnb listing where the host has more than 1 Entire Home listings.

² American Community Survey, 2015-2019, Tables B25003 and B25004.

About Inside Airbnb and the data

Inside Airbnb was founded in 2015 by housing and data activist, Murray Cox.

Inside Airbnb is a mission driven project to provide data that quantifies the impact of short-term rentals on housing and residential communities; and also provides a platform to advocate for appropriate and effective policies to protect our communities from the impacts of short-term rental of residential properties.

The data available in this report and from Inside Airbnb is compiled from public information displayed on the Airbnb website, and is being used by cities, urban planners, journalists, academics and researchers around the world.

The data has been downloaded thousands of times and used in hundreds of academic studies. Murray has worked directly with cities such as the City of New York, San Francisco, Paris, Barcelona, Amsterdam and many others.

This report is independent and was not commissioned, requested or supported in any way by industry players.