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Analysis in Brief

Short-term rentals in the Canadian housing market

by Larry Arbenser, Marie-Christine Bernard, Andrew Dormer
and Owen Vipond

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Introduction

The role of short-term rentals (STRs) in Canada's housing challenges remains a subject of ongoing policy debate in many Canadian cities. While there is a widespread notion that such rentals limit the availability of long-term housing, empirical analysis of their impacts has produced mixed results. This paper provides an overview of STR activity across Canada.

The paper focuses on the subset of STRs that could potentially serve as long-term housing. This subset of STRs, referred to as potential long-term dwellings (PLTDs), is intended to capture STR units that are not serving as anyone's primary residence, but could potentially function as long-term housing (either as owner-occupied or rental units). The PLTD subset comprises entire units listed for more than 180 days a year, excluding vacation-type properties.

Previous research indicates that STR activity plays an increasingly significant role in the Canadian accommodation services subsector, with its share of revenues rising from an estimated 7.0% in 2017 to 15.2% in 2021.¹ However, in the housing market, STRs still account for a small proportion of total housing units. In 2023, the estimated number of PLTDs in Canada was 107,266, a figure that represents less than 1% of total housing units in Canada. PLTDs also accounted for a small share of total housing units in Canada's largest census metropolitan areas (CMAs). However, the share of PLTDs was higher in tourist areas, particularly around ski hills. In Whistler, they constituted 35.0% of all housing units, while in Mont-Tremblant, their share was 16.4%.²

Data and methods

STRs are generally defined as full or partial units made available for rent via online platforms in short-term intervals, typically between 1 and 28 days. These short timelines mean these rentals compete with traditional commercial accommodations for travellers, rather than the renters and lessors of real estate, which operate on monthly and yearly intervals.

The data on Canadian STRs were obtained from AirDNA. AirDNA collects information on STR units listed on Airbnb and Vrbo, the two largest platforms in the STR market.³ While information is primarily collected using web scraping, AirDNA also incorporates partner data from channel managers, property managers and individual hosts.⁴

Housing data used for this analysis come from Statistics Canada and are either directly from the 2021 Census of Population or from the estimates for the stock of occupied private dwellings⁵ produced for intercensal years.⁶ Estimates for the intercensal years are produced at the national and provincial and territorial levels, allowing for a comparison of the PLTD and dwelling counts for these geographic levels for all years up to 2023. However, subprovincial data are available only through the census and, as such, subprovincial analysis was possible only for the 2021 reference year.

1. Marie-Christine Bernard and Owen Vipond. (2023). [The growing share of private short-term rental revenue in the Canadian accommodation services subsector: Trends from 2017 to 2021](#).

2. The shares at the subprovincial level are for 2021 and were calculated using the 2021 Census of Population.

3. Since the AirDNA data are at the listing level, geotagging methods were applied to create new data frames.

4. AirDNA. (2024, April 11). [AirDNA Data: How it Works](#).

5. See [Dictionary, Census of Population, 2021 – Private dwelling](#) for how the private dwelling concept is fully defined.

6. Statistics Canada. (2023). [Table 36-10-0688-01 Housing stock in unit by institutional sector, housing type, dwelling occupation, dwelling type, and tenure type](#) [Data table].

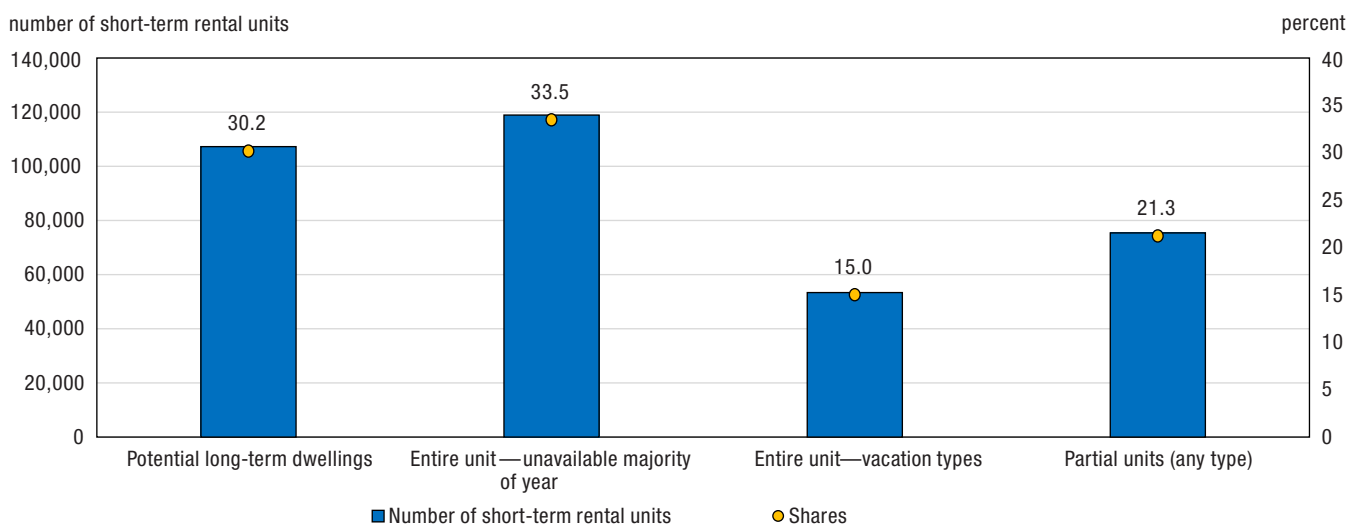
The key focus of this paper's analysis was estimating the number of STR units that could potentially fulfill long-term housing demand if they were not operated for STR purposes. This assessment is important for understanding STR activity.

There are many reasons why a property or dwelling may be rented as an STR unit but would never enter the long-term housing market—for instance, a secondary vacation property rented while the owner resides in their primary residence. Another example is STR listings made for hotel rooms, three-season cottages, boats and other units that are not suitable for long-term housing. Additionally, there are also STR units that primarily serve as long-term housing and thus would not add to the housing supply if they were unlisted. Examples include individual rooms within a residence; student housing leased long term during the academic year and as an STR unit during the summer; and units listed as STRs in the winter by “snowbirds,” who travel south during these months. In the cases outlined above, the STR unit is not depleting the pool of long-term dwellings. Instead, it represents new rental activity that would not have otherwise occurred.

The focus of this analysis is on a specific subset of STRs—PLTDs. As mentioned in the introduction, PLTDs comprise entire units listed for more than 180 days a year, excluding vacation-type properties (for more information on the definition of PLTDs, see Appendix A). The full breakdown of listing types for 2023 shows that PLTDs accounted for 30.2% of listings, while roughly one-third (33.5%) of listings were entire units that were unavailable for the majority of the year, 15.0% were entire unit listings for vacation-type properties and the remaining 21.3% of listings were partial units (Chart 1). For the various reasons considered above, none of the final three categories are considered to be units that could satisfy long-term demand.

Chart 1

Short-term rentals in Canada, by type of listing with percentage shares, 2023



Source: Statistics Canada, custom tabulation from AirDNA data.

The PLTD estimates are obtained using data from AirDNA. No surveys were conducted, and no ownership data can be linked to specific STR units to better understand which units could feasibly be used as long-term dwellings. Caution should be used when interpreting the PLTD figures, and they should be considered only an estimate, not an actual count of dwellings that have been removed from the long-term housing stock. Nevertheless, the PLTD estimates provide a more reliable indicator than assuming all Canadian STR listings, over 355,000 in 2023, have the capacity to function as long-term dwellings.

Current literature

Several studies have investigated the influence of private STRs on rental markets and housing shortages. The findings from these studies offer insights into the extent to which STR activity affects the housing market.

A recent Conference Board of Canada report⁷ suggests that the level of Airbnb activity had no meaningful impact on the cost of rent, stating that “the share of dwellings used for Airbnb activity is too small in most neighbourhoods—on average less than 0.5 per cent—to have a meaningful impact.” That estimate was determined based on what it referred to as “high-use Airbnb” units, defined as “an entire home or apartment that has been rented out for more than 30 nights in the previous three months, and likely to be a full-time short-term rental and therefore unlikely to be a host’s principal place of residence.”

McGill University’s Urban Politics and Governance research group has also published several papers examining the impact of STR activity on housing availability. In a 2017 paper,⁸ researchers associated with the group attempted to estimate the number of units removed from the housing supply because of STR activity in Canada’s three largest cities. They found that “there are now 13,700 entire homes rented 60 days or more per year on Airbnb in Montreal, Toronto and Vancouver, each of which is unlikely to be rented to long-term tenants. These entire homes account for one sixth of all Airbnb listings, and a majority of nights booked on the service.” The number comes from their calculation of “full-time Airbnb” use. They defined this concept as the number of days per year that a unit is booked (“occupancy”) and the number of days that a unit is either booked or available to be booked (“availability”). They define “full-time” as 60 days of occupancy and 120 days of availability.

In 2019, members of the group published another paper,⁹ which used the concept of frequently rented entire-home (FREH) listings to identify the subset of STRs that may be removing units from the housing supply. They define FREH listings as STRs that were “available for rent at least half the year (183 nights) and actually rented at least 90 nights. FREH listings represent a conservative estimate for housing either directly converted to STRs or under serious threat of conversion since it is highly unlikely that a home that spends the majority of the year listed on Airbnb is housing a long-term resident.” This estimate suggests that Airbnb has removed approximately 31,100 units of housing from the long-term rental market.

These studies show that there is no standardized measurement for estimating the number of dwellings being removed from the long-term housing market because of STR activity. The FREH concept aligns more closely with the PLTD concept defined in this paper. A notable difference with all three referenced papers is the use of a threshold for days rented. The PLTD concept in this analysis did not account for days rented, since whether a unit was successfully rented out is not a requirement for removing it from the long-term stock. An empty unit listed on an STR platform could otherwise accommodate a long-term tenant or owner but currently remains vacant.

Another distinction between PLTDs and the concepts used in these papers is the threshold used for the number of days listed. The Conference Board of Canada paper, for example, employs a shorter listing time threshold of 120 days. Shorter timelines may capture units that are made available for only part of the year and still primarily function as long-term housing, such as units listed during the winter months by snowbirds.

A final difference between PLTDs and these other concepts is the exclusion of certain property types. Specifically, the PLTD estimates try to exclude vacation-type properties such as cottages, purpose-built vacation homes and other vacation properties that would be unlikely to enter the long-term housing market.¹⁰

In summary, these studies show previous efforts made to understand STR activity in Canada. The present study reinforces the use of the PLTD concept in an environment with no standardized measurement practices.

7. Conference Board of Canada. (2023, October 11). [Airbnb Activity and Rental Markets in Canada: Analyzing the Impact of Short-Term Rentals](#).

8. David Wachsmuth, et al. McGill University. (2017, August 10). [Short-term cities: Airbnb's impact on Canadian housing markets](#).

9. Jennifer Combs, et al. McGill University. (2019, June 14). [Short-term rentals in Canada: Uneven growth, uneven impacts](#).

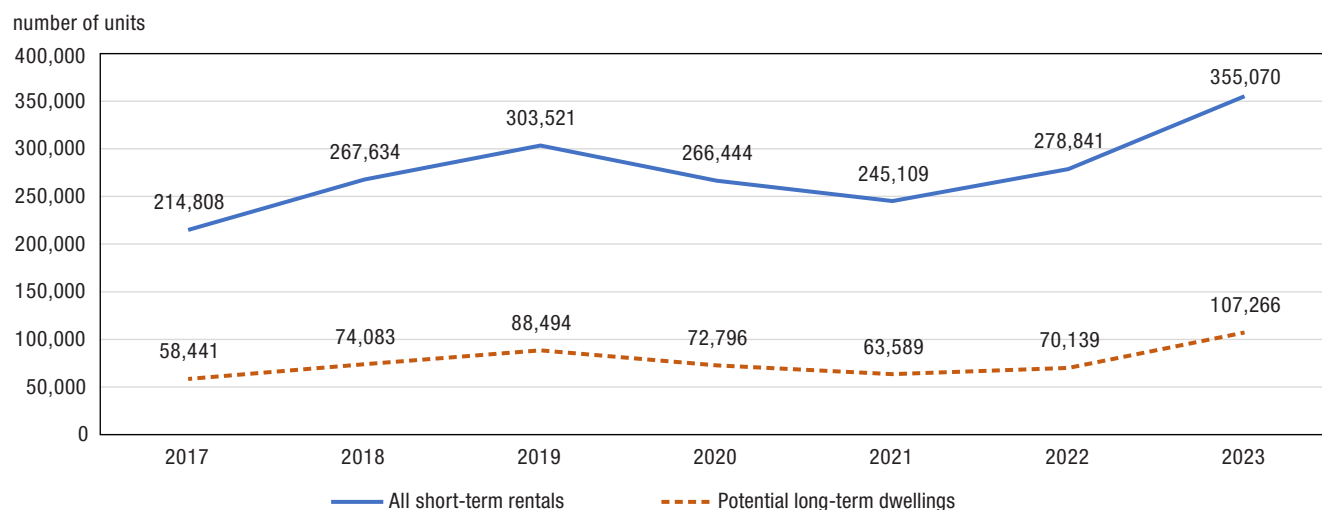
10. See Appendix A for a detailed list of vacation-type properties.

Results

Recent trends for short-term rentals

Total STR listings increased by more than 60% in Canada from 2017 to 2023, while the number of PLTDs grew by more than 80%, from 58,441 to 107,266 units, over the same period (Chart 2). As a result, the share of listings considered as PLTDs rose from 27.2% of total listings in 2017 to 30.2% in 2023 (Chart 3).

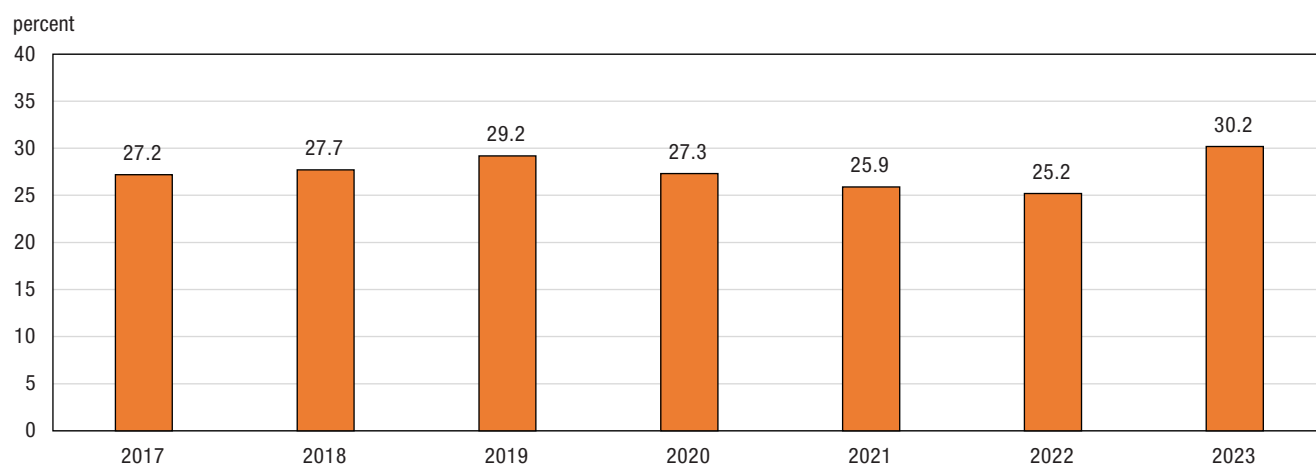
Chart 2
Short-term rental units in Canada, by year, 2017 to 2023



Source: Statistics Canada, custom tabulation from AirDNA data.

Yet the progression did not follow a linear path, with STR activity declining after the onset of the COVID-19 pandemic. Total listings in Canada fell 19.2% from 2019 to 2021, while the PLTD subset decreased even more, by 28.1% over the same two years. In 2022, even as STR activity started to pick up, the share of PLTDs (25.2% of total listings) was still lower than in 2019 (29.2%).

Chart 3
Potential long-term dwellings as a share of Canadian short-term rentals, by year, 2017 to 2023



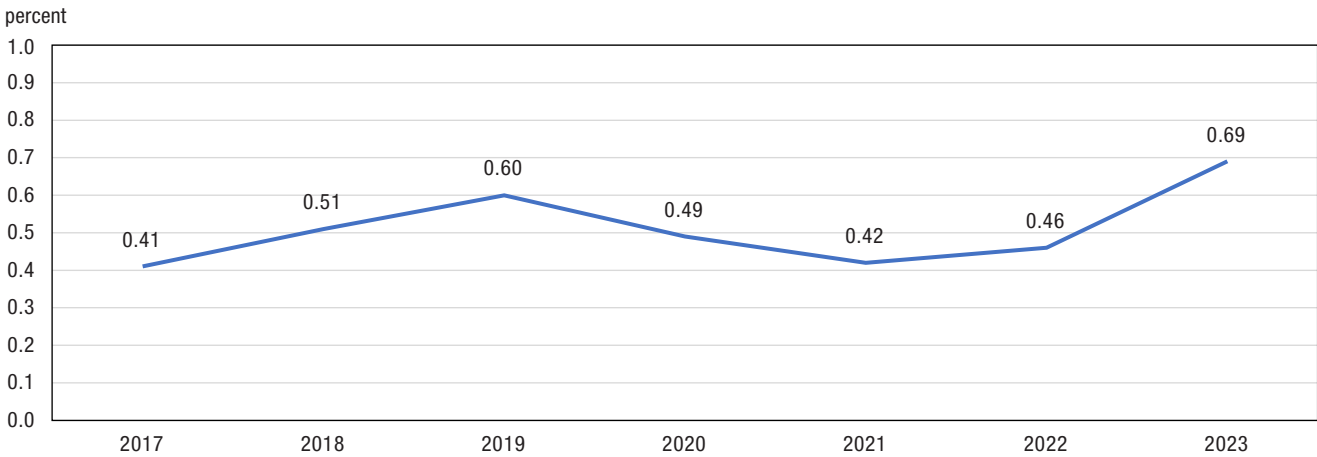
Source: Statistics Canada, custom tabulation from AirDNA data.

As mentioned previously, the decline in PLTDs during the pandemic was more severe than the overall decrease in STR activity. This greater decline in the PLTD subset may support the notion that these units could be used as long-term dwellings. After the decline in tourism during the pandemic, many property owners may have converted their STRs to long-term rentals. This could also explain why 2022 marked a low point in the proportion of PLTDs, since many thousands of units may have still been tied up in 12-month leases during the onset of the recovery. However, this assumption could be confirmed only with property ownership data, which are not available for this analysis.

Short-term rentals and total housing units

Housing stock data¹¹ for the intercensal years indicate that there were 15.5 million housing units¹² in Canada in the last quarter of 2023. This highlights a pronounced disparity in scale, with the total number of dwellings being orders of magnitude larger than the estimate of PLTDs. At the national level, PLTDs accounted for 0.69% of Canadian housing units in 2023 (Chart 4). This figure is an all-time high for Canada, with the previous high of 0.60% occurring in 2019.

Chart 4
Potential long-term dwellings as a share of housing units, Canada, 2017 to 2023



Sources: Statistics Canada, Table 36-10-0688-01 and custom tabulation from AirDNA data.

11. Statistics Canada. (2023). [Table 36-10-0688-01 Housing stock in unit by institutional sector, housing type, dwelling occupation, dwelling type, and tenure type](#) [Data table].
12. Housing units in this analysis are the sum of occupied private dwellings and PLTDs.

These trends differ at the provincial level.¹³ In Ontario, the share of housing units defined as PLTDs more than doubled, jumping from 0.35% in 2022 to an all-time high of 0.69% in 2023 (Table 1). In Quebec, there was a jump from 0.38% in 2022 to 0.51% in 2023. However, this did not exceed Quebec's pre-pandemic high of 0.61%, which occurred in 2019. It is possible that these differences are the result of different regulatory approaches, since Quebec has enacted province-wide STR regulations, while regulations have been enacted only at the municipal level in Ontario.

At the provincial level, only British Columbia and Prince Edward Island had a share of PLTDs that exceeded 1% of housing units in 2023. This finding aligns with those provinces being the leaders in STRs, with their STR markets claiming the greatest share of revenue within their respective accommodation services subsectors.¹⁴

Table 1
Potential long-term dwellings as a share of housing units, Canada, provinces and territories, 2023

Province or territory	Housing units	PLTDs	PLTDs as a share of housing units
	number of units		percent
Newfoundland and Labrador	226,800	1,515	0.67
Prince Edward Island	67,795	880	1.30
Nova Scotia	443,510	2,987	0.67
New Brunswick	347,503	1,442	0.41
Quebec	3,866,386	19,614	0.51
Ontario	5,673,597	38,955	0.69
Manitoba	532,654	1,485	0.28
Saskatchewan	458,071	975	0.21
Alberta	1,690,412	9,514	0.56
British Columbia	2,144,966	29,643	1.38
Yukon	18,272	165	0.90
Northwest Territories	15,380	62	0.40
Nunavut	10,015	29	0.29
Total for Canada	15,495,361	107,266	0.69

Note: PLTD = potential long-term dwelling.

Sources: Statistics Canada, Table 36-10-0688-01 and custom tabulation from AirDNA data.

Housing unit estimates are not available at the subprovincial level between census years. As a result, the following estimates are available only for 2021. In 2021, PLTDs accounted for less than half a percent of housing units in Canada's five largest CMAs by population (Table 2). Additionally, among the largest CMAs, only Vancouver (0.45%) had a PLTD share of housing units that exceeded the 2021 national average of 0.42%. These findings are similar to those of the Conference Board of Canada report mentioned in the "Current literature" section, which showed that "on average less than 0.5 per cent" of dwellings were high-use Airbnb units in the neighbourhoods it studied.¹⁵

Table 2
Potential long-term dwellings as a share of housing units in the largest census metropolitan areas, 2021

Census metropolitan area	Housing units	Potential long-term dwellings	Share of housing units
	number of units		percent
Toronto	2,270,741	8,266	0.36
Montréal	1,842,890	7,185	0.39
Vancouver	1,048,029	4,714	0.45
Ottawa-Gatineau	605,768	1,565	0.26
Calgary	565,286	1,846	0.33

Sources: Statistics Canada, Census of Population, 2021; and custom tabulation from AirDNA data.

13. See Appendix B for the full set of data at the national and provincial and territorial levels for 2017 to 2023.

14. Marie-Christine Bernard and Owen Vipond. (2023). Statistics Canada. [The growing share of private short-term rental revenue in the Canadian accommodation services subsector: Trends from 2017 to 2021](#).

15. These data points cannot be used for direct comparisons because the PLTD concept and the Conference Board of Canada's "high-use Airbnb" concept are not equivalent. However, there are similarities between the results.

The shares were higher in tourist areas, especially in ski towns. Whistler had the highest share by far in 2021, with 35.0% of housing units being PLTDs (Table 3). A situation in which PLTDs make up more than one-third of housing units can be expected to have a significant impact on a community's housing market. However, the nature of the market as a tourist hotspot likely changes the approach to STRs for policy makers and other stakeholders. These areas may be disproportionately reliant on STR activity since it often supports tourism and stimulates the local economy. Other popular tourist markets in more rural areas, such as Mont-Tremblant (16.4%), Canmore (15.0%) and The Blue Mountains (13.2%), all have similar shares of PLTDs as part of their housing supply. The Prince Edward County census subdivision had the fifth-highest share of PLTDs, at 4.9%.

Table 3**Census subdivisions with the largest share of potential long-term dwellings, 2021**

Census subdivision	Housing units	Potential long-term dwellings	Share of housing units
	number of units		percent
Whistler	8,611	3,016	35.0
Mont-Tremblant	6,468	1,058	16.4
Canmore	8,007	1,202	15.0
The Blue Mountains	5,007	662	13.2
Prince Edward County	11,909	579	4.9

Note: The table includes only census subdivisions with a minimum of 500 potential long-term dwellings.

Sources: Statistics Canada, Census of Population 2021; custom tabulation from AirDNA data.

Concluding thoughts

This analysis has shown that the subset of STR units capable of serving as long-term housing, defined as PLTDs, is generally small in most Canadian markets. The degree to which STR activity impacts housing affordability was not a focus of this paper, and so the results should not necessarily be used to draw conclusions on price impacts without further analysis.

Housing market dynamics are complex,¹⁶ and there is unlikely to be a simple and straightforward solution to the current challenges of affordability and supply faced by many Canadians. This paper has focused on STR activity within the housing market. However, it is important to acknowledge the influence of many other factors affecting affordability and supply, including, but not limited to, multiple-property owner investors,¹⁷ the housing supply in relation to population growth,¹⁸ and factors relating to interest rates and financing.

Responding to concerns regarding STR activity, numerous municipalities^{19,20} and some provinces^{21,22} have enacted or strengthened regulations. Additionally, in its 2023 Fall Economic Statement, the federal government introduced new tax policies targeting non-compliant STR operators.²³ This analysis offers a clearer understanding of STR activity across Canada and its relation to the Canadian housing market. For detailed data from this analysis, refer to the appendices.

16. Robert Hogue. (April 8, 2024). Royal Bank of Canada. [The Great Rebuild: Seven ways to fix Canada's housing shortage](#).

17. J. Fontaine and J. Gordon. (2023). Statistics Canada. [Residential real estate investors and investment properties in 2020](#).

18. Canada Mortgage and Housing Corporation. (2024). [Housing Supply Report – Housing Supply Report in select Census Metropolitan Areas \(CMAs\) – Spring 2024](#). (accessed June 6, 2024).

19. Erik White. (June 6, 2023). "Northern Ontario cities and towns hope new rules prevent long-term damage from short-term rentals," *CBC News*.

20. Sabrina Jonas and John Ngala. (April 5, 2023). "Another Montreal borough bans short-term rentals to help protect tenants," *CBC News*.

21. Sabrina Jonas and Isaac Olson. (May 9, 2023). "Quebec tables bill to tighten screws on Airbnb, other short-term rental platforms," *CBC News*.

22. Joanne Lee-Young. (February 28, 2024). "B.C.'s short-term rental regulations: here's what to know," *Vancouver Sun*.

23. Government of Canada. (2023). [2023 Fall Economic Statement](#).

Appendix A: Definition of potential long-term dwellings

The term “potential long-term dwellings” in this paper refers to the subset of Canadian short-term rental units that satisfy the following conditions:

1. The listing on Airbnb and/or Vrbo is for an entire unit.
2. The unit is listed for at least 180 days a year.
3. The property type description provided by the Airbnb or Vrbo host does not correspond to the list of vacation-type properties outlined below.

Table A.1
Definition of potential long-term dwellings

Property type	Defined as vacation type?
Condominium (condo)	No
Apartment	No
Guest house	No
Bungalow	No
House	No
Townhouse	No
Guest suite	No
Loft	No
Dome house	No
Villa	No
Serviced apartment	No
Place	No
Earth house	No
Studio	No
Estate	No
Building	No

Sources: Statistics Canada and AirDNA.

Table A.2
Definition of potential long-term dwellings

Property type	Defined as vacation type?
Farm stay	Yes
Bed & breakfast	Yes
Boutique hotel	Yes
Cottage	Yes
Chalet	Yes
Cabin	Yes
Camper or RV	Yes
Hotel	Yes
Tiny house	Yes
Vacation home	Yes
Boat	Yes
Hostel	Yes
Tent	Yes
Resort	Yes
Barn	Yes
Nature lodge	Yes
Treehouse	Yes
Castle	Yes
Cave	Yes
Shipping container	Yes
Yurt	Yes
Tipi	Yes
Campsite	Yes
Aparthotel	Yes
Island	Yes
Hut	Yes
Igloo	Yes
Lighthouse	Yes
Train	Yes
Bus	Yes
Holiday park	Yes
Ranch	Yes
Tower	Yes
Windmill	Yes
Country house or chateau	Yes
Lodge	Yes
Farmhouse	Yes
Yacht	Yes
Caravan	Yes

Table A.2
Definition of potential long-term dwellings

Property type	Defined as vacation type?
Other	Yes
Casa particular	Yes
Shepherd's hut	Yes
House boat	Yes
Ryokan	Yes
Pension	Yes
Heritage hotel	Yes
Cycladic house	Yes
Minsu	Yes
Kezhan	Yes
Corporate apartment	Yes
Mobile home	Yes
Mas	Yes

Sources: Statistics Canada and AirDNA.

Appendix B

Table B.1

Short-term rental and potential long-term dwelling data, Canada, provinces and territories, 2017 to 2023

Area	Short-term rentals	PLTDs	Housing units	PLTD ratio	Population
	number of units			percent	number of persons
Canada					
2017	214,806	58,439	14,333,148	0.41	36,494,341
2018	267,630	74,082	14,527,043	0.51	37,009,341
2019	303,516	88,491	14,722,631	0.60	37,555,217
2020	266,443	72,796	14,890,801	0.49	37,997,799
2021	245,109	63,589	15,067,760	0.42	38,222,632
2022	278,840	70,139	15,264,940	0.46	38,866,587
2023	355,069	107,266	15,495,361	0.69	39,965,952
Alberta					
2017	12,416	3,426	1,554,086	0.22	4,232,820
2018	16,650	4,602	1,576,050	0.29	4,286,099
2019	19,765	5,897	1,598,493	0.37	4,348,515
2020	18,293	5,477	1,619,585	0.34	4,404,480
2021	17,897	5,539	1,641,530	0.34	4,431,482
2022	21,669	7,029	1,665,281	0.42	4,504,684
2023	26,952	9,514	1,690,412	0.56	4,673,843
British Columbia					
2017	55,075	16,687	1,933,936	0.86	4,925,007
2018	66,505	22,399	1,970,964	1.14	5,009,885
2019	72,325	26,062	2,006,616	1.30	5,100,179
2020	62,747	21,034	2,034,219	1.03	5,169,146
2021	59,060	18,953	2,065,264	0.92	5,218,564
2022	67,709	21,736	2,102,231	1.03	5,339,114
2023	83,457	29,643	2,144,966	1.38	5,499,535
Manitoba					
2017	2,065	392	495,755	0.08	1,331,885
2018	2,924	597	501,671	0.12	1,350,414
2019	3,609	811	507,697	0.16	1,367,580
2020	3,519	784	513,583	0.15	1,379,626
2021	3,755	694	519,510	0.13	1,390,212
2022	4,639	1,081	526,020	0.21	1,410,716
2023	5,657	1,485	532,654	0.28	1,449,223
New Brunswick					
2017	1,893	390	324,617	0.12	766,049
2018	3,063	591	328,291	0.18	770,036
2019	4,217	895	332,124	0.27	776,408
2020	4,093	865	335,690	0.26	782,703
2021	4,202	815	339,218	0.24	789,627
2022	4,968	1,058	343,231	0.31	806,942
2023	6,155	1,442	347,503	0.41	831,245
Newfoundland and Labrador					
2017	2,159	731	220,413	0.33	529,943
2018	3,447	1,119	221,706	0.50	528,999
2019	4,438	1,486	222,990	0.67	528,101
2020	4,088	1,156	223,588	0.52	527,224
2021	3,905	1,068	224,439	0.48	526,870
2022	4,359	1,213	225,535	0.54	530,813
2023	5,050	1,515	226,800	0.67	537,570
Northwest Territories					
2017	245	37	15,077	0.25	44,645
2018	402	53	15,136	0.35	44,672
2019	547	164	15,291	1.07	44,547
2020	384	76	15,248	0.50	44,499
2021	229	31	15,249	0.20	44,578
2022	228	42	15,310	0.27	44,742
2023	253	62	15,380	0.40	44,731

Table B.1
Short-term rental and potential long-term dwelling data, Canada, provinces and territories, 2017 to 2023

Area	Short-term rentals	PLTDs	Housing units	PLTD ratio	Population
	number of units			percent	number of persons
Nova Scotia					
2017	5,395	1,485	409,619	0.36	951,050
2018	7,918	2,163	415,427	0.52	961,061
2019	9,751	2,710	421,197	0.64	974,449
2020	8,938	2,135	425,956	0.50	987,164
2021	8,567	1,928	431,112	0.45	997,671
2022	9,666	2,197	437,024	0.50	1,021,600
2023	10,875	2,987	443,510	0.67	1,053,277
Nunavut					
2017	41	7	9,848	0.07	37,541
2018	83	10	9,872	0.10	38,154
2019	106	13	9,896	0.13	38,768
2020	88	7	9,916	0.07	39,302
2021	55	3	9,937	0.03	39,987
2022	72	9	9,970	0.09	40,423
2023	152	29	10,015	0.29	40,623
Ontario					
2017	69,403	16,988	5,257,816	0.32	14,056,827
2018	86,472	20,820	5,325,042	0.39	14,297,687
2019	101,978	25,992	5,394,537	0.48	14,545,973
2020	91,725	22,045	5,455,664	0.40	14,747,481
2021	83,403	18,296	5,517,856	0.33	14,841,395
2022	96,647	19,670	5,586,326	0.35	15,118,655
2023	142,289	38,955	5,673,597	0.69	15,561,348
Prince Edward Island					
2017	2,435	597	61,186	0.98	149,125
2018	3,796	887	62,472	1.42	151,948
2019	4,878	1,080	63,685	1.70	155,277
2020	4,311	929	64,577	1.44	158,567
2021	4,047	847	65,552	1.29	161,371
2022	4,058	724	66,521	1.09	166,513
2023	4,636	880	67,795	1.30	172,841
Quebec					
2017	61,711	17,264	3,598,347	0.48	8,284,231
2018	73,533	20,248	3,644,066	0.56	8,374,735
2019	78,260	22,522	3,689,710	0.61	8,470,681
2020	64,896	17,399	3,728,526	0.47	8,547,809
2021	56,831	14,656	3,770,080	0.39	8,570,537
2022	61,327	14,513	3,815,423	0.38	8,661,144
2023	65,215	19,614	3,866,386	0.51	8,851,067
Saskatchewan					
2017	1,642	378	436,732	0.09	1,145,931
2018	2,335	513	440,224	0.12	1,155,439
2019	3,064	740	443,847	0.17	1,163,703
2020	2,847	798	447,341	0.18	1,167,953
2021	2,707	695	450,714	0.15	1,167,668
2022	2,966	761	454,298	0.17	1,177,607
2023	3,757	975	458,071	0.21	1,205,873
Yukon					
2017	326	57	15,716	0.36	39,287
2018	502	80	16,122	0.50	40,212
2019	578	119	16,548	0.72	41,036
2020	514	91	16,908	0.54	41,845
2021	451	64	17,299	0.37	42,670
2022	532	106	17,770	0.60	43,634
2023	621	165	18,272	0.90	44,776

Note: PLTD = potential long-term dwelling.

Source: Statistics Canada, custom tabulation from AirDNA data.

Appendix C

Table C.1

Short-term rental and potential long-term dwelling data, census metropolitan areas, 2021

Census metropolitan area	Short-term rentals	PLTDs	Housing units	PLTD ratio	Population
	number of units			percent	number of persons
Toronto	35,939	8,266	2,270,741	0.36	6,202,225
Montréal	24,909	7,185	1,842,890	0.39	4,291,732
Vancouver	18,947	4,714	1,048,029	0.45	2,642,825
Ottawa–Gatineau	6,969	1,565	605,768	0.26	1,488,307
Calgary	6,937	1,846	565,286	0.33	1,481,806
Edmonton	4,169	1,228	549,853	0.22	1,418,118
Québec	5,817	1,843	389,798	0.47	839,311
Winnipeg	2,297	487	330,812	0.15	834,678
Hamilton	2,076	486	307,871	0.16	785,184
Kitchener–Cambridge–Waterloo	1,697	346	219,406	0.16	575,847
London	1,821	362	222,602	0.16	543,551
Halifax	3,286	812	201,952	0.40	465,703
St. Catharines–Niagara	4,967	1,488	180,713	0.82	433,604
Windsor	1,318	288	165,963	0.17	422,630
Oshawa	706	92	149,142	0.06	415,311
Victoria	4,987	1,597	178,367	0.90	397,237
Saskatoon	932	216	125,316	0.17	317,480
Regina	702	215	100,430	0.21	249,217
Sherbrooke	1,123	257	104,907	0.24	227,398
Kelowna	4,596	1,376	95,711	1.44	222,162
Barrie	1,029	258	78,798	0.33	212,856
St. John's	1,182	377	90,377	0.42	212,579
Abbotsford–Mission	429	97	67,712	0.14	195,726
Kingston	998	211	73,716	0.29	172,546
Greater Sudbury	453	93	73,478	0.13	170,605
Guelph	316	49	64,224	0.08	165,588
Saguenay	830	192	74,997	0.26	161,567
Trois-Rivières	366	84	76,719	0.11	161,489
Moncton	837	201	67,386	0.30	157,717
Brantford	177	26	56,031	0.05	144,162
Saint John	534	100	55,965	0.18	130,613
Peterborough	659	117	53,487	0.22	128,624
Lethbridge	279	70	48,715	0.14	123,847
Thunder Bay	319	69	54,274	0.13	123,258
Nanaimo	875	212	49,557	0.43	115,459
Kamloops	1,078	441	47,546	0.93	114,142
Chilliwack	656	176	44,546	0.40	113,767
Bellevalle–Quinte West	405	93	46,308	0.20	111,184
Fredericton	385	64	46,424	0.14	108,610
Drummondville	89	24	45,724	0.05	101,610
Red Deer	268	55	40,570	0.14	100,844

Note: PLTD = potential long-term dwelling.

Sources: Statistics Canada, Census of Population, 2021; and custom tabulation from AirDNA data.

Appendix D

Table D.1

Short-term rental and potential long-term dwelling data, census subdivisions with at least 50 potential long-term dwellings, 2021

Census subdivision	Short-term rentals	PLTDs (minimum 50)	Housing units	PLTD ratio	Population
	number of units	number of units		percent	number of persons
Toronto	27,077	6,628	1,167,518	0.57	2,794,356
Montréal	21,378	6,300	822,655	0.77	1,762,949
Calgary	6,406	1,733	504,038	0.34	1,306,784
Ottawa	4,499	1,010	408,265	0.25	1,017,449
Edmonton	3,673	1,113	397,513	0.28	1,010,899
Winnipeg	2,197	474	300,904	0.16	749,607
Mississauga	2,778	555	245,130	0.23	717,961
Vancouver	8,678	2,392	307,727	0.78	662,248
Brampton	1,464	288	182,758	0.16	656,480
Hamilton	1,653	398	223,208	0.18	569,353
Surrey	1,749	329	185,999	0.18	568,322
Québec	4,046	1,457	267,172	0.55	549,459
Halifax	3,190	803	191,308	0.42	439,819
Laval	674	184	169,969	0.11	438,366
London	1,559	308	174,968	0.18	422,324
Markham	724	112	110,982	0.10	338,503
Vaughan	737	169	104,084	0.16	323,103
Gatineau	1,581	415	126,890	0.33	291,041
Saskatoon	883	202	107,252	0.19	266,141
Kitchener	734	181	99,991	0.18	256,885
Longueuil	686	193	113,278	0.17	254,483
Burnaby	1,995	376	101,511	0.37	249,125
Windsor	642	124	94,399	0.13	229,660
Regina	658	209	92,339	0.23	226,404
Oakville	448	56	73,611	0.08	213,759
Richmond	1,877	547	81,627	0.67	209,937
Richmond Hill	866	140	69,455	0.20	202,022
Burlington	346	67	73,247	0.09	186,948
Sherbrooke	374	64	80,539	0.08	172,950
Greater Sudbury	425	92	71,572	0.13	166,004
Abbotsford	335	73	53,303	0.14	153,524
Lévis	518	144	65,894	0.22	149,683
Coquitlam	569	94	56,044	0.17	148,625
Barrie	394	65	55,380	0.12	147,829
Saguenay	545	130	67,650	0.19	144,723
Kelowna	2,560	724	62,934	1.15	144,576
Trois-Rivières	306	79	66,904	0.12	139,163
St. Catharines	567	145	59,045	0.25	136,803
Langley	367	77	47,002	0.16	132,603
Kingston	621	150	57,985	0.26	132,485
Waterloo	684	117	47,157	0.25	121,436
Saanich	984	251	48,301	0.52	117,735
St. John's	962	286	49,546	0.58	110,525
Thunder Bay	290	60	48,465	0.12	108,843
Delta	313	58	38,118	0.15	108,455
Red Deer	268	55	40,565	0.14	100,844
Nanaimo	743	180	43,345	0.42	99,863
Lethbridge	259	65	40,290	0.16	98,406
Kamloops	335	57	39,972	0.14	97,902
Niagara Falls	2,218	769	38,564	1.99	94,415
Cape Breton	334	58	42,373	0.14	93,694
Chilliwack	279	71	35,831	0.20	93,203
Victoria	2,053	732	49,952	1.47	91,867
Brossard	316	66	35,951	0.18	91,525
North Vancouver (District municipality)	947	234	32,934	0.71	88,168
Moncton	592	160	35,275	0.45	79,470
Kawartha Lakes	883	127	32,837	0.39	79,247
New Westminster	286	52	36,152	0.14	78,916

Table D.1**Short-term rental and potential long-term dwelling data, census subdivisions with at least 50 potential long-term dwellings, 2021**

Census subdivision	Short-term rentals	PLTDs (minimum 50)	Housing units	PLTD ratio	Population
		number of units		percent	number of persons
Wood Buffalo	342	76	26,011	0.29	72,326
Saint John	333	65	31,890	0.20	69,895
Grande Prairie	440	108	24,928	0.43	64,141
Fredericton	268	51	28,526	0.18	63,116
North Vancouver (City)	564	140	27,430	0.51	58,120
Georgina	290	55	17,950	0.31	47,642
Langford	395	112	19,162	0.58	46,584
Vernon	436	132	19,922	0.66	44,519
West Vancouver	471	136	17,826	0.76	44,122
Innisfil	566	173	15,883	1.09	43,326
Charlottetown	644	156	17,341	0.90	38,809
Penticton	633	237	17,597	1.35	36,885
West Kelowna	661	208	14,183	1.47	36,078
Stratford	262	78	14,818	0.53	33,232
Fort Erie	462	124	14,204	0.87	32,901
Courtenay	173	50	13,050	0.38	28,420
Magog	304	88	13,528	0.65	28,312
Prince Edward County	1,693	579	11,909	4.86	25,704
Lunenburg	398	99	11,599	0.85	25,545
Wasaga Beach	480	130	10,940	1.19	24,862
Collingwood	527	153	11,328	1.35	24,811
Squamish	476	129	9,314	1.39	23,819
Oro-Medonte	244	69	8,709	0.79	23,017
White Rock	177	51	10,786	0.47	21,939
Huntsville	554	119	8,934	1.33	21,147
Niagara-on-the-Lake	782	226	8,086	2.79	19,088
Sylvan Lake	174	53	6,448	0.82	15,995
Canmore	2,067	1,202	8,007	15.01	15,990
Lake Country	365	116	6,321	1.84	15,817
Sooke	271	82	6,212	1.32	15,086
Sainte-Adèle	200	58	6,953	0.83	14,010
Whistler	5,204	3,016	8,611	35.02	13,982
Parksville	247	93	6,843	1.36	13,642
Gravenhurst	436	61	5,556	1.10	13,157
Tiny	550	95	5,530	1.72	12,966
North Saanich	160	53	5,063	1.05	12,235
Summerland	231	77	5,162	1.49	12,042
Lambton Shores	430	87	5,392	1.61	11,876
Saltspring Island	483	124	5,244	2.36	11,635
Saint-Sauveur	281	82	6,017	1.36	11,580
Bromont	227	53	5,113	1.04	11,357
Nelson	209	77	5,022	1.53	11,106
Mont-Tremblant	2,110	1,058	6,468	16.36	10,992
Sechelt	348	131	5,256	2.49	10,847
Chester	306	80	5,105	1.57	10,693
Hinton	140	50	4,055	1.23	9,817
Stoneham-et-Tewkesbury	445	54	3,919	1.38	9,682
The Blue Mountains	1,441	662	5,007	13.22	9,390
Qualicum Beach	165	54	4,489	1.20	9,303
Comox Valley C (Puntledge-Black Creek)	304	96	3,831	2.51	9,158
South Bruce Peninsula	597	65	4,210	1.54	9,137
Columbia-Shuswap C	372	109	4,109	2.65	8,919
Banff	199	65	2,995	2.17	8,305
Revelstoke	418	167	3,522	4.74	8,275
La Malbaie	294	96	3,921	2.45	8,235
Kimberley	341	153	3,748	4.08	8,115
Comox Valley A	219	53	3,723	1.42	7,926
Muskoka Lakes	1,016	203	3,733	5.44	7,652
Baie-Saint-Paul	335	111	3,536	3.14	7,371
Dysart et al	475	86	3,426	2.51	7,182
Minden Hills	279	50	3,280	1.52	6,971

Table D.1
Short-term rental and potential long-term dwelling data, census subdivisions with at least 50 potential long-term dwellings, 2021

Census subdivision	Short-term rentals	PLTDs (minimum 50)	Housing units	PLTD ratio	Population
		number of units		percent	number of persons
Wainfleet	202	84	2,699	3.11	6,887
Nanaimo E	195	61	3,136	1.95	6,765
Trent Lakes	340	61	3,011	2.03	6,439
Fernie	333	178	2,773	6.42	6,320
Southern Gulf Islands	284	61	3,241	1.88	6,101
Peachland	187	85	2,775	3.06	5,789
Osoyoos	307	118	2,768	4.26	5,556
Seguin	334	69	2,204	3.13	5,280
Inverness, Subd. A	375	110	2,505	4.39	5,207
Juan de Fuca (Part 1)	286	130	2,330	5.58	5,132
Orford	306	70	2,315	3.02	5,007
Inverness, Subd. B	173	50	2,215	2.26	4,865
Gibsons	153	52	2,337	2.23	4,758
Sutton	257	73	2,463	2.96	4,548
North Okanagan C	569	165	1,880	8.78	4,511
Nanaimo H	186	58	2,058	2.82	4,291
New Glasgow	344	50	1,745	2.87	4,277
Rossland	189	88	1,888	4.66	4,140
Beaupré	368	153	2,008	7.62	4,117
Victoria, Subd. B	209	57	1,922	2.97	4,077
Okanagan-Similkameen D	129	54	1,899	2.84	4,016
Golden	213	52	1,787	2.91	3,986
Invermere	279	141	1,801	7.83	3,917
Central Kootenay E	174	54	1,854	2.91	3,897
Saint-Ferréol-les-Neiges	337	131	1,936	6.77	3,806
Lake of Bays	438	50	1,810	2.76	3,759
East Kootenay F	671	301	1,891	15.92	3,521
Columbia-Shuswap A	692	192	1,687	11.38	3,325
Columbia-Shuswap F	281	87	1,647	5.28	3,200
Sunshine Coast A	208	57	1,617	3.53	3,039
Kootenay Boundary E / West Boundary	1,058	468	1,888	24.79	3,004
Sunshine Coast B	189	72	1,437	5.01	2,969
Central Okanagan West	592	169	1,459	11.58	2,897
Victoria, Subd. A	297	57	1,277	4.46	2,673
Sicamous	171	73	1,318	5.54	2,613
Tofino	524	291	1,236	23.54	2,516
Okanagan-Similkameen I	385	145	1,115	13.00	2,307
Ucluelet	429	212	1,092	19.41	2,066
Lac-Supérieur	426	58	1,053	5.51	1,972
East Kootenay A	418	240	1,025	23.41	1,875
Bighorn No. 8	369	220	860	25.58	1,598
New London	300	65	700	9.29	1,521
Osoyoos 1	150	55	625	8.80	1,426
Sun Peaks Mountain	635	364	984	36.99	1,404
Radium Hot Springs	261	119	754	15.78	1,339
L'Anse-Saint-Jean	230	85	705	12.06	1,301
Fraser Valley C	126	50	600	8.33	1,133
Kerrobart	64	51	461	11.06	970
Petite-Rivière-Saint-François	652	181	606	29.87	953
Columbia-Shuswap B	138	54	354	15.25	663
Juan de Fuca (Part 2)	204	73	183	39.89	399

Note: PLTD = potential long-term dwelling.

Sources: Statistics Canada, Census of Population, 2021; and custom tabulation from AirDNA data.