

## **BUSINESS CASE FOR DETAILED AIRBNB DATA – SEPTEMBER 2022**

- Liaison has indicated that the increase in AirBnB listings has been a factor in the decrease in rental stock available in regional areas, especially in regions which benefit from high tourism levels (North East Queensland).

Regional and Industry Analysis  
Economic Analysis Department  
12 September 2022

## RECENT DEVELOPMENTS IN THE RENTAL MARKET

*Rental yields may encourage investors back into the market...*

- At the onset of the pandemic rental listings initially increased; around 40,000 properties were removed from short-term accommodation such as AirBnB, some of which flowed into longer term listings and drove this increase ([Evans, Rosewall and Wong 2020](#)).

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**From:**  
**Sent:** Thursday, 10 November 2022 1:26 PM  
**To:**  
**Cc:**  
**Subject:** RE: Rental markets attachment - Airbnb data and liaison messages [SEC=OFFICIAL]

In terms of the liaison messages, contacts this year have reported the supply of longer term rentals has declined over the past year because of the increased use of short-term rentals and yes, it seems to be more of an issue in popular holidaying regions. However, on balance, the couple of contacts we have asked more recently weren't aware of what had been happening in the short term rental market.

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**From:**  
**Sent:** Monday, 7 November 2022 5:06 PM  
**To:**  
**Cc:**  
**Subject:** Rental markets attachment - Airbnb data and liaison messages

Hi and

Our current understanding is that for some regional markets, the supply of long-term accommodation has declined recently as some owners have shifted their properties back into short-term accommodation. However, this is only for some regional areas, not all.

Thanks,

**From:**

**Sent:** Wednesday, 1 February 2023 9:48 AM

**To:**

**Cc:** EA - DAT - Management

**Subject:** RE: Draft: Internal Migration Flows and Rents in Regional Australia [SEC=OFFICIAL]

Hi

On the rental listings question, it could reflect a number of factors, not just that investors were shifting them to short-term holiday rentals (e.g. Airbnb's).

Insights from liaison is consistent with the messaging that there has been a decline in rental stock. They also suggest that the shift of rental stock to short-term holiday rentals appeared to happen once lockdown and health restrictions eased.

On 31 Jan 2023, at 5:30 pm,

wrote:

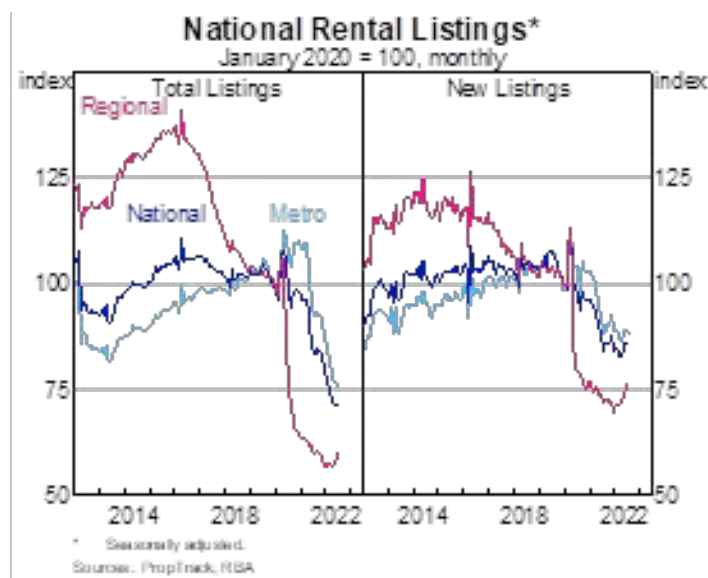
Hi

Thanks for pulling this together.

A quick question: for the rental listings removal – was the big drop in 2020 related to holiday rentals specifically?

Otherwise this looks good to me.

Cheers,



Domestic Activity and Trade | Economic Group  
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