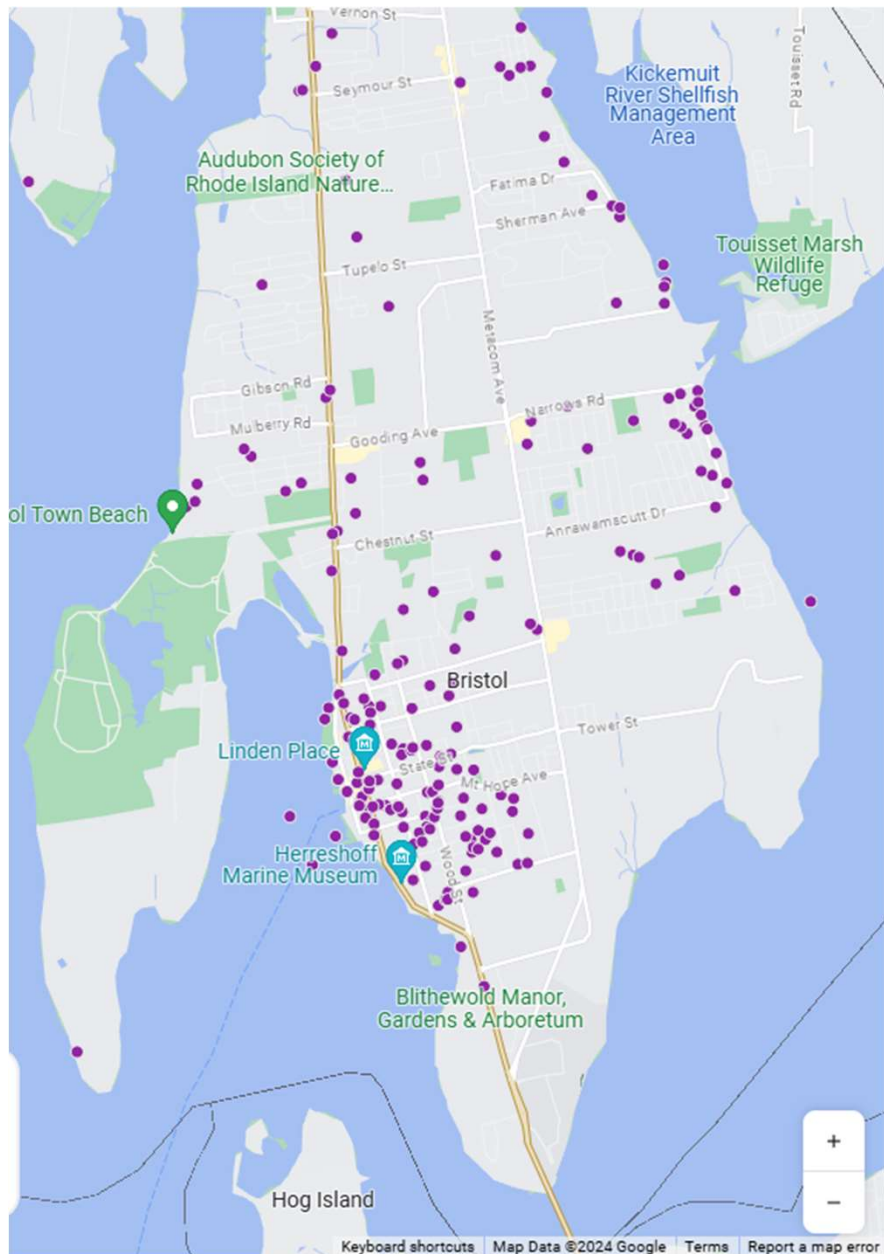


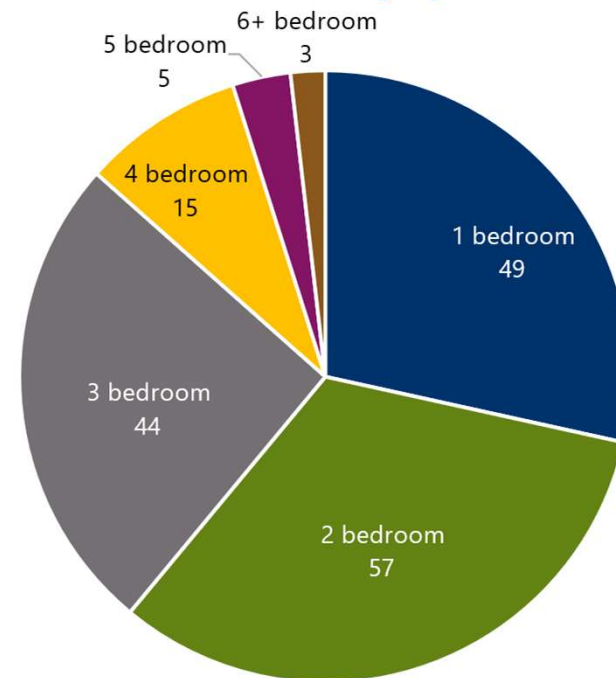
# SHORT-TERM RENTALS

An opportunity/cost analysis of supporting or restricting short-term rentals compared to long-term rentals.

# BRISTOL'S SHORT-TERM RENTALS



**Average Distribution of STR Listings by Bedroom Count in Bristol, 12 months ending Sept. 2024**



Source: AirDNA, Camoin Associates

77  
Listings

48.6%  
Occupancy

3.6  
Days  
Average STR  
stay

Source: AirDNA, Camoin Associates

Note: Estimates for Bristol Town are based on data for Bristol County for the 12 months ending Sept 2024

# SPENDING OF STR VISITORS

## Summary of Bristol Short-Term Rental Market and New Visitors

Average full-home listings	72
Average occupancy rate	49%
<b>Est. Total Rental Nights</b>	<b>12,772</b>
Average length of stay (nights)	3.55
Est. visitors per booking	2.2
<b>Est. Total STR Visitors</b>	<b>11,942</b>

**Source:** AirDNA, American Community Survey, Camoin Associates

## Short-Term Rental Spending Patterns in Bristol

Total STR visitors	11,942
Est. total spending per visitor	\$122
<b>Est. Total Visitor Spending from STR Visitors</b>	<b>\$1,453,205</b>

**Source:** Visit Rhode Island 2022 Tourism Impact Analysis, Camoin Associates

**Note:** Spending excludes any spending on short-term rentals.

## Full-Time Household Spending Patterns in Bristol

Average full-home listings	72
Average spending per full-time household	\$36,149
Est. share spent locally	34%
Est. local spending per full-time household	\$12,291
<b>Est. Total Spending by Full-Time Households</b>	<b>\$884,928</b>

**Source:** AirDNA, 2022 Consumer Expenditures Survey, Lightcast, Camoin Associates

**Note:** Represents the average spending for a household with Bristol's median household income of \$91,382 (2022 American Community Survey)

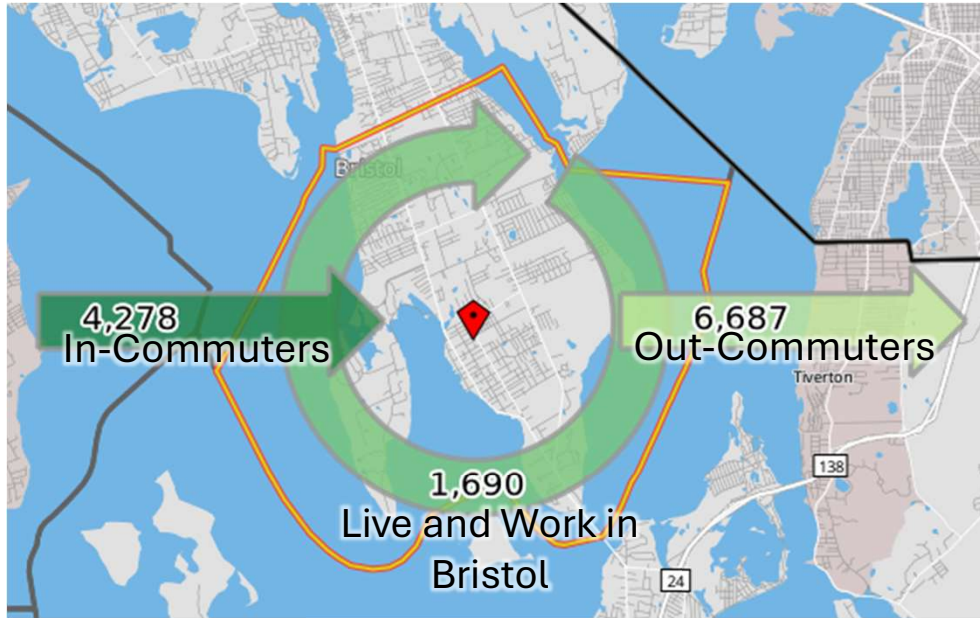
Based on short-term rental (STR) data from AirDNA, **approximately 12,000 visitors** are projected to stay at these properties in Bristol each year.

These visitors are expected to **spend about \$1.4 million** throughout Bristol's economy.

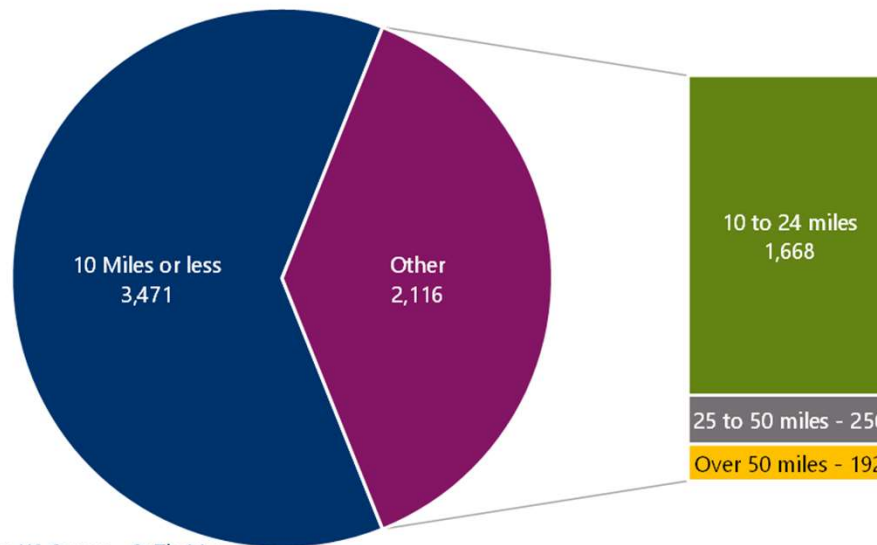
Comparatively, if these units were used to house full-time households, they would be estimated to generate **about \$900,000 in local spending**.



# OTHER IMPACTS AND CONSIDERATIONS



Number of Workers Employed in Bristol by Commute Distance - 2021



Source: US Census - OnTheMap

- Bristol has a mismatch of those who live in the town vs. those who work in the town.
- This employment economy is sustainable for those 5,139 employees who travel less than 30 minutes to their jobs in Bristol.
- However, those remaining commuters into Bristol for work – 448 – are most at risk of changing employment to something closer to their out-of-town residence.
- Short-term rentals could compete for housing options for those 448 employees who are commuting longer distances to get to Bristol jobs.