

Appendix D – Additional information and results from accommodation inventory

Additional methods information

Confluence developed an accommodation inventory for the three main San Juan Islands. The inventory has 2 parts:

- An estimate of total ***vacation rental inventory*** by conducting a random sample of vacation rental properties listed on Airbnb and VRBO, and then applying average unit sizes to a larger County-wide listing of vacation rental permits (which does not have rental characteristics in a database).
- A complete ***hotel inventory***, which provides counts of establishments and units of different types of accommodation.

An excel database with the two accommodation inventories will be provided to the San Juan County. The spreadsheet includes variable names and notes about how each was developed and coded.

Additional findings

Additional tables and graphs from the vacation rentals inventory

Table 1. Vacation rental inventory summary

	San Juan	Orcas	Lopez	Total
Sample size	97	60	60	217
<i>Rental Characteristic</i>				
Max capacity	5	5.1	5.6	5.2
Bedrooms	2	1.9	2.2	2.0
Bathrooms	1.6	1.6	1.7	1.7
Square feet	1224	1236	1206	1222
Rating (out of 5)	4.8	4.8	4.8	4.8
Cost per night	271	237	217	246
Cost per person	\$58	\$46	\$45	\$51
Cost per square foot	0.2	0.2	0.2	0.2
Cost per bedroom	\$145	\$129	\$111	\$131

Table 2. Vacation rental types by island

	San Juan	Orcas	Lopez	Grand Total	Percent of total
<i>Rental type</i>					
Studio	12	15	8	35	16%
Apartment	10	1		11	5%
Condo	9	2	1	12	5%
Cabin	27	13	17	57	26%
House	39	29	34	102	47%

Table 3. Proximity to water of vacation rentals

	San Juan	Orcas	Lopez	Grand Total	Percent of total
<i>Water Proximity</i>					
Waterfront , private beach	6	8	6	20	9%
Waterfront, no beach	28	12	13	53	24%
Water view	14	20	20	53	24%
Inland	25	14	21	60	28%
Downtown	25	5		30	14%

Additional tables and graphs from the hotel inventory

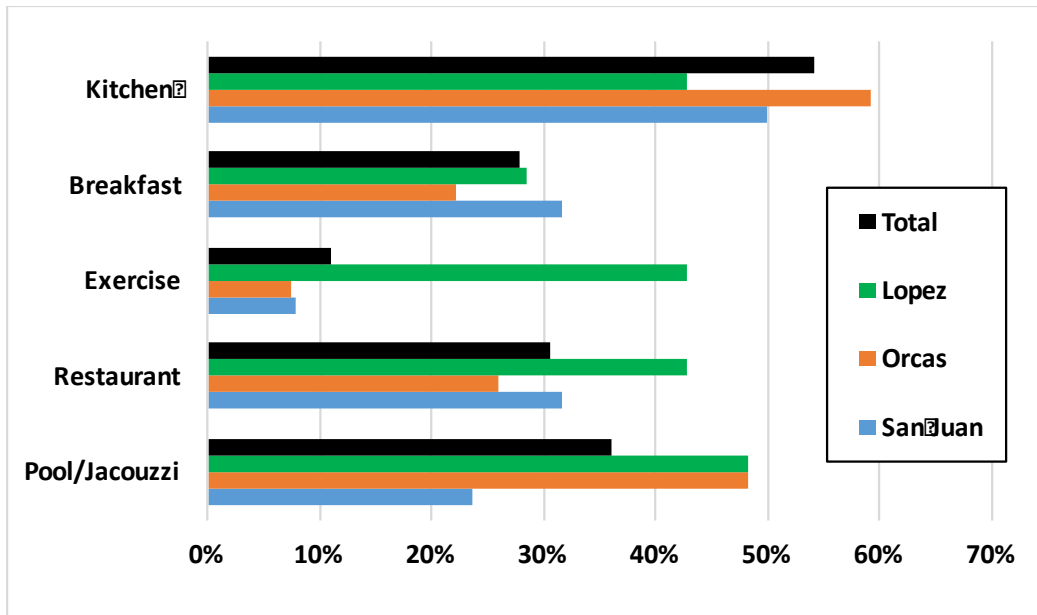


Figure 1. Accommodation amenities by island

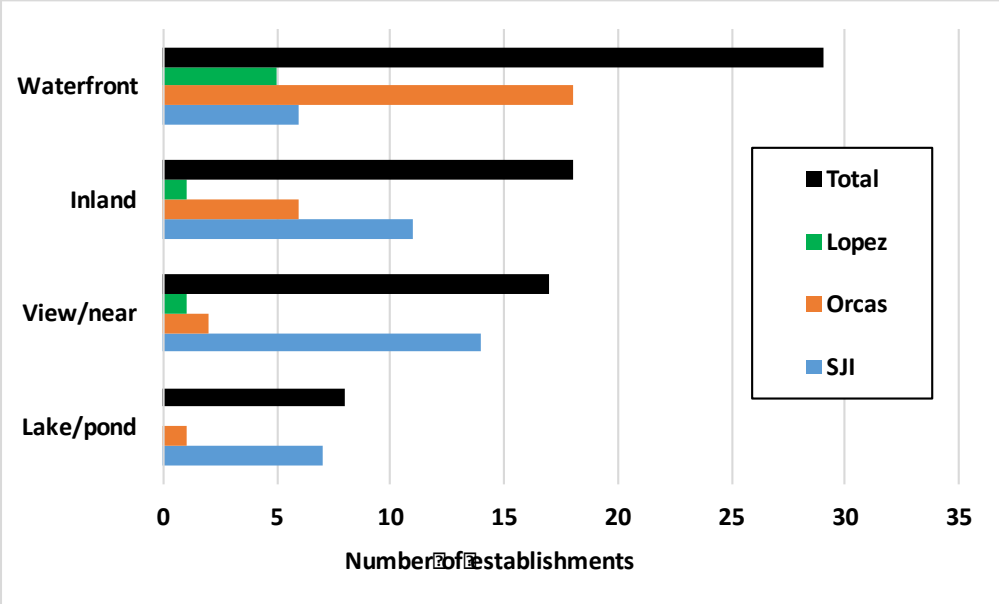


Figure 2. Accommodation amenities by Island

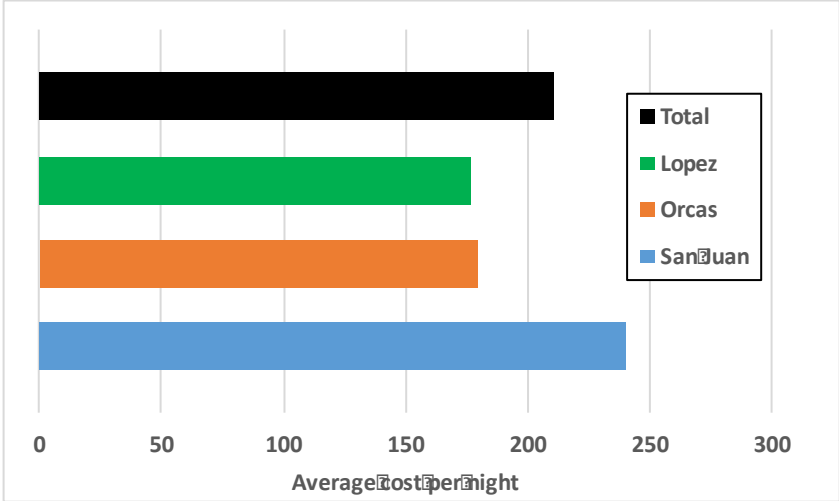


Figure 3. Nightly cost of accommodations by island

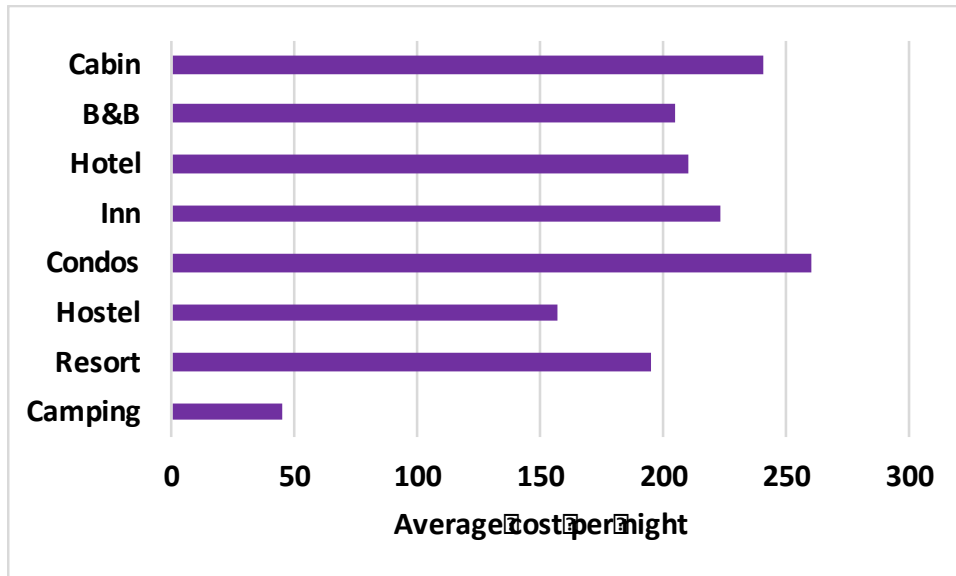


Figure 4. Cost per night of accommodation types

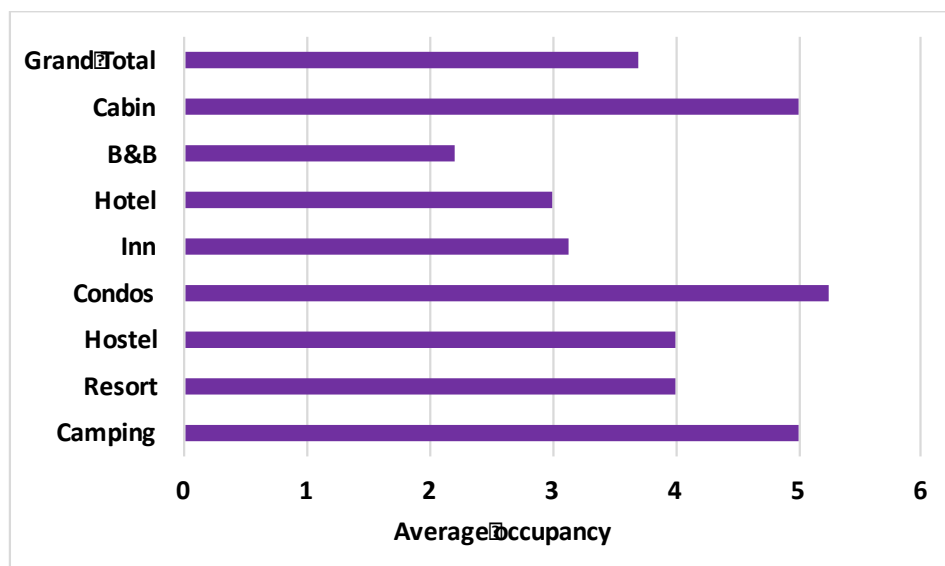


Figure 5. Average maximum occupancy of accommodation types