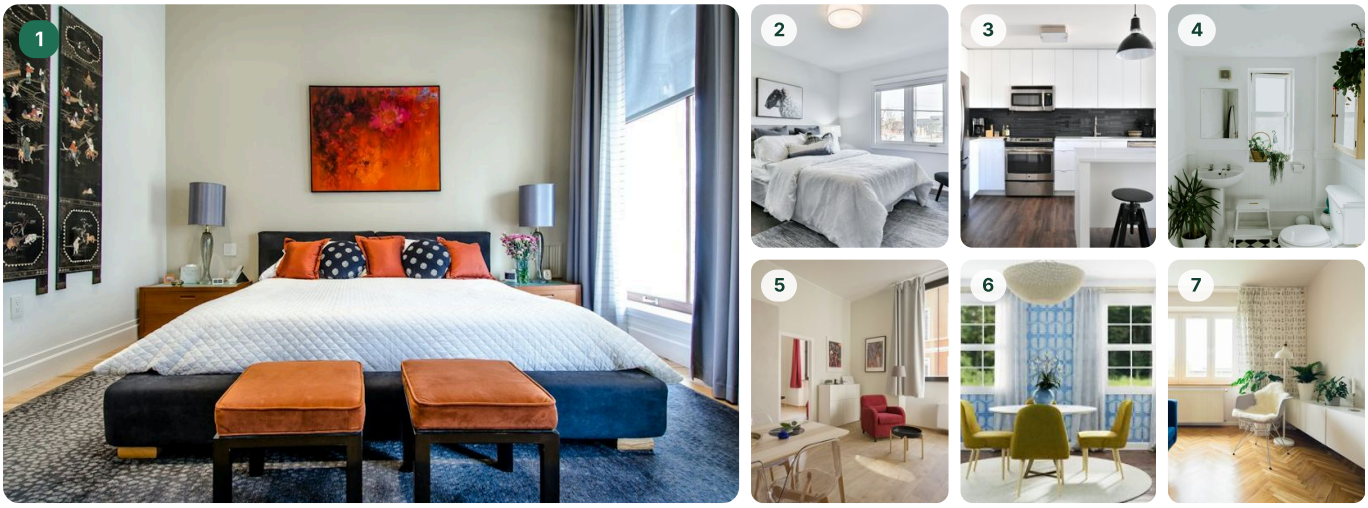
Listing analysis

Entire apartment · 2 bedrooms · up to 4 guests · Downtown, Austin

Data as of November 28, 2026 · Prices in USD, without cleaning fee or Airbnb service fee



The first 7 photos of the listing, in the order guests see them: the cover and the next 6. Illustrative photos (Unsplash): not from any real listing.

P62	P48	USD 60	4.87 ★
OCCUPANCY (12 M)	PRICE (12 M)	FUTURE PRICE	RATING
Better than 62 out of 100	In the middle of the group	P35: below the area	212 reviews

Summary

Your listing fills up more than most similar ones in Austin, but it asks less than they do for the coming months. Over the last 12 months it had higher occupancy than 62 out of 100 comparable apartments (P62) and charged in the middle of the group (P48). For December, January and February, though, your free night averages USD 60: 65 out of 100 comparables charge more (P35).

Key points

- Your occupancy is higher than that of 62 out of 100 similar listings.
- Over the next 3 months, your free nights are priced below the area median.
- You already have 65% of January booked; the comparables median, 39%.

The 3 highest-impact recommendations

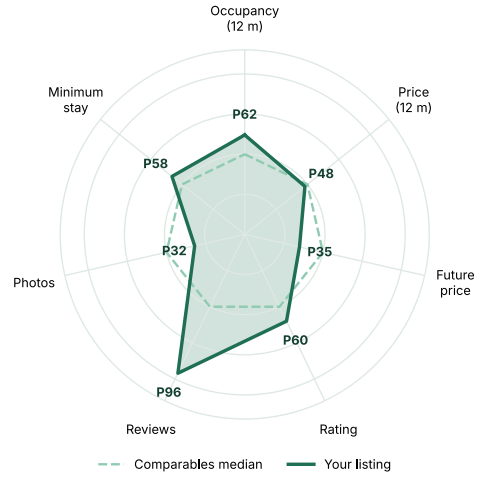
1. **Raise January into the suggested range: USD 84–96.** Today you charge USD 70; the median is USD 84. You already have 65% booked, against 39% for the median.
2. **Use the living room photo in natural light as the cover.** 8 of the top 10 open with the living room; your cover is the bedroom.
3. **Add a 10% weekly discount.** 7 of the top 10 offer one; you have none.

How to read this report

- **Comparables:** 200 entire 2-bedroom apartments for 4 guests in Austin, active for 3 months or more. The past uses the 180 that were active all 12 months. **The city:** the 388 2-bedroom listings, any capacity.
- **Nearby:** the 4-guest comparables within 2 km of your listing (85).
- **Percentile:** P62 means 62 out of 100 comparables have a lower value than yours. **Median (P50):** half the comparables are above it and half below.
- **Data:** what Airbnb listings show publicly, processed with the GuestFavorites data platform, as of November 28, 2026.
- **This is a sample:** the listing, the comparables and every number are made up. The background map is real.

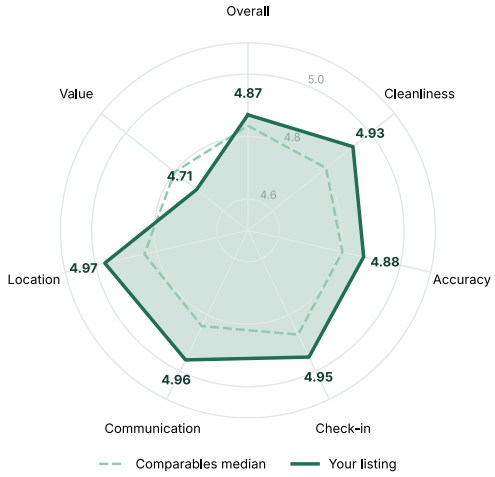
Your listing vs the comparables

Profile vs the comparables



Your listing's percentile among the comparables: 0 is the lowest value and 100 the highest. The dashed line is the median (P50).

Ratings by category



Your best category vs the comparables is Location (4.97 vs 4.84); the lowest, Value (4.71 vs 4.80).

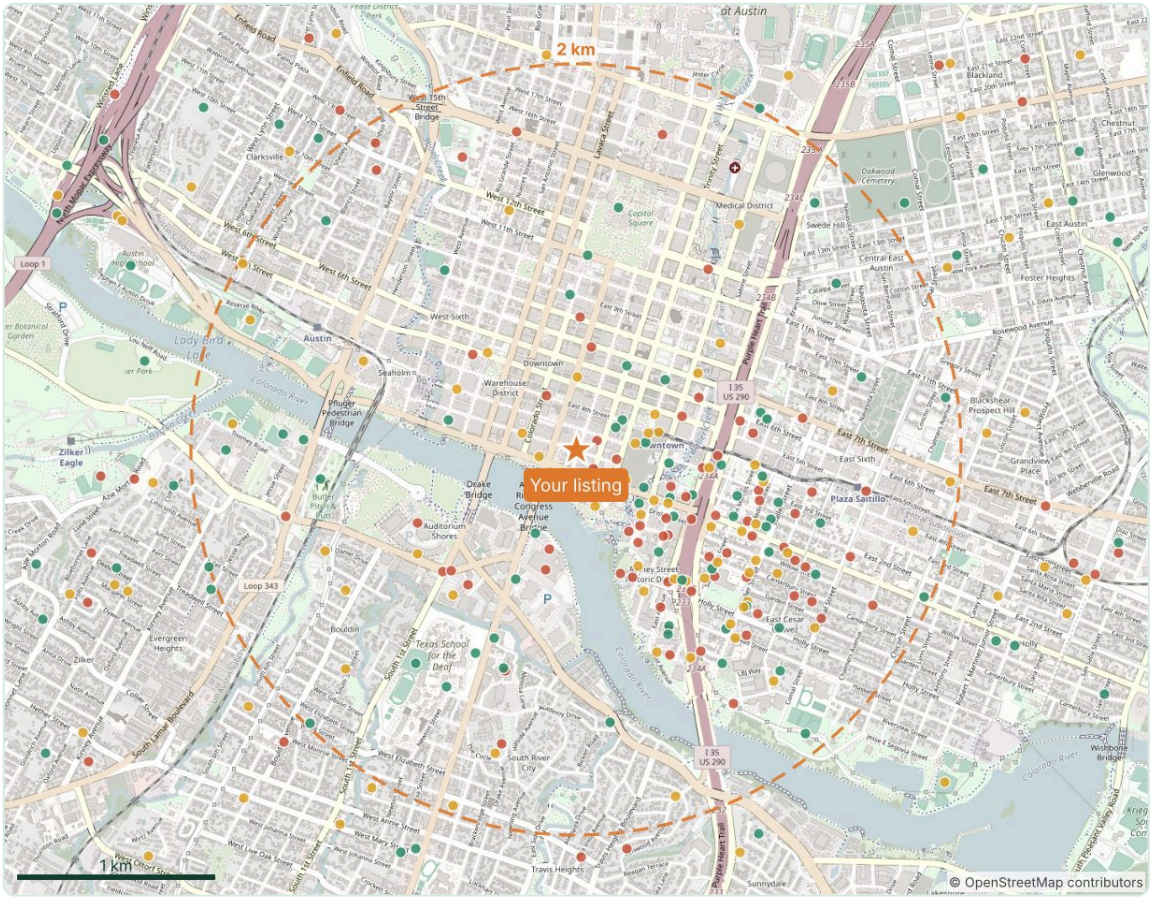
The last 12 months: where you stood

November 2025 to October 2026, the same months for everyone. For the past we only show your position.

Group	Comparables	Occupancy	How many had more	Price	How many charged more
The city	**388**	P61	151 of 388	P49	199 of 388
Comparables (4 guests)	**180**	P62	69 of 180	P48	94 of 180
Nearby (2 km)	**75**	P55	34 of 75	P44	42 of 75

Your occupancy was at P62: only 69 of the 180 comparables had more. Your price sat in the middle of the group (P48): 94 charged more and the rest less.

Prices around your listing

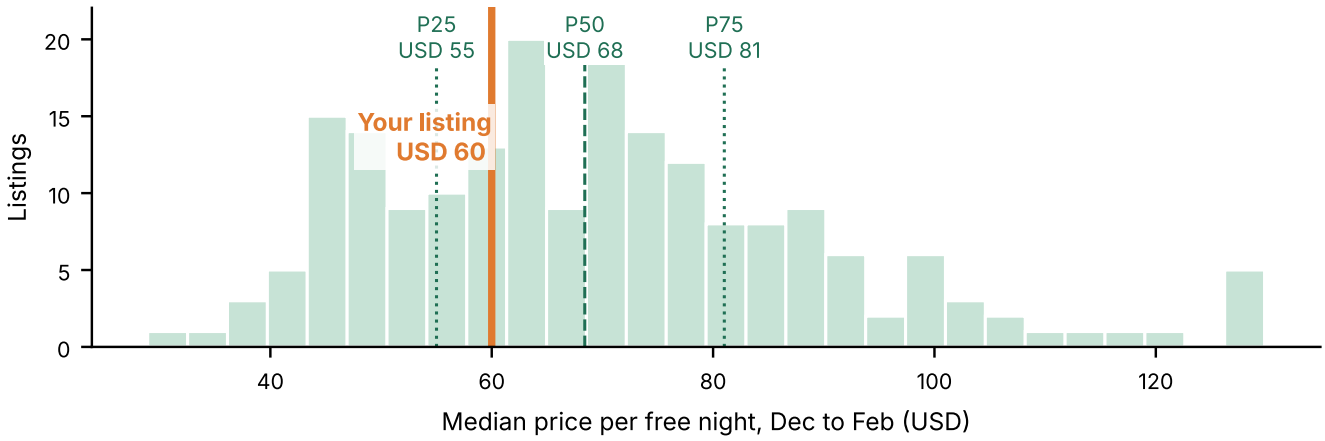


★ Your listing Cheapest third Middle third Priciest third

Showing 269 of the 388 listings in the city: those that fit in the frame. The colour is the price third over the last 12 months. The circle marks 2 km. Locations are the approximate ones Airbnb publishes.

Within 2 km there are 75 4-guest comparables. Against them your occupancy is at P55 and your price at P44: 42 of the 75 charged more.

Where your future price stands



Average of the December, January and February medians of the 200 comparables. Your listing, at USD 60, is at P35: 130 of 200 charge more. The median is USD 68.

The next 3 months

Price of each free night on the calendar, without cleaning. Comparables: free nights of the 4-guest ones; nearby: 4-guest ones within 2 km.

Month	Your free night (median)	Comparables P25 / P50 / P75	Nearby P50	Charge more than you	Suggested range
Dec/26	**USD 58**	52 / 66 / 79	58	132 of 200	USD 66–74
Jan/27	**USD 70**	68 / 84 / 100	75	143 of 200	USD 84–96
Feb/27	**USD 52**	44 / 55 / 65	50	109 of 200	USD 55–62

- In December your free night is at USD 58. The comparables median is USD 66: half charge more and half less. 132 of 200 charge more than you.
- In January your free night is at USD 70. The comparables median is USD 84: half charge more and half less. 143 of 200 charge more than you.
- In February your free night is at USD 52. The comparables median is USD 55: half charge more and half less. 109 of 200 charge more than you.

How to read the suggested range. It goes from the comparables median to the nearby P75. It is a GuestFavorites criterion to avoid sitting below the area, not a forecast.

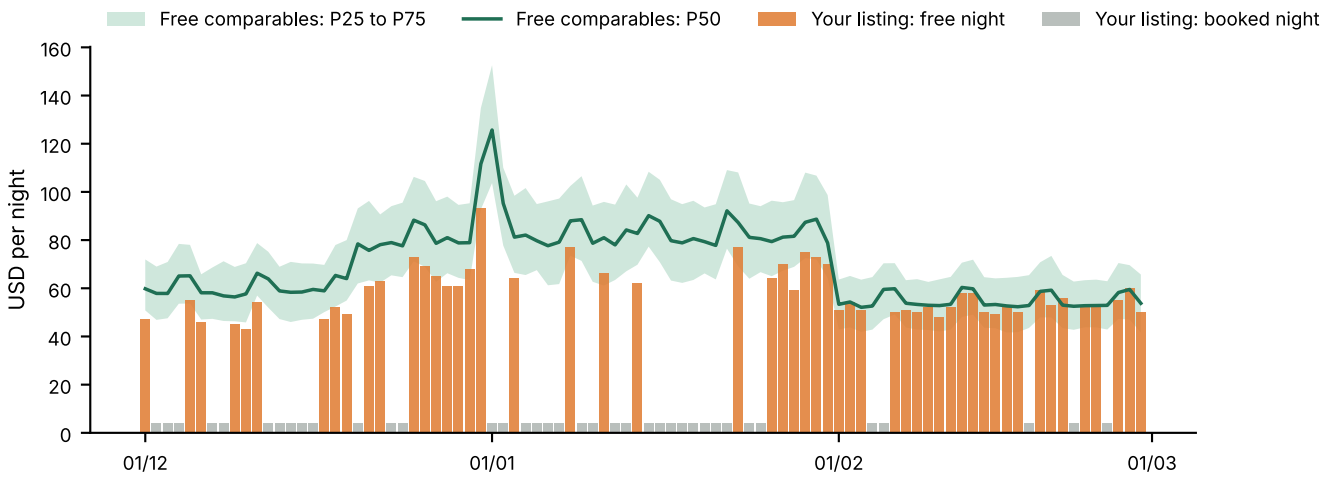
What you already have booked

Occupancy over every day of the month. Bookings are valued at each night's price and do not include cleaning.

Month	Booked nights: you	Comparables: median / average	Booked: you	Comparables P25 / P50 / P75 / P90	Position
Dec/26	**13 (42%)**	29% / 31%	USD 680	379 / 625 / 882 / 1,208	P56
Jan/27	**20 (65%)**	39% / 37%	USD 1,283	550 / 920 / 1,470 / 1,907	P70
Feb/27	**5 (18%)**	11% / 11%	USD 230	78 / 160 / 236 / 336	P72

- You already have 42% of December booked; the comparables median, 29%.
- You already have 65% of January booked; the comparables median, 39%.
- You already have 18% of February booked; the comparables median, 11%.
- What is already booked for January adds up to USD 1,283 without cleaning, more than 70 out of 100 comparables.

Night by night



Price of each free night of your listing from Dec 1 to Feb 28, against the comparables' nights still free. Year-end goes up for everyone.

Minimum stay, discounts and ratings

Setting	Your listing	Comparables
Minimum stay	**3 nights**	42% ask for 2 · 26% ask for 3 · 16% ask for 1 · 16% ask for 4 or more
Weekly discount	**0%**	54% offer one; median 10%
Monthly discount	**10%**	60% offer one; median 20%
Cleaning fee	**USD 32**	P25 USD 31 · P50 USD 40 · P75 USD 52
Photos	**22**	P25 19 · P50 26 · P75 36
Reviews	**212**	P25 24 · P50 48 · P75 91
Rating	**4.87**	P25 4.75 · P50 4.83 · P75 4.91

Booking window

86% of the comparables with free dates take bookings more than 3 months ahead (8 of the top 10). Your calendar has no free nights in March or April: unless that is on purpose, check your availability window. Airbnb lets you choose 3, 6, 9, 12 or 24 months (help article 3611).

Amenities of the listings that best combine occupancy and price

Top quartile: the 85 listings in the city above the median in both occupancy and price.

Amenity	Top quartile	Rest	Of the 10	Your listing
Blackout curtains	**84%**	53%	8/10	No
Extra pillows and blankets	**68%**	41%	7/10	No
Long stays allowed	**61%**	34%	9/10	No
Crib	**42%**	17%	5/10	No
Dedicated workspace	**72%**	53%	8/10	Yes
Washer	**96%**	79%	9/10	Yes
Self check-in	**68%**	52%	8/10	No
Coffee maker	**79%**	65%	7/10	Yes

The 10 that best combine occupancy and price

City comparables with higher occupancy than yours without charging more than 10% less, or charging more without more than 10% lower occupancy. Made-up listings: a real report lists their public Airbnb name and link.

#	Listing	Distance	Occupancy	Price (12 m)	Future price	Min.	Rating	Photos
1	**Balcony + AC apartment in Downtown**	**0.5 km**	**P99**	**P82**	**USD 85**	**2**	**4.97 (65)**	**41**
2	Sunny balcony, AC and fast wifi	2.7 km	P99	P35	USD 61	2	4.92 (56)	42
3	Loft with balcony and AC, sleeps 4	2.9 km	P98	P94	USD 119	1	4.88 (11)	33
4	Design apartment with balcony and AC in Downtown	2.0 km	P96	P67	USD 92	2	4.88 (56)	38
5	Bright, with balcony and air conditioning	0.9 km	P96	P39	USD 48	2	4.82 (31)	47
6	Balcony over a leafy street, AC	8.2 km	P96	P67	USD 88	3	4.74 (13)	45
7	Family apartment steps from everything in Downtown	0.3 km	P95	P44	USD 81	2	4.73 (34)	40
8	Modern and quiet 2 bedroom	1.2 km	P94	P66	USD 70	1	4.83 (85)	35
9	Apartment with terrace in Downtown	6.5 km	P94	P38	USD 70	2	4.86 (61)	50
10	Spacious and bright near downtown	10.7 km	P93	P78	USD 92	3	4.82 (82)	40

What they do differently

- 8 of the 10 open with a living room photo; your cover is the bedroom.
- 7 of the 10 have a weekly discount; you don't.
- 6 of the 10 mention the balcony and air conditioning in the title.
- 8 of the 10 ask for 2 nights or fewer; you ask for 3.
- They have a median of 40 photos; you have 22.

Listing review

Title

"Bright apartment in Downtown" uses 28 of the 50 characters and only names the neighborhood. It leaves out what guests in the area look for most: the balcony and the air conditioning, which your listing has. Suggestions: "Bright apartment with balcony and AC in Downtown" or "Balcony, air conditioning and 2 bedrooms".

Description

It starts with the house rules and only mentions the balcony in the third paragraph. Open with what guests look for (location, balcony, the beds in each bedroom) and leave the rules for the end.

Photos (22)

They are clear and tidy, but there are few of them (comparables median: 26) and the cover is the bedroom. The living room in natural light and the balcony only appear in photos 7 and 12.

Your cover vs those of the top 10

The first photo of each listing, the one shown in search results.


You


#1


#2


#3


#4


#5


#6


#7

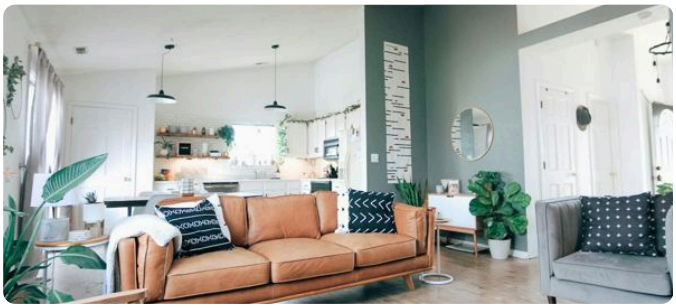

#8


#9


#10

Side by side


Your cover: the bedroom


No. 1: opens with the living room


Your photo 7: the living room in natural light


No. 2: living room as the cover

Illustrative photos (Unsplash): not from any real listing.

What you could add

Blackout curtains, self check-in and extra pillows and blankets: far more common among the top performers, and cheap to add.

Recommendations by impact

#	Recommendation	Why	Effort
1	**Raise January into the suggested range: USD 84–96.**	Today you charge USD 70; the median is USD 84. You already have 65% booked, against 39% for the median.	Low
2	**Use the living room photo in natural light as the cover.**	8 of the top 10 open with the living room; your cover is the bedroom.	Low
3	**Add a 10% weekly discount.**	7 of the top 10 offer one; you have none.	Low
4	**Mention the balcony and air conditioning in the title.**	6 of the top 10 mention them; your title mentions neither.	Low
5	**Lower February's minimum stay from 3 to 2 nights.**	February is 18% booked and most comparables (58%) ask for 2 nights or fewer.	Low
6	**Raise December towards USD 66–74.**	Your free night is at USD 58, with the median at USD 66, and you already have 42% booked.	Low
7	**Open your calendar more than 3 months ahead.**	86% of the comparables take bookings for March and April; you don't.	Low
8	**Add photos of the living room, balcony and kitchen.**	You have 22 photos (P32); the median is 26.	Medium

The report does not estimate how many bookings each change brings.

Methodology and limits

- Public data from Airbnb listings (prices, calendars and reviews), processed with the GuestFavorites data platform.
- Occupancy: booked nights over every day of the month.
- Past: November 2025 to October 2026, the same months for everyone. Future: December to February.
- Percentiles: position among the comparables (P50 = the median).
- Prices in USD per night, without cleaning or Airbnb service fee. Bookings do not include cleaning.
- Sample: made-up listing and numbers.