





Invest in a vacation rental with confidence.

The intel below uses a combination of vacation rental performance statistics and broader market trends to reveal how properties in this area performed on average in the last 12 months. It's the must-know historical data you need to help make smart buying decisions.*







How has home size affected performance?

 NUMBER OF BEDROOMS	 AVERAGE NIGHTS BOOKED	 AMOUNT OF YEAR BOOKED	 LOCAL INVENTORY BREAKDOWN
1	125	34%	5%
2	83	23%	13%
3	92	25%	40%
4	94	26%	24%
5	102	28%	11%

TOP EVOLVE PERFORMER

-  3 BEDROOMS
-  205 NIGHTS BOOKED

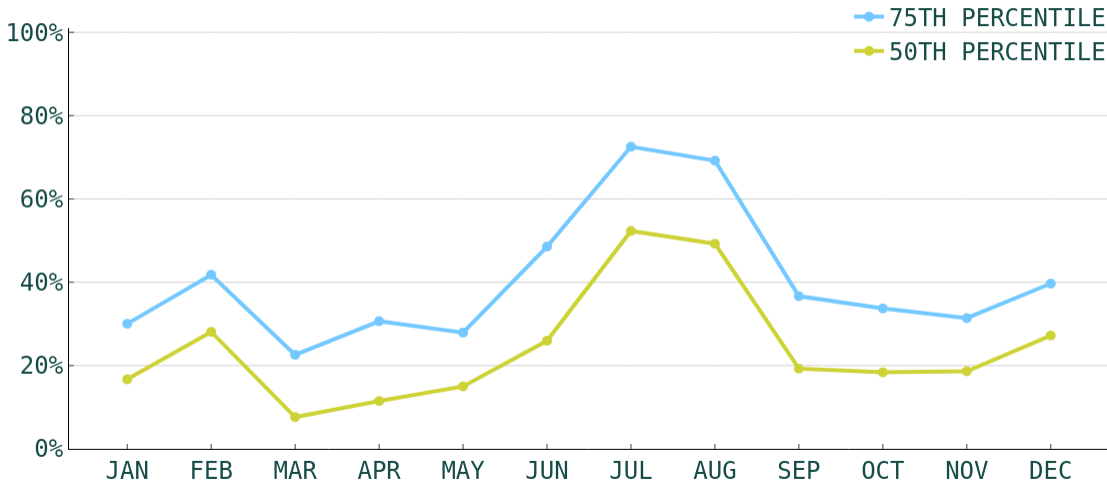
How much revenue have owners earned?

 NUMBER OF BEDROOMS	 AVERAGE DAILY RATE	 AVERAGE YEARLY REVENUE TOP 50%	 AVERAGE YEARLY REVENUE TOP 75%
1	\$143	\$19,273	\$30,177
2	\$162	\$14,156	\$23,012
3	\$211	\$21,549	\$35,463
4	\$290	\$31,822	\$49,474
5	\$366	\$47,320	\$72,640

TOP EVOLVE PERFORMER

-  5 BEDROOMS
-  \$902 AVERAGE DAILY RATE

What has annual occupancy looked like?



Feb, Jul, Aug
HIGH SEASON



Mar, Apr, May
LOW SEASON



AVERAGE DAYS
BOOKED IN ADVANCE

27 **29**

HIGH SEASON LOW SEASON



AVERAGE LENGTH
OF STAY IN DAYS

3 **2**

HIGH SEASON LOW SEASON



AVERAGE
DAILY RATE

\$272 **\$240**

HIGH SEASON LOW SEASON

Make vacation rental investment easy.

Whether you're looking for that first vacation home or your next dream property, we have the resources and expertise to help.



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*This analysis is not a guarantee or offer of performance by Evolve. It is intended to show only the range of average outcomes seen in the market last year, is not exclusively based on actual Evolve customer accounts, and does not reflect the effect of future changes in economic and market factors. This analysis includes data for Pocono Mountains Area from 02/01/23 - 02/01/24.

