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Airbnb guests feel right at home in Portland

👤 Steve Law 📅 Tuesday, February 19, 2019



Local hosts score best in the nation in national survey, and offer some of the lowest prices.



COURTESY OF LEAH NASH - This is the front of the Airbnb operated by Leah Nash and Chris Onstott in the Northeast Alberta Street area.

Expect some TLC for your out-of-town visitors if they book a place at Airbnb for their stay.

In a plum for the local tourism industry, a national survey just rated Portland's Airbnb hosts tops in the nation, with nightly rents among the lowest.

Portland scored atop the rankings for Cities with Best Hosts and No. 5 for Best Cities for Renters, in a national survey conducted by IPX1031. The survey, based on cities with 150,000 or more residents, relied on raw data supplied by AirDNA, which analyzes information from the Airbnb website. IPX1031 is owned by Fidelity National Financial Co.

Portland scored as the city with the best Airbnb hosts by virtue of having the highest percentage of "Superhosts" in the market, fully 57 percent.

"I'm very proud of that statistic," said Debi Hertert, a leader of Host2Host, a Portland-based trade group of short-term rental hosts that promotes "best practices."

San Francisco-based Airbnb has told the trade group that Portland actually has the highest share of Superhosts in the world, Hertert said.

To earn a Superhost designation, an Airbnb host has to meet several performance indicators, including: not canceling any guests for an entire year, user ratings of at least 4.8 on a scale of 5, and a 90 percent response rate to people inquiring about space availability.

Some tourists planning stays at Airbnb will filter the search to only consider Superhosts, Hertert said.

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Those are the kinds of hosts that try to make people feel at home, engaging with them and often leaving them treats, said Chris Onstott, a Portland Airbnb host with a property near Northeast Alberta Street.

People in Portland "are just really into community and providing the right experience," said Onstott, who, along with his partner Leah Nash, earned Superhost status. "I think you get a little bit more for your money here."

Several on the Best Cities for Renters list are in the Northwest.

Spokane, Wash. ranked No. 1, followed by Vancouver, Wash. at No. 2 and Eugene at No. 3. Portland scored No. 5, Boise was No. 11 and Seattle was No. 13.

To score high on that list, cities had to have a high share of Superhosts and relatively low prices.

Portland's low average price has something to do with the popularity of being an Airbnb host here, Onstott said. "The competition is pretty stiff," he said. "That definitely drives prices down a little bit."

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Onstott and Nash are both freelance photographers. Being an Airbnb host fits in well with the "gig culture" here, he said.



COURTESY LEAH NASH - Airbnb Superhosts like Chris Onstott and Leah Nash try to make their guests feel at home.

"There is definitely a surplus here" of Airbnb hosts, Nash said, causing downward pressure on nightly rental rates. On social media, some hosts are talking about what a slow market it's been, and she hears about some switching from short-term rentals to longer-term rentals.

Still, "it's been very good to us," Nash said. She and Onstott built a small 380-square-foot accessory dwelling unit on their lot nearly three years ago, and have used it for short-term rentals.

"We'll be able to pay off the building we built in five years, maybe six years," she said.

To see the survey results: <https://www.ipx1031.com/best-cities-to-buy-airbnb-investment-property/>

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The city contributed to the housing shortage in their mission to create cheap lodging for tourists

at the expense of renters. Allowing an ADU to be used as a vacation rental is ridiculous. Are these spaces even legal--do they meet ingress-egress? Are they inspected for safety? Many are in basements, not even having windows. Do they have proper insurance? Are these spaces on property tax roles with commercial use? Are they claiming the rental income on their income taxes? One more thing Portland bungled up in their attempt to be hip.

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What great news! ADUs have really helped Portland neighborhoods stay unique. Homeowners can retain their smaller houses vs tearing them down. ADUs allow them to build small energy efficient homes on their lots that they can use for family and friends, long term rentals or make income as licensed Airbnbs. Glad to see Portland got it right!! Well done!




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This is an infomercial for AirBnB that fails to note that they are unpopular with the neighbors, and around half are illegal. You don't need a registration number to be a super host. AirBnB lies when they say they can't screen out unregistered listings. You have to fill out many data fields, so asking for the registration number is very do-able.

In my neighborhood many of the AirBnB customers seem to drive, taking up scarce parking. So much for walkable neighborhoods for residents.

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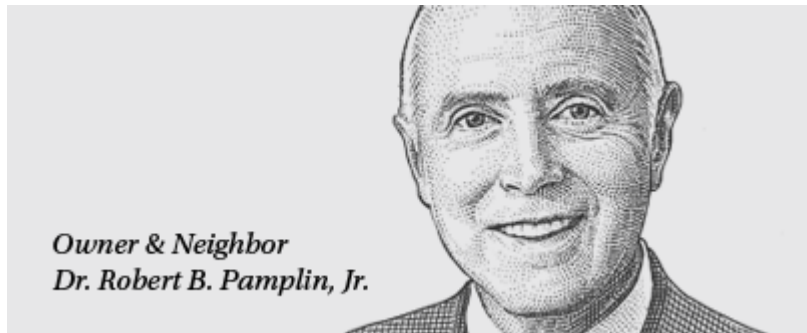
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