Inventory and Analysis of Short-Term Rentals in Pennsylvania

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Abstract: This project provides an in-depth inventory of short-term rentals (STRs) in Pennsylvania, using AirDNA data from 2008–2023, and mapped STR locations in a Geographic Information System (GIS). The growth of STRs in Pennsylvania has been remarkable, beginning modestly in 2008 and expanding rapidly over the next 15 years. What started with just a handful of properties grew into a substantial market by 2023, with 53,810 active listings across all 67 counties. The STR market's evolution reflects broader trends in the sharing economy, with properties ranging from luxury apartments to unique accommodations like yurts and houseboats. The financial performance of these rentals also saw significant growth, with total revenue reaching $856.7 million in 2023. This growth highlights the increasing importance of STRs within Pennsylvania's tourism and housing markets, as well as their diverse appeal across both urban and rural areas. This project examines the distribution of STRs across Pennsylvania historically at the statewide level and analyzes 20 municipalities for housing characteristics, occupancy rates, economics, maximum guests, and bedrooms to gain insights into potential housing issues. The analysis shows how urban areas like Harrisburg, Erie, and Allentown leverage their economic bases and historical significance to attract STRs. In contrast, rural areas like Gettysburg, Jim Thorpe, and State College see growth driven by tourism linked to historical sites, natural beauty, and educational institutions. The research highlights disparities in Average Daily Rates (ADR) and occupancy rates between urban and rural areas, emphasizing the need for tailored policies for each. As STRs grow in popularity, this study offers a foundation for municipalities to manage and regulate this sector, ensuring positive contributions to local economies and community well-being.

Keywords: Short-term rentals, sharing economy, housing market, tourism.

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Executive Summary

Introduction

The short-term rental (STR) market in Pennsylvania has experienced significant growth over the past decade, evolving from a niche offering into a widespread industry with substantial economic and social impacts. This project provides a statewide inventory of STRs using 2023 data from AirDNA and maps STR locations in a Geographic Information System (GIS). AirDNA is a proprietary web service that estimates a 95% accuracy rate for all aggregated short-term rentals listed on Airbnb, HomeAway, and Vrbo.

The statewide inventory includes thousands of STRs that vary greatly by price, number of rooms, types of accommodations, and seasonality. In addition, 20 municipalities in the state were selected to examine the inventory and the characteristics of STRs in various localities. The sampled municipalities vary in population, location throughout the state, location within urban and rural counties, and types of tourism amenities. The AirDNA data include information on types of occupancy units, housing characteristics, number of rooms rented, number of allowed guests, and occupancy rates. A detailed evaluation is provided for the 20 municipalities that includes 12 months of revenue, average nightly rate, number of bookings, maximum number of guests, and cleaning fees.

Growth of Short-Term Rentals in Pennsylvania

The STR market in Pennsylvania began its expansion in 2008 with the creation of a few properties, including a luxury apartment near Kane and a shared room in the original Airbnb style. By 2009, 32 additional STRs were established, though only a few reported revenues. The market gradually gained momentum, with 149 new listings in 2011, 349 in 2012, and a notable increase to 851 in 2013. This steady growth reflected the rising popularity of STRs as an alternative to traditional accommodations, particularly in tourist-friendly areas such as Gettysburg and Hershey.

The period between 2014 and 2016 marked a significant surge in STR listings, with thousands of new properties appearing across the state. These years saw an expansion not only in the number of listings but also in the variety of accommodations available, from traditional houses and apartments to unique offerings like yurts, treehouses, and houseboats. By 2016, STRs were present in all 67 counties, with revenue figures continuing to climb, particularly in the Poconos, Laurel Highlands, and in the vicinity of The Pennsylvania State University in Centre County.

The growth trend persisted into the years 2017-2019; in 2018, the top-performing STR produced over $1 million in revenues. The COVID-19 pandemic in 2020 caused a temporary dip in new STR listings and fluctuating revenue, but the market rebounded by 2021 and 2022. The resurgence was driven by the return of in-person events and a growing preference for socially distanced, outdoor-friendly accommodations.

The State of the STR Market in 2023

In 2023, Pennsylvania's STR market reached a milestone with 53,810 active listings spanning all 67 counties and 1,960 municipalities. This widespread presence highlights the market's activity in both urban and rural areas. Philadelphia, with 14,007 listings, emerged as the leading county, followed by Monroe County (6,885), and Allegheny County (5,189). The distribution of STRs demonstrated a balance between urban centers such as Philadelphia, Pittsburgh, and Harrisburg, and rural vacation destinations, particularly in the Poconos.

The range of property types within the STR market was diverse, with houses (44%), apartments (26%), cabins (6%), and townhouses (6%) being the most common. Additionally, the market included unique accommodations like chalets, farm stays, and tiny houses, along with more unconventional options such as buses, nature lodges, yurts, and even castles. This diversity reflects the state's varied tourism appeal, catering to different needs and preferences.

Financially, the STR market in Pennsylvania generated total revenues surpassing $856 million in 2023. However, the distribution of revenue among listings was uneven, with the average STR earning $16,125 annually, while the median income was significantly lower at $5,642. The average daily rate (ADR) for STRs statewide was $175, with some as high as $3,220, indicating the wide range of offerings available. The occupancy rate averaged 35 percent, suggesting that most STRs were booked about one-third of the time, with an average of 22.4 bookings per listing.

Analysis of Selected Municipalities

To provide a deeper understanding of the STR market's impact, this project analyzed 20 municipalities across Pennsylvania, offering insights into the housing, economics, and tourism dynamics in both urban and rural settings. Urban areas such as Harrisburg, Erie, and Allentown saw substantial growth in STR numbers, driven by their diverse economic bases, historical significance, and vibrant local economies. These cities capitalized on their assets to attract a considerable volume of STRs, with higher ADRs and occupancy rates than many rural areas.

In contrast, municipalities in rural counties, like Gettysburg, Jim Thorpe, and State College, also experienced growth in STRs, largely due to tourism centered around historical sites, natural beauty, and local colleges. However, the economic impact of STRs in these areas varied, with municipalities in rural counties generating lower total aggregate revenue compared to urban counterparts. For instance, municipalities like Derry and New Hope, along with their surrounding areas, exhibited significantly higher ADRs than rural areas like Kane, Wellsboro, and Brookville, which had lower ADRs. Still, per unit, some rural STRs have as many bookings as units in urban counties and can bring in revenues just as high; the lowest mean/median revenues for 2023 in the 20 selected municipalities are observed in urban Allentown, Harrisburg, and Scranton.

Occupancy rates and the number of bookings also varied significantly between urban and rural STRs. Urban areas generally saw higher occupancy rates and more bookings, driven by constant demand from both business travelers and tourists. Rural STRs, while seeing growth, often experienced more seasonal fluctuations in occupancy, influenced by local events and tourist seasons. For example, Derry, New Hope, and Harrisburg showed higher average occupancy rates compared to rural areas like Huntingdon, Stroudsburg, and Hawley.

Conclusion

This study provides a comprehensive inventory and analysis of the STR market in Pennsylvania, offering valuable insights into its growth, distribution, and impact on both urban and rural areas. The findings highlight the significant economic contributions of STRs to the state, as well as the disparities between urban and rural markets in terms of revenue, ADRs, and occupancy rates. The research also underscores the importance of considering local regulations and policies to manage the growth of STRs effectively while balancing the needs of residents and tourists.

As the STR market continues to evolve, municipalities across Pennsylvania must consider how best to leverage this growing sector to enhance tourism, economic development, and community well-being. By implementing well-informed policies and emphasizing responsible tourism management, municipalities can ensure that STRs contribute positively to their local economies while preserving their unique character and resources. This study serves as a foundation for future discussions on STR regulations and their role in shaping the future of Pennsylvania's tourism and housing markets.

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Introduction

Short-term rentals (STRs) are homes, apartments, spare rooms, and even camping sites offered for a shorter period of time than normal rental agreements. They have grown worldwide since the establishment of Airbnb in 2008 (Furukawa and Onuki, 2022). STRs vary by geography and are influenced by the physical environment, social, economic, and jurisdiction factors. Some areas see STRs as an opportunity to increase tourism, employment opportunities, and economic development, while others raise concern over strain on public services, reduction of affordable housing, noise, or unsafe practices.

As the growth of STRs is predicted to continue and the positive and negative aspects receive attention, regulations could be considered by state and local planners. Although there is an emerging literature on STRs, most studies focus on large cities that attract tourists worldwide. Only a few studies, such as DiNatale, Lewis, and Parker (2018) and Shelton (2023) examine STRs in small cities. This study addresses the gap in the literature by selecting a range of sizes, location, and types of municipalities in Pennsylvania. It records and maps the number of STRs, their revenue, characteristics, housing, and tourism implications in both rural and urban areas in the Commonwealth. Research on STRs is crucial due to their potential impact on both large urban cities and the rural countryside. The dynamics of STRs on local communities, housing markets, and tourism can inform policy decisions at the municipal level.

History and Growth of STRs

Traditional economies where goods and services are primarily owned, marketed, and sold by companies, have been impacted over the past two decades with an alternative model shared by a community with a collaborative, cost-effective approach known as the "sharing economy" (Schor and Attwood-Charles, 2017). The sharing economy is an economic model based on the idea of shared goods, services, and resources where individuals engage in peer-to-peer interactions, for a fee, on an online platform. Companies such as Airbnb, Uber, Lyft, and TaskRabbit are common household names, however more unique niche markets are gaining usage. GetMyBoat connects boat owners with daily recreationalists; Peerby allows neighbors to share and borrow items promoting a sense of community; Swimply arranges private pool bookings; Spinlister organizes a bike-sharing platform; and Eatwith connects travelers to locals though immersive dining experiences. The sharing economy has exploded in recent years and is estimated to reach over $335 billion in earnings by 2025 (do Nascimento and Mazali, 2023).

Sharing is as old as humankind, but the sharing economy requires a platform, and thus over the past few decades the internet has contributed to the success of this business model (Simic and Liem, 2023). The sharing economy is fueled by three elements: underused resources, peer-to-peer engagement, and network efficiency. The average car, for example, spends most of its life parked, so by participating in the sharing economy, users can either gain additional income by renting it out during unused times. Additionally, the sharing economy has social and psychological benefits where users report a more authentic experience, personal growth, sense of community, and confirmation of trust, more so than traditional economic methods that connect people via a transaction to corporations.

STRs are a major player in the sharing economy and have also grown rapidly. Airbnb was started by three young students who rented out air mattresses in their loft to help pay rent (Aydin, 2019). The idea developed into a start-up company in 2008 and grew to an estimated $30 billion company by 2020, with over three million listings in 190 countries (Nieuwland and van Melik, 2020). The growth of Airbnb was even greater the following year, reaching over seven million listings and an estimated value of $124 billion in 2021 (Simic and Liem, 2023).

Today the range and styles of STRs is vast, and each city defines these accommodations in their own language, but they are generally categorized into the following three groups: 1) Primary hosted STRs operated in the primary residence where the host is at home with the guest and usually only part of the home is offered to the guest (including Airbnb); 2) Primary un-hosted STRs where the entire primary residence is rented to the guest, and the host is absent; and 3) Nonprimary STRs where entire properties are rented, the units are not the primary residences of each host, and the host is absent (typically, the rental of a second home for commercial purposes) (Furukawa and Onuki, 2022).

The three distinct categories demonstrate how this sharing economy can range from the initial idea of sharing an extra bedroom to generate additional income to a potentially big business opportunity where investors target properties with the sole intent to purchase and list a property as an STR. Some STR hosts have taken this model to a professional level, often resulting in gentrification and increased housing costs (Simic and Liem, 2023).

STRs seem to be a preferred option for many travelers. Vacationers are often looking for something different than a traditional hotel, and the departure from this model is more noticeable in vacation destinations where people would rather stay in a larger, more affordable single-family home than a more expensive hotel (Gottlieb, 2013). Consumers report that they find STRs a more authentic experience and to be a more economical and sustainable mode of consumption than a traditional hotel (Furukawa and Onuki, 2022). Guests love the local experience, tend to stay longer, and often become repeat visitors, mid-term renters, or eventually permanent residents. In many cities, this indicates visitors are moving away from the central tourist districts to stay in single family homes that are usually located in residential neighborhoods (Nieuwland and van Melik, 2020).

The COVID-19 pandemic affected all aspects of life, including work, travel, consumption patterns, and of course, public health. As people emerged from an imposed lockdown, people looked for less-crowded, open spaces, and many of those who could work remotely left the urban environment for more rural areas. STRs filled these housing needs as tourists tended to travel to more remote destinations and rent private apartments and homes to ensure social distances (Zeng et al, 2022). “Attractive” areas with mountains, national parks, state parks, coastal areas, and rural areas saw an influx of tourists and remote workers. In areas where the housing markets have declined over the decades, some saw this influx as a perceived lifeline (Colomb and Gallent, 2022).

Finally, changes in workforce demands and technology also contributed to the success and growth of STRs. A new type of worker emerged called “digital nomads,” who could work online (Cook, 2023), taking advantage of short- and medium-term rentals (Colomb and Gallent, 2022). Many jobs have remained completely or partially online, allowing workers flexibility and the range of STRs provided housing and lifestyle options that would not be possible with traditional hotels.

Methods

The goal of this research is to inventory STRs in the Commonwealth and examine the location, revenue, and characteristics in both urban and rural areas of Pennsylvania.

The size of the inventory is measured with data from AirDNA, a proprietary web service that estimates a 95% accuracy rate of all aggregated short-term rentals listed on Airbnb, HomeAway, and Vrbo. AirDNA data are mapped in a Geographic Information System (GIS).

The statewide inventory includes thousands of STRs that vary greatly by price, number of rooms, types of accommodations, and seasonality. In addition to statewide patterns, 20 municipalities were selected to further understand the characteristics of STRs in various localities. The sample of municipalities vary in population, location throughout the state, location within urban and rural counties, and types of tourism amenities. The AirDNA data provides information on types of occupancy unit, number of rooms rented, number of allowed guests, occupancy rates, and their characteristics. A detailed evaluation examines the 20 municipalities for 2023 that included twelve months of revenue, average nightly rate, number of bookings, maximum number of guests, and cleaning fees. Table 1 lists the municipalities, their urban versus rural county status, population estimates for 2023 (U.S. Census Bureau, 2023), number of active STRs in 2023, and brief details about each specific location.

Table 1: Selected Pennsylvania Municipalities and Active Short-Term Rentals

	Municipality	Rural/ Urban	Population in 2023	Active STRs in 2023	Justification
1	Allentown	Urban	124,880	222	A vibrant community with historic appeal and recent economic revitalization.
2	Brookville	Rural	3,974	15	Close to Cook Forest State Park and Punxsutawney Phil with plenty of outdoor recreation.
3	Derry	Urban	13,422	292	Known for its unincorporated community of Hershey, its medical facilities, and chocolate-related tourism.
4	Edinboro	Urban	5,821	32	Known as a small college town with an active watersports and summer tourism.
5	Erie	Urban	92,957	338	Located on the shores of Lake Erie with waterfront and recreational opportunities.
6	Gettysburg	Rural	8,468	106	Known for its historical significance related to the Civil War and strong tourism focus.
7	Harrisburg	Urban	50,012	501	State capital with a mix of government, business, and tourism sectors.
8	Hawley	Rural	1,229	22	Located near Lake Wallenpaupack, a popular recreation area in the Poconos.
9	Huntingdon	Rural	6,898	12	Known for access to outdoor recreation and historical importance with the railroad.
10	Jim Thorpe	Rural	4,537	139	Known for its Victorian architecture, outdoor activities, and recreational opportunities near the Pocono Mountains.
11	Kane	Rural	3,456	23	Located near Allegheny National Forest with many outdoor recreational opportunities.
12	Lancaster	Urban	57,153	389	Known for its agriculture, tourism, and Amish culture.
13	Ligonier	Urban	1,481	96	Known for its French or British settlement and colonial history, and as an access point to outdoor activities.

14	New Hope	Urban	2,624	60	Scenic small town along the Delaware River, equidistant from New York City and Philadelphia, with unique shopping, restaurants, and cultural attractions.
15	Scranton	Urban	75,805	155	Known for its historical significance and its importance to the coal industry
16	State College	Rural	40,495	398	Home to Penn State University, a large student population and sporting and entertainment events
17	Stroudsburg	Rural	5,832	41	Located near the Pocono Mountains with a revitalized small downtown and surrounding recreational opportunities
18	Wellsboro	Rural	3,469	22	Located near Pine Creek Gorge with many outdoor recreational opportunities
19	West Chester	Urban	19,000	41	A vibrant small downtown, a college town, with strong historical appeal but still close to suburban Philadelphia
20	Williamsport	Rural	27,470	93	Known for its unique sporting events, particularly the annual Little League World Series

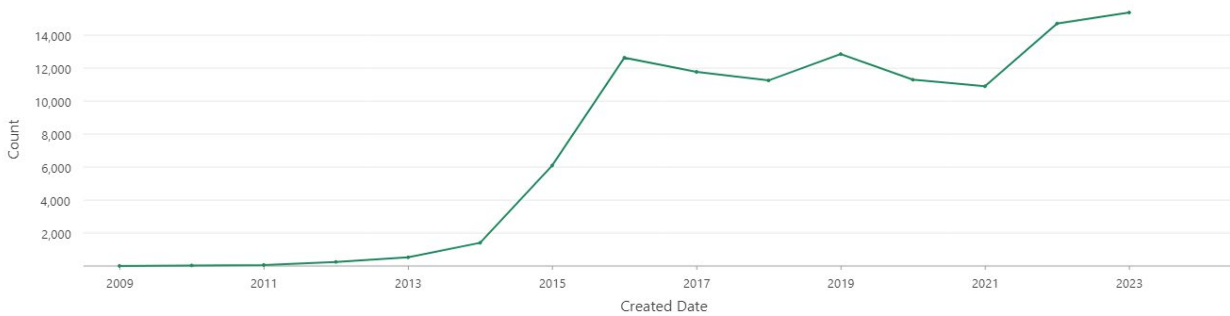
Characteristics such as property type, number of bedrooms, and listing title are examined as part of this study to determine if unique features contribute to tourism. The inventory of accommodation types provides insights into STRs and their competition with long-term rentals, changes in the affordability of housing, impacts on tourism, and attractiveness to different types of visitors, which could result in the need for different regulations in distinct locations.

Results

Statewide Short-Term Rental Inventory

A GIS was used to map time series data. The data set purchased from AirDNA provide the date the STR was created and thus it is possible to map the growth and distribution across the state. Figure 1 and the following time series discussion focuses solely on the number of STRs created in that year, not the total number operating in the state, or the longevity of each STR. For example, many STRs were created but never generated revenue and eventually closed, while others were specifically created for a short duration or event and again closed. The maps and inventory provide insights into STR patterns of growth, locations, characteristics, and economics.

Figure 1: Pennsylvania Short-Term Rentals by Year Created, July 2008 to March 2024

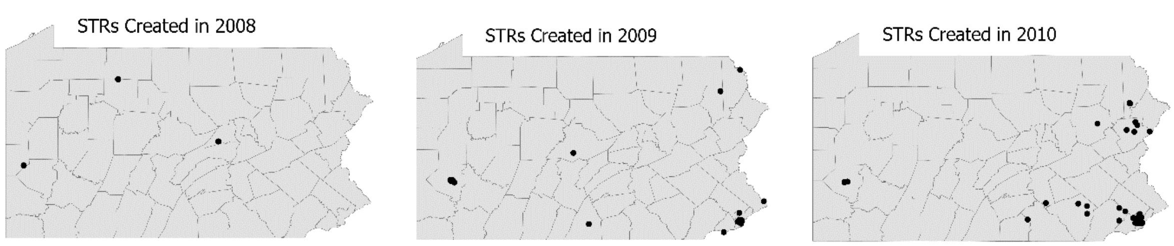


Statewide Trends

The first STR in the Commonwealth was created on July 1, 2008, as a luxury apartment near Kane (McKean County) and was quickly followed by one each in Ambridge (Beaver County) and Millmont (Union County). One of the three STRs was in the true spirit of the foundation of Airbnb with a shared room, while the other two were private, and one called "PSU Cabin" targeted specific events in State College (Centre County).

In 2009, 32 STRs were created. Most did not have any visitors, and only five reported revenues that ranged from \$246 to \$23,556. The revenue is the amount earned, including the advertised price at the time of booking and any cleaning fees, that the homeowner would receive. The largest grossing revenue was from a luxury apartment in Philadelphia. The STRs embraced the tourism aspects with listing titles that included "PSU Football," "Book Lovers Cozy Victorian Retreat," and "Art Museum Garden." Most of the STRs were apartments or houses, but two were houseboats. The next year, 2010, 44 STRs were created and seven reported revenues that ranged from \$391 to \$49,761, with the largest grossing revenue generated from a property entitled "Poconos Log Cabin Gateway."

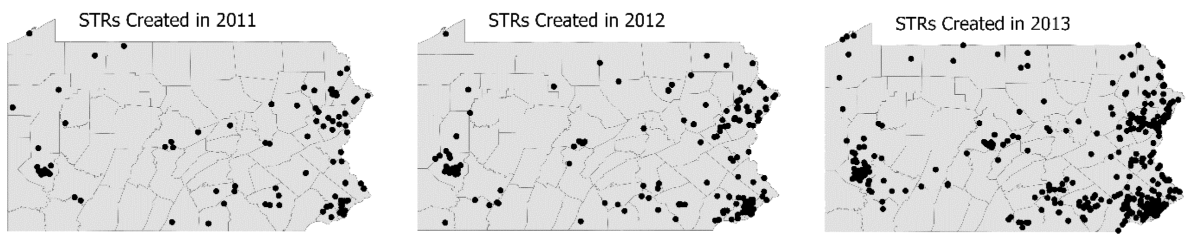
Figure 2: Location of STRs Created in 2008, 2009, and 2010 in Pennsylvania



The next few years saw a steady growth in the number of STRs throughout the Commonwealth. In 2011, 149 STRs were created. Fourteen percent (N=21) reported revenues that ranged from $380 to $34,521, with the largest revenue generated from an STR entitled "Historic Civil War Farmhouse" near Gettysburg. In 2012, 349 STRs were created and 17 percent (N=61) reported revenues. Revenues ranged from $248 to $117,146, with the largest generated from an STR located near Hershey. In 2013, 851 STRs were created, and 11 percent (N=94) reported revenues that ranged from $111 to $82,923, with the largest revenue-generating rental located near Philadelphia.

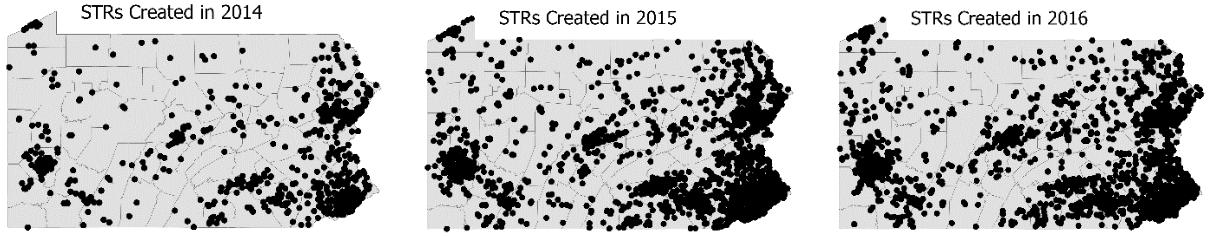
The STRs created in 2011, 2012, and 2013 certainly built on those located in surrounding Philadelphia and Pittsburgh but also contributed to the development of clusters in the northeast and south-central part of the state. The northwestern part of the state was also seeing more STRs emerge. The titles of these listings featured the natural resources and abundant tourism opportunities, such as "All Seasons Get Away", "Unique Retreat", "Stay in a Cave" or "Cozy Cabin Rails to Trails". Several STRs had names such as "Large Spacious Room for Papal Visit" and "5-8 minutes from Pope Visit locations," which suggest that the STRs were created to accommodate crowds for specific events.

Figure 3: Location of STRs Created in 2011, 2012, and 2013 in Pennsylvania



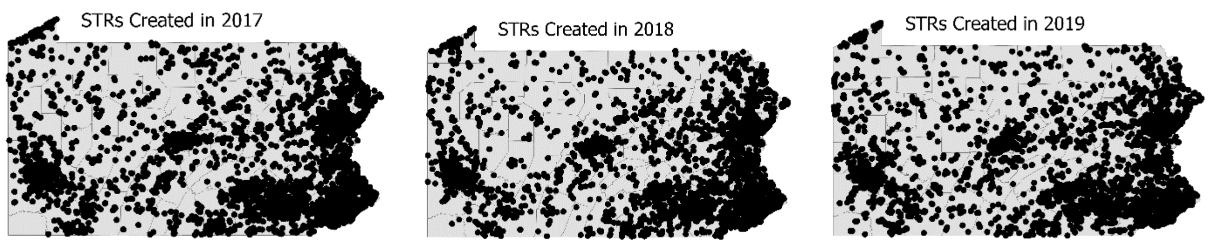
Over the next several years, the growth and distribution spread throughout the state. In 2014, 2,689 STRs in 60 counties were created, and in 2015, 13,399 were created; at this time, only Cameron, Greene, and McKean counties did not have an STR within their county boundaries. By 2016, 7,693 were created and STRs were found in every county. Many of the new listings created in 2014, 2015, and 2016 revealed a trend of unique property types including yurts, treehouses, trains, caves, nature lodges, earthen houses, barns, boats, campers, and tents. In 2014, 10 percent (N=258) of the newly created STRs reported revenues that ranged from $120 to $202,347. In 2015, 4 percent (N=592) reported revenues that ranged from $40 to $410,866. In 2016, 9 percent (N=702) reported revenues that ranged from $60 to $318,428. Of the top STRs that generated revenue in 2014, 2015, and 2016, most were in the Poconos, Lural Highlands, and Penn State regions.

Figure 4: Location of STRs Created in 2014, 2015, and 2016 in Pennsylvania



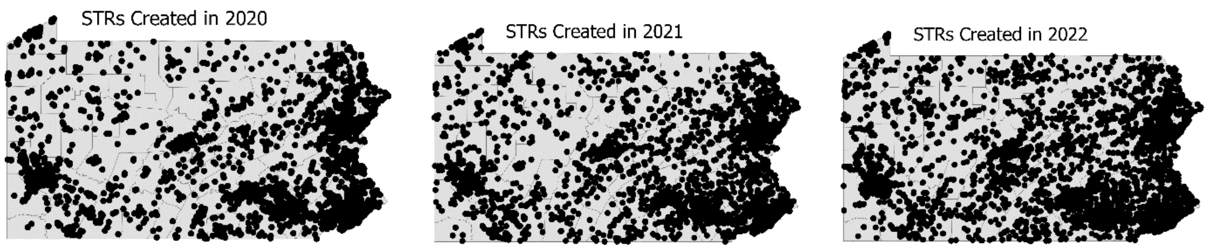
The next three years saw the number of STRs and their revenue skyrocket with twelve to thirteen thousand created each year from 2017 through 2019. In 2017, the highest revenues reported were just short of half a million dollars ($496,800) from "Your Weekend Escape" located near State College, and the second through fourth highest were close behind, earning over $400 thousand each and all located in the Poconos. In 2018, an STR generated over a million dollars ($1,076,953) from a listing entitled "Largest VRBO in the World" that advertised itself as located near the New York border and near Beach Lake. In 2019, the highest revenues were reported in Monroe County and near Philadelphia, while another three of the top ten highest revenue producers were located near State College.

Figure 5: Location of STRs Created in 2017, 2018, and 2019 in Pennsylvania



The number of STRs created, and revenue reported, in 2020, 2021, and 2022, directly reflected the COVID-19 pandemic that at first restricted travel and later encouraged people to socially distance and engage in safe, outdoor activities. In 2020, only 9,498 STRs were created and 29 percent (N=2,760), reported revenues of $30 to $307,360, with seven of the top ten revenues generated from properties located in the Poconos. In 2021 and 2022, the number of STRs created rebounded with 12,614 and 15,902, respectively. In 2021, 43 percent (N=5,495) generated revenues that ranged from $45 to $458,506, and in 2022, 64 percent (N=10,148) generated revenues that ranged from $15 to $427,678. The lower end of revenues came from tents and yurts whereas five of the top ten revues reported came from resumed in-person events at State College.

Figure 6: Location of STRs Created in 2020, 2021, and 2022 in Pennsylvania



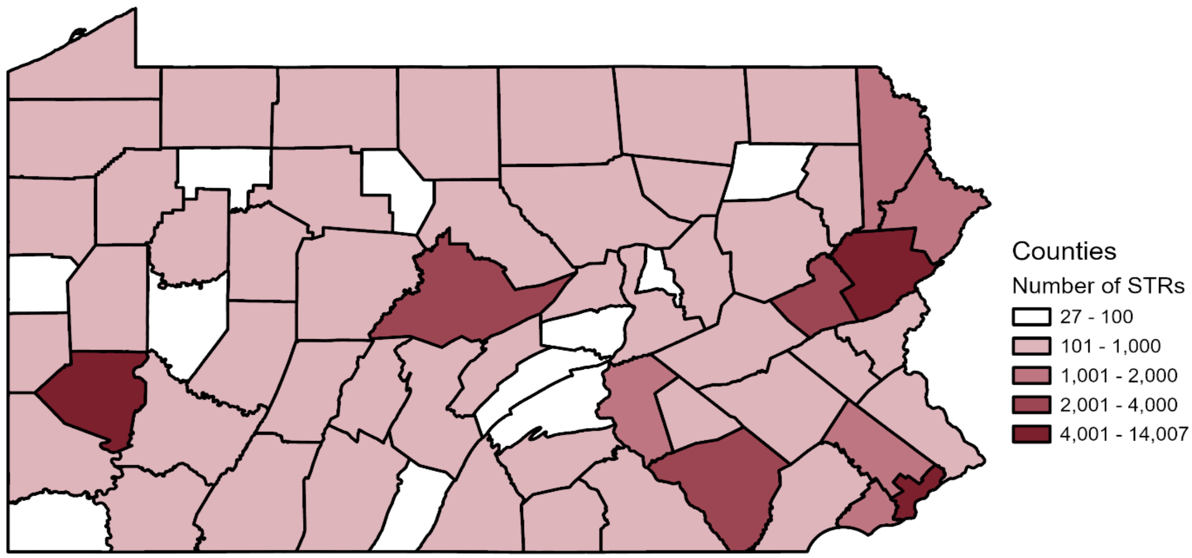
Short-Term Rental Location and Characteristics in 2023

The most current comprehensive inventory of all active STRs in Pennsylvania is based on the last complete data year: 2023. A total of 53,810 STRs operated in all 67 counties (listed per county in Table 2) across 1,960 municipalities with 611 municipalities across the state having none (see Appendix 1 for a list of the 611, and Appendix 2 for a map). The top five counties with the most STRs included both rural and urban designations. Philadelphia, an urban county, had the largest concentration of STRs with a total of 14,007. With less than half that number, rural Monroe County had the second largest count with 6,885 STRs. Third largest was another urban county, Allegheny County with 5,189 STRs, followed by two more rural counties, Centre and Carbon with 2,246 and 2,139 STRs, respectively. Based on Figure 7, it is clear that the rural counties ranking among those with the highest numbers of STRs are in the Poconos area and Centre County. Allegheny County, where Pittsburgh is located, and the urban southeastern part of the state also have high concentrations.

Table 2: Number of Short-Term Rentals by Pennsylvania County, 2023

County		County	
Pennsylvania	53,810	**Juniata**	78
Adams	359	**Lackawanna**	622
Allegheny	5,189	**Lancaster**	2,088
Armstrong	69	**Lawrence**	89
Beaver	174	**Lebanon**	351
Bedford	289	**Lehigh**	489
Berks	561	**Luzerne**	600
Blair	167	**Lycoming**	337
Bradford	148	**McKean**	138
Bucks	720	**Mercer**	120
Butler	166	**Mifflin**	147
Cambria	147	**Monroe**	6,885
Cameron	30	**Montgomery**	1,071
Carbon	2,139	**Montour**	71
Centre	2,246	**Northampton**	432
Chester	870	**Northumberland**	187
Clarion	128	**Perry**	96
Clearfield	204	**Philadelphia**	14,007
Clinton	161	**Pike**	1179
Columbia	198	**Potter**	236
Crawford	343	**Schuylkill**	237
Cumberland	403	**Snyder**	96
Dauphin	1,339	**Somerset**	959
Delaware	1,061	**Sullivan**	200
Elk	187	**Susquehanna**	295
Erie	771	**Tioga**	342
Fayette	464	**Union**	190
Forest	69	**Venango**	113
Franklin	345	**Warren**	188
Fulton	49	**Washington**	110
Greene	27	**Wayne**	1079
Huntingdon	374	**Westmoreland**	462
Indiana	108	**Wyoming**	65
Jefferson	139	**York**	588

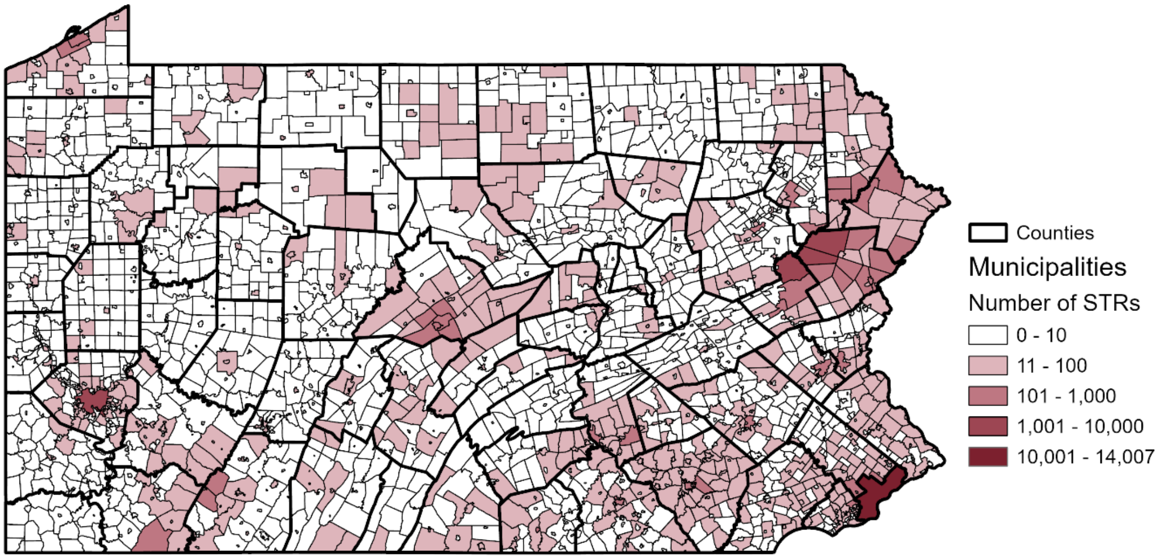
Figure 7: Short-Term Rentals by Pennsylvania County, Operating in 2023



At the municipal level, locations with the largest numbers of STRs are found in both urban and rural counties. Among the top ten, Philadelphia (14,007), Pittsburgh (3,897), and Harrisburg (501) (all urban) ranked first, second, and ninth. The remaining seven of the top ten municipalities were rural, located in the Poconos and included Coolbaugh (2,043), Tobyhanna (1,288), Kidder (1,096), Penn Forest (769), Smithfield (575), Jackson (565), and Tunkhannock (501).[1]

[1] Coolbaugh (2,043), Tobyhanna (1,288), Smithfield (575), and Tunkhannock (501) are in Monroe County; Kidder (1,096), Penn Forest (769), are in Carbon County; Jackson (565) is in Columbia County.

Figure 8: Short-Term Rentals, by Pennsylvania Municipality, Operating in 2023



In 2023, the most common property types were houses (23,494), followed by apartments (13,735), then cabins and townhouses (about 3,000 each) but many chalets, farm stays, and tiny houses were common, along with 1,657 unique types that included buses, nature lodges, yurts, castles, house boats, tree house, tipis, islands, shipping containers, shepherd huts, light houses, and ryokan. While the majority had parking, 25 percent (13,817) did not.

Seventy-eight percent of the active STRs in 2023 were rentals of an entire property, while twenty-one percent rented private rooms, with only a few listed as shared rooms (220) or hotel rooms (137). The typical number of bedrooms was two, the average number of bathrooms was 1.6, and guests ranged from 1 to 100 with a mean of 5.5 and median of four guests per STR.

The total revenue generated by all STRs in 2023 was $856,694,830 and the mean STR generated $16,125 per year with the median STR at $5,642. The average daily rate (ADR) is calculated by the total revenue generated, including cleaning fees, divided by the number of nights booked. Statewide the ADR ranged from $0 to $3,220 with a mean of $175 and a median of $134.

Individual listings are categorized into one of five price tiers, defined by the performance of the listing's average daily rate over the last 12 months available. AirDNA examines the entire state's STR market and divides all the listings into five groups: budget, economy, mid-scale, upscale, and luxury. Ideally each price tier segment has roughly an equal number of listings. In 2023, Pennsylvania had roughly equal percentages across all five tiers. [2]. This relatively equal division will allow for later comparisons of local municipalities and determine if particular areas cater to a particular price segment of the market.

[2] Budget 18.8% (N=10,151); economy 18% (N=9699); mid-scale 17.4% (N=9,379); upscale 17.3% (N=9,285); and luxury 17.6% (9,446).

Overall, 77 percent (41,589) reported revenue that ranged from $5 to $1,076,953. The top three largest revenues reported in 2023 were from STRs located in Beach Lake ($1,076,953), State College ($496,806), East Stroudsburg ($475,031). Despite these large revenues, less than two percent (898) generated revenue over $100,000, and 59 percent (31,513) generated between $1 and $10,000 in 2023.

The availability, or number of days that an owner listed their property, and the number of separate bookings and occupancy rate that an STR received is important to analyze usage and visitor impact. The availability of all 53,810 STRs ranged from 0 to 360 days with a mean of 74.1 and a median of 55, demonstrating that most listings hare not available year-round for visitors. The number of days a listing was booked ranged from 0 to 324 with a mean of 65.1 with a median of 36 days. The mean occupancy rate was 35% and a median of 33%, for the entire 12 months of 2023, and therefore, most listings were booked about one-third of the time. Additionally, owners can block days that the STR is available, and those ranged from 0 to 360 with a mean of 110 and median of 53 days, and in fact, 10.5 percent (5,627) were blocked off the entire year. [3]Each booking resulted in guest turnover, and many charge a cleaning fee. The total number of bookings ranged from 0 to 225, with the mean of 22.4 and a median of 10 bookings per unit. The cleaning fees ranged from $0 to $1,800, with the mean cost of $87.70 and median of $65 and a sum of $4,246,344.

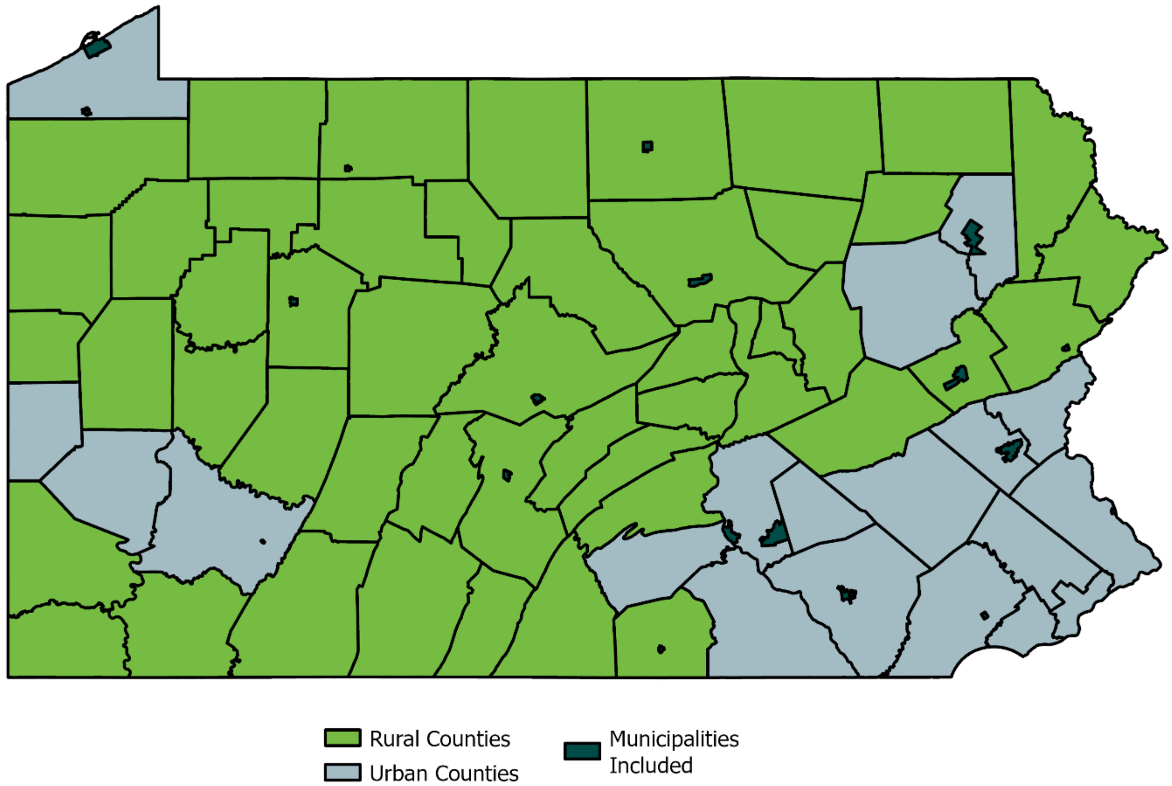
Short-Term Rentals at the Municipal Level

Twenty municipalities were further examined and inventoried to gather an in-depth analysis of the characteristics of STRs in Pennsylvania. Philadelphia and Pittsburgh are the two largest urban centers in the state, with the two highest numbers of STRs in 2023, at 14,007 and 3,897 STRs, respectively. Philadelphia is the state's largest urban area with business, tourism, and diverse neighborhoods, and Pittsburgh is the second largest city, with unique urban appeal, business, and tourism sectors. The size, population, housing characteristics, and tourism attributes of those cities are significantly different than the rest of the Commonwealth and thus are not included in this part of the study.

The sampled municipalities were selected because of the variations in population, location throughout the state, location within urban and rural counties, and types of tourism amenities. Ten municipalities are in urban counties and ten are in rural counties.

[3] One reason a property might be blacked off for a year could be for extensive renovations, particularly when a property changes ownership. Limits on the days a property is available for rental may also be set by a Homeowners Association, which is common in Florida.

Figure 9: Twenty Selected Municipalities, Rural and Urban Pennsylvania Counties



Selected information for each of the 20 municipalities was purchased from AirDNA to examine not only numbers, but characteristics and types of lodging. Table 3 shows the overall number of short-term rentals by location, and the years they were created. The state has seen notable growth in several Pennsylvania municipalities since their introduction. While some municipalities, such as Harrisburg, Lancaster, and State College have large numbers within the municipality proper, other municipalities such as Stroudsburg and Hawley have an even larger number in the surrounding 5-mile vicinity, reflecting their appeal as regional tourist destinations.

Table 3: Short-Term Rentals, Selected Pennsylvania Municipalities

Municipality	Year of First STR	# New STRs Introduced						2023 Total Active STRs	
		2015	2017	2019	2020	2021	2022	Municipality Proper	5-mile Vicinity
Allentown	2012	36	46	35	38	0	0	222	471
Brookville	2017	0	1	3	1	6	8	15	32
Derry Township	2012	19	56	71	56	93	129	292	548
Edinboro	2014	2	10	10	4	8	3	32	54
Erie	2012	9	48	71	40	42	93	338	500
Gettysburg	2013	10	40	28	4	22	23	106	134
Harrisburg	2011	16	55	97	97	90	144	501	500
Hawley	2015	2	3	5	5	2	8	22	810
Huntingdon	2015	1	0	6	3	1	5	12	122
Jim Thorpe	2011	13	33	40	31	25	21	139	897
Kane	2018	0	0	6	2	8	4	23	27
Lancaster	2012	58	78	98	58	85	128	389	500
Ligonier Borough	2016	0	16	34	34	53	50	39	103
New Hope	2012	8	27	16	4	25	9	60	500
Scranton	2013	5	27	30	26	30	62	155	205
State College	2012	73	171	165	40	75	95	398	1254
Stroudsburg	2015	4	1	14	9	4	14	41	2129
Wellsboro	2014	0	7	7	6	3	3	22	95
West Chester	2013	0	14	11	5	6	23	41	161
Williamsport	2014	10	18	10	32	11	10	93	77

Source: AirDNA. Data compiled for selected Pennsylvania municipalities.

The types of rentals, prices, and management structure are included in Table 4 and these characteristics reveal distinct trends across municipalities. Luxury STRs dominate in areas like Derry Township (57.5%) and New Hope (91.6%), indicating these regions cater to high-end clientele, likely tied to affluent demographics or nearby attractions. In contrast, budget-friendly options are prevalent in urban centers such as Allentown (29.7%), Erie (34.6%), and Harrisburg (35%), reflecting demand for affordable lodging. STRs are overwhelmingly managed independently, though areas like Harrisburg (99 company-managed units) and Lancaster (33) suggest growing professionalization in some markets. Unique markets such as Williamsport stand out for focusing on upscale rentals (32.3%), potentially tied to local cultural or economic features. Additionally, larger cities like Harrisburg and Erie have significant apartment-based STRs, while rural areas such as Huntingdon and Kane primarily offer homes, reflecting differences in housing stock across urban and rural environments.

Table 4: Characteristics of Short-Term Rentals in Pennsylvania Municipalities, 2023

Municipality	Housing Type		Price Tier		Management	
	Homes	Apartments	Largest Tier	Percentage	Independent	Company Managed
Allentown	86	98	Budget	29.7%	216	6
Brookville	10	0	Midscale	40.0%	15	0
Derry Township	75	75	Luxury	57.5%	282	10
Edinboro	19	0	Budget	28.1%	29	3
Erie	178	160	Budget	34.6%	333	5
Gettysburg	30	34	Luxury	37.7%	105	1
Harrisburg	258	242	Budget	35.0%	402	99
Hawley	10	9	Midscale	31.8%	20	2
Huntingdon	5	2	Midscale	50.0%	9	3
Jim Thorpe	60	30	Midscale	23.0%	137	2
Kane	5	13	Budget	43.5%	23	0
Lancaster	152	131	Economy	24.4%	356	33
Ligonier Borough	12	23	Midscale & Upscale	25.6% each	38	1
New Hope	26	8	Luxury	91.6%	38	22
Scranton	73	53	Economy	30.3%	155	2
State College	251	85	Luxury	27.5%	393	5
Stroudsburg	11	15	Budget	51.2%	41	0
Wellsboro	6	9	Midscale	27.3%	22	0
West Chester	15	15	Luxury	40.0%	41	0
Williamsport	32	29	Upscale	32.3%	63	30

Source: AirDNA. Data compiled for selected Pennsylvania municipalities.

Also of key interest to locations is the amount of revenue generated by short-term accommodations. Table 5 shows the revenues by municipality. Overall, the average total STR revenues for municipalities in an urban county is $3.1 million; rentals for municipalities in rural areas generate a million less on average - close to $2 million ($1.96). *Per unit* however, any rural/urban difference disappears; the highest mean or median revenues are generated by municipal STRs in both rural and urban counties alike, and the lowest mean/median revenues are in urban Allentown, Harrisburg and Scranton.

The other source of financial benefit that is measurable with data available are the cleaning fees generated by STRs. The average fees across all 20 municipalities range from a low of $31 in Brookville to $132 in Derry Township. While there is some suggestion that these fees are lower in municipalities in rural counties (4 of the lowest 5 are rural), for the remainder there is not a distinct rural/urban pattern. The correlation between average fees and average revenues is modest, at .5; as one would expect, the total revenue generated overall from rent and fees is strongly related (at .93).

Table 5: Revenue and Fees Generated by Short-Term Rentals, 2023

Municipality	**Revenue**				**Cleaning Fees**			
	Max (Min 0)	Mean	Median	Total	Max (Min 0)	Mean	Median	Total
Allentown	$280,571	$8,358	$3,181	$1,821,971	$275	$56	$50	$10,234
Brookville	$28,037	$11,519	$7,009	$172,791	$165	$31	$10	$464
Derry Township	$122,389	$28,433	$21,803	$8,217,212	$300	$132	$188	$36,358
Edinboro	$54,897	$17,705	$14,617	$566,563	$250	$79	$75	$2,449
Erie	$243,948	$14,311	$8,785	$4,808,594	$550	$50	$40	$14,790
Gettysburg	$95,349	$30,489	$29,443	$3,231,855	$295	$59	$50	$6,001
Harrisburg	$109,079	$9,516	$3,569	$4,669,858	$300	$58	$50	$22,651
Hawley	$100,999	$22,734	$12,371	$500,162	$325	$106	$80	$2,332
Huntingdon	$30,545	$13,072	$10,828	$156,864	$104	$60	$67	$665
Jim Thorpe	$138,980	$27,482	$22,868	$3,820,120	$250	$68	$60	$9,157
Kane	$38,587	$12,417	$12,391	$285,601	$100	$38	$28	$830
Lancaster	$296,777	$17,122	$8,062	$6,660,598	$450	$79	$75	$29,099
Ligonier Borough	$63,463	$11,535	$11,257	$449,880	$181	$54	$30	$2,124
New Hope	$107,289	$30,259	$30,284	$1,815,562	$275	$50	$30	$2,890
Scranton	$97,634	$9,687	$4,959	$1,453,145	$494	$47	$30	$6,268
State College	$456,153	$24,707	$5,741	$9,734,913	$413	$65	$50	$24,862
Stroudsburg	$42,529	$10,658	$7,572	$426,333	$175	$63	$65	$2,221
Wellsboro	$32,598	$14,563	$16,628	$320,404	$100	$49	$40	$735
West Chester	$62,379	$16,540	$12,644	$628,542	$250	$70	$50	$2,594
Williamsport	$38,161	$10,453	$7,655	$961,764	$200	$33	$9	$2,817

Source: AirDNA. Data compiled for selected Pennsylvania municipalities.

The impact on a community also depends on the frequency with which properties are rented. Table 6 offers a snapshot of just how many bookings occur in each of the 20 municipalities. The municipalities of Gettysburg and New Hope show the highest number of average rental days (52), indicating strong demand, likely driven by tourism. Because of the larger number of rental units available, larger cities in urban counties such as Harrisburg and Lancaster have the highest total rental days in the aggregate (12,124 and 12,409) despite lower average days of rental *per unit*. This variability impacts communities differently; areas with high rental activity may experience economic benefits from tourism but could face challenges such as housing shortages or changes to neighborhood dynamics due to transient populations. Not surprisingly, the average number of bookings is higher for municipalities in more densely populated urban counties (just over 5,600) while the number is less than half that for those in rural counties (approximately 2,400). Still, units in rural counties rent out for an average of five more days per year than units in urban counties (33 versus 28 days).

Table 6: Bookings and Occupancy Rates of Short-Term Rentals, 2023

Municipality	Bookings				Occupancy Rates (out of 1)	
	Max (Min 0)	Mean	Median	Total	Mean	Median
Allentown	163	16.0	8.5	3,500	0.37	0.31
Brookville	106	28.0	18.0	429	0.33	0.34
Derry Township	219	30.0	28.0	8,762	0.51	0.52
Edinboro	63	28.2	30.0	903	0.44	0.45
Erie	176	28.0	20.0	9,695	0.42	0.47
Gettysburg	177	52.0	53.0	5,577	0.49	0.49
Harrisburg	204	24.0	10.0	12,124	0.40	0.42
Hawley	69	26.0	19.0	478	0.27	0.31
Huntingdon	62	25.0	20.0	297	0.32	0.34
Jim Thorpe	176	48.0	42.0	6,611	0.42	0.37
Kane	140	39.0	35.0	140	0.38	0.41
Lancaster	194	32.0	15.0	12,409	0.42	0.45
Ligonier Borough	77	22.0	15.0	844	0.33	0.38
New Hope	126	52.0	56.0	3,169	0.45	0.45
Scranton	129	24.0	15.0	3,597	0.36	0.38
State College	123	14.0	4.0	5,621	0.37	0.25
Stroudsburg	104	30.0	21.0	1,204	0.29	0.28
Wellsboro	82	31.0	25.0	702	0.42	0.41
West Chester	93	28.7	24.0	1,093	0.42	0.46
Williamsport	150	38.0	19.0	3,459	0.35	0.36

Source: AirDNA. Data compiled for selected Pennsylvania municipalities. Occupancy rate is measured as the total number of days booked as a percentage of days that a property is *available* for rental.

The number of guests staying in a rental and the capacity of a property is another indicator of the impact their stay may have on the community, whether positive (indirect income generated at restaurants, retail establishments, etc.) or negative (noise, water usage, parking needs, etc.). Table 7 shows that municipalities vary significantly in guest capacity and bedroom availability. Average guest capacity ranges from 1.5 in New Hope to 6.9 in Derry Township, with most municipalities accommodating 4-6 guests on average. Similarly, the average number of bedrooms spans from 1.4 in Harrisburg to 3.0 in Edinboro and Hawley, reflecting a mix of smaller urban units and larger rural properties catering to family or group stays. These variations highlight the diversity in STR offerings, tailored to regional demand and housing stock. Appendix 3 lists the data in order of guests allowed; as expected, the number of bedrooms is related to number of guests allowed. Of the six municipalities with smallest guest capacity, five of those are in urban counties.

Table 7: Guest Capacity of Short-Term Rentals, 2023

Municipality	**Guests Allowed**			**Bedrooms**		
	Max (Min 0)	Mean	Median	Max (Min 0)	Mean	Median
Allentown	22	4.2	1.0	7	1.7	1.0
Brookville	12 (Min 2)	4.5	4.0	4 (Min 1)	1.8	1.0
Derry Township	14	6.9	8.0	5	2.1	2.0
Edinboro	12	6.3	6.0	6	2.8	3.0
Erie	16	5.2	4.0	8	2.2	2.0
Gettysburg	12	4.5	4.0	5	1.9	2.0
Harrisburg	16	3.3	2.0	6	1.4	1.0
Hawley	12	6.8	6.0	6	3.0	2.0
Huntingdon	9	5.3	4.0	3	2.2	2.5
Jim Thorpe	16	4.8	4.0	6	1.9	2.0
Kane	10	4.4	4.0	4	2.0	2.0
Lancaster	16	4.3	4.0	7	1.9	2.0
Ligonier Borough	9	3.5	3.0	4	1.6	1.0
New Hope	8	1.5	1.0	4	1.5	1.0
Scranton	21	3.8	3.0	10	1.8	1.0
State College	15	5.5	5.0	6	2.3	2.0
Stroudsburg	16	5.3	4.0	11	2.3	2.0
Wellsboro	10 (Min 2)	4.0	4.0	4	1.8	2.0
West Chester	11	3.8	3.0	5	1.7	1.0
Williamsport	15	3.6	3.0	6	1.6	1.0

Source: AirDNA. Data compiled for selected Pennsylvania municipalities.

To better visualize the relative impact of short-term rentals in a community, graphics map the rentals in each municipality, summarize key data, and provide an insert showing rentals within a 5-mile radius. The figures include data on the average daily rates charged by STR in both the municipality and surrounding area. Figures 9-14 provide examples of some municipalities; the remainder of the twenty are in are in Appendix 4. The amount that visitors were willing to pay for a nightly stay varied by location.

Six of the urban STRs were below the state's ADR, and two were just slightly above. Derry and New Hope, along with the municipalities surrounding them, had significantly higher than average ADRs. By contrast, three of the municipalities in rural counties, Kane, Wellsboro, and Brookville and their surrounding municipalities, had lower than average ADRs, while three, Williamsport, Huntingdon, and Stroudsburg had lower than average ADRs but were surrounded by municipalities that had significantly higher than average ADRs. Four municipalities in rural counties, Jim Thorpe, Gettysburg, State College, and Hawley, and their surrounding municipalities, had significantly higher ADRs reflecting the importance of niche appeal, affiliations with large events and educational institutions, and tourist attractions.

Figure 10: Short-Term Rentals in Harrisburg and the Surrounding Area, 2023

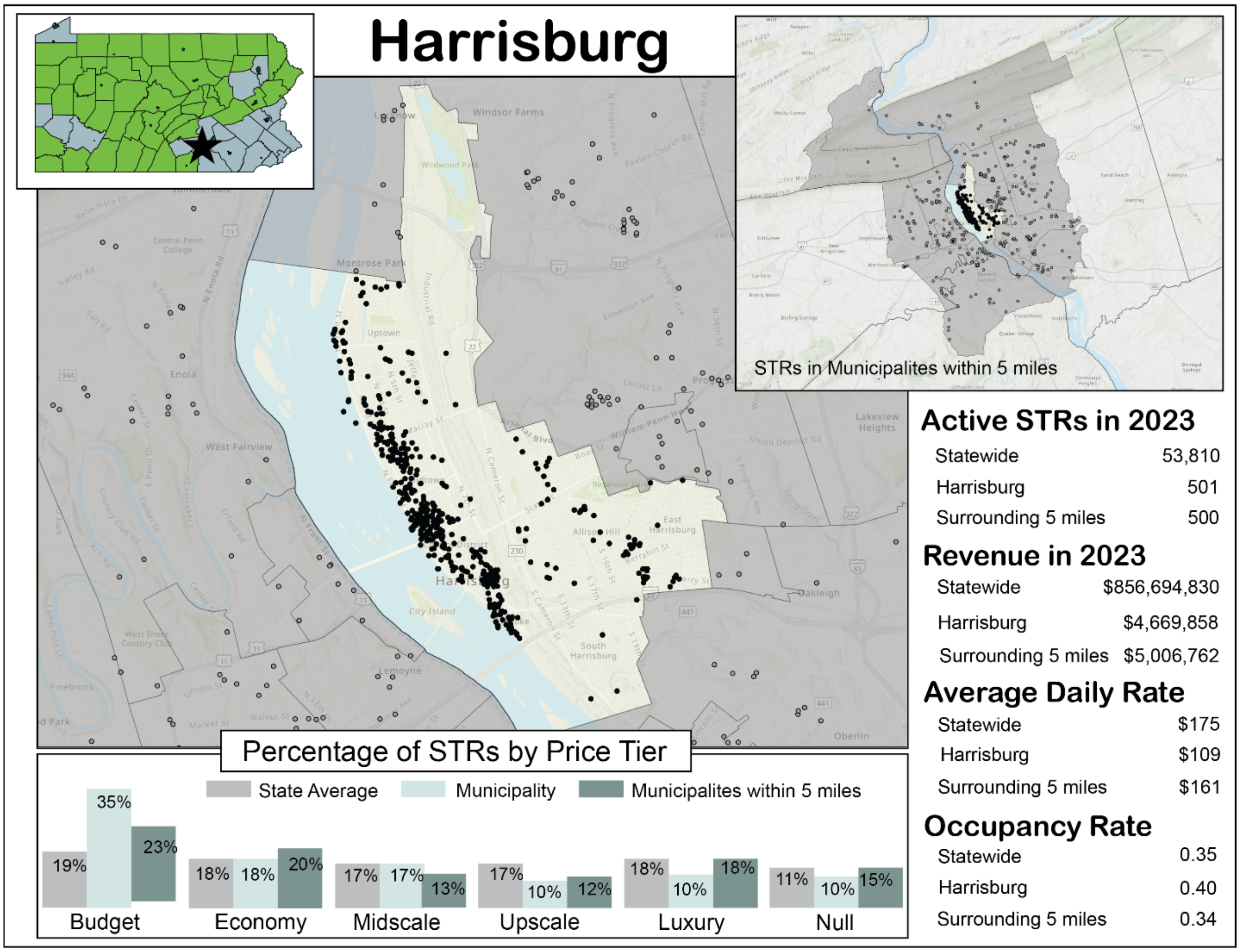


Figure 11: Short-Term Rentals in Derry Township and the Surrounding Area, 2023

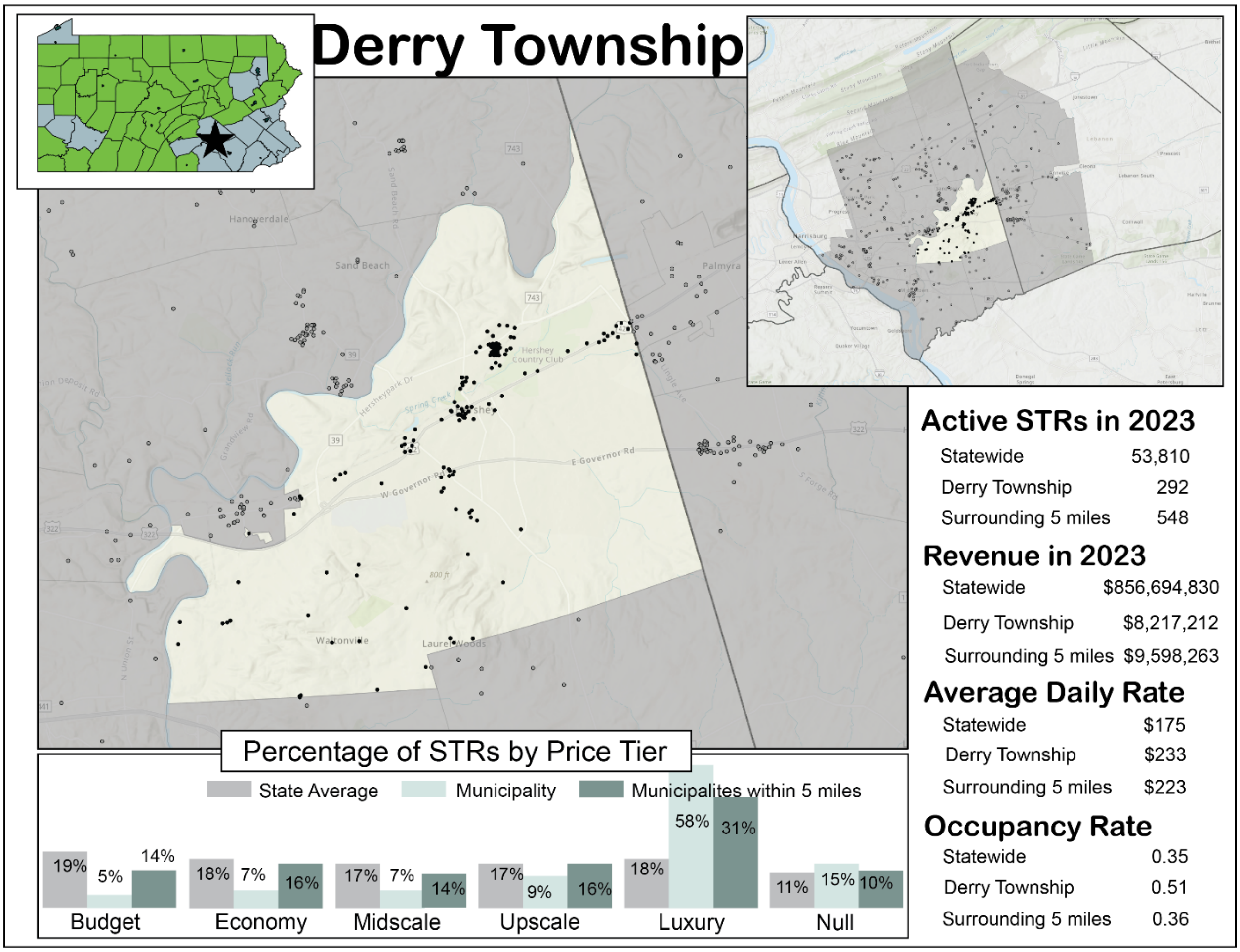


Figure 12: Short-Term Rentals in New Hope and the Surrounding Area, 2023

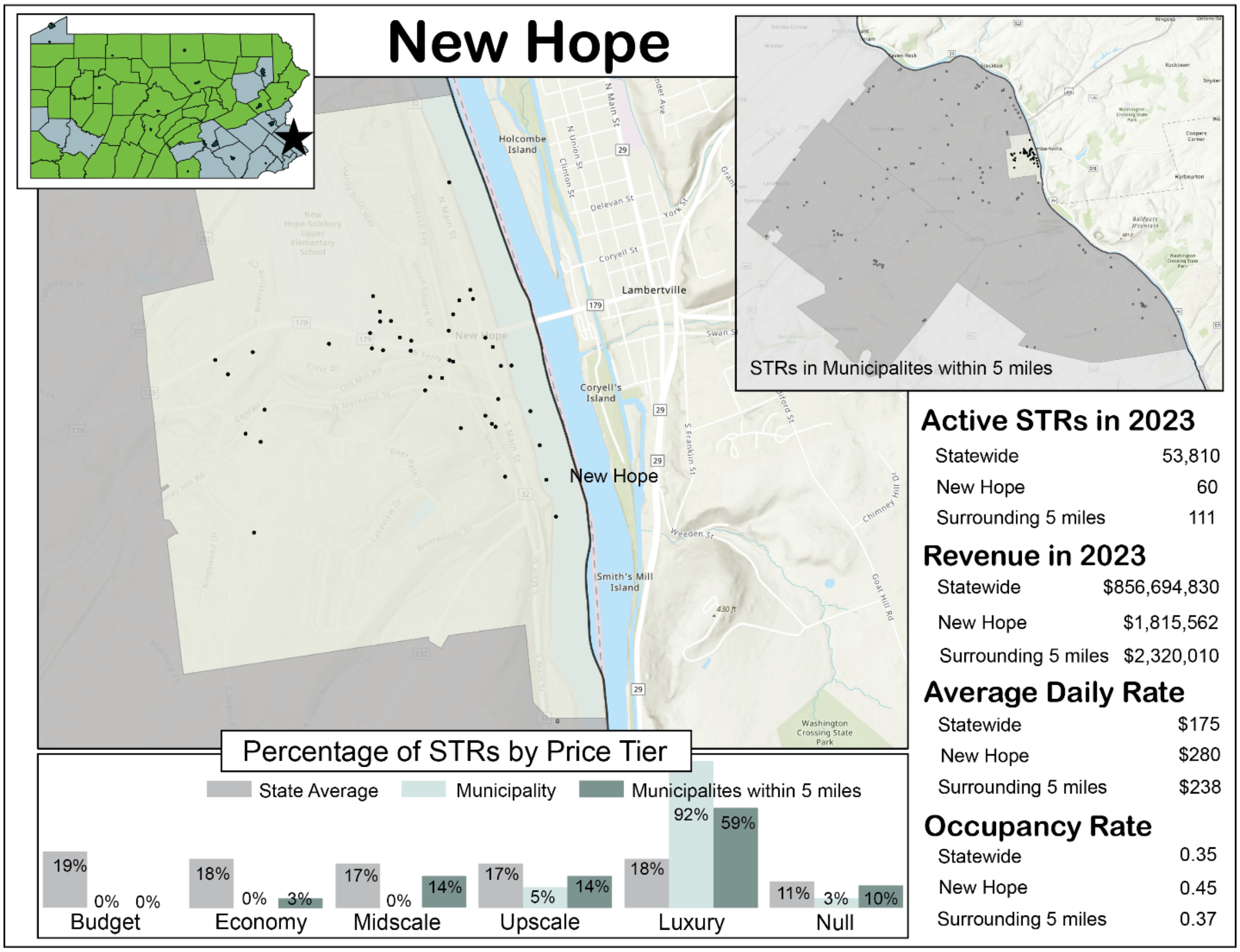


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Figure 13: Short-Term Rentals in Gettysburg and the Surrounding Area, 2023

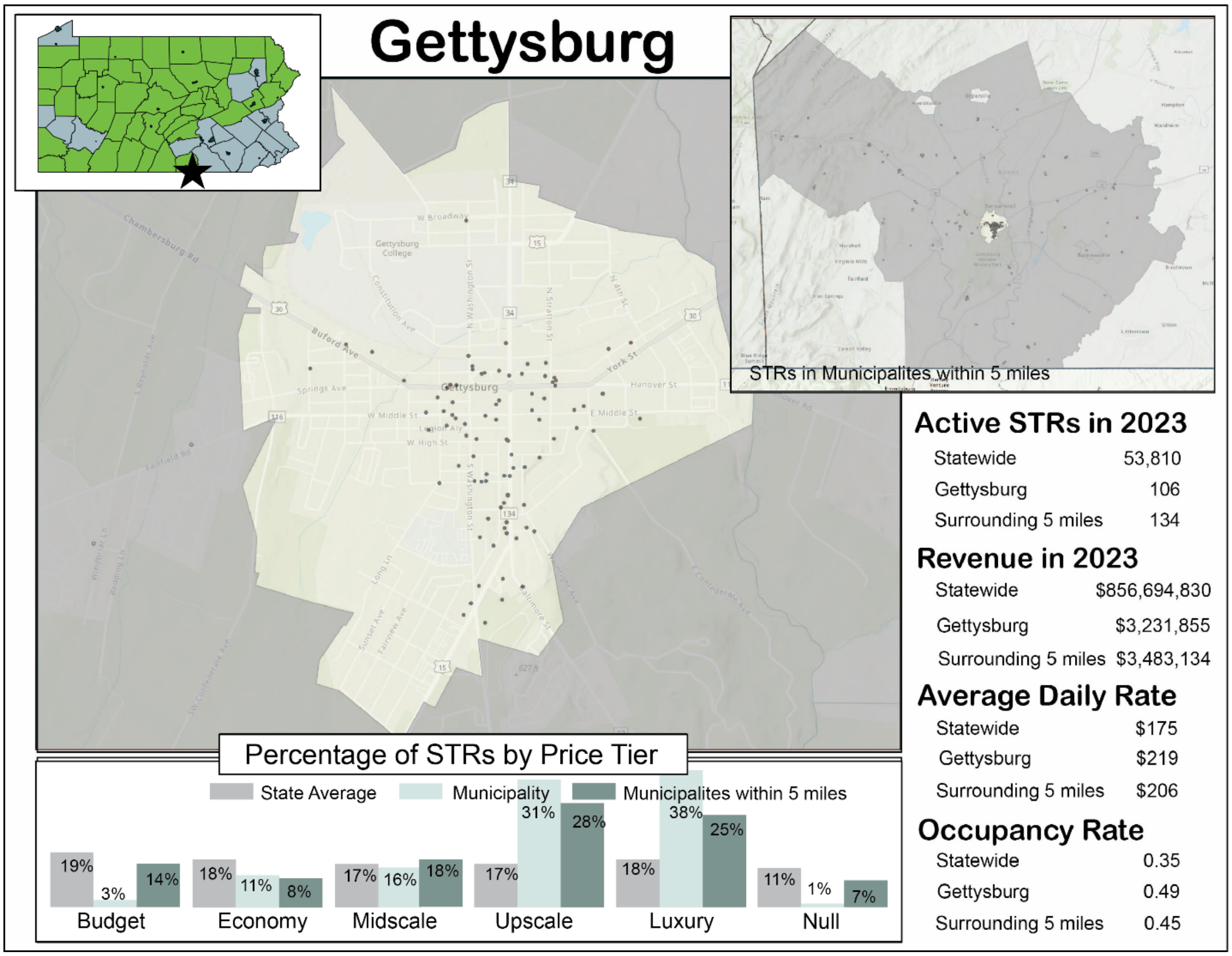


Figure 14: Short-Term Rentals in Kane and the Surrounding Area, 2023

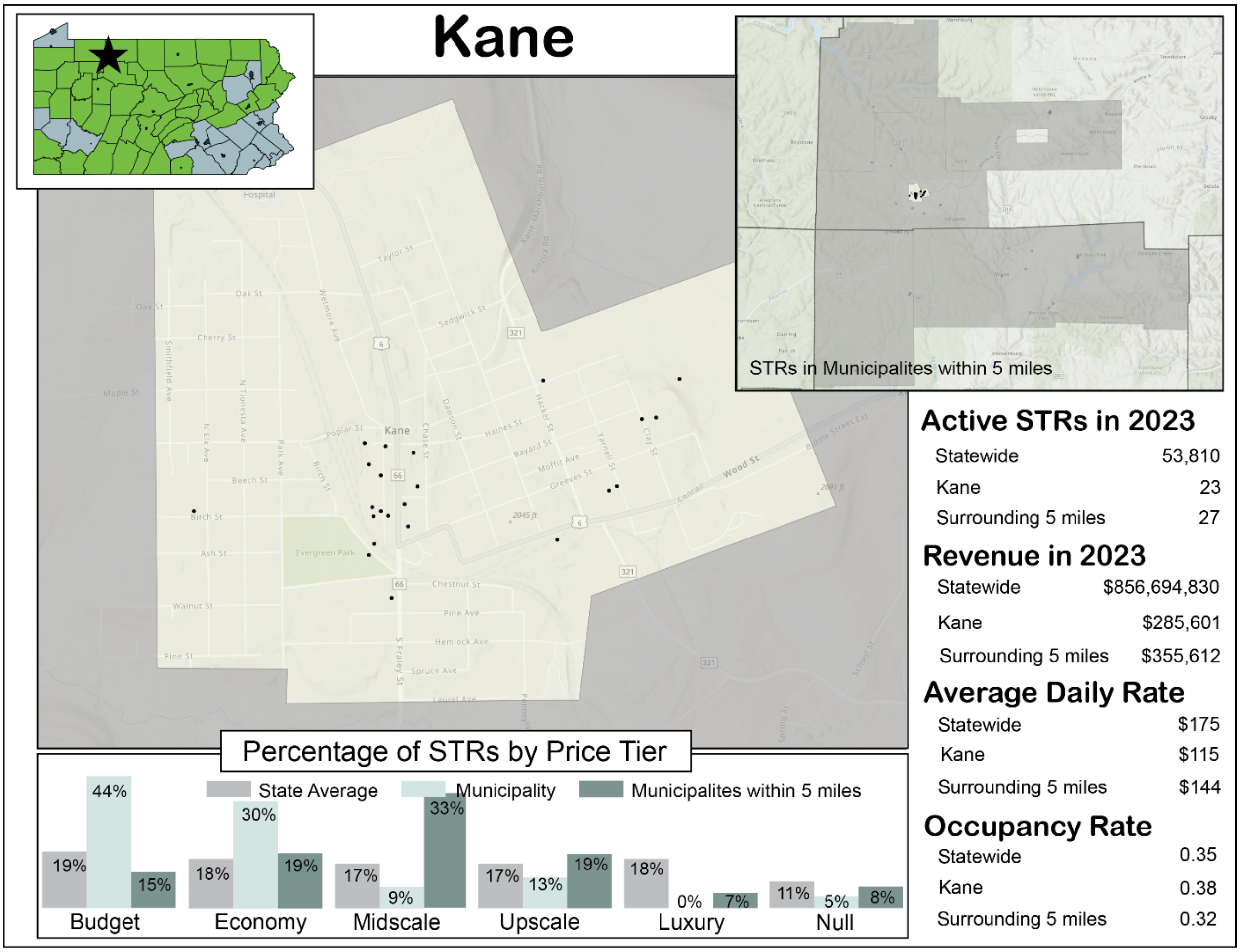
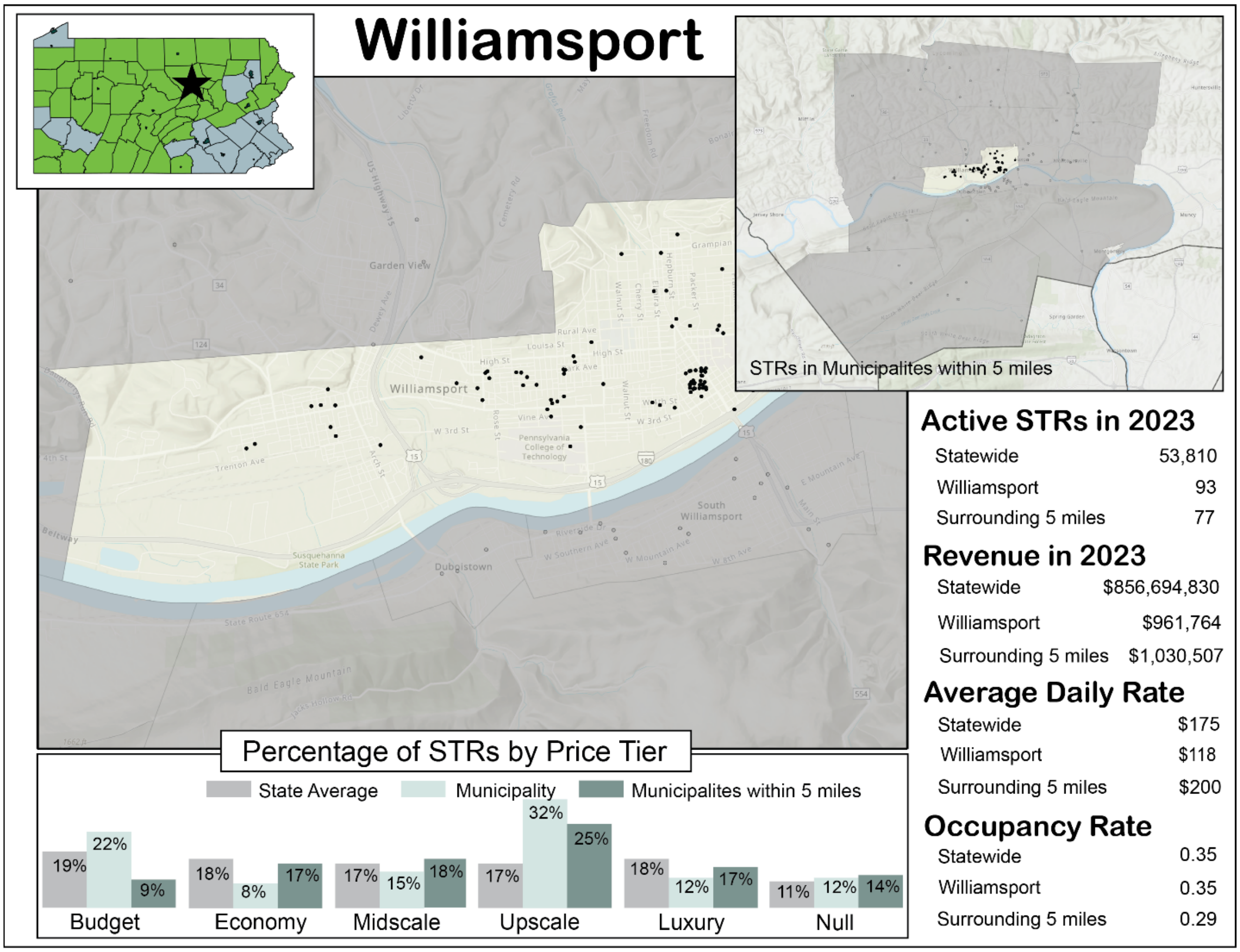


Figure 15: Short-Term Rentals in Williamsport and the Surrounding Area, 2023



Discussion

This project looks at the distribution of STRs over time, with a further examination of 20 sampled municipalities to provide a solid inventory and to provide further insights into the types of housing and revenues generated in communities located in both urban and rural counties of Pennsylvania.

The growth of STRs in Pennsylvania began modestly in 2008 with the creation of three properties, including a luxury apartment near Kane, PA, and a shared room following the original Airbnb concept. By 2009, 32 additional STRs were established, although only a few reported revenues, with the highest coming from a luxury apartment in Philadelphia. Over the next few years, the number of STRs steadily increased, with 149 created in 2011 and 349 in 2012. The trend continued into 2013, when 851 STRs were added. Revenue growth varied, with the highest earners often located near popular tourist destinations such as Gettysburg and Hershey. STR listings during this period highlighted unique attractions and events, from "Poconos Log Cabin Gateway" to "Historic Civil War Farmhouse," reflecting a growing emphasis on the state's rich tourism opportunities.

The expansion of STRs surged between 2014 and 2016, with thousands of new listings spreading across Pennsylvania, including unique properties like yurts, treehouses, and houseboats. By 2016, STRs were present in every county, and revenue figures continued to climb, with top earners found primarily in the Poconos, Laurel Highlands, and near The Pennsylvania State University. The upward trend continued into 2017-2019, marked by significant revenue increases, with the highest revenue in 2018 exceeding one million dollars. The impact of the COVID-19 pandemic was evident in 2020, when the number of new STRs dipped, and revenues fluctuated. However, the market rebounded by 2021 and 2022, driven by a resurgence of in-person events and a preference for socially distanced, outdoor-friendly accommodations.

In 2023, Pennsylvania's STR market experienced significant growth, with 53,810 active listings across all 67 counties and 1,960 municipalities, demonstrating the widespread popularity of STRs throughout the state. The distribution of STRs varied between urban and rural areas, with Philadelphia leading with 14,007 listings, followed by Monroe County (6,885), Allegheny County (5,189), and other rural counties such as Centre and Carbon. Notably, STRs were concentrated in both major urban centers like Philadelphia, Pittsburgh, and Harrisburg, as well as popular rural vacation destinations, particularly in the Poconos. The range of property types was diverse, with houses, apartments, and cabins being the most common, but also featuring unique accommodations like yurts, houseboats, and even castles, reflecting the state's varied tourism appeal.

In terms of financial performance, the total revenue generated by STRs in Pennsylvania in 2023 was an impressive $856.7 million, with the average STR earning $16,125 annually. However, revenue distribution was uneven, with a median income of $5,642 and less than 2% of STRs earning over $100,000. The average daily rate (ADR) for STRs statewide was $175, though it ranged from $0 to $3,220, highlighting the diversity in price points. The occupancy rate, which averaged 35%, suggested that most STRs were booked about one-third of the time, with an average of 22.4 bookings per listing. Additionally, cleaning fees added to the revenue, averaging $87.70 per booking. Despite the high revenues reported by a few top-performing STRs, such as those near State College and Beach Lake, many listings earned more modest returns, indicating a broad but varied market across the state.

Further analysis of the 20 surveyed municipalities revealed a dynamic landscape for STRs across Pennsylvania. Overall, there was a significant increase in the number of active STRs from 2015 to 2023. Urban areas like Harrisburg, Erie, Lancaster, and Allentown saw experienced steady growth in STR activity starting as early as 2011, with a consistent increase in both new and total active rentals. This reflects a more established market driven by high population density and continuous demand from business and leisure travelers.

In contrast, municipalities in rural counties such as Gettysburg, Jim Thorpe, and State College also experienced growth, likely influenced by tourism centered around historical sites, natural beauty, and local colleges. Additionally, rural areas such as Brookville, Hawley, and Huntingdon saw later and slower growth, with fewer new STRs added annually, indicating a more niche or outdoor recreational tourism. This divergence suggests that urban markets benefit from broader, year-round demand, while rural markets may rely on episodic surges tied to local events or natural attractions.

Occupancy rates appear to vary between urban and rural STRs. Short-term rentals in urban counties generally had higher occupancy rates, driven by more constant demand from business travelers and tourists. Rural STRs, while seeing growth in bookings, often experienced more fluctuation in occupancy. For example, seven of the ten municipalities with occupancy rates of .4 or higher are urban, including Derry, New Hope, and Edinboro at the top (0.51, 0.45 and 0.44 respectively). The lowest occupancy rates are found in municipalities in rural counties, specifically, Huntingdon, Stroudsburg, and Hawley (0.32, 0.29, and 0.27 respectively). As noted above, rentals for municipalities in rural areas generate a million less on average than rentals in municipalities in urban areas. *Per unit* however, any rural/urban difference disappears; the highest mean or median revenues are generated by municipal STRs in both rural and urban counties alike, and the lowest mean/median revenues are in urban Allentown, Harrisburg and Scranton.

The analysis of STRs within the municipalities and their surrounding five-mile areas showed distinct differences in both the number of STRs and their economic performance. In urban areas like Harrisburg and Erie, the number of STRs within the surrounding five miles significantly exceeded the numbers within the municipality itself, with higher ADRs and revenue figures. This suggests a broader market appeal and potentially more diversified economic activities supporting STRs in the surrounding regions. In contrast, areas such as Gettysburg and Jim Thorpe showed a less pronounced difference between the STRs in the municipality and the surrounding areas. While there is still a notable presence of STRs in the surrounding regions, the revenue and ADR figures did not vary as dramatically as in urban counties. This indicates that rural STR markets are more localized and perhaps less influenced by broader regional economic factors compared to their urban counterparts.

Conclusion

This study provides a solid inventory and baseline overview of STRs within Pennsylvania. The growth in STRs and the sharing economy is predicted to grow and thus it is important to consider how this trend can provide opportunities to increase tourism, employment, and economic development while protecting affordable housing, public services, and unsafe practices. The inventory and time series maps produced by this project provide visualizations of the diverse nature of STRs and their geographic locations within Pennsylvania. The research serves as a baseline for municipalities and the General Assembly to inform regulations, ordinances, and policies to accommodate the needs of both residents and tourists. In rural areas, this may focus on addressing the unique challenges posed by increased tourism, such as enhanced transportation options, recreational facilities, access to outdoor activities, attractions that cater to visitors, and ensuring the availability of emergency response services and healthcare. In urban areas, this may include managing the extra strain on existing services, and policy makers may consider allocating funds to upgrade public transportation systems or increase waste and sanitation services.

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Appendix 1: Municipalities with Zero Short-Term Rentals, 2023

MUNICIPALITY	COUNTY
ARENDTSVILLE	ADAMS
BERWICK	ADAMS
BIGLERVILLE	ADAMS
FREEDOM	ADAMS
MCSHERRYSTOWN	ADAMS
UNION	ADAMS
YORK SPRINGS	ADAMS
BEN AVON HEIGHTS	ALLEGHENY
CHALFANT	ALLEGHENY
CLAIRTON	ALLEGHENY
DRAVOSBURG	ALLEGHENY
EDGEWORTH	ALLEGHENY
FRAZER	ALLEGHENY
GLASSPORT	ALLEGHENY
HAYSVILLE	ALLEGHENY
HEIDELBERG	ALLEGHENY
LIBERTY	ALLEGHENY
LINCOLN	ALLEGHENY
MCDONALD	ALLEGHENY
OAKDALE	ALLEGHENY
ROSSLYN FARMS	ALLEGHENY
SEWICKLEY HILLS	ALLEGHENY
SOUTH VERSAILLES	ALLEGHENY
THORNBURG	ALLEGHENY
TRAFFORD	ALLEGHENY
WALL	ALLEGHENY
WEST ELIZABETH	ALLEGHENY
APOLLO	ARMSTRONG
ATWOOD	ARMSTRONG
BOGGS	ARMSTRONG
CADOGAN	ARMSTRONG
DAYTON	ARMSTRONG
ELDERTON	ARMSTRONG
FORD CITY	ARMSTRONG
FORD CLIFF	ARMSTRONG
FREEPORT	ARMSTRONG
KITTANNING	ARMSTRONG
MADISON	ARMSTRONG
MANOR	ARMSTRONG
MANORVILLE	ARMSTRONG

NORTH APOLLO	ARMSTRONG
REDBANK	ARMSTRONG
SOUTH BETHLEHEM	ARMSTRONG
VALLEY	ARMSTRONG
WAYNE	ARMSTRONG
WEST KITTANNING	ARMSTRONG
WORTHINGTON	ARMSTRONG
BADEN	BEAVER
DARLINGTON	BEAVER
EASTVALE	BEAVER
ELLWOOD CITY	BEAVER
FRANKFORT SPRINGS	BEAVER
GEORGETOWN	BEAVER
HOMEWOOD	BEAVER
HOOKSTOWN	BEAVER
INDEPENDENCE	BEAVER
KOPPEL	BEAVER
NEW GALILEE	BEAVER
PATTERSON HEIGHTS	BEAVER
PULASKI	BEAVER
SHIPPINGPORT	BEAVER
SOUTH HEIGHTS	BEAVER
WHITE	BEAVER
COALDALE	BEDFORD
HOPEWELL	BEDFORD
HYNDMAN	BEDFORD
LINCOLN	BEDFORD
MANNS CHOICE	BEDFORD
NEW PARIS	BEDFORD
PLEASANTVILLE	BEDFORD
RAINSBURG	BEDFORD
SCHELLSBURG	BEDFORD
ST CLAIRSVILLE	BEDFORD
WOODBURY	BEDFORD
ADAMSTOWN	BERKS
BALLY	BERKS
BECHTELSVILLE	BERKS
BIRDSBORO	BERKS
CENTERPORT	BERKS
COLEBROOKDALE	BERKS
LAURELDALE	BERKS
LEESPORT	BERKS
LENHARTSVILLE	BERKS

LYONS	BERKS
NEW MORGAN	BERKS
RUSCOMBMANOR	BERKS
ST LAWRENCE	BERKS
TOPTON	BERKS
UPPER BERN	BERKS
WERNERSVILLE	BERKS
WOMELSDORF	BERKS
DUNCANSVILLE	BLAIR
MARTINSBURG	BLAIR
NEWRY	BLAIR
TUNNELHILL	BLAIR
ALBA	BRADFORD
BURLINGTON	BRADFORD
BURLINGTON	BRADFORD
FRANKLIN	BRADFORD
LE RAYSVILLE	BRADFORD
LEROY	BRADFORD
LITCHFIELD	BRADFORD
MONROE	BRADFORD
NEW ALBANY	BRADFORD
NORTH TOWANDA	BRADFORD
RIDGEBURY	BRADFORD
ROME	BRADFORD
STEVENS	BRADFORD
SYLVANIA	BRADFORD
TOWANDA	BRADFORD
TROY	BRADFORD
WINDHAM	BRADFORD
DUBLIN	BUCKS
IVYLAND	BUCKS
PENNDEL	BUCKS
SILVERDALE	BUCKS
BRADY	BUTLER
BRUIN	BUTLER
CALLERY	BUTLER
CHICORA	BUTLER
CLAY	BUTLER
CONCORD	BUTLER
CONNOQUENESSING	BUTLER
DONEGAL	BUTLER
EAST BUTLER	BUTLER
EAU CLAIRE	BUTLER

EVANS CITY	BUTLER
FAIRVIEW	BUTLER
FAIRVIEW	BUTLER
HARRISVILLE	BUTLER
KARNS CITY	BUTLER
MARION	BUTLER
MARS	BUTLER
MERCER	BUTLER
PARKER	BUTLER
PETROLIA	BUTLER
SEVEN FIELDS	BUTLER
VALENCIA	BUTLER
VENANGO	BUTLER
WASHINGTON	BUTLER
WEST LIBERTY	BUTLER
WEST SUNBURY	BUTLER
ASHVILLE	CAMBRIA
BARR	CAMBRIA
CARROLLTOWN	CAMBRIA
CASSANDRA	CAMBRIA
CHEST SPRINGS	CAMBRIA
DAISYTOWN	CAMBRIA
DALE	CAMBRIA
DEAN	CAMBRIA
EAST CARROLL	CAMBRIA
EAST CONEMAUGH	CAMBRIA
EHRENFELD	CAMBRIA
ELDER	CAMBRIA
FRANKLIN	CAMBRIA
GALLITZIN	CAMBRIA
GALLITZIN	CAMBRIA
LILLY	CAMBRIA
LORAIN	CAMBRIA
LORETTO	CAMBRIA
PORTAGE	CAMBRIA
SCALP LEVEL	CAMBRIA
SUMMERHILL	CAMBRIA
SUSQUEHANNA	CAMBRIA
TUNNELHILL	CAMBRIA
VINTONDALE	CAMBRIA
WASHINGTON	CAMBRIA
WEST CARROLL	CAMBRIA
WILMORE	CAMBRIA

EAST SIDE	CARBON
LAUSANNE	CARBON
WEATHERLY	CARBON
LONDONDERRY	CHESTER
MODENA	CHESTER
OXFORD	CHESTER
SOUTH COATESVILLE	CHESTER
BRADY	CLARION
CALLENSBURG	CLARION
EAST BRADY	CLARION
ELK	CLARION
EMLENTON	CLARION
HAWTHORN	CLARION
KNOX	CLARION
LICKING	CLARION
MILLCREEK	CLARION
RIMERSBURG	CLARION
SALEM	CLARION
SHIPPENVILLE	CLARION
SLIGO	CLARION
TOBY	CLARION
BLOOM	CLEARFIELD
BRADY	CLEARFIELD
BRISBIN	CLEARFIELD
BURNSIDE	CLEARFIELD
CHEST	CLEARFIELD
CHESTER HILL	CLEARFIELD
COALPORT	CLEARFIELD
CURWENSVILLE	CLEARFIELD
FALLS CREEK	CLEARFIELD
GLEN HOPE	CLEARFIELD
GRAMPIAN	CLEARFIELD
GREENWOOD	CLEARFIELD
IRVONA	CLEARFIELD
KNOX	CLEARFIELD
MAHAFFEY	CLEARFIELD
NEW WASHINGTON	CLEARFIELD
NEWBURG	CLEARFIELD
OSCEOLA MILLS	CLEARFIELD
PENN	CLEARFIELD
RAMEY	CLEARFIELD
TROUTVILLE	CLEARFIELD
UNION	CLEARFIELD

WALLACETON	CLEARFIELD
WESTOVER	CLEARFIELD
ALLISON	CLINTON
EAST KEATING	CLINTON
WEST KEATING	CLINTON
ASHLAND	COLUMBIA
BRIAR CREEK	COLUMBIA
CENTRALIA	COLUMBIA
CONYNGHAM	COLUMBIA
MIFFLIN	COLUMBIA
MT PLEASANT	COLUMBIA
NORTH CENTRE	COLUMBIA
ORANGEVILLE	COLUMBIA
PINE	COLUMBIA
ATHENS	CRAWFORD
BEAVER	CRAWFORD
BLOOMING VALLEY	CRAWFORD
CENTERVILLE	CRAWFORD
EAST FAIRFIELD	CRAWFORD
EAST FALLOWFIELD	CRAWFORD
GREENWOOD	CRAWFORD
HYDETOWN	CRAWFORD
ROCKDALE	CRAWFORD
ROME	CRAWFORD
SPRINGBORO	CRAWFORD
STEUBEN	CRAWFORD
TOWNVILLE	CRAWFORD
VENANGO	CRAWFORD
WOODCOCK	CRAWFORD
NEWBURG	CUMBERLAND
NEWVILLE	CUMBERLAND
BERRYSBURG	DAUPHIN
GRATZ	DAUPHIN
HALIFAX	DAUPHIN
JEFFERSON	DAUPHIN
LYKENS	DAUPHIN
PILLOW	DAUPHIN
REED	DAUPHIN
RUSH	DAUPHIN
WAYNE	DAUPHIN
WICONISCO	DAUPHIN
WILLIAMSTOWN	DAUPHIN
LOWER CHICHESTER	DELAWARE

RUTLEDGE	DELAWARE
TRAINER	DELAWARE
ALBION	ERIE
AMITY	ERIE
CONCORD	ERIE
CRANESVILLE	ERIE
ELGIN	ERIE
GREENFIELD	ERIE
MILL VILLAGE	ERIE
UNION CITY	ERIE
WATTSBURG	ERIE
WAYNE	ERIE
BELLE VERNON	FAYETTE
BROWNSVILLE	FAYETTE
DUNBAR	FAYETTE
EVERSON	FAYETTE
FAIRCHANCE	FAYETTE
FAYETTE CITY	FAYETTE
GEORGES	FAYETTE
MARKLEYSBURG	FAYETTE
NEWELL	FAYETTE
POINT MARION	FAYETTE
REDSTONE	FAYETTE
SEVEN SPRINGS	FAYETTE
SMITHFIELD	FAYETTE
VANDERBILT	FAYETTE
WASHINGTON	FAYETTE
HOWE	FOREST
ORRSTOWN	FRANKLIN
SHIPPENSBURG	FRANKLIN
BELFAST	FULTON
VALLEY-HI	FULTON
ALEPPO	GREENE
CARMICHAELS	GREENE
CENTER	GREENE
CLARKSVILLE	GREENE
FREEPORT	GREENE
GILMORE	GREENE
GRAY	GREENE
GREENSBORO	GREENE
JACKSON	GREENE
JEFFERSON	GREENE
MONONGAHELA	GREENE

MORGAN	GREENE
MORRIS	GREENE
RICES LANDING	GREENE
RICHHILL	GREENE
SPRINGHILL	GREENE
WASHINGTON	GREENE
WHITELEY	GREENE
ALEXANDRIA	HUNTINGDON
BIRMINGHAM	HUNTINGDON
BROAD TOP CITY	HUNTINGDON
DUDLEY	HUNTINGDON
MAPLETON	HUNTINGDON
MILL CREEK	HUNTINGDON
ORBISONIA	HUNTINGDON
PETERSBURG	HUNTINGDON
SALTILLO	HUNTINGDON
SHADE GAP	HUNTINGDON
SHIRLEYSBURG	HUNTINGDON
TELL	HUNTINGDON
THREE SPRINGS	HUNTINGDON
ARMAGH	INDIANA
BUFFINGTON	INDIANA
CHERRY TREE	INDIANA
CHERRYHILL	INDIANA
CLYMER	INDIANA
CONEMAUGH	INDIANA
CREEKSIDE	INDIANA
EAST MAHONING	INDIANA
EAST WHEATFIELD	INDIANA
GRANT	INDIANA
GREEN	INDIANA
HOMER CITY	INDIANA
MARION CENTER	INDIANA
NORTH MAHONING	INDIANA
PINE	INDIANA
PLUMVILLE	INDIANA
SALTSBURG	INDIANA
SHELOCTA	INDIANA
SOUTH MAHONING	INDIANA
WASHINGTON	INDIANA
WEST MAHONING	INDIANA
YOUNG	INDIANA
BIG RUN	JEFFERSON

CORSICA	JEFFERSON
FALLS CREEK	JEFFERSON
KNOX	JEFFERSON
MCCALMONT	JEFFERSON
PORTER	JEFFERSON
REYNOLDSVILLE	JEFFERSON
SYKESVILLE	JEFFERSON
TIMBLIN	JEFFERSON
WORTHVILLE	JEFFERSON
THOMPSONTOWN	JUNIATA
TURBETT	JUNIATA
CARBONDALE	LACKAWANNA
CLARKS GREEN	LACKAWANNA
GLENBURN	LACKAWANNA
JERMYN	LACKAWANNA
JESSUP	LACKAWANNA
LA PLUME	LACKAWANNA
MAYFIELD	LACKAWANNA
VANDLING	LACKAWANNA
WEST ABINGTON	LACKAWANNA
BESSEMER	LAWRENCE
ELLPORT	LAWRENCE
ENON VALLEY	LAWRENCE
LITTLE BEAVER	LAWRENCE
MAHONING	LAWRENCE
NEW BEAVER	LAWRENCE
NORTH BEAVER	LAWRENCE
S.N.P.J.	LAWRENCE
SLIPPERY ROCK	LAWRENCE
SOUTH NEW CASTLE	LAWRENCE
TAYLOR	LAWRENCE
WAMPUM	LAWRENCE
CLEONA	LEBANON
COLD SPRING	LEBANON
ALBURTIS	LEHIGH
COOPERSBURG	LEHIGH
LOWHILL	LEHIGH
SLATINGTON	LEHIGH
ASHLEY	LUZERNE
CONYNGHAM	LUZERNE
COURTDALE	LUZERNE
EDWARDSVILLE	LUZERNE
EXETER	LUZERNE

FRANKLIN	LUZERNE
HUGHESTOWN	LUZERNE
JEDDO	LUZERNE
LARKSVILLE	LUZERNE
LAUREL RUN	LUZERNE
NEW COLUMBUS	LUZERNE
NEWPORT	LUZERNE
PRINGLE	LUZERNE
SLOCUM	LUZERNE
SWOYERSVILLE	LUZERNE
WARRIOR RUN	LUZERNE
WEST WYOMING	LUZERNE
YATESVILLE	LUZERNE
BRADY	LYCOMING
CASCADE	LYCOMING
COGAN HOUSE	LYCOMING
JERSEY SHORE	LYCOMING
MCNETT	LYCOMING
MIFFLIN	LYCOMING
MORELAND	LYCOMING
SALLADASBURG	LYCOMING
SUSQUEHANNA	LYCOMING
ANNIN	MCKEAN
ELDRED	MCKEAN
LEWIS RUN	MCKEAN
CLARK	MERCER
EAST LACKAWANNOCK	MERCER
FAIRVIEW	MERCER
FINDLEY	MERCER
FREDONIA	MERCER
GREENVILLE	MERCER
JACKSON	MERCER
JAMESTOWN	MERCER
LACKAWANNOCK	MERCER
OTTER CREEK	MERCER
PYMATUNING	MERCER
SALEM	MERCER
SANDY LAKE	MERCER
SHEAKLEYVILLE	MERCER
SHENANGO	MERCER
STONEBORO	MERCER
SUGAR GROVE	MERCER
WEST MIDDLESEX	MERCER

WILMINGTON	MERCER
WOLF CREEK	MERCER
JUNIATA TERRACE	MIFFLIN
MCVEYTOWN	MIFFLIN
NEWTON HAMILTON	MIFFLIN
GREEN LANE	MONTGOMERY
RED HILL	MONTGOMERY
SOUDERTON	MONTGOMERY
TELFORD	MONTGOMERY
WEST POTTSGROVE	MONTGOMERY
COOPER	MONTOUR
DERRY	MONTOUR
LIMESTONE	MONTOUR
WASHINGTONVILLE	MONTOUR
CHAPMAN	NORTHAMPTON
EAST BANGOR	NORTHAMPTON
GLENDON	NORTHAMPTON
ROSETO	NORTHAMPTON
STOCKERTOWN	NORTHAMPTON
TATAMY	NORTHAMPTON
DELAWARE	NORTHUMBERLAND
EAST CHILLISQUAQUE	NORTHUMBERLAND
HERNDON	NORTHUMBERLAND
LITTLE MAHANOY	NORTHUMBERLAND
MARION HEIGHTS	NORTHUMBERLAND
MCEWENSVILLE	NORTHUMBERLAND
TURBOTVILLE	NORTHUMBERLAND
WASHINGTON	NORTHUMBERLAND
BLAIN	PERRY
BLOOMFIELD	PERRY
DUNCANNON	PERRY
LANDISBURG	PERRY
MARYSVILLE	PERRY
MILLERSTOWN	PERRY
NEW BUFFALO	PERRY
MATAMORAS	PIKE
AUSTIN	POTTER
PLEASANT VALLEY	POTTER
AUBURN	SCHUYLKILL
BLYTHE	SCHUYLKILL
BUTLER	SCHUYLKILL
CASS	SCHUYLKILL
CRESSONA	SCHUYLKILL

DELANO	SCHUYLKILL
EAST NORWEGIAN	SCHUYLKILL
FRAILEY	SCHUYLKILL
GILBERTON	SCHUYLKILL
GIRARDVILLE	SCHUYLKILL
GORDON	SCHUYLKILL
KLINE	SCHUYLKILL
LANDINGVILLE	SCHUYLKILL
MECHANICSVILLE	SCHUYLKILL
MIDDLEPORT	SCHUYLKILL
MOUNT CARBON	SCHUYLKILL
NEW CASTLE	SCHUYLKILL
NEW PHILADELPHIA	SCHUYLKILL
NEW RINGGOLD	SCHUYLKILL
NORTH MANHEIM	SCHUYLKILL
PORT CARBON	SCHUYLKILL
RINGTOWN	SCHUYLKILL
SCHUYLKILL	SCHUYLKILL
TOWER CITY	SCHUYLKILL
TREMONT	SCHUYLKILL
BEAVER	SNYDER
BEAVERTOWN	SNYDER
CHAPMAN	SNYDER
FREEBURG	SNYDER
UNION	SNYDER
BENSON	SOMERSET
CALLIMONT	SOMERSET
CASSELMAN	SOMERSET
GREENVILLE	SOMERSET
HOOVERSVILLE	SOMERSET
NEW BALTIMORE	SOMERSET
SHANKSVILLE	SOMERSET
URSINA	SOMERSET
WELLERSBURG	SOMERSET
FORKSVILLE	SULLIVAN
FRIENDSVILLE	SUSQUEHANNA
GREAT BEND	SUSQUEHANNA
HALLSTEAD	SUSQUEHANNA
HOP BOTTOM	SUSQUEHANNA
LANESBORO	SUSQUEHANNA
LATHROP	SUSQUEHANNA
LITTLE MEADOWS	SUSQUEHANNA
MIDDLETOWN	SUSQUEHANNA

NEW MILFORD	SUSQUEHANNA
OAKLAND	SUSQUEHANNA
BLOSS	TIOGA
DUNCAN	TIOGA
OSCEOLA	TIOGA
ROSEVILLE	TIOGA
UNION	TIOGA
HARTLETON	UNION
BARKEYVILLE	VENANGO
CANAL	VENANGO
CLINTONVILLE	VENANGO
COOPERSTOWN	VENANGO
IRWIN	VENANGO
MINERAL	VENANGO
OIL CREEK	VENANGO
POLK	VENANGO
ROUSEVILLE	VENANGO
VICTORY	VENANGO
BEAR LAKE	WARREN
SUGAR GROVE	WARREN
SUGAR GROVE	WARREN
ALLENPORT	WASHINGTON
BENTLEYVILLE	WASHINGTON
BLAINE	WASHINGTON
BURGETTSTOWN	WASHINGTON
CANTON	WASHINGTON
CARROLL	WASHINGTON
CENTERVILLE	WASHINGTON
CLAYSVILLE	WASHINGTON
COKEBURG	WASHINGTON
DONORA	WASHINGTON
DUNLEVY	WASHINGTON
ELCO	WASHINGTON
ELLSWORTH	WASHINGTON
FALLOWFIELD	WASHINGTON
FINLEYVILLE	WASHINGTON
GREEN HILLS	WASHINGTON
LONG BRANCH	WASHINGTON
MARIANNA	WASHINGTON
MIDWAY	WASHINGTON
MORRIS	WASHINGTON
NORTH CHARLEROI	WASHINGTON
NOTTINGHAM	WASHINGTON

ROSCOE	WASHINGTON
SMITH	WASHINGTON
SOMERSET	WASHINGTON
SOUTH FRANKLIN	WASHINGTON
SPEERS	WASHINGTON
TWILIGHT	WASHINGTON
WEST BETHLEHEM	WASHINGTON
WEST BROWNSVILLE	WASHINGTON
WEST FINLEY	WASHINGTON
WEST PIKE RUN	WASHINGTON
PROMPTON	WAYNE
STARRUCCA	WAYNE
WAYMART	WAYNE
ADAMSBURG	WESTMORELAND
ARONA	WESTMORELAND
AVONMORE	WESTMORELAND
BELL	WESTMORELAND
BOLIVAR	WESTMORELAND
DERRY	WESTMORELAND
DONEGAL	WESTMORELAND
EAST VANDERGRIFT	WESTMORELAND
HUNKER	WESTMORELAND
HYDE PARK	WESTMORELAND
IRWIN	WESTMORELAND
MADISON	WESTMORELAND
NEW FLORENCE	WESTMORELAND
NORTH IRWIN	WESTMORELAND
OKLAHOMA	WESTMORELAND
PENN	WESTMORELAND
SEWARD	WESTMORELAND
SEWICKLEY	WESTMORELAND
ST CLAIR	WESTMORELAND
SUTERSVILLE	WESTMORELAND
YOUNGSTOWN	WESTMORELAND
MONROE	WYOMING
NICHOLSON	WYOMING
NORTH BRANCH	WYOMING
NORTHMORELAND	WYOMING
DOVER	YORK
EAST HOPEWELL	YORK
FAWN GROVE	YORK
FELTON	YORK
FRANKLINTOWN	YORK

LEWISBERRY	YORK
LOGANVILLE	YORK
MANCHESTER	YORK
MOUNT WOLF	YORK
NEW SALEM	YORK
SEVEN VALLEYS	YORK
SPRING GROVE	YORK
WINDSOR	YORK
WINTERSTOWN	YORK
YOE	YORK
YORK HAVEN	YORK
YORKANA	YORK

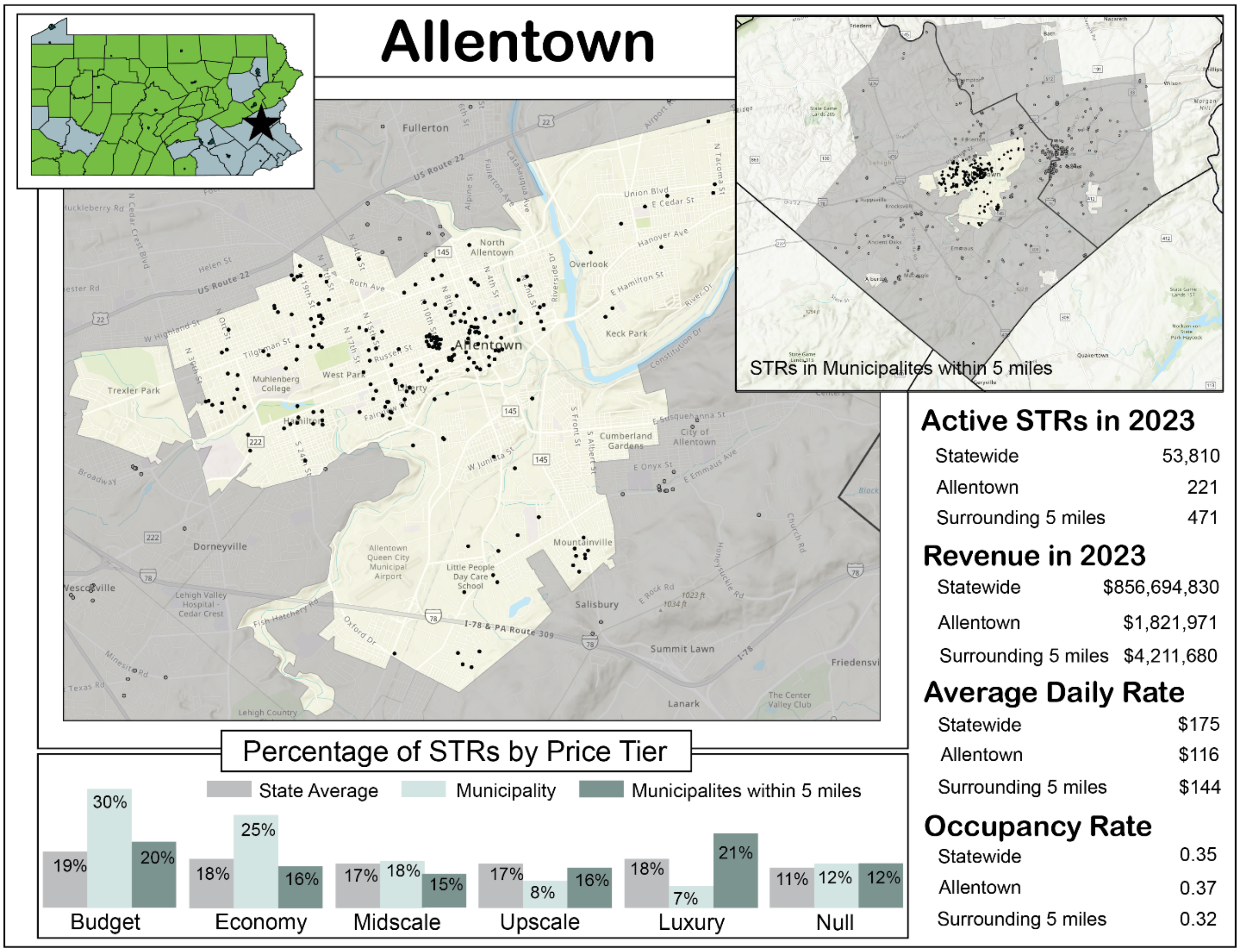
*Note: This is a list of places with zero STRs as of **February 2023**.

Appendix 2: Map of Municipalities with Zero Short-Term Rentals, 2023

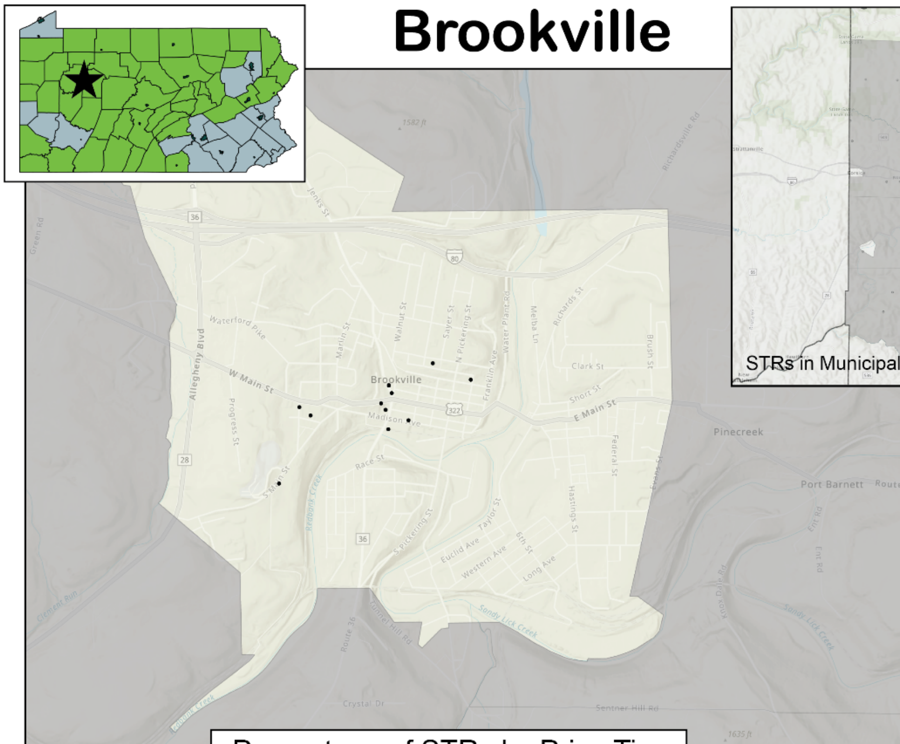
Appendix 3: Municipalities in Order of Guest Capacity

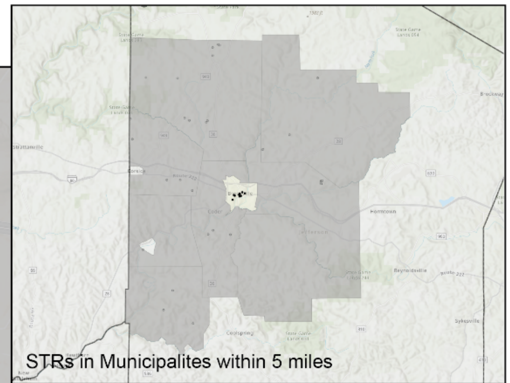
Municipality	County	Designation	Guest Maximum	Guest Mean	Bedroom Maximum	Bedroom Mean
Erie	Erie	Urban	8	1.5	4	1.5
Wellsboro	Tioga	Rural	9	5.3	3	2.2
Edinboro	Erie	Urban	9	3.5	4	1.6
Allentown	Lehigh	Urban	10	4.4	4	2
New Hope	Bucks	Urban	10	4	4	1.8
Scranton	Lackawanna	Urban	11	3.8	5	1.7
Stroudsburg	Monroe	Rural	12	6.8	6	3
Huntingdon	Huntingdon	Rural	12	6.3	6	2.8
Kane	McKean	Rural	12	4.5	5	1.9
Gettysburg	Adams	Rural	12	4.5	4	1.8
Hawley	Wayne	Rural	14	6.9	5	2.1
Lancaster	Lancaster	Urban	15	5.5	6	2.3
West Chester	Chester	Urban	15	3.6	6	1.6
Ligonier Borough	Westmoreland	Urban	16	5.3	11	2.3
Jim Thorpe	Carbon	Rural	16	5.2	8	2.2
Williamsport	Lycoming	Rural	16	4.8	6	1.9
Derry Township	Dauphin	Urban	16	4.3	7	1.9
State College	Centre	Rural	16	3.3	6	1.4
Harrisburg	Dauphin	Urban	21	3.8	10	1.8
Brookville	Jefferson	Rural	22	4.2	7	1.7

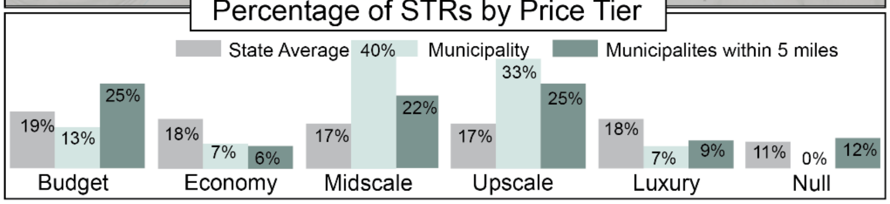
Appendix 4: Short-Term Rentals in Municipalities and Surrounding Areas



Brookville







Active STRs in 2023

Statewide	53,810
Brookville	15
Surrounding 5 miles	32

Revenue in 2023

Statewide	$856,694,830
Brookville	$172,791
Surrounding 5 miles	$353,282

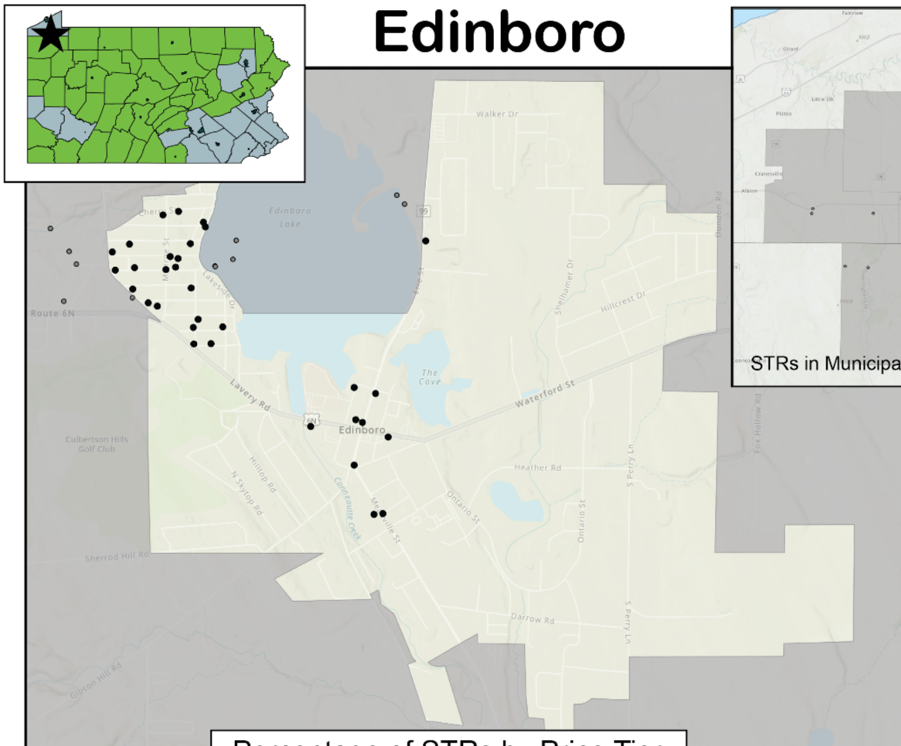
Average Daily Rate

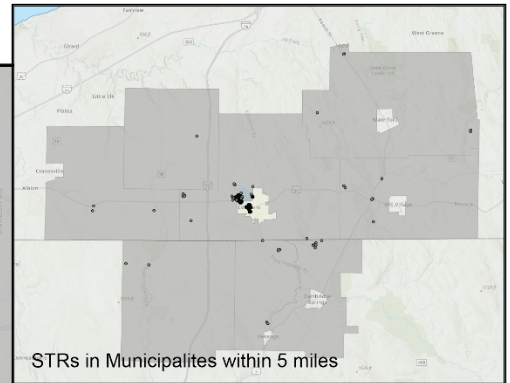
Statewide	$175
Brookville	$130
Surrounding 5 miles	$160

Occupancy Rate

Statewide	0.35
Brookville	0.33
Surrounding 5 miles	0.32

Edinboro




STRs in Municipalites within 5 miles

Active STRs in 2023

Statewide	53,810
Edinboro	32
Surrounding 5 miles	54

Revenue in 2023

Statewide	$856,694,830
Edinboro	$566,563
Surrounding 5 miles	$759,873

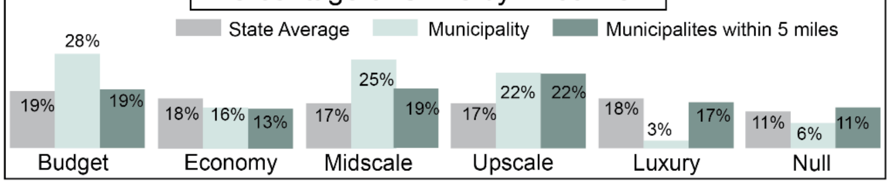
Average Daily Rate

Statewide	$175
Edinboro	$190
Surrounding 5 miles	$195

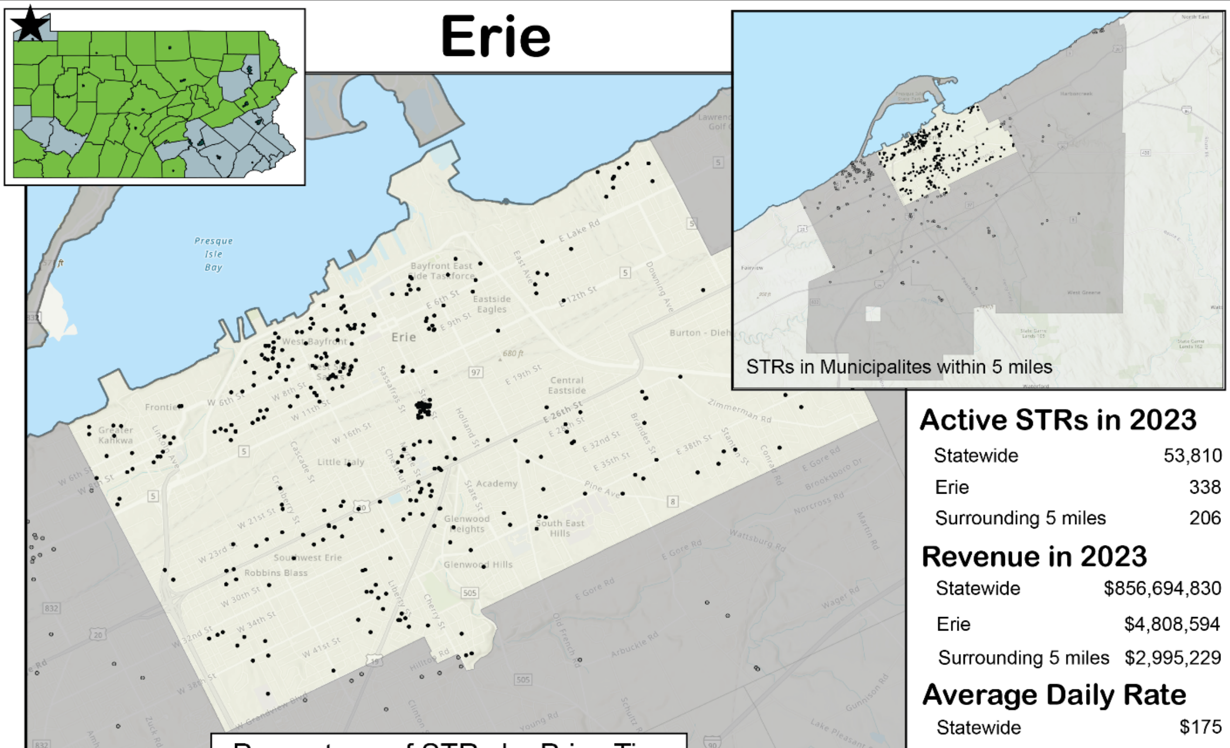
Occupancy Rate

Statewide	0.35
Edinboro	0.44
Surrounding 5 miles	0.30

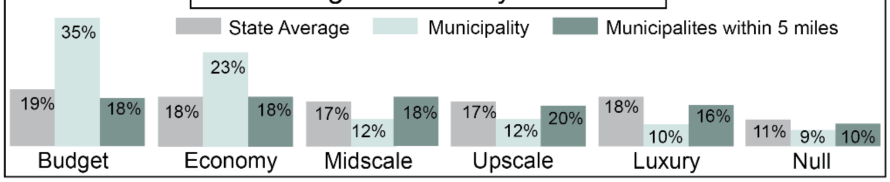
Percentage of STRs by Price Tier



Erie



Percentage of STRs by Price Tier



Active STRs in 2023

Statewide	53,810
Erie	338
Surrounding 5 miles	206

Revenue in 2023

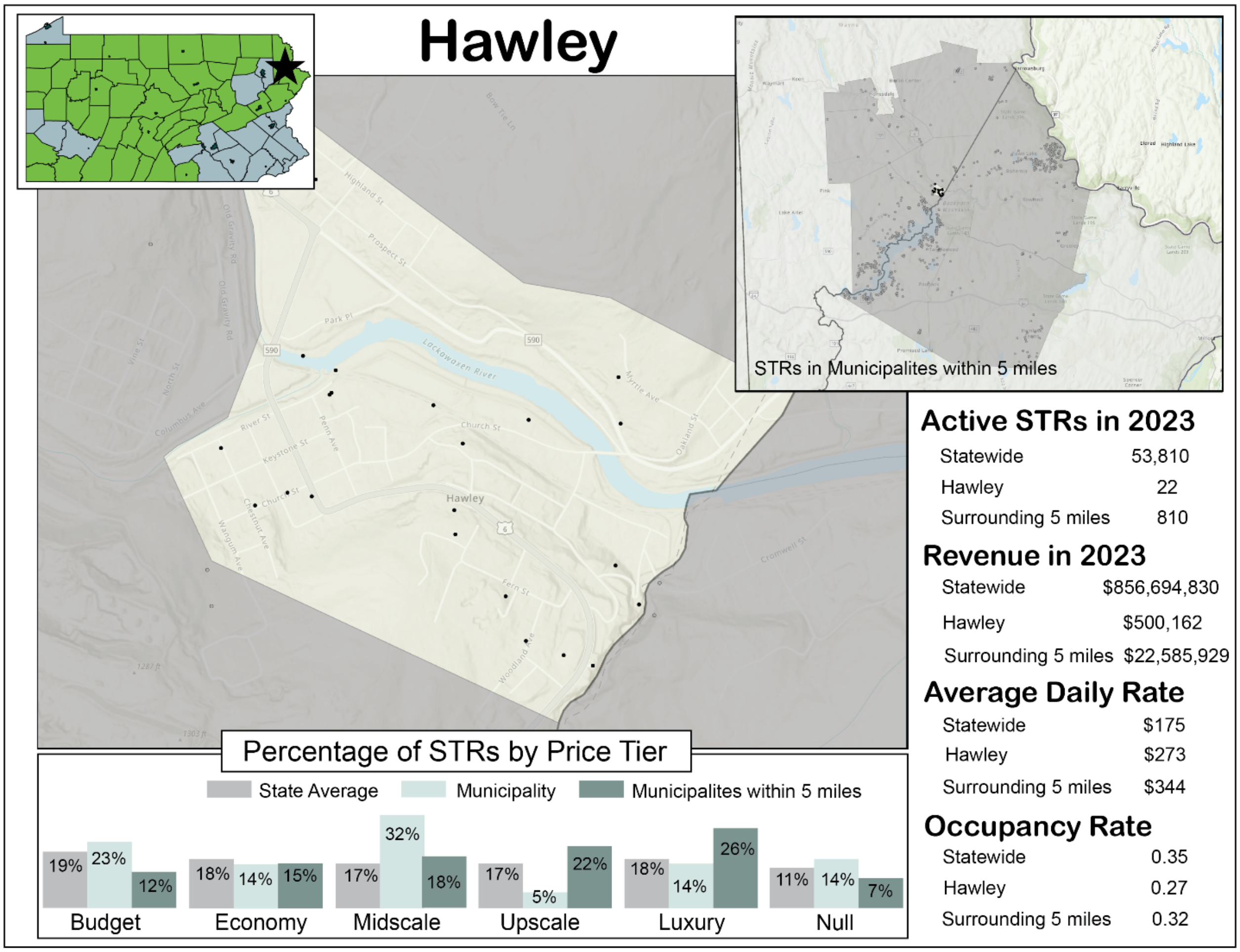
Statewide	$856,694,830
Erie	$4,808,594
Surrounding 5 miles	$2,995,229

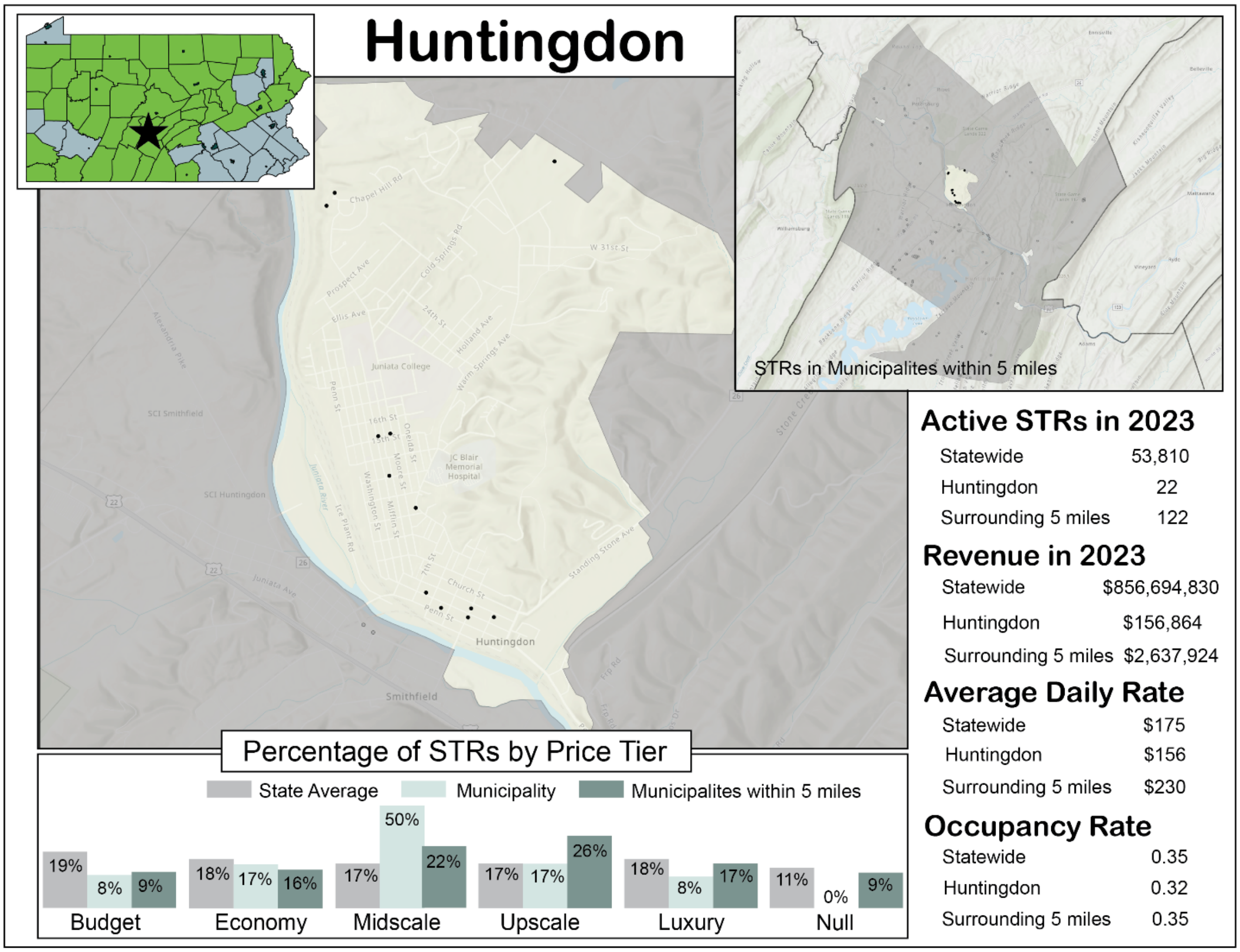
Average Daily Rate

Statewide	$175
Erie	$136
Surrounding 5 miles	$157

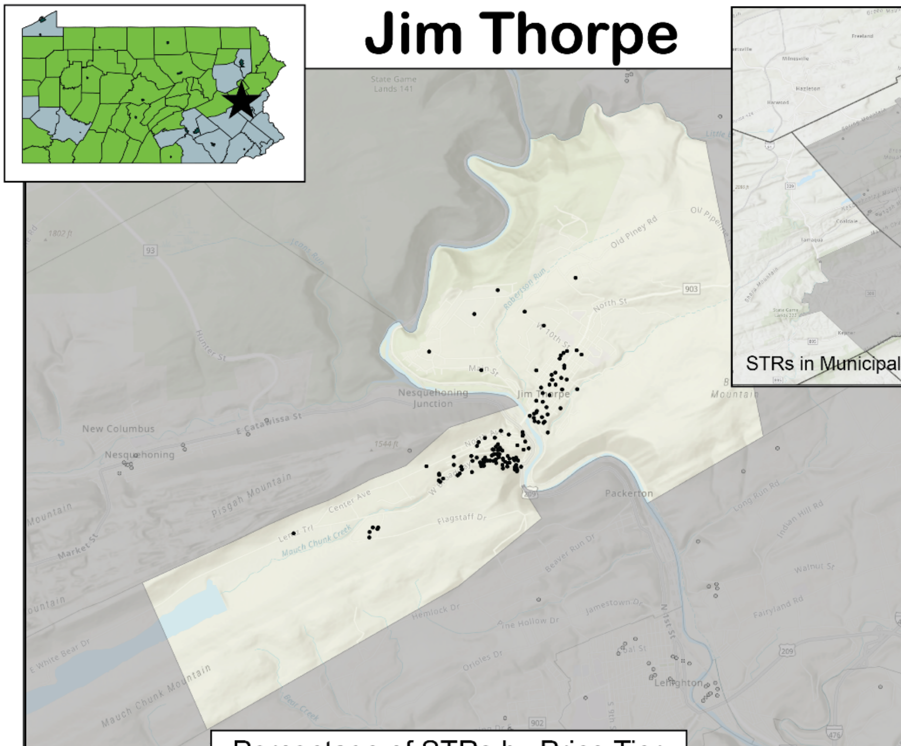
Occupancy Rate

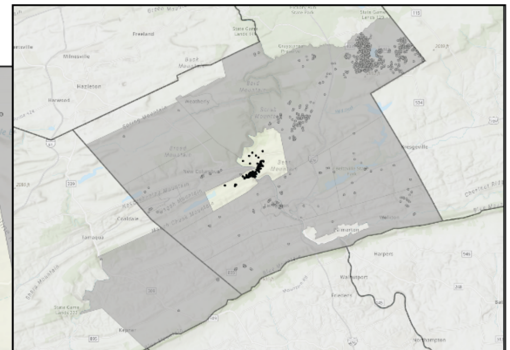
Statewide	0.35
Erie	0.42
Surrounding 5 miles	0.34


Hawley
STRs in Municipalites within 5 miles
Active STRs in 2023
Statewide 53,810
Hawley 22
Surrounding 5 miles 810
Revenue in 2023
Statewide $856,694,830
Hawley $500,162
Surrounding 5 miles $22,585,929
Average Daily Rate
Statewide $175
Hawley $273
Surrounding 5 miles $344
Occupancy Rate
Statewide 0.35
Hawley 0.27
Surrounding 5 miles 0.32
Percentage of STRs by Price Tier
State Average
Municipality
Municipalites within 5 miles
Budget 19% 23% 12%
Economy 18% 14% 15%
Midscale 17% 32% 18%
Upscale 17% 5% 22%
Luxury 18% 14% 26%
Null 11% 14% 7%

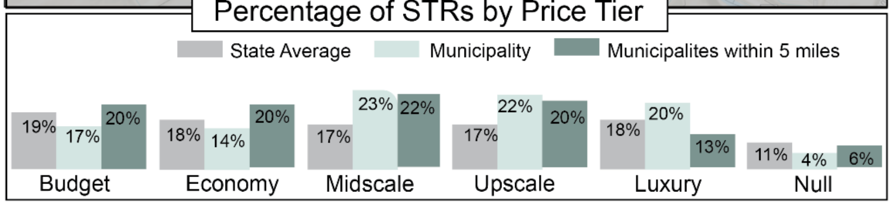

Huntingdon
STRs in Municipalites within 5 miles
Active STRs in 2023
Statewide 53,810
Huntingdon 22
Surrounding 5 miles 122
Revenue in 2023
Statewide $856,694,830
Huntingdon $156,864
Surrounding 5 miles $2,637,924
Average Daily Rate
Statewide $175
Huntingdon $156
Surrounding 5 miles $230
Occupancy Rate
Statewide 0.35
Huntingdon 0.32
Surrounding 5 miles 0.35
Percentage of STRs by Price Tier
State Average
Municipality
Municipalites within 5 miles
Budget 19% 8% 9%
Economy 18% 17% 16%
Midscale 17% 50% 22%
Upscale 17% 17% 26%
Luxury 18% 8% 17%
Null 11% 0% 9%

Jim Thorpe





STRs in Municipalites within 5 miles



Active STRs in 2023

Statewide	53,810
Jim Thorpe	139
Surrounding 5 miles	896

Revenue in 2023

Statewide	$856,694,830
Jim Thorpe	$3,820,120
Surrounding 5 miles	$27,130,024

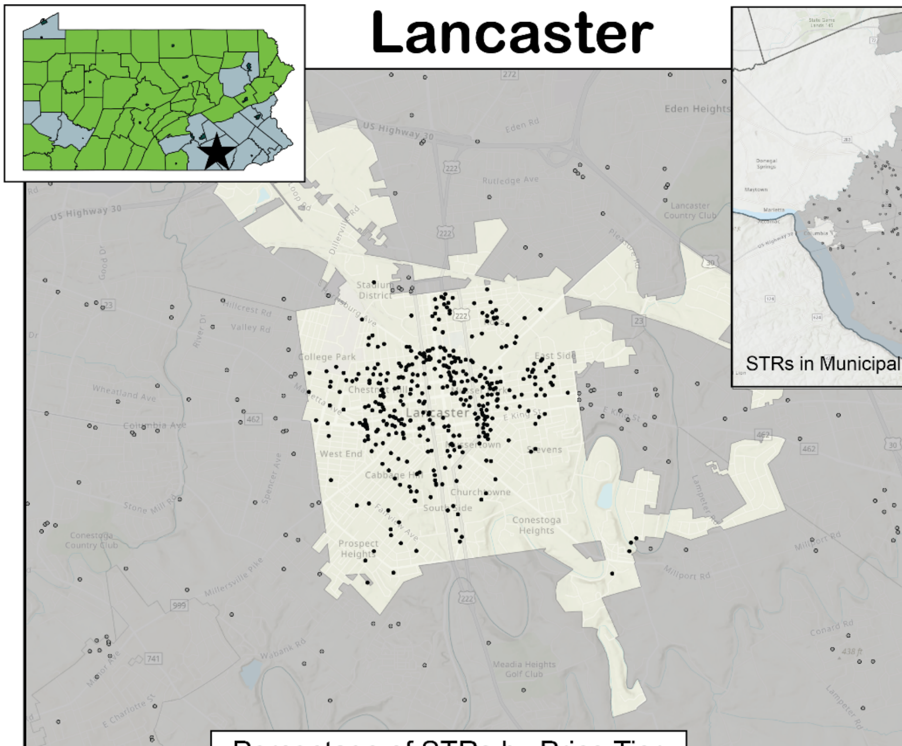
Average Daily Rate

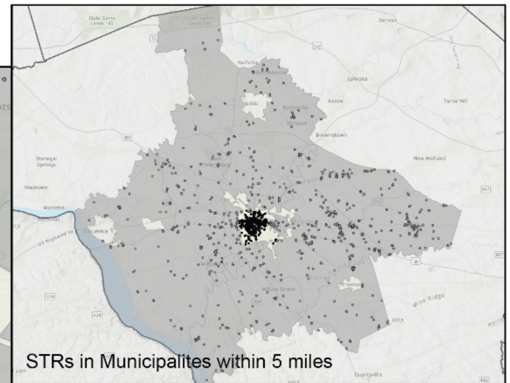
Statewide	$175
Jim Thorpe	$210
Surrounding 5 miles	$324

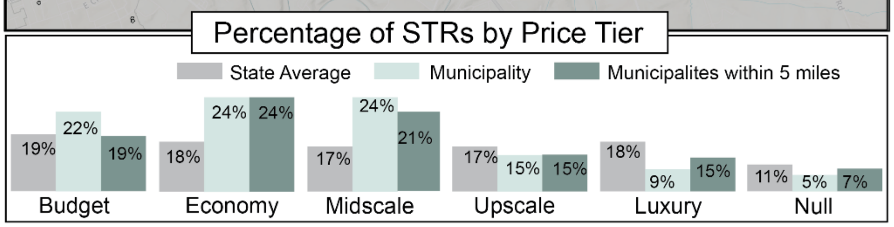
Occupancy Rate

Statewide	0.35
Jim Thorpe	0.42
Surrounding 5 miles	0.37

Lancaster







Active STRs in 2023

Statewide	53,810
Lancaster	389
Surrounding 5 miles	812

Revenue in 2023

Statewide	$856,694,830
Lancaster	$6,660,598
Surrounding 5 miles	$17,513,621

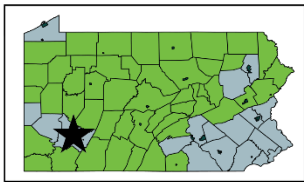
Average Daily Rate

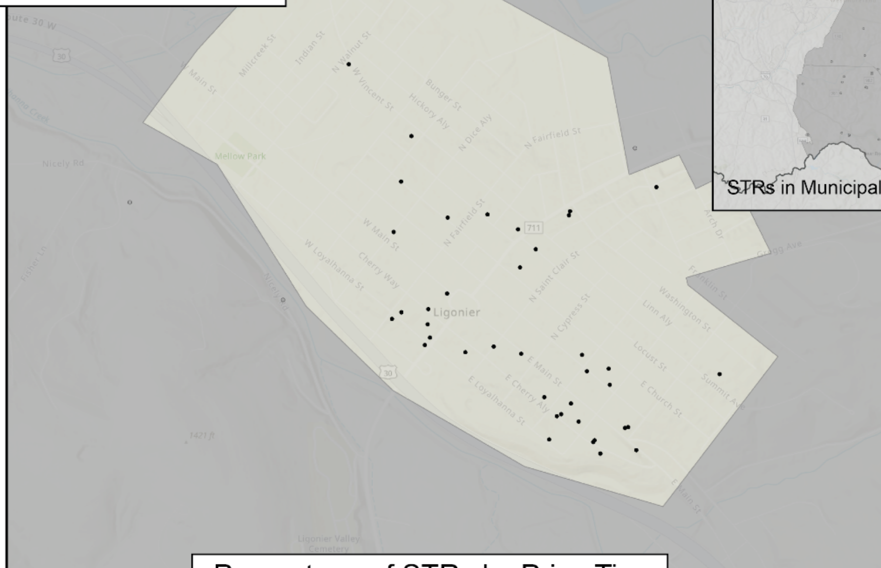
Statewide	$175
Lancaster	$148
Surrounding 5 miles	$169

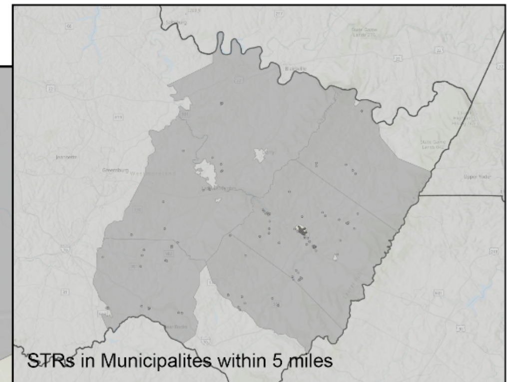
Occupancy Rate

Statewide	0.35
Lancaster	0.42
Surrounding 5 miles	0.46

Ligonier







Active STRs in 2023

Statewide	53,810
Ligonier	39
Surrounding 5 miles	103

Revenue in 2023

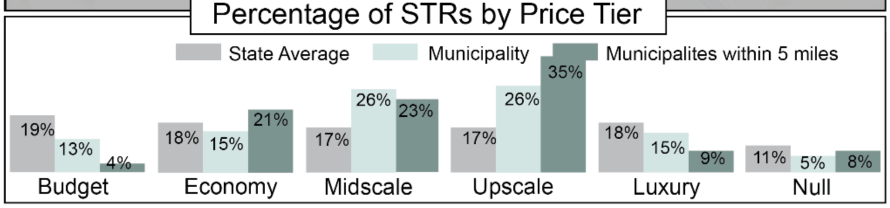
Statewide	$856,694,830
Ligonier	$449,880
Surrounding 5 miles	$1,704,529

Average Daily Rate

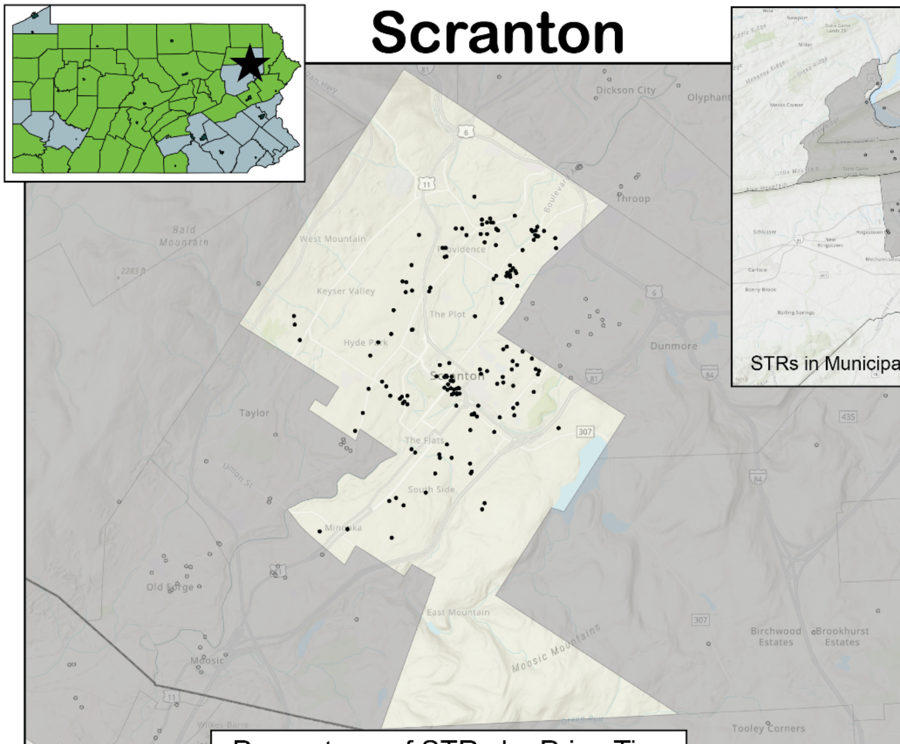
Statewide	$175
Ligonier	$192
Surrounding 5 miles	$196

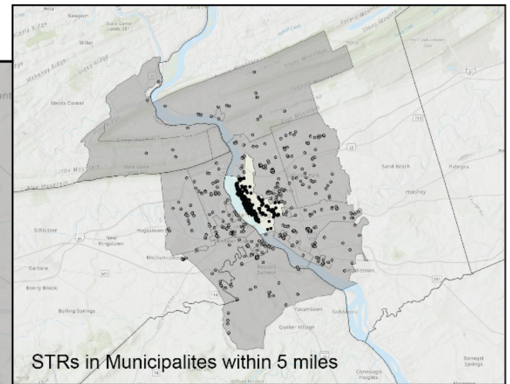
Occupancy Rate

Statewide	0.35
Ligonier	0.33
Surrounding 5 miles	0.36



Scranton





Active STRs in 2023

Statewide	53,810
Scranton	155
Surrounding 5 miles	205

Revenue in 2023

Statewide	$856,694,830
Scranton	$1,453,145
Surrounding 5 miles	$2,244,885

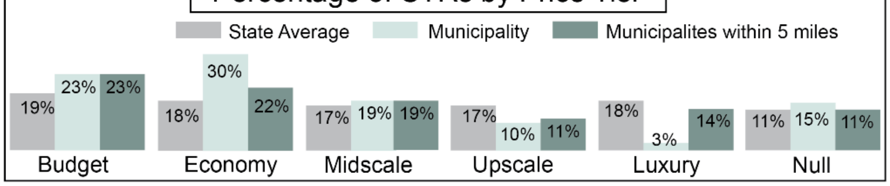
Average Daily Rate

Statewide	$175
Scranton	$121
Surrounding 5 miles	$155

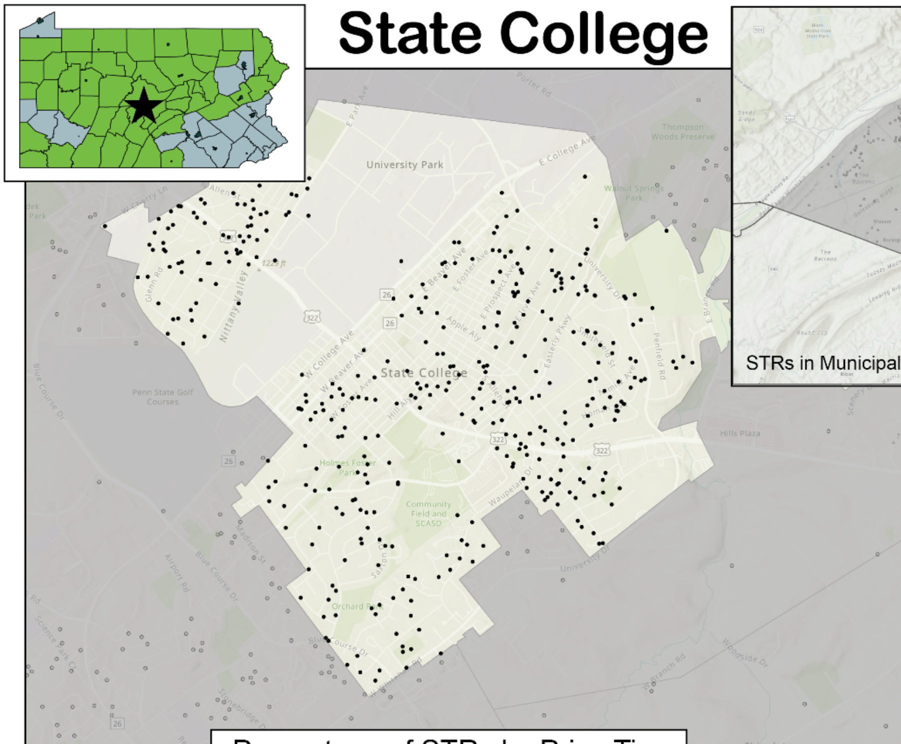
Occupancy Rate

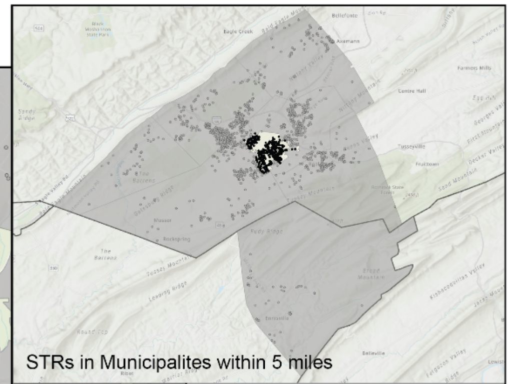
Statewide	0.35
Scranton	0.36
Surrounding 5 miles	0.34

Percentage of STRs by Price Tier



State College





STRs in Municipalites within 5 miles

Active STRs in 2023

Statewide	53,810
State College	398
Surrounding 5 miles	1,254

Revenue in 2023

Statewide	$856,694,830
State College	$9,734,913
Surrounding 5 miles	$33,168,192

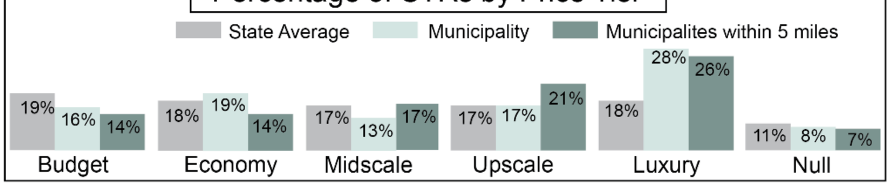
Average Daily Rate

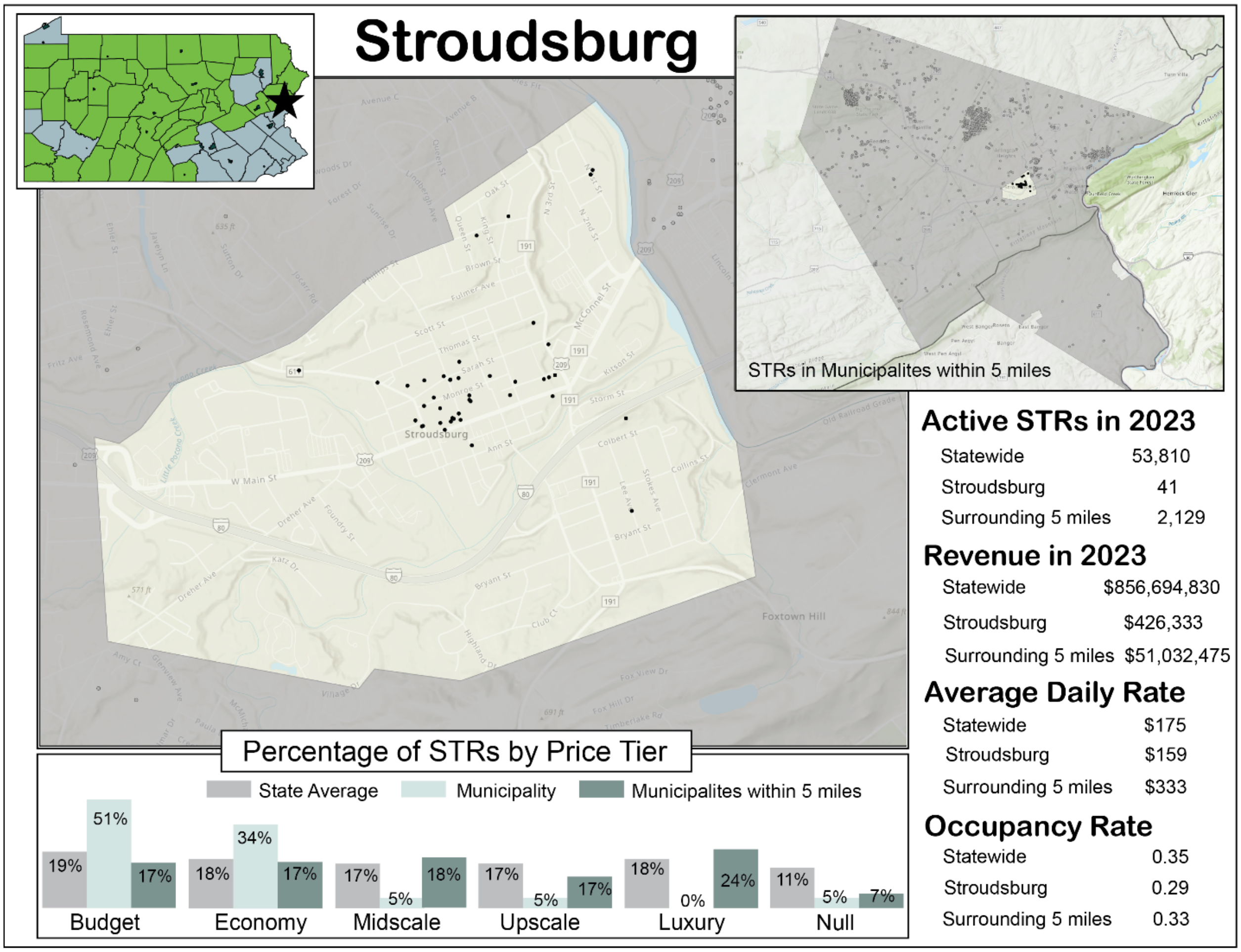
Statewide	$175
State College	$490
Surrounding 5 miles	$532

Occupancy Rate

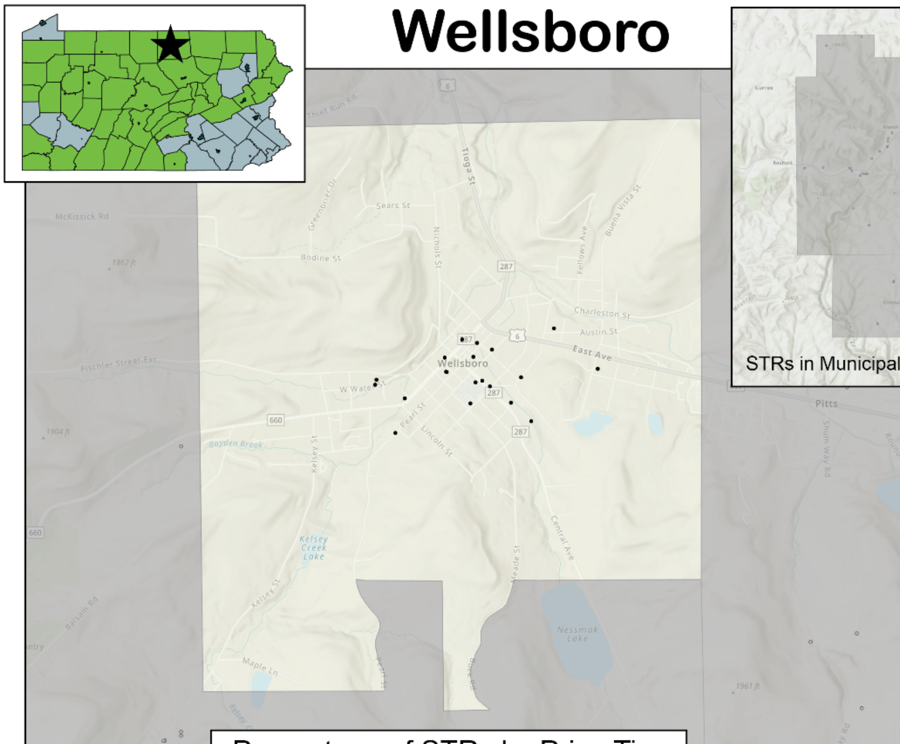
Statewide	0.35
State College	0.37
Surrounding 5 miles	0.37

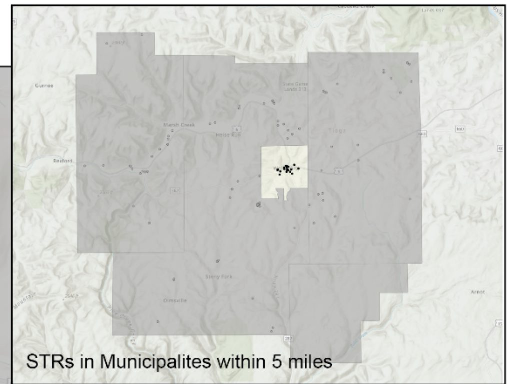
Percentage of STRs by Price Tier




Stroudsburg
STRs in Municipalites within 5 miles
Active STRs in 2023
Statewide 53,810
Stroudsburg 41
Surrounding 5 miles 2,129
Revenue in 2023
Statewide $856,694,830
Stroudsburg $426,333
Surrounding 5 miles $51,032,475
Average Daily Rate
Statewide $175
Stroudsburg $159
Surrounding 5 miles $333
Occupancy Rate
Statewide 0.35
Stroudsburg 0.29
Surrounding 5 miles 0.33
Percentage of STRs by Price Tier
State Average
Municipality
Municipalites within 5 miles
Budget 19% 51% 17%
Economy 18% 34% 17%
Midscale 17% 5% 18%
Upscale 17% 5% 17%
Luxury 18% 0% 24%
Null 11% 5% 7%

Wellsboro





Active STRs in 2023

Statewide	53,810
Wellsboro	22
Surrounding 5 miles	95

Revenue in 2023

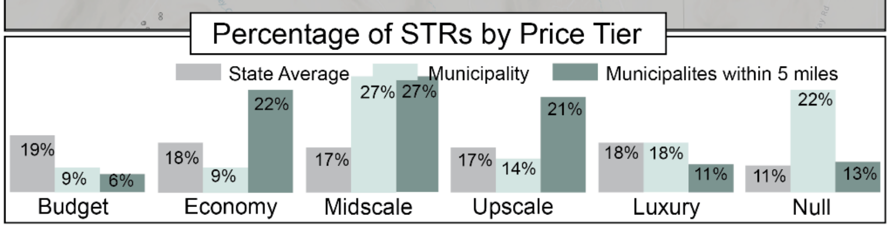
Statewide	$856,694,830
Wellsboro	$320,404
Surrounding 5 miles	$1,431,712

Average Daily Rate

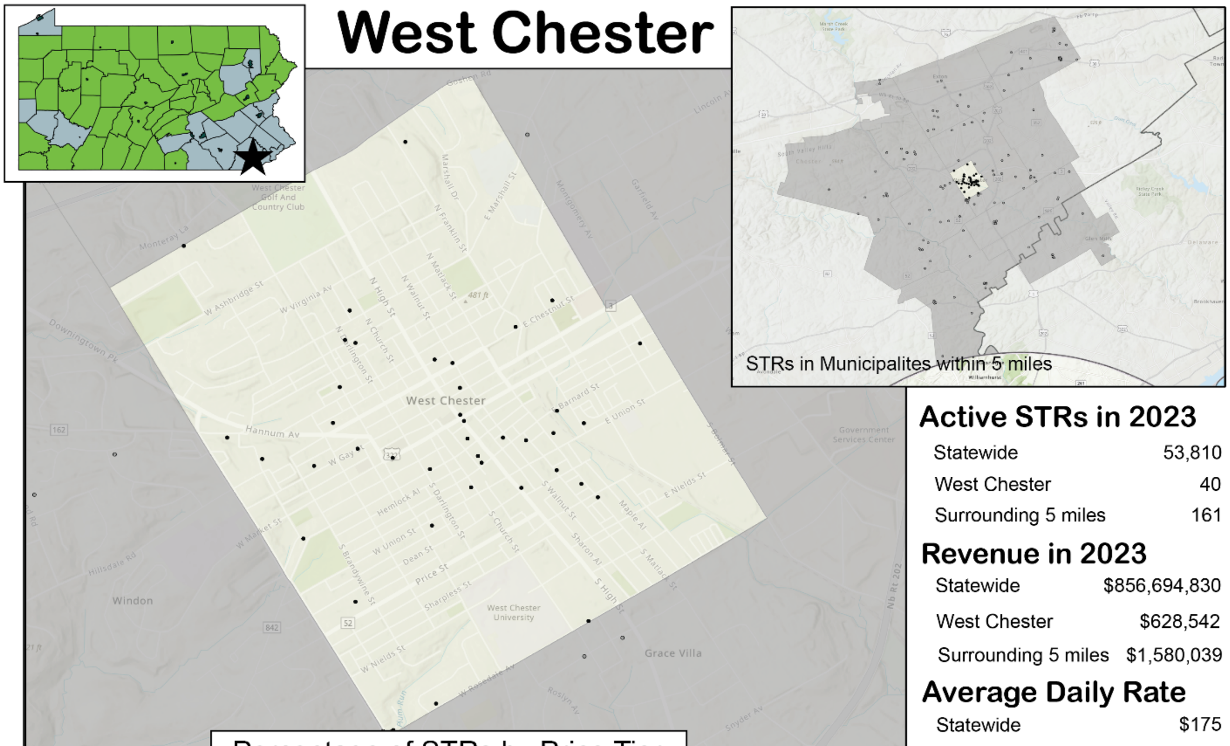
Statewide	$175
Wellsboro	$149
Surrounding 5 miles	$166

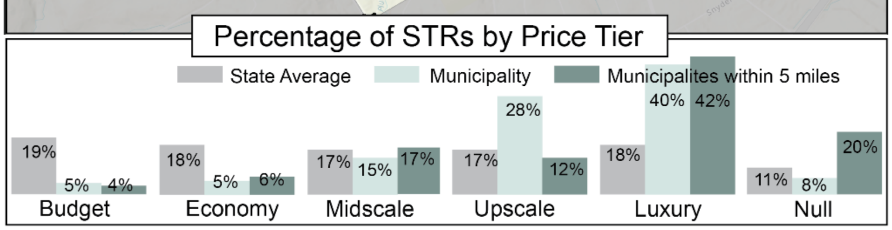
Occupancy Rate

Statewide	0.35
Wellsboro	0.42
Surrounding 5 miles	0.37



West Chester





Active STRs in 2023

Statewide	53,810
West Chester	40
Surrounding 5 miles	161

Revenue in 2023

Statewide	$856,694,830
West Chester	$628,542
Surrounding 5 miles	$1,580,039

Average Daily Rate

Statewide	$175
West Chester	$163
Surrounding 5 miles	$154

Occupancy Rate

Statewide	0.35
West Chester	0.42
Surrounding 5 miles	0.25

Center for Rural Pennsylvania Board of Directors

Center for Rural Pennsylvania Staff

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