Airbnb Pricing Update Checklist

This one-page cheatsheet keeps every rate review aligned.

Weekly Actions:

1. Review the next 30 nights and flag gaps below 65% occupancy.

2. Check PriceLabs or Beyond suggestions (accept or override intentionally).

3. Audit competitor comps for Fridays/Saturdays within 1 mile.

4. Apply last-minute discount automations for unbooked dates.

5. Log adjustments + rationale in your revenue tracker.

Fail-Safes:

- Never drop below break-even rate.

- Raise rates 10% when occupancy exceeds 85% two weeks out.

- Document local events + surcharges once per quarter.