Your quarter at a glance

F07 | Vallespir • 1 July - 30 September 2026 • Compared with Q3 2025

NET ACCOMMODATION REVENUE

€12,075.28

+6.95% vs Q3 2025

ADJUSTED PAID OCCUPANCY

89.1%

-0.98 pp vs Q3 2025

ADR | FRIDAYS REPORT BASIS

€149.08

+9.59% vs Q3 2025

OWNER / MAINTENANCE BLOCKS

0 nights

1 blocked night in Q3 2025

Revenue increased by €785.03 while paid occupied nights remained at 82. The higher accounting ADR supported revenue growth. Adjusted occupancy was slightly lower because one more night was available to sell in 2026.

Quarterly KPI summary

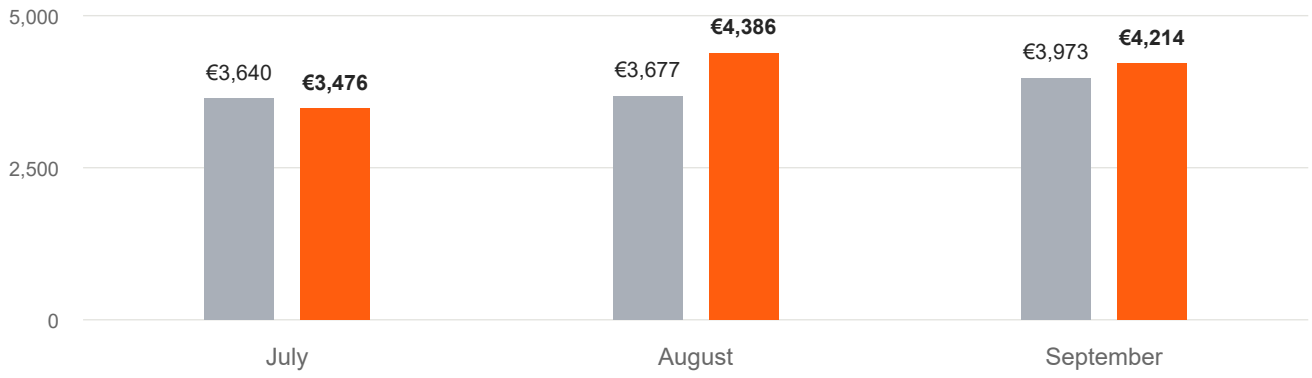
Measure	Q3 2025	Q3 2026
Net accommodation revenue	€11,290.25	€12,075.28
Adjusted paid occupancy	90.1%	89.1%
ADR | Fridays report basis	€136.03	€149.08
Paid occupied nights	82	82
Owner / maintenance blocks	1	0
Final owner payout	€6,533.20	€6,883.51

Month by month

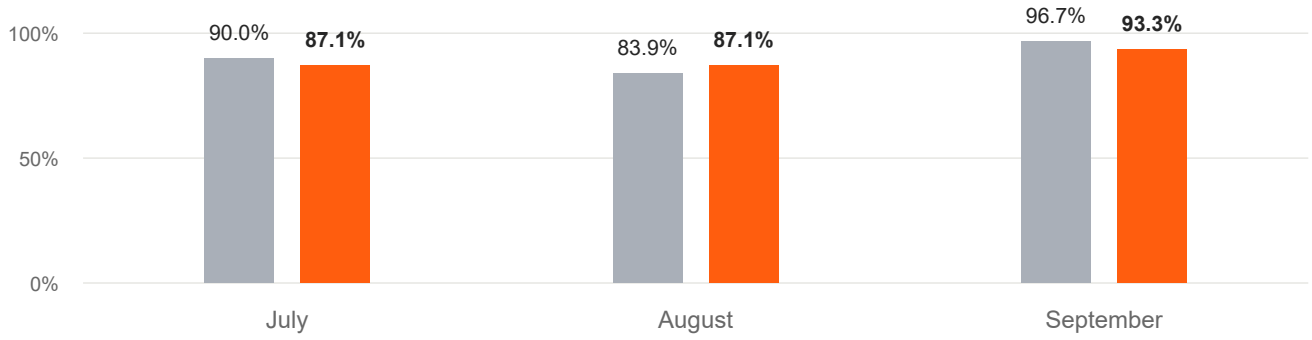
The same property, the same three months, with consistent definitions across both years.

2025 2026

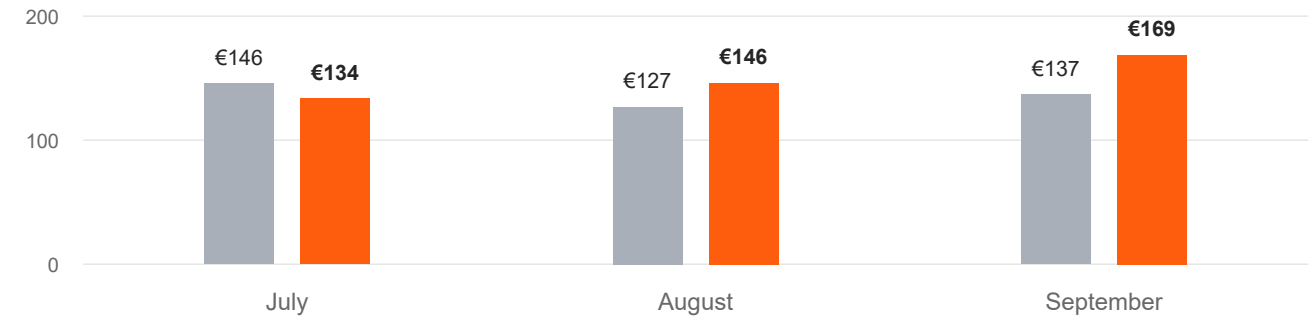
Net accommodation revenue | EUR



Adjusted paid occupancy | available nights



ADR | Fridays report basis, EUR per report night



Your owner payout

Monthly invoice totals reconciled to the approved owner-payment formula.

€6,883.51

Final owner payout for July - September 2026

Q3 2025: €6,533.20 | Increase: €350.31 (+5.36%)

Both years reconcile to their monthly invoices: net accommodation bookings minus combined Fridays and OTA commission. Invoice totals are not bank-payment confirmation.

Owner payout	2025	2026	Change
July	€2,102.90	€1,910.89	-€192.01
August	€2,106.46	€2,546.21	+€439.75
September	€2,323.84	€2,426.41	+€102.57
Quarter	€6,533.20	€6,883.51	+€350.31

2026 payout reconciliation

Month	City Tax	Net bookings	Fridays + OTA commission	Owner payout
July	€355.30	€3,475.54	€1,564.65	€1,910.89
August	€355.30	€4,385.80	€1,839.59	€2,546.21
September	€438.90	€4,213.94	€1,787.53	€2,426.41
Quarter	€1,149.50	€12,075.28	€5,191.77	€6,883.51

Reputation & property improvements

A strong guest reputation, with focused opportunities to improve comfort.

AIRBNB RATING

4.86 / 5

70 published reviews

GUEST FAVORITE

Live listing checked 29 October 2026.
This is the current overall rating, not a Q3-only score.

What guests value

Location, cleanliness and check-in each score 4.9/5. Recent visible feedback praises comfort and responsive hosting. Value scores 4.7/5, the lowest category.

Three improvements to assess

These ideas come from historical reviews. Confirm what has already been fixed before requesting quotes.

01 Bedroom blackout curtains

A May 2025 review reported early-morning light disrupting sleep.

Check blackout coverage at dawn; quote fitted curtains or blinds only if still needed.

02 Bathroom fittings refresh

An August 2025 review flagged shower fittings and loose door hardware.

Inspect the shower head, height adjustment and sliding door; replace faulty parts.

03 Cookware refresh

The same August 2025 review reported food sticking to a pan.

Inspect the pans; replace worn items if the problem remains.