

Boulder Area - Festival Home Rental Pricing Guidelines

Condos / Apartments		4-night stay					7-night stay					11-night stay			
Size	BDs	Cost per per night - low end	Cost per night - high end	Total low end	Total high end		Cost per per night -low end	Cost per night - high end	Total - low end	Total - high end		Cost per per night - low end	Cost per night - high end	Total - low end	Total - high end
1 bed / 1 bath	1	\$ 250.00	\$ 300.00	\$ 1,000.00	\$ 1,200.00		\$ 237.50	\$ 285.00	\$ 1,662.50	\$ 1,995.00		\$ 225.00	\$ 270.00	\$ 2,475.00	\$ 2,970.00
2 bed /1- 2 bath	2	\$ 500.00	\$ 600.00	\$ 2,000.00	\$ 2,400.00		\$ 475.00	\$ 570.00	\$ 3,325.00	\$ 3,990.00		\$ 450.00	\$ 540.00	\$ 4,950.00	\$ 5,940.00
3 bed / 1–3 bath	3	\$ 750.00	\$ 900.00	\$ 3,000.00	\$ 3,600.00		\$ 712.50	\$ 855.00	\$ 4,987.50	\$ 5,985.00		\$ 675.00	\$ 810.00	\$ 7,425.00	\$ 8,910.00

Single-Family Homes		4-night stay					7-night stay					11-night stay			
Size	BDs	Cost per per night - low end	Cost per night - high end	Total - low end	Total - high end		Cost per per night -low end	Cost per night - high end	Total - low end	Total - high end		Cost per per night - low end	Cost per night - high end	Total - low end	Total - high end
2 bed / 1–2 bath	2	\$ 550.00	\$ 700.00	\$ 2,200.00	\$ 2,800.00		\$ 522.50	\$ 665.00	\$ 3,657.50	\$ 4,655.00		\$ 495.00	\$ 630.00	\$ 5,445.00	\$ 6,930.00
3 bed / 1–3 bath	3	\$ 825.00	\$ 1,050.00	\$ 3,300.00	\$ 4,200.00		\$ 783.75	\$ 997.50	\$ 5,486.25	\$ 6,982.50		\$ 742.50	\$ 945.00	\$ 8,167.50	\$ 10,395.00
4 bed / 2–4 bath	4	\$ 1,100.00	\$ 1,400.00	\$ 4,400.00	\$ 5,600.00		\$ 1,045.00	\$ 1,330.00	\$ 7,315.00	\$ 9,310.00		\$ 990.00	\$ 1,260.00	\$ 10,890.00	\$ 13,860.00

NOTE: If your condo/townhome/single family home is within a mile walking distance to/from the core footprint of the Festival, add 10%.

		4-night stay					7-night stay					11-night stay			
Size	BDs	Cost per per night - low end	Cost per night - high end	Total - low end	Total - high end		Cost per per night -low end	Cost per night - high end	Total - low end	Total - high end		Cost per per night - low end	Cost per night - high end	Total - low end	Total - high end
2 bed / 1–2 bath	2	\$ 605.00	\$ 770.00	\$ 2,420.00	\$ 3,080.00		\$574.75	\$731.50	\$ 4,023.25	\$ 5,120.50		\$544.50	\$693.00	\$ 5,989.50	\$ 7,623.00
3 bed / 1–3 bath	3	\$ 907.50	\$ 1,155.00	\$ 3,630.00	\$ 4,620.00		\$862.13	\$1,097.25	\$ 6,034.88	\$ 7,680.75		\$816.75	\$1,039.50	\$ 8,984.25	\$ 11,434.50
4 bed / 2–2.5 bath	4	\$ 1,210.00	\$ 1,540.00	\$ 4,840.00	\$ 6,160.00		\$1,149.50	\$1,463.00	\$ 8,046.50	\$ 10,241.00		\$1,089.00	\$1,386.00	\$ 11,979.00	\$ 15,246.00

For homes larger than four bedrooms, pricing can vary significantly based on the quality of the property, number of en-suite bathrooms, proximity to the Festival footprint, parking, outdoor space, and overall guest experience. Because inventory in this category is limited, 5–7 bedroom homes may command a premium during peak Festival dates. Owners should use the 4-bedroom single-family home guidance as a baseline and work with their property manager or lodging partner to determine an appropriate Festival rate.