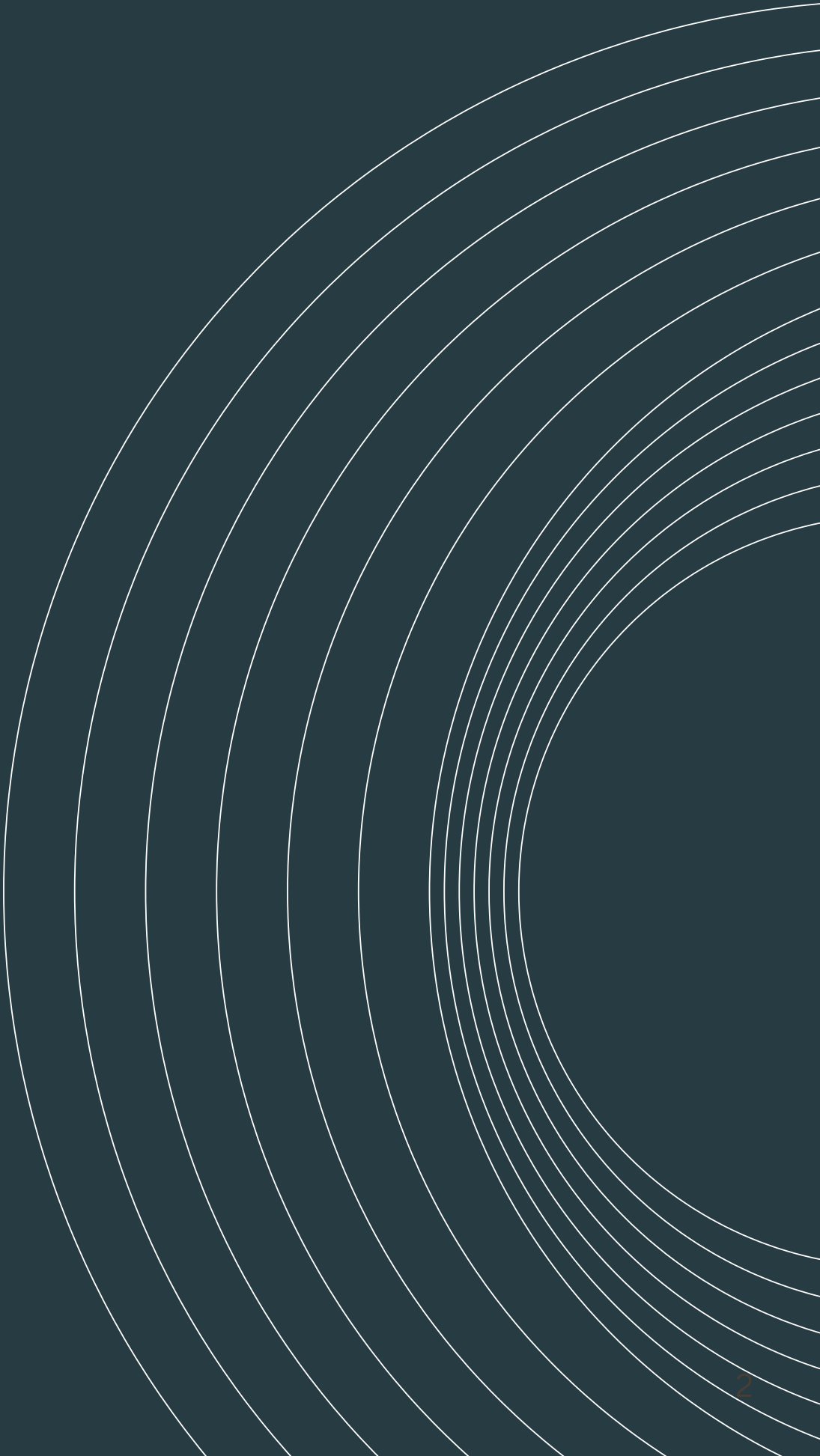




The short-term rental tech index 2026

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Executive Summary

Anyone who has spent time in the short-term rental industry knows that property management is not for the fainthearted. It is a business defined by constant movement: owners seeking maximum yield with minimal hassle, guests with ever-rising expectations, and properties scattered across cities, coastlines, and countrysides. Add to this the scrutiny of regulators, the pressure of community concerns, and the ongoing reliance on global OTAs to supply demand, and it is clear that managing rentals at scale is a challenging, often precarious pursuit.

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AI is rapidly shifting from
buzzword to business-critical tool.

And yet, this industry continues to grow and thrive. Why? Because technology has stepped in to turn complexity into possibility. Over the past decade, the short-term rental sector has transformed from a fragmented, manual operation into one of the most technologically advanced verticals in hospitality. Tools that once barely existed have become essential infrastructure. Today, managers can automate communications, streamline operations, and gain business intelligence in ways unimaginable only a few years ago.

The past 12 months have underscored this transformation. AI, in particular, is rapidly shifting from buzzword to business-critical tool. What once took hours of staff time — responding to guest messages, generating reports, or assigning tasks — can now be handled in seconds. Leaders across the sector see AI as the ultimate needle mover: not just a productivity boost, but a way of fundamentally rethinking how properties are managed and how guests experience their stays.

Alongside AI, we are witnessing another powerful trend: consolidation. Where once managers stitched together a dozen tools to run their business, today's PMS platforms are expanding to cover ever more ground. Budget pressures and the need for unified data are driving a shift toward compound systems that can power both operations and guest engagement. At the same time, new solutions are helping managers reduce their dependence on OTAs by building direct booking channels designed specifically for STRs.

Investment and M&A activity reflect this momentum. Hostaway's record-breaking raise and Casago's landmark acquisition of Vacasa all demonstrate that this is still an industry attracting capital, innovation, and ambition.

Of course, challenges remain. Guest expectations continue to climb, owners still demand long-term care, and operators remain vulnerable to platform shifts and regulatory change. But what shines through is resilience. Property managers persist because hospitality — giving guests a 'home away from home' experience — is at the heart of this business.

What follows is the Abode Worldwide Short-Term Rental Tech Index 2026. This report maps the 300+ solutions that power the industry today, from PMS leaders to emerging AI platforms, from guest experience tools to sustainability solutions. It is both a snapshot of where we are now and a signpost to where the sector is heading.

We hope you find it a valuable guide to navigating — and thriving in — this dynamic, fast-evolving industry.



Jessica Gillingham, CEO & Founder,
Abode Worldwide

Top short-term rental technology trends 2026

AI, automation, and emerging technologies are reshaping the short-term rental industry. To stay competitive, operators need to understand the trends driving change. We spoke with STR industry thought leaders and experienced property managers to get their insights on where vacation rental technology is headed.

Insights from



Eric Mason

Executive, Chief Navigator of Vacation Rental Insider, Board Advisor, and 5x Startup Founder



Richard Vaughton

STR Technology, Growth and M&A Advisor, Co-Founder of YES Consulting



Terry Whyte

Owner of Anna Maria Island Beach Rentals



Ian Tyrrell

CTO at Pass the Keys



Rebecca Cribbin

Founder and CEO of Holiday Rental Specialists



Richard Marshall

Founder and Owner of Nox Cape Town

A person wearing a blue shirt is lying down, holding a smartphone up to take a photo. The background is dark with out-of-focus lights, creating a bokeh effect. On the right side of the image, there are several concentric white circles of varying radii.

01 AI adoption: From guest communication to reporting

Guest communication

“AI is going to be the biggest needle mover in all industries over the next few years,” says [Richard Marshall](#), Founder and Owner of [Nox Cape Town](#). For STR operators, this means saving hours of manual work — time that can be reinvested into enhancing guest experiences and scaling operations.

Much of Nox Cape Town’s guest messaging is now automated. “Our AI agent corresponds directly with guests after hours,” says Marshall. “There’s always a fallback option, but the vast majority of responses are handled adequately by AI. It even creates field tasks based on guest comments.”

[Ian Tyrrell](#), CTO at [Pass the Keys](#), agrees: “AI tools respond faster, and sometimes more accurately, than human support agents.” He highlights that generative AI is far more scalable than other solutions, like canned responses: “You don’t have to prescribe a thousand ways a customer might ask a question.” AI still understands and replies appropriately.

This scalability is critical for operators like Pass the Keys, which works as a franchise model and supports over 1,600 properties. “We’re always looking for opportunities to improve our efficiency,” Tyrrell says. “Not purely financially, but also from an operational or guest experience perspective.” Their partnership with [Conduit](#) is helping them do just that.

“
AI tools respond faster, and sometimes more accurately, than human support agents.

Ian Tyrrell, CTO at Pass the Keys

Admin task automation

While property management software (PMS) remains essential, many workflows still require manual input — but not for long. [Eric Mason](#), Executive, Chief Navigator of [Vacation Rental Insider](#), Board Advisor, and five-time Startup Founder, predicts “fully autonomous PMS software that operates on its own, based on a set of rules and standards.”

[Rebecca Cribbin](#), Founder of [Holiday Rental Specialists](#), is already seeing results from AI adoption. “The sheer amount of transactions” involved in managing rental properties has long been her biggest challenge. But by automating basic guest communications and daily admin tasks, her team has freed up time, reduced stress, and fueled profitable growth. “My intention is to turn a battleground into a smooth machine where everybody has the tools they need to succeed,” she says — and AI is helping make that happen.



Reporting



AI is also transforming business intelligence. “AI will be able to create any report you want based on what you ask it to do,” says Richard Vaughton, STR Technology Advisor and Co-Founder of Yes Consulting. Automated, detailed reports generated in minutes will give property managers the insights needed to tighten operations and boost revenue.

Marshall has also seen “incredible power from AI-driven reporting.” For example, when a last-minute meeting with a property owner comes up, “instead of having to manually create specific reports or pull data from various inputs, we’ve been able to get AI reporting tools to generate a general performance report on a property.”

“

AI will be able to create any report you want based on what you ask it to do.

Richard Vaughton, STR Technology Advisor and Co-Founder of Yes Consulting

02 Consolidation: The rise of compound systems

The days of juggling dozens of disconnected tools are ending. A growing trend toward software consolidation is driven by increasingly powerful and well-funded PMS companies, tighter property management budgets, and AI's need for unified data.

PMS companies take control

According to Terry Whyte, Owner of Anna Maria Island Beach Rentals, PMS providers that once relied on integrations with third-party tools are now developing their own solutions or acquiring specialized providers to bring those capabilities in-house and “take back control.”

As a result, property managers are narrowing down their tech stack. “While in 2017, property managers needed 19 different tools just to get through the day, now they can have 80% of their tech stack covered between their PMS and their CRM,” Whyte says.

Budget pressures are also driving simplification. Cribbin points out that property managers' budgets are declining, and they want fewer platforms and simpler integrations. This creates opportunities for proptech companies to roll up plugins into comprehensive solutions.

Vaughton confirms the shift: “We’re seeing the growth of compound systems,” agreeing that this setup gives the PMS more control and is more convenient and affordable for the property manager.

However, he also points out some potential downsides of PMS providers gaining more power: “Most PMS companies charge users to connect to the data in their systems,” which creates data siloes and roadblocks for property managers. Additionally, the hegemony of PMS solutions “inhibits new technology, imagination, invention, and new ideas from coming to the forefront.”

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Property managers can now have 80% of their tech stack covered between their PMS and their CRM.

Terry Whyte, Owner of Anna Maria Island Beach Rentals

Data siloes and AI

AI's effectiveness depends on data. "Compound systems are going to win the AI game," says Vaughton. Fragmented stacks create data siloes that limit AI's potential, while unified systems allow operators to extract powerful insights.

Marshall agrees: "The real magic comes from having as much data as possible sitting in one place." Where consolidation isn't possible, he predicts better integrations: either we'll see single systems where AI can work its magic, or open APIs that allow AI to connect multiple sources seamlessly.

Tyrrell adds that AI tools themselves will eventually improve at linking systems: "You don't have to intentionally lay out how systems will work together — they'll organically find ways of integrating."

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The real magic comes from having as much data as possible sitting in one place.

Richard Marshall, Founder and Owner of Nox Cape Town



03 Direct bookings: Future-proofing revenue

Direct bookings: Future-proofing revenue

“Throughout the whole industry, there is a negative sentiment around Airbnb, which naturally drifts over to Booking.com and VRBO,” says Vaughton. Consequently, he predicts direct booking will continue to gain momentum. But this time around, with bespoke tools.

Vaughton argues that generic CMSs like WordPress are no longer enough: they weren’t built for STRs, have security vulnerabilities, and lack native API integrations. He says “we’re witnessing a new incarnation of web-building businesses” designed specifically for the STR industry, and highlights [Futurestay](#), [Crafted Stays](#), and [hostAI](#) as platforms leading this shift.

Cribbin underlines the importance of a seamless direct booking experience. Her company uses a custom-built website integrated with PMS [Boom](#): “This makes it easy for guests to book directly and enjoy a cost-effective, magnificent stay, all while helping us maximize the value of each booking — both for us and our property owners.”





Future predictions: The property manager's wishlist

The STR experts and vacation rental operators we spoke with shared what's on their technology wishlist — here's where they hope to see the industry headed next.

The property manager's wishlist

AI-powered quality control



Quality control has long been a challenge for the STR industry. "Because of the distributed nature of the business, quality control, inspections, and maintenance are some of the most difficult aspects of property management," says Marshall.

He hopes to see tools that help operators maintain high standards across all properties, using AI to predict maintenance needs and resolve issues before they affect guests.

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Quality control, inspections, and maintenance are some of the most difficult aspects of property management.

Richard Marshall, Founder and Owner of Nox Cape Town

VR- and AR-assisted decision making



Mason believes VR and AR will play a growing role in booking decisions: "I believe in the not-too-distant future, we'll see consumers look for immersive content to help them make a decision."

"Potential guests will be able to immerse themselves in the unit, and maybe even in the community." Mason predicts OTAs will need to adapt to support these richer experiences, potentially through new infrastructure similar to today's channel managers.

“

In the not-too-distant future, we'll see consumers look for immersive content to help them make a decision.

Eric Mason, Executive, Chief Navigator of Vacation Rental Insider, Board Advisor, and 5x Startup Founder

In-stay experiences that boost revenue



Property managers often focus on pre-stay engagement, but Whyte sees untapped potential once guests arrive: "What happens when guests arrive at their destination?"

He predicts growth in personalized in-stay experiences powered by CRMs or guest experience platforms, from private chefs to curated activities. These offerings both enhance guest satisfaction and unlock additional revenue through upsells.

“

Personalized in-stay experiences — from private chefs to curated activities.

Terry Whyte, Owner of Anna Maria Island Beach Rentals

The property manager's wishlist

Robotics in vacation rentals



Ever heard of NEO Gamma? It's a humanoid robot home helper created by 1X Technologies, and Mason doesn't think we're far from seeing the likes of it in STR properties.

"By 2030-2035, the projected cost of a robot is going to be between \$3,000 and \$5,000, and it will be feasible for a property manager to embed a humanoid robot to take care of the vacation rental and guests," he predicts.

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It will be feasible for property managers to embed humanoid robots into vacation rentals.

Eric Mason, Executive, Chief Navigator of Vacation Rental Insider, Board Advisor, and 5x Startup Founder

Comprehensive owner management solutions



"There are plenty of tools out there that help STR operators manage guest relations, but there aren't many that help you manage relationships with your owner," says Cribbin. "If a guest books last minute and they stay for one night, the relationship lasts 48 hours. It's easier to keep them happy for 48 hours than it is to keep an owner happy for 48 months."

She envisions a dedicated owner management platform that segments owners by goals and preferences. "Some owners want loads of information, and some never want to hear from you," she notes. A tool that centralizes these insights would help property managers nurture long-term, trust-based relationships.

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If a guest books last minute and they stay for one night, the relationship lasts 48 hours. It's easier to keep them happy for 48 hours than it is to keep an owner happy for 48 months.

Rebecca Cribbin, Founder and CEO of Holiday Rental Specialists



Short-term rental tech investment and M&A: 2024–2025 highlights

Short-term rental tech investment and M&A: 2024–2025 highlights

The short-term rental tech sector closed 2024 with a bang. Apaleo raised €20 million to boost its property management software, while Fairly, led by Vacasa founder Eric Breon, came out of stealth with \$10.1 million. Hostaway made headlines with a record-breaking \$365 million raise — the biggest ever for an STR tech startup.

2025 has been quieter but still notable. Steadily raised \$30 million to grow its tech-driven landlord insurance platform. Wander secured \$50 million to fuel expansion and enhance its AI-based operating system, WanderOS. Holidu raised €46 million to speed up its AI roadmap and expand its property management software, while also acquiring Cybevasion to strengthen its presence in France.

M&A activity has been eye-catching, too. Casago completed its \$130 million acquisition of Vacasa, reshaping the North American STR market. Across the globe, Belvilla — OYO's vacation home brand — bought the Australian platform MadeComfy, boosting OYO's international footprint.

Overall, the past 12 months show that investors are still confident in STR tech. Funding is flowing into software that makes managing rentals easier, AI tools that improve guest experiences, and strategic acquisitions that expand market reach. While 2025 hasn't matched the record-breaking pace of late 2024, the sector remains lively, innovative, and full of opportunity.

Recent funding rounds

Company	Product category	HQ location	Funding type	Funding amount	Funding date	Lead investors
Boom	Property management software	US	Venture round	\$12.7 million	October 2025	Avenue Growth Partners
Hospitable	Property management software	US	Community-led round	\$1.5 million	September 2025	N/A
Lake.com	Vacation rental marketplace for waterfront properties	Canada	Pre-seed	\$2.6 million	September 2025	Business Development Bank of Canada
StayVista	Luxury vacation rental platform	India	Series B	\$4.6 million	June 2025	JSW Ventures
Holidu	Vacation rental metasearch engine	Germany	Venture round	€46 million	June 2025	Key 1 Capital
HolaCamp	Tech-enabled glamping and campsite operator	Spain	Debt financing	€21 million	June 2025	Banco Santander’s Smart Fund
Wander	Luxury vacation rental platform	US	Series B	\$50 million	May 2025	Alumni Ventures, Fifth Wall, QED Investors
Steadily	Property and liability insurance	US	Series C	\$30 million	April 2025	Two Sigma Ventures
Conduit	Conversational AI agent platform	US	Seed	\$3.1 million	April 2025	Pi Labs
SuiteOp	Guest operations platform	US	Seed	\$3 million	April 2025	ScOp Venture Capital
Gaiarooms	Flex-living platform for serviced apartments & coliving	Spain	Venture round	€10 million	March 2025	Bonsai Venture Capital SCR
Goliday	Direct booking website builder	France	Pre-seed	Undisclosed	February 2025	Undisclosed
Conservio	Marketplace for nature-based travel	South Africa	Pre-seed	\$1 million	January 2025	E4EAfrica
Hosthub	Property management software	Greece	Pre-seed	\$360,000	January 2025	Trado
Hostaway	Property management software	US	Private equity	\$365 million	December 2024	General Atlantic
Fairly	Vacation rental management platform	US	Pre-seed	\$10.1 million	December 2024	Eric Breon
Apaleo	Property management software	Germany	Series B	€20 million	November 2024	PSG Equity

A couple is seen from behind, sitting in a rooftop swimming pool. They are looking out over a dense city skyline at dusk or dawn. The sky is a mix of orange and blue, and the city lights are visible. The pool's edge is in the foreground, and the water is dark blue. The couple is in the middle ground, with the man on the left and the woman on the right. The background is filled with various skyscrapers and buildings, including a prominent one with a spire on the left. The overall mood is romantic and serene.

The short-term rental tech index: 300+ providers

Property management and core operations

01 Property management systems

02 Property care, housekeeping, and maintenance platforms

03 Accounting tools

04 Payment processing tools

05 ESG and greentech tools

01 Property management software

At the core of the short-term rental tech stack, Property Management Software (PMS) connects every part of the business, from reservations to finances. Top-funded industry leaders such as [Hostaway](#) and [Guesty](#), alongside innovators like [Apaleo](#), [Boom](#), [eviiivo](#), [Hospitable](#), and [Lodgify](#), are continually evolving their platforms to help property managers streamline operations and scale effectively. Whether through all-in-one platforms or API-first solutions with extensive integrations, there is a PMS to fit every property manager's needs.

[365Villas](#) | [Amenitiz](#) | [AvaiBook](#) | [Avantio](#) | [Beds24](#) | [BeeRent](#) | [Bookerville](#) | [Bookipro](#) | [CiiRUS](#) | [Cloudbeds](#) | [Destination Solutions](#) | [Direct](#) | [Escapia](#) | [Futurestay](#) | [GoodtimeBNB](#) | [Hospiria](#) | [Host Tools](#) | [Hosteeva](#) | [Hostfully](#) | [Hosthub](#) | [Hostify](#) | [Icnea](#) | [iGMS](#) | [Jana](#) | [Janiis](#) | [Jurny Inc.](#) | [Kross Booking](#) | [Lette AI](#) | [LiveRez](#) | [Lodgix](#) | [MagaRental](#) | [Maxxton](#) | [mr.alfred](#) | [Octorate](#) | [OwnerRez](#) | [RedAwning](#) | [Rental Ninja](#) | [RentalWise](#) | [RMS](#) | [Smily](#) | [SmooBu](#) | [SPI Software](#) | [Stayflexi](#) | [Streamline](#) | [SuperControl](#) | [Tokeet](#) | [Track](#) | [Uplisting](#) | [Ynnov](#) | [Your.Rentals](#) | [Zeevou](#)

02 Property care, housekeeping, and maintenance platforms

Keeping rentals guest-ready requires robust property care tools that automate day-to-day operations. Platforms like [Breezeway](#), [Dharma](#), [Doinn](#), [Operto](#), and [SuiteOp](#) help property managers coordinate cleaning, maintenance, inspections, guest access, staff communication, and more, making them essential for scaling efficiently while delivering a seamless guest experience.

[Airlinen](#) | [BeHome247](#) | [Checkfirst](#) | [EZcare](#) | [Hosteeva](#) | [KeyNinja](#) | [Plentific](#) | [Properly](#) | [Rental Ninja](#) | [ResortCleaning](#) | [Restavio](#) | [RoomChecking](#) | [RueBaRue](#) | [Spruce](#) | [Tidy](#) | [Turnify](#) | [Turno](#) | [Ynnov](#)



03 Accounting tools

Digital accounting tools are key to managing the financial side of a short-term rental business. Specialized platforms like [Accountable](#) and [TopKey](#) offer automated expense management, bookkeeping, and corporate cards, while many PMSs now include built-in accounting and reporting functions to streamline operations.

[Avalara](#) | [BookingTrust](#) | [Clearing](#) | [Direct](#) | [Jana](#) | [mr.alfred](#) | [QuickBooks](#) | [Rental Ninja](#) | [Talkguest](#) | [VRPlatform](#) | [Xero](#) | [Ximplifi](#) | [Ynnov](#)

04 Payment processing tools

Handling payments securely is a core operational need. [Stripe](#) and [Worldpay](#) are widely used for their global reach, flexible integrations, and trusted payment infrastructure. Many PMSs and Online Travel Agencies (OTAs) also provide built-in payment solutions, giving managers multiple ways to handle transactions effectively.

[Amenitiz](#) | [Ascent](#) | [Authorize.net](#) | [AvaiBook](#) | [Beyond](#) | [Celero](#) | [eviivo](#) | [Guesty](#) | [HomeToGo](#) | [Hostaway](#) | [Lette AI](#) | [Lynnbrook](#) | [Merchant Warrior](#) | [Octorate](#) | [RMS](#) | [PayPal](#) | [Swikly](#) | [Track](#) | [Turno](#) | [Venmo](#) | [Yapstone](#)

05 ESG and greentech tools

ESG and greentech tools help property managers improve energy efficiency and reduce environmental impact. Home automation solutions like [PointCentral](#)’s smart thermostats and HVAC systems, [resicentral](#)’s all-in-one sensors, and [OK2Charge](#)’s automated EV charging stations enable smarter energy use, reduced waste, and more sustainable choices. Meanwhile, initiatives like Qalia — a responsible tourism standard for luxury vacation rentals — support operators in embracing conscious and sustainable practices.

[EnviroRental](#) | [EV Match](#) | [Modo](#) | [QIAS](#) | [Skwatt](#) | [Sustonica](#) | [Xova Charging](#)



Distribution, marketing, and revenue management

01 Channel managers

02 Online Travel Agencies (OTAs)

03 Digital marketing and listing optimization tools

04 Inventory acquisition

05 Market research and data intelligence tools

06 Direct booking tools and website builders

07 Revenue management and dynamic pricing tools

08 3D virtual tours

01 Channel managers

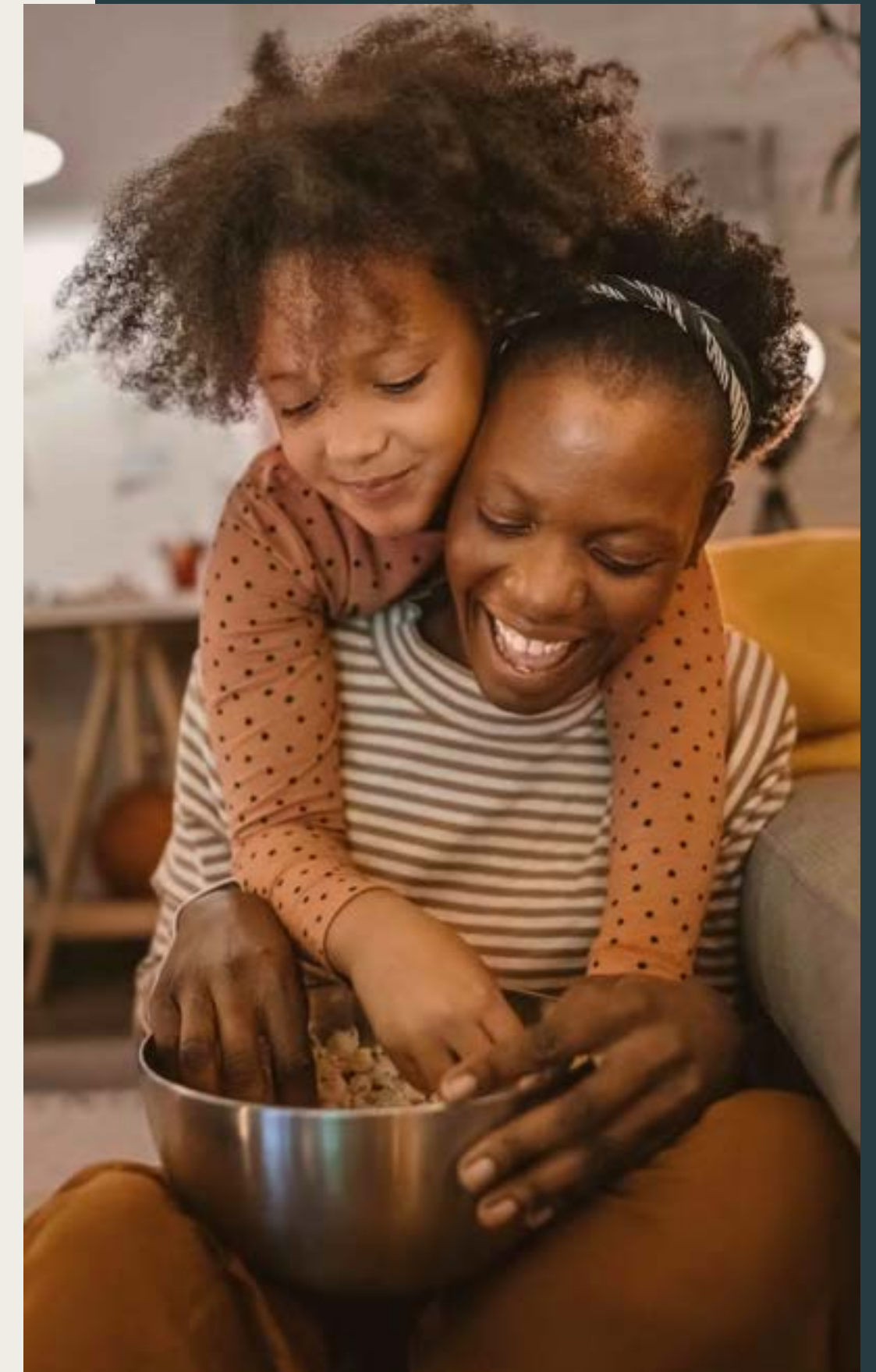
Channel managers help property managers maximize visibility by keeping listings, availability, and pricing synced across OTAs and direct booking channels. Specialized providers such as [Rentals United](#), [Jetstream](#), and [NextPax](#) offer robust distribution, channel management, and marketing capabilities. Alternatively, all-in-one PMS solutions like [Hostaway](#) include built-in channel management, giving property managers flexibility in how they expand their reach, drive bookings, and boost revenue.

[Amenitiz](#) | [AvaiBook](#) | [Avantio](#) | [BeeRent](#) | [Booking Automation](#) | [BookingPal](#) | [CiiRUS](#) | [Cloudbeds](#) | [Direct](#) | [Dtravel](#) | [Escapia](#) | [eviivo](#) | [Guesty](#) | [HomeToGo](#) | [Hospitable](#) | [Hosthub](#) | [Hostify](#) | [Icnea](#) | [Jurny Inc.](#) | [Kross Booking](#) | [Lodgify](#) | [MagaRental](#) | [mr.alfred](#) | [Octorate](#) | [RedAwning](#) | [Rental Ninja](#) | [SiteMinder](#) | [Smily](#) | [Smooibu](#) | [SuperControl](#) | [Talkguest](#) | [TrustedStays](#) | [VacayHome Connect](#) | [Ynnov](#) | [Your.Rentals](#) | [Zeevou](#)

02 Online Travel Agencies (OTAs)

Property managers can leverage a wide range of Online Travel Agencies (OTAs) to build a winning marketing mix. Major platforms like [Airbnb](#) and [Vrbo](#) provide massive reach, while niche marketplaces enable property managers to target specific guest segments and optimize their marketing strategy. For example, [VillaFinder](#) and [Le Collectionist](#) focus on luxury travelers, [Forenom](#) caters to flexible corporate living, [SimplyOwners](#) facilitates direct bookings with property owners, and local specialists like [Clévacances](#) serve regional markets. A diversified strategy allows property managers to optimize visibility, reach the right guests, and maximize bookings.

[9flats](#) | [Agoda](#) | [AltoVita](#) | [BestFewo](#) | [Booking.com](#) | [BringFido](#) | [Clickstay](#) | [Couchsurfing](#) | [Ecobnb](#) | [Expedia](#) | [Fairbnb.coop](#) | [FindRentals](#) | [Flipkey](#) | [Gîtes de France](#) | [Glamping Hub](#) | [Google Vacation Rentals](#) | [Holidu](#) | [HomeEscape](#) | [Homes & Villas by Marriott](#) | [HomeToGo](#) | [Hopper](#) | [HouseStay Inc](#) | [LaCure Villas](#) | [Misterb&b](#) | [Plum Guide](#) | [StayOne](#) | [Trip.com](#) | [Tripadvisor](#) | [Tripvillas](#) | [TrustedStays](#) | [Tujia.com](#) | [VacayMyWay](#) | [WhereToStay](#) | [Whimstay](#)



03 Digital marketing and listing optimization tools

Maximizing bookings is a top priority for property managers, whether on OTAs or direct booking websites. Platforms like [BookingsCloud](#) leverage data insights to run targeted marketing campaigns and drive direct bookings, while [StayFi](#) collects in-rental guest data for upsell campaigns. For OTA bookings, tools like [AutoRank](#) and [Rankbreeze](#) improve rankings, increase visibility, and increase conversion rates on Airbnb, while [MyDataValue](#) automates promotions and rate plan adjustments to boost revenue on Booking.com.

“

These solutions give property managers the marketing edge to capture more demand and convert it into bookings.

[Bizcor](#) | [bluetent](#) | [Boostly](#) | [Conduit](#) | [Direct Booking Tools](#) | [ICND](#) | [RealTech](#) | [Scurto](#) | [Silicon Travel](#) | [Track](#)

04 Inventory acquisition

While guest acquisition is vital, vacation rental property managers also need to expand their property portfolios to drive sustainable growth. Inventory acquisition tools help managers attract and convert new homeowners by identifying prospects and engaging them with targeted marketing campaigns. Platforms like [Vintory](#), [OwnerPoint](#), and [SendSquared](#) combine data, marketing automation, and portfolio growth tools to streamline the process of adding new properties.



The ultimate short-term rental tech stack by Comparent

Want to know what technology other property managers are using? Comparent has put together a list of the most popular short-term rental software providers by surveying more than 600 operators.

Compare the most commonly used tools [here](#), and fill out the survey yourself!

[Comparent](#) lets property owners search and compare short-term rental managers from all across the United States.





05 Market research and data intelligence tools

Property managers now have access to a wealth of market data to inform their business decisions. STR analytics platforms like [AirDNA](#) and [Key Data](#) provide deep market intelligence and competitive benchmarking, while revenue management solutions such as [PriceLabs](#) include market dashboards that complement their dynamic pricing tools. By leveraging these data-driven insights, property managers can identify market opportunities, guide long-term strategy, and make smarter investment decisions.

[Airbtics](#) | [AllTheRooms](#) | [Angel Host](#) | [Beyond](#) | [IntelliHost](#) | [Lighthouse](#) | [Liwango](#) | [Mashvisor](#) | [MovingLake](#) | [Quibble](#) | [Rabbu](#) | [Rankbreeze](#) | [STR Insights](#) | [Wheelhouse](#)

“

By leveraging these data-driven insights, property managers can identify market opportunities, guide long-term strategy, and make smarter investment decisions.

06 Direct booking tools and website builders

As the direct booking movement continues to grow, property managers have more tools than ever to strengthen their strategies. [Boostly](#) offers a direct booking website builder alongside training and resources to reduce commission costs and reliance on OTAs. New players such as [CraftedStays](#) bring STR-specific website tools designed to maximize conversions, while PMS providers like [Hostaway](#), [Hospitable](#), and [eviivo](#) include direct booking functionality as part of their broader product suites. Alternatively, property managers can turn to established players like [ICND](#) for custom website-building services. These solutions empower property managers to increase profits, build trust with guests, and grow their vacation rental brand.

[365Villas](#) | [AvaiBook](#) | [Avantio](#) | [Beyond](#) | [Bizcor](#) | [bluetent](#) | [Direct](#) | [Direct Booking Tools](#) | [Directo](#) | [Dtravel](#) | [Flataway AI](#) | [Futurestay](#) | [Goliday](#) | [Guesty](#) | [HomeRunner](#) | [Host Tools](#) | [hostAI](#) | [Hostfully](#) | [Hosthub](#) | [Hostify](#) | [Jana](#) | [Kross Booking](#) | [Lodgify](#) | [Octorate](#) | [Q4Launch](#) | [RealTech](#) | [RedAwning](#) | [Scurto](#) | [Smily](#) | [Smooibu](#) | [VacayHome Connect](#) | [Your.Rentals](#) | [Zeevou](#)

07 Revenue management and dynamic pricing tools

Static pricing has given way to a smarter, data-driven era. In today's STR market, dynamic pricing is no longer optional; it's essential for staying competitive and maximizing revenue. Revenue management platforms like [PriceLabs](#), [Beyond](#), [Wheelhouse](#), and [RoomPriceGenie](#) analyze real-time demand signals and market data to deliver intelligent pricing recommendations. They automate adjustments based on seasonality, local events, and competitor trends — giving property managers control over rules like minimum stays and minimum rates — and use predictive analytics to forecast demand weeks or months in advance. The result is higher occupancy, optimized profit margins, and a business built for long-term growth.

[AirDNA](#) | [Angel Host](#) | [AutoRank](#) | [Arkiane](#) | [AvaiBook](#) | [Avantio](#) | [Cloudbeds](#) | [Direct Booking Tools](#) | [DPGO](#) | [Escapia](#) | [eviivo](#) | [Full Price](#) | [Guesty](#) | [Hospitable](#) | [Hostaway](#) | [Lodgify](#) | [MagaRental](#) | [Mashvisor](#) | [mr.alfred](#) | [MyDataValue](#) | [Quibble](#) | [RateGain](#) | [Rategenie](#) | [Smartness](#) | [Smily](#) | [TechTape](#) | [Tokeet](#) | [Track](#) | [Turbosuite](#)

08 3D virtual tours

Guests want to explore before they book, and 360° experiences are a fast-growing way to win them over. Tools like [Digital Era 360](#), [Matterport](#), [SmartShoot](#), and [TruPlace](#) let property managers showcase every detail of their rental in an immersive, interactive way. By combining photos and videos to create navigable 3D tours, potential guests can explore properties at their own pace, helping listings stand out from the competition. Vacasa [reported](#) a 12% increase in conversions from using Matterport's 3D virtual tours, proving the impact on bookings and guest confidence.

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Guest experience and on-site services

01 Guest experience platforms

02 Check-in management, access control, and smart locks

03 Digital guidebooks

04 Guest communication and messaging

05 In-rental controls and smart devices

06 Bookable amenities and upsell tools

07 E-commerce and retail tools

01 Guest experience platforms

A standout guest experience is the ultimate differentiator for vacation rentals — and there are myriad technology solutions each taking a different approach to enhance it. [Bookboost](#)'s multi-channel CRM focuses on guest relationship management and marketing automation. [Lasoh](#) goes all in on guest engagement and upselling. [Duve](#) provides end-to-end guest experience management, from online check-ins to unified messaging, and [Enso Connect](#) leads in AI-driven guest journey automation and personalized upsells. Platforms like [Xplorie](#) and [Triparound](#) simplify activity bookings, helping property managers increase revenue and elevate the overall guest experience. Using these tools, property managers can drive repeat bookings, boost satisfaction, and stay ahead of the competition.

[Akia](#) | [Aruvo](#) | [Breezeway](#) | [ChargeAutomation](#) | [Chekin](#) | [Dharma](#) | [Hostfully](#) | [HostGPO](#) | [Jana](#) | [Like Magic](#) | [Lynx Automation Inc](#) | [Operto](#) | [SendSquared](#) | [StayFi](#) | [Touch Stay](#) | [WelcoMe](#) | [UpMarket](#)

02 Check-in management, access control, and smart locks

Contactless check-in has become the norm. Today's guests expect to check in and out without face-to-face interaction. [Operto](#) combines secure access control with guest experience enhancements, offering mobile keys, automated codes, and real-time monitoring. [PointCentral](#) provides centralized access for multiple properties and integrates with a variety of smart devices. [RemoteLock](#) supports a wide range of hardware and provides flexible permissions and schedules, while [UpMarket](#) offers a simple and secure solution combining digital keys and identity verification. These tools boost security, convenience, and deliver the seamless check-in experience guests expect.

[August](#) | [BeHome247](#) | [Brivo](#) | [ChargeAutomation](#) | [Check-in Scan](#) | [Chekin](#) | [Cirtec Group](#) | [Conduit](#) | [digiCheckins](#) | [Dormakaba](#) | [Duve](#) | [Good Neighbor](#) | [Hosteeva](#) | [Hotek](#) | [Igloo Home](#) | [Jervis Systems](#) | [KeyNest](#) | [KeyNinja](#) | [Klevio](#) | [Kwikset](#) | [Linkbase](#) | [Lynx Automation Inc](#) | [mr.alfred](#) | [Nuki](#) | [Rental Ninja](#) | [Salto](#) | [Schlage](#) | [Sclak](#) | [Swikly](#) | [Tedee](#) | [Vikey](#) | [VillaControl](#) | [Yale](#)





03 Digital guidebooks

Guests want fast, convenient information, and digital guidebooks deliver. Once a binder on a countertop, they're now digital via platforms like [Breezeway](#) and [Touch Stay](#), which include an AI assistant to create polished content in seconds. These tools give guests the property details, manuals, and local recommendations they need — preemptively answering common guest questions — while also enabling cross-sells, partnerships, and brand reinforcement. [Enso Connect](#)'s AI-enhanced guidebooks are automatically populated with local area info from Google Places, saving time and elevating the guest experience.

[Akia](#) | [Aruvo](#) | [BeHome247](#) | [Bookboost](#) | [ChargeAutomation](#) | [Escapia](#) | [Guidey](#) | [Hostfully](#) | [Jervis Systems](#) | [Linkbase](#) | [Lynx Automation Inc](#) | [RoomChecking](#) | [RueBaRue](#) | [SuiteOp](#) | [Sunver](#) | [The Host Co.](#) | [Triparound](#)

04 Guest communication and messaging

Automating guest communication is a powerful way to cut down on staff workload without sacrificing guest experience. Platforms like [Hospitable](#), [Duve](#), and [Akia](#) allow property managers to answer guest questions instantly using AI, send scheduled messages throughout the guest journey, and centralize all channels in a unified inbox. [Lasoh](#) offers real-time chat through its guest portal, enabling direct communication with all guests on a booking. The result: smoother operations, quicker response times, and a more personalized guest experience that drives better reviews and repeat bookings.

[Aeve AI](#) | [AIPEX Technologies](#) | [Angel Host](#) | [Aruvo](#) | [BeHome247](#) | [Besty AI](#) | [Chekin](#) | [Conduit](#) | [eviiivo](#) | [Extenteam](#) | [Grasshopper](#) | [Host Tools](#) | [Jana](#) | [Lynx Automation Inc](#) | [Operto](#) | [RoomChecking](#) | [RueBaRue](#) | [Smily](#) | [Smoobu](#) | [SPI Software](#) | [StayFi](#) | [Switchback Email](#) | [Touch Stay](#) | [Track](#) | [Triparound](#) | [VacayHome Connect](#) | [Zeevou](#)

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Enso Connect's AI-enhanced guidebooks are automatically populated with local area info from Google Places, saving time and elevating the guest experience.

05 In-rental controls and smart devices

Smart sensors add comfort and convenience to every stay, ensuring peace of mind not just for guests, but also for neighbors. [Roomonitor](#) and [Minut](#) track noise, occupancy, smoke, and indoor air quality — all while fully respecting guest privacy. [BeHome247](#) provides a full suite of tools to seamlessly manage access control and smart devices, while [Resicentral](#) supports healthier environments with air quality, humidity, and temperature monitoring, alongside smart lighting and device controls. Using these solutions, property managers can elevate the in-stay experience, leading to higher satisfaction, better reviews, and more repeat bookings.

[Alertify](#) | [Aruvo](#) | [Ecobee](#) | [GuestWay](#) | [Nest](#) | [OK2Charge](#) | [PointCentral](#) | [VillaControl](#)

06 Bookable amenities and upsell tools

Amenities and upsells are a powerful way to unlock ancillary revenue. Platforms like [The Host Co.](#) enable property managers to offer hotel-style amenities in their rentals and monetize everything from late checkouts to curated local services and souvenirs. [Triparound](#) provides a guest app and booking widget that integrates seamlessly with vacation rental websites, so guests can book and pay for experiences and services independently — no staff required. [Xplorie](#) connects property managers and guests with curated local experiences, including discounted activities, to enrich stays and boost revenue.

[Arkiane](#) | [Aruvo](#) | [Besty AI](#) | [Boom](#) | [Breezeway](#) | [Duve](#) | [Enso Connect](#) | [GuestWay](#) | [Linkbase](#) | [Localbird](#) | [Mount](#) | [Touch Stay](#) | [UpMarket](#)

“ Amenities and upsells are a powerful way to unlock ancillary revenue.



07 E-commerce and retail tools

Furnishing rentals and sourcing supplies can be costly, but e-commerce tools help property managers cut expenses and even earn more. [HostGPO](#) is a members-only buying group that leverages collective buying power to secure discounts on essentials like furniture, linens, and amenities. As well as providing members-only savings, [Minoan Experience](#) also allows property managers to make their rentals shoppable and earn commissions on guest purchases. These solutions help reduce costs, create fresh revenue streams, and make properties more appealing to guests.

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These solutions help reduce costs, create fresh revenue streams, and make properties more appealing to guests.



Safety, security, and risk management

01 Smart sensors, alarms, and monitoring systems

02 Guest screening and ID verification

03 Insurance and insurtech

01 Smart sensors, alarms, and monitoring systems

For property managers, monitoring systems are essential to protecting assets and keeping operations efficient. [Minut](#) detects smoking and noise disturbances before they escalate, helping prevent unauthorized parties and property damage. [PointCentral](#) provides portfolio-wide oversight of access, HVAC, water and energy management, noise monitoring, and other smart devices. [Alertify](#) delivers instant alerts for risks like smoke, noise, and mold, ensuring fast response times.

[Cove](#) | [Lynx Automation Inc](#) | [Operto](#) | [Party Squasher](#) | [resicentral](#) | [Rest](#) | [Roomonitor](#) | [SimpliSafe](#) | [Vikey](#) | [VillaControl](#) | [Vivint](#)

02 Guest screening and ID verification

Protecting assets starts with knowing who’s staying in your properties. [Truvi](#) offers automated guest screening and ID verification — including background and sex offender checks in some regions — to build trust and prevent property damage. [Autohost](#) leverages AI-driven screening to assess risk and prevent fraud, giving property managers confidence before every booking. In markets like Spain, [Check-in Scan](#) simplifies compliance by combining online check-in with mandatory ID verification and guest registration. These tools reduce risk, ensure regulatory compliance, and build trust with guests.

[Akia](#) | [Ascent](#) | [ChargeAutomation](#) | [Chekin](#) | [Guest Ranger](#) | [Hosteeva](#) | [Linkbase](#) | [Operto](#) | [Safely](#) | [Strly](#) | [SuiteOp](#)

“ These tools reduce risk, ensure regulatory compliance, and build trust with guests.

03 Insurance and insurtech

Even with strong guest screening in place, damages can still happen, which is why reliable insurance is essential. [Truvi](#) combines guest screening with scalable damage protection, offering flexible coverage levels and quick, fair incident resolution. Traditional landlord policies often exclude vacation rentals, but [Pikl](#) and [Proper Insurance](#) offer short-term rental-specific coverage to protect properties, contents, and liability. These solutions give property managers peace of mind while safeguarding their bottom line.

[Generali](#) | [InsuraGuest](#) | [Lette AI](#) | [RedSky](#) | [Rental Guardian](#) | [Safely](#) | [Steadily](#) | [Swikly](#) | [Waivo](#)



Artificial Intelligence and Machine Learning applications

01 AI messaging and guest communication

02 AI co-pilots and operational automation

03 AI-driven guest experience design

01 AI messaging and guest communication

AI-powered guest communication takes messaging to the next level, automating conversations that once required constant staff attention. AI solutions can understand the intent behind a query, personalize replies, and resolve common guest questions instantly and accurately. PMS providers like [Hospitable](#) and [Boom](#) now include robust AI messaging features, while specialized platforms such as [Aeve AI](#) and [Conduit](#) let property managers put guest communication on autopilot with AI agents. Delivering smoother guest experiences while reducing staff workload has never been easier.

[AIPEX Technologies](#) | [Besty AI](#) | [Bookboost](#) | [Breezeway](#) | [ChargeAutomation](#) | [Dharma](#) | [Duve](#) | [Enso Connect](#) | [eviivo](#) | [Extenteam](#) | [GuestWay](#) | [Host Tools](#) | [hostAI](#) | [Hostaway](#) | [Hostbuddy AI](#) | [Hosteeva](#) | [Hosthub](#) | [Jurny Inc.](#) | [Lette AI](#) | [RedAwning](#) | [RoomChecking](#) | [Touch Stay](#) | [UpMarket](#) | [Yada.ai](#)

02 AI co-pilots and operational automation

AI co-pilots are becoming powerful assistants for property managers, automating repetitive tasks and streamlining operations. [GuestWay](#)’s AI Operations Center enables predictive maintenance, automatic task assignment, and workflow optimization. [Breezeway](#) transforms operations with AI-powered guest messaging, automated property care and maintenance schedules, and powerful reporting. [Enso Connect](#) unifies messaging, custom workflows, and upsells in a single AI-powered platform. By cutting manual work and boosting both efficiency and the guest experience, these tools give property managers a real competitive edge.

[Aeve AI](#) | [Aidaptive](#) | [Bookboost](#) | [Boom](#) | [Checkfirst](#) | [Conduit](#) | [Flataway](#) | [Hospitable](#) | [Hostaway](#) | [Jurny Inc.](#) | [Lette AI](#) | [RoomChecking](#) | [Turno](#) | [Yada.ai](#)

03 AI-driven guest experience design

AI-driven guest experience design goes beyond messaging to anticipate guest needs and shape the entire stay from pre-arrival to post-checkout, allowing property managers to boost satisfaction, foster loyalty, and increase revenue. Platforms like [Boom](#) and [Yada.ai](#) use multilingual AI chatbots and automated workflows to create tailored, data-driven interactions that streamline operations and enhance guest satisfaction. [GuestWay](#) combines AI-driven operations and IoT integrations to enhance every stay, while [Jurny](#) offers branded digital guidebooks, in-app upsells, and a custom booking engine, with AI-powered touchpoints that deliver a seamless, personalized guest journey.

“ AI-driven guest experience design goes beyond messaging to anticipate guest needs and shape the entire stay from pre-arrival to post-checkout.

Ancillary & support services



Ancillary services help property managers enhance guest experiences, streamline operations, and unlock new revenue opportunities.

- [Airlinen](#) – Hire premium linen and cleaning services across the UK.
- [BabyQuip](#) – Rent baby equipment at your destination for traveling families.
- [Calry](#) – Integrate with multiple Property Management Software via a single, unified API.
- [CanMonkey](#) – Schedule trash pickups and avoid overflowing cans.
- [Fülhaus](#) – Furnish rentals quickly using an AI-powered marketplace of vetted suppliers.
- [InHaven](#) Find everything you need to furnish your vacation rental in one place.
- [LaundryHeap](#) – Schedule laundry and dry cleaning with 24-hour delivery in the UK.
- [Roomservice by CORT](#) – Rent turnkey furniture solutions for your properties.
- [Sojo](#) – Get curated amenities delivered on schedule for fast turnovers.
- [Stasher](#) – Store luggage securely for travelers worldwide.
- [Welcome Pickups](#) – Arrange personalized transportation, from airport transfers to sightseeing rides.
- [Yuvod](#) – Engage guests and maximize monetization with a hospitality IPTV system.

About Abode Worldwide

Abode Worldwide is a strategic PR and communications agency specializing in the hospitality technology and proptech sectors.

We partner with innovative startups and established tech companies to amplify their brand voice, build authority, and boost market influence.

With deep sector expertise, global reach, and strong industry partnerships, we help technology businesses across the hospitality and modern rental living landscapes grow and thrive.

Our team positions your brand and leadership at the forefront of industry conversations, ensuring they are seen as trusted voices worth following. Whether you're looking to launch a new product, expand into new markets, or raise funding, we craft compelling narratives that drive awareness, trust, and credibility where it matters most.

At Abode Worldwide, we don't just tell your story – we make sure the right people are listening.

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