

THE COST OF COP31

Antalya Access & Affordability Monitor

What does it actually cost to stay in Antalya for COP31?

An analysis of 208 bookable properties on the official COP31 accommodation platform for 9–20 November 2026.

PROPERTIES CAPTURED

208

Official-platform snapshot

MEDIAN STARTING COST

€2,381.72

11-night COP31 period

AT €1,000 OR LESS

13.5%

28 of 208 properties

A large market. A much narrower affordable market.

SICI analysed 208 bookable properties listed on the official COP31 accommodation platform for the full 11-night period from 9 to 20 November 2026. The research is published by COP31Radar. The snapshot shows substantial variation in Starting Costs, and a clear trade-off between lower prices and distance from the conference venue.

MEDIAN STARTING COST

€2,381.72

Across all 208 captured properties

€1,000 OR LESS

28 properties

13.5% of captured inventory

WITHIN 30 KM

€3,300

Median Starting Cost

BEYOND 30 KM

€1,666.50

Median Starting Cost

Lower-cost options represented a relatively small share of the captured market. Only 28 properties had a Starting Cost of €1,000 or less. Lower Starting Costs also generally appeared farther from COP31. Within 30 km, the Median Starting Cost was €3,300; beyond 30 km it was €1,666.50.

Visible inventory was also uneven. Among the 72 properties with a Starting Cost of €1,500 or less, 33 displayed ten rooms or fewer remaining on the official portal. This is a portal inventory signal, not a measure of total hotel capacity.

What we measured — and what “Starting Cost” means.

SICI captured the official COP31 accommodation search results for 9–20 November 2026 and extracted 208 unique bookable properties. For each property, the dataset records location, category where displayed, COP31 distance where displayed, the platform’s “Price From” value, meal plan, portal-visible rooms left, sustainability/accessibility indicators and the official property URL.

STARTING COST

The 11-night total calculated from the lowest “Price From” rate displayed for each property on the official COP31 accommodation platform for 9–20 November 2026.

SNAPSHOT DATE

22 September 2026

STAY

9–20 November 2026 · 11 nights

PROPERTIES

208 unique bookable properties

DISTANCE DATA

Visible for 197 properties

ROOMS LEFT

Portal-visible inventory only

PRICE BASIS

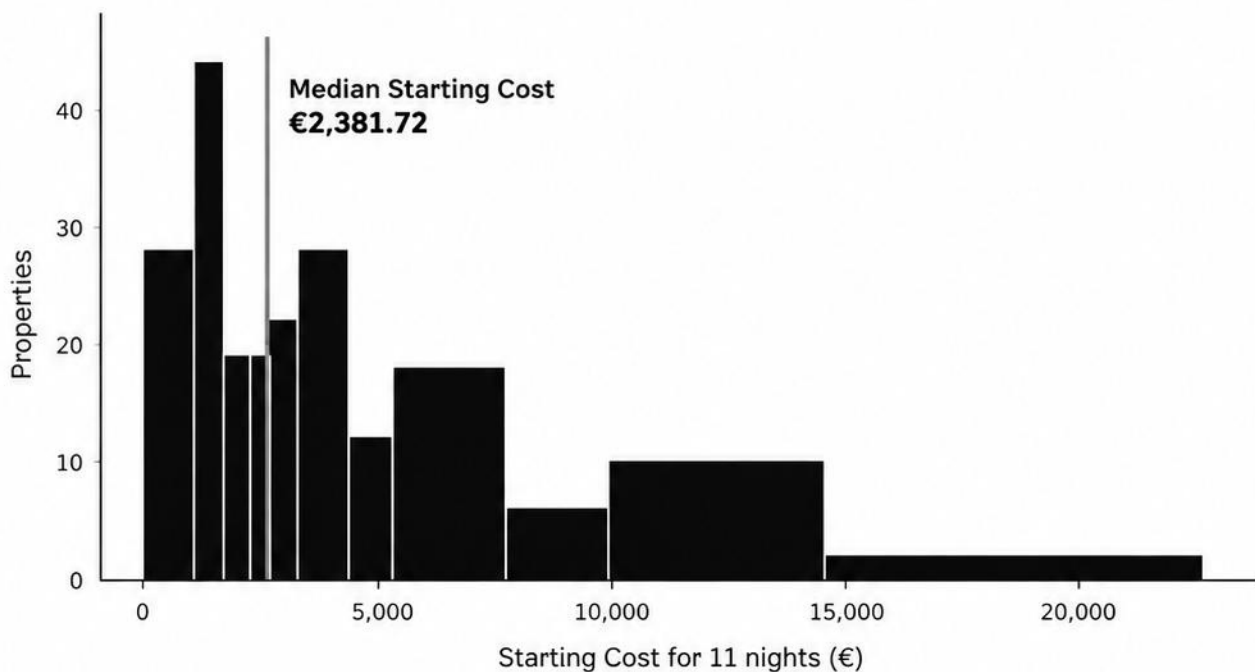
Displayed “Price From” rate × 11 nights

Starting Cost is a common comparison metric across the captured properties. It is not the full range of possible room prices at a hotel. Likewise, “rooms left” is the inventory shown by the booking platform at the moment of capture, not total hotel capacity or availability through other channels.

The middle of the market is above €2,300

Median Starting Cost
€2,381.72

Based on 208 bookable properties captured from the official COP31 accommodation platform for 9–20 November 2026. Starting Cost refers to the 11-night total derived from each property's displayed 'Price From' rate.



LOWEST STARTING COST

€707.08

HIGHEST STARTING COST

€22,151.36

A WIDE RANGE, A HIGHER MIDDLE GROUND.

From budget options below €1,000 to premium properties above €20,000, the distribution shows a market where the middle is above €2,300.

Source: Official COP31 accommodation platform / Coral Travel.
Snapshot: 22 September 2026. Analysis: COP31Radar.

COP31Radar
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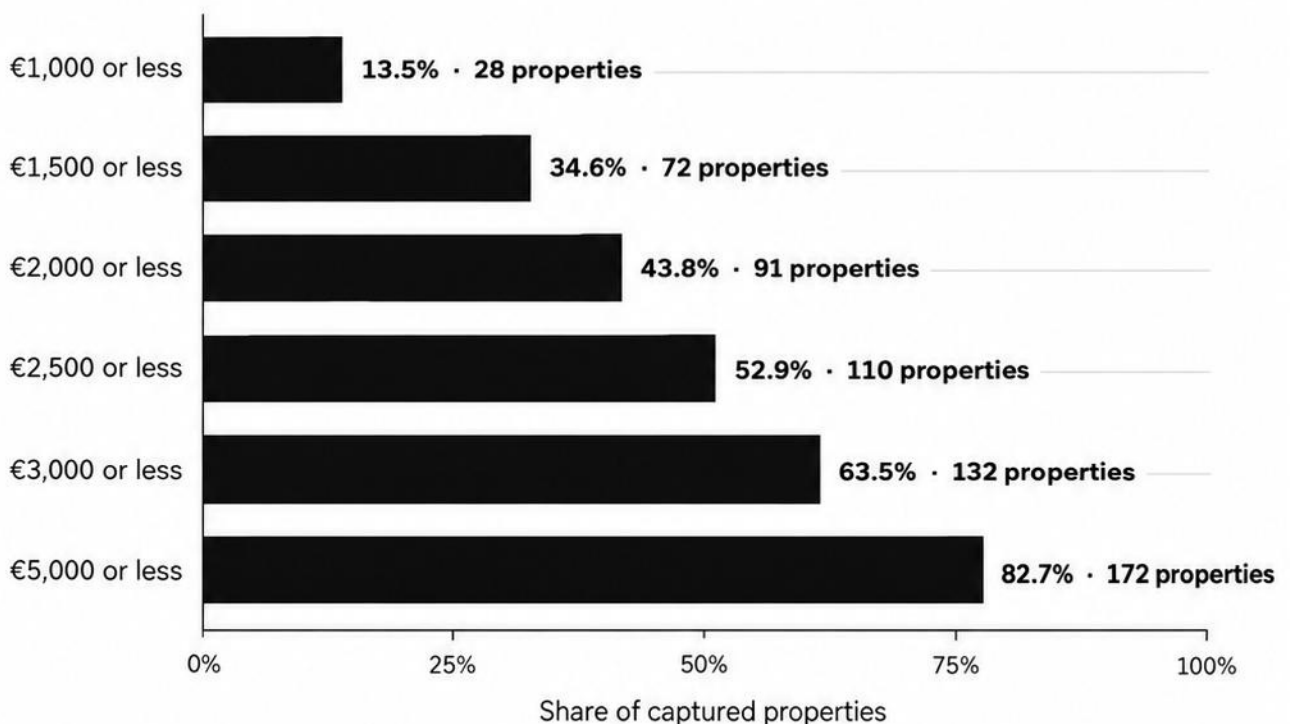
Only 13.5% start at €1,000 or less

28 of 208 properties

have a Starting Cost of €1,000 or less

Starting Cost refers to the 11-night total calculated from each property's displayed 'Price From' rate on the official COP31 accommodation platform.

SHARE OF CAPTURED PROPERTIES BY STARTING COST



FEWER THAN ONE IN SEVEN CAPTURED PROPERTIES WERE AVAILABLE AT €1,000 OR LESS.

Source: Official COP31 accommodation platform / Coral Travel.
Snapshot: 22 September 2026. Analysis: COP31Radar.

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Lower Starting Costs generally sit farther from COP31

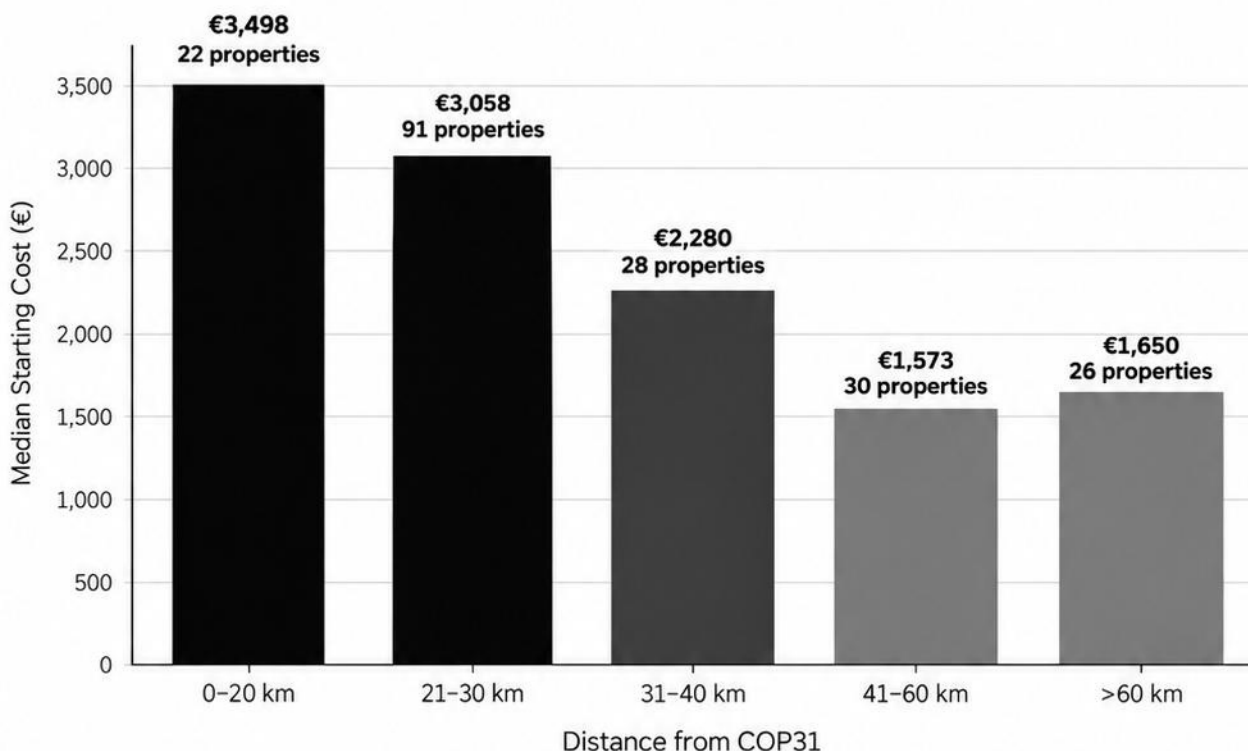
Within 30 km:

€3,300

Beyond 30 km:

€1,666.50

Across the captured official inventory, properties closer to COP31 generally showed higher Starting Costs, although part of the difference reflects the mix of location, hotel type and meal plan.



Distance data were visible for 197 of 208 properties.

LOWER-COST ACCOMMODATION WAS GENERALLY FARTHER FROM COP31 IN THE CAPTURED INVENTORY.

Source: Official COP31 accommodation platform / Coral Travel.
Snapshot: 22 September 2026. Analysis: COP31Radar.

Source: Official COP31 accommodation platform / Coral Travel.

Snapshot: 22 September 2026. Research & analysis: SICI · Published by COP31Radar.

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The distance pattern survives narrower comparisons.

The overall distance-price relationship could partly reflect the concentration of premium resort inventory in areas such as Belek. To test that, we narrowed the comparison. The same broad pattern remains visible inside Antalya and within Antalya Bed & Breakfast properties.

Broad Antalya

WITHIN 30 KM

€2,055.35

BEYOND 30 KM

€1,127.50

Antalya Bed & Breakfast

WITHIN 30 KM

€1,265

BEYOND 30 KM

€858

BUT THE PATTERN IS NOT UNIVERSAL.

Among the small Room Only subgroup, the median Starting Cost within 30 km was €990, compared with €1,127.50 beyond 30 km. This is why the report describes the relationship as a broad market pattern rather than a single fixed "proximity premium".

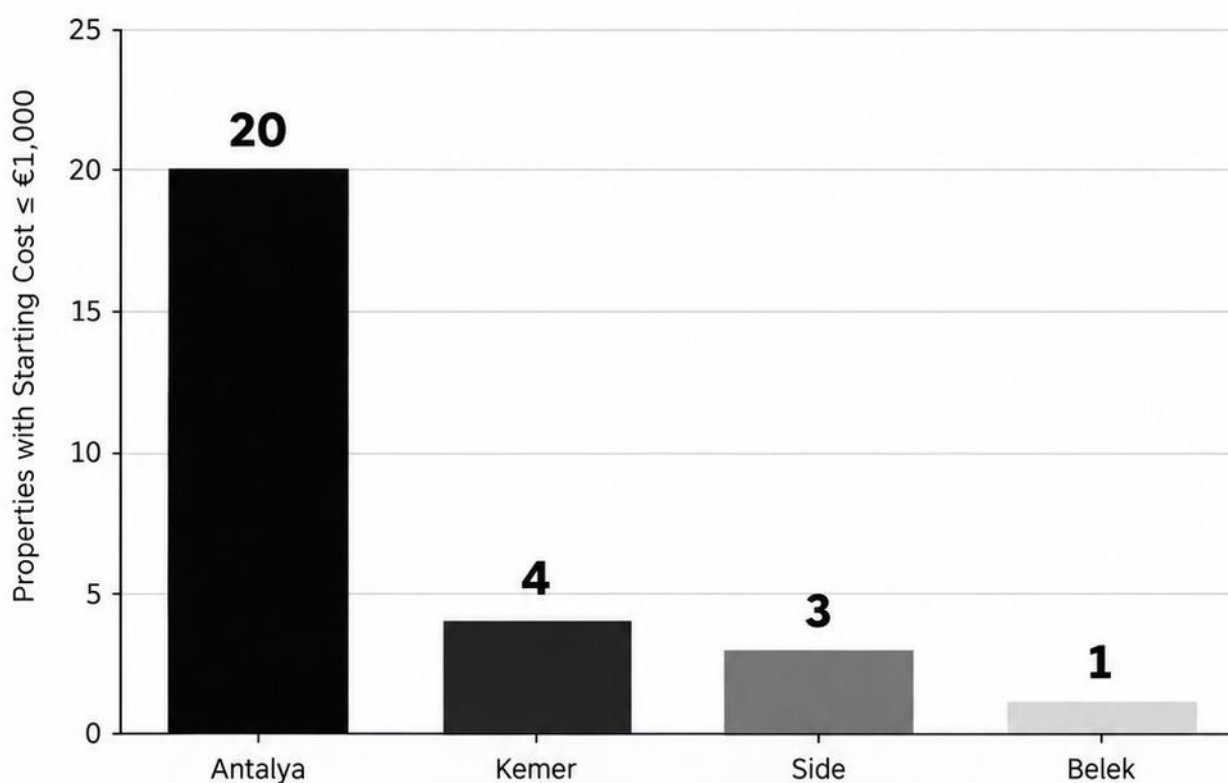
Lower-cost accommodation was generally farther from COP31 in the captured official inventory.

Most sub-€1,000 options are in the broad Antalya area

20 of 28

properties with a Starting Cost of €1,000 or less are in Antalya

Broad areas follow the location labels used by the official accommodation platform. Starting Cost refers to the 11-night total calculated from each property's displayed 'Price From' rate.



LOWER-COST OPTIONS EXIST ACROSS SEVERAL AREAS, BUT THEY ARE HEAVILY CONCENTRATED IN ANTALYA.

Source: Official COP31 accommodation platform / Coral Travel.

Snapshot: 22 September 2026. Analysis: COP31Radar.

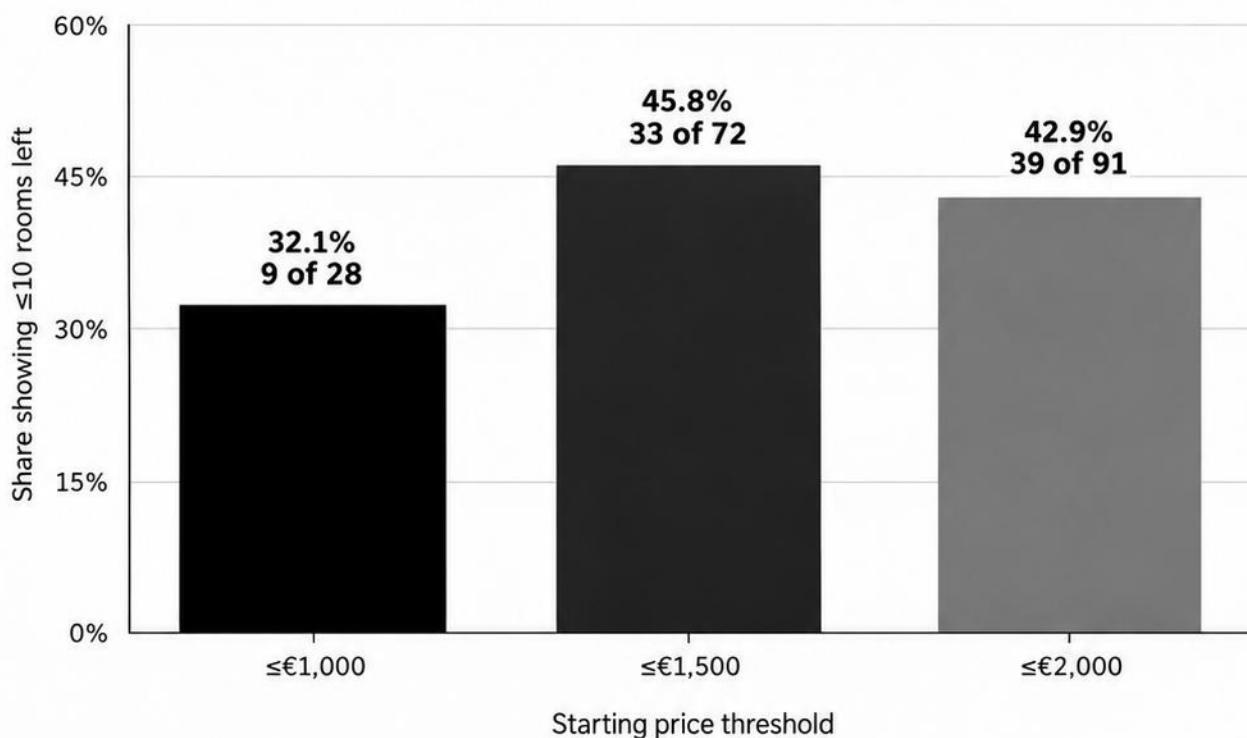
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Lower-cost options also show visible inventory pressure

46%

of properties priced at €1,500 or less showed 10 rooms or fewer remaining

'Rooms left' refers to the portal-visible inventory shown on the official accommodation platform at the time of capture. It is not a measure of total hotel capacity.



AMONG THE LOWER-COST PROPERTIES, INVENTORY IS TIGHT.

Among the 72 properties priced at €1,500 or less, 33 displayed ten rooms or fewer remaining.

Source: Official COP31 accommodation platform / Coral Travel.
Snapshot: 22 September 2026. **Analysis:** COP31Radar.

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Accommodation type matters. So does transport.

Raw price comparisons reflect very different products. The official platform includes city hotels, apartments, guesthouses and large all-inclusive resorts. Meal-plan mix therefore explains part of the variation across locations.

ROOM ONLY	€1,127.50
BED & BREAKFAST	€1,210
ALL INCLUSIVE	€1,885.73
ULTRA ALL INCLUSIVE	€3,369.30

DISTANCE IS NOT THE SAME AS ACCESSIBILITY.

A property 30 km from the conference venue with reliable shuttle access could be more practical than a geographically closer property with weak transport connections. The current dataset measures accommodation affordability and geographic distance directly. A fuller access assessment requires official shuttle coverage, public transport connections, journey times and any additional transport cost.

NEXT LAYER OF THE MONITOR

Starting Cost + distance + official shuttle/public-transport access

Hundreds of options do not mean hundreds of affordable options.

The official COP31 accommodation platform contains a large and diverse market. The captured snapshot shows that affordability within that market is much narrower. The Median Starting Cost was €2,381.72 for the 11-night COP31 period, while only 13.5% of properties had a Starting Cost of €1,000 or less.

Lower Starting Costs were generally associated with greater distance from COP31, and parts of the lower-cost market already showed limited portal-visible inventory. The practical significance of that distance will depend on transport and shuttle arrangements.

This is a snapshot, not a forecast. Prices, portal inventory and the set of listed properties can change. Repeating the same capture later will show whether lower-cost inventory is disappearing, whether Starting Costs are moving, and whether the affordability-distance trade-off is becoming sharper as COP31 approaches.

WHAT COP31RADAR WILL MONITOR NEXT

- A second accommodation snapshot
- Changes in the sub-€1,000 and sub-€1,500 segments
- Official shuttle and public transport access
- Which lower-cost properties remain practically accessible