Hospitality Submarket Report

Houston East/Baytown

Houston - TX USA

PREPARED BY

Amit A. Mehta
Real Estate Broker

CoStar™

HOSPITALITY SUBMARKET REPORT

Overview	1
Performance	2
Construction	11
Under Construction Properties	14
Sales	15
Sales Past 12 Months	17
Supply & Demand Trends	19
Performance Trends	21
Sale Trends	23
Deliveries & Under Construction	25

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

Overview

Houston East/Baytown Hospitality

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
53.4%	$84	$45	-	-

Houston East/Baytown comprises 180 hotel properties, which contain around 11,000 rooms. Among the subtypes, there are 390 Luxury & Upper Upscale rooms, 3,800 Upscale & Upper Midscale rooms, and 6,400 Midscale & Economy rooms in Houston East/Baytown.

As of February, Houston East/Baytown 12-month occupancy is 53.4%, 12-month ADR is $84, and 12-month RevPAR is $45.00. Year over year, 12-month occupancy in Houston East/Baytown has changed by -14.4%, 12-month ADR has changed -6.8%, and 12-month RevPAR has changed by -20.2%.

Approximately 230 rooms are under construction in Houston East/Baytown, accounting for 2.2% of its existing inventory. Over the past 12 months, roughly 120 rooms have opened across 1 building.

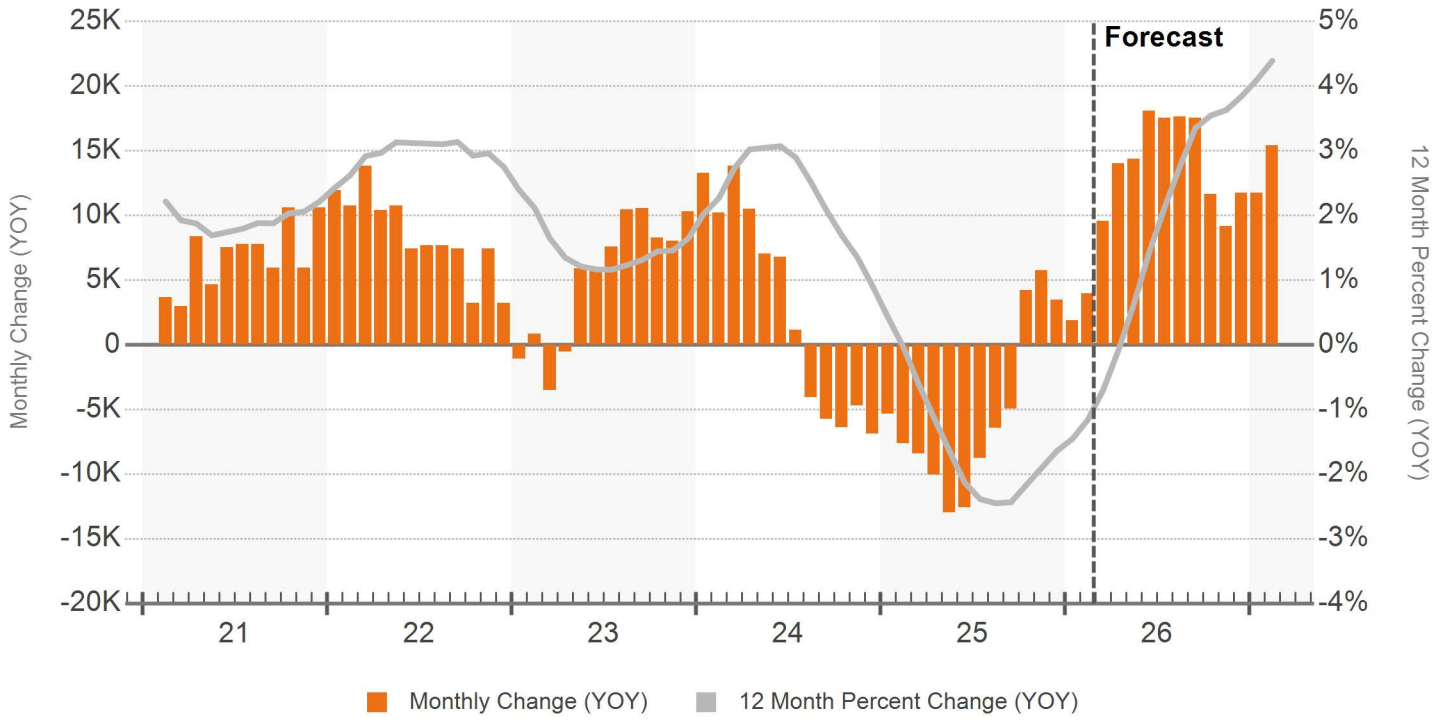
KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	393				0	0
Upscale & Upper Midscale	3,756	60.1%	$108	$65	0	231
Midscale & Economy	6,433	49.5%	$61	$30	164	0
Total	**10,582**	**53.4%**	**$84**	**$45**	**164**	**231**

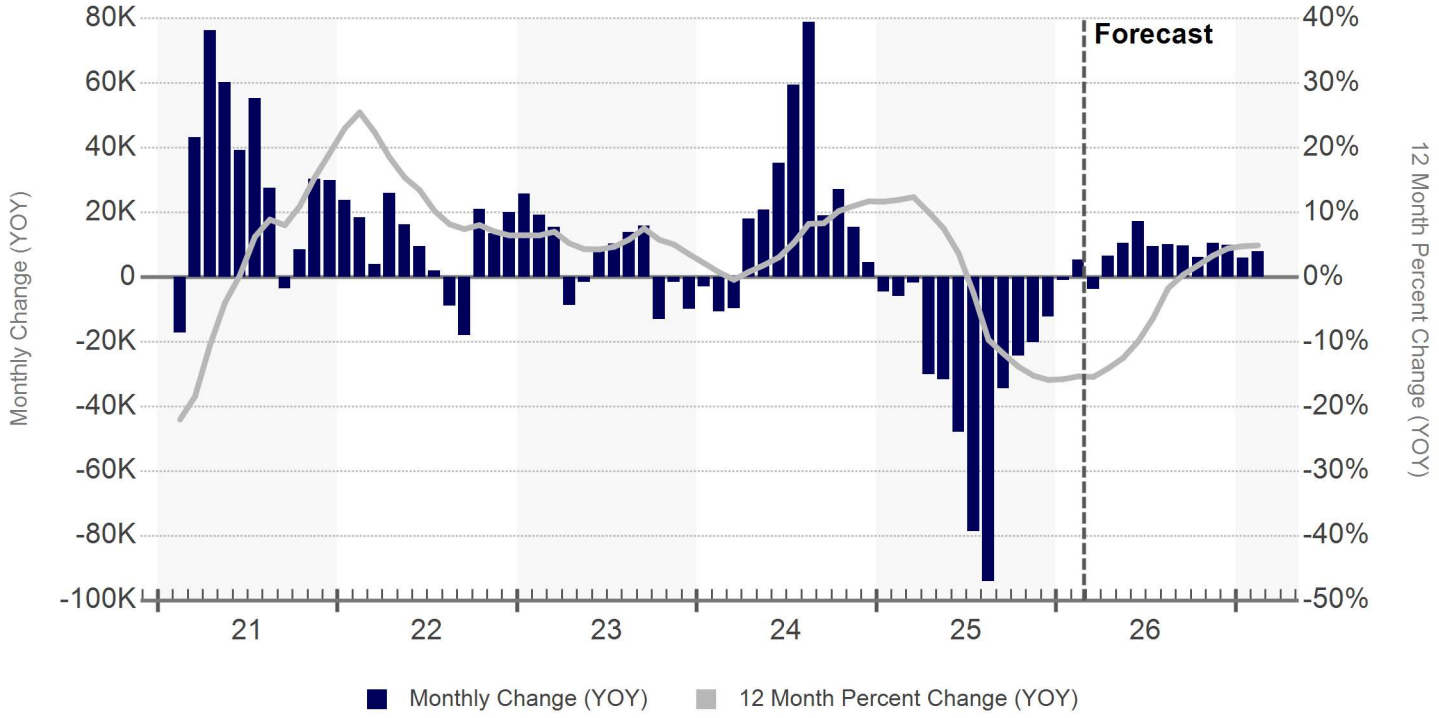
Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	0%	0%	0%	53.4%	0%	0%
Occupancy Change	0%	0%	0%	0%	0%	0%
ADR	-	-	-	$84	-	-
ADR Change	0%	0%	0%	0%	0%	0%
RevPAR	-	-	-	$45	-	-
RevPAR Change	0%	0%	0%	0%	0%	0%

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

SUPPLY CHANGE



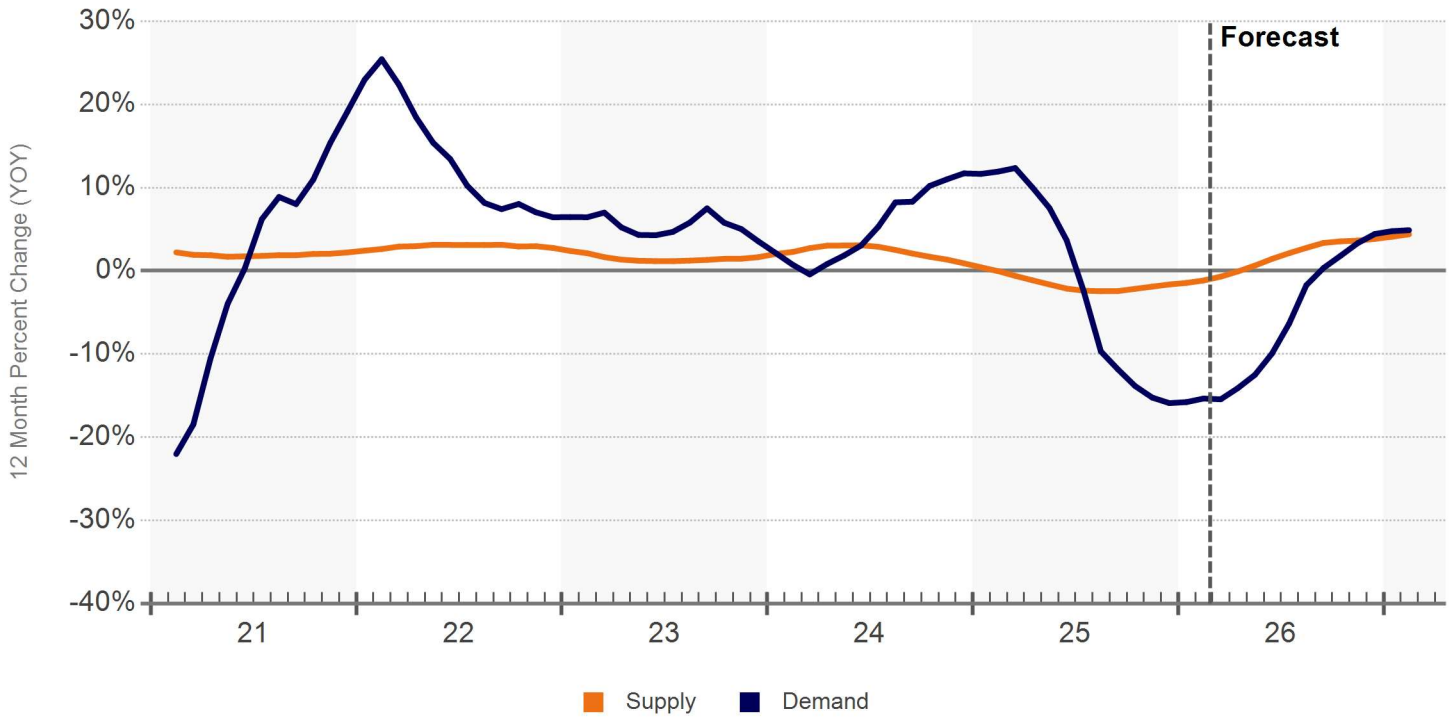
DEMAND CHANGE



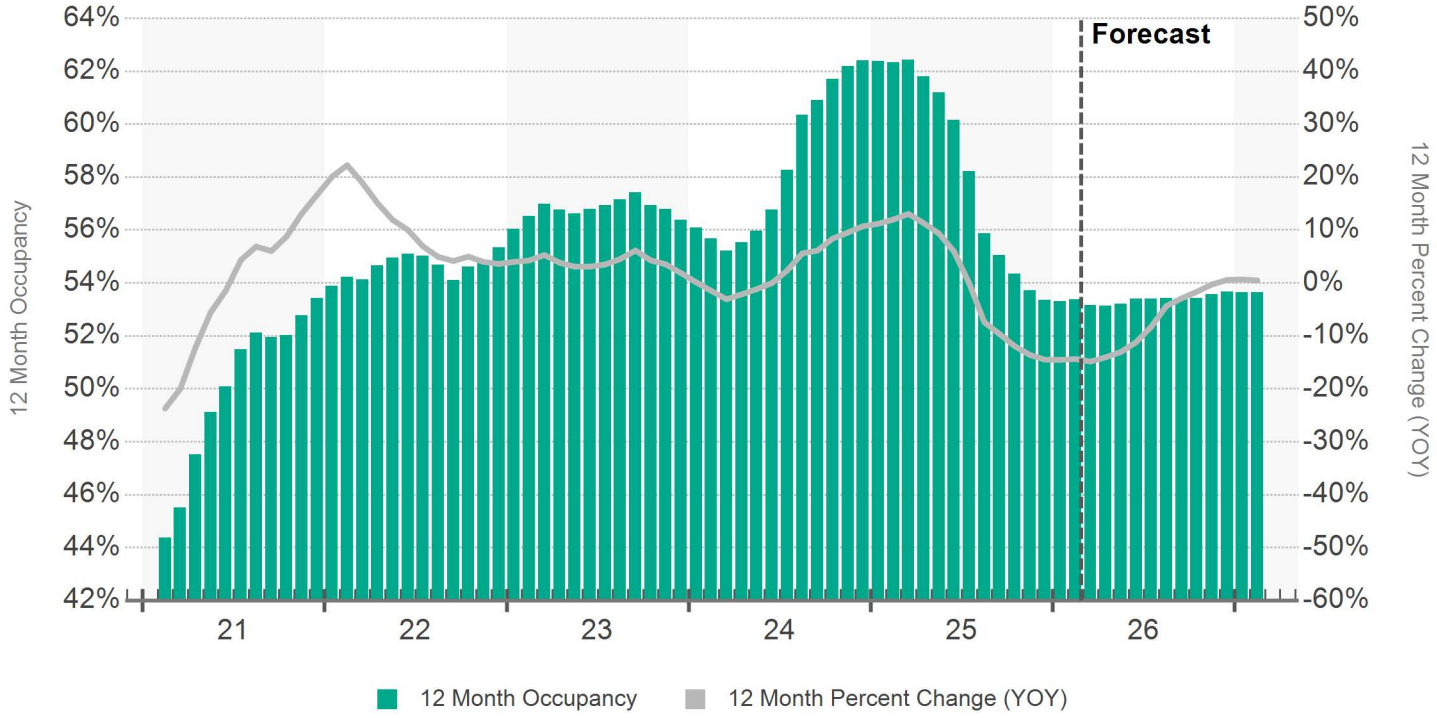
Performance

Houston East/Baytown Hospitality

SUPPLY & DEMAND CHANGE

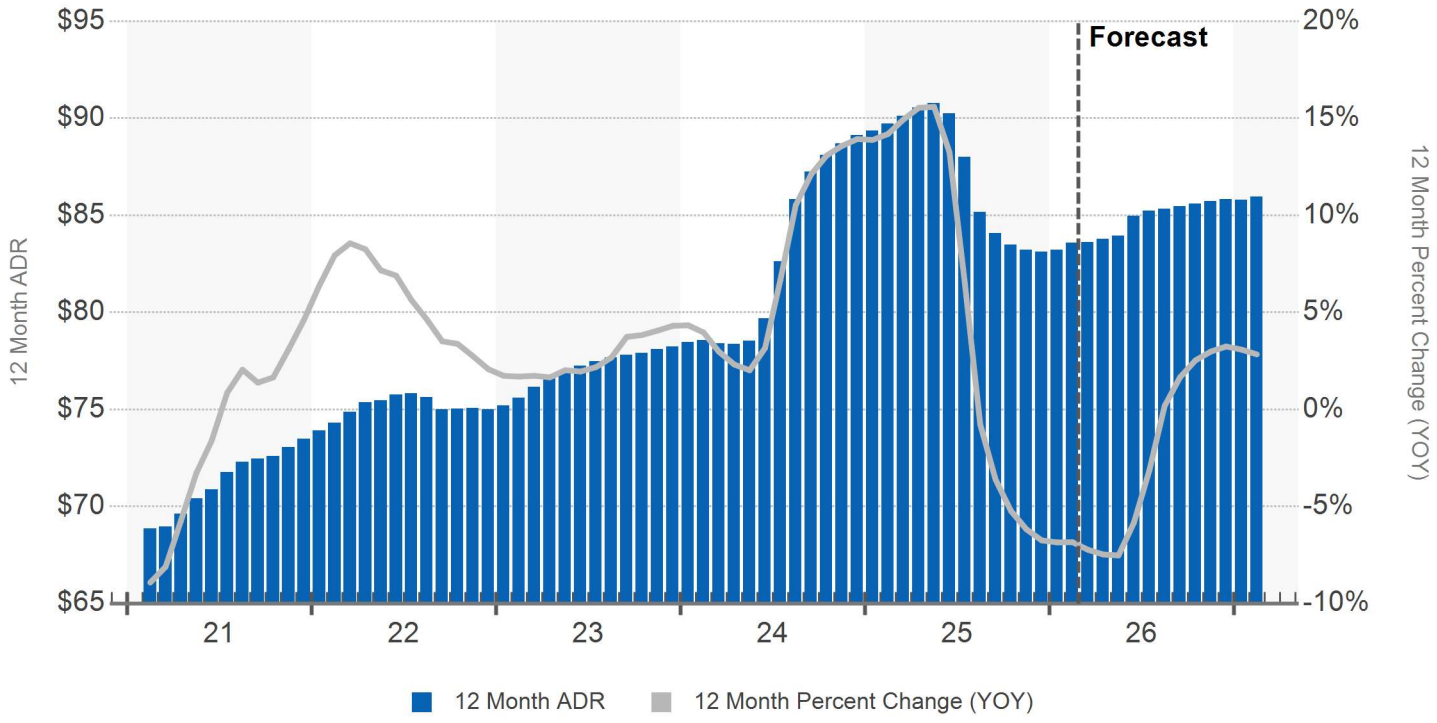


OCCUPANCY

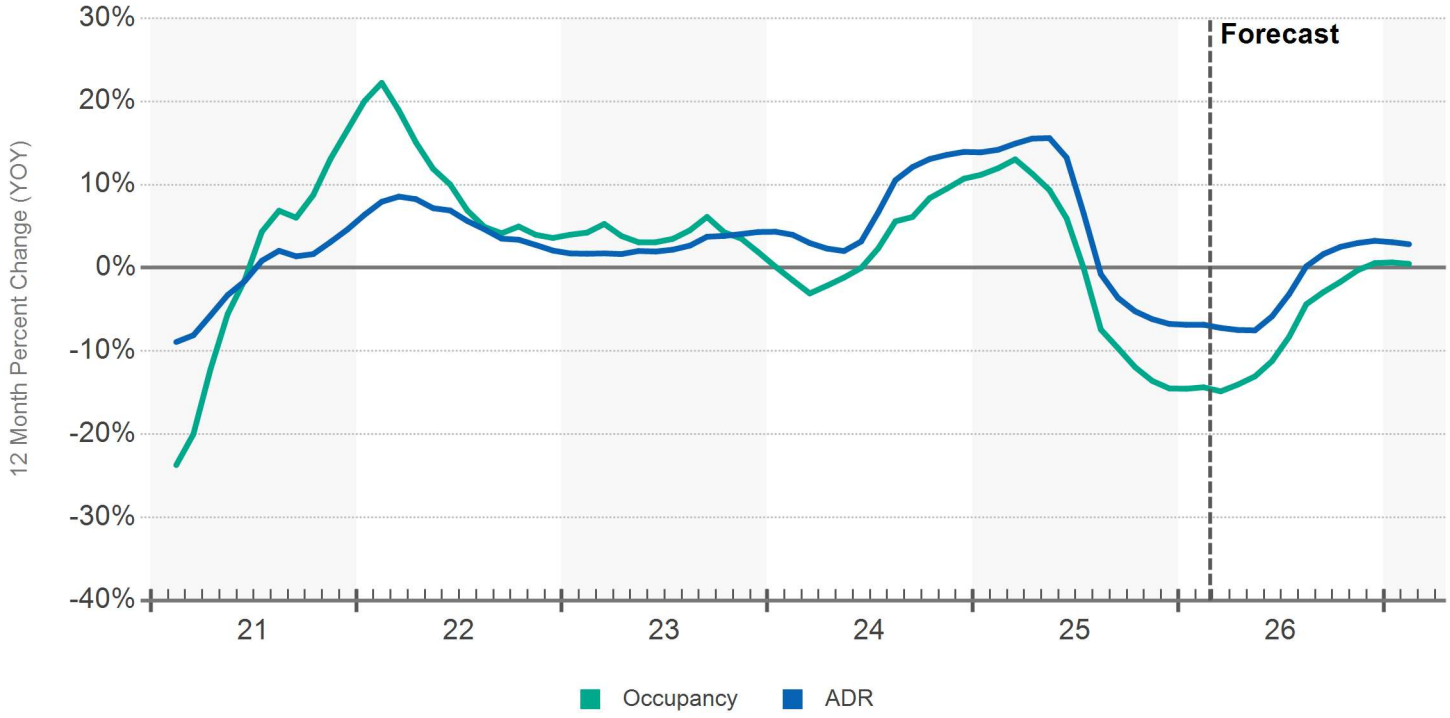


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

ADR



OCCUPANCY & ADR CHANGE

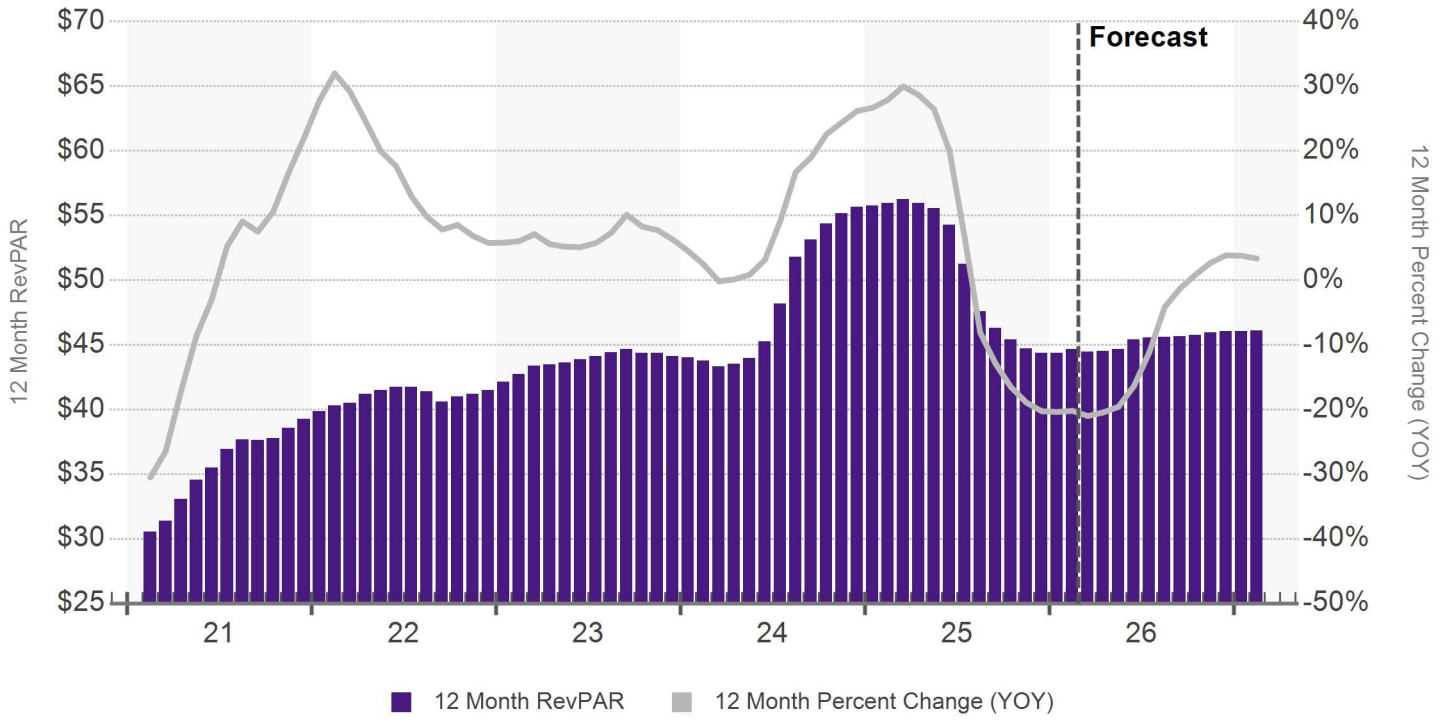


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

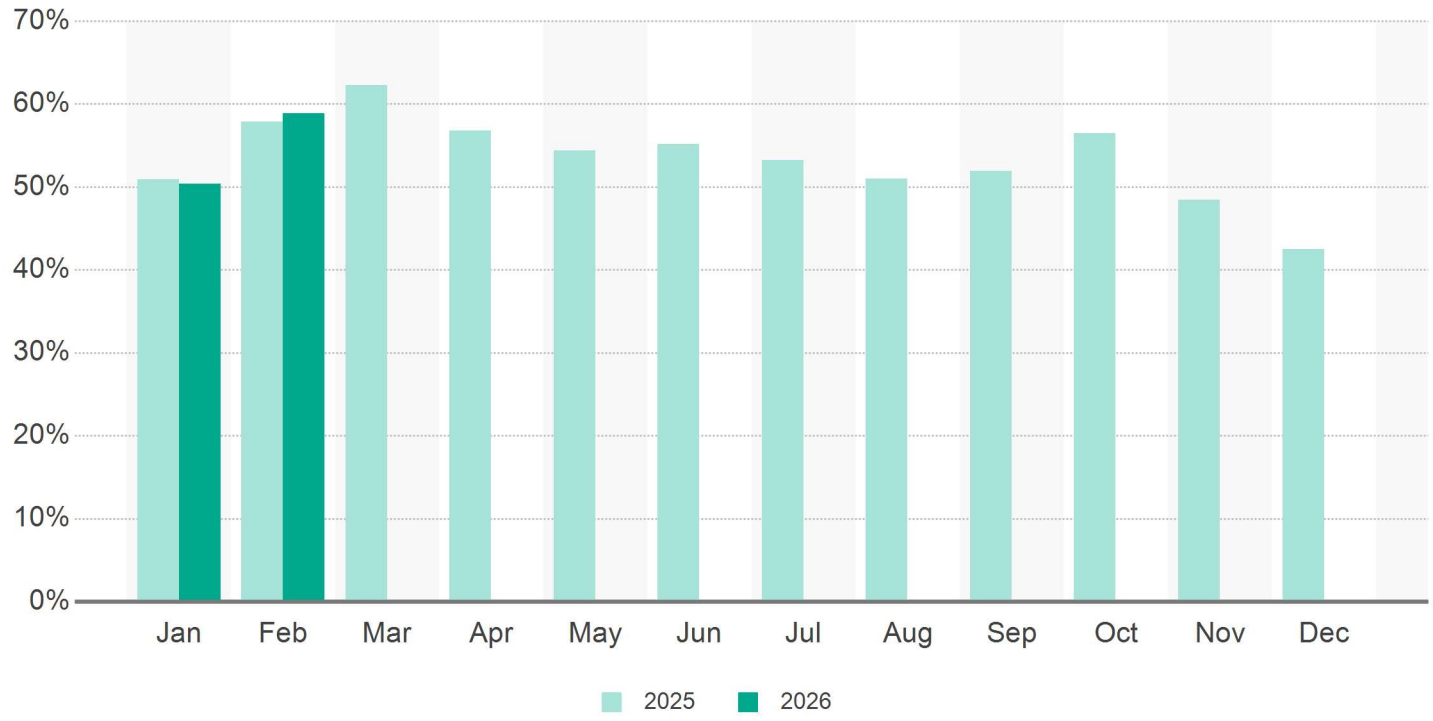
Performance

Houston East/Baytown Hospitality

REVPAR

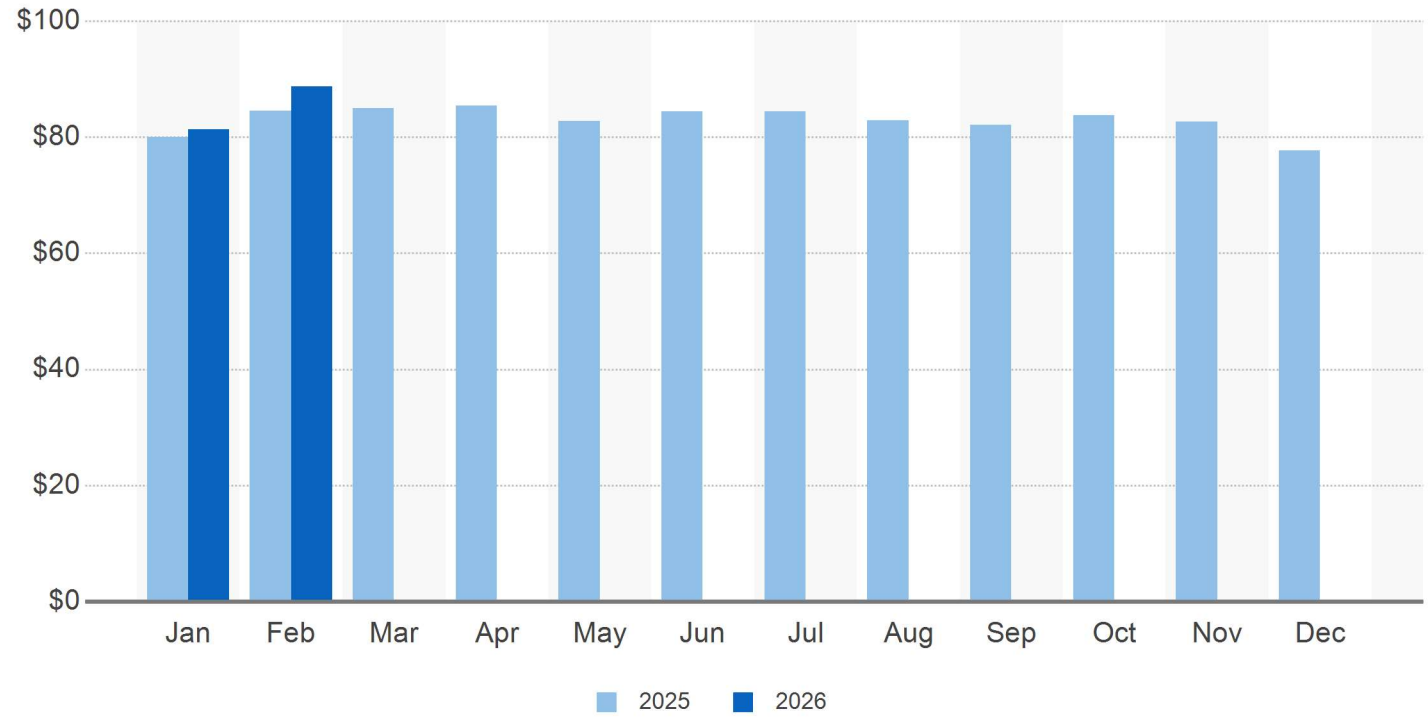


OCCUPANCY MONTHLY

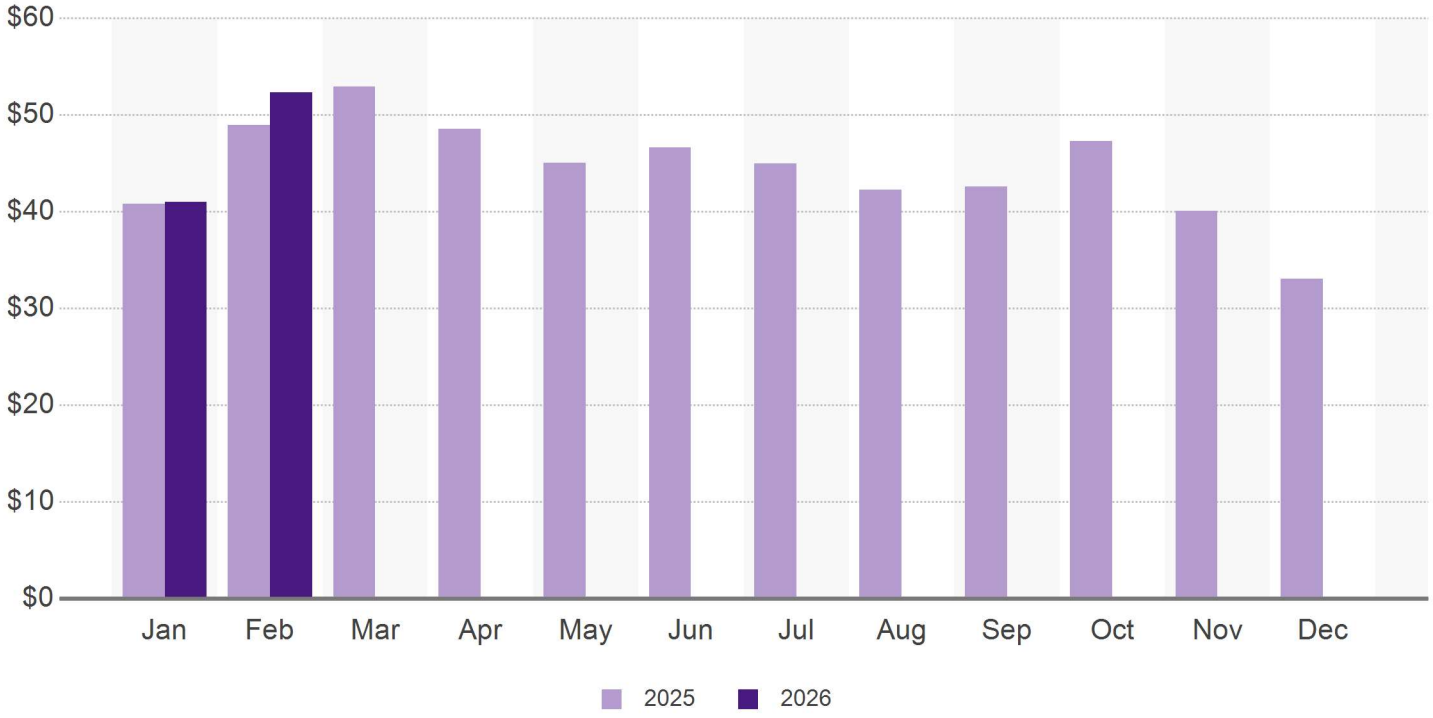


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

ADR MONTHLY

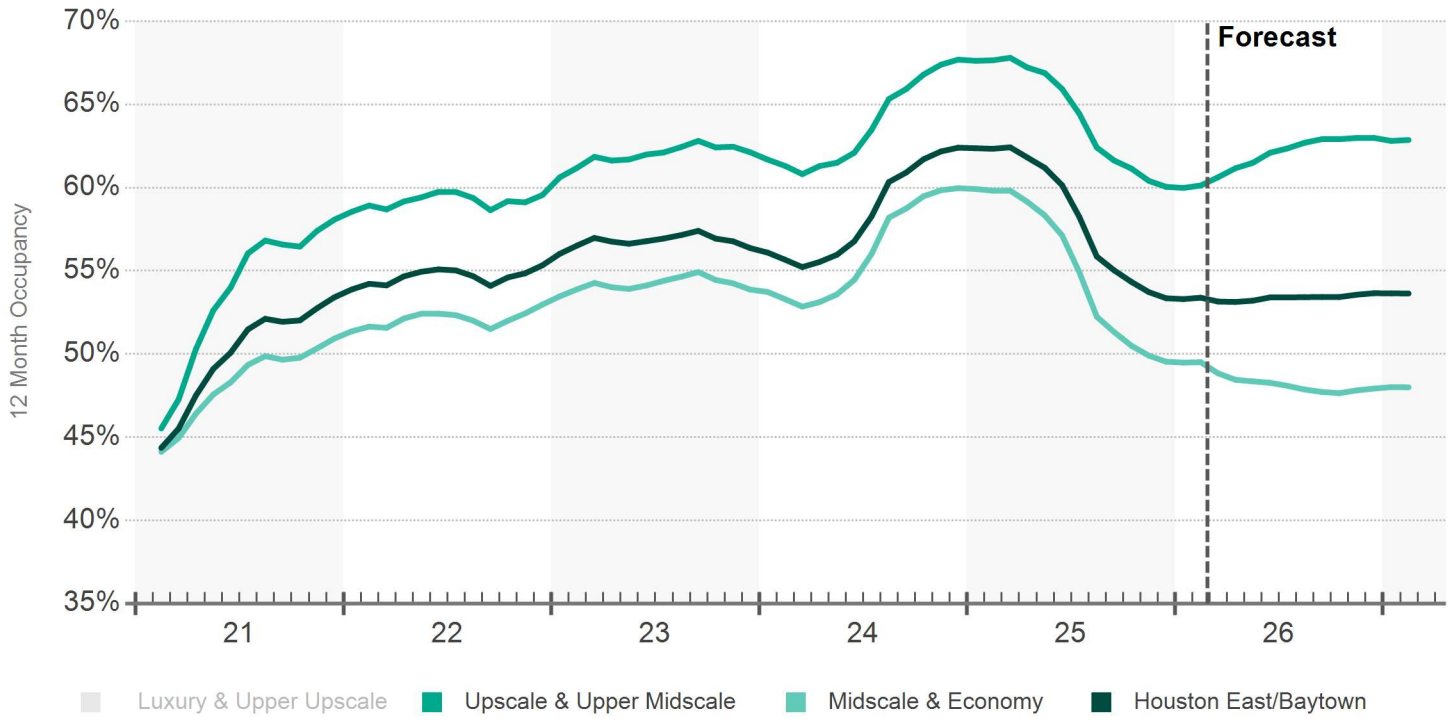


REVPAR MONTHLY

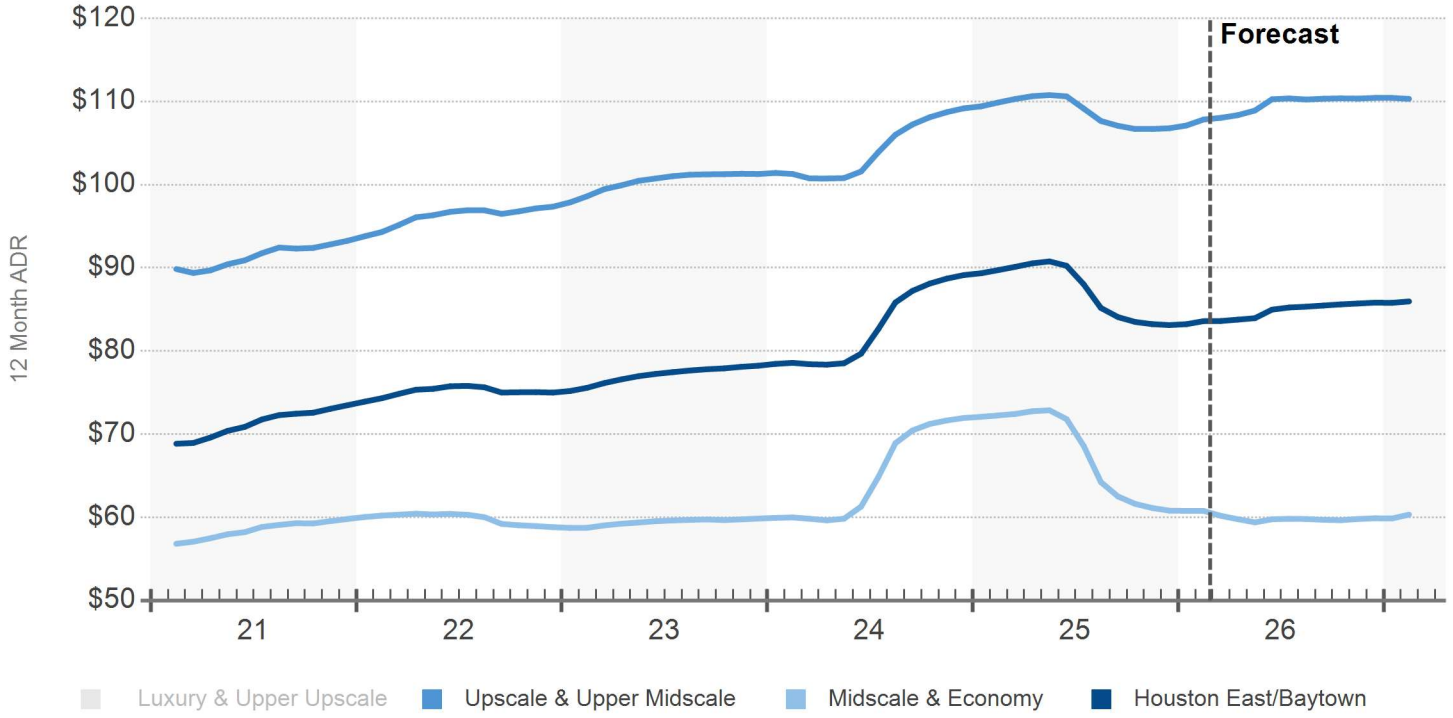


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

OCCUPANCY BY CLASS

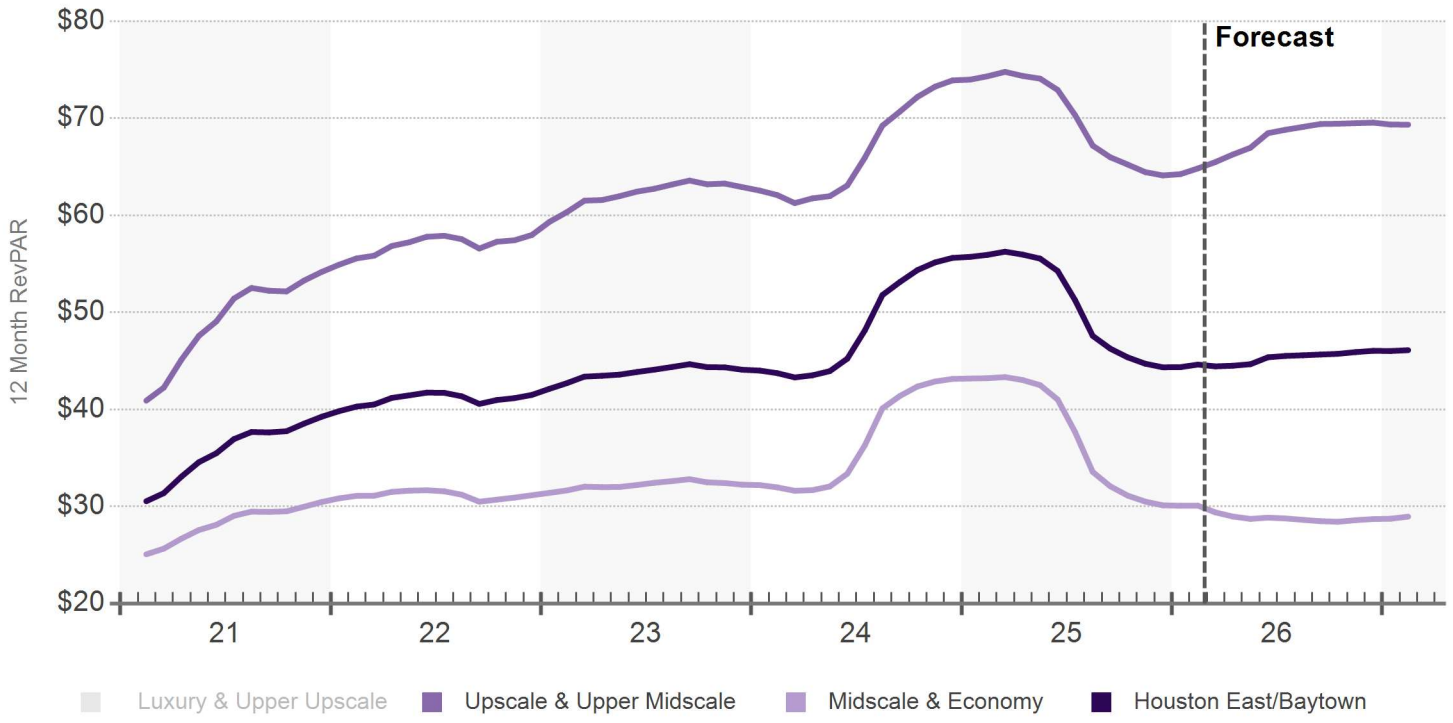


ADR BY CLASS

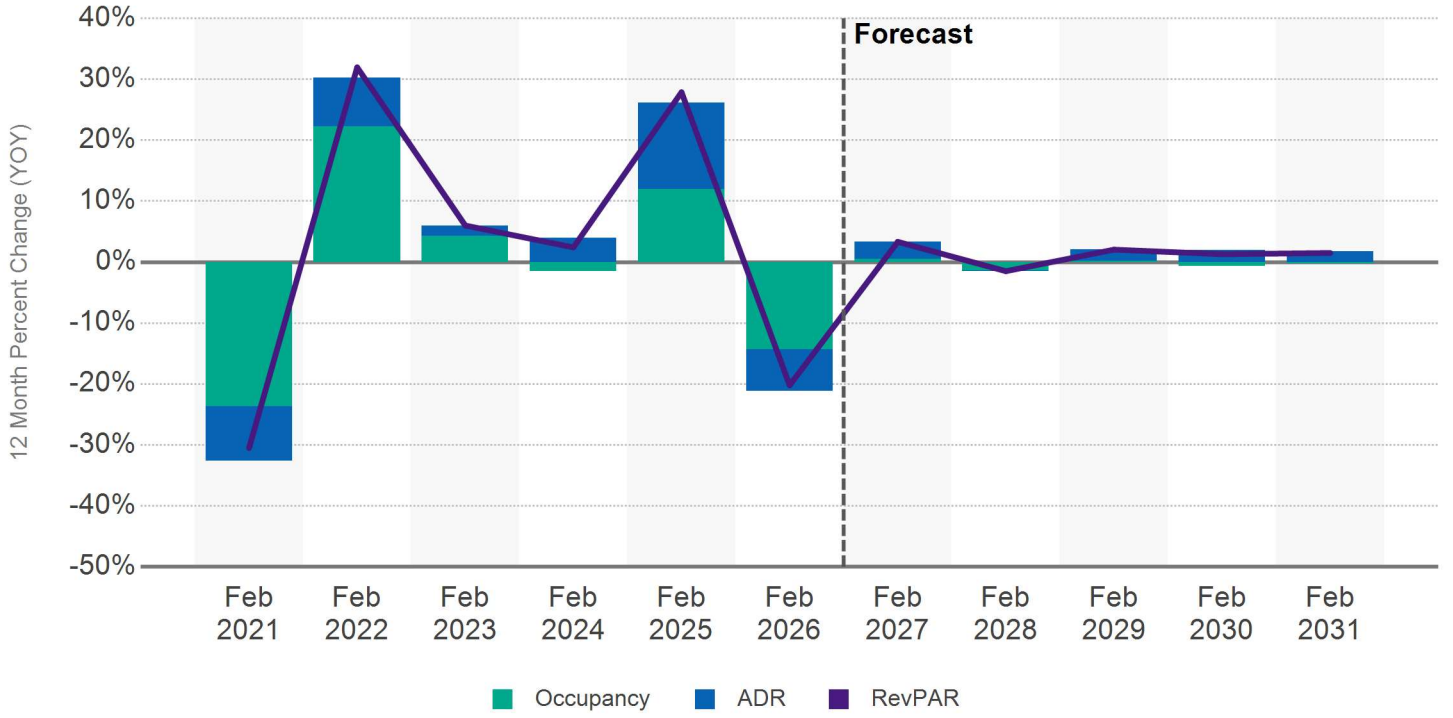


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

REVPAR BY CLASS

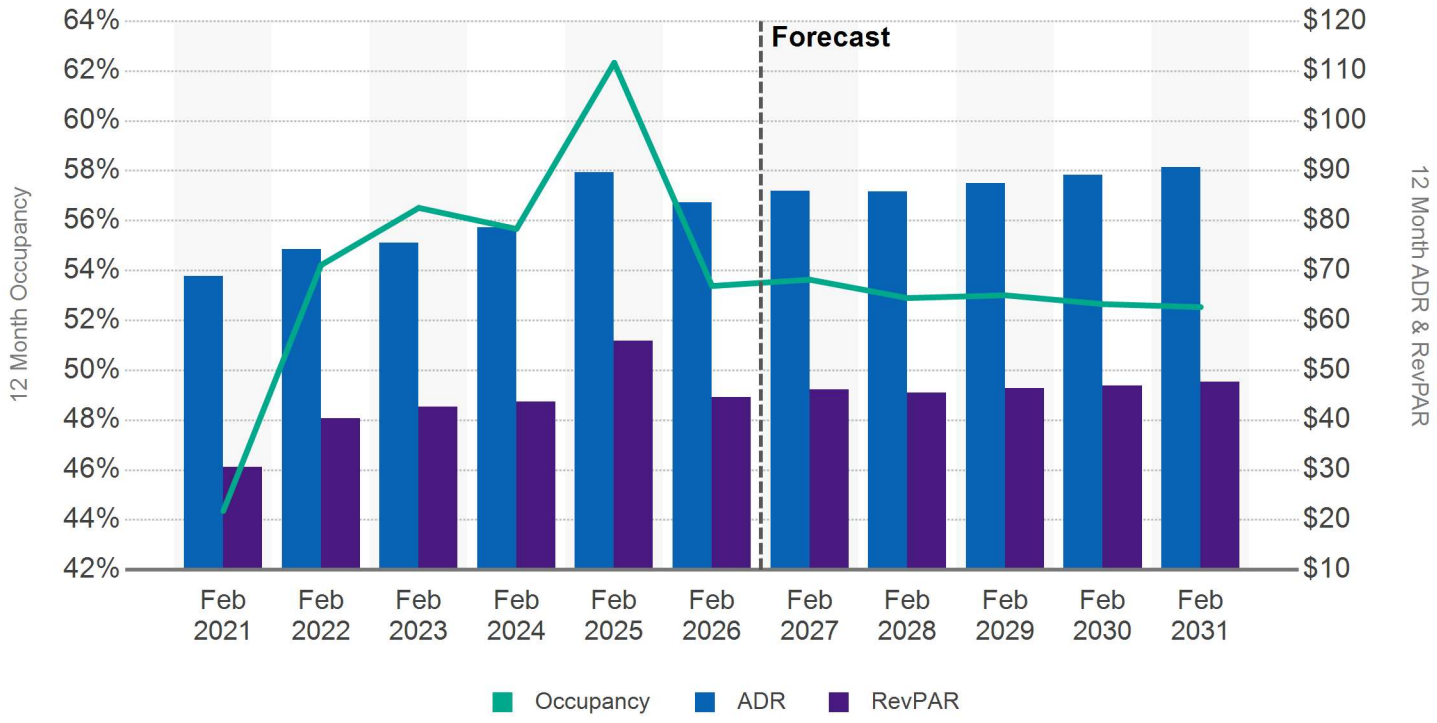


REVPAR GROWTH COMPOSITION



© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

OCCUPANCY, ADR & REVPAR



© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

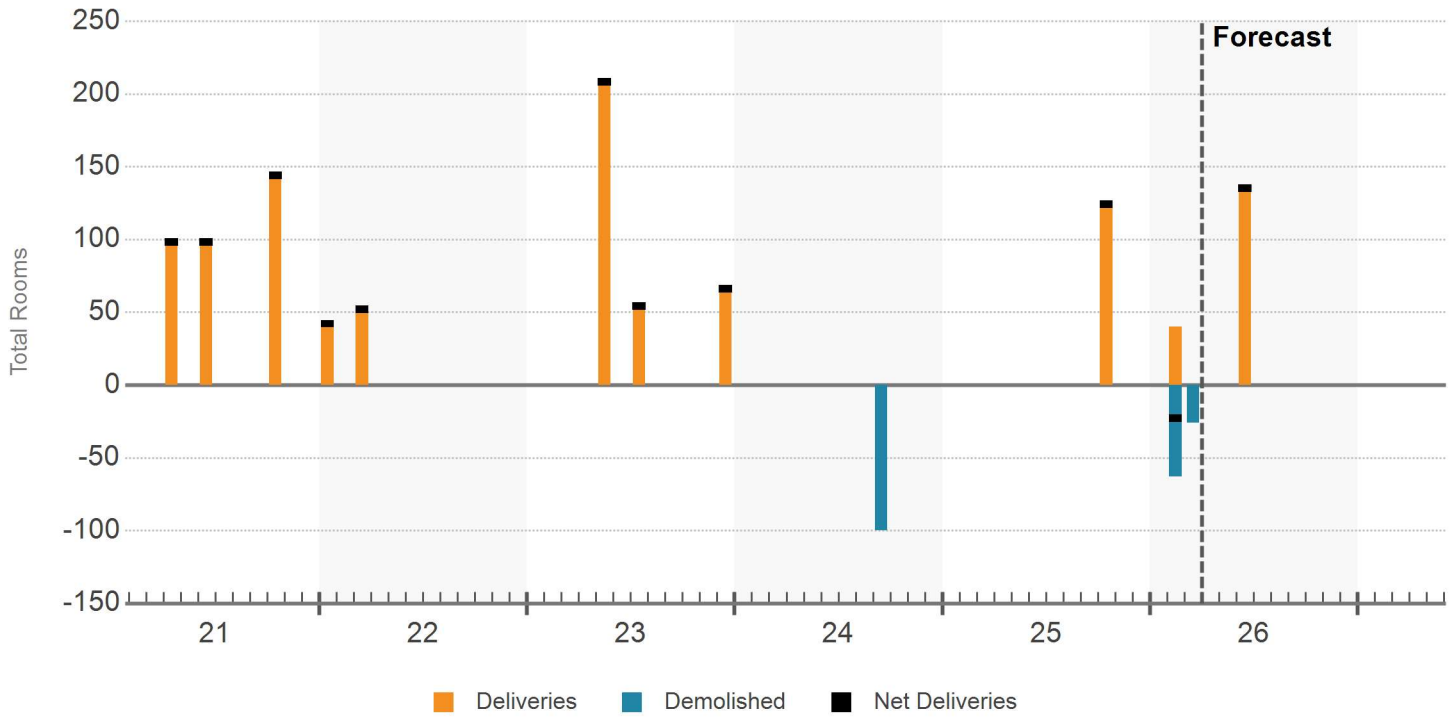
FULL-SERVICE HOTELS PROFITABILITY (ANNUAL)

	2024			2023-2024 % Change	
Market	% of Revenues	Per Key	POR	Per Key	POR
Revenue					
Rooms	-	-	-	-	-
Food	-	-	-	-	-
Beverage	-	-	-	-	-
Other F&B	-	-	-	-	-
Other Departments	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-
Total Revenue	-	-	-	-	-
Operating Expenses					
Rooms	-	-	-	-	-
Food & Beverage	-	-	-	-	-
Other Departments	-	-	-	-	-
Administrative & General	-	-	-	-	-
Information & Telecommunication Systems	-	-	-	-	-
Sales & Marketing	-	-	-	-	-
Property Operations & Maintenance	-	-	-	-	-
Utilities	-	-	-	-	-
Gross Operating Profit	-	-	-	-	-
Management Fees	-	-	-	-	-
Rent	-	-	-	-	-
Property Taxes	-	-	-	-	-
Insurance	-	-	-	-	-
EBITDA	-	-	-	-	-
Total Labor Costs	-	-	-	-	-

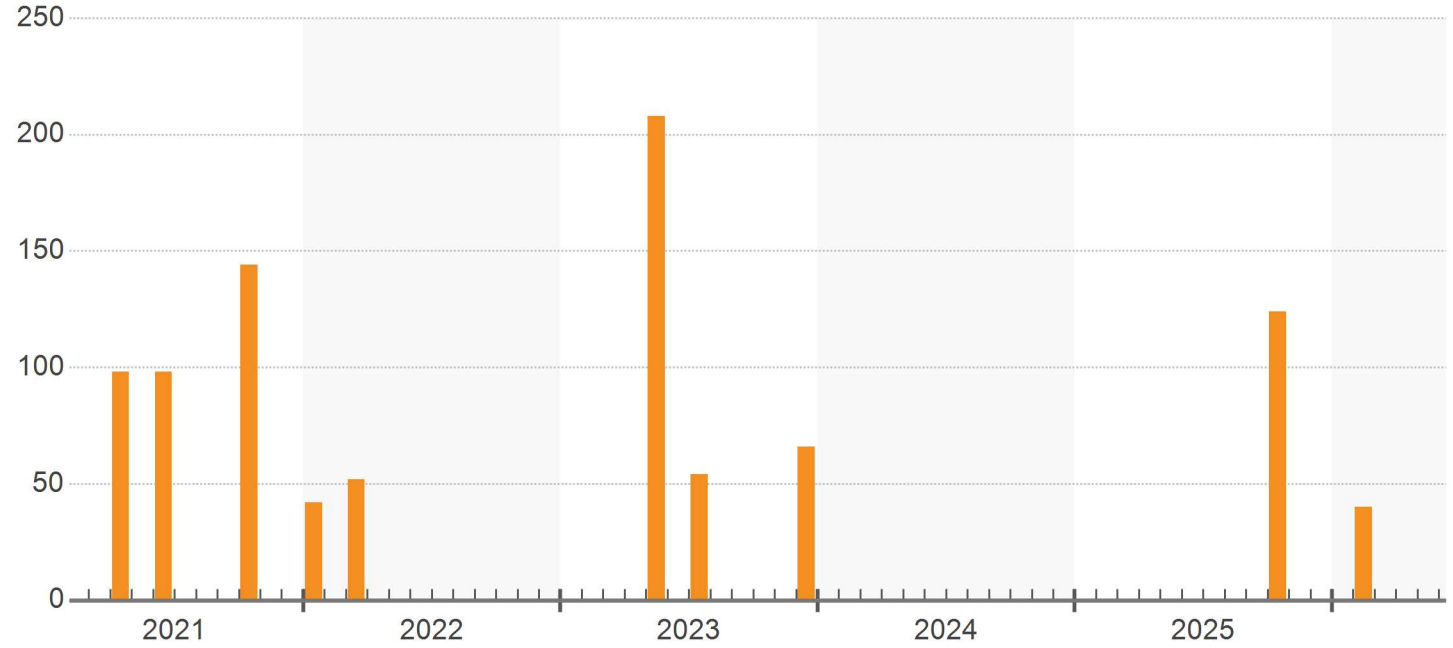
(1) For Annual P&L, the current year exchange rate is used for each year going back in time. This current year exchange rate is the average of all 12 monthly rates for that year.
(2) Percentage of Revenues for departmental expenses (Rooms, Food & Beverage, and Other Departments) are based on their respective departmental revenues. All other expense percentages are based on Total Revenue.
(3) Labor costs are already included in the operating expenses above. Amounts shown in Total Labor Costs are for additional detail only.

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

DELIVERIES & DEMOLITIONS

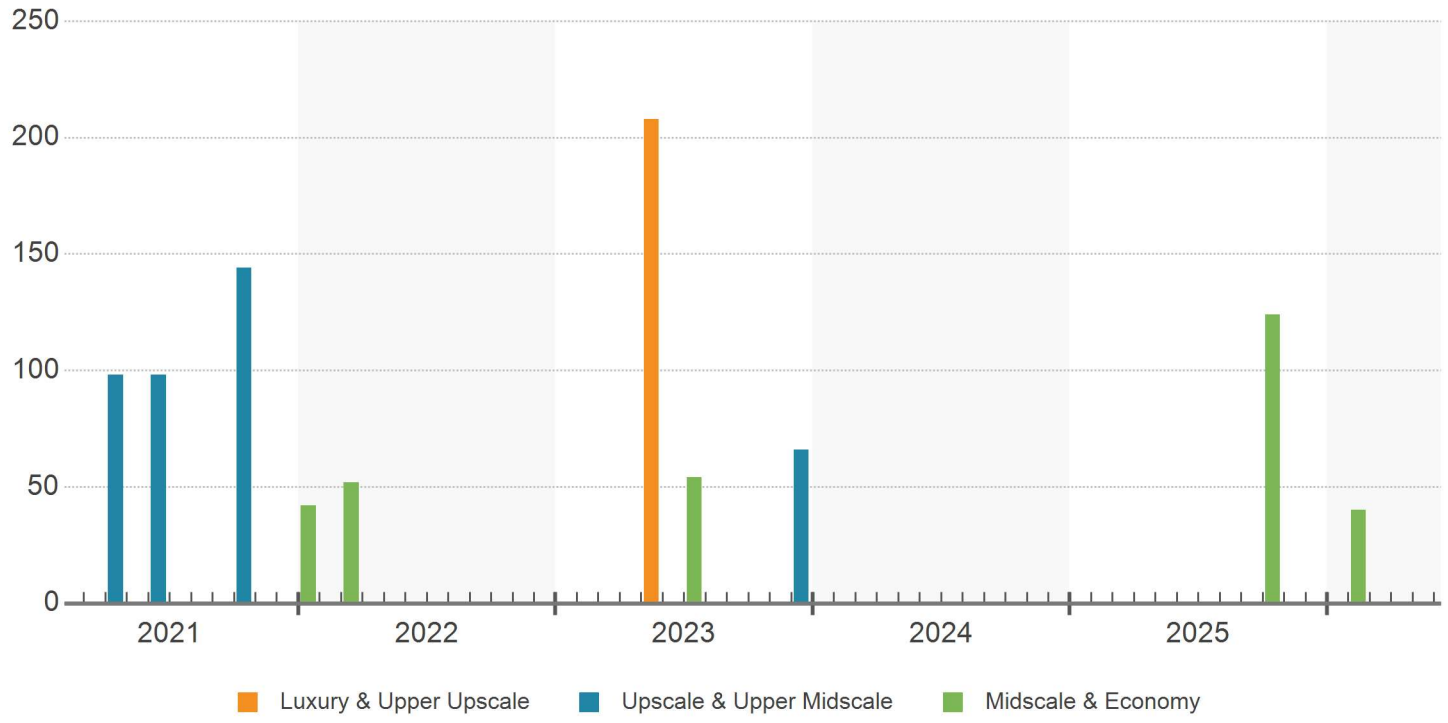


ROOMS DELIVERED

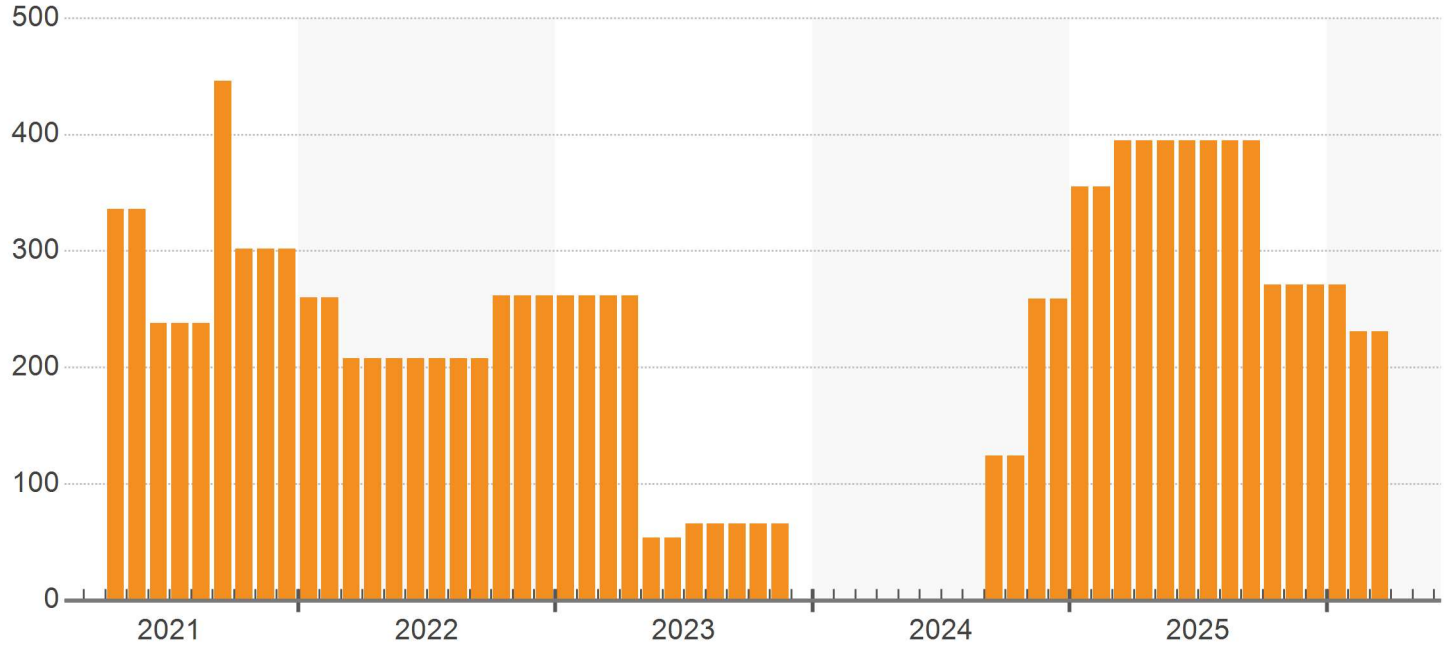


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

ROOMS DELIVERED BY CLASS

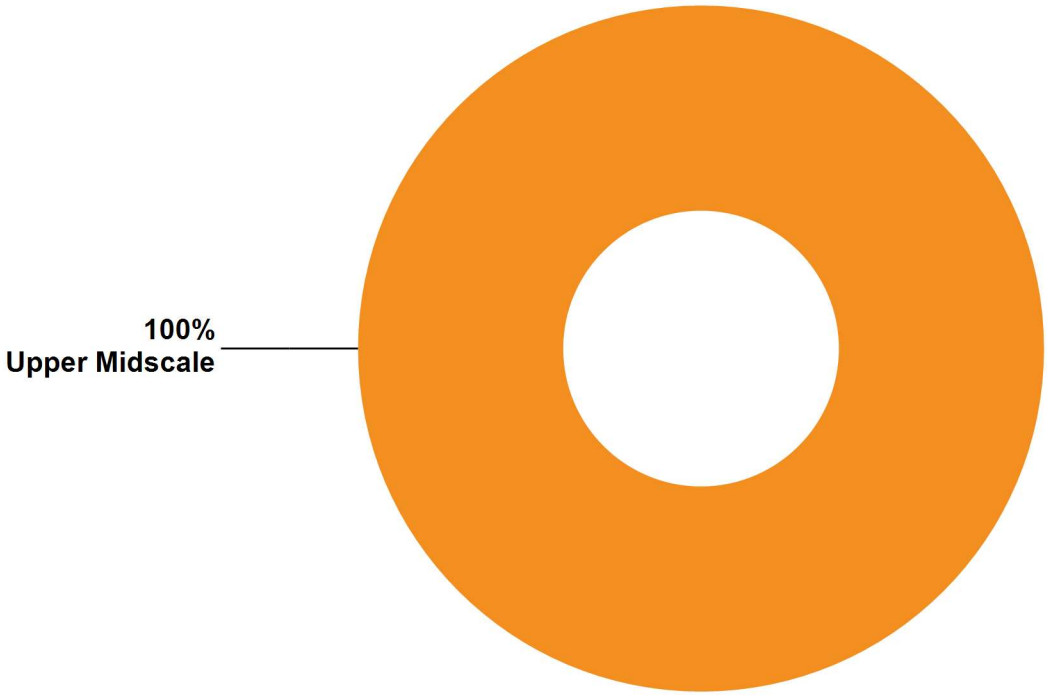


ROOMS UNDER CONSTRUCTION

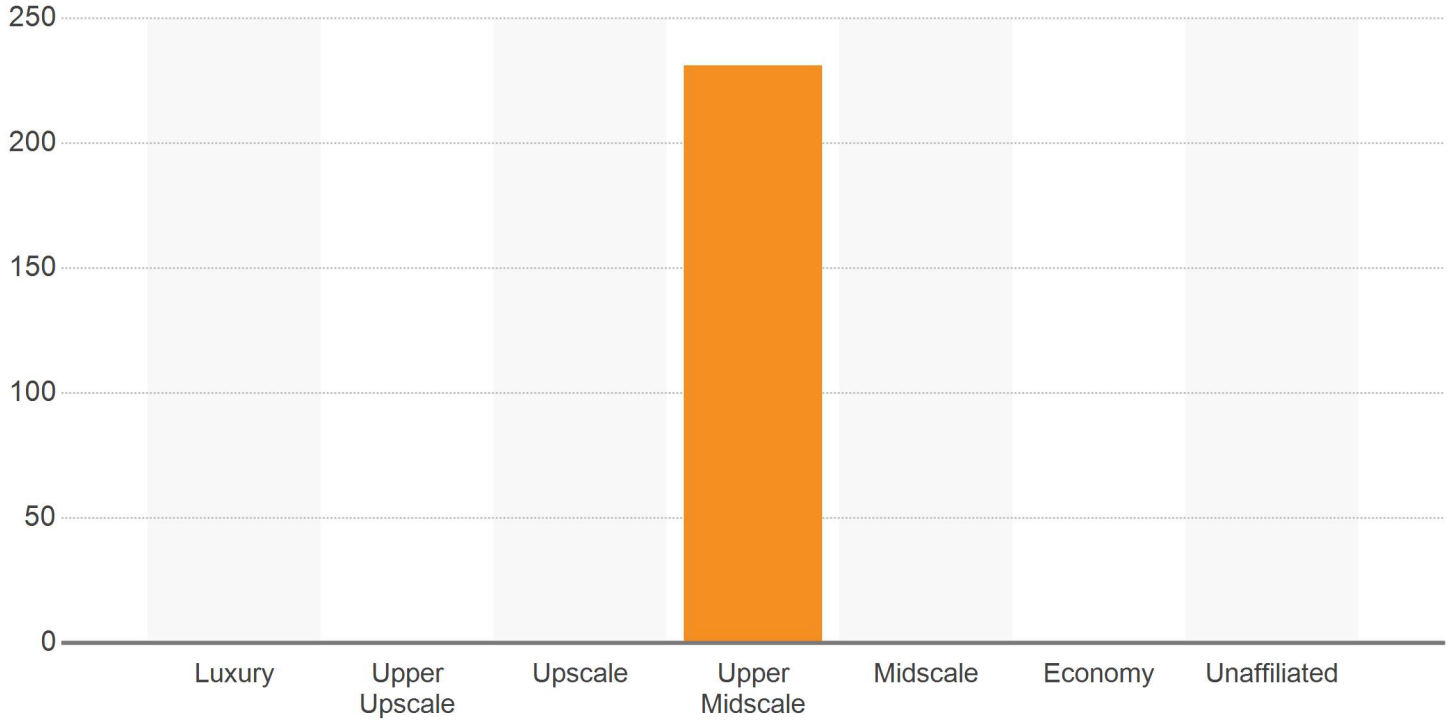


© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

TOTAL ROOMS UNDER CONSTRUCTION BY SCALE



ROOMS UNDER CONSTRUCTION BY SCALE



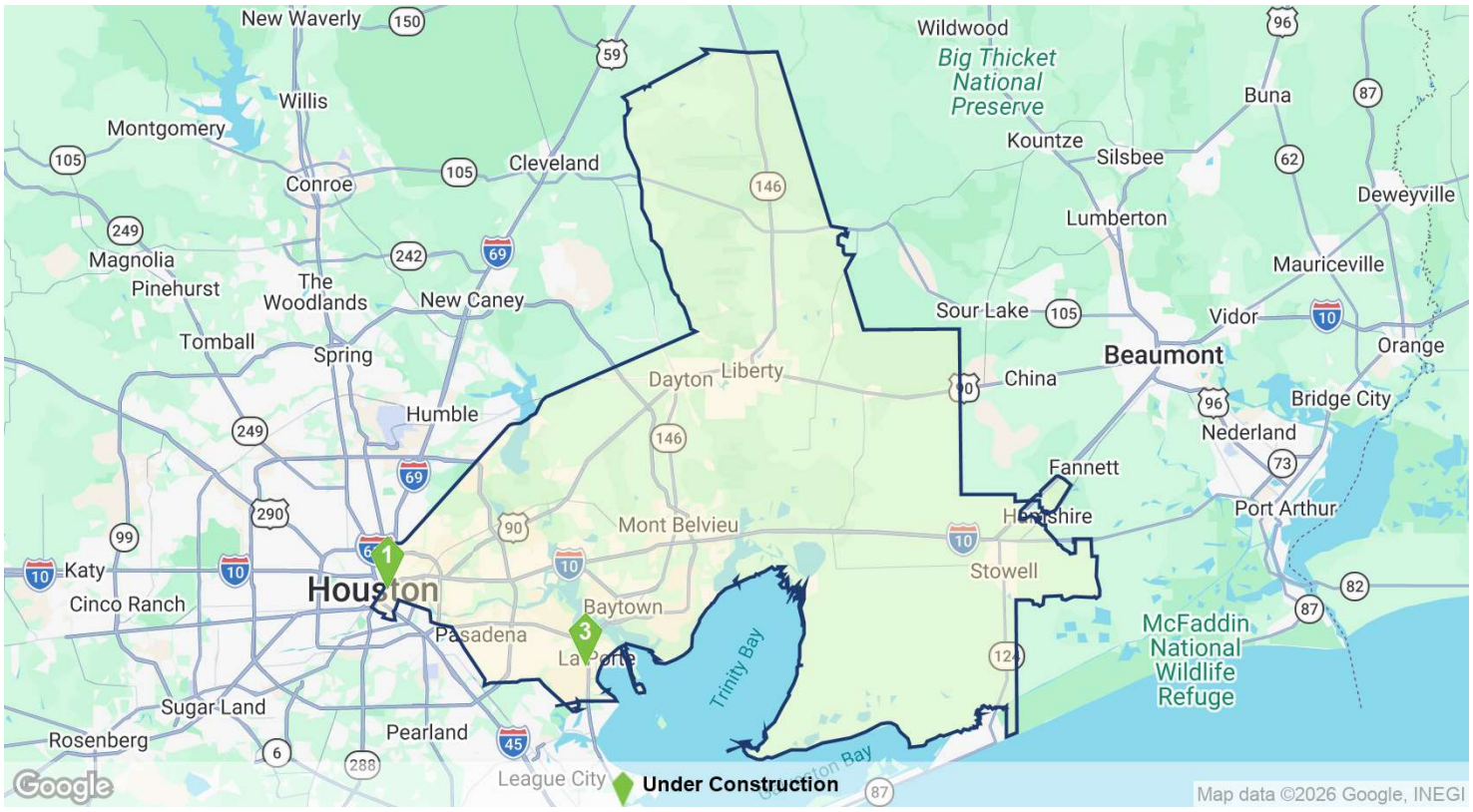
© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

Under Construction Properties

Houston East/Baytown Hospitality

Properties	Rooms	Percent of Inventory	Average Rooms
3	231	2.2%	77

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Class	Rooms	Stories	Start	Complete	Brand/Developer
1	Tryp by Wyndham Houston 25 Live Oak St	Upper Midscale	96	4	Jan 2025	Apr 2026	Tryp by Wyndham Arlette Molina & Associates
2	Fairfield Inn & Suites Houston La… SEQ 16th Street and West	Upper Midscale	78	4	Nov 2024	Jun 2026	Fairfield Inn Mahalaxmi Hotels, Inc.
3	TownePlace Suites by Marriott Ho… SEQ 16th St	Upper Midscale	57	4	Nov 2024	Jun 2026	TownePlace Suites Mahalaxmi Hotels, Inc.

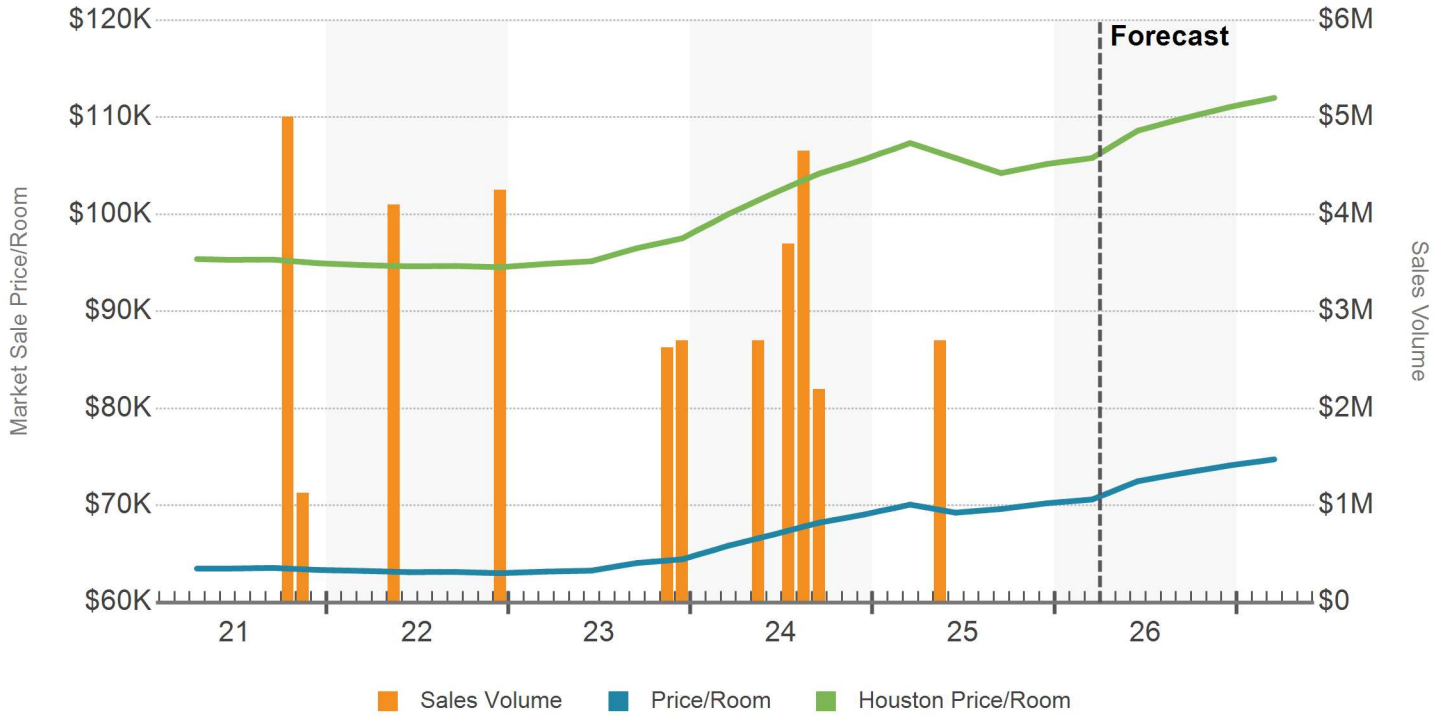
© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

In the past 12 months, one hotel traded in Houston East/Baytown, for a transaction volume of $2.7 million. This compares to the three-year annual sales volume average of $8.0 million.

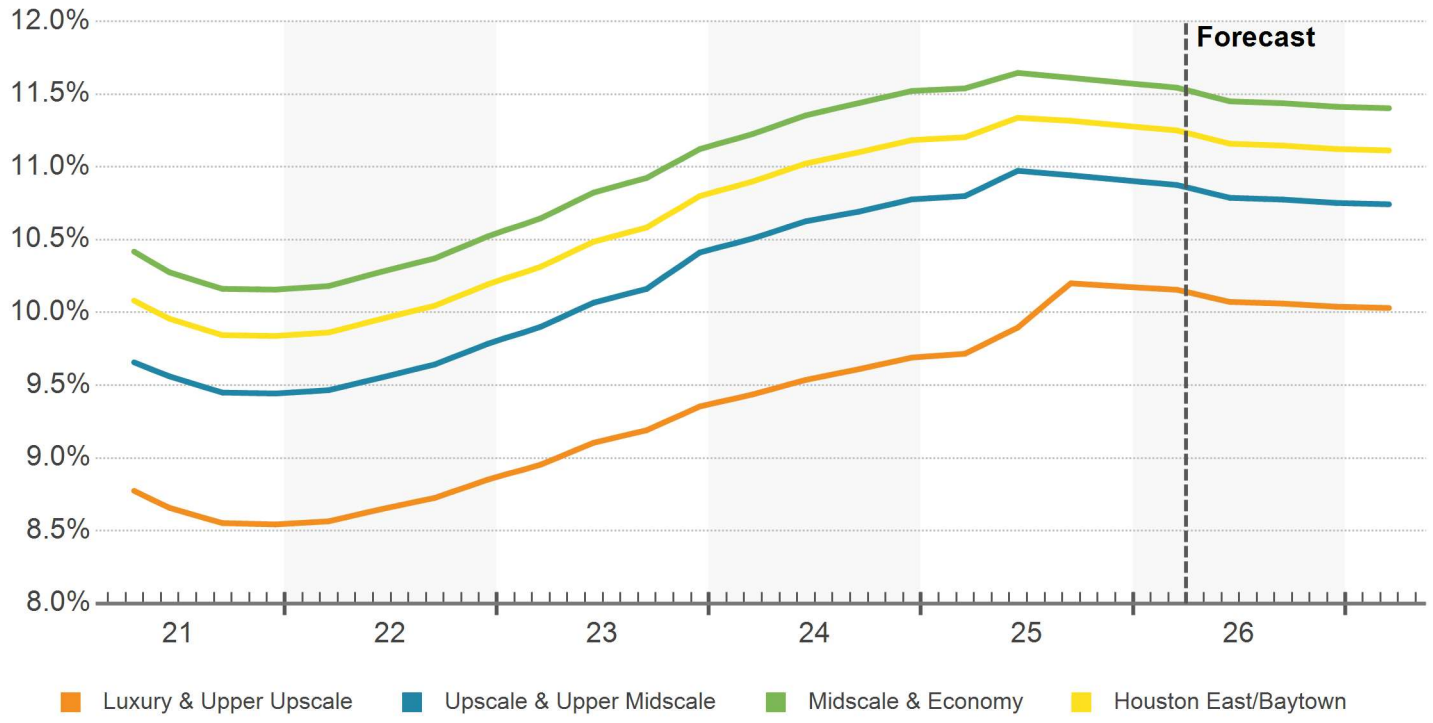
Over the past 12 months, all of the sales activity occurred within the Midscale & Economy segment.

The market cap rate, or the estimated cap rate for the market, stands at 11.3% compared to the Houston average of 10.8%.

SALES VOLUME & MARKET SALE PRICE PER ROOM



MARKET CAP RATE



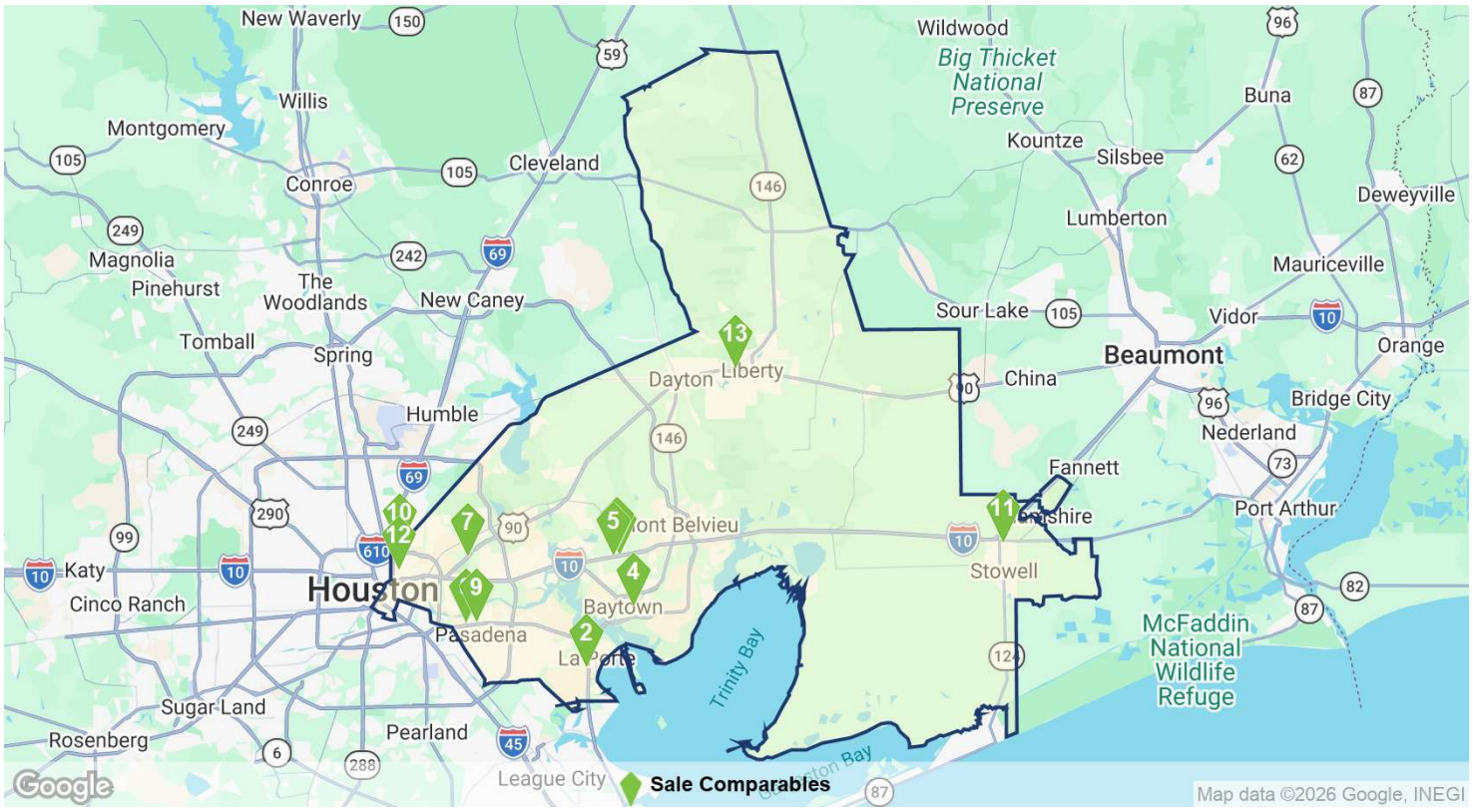
© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

Sales Past 12 Months

Houston East/Baytown Hospitality

Sale Comparables	Average Price/Room	Average Price	Average Cap Rate
13	$44K	$2.7M	-

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sale Attributes	Low	Average	Median	High
Sale Price	$2,700,000	$2,700,000	$2,700,000	$2,700,000
Price/Room	$43,548	$43,548	$43,548	$43,548
Cap Rate	-	-	-	-
Time Since Sale in Months	3.1	8.8	9.7	11.8
Property Attributes	**Low**	**Average**	**Median**	**High**
Property Size in Rooms	15	53	60	111
Number of Floors	1	2	2	4
Total Meeting Space	540	696	696	1,020
Year Built	1945	1983	1982	2017
Class	Economy	Midscale	Economy	Upper Midscale

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

Sales Past 12 Months

RECENT SIGNIFICANT SALES

		Property Information				Sale Information		
	Property Name/Address	Class	Yr Built	Rooms	Brand	Sale Date	Price	Price/Room
1	Quality Inn Baytown - Houston East 5222 I-10 East	Midscale	1997	62	Quality Inn	5/30/2025	$2,700,000	$43,548
2	Candlewood Suites La Porte 1250 S 13th St	Midscale	2008	111	Candlewood Suites	12/29/2025	-	-
3	Holiday Inn Express & Suites Hou… 7515 Garth Rd	Upper Midscale	2014	91	Holiday Inn Express	11/25/2025	-	-
4	Palms Hotel 605 N Alexander Dr	Economy	1953	30	-	10/27/2025	-	-
5	Best Western Executive Residenc… 4602 East Fwy	Upper Midscale	2017	86	Best Western Executive Residency	8/1/2025	-	-
6	Gateway Inn 915 W Pasadena Fwy Frontage Rd	Economy	1982	60	-	7/21/2025	-	-
7	Choice Inn 5 Maxey Rd	Economy	1998	24	-	7/10/2025	-	-
8	Holiday Inn Express & Suites Pas… 122 Richey St	Upper Midscale	2017	72	Holiday Inn Express	6/10/2025	-	-
9	Lone Star Motel 711 Pasadena Fwy	Economy	1948	70	-	4/24/2025	-	-
10	Sahara Motel 4405 Kelley St	Economy	1967	24	-	4/24/2025	-	-
11	Sands Inn by OYO Winnie 531 Campbell Rd	Economy	1982	15	OYO	4/16/2025	-	-
12	Kirk Court Motel 2121 Kirk St	Economy	1945	28	-	4/15/2025	-	-
13	Ott Hotel & Apartments 305 Travis St	Economy	1963	18	-	4/8/2025	-	-

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

OVERALL SUPPLY & DEMAND

	Supply			Demand		
Year	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2030	4,017,527	0	0%	2,108,920	(8,360)	-0.4%
2029	4,017,527	0	0%	2,117,280	(3,478)	-0.2%
2028	4,017,527	0	0%	2,120,758	(14,177)	-0.7%
2027	4,017,527	42,145	1.1%	2,134,935	1,992	0.1%
2026	3,975,382	147,010	3.8%	2,132,943	90,463	4.4%
YTD	626,492	5,839	0.9%	340,850	4,360	1.3%
2025	3,828,372	(63,804)	-1.6%	2,042,480	(386,297)	-15.9%
2024	3,892,176	34,888	0.9%	2,428,777	254,686	11.7%
2023	3,857,288	62,332	1.6%	2,174,091	74,321	3.5%
2022	3,794,956	101,548	2.7%	2,099,770	127,033	6.4%
2021	3,693,408	79,870	2.2%	1,972,737	317,154	19.2%
2020	3,613,538	90,447	2.6%	1,655,583	(389,151)	-19.0%
2019	3,523,091	116,175	3.4%	2,044,734	69,460	3.5%
2018	3,406,916	142,305	4.4%	1,975,274	(159,304)	-7.5%
2017	3,264,611	163,393	5.3%	2,134,578	281,012	15.2%
2016	3,101,218	105,134	3.5%	1,853,566	(83,009)	-4.3%

LUXURY & UPPER UPSCALE SUPPLY & DEMAND

	Supply			Demand		
Year	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2030	143,575	0	0%			
2029	143,575	0	0%			
2028	143,575	0	0%			
2027	143,575	130	0.1%			
2026	143,445	0	0%			
YTD	23,187	0	0%			
2025	143,445	0	0%			
2024	143,445	26,944	23.1%			
2023	116,501	72,336	163.8%			
2022	44,165	0	0%			
2021	44,165	2,580	6.2%			
2020	41,585	(2,580)	-5.8%			
2019	44,165	0	0%			
2018	44,165	0	0%			
2017	44,165	0	0%			
2016	44,165	0	0%			

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

UPSCALE & UPPER MIDSCALE SUPPLY & DEMAND

	Supply			Demand		
Year	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2030	1,474,305	0	0%	906,591	(2,633)	-0.3%
2029	1,474,305	0	0%	909,224	(3,064)	-0.3%
2028	1,474,305	0	0%	912,288	(5,691)	-0.6%
2027	1,474,305	33,875	2.4%	917,979	10,673	1.2%
2026	1,440,430	89,964	6.7%	907,306	96,392	11.9%
YTD	221,604	1,357	0.6%	134,627	1,911	1.4%
2025	1,350,466	(17,565)	-1.3%	810,914	(115,186)	-12.4%
2024	1,368,031	14,628	1.1%	926,100	85,320	10.1%
2023	1,353,403	(12,792)	-0.9%	840,780	27,148	3.3%
2022	1,366,195	67,250	5.2%	813,632	59,182	7.8%
2021	1,298,945	56,850	4.6%	754,450	166,478	28.3%
2020	1,242,095	25,555	2.1%	587,972	(186,873)	-24.1%
2019	1,216,540	87,427	7.7%	774,845	62,418	8.8%
2018	1,129,113	139,050	14.0%	712,427	6,513	0.9%
2017	990,063	150,122	17.9%	705,914	180,618	34.4%
2016	839,941	108,763	14.9%	525,296	40,504	8.4%

MIDSCALE & ECONOMY SUPPLY & DEMAND

	Supply			Demand		
Year	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2030	2,399,647	0	0%	1,123,377	(5,289)	-0.5%
2029	2,399,647	0	0%	1,128,666	(286)	0%
2028	2,399,647	0	0%	1,128,952	(8,127)	-0.7%
2027	2,399,647	8,140	0.3%	1,137,079	(8,962)	-0.8%
2026	2,391,507	57,046	2.4%	1,146,041	(10,366)	-0.9%
YTD	381,701	4,482	1.2%	192,765	1,539	0.8%
2025	2,334,461	(46,239)	-1.9%	1,156,407	(271,247)	-19.0%
2024	2,380,700	(6,684)	-0.3%	1,427,654	141,550	11.0%
2023	2,387,384	2,788	0.1%	1,286,104	23,042	1.8%
2022	2,384,596	34,298	1.5%	1,263,062	65,997	5.5%
2021	2,350,298	20,440	0.9%	1,197,065	141,971	13.5%
2020	2,329,858	67,472	3.0%	1,055,094	(183,730)	-14.8%
2019	2,262,386	28,748	1.3%	1,238,824	4,604	0.4%
2018	2,233,638	3,255	0.1%	1,234,220	(164,705)	-11.8%
2017	2,230,383	13,271	0.6%	1,398,925	98,794	7.6%
2016	2,217,112	(3,629)	-0.2%	1,300,131	(123,557)	-8.7%

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

OVERALL PERFORMANCE

	Occupancy		ADR		RevPAR	
Year	Percent	% Change	Per Room	% Change	Per Room	% Change
2030	52.5%	-0.4%	$90.45	1.8%	$47.48	1.4%
2029	52.7%	-0.2%	$88.86	1.9%	$46.83	1.8%
2028	52.8%	-0.7%	$87.17	1.8%	$46.01	1.1%
2027	53.1%	-1.0%	$85.63	-0.2%	$45.50	-1.2%
2026	53.7%	0.6%	$85.81	3.2%	$46.04	3.8%
YTD	54.4%	0.4%	$85.17	3.5%	$46.34	3.8%
2025	53.4%	-14.5%	$83.12	-6.7%	$44.34	-20.3%
2024	62.4%	10.7%	$89.13	13.9%	$55.62	26.1%
2023	56.4%	1.9%	$78.23	4.3%	$44.09	6.3%
2022	55.3%	3.6%	$75	2.1%	$41.50	5.7%
2021	53.4%	16.6%	$73.48	4.6%	$39.25	22.0%
2020	45.8%	-21.1%	$70.24	-7.5%	$32.18	-26.9%
2019	58.0%	0.1%	$75.89	-5.4%	$44.05	-5.3%
2018	58.0%	-11.3%	$80.26	-4.1%	$46.53	-15.0%
2017	65.4%	9.4%	$83.71	12.8%	$54.73	23.4%
2016	59.8%	-7.5%	$74.23	-0.3%	$44.37	-7.8%

LUXURY & UPPER UPSCALE PERFORMANCE

	Occupancy		ADR		RevPAR	
Year	Percent	% Change	Per Room	% Change	Per Room	% Change
2030						
2029						
2028						
2027						
2026						
YTD	-		-		-	
2025						
2024						
2023						
2022						
2021						
2020						
2019						
2018						
2017						
2016						

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

UPSCALE & UPPER MIDSCALE PERFORMANCE

	Occupancy		ADR		RevPAR	
Year	Percent	% Change	Per Room	% Change	Per Room	% Change
2030	61.5%	-0.3%	$116.68	1.8%	$71.75	1.5%
2029	61.7%	-0.3%	$114.66	2.0%	$70.71	1.7%
2028	61.9%	-0.6%	$112.37	2.2%	$69.53	1.5%
2027	62.3%	-1.1%	$109.99	-0.4%	$68.49	-1.5%
2026	63.0%	4.9%	$110.43	3.4%	$69.56	8.5%
YTD	60.8%	0.8%	$111.80	6.0%	$67.92	6.9%
2025	60.0%	-11.3%	$106.78	-2.2%	$64.12	-13.3%
2024	67.7%	9.0%	$109.18	7.8%	$73.91	17.5%
2023	62.1%	4.3%	$101.27	4.0%	$62.92	8.5%
2022	59.6%	2.5%	$97.35	4.4%	$57.98	7.0%
2021	58.1%	22.7%	$93.25	0.8%	$54.16	23.7%
2020	47.3%	-25.7%	$92.49	-7.5%	$43.78	-31.3%
2019	63.7%	0.9%	$99.98	-4.1%	$63.68	-3.2%
2018	63.1%	-11.5%	$104.23	-4.4%	$65.76	-15.4%
2017	71.3%	14.0%	$108.98	7.8%	$77.70	22.9%
2016	62.5%	-5.7%	$101.08	-2.2%	$63.21	-7.7%

MIDSCALE & ECONOMY PERFORMANCE

	Occupancy		ADR		RevPAR	
Year	Percent	% Change	Per Room	% Change	Per Room	% Change
2030	46.8%	-0.5%	$63.17	1.8%	$29.57	1.3%
2029	47.0%	0%	$62.07	1.9%	$29.19	1.9%
2028	47.0%	-0.7%	$60.90	1.4%	$28.65	0.7%
2027	47.4%	-1.1%	$60.04	0.3%	$28.45	-0.9%
2026	47.9%	-3.3%	$59.89	-1.5%	$28.70	-4.7%
YTD	50.5%	-0.4%	$59.86	-0.3%	$30.23	-0.7%
2025	49.5%	-17.4%	$60.81	-15.5%	$30.12	-30.2%
2024	60.0%	11.3%	$71.95	20.2%	$43.15	33.8%
2023	53.9%	1.7%	$59.86	1.8%	$32.24	3.5%
2022	53.0%	4.0%	$58.82	-1.6%	$31.16	2.3%
2021	50.9%	12.5%	$59.80	5.0%	$30.46	18.1%
2020	45.3%	-17.3%	$56.96	-2.7%	$25.79	-19.5%
2019	54.8%	-0.9%	$58.52	-8.9%	$32.04	-9.7%
2018	55.3%	-11.9%	$64.25	-7.3%	$35.50	-18.4%
2017	62.7%	7.0%	$69.33	12.6%	$43.48	20.5%
2016	58.6%	-8.5%	$61.56	-2.1%	$36.10	-10.5%

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2030	-	-	-	-	-	-	$83,155	172	11.1%
2029	-	-	-	-	-	-	$80,688	167	11.1%
2028	-	-	-	-	-	-	$78,311	162	11.1%
2027	-	-	-	-	-	-	$75,485	156	11.1%
2026	-	-	-	-	-	-	$74,112	153	11.1%
YTD	-	-	-	-	-	-	$70,657	146	11.3%
2025	13	$2.7M	0.6%	$2,700,000	$43,548	-	$70,228	145	11.3%
2024	6	$13.2M	2.3%	$3,311,843	$53,417	-	$69,076	143	11.2%
2023	8	$5.3M	1.3%	$2,663,250	$36,483	-	$64,456	133	10.8%
2022	14	$8.4M	1.2%	$4,175,000	$67,339	7.0%	$63,023	130	10.2%
2021	8	$6.1M	1.3%	$3,062,500	$46,402	-	$63,355	131	9.8%
2020	4	$4.9M	1.5%	$2,462,500	$33,966	9.8%	$66,470	137	10.3%
2019	9	$3.4M	0.9%	$1,144,667	$37,736	7.0%	$74,961	155	10.2%
2018	3	$2.1M	0.8%	$2,082,118	$27,396	-	$78,612	163	9.7%
2017	10	$13.4M	2.8%	$4,466,667	$51,737	10.5%	$79,351	164	9.5%
2016	2	$3.4M	0.5%	$3,350,000	$74,444	4.5%	$82,310	170	9.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

LUXURY & UPPER UPSCALE SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2030	-	-	-	-	-	-	$197,411	168	10.0%
2029	-	-	-	-	-	-	$191,553	163	10.0%
2028	-	-	-	-	-	-	$185,910	158	10.0%
2027	-	-	-	-	-	-	$179,201	152	10.0%
2026	-	-	-	-	-	-	$175,941	150	10.0%
YTD	-	-	-	-	-	-	$167,711	143	10.2%
2025	-	-	-	-	-	-	$166,936	142	10.2%
2024	-	-	-	-	-	-	$176,343	150	9.7%
2023	1	$0	0%	-	-	-	$164,538	140	9.4%
2022	-	-	-	-	-	-	$160,351	136	8.9%
2021	-	-	-	-	-	-	$161,224	137	8.5%
2020	-	-	-	-	-	-	$167,580	143	9.0%
2019	-	-	-	-	-	-	$186,210	158	8.9%
2018	-	-	-	-	-	-	$200,742	171	8.4%
2017	-	-	-	-	-	-	$201,638	172	8.3%
2016	-	-	-	-	-	-	$203,995	174	8.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

UPSCALE & UPPER MIDSCALE SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2030	-	-	-	-	-	-	$105,598	166	10.7%
2029	-	-	-	-	-	-	$102,465	161	10.7%
2028	-	-	-	-	-	-	$99,446	157	10.7%
2027	-	-	-	-	-	-	$95,858	151	10.7%
2026	-	-	-	-	-	-	$94,114	148	10.8%
YTD	-	-	-	-	-	-	$89,752	141	10.9%
2025	3	$0	0%	-	-	-	$89,188	140	10.9%
2024	2	$6.9M	3.5%	$3,425,000	$51,504	-	$87,807	138	10.8%
2023	1	$2.7M	2.2%	$2,700,000	$32,143	-	$81,962	129	10.4%
2022	4	$8.4M	3.3%	$4,175,000	$67,339	7.0%	$80,418	127	9.8%
2021	3	$5M	2.8%	$5,000,000	$47,170	-	$80,829	127	9.4%
2020	-	-	-	-	-	-	$84,966	134	9.9%
2019	1	$0	0%	-	-	-	$96,026	151	9.7%
2018	-	-	-	-	-	-	$100,320	158	9.3%
2017	5	$9.9M	4.9%	$4,950,000	$67,347	10.5%	$101,641	160	9.1%
2016	1	$3.4M	1.8%	$3,350,000	$74,444	4.5%	$105,957	167	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

MIDSCALE & ECONOMY SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2030	-	-	-	-	-	-	$62,626	179	11.4%
2029	-	-	-	-	-	-	$60,768	174	11.4%
2028	-	-	-	-	-	-	$58,978	169	11.4%
2027	-	-	-	-	-	-	$56,850	163	11.4%
2026	-	-	-	-	-	-	$55,815	160	11.4%
YTD	-	-	-	-	-	-	$53,200	152	11.6%
2025	10	$2.7M	1.0%	$2,700,000	$43,548	-	$52,875	151	11.6%
2024	4	$6.4M	1.8%	$3,198,686	$55,629	-	$51,227	146	11.5%
2023	6	$2.6M	0.9%	$2,626,500	$42,363	-	$47,784	137	11.1%
2022	10	$0	0%	-	-	-	$46,584	133	10.5%
2021	5	$1.1M	0.4%	$1,125,000	$43,269	-	$46,836	134	10.2%
2020	4	$4.9M	2.3%	$2,462,500	$33,966	9.8%	$49,134	140	10.6%
2019	8	$3.4M	1.4%	$1,144,667	$37,736	7.0%	$55,451	159	10.5%
2018	3	$2.1M	1.2%	$2,082,118	$27,396	-	$58,056	166	10.0%
2017	5	$3.5M	1.8%	$3,500,000	$31,250	-	$58,431	167	9.8%
2016	1	$0	0%	-	-	-	$60,601	173	9.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049

DELIVERIES & UNDER CONSTRUCTION

	Inventory			Deliveries		Net Deliveries		Under Construction	
Year	Bldgs	Rooms	% Change	Bldgs	Rooms	Bldgs	Rooms	Bldgs	Rooms
YTD	182	10,582	-0.4%	1	40	(1)	(49)	3	231
2025	183	10,628	-0.2%	1	124	1	124	4	271
2024	184	10,653	-1.6%	-	-	-	-	3	259
2023	186	10,823	4.0%	3	328	3	328	-	-
2022	181	10,407	1.0%	2	94	2	94	2	262
2021	179	10,304	3.4%	3	340	3	340	3	302
2020	176	9,962	1.6%	3	134	2	119	3	340
2019	172	9,801	2.7%	5	288	3	182	6	474
2018	168	9,540	3.5%	5	373	5	373	5	453
2017	164	9,221	5.4%	6	545	6	545	3	289
2016	158	8,746	3.9%	4	240	3	200	5	475

© 2026 CoStar Group - Licensed to Amit Mehta Inc - 410049