Equity Research Report

November 12, 2025

CONSUMER: Lodging

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Reasons for this report

✓ Data-Driven Analysis
✓ Our analysis of the most recent weekly US lodging results

Lodging: U.S. RevPAR +6.2% y/y last week; Easy election week y/y comp. Continued hurricane comp + govt shutdown impact

Overall, U.S. RevPAR was +6.2% y/y for the week ending 11/8/2025, per STR/ CoStar, above the prior week's result of -2.3% y/y and above the trailing 10-week average of -1.2% y/y.

Last week's results were primarily impacted by two factors: the easy 2024 Election Day comp (limited business travel last year) and the continued hard y/y comp from hurricane-related displacement. The government shutdown also depressed demand. All of these results were as expected. Results were very bifurcated between full-service (RevPAR +12-18% y/y) and Economy (-6.1%). Unsurprisingly Group RevPAR was very positive led by demand; last week Group RevPAR was +24.1%.

Additional data points of note:

- Washington, D.C. was unsurprisingly one of the strongest top 25 markets (RevPAR: +43.0% y/y) due to the Election Day comp.
- Continued tough hurricane-related displacement y/y comps for the Southeast and select-service. Select-service hotels were also relatively more impacted by the government shutdown.
  - Tampa RevPAR: -24.1% y/y
  - Midscale RevPAR: -1.8% y/y
  - Economy RevPAR: -6.1% y/y

Major RevPAR statistics presented below:

- Luxury RevPAR: +18.0% y/y
- Upper Upscale RevPAR: +12.4% y/y
- Upscale RevPAR: +6.0% y/y
- Upper Midscale RevPAR: +1.7% y/y
- Midscale RevPAR: -1.8% y/y
- Economy RevPAR: -6.1% y/y
- Independent hotels (~ 1/3rd of the data set) RevPAR: +3.5% y/y; and
- Within Upper Upscale & Luxury class hotels:
  - Group: +24.1% y/y vs. +7.8% prior week;
  - Transient: +7.6% y/y vs. -1.2% prior week;
- Las Vegas RevPAR: -8.9% y/y
  - **As a caveat, we note that many large Strip casino hotel operators do not participate in STR's survey.**

<u>Last week's RevPAR details and sequential trends (all comparable information on new STR methodology):</u>

- **Headline RevPAR** was +6.2% y/y vs. the running 28-day average of -0.6% y/y.
- **Occupancy:** Absolute occupancy was 64.2% vs. 64.6% for the running 28-day average.
- **Absolute Group occupancy:** 25.0% last week vs. 24.0% for the running 28 days.

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Weekly RevPAR Summary

YoY % change in RevPAR

	U.S.	Luxury	Upper Upscale	Upscale	Upper Midscale	Midscale	Economy	Inde-pendent	New York	Boston	LA	Chicago	DC
8/2/2025	**0.4%**	4.0%	1.5%	-0.3%	-0.8%	-1.2%	-4.0%	0.3%	1.7%	-8.9%	0.8%	15.6%	-13.7%
8/9/2025	**-1.6%**	2.4%	-1.7%	-2.5%	-2.1%	-2.4%	-5.7%	-1.6%	-1.8%	-5.4%	-2.9%	-8.1%	-6.4%
8/16/2025	**-0.5%**	4.4%	0.1%	-1.3%	-2.0%	-2.3%	-4.3%	-0.3%	2.9%	-6.8%	-2.7%	3.9%	-3.9%
8/23/2025	**-1.3%**	-0.6%	-2.6%	-2.2%	-1.4%	-1.5%	-4.7%	-0.3%	11.5%	-2.6%	-6.3%	-19.9%	-3.8%
8/30/2025	**0.2%**	5.5%	0.4%	-0.6%	-0.5%	-1.2%	-4.1%	0.0%	10.5%	-7.6%	-2.2%	9.0%	-10.1%
9/6/2025	**-0.7%**	2.7%	0.2%	-1.5%	-1.7%	-1.4%	-4.2%	-1.1%	-4.7%	10.4%	-1.3%	2.0%	-3.2%
9/13/2025	**-1.7%**	3.1%	-1.8%	-2.7%	-2.4%	-2.2%	-4.6%	-2.3%	8.9%	5.1%	-5.8%	-1.5%	-18.3%
9/20/2025	**-1.4%**	1.7%	-0.9%	-1.9%	-1.8%	-1.8%	-3.7%	-2.5%	0.8%	-7.0%	-1.8%	12.8%	-11.6%
9/27/2025	**-6.6%**	-8.2%	-9.3%	-6.3%	-4.3%	-3.8%	-7.0%	-7.3%	6.6%	-13.2%	-21.7%	-7.4%	-16.3%
10/4/2025	**-0.4%**	5.9%	0.4%	-2.1%	-3.2%	-5.0%	-7.5%	1.9%	3.7%	-6.7%	-4.4%	19.1%	-3.4%
10/11/2025	**0.6%**	9.4%	3.8%	0.1%	-1.9%	-3.8%	-8.5%	-0.8%	13.4%	0.9%	8.5%	4.0%	-6.8%
10/18/2025	**-0.7%**	5.7%	1.5%	-2.3%	-2.6%	-3.9%	-6.9%	-1.5%	-3.1%	-1.4%	-3.6%	18.0%	5.2%
10/25/2025	**-5.3%**	-4.4%	-5.2%	-5.5%	-5.0%	-5.3%	-8.5%	-6.4%	-0.7%	-11.2%	-13.1%	-1.8%	-23.8%
11/1/2025	**-2.3%**	3.5%	2.0%	-2.4%	-5.3%	-7.8%	-9.4%	-4.0%	4.2%	13.9%	6.4%	23.9%	-6.2%
11/8/2025	**6.2%**	18.0%	12.4%	6.0%	1.7%	-1.8%	-6.1%	3.5%	25.2%	13.9%	13.8%	-6.7%	43.0%
		Multiple y/y comps and impact from government shutdown				Luxury and Upper Upscale led chain scales				Washington D.C. and New York City led top 5 markets			
1Q23	16.7%	16.0%	29.8%	20.4%	13.4%	4.8%	0.8%	12.9%	46.6%	35.0%	11.6%	26.6%	56.7%
2Q23	2.5%	-2.3%	5.1%	5.8%	3.8%	-0.4%	-3.8%	-0.6%	13.3%	11.2%	1.2%	12.1%	17.4%
3Q23	1.7%	0.1%	3.9%	3.7%	1.7%	-1.0%	-3.5%	0.2%	16.4%	8.0%	1.2%	-1.9%	11.5%
4Q23	1.3%	-0.5%	4.3%	2.7%	-0.1%	-3.0%	-5.4%	0.2%	14.6%	13.8%	0.6%	0.7%	5.7%
1Q24	0.2%	-0.3%	2.9%	0.1%	-2.1%	-4.5%	-6.9%	-0.2%	11.6%	9.7%	-4.3%	1.9%	5.3%
2Q24	2.5%	2.0%	3.8%	3.1%	2.1%	1.4%	-2.0%	0.4%	8.6%	7.9%	-3.4%	3.0%	5.5%
3Q24	0.9%	2.3%	2.3%	1.3%	0.4%	-0.4%	-2.4%	-1.1%	5.2%	6.2%	0.1%	13.4%	3.6%
4Q24	3.4%	6.8%	2.9%	3.4%	4.3%	4.3%	4.2%	-0.4%	10.7%	2.0%	0.1%	12.2%	5.8%
1Q25	2.2%	7.5%	3.7%	1.3%	1.3%	2.0%	2.7%	-1.0%	5.4%	0.9%	4.9%	6.5%	11.6%
2Q25	-0.5%	4.4%	-0.2%	-1.2%	-1.9%	-1.7%	-3.4%	-1.1%	4.6%	1.0%	3.8%	4.2%	-5.4%

YoY % change in ADR

	U.S.	Luxury	Upper Upscale	Upscale	Upper Midscale	Midscale	Economy	Inde-pendent	New York	Boston	LA	Chicago	DC
8/2/2025	**0.5%**	2.9%	1.2%	-0.6%	-0.4%	-1.2%	-2.6%	0.5%	2.5%	-5.3%	0.3%	7.9%	-6.2%
8/9/2025	**-0.6%**	1.3%	-0.3%	-1.3%	-1.1%	-1.7%	-3.6%	-0.7%	2.3%	-3.1%	-0.9%	-5.7%	-1.7%
8/16/2025	**0.4%**	2.9%	1.3%	-0.3%	-0.6%	-1.6%	-3.1%	0.4%	3.5%	-3.8%	-0.3%	-2.1%	-0.9%
8/23/2025	**-0.2%**	1.3%	-0.8%	-0.9%	-0.3%	-1.1%	-3.2%	0.7%	10.4%	-1.9%	-1.0%	-22.3%	-1.2%
8/30/2025	**1.0%**	4.5%	1.7%	0.1%	0.2%	-0.9%	-2.6%	1.1%	9.1%	-2.6%	0.4%	5.7%	-4.7%
9/6/2025	**-0.2%**	2.6%	0.2%	-1.2%	-1.0%	-1.6%	-2.7%	0.3%	2.0%	3.7%	3.6%	-0.8%	-3.1%
9/13/2025	**0.1%**	5.7%	0.8%	-0.9%	-0.9%	-1.7%	-3.0%	0.1%	6.3%	3.8%	1.2%	-2.0%	-7.4%
9/20/2025	**-0.3%**	2.7%	0.2%	-0.8%	-0.6%	-1.5%	-2.9%	-0.9%	2.5%	-3.9%	-0.2%	7.3%	-6.1%
9/27/2025	**-2.5%**	5.6%	-3.6%	-2.8%	-1.7%	-2.0%	-3.8%	-2.3%	8.0%	-7.2%	-9.4%	-6.4%	-10.2%
10/4/2025	**2.7%**	6.7%	2.7%	0.1%	0.5%	-1.3%	-3.0%	5.2%	4.0%	-2.8%	-0.9%	11.3%	-2.0%
10/11/2025	**2.6%**	5.2%	2.9%	1.5%	0.7%	-0.7%	-4.1%	2.2%	11.9%	3.6%	4.8%	3.6%	-2.0%
10/18/2025	**1.7%**	6.3%	2.7%	0.2%	-0.2%	-1.2%	-3.8%	1.7%	0.2%	0.8%	-3.6%	10.5%	11.9%
10/25/2025	**-1.7%**	-0.5%	-1.4%	-2.1%	-1.7%	-2.2%	-5.2%	-2.0%	1.9%	-4.6%	-4.5%	-0.3%	-13.9%
11/1/2025	**0.4%**	2.1%	0.8%	-0.7%	-1.8%	-3.3%	-5.1%	0.1%	5.2%	11.0%	5.5%	13.1%	-0.6%
11/8/2025	**3.6%**	7.2%	4.5%	2.3%	0.2%	-1.5%	-4.0%	2.5%	14.5%	6.4%	9.7%	-7.5%	21.9%
1Q23	10.2%	-1.9%	8.4%	11.0%	8.1%	4.7%	3.8%	9.1%	13.4%	15.6%	3.8%	11.5%	24.4%
2Q23	3.2%	-1.2%	2.5%	4.3%	3.5%	1.6%	0.9%	2.1%	9.6%	5.8%	2.5%	8.5%	11.6%
3Q23	2.2%	-1.4%	1.3%	2.2%	2.2%	0.3%	0.0%	2.1%	9.8%	3.8%	0.2%	-2.1%	6.2%
4Q23	2.9%	-2.3%	2.7%	2.5%	1.8%	-0.3%	-1.3%	3.7%	9.6%	7.0%	0.0%	0.7%	3.5%
1Q24	2.2%	-2.4%	1.9%	1.1%	0.6%	-1.0%	-3.0%	3.1%	6.7%	3.3%	-2.2%	0.4%	2.8%
2Q24	1.6%	-2.2%	1.5%	1.6%	1.3%	0.7%	-1.4%	0.7%	4.6%	3.6%	-3.1%	0.3%	3.6%
3Q24	1.4%	0.1%	1.8%	1.3%	0.8%	0.7%	-0.8%	0.2%	3.6%	5.7%	-1.6%	10.1%	3.2%
4Q24	1.9%	4.5%	1.8%	1.8%	2.4%	2.7%	2.1%	-0.7%	7.7%	1.3%	-0.8%	6.7%	3.7%
1Q25	1.9%	5.8%	2.4%	1.2%	1.3%	2.1%	1.8%	-0.7%	4.7%	1.1%	0.7%	4.8%	11.1%
2Q25	1.0%	5.3%	0.9%	0.1%	-0.1%	-0.8%	-1.3%	0.6%	4.5%	2.1%	2.5%	2.1%	-2.1%

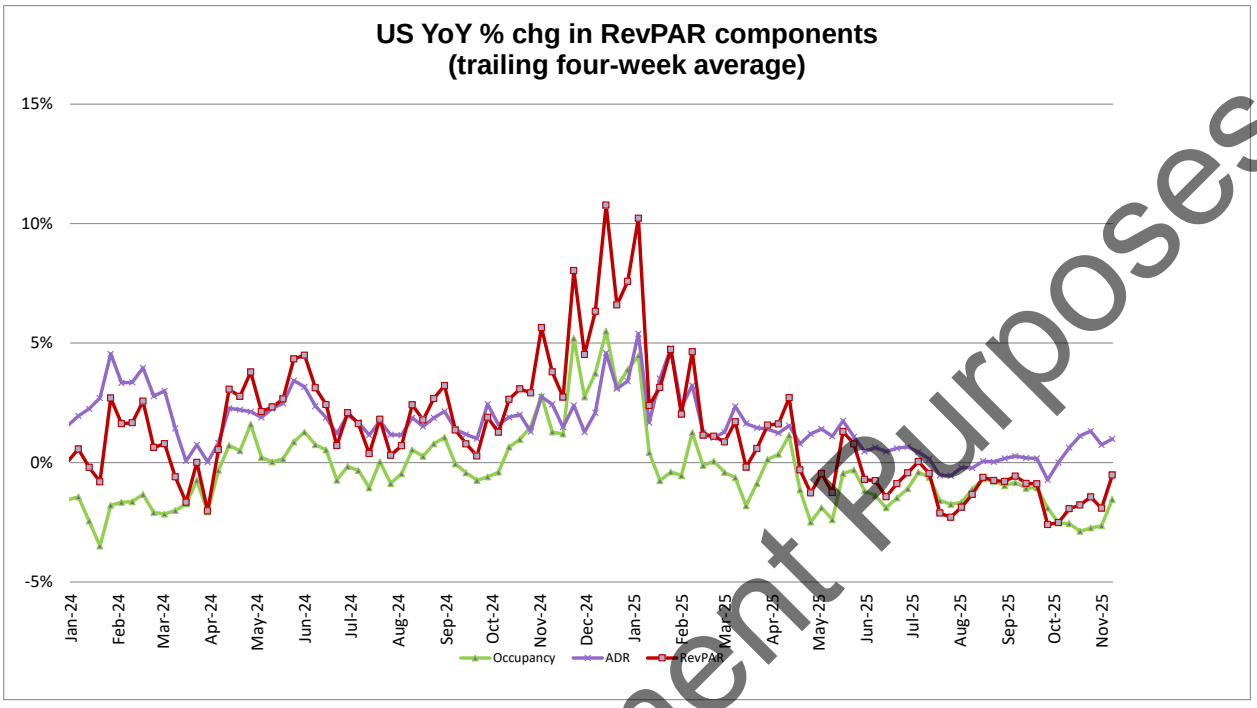
YoY % change in Occupancy

	U.S.	Luxury	Upper Upscale	Upscale	Upper Midscale	Midscale	Economy	Inde-pendent	New York	Boston	LA	Chicago	DC
8/2/2025	**-0.1%**	1.1%	0.3%	0.4%	-0.3%	0.0%	-1.4%	-0.2%	-0.8%	-3.8%	0.5%	7.1%	-8.8%
8/9/2025	**-1.0%**	1.1%	-1.4%	-1.2%	-1.0%	-0.7%	-2.1%	-0.9%	-4.0%	-2.3%	-2.1%	-2.6%	-4.8%
8/16/2025	**-0.9%**	1.4%	-1.2%	-1.0%	-1.3%	-0.7%	-1.2%	-0.6%	-0.7%	-3.1%	-2.4%	6.1%	-3.0%
8/23/2025	**-1.1%**	2.0%	-1.8%	-1.3%	-1.1%	-0.4%	-1.5%	-1.0%	1.0%	-0.6%	-5.4%	3.1%	-2.6%
8/30/2025	**-0.8%**	1.0%	-1.2%	-0.7%	-0.7%	-0.3%	-1.5%	-1.0%	1.3%	-5.1%	-2.6%	3.1%	-5.7%
9/6/2025	**-0.5%**	0.1%	0.1%	-0.4%	-0.7%	0.2%	-1.5%	-0.8%	-2.7%	6.5%	-4.7%	2.8%	-0.1%
9/13/2025	**-1.8%**	-2.5%	-2.5%	-1.8%	-1.5%	-0.6%	-1.7%	-2.4%	2.4%	1.3%	-7.0%	0.5%	-11.7%
9/20/2025	**-1.1%**	-1.0%	-1.1%	-1.2%	-1.2%	-0.3%	-0.8%	-1.7%	-1.7%	-3.2%	-1.6%	5.1%	-5.8%
9/27/2025	**-4.2%**	-13.0%	-5.9%	-3.7%	-2.7%	-1.9%	-3.6%	-5.1%	-1.3%	-6.5%	-13.6%	-1.0%	-6.9%
10/4/2025	**-3.0%**	-0.7%	-2.2%	-2.2%	-3.6%	-3.7%	-4.6%	-3.1%	-0.2%	-3.9%	-3.4%	6.9%	-1.4%
10/11/2025	**-1.9%**	4.0%	0.8%	-1.3%	-2.6%	-3.1%	-4.5%	-2.9%	1.4%	-2.5%	3.6%	0.4%	-4.9%
10/18/2025	**-2.4%**	-0.6%	-1.1%	-2.5%	-2.3%	-2.8%	-3.2%	-3.2%	-3.3%	-2.3%	-0.1%	6.8%	-6.0%
10/25/2025	**-3.6%**	-3.9%	-3.8%	-3.5%	-3.3%	-3.1%	-3.6%	-4.5%	-2.6%	-6.9%	-9.1%	-1.6%	-11.4%
11/1/2025	**-2.6%**	1.3%	1.2%	-1.7%	-3.5%	-4.7%	-4.5%	-4.1%	-0.9%	2.6%	0.8%	9.6%	-5.6%
11/8/2025	**2.5%**	10.1%	7.5%	3.7%	1.5%	-0.3%	-2.2%	1.0%	9.3%	7.1%	3.6%	0.9%	17.3%
1Q23	5.9%	18.3%	19.8%	8.5%	4.9%	0.1%	-2.9%	3.5%	29.3%	16.8%	7.5%	13.6%	25.9%
2Q23	-0.7%	-1.0%	2.6%	1.4%	0.3%	-2.0%	-4.6%	-2.7%	3.3%	5.1%	-1.3%	3.3%	5.1%
3Q23	-0.5%	1.5%	2.6%	1.4%	-0.5%	-1.3%	-3.5%	-1.8%	6.0%	4.1%	1.1%	0.3%	5.0%
4Q23	-1.6%	1.8%	1.5%	0.2%	-1.8%	-2.7%	-4.2%	-3.3%	4.5%	6.4%	0.5%	0.1%	2.1%
1Q24	-2.0%	2.1%	0.9%	-0.9%	-2.7%	-3.6%	-4.0%	-3.2%	4.6%	6.2%	-2.1%	1.5%	2.4%
2Q24	0.9%	4.3%	2.3%	1.5%	0.7%	0.7%	-0.6%	-0.3%	3.8%	4.1%	-0.4%	2.7%	1.8%
3Q24	-0.5%	2.2%	0.4%	0.1%	-0.4%	-1.1%	-1.6%	-1.2%	1.5%	0.5%	1.8%	3.0%	0.4%
4Q24	1.5%	2.3%	1.1%	1.5%	1.9%	1.5%	2.2%	0.5%	2.9%	0.6%	0.8%	5.1%	1.9%
1Q25	0.4%	1.6%	1.3%	0.1%	0.0%	-0.1%	0.9%	-0.3%	0.7%	-0.2%	4.2%	1.6%	0.4%
2Q25	-1.4%	-0.9%	-1.0%	-1.3%	-1.9%	-0.9%	-2.1%	-1.7%	0.1%	-1.1%	1.3%	2.0%	-3.4%

Source: STR data, Truist Securities research

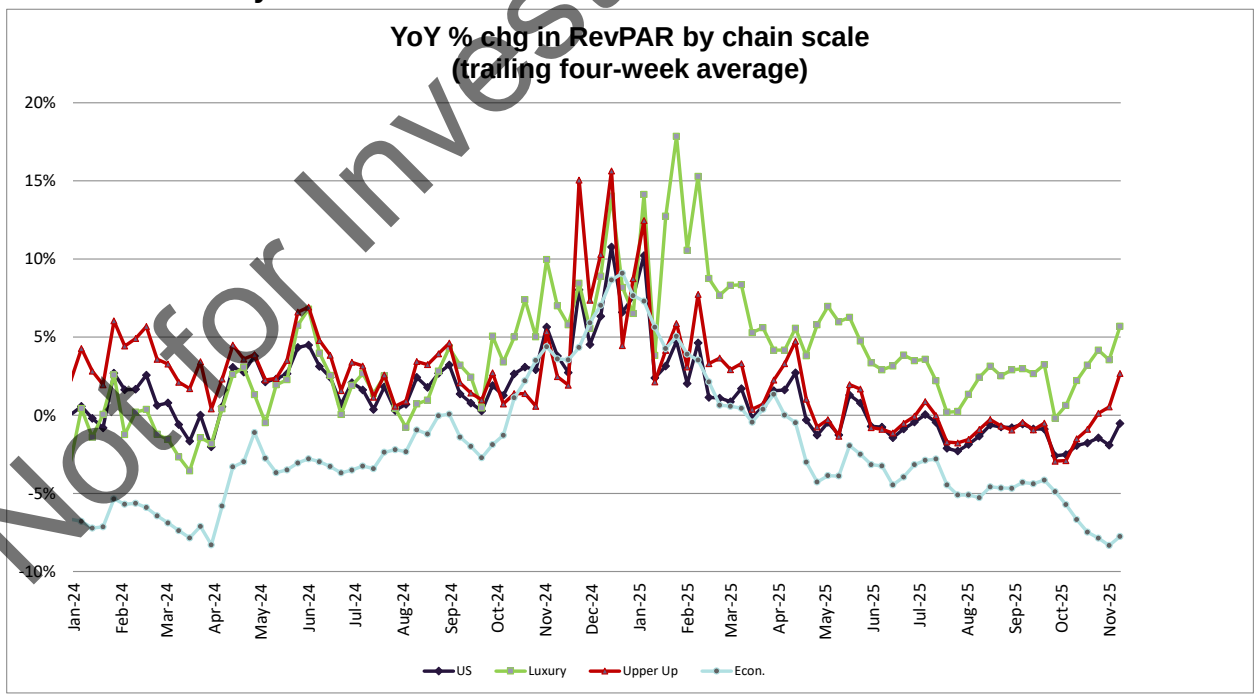
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RevPAR Component Trends



Source: STR data, Truist Securities research

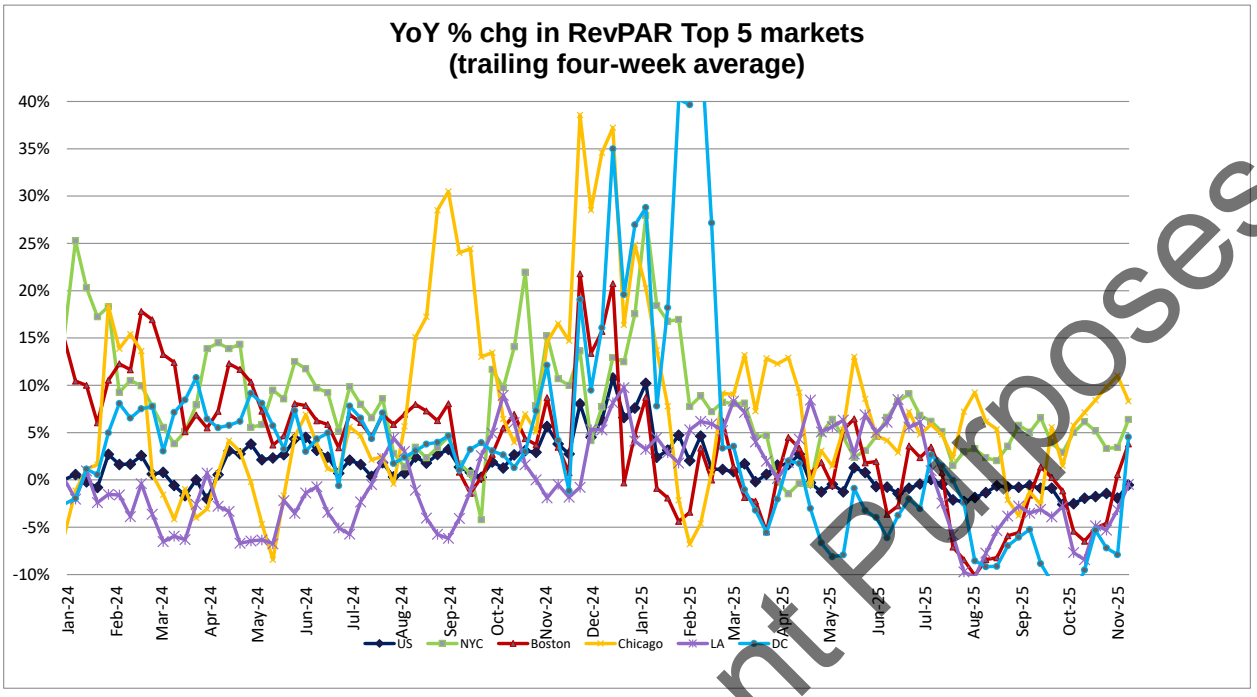
RevPAR Trends by Chain Scale



Source: STR data, Truist Securities research

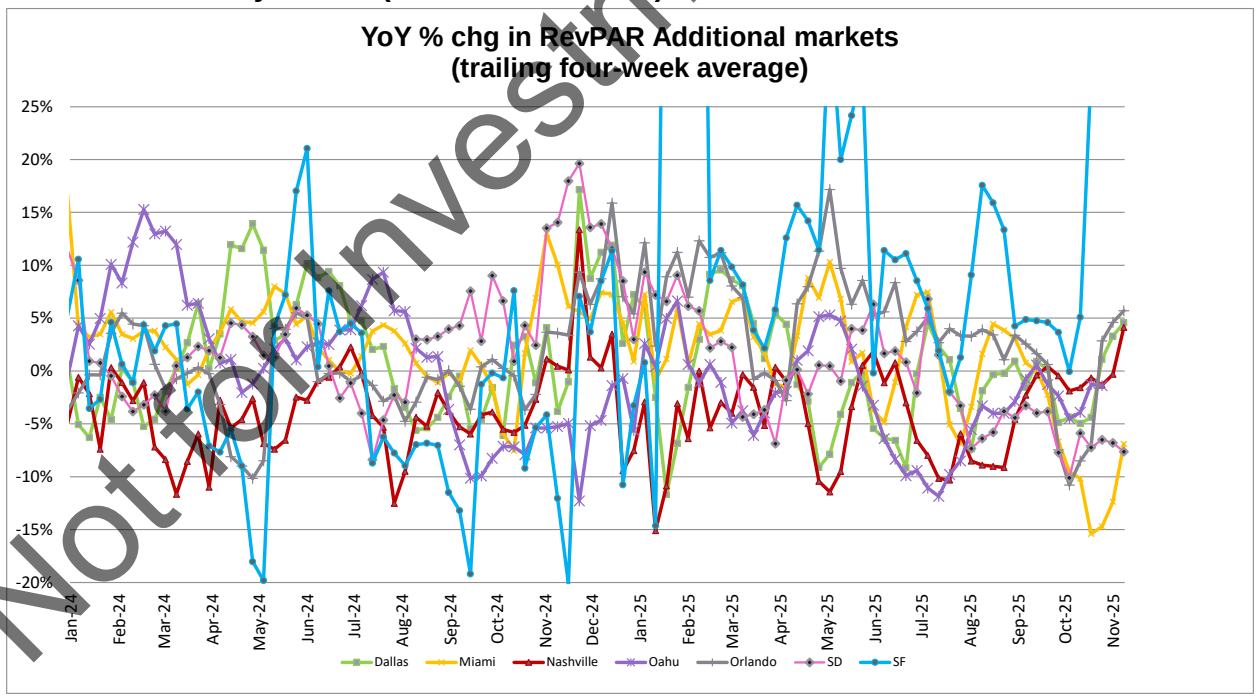
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RevPAR Trends by Market (Top 5 markets)



Source: STR data, Truist Securities research

RevPAR Trends by Market (Additional markets)



Source: STR data, Truist Securities research

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