

# HOSPITALITY MARKET REPORT – DECEMBER 2025

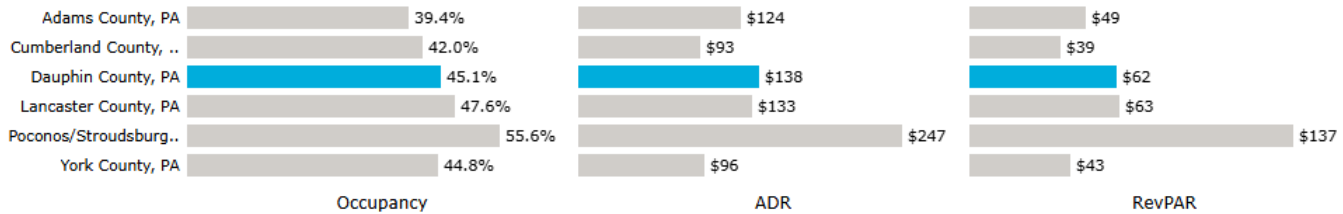
THIS DOCUMENT INCLUDES SEVERAL REPORTS DERIVED FROM CoSTAR™ DATA

## Hershey Harrisburg Region Overview

Period	OCCUPANCY			ADR			RevPAR		
	2024	2025	% + OR -	2024	2025	% + OR -	2024	2025	% + OR -
Jan	41.28%	45.30%	9.74%	\$113.93	\$112.71	-1.07%	\$47.03	\$51.06	8.57%
Feb	54.41%	52.71%	-3.12%	\$123.22	\$122.34	-0.71%	\$67.05	\$64.48	-3.83%
Mar	55.52%	54.82%	-1.26%	\$129.56	\$123.70	-4.52%	\$71.93	\$67.81	-5.73%
Apr	59.90%	57.48%	-4.04%	\$131.60	\$130.51	-0.83%	\$78.83	\$75.01	-4.85%
May	61.15%	61.69%	0.88%	\$149.78	\$148.26	-1.01%	\$91.59	\$91.46	-0.14%
Jun	69.35%	69.12%	-0.33%	\$182.78	\$182.56	-0.12%	\$126.75	\$126.19	-0.44%
Jul	72.34%	70.55%	-2.47%	\$187.07	\$182.02	-2.70%	\$135.33	\$128.42	-5.11%
Aug	71.52%	72.26%	1.03%	\$188.74	\$179.67	-4.81%	\$131.42	\$129.83	-1.21%
Sep	62.74%	61.30%	-1.92%	\$145.48	\$146.68	0.98%	\$91.27	\$89.88	-1.01%
Oct	66.33%	63.70%	-3.97%	\$152.10	\$153.00	0.59%	\$100.89	\$98.00	-2.86%
Nov	52.22%	49.30%	-5.37%	\$135.60	\$135.39	-1.57%	\$70.81	\$66.72	-6.88%
Dec	45.40%	45.10%	-0.07%	\$138.88	\$137.85	-0.07%	\$63.08	\$62.16	-1.4%

## Hershey Harrisburg Region Occupancy, ADR, RevPAR Monthly – Comparisons to Comp Set

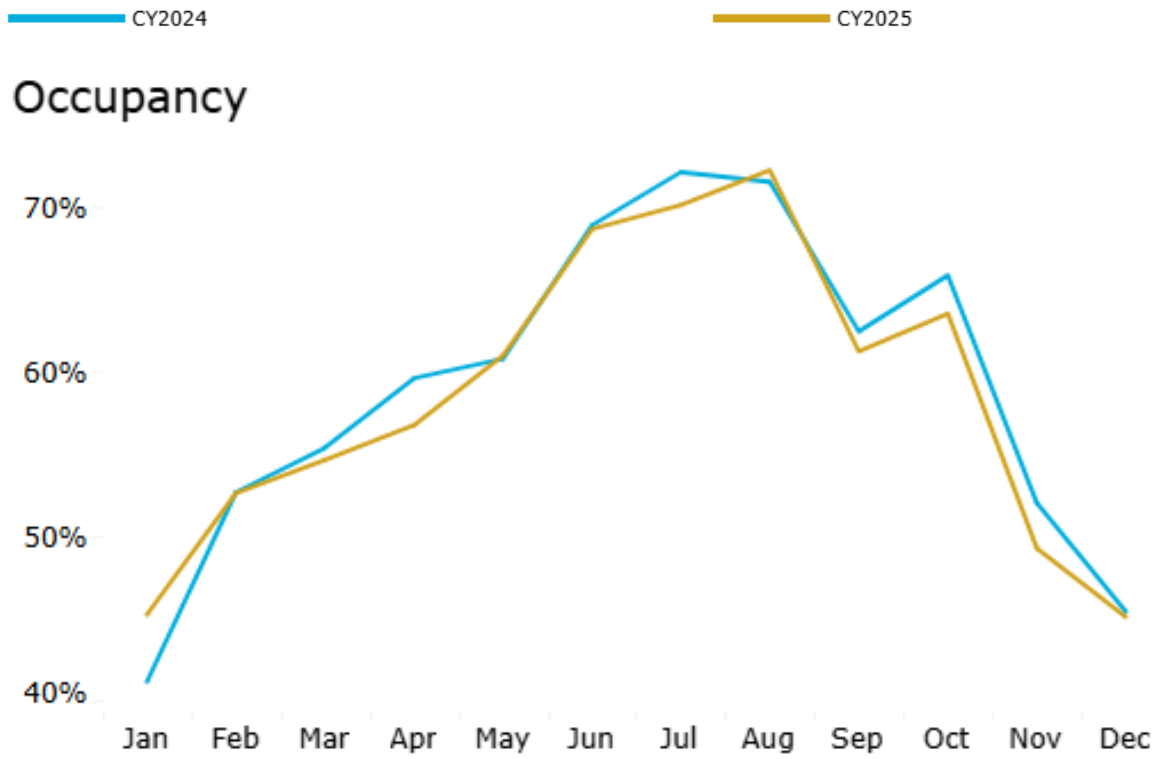
### December 2025, Comp. Markets Hotel KPIs



### January 2026, Comp. Markets Hotel Performance vs. Previous Year

	Occ	YOY	ADR	YOY	RevPAR	YOY	Total Supply	YOY	Demand	YOY	Revenue	YOY
Adams County, PA	35.3%	+2.6%	\$102	-2.0%	\$36	+0.6%	69.8K	-3.6%	24.6K	-1.1%	\$2.5M	-3.0%
Cumberland County..	38.2%	-4.5%	\$91	+1.5%	\$35	-3.0%	151.2K	+2.4%	57.7K	-2.2%	\$5.2M	-0.7%
Dauphin County, PA	41.5%	-8.3%	\$115	+0.6%	\$48	-7.8%	288.8K	+1.6%	119.8K	-6.8%	\$13.7M	-6.3%
Lancaster County, PA	40.0%	-1.6%	\$129	+1.0%	\$52	-0.6%	255.8K	+1.2%	102.3K	-0.4%	\$13.2M	+0.6%
Poconos/Stroudsburg..	56.1%	+5.8%	\$239	+11.2%	\$134	+17.6%	247.8K	+6.4%	139.0K	+12.6%	\$33.2M	+25.2%
York County, PA	44.8%	-1.3%	\$96	+5.4%	\$43	+4.0%	127.7K	-1.7%	57.2K	-3.0%	\$5.5M	+2.3%

## Dauphin County Occupancy – Year over Year



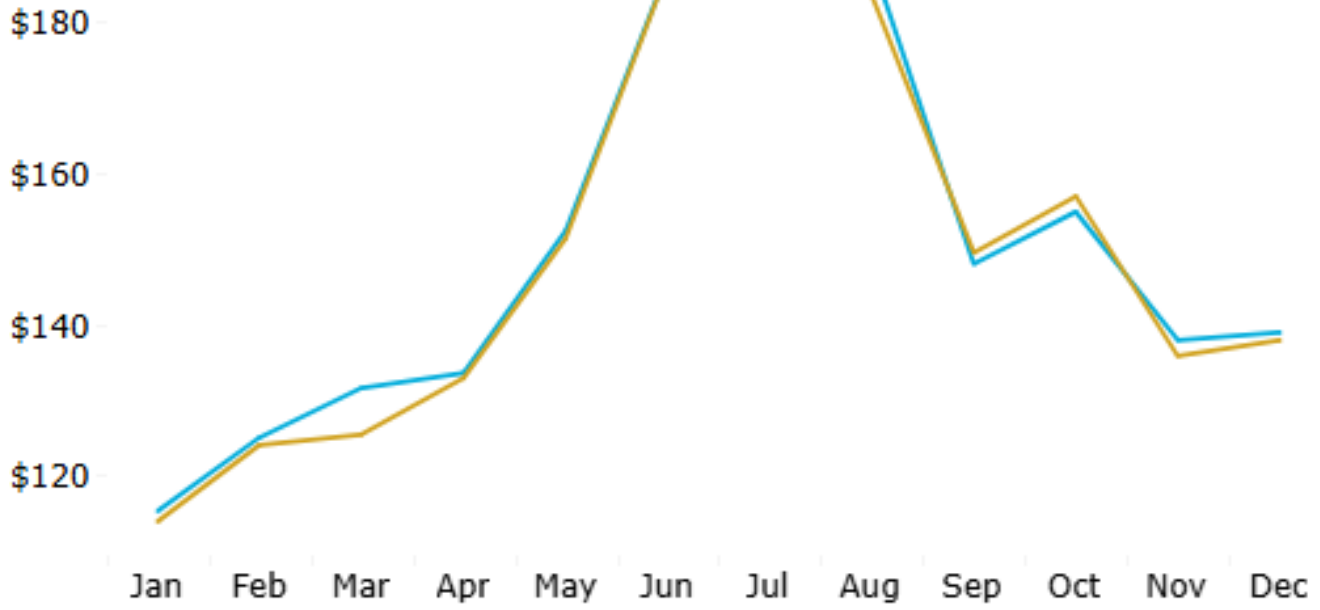
NEXT >>

## Dauphin County ADR Monthly – Year over Year

CY2024

CY2025

### ADR



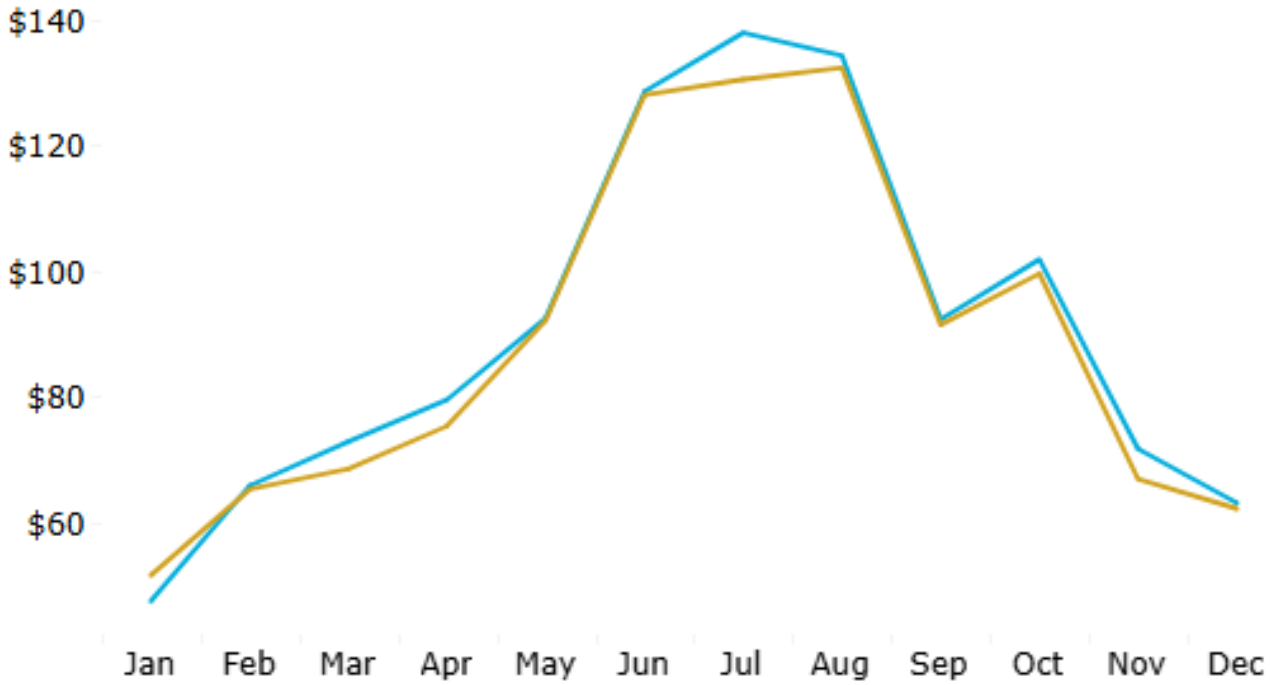
NEXT >>

# Dauphin County RevPAR Monthly – Year over Year

CY2024

CY2025

## RevPAR



###END DECEMBER 2025