

# HOSPITALITY MARKET REPORT – FEBRUARY 2026

THIS DOCUMENT INCLUDES SEVERAL REPORTS DERIVED FROM CoSTAR™ DATA  
AND FORMATTED BY SYMPHONY

## Hotel Performance Summary

Dauphin County, PA, February 2026

	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
	54.1%	\$127.06	\$68.71	260.9K	141.1K	\$17.9M
Change vs. Previous Year	+2.8%	+2.4%	+5.4%	+0.7%	+3.6%	+6.1%
Fiscal Year-to-Date	57.2%	\$153.51	\$87.74	2.3M	1.3M	\$199.8M
YTD Change vs. Previous Year	-2.1%	-0.4%	-2.5%	+2.8%	+0.6%	+0.3%

## February Performance by Year

	Occupancy	ADR	RevPAR
Feb 2021	31.4%	\$83	\$26
Feb 2022	50.0%	\$115	\$57
Feb 2023	50.2%	\$121	\$61
Feb 2024	52.6%	\$125	\$66
Feb 2025	52.6%	\$124	\$65
Feb 2026	54.1%	\$127	\$69

## Last Six Months Performance

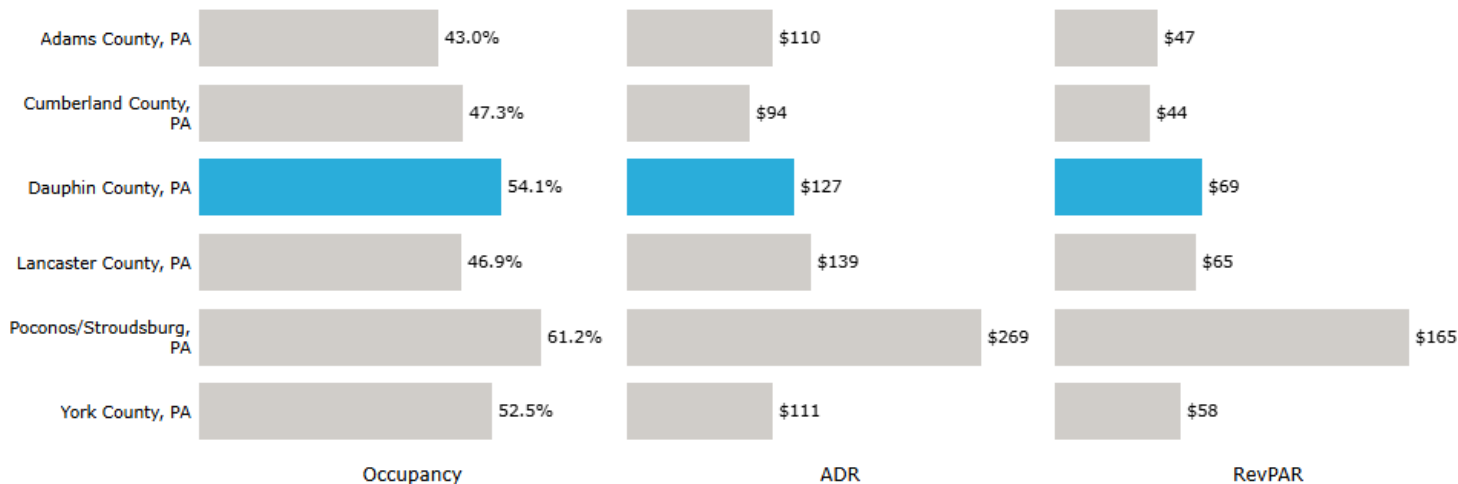
	Occupancy	ADR	RevPAR
Sep 2025	61.2%	\$149	\$91
Oct 2025	63.5%	\$157	\$100
Nov 2025	49.2%	\$136	\$67
Dec 2025	45.1%	\$138	\$62
Jan 2026	41.5%	\$115	\$48
Feb 2026	54.1%	\$127	\$69

## Hershey Harrisburg Region Overview

Period	OCCUPANCY			ADR			RevPAR		
	2025	2026	% + OR -	2025	2026	% + OR -	2025	2026	% + OR -
Jan	45.20%	41.50%	-8.3%	\$113.93	\$114.60	0.6%	\$51.52	\$47.51	-7.8%
Feb	52.60%	54.10%	2.8%	\$124.00	\$127.00	2.4%	\$65.00	\$69.00	5.4%
Mar									
Apr									
May									
Jun									
Jul									
Aug									
Sep									
Oct									
Nov									
Dec									

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

### February 2026, Comp. Markets Hotel KPIs



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

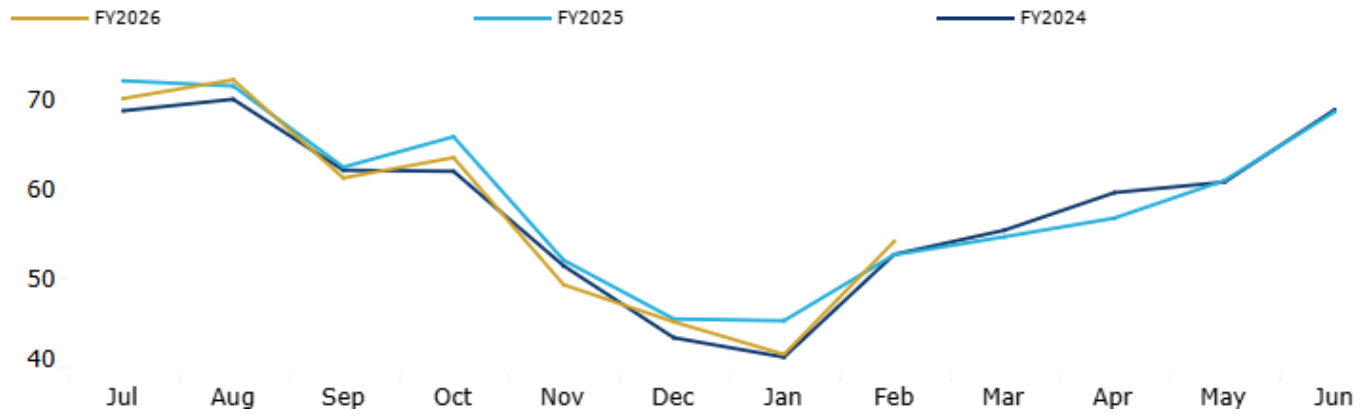
	Occ	YOY	ADR	YOY	RevPAR	YOY	Total Supply	YOY	Demand	YOY	Revenue	YOY
Adams County, PA	43.0%	+6.4%	\$110	+2.7%	\$47	+9.3%	63.1K	-3.6%	27.1K	+2.6%	\$3.0M	+5.4%
Cumberland County, PA	47.3%	-0.2%	\$94	+1.0%	\$44	+0.8%	136.5K	+2.4%	64.6K	+2.2%	\$6.0M	+3.2%
Dauphin County, PA	54.1%	+2.8%	\$127	+2.4%	\$69	+5.4%	260.9K	+0.7%	141.1K	+3.6%	\$17.9M	+6.1%
Lancaster County, PA	46.9%	+3.1%	\$139	+3.8%	\$65	+7.1%	228.0K	-0.7%	106.9K	+2.4%	\$14.9M	+6.3%
Poconos/Stroudsburg, PA	61.2%	+3.8%	\$269	+7.3%	\$165	+11.3%	223.8K	+6.4%	137.0K	+10.4%	\$36.9M	+18.4%
York County, PA	52.5%	+3.3%	\$111	+7.4%	\$58	+11.0%	115.3K	-1.7%	60.5K	+1.6%	\$6.7M	+9.2%

Dauphin County Occupancy, ADR, RevPAR – Year over Year (Fiscal)

Occupancy YOY Comparison

Occupancy

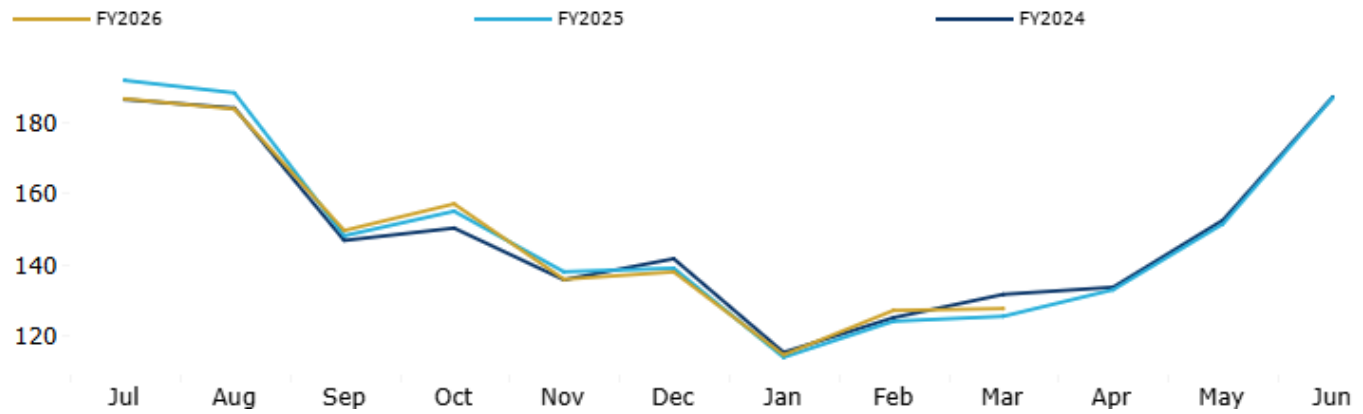
Years:



ADR YOY Comparison

ADR

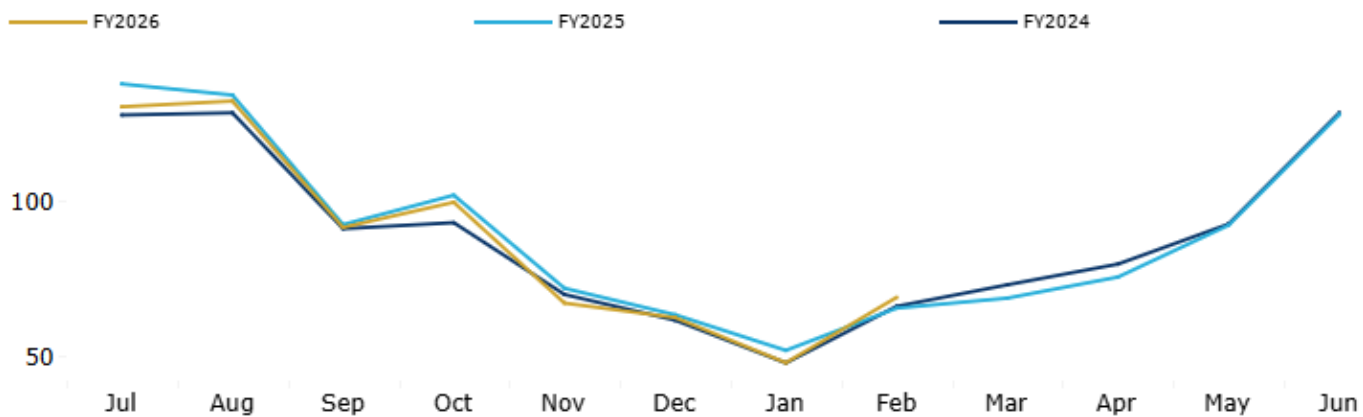
Years:



RevPAR YOY Comparison

RevPAR

Years:



###END FEBRUARY 2026