

HOSPITALITY MARKET REPORT – MAY 2025

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7/2/2025

Overview

Harrisburg Hospitality

12 Mo Occupancy

56.2%

12 Mo ADR

\$133.13

12 Mo RevPAR

\$74.88

12 Mo Supply

5.7M

12 Mo Demand

3.2M

The Harrisburg market comprises 190 hotel properties, which contain around 16,000 total rooms. Among the subtypes, there are 1,900 Luxury & Upper Upscale rooms, 8,200 Upscale & Upper Midscale rooms, and 5,700 Midscale & Economy rooms in Harrisburg.

As of May, Harrisburg 12-month occupancy is 56.2%, 12-month ADR is \$133, and 12-month RevPAR is \$75. Year over year, 12-month occupancy in Harrisburg has changed by 0.6%, 12-month ADR has changed 0.1%,

and 12-month RevPAR has changed by 0.7%.

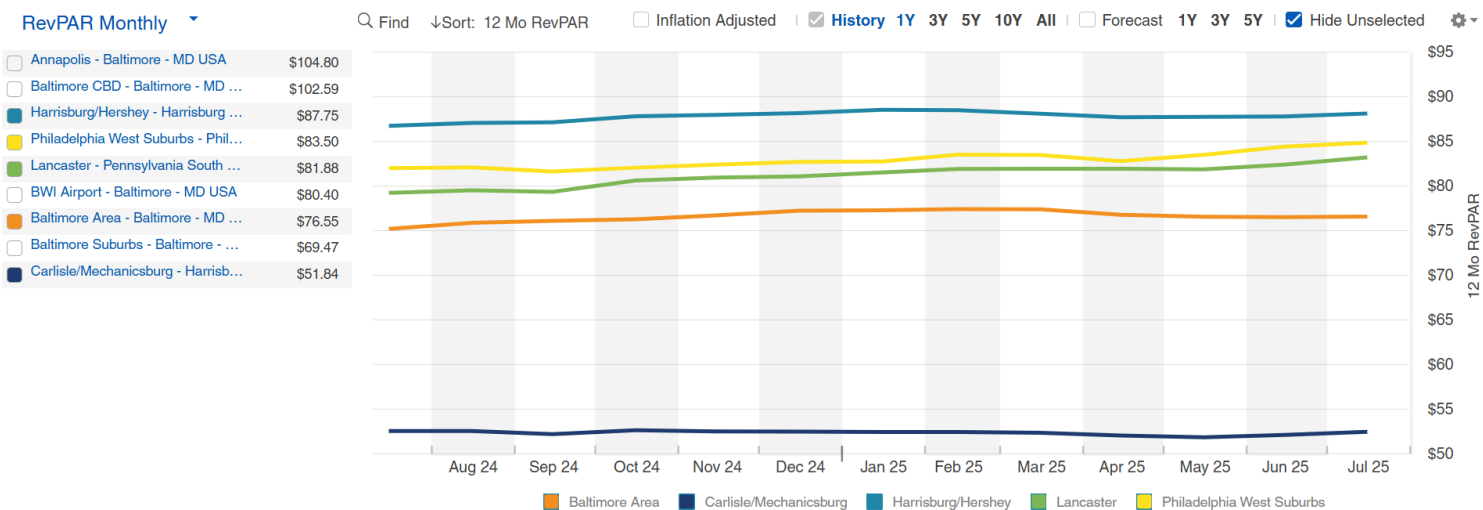
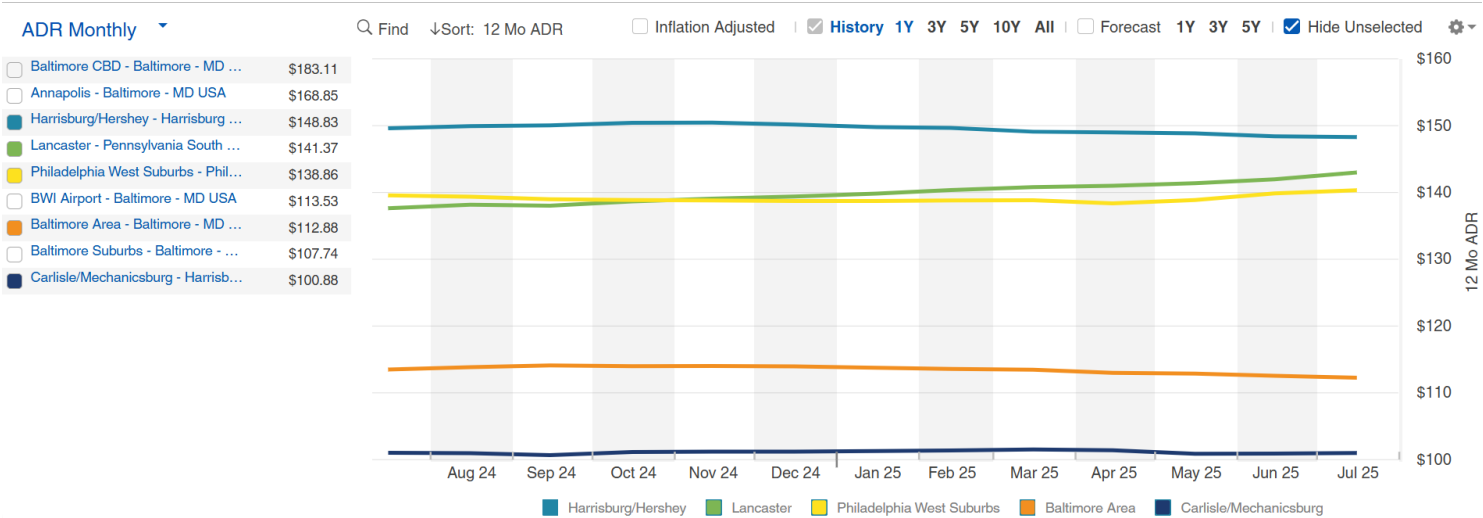
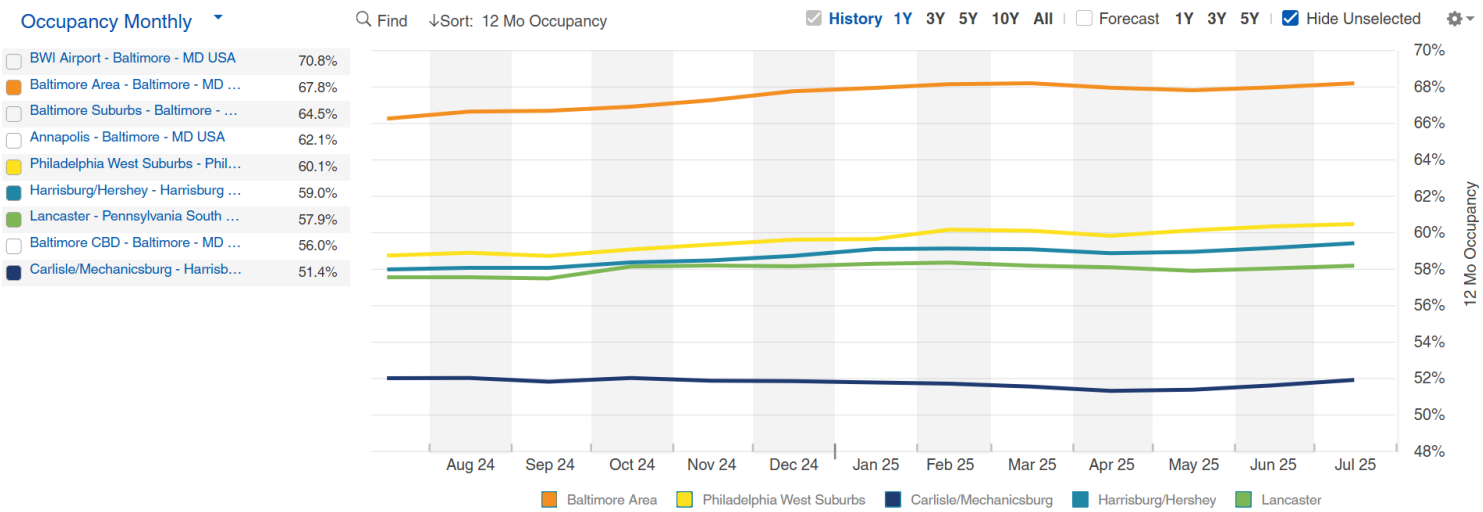
Approximately 500 rooms are under construction in Harrisburg, accounting for 3.2% of the market's inventory. Over the past 12 months, roughly 370 rooms have opened across 4 buildings. Over the past three years, the hotel stock in Harrisburg has changed by 300 rooms. In comparison, national hotel inventory has changed by 130,000 rooms or 1.5% of inventory, over the past three years.

Hershey Harrisburg Region Overview

Period	Occupancy	ADR	RevPAR
May 2025	59.23%	\$150.52	\$89.15
May 2024	58.30%	\$149.53	\$87.17
May 2023	57.86%	\$147.28	\$85.22
May 2022	56.12%	\$135.72	\$76.17
May 2021	36.09%	\$100.95	\$36.43

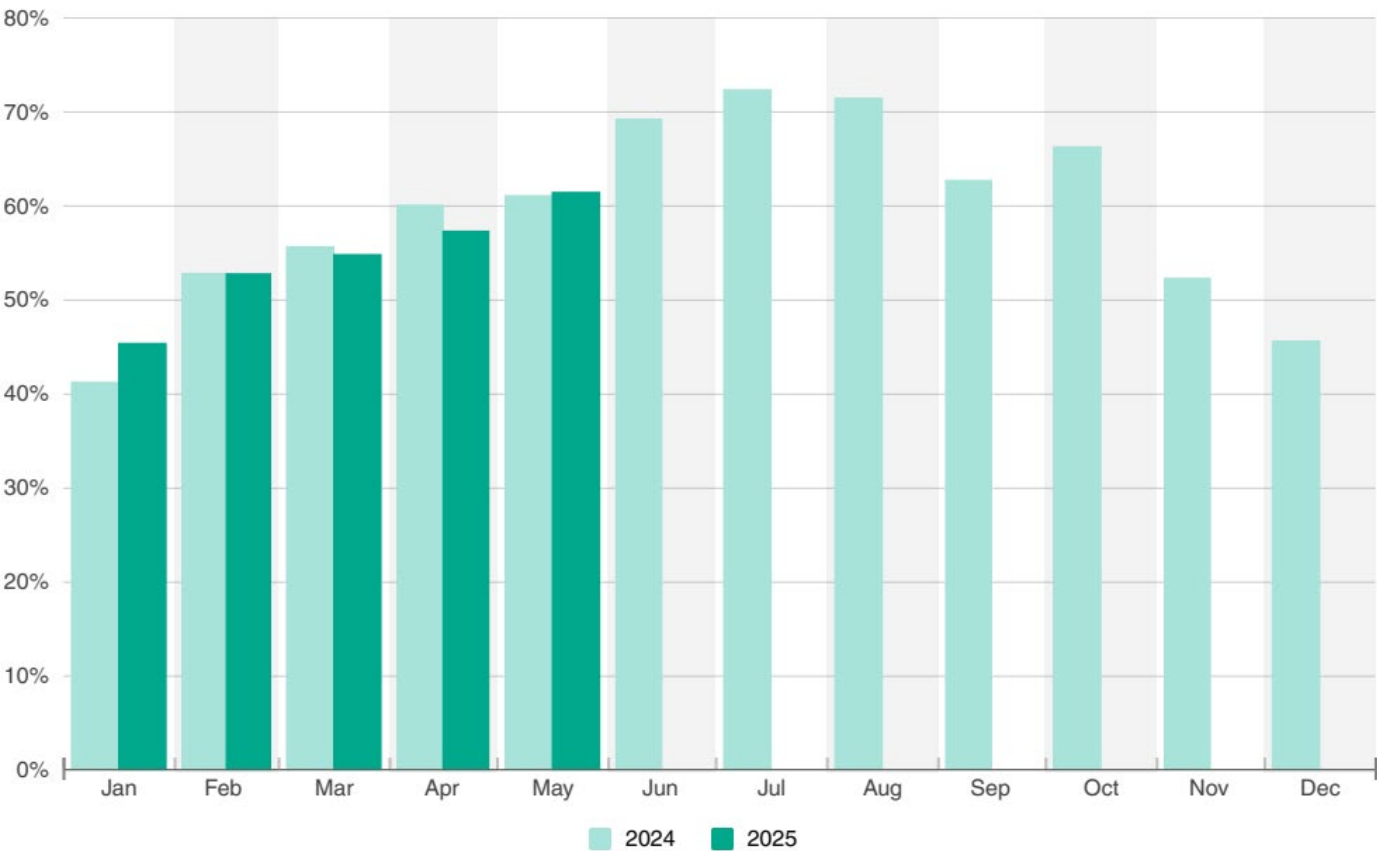
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Hershey Harrisburg Region Occupancy, ADR, RevPAR Monthly – Comparisons to Comp Set



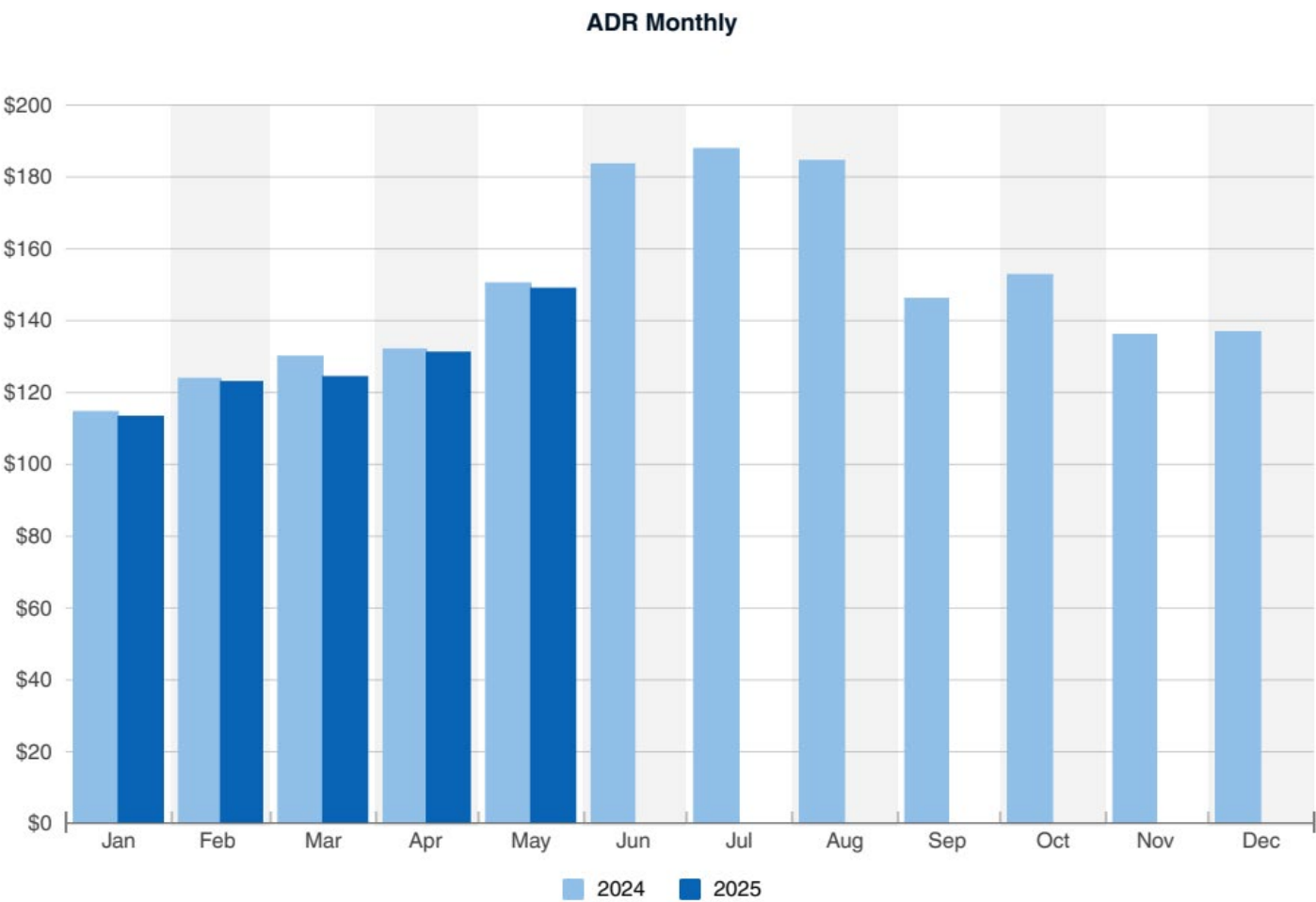
Dauphin County Occupancy – Year over Year

Occupancy Monthly



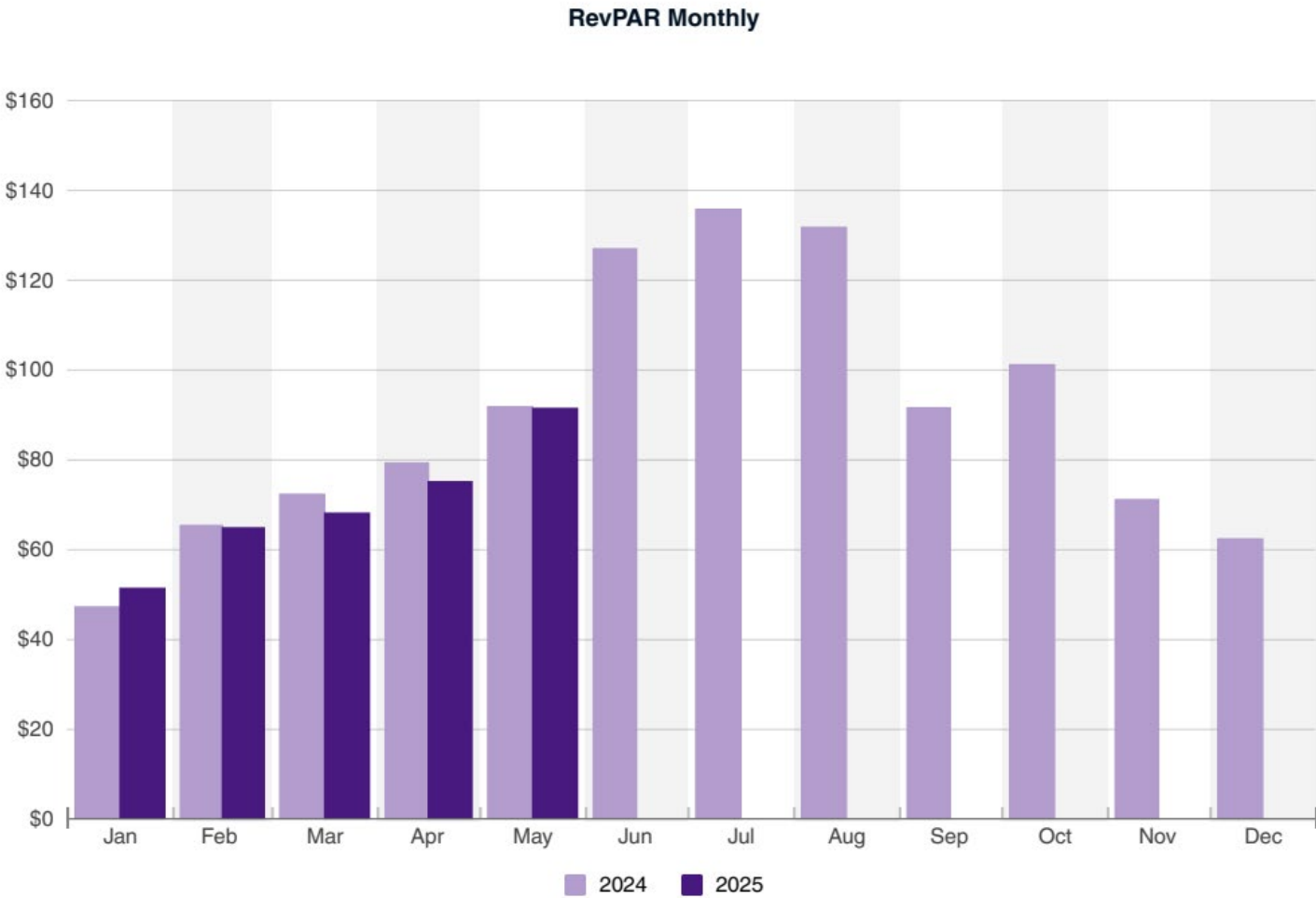
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Dauphin County ADR Monthly – Year over Year



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Dauphin County RevvPAR Monthly – Year over Year



##END MAY 2025