

HOSPITALITY MARKET REPORT – OCTOBER 2025

THIS DOCUMENT INCLUDES SEVERAL REPORTS DERIVED FROM CoSTAR™ DATA

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11/21/2025

Overview

Harrisburg/Hershey Hospitality

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
58.8%	\$149	\$87	3.7M	2.2M

Harrisburg/Hershey comprises 110 hotel properties, which contain around 10,000 rooms. Among the subtypes, there are 2,000 Luxury & Upper Upscale rooms, 4,900 Upscale & Upper Midscale rooms, and 3,300 Midscale & Economy rooms in Harrisburg/Hershey.

As of October, Harrisburg/Hershey 12-month occupancy is 58.8%, 12-month ADR is \$149, and 12-month RevPAR is \$87. Year over year, 12-month occupancy in

Harrisburg/Hershey has changed by 0.6%, 12-month ADR has changed -1.3%, and 12-month RevPAR has changed by -0.7%.

Approximately 390 rooms are under construction in Harrisburg/Hershey, accounting for 3.8% of its existing inventory. Over the past 12 months, roughly 180 rooms have opened across 2 buildings.

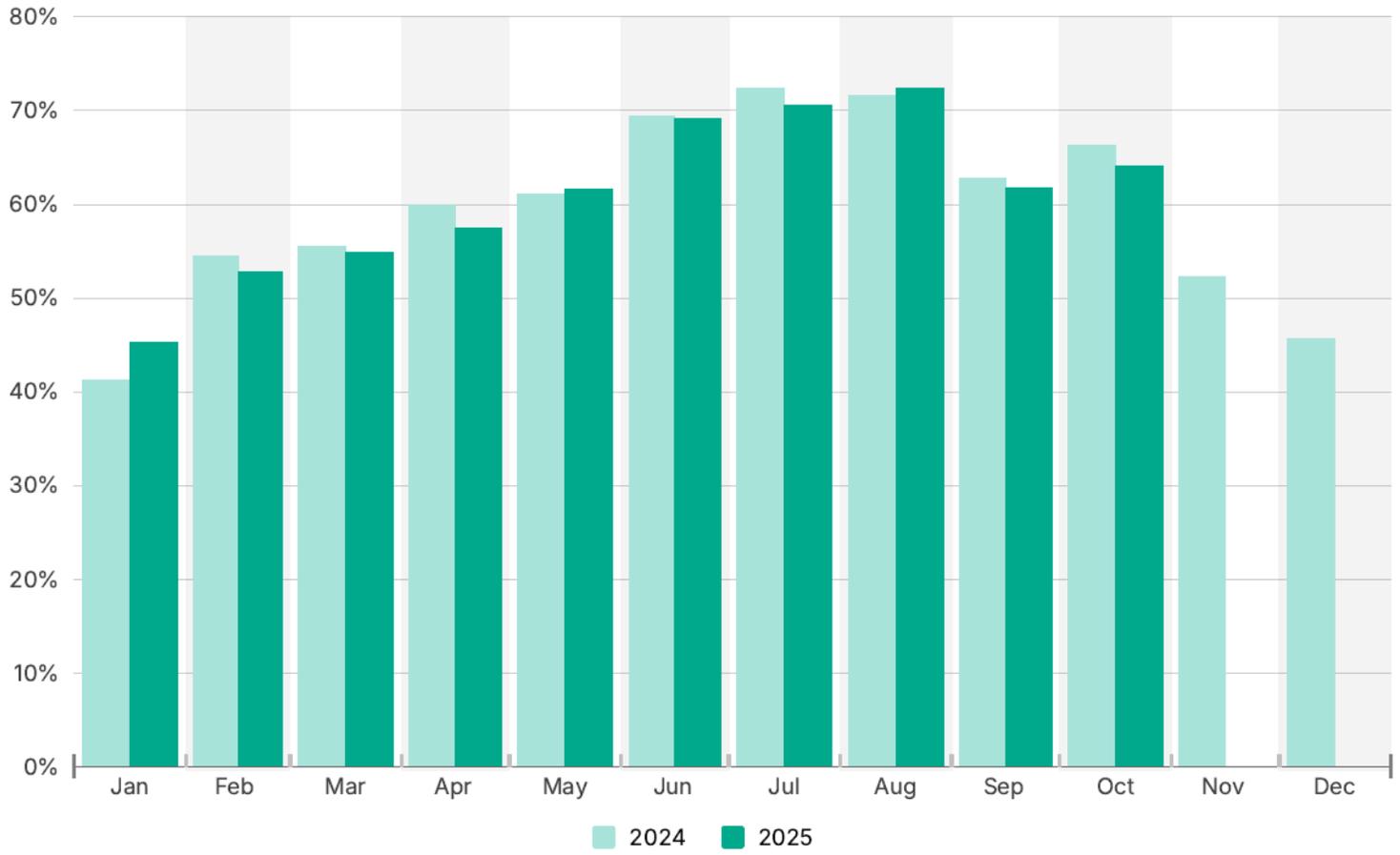
Hershey Harrisburg Region Overview

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%			\$135.60			\$70.81		
Dec	45.70%			\$136.09			\$62.16		

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Dauphin County Occupancy – Year over Year

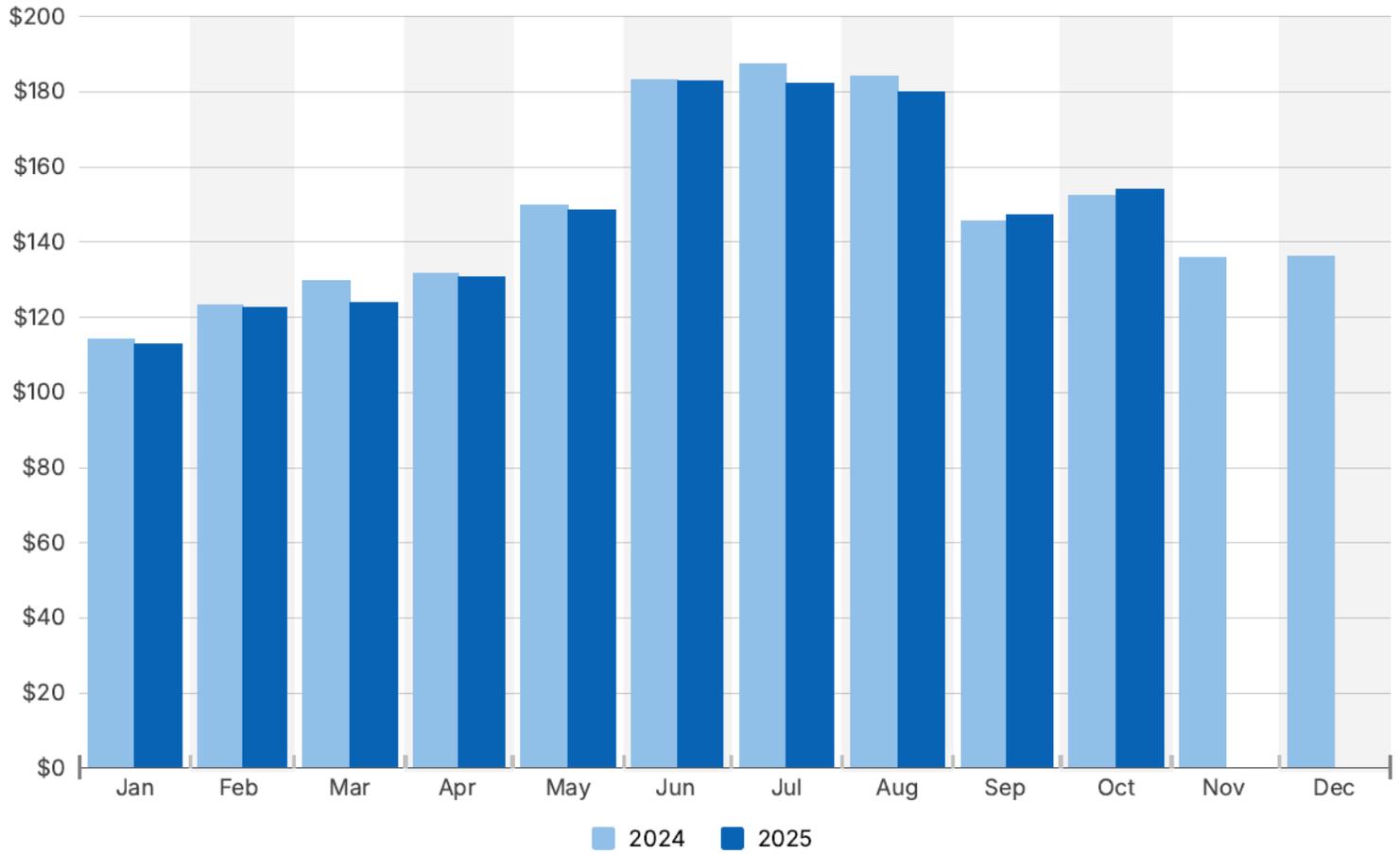
Occupancy Monthly



NEXT >>

Dauphin County ADR Monthly – Year over Year

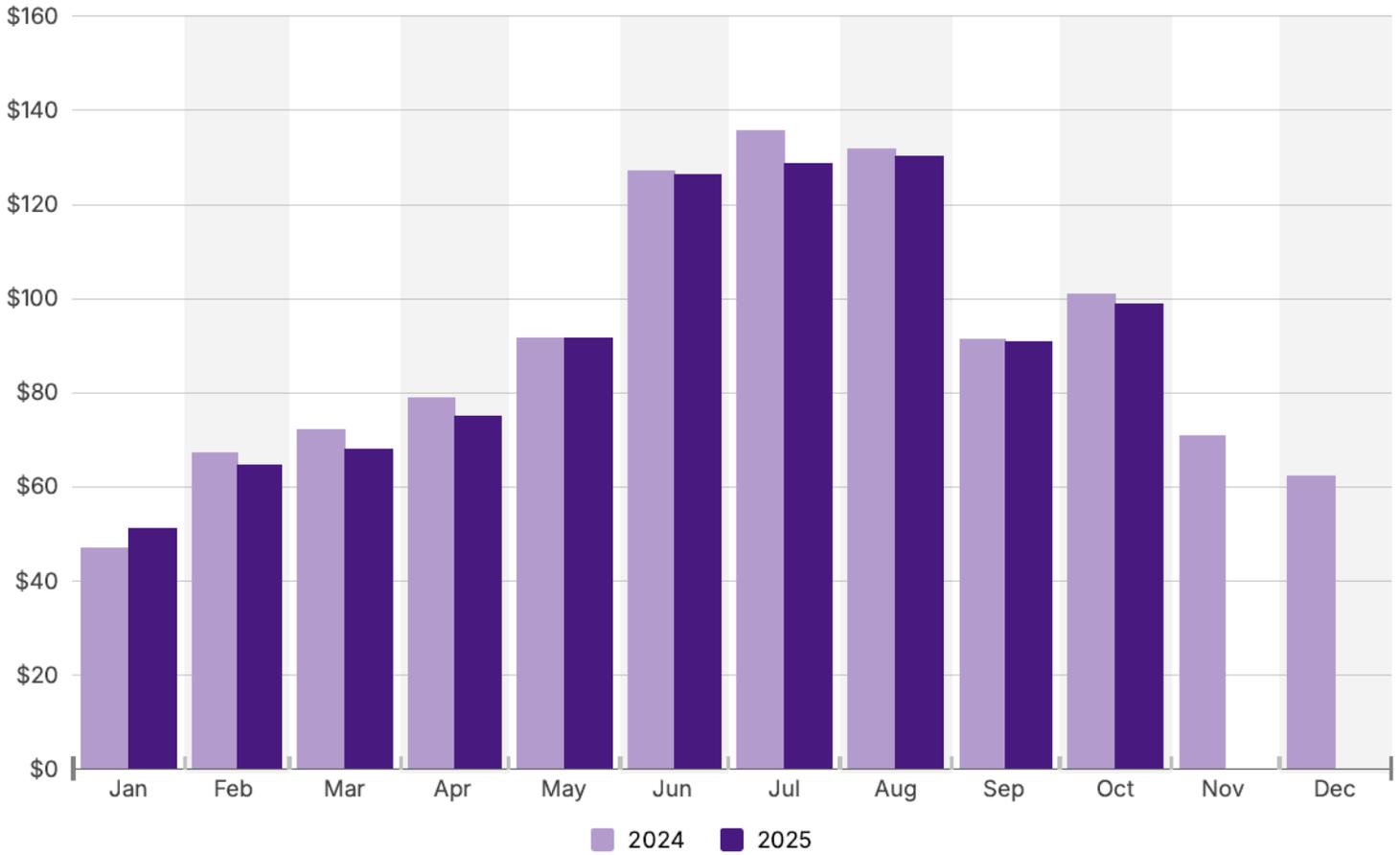
ADR Monthly



NEXT >>

Dauphin County RevPAR Monthly – Year over Year

RevPAR Monthly



###END OCTOBER 2025