HOSPITALITY MARKET REPORT

AUGUST 2026

Hotel Performance Summary

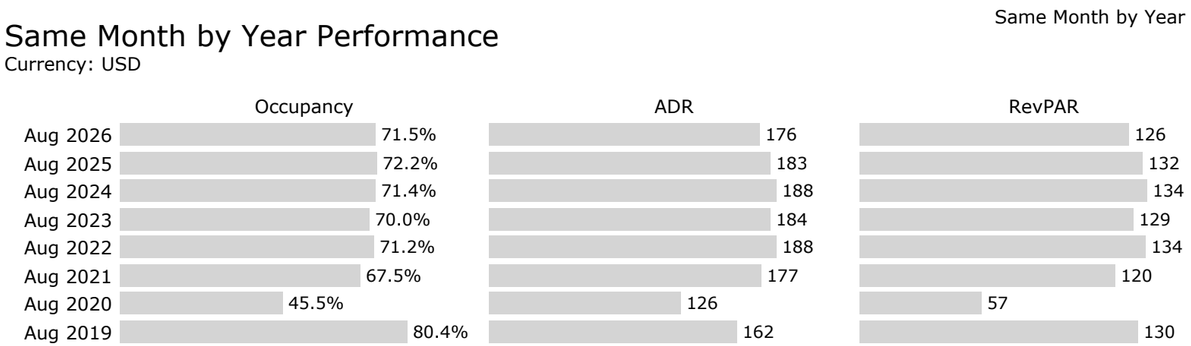
Dauphin County, PA-County | August 2026

Month	Market	Compare to	Based On	Supply	Segment	Hotel Category
August 2026	Dauphin County, PA-County	Previous Year	Calendar Year	Total	Total	Total

	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
	71.5%	176.41	126.17	300.2K	214.7K	37.9M
Change vs. Previous Year	-0.9%	-3.8%	-4.7%	+3.0%	+2.1%	-1.8%
Calendar Year-to-Date	61.3%	155.26	95.11	2.3M	1.4M	220.4M
YTD Change vs. Previous Year	+1.7%	+0.1%	+1.8%	+2.3%	+4.0%	+4.2%

Same Month by Year Performance

Currency: USD

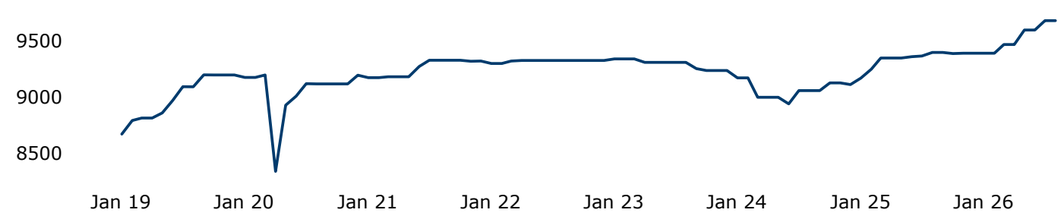


Last 12 Months Performance vs. Previous Year

	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26
Occupancy	-1.9%	-3.5%	-5.3%	-0.7%	-8.4%	+2.8%	-0.6%	+9.0%	-1.9%	+5.1%	+5.6%	-0.9%
ADR	+1.0%	+1.3%	-1.5%	-0.7%	+0.3%	+2.1%	+1.5%	+2.6%	-0.9%	-0.3%	-0.3%	-3.8%
RevPAR	-1.0%	-2.2%	-6.7%	-1.4%	-8.1%	+5.0%	+0.9%	+11.8%	-2.8%	+4.8%	+5.3%	-4.7%
Supply	+3.8%	+2.9%	+2.9%	+3.1%	+2.4%	+1.5%	+1.3%	+1.3%	+2.7%	+2.6%	+3.4%	+3.0%
Demand	+1.8%	-0.8%	-2.5%	+2.4%	-6.2%	+4.4%	+0.7%	+10.4%	+0.7%	+7.7%	+9.2%	+2.1%
Revenue	+2.8%	+0.6%	-4.0%	+1.6%	-5.8%	+6.6%	+2.2%	+13.3%	-0.2%	+7.5%	+8.9%	-1.8%

Room Count YOY Comparison

Room Count Long Term Trend



Source: CoStar

Hotel Report Generator

Dauphin County, PA-County | January 2026 - August 2026

Market	From	To	Compare to	Segment	Hotel Category
Dauphin County, PA-County	January 2026	August 2026	Previous Year	Total	Total

To view percent change please limit date range to 12 months or less

Aggregated Hotel Performance

Period: January 2026 to August 2026, Currency: USD

Occupancy	ADR	RevPAR	Supply	Demand	Revenue
61.3%	155.26	95.11	2.3M	1.4M	220.4M
+1.7%	+0.1%	+1.8%	+2.3%	+4.0%	+4.2%

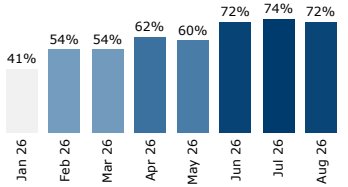
Monthly Hotel Peformance

January 2026 to August 2026 compared to Previous Year, Currency: USD

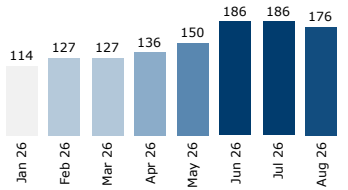
	Occupancy	% CH	ADR	% CH	RevPAR	% CH	Supply	% CH	Demand	% CH	Revenue	% CH
Jan 2026	41.4%	-8.4%	114.32	+0.3%	47.36	-8.1%	291,121	+2.4%	120,613	-6.2%	13,787,996	-5.8%
Feb 2026	54.1%	+2.8%	126.68	+2.1%	68.49	+5.0%	262,948	+1.5%	142,160	+4.4%	18,008,334	+6.6%
Mar 2026	54.3%	-0.6%	127.25	+1.5%	69.09	+0.9%	293,539	+1.3%	159,362	+0.7%	20,279,197	+2.2%
Apr 2026	61.8%	+9.0%	136.27	+2.6%	84.21	+11.8%	284,070	+1.3%	175,547	+10.4%	23,921,379	+13.3%
May 2026	59.8%	-1.9%	149.94	-0.9%	89.63	-2.8%	297,569	+2.7%	177,881	+0.7%	26,672,197	-0.2%
Jun 2026	72.0%	+5.1%	186.20	-0.3%	134.14	+4.8%	287,970	+2.6%	207,461	+7.7%	38,629,300	+7.5%
Jul 2026	74.0%	+5.6%	185.79	-0.3%	137.42	+5.3%	300,173	+3.4%	222,023	+9.2%	41,250,034	+8.9%
Aug 2026	71.5%	-0.9%	176.41	-3.8%	126.17	-4.7%	300,173	+3.0%	214,680	+2.1%	37,872,065	-1.8%

Source: CoStar

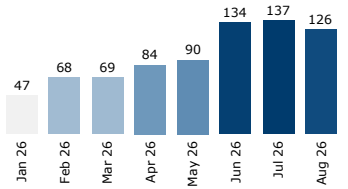
Occupancy



ADR



RevPAR



Powered by Symphony | Tourism Economics

Competitive Hotel Performance

Analysis by Geography

Month	Markets	Report Type	Compare to	Supply	Segment	Hotel Category	Table Focus
August 2026	All	Month	Previous Year	Total	Total	Total	Geography

Hide Bottom Charts

Hotel Performance for August 2026 by Geography

Month, Segment: Total, Hotel Category: Total, Currency: USD

	Occupancy	YOY Occupancy	ADR	YOY ADR	RevPAR	YOY RevPAR	Supply	YOY Supply	Demand	YOY Demand	Revenue	YOY Revenue
Adams County, PA-County	63.9%	+0.2%	142.90	+1.9%	91.26	+2.2%	72,385	+0.0%	46,227	+0.2%	6,605,648	+2.1%
Cumberland County, PA-C..	61.6%	+1.7%	118.79	+1.3%	73.22	+3.0%	153,946	+4.3%	94,894	+6.0%	11,272,501	+7.4%
Dauphin County, PA-County	71.5%	-0.9%	176.41	-3.8%	126.17	-4.7%	300,173	+3.0%	214,680	+2.1%	37,872,065	-1.8%
Lancaster County, PA-Cou..	66.3%	-1.1%	148.55	-3.9%	98.54	-4.9%	258,912	+1.6%	171,751	+0.5%	25,512,990	-3.4%
Montgomery County, PA-C..	67.4%	+4.0%	135.15	+1.9%	91.15	+6.0%	277,636	-4.8%	187,237	-1.0%	25,305,939	+0.9%
Pennsylvania-State	68.7%	+2.2%	153.18	+3.0%	105.19	+5.3%	4,748,363	+0.6%	3,260,941	+2.8%	499,500,985	+5.9%
Poconos & Stroudsburg, P..	80.7%	+3.2%	243.53	+5.5%	196.42	+8.9%	231,229	+4.7%	186,498	+8.1%	45,418,737	+14.0%
Top 25-Market	69.4%	+0.1%	180.72	+2.2%	125.40	+2.3%	61,104,410	+0.4%	42,400,623	+0.5%	7,662,787,339	+2.7%
United States-Country	66.4%	+0.5%	161.78	+1.5%	107.43	+2.0%	177,141,657	+0.3%	117,633,551	+0.8%	19,030,889,026	+2.4%
York County, PA-County	60.0%	+3.1%	105.51	+3.5%	63.34	+6.7%	127,689	-0.1%	76,647	+2.9%	8,087,301	+6.5%

Supply Breakdown for August 2026 by Geography

Segment: Total, Hotel Category: Total

	Supply	% YOY	% MOM	# New Rooms MOM	Property Count	# New Properties MOM
Adams County, PA-County	72,385	+0.0%	+0.0%	+0	39	+0
Cumberland County, PA-C..	153,946	+4.3%	+1.8%	+90	63	+2
Dauphin County, PA-County	300,173	+3.0%	+0.0%	+0	99	+3
Lancaster County, PA-Cou..	258,912	+1.6%	+0.0%	-1	125	+2
Montgomery County, PA-C..	277,636	-4.8%	-0.8%	-70	76	-3
Pennsylvania-State	4,748,363	+0.6%	+0.0%	+74	1,755	-1
Poconos & Stroudsburg, P..	231,229	+4.7%	+0.0%	+0	89	-2
Top 25-Market	61,104,410	+0.4%	+0.0%	+83	14,643	-4
United States-Country	177,141,657	+0.3%	+0.0%	+505	64,456	-25
York County, PA-County	127,689	-0.1%	+0.0%	+0	53	+0

Competitive Rankings by Geography

August 2026, Month, Currency: USD

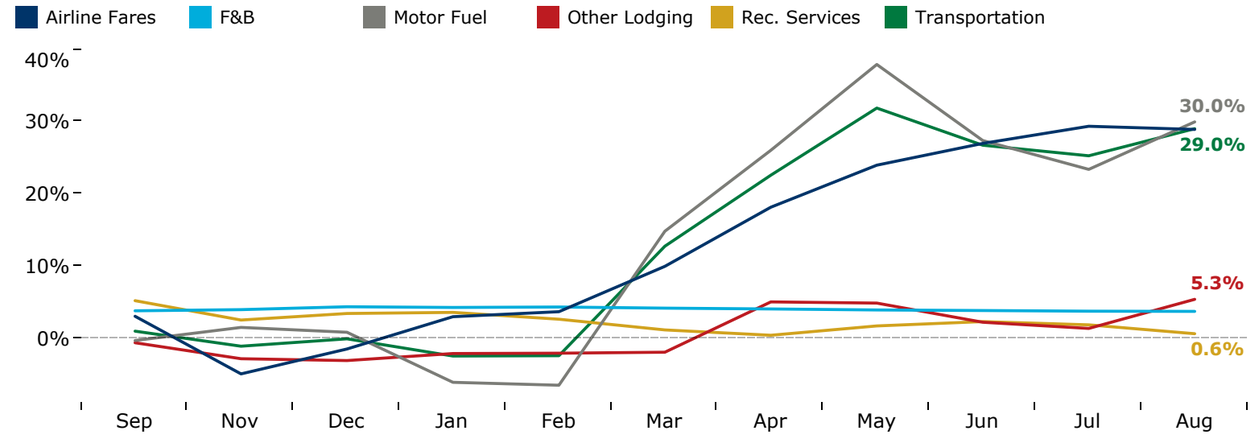
	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
Adams County, PA-Co..	63.9%	143	91	72.4K	46.2K	6.6M
Cumberland County, P..	61.6%	119	73	153.9K	94.9K	11.3M
Dauphin County, PA-C..	71.5%	176	126	300.2K	214.7K	37.9M
Lancaster County, PA-..	66.3%	149	99	258.9K	171.8K	25.5M
Montgomery County, P..	67.4%	135	91	277.6K	187.2K	25.3M
Pennsylvania-State	68.7%	153	105	4.7M	3.3M	499.5M
Poconos & Stroudsbur..	80.7%	244	196	231.2K	186.5K	45.4M
Top 25-Market	69.4%	181	125	61.1M	42.4M	7.7B
United States-Country	66.4%	162	107	177.1M	117.6M	19.0B
York County, PA-County	60.0%	106	63	127.7K	76.6K	8.1M

Source: CoStar

National Travel Trends

Travel Price Index

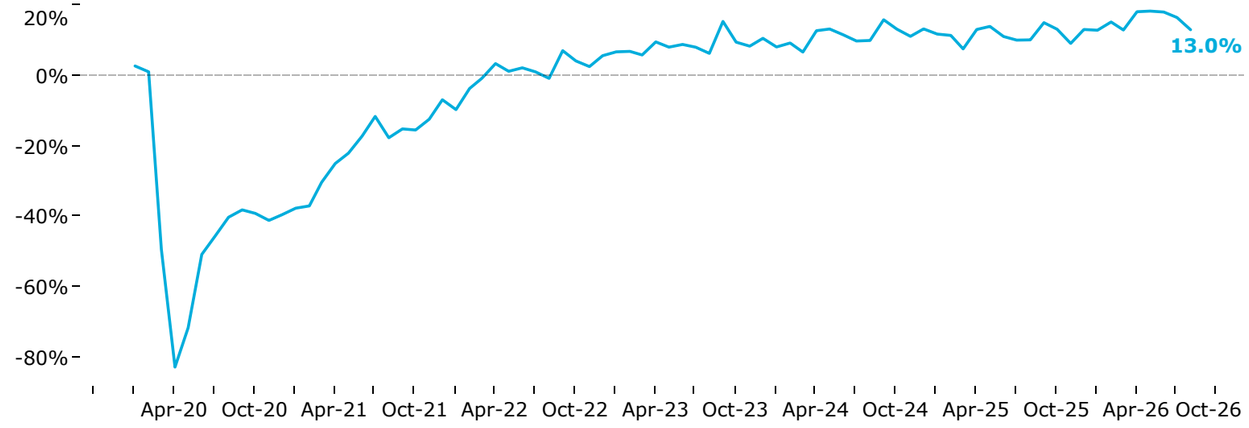
% Change Relative to Same Month in Previous Year | Last 12 Months



Source: U.S. Travel Association via U.S. Travel Recovery Tracker

Travel Spending (% change vs 2019)

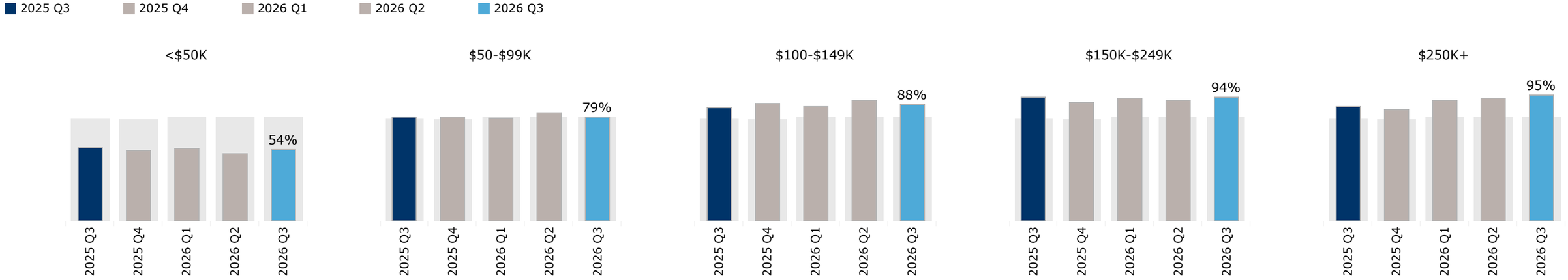
% Change vs. 2019 | U.S. total



Source: Tourism Economics via U.S. Travel Recovery Tracker

Planning Leisure Travel Within the Next 12 Months

% of American Consumers Planning Travel by Household Income (Calendar Year)



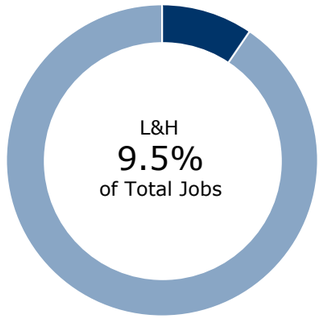
Note: Light gray bars represent the average for all survey respondants
Source: MMGY Global's Portait of American Travelers

Leisure & Hospitality Workforce

Harrisburg-Carlisle, PA

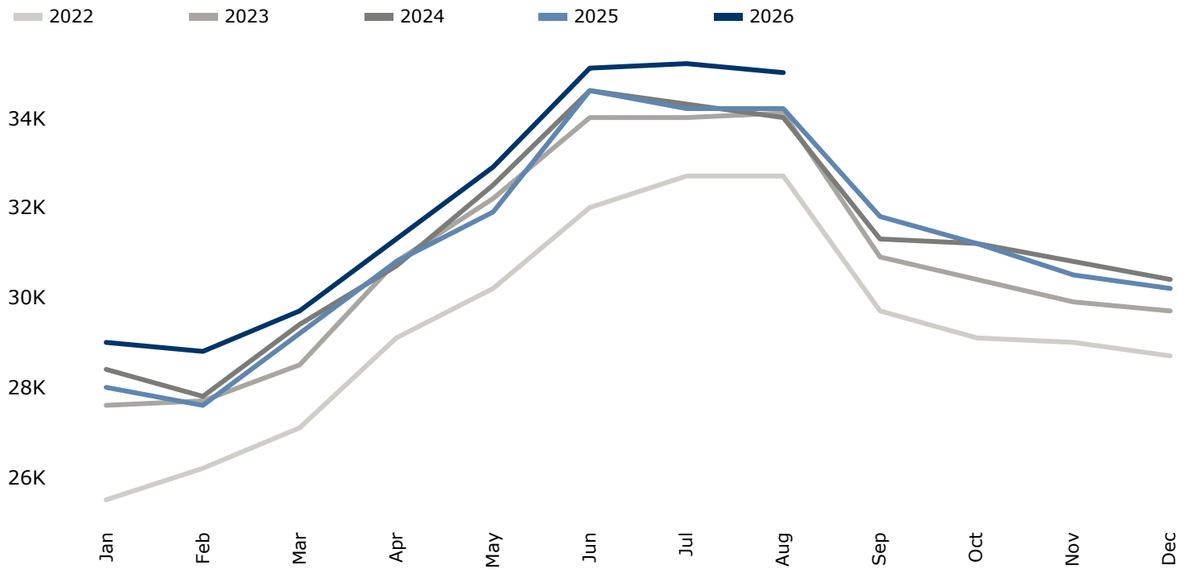
Total Leisure & Hospitality Jobs

L&H Jobs
as of August 2026
35.0K
+2.3% YOY | -2.5% vs. 2019



Employment Recovery

Leisure & Hospitality Jobs (Thousands)

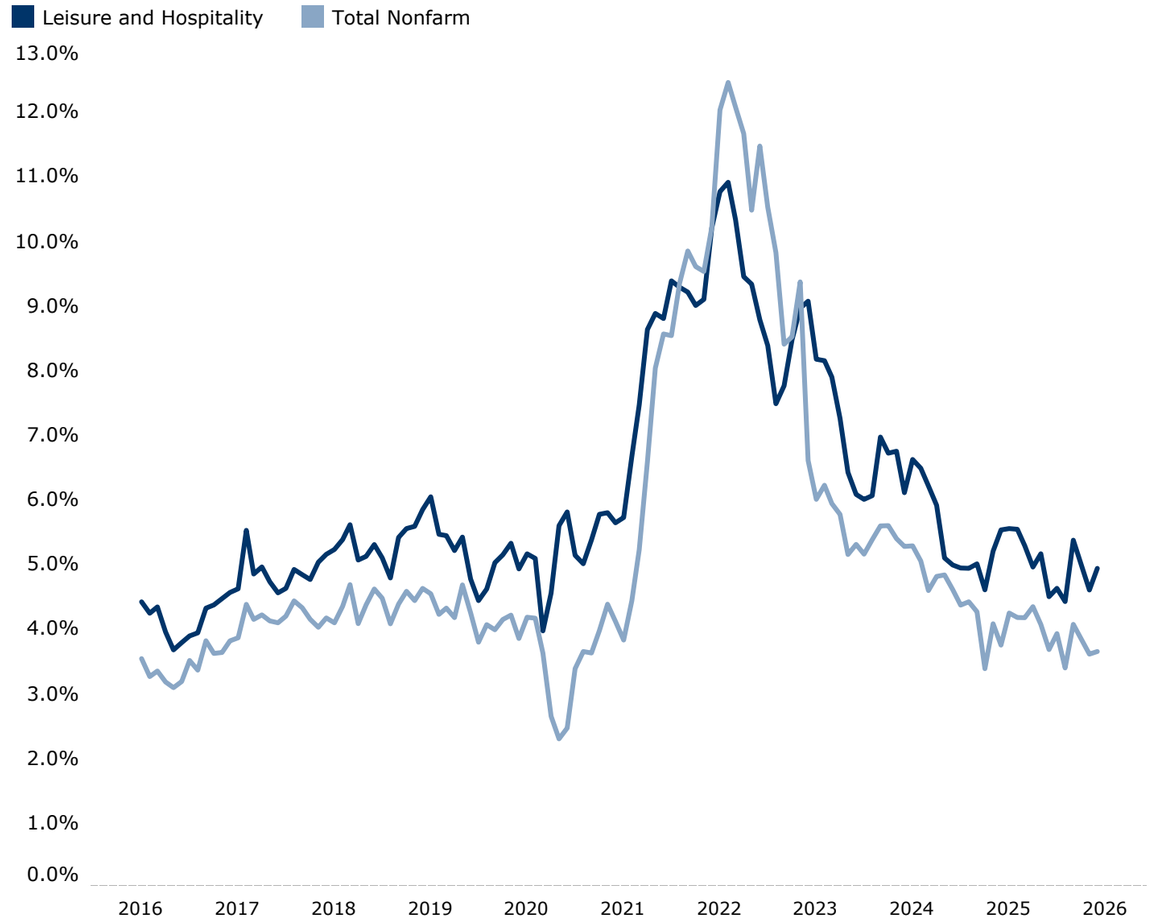


Source: Bureau of Labor Statistics

Leisure & Hospitality Job Openings

Job Opening Rate

Share of total available jobs that are not filled



Source: Tourism Economics