HOSPITALITY MARKET REPORT

JULY 2026

Hotel Performance Summary

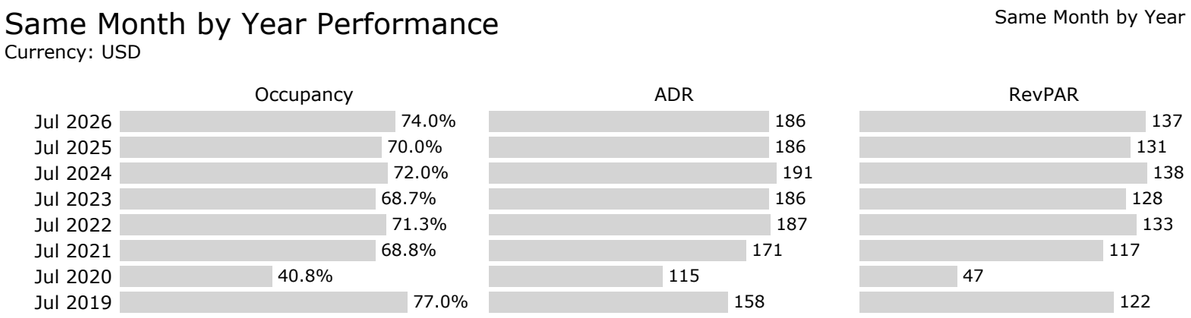
Dauphin County, PA-County | July 2026

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

	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
	74.0%	185.79	137.42	300.2K	222.0K	41.2M
Change vs. Previous Year	+5.6%	-0.3%	+5.3%	+3.4%	+9.2%	+8.8%
Calendar Year-to-Date	59.7%	151.49	90.49	2.0M	1.2M	182.5M
YTD Change vs. Previous Year	+2.2%	+1.1%	+3.2%	+2.2%	+4.4%	+5.5%

Same Month by Year Performance

Currency: USD

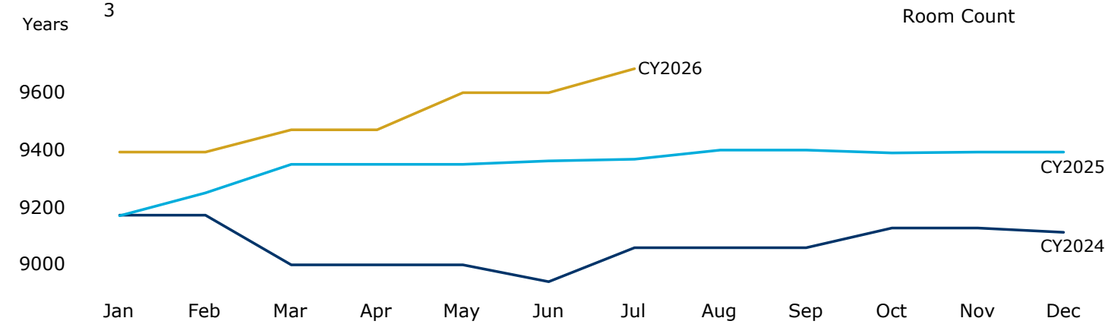


Last 12 Months Performance vs. Previous Year

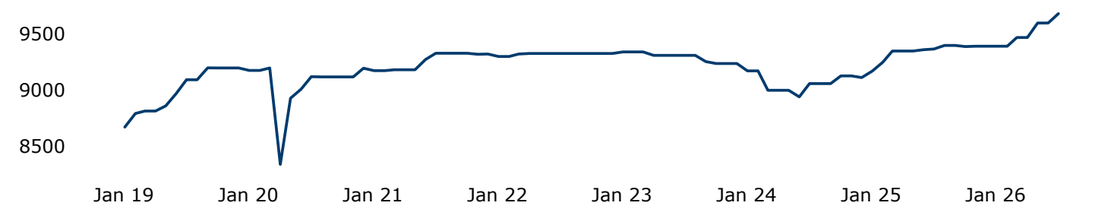
	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26
Occupancy	+1.0%	-1.9%	-3.5%	-5.3%	-0.7%	-8.4%	+2.8%	-0.6%	+9.0%	-1.9%	+5.1%	+5.6%
ADR	-2.4%	+1.0%	+1.3%	-1.5%	-0.7%	+0.3%	+2.1%	+1.5%	+2.6%	-0.9%	-0.3%	-0.3%
RevPAR	-1.5%	-1.0%	-2.2%	-6.7%	-1.4%	-8.1%	+5.0%	+0.9%	+11.8%	-2.8%	+4.8%	+5.3%
Supply	+3.8%	+3.8%	+2.9%	+2.9%	+3.1%	+2.4%	+1.5%	+1.3%	+1.3%	+2.7%	+2.6%	+3.4%
Demand	+4.8%	+1.8%	-0.8%	-2.5%	+2.4%	-6.2%	+4.4%	+0.7%	+10.4%	+0.7%	+7.7%	+9.2%
Revenue	+2.3%	+2.8%	+0.6%	-4.0%	+1.6%	-5.8%	+6.6%	+2.2%	+13.3%	-0.2%	+7.5%	+8.8%

Source: STR

Room Count YOY Comparison



Room Count Long Term Trend



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Hotel Report Generator

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

Market	From	To	Compare to	Segment	Hotel Category
Dauphin County, PA-County	January 2026	July 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 July 2026, Currency: USD

Occupancy	ADR	RevPAR	Supply	Demand	Revenue
59.7%	151.49	90.49	2.0M	1.2M	182.5M
+2.2%	+1.1%	+3.2%	+2.2%	+4.4%	+5.5%

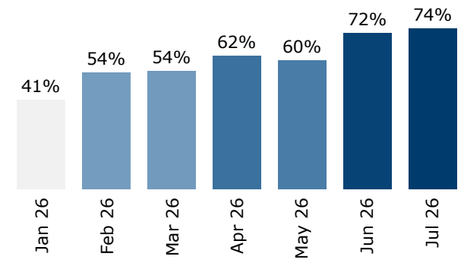
Monthly Hotel Peformance

January 2026 to July 2026 Compared to the Same Months in Previous Year, Currency: USD

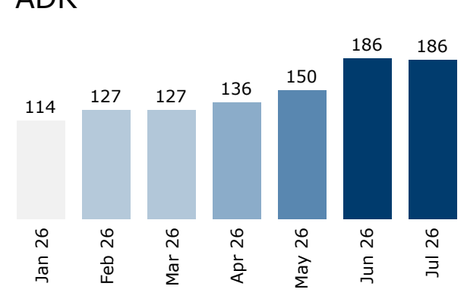
	Occupancy	% CH	ADR	% CH	RevPAR	% CH	Supply	% CH	Demand	% CH	Revenue	% CH
Jan 2026	41.4%	-8.4%	114.32	+0.3%	47.36	-8.1%	291,121	+2.4%	120,613	-6.2%	13,787,996	-5.8%
Feb 2026	54.1%	+2.8%	126.68	+2.1%	68.49	+5.0%	262,948	+1.5%	142,160	+4.4%	18,008,334	+6.6%
Mar 2026	54.3%	-0.6%	127.25	+1.5%	69.09	+0.9%	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%	222,025	+9.2%	41,249,366	+8.8%

Source: STR

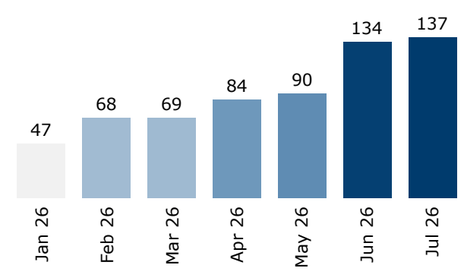
Occupancy



ADR



RevPAR



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Competitive Hotel Performance

Analysis by Geography

Month	Markets	Report Type	Compare to	Supply	Segment	Hotel Category	Table Focus
July 2026	Multiple values	Month	Previous Year	Total	Total	Total	Geography

Hide Bottom Charts

Hotel Performance for July 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	73.3%	6.4%	153.41	5.5%	112.43	12.2%	72,385	0.0%	53,051	6.3%	8,138,381	12.1%
Cumberland County, PA-C..	69.5%	7.8%	119.23	1.6%	82.82	9.6%	151,156	2.4%	104,998	10.4%	12,519,323	12.2%
Dauphin County, PA-County	74.0%	5.6%	185.79	-0.3%	137.42	5.3%	300,173	3.4%	222,025	9.2%	41,249,366	8.8%
Lancaster County, PA-Cou..	72.1%	11.2%	150.99	0.9%	108.87	12.2%	258,943	1.3%	186,709	12.6%	28,191,044	13.6%
Montgomery County, PA-C..	69.7%	6.7%	144.34	7.0%	100.61	14.1%	279,806	-4.1%	195,037	2.3%	28,151,272	9.4%
Pennsylvania-State	71.0%	6.0%	159.64	9.0%	113.29	15.6%	4,746,689	0.5%	3,368,601	6.5%	537,765,611	16.1%
Poconos & Stroudsburg, P..	78.4%	6.8%	240.83	10.8%	188.70	18.4%	231,229	4.7%	181,174	11.8%	43,632,847	23.9%
Top 25-Market	72.7%	1.8%	198.25	8.8%	144.19	10.7%	61,091,514	0.5%	44,432,902	2.3%	8,808,826,766	11.2%
United States-Country	69.7%	2.3%	171.74	5.7%	119.77	8.2%	177,120,174	0.4%	123,519,620	2.8%	21,213,515,887	8.6%
York County, PA-County	64.5%	6.0%	110.41	3.7%	71.19	9.9%	127,689	-0.7%	82,333	5.2%	9,090,118	9.1%

Supply Breakdown for July 2026 by Geography

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

	Choose Supply	% YOY	% MOM	# New Rooms MOM	Property Count	# New Properties MOM
Adams County, PA-County	72,385	0.0%	7.1%	83	39	0
Cumberland County, PA-C..	151,156	2.4%	3.3%	0	62	1
Dauphin County, PA-County	300,173	3.4%	4.2%	84	99	3
Lancaster County, PA-Cou..	258,943	1.3%	3.3%	0	125	2
Montgomery County, PA-C..	279,806	-4.1%	3.3%	0	77	-2
Pennsylvania-State	4,746,689	0.5%	3.3%	-19	1,756	-3
Poconos & Stroudsburg, P..	231,229	4.7%	3.3%	0	89	-2
Top 25-Market	61,091,514	0.5%	3.4%	1,182	14,641	3
United States-Country	177,120,174	0.4%	3.4%	2,546	64,414	-3
York County, PA-County	127,689	-0.7%	3.3%	0	53	-1

Competitive Rankings by Geography

July 2026, Month, Currency: USD

	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
Adams County, PA-Co..	73.3%	153	112	72.4K	53.1K	8.1M
Cumberland County, P..	69.5%	119	83	151.2K	105.0K	12.5M
Dauphin County, PA-C..	74.0%	186	137	300.2K	222.0K	41.2M
Lancaster County, PA-..	72.1%	151	109	258.9K	186.7K	28.2M
Montgomery County, P..	69.7%	144	101	279.8K	195.0K	28.2M
Pennsylvania-State	71.0%	160	113	4.7M	3.4M	537.8M
Poconos & Stroudsbur..	78.4%	241	189	231.2K	181.2K	43.6M
Top 25-Market	72.7%	198	144	61.1M	44.4M	8.8B
United States-Country	69.7%	172	120	177.1M	123.5M	21.2B
York County, PA-County	64.5%	110	71	127.7K	82.3K	9.1M

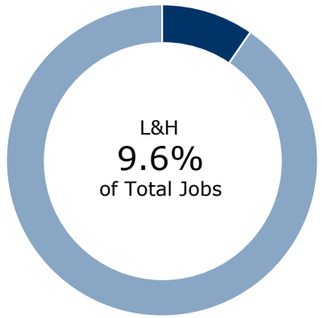
Source: STR

Leisure & Hospitality Workforce

Harrisburg-Carlisle, PA

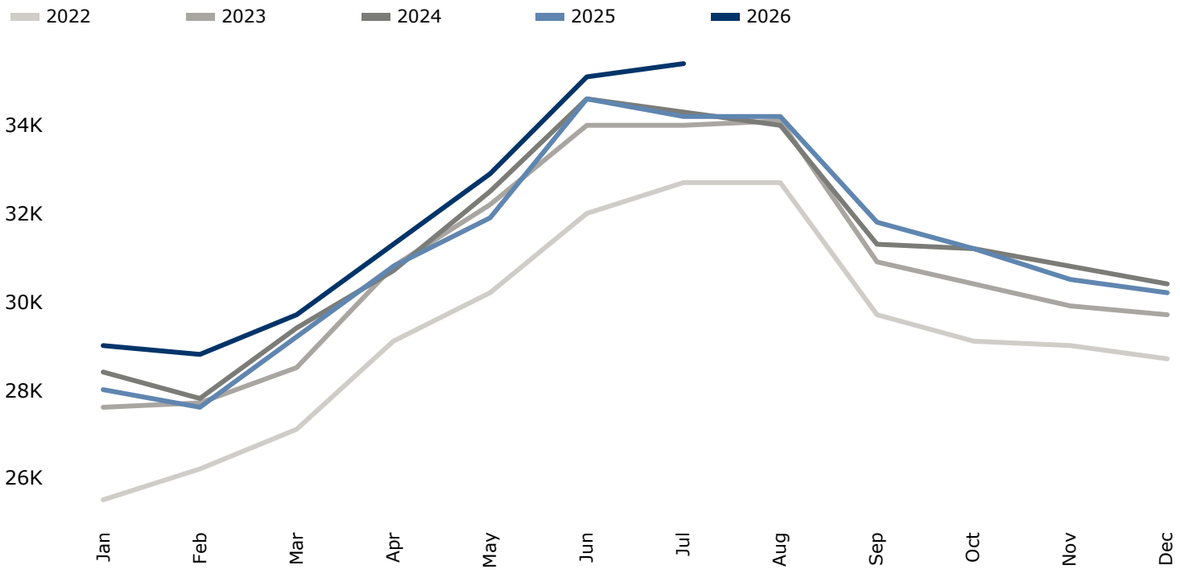
Total Leisure & Hospitality Jobs

L&H Jobs
as of July 2026
35.4K
+3.5% YOY | -2.2% vs. 2019



Employment Recovery

Leisure & Hospitality Jobs (Thousands)

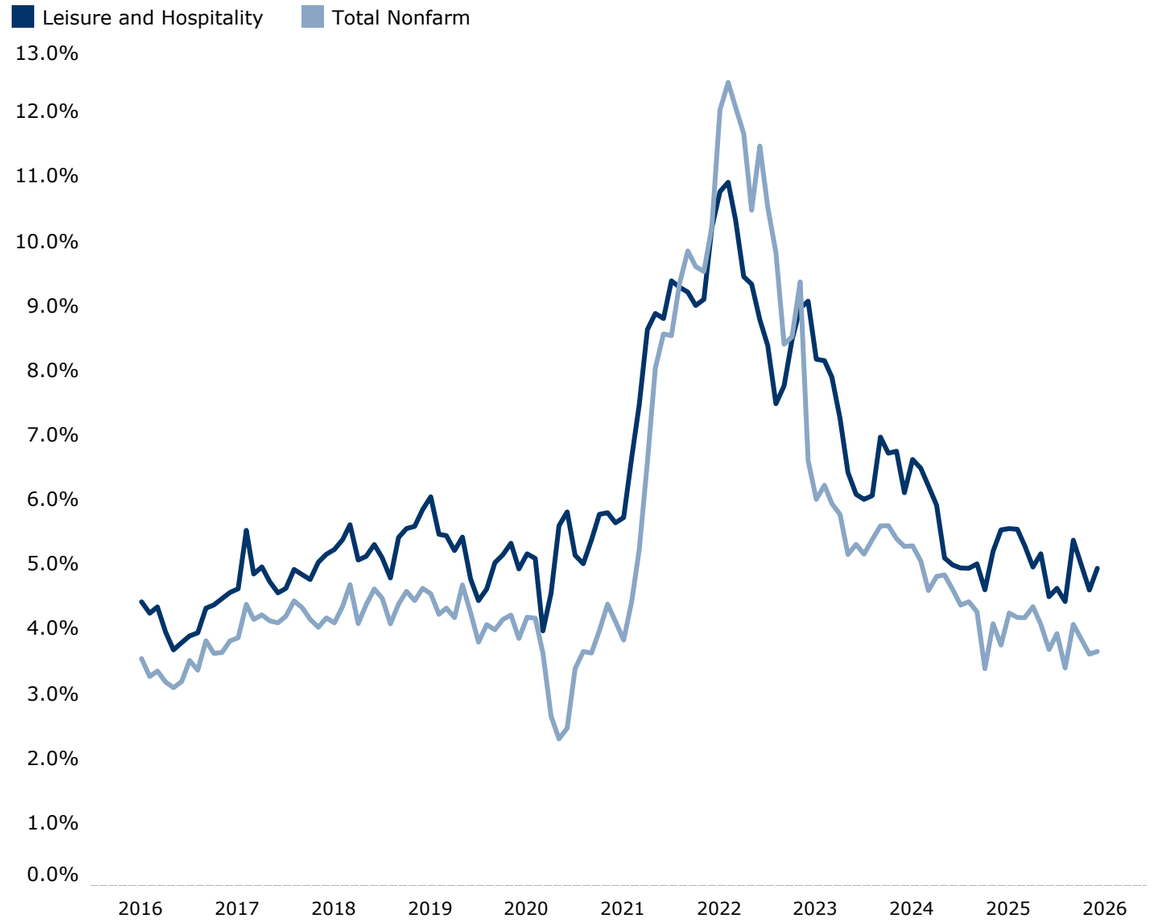


Source: Bureau of Labor Statistics

Leisure & Hospitality Job Openings

Job Opening Rate

Share of total available jobs that are not filled

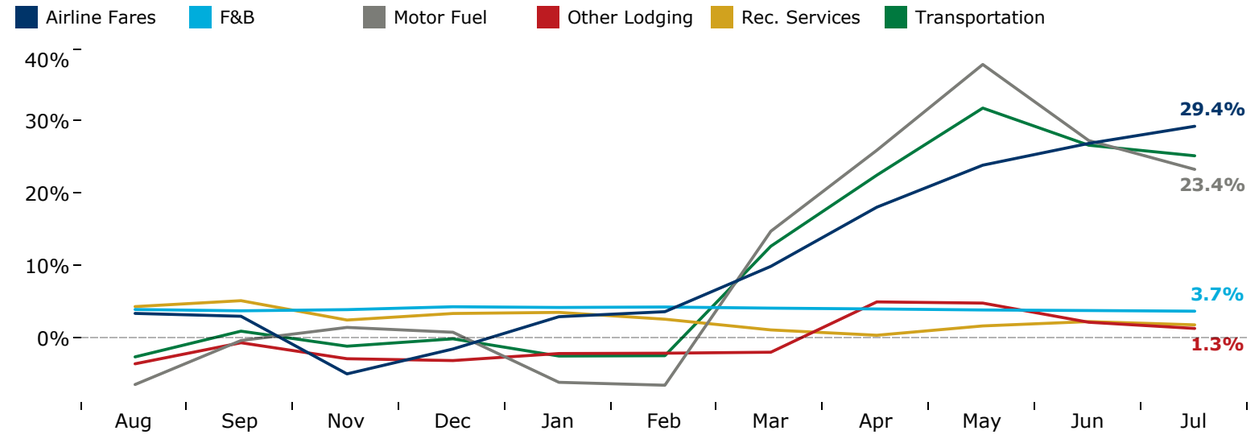


Source: Tourism Economics

National Travel Trends

Travel Price Index

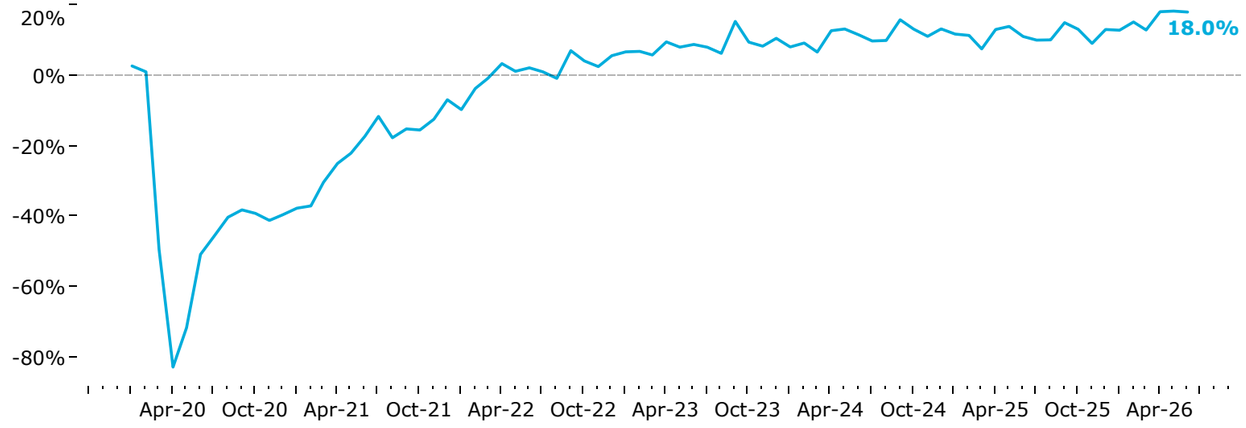
% Change Relative to Same Month in Previous Year | Last 12 Months



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

Travel Spending (% change vs 2019)

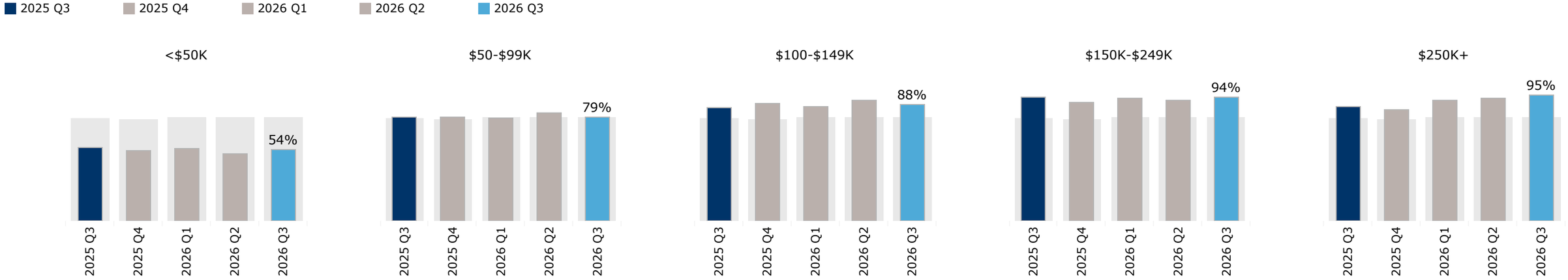
% Change vs. 2019 | U.S. total



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