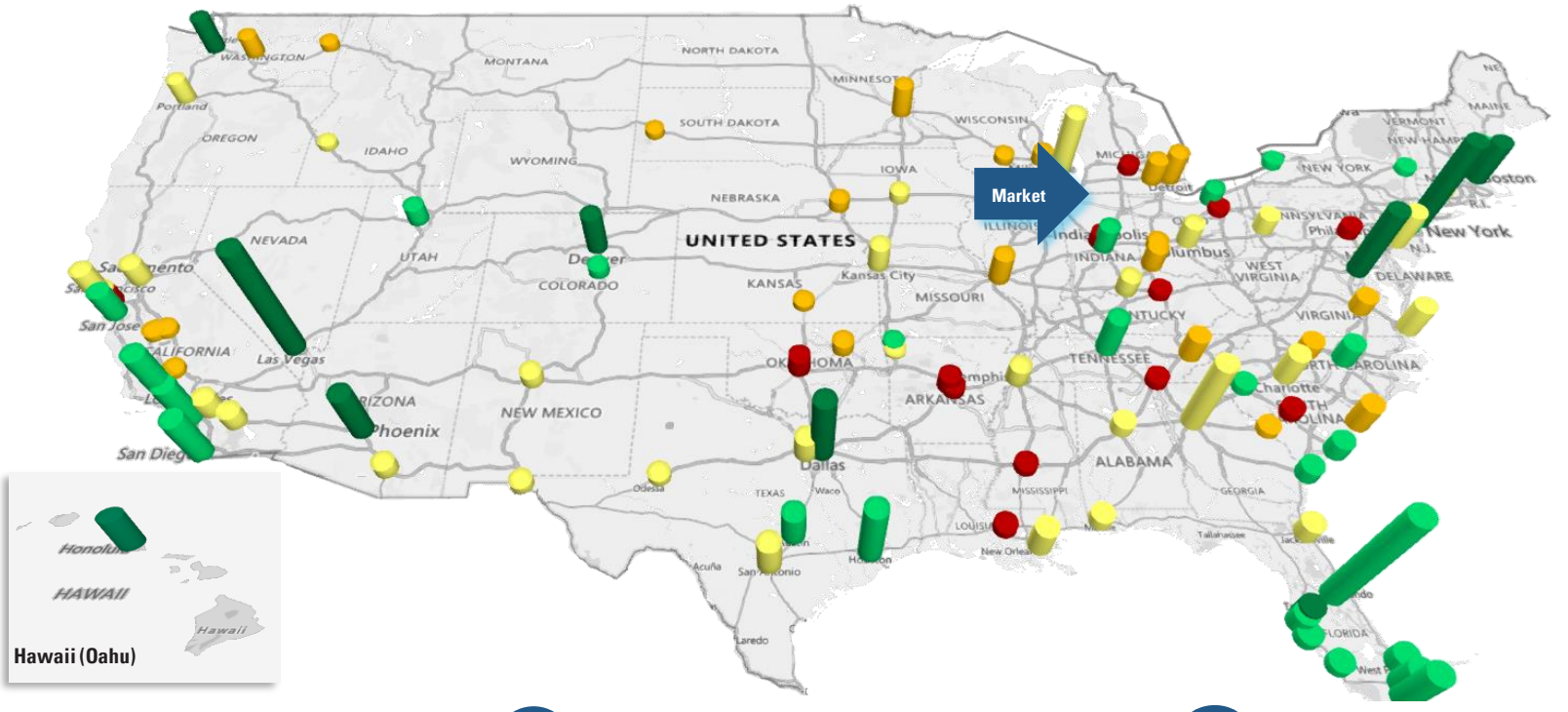
VALUATION & ADVISORY | HOSPITALITY, GAMING & LEISURE

HOTEL MARKET NSIGHTS REPORT

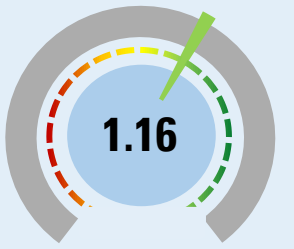
1Q 2025
CLEVELAND, OH

Lodging Performance Index Snapshot



LODGING PERFORMANCE INDEX

Cleveland, OH

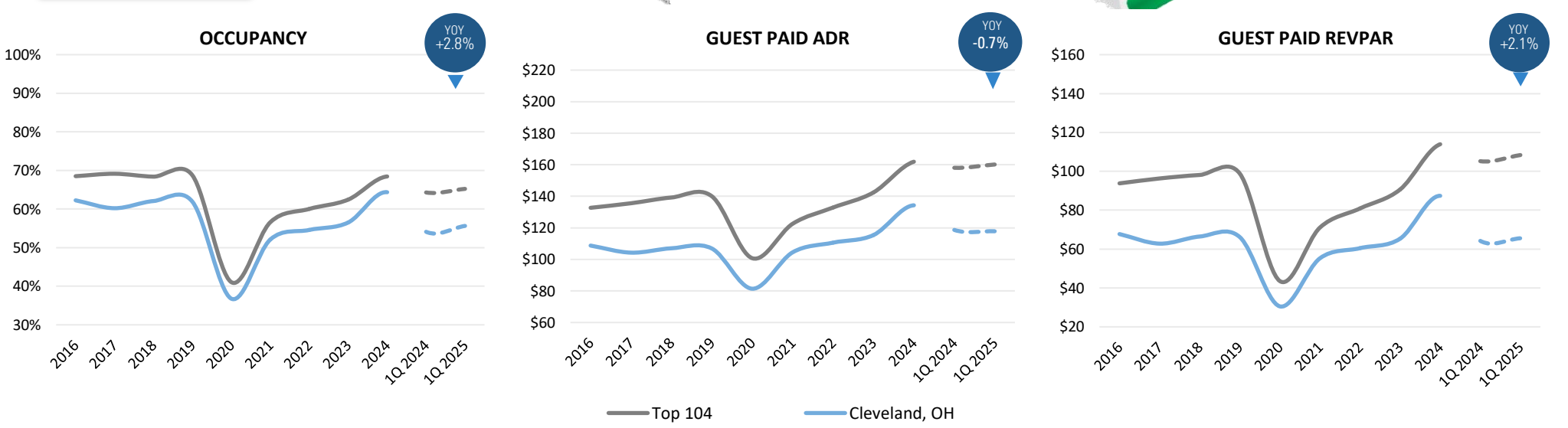


31st of 104

Above Average

Ranking of overall '1Q 2025 LPI' performance (1.16) against all 104 surveyed markets.

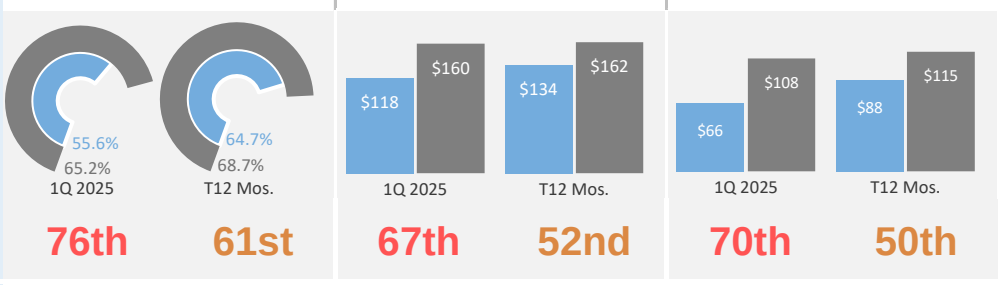
KEY PERFORMANCE METRICS



PERFORMANCE INDEXES

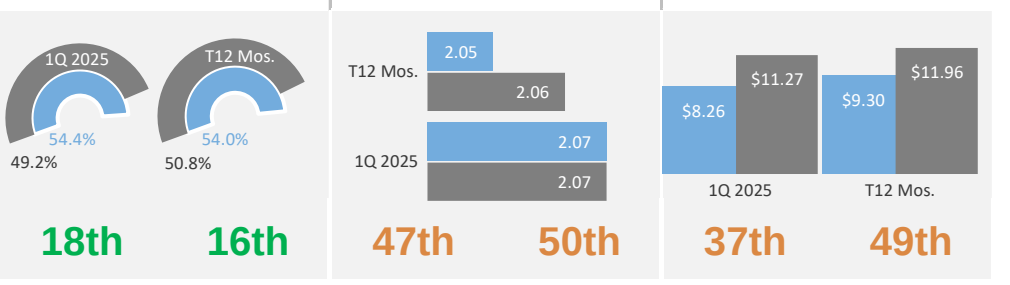
Key Performance Indexes

Subject Market | Top 104



BENCHMARK INDEXES

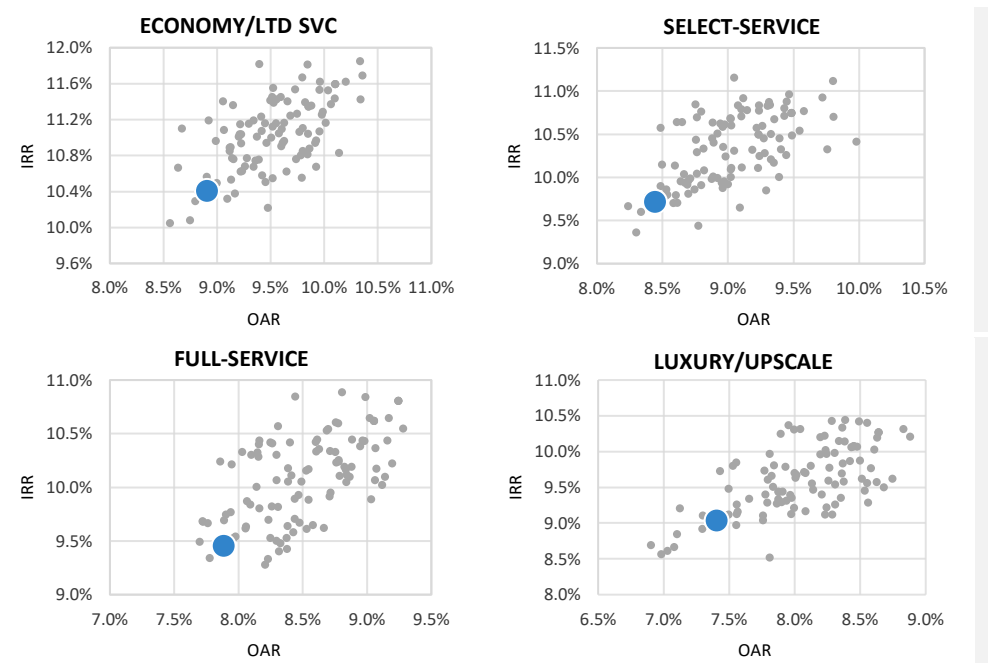
Key Benchmark Indexes



INVESTMENT PARAMETERS

Discount and Capitalization Rates

Source: Newmark



FUNDAMENTALS

Trends and Risks

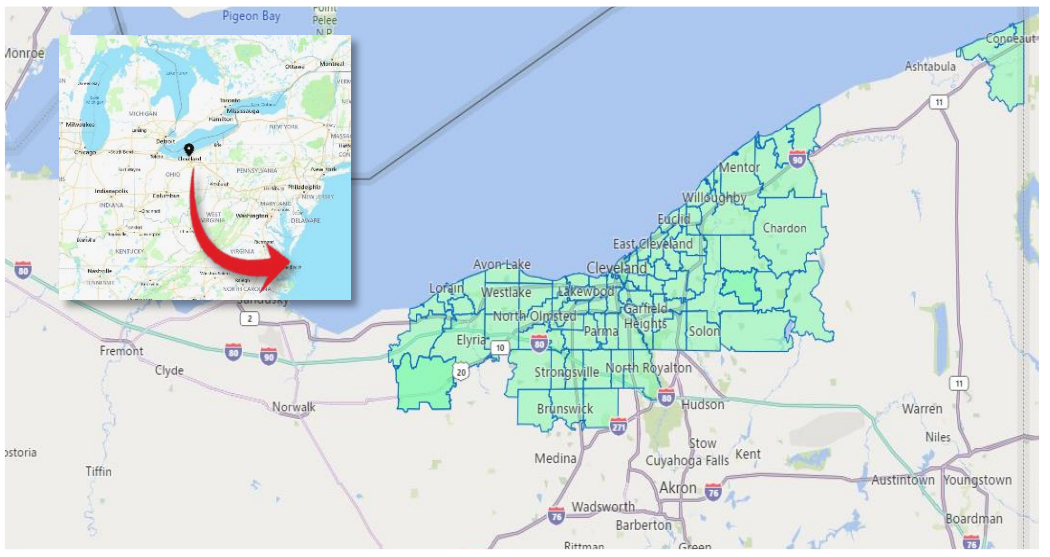
Source: Kalibri Labs, Newmark

Revenue Stability	Supplier Power Trend	Investment Yields
45th	17th	3rd
Average	Above Average	Very Strong
Assessment of room revenue growth and volatility over past three to five years against other Top 104 markets	Assessment of market's ability to maximize loyalty and profits, and to ward off booking costs over past 12 months	Measure of market's general investment parameters (yields, OAR, IRR, interest rates, etc.) against other Top 104 markets

RISKS

Supply Risk	Labor Risk	Macro-Fiscal Risk
80th	11th	12th
Below Average	Above Average	Above Average
Assessment of market supply growth over past 12 months relative to Top 104 markets	Measure of current employment health over past two years relative to Top 104 markets	Assessment of health and diversity of lodging demand generators relative to Top 104 markets

Location



Quick Facts

Jurisdictional Information

Source: US Census Bureau, Dept. of Labor Statistics

Municipal Name:	Cleveland
County:	Cuyahoga County
State:	Ohio
Geo Coordinates (market center):	41.4995, -81.69541

Major Hotel Demand Generators

Cleveland Clinic Foundation | University Hospitals | U.S. Office of Personnel Management | Minute Men Cos. | Group Management Services Inc. | Progressive Corp. | The MetroHealth System | KeyCorp | Case Western Reserve University | Sherwin-Williams Co. | Swagelok Co. | Giant Eagle Inc. | Lincoln Electric Holdings Inc. | Nestle USA | Lubrizol Corp. | Lake Health | Hyland | Greater Cleveland Regional Transit Authority | Medical Mutual of Ohio | ArcelorMittal

Metrics and Ranking	Measurement	Rankings
Population (hotel market area)	1,645,614	37th of 104 (Average)
Income per Capita	$27,854	102nd of 104 (Soft)
Feeder Group Size	123.1 Persons PSR	92nd of 104 (Soft)
Feeder Group Earnings	$3,428,913 PSR	49th of 104 (Average)
Total Market Hotel Revenues	$618.9 million	57th of 104 (Average)

Key Performance Metrics

Data provided by: kalibri LABS

YEAR ENDING	Occ %	Guest Paid ADR	Guest Paid RevPAR	COPE ADR	COPE RevPAR	Booking Cost POR	ADR COPE %	Loyalty %	Avg Length of Stay Nights	Supply Rooms	Performance Index (LPI)
2016	62.3%	$108.75	$67.71	$100.27	$62.43	$8.48	92.2%	50.3%	2.03	22,120	0.93
2017	60.2%	$104.27	$62.79	$95.64	$57.59	$8.63	91.7%	52.4%	1.94	22,800	0.68
2018	62.1%	$107.05	$66.45	$98.28	$61.01	$8.76	91.8%	53.3%	1.95	23,000	0.88
2019	61.9%	$106.92	$66.17	$98.29	$60.83	$8.63	91.9%	56.9%	1.93	24,140	0.88
2020	36.8%	$81.41	$30.51	$75.82	$27.88	$5.59	93.1%	39.0%	2.20	23,650	0.50
2021	52.1%	$104.49	$55.26	$97.35	$50.72	$7.14	93.2%	42.8%	2.11	22,980	0.81
2022	54.6%	$110.61	$60.46	$103.02	$56.24	$7.59	93.1%	44.1%	2.08	22,780	0.85
2023	56.5%	$115.42	$65.35	$107.58	$60.80	$7.84	93.2%	45.1%	2.09	22,580	1.16
2024	64.4%	$134.29	$87.40	$124.98	$80.44	$9.32	93.1%	53.4%	2.05	21,300	0.97
CAGR: 2016 thru 2024	**0.4%**	**2.7%**	**3.2%**	**2.8%**	**3.2%**	**1.2%**	**0.1%**	**0.7%**	**0.1%**	**-0.5%**	**0.5%**
1Q 2024	54.1%	$118.68	$64.21	$110.35	$59.70	$8.32	93.0%	51.8%	2.07	21,170	0.97
1Q 2025	55.6%	$117.84	$65.56	$109.58	$60.97	$8.26	93.0%	54.4%	2.07	20,900	1.16

Notable Metrics

HIGHEST

OAR: Select-Service	Feeder Population Per Room	OAR: Full-Service
5th	**12th**	**7th**
Highly Favorable	**Above Average**	**Highly Favorable**
Cleveland, OH enjoyed favorable OAR metrics in the select–service segment (8.4%)	The market posted a high ratio of feeder population per room (54.18)	The market also posted favorable OAR metrics in the full–service segment (7.9%)

LOWEST

Economy Median Income	Feeder Group Size	Latest-Quarter Occupancy
102nd	**92nd**	**76th**
Soft	**Soft**	**Below Average**
This market was stymied by weak Economy Median Income ($27,854)	The market required a large feeder group size (123.10 Persons)	Cleveland, OH also exhibited weak latest–quarter occupancy (55.6%)

Notable Trends

STRONGEST

Long-Term Historical Supply Growth	Short-Term Historical Average Length of Stay Growth	Long-Term Historical Booking Costs POR Growth
19th	**23rd**	**25th**
Above Average	**Above Average**	**Above Average**
Cleveland, OH has benefited from low long–term historical supply growth (0.5%)	The market has benefited from strong short–term historical average length of stay growth (1.7%)	The market also has benefited from low long–term historical booking costs POR growth (1.7%)

WEAKEST

General Economy Reverence	Short-Term Historical Supply Growth	Long-Term Historical Loyalty Contribution Growth
103rd	**102nd**	**97th**
Soft	**Soft**	**Soft**
The market posted weak general economic reverence (per–capita unemployment, GDP and other indicators)	We note this area has been burdened by high short–term historical supply growth (–1.2%)	Cleveland, OH also has been hindered by weak long–term historical loyalty contribution growth (2.9%)

Market Performance Stage

Source: Newmark

Cleveland, OH: Ignition Stage

Ignition

The Cleveland, OH market is currently in the 'Ignition' stage of the performance cycle. In this stage, hotels typically perform adequately for operators to enjoy positive returns, with confidence the economy will remain fully recovered from the pandemic. While the regional economy continues to recover, strong hotel performance locally is igniting expansion in certain key sectors. Example markets in this stage include Baltimore, MD; Chicago, IL; and Miami, FL.

Other Stages:

Regeneration

In the 'Regeneration' stage, hotels and the underlying economy are underperforming. The highest and best uses of hotel assets are still being challenged by lingering pandemic impacts, oversupply, weak economic indicators, and/or poor corporate contribution. Hotel investors look for opportunities to either exit or regenerate demand. Example markets in this stage include Cincinnati, OH; Detroit, MI; and Knoxville, TN.

Absorption

In the 'Absorption' stage, hotels are underperforming but in an economy with resilience and confidence the economy will shed any lingering pandemic impacts, presenting upside for CRE. Barriers to entry are high and the market hosts little or no new supply, allowing for the existing stock of rooms to be absorbed. Example markets in this stage include Fort Worth, TX; Minneapolis, MN; and Portland, OR.

Expansion

In the 'Expansion' stage, hotels perform adequately, contributing to a resilient economy that has fully exited from the pandemic environment. Displacement demand is high, new hotel supply is feasible (despite barriers normally being high), and the overall economy is expanding. Example markets in this stage include Anaheim, CA; Atlanta, GA; and Austin, TX.

MOODYS ANALYTICS

Industry Observations

Business Cycle:	**Recovery**
Employment Growth (2 yr):	0.5%
Risk Exposure (402 US markets):	89th Percentile: Above Average
Key Industry Notes:	Specialized factory labor
	Manufacturing infrastructure
	Healthcare concentration
	Persistent out-migration
	High prime-age workers

Moody's Rating

Aa2

Investment Grade

Long-term investment grade, Prime-1 short-term outlook

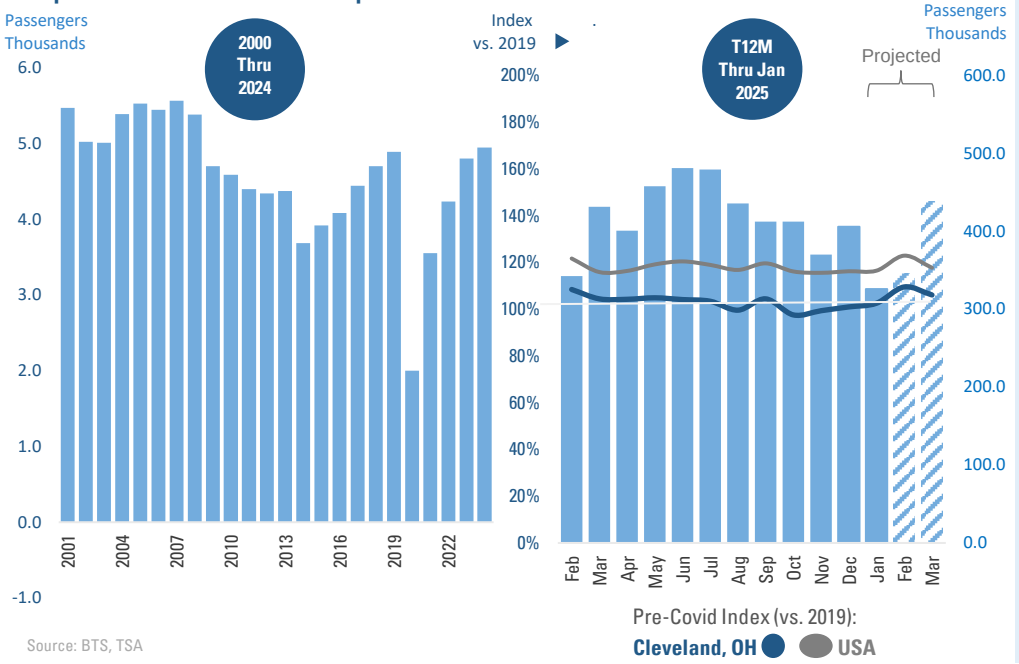
TOP 10 BRANDS

Source: Newmark

NEWMARK

SELECT NEAREST AIRPORT CITY: ALL LOCAL

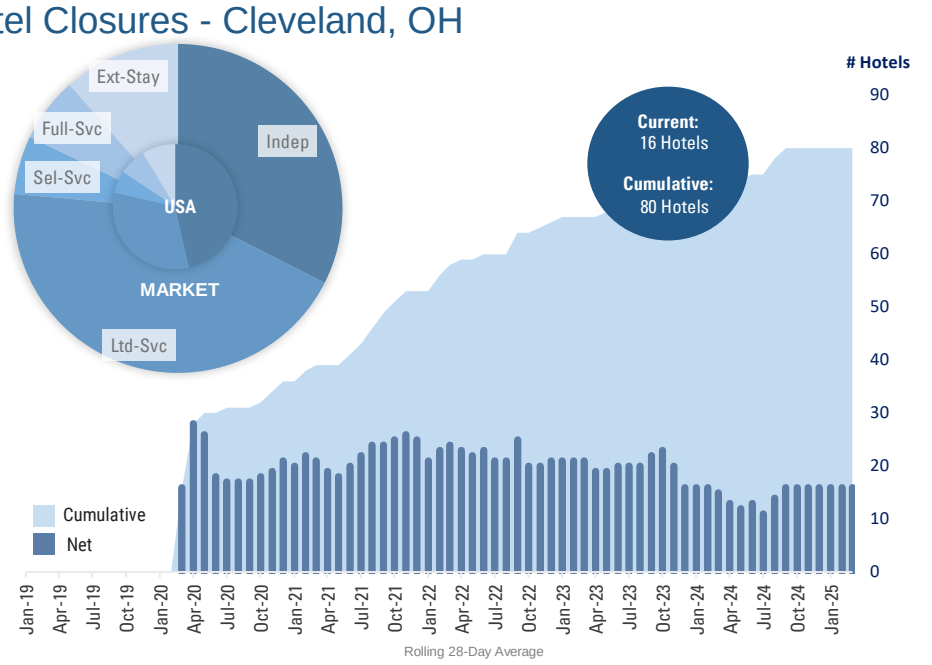
Airport Statistics - Enplanements



Source: BTS, TSA

DATA THROUGH MAY 2025

Hotel Closures - Cleveland, OH

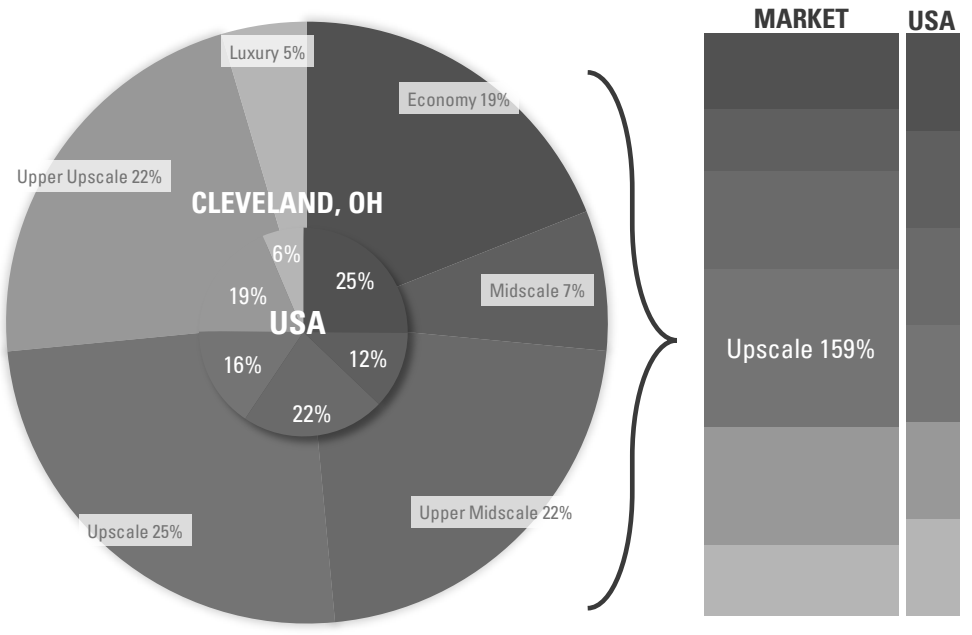


Source: Hotel Compete

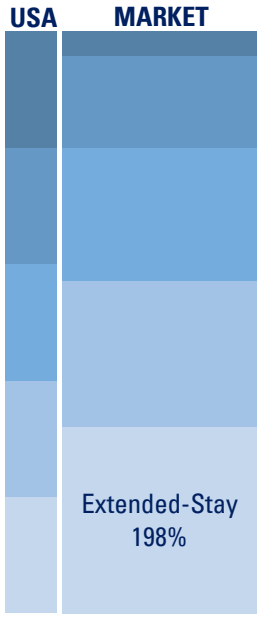
SCALE AND SERVICE ORIENTATION

Scale and Service Distribution: Cleveland, OH

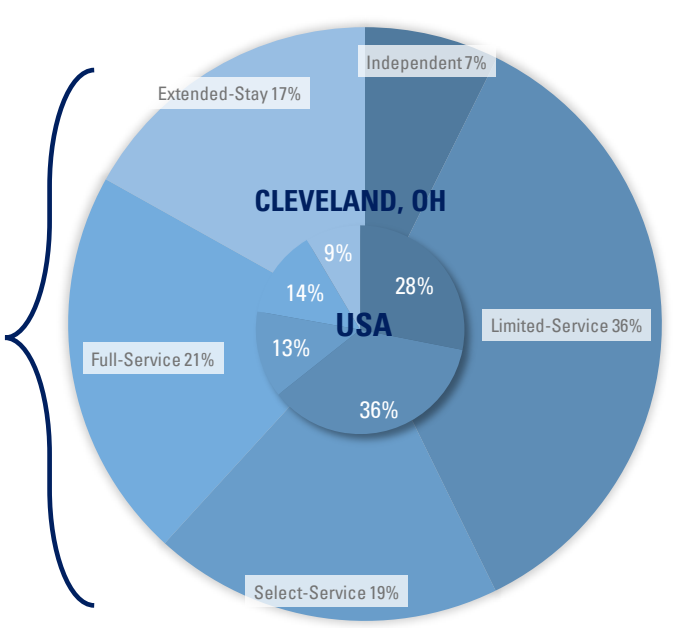
Distribution Based on CHAIN SCALE



CATEGORY PENETRATION RELATIVE TO USA MARCH 2025

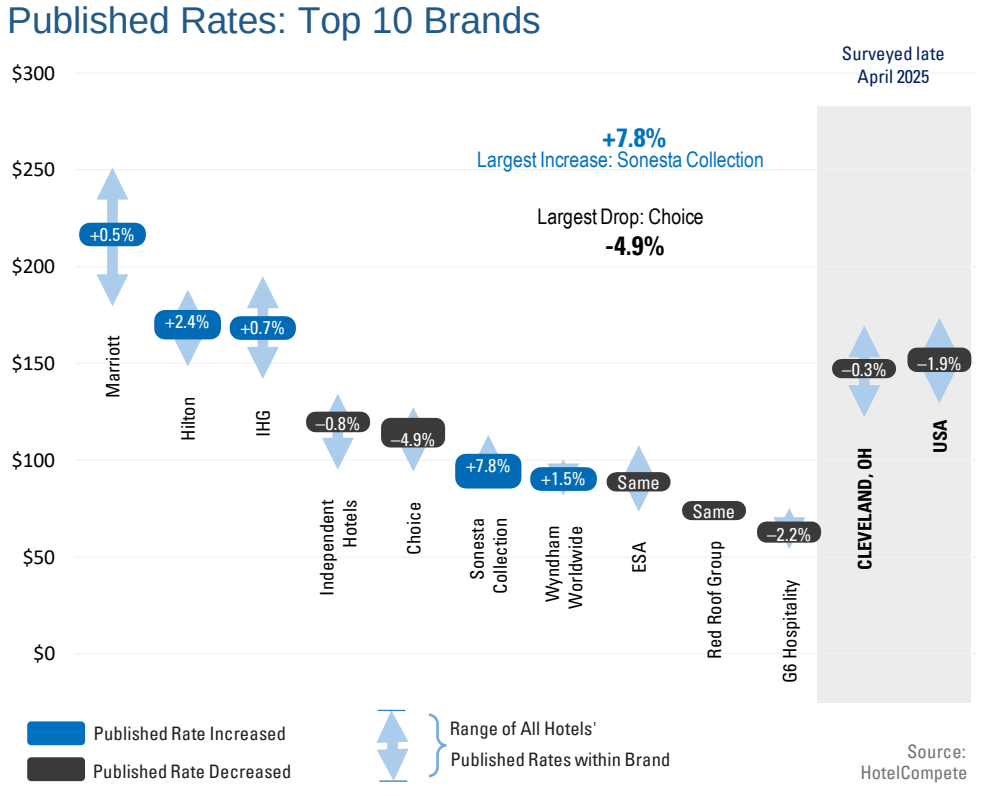


Distribution based on SERVICE ORIENTATION



'30/3' RATE CHANGES: CLEVELAND, OH vs. USA

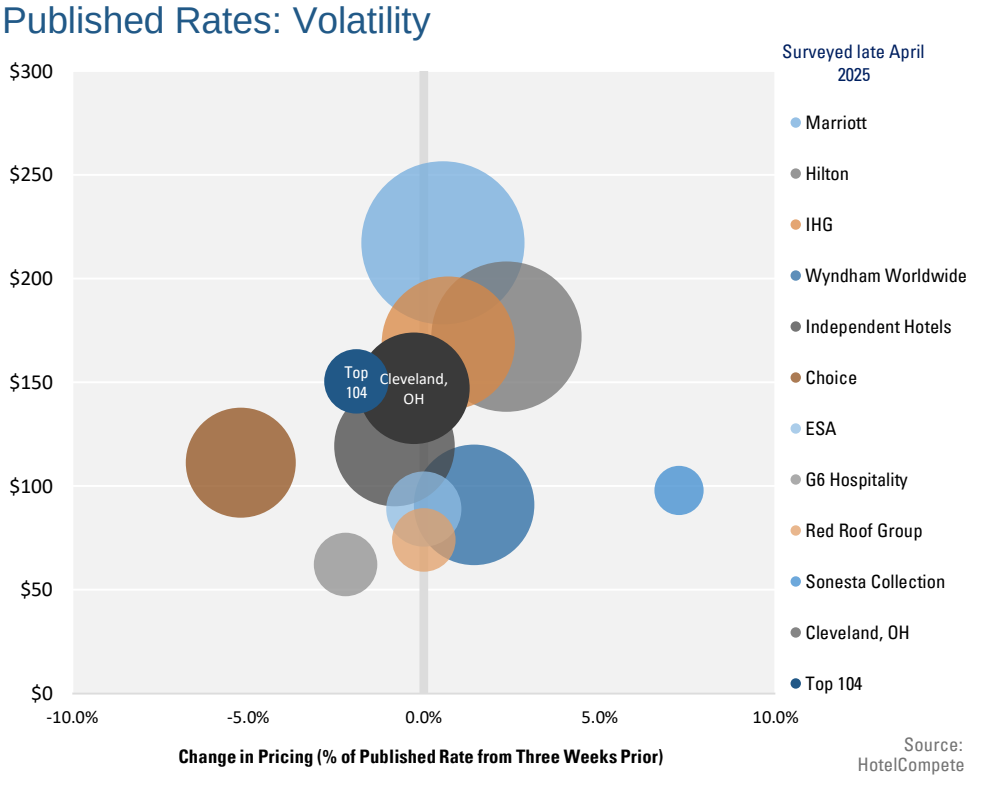
Published Rates: Top 10 Brands



Source: HotelCompete

RATE ADJUSTMENTS BY BRAND

Published Rates: Volatility



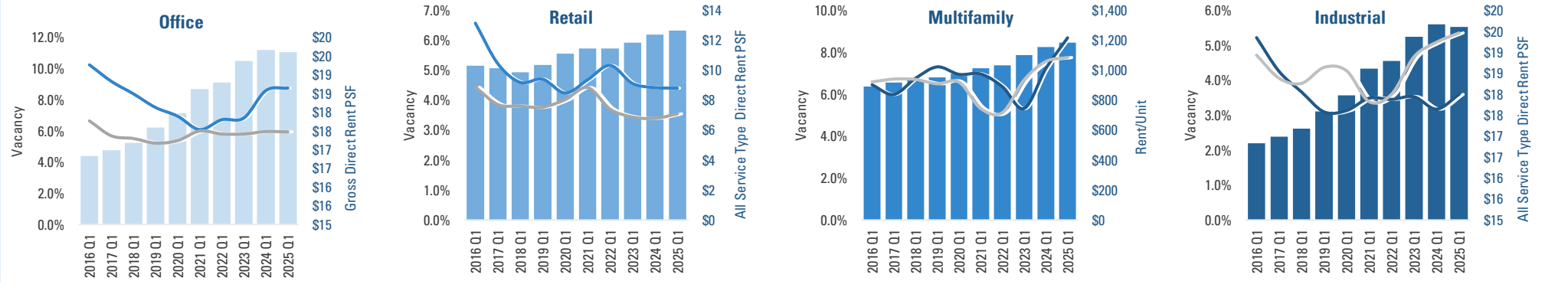
Source: HotelCompete

MAJOR C.R.E. METRICS

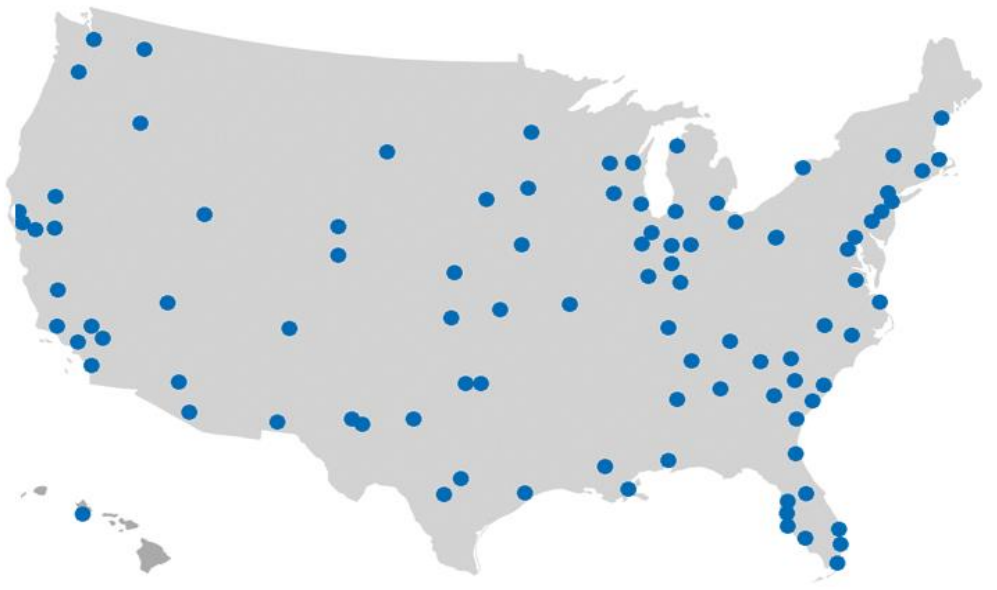
Major CRE Market Performance

Cleveland, OH ● USA - Vacancy

Source: CoSTAR



Nsights Hotel Market Reports Coverage



Akron, OH	Dayton, OH	Louisville, KY	Portland, OR
Albany, NY	Denver, CO	Madison, WI	Raleigh, NC
Albuquerque, NM	Des Moines, IA	Memphis, TN	Rapid City, SD
Anaheim, CA	Detroit, MI	Miami, FL	Richmond, VA
Arkansas State Area, AR	El Paso, TX	Michigan North Area, MI	Sacramento, CA
Atlanta, GA	Fayetteville, AR	Michigan South Area, MI	Saint Louis, MO
Augusta, GA	Fort Lauderdale, FL	Milwaukee, WI	Saint Petersburg, FL
Austin, TX	Fort Myers, FL	Minneapolis, MN	Salt Lake City, UT
Bakersfield, CA	Fort Worth, TX	Mobile, AL	San Antonio, TX
Baltimore, MD	Fresno, CA	Myrtle Beach, SC	San Bernardino, CA
Baton Rouge, LA	Greensboro, NC	Nashville, TN	San Diego, CA
Bentonville, AR	Greenville, SC	New Brunswick, NJ	San Francisco, CA
Birmingham, AL	Harrisburg, PA	New Orleans, LA	San Joaquin Valley, CA
Boise City, ID	Hartford, CT	New York, NY	San Jose, CA
Boston, MA	Houston, TX	Newark, NJ	Sarasota, FL
Buffalo, NY	Indiana North Area, IN	Oahu Island, HI (Branded)	Savannah, GA
Charleston, SC	Indiana South Area, IN	Oakland, CA	Seattle, WA
Charlotte, NC	Indianapolis, IN	Odessa-Midland, TX	Spokane, WA
Chattanooga, TN	Jackson, MS	Oklahoma City, OK	Tampa, FL
Chicago, IL	Jacksonville, FL	Omaha, NE	Tucson, AZ
Cincinnati, OH	Kansas City, MO	Orlando, FL (Non-Disney)	Tulsa, OK
Cleveland, OH	Knoxville, TN	Palm Desert, CA	Virginia Beach, VA
Colorado Springs, CO	Las Vegas, NV (Non-Strip)	Philadelphia, PA	Washington State Area, WA
Columbia, SC	Lexington, KY	Phoenix, AZ	Washington, DC
Columbus, OH	Little Rock, AR	Pittsburgh, PA	West Palm Beach, FL
Dallas, TX	Los Angeles, CA	Portland, ME	Wichita, KS

*Customized market reports available upon request

Hospitality, Gaming & Leisure

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Gaming Facilities

Stadiums, Sports & Entertainment Facilities

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Golf Courses

Marinas

Ski and Village Resorts

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We bring industry averages and trends to bear on traditional analytics, ensuring comprehensive due diligence.

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We understand every aspect of a property's operations, allowing us to craft advanced tax strategies.

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CONTACT: MIDWEST MARKETS

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