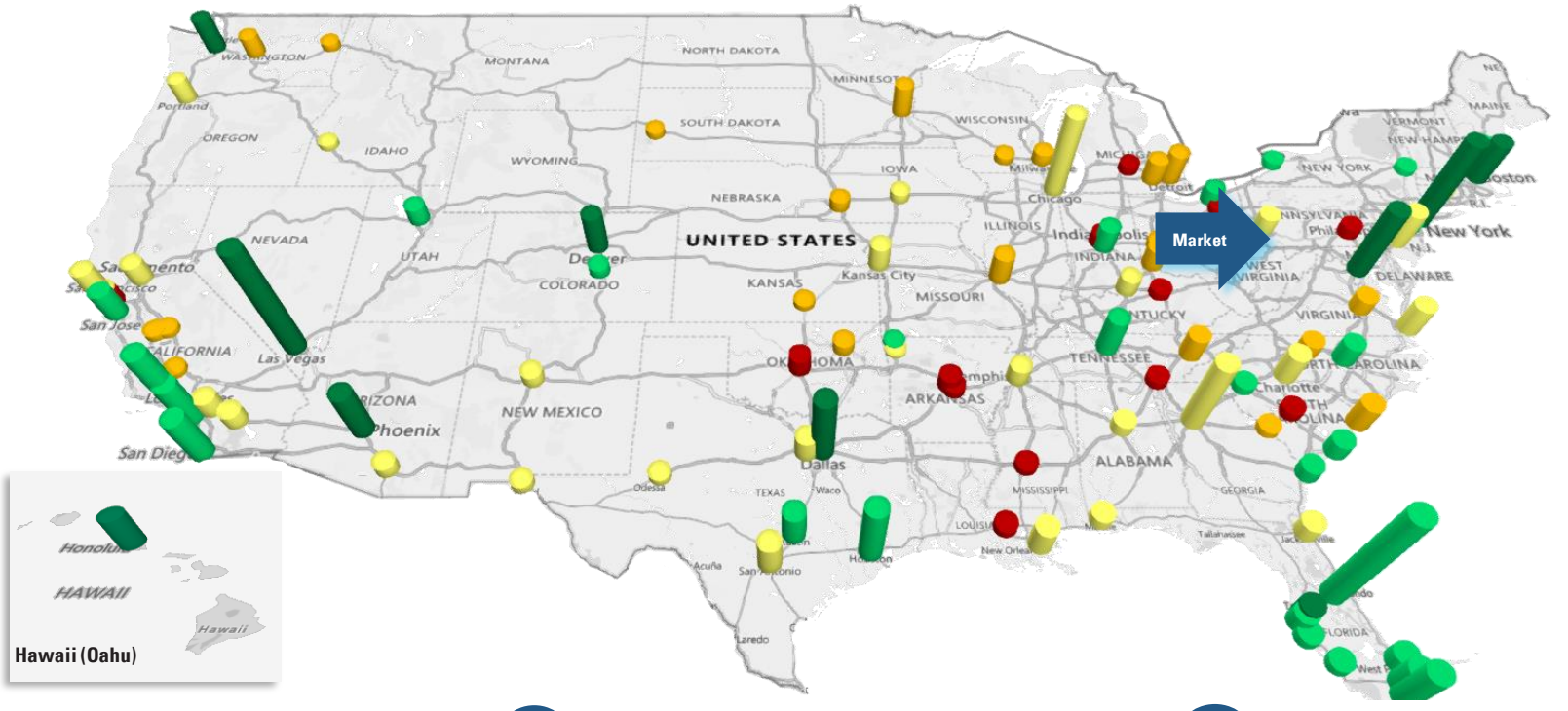
VALUATION & ADVISORY | HOSPITALITY, GAMING & LEISURE

HOTEL MARKET NSIGHTS REPORT

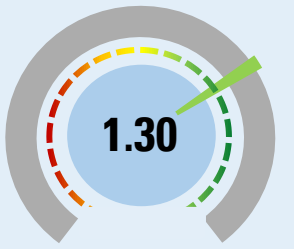
1Q 2025
PHILADELPHIA, PA

Lodging Performance Index Snapshot



LODGING PERFORMANCE INDEX

Philadelphia, PA

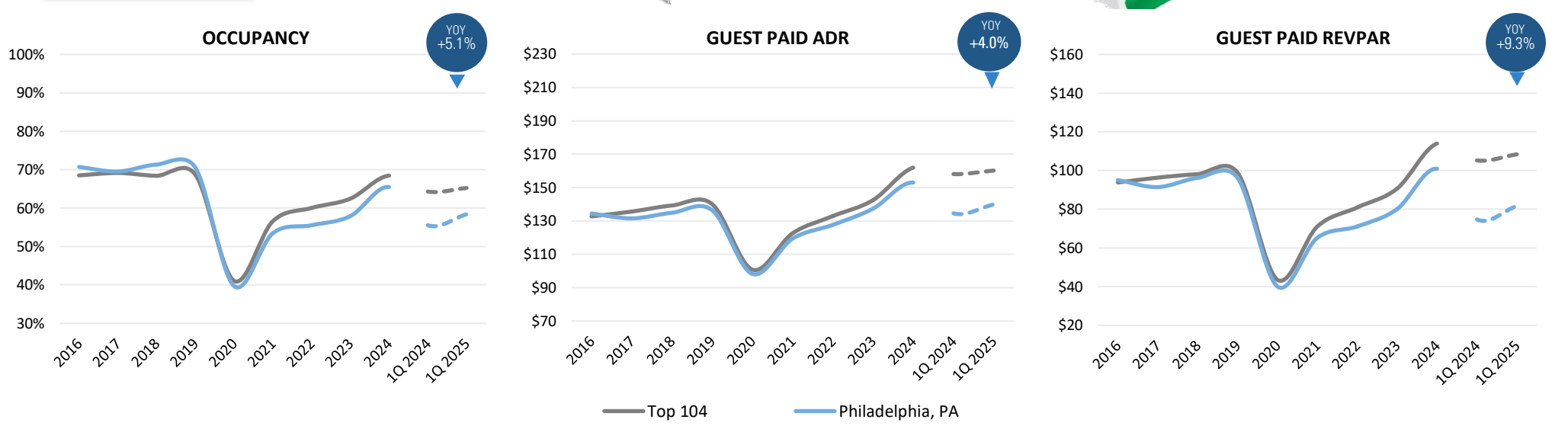


16th of 104

Above Average

Ranking of overall '1Q 2025 LPI' performance (1.30) against all 104 surveyed markets.

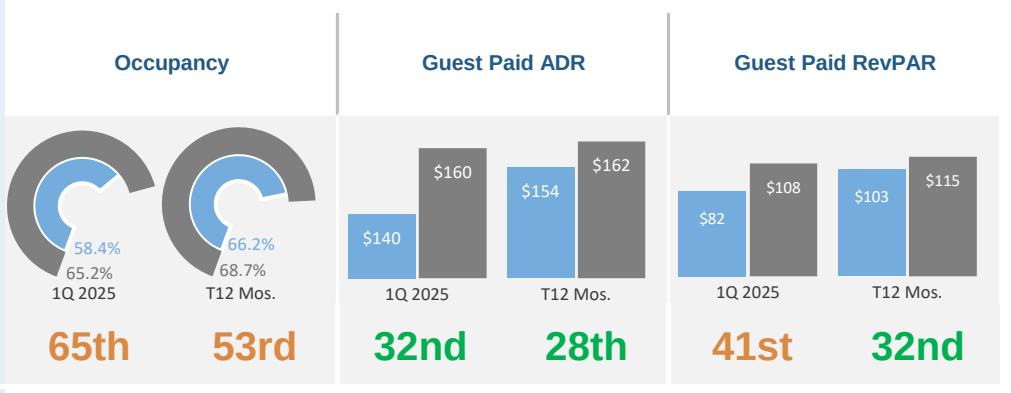
KEY PERFORMANCE METRICS



PERFORMANCE INDEXES

Key Performance Indexes

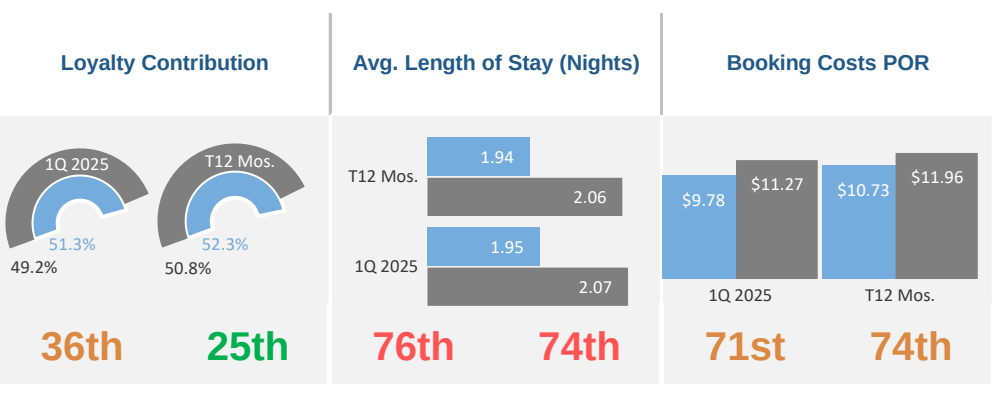
Subject Market | Top 104



BENCHMARK INDEXES

Key Benchmark Indexes

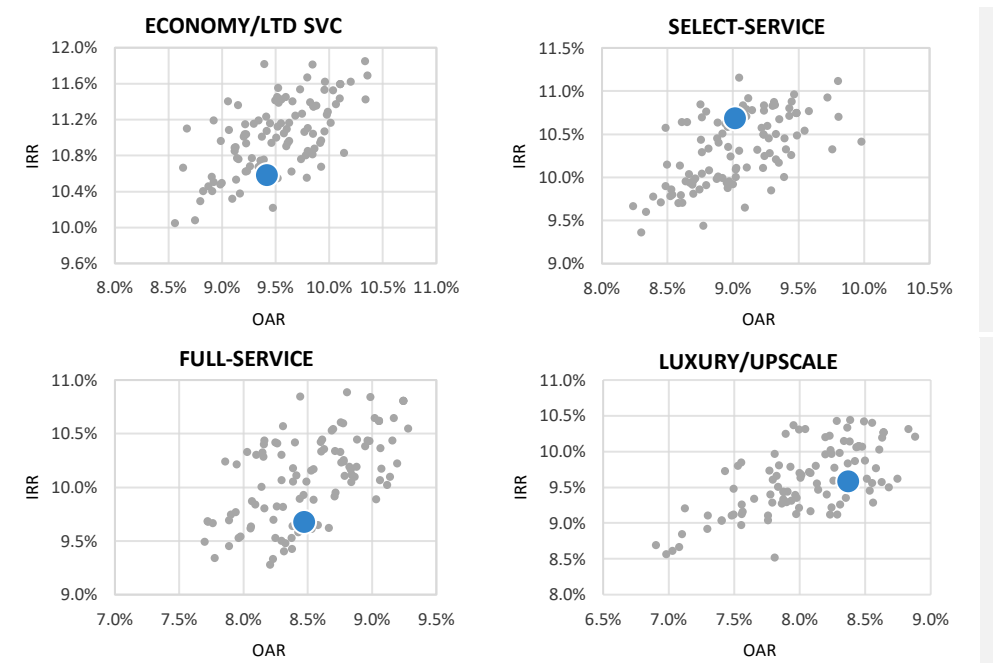
kalibri LABS



INVESTMENT PARAMETERS

Discount and Capitalization Rates

Source: Newmark



FUNDAMENTALS

Trends and Risks

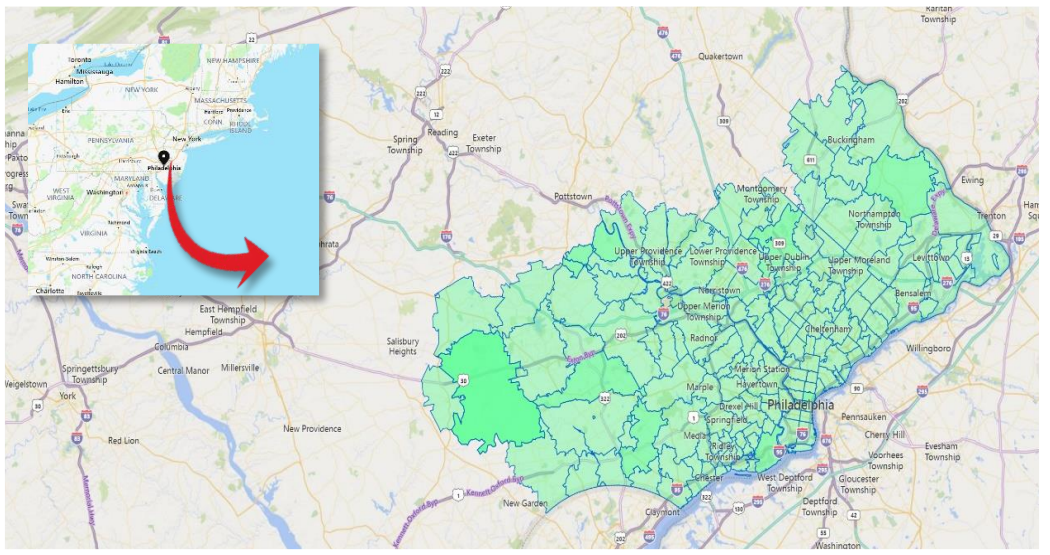
Source: Kalibri Labs, Newmark

Revenue Stability	Supplier Power Trend	Investment Yields
96th	**25th**	**49th**
Soft	**Above Average**	**Average**
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
21st	**13th**	**51st**
Above Average	**Above Average**	**Average Risk**
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:	Philadelphia
County:	Philadelphia County
State:	Pennsylvania
Geo Coordinates (market center):	39.95234, -75.16379

Major Hotel Demand Generators

University of Pennsylvania Health System | Thomas Jefferson University and TJU Health System Inc. | Comcast | Drexel University | Aramark Corp. | Temple University Health System | Children's Hospital of Philadelphia | Temple University | Einstein Healthcare Network | Wells Fargo | BAYADA Home Health Care | Independence Blue Cross | University of Pennsylvania | US Airways | NHS Human Services Inc. | Aria Health | PNC Bank | Cardone Industries | PwC | Deloitte

Metrics and Ranking	Measurement	Rankings
Population (hotel market area)	4,319,912	7th of 104 (Large)
Income per Capita	$40,649	80th of 104 (Below Average)
Feeder Group Size	138.3 Persons PSR	95th of 104 (Soft)
Feeder Group Earnings	$5,621,183 PSR	90th of 104 (Soft)
Total Market Hotel Revenues	$1.7 billion	22nd of 104 (Above 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	70.7%	$134.42	$95.04	$123.17	$87.09	$11.25	91.6%	51.6%	1.87	45,650	1.05
2017	69.5%	$131.51	$91.42	$120.13	$83.50	$11.39	91.3%	53.3%	1.83	46,020	1.10
2018	71.3%	$134.88	$96.20	$123.44	$88.04	$11.44	91.5%	54.4%	1.84	46,660	1.32
2019	70.5%	$136.38	$96.19	$124.85	$88.05	$11.53	91.5%	58.2%	1.81	49,340	1.05
2020	39.7%	$98.20	$40.08	$91.33	$36.27	$6.86	93.0%	38.8%	2.21	48,650	0.90
2021	53.4%	$119.40	$65.21	$110.81	$59.23	$8.59	92.8%	42.3%	2.11	49,080	0.88
2022	55.5%	$127.64	$71.08	$118.51	$65.81	$9.12	92.9%	44.1%	2.07	49,280	0.88
2023	57.9%	$137.34	$80.07	$127.70	$73.95	$9.64	93.0%	45.4%	2.04	49,510	1.03
2024	65.5%	$152.97	$100.89	$142.26	$93.17	$10.71	93.0%	52.1%	1.94	50,250	1.12
CAGR: 2016 thru 2024	-1.0%	1.6%	0.7%	1.8%	0.8%	-0.6%	0.2%	0.1%	0.4%	1.2%	0.8%
1Q 2024	55.5%	$134.53	$74.71	$124.84	$69.34	$9.68	92.8%	50.7%	1.95	49,890	1.08
1Q 2025	58.4%	$139.87	$81.68	$130.08	$75.96	$9.78	93.0%	51.3%	1.95	50,520	1.30

Notable Metrics

HIGHEST

Population Density per Room	Feeder Population Per Room	Latest-Quarter LPI
9th	**9th**	**15th**
Strong	**Strong**	**Above Average**
Philadelphia, PA boasted strong population density per room (85.46)	The market posted a high ratio of feeder population per room (61.06)	The market also enjoyed strong latest–quarter LPI (1.3)

LOWEST

Feeder Group Size	Feeder Group Earnings per sold room	Economy Median Income
95th	**90th**	**80th**
Soft	**Soft**	**Below Average**
This market required a large feeder group size (138.29 Persons)	The market has low feeder group earnings per sold room ($5,621,183)	Philadelphia, PA also was stymied by weak Economy Median Income ($40,649)

Notable Trends

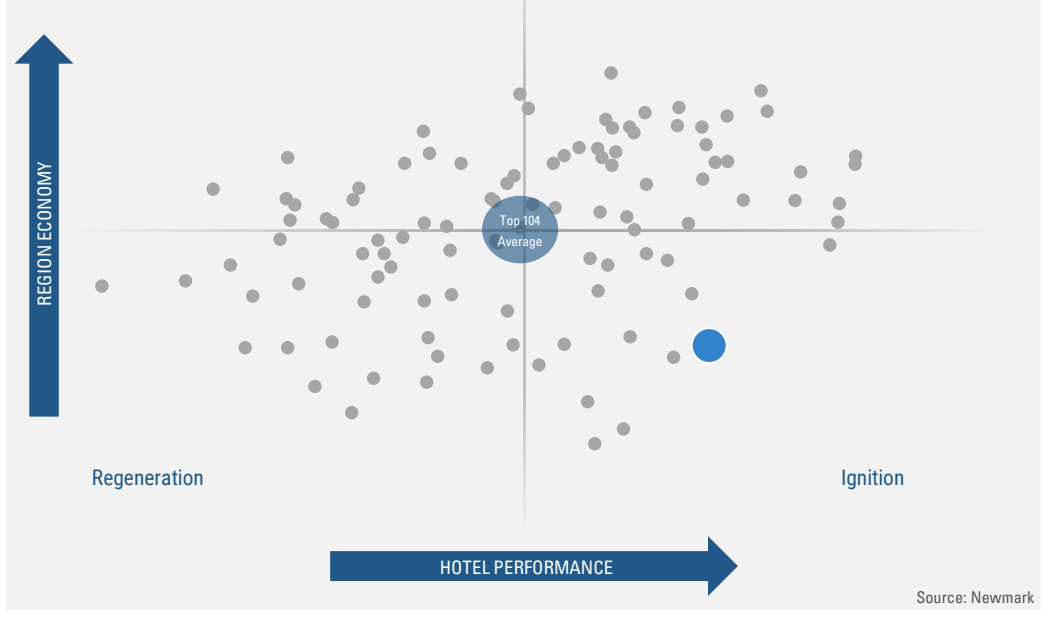
STRONGEST

Short-Term Historical Booking Costs POR Growth	Overall Health of Hotel Market	Long-Term Historical Booking Costs POR Growth
14th	**14th**	**17th**
Above Average	**Above Average**	**Above Average**
Philadelphia, PA enjoyed low short–term historical growth in booking costs (0.8%)	The market has benefited from strong general hotel market performance (levels and trends of fundamentals)	The market also has benefited from low long–term historical booking costs POR growth (1.3%)

WEAKEST

Long-Term Historical Loyalty Contribution Growth	Short-Term Historical COPE RevPAR Growth	Short-Term Historical Guest Paid RevPAR Growth
101st	**96th**	**96th**
Soft	**Soft**	**Soft**
The market has been hindered by weak long–term historical loyalty contribution growth (2.6%)	We note this area has been impeded by weak short–term historical COPE RevPAR growth (–0.4%)	Philadelphia, PA also has been hampered by weak short–term historical Guest Paid RevPAR growth (–0.4%)

Market Performance Stage



Source: Newmark

Philadelphia, PA: Ignition Stage

Ignition

The Philadelphia, PA 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:	**Expansion**
Employment Growth (2 yr):	0.6%
Risk Exposure (402 US markets):	**98th Percentile: High Risk**
Key Industry Notes:	World-class educational institutions
	Center for healthcare, medical research
	Well-developed port
	Relatively anemic population growth
	Significant fiscal problems

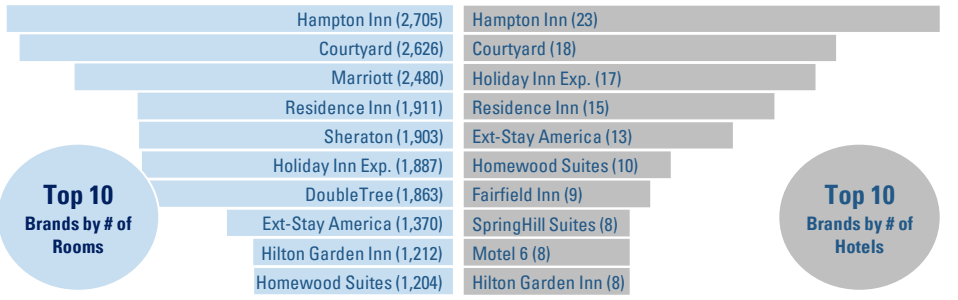
Moody's Rating

A1

Investment Grade

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

TOP 10 BRANDS

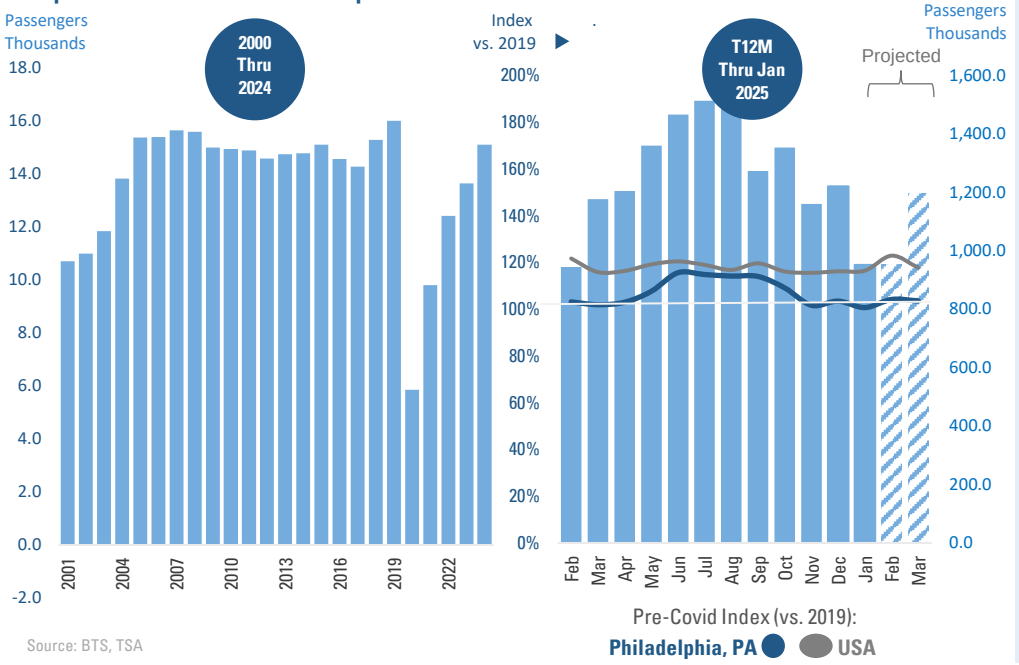


Source: Newmark

NEWMARK

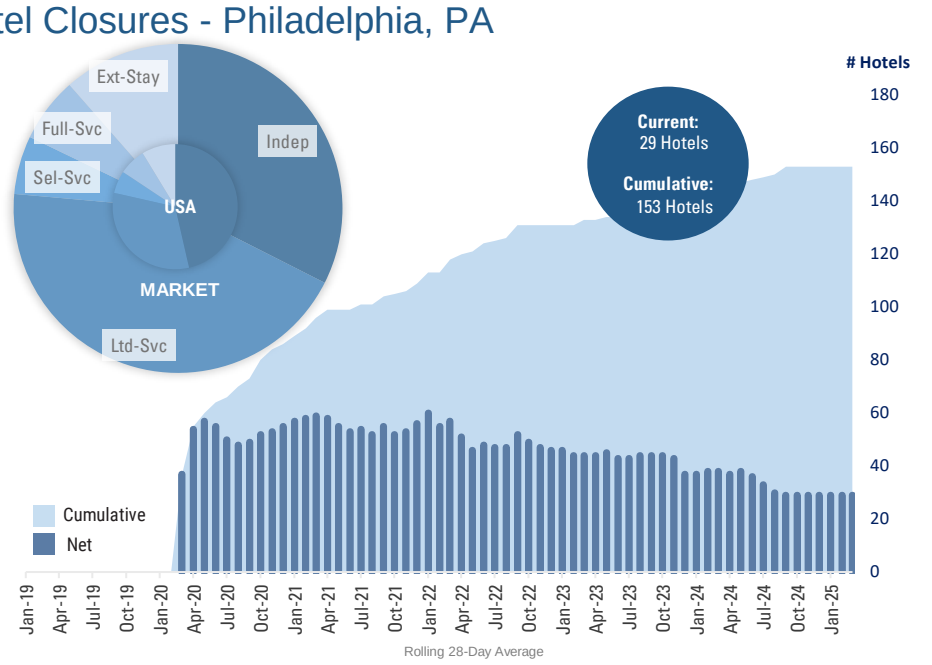
SELECT NEAREST AIRPORT CITY: ALL LOCAL

Airport Statistics - Enplanements



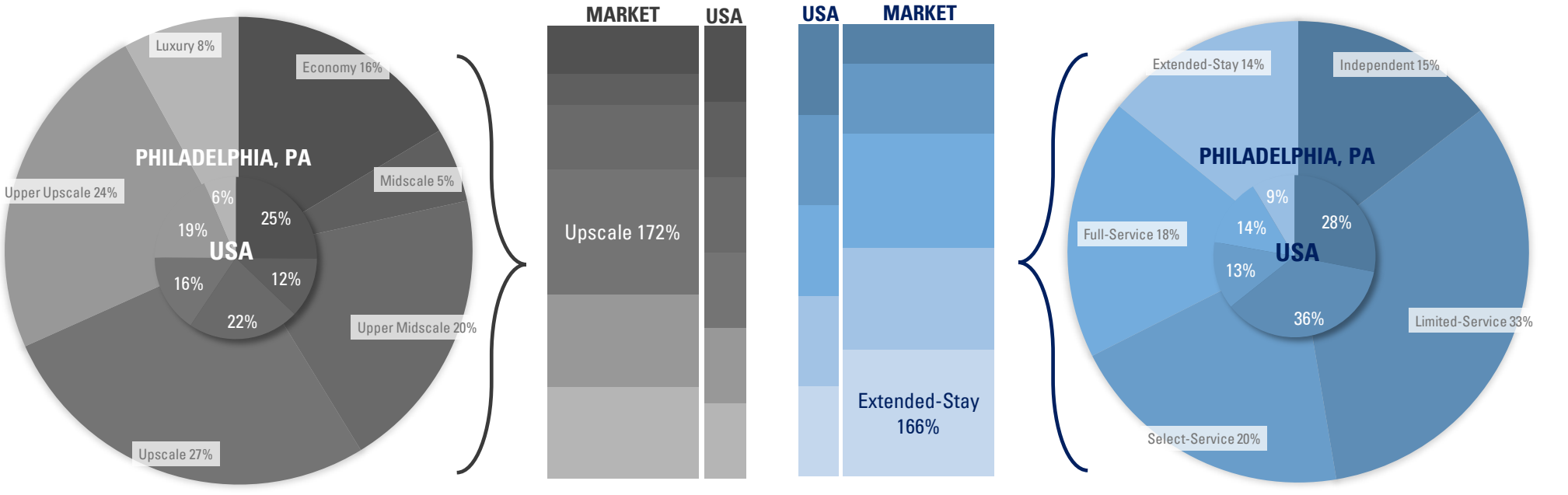
DATA THROUGH MAY 2025

Hotel Closures - Philadelphia, PA



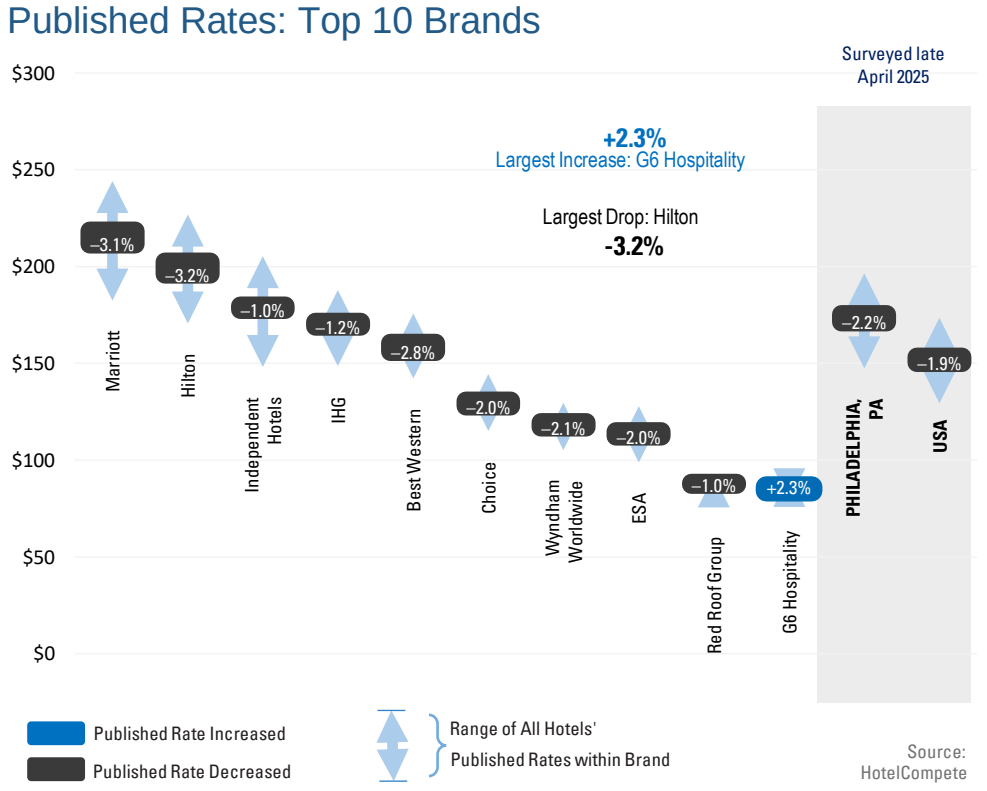
SCALE AND SERVICE ORIENTATION

Scale and Service Distribution: Philadelphia, PA



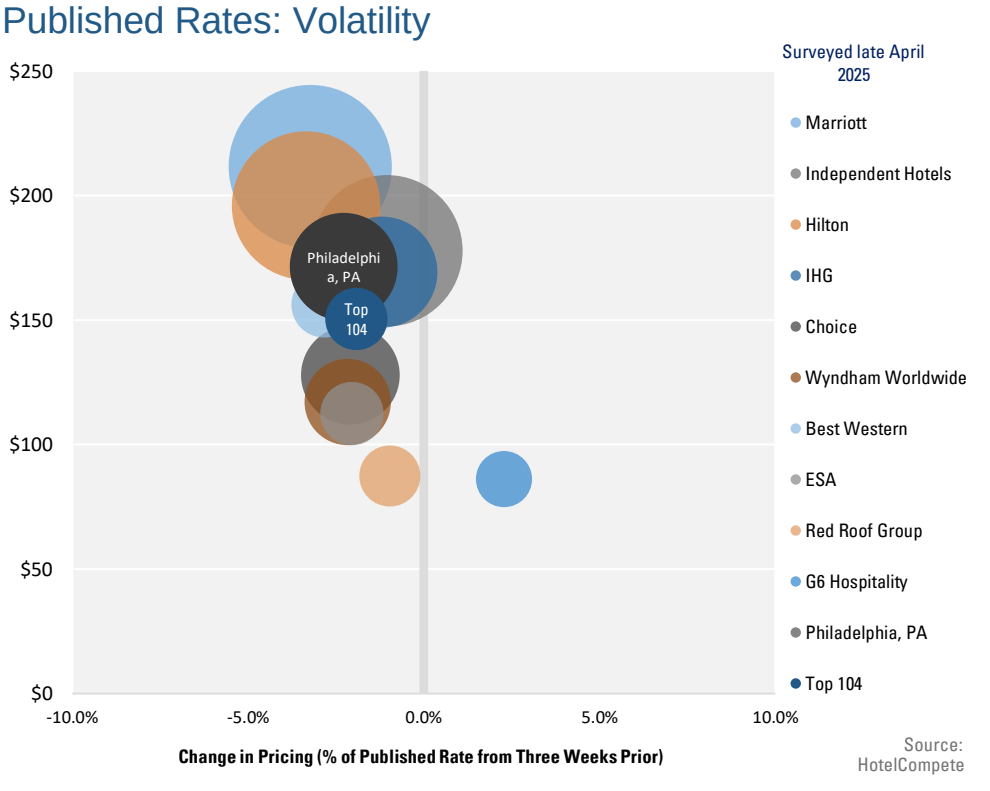
'30/3' RATE CHANGES: PHILADELPHIA, PA vs. USA

Published Rates: Top 10 Brands



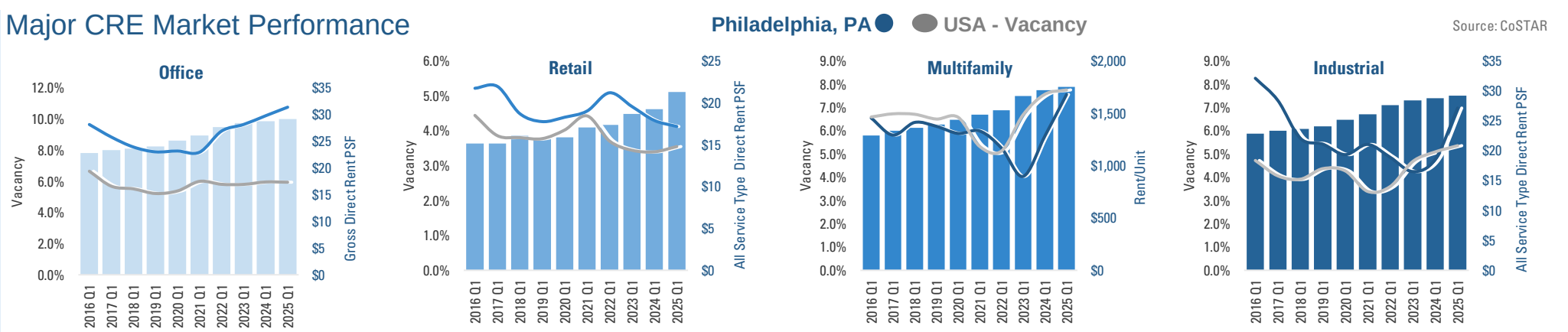
RATE ADJUSTMENTS BY BRAND

Published Rates: Volatility

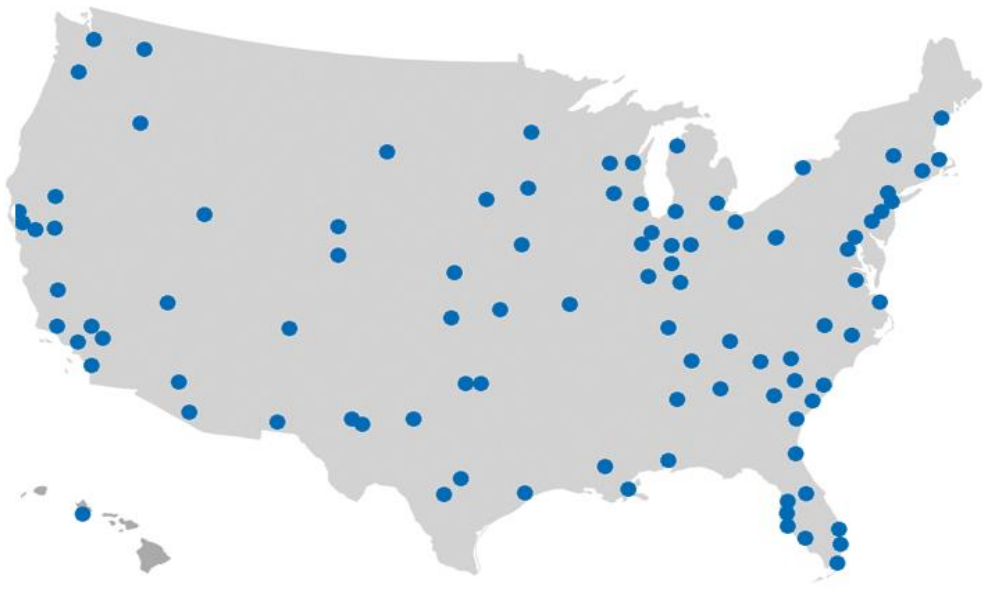


MAJOR C.R.E. METRICS

Major CRE Market Performance



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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Golf Courses

Marinas

Ski and Village Resorts

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