

CONSUMER: Lodging

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Reasons for this report

- ✓ Our analysis of the most recent weekly US lodging results

Lodging: US RevPAR +2.1% y/y last week, +14.8% vs. 2019. Tropical Storm Hilary impact; soft Luxury results

Overall U.S. RevPAR was +2.1% y/y for the week ending 8/26/2023, per STR, slightly above the prior week's result of +1.8%, and slightly above the trailing 10-week average of +1.8%. Versus 2019, RevPAR was +14.8%, slightly above the prior week's result of +14.1%, and above the trailing 10-week average of +12.9%.

Last week's results showed continued negative impact from Tropical Storm Hillary (San Diego in particular), relatively soft ADR for Luxury (we suspect resort-driven), and a decent group week given the traditionally lower demand period of late August. The MTD August results are slightly stronger than the weekly results would imply.

Regarding the Tropical Storm Hillary landfall: San Diego occupancy growth was negative y/y all week, LA was negative on Sunday/Monday, and we suspect Orange County (CA) was also soft. San Diego RevPAR last week was -7.3% versus the running 28 days of +0.4% (which includes the storm headwind from the prior week).

Luxury chain scale ADR was soft as well, down 4.4% y/y (240 bps below the Running 28 day average) and materially softer than Upper Upscale at +0.8% and Resort at -0.5%. We suspect the highest-rated resorts are driving the Luxury chain scale underperformance.

While we do not place as much focus on Group performance during the leisure/back-to-school period of late August, Group had a relatively strong week as evidenced in the below Group stats.

Major RevPAR statistics presented below:

- Luxury RevPAR: -4.2% y/y and +7.7% versus 2019;
- Upper Upscale RevPAR: +4.0% y/y and +7.4% versus 2019;
- Upscale RevPAR: +4.1% y/y and +11.6% versus 2019;
- Upper Midscale RevPAR: +2.2% y/y and +15.0% versus 2019;
- Midscale RevPAR: -1.0% y/y and +11.9% versus 2019;
- Economy RevPAR: -2.4% y/y and +6.6% versus 2019;
- Independent hotels (~ 1/3rd of the data set) RevPAR: +1.6% y/y and +20.9% versus 2019; and
- Within Upper Upscale & Luxury class hotels:
 - Group: +7.1% y/y vs. +3.1% prior week; versus 2019: +18.8% vs -1.6% prior week.
 - Transient: -0.5% y/y vs. +0.4% prior week; versus 2019: +12.6% vs +15.4% prior week.
- Las Vegas RevPAR: +17.1% y/y and +41.8% versus 2019.
 - **As a caveat, we note that many large Strip casino hotel operators do not participate in STR's survey.**

Last week's RevPAR details and sequential trends (all comparable information on new STR methodology):

- **Headline RevPAR** was +2.1% y/y vs. the running 28-day average of +1.8% y/y.
- **Occupancy:** Absolute occupancy was 65.0% vs. 67.3% for the running 28-day average.
- **Absolute Group occupancy:** 17.4% last week vs. 17.3% for the running 28 days.

The lodging stocks: Overall, we continue to summarize our view on the lodging sector at the moment as one of “relative optimism,” though more so for the global C-Corps and less so for the hotel REITS.

- **Of the lodging stocks our favorite name continues to be Hyatt Hotels Corp. (H, Buy), which we see having several idiosyncratic catalysts.** Hyatt is a beneficiary of group strength primarily through its legacy portfolio but also to an extent due to the acquired Apple Leisure Group, the recovery of international higher-rated travel, and particular strength in leisure demand to the Caribbean and Europe, a continued push to asset-light, a leading global rooms pipeline, and improved FCF story. Hyatt generates approx. 30% of earnings from the group segment and 30% from its Caribbean-centric Apple Leisure Group business. **Our conviction on H was strengthened after Hyatt’s Investor Day and our tours** of three Apple Leisure Group properties in Mexico ([see our post-Investor Day/tours wrap-up note](#)).
 - **We view Playa Hotels & Resorts (PLYA, Buy) as a continued beneficiary of global leisure trends and excellent cash flow generation** in a time when operating leverage works to the favor of all-inclusive Caribbean/Mexico hotel owners.
- **For the hotel REITS, our favorite name is RHP.** With 75% of its business coming from groups/conventions, Ryman Hospitality Properties (RHP, Buy) has the greatest exposure to this customer segment and has no hotels located in the especially tech-heavy San Francisco area. We add that RHP’s hotels are likely benefiting from several “self-help” factors including having properties in better condition than some other big box comparables and convention centers as well as what has proven to be a smart strategy of maintaining their property-level salesforce during the peak of the pandemic. [RHP’s 1Q23 earnings results and forward commentary further bolster our enthusiasm for our Buy-rating.](#)
 - **We are cautious on U.S. resort hotel profitability especially at the full-service level given pressure on demand and increasing headwinds in higher-end leisure room rates.** While group strength may bridge some of the gaps, we remain cautious on the net impact to profitability. Names with high luxury leisure exposure especially following post-COVID acquisitions are Host Hotels & Resorts (HST, Hold), and Sunstone Hotel Investors (SHO, Hold). [For greater detail on operating revenue/expense trends and labor considerations, please see our latest Hotel P&L Analyzer note.](#)

Weekly RevPAR Summary

	YoY % change in RevPAR												
	U.S.	Upper Luxury		Upper Upscale		Upper Midscale		Economy	Inde- pendent	New York	Boston	LA	Chicago
6/17/2023	1.5%	-1.6%	3.4%	3.4%	1.6%	-2.3%	-4.5%	0.4%	3.3%	-10.9%	13.3%	3.5%	7.2%
6/24/2023	-0.1%	-3.3%	-0.1%	2.2%	1.5%	-2.3%	-3.6%	-1.9%	-2.2%	4.8%	3.5%	-6.5%	4.6%
7/1/2023	5.7%	1.8%	9.5%	9.4%	7.7%	3.0%	0.2%	1.2%	21.1%	30.9%	-1.6%	7.8%	18.6%
7/8/2023	-1.2%	0.3%	0.6%	-2.6%	-3.2%	-4.5%	-3.5%	0.2%	14.7%	-0.4%	-1.3%	-4.3%	-2.0%
7/15/2023	1.6%	-1.8%	3.1%	3.9%	2.1%	-1.0%	-1.8%	0.1%	5.7%	4.2%	-1.7%	-8.9%	8.6%
7/22/2023	2.0%	0.3%	5.3%	4.5%	3.0%	-0.7%	-3.5%	-1.2%	21.2%	16.2%	-4.8%	8.8%	18.9%
7/29/2023	2.9%	1.5%	4.8%	5.7%	3.0%	0.1%	-2.6%	0.9%	22.0%	4.4%	0.4%	-8.8%	15.5%
8/5/2023	1.2%	3.2%	3.4%	3.2%	0.8%	-1.7%	-3.7%	-0.8%	23.3%	25.4%	15.5%	13.5%	15.2%
8/12/2023	2.0%	3.1%	4.2%	4.2%	1.5%	-1.0%	-2.9%	0.5%	16.3%	5.4%	23.0%	6.1%	6.1%
8/19/2023	1.8%	-2.8%	4.4%	3.7%	1.8%	-1.1%	-2.6%	0.6%	19.7%	11.6%	2.6%	-3.2%	3.3%
8/26/2023	2.1%	-4.2%	4.0%	4.1%	2.2%	-1.0%	-2.4%	1.6%	14.0%	-1.9%	0.6%	-6.5%	9.6%

Soft luxury leisure, Hilary storm impact, decent group week

Upscale and Upper Upscale led the industry

New York and DC led the Top 5 markets

1Q19	1.5%	-0.7%	1.2%	-0.5%	0.4%	-0.1%	1.9%	3.1%	-7.1%	-2.1%	-1.7%	-4.5%	-2.4%
2Q19	1.1%	1.1%	0.5%	-0.4%	0.0%	-0.7%	1.7%	2.4%	-1.8%	4.5%	1.6%	-0.1%	-1.5%
3Q19	0.7%	1.3%	1.1%	-0.5%	-0.1%	-1.0%	-0.9%	1.6%	-2.2%	-0.4%	-0.2%	-2.2%	4.5%
4Q19	0.7%	3.6%	1.0%	-0.6%	-1.0%	-2.7%	-1.5%	2.3%	-4.1%	-11.6%	1.1%	-0.7%	5.2%
1Q22	67.2%	112.3%	127.2%	69.7%	51.0%	38.2%	24.3%	58.3%	97.1%	137.1%	115.2%	85.1%	58.1%
2Q22	38.8%	70.2%	82.9%	46.8%	26.2%	15.4%	8.8%	27.7%	141.2%	172.1%	51.0%	109.5%	145.7%
3Q22	16.6%	27.7%	36.6%	22.5%	10.8%	3.5%	0.0%	11.3%	67.4%	59.9%	21.4%	48.1%	54.6%
4Q22	16.3%	19.7%	30.1%	20.5%	11.7%	5.1%	1.4%	12.3%	50.8%	35.6%	11.4%	37.3%	53.2%
1Q23	16.7%	16.0%	29.8%	20.4%	13.4%	4.8%	0.8%	12.9%	46.6%	35.0%	11.6%	26.6%	56.7%
2Q23	2.5%	-2.3%	5.1%	5.8%	3.8%	-0.4%	-3.8%	-0.6%	13.3%	11.2%	1.2%	12.1%	17.4%

YoY % change in ADR

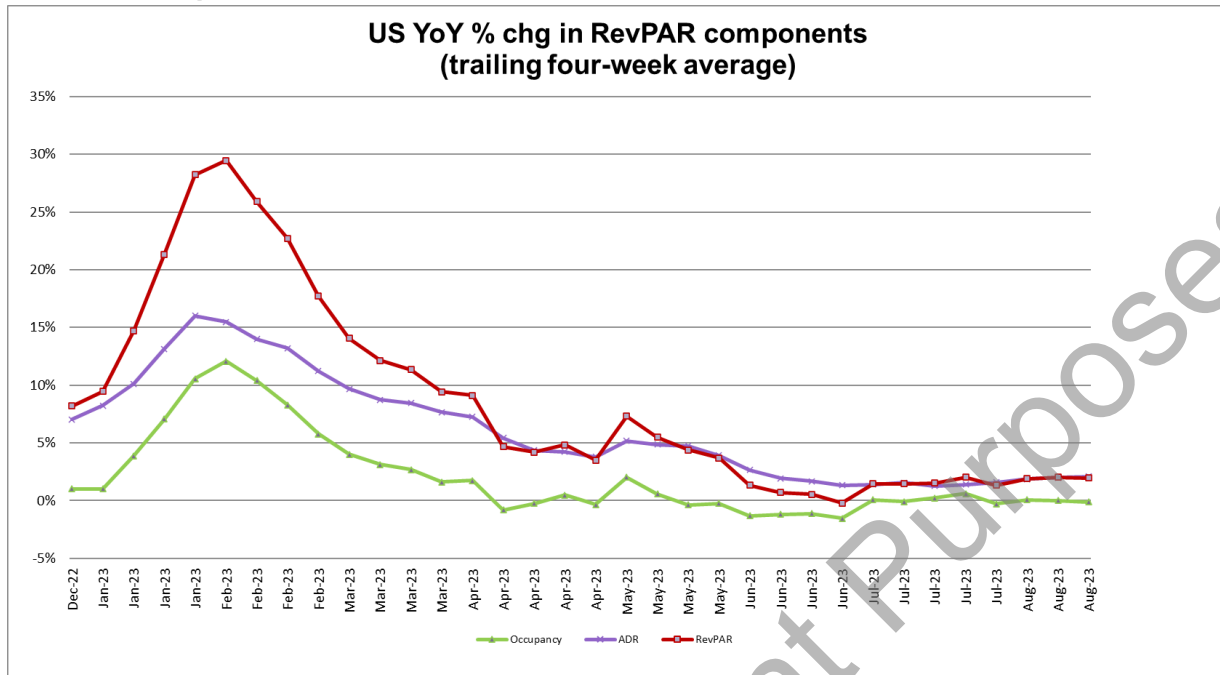
	YoY % change in ADR												
	U.S.	Upper Luxury		Upper Upscale		Upper Midscale		Economy	Inde- pendent	New York	Boston	LA	Chicago
6/17/2023	2.6%	0.0%	2.0%	2.8%	2.2%	0.6%	0.1%	2.5%	5.0%	-7.9%	12.7%	5.4%	7.4%
6/24/2023	0.9%	-1.5%	0.8%	1.8%	1.5%	-0.3%	-0.6%	0.0%	0.8%	2.9%	1.5%	-1.9%	5.8%
7/1/2023	1.5%	-3.1%	2.1%	3.1%	2.4%	0.6%	-0.2%	-1.0%	8.5%	12.3%	-1.6%	4.3%	9.6%
7/8/2023	1.2%	-0.8%	0.0%	0.4%	0.9%	-0.4%	-0.2%	1.3%	3.0%	-0.5%	-2.0%	-2.9%	0.4%
7/15/2023	1.5%	-2.1%	0.9%	1.9%	1.9%	0.1%	0.4%	1.0%	1.1%	1.3%	-1.7%	-5.6%	5.9%
7/22/2023	1.5%	-2.9%	1.2%	1.9%	2.0%	-0.4%	-0.1%	0.2%	8.3%	9.9%	-4.3%	4.8%	9.1%
7/29/2023	2.3%	-2.8%	1.1%	2.5%	2.2%	0.2%	0.6%	2.3%	10.3%	1.9%	-2.5%	-8.0%	7.0%
8/5/2023	2.2%	-0.5%	1.5%	2.6%	1.9%	0.1%	0.7%	1.5%	11.6%	11.5%	7.7%	9.2%	7.1%
8/12/2023	2.0%	-0.7%	0.8%	2.1%	1.9%	0.1%	0.3%	1.8%	8.3%	1.7%	8.4%	2.9%	3.4%
8/19/2023	1.8%	-4.0%	0.7%	2.3%	2.1%	0.0%	0.4%	2.1%	10.7%	5.8%	0.5%	-2.9%	2.7%
8/26/2023	1.7%	-4.4%	0.8%	2.1%	1.7%	-0.4%	-0.2%	2.4%	8.6%	-1.1%	0.1%	-4.7%	4.1%
1Q19	1.1%	2.2%	2.5%	1.0%	0.8%	-0.2%	-0.3%	1.0%	-3.8%	0.7%	-1.0%	-2.4%	1.5%
2Q19	1.2%	2.5%	1.4%	0.6%	0.7%	-0.2%	0.6%	1.7%	-1.0%	3.2%	0.8%	-1.7%	0.2%
3Q19	0.8%	1.5%	1.3%	0.2%	-0.1%	-0.5%	-0.5%	1.6%	-1.9%	0.9%	-0.2%	-2.8%	4.0%
4Q19	0.7%	2.4%	0.6%	-0.4%	-0.3%	-1.0%	-1.0%	1.9%	-3.7%	-5.5%	0.3%	-2.2%	3.9%
1Q22	37.5%	21.0%	39.7%	34.1%	27.3%	20.8%	17.3%	34.0%	52.2%	50.5%	61.8%	41.1%	31.7%
2Q22	26.2%	14.3%	29.0%	27.1%	18.9%	14.8%	11.8%	20.5%	69.0%	73.6%	32.9%	53.6%	60.6%
3Q22	11.6%	6.7%	12.6%	13.3%	7.6%	5.9%	4.2%	8.9%	32.6%	30.0%	14.6%	25.4%	25.5%
4Q22	12.0%	6.5%	12.6%	13.7%	8.7%	6.2%	4.5%	10.2%	28.0%	20.5%	8.4%	20.2%	27.9%
1Q23	10.2%	-1.9%	8.4%	11.0%	8.1%	4.7%	3.8%	9.1%	13.4%	15.6%	3.8%	11.5%	24.4%
2Q23	3.2%	-1.2%	2.5%	4.3%	3.5%	1.6%	0.9%	2.1%	9.6%	5.8%	2.5%	8.5%	11.6%

YoY % change in Occupancy

	YoY % change in Occupancy												
	U.S.	Upper Luxury		Upper Upscale		Upper Midscale		Economy	Inde- pendent	New York	Boston	LA	Chicago
6/17/2023	-1.1%	-1.6%	1.3%	0.5%	-0.6%	-2.9%	-4.6%	-2.1%	-1.6%	-3.3%	0.5%	-1.8%	-0.2%
6/24/2023	-1.0%	-1.8%	-0.8%	0.4%	0.0%	-2.0%	-2.9%	-1.9%	-2.9%	1.9%	2.0%	-4.7%	-1.1%
7/1/2023	4.1%	5.1%	7.2%	6.2%	5.2%	2.3%	0.4%	2.3%	11.6%	16.6%	-0.1%	3.3%	8.2%
7/8/2023	-2.3%	1.2%	0.6%	-2.9%	-4.1%	-4.1%	-3.3%	-1.1%	11.4%	0.1%	0.7%	-1.5%	-2.4%
7/15/2023	0.1%	0.2%	2.2%	1.9%	0.2%	-1.1%	-2.1%	-0.9%	4.6%	2.8%	0.0%	-3.5%	2.6%
7/22/2023	0.5%	3.4%	4.1%	2.5%	1.0%	-0.3%	-3.4%	-1.5%	11.8%	5.8%	-0.6%	3.9%	9.0%
7/29/2023	0.6%	4.4%	3.6%	3.1%	0.8%	-0.1%	-3.1%	-1.4%	10.6%	2.4%	3.0%	-0.8%	7.9%
8/5/2023	-1.0%	3.7%	1.9%	0.6%	-1.1%	-1.8%	-4.3%	-2.2%	10.4%	12.4%	7.2%	3.9%	7.6%
8/12/2023	0.0%	3.9%	3.3%	2.1%	-0.4%	-1.1%	-3.3%	-1.3%	7.3%	3.7%	13.5%	3.2%	2.6%
8/19/2023	-0.1%	1.2%	3.7%	1.4%	-0.3%	-1.0%	-2.9%	-1.5%	8.1%	5.4%	2.1%	-0.3%	0.5%
8/26/2023	0.4%	0.3%	3.2%	2.0%	0.5%	-0.6%	-2.2%	-0.8%	5.0%	-0.8%	0.5%	-1.8%	5.2%
1Q19	0.4%	-2.8%	-1.3%	-1.4%	-0.5%	0.0%	2.3%	2.1%	-3.5%	-2.8%	-0.7%	-2.2%	-3.8%
2Q19	-0.1%	-1.4%	-0.9%	-1.0%	-0.7%	-0.6%	1.1%	0.7%	-0.7%	1.3%	0.8%	1.7%	-1.7%
3Q19	-0.1%	-0.2%	-0.2%	-0.7%	0.0%	-0.5%	-0.4%	0.0%	-0.3%	-1.4%	0.1%	0.6%	0.4%
4Q19	-0.1%	1.2%	0.4%	-0.2%	-0.8%	-1.7%	-0.4%	0.4%	-0.4%	-6.5%	0.8%	1.5%	1.3%
1Q22	56.2%	54.0%	53.2%	60.3%	59.4%	52.3%	55.5%	54.2%	29.5%	57.6%	33.0%	31.2%	20.1%
2Q22	10.0%	48.8%	41.8%	15.5%	6.2%	0.5%	-2.6%	5.9%	42.7%	56.7%	13.7%	36.3%	53.0%
3Q22	4.5%	19.7%	21.3%	8.1%	2.9%	-2.3%	-4.0%	2.2%	26.3%	23.0%	5.9%	18.1%	23.2%
4Q22	3.8%	12.4%	15.5%	6.0%	2.7%	-1.1%	-2.9%	1.9%	17.8%	12.7%	7.6%	14.2%	19.8%
1Q23	5.9%	18.3%	19.8%	8.5%	4.9%	0.1%	-2.9%	3.5%	29.3%	16.8%	7.5%	13.6%	25.9%
2Q23	-0.7%	-1.0%	2.6%	1.4%	0.3%	-2.0%	-4.6%	-2.7%	3.3%	5.1%	-1.3%	3.3%	5.1%

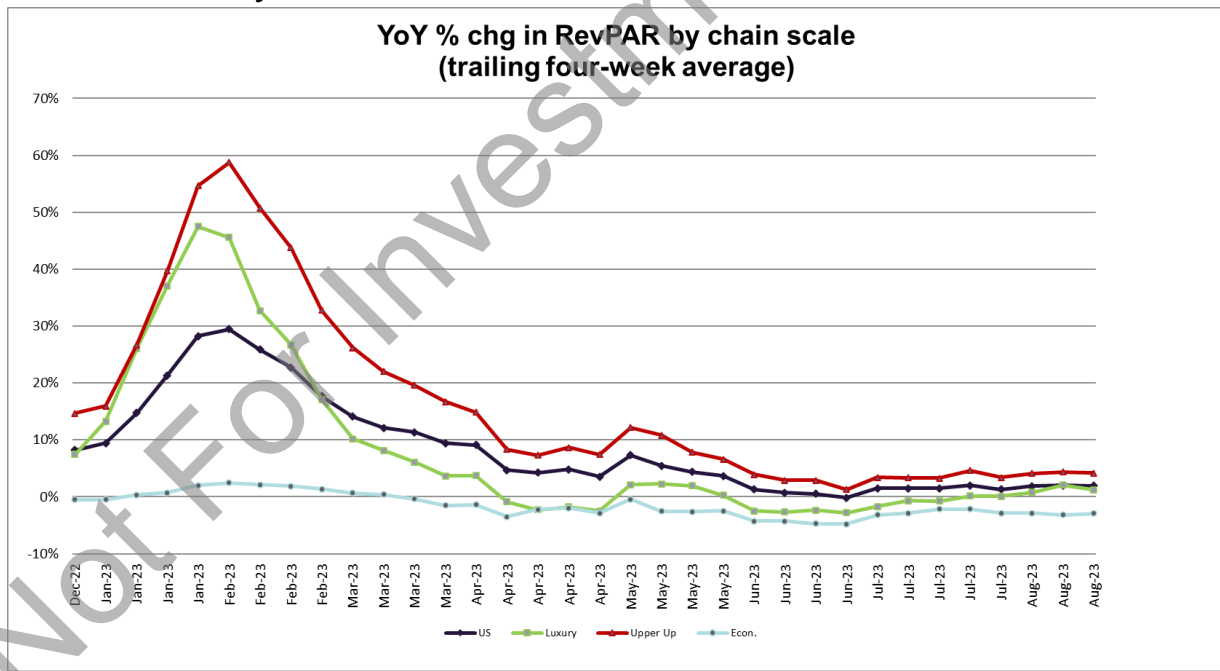
Source: STR data, Truist Securities research

RevPAR Component Trends



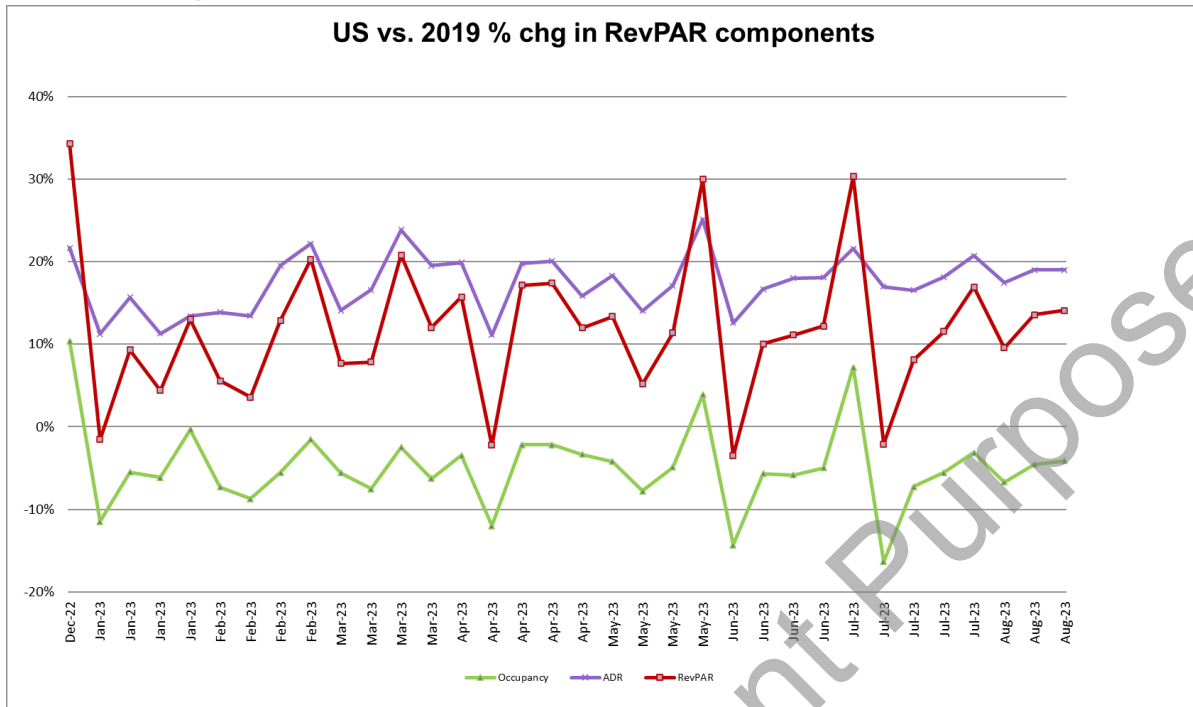
Source: STR data, Truist Securities research

RevPAR Trends by Chain Scale



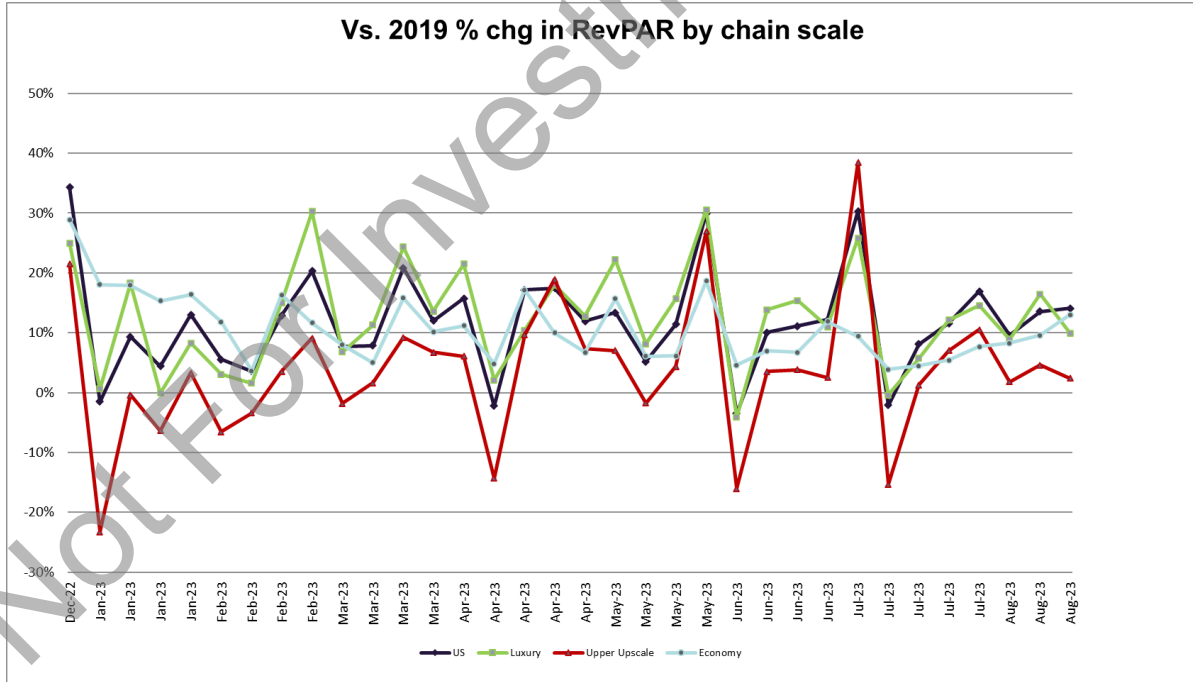
Source: STR data, Truist Securities research

RevPAR Component Trends



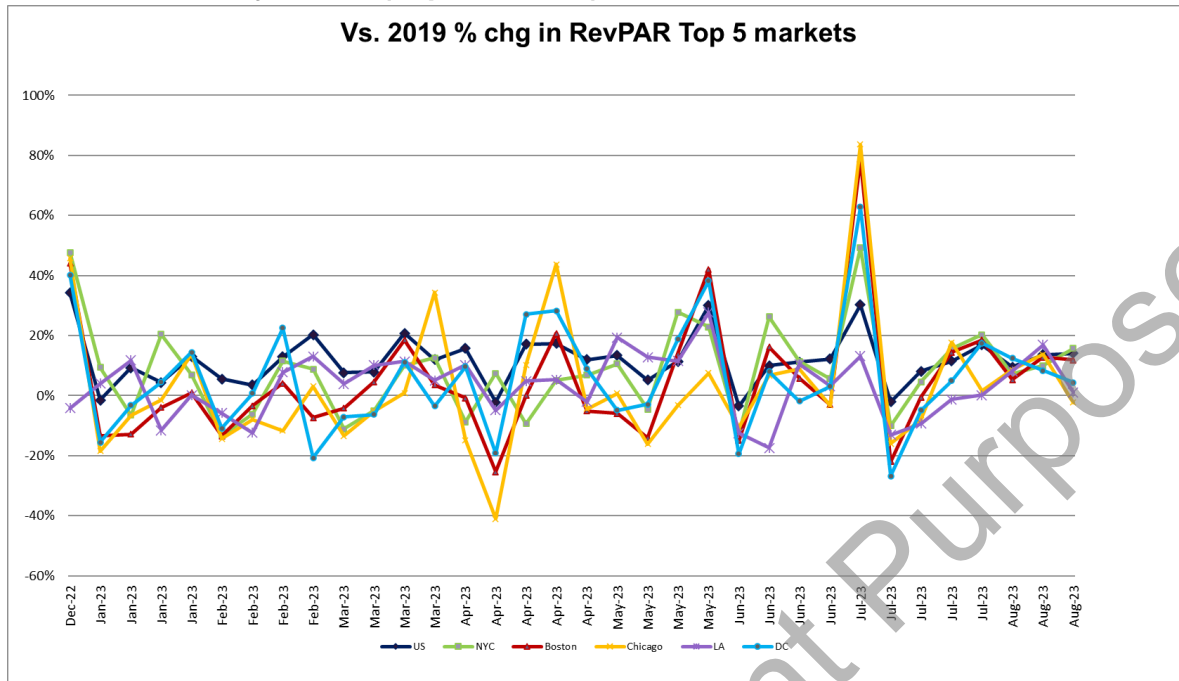
Source: STR data, Truist Securities research

RevPAR Trends by Chain Scale



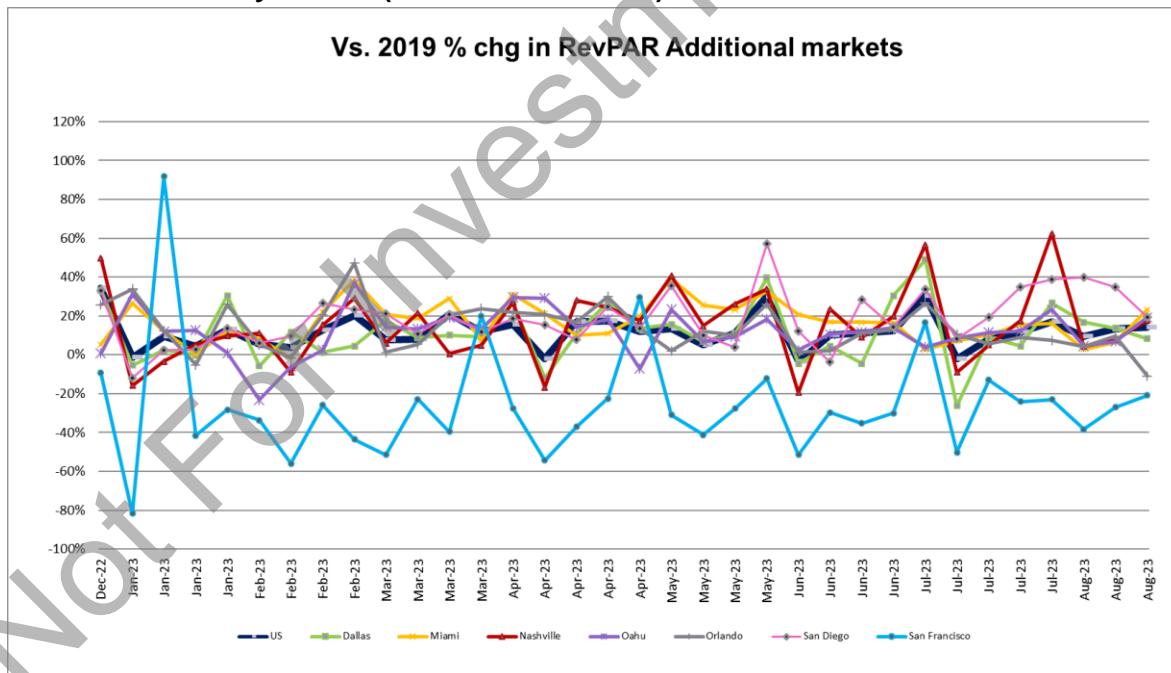
Source: STR data, Truist Securities research

RevPAR Trends by Market (Top 5 markets)



Source: STR data, Truist Securities research

RevPAR Trends by Market (Additional markets)



Source: STR data, Truist Securities research

Companies Mentioned in This Note

Hyatt Hotels Corporation (H, \$115.46, Buy, C. Patrick Scholes)
Host Hotels & Resorts, Inc. (HST, \$16.14, Hold, C. Patrick Scholes)
Pebblebrook Hotel Trust (PEB, \$14.82, Hold, Gregory Miller)
Playa Hotels & Resorts N.V. (PLYA, \$7.67, Buy, C. Patrick Scholes)
Ryman Hospitality Properties, Inc. (RHP, \$86.13, Buy, C. Patrick Scholes)
Sunstone Hotel Investors, Inc. (SHO, \$9.18, Hold, C. Patrick Scholes)

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Legend for Rating and Price Target History Charts:

B = Buy

H = Hold

S = Sell

D = Drop Coverage

CS = Coverage Suspended

NR = Not Rated

I = Initiate Coverage

T = Transfer Coverage

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Coverage Universe			Investment Banking Clients Past 12 Months		
Rating	Count	Percent	Rating	Count	Percent
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Hold	246	34.45%	Hold	31	12.60%
Sell	6	0.84%	Sell	1	16.67%

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