

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q1 2026

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Staybridge Suites Little Rock - Medical Center	Little Rock	AR	117	\$15,000,000	\$128,205	SBS University, LLC	Midtown Hospitality, LLC	57
Q1	Holiday Inn Phoenix Chandler	Chandler	AZ	106	\$13,000,000	\$122,642	N/A	Caliber Hospitality Trust, Inc.	40
Q1	DoubleTree by Hilton Hotel Phoenix Tempe ¹	Tempe	AZ	270	\$27,500,000	\$101,852	McCarthy Properties LLC	Driftwood Hospitality Management	81
Q1	Vīb Hotel by Best Western Phoenix-Tempe	Tempe	AZ	102	\$17,000,000	\$166,667	Roan Antelope, LLC	BWI Devco Tempe, LLC	82
Q1	SureStay Hotel by Best Western Fairfield-Napa Valley ²	Fairfield	CA	100	\$12,000,000	\$120,000	The Danco Group	Sona Lodging, LLC	43
Q1	Vagabond Inn - Glendale	Glendale	CA	52	\$12,300,000	\$236,538	Nandi Hospitality LLC	Vista Glendale, LLC	82
Q1	Hotel Trio Healdsburg	Healdsburg	CA	122	\$38,000,000	\$311,475	AWH Partners	Seaview Investors	42
Q1	Hotel Joaquin	Laguna Beach	CA	22	\$11,400,000	\$518,182	PRG Investment & Management	MPLB, LLC	58
Q1	Westin Long Beach	Long Beach	CA	469	\$42,000,000	\$89,552	Khanna Enterprises	JV Rockpoint & Highgate	86
Q1	Hilton Checkers Los Angeles	Los Angeles	CA	193	\$12,500,000	\$64,767	Downtown Grand Holdings LLC	Park Hotels & Resorts Inc.	93
Q1	Monarch Resort Hotel	Pacific Grove	CA	49	\$18,000,000	\$367,347	Monarch Pacific Grove, LLC	Mahroom Family Partnership, L.P.	62
Q1	Hampton Inn & Suites San Bernardino	San Bernardino	CA	114	\$11,592,000	\$101,684	San Bernardino Hospitality LLC	Starwood Capital Group	55
Q1	Riverleaf Inn Mission Valley	San Diego	CA	109	\$15,800,000	\$144,954	JV Providencia 619 LLC & Ferrari Fuoco LLC	Valley Properties	62

1) Buyer reportedly closed the hotel and converting the building a training center for its employees.

2) Buyer reportedly intends to convert the property into a 51-unit permanent supportive housing community under California's Homekey+ program.

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Q1	Staypineapple, Hotel Z, Gaslamp San Diego	San Diego	CA	96	\$25,200,000	\$262,500	521 Sixth Venture LLC	Staypineapple Hotels Inc.	94
Q1	Franciscan Inn & Suites	Santa Barbara	CA	53	\$22,500,000	\$424,528	Warren Resort Hotels	Ed St. George	78
Q1	Palihouse Santa Barbara	Santa Barbara	CA	24	\$20,000,000	\$833,333	Eight Form	Palihouse Santa Barbara LLC	81
Q1	Residence Inn by Marriott Los Angeles Torrance/Redondo Beach	Torrance	CA	248	\$54,000,000	\$217,742	Capital Insight	Blackstone	82
Q1	Pacific Coast Inn	Watsonville	CA	94	\$15,000,000	\$159,574	Janus of Santa Cruz	Regency Hospitality LLC	41
Q1	The Benson Hotel & Faculty Club	Aurora	CO	106	\$22,500,000	\$212,264	The Regents of the University of Colorado	AF Hotel Parcel Lessor, LLC	64
Q1	Hilton Garden Inn Fort Collins	Fort Collins	CO	120	\$11,750,000	\$97,917	2821 Harmony FTC Inc.	Hospitality Investors Trust, Inc.	54
Q1	La Quinta Inn & Suites by Wyndham Grand Junction	Grand Junction	CO	108	\$12,000,000	\$111,111	MGN Hospitality LLC	Highgate	47
Q1	Hilton Garden Inn Denver/Thornton	Thornton	CO	122	\$21,000,000	\$172,131	Black Co. LLC	Spirit Hospitality LLC	36
Q1	Mayflower Inn and Spa	Washington	CT	35	\$38,000,000	\$1,085,714	DoveHill Capital Management	N/A	43
Q1	Courtyard by Marriott Bradenton Sarasota/Riverfront	Bradenton	FL	153	\$27,700,000	\$181,046	Nexpoint Lodging II Bradenton Riverfront DST	Forty Winks, LLC	62
Q1	Home2 Suites by Hilton Brandon Tampa	Brandon	FL	125	\$32,100,000	\$256,800	AAM 15	Floridays Development Co.	68
Q1	Aloft Fort Lauderdale Airport	Fort Lauderdale	FL	138	\$33,250,000	\$240,942	MHG Hotels	FLL Hospitality, LLLP	84
Q1	Holiday Inn Express & Suites Fort Myers Airport	Fort Myers	FL	101	\$17,250,000	\$170,792	HIE Global Pkwy, LLC	Shivam Soham Llc	56

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Q1	Holiday Inn Express & Suites Jacksonville Airport	Jacksonville	FL	81	\$10,400,000	\$128,395	JG JAX Airport LLC	Elite Hospitality	45
Q1	Ramada by Wyndham Jacksonville I-95 by Butler Blvd ³	Jacksonville	FL	146	\$13,500,000	\$92,466	Stephen Siller Tunnel To Towers Foundation	The Knights 18 Baymeadows, LLC	72
Q1	Quality Inn & Suites Kissimmee By The Lake	Kissimmee	FL	179	\$10,300,000	\$57,542	Sunada Construction Co., Ltd.	JC Investments FL, LLC	42
Q1	Four Seasons Resort Orlando at Walt Disney World Resort	Lake Buena Vista	FL	444	\$750,000,000	\$1,689,189	BDT & MSD Partners	Host Hotels & Resorts Inc.	77
Q1	Home2 Suites by Hilton Lake Mary Orlando	Lake Mary	FL	123	\$17,970,000	\$146,098	JV Pureland Hospitality & Matlin Newtech Hotel LLC	JV Rockpoint & Highgate	62
Q1	JW Marriott Marco Island Beach Resort And Hammock Bay And Rookery Golf Courses	Marco Island	FL	809	\$835,000,000	\$1,032,138	JV Sculptor Diversified Real Estate Income Trust & Trinity Investments	Barings	63
Q1	Sheraton Miami Airport Hotel & Executive Meeting Center	Miami	FL	405	\$67,500,000	\$166,667	Bridgeton	HHM Hotels	73
Q1	Country Inn & Suites by Radisson, Orlando Airport, FL	Orlando	FL	136	\$14,000,000	\$102,941	Pinnacle Hospitality Group	Flynn Group	57
Q1	Home2 Suites Palm Bay Melbourne I 95 & Hyatt Place Melbourne / Palm Bay / I-95	Palm Bay	FL	193	\$24,050,000	\$124,611	Chosen Hospitality	SLF V HPB Holdco, LLC	49
Q1	Hampton Inn Panama City Beach	Panama City Beach	FL	89	\$10,100,000	\$113,483	SHIVSAI 2909 LLC	2909 Thomas DR PCB, LLC	39
Q1	Tru by Hilton Port St. Lucie Tradition	Port St. Lucie	FL	82	\$14,800,000	\$180,488	Guddi Legacy Investment, LLC	Tradition One LLC	45
Q1	Comfort Suites Sarasota-Siesta Key	Sarasota	FL	97	\$14,507,000	\$149,557	Sixth Hospitality LLC	Clark Station Hotel, LLC	67
Q1	Hilton St. Petersburg Bayfront	St. Petersburg	FL	333	\$96,000,000	\$288,288	Kolter Group	Ashford Hospitality Trust	82
Q1	Four Points by Sheraton Suites Tampa Airport Westshore	Tampa	FL	261	\$26,000,000	\$99,617	Cypress Hotel Owner LLC	Cypress Street Hotel LLC	90

3) Buyer reportedly plans to convert the property into a 120-bed residential treatment facility for substance use disorder recovery services.

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Q1	Delta Hotels by Marriott West Palm Beach	West Palm Beach	FL	199	\$23,750,000	\$119,347	Palm Holdings	Activate Hospitality	75
Q1	Holiday Inn Express West Palm Beach Metrocentre	West Palm Beach	FL	70	\$10,500,000	\$150,000	Nandy, Inc.	Metrolodging, LLC	76
Q1	Courtyard by Marriott Albany	Albany	GA	84	\$11,650,000	\$138,690	Jacobs Real Estate Advisors LLC	HVC Hospitality LLC	24
Q1	EVEN Hotel Atlanta - Cobb Galleria	Atlanta	GA	133	\$12,000,000	\$90,226	BCS Cobb, LLC	EDG Hospitality Atlanta, LLC	79
Q1	Homewood Suites by Hilton Atlanta-Galleria/Cumberland ⁴	Atlanta	GA	124	\$16,650,000	\$134,274	JV Alliance Residential & The Carlyle Group	Artemis Hotel Group	77
Q1	Courtyard by Marriott Atlanta Duluth/Gwinnett Place	Duluth	GA	146	\$10,257,000	\$70,253	Good Faith 108 LLC	C2 Land, L.P. & CBM Two Hotels	52
Q1	Holiday Inn Express & Suites Council Bluffs - Council Bluffs Conv Ctr Area	Council Bluffs	IA	112	\$12,250,000	\$109,375	JV Krishna Dallakoti & Pokhrel Kalpana & Bibek Dhakal	JV Beatrice Hospitality, LLC & Beatrice Hospitality 2, LLC	51
Q1	Westin O'Hare	Rosemont	IL	525	\$50,000,000	\$95,238	Fortress Investment Group	Clarion Partners	76
Q1	Bluemont Hotel	Manhattan	KS	112	\$17,000,000	\$151,786	TCOR Hotel Partners, LLC	1212 Bluemont Owner LLC	44
Q1	Ambassador Hotel Wichita, Autograph Collection	Wichita	KS	117	\$24,250,000	\$207,265	Ad Astra Capital	Coury Hospitality	63
Q1	Hilton Baton Rouge Capitol Center Hotel	Baton Rouge	LA	291	\$40,500,000	\$139,175	Northshore Development	Rockbridge	59
Q1	Lighthouse Inn	West Dennis	MA	68	\$16,500,000	\$242,647	Dennis Lighthouse One, LLC	LHI, Inc.	41
Q1	Portland Sheraton at Sable Oaks	Portland	ME	226	\$23,500,000	\$103,982	Colwen Hotels	Schott Management	57
Q1	Holiday Inn Express & Suites South Portland	South Portland	ME	130	\$18,476,000	\$142,123	AON Portland ME, LLC	Beddy Bye, LLC	57

⁴ At the time of sale hotel was closed. Buyer reportedly plans to convert the property into 125 units of housing for veterans.

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Q1	Hyatt Place Detroit/Livonia	Livonia	MI	127	\$10,000,000	\$78,740	NJA Management Group	Acrophyte Hospitality Trust	53
Q1	Hampton Inn Suites Minneapolis St Paul Arpt-Mall of America & SpringHill Suites by Marriott Minneapolis-St. Paul Airport/Mall of	Bloomington	MN	259	\$20,320,000	\$78,456	JR Bloomington LLC	JV Arbor Lodging Partners & Davidson Kempner Capital Management LP	71
Q1	The Last Hotel St Louis ⁵	St Louis	MO	142	\$13,200,000	\$92,958	STL Hotel LLC	1501 Washington St Louis, LLC	85
Q1	Country Inn & Suites by Radisson	Bozeman	MT	79	\$10,500,000	\$132,911	SRPH Gasoline Inc.	Bozeman Lodging, LLC	49
Q1	Super 8 by Wyndham Gardiner/Yellowstone Park Area	Gardiner	MT	65	\$11,400,000	\$175,385	KMI Management	Maric Properties Flathead LLC	27
Q1	Comfort Suites Regency Park	Cary	NC	122	\$11,200,000	\$91,803	Parks Hospitality Group	Naik Investment, Inc.	72
Q1	Sonesta ES Suites Charlotte Arrowood ⁶	Charlotte	NC	119	\$12,400,000	\$104,202	Stephen Siller Tunnel to Towers Foundation	LHG Arrowood Inc.	51
Q1	Staybridge Suites Durham-Chapel Hill-Rtp	Durham	NC	99	\$11,250,000	\$113,636	Capgro Durham LLC	JV Hare Krishna Durham Hotel Llc & Shiv Durham Hotel LLC	62
Q1	Sheraton Raleigh Hotel	Raleigh	NC	353	\$44,500,000	\$126,062	White Lodging	Buccini/Pollin Group	82
Q1	Radisson Hotel Bismarck	Bismarck	ND	215	\$11,000,000	\$51,163	Mahadev Bismarck Hospitality LLC	Regency Midwest Ventures Limited Partnership	57
Q1	Holiday Inn Express & Suites York	York	NE	83	\$10,300,000	\$124,096	OM Shree Dhanlaxmi LLC	Clark W. Anderson and Eileen Anderson	31
Q1	Red Roof PLUS+ Secaucus - Meadowlands - Secaucus NYC		NJ	171	\$16,500,000	\$96,491	Meadowland Hospitality LLC	BW RRI II LLC	83
Q1	La Posada de Santa Fe	Santa Fe	NM	157	\$57,500,000	\$366,242	Abo Sada, LLC	Ashford Hospitality Trust	66

5) Buyer reportedly closed the hotel and reportedly plan to build a 300-unit apartment complex.

6) Buyer reportedly plans to convert the property into 125 units of housing for veterans.

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Q1	Best Western Elko Inn	Elko	NV	108	\$11,500,000	\$106,481	M&M Hospitality LLC	Dhami Hospitality LLC	29
Q1	Studio 6 Suites Las Vegas, NV - Tropicana	Las Vegas	NV	308	\$31,500,000	\$102,273	Tropicana Hotel LLC	D Koval LLC	88
Q1	Renaissance Reno Downtown Hotel & Spa	Reno	NV	214	\$50,100,000	\$234,112	Noble Hospitality Fund V REIT, LLC	HMRN, LLC	71
Q1	Former La Quinta Inn and Suites by Wyndham Long Island City ⁷	Astoria	NY	112	\$26,600,000	\$237,500	NexGen Hotels	RiverBrook Hospitality	81
Q1	Sky Hotel Flushing	Flushing	NY	50	\$14,500,000	\$290,000	Flushing Investment Group LLC	Hung Yuen Holdings Inc.	74
Q1	Hilton Garden Inn New York Tribeca	New York	NY	151	\$69,000,000	\$456,954	AMTD Hotels Group (USA) LLC	York Street LLC	94
Q1	Ritz-Carlton New York, Central Park	New York	NY	253	\$321,100,000	\$1,269,170	Gencom	JV Westbrook Partners & Korea Investment Corp.	95
Q1	Senton Hotel	New York	NY	70	\$27,225,000	\$388,929	Stayway Holding Group, LLC	Senton Hotel West Corporation	92
Q1	Holiday Inn Express Syracuse Airport	Syracuse	NY	95	\$13,500,000	\$142,105	N/A	Saloni Hospitality	62
Q1	Renaissance Columbus Downtown Hotel	Columbus	OH	408	\$25,300,000	\$62,010	Whitestone Companies	JW Marriott Family Enterprises	87
Q1	Shilo Inns Newport Oceanfront	Newport	OR	115	\$14,100,000	\$122,609	Nye Beach Inn-Vestments, LLC,	Shilo Inn, Newport, LLC	42
Q1	Holiday Inn Portland-Airport (I-205)	Portland	OR	284	\$12,900,000	\$45,423	PDK Airport, LLC	Pool IV Finance, LLC	64
Q1	Portland Marriott Downtown Waterfront	Portland	OR	506	\$30,137,920	\$59,561	JV Sculptor Capital Management & Tamarack Capital Partners	DiNapoli Capital Partners	81
Q1	Surfside Resort	Rockaway Beach	OR	70	\$10,300,000	\$147,143	Philo Rockaway Beach OR, LLC	Kim Family	4

7) The building operated as a La Quinta Inn before being converted into a homeless shelter. Reportedly buyer intends to return the property's use to hotel.

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Q1	Holiday Inn Express & Suites Bethlehem Arpt-Allentown Area	Bethlehem	PA	100	\$11,165,000	\$111,650	Danbury Real Estate, LLC	Allentown Hotel LLC	53
Q1	Pittsburgh Marriott North	Cranberry Twp	PA	298	\$25,300,000	\$84,899	Highline Hospitality Partners	North Pittsburgh Hotel LLC	35
Q1	Hampton Inn Harrisburg West	Mechanicsburg	PA	127	\$14,300,000	\$112,598	Shah Family Management DE LLC	High Hotels, LTD.	51
Q1	Holiday Inn Express & Suites Pittsburgh North Shore	Pittsburgh	PA	135	\$18,750,000	\$138,889	SNB Investments Inc.	Peachtree Group	90
Q1	Hyatt House Pittsburgh/Bloomfield/Shadyside	Pittsburgh	PA	128	\$24,120,000	\$188,438	The Buncher Company	Concord Hospitality	75
Q1	The Stroudsmoor	Stroudsburg	PA	65	\$12,245,450	\$188,392	Wedgewood Weddings & Events	Forte, Inc.	27
Q1	TownePlace Suites by Marriott Fort Mill at Carowinds Blvd.	Fort Mill	SC	112	\$10,000,000	\$89,286	Lakemont 3519 LLC	Lakemont Hotel, LLC	35
Q1	The Westin Poinsett, Greenville	Greenville	SC	200	\$48,700,000	\$243,500	Highline Hospitality Partners	GLC, L.P.	72
Q1	Holiday Inn Express & Suites Charleston - Mount Pleasant	Mount Pleasant	SC	116	\$16,627,180	\$143,338	PSMS 10, LLC	KVH Hospitality Group, LLC	48
Q1	Hampton Inn Morristown	Morristown	TN	81	\$10,000,000	\$123,457	West Morristown Hotel Group, LLC	Shivani, LLC of Morristown	18
Q1	Fairfield by Marriott Inn & Suites Nashville at Opryland	Nashville	TN	109	\$10,000,000	\$91,743	OM Sai Hotel 3 Inc.	Gehr Hospitality	72
Q1	Margaritaville Hotel Nashville	Nashville	TN	165	\$70,000,000	\$424,242	EPR Lodging, LLC	Jimmy's Last Laugh LLC	88
Q1	SpringHill Suites by Marriott Pigeon Forge	Pigeon Forge	TN	112	\$21,000,000	\$187,500	TCH Pigeon Forge, GP	Pigeon Forge Hotel Partners, LLC	42
Q1	Fairfield by Marriott Inn & Suites Gainesville I-Gainesville	Gainesville	TX	83	\$10,700,000	\$128,916	Shambhu Capital LLC	Texoma35 LLC	17

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Q1	St. Regis Houston	Houston	TX	232	\$51,000,000	\$219,828	JV Saddlebrook Hospitality Property X LP	Host Hotels & Resorts, Inc.	89
Q1	Aloft Las Colinas	Irving	TX	136	\$20,250,000	\$148,897	Twinrose Investment Management, LLC, Rochester Real Estate Group, & Harrell Hospitality Group, LLC	Corebridge REI TX Hotel Las Colinas Owner LLC	87
Q1	Hilton Garden Inn Longview	Longview	TX	122	\$12,300,000	\$100,820	Longview H C LLC	JV GIC & Summit Hotel Properties	38
Q1	Aloft San Antonio Airport	San Antonio	TX	141	\$10,500,000	\$74,468	Armada Investments LP	Corebridge REI TX Hotel San Antonio Owner LLC	76
Q1	Hilton Alexandria Old Town	Alexandria	VA	252	\$58,000,000	\$230,159	Lodging Capital Partners	Ashford Hospitality Trust	82
Q1	Delta Hotels Bristol	Bristol	VA	226	\$15,500,000	\$68,584	A & S Hospitality-Bristol, LLC	D & J Virginia Real Estate, LLC	39
Q1	Holiday Inn Express Danville	Danville	VA	93	\$13,000,000	\$139,785	Mahant Danville LLC	Daly Seven Inc.	41
Q1	Extended Stay America Suites- Lynchburg - University Blvd.	Lynchburg	VA	101	\$12,000,000	\$118,812	Liberty University, Inc.	Extended Stay America	32
Q1	Inn At Langley	Langley	WA	28	\$13,200,000	\$471,429	KF Langley RE LLC	The Inn At Langley, Inc.	43
Q1	Extended Stay America	Brookfield	WI	138	\$11,000,000	\$79,710	M6 Studio Milwaukee Brookfield USA LLC	ESA Portfolio LLC	53
Q1	Holiday Inn Express & Suites Madison	Madison	WI	106	\$14,159,000	\$133,575	Madison East Express, LLC	Madison Express LLC	30
Q1	Best Western Plus Milwaukee West®	Milwaukee	WI	62	\$10,424,900	\$168,144	Bayside Development	National 55 Limited Partnership	67
Q1	Holiday Inn Casper East - Medical Center	Casper	WY	119	\$12,302,500	\$103,382	HI Casper Hospitality LLC	Casper Inn, LLC,	29
Q1	Four Seasons Resort and Residences Jackson Hole	Teton Village	WY	125	\$350,000,000	\$2,800,000	BDT & MSD Partners	Host Hotels & Resorts, Inc.	36

8) Shuttered hotel acquired by neighboring restaurateur/developer.

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LARC Score

The LARC Score is a data-driven, objective scoring mechanism that analytically measures the quality of a hotel location based on proximity to hotel demand drivers relative to competitive supply. The score is indexed from 0 to 100 with 50 being the average score across the U.S. and 100 being perfect. The LARC score identifies the quality of a site location, not the asset on that location. For example, a Motel 6 and Four Seasons at the same location would have similar LARC scores.

Learn more at <https://www.larcanalytics.com/>