

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q3 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q3	Spark by Hilton Birmingham Colonnade ¹	Birmingham	AL	122	\$11,000,000	\$90,164	Tunnel to Towers Foundation	Baron Hwy 280, LLC	60
Q3	Aloft Birmingham Soho Square	Homewood	AL	111	\$18,225,000	\$164,189	PHD Hotels	JV KKR & Riller Capital	71
Q3	Hampton Inn & Suites Montgomery-EastChase & Homewood Suites by Hilton Montgomery	Montgomery	AL	194	\$26,310,000	\$135,619	HDC Capital Group	Unihost	31/30
Q3	Home2 Suites by Hilton Phoenix Airport South	Phoenix	AZ	103	\$18,750,000	\$182,039	Gurbir Sandhu Company	Baywood Hotels Inc.	83
Q3	Arizona Inn	Tucson	AZ	89	\$25,500,000	\$286,517	Arizona Inn Group, LLC	Arizona Inn Company Limited Partnership, LLP	70
Q3	Carmel Resort Inn	Carmel-By-The-Sea	CA	30	\$15,000,000	\$500,000	Kshire Coastal Holdings LLC	JV Santa Rosa Motel Co., L.P. & 1 & P Brothers, LLC & Durrell Pacific Grove, LLC,	59
Q3	Best Western Plus Carpinteria Inn	Carpinteria	CA	144	\$26,917,500	\$186,927	Excel Hotel Group	Washington Capital Management, Inc.	57
Q3	Hyatt House Los Angeles/LAX/Manhattan Beach	El Segundo	CA	122	\$29,000,000	\$237,705	Nara Qi Maingate, LLC	Grand Prix El Segundo LLC	85
Q3	Extended Stay America Los Angeles/Long Beach Airport	Long Beach	CA	134	\$25,000,000	\$186,567	SHP Long Beach LLC	Blackstone	72
Q3	Sheraton San Jose Hotel	Milpitas	CA	229	\$20,100,000	\$87,773	Apexa Ventures III	Highgate	82
Q3	Studio 6 Suites Perris	Perris	CA	103	\$11,400,000	\$110,680	Perris Hospitality Group, LLC	Best Rest LLC	46
Q3	Sonesta Select Pleasant Hill	Pleasant Hill	CA	135	\$12,000,000	\$88,889	680 Hospitality LLC	Service Properties Trust	59
Q3	AC Hotel San Diego Downtown Gaslamp Quarter	San Diego	CA	147	\$70,750,000	\$481,293	Pyramid Global Hospitality	Briad Group	92

1) Property reportedly sold to a nonprofit with plans to redevelop it into veteran housing.

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Q3	Sonesta Select San Jose Airport	San Jose	CA	151	\$14,000,000	\$92,715	1727 Technology Drive Property Owner	Service Properties Trust	76
Q3	El Encanto	Santa Barbara	CA	92	\$82,200,000	\$893,478	JV Justin and Tyler Mateen & Culver Capital	LVMH	74
Q3	Station House Inn	South Lake Tahoe	CA	96	\$18,400,000	\$191,667	Play Park Hospitality, LLC	Station House Inn, LLC	48
Q3	Hilton Garden Inn Arvada Denver	Arvada	CO	139	\$34,850,000	\$250,719	Olympia Hospitality	JV Brinkman Real Estate & Colmena Group	75
Q3	Inverness Denver, a Hilton Golf & Spa Resort	Englewood	CO	302	\$48,500,000	\$160,596	Columbia Sussex Corporation	Silverwest Hotels	77
Q3	TownePlace Suites Denver Tech Center	Englewood	CO	94	\$12,000,000	\$127,660	Ville 7877 LLC	Ganeshay Denver LLC	72
Q3	Candlewood Suites Fort Collins	Fort Collins	CO	83	\$10,750,000	\$129,518	KB Fort Collins LLC	Spirit Hospitality	62
Q3	SpringHill Suites by Marriott Denver West/Golden	Lakewood	CO	127	\$24,350,000	\$191,732	Lakewood Hotel LLC	MB Hospitality Lakeshs, LP	62
Q3	Westin Westminster	Westminster	CO	370	\$84,500,000	\$228,378	Columbia Sussex Corporation	Wheelock Street Capital	66
Q3	Comfort Inn & Suites Danbury-Bethel	Danbury	CT	112	\$12,700,000	\$113,393	Stark Hospitality LLC	Danbury Real Estate, LLC	69
Q3	St. Gregory Hotel	Washington	DC	156	\$29,453,000	\$188,801	Grupo Hotusa	Hersha Hotels and Resorts	94
Q3	Washington Marriott at Metro Center	Washington	DC	459	\$177,000,000	\$385,621	T2 Hospitality	Host Hotels & Resorts, Inc.	94
Q3	Residence Inn Boca Raton ²	Boca Raton	FL	120	\$15,000,000	\$125,000	FSV Boca LLC	Waterstone FTLL Hotel LLC	74

2) Buyer reportedly intends to convert the property to student housing supporting Florida Atlantic University.

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Q3	Sunseeker Resort Charlotte Harbor	Charlotte Harbor	FL	785	\$200,000,000	\$254,777	Blackstone	Allegiant Travel Company	53
Q3	Hampton Inn & Suites Coconut Creek & Residence Inn Fort Lauderdale Coconut Creek	Coconut Creek	FL	210	\$38,450,000	\$183,095	Excel Group	Coconut Creek Hotel M-RI	68
Q3	Days Inn Tropical Seas	Daytona Beach	FL	75	\$11,500,000	\$153,333	Imperium Hotels Inc.	G. E. J. E. L. Management, Inc.	56
Q3	Hilton Daytona Beach Oceanfront Resort	Daytona Beach	FL	744	\$112,000,000	\$150,538	Columbia Sussex Corporation	Starwood Capital Group	61
Q3	The Paradise Inn	Key West	FL	19	\$12,500,000	\$657,895	The Paradise Inn of Key West, LLC	SMS Lodging	64
Q3	Hampton Inn Melbourne-Viera	Melbourne	FL	88	\$16,500,000	\$187,500	Lincoln Hospitality Management	Alpental Capital	57
Q3	EAST Miami	Miami	FL	352	\$300,000,000	\$852,273	Blackstone	JV Trinity Investments & Certares	91
Q3	Hotel Trouvail	Miami Beach	FL	71	\$10,000,000	\$140,845	Activate Miami Beach, LLC	Greenbrier Partners, LLC	64
Q3	Stadium Hotel ³	Miami Gardens	FL	217	\$24,000,000	\$110,599	AIDS Healthcare Foundation Inc.	Stadium Hotel, LLC	36
Q3	Hilton Garden Inn Jacksonville Ponte Vedra Sawgrass	Ponte Vedra Beach	FL	128	\$28,500,000	\$222,656	T2 Hospitality	Noble Investment Group	49
Q3	World Golf Village Renaissance St. Augustine Resort	St. Augustine	FL	301	\$24,250,000	\$80,565	SUN Development & Management Corporation	Atrium Finance IV	21
Q3	Hilton Garden Inn Tampa Ybor Historic District	Tampa	FL	96	\$27,000,000	\$281,250	T2 Hospitality	JV KKR & Riller Capital	86
Q3	Sleep Inn & Suites Tampa South	Tampa	FL	77	\$10,500,000	\$136,364	KK&Z Hotels LLC	Dale Mabry Hotel LLC	67

3) Buyer is reportedly a non profit foundation that intends to convert the property into affordable housing.

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Q3	SpringHill Suites by Marriott Tampa Westshore Airport	Tampa	FL	149	\$20,750,000	\$139,262	McKibbon Hotel Management	Sleep Over, LLC	89
Q3	Home2 Suites by Hilton Wildwood the Villages	Wildwood	FL	96	\$13,410,700	\$139,695	Noble Investment Group	Liberty Group	36
Q3	Hyatt Regency Atlanta Perimeter at Villa Christina	Atlanta	GA	182	\$19,775,000	\$108,654	Villa Christina, LLC	VCGA Associates LLC	66
Q3	Ramada by Wyndham Augusta Downtown Hotel & Conference Center	Augusta	GA	200	\$10,000,000	\$50,000	Breakwater	N/A	61
Q3	Oasis Hotel Waikiki	Honolulu	HI	96	\$23,000,000	\$239,583	Eagle Point Hotel Partners	N/A	77
Q3	Surety Hotel	Des Moines	IA	137	\$31,600,000	\$230,657	PGSAH Des Moines LLC	Aparium Hotel Group	76
Q3	Element West Des Moines	West Des Moines	IA	110	\$14,525,000	\$132,045	Staysharpe West Des Moines LLC	Silverwest Hotels	65
Q3	Hampton Inn & Suites Chicago/Aurora	Aurora	IL	127	\$16,500,000	\$129,921	HRS Hospitality Group LLC	Trust Number 7467	38
Q3	Hampton Inn Chicago Downtown/Magnificent Mile & Homewood Suites by Hilton Chicago Downtown	Chicago	IL	352	\$28,250,000	\$80,256	Vinayaka Hospitality	Arbor Lodging Partners	93/94
Q3	Virgin Hotels Chicago	Chicago	IL	250	\$77,400,000	\$309,600	Accelerated Assets	JV Lionstone Development & Virgin Hotels	94
Q3	Embassy Suites by Hilton Chicago North Shore Deerfield	Deerfield	IL	237	\$12,400,000	\$52,321	BCI Pacific Real Estate	Broadshore Capital Partners	71
Q3	Eaglewood Resort & Spa	Itasca	IL	295	\$21,000,000	\$71,186	Arbor Lodging Partners	AllianceBernstein L.P.	61
Q3	Four Points by Sheraton Chicago O'Hare Airport	Schiller Park	IL	295	\$13,000,000	\$44,068	Seven Star Investments LLC	Schiller Park Hospitality LLC	64
Q3	Residence Inn by Marriott Indianapolis Carmel & SpringHill Suites by Marriott Indianapolis Carmel	Carmel	IN	246	\$25,100,000	\$102,033	Ghoman Property Group	Trimont Real Estate Advisors	74/71

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Q3	Home2 Suites by Hilton Lexington University / Medical Center	Lexington	KY	103	\$10,150,000	\$98,544	LHG Lexington, LLC	CDOR Lex Lowry, LLC	61
Q3	Hotel Indigo Baton Rouge Downtown	Baton Rouge	LA	93	\$12,500,000	\$134,409	A&R Group	Project King LLC	58
Q3	The Boxer Boston	Boston	MA	80	\$23,625,000	\$295,313	Eurostars Hotel Company S.L.	Hersha Hotels and Resorts	95
Q3	Residence Inn by Marriott New Bedford Dartmouth	Dartmouth	MA	96	\$12,800,000	\$133,333	First Bristol Corporation	Starwood Capital Group	37
Q3	Hyatt Place Boston/Medford	Medford	MA	157	\$27,050,000	\$172,293	Colwen Hotels	JV KKR & Co. Inc. & Riller Capital.	78
Q3	Sagamore Pendry Baltimore	Baltimore	MD	127	\$48,000,000	\$377,953	Montage International	Sagamore Ventures	84
Q3	White Barn Inn	Kennebunk	ME	28	\$25,000,000	\$892,857	DoveHill	The Friedkin Group, Inc.	42
Q3	La Quinta Inn & Suites by Wyndham Portland DT/Maine Med	Portland	ME	100	\$14,500,000	\$145,000	Evergreen Portland Hospitality LLC	Highgate	85
Q3	Hampton Inn by Hilton Lakeville Minneapolis	Lakeville	MIN	117	\$15,000,000	\$128,205	Lakeville Hotel LLC	AirLake Hospitality LLC	36
Q3	Quality Inn & Suites Biltmore East ⁴	Asheville	NC	132	\$11,883,000	\$90,023	Asheville Buncombe Community Christian Ministry	Bhuna Corporation	58
Q3	Atlantis Lodge	Pine Knoll Shores	NC	42	\$10,800,000	\$257,143	Heron Hospitality	Atlantis Lodge Inc.	34
Q3	Winston-Salem Marriott	Winston-Salem	NC	319	\$56,150,000	\$176,019	1754 Properties LLC	Rockbridge	67
Q3	EVEN Hotel Manchester Airport ⁵	Manchester	NH	112	\$16,500,000	\$147,321	N/A	Jamsan Management	62

4) Buyer reportedly plans to convert the property to dedicated housing for veterans.

5) The property and an adjacent lot reportedly acquired for development into a casino complex.

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Q3	Residence Inn by Marriott West Orange	West Orange	NJ	128	\$19,100,000	\$149,219	107 Prospect Ave LLC	Bow & Arrow Manor Inc.	49
Q3	Hyatt Place Albuquerque/Uptown	Albuquerque	NM	126	\$18,500,000	\$146,825	Sun Capital Hotels	Hospitality Investors Trust	69
Q3	Holiday Inn Express & Suites Farmington	Farmington	NM	100	\$11,000,000	\$110,000	RAMA LLC	Farmington Hotel Partners I, LLC	22
Q3	La Quinta Inn & Suites by Wyndham Las Vegas Summerlin Tech	Las Vegas	NV	128	\$14,900,000	\$116,406	Cascade Valley Inn-Vestments, LLC	Cavalier LT Aggregate LP	60
Q3	Former Cassa Hotel Times Square ⁶	New York	NY	165	\$54,700,000	\$331,515	Aya Acquisitions	HNA Group	96
Q3	Nine Orchard	New York	NY	113	\$92,000,000	\$814,159	McGuire Moorman Lambert Hospitality	DLJ Real Estate Capital Partners	90
Q3	Smyth Tribeca	New York	NY	100	\$39,800,000	\$398,000	JV Capstone Equities & Republic Investment Company	Vanbarton Group	94
Q3	Stewart Hotel ⁷	New York	NY	618	\$255,000,000	\$412,621	JV Slate Property Group & Breaking Ground	JV Sioni Group & Patriarch Equities	92
Q3	Wagner Hotel ⁸	New York	NY	298	\$110,000,000	\$369,128	Silver Creek Development	Urban Commons	89
Q3	Washington Square Hotel	New York	NY	152	\$23,000,000	\$151,316	Library Hotel Collection	Paul Family	94
Q3	Four Points by Sheraton Melville Long Island	Plainview	NY	103	\$19,000,000	\$184,466	Pickwick Hospitality LLC	Samar Hospitality	78
Q3	Courtyard by Marriott Columbus Downtown	Columbus	OH	150	\$12,500,000	\$83,333	Tanusai Hospitality, LLC	Hospitality Investors Trust, Inc.	83

6) Hotel reportedly closed since pandemic. Although unclear as to what purchaser intentions are, the buyers business model is to rent out fully furnished, individual rooms in apartments to tenants.

7) Hotel reportedly closed in 2022 and then temporarily used as a migrant shelter. Property is reportedly slated to be converted to affordable housing.

8) Buyer acquired leasehold interest in the property through a bankruptcy sale. The hotel ceased operations in April 2020.

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Q3	Hampton Inn & Suites Tulsa/Central	Tulsa	OK	93	\$10,350,000	\$111,290	North Star Financial Group	Anish Hotels Group	48
Q3	Residence Inn by Marriott Portland North	Portland	OR	102	\$10,651,000	\$104,422	Virk Hotels Management	Blackstone	63
Q3	Executive Residency by Best Western Philadelphia-WillowGrove	Horsham	PA	110	\$11,500,000	\$104,545	Shridatt, L.L.C.	JSK Horsham LLC	61
Q3	Four Points by Sheraton Philadelphia Northeast	Philadelphia	PA	189	\$17,500,000	\$92,593	Plush Properties, LLC	KPG Northeast LLC	47
Q3	Westin Hilton Head Island Resort & Spa	Hilton Head Island	SC	420	\$199,790,000	\$475,690	KSL Capital Partners	Southwest Value Partners.	50
Q3	Tru by Hilton Charleston Ashley Phosphate	North Charleston	SC	121	\$16,100,000	\$133,058	KVNR Partners	Naman Hotels	53
Q3	Hampton Inn Rock Hill	Rock Hill	SC	163	\$13,300,000	\$81,595	Tabor Hospitality, LLC	Rock South, LLC	27
Q3	Courtyard by Marriott Memphis Collierville	Collierville	TN	131	\$13,425,000	\$102,481	Julie Meadows Hospitality, LLC	Southern Hospitality, LLC	30
Q3	Hampton Inn & Suites Nashville/Franklin (Cool Springs)	Franklin	TN	127	\$11,400,000	\$89,764	Franklin Hospitality Group LLC	Hospitality Investors Trust	66
Q3	Crowne Plaza Knoxville Downtown University	Knoxville	TN	197	\$30,305,000	\$153,832	The 9 Group	Knoxville Hotel Associates, LLC	72
Q3	Hampton Inn & Suites Murfreesboro	Murfreesboro	TN	101	\$15,600,000	\$154,455	Iguest, LLC	Murfreesboro HPA LLC	47
Q3	Aloft Nashville West End	Nashville	TN	139	\$25,000,000	\$179,856	Somera Capital Management	Corebridge Real Estate Investors	87
Q3	Hayes Street Hotel Nashville	Nashville	TN	105	\$19,000,000	\$180,952	The Family Nest, LLC	Magna Hospitality Group	86

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Q3	Courtyard by Marriott Dallas Medical/Market Center & Fairfield by Marriott Inn & Suites Dallas Medical/Market Center	Dallas	TX	300	\$18,000,000	\$60,000	Market Center Host LLC & Market Center Hotels LLC	Hospitality Investors Trust	86
Q3	Homewood Suites by Hilton Houston Near the Galleria	Houston	TX	162	\$20,250,000	\$125,000	Partners Capital	Magna Hospitality Group	84
Q3	Houston Marriott Energy Corridor	Houston	TX	206	\$16,000,000	\$77,670	SLTX Capital	Apple Hospitality REIT, Inc.	36
Q3	Radisson Hotel McAllen Airport	McAllen	TX	150	\$14,000,000	\$93,333	Alton Hospitality LLC	McAllen Hospitality LLC	47
Q3	Red Roof PLUS+ Washington, DC - Alexandria	Alexandria	VA	115	\$10,000,000	\$86,957	Alexandria Lodging LLC	Westmont Hospitality Group	76
Q3	Residence Inn by Marriott Alexandria Old Town South at Carlyle	Alexandria	VA	181	\$31,330,000	\$173,094	T2 Hospitality	Magna Hospitality Group	81
Q3	Sheraton Pentagon City Hotel	Arlington	VA	419	\$36,250,000	\$86,516	Knightstone Capital Management	HEI Hotels & Resorts	91
Q3	Hilton Garden Inn Fairfax	Fairfax	VA	149	\$20,000,000	\$134,228	Ramsai Fairfax Hospitality LLC	Wintergreen Hospitality	77
Q3	Motel 6 Kirkland, WA - North Kirkland ⁹	Kirkland	WA	123	\$15,450,000	\$125,610	Sage Investment Group	PMF Real Estate Services LLC	71
Q3	Best Western Sky Valley Inn	Monroe	WA	58	\$11,510,000	\$198,448	Brar Hotels LLC	N/A	48
Q3	Hotel Five Seattle	Seattle	WA	116	\$25,500,000	\$219,828	MS Real Estate	Staypineapple Hotels	95
Q3	Seattle Marriott Waterfront	Seattle	WA	369	\$145,000,000	\$392,954	JV Sixth Street Partners & Riller Capital	Braemar Hotels & Resorts Inc.	94
Q3	SpringHill Suites Milwaukee West/Wauwatosa	Wauwatosa	WI	119	\$17,100,000	\$143,697	JAK Hotel LLC	Research Park Hotel, LLC	69

9) Buyer reportedly plans to transform the property into studio apartments.

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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/>