

Boston/Cambridge Monthly Report - January 2024

Geographical Area ²	No. ³	Rms ⁴	Occupancy			Average Daily Rate ⁵			RevPAR ¹		
			2024	2023	Variance	2024	2023	Variance	2024	2023	Variance
Back Bay	18	6,558	50.2%	56.5%	-6.3%	\$208.79	\$207.06	0.8%	\$104.88	\$117.05	-10.4%
Cambridge	19	3,941	52.5%	49.8%	2.7%	\$181.53	\$177.00	2.6%	\$95.33	\$88.24	8.0%
Downtown	21	6,237	51.2%	49.4%	1.8%	\$199.86	\$197.92	1.0%	\$102.38	\$97.77	4.7%
Fenway/LMA	5	842	67.3%	70.2%	-2.9%	\$169.54	\$169.94	-0.2%	\$114.05	\$119.29	-4.4%
Logan Airport	6	1,976	71.1%	69.2%	1.9%	\$153.39	\$145.50	5.4%	\$109.12	\$100.73	8.3%
North/West End	8	1,306	69.1%	63.8%	5.4%	\$215.50	\$211.89	1.7%	\$149.01	\$135.16	10.2%
Seaport	12	4,551	53.8%	45.0%	8.8%	\$192.05	\$186.26	3.1%	\$103.32	\$83.73	23.4%
South Boston	7	1,134	58.6%	55.2%	3.4%	\$117.44	\$114.01	3.0%	\$68.82	\$62.93	9.4%
Total	96	26,545	54.8%	53.6%	1.2%	\$189.49	\$186.54	1.6%	\$103.84	\$99.99	3.9%

Average Daily Rate	No. ³	Rms ⁴	Occupancy			Average Daily Rate ⁵			RevPAR ¹		
			2024	2023	Variance	2024	2023	Variance	2024	2023	Variance
\$225 and Under	17	2,648	59.6%	56.6%	3.1%	\$121.06	\$121.94	-0.7%	\$72.16	\$68.96	4.7%
From \$226 - \$264.99	25	8,284	57.7%	58.8%	-1.2%	\$158.44	\$155.57	1.8%	\$91.37	\$91.55	-0.2%
From \$265 - \$299.99	22	6,922	53.5%	50.9%	2.6%	\$174.17	\$174.28	-0.1%	\$93.26	\$88.71	5.1%
From \$300 - \$479.99	23	6,669	56.5%	53.6%	3.0%	\$221.43	\$222.28	-0.4%	\$125.15	\$119.04	5.1%
Over \$480	9	2,022	35.3%	35.2%	0.1%	\$459.36	\$450.17	2.0%	\$162.35	\$158.51	2.4%
Total	96	26,545	54.8%	53.6%	1.2%	\$189.49	\$186.54	1.6%	\$103.84	\$99.99	3.9%

Room Size	No. ³	Rms ⁴	Occupancy			Average Daily Rate ⁵			RevPAR ¹		
			2024	2023	Variance	2024	2023	Variance	2024	2023	Variance
124 and Under	18	1,566	59.1%	57.5%	1.6%	\$179.36	\$171.44	4.6%	\$106.06	\$98.65	7.5%
From 125 - 225	33	5,984	58.0%	56.6%	1.4%	\$184.58	\$185.30	-0.4%	\$107.06	\$104.93	2.0%
From 226 - 300	17	4,518	53.1%	52.7%	0.4%	\$211.37	\$201.51	4.9%	\$112.33	\$106.21	5.8%
From 301 - 450	17	6,223	53.2%	47.8%	5.4%	\$185.45	\$190.04	-2.4%	\$98.66	\$90.84	8.6%
Over 450	11	8,254	53.8%	55.5%	-1.7%	\$186.63	\$180.80	3.2%	\$100.36	\$100.37	0.0%
Total	96	26,545	54.8%	53.6%	1.2%	\$189.49	\$186.54	1.6%	\$103.84	\$99.99	3.9%

1. RevPAR - Revenue Per Available Room

2. Back Bay includes South End. Downtown includes Theater District. North/West End includes both North End, West End, as well as Charlestown, and Beacon Hill. South Boston includes Roxbury Dorchester.

3. Number of contributing properties.

4. Number of contributing rooms.

5. Rate categories are based on year end 2023 ADR performance as provided by operator.

*** Denotes insufficient participation.

Boston/Cambridge YTD Report - January 2024

Geographical Area ²	<u>Occupancy</u>			<u>Average Daily Rate</u> ⁵			<u>RevPAR</u> ¹		
	2024	2023	Variance	2024	2023	Variance	2024	2023	Variance
Back Bay	50.2%	56.5%	-6.3%	\$208.79	\$207.06	0.8%	\$104.88	\$117.05	-10.4%
Cambridge	52.5%	49.8%	2.7%	\$181.53	\$177.00	2.6%	\$95.33	\$88.24	8.0%
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Fenway/LMA	67.3%	70.2%	-2.9%	\$169.54	\$169.94	-0.2%	\$114.05	\$119.29	-4.4%
Logan Airport	71.1%	69.2%	1.9%	\$153.39	\$145.50	5.4%	\$109.12	\$100.73	8.3%
North/West End	69.1%	63.8%	5.4%	\$215.50	\$211.89	1.7%	\$149.01	\$135.16	10.2%
Seaport	53.8%	45.0%	8.8%	\$192.05	\$186.26	3.1%	\$103.32	\$83.73	23.4%
South Boston	58.6%	55.2%	3.4%	\$117.44	\$114.01	3.0%	\$68.82	\$62.93	9.4%
Total	54.8%	53.6%	1.2%	\$189.49	\$186.54	1.6%	\$103.84	\$99.99	3.9%

Average Daily Rate	<u>Occupancy</u>			<u>Average Daily Rate</u> ⁵			<u>RevPAR</u> ¹		
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\$225 and Under	59.6%	56.6%	3.1%	\$121.06	\$121.94	-0.7%	\$72.16	\$68.96	4.7%
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Room Size	<u>Occupancy</u>			<u>Average Daily Rate</u> ⁵			<u>RevPAR</u> ¹		
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From 301 - 450	53.2%	47.8%	5.4%	\$185.45	\$190.04	-2.4%	\$98.66	\$90.84	8.6%
Over 450	53.8%	55.5%	-1.7%	\$186.63	\$180.80	3.2%	\$100.36	\$100.37	0.0%
Total	54.8%	53.6%	1.2%	\$189.49	\$186.54	1.6%	\$103.84	\$99.99	3.9%

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