

# Center City Philadelphia Hotel Market Mix: 1997 - 2025



| Year | Total Hotel Supply | Total Hotel Demand | Hotel Occupancy | Leisure   | Business  | Group     | Contract | Leisure | Business | Group | Contract |
|------|--------------------|--------------------|-----------------|-----------|-----------|-----------|----------|---------|----------|-------|----------|
| 1997 | 2,446,000          | 1,794,000          | 73%             | 254,000   | 771,000   | 769,000   | -        | 14%     | 43%      | 43%   | 0%       |
| 1998 | 2,456,000          | 1,756,000          | 71%             | 293,000   | 742,000   | 721,000   | -        | 17%     | 42%      | 41%   | 0%       |
| 1999 | 2,872,000          | 1,958,000          | 68%             | 386,000   | 784,000   | 788,000   | -        | 20%     | 40%      | 40%   | 0%       |
| 2000 | 3,589,000          | 2,282,000          | 64%             | 418,000   | 881,000   | 983,000   | -        | 18%     | 39%      | 43%   | 0%       |
| 2001 | 3,889,000          | 2,340,000          | 60%             | 476,000   | 893,000   | 971,000   | -        | 20%     | 38%      | 41%   | 0%       |
| 2002 | 3,902,000          | 2,575,000          | 66%             | 573,000   | 886,000   | 1,116,000 | -        | 22%     | 34%      | 43%   | 0%       |
| 2003 | 3,871,000          | 2,570,000          | 66%             | 675,000   | 910,000   | 985,000   | -        | 26%     | 35%      | 38%   | 0%       |
| 2004 | 3,817,000          | 2,702,000          | 71%             | 687,000   | 981,000   | 1,034,000 | -        | 25%     | 36%      | 38%   | 0%       |
| 2005 | 3,739,000          | 2,716,000          | 73%             | 657,000   | 993,000   | 1,068,000 | -        | 24%     | 37%      | 39%   | 0%       |
| 2006 | 3,591,000          | 2,642,000          | 74%             | 671,000   | 922,000   | 1,050,000 | -        | 25%     | 35%      | 40%   | 0%       |
| 2007 | 3,614,000          | 2,679,000          | 74%             | 685,000   | 930,000   | 1,064,000 | -        | 26%     | 35%      | 40%   | 0%       |
| 2008 | 3,677,000          | 2,595,000          | 71%             | 714,000   | 883,000   | 998,000   | -        | 28%     | 34%      | 38%   | 0%       |
| 2009 | 3,745,000          | 2,558,000          | 68%             | 736,000   | 887,000   | 936,000   | -        | 29%     | 35%      | 37%   | 0%       |
| 2010 | 3,862,000          | 2,753,000          | 71%             | 815,000   | 986,000   | 953,000   | -        | 30%     | 36%      | 35%   | 0%       |
| 2011 | 3,864,000          | 2,774,000          | 72%             | 796,000   | 988,000   | 990,000   | -        | 29%     | 36%      | 36%   | 0%       |
| 2012 | 3,957,000          | 2,903,000          | 73%             | 828,000   | 1,030,000 | 1,045,000 | -        | 29%     | 35%      | 36%   | 0%       |
| 2013 | 4,088,000          | 3,000,000          | 73%             | 922,000   | 1,068,000 | 1,009,000 | -        | 31%     | 36%      | 34%   | 0%       |
| 2014 | 4,094,000          | 3,100,000          | 76%             | 948,000   | 1,106,000 | 1,035,000 | -        | 31%     | 36%      | 33%   | 0%       |
| 2015 | 4,058,507          | 3,114,000          | 77%             | 983,000   | 1,101,000 | 1,030,000 | -        | 32%     | 35%      | 33%   | 0%       |
| 2016 | 4,077,000          | 3,181,000          | 78%             | 1,006,000 | 1,113,000 | 1,062,000 | -        | 32%     | 35%      | 33%   | 0%       |
| 2017 | 4,261,000          | 3,332,000          | 78%             | 1,092,000 | 1,169,000 | 1,071,000 | -        | 33%     | 35%      | 32%   | 0%       |
| 2018 | 4,432,000          | 3,540,517          | 80%             | 1,098,370 | 1,129,471 | 1,155,370 | 157,306  | 31%     | 32%      | 33%   | 4%       |
| 2019 | 4,624,060          | 3,490,651          | 75%             | 1,095,117 | 1,141,574 | 1,116,768 | 137,193  | 31%     | 33%      | 32%   | 4%       |
| 2020 | 3,700,000          | 1,100,000          | 30%             | 451,000   | 396,000   | 187,000   | 66,000   | 41%     | 36%      | 17%   | 6%       |
| 2021 | 4,881,830          | 1,991,283          | 41%             | 910,016   | 629,245   | 374,361   | 77,660   | 46%     | 32%      | 19%   | 4%       |
| 2022 | 5,088,600          | 2,871,600          | 56%             | 993,574   | 872,966   | 864,352   | 140,708  | 35%     | 30%      | 30%   | 5%       |
| 2023 | 5,194,154          | 3,213,281          | 62%             | 1,098,942 | 989,691   | 996,117   | 128,531  | 34%     | 31%      | 31%   | 4%       |
| 2024 | 5,390,186          | 3,589,567          | 67%             | 1,203,879 | 1,096,309 | 1,123,698 | 134,465  | 34%     | 31%      | 32%   | 4%       |
| 2025 | 5,357,518          | 3,545,143          | 66%             | 1,356,787 | 1,039,933 | 1,015,707 | 132,716  | 37%     | 30%      | 30%   | 3%       |

Source: CBRE Hotels (1997 - 2017), STR & TravelClick (2018 - Today)