

## 2016 Manhattan Lodging Review 1Q

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The 2016 HVS Manhattan Lodging Overview examines the effects of up and down economic cycles on Manhattan hotels, reviewing trends in hotel performance, supply, and demand over the past 25 years. The report also provides the most current information available on today's market, as well as forecasts for supply growth and hotel performance.

### Putting Hoteliers in the Know

Hotel performance in the Manhattan lodging market has experienced some wide fluctuations over the course of up and down economic cycles since 1989. Between January 1989 and March 2016, the market was affected by three national recessions, which produced some dramatic dips in demand.

The most recent and most serious recession (in terms of duration and severity) coincided with a sharp increase in hotel supply in the Manhattan lodging market. Nevertheless, hotel demand did not suffer as much as during the previous two recessions.

The 2015 HVS Manhattan Lodging Overview provides detailed insight and data-rich graphs, charts, and tables in order to track the trajectories of hotel supply, demand, and performance. Together, these insights shed light on the most current factors affecting the hotel landscape in Manhattan—critical market intelligence that hotel developers, lenders, owners, and brand representatives can put to use.

Here is just a sample of what you'll learn from the 2016 Manhattan Hotel Market Overview:



#### Summary

The New York City borough of Manhattan is among the strongest, most diverse, and most dynamic hotel markets in the world.

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Manhattan's favorable supply and demand dynamics have translated into strong occupancy levels for area hotels, despite some relatively brief occupancy declines. Average rate and RevPAR levels for Manhattan hotels have yet to fully recover from the downturn. Indeed, the increase in supply has hindered average rate recovery. Many hotel operators have either kept average rates flat or even lowered them for fear of losing market share.



Since early 2009, the market has consistently registered strong increases in supply each month. Throughout 2015, demand growth stood above 3% for the majority of the year and decreased slightly during the fourth quarter. The trend of inventory growth from 2009/10 through the first quarter of 2016 is expected to continue at record levels through 2018.



To receive a complimentary copy of the full report, please contact:



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**About Roland deMilleret**



Roland de Milleret, MAI is a Managing Director of HVS New York. Since joining HVS in January of 1999, Roland has provided hotel investment advice and conducted valuations, feasibility studies, and other consultancy assignments for over 1,700 hotels and resorts in the U.S., Mexico, and the Caribbean. His industry expertise also includes the selection of management companies and the negotiation of management agreements. Roland is a leading expert on the Manhattan lodging market and has worked on assignments for most of the borough's full-service hotels. Roland is an adjunct professor at NYU's School of Continuing and Professional Studies, where he taught a course on hotel development each spring semester from 2007 to 2009. Email: [RDMilleret@hvs.com](mailto:RDMilleret@hvs.com).