

## Chicago Central Business District

- Hotel room demand in 2025 reflected a second year of more normalized growth versus double-digit gains observed during the three year post-covid recovery period.
- Reflecting the city's resiliency to overcome visitation headwinds, demand growth was positive (+2.3% YOY), and outpaced national demand growth (-0.5% YOY).
- Leisure segment reported record room demand in 2025 supported by a record summer.
- In a year that reflected meeting planner and attendees concerns, particularly from internationals, and with national group demand down -3.8% YOY, the more moderate -3.0% YOY decrease in Chicago's group demand segment suggests successful strategies in addressing the issues.

	2021	2022	2023	2024	2025
<b>Demand</b>	<b>6,232,337</b>	<b>9,982,961</b>	<b>11,054,961</b>	<b>11,629,870</b>	<b>11,895,213</b>
% Change	94.3%	60.2%	10.7%	5.2%	2.3%
<b>Leisure</b>	5,037,099	6,719,116	7,535,341	7,846,830	8,210,762
% Change	106.5%	33.4%	12.1%	4.1%	4.6%
<b>Group</b>	1,060,565	3,037,876	3,270,731	3,546,315	3,439,709
% Change	60.1%	186.4%	7.7%	8.4%	-3.0%
<b>Supply</b>	<b>14,496,469</b>	<b>16,530,436</b>	<b>16,940,964</b>	<b>17,072,913</b>	<b>17,197,818</b>
% Change	19.1%	14.0%	2.5%	0.8%	0.7%
<b>Occupancy (%)</b>	<b>43.0</b>	<b>60.4</b>	<b>65.3</b>	<b>68.1</b>	<b>69.2</b>
% Change	63.2%	40.5%	8.1%	4.4%	1.5%
<b>Leisure</b>	34.7	40.6	44.5	46.0	47.7
% Change	73.4%	17.0%	9.4%	3.3%	3.9%
<b>Group</b>	7.3	18.4	19.3	20.8	20.0
% Change	34.4%	151.2%	5.1%	7.6%	-3.7%
<b>ADR</b>	<b>\$181.22</b>	<b>\$228.58</b>	<b>\$228.32</b>	<b>\$241.59</b>	<b>\$243.10</b>
% Change	35.3%	26.1%	-0.1%	5.8%	0.6%
<b>Leisure</b>	\$182.44	\$230.98	\$226.42	\$239.00	\$241.66
% Change	36.2%	26.6%	-2.0%	5.6%	1.1%
<b>Group</b>	\$185.80	\$232.76	\$241.49	\$255.38	\$254.84
% Change	35.7%	25.3%	3.8%	5.8%	-0.2%
<b>RevPAR</b>	<b>\$77.91</b>	<b>\$138.04</b>	<b>\$148.99</b>	<b>\$164.57</b>	<b>\$168.15</b>
% Change	120.8%	77.2%	7.9%	10.5%	2.2%
<b>Leisure</b>	\$63.39	\$93.89	\$100.71	\$109.85	\$115.37
% Change	136.2%	48.1%	7.3%	9.1%	5.0%
<b>Group</b>	\$13.59	\$42.78	\$46.62	\$53.05	\$50.97
% Change	82.4%	214.7%	9.0%	13.8%	-3.9%
<b>Revenue (\$M)</b>	<b>\$1,129.4</b>	<b>\$2,281.9</b>	<b>\$2,524.1</b>	<b>\$2,809.7</b>	<b>\$2,891.8</b>
% Change	162.9%	102.0%	10.6%	11.3%	2.9%
<b>Chicago Hotel Tax Revenue</b>	<b>\$63,021,053</b>	<b>\$127,330,630</b>	<b>\$140,845,522</b>	<b>\$156,781,175</b>	<b>\$161,360,962</b>
% Change	162.9%	102.0%	10.6%	11.3%	2.9%

Source: STR Inc