

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 inter-nationals, 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
Demand	6,232,337	9,982,961	11,054,961	11,629,870	11,895,213
% Change	94.3%	60.2%	10.7%	5.2%	2.3%
Leisure	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%
Group	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%
Supply	14,496,469	16,530,436	16,940,964	17,072,913	17,197,818
% Change	19.1%	14.0%	2.5%	0.8%	0.7%
Occupancy (%)	43.0	60.4	65.3	68.1	69.2
% Change	63.2%	40.5%	8.1%	4.4%	1.5%
Leisure	34.7	40.6	44.5	46.0	47.7
% Change	73.4%	17.0%	9.4%	3.3%	3.9%
Group	7.3	18.4	19.3	20.8	20.0
% Change	34.4%	151.2%	5.1%	7.6%	-3.7%
ADR	\$181.22	\$228.58	\$228.32	\$241.59	\$243.10
% Change	35.3%	26.1%	-0.1%	5.8%	0.6%
Leisure	\$182.44	\$230.98	\$226.42	\$239.00	\$241.66
% Change	36.2%	26.6%	-2.0%	5.6%	1.1%
Group	\$185.80	\$232.76	\$241.49	\$255.38	\$254.84
% Change	35.7%	25.3%	3.8%	5.8%	-0.2%
RevPAR	\$77.91	\$138.04	\$148.99	\$164.57	\$168.15
% Change	120.8%	77.2%	7.9%	10.5%	2.2%
Leisure	\$63.39	\$93.89	\$100.71	\$109.85	\$115.37
% Change	136.2%	48.1%	7.3%	9.1%	5.0%
Group	\$13.59	\$42.78	\$46.62	\$53.05	\$50.97
% Change	82.4%	214.7%	9.0%	13.8%	-3.9%
Revenue (\$M)	\$1,129.4	\$2,281.9	\$2,524.1	\$2,809.7	\$2,891.8
% Change	162.9%	102.0%	10.6%	11.3%	2.9%
Chicago Hotel Tax Revenue	\$63,021,053	\$127,330,630	\$140,845,522	\$156,781,175	\$161,360,962
% Change	162.9%	102.0%	10.6%	11.3%	2.9%