

Hospitality Real Estate Sector - Growth, Trends, Covid-19 Impact, and Forecasts (2023 - 2028)

Market Report | 2023-01-23 | 150 pages | Mordor Intelligence

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Report description:

The hospitality real estate sector is expected to register a CAGR of more than 10% during the forecast period. The hospitality real estate market suffered a hard hit by the global pandemic, as travel restrictions, social distancing, and low mobility rates were implemented during the COVID-19 outbreak. Now the market is in the recovery phase as international travel restrictions were relaxed in some regions, thus resulting in increasing travelers inflow.

Hotels and accommodations hold the largest share in the global market. North America accounts for the highest investments in the hotels and accommodation segment, followed by the Asia-Pacific region. In addition, investors also focus on luxury hotels and resorts in urban areas, which attracts upper-middle class and high-income populations.

Despite the fact that the disruptive pandemic affects investment, flows into the market are uninterrupted. Meanwhile, Europe's hospitality real estate sector experienced the highest number of foreign investments from North America and Asia-Pacific regions. In addition, most of the investments are obtained from private equity, institutional investors, and investment fund entities.

Hospitality Real Estate Sector Market Trends

Increasing Investments in the Hospitality Real Estate Sector

Many investors are interested in the hospitality real estate sector despite the disruptions caused by the pandemic. Further growth in investments is supported by a great number of first-time investors stepping into the hospitality sector for better yields and to diversify their portfolios.

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In 2021, resort hotels witnessed increasing investments in the hospitality sector. In addition, sales of resort assets reached USD 9.2 billion globally. Furthermore, private equity groups are focusing on increasing investments in the hospitality real estate sector, which accounts for more than USD 25 Billion in 2021 compared to the previous year.

The Asia-Pacific region experienced a resilient market with a strong rebound of investments in 2021 by more than USD 8 billion for the development of the hospitality sector. Meanwhile, the North American region accounts for more than 60% of global hotel investments in 2021, followed by Europe, the Middle East, (EMEA), and Asia-Pacific (APAC) region.

Furthermore, increasing investments through hospitality Real Estate Investment Trusts (REITs) leverage the market growth by acquiring and managing hotels, motels, luxury resorts, business-class hotels, etc. Some of the major REITs include Apple Hospitality REIT, Summit Hotel Properties, Park Hotels & Resorts, Hersha Hospitality Trust, and Pebblebrook Hotel Trust.

The United States Experiencing Demand in the Hotel Industry

The United States hospitality real estate sector is in the recovery phase as it has been severely hit by the COVID-19 pandemic. Moreover, significant growth in demand for the hotel industry supports the hospitality sector's growth.

The hotel industry in the country is majorly driven by travelers entering the country from different regions across the globe.

In July 2021, screenings by the Transportation Security Administration (TSA) were increased due to the flow of more than 2 million foreigners into the country.

Furthermore, in November 2021 relaxation of European travel restrictions to the United States increased the demand for hotels in the country. Also, the demand continued with the arrival of the holiday season in the country.

In addition, Thanksgiving week 2021 resulted in robust demand for the hospitality sector as hotel occupancy rates were increased to 53%, and revenue per available room (RevPAR) was 20% compared to the pre-pandemic era of 2019.

Hospitality Real Estate Sector Market Competitor Analysis

The hospitality real estate sector is a competitive market with many players who are already well established in their respective regions. Most of the players are expanding their business by investing strategically in partnerships, acquisitions, etc. Furthermore, hotels and accommodations, luxury hotels, and resorts are the most invested segments in the hospitality real estate sector by the developers. In addition, significant growth in tourism and traveling across the globe leveraging the market growth by grabbing the attention of various investors.

Additional Benefits:

The market estimate (ME) sheet in Excel format

3 months of analyst support

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