
Current Performance Estimates

Hotel, Condo-Hotel and Campsite Properties

Preliminary results from Coastal Carolina University’s voluntary sample of hotel, condo-hotel and campsite (HC-HC) properties along the Grand Strand during the week of Oct. 9-15, 2016, indicates that the midweek occupancy rate averaged 25.8 percent, down 17 occupancy points or 39.8 percent compared to the equivalent week of 2015. During the Friday-Saturday night period, the occupancy rate averaged 60.4 percent, down 4.7 occupancy points or 7.2 percent compared to the equivalent weekend last year. The average daily rate (ADR) was up 6.9 percent during the midweek period and up 7.9 percent during the weekend compared with last year. Consequently, HC-HC occupancy for the week overall was down 13.7 occupancy points or 27.8 percent, and revenue per available room (RevPAR) was down 21.6 percent compared with the equivalent week of 2015. Again, it should be noted that there was an evacuation order in force for flood Zone A of Horry and Georgetown counties from noon on Oct. 6 until 8 a.m. on Oct. 10, 2016, as a result of Hurricane Matthew.

VRPs

Based on the Brittain Center’s observations of random samples of internet websites of vacation rental properties (VRPs) in the coastal sections of Horry and Georgetown counties (318 of the 3,135 units) for which complete data are publicly available, 53.7 percent were reserved or blocked from nightly rentals during the nights of Oct. 15-21, 2016. The level of reservations was up 7 occupancy points or 14.9 percent compared with the equivalent week of 2015.

Six-Week Average Performance

Preliminary results indicate that during the nights of Sept. 4-Oct. 15, 2016, 54.6 percent of the lodging properties in the Brittain Center’s voluntary sample of HC-HC properties located along the Grand Strand were occupied, which was down 2.1 occupancy points or 3.9 percent compared with the equivalent weeks of 2015. The average daily rate for these properties was up 4 percent compared with the equivalent weeks last year, leaving average RevPAR up 0.1 percent compared with the equivalent period last year. During the same period in 2016, 73.2 percent of the VRP bedrooms in the Center’s random sample of Horry County VRPs were reserved or blocked from nightly rentals, up 12.7 occupancy points or 21 percent compared with the equivalent weeks last year. Advertised prices for this segment were up 5.3 percent compared with the equivalent weeks last year, which would drive revenue per available bedroom up 27 percent compared with the equivalent period last year. Again, it should be noted that actual occupancy for VRPs would have been near zero during at least four of nights impacted during the evacuation.

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Forecast and Analysis

According to weather.com at the time of this writing, the forecast for the weekend of Oct. 22-23, 2016, calls for zero percent chance of precipitation on both days. The Brittain Center predicts that average occupancy for its sample of HC-HC properties may be near or above 60 percent for the nights of Oct. 21-22. Based on this week’s observations by Center researchers of 318 websites of VRPs available to rent in Horry and Georgetown counties, 62.1 percent are reserved for the week of Oct. 22-28, 2016. VRP reservations in Horry and Georgetown counties for that week are up 22 occupancy points or 54.9 percent compared with the same week of 2015.

Additional Research Notes

The Brittain Center’s preliminary sample of 26 HC-HC properties reporting for the week of Oct. 9-15, 2016, consisted of 12 hotels (all but five are oceanfront/view, and five are brand affiliated), 13 condo-hotels (all are oceanfront/view), and one campground resort property. The results for the current moving six-week period are based on an average sample size of 8,971 units per week average.

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Note: The above analysis is based on sample estimates. Actual business performance results may vary greatly. Therefore, neither the above centers nor Coastal Carolina University warrant the use of the above data or analysis for specific business application.