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 May 13-19, 2018, indicate that the midweek occupancy rate averaged 55.1 percent, up 0.7 occupancy point or 1.4 percent compared to the equivalent week of 2017. During the Friday-Saturday night period, the occupancy rate averaged 79.4 percent, down 8.4 occupancy points or 9.6 percent compared to the equivalent weekend in 2017. The average daily rate (ADR) was even during the midweek period, and down 4.1 percent compared with the equivalent weekend period in 2017. Consequently, HC-HC occupancy for the week overall was down 1.9 occupancy points or 2.9 percent, and ADR was down 2.7 percent, bringing revenue per available room (RevPAR) down 5.6 percent compared with the equivalent week of 2017.

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, 56 percent were reserved or blocked from rental during the week of May 12-18, 2018. The level of reservations was up 1.4 occupancy points or 2.6 percent compared with the equivalent week of 2017. For the nights of May 19-25, 2018, 54.9 percent of the VRPs were reserved or blocked from reservation. The level of reservations was down 17.5 occupancy points or 24.1 percent compared with the equivalent week in 2017.

Six-Week Average Performance

Preliminary results indicate that during the nights of April 8-May 19, 2018, which did not include the Easter Friday weekend, 56.7 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 7.6 occupancy points or 11.8 percent compared with the equivalent weeks of 2017, which in that year included the Easter religious observance. The average daily rate for these properties was down 3.7 percent compared with the equivalent weeks of 2017, leaving average RevPAR down 9.8 percent compared with the equivalent period of 2017. During the same period, 49 percent of the VRP bedrooms in the Center’s random sample of Horry County VRPs were reserved or blocked from weekly rentals, down 12.7 occupancy points or 20.7 percent compared with the equivalent weeks in 2017. Average advertised price for this segment was down 7.4 percent, which would leave revenue per available bedroom down 10 percent compared with the equivalent weeks in 2017.

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Forecast and Analysis

According to weather.com at the time of this writing, the forecast for the weekend of May 26-27, 2018, calls for a 40 percent and 70 percent chance of precipitation, and a high temperature of 81 degrees and 79 degrees, respectively. The Brittain Center predicts that average occupancy for its sample of HC-HC properties may be near 75 percent for the nights of May 25-26, 2018, and near 70 percent for May 27, 2018. Based on this week’s observations by Center researchers of 318 websites of VRPs available to rent in Horry and Georgetown counties, 68.5 percent are reserved for the week of May 26-June 1, 2018, down 12.8 occupancy points or 15.7 percent compared with the equivalent week of 2017.

Additional Research Notes

The Brittain Center’s preliminary sample of 20 HC-HC properties reporting for the week of May 13-19, 2018, consisted of 10 hotels (all but four are oceanfront/view, and three are brand-affiliated), 12 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 7,966 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.