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 Dec. 27, 2015-Jan. 2, 2016, indicate that the midweek occupancy rate averaged 53.9 percent, up 9 occupancy points or 20.1 percent compared to the equivalent week of 2014. During the Friday-Saturday night period, the occupancy rate averaged 67.2 percent, up 29.5 occupancy points or 78.5 percent compared to the equivalent weekend last year. The average daily rate (ADR) was up 1.4 percent during the midweek period and up 79 percent during the weekend period compared with last year. Consequently, HC-HC occupancy for the week overall was up 14.9 occupancy points or 35 percent, and revenue per available room (RevPAR) was up 59.9 percent compared with the equivalent week last year.

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, 57.6 percent were reserved or blocked from nightly rentals during the nights of Dec. 26, 2015-Jan. 1, 2016. The percentage of VRPs reserved in Horry and Georgetown counties combined was up 1.3 occupancy points or 2.2 percent compared with the equivalent week of 2014. For the nights of Jan. 2-8, 2016, 35.8 percent of the VRPs were reserved or blocked from reservation. The level of reservations was down 1.2 occupancy points or 3.1 percent compared with the equivalent week of 2015.

Six-Week Average Performance

During the nights of Nov. 22, 2015-Jan. 2, 2016, 30.7 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 up 1.3 occupancy points or 4.3 percent compared with the equivalent weeks of 2014. The average daily rate for these properties was up 11 percent compared with the equivalent weeks last year, leading to a 15.8 percent increase in average RevPAR compared with the equivalent period last year. During the same period this year, 44.3 percent of the VRP bedrooms in the Center’s random sample of Horry County VRPs were reserved or blocked from nightly rentals, up 1.4 occupancy points or 3.2 percent compared with the equivalent weeks last year. Advertised prices for this segment were down 0.4 percent compared with last year, which would lead to an increase in revenue per available bedroom of 2.8 percent.

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Forecast and Analysis

According to weather.com at the time of this writing, the forecast for the weekend of Jan. 9-10, 2016, calls for a 70 percent and 40 percent chance of rain, respectively, and a high temperature of 69 degrees and 66 degrees, respectively. The Brittain Center predicts that average occupancy for its sample of HC-HC properties may be 27 percent for the weekend nights of Jan. 8-9, or within 3 occupancy points compared with the equivalent weekend of 2015. Based on this week’s observations by Center researchers of 318 websites of VRPs available to rent in Horry and Georgetown counties, 35.9 percent are reserved for the week of Jan. 9-15, 2016. VRP reservations in Horry and Georgetown counties for that week are down 1.6 occupancy points or 4.4 percent compared with the same week of 2015.

Additional Research Notes

The Brittain Center’s preliminary sample of 24 HC-HC properties reporting for the week of Dec. 27, 2015-Jan. 2, 2016, consisted of 11 hotels (all but five are oceanfront/view, and five are brand affiliated), and 13 condo-hotels (all are oceanfront/view, and one is brand affiliated). The results for the current moving six-week period are based on an average sample size of 7,852 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.