Iowa's Hotel Markets

Source: 2025 STR, Inc.

Current Month

	Occ %		ADR		RevPAR		Percent Change from Previous Year			Room Rev	Room Avail	Room Sold
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR			
April Urban	53.2	56.7	110.37	110.74	58.66	62.76	-6.2	-0.3	-6.5	-5.4	1.2	-5.1
April Rural	45.6	48.4	96.41	96.55	44.01	46.72	-5.7	-0.1	-5.8	-7.2	-1.5	-7.1
April State	50.7	53.9	106.18	106.41	53.80	57.30	-5.9	-0.2	-6.1	-5.7	0.4	-5.5

Year to Date

	Occ %		ADR		RevPAR		Percent Change from YTD Previous Year			Room Rev	Room Avail	Room Sold
	2025	2024	2025	2024	2025	2024	Occ	ADR	RevPAR			
April Urban	47.8	49.9	105.58	106.80	50.42	53.31	-4.3	-1.1	-5.4	-4.3	1.2	-3.2
April Rural	38.6	40.0	94.72	93.78	36.56	37.53	-3.5	1.0	-2.6	-3.8	-1.3	-4.8
April State	44.7	46.5	102.44	102.99	45.78	47.93	-4.0	-0.5	-4.5	-4.0	0.5	-3.5

Participation

	Properties		Rooms	
	Census	Sample	Census	Sample
April Urban	414	346	37627	33268
April Rural	381	183	18738	10820
April State	799	532	56615	44282

Urban Includes:

Polk County, IA	Johnson County, IA
Scott County, IA	Dubuque County, IA
Linn County, IA	Story County, IA
Pottawattamie County, IA	Woodbury County, IA
Black Hawk County, IA	Dallas County, IA

2025 STR, Inc.

Average Daily Rate (ADR)

Room revenue divided by rooms sold, displayed as the average rental rate for a single room.

Census (properties and rooms)

The number of properties and rooms that exist in our database for the area(s) or segment(s) shown on the report.

Demand (Rooms Sold)

The number of rooms sold or rented (excludes complimentary rooms).

Occupancy (Occ)

Rooms sold divided by rooms available multiplied by 100.

Occupancy is always expressed as a percentage of rooms occupied.

Percent Change

Amount of growth - up, flat, or down - this period versus same period last year (month or year-to-date).

Calculated as ((TY - LY) / LY) * 100.

Revenue (Room Revenue)

Total room revenue generated from the sale or rental of rooms.

RevPAR (Revenue Per Available Room)

Room revenue divided by rooms available.

Sample or % Room Participants

The percent of rooms from which STR receives data. Calculated as (Sample Rooms/Census Rooms)* "100"

Supply (Rooms Available)

The number of rooms times the number of days in the period.

Year-to-date

Measures (Occ, ADR, RevPAR, Supply, Demand, Revenue) are calculated

using the sum of the values from January 1 of the given year.