

Canadian Lodging Outlook Quarterly 2025-Q2

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HVS and **STR** are pleased to provide you with the quarterly report of the **Canadian Lodging Outlook**. Each report includes occupancy (occ), average daily rate (ADR), and revenue per available room (RevPAR) for six major markets.

June 2025	Occupancy Rate (%)		Average Room Rates (\$CAD)		REVPAR (\$CAD)		Room Supply	Room Demand	Number of Rooms	
	Calgary	85.5%	76.2%	\$248.77	\$185.95	\$212.65	\$141.69	1.2%	13.5%	15,760
Halifax	87.4%	81.9%	\$236.09	\$222.51	\$206.39	\$182.17	-4.6%	1.9%	3,956	4,715
Montreal	73.5%	81.0%	\$306.47	\$302.30	\$225.15	\$244.80	1.7%	-7.7%	23,244	31,213
Ottawa-Gatineau	77.6%	78.1%	\$220.30	\$213.54	\$170.98	\$166.81	1.5%	0.8%	11,043	13,539
Toronto	83.0%	84.9%	\$269.64	\$285.71	\$223.73	\$242.68	1.9%	-0.4%	33,847	37,452
Vancouver	86.9%	83.8%	\$335.74	\$335.56	\$291.92	\$281.19	0.7%	4.4%	22,473	27,627
Canada	75.6%	74.5%	\$239.06	\$232.33	\$180.77	\$173.12	0.5%	2.0%	290,344	463,261

Source: STR

June 2025 Year-To-Date	Occupancy Rate (%)		Average Room Rates (\$CAD)		REVPAR (\$CAD)		Room Supply	Room Demand	Number of Rooms	
	Calgary	62.6%	61.8%	\$179.76	\$162.26	\$112.61	\$100.27	0.5%	1.9%	15,760
Halifax	65.6%	65.0%	\$191.54	\$184.37	\$125.61	\$119.78	-1.8%	-0.8%	3,956	4,715
Montreal	61.8%	66.1%	\$230.48	\$221.33	\$142.50	\$146.29	0.3%	-6.2%	23,244	31,213
Ottawa-Gatineau	67.3%	65.3%	\$203.00	\$199.51	\$136.60	\$130.30	0.9%	4.0%	11,043	13,539
Toronto	72.9%	73.2%	\$242.40	\$243.86	\$176.76	\$178.46	1.5%	1.1%	33,847	37,452
Vancouver	75.5%	75.9%	\$259.57	\$258.69	\$195.99	\$196.32	0.4%	-0.1%	22,473	27,627
Canada	62.7%	62.7%	\$202.76	\$197.36	\$127.21	\$123.72	0.4%	0.5%	290,344	463,261

Source: STR

If you would like detailed hotel performance data for all of Canada, STR offers the Canadian Hotel Review, which is available by annual subscription. For further Information, please contact: **** or +1 (615) 824-8664.

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Summary

Canada's hotel industry is very much holding it's own! In spite of major disruptors on both the economic and geopolitical fronts, through June occupancy has remained stable in comparison to 2024 and ADR has increased by \$5, leading to an increase in RevPAR of 2.8%. Domestic demand has greatly contributed to mitigating the current international travel disruptors. Elbows Up Canada!



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