

CITY OF SEDONA TOURISM PROGRAM

Lodging Council Meeting September 9, 2025

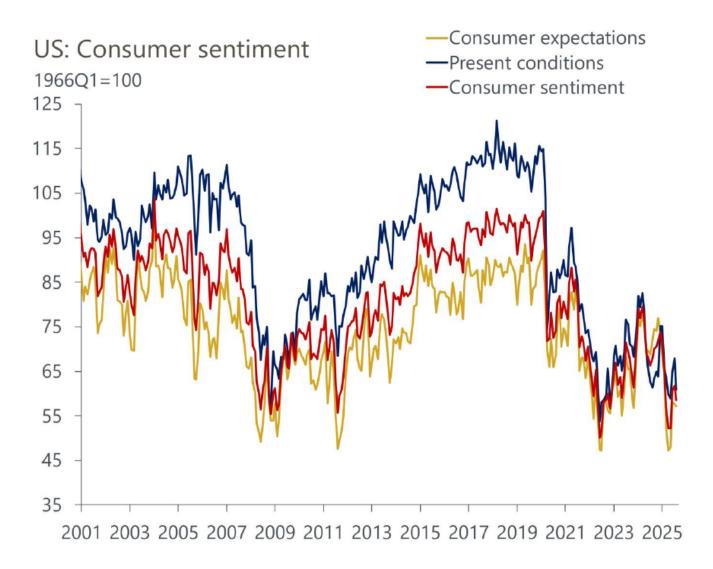
Agenda Items

- National Research
- State of Sedona Tourism Summer 2025
- Summer Campaign Update
- Partnership Opportunities



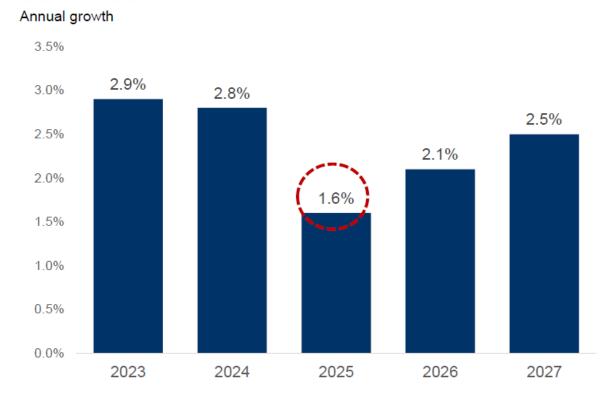


Consumer are worried



Economic growth will slow markedly in 2025

US Real GDP



Source: Oxford Economics

Unemployment will rise to 4.4% this year

The economy will improve next year, supported by tax cuts/extensions and the fading effects of tariffs on inflation.

~ 35% odds of recession in the next 12 months (compared to 15% normal odds)

The economy is vulnerable and has little margin for error.



Air travel is flat compared to last year

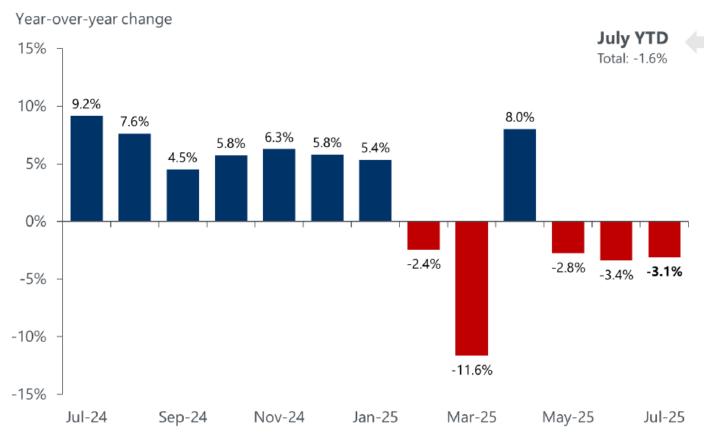
US Airport Volume Jan-July





Overseas markets continuing to decline

Overseas visitor arrivals to the US

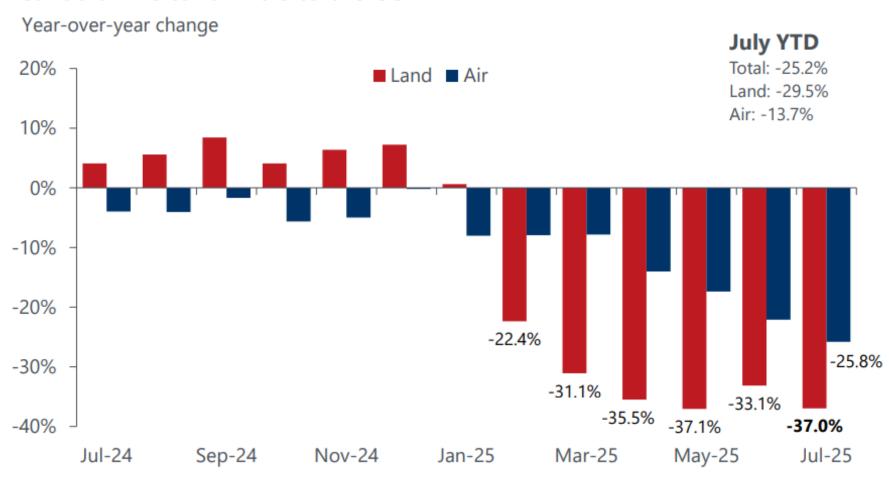




This is 16% below 2019 levels.

Canada land travel continues to plummet

Canadian visitor arrivals to the US



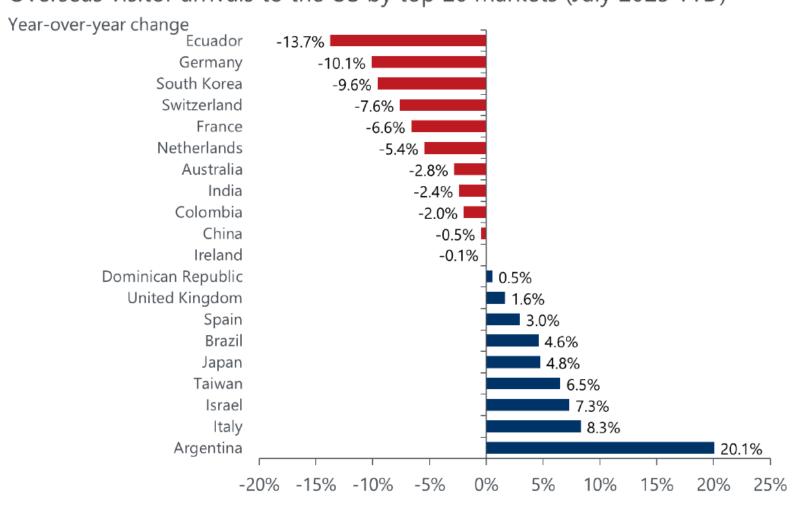
Note: Estimates show the year-over-year change in Canadian visits to the US.

June and July 2025 are based on leading indicator data measuring Canadian-resident US return trips.



Disparate performance by market!

Overseas visitor arrivals to the US by top 20 markets (July 2025 YTD)

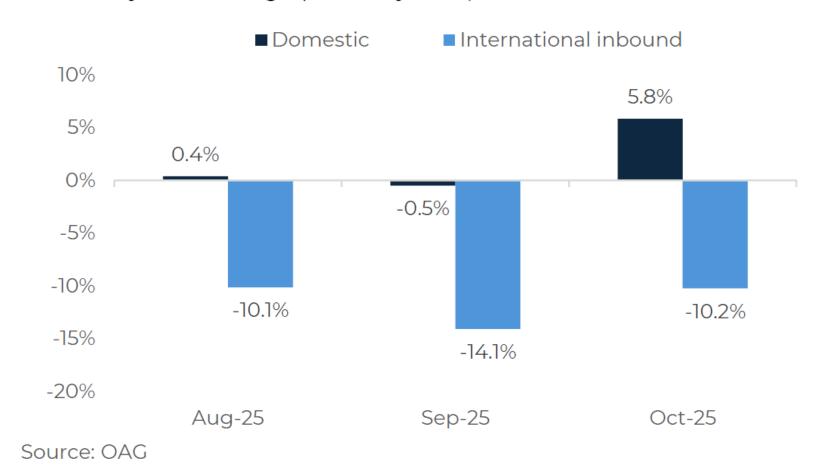




Forward bookings reinforce the story

US Air Travel Booking Pace

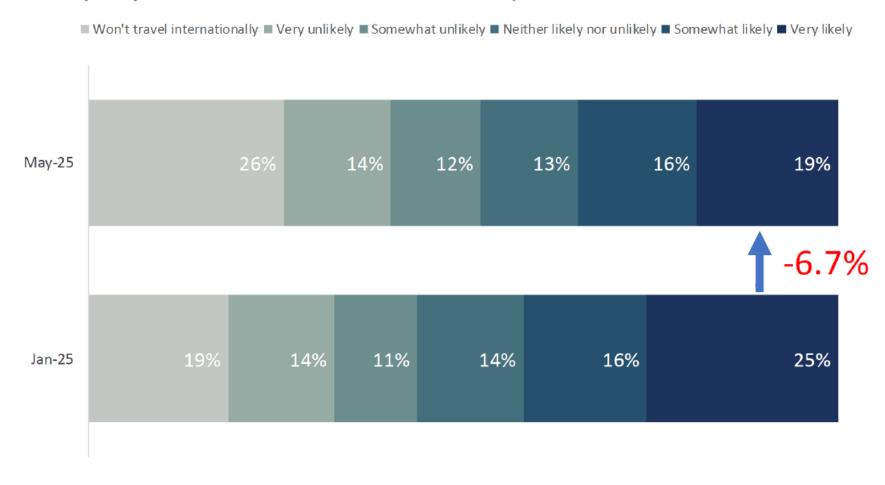
Year-over-year % change (as of July 2025)





Expected reductions in outbound travel will help

How likely are you to travel for an international leisure trip in the next 12 months?





FY25 City Sales & Bed Tax

Sales & Bed Tax Revenues by Month

3%

3%

0%

4%

-15%

City Sales Tax Revenues

Month	Actuals	FΥ	25 Actuals	Actual Variance	FY 25 Budget	Variance Variance
July	\$ 2,248,015	\$	2,244,162	0%	\$ 2,348,860	-4%
August	\$ 2,088,510	\$	2,301,743	10%	2,311,730	0%
September	\$ 2,775,780	\$	2,836,025	2%	2,670,440	6%
October	\$ 3,077,782	\$	3,261,823	6%	2,908,240	12%
November	\$ 2,747,711	\$	3,005,054	9%	2,721,220	10%
December	\$ 2,595,213	\$	2,846,370	10%	2,534,670	12%
January	\$ 2,378,359	\$	2,517,383	6%	2,286,660	10%
February	\$ 2,540,438	\$	2,701,527	6%	2,487,950	9%

3,475,144

3,542,595

3,170,594

2,489,089

34,391,509

Bed Tax Revenues

Month	ı	FY 24 Actuals	FY 25 Actuals	Actual Variance	FY 25 Budget	Budget Variance
July	\$	522,779	\$ 488,527	-7%	\$ 544,000	-10%
August	\$	492,948	\$ 570,946	16%	\$ 566,070	1%
September	\$	768,445	\$ 781,516	2%	\$ 706,750	11%
October	\$	963,131	\$ 995,346	3%	\$ 899,240	11%
November	\$	762,630	\$ 763,171	0%	\$ 764,560	0%
December	\$	647,971	\$ 750,324	16%	\$ 626,590	20%
January	\$	676,045	\$ 760,087	12%	\$ 600,750	27%
February	\$	717,017	\$ 742,074	3%	\$ 713,250	4%
March	\$1	1,198,616	\$ 1,082,571	-10%	\$ 1,048,950	3%
April	\$	916,570	\$ 1,022,271	12%	\$ 1,069,920	-4%
May	\$	944,627	\$ 853,657	-10%	\$ 947,960	-10%
June	\$	729,598	\$ 506,217	-31%	\$ 772,970	-35%
Totals	\$9	,340,377	\$ 9,316,707	0%	\$ 9,261,010	1%



March

April

May June \$ 3,710,005 \$

\$ 3,297,970 \$

\$ 3,146,692 \$

\$ 2,835,443 \$

Totals \$33,441,918 \$

TOURISM PROGRAM

-6%

-12%

3,378,180

3,450,010

3,162,100

2,926,940

3% \$33,187,000

Lodging Summary July 2025



	Compare to Previous Year	Location Hotels Sedona+		Location Short Ter Vacation Area - I			
Hotel Performance Source: STR	e (Sedona+)						Occupancy by Month Hotels Short Term Vacation Rentals - Scraped VRBO Data
Jul 2025	Occupancy 56.4%	ADR \$242.42	RevPAR \$136.64	Supply 68.2K	Demand 38.5K	Revenue \$9.3M	Short Term Vacation Rentals - Scraped AirBnB Data
YOY % Change	-3.1%	1.5%	-1.6%	-5.8%	-8.7%	-7.4%	000 down down down down down down down down
CYTD 2025	67.7%	\$357.05	\$241.58	478.5K	323.7K	\$115.6M	20%
CYTD YOY % Change	-2.5%	5.5%	2.9%	-3.3%	-5.8%	-0.6%	0% Aug-24 Oct-24 Dec-24 Feb-25 Apr-25
hort Term Vacatio Durce: KeyData (Vacati			d AirBnB Data				ADR by Month ■ Hotels ■ Short Term Vacation Rentals - Scraped VRBO Data
	Occupancy	ADR	RevPAR	Supply	Demand	Revenue	Short Term Vacation Rentals - Scraped AirBnB Data
Jul 2025	33.1%	\$394.12	\$130.62	42.0K	13.9K	\$5.5M	\$400
YOY % Change	0.6%	20.9%	21.6%	-0.6%	0.0%	20.8%	ADR
CYTD 2025	47.1%	\$412.41	\$194.29	280.5K	132.1K	\$54.5M	\$200 \$0
CYTD YOY % Change	0.5%	10.7%	11.3%	0.2%	0.7%	11.5%	Aug-24 Oct-24 Dec-24 Feb-25 Apr-25
short Term Vacatio ource: KeyData (Vacati			d VRBO Data				RevPAR by Month ■ Hotels ■ Short Term Vacation Rentals - Scraped VRBO Data ■ Short Term Vacation Rentals - Scraped AirBnB Data
	Occupancy	ADR	RevPAR	Supply	Demand	Revenue	Short Term vacation rentals - Scraped Alibnib Data
Jul 2025	32.2%	\$413.35	\$133.03	20.5K	6.6K	\$2.7M	\$300
YOY % Change	2.2%	6.9%	9.3%	26.8%	29.6%	38.6%	% \$200
CYTD 2025	46.2%	\$451.73	\$208.74	141.4K	65.3K	\$29.5M	\$100
							¢0

27.8%

35.3%

Aug-24

Sources: STR and KeyData (as of 9/2/2025)

CYTD YOY % Change

2.6%

5.8%

8.6%

24.6%

Hotel Report Generator Sedona+, May 2025 - July 2025





Report Filters Report Region	From		То	Compare to							
Sedona+	May 2025		July 2025	Previous Ye	ar						
To compare to 2019 please limit date range to 12 months or less											
Aggregated Hot Period: May 2025 to July											
Occupancy	ADR	RevPAR	Supply	Demand	Revenue						
64.2%	\$320	\$205	206.7K	132.8K	\$42.5M						
▼ -6.0%	▲ 3.4%	▼ -2.7%	▼ -3.8%	▼ -9.6%	▼ -6.5%						
Monthly Hotal D	oformanco										

Monthly Hotel Peformance May 2025 to July 2025 compared to the same months in Previous Year Occ YOY ADR YOY RevPAR YOY Revenue May 2025 70.7% **▼**10.1% \$402 **▲**6.3% \$284 72.5K ▲0.0% 51.2K **▼**10.0% \$20.6M ▼4.4% Jun 2025 65.3% ▲0.8% \$190 66.0K ▼5.8% 43.1K ▼9.8% \$12.6M ▼9.1% Jul 2025 56.4% **▲1.5%** 68.2K ▼5.8% \$9.3M ▼7.4% ▼3.1% \$137







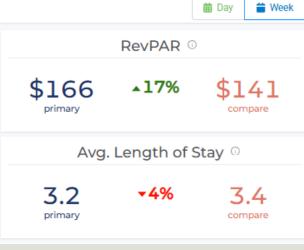


Market Snapshot

Airbnb | May-July 2025









L™ Bar Chart

Show Values <

Line Chart

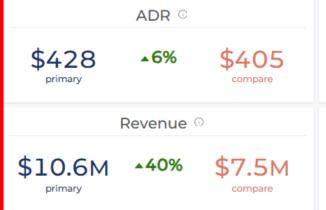
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■ OTA Data Source: Vrbo ▼

Market Snapshot

VRBO | May-July 2025





	RevPAR ©	
\$175 primary	11 %	\$158 compare
Avg.	Length of S	Stay O
3.4 primary	▼8 %	3.6 compare



Hotel Performance Summary

Sedona+ | Week of 8/3/25 vs. Same-time-last-year

Week of 8/3



Occupancy

58.6% +1.1%

ADR

+0.6%

\$244.00 \$143.04 +1.7%

Supply 15.4K Demand 9.1K -4.7%

Revenue \$2.2M -4.2%

Calendar Year-to-Date YOY % Change

Week of 8/3/25 YOY % Change

> 66.6% -4.0%

\$350.96 +5.3%

\$233.72 +1.1%

RevPAR

506.8K -2.3%

-5.8%

337.5K -6.1%

\$118.4M -1.2%

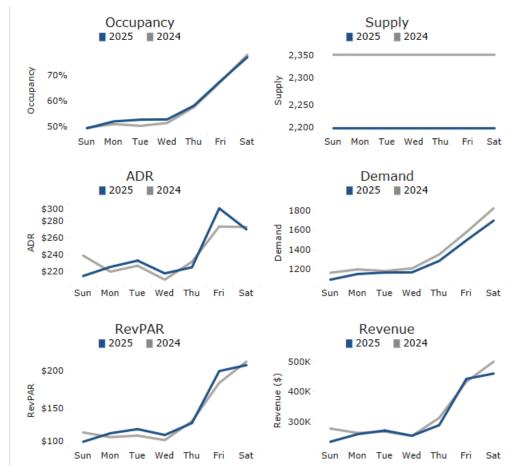
Performance by Day-of-Week

	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
	Aug 3	Aug 4	Aug 5	Aug 6	Aug 7	Aug 8	Aug 9	WD	WE	Total
Occupancy	49.5%	52.2%	52.8%	52.9%	58.2%	67.8%	76.9%	53.1%	72.4%	58.6%
ADR	\$214.89	\$225.59	\$233.04	\$217.95	\$225.16	\$294.91	\$270.05	\$223.46	\$281.69	\$244.00
RevPAR	\$106.42	\$117.65	\$123.12	\$115.34	\$131.10	\$199.90	\$207.77	\$118.73	\$203.83	\$143.04
Supply	2.2K	11.0K	4.4K	15.4K						
Demand	1.1K	1.2K	1.2K	1.2K	1.3K	1.5K	1.7K	5.9K	3.2K	9.1K
Revenue	\$234.9K	\$259.7K	\$271.7K	\$254.6K	\$289.3K	\$441.2K	\$458.5K	\$1.3M	\$899.7K	\$2.2M

% Change by Day-of-Week

vs. Same-time-last-vear

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	WD	WE	Total
Occupancy	-0.3%	+2.0%	+4.7%	+2.6%	+1.0%	+0.5%	-1.2%	+2.0%	-0.4%	+1.1%
ADR	-10.1%	+2.6%	+2.6%	+3.5%	-2.8%	+7.9%	-1.0%	-1.0%	+3.2%	+0.6%
RevPAR	-10.4%	+4.6%	+7.5%	+6.3%	-1.9%	+8.4%	-2.2%	+1.0%	+2.8%	+1.7%
Supply	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%
Demand	-6.1%	-3.9%	-1.4%	-3.3%	-4.9%	-5.3%	-6.9%	-3.9%	-6.2%	-4.7%
Revenue	-15.6%	-1.5%	+1.3%	+0.1%	-7.6%	+2.2%	-7.8%	-4.9%	-3.2%	-4.2%



Hotel Performance Summary Sedona+ | Week of 8/10/25 vs. Same-time-last-year Week of 8/10/25 vs. Same-time-last-year



Occupancy

57.3% +4.2%

ADR \$235.95

-4.7%

RevPAR \$135.10 -0.7%

15.4K -5.8%

Supply

Demand 8.8K -1.8%

\$2.1M -6.5%

Revenue

Calendar Year-to-Date YOY % Change

Week of 8/10/25 YOY % Change

> 66.3% -3.8%

\$348.02 +5.0%

\$230.80 +1.1%

522.2K -2.4%

346.3K -6.0%

\$120.5M -1.3%

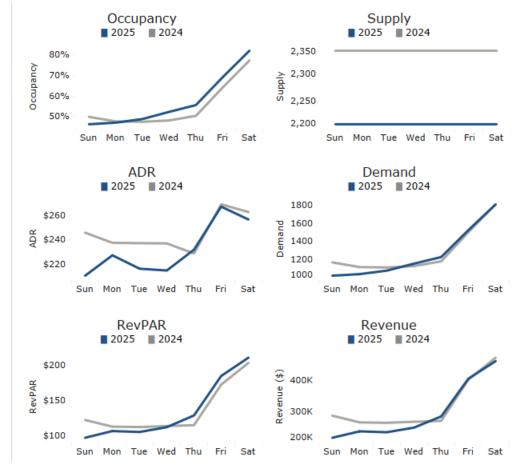
Performance by Day-of-Week

	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
	Aug 10	Aug 11	Aug 12	Aug 13	Aug 14	Aug 15	Aug 16	WD	WE	Total
Occupancy	46.2%	47.0%	48.8%	52.2%	55.6%	69.1%	82.0%	50.0%	75.5%	57.3%
ADR	\$210.78	\$227.37	\$216.46	\$214.97	\$231.94	\$267.03	\$256.55	\$220.59	\$261.34	\$235.95
RevPAR	\$97.41	\$106.83	\$105.53	\$112.31	\$128.85	\$184.51	\$210.28	\$110.19	\$197.40	\$135.10
Supply	2.2K	11.0K	4.4K	15.4K						
Demand	1.0K	1.0K	1.1K	1.2K	1.2K	1.5K	1.8K	5.5K	3.3K	8.8K
Revenue	\$215.0K	\$235.8K	\$232.9K	\$247.9K	\$284.4K	\$407.2K	\$464.1K	\$1.2M	\$871.3K	\$2.1M

% Change by Day-of-Week

vs. Same-time-last-vear

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	WD	WE	Total
Occupancy	-7.2%	-1.3%	+2.8%	+8.7%	+10.4%	+7.8%	+6.1%	+2.7%	+6.9%	+4.2%
ADR	-14.2%	-4.3%	-8.8%	-9.3%	+1.4%	-0.7%	-2.3%	-7.0%	-1.6%	-4.7%
RevPAR	-20.4%	-5.5%	-6.2%	-1.4%	+11.9%	+7.0%	+3.6%	-4.5%	+5.2%	-0.7%
Supply	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%
Demand	-12.6%	-7.0%	-3.2%	+2.4%	+4.0%	+1.5%	-0.1%	-3.3%	+0.7%	-1.8%
Revenue	-25.0%	-11.0%	-11.6%	-7.1%	+5.4%	+0.8%	-2.4%	-10.1%	-0.9%	-6.5%



Hotel Performance Summary Week of 8/17/25 vs. Same-time-last-year Week of 8/17/25 vs. Same-time-last-year



Occup	pancy
-------	-------

59.4% +9.1%

ADR \$242.48

+7.8%

\$144.08 +17.6%

15.4K -5.8%

Supply

Demand 9.2K +2.7%

\$2.2M +10.8%

Revenue

Calendar Year-to-Date YOY % Change

Week of 8/17/25 YOY % Change

> 66.1% -3.5%

\$345.30 +5.0%

\$228.31 +1.3%

RevPAR

537.7K -2.5%

355.5K -5.8%

\$122.8M -1.2%

Performance by Day-of-Week

	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
	Aug 17	Aug 18	Aug 19	Aug 20	Aug 21	Aug 22	Aug 23	WD	WE	Total
Occupancy	50.6%	49.2%	52.8%	55.3%	61.5%	69.5%	77.2%	53.9%	73.3%	59.4%
ADR	\$227.82	\$210.41	\$230.68	\$226.02	\$231.70	\$277.62	\$269.30	\$225.72	\$273.24	\$242.48
RevPAR	\$115.20	\$103.44	\$121.77	\$124.94	\$142.46	\$192.84	\$207.92	\$121.56	\$200.38	\$144.08
Supply	2.2K	11.0K	4.4K	15.4K						
Demand	1.1K	1.1K	1.2K	1.2K	1.4K	1.5K	1.7K	5.9K	3.2K	9.2K
Revenue	\$254.2K	\$228.3K	\$268.7K	\$275.7K	\$314.4K	\$425.6K	\$458.9K	\$1.3M	\$884.5K	\$2.2M

% Change by Day-of-Week

vs. Same-time-last-vear

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	WD	WE	Total
Occupancy	+10.2%	+0.3%	+12.8%	+18.1%	+19.2%	+6.9%	+1.2%	+12.2%	+3.8%	+9.1%
ADR	+5.9%	-12.2%	+8.9%	+5.7%	+11.2%	+16.4%	+14.2%	+3.6%	+15.3%	+7.8%
RevPAR	+16.7%	-11.9%	+22.9%	+24.8%	+32.4%	+24.5%	+15.6%	+16.2%	+19.7%	+17.6%
Supply	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%
Demand	+3.8%	-5.5%	+6.3%	+11.2%	+12.2%	+0.7%	-4.7%	+5.7%	-2.2%	+2.7%
Revenue	+9.9%	-17.0%	+15.7%	+17.6%	+24.8%	+17.2%	+8.9%	+9.5%	+12.7%	+10.8%

Occupancy Supply ■ 2025 ■ 2024 ■ 2025 ■ 2024 2,350 70% Occupancy 2,300 2,250 2,200 Sun Mon Tue Wed Thu Fri Sat Sun Mon Tue Wed Thu Fri Sat **ADR** Demand ■ 2025 ■ 2024 ■ 2025 ■ 2024 \$280 1800 1600 1400 \$260 ADR \$240 \$220 1200 Sun Mon Tue Wed Thu Fri Sat Sun Mon Tue Wed Thu Fri Sat RevPAR Revenue ■ 2025 ■ 2024 2025 2024 \$200 **⊕** 400K \$150 300K \$100 Sun Mon Tue Wed Thu Fri Sat Sun Mon Tue Wed Thu Fri Sat

Source: STR

Hotel Performance Summary Week of 8/24/25 vs. Same-time-last-year Week of 8/24/25 vs. Same-time-last-year



Occupancy

58.6% +6.5%

ADR \$274.59

\$161.02 +17.4%

RevPAR

15.4K -5.8%

Supply

Demand 9.1K

+0.4%

\$2.5M +10.6%

Revenue

Calendar Year-to-Date YOY % Change

Week of 8/24/25 YOY % Change

> 65.9% -3.1%

\$343.54 +5.1%

+10.2%

\$226.43 +1.9%

553.1K -2.6%

364.6K -5.6%

\$125.2M -0.7%

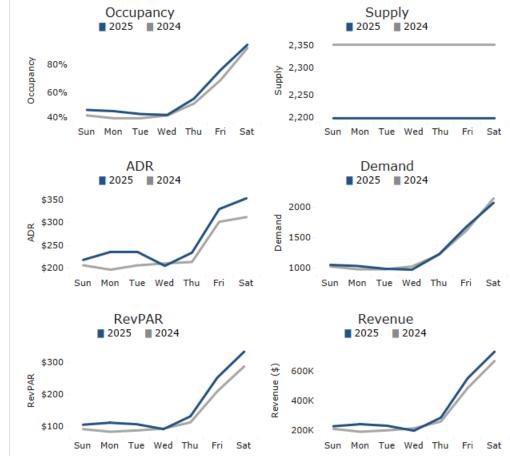
Performance by Day-of-Week

	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
	Aug 24	Aug 25	Aug 26	Aug 27	Aug 28	Aug 29	Aug 30	WD	WE	Total
Occupancy	47.9%	47.0%	45.0%	44.3%	55.9%	76.3%	94.1%	48.0%	85.2%	58.6%
ADR	\$218.20	\$235.69	\$235.66	\$205.20	\$234.16	\$329.77	\$353.32	\$226.21	\$342.78	\$274.59
RevPAR	\$104.50	\$110.85	\$106.03	\$90.93	\$130.82	\$251.47	\$332.51	\$108.63	\$291.99	\$161.02
Supply	2.2K	11.0K	4.4K	15.4K						
Demand	1.1K	1.0K	993	978	1.2K	1.7K	2.1K	5.3K	3.8K	9.1K
Revenue	\$230.6K	\$244.6K	\$234.0K	\$200.7K	\$288.7K	\$555.0K	\$733.8K	\$1.2M	\$1.3M	\$2.5M

% Change by Day-of-Week

vs. Same-time-last-vear

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	WD	WE	Total
Occupancy	+8.8%	+12.0%	+7.1%	+0.8%	+6.7%	+10.3%	+2.5%	+7.0%	+5.9%	+6.5%
ADR	+5.7%	+19.7%	+14.2%	-2.5%	+9.5%	+9.3%	+13.2%	+9.2%	+11.4%	+10.2%
RevPAR	+15.0%	+34.1%	+22.4%	-1.7%	+16.9%	+20.5%	+16.0%	+16.9%	+17.9%	+17.4%
Supply	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%	-5.8%
Demand	+2.5%	+5.5%	+0.9%	-5.0%	+0.5%	+3.9%	-3.4%	+0.8%	-0.3%	+0.4%
Revenue	+8.3%	+26.3%	+15.3%	-7.4%	+10.1%	+13.5%	+9.3%	+10.1%	+11.1%	+10.6%



Sedona Traffic Data

Month	179 North			89A North			89A South			Total		
	2024	2025	%	2024	2025	%	2024	2025	%	2024	2025	%
May	62,002	74,230	16%	77,764	142,069	45%	93,377	101,668	8%	233,143	317,967	27 %
June	69,673	55,501	-26 %	87,540	104,312	16%	107,573	77,737	-38%	264,786	237,550	-11%
July	55,898	54,716	-2 %	62,917	104,310	40%	84,371	77,010	-10 %	203,186	236,036	14%
August	69,468	67,721	-3%	91,848	127,940	28%	98,236	94,363	-4%	259,552	290,024	11%
TOTAL	257,041	252,168	-2 %	320,069	478,631	33%	383,557	350,778	-9%	960,667	1,081,577	11%

Sedona Business Performance + Outlook

- In July, our team administered an anonymous survey that received responses from 15 business owners from different sectors indicated that:
 - In May 2025, compared to May 2024, 6 were up, 2 were flat, and 7 were down in revenue
 - In June 2025, compared to June 2024, 3 were up, and 12 were down in revenue
 - In May 2025, compared to May 2024, 4 were up, 1 was flat, and 6 were down in profit
 - In June 2025, compared to June 2024, 2 were up, 1 was flat, and 8 were down in profit
 - Year to date for June 2025, compared to the same time period in 2024, 5 were up and 9 were down in revenue
 - Year to date for June 2025, compared to the same time period in 2024, 3 were up, 2 were flat, and 6 were down in profit

*Note: the questions in the survey weren't mandatory so the total responses to each question don't always add up to 15















TOURISM PROGRAM

Initial Campaign Overview

Redefine

Learn

More.

Family Time

- 1) Four initial advertising lanes, May 15 to Aug. 31, \$163,582:
 - Paid search (\$12,000)
 - Meta ads for in-market 25-mile radius of Sedona and the Phoenix area (\$14,500)
 - Meta ads out of market (\$21,000)
 - Attribution web ads for out-of-market (\$70,500)
 - Attribution CTV ads for out-of-market (\$45,582)
- 2) Out-of-market cities included:
 - Phoenix

- San Diego
- Los Angeles
- Dallas

Tucson

- Chicago
- San Francisco
- Seattle
- Las Vegas

Denver



Secondary Campaign Overview

- 3) Secondary advertising, July 25 to Aug. 31:
 - Turn off spend in lowest performing markets (Seattle, Chicago and Denver) and reallocate spend to all drive markets
 - Keep ad spend for San Francisco and Dallas the same as the original strategy
 - Spend an extra \$50,000 in:
 - Paid search (\$3,000)
 - Meta ads (\$20,000)
 - Attribution web and CTV ads for out-of-market (\$20,000)
 - Banner at PHX (\$15,000)





Airport banner

- 105,734 plays
- 4,200,000 impressions





Group Discussion

- How can we create stronger feedback loops between the hotels and the City related to business performance?
 - We are planning on conducting a quarterly business performance & outlook survey
- How can we work better together during the slower months to drive demand for overnight stays at hotels?





Partner With Us

- SBA loans are available for Yavapai and Coconino County businesses that were impacted by the wildfires this summer (i.e. Economic Injury Disaster Loans)
- Spread the word about Sedona Restaurant Week this year – September 19 to 28



Sedona Tourism Industry Newsletter





