

HOTELHINGE RESEARCH / JANUARY 2026

U.S. Hotel Transactions, JANUARY 2026

\$383.6M+ across **32 U.S. hotel trades** in January 2026: \$211M recorded in county deed records, \$172.6M+ reported in the trade press. Every figure sourced.

\$383.6M+

across 32 hotel trades
(January 2026)

\$211M

recorded in county
deed records (27)

\$172.6M+

reported in the trade
press (5)

45,438

U.S. hotels in the
census, 51 markets

Quick answer: In January 2026, HotelHinge tracked \$383.6M+ across 32 U.S. hotel trades: \$211M recorded in county deed records (27 sales, led by the \$27.5M DoubleTree by Hilton Hotel Phoenix Tempe) plus \$172.6M+ reported in the trade press (5 larger trades not yet filed as a January deed). One more property in distress.

The month's biggest story: a Blackstone company sells the La Jolla Embassy Suites for half its 2021 price

January's most notable hotel trade in our data was a large, institutional sale at a steep discount to its last purchase. It is a reported, arm's-length trade with a disclosed price, so it also leads the priced sales table below; here is what the trade press and the broker show, each step sourced.

Ascendant Capital Partners bought the 340-key Embassy Suites by Hilton San Diego La Jolla, at 4550 La Jolla Village Drive in the University Town Center submarket, for \$111 million. JLL's Hotels & Hospitality group brokered the sale and announced it on January 7, 2026. -- JLL

The seller was BioMed Realty, an entity tied to Blackstone, which had paid \$215.6 million for the property in December 2021. The January price is close to half that figure, a marker of how far institutional hotel values in the market reset over the intervening years. Ascendant's co-founder said the firm plans roughly \$20 million in guest-room and public-area improvements. -- Hotel Online

Every January 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for January, in one table, sorted by price. Recorded rows are deed or assessor filings, each identified by its recording office and public record number; reported rows are arm's-length sales the trade press covered that had not yet filed a January deed, each linked to the article that reported it. Recording lags the closing and some trades are structured at the entity level and never file a property deed, so the recorded set is only part of the month's activity. Named deals with no disclosed price are listed separately under Through the Grapevine.

Property	Location	Price	Type	Source
Embassy Suites by Hilton San Diego La Jolla Ascendant Capital Partners from BioMed Realty (a Blackstone company), 340 rooms, JLL brokered	San Diego, CA	\$111M	REPORTED Jan 7	JLL completes sale of Embassy Suites by Hilton San Diego La Jolla · JLL
DoubleTree by Hilton Hotel Phoenix Tempe	Tempe, AZ	\$27.5M	RECORDED 2026-01-01	Maricopa County Assessor / #123-33-028A
Crystal Beach Suites Miami Oceanfront Hotel	Miami Beach, FL	\$26M	RECORDED 2026-01-13	Miami-Dade County Property Appraiser / #0232110020710

Property	Location	Price	Type	Source
Delta Hotels by Marriott West Palm Beach An affiliate of Palm Holdings (Sheetal Kapoor) from Activate Hospitality, 200 rooms, Kabani Hotel Group brokered	West Palm Beach, FL	\$23.8M	REPORTED Jan 30	Activate sells West Palm Beach Marriott for \$24M amid strong hotel market · The Real Deal
SpringHill Suites by Marriott Atlanta Buckhead Blueleaf Capital and 3VP, 220 rooms, Hodges Ward Elliott brokered (seller undisclosed)	Atlanta, GA	\$19.3M	REPORTED Jan 19	HWE Negotiates Sale of 220-Room SpringHill Suites Hotel in Atlanta's Buckhead District · REBusinessOnline
Holiday Inn Express Spokane-Downtown by IHG	Spokane, WA	\$18.5M	RECORDED 2026-01-05	Spokane County WA - Assessor / #35185.0091
Fairfield by Marriott Inn & Suites Spokane Valley	Spokane, WA	\$13.9M	RECORDED 2026-01-05	Spokane County WA - Assessor / #45074.1008
Hampton Inn & Suites Orlando at SeaWorld	Orlando, FL	\$13.7M	RECORDED 2026-01-26	Orange County Property Appraiser / #282411382900025
Hilton Checkers Los Angeles An undisclosed buyer from Park Hotels & Resorts (NYSE: PK), 193 rooms	Los Angeles, CA	\$12.5M	REPORTED Jan	Park Hotels & Resorts Reports Fourth Quarter and Full-Year 2025 Results · Business Wire (Park Hotels & Resorts)
Holiday Inn Express Spokane-Valley by IHG	Spokane Valley, WA	\$11.5M	RECORDED 2026-01-05	Spokane County WA - Assessor / #45172.0746
SpringHill Suites by Marriott Long Island Brookhaven	Brookhaven, NY	\$11.2M	RECORDED 2026-01-29	NYS ORPTS Sales Web
Residence Inn by Marriott Baltimore White Marsh	Nottingham, MD	\$11.1M	RECORDED 2026-01-12	Maryland SDAT
Comfort Inn & Suites Tampa North I-75	Tampa, FL	\$9.9M	RECORDED 2026-01-20	Hillsborough County Property Appraiser / #0339700858
WoodSpring Suites Doral Miami Airport	Unincorporated County, FL	\$7.7M	RECORDED 2026-01-13	Miami-Dade County Property Appraiser / #3030260300010
WoodSpring Suites Miami Southwest	Unincorporated County, FL	\$6.9M	RECORDED 2026-01-13	Miami-Dade County Property Appraiser / #3050300180090
Red Roof PLUS+ Washington, DC - Oxon Hill	Oxon Hill, MD	\$6.8M	RECORDED 2026-01-05	Maryland SDAT

Property	Location	Price	Type	Source
Home2 Suites by Hilton Cincinnati Liberty Township	OH	\$6.6M	RECORDED 2026-01-21	Butler County OH - Auditor / #D2010017000094
Days Inn by Wyndham Frederick	Frederick, MD	\$6M	RECORDED 2026-01-30	Maryland SDAT
Homewood Suites by Hilton Oakland-Waterfront Sold on the Embarcadero after more than a year on the market	Oakland, CA	\$6M	REPORTED Jan 7	Oakland Homewood Suites on the Embarcadero sells · San Francisco Business Times
Sea Foam Motel	Nags Head, NC	\$5.4M	RECORDED 2026-01-23	Dare County NC - Tax Department
Quality Inn Hyde Park - Poughkeepsie North	Hyde Park, NY	\$4.6M	RECORDED 2026-01-23	NYS ORPTS Sales Web
Fairfield by Marriott Inn & Suites Dayton South	OH	\$4.3M	RECORDED 2026-01-09	Montgomery County OH - Auditor / #O67 28525 0001
Holiday Inn Express & Suites Youngstown (N. Lima/Boardman) by IHG	OH	\$4.2M	RECORDED 2026-01-08	Mahoning County OH - GIS / #05-040-0-011.01-0
Quality Inn Pittsburgh Airport	Oakdale, PA	\$3.3M	RECORDED 2026-01-14	Allegheny County Office of Property Assessments
Siesta Motel	Marathon, FL	\$3M	RECORDED 2026-01-01	Monroe County Property Appraiser / #00342480-000000
La Quinta Inn by Wyndham Binghamton - Johnson City	Johnson City, NY	\$3M	RECORDED 2026-01-08	NYS ORPTS Sales Web
Econo Lodge	Brattleboro, VT	\$2.4M	RECORDED 2026-01-21	VT Dept of Taxes / VCGI Property Transfer Tax Return
Fort Myers Inn Motel & Hotel	Fort Myers, FL	\$1.2M	RECORDED 2026-01-27	Lee County Property Appraiser / #25442408000050000
Bridger Inn Hotel Las Vegas	Las Vegas, NV	\$1M	RECORDED 2026-01-01	Clark County Assessor / #13934210002
Travelodge by Wyndham Brunswick near Frederick	Brunswick, MD	\$539,216	RECORDED 2026-01-05	Maryland SDAT
La Palm Motel	Las Vegas, NV	\$450,000	RECORDED 2026-01-01	Clark County Assessor / #16201111006

Property	Location	Price	Type	Source
Park Motor Inn	Elizabethtown, NY	\$267,500	RECORDED 2026-01-09	NYS ORPTS Sales Web

Recorded rows are county deed or assessor filings, each identified by its recording office and public record number; the parties are shown only where the county publishes them, never guessed. Reported rows are linked to the article that reported them.

January's largest deals, in brief

The month's biggest priced transactions, each drawn from that deal's own sources.

Embassy Suites by Hilton San Diego La Jolla · San Diego, CA \$111M

Ascendant Capital Partners bought the 340-key La Jolla Embassy Suites from BioMed Realty, a Blackstone company, for \$111 million, roughly half the \$215.6 million BioMed paid in December 2021. JLL brokered; Ascendant plans about \$20 million in renovations.

DoubleTree by Hilton Hotel Phoenix Tempe · Tempe, AZ \$27.5M

The month's largest recorded deed sale: the DoubleTree by Hilton Phoenix Tempe changed hands for \$27.5 million, filed in the Maricopa County assessor record on January 1.

Crystal Beach Suites Miami Oceanfront Hotel · Miami Beach, FL \$26M

The Crystal Beach Suites oceanfront hotel in Miami Beach sold for \$26 million, recorded in the Miami-Dade County deed record on January 13.

Delta Hotels by Marriott West Palm Beach · West Palm Beach, FL \$23.8M

Activate Hospitality sold the 200-room Delta Hotels by Marriott West Palm Beach to an affiliate of Palm Holdings for \$23.8 million less than two years after buying and rebranding it, in an off-market all-cash deal brokered by Kabani Hotel Group.

SpringHill Suites by Marriott Atlanta Buckhead · Atlanta, GA \$19.3M

Hodges Ward Elliott brokered the sale of the 220-room SpringHill Suites Atlanta Buckhead to Blueleaf Capital and 3VP for about \$19.3 million; the buyers plan a \$9 million renovation.

Holiday Inn Express Spokane-Downtown by IHG · Spokane, WA \$18.5M

The Holiday Inn Express Spokane-Downtown led a cluster of Spokane-area Holiday Inn Express and Fairfield trades recorded in the Spokane County sales record on January 5, at \$18.47 million.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in January with no disclosed price. These are not in the priced table above and carry no dollar figure; each is a named buyer or seller confirmed to a linked source.

Property	Market	Buyer / Seller	Note	Source
DoubleTree by Hilton Phoenix North	Phoenix, AZ	Metro Hotel LLC	Metro Hotel LLC acquired the 284-room, full-service DoubleTree by Hilton Phoenix North in the North Phoenix business district. The purchase price was not disclosed.	Metro Hotel LLC acquires DoubleTree by Hilton Phoenix North · Hotel Business
St. Regis Houston (now The Houston Grand Hotel-River Oaks)	Houston, TX	Saddlebrook Equity and Management (Doggett Family Office)	Saddlebrook Equity and Management, the family office of Houston businessman Leslie Doggett, acquired the 232-key St. Regis Houston in River Oaks and is rebranding it The Houston Grand Hotel-River Oaks under Marriott's Luxury Collection, with a top-to-bottom renovation. Terms were not disclosed.	St. Regis Houston hotel sold, will convert under The Luxury Collection · Hotel Dive

Unpriced by definition: each is a named buyer or seller confirmed to a linked source, listed so the record is complete. No figure is shown, and none is counted in the totals above.

Distress pipeline

One large hotel went back to its lender in a January trustee's sale. It is not an arm's-length sale, so it is kept out of the priced table above and listed here; the dollar figure below is a credit bid against DEBT, not a sale price.

TRUSTEE'S SALE (CREDIT BID) **Marriott Tacoma Downtown**, Tacoma, WA. The 304-room Marriott Tacoma Downtown reverted to its lender at a January 23 trustee's sale after developer Yareton Hotel Investment Management defaulted; an Acore/Delphi lender affiliate took title. The roughly \$50 million figure is a credit bid applied to the debt (the notice listed about \$76.3 million of principal and interest owed), not a sale price. ([Acore Capital Acquires 304-Room Marriott Tacoma Downtown for \\$50MM Through Foreclosure Sale](#) · The Registry)

What the deed record caught that the trade press didn't

Most of January's 27 recorded deed sales never surfaced in the hotel trade-press screen. The \$13.7 million Hampton Inn & Suites at SeaWorld in Orlando, the \$11.05 million Residence Inn in Baltimore's White Marsh, the \$9.9 million Comfort Inn & Suites in north Tampa, the \$7.7 million WoodSpring Suites in Doral, the \$5.4 million Sea Foam Motel on the Outer Banks, the \$2.44 million Econo Lodge in Brattleboro, and the \$267,500 Park Motor Inn in the Adirondacks each appears in this report only because it was recorded in a county deed record. That long tail of smaller hotel trades, below the deal sheets, is what a property-by-property census is built to catch.

Where this sits in the U.S. hotel map

The month's trades are a live slice of a bigger picture: the HotelHinge census tracks 45,438 U.S. hotels across 51 markets, each with public-record ownership, sales, and financing attached to the property. This report is the free monthly read on what is moving; the full property-level database is a login away.

Track every hotel trade, not just the biggest.

Owners, sales, comps, and financing on every U.S. hotel, tied to its public-record source.
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Recorded versus reported. Figures labeled RECORDED are drawn from the public deed or assessor record and identified by the recording office and its public record number. Figures labeled REPORTED are accounts published by named third-party news outlets, cited and linked; we summarize their factual reporting in our own words and have not independently verified those figures. The public record also accrues on a lag: deeds can take weeks or months to record after a closing, some transactions are structured at the entity level and never file a property deed, and public records can contain errors or omissions. A month's figures are therefore provisional and are updated as records appear.

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