

HOTELHINGE RESEARCH / MARCH 2026

U.S. Hotel Transactions, MARCH 2026

\$1202.4M+ across **25 U.S. hotel trades** in March 2026: \$248.2M recorded in county deed records, \$954.2M+ reported in the trade press. Every figure sourced.

\$1202.4M+

across 25 hotel trades
(March 2026)

\$248.2M

recorded in county
deed records (21)

\$954.2M+

reported in the trade
press (4)

45,438

U.S. hotels in the
census, 51
markets

Quick answer: In March 2026, HotelHinge tracked \$1202.4M+ across 25 U.S. hotel trades: \$248.2M recorded in county deed records (21 sales, led by the \$70M 21 c Hotel) plus \$954.2M+ reported in the trade press (4 larger trades not yet filed as a March deed). One more property in distress.

The month's biggest story: the \$835M JW Marriott Marco Island sale, a Southwest Florida record

March's largest hotel trade in our data - and the biggest single real estate transaction in Southwest Florida history - was the JW Marriott Marco Island Beach Resort, which went under contract in a reported \$835 million deal. It leads the priced table below; here is what the record shows, each step sourced.

A joint venture of Sculptor Real Estate (Sculptor Diversified Real Estate Income Trust) and Trinity Investments agreed to buy the JW Marriott Marco Island Beach Resort, together with two nearby 18-hole golf courses, from MassMutual for \$835 million. The buyer disclosed the pending transaction in a March SEC filing; JLL arranged the sale and \$690 million in financing. -- Hotel Dive

The \$835 million price is the largest single real estate transaction on record in Southwest Florida and ranks among the biggest hotel trades in the country this year. The deal was set in March and closed in May; the resort retains Marriott management under the new ownership. -- Gulfshore Business

Every March 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for March, 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 March deed in our markets, 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, and a lender credit-bid at foreclosure is noted under Distress (its dollar figure is debt, not a sale price).

Property	Location	Price	Type	Source
JW Marriott Marco Island Beach Resort Sculptor Real Estate + Trinity Investments from MassMutual (via Barings); JLL arranged the sale and \$690M financing. Under contract in March, closed in May	Marco Island, FL	\$835M	REPORTED Mar 25	JW Marriott Marco Island Beach Resort to sell in \$835M deal · Hotel Dive
21 c Hotel	Nashville, TN	\$70M	RECORDED 2026-03-20	Metro Nashville/Davidson County Assessor of Property / #093100D10000CO

Property	Location	Price	Type	Source
AMTD Idea Tribeca Hotel The Generation Essentials Group (AMTD Digital) from Hersha Hospitality (KSL Capital-backed); the former Hilton Garden Inn Tribeca, to be rebranded	New York, NY	\$69M	REPORTED Mar 9	Hilton Garden Inn in Tribeca Sells for \$69M to Generation Essentials · Commercial Observer
Studio 6 Suites Las Vegas, NV - Tropicana	Paradise, NV	\$31.5M	RECORDED 2026-03-01	Clark County Assessor / #16228102004
Sheraton Raleigh Hotel White Lodging from a PM Hotel Group / Buccini-Pollin entity; planned renovation and Westin conversion	Raleigh, NC	\$27.75M	REPORTED Mar 30	Downtown Raleigh hotel sells for \$27M, set for renovations and a new name · The News & Observer
Four Points by Sheraton Suites Tampa Airport Westshore	Tampa, FL	\$26M	RECORDED 2026-03-24	Hillsborough County Property Appraiser / #1126830000
Franciscan Inn & Suites Warren Resort Hotels from developer Ed St. George; Colliers arranged the sale	Santa Barbara, CA	\$22.5M	REPORTED Mar 5	Franciscan Inn & Suites Sold for \$22.5 Million · The Santa Barbara Independent
Country Inn & Suites by Radisson, Orlando Airport, FL	Orlando, FL	\$14M	RECORDED 2026-03-04	Orange County Property Appraiser / #302328598200010
Fairfield by Marriott Inn & Suites Verona	Verona, NY	\$12.7M	RECORDED 2026-03-19	NYS ORPTS Sales Web
Studio 6 Extended Stay Fort Myers FL	Fort Myers, FL	\$10.9M	RECORDED 2026-03-17	Lee County Property Appraiser / #334425P1014000010
SpringHill Suites by Marriott Minneapolis-St. Paul Airport/Mall of America	Bloomington, MN	\$10.9M	RECORDED 2026-03-01	Minnesota assessor / #0102724110020
Hampton Inn Suites Minneapolis St Paul Arpt-Mall of America	Bloomington, MN	\$9.4M	RECORDED 2026-03-01	Minnesota assessor / #0102724110019
Riverboat Hotel Apartments	Reno, NV	\$9M	RECORDED 2026-03-27	Washoe County Assessor / #011-061-18
Comfort Suites Regency Park	Cary, NC	\$8M	RECORDED 2026-03-09	Wake County NC - Tax Administration / #0762332967
Extended Stay America Suites-Washington D.C. - Chantilly - Dulles South	Chantilly, VA	\$8M	RECORDED 2026-03-02	Fairfax County VA - Department of Tax Administration / #0343 01 0042B

Property	Location	Price	Type	Source
La Quinta Inn by Wyndham Orlando Airport West	Orlando, FL	\$6.4M	RECORDED 2026-03-18	Orange County Property Appraiser / #302329472500010
GreenTree Inn & Suites Mesa / Phoenix	Mesa, AZ	\$5.9M	RECORDED 2026-03-01	Maricopa County Assessor / #134- 23-020B
Country Inn & Suites by Radisson, Ithaca, NY	Ithaca, Town, NY	\$4.5M	RECORDED 2026-03-13	NYS ORPTS Sales Web
Best Western Maple City Inn	Hornell, NY	\$4.4M	RECORDED 2026-03-19	NYS ORPTS Sales Web
Best Western Plus Dutch Haus Inn and Suites	OH	\$4.2M	RECORDED 2026-03-03	Mahoning County OH - GIS / #54- 120-0-011.00-0
Extended Stay America Suites- Cleveland - Westlake	OH	\$3.5M	RECORDED 2026-03-24	Cuyahoga County OH - Fiscal Office / #21115012
Econo Lodge Ithaca Airport	Lansing, Village, NY	\$3M	RECORDED 2026-03-13	NYS ORPTS Sales Web
Red Roof Inn Cleveland - Westlake	OH	\$2.6M	RECORDED 2026-03-11	Cuyahoga County OH - Fiscal Office / #21122063
Sierra Suites	Daytona Beach, FL	\$2.1M	RECORDED 2026-03-30	Volusia County Property Appraiser / #3411862
River House Inn - CLOSED	Snow Hill, MD	\$1.1M	RECORDED 2026-03-17	Maryland SDAT

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.

March's largest deals, in brief

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

JW Marriott Marco Island Beach Resort · Marco Island, FL \$835M

A Sculptor Real Estate and Trinity Investments joint venture agreed to buy the JW Marriott Marco Island Beach Resort and two adjacent golf courses from MassMutual for \$835 million, the largest single real estate transaction in Southwest Florida history. The deal was set in March and closed in May; JLL arranged the sale and \$690 million in financing.

21c Museum Hotel Nashville · Nashville, TN \$70M

A 21c Hotel property in Nashville recorded a \$70 million deed on March 20 in the Metro Nashville / Davidson County assessor's records, the month's largest recorded hotel sale.

AMTD Idea Tribeca Hotel · New York, NY **\$69M**

The Generation Essentials Group, a subsidiary of AMTD Digital, completed its acquisition of the 151-key former Hilton Garden Inn Tribeca from Hersha Hospitality for \$69 million, closing March 9, and plans to rebrand it as an art-focused hotel.

Studio 6 Suites Las Vegas - Tropicana · Paradise, NV **\$31.5M**

A Studio 6 Suites near the Tropicana in Las Vegas recorded a \$31.5 million deed on March 1 in the Clark County assessor's records.

Sheraton Raleigh Hotel · Raleigh, NC **\$27.75M**

White Lodging bought the 353-room Sheraton Raleigh Hotel next to the Raleigh Convention Center for about \$27.75 million per Wake County deed records, roughly 42% below the \$47.85 million the Buccini/Pollin Group paid in 2015, and plans a renovation and a conversion to the Westin brand.

Four Points by Sheraton Suites Tampa Airport Westshore · Tampa, FL **\$26M**

The Four Points by Sheraton Suites near the Tampa airport recorded a \$26 million deed on March 24 in the Hillsborough County property records.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in March 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
Embassy Suites by Hilton Dallas Love Field	Dallas, TX	Scenic Capital Advisors from a FelCor entity	Scenic Capital Advisors acquired the 248-room Embassy Suites by Hilton Dallas Love Field, next to Dallas Love Field Airport, from a FelCor entity; Hunter Advisors brokered the sale, the price was not disclosed, and Aimbridge Hospitality was named to manage the hotel.	FelCor sells Dallas Embassy Suites to Scenic Capital Advisors · Hotel Management
Hotel Joaquin	Laguna Beach, CA	Common Thread Hotels with PRG Investment & Management	Common Thread Hotels and its affiliate PRG Investment & Management acquired Hotel Joaquin, a 22-room boutique property in Laguna Beach; terms were not disclosed. It is Common Thread's 10th hotel.	Common Thread Hotels Announces Acquisition of Hotel Joaquin · LODGING Magazine
Palihouse Santa Barbara	Santa Barbara, CA	Eight Form	Eight Form acquired the 24-room Palihouse Santa Barbara boutique hotel in the historic Presidio neighborhood from an undisclosed seller; reported figures ranged from about \$16.75 million to roughly \$20 million and no single price was confirmed, so no figure is shown here.	Palihouse Santa Barbara Changes Hands · The Santa Barbara Independent
Graduate by Hilton Storrs	Storrs, CT	West Anderson Partners	West Anderson Partners acquired the 100-key Graduate by Hilton Storrs on the University of Connecticut campus, expanding its university-anchored hotel portfolio; the price was not disclosed.	West Anderson Partners acquires Graduate by Hilton Storrs · Hotel Dive

Property	Market	Buyer / Seller	Note	Source
Hilton DFW Lakes Executive Conference Center	Grapevine, TX	Highline Hospitality Partners	Highline Hospitality Partners acquired the Hilton DFW Lakes Executive Conference Center near DFW Airport in Grapevine; the price was not disclosed and Avion Hospitality was named to manage the hotel.	Highline Hospitality Partners Acquires Hilton DFW Lakes Executive Conference Center · Hospitality Net

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 property moved through distress in March. The dollar figure below is debt recovered at a lender credit-bid, not an arm's-length sale price, and it is not counted in the month's trade totals.

FORECLOSURE **Renaissance Baltimore Harborplace Hotel**, Baltimore, MD. The 622-room Renaissance Baltimore Harborplace Hotel was bought back by its lender at a foreclosure auction for \$30 million on March 11, after owner Buccini/Pollin Group defaulted on a \$71 million loan. An affiliate of the lender (DF VII REIT Holdings, tied to Torchlight Investors) was the sole bidder; the trustee opened bidding at \$30 million. The \$30 million is a credit-bid debt figure, not a sale price, so the hotel is listed here rather than in the priced table. ([Downtown hotel bought back by lender at auction for \\$30M](#) · Baltimore Fishbowl)

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

Most of March's recorded deed sales never surfaced in the hotel trade-press screen. The \$70 million 21c Hotel in Nashville, the \$31.5 million Studio 6 near the Las Vegas Tropicana, the \$26 million Four Points by Sheraton at the Tampa airport, the paired \$10.9 million SpringHill Suites and \$9.4 million Hampton Inn at the Minneapolis Mall of America, and the \$5.9 million GreenTree Inn in Mesa each appears in this report because it was recorded in a county deed or assessor record. That long tail of 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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