

HOTELHINGE RESEARCH / MAY 2026

U.S. Hotel Transactions, MAY 2026

\$188.7M+ across 12 U.S. hotel trades in May 2026: \$27.4M recorded in county deed records, \$161.2M+ reported in the trade press. Every figure sourced.

\$188.7M+

across 12 hotel trades
(May 2026)

\$27.4M

recorded in county
deed records (7)

\$161.2M+

reported in the trade
press (5)

45,438

U.S. hotels in the
census, 51 markets

Quick answer: In May 2026, HotelHinge tracked \$188.7M+ across 12 U.S. hotel trades: \$27.4M recorded in county deed records (7 sales, led by the \$13.5M TownePlace Suites by Marriott Phoenix North) plus \$161.2M+ reported in the trade press (5 larger trades not yet filed as a May deed).

The month's biggest story: Portman buys back the Westin Peachtree Plaza

May's most notable hotel story in our data was a landmark changing hands. It is a reported, entity-level trade with no disclosed price and no recorded deed in our markets, so it is not in the priced sales table below (it is listed, unpriced, under Through the Grapevine); here is what the trade press shows, each step sourced.

Portman, the Atlanta development firm (through its Portman Hospitality Fund I), acquired the Westin Peachtree Plaza, the tallest hotel in Atlanta, from Marriott International in May. Terms were not disclosed in the public record. -- Atlanta Business Chronicle

Weeks later, in June, NGC closed a \$63.97 million C-PACE financing on the property, a form of financing repaid through a property-tax assessment. It is the kind of activity that follows a change of ownership but sits in the financing record, not the sale record. -- Hotel Business

Every May 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for May, 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 May 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
Chamberlain West Hollywood Pebblebrook Hotel Trust to an undisclosed buyer	West Hollywood, CA	\$43.5M	REPORTED May 27	Pebblebrook Divests West Hollywood Hotel for \$43M · Connect CRE
Lakeway Resort and Spa Trestle Studio from Ashford Hospitality Trust	Lakeway, TX	\$37.8M	REPORTED May	Trestle Studio acquires Lakeway Resort & Spa, plans for renovations · Community Impact
Courtyard by Marriott New York Manhattan/Fifth Avenue Knightstone Capital from DiamondRock Hospitality, 189 rooms, a leasehold interest	New York, NY	\$33M	REPORTED May 1	Knightstone acquires Courtyard by Marriott in Midtown Manhattan for \$33M · Hotel Business

Property	Location	Price	Type	Source
Homewood Suites by Hilton Chicago-Downtown A Prakash Patel-led entity from Brookfield Asset Management	Chicago, IL	\$29M	REPORTED May 11	Brookfield sells Chicago hotel to Prakash Patel · The Real Deal
The Saint Paul Hotel A group led by Minnesota Wild owner Craig Leipold from Travelers Insurance, 255 rooms	Saint Paul, MN	\$18M	REPORTED May 14	Saint Paul Hotel price tag revealed · Minneapolis/St. Paul Business Journal
TownePlace Suites by Marriott Phoenix North	Phoenix, AZ	\$13.5M	RECORDED 2026-05-01	Maricopa County Assessor / #149-12-005E
Downtowner Boutique Hotel	Las Vegas, NV	\$6M	RECORDED 2026-05-01	Clark County Assessor / #13934612017
Quiet Sun Resort and Cottages	Ocean City, MD	\$3.1M	RECORDED 2026-05-06	Maryland SDAT
Budget Inn	Greensboro, NC	\$2.1M	RECORDED 2026-05-06	Guilford County NC - Tax Department / #7863222116-000
Flamingo Motel	Reno, NV	\$1.6M	RECORDED 2026-05-28	Washoe County Assessor / #007-501-07
Currier House	Havre De Grace, MD	\$850,000	RECORDED 2026-05-20	Maryland SDAT
Saratoga Lake Motel	Saratoga, NY	\$250,000	RECORDED 2026-05-15	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.

May's largest deals, in brief

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

Chamberlain West Hollywood · West Hollywood, CA \$43.5M

Pebblebrook Hotel Trust, a publicly traded lodging REIT, sold the Chamberlain West Hollywood for \$43.5 million as it continued to prune its portfolio.

Lakeway Resort and Spa · Lakeway, TX \$37.8M

Trestle Studio acquired the Lakeway Resort & Spa on Lake Travis from Ashford Hospitality Trust for \$37.75 million and said it plans renovations.

Courtyard by Marriott New York/Fifth Avenue · New York, NY **\$33M**

DiamondRock Hospitality sold the 189-room Courtyard by Marriott on Fifth Avenue, a leasehold interest, to Knightstone Capital for \$33 million; the sale closed May 1.

Homewood Suites by Hilton Chicago-Downtown · Chicago, IL **\$29M**

Brookfield Asset Management sold the Homewood Suites by Hilton in downtown Chicago to a Prakash Patel-led entity for \$29 million; the price was reported by The Real Deal citing Cook County records.

The Saint Paul Hotel · Saint Paul, MN **\$18M**

A local investor group led by Minnesota Wild owner Craig Leipold bought the historic 255-room Saint Paul Hotel from Travelers Insurance for \$18 million, per the filed certificate of real estate value.

TownePlace Suites by Marriott Phoenix North · Phoenix, AZ **\$13.5M**

A TownePlace Suites in north Phoenix recorded a \$13.5 million deed on May 1 in the Maricopa County assessor's records, the month's largest recorded hotel sale.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in May 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
The Westin Peachtree Plaza	Atlanta, GA	Portman Hospitality Fund I from Marriott International	Portman reacquired the tallest hotel in Atlanta from Marriott; terms were not disclosed. A \$63.97M C-PACE financing followed in June, in the financing record, not the sale record.	Portman acquires Westin Peachtree Plaza · Atlanta Business Chronicle
DoubleTree Suites Fort Shelby, Detroit	Detroit, MI	6PM Hospitality Partners (Hotel Ventures Fort Shelby)	6PM Hospitality Partners, led by Peter Beukema, is acquiring the historic 203-room downtown hotel and converting it to an Embassy Suites by Hilton; CooperWynn Capital closed the joint-venture equity and Peachtree Group added preferred equity in a roughly \$42M total capitalization. No purchase price for the property was disclosed.	Downtown DoubleTree hotel to become Embassy Suites in sale · Crain's Detroit Business

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.

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

None of May's seven recorded deed sales surfaced in the hotel trade-press screen. The \$13.5 million TownePlace Suites in north Phoenix, the \$6 million Downtowner in Las Vegas, the \$3.1 million Quiet Sun resort on Maryland's Eastern Shore, the \$2.1 million Budget Inn in Greensboro, the \$1.6 million Flamingo Motel in Reno, the \$850,000 Currier House in Havre de Grace, and the \$250,000 Saratoga Lake Motel in upstate New York 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.
Base \$199/mo, 14-day trial. Founding members lock 50% off for life (first 50).

hotelhinge.com

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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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