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HOTELHINGE RESEARCH / JULY 2026

U.S. Hotel Transactions,

JULY 2026

$52.4M+ across 2 U.S. hotel trades in July 2026: $0 recorded in county deed records, $52.4M+ reported in the trade press. Every figure sourced.

$52.4M+	$0	$52.4M+	46,101
across 2 hotel trades (July 2026)	recorded in county deed records (0)	reported in the trade press (2)	U.S. hotels in the census, 51 markets

Sourced to the public record

hotelhinge.com/reports

Quick answer: In July 2026, HotelHinge tracked $52.4M+ across 2 U.S. hotel trades: $0 recorded in county deed records (0 sales) plus $52.4M+ reported in the trade press (2 larger trades not yet filed as a July deed).

The month's largest priced trade: the Islands of Islamorada

July's disclosed dollar volume was modest by recent standards, and the largest priced trade the public record and the trade press could confirm was a Florida Keys resort that sold for close to half what it fetched two years ago. It is a useful marker of where luxury-resort pricing has landed.

Mast Capital and Koch Real Estate Investments acquired the Islands of Islamorada, a seven-acre oceanfront resort in the Florida Keys, from the Frisbie Group. The Real Deal reported the price at $38 million. -- The Real Deal, Hotel Online

The resort comprises 22 waterfront villas and eight hotel suites at 82779 Old Highway on Upper Matecumbe Key; the buyers said they plan to relaunch sales of the villas. Monroe County records reflect the sale and a $40 million acquisition mortgage. -- Keys News, Lodging Magazine

The property last traded for $72 million in 2024, so July's sale came in near half that figure, a concrete data point on how much luxury-resort pricing has reset in the interim. -- The Real Deal, Keys News

Every July 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for July, in one table, sorted by price. Recorded rows are deed or assessor filings; no July deed sale had filed inside the census markets at render time, which is normal because recording lags the closing (many trades are also structured at the entity level and never file a property deed). Reported rows are arm's-length single-asset sales the trade press covered, each linked to the article that reported it. Named deals with no disclosed price are listed separately under Through the Grapevine.

Property	Location	Price	Type	Source
The Islands of Islamorada Mast Capital and Koch Real Estate Investments from the Frisbie Group; 22 villas and 8 hotel suites	Upper Matecumbe Key, FL	**$38M**	REPORTED Jul 28	Mast, Koch drop $38M on Islands of Islamorada Resort in Florida Keys · The Real Deal
Hotel Harrington KHP Capital Partners (buyer); shuttered 109-year-old downtown hotel	Washington, DC	**$14.4M**	REPORTED Jul 12	Hotel Harrington sells to KHP Capital · Washington Business Journal

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.

July's priced deals, in brief

The month's two disclosed-price transactions, each drawn from that deal's own sources.

The Islands of Islamorada · Upper Matecumbe Key, FL**$38M**
Mast Capital and Koch Real Estate Investments bought the seven-acre Florida Keys resort, with 22 villas and eight hotel suites, from the Frisbie Group for a reported $38 million. The property last sold for $72 million in 2024.

Hotel Harrington · Washington, DC**$14.4M**
KHP Capital Partners emerged as the buyer of the shuttered, century-old Hotel Harrington on 11th Street NW in downtown Washington, with the trade press reporting the sale at $14.4 million in July after an on-again, off-again marketing process.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in July 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. Deals already carried in an earlier issue are not repeated here.

Property	Market	Buyer / Seller	Note	Source
Atlanta Airport Marriott	College Park, GA	Machine Investment Group and Lionshead Capital Partners (buyers)	A joint venture of Machine Investment Group and Lionshead Capital Partners acquired the 641-room airport hotel and plans a renovation; the price was not disclosed.	Atlanta airport hotel trades hands · Atlanta Business Chronicle
Four Points by Sheraton Raleigh Durham Airport	Morrisville, NC	Daly Seven from OHM Hotels RTP	Daly Seven acquired the airport hotel from OHM Hotels RTP; no price was disclosed.	Daly Seven acquires Four Points by Sheraton Raleigh Durham Airport · Hotel Management
Marriott San Antonio Airport	San Antonio, TX	Scenic Capital Advisors (buyer)	Scenic Capital Advisors acquired the 367-room airport hotel; the seller was not named and no price was disclosed.	367-key San Antonio airport hotel trades hands · Connect CRE
Riverplace	Portland, OR	Amaterra Hospitality Group (buyer)	Amaterra Hospitality Group acquired the 85-room RiverPlace Hotel, a waterfront property on the Willamette River, with CoralTree Hospitality named as manager; no price was disclosed.	Amaterra Hospitality Group acquires RiverPlace Hotel · Lodging Magazine
Roycroft Inn	East Aurora, NY	Visions Hotels from Douglas Jemal	Visions Hotels bought the historic Roycroft Inn and the Mansion on Delaware Avenue from developer Douglas Jemal in a two-hotel deal reported at $6.5 million for the pair; no per-hotel price was broken out, so no figure is shown here.	Jemal sells Roycroft, Mansion on Delaware hotels · Buffalo Business First

Property	Market	Buyer / Seller	Note	Source
The Mansion on Delaware Avenue	Buffalo, NY	Visions Hotels from Douglas Jemal	Part of the same two-hotel Visions Hotels purchase from Douglas Jemal reported at $6.5 million for the pair; no per-hotel price was broken out, so no figure is shown here.	Jemal sells Roycroft, Mansion on Delaware hotels · Buffalo Business First

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.

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 46,101 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.

Disclaimer, sourcing, and citation

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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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