

# Monthly Research Update

April 2025 Review



## **Executive Summary**

#### **Kalispell Tourism Trends**

- In April, Glacier Park International Airport passenger volume grew by an impressive 11.8% compared to last year, with a total of 54,147 travelers transiting the airport. Year-To-Date (YTD), passenger volume totals 252,406 travelers, up 11.7% from last year.
- Kalispell hotel Demand fell by 2.8% in April compared to the same month last year, while room Supply declined by 3.7% Year-over-Year (YoY), yielding a 1.0% YoY gain in Occupancy for the month. Hotel Occupancy averaged 46.5% for the month of April.
  - Average Daily Rate (ADR) continued to hug 2024's trend line closely, dipping by just 1.2% YoY to \$102. Coupled with weaker room Demand, hotel Revenue fell by 3.9% YoY to \$2.3 million in April.
- Short-term rentals continued to see deflated Demand in April, falling by 17.5% YoY, while available listings grew by 6.6% YoY. Occupancy among short-term rentals averaged 35.7% for the month, a 17.2% YoY decline.
  - ADR among short-term rentals remained highly elevated, however, rising by 30.8% YoY to \$203 for the month.



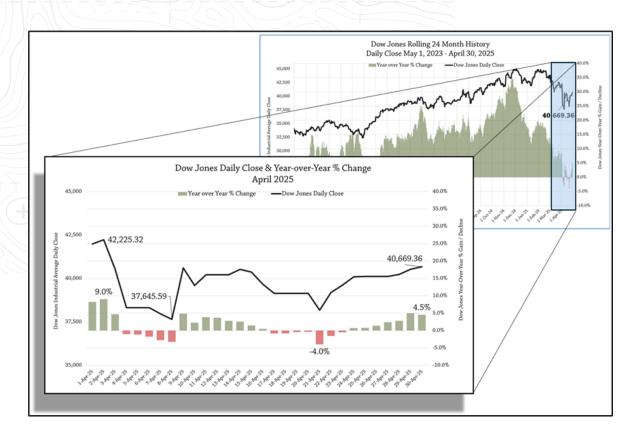
SECTION 01

# U.S. Market Review



#### The Dow Jones Industrial Average

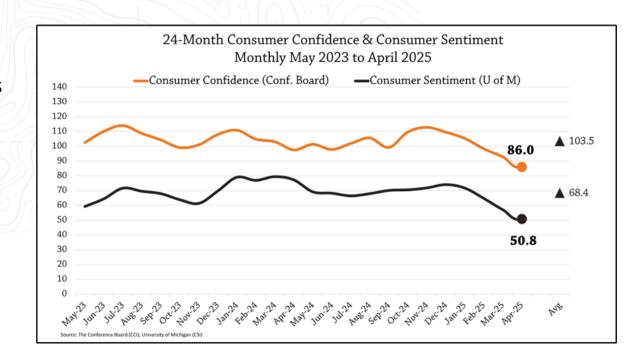
- "The DJIA experienced one of the most volatile months on record in April, with wild swings early on and again mid-month turning into a small rally by the end of the month."
- "The DJIA closed April at 40,669.36 points, a 3.2"
   percent or 1,332.4 point decline."
- "Recent declines in the stock market overall and the trade actions that have led to those losses are having a profound impact on consumers, bringing sentiment to near-record lows and putting confidence in its weakest position since the height of the pandemic. Weak confidence and sentiment are a leading indicator of booking volume pushback and rate strength."





## The Consumer Confidence & Consumer Sentiment Index

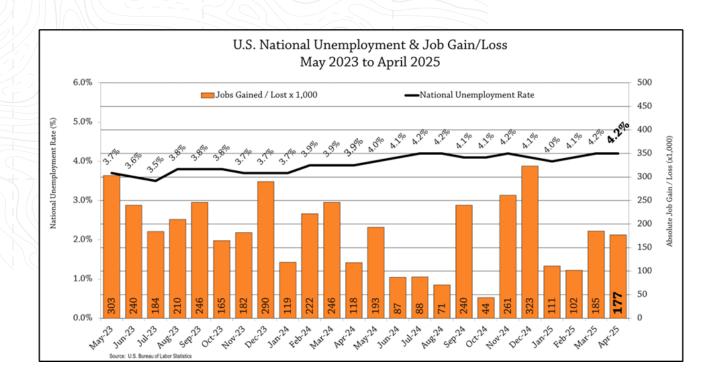
- "The CCI and CSI both declined very sharply in April, marking, respectively, the fifth and fourth consecutive declines in the indexes and setting some long-term lows in the process. The CCI fell by 7.9 points in April to 86.0 and its lowest level since May 2020 at the beginning of the pandemic."
- "The CSI from the University of Michigan dropped precipitously, losing eight percent to close at 52.8 points, the lowest reading since July 2022. Like the CCI, expectations for future conditions drove the sharp decline, with inflation and trade fears leading the way."
- "Sharp declines in confidence and sentiment can have a lasting impact on how consumers behave in the marketplace. While booking pace was strong this month, sustained softness in confidence and sentiment may make it harder for suppliers to capture the rates and occupancy they need to keep revenue growing."





#### The National Unemployment Rate

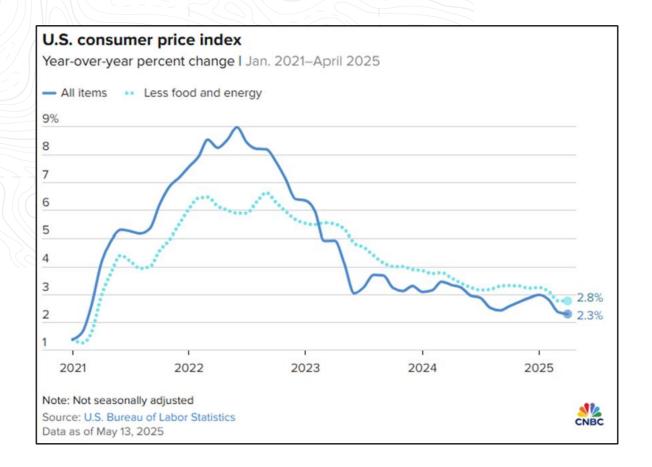
- "Unemployment and Jobs were positive in April despite some downward adjustment, as employers added 177,000 positions to payrolls during the month and the unemployment rate held steady at 4.2 percent."
- "There is some impact from the activities of the Department of Government Efficiency (DOGE), with employment at federal agencies down -26,000 since January, and declining an additional -9,000 in April."
- "The Leisure and Hospitality sector added 24,000 jobs in April, with F&B establishments adding 16,600 while Accommodations added 4,000."
- "Wages continued to outpace inflation, up 3.8 percent YOY."





#### The Consumer Price Index

- "The Consumer Price Index increased by 0.2 percent on a seasonally adjusted basis in April, after falling 0.1 percent in March."
- "The All items index increased 2.3 percent for the 12 months ending April, after rising 2.4 percent over the 12 months ending in March. The April change was the smallest 12-month increase in the All items index since February 2021."
- "The All items less food and energy index rose 2.8 percent over the last 12 months. The energy index decreased 3.7 percent for the 12 months ending April. The food index increased 2.8 percent over the last year."

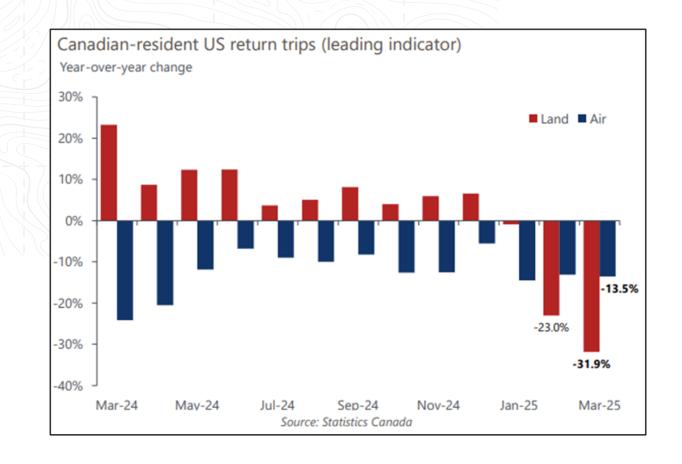




## **International Arrivals Update - Canada**

- "In March, Canadians returning from visits to the US by land plunged 31.9% year-over-year, following a 23.0% contraction in February according to Statistics Canada."
- "Air visitors from Canada declined as well, falling 13.5% in March."
- "Year-to-date, land and air visitors from Canada have contracted 20.0% and 13.7%, respectively."

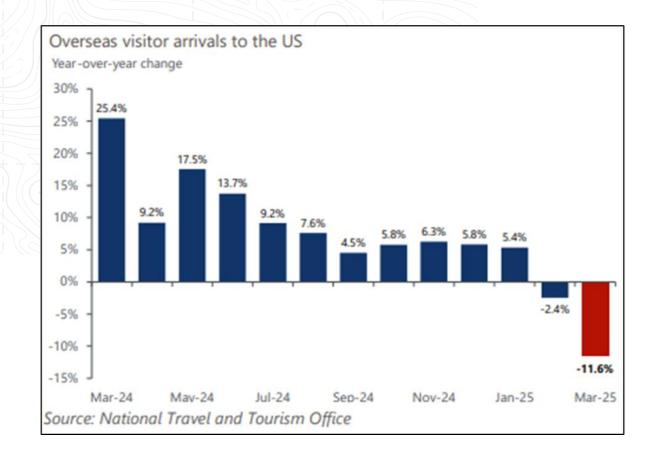
## **U.S. Market Review**





## **International Arrivals Update - Overseas**

- "Overseas arrivals to the US dropped 11.6% in March based on NTTO data, representing the first meaningful decline in overseas arrivals since the pandemic."
- "The timing of Easter, which occurred on March 31 last year but not until April 20 this year, contributed to the weakness."
- "The decline in March follows softness in February, which showed a 2.4% decline."
- "Average daily arrivals in February increased 1.0% compared to the prior year when controlling for leap year effects, compared to a 5.4% increase in January."





## **International Arrivals Update - Overseas**

- "Overseas arrivals dropped across most regions."
- "Visits from Western Europe dropped 17.2% in March, with Germany and the UK – which issued updated travel advisories to the US in March – falling 28.2% and 14.3%, respectively."
- "Combined, these two countries were responsible for about half (51%) of the 315,000 person drop in overseas visits."
- "Shorter distance regional markets contracted the most year-over-year, led by the Caribbean (-26.0%) and Central America (-23.9%)."

## **U.S. Market Review**

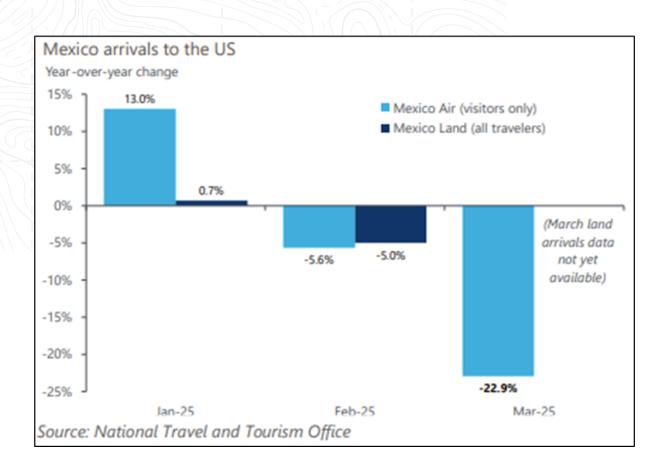




## **International Arrivals Update - Mexico**

 "Mexico residents traveling by air to the US, who account for 20% of all Mexican visitors, fell 22.9% in March."

## **U.S. Market Review**





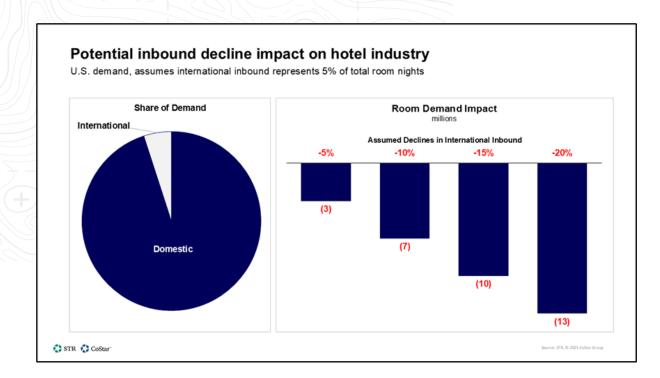
## Sentiment's Impact on Arrivals

- "The contractions observed in March represent early ramifications of a potent mix of negative sentiment, which has developed abroad in response to polarizing rhetoric and policy actions by the Trump administration, as well as concerns around tighter border and immigration policies."
- "The strong US dollar has added to the situation, making the US a relatively more costly destination."
- "The timing of Easter contributed to the weakness, as some leisure arrivals are expected to shift
  into April this year. This would still put March roughly 15 percent below the level that would been
  consistent with our baseline December outlook for 10.5% average overseas growth in 2025 –
  indicating Easter's timing was only partially to blame for the shortfall."
- "Despite a 90-day pause, President Trump's April 2 announcement of "Liberation Day" reciprocal tariffs likely further damages sentiment, as it signaled a more aggressive trajectory for trade policy and international relations than previously anticipated."
- "In our Global Travel Service forecasts released March 27, we anticipated a 9.4% decline in international visitor arrivals this year, and there are risks the decline in arrivals will be greater than expected."



#### **Hotel Room Implications**

- "With global travel trends shaped by a mix of factors, the upcoming months feel more unpredictable when it comes to traveler confidence and the impact on hotel performance."
- "Tourism Economics estimates that international inbound arrivals account for 4-7% of total U.S. hotel demand, measured in room nights. Based on recent shocks to the economy, as well as an 11.6% drop in overseas visitor arrivals in March, Tourism Economics is projecting a 9% decline in international inbound arrivals for 2025 (-20% from Canada)."
- "Using the January 2025 forecast, STR ran four scenarios to show the potential impact on U.S. hotel demand. If international inbound falls 5% for the year, the industry would lose 3 million room nights sold. For context, U.S. hotels sold 1.3 billion room nights last year."





## **Short Term Rentals Update**

- "Supply growth in the short-term rental market continues at a measured pace. For eight consecutive months, year-over-year growth has hovered between 3–5%, including April's 4.0% gain."
- "Future travel interest also remained strong. Booked nights grew by 8.2% year-over-year, continuing a stable upward trend. Because bookings reflect future travel plans, this metric often provides an early indicator of upcoming demand."
- "With demand up and supply growing slowly, occupancy rose by 7.2% in April to 53.4%. That's a clear improvement over April 2024, although the timing of Spring Break this year made some increase likely. Still, occupancy remained slightly below April 2023 and pre-pandemic 2019 levels, which both sat around 56.5%."
- "Average daily rate (ADR) growth picked up in April, rising 5.1% year-over-year—up from 3.1% in March.
   After a zig-zag pattern through much of 2024, ADR growth appears to have leveled off around the 5%
   mark, with small fluctuations month to month."



### **Short Term Rentals Update (continued)**

- "RevPAR increased 12.7%, the fastest growth since November 2024, driven by rising occupancy and steady ADR gains."
- "Across locations, coastal resorts led year-over-year demand growth with a 16.5% increase. Other segments saw notable gains as well, with small city and rural areas up 13.5% and mountain/lake resorts edging out urban areas to claim the fifth spot in overall growth rankings."
- "By location type, coastal resorts once again led price gains. After a 3.9% rise in March, coastal ADR jumped to 7.4% in April—mirroring the seasonal shift from cooler months into peak beach season. Mountain and lake resorts, which saw an 8.3% increase in March, eased to 5.0% in April, reflecting the tail end of the winter travel window."
- "Despite rising economic uncertainty—particularly following recent trade policy announcements—future demand has held up well so far. Each month is pacing between 8-10% higher than in the previous year. Listing growth between 4–5% suggests occupancy should be tracking positively. However, the number of available listing nights is pacing slightly ahead of demand, leading to a small decline in forward-looking occupancy."



### **Short Term Rentals (continued)**

**Key U.S. Short Term Rental Performance Metrics for April 2025** 

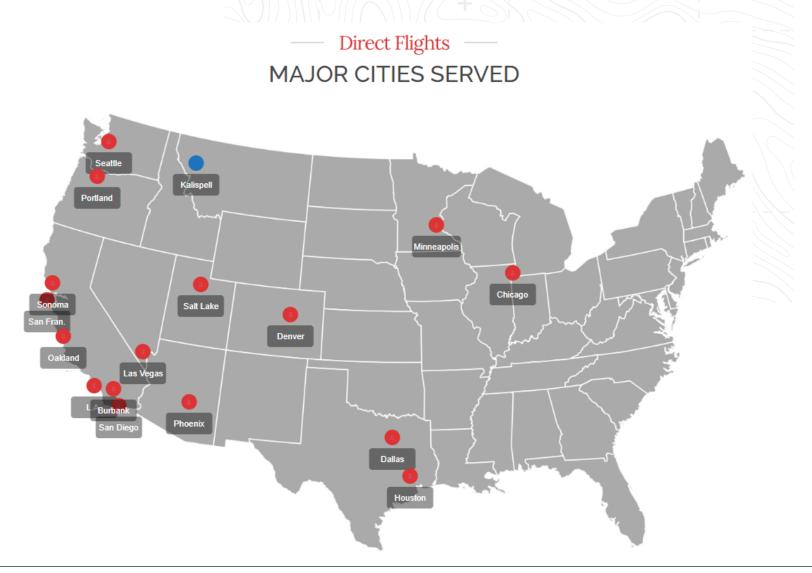
- Available listings were 1.68 million, up 4.0% YOY
- Total demand (nights) rose 10.1% YOY
- Occupancy was 7.2% higher YOY at 53.4%
- Average Daily Rates (ADR) increased 5.1% YOY to \$303.39
- Revenue per Available Rental (RevPAR) increased 12.7% year-over-year (YOY) to \$161.93



SECTION 03

## Glacier Park International Airport Data

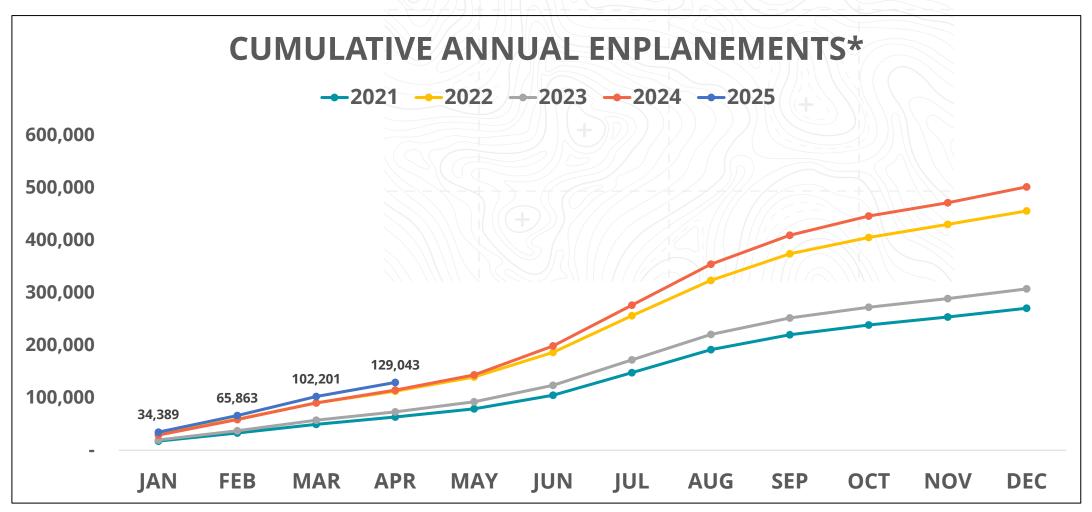






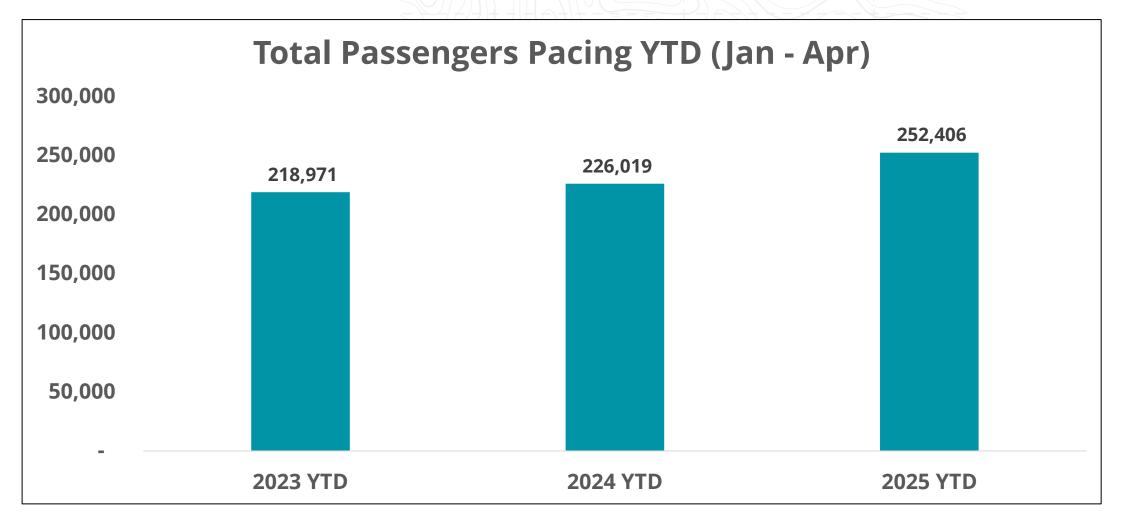
Total Passengers						
<u>Month</u>	<u>2025</u>	<u>2024</u>	% Change 2025 vs. 2024	<u>2023</u>	% Change 2025 vs. 2023	
January	64,804	54,403	19.1%	58,161	11.4%	
February	62,687	59,344	5.6%	56,277	11.4%	
March	70,768	63,846	10.8%	59,460	19.0%	
April	54,147	48,426	11.8%	45,073	20.1%	
May		62,723		54,694		
June		117,040		96,564		
July		157,024		138,012		
August		154,420		129,078		
September		105,577		96,891		
October		69,651		59,071		
November		50,472		48,460		
December		66,061		54,257		
Year-to-Date	252,406	226,019	11.7%	218,971	15.3%	
Total		1,008,987		895,998		



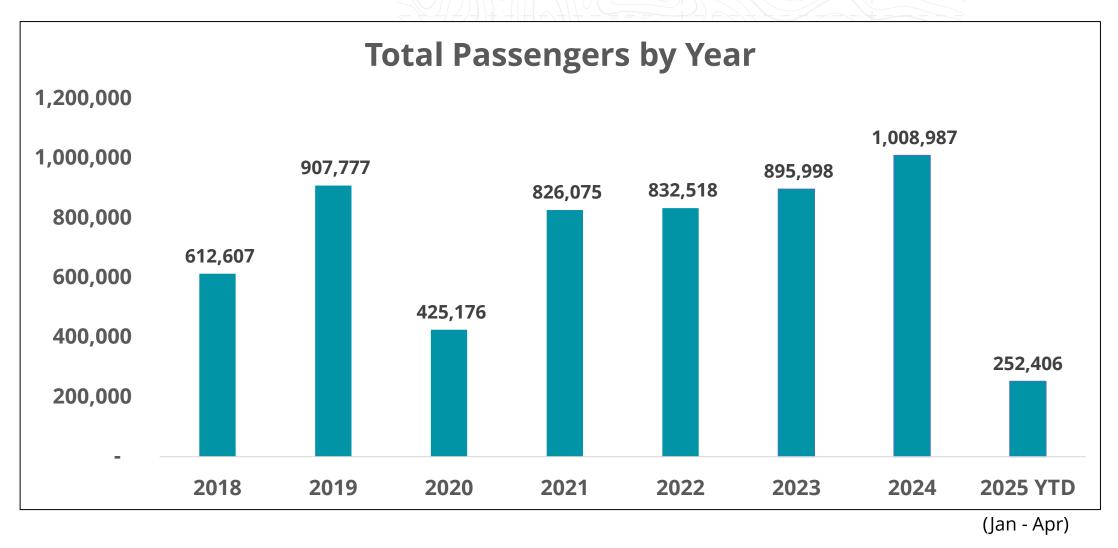


\* Enplanements only (not total passengers)











SECTION 03

# STR Hotel Data

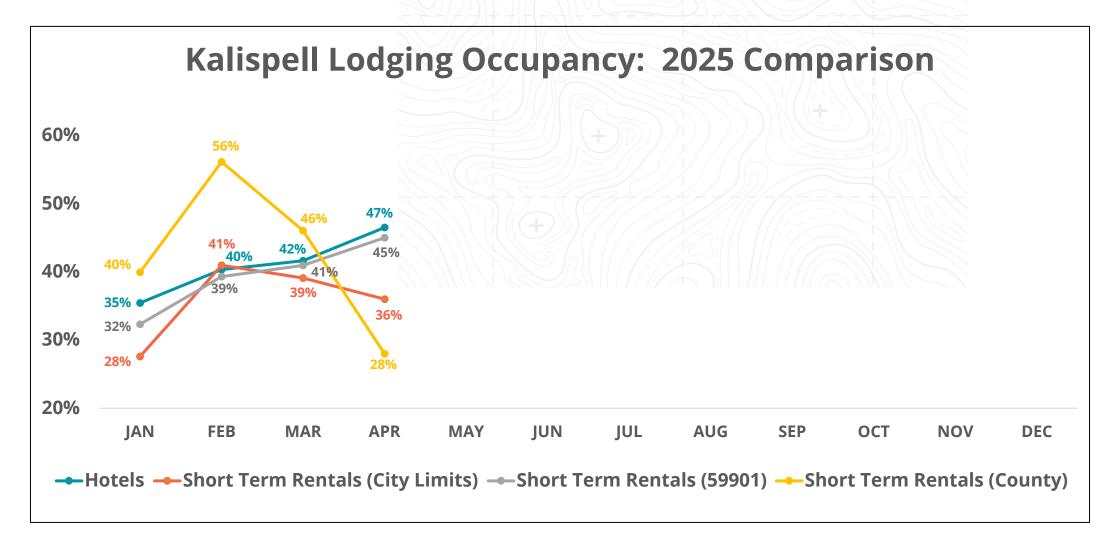


## **STR Hotel Data - Definitions**

- Average Daily Rate (ADR) A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold.
  - ADR = Room Revenue / Rooms Sold
- Demand The number of rooms sold in a specified time period (excludes complementary rooms).
- Occupancy Percentage of available rooms sold during a specific time period. Occupancy is
  calculated by dividing the number of rooms sold by rooms available.
  - Occupancy = Rooms Sold / Rooms Available
- Revenue Total room revenue generated from the guestroom rentals or sales.
- Revenue Per Available Room (RevPAR) Total room revenue divided by the total number of available rooms.
  - RevPAR = Room Revenue / Rooms Available



## **Kalispell 2025 Lodging Comparison**



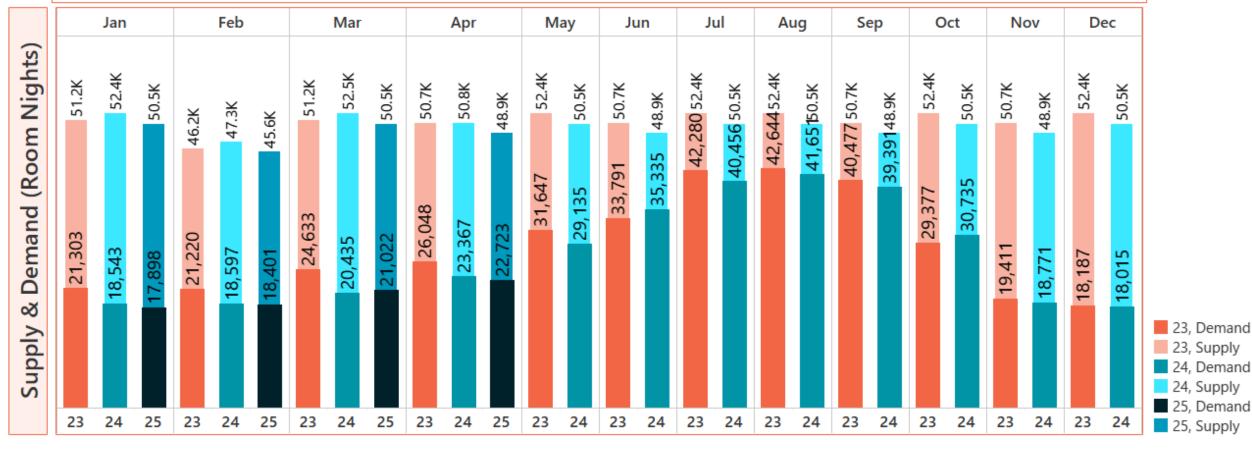
#### Discover Kalispell Monthly Hotel Performance

#### April 2025

Source: STR, Inc.

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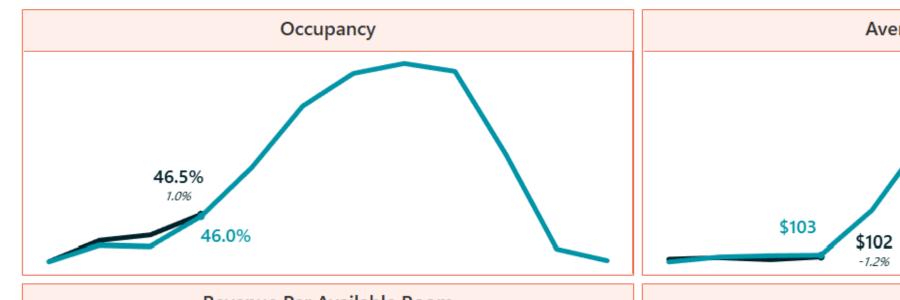
Occupancy	ADR	RevPAR	Supply	Demand	Revenue
46.5%	\$101.90	\$47.38	48,870	22,723	\$2,315,413
1.0%	-1.2%	-0.2%	-3.7%	-2.8%	-3.9%

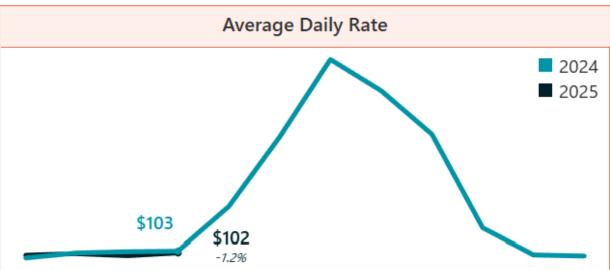


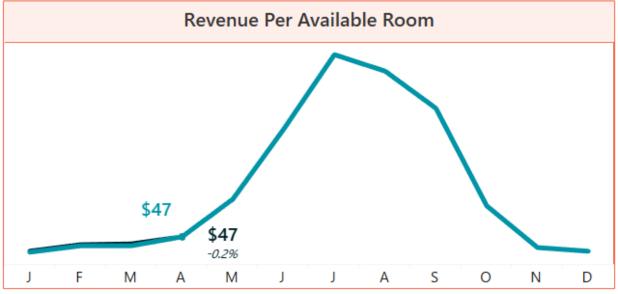
#### Discover Kalispell Monthly Hotel Performance

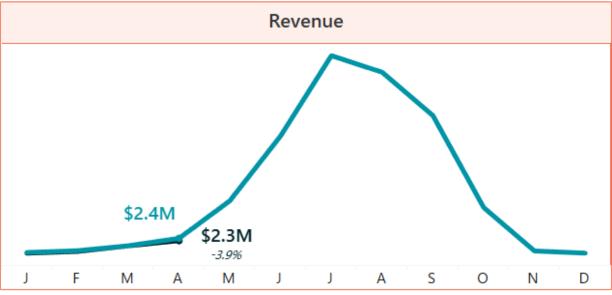
#### April 2025

Source: STR, Inc.









#### Discover Kalispell Monthly Hotel Performance

#### Calendar YTD Through April 2025

Source: STR, Inc.

'25	Occupancy	ADR	RevPAR	Supply	Demand	Revenue
YTD	40.9%	\$100.80	\$41.27	195,480	80,044	\$8,068,384
YOY	2.7%	-0.8%	1.9%	-3.7%	-1.1%	-1.9%





SECTION 04

# AirDNA Short Term Rental Data (Airbnb & Vrbo listings)



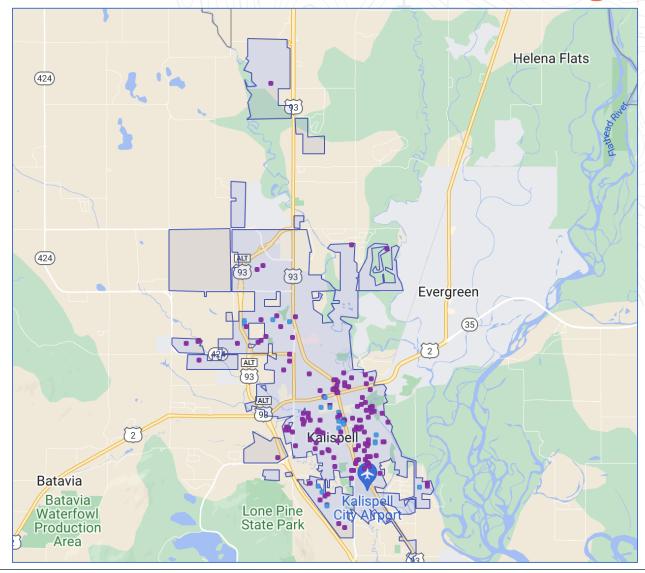
## **AirDNA Short Term Rentals - Definitions**

#### Note: AirDNA Data is comprised exclusively of Airbnb and Vrbo listing data.

- Available Listings Total number of listings whose calendars had at least one day classified as
  available or reserved during the reporting period.
- Average Daily Rate Average daily rate (ADR) of booked nights in USD (ADR = Total Revenue / Booked Nights).
- Demand (Nights) Total number of Booked Nights during the reporting period.
- **Occupancy Rate** Occupancy Rate = Total Booked Days / (Total Booked Days + Total Available Days). Calculation only includes vacation rentals with at least one Booked Night.
- **Revenue (USD)** Total revenue (in US dollars) earned during the reporting period. Includes the advertised price from the time of booking, as well as cleaning fees.
- RevPAR Revenue Per Available Rental = ADR \* Occupancy Rate



## AirDNA Short Term Rentals - Geographical Boundary \*



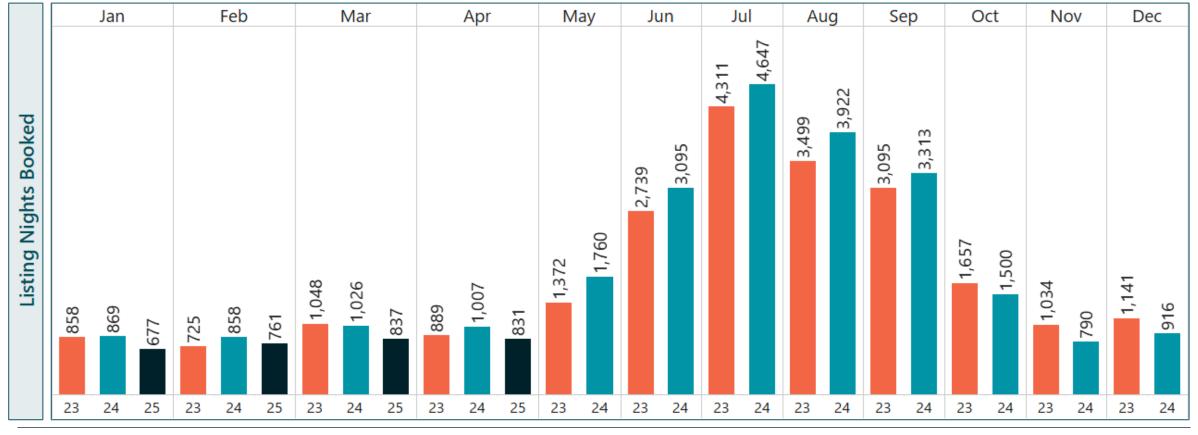
\*Kalispell City Limits

#### Discover Kalispell Monthly Short-Term Rental Performance

#### April 2025

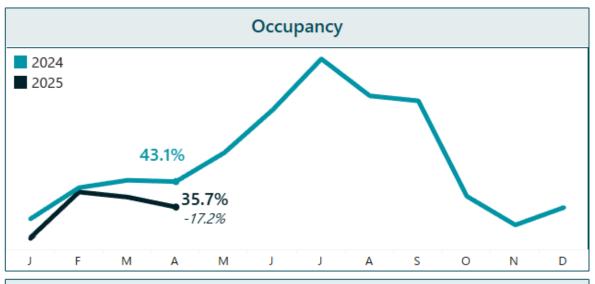
Source: AirDNA, 'Entire Place' Listings Only

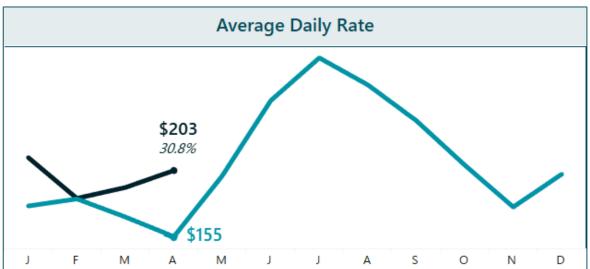
'25	Occupancy	ADR	RevPAR	Available Listings	Listing Nights Booked	Revenue
Apr	35.7%	\$202.70	\$72.42	113	831	\$168,440
YOY	-17.2%	30.8%	8.3%	6.6%	-17.5%	7.9%

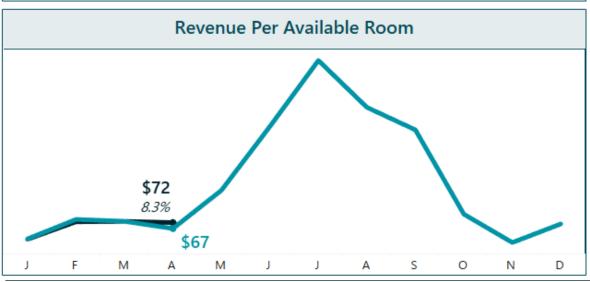


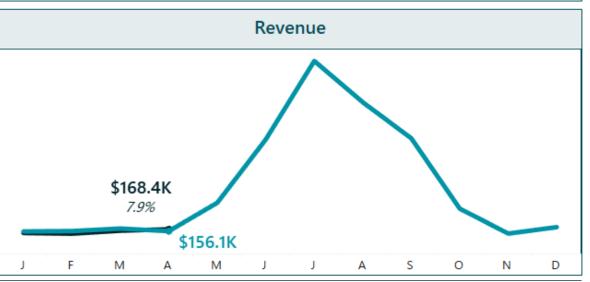
## Discover Kalispell Monthly Short-Term Rental Performance April 2025

Source: AirDNA, 'Entire Place' Listings Only











SECTION 0

# Visa Destination Insights

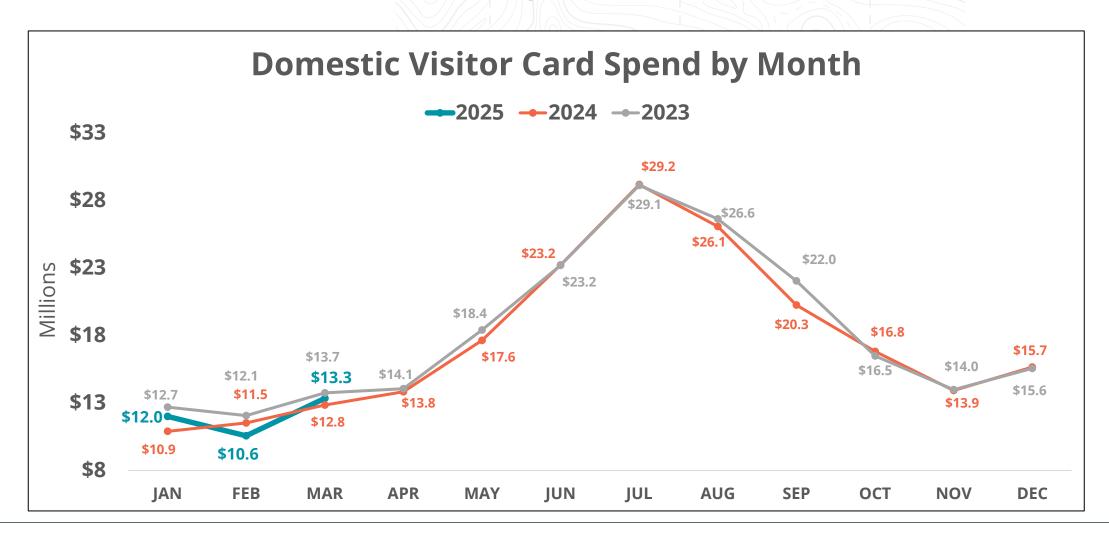
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## **Visa - Domestic Visitor Spending**

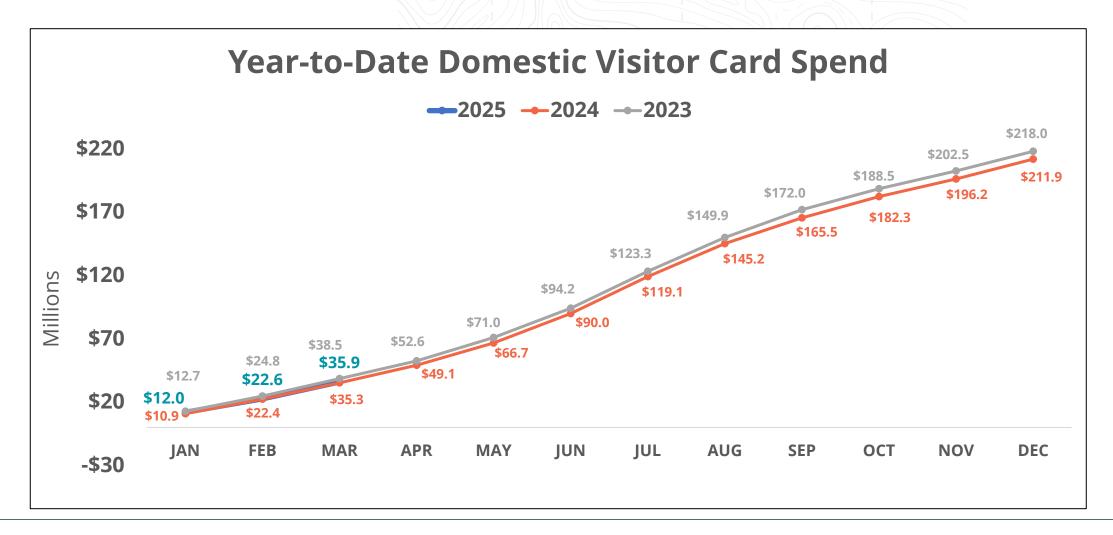
#### Q1 Domestic Visitor Visa Card Spend increased 1.9% Year-Over-Year





## **Visa - Domestic Visitor Spending**

#### Q1 Domestic Visitor Visa Card Spend increased 1.9% Year-Over-Year





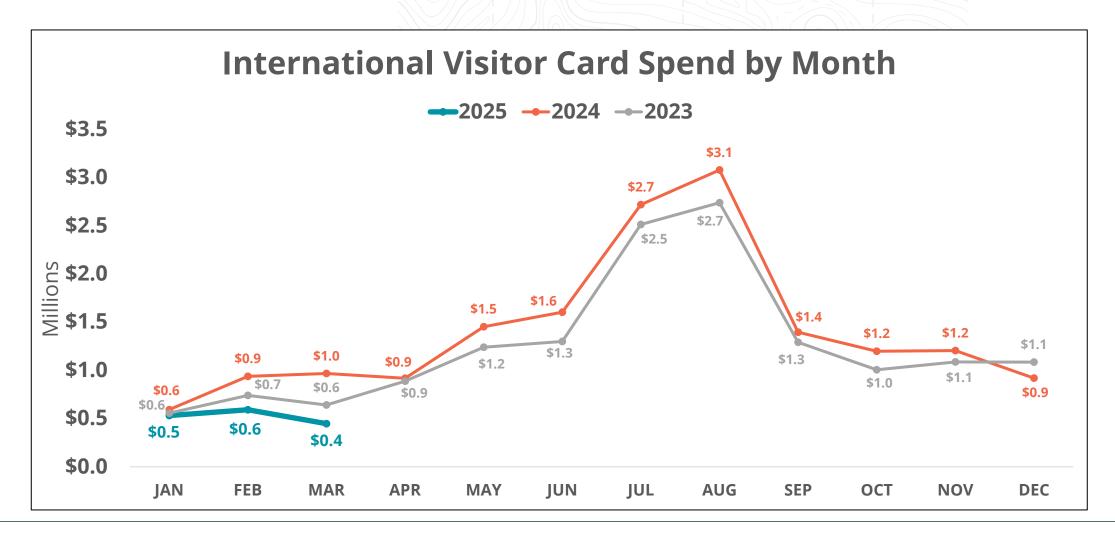
## Visa - Domestic Visitor Origin (January - March 2025)

<u>Rank</u>	<u>Origin Market</u>	<u> Spend (\$)</u>	YoY % Change	Card Count	YoY % Change
1	Missoula, MT	\$1,608,964	+2%	14,119	-1%
2	Seattle-Tacoma-Bellevue, WA	\$620,983	-1%	3,177	+3%
3	Los Angeles-Long Beach-Anaheim, CA	\$493,972	+40%	3,409	+120%
4	Bozeman, MT	\$418,690	+4%	2,739	+1%
5	Helena, MT	\$394,007	+6%	2,776	-7%
6	Spokane-Spokane Valley, WA	\$315,752	+19%	2,282	+8%
7	Phoenix-Mesa-Chandler, AZ	\$313,744	+10%	1,464	-6%
8	Great Falls, MT	\$300,933	-20%	2,134	-16%
9	Portland-Vancouver-Hillsboro, OR-WA	\$268,397	-6%	1,778	+10%
10	Billings, MT	\$251,969	-9%	1,402	-4%
11	Coeur d'Alene, ID	\$241,772	+29%	1,563	+17%
12	San Diego-Chula Vista-Carlsbad, CA	\$227,131	+12%	897	+9%
13	Minneapolis-St. Paul-Bloomington, MN-WI	\$190,209	-3%	1,215	+12%
14	Houston-The Woodlands-Sugar Land, TX	\$166,540	+3%	729	+12%
15	Denver-Aurora-Lakewood, CO	\$161,000	-1%	1,149	+3%



## **Visa - International Visitor Spending**

Q1 International Visitor Visa Card Spend decreased 37.2% Year-over-Year





## **Visa - International Visitor Spending**

Q1 International Visitor Visa Card Spend decreased 37.2% Year-over-Year





## Visa - International Visitor Origin (January - March 2025)

<u>Rank</u>	<u>Origin Market</u>	<u>Spend (\$)</u>	YoY % Change	<u>Card Count</u>	YoY % Change
1	Canada	\$1,447,983	-39%	6,673	-30%
2	Australia	\$17,473	+24%	98	+29%
3	United Kingdom	\$11,067	-43%	66	-11%
4	Mexico	\$10,837	+10%	35	+3%
5	Taiwan	\$7,482	+207%	13	N/A
6	France	\$6,742	+67%	45	+80%
7	Panama	\$6,084	+3148%	N/A	N/A
8	Costa Rica	\$5,734	+164%	14	N/A
9	Germany	\$4,686	-54%	31	-11%
10	Norway	\$4,280	+309%	12	N/A



SECTION 0

# Consumer Sentiment Data



\*Survey Fielded May 6, 2025; US National Sample of 1,000 adults 18+

#### **American Travel Sentiment Wave 96 Highlights**

#### **Key Findings:**

- Social and Nature-Based Travel Top the List Travelers are prioritizing visits to friends and family, beach trips, and road travel—indicating a strong focus on personal connection and outdoor relaxation.
- 2. Leisure Travel Activity Interest Declines from Last Year Compared to April 2024, May 2025 results shows notable drops in planned activities—especially shopping (-13%), visiting friends/family (-9%), and road trips (-9%).
- 3. Cautious Travel Spending Ahead of Summer and International Travel More Americans plan to cut back on summer travel spending, with a 9-point increase in those spending less compared to last year. There's also been a 7-point drop since January in travelers who say they're very likely to take an international leisure trip.
- 4. A Third Have Travel Plans to Canada 33% of travelers either plan to visit Canada or have already booked their trip, and political views are influencing decisions-17% say the current administration makes them less likely to go, while 13% say it makes them more likely.
- 5. Financial Pressures Remain a Leading Concern Since January of this year concerns about inflation has gone up 4points, airfare prices up 5-points, and personal financial situation up 3-points. The share of respondents who say they "greatly impact" travel decisions reached about 31% in May 2025.

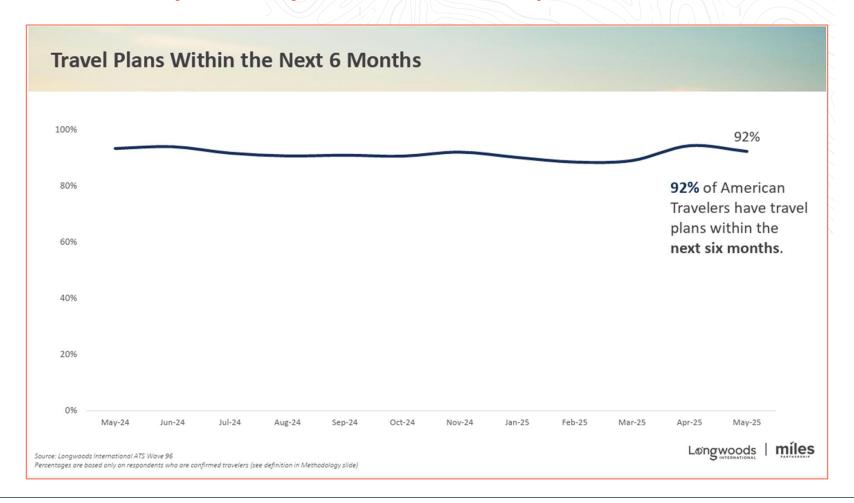


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Source: Longwoods International ATS Wave 96

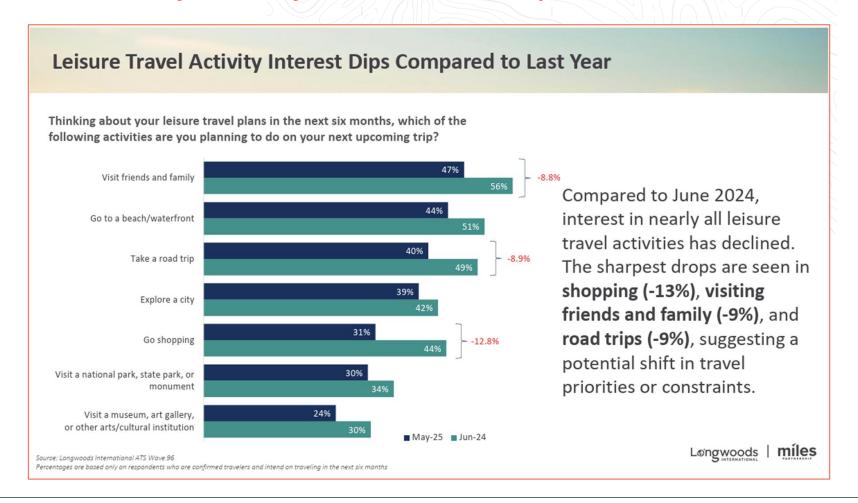


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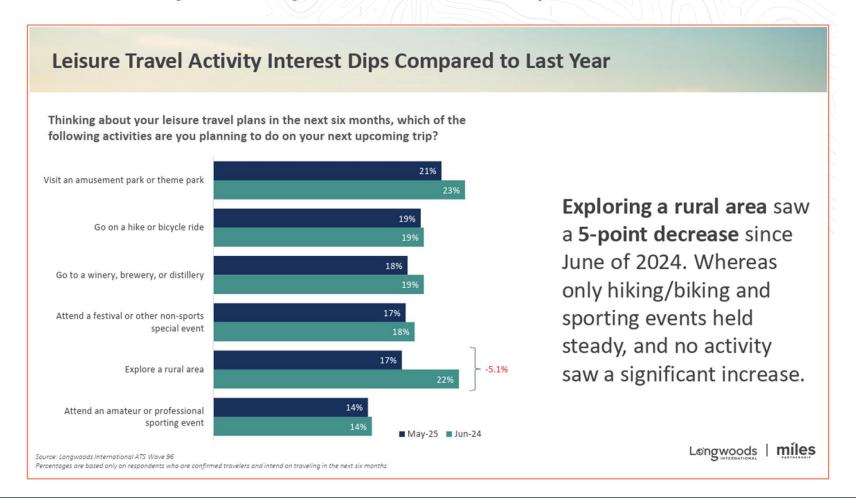


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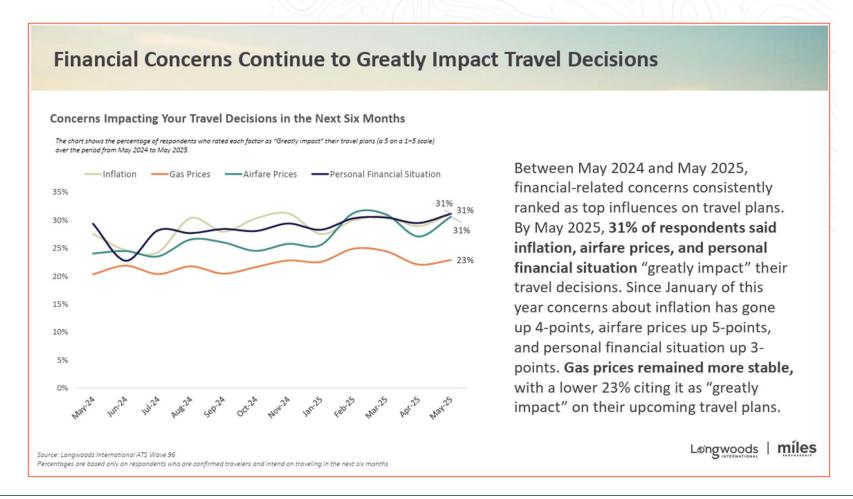


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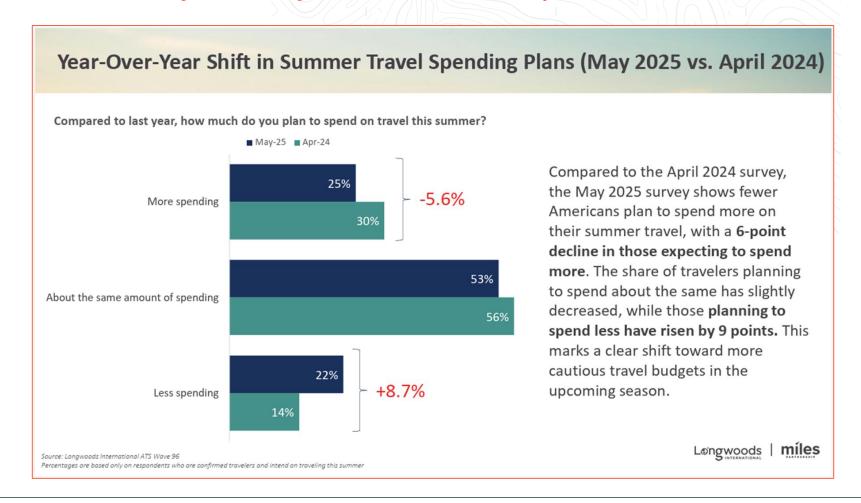


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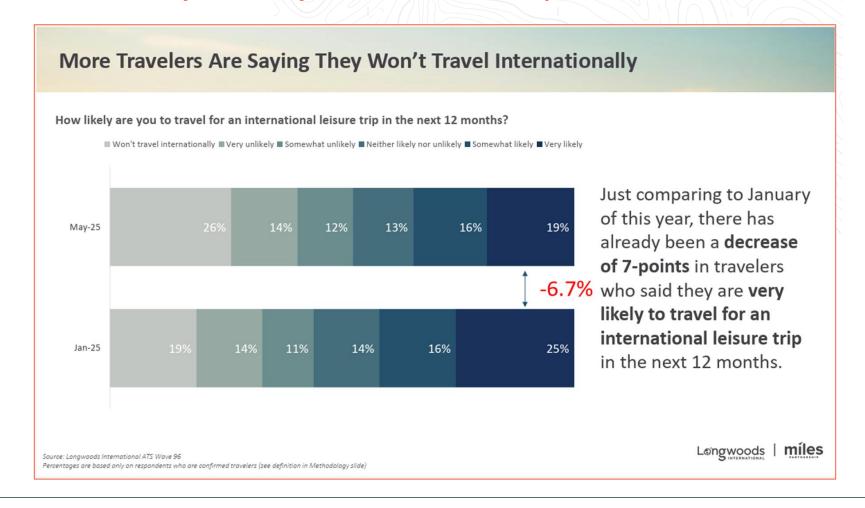


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#### **American Travel Sentiment Methodology**

The American Travel Sentiment Study is the most comprehensive and longest-running survey of its kind, offering valuable insights into the factors influencing American travel behaviors.

#### Key Details:

Survey Date: May 6, 2025

Sample Size: 1,000 U.S. adults (18+)

Margin of Error: ±3%

Representative of U.S. population demographics (age, gender, region)

Travelers are only respondents that have taken a trip in the last 3 years and intend to take a trip in the next 2 years.

Conducted with support from Miles Partnership, this study remains a vital tool for understanding the dynamic landscape of American travel.



Longwoods | míles



\*Survey Fielded April 10-11, 2025; Canadian National Sample of 1,000 adults 18+

#### **Key Highlights**

#### Strong Travel Intent Among Canadians

- 4 in 5 Canadians (79%) have travel plans in the next 6 months.
- 39% either plan to visit the U.S. or have already booked their trip.

#### U.S. Travel Plans Being Reevaluated

- 60% of Canadians say U.S. policies and politics make them less likely to visit.
- 36% had planned a U.S. trip but have since cancelled.
- 29% have chosen to postpone their upcoming trip to the U.S.

#### Canadians Choosing Alternatives to U.S. Travel

- 40% are replacing a U.S. trip with a domestic getaway.
- 27% are choosing different international destinations instead, with Europe and Mexico as the top alternatives.

#### Policies and Politics Driving the Shift

 Tariffs (79%) and Political statements made by U.S. leaders (64%) are the leading reasons behind reduced interest in U.S. travel.

#### Perceptions of Welcomeness Remain Low

 Just 42% of Canadians strongly feel the U.S. is welcoming to them personally, highlighting a significant perception gap.

#### U.S. Retains a Strong Place in Canadian's Travel Perceptions

Canadian travelers continue to see the U.S. as a diverse and attractive international destination, with
more than 80% saying that the destination has 'lots of things to see and do" and 57% indicating it's
"a place I'd really enjoy visiting".

Canadian Travel Sentiment Study April 2025





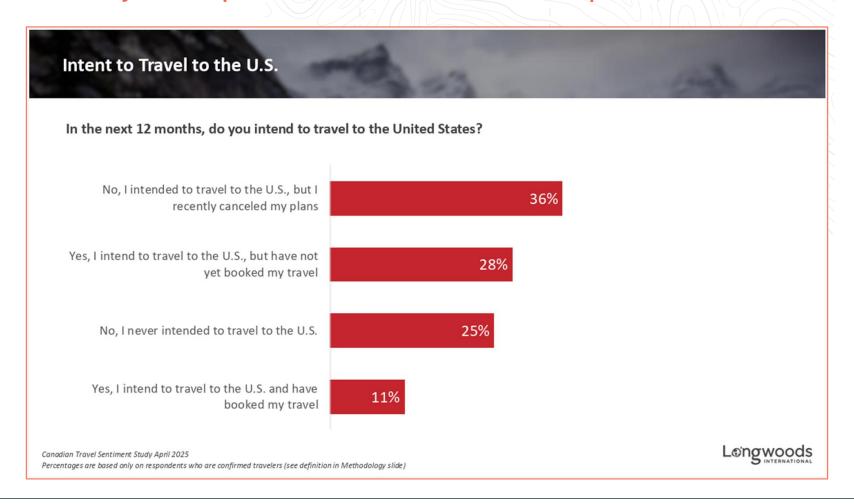


\*Survey Fielded April 10-11, 2025; Canadian National Sample of 1,000 adults 18+



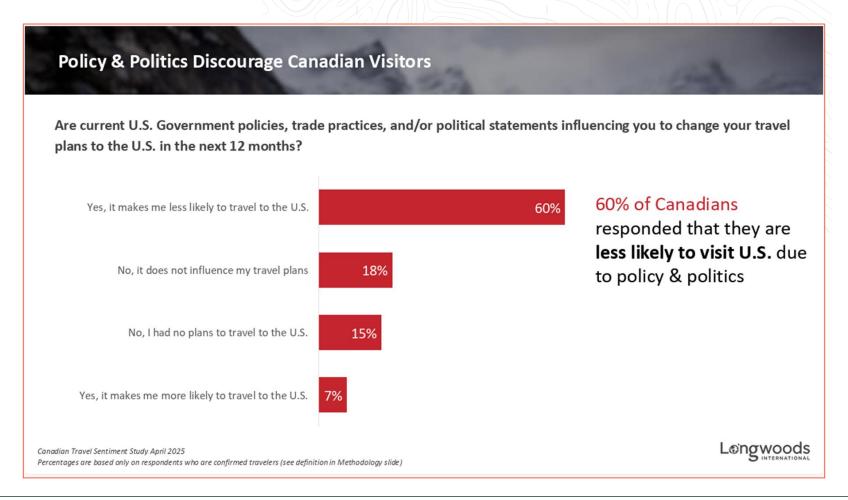


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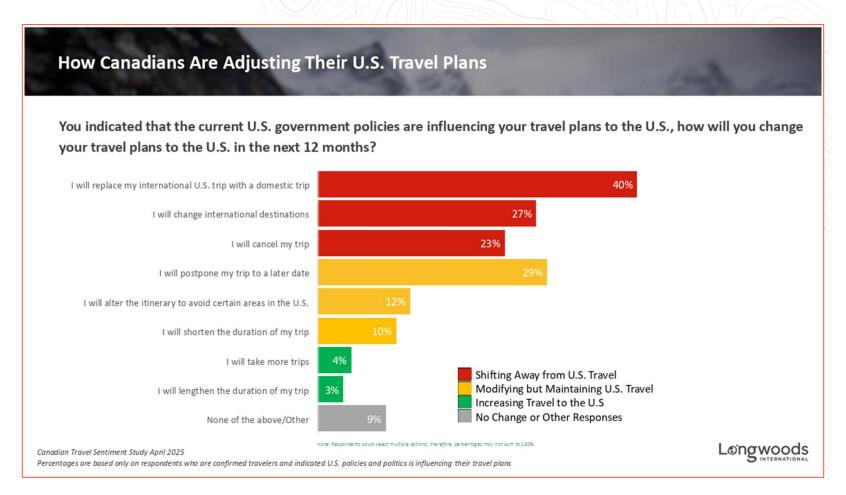


\*Survey Fielded April 10-11, 2025; Canadian National Sample of 1,000 adults 18+



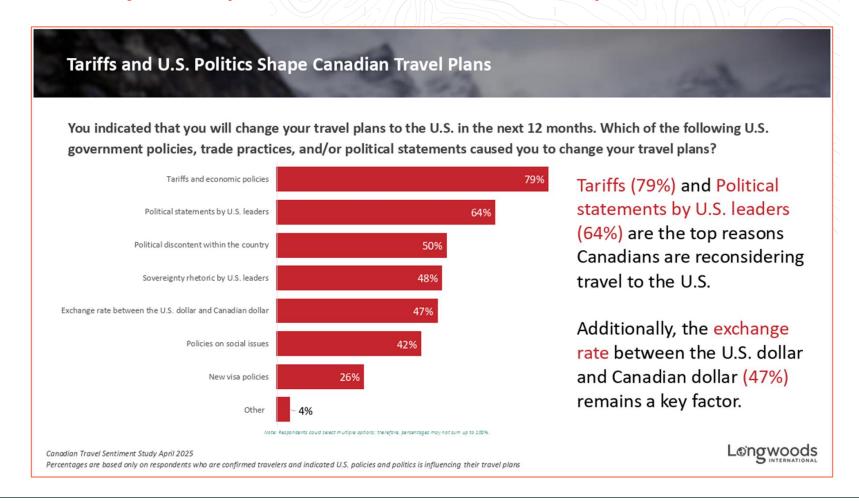


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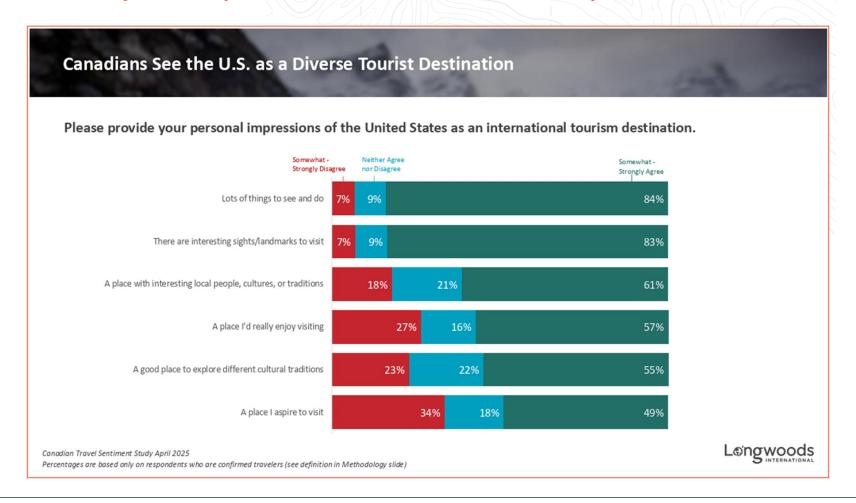


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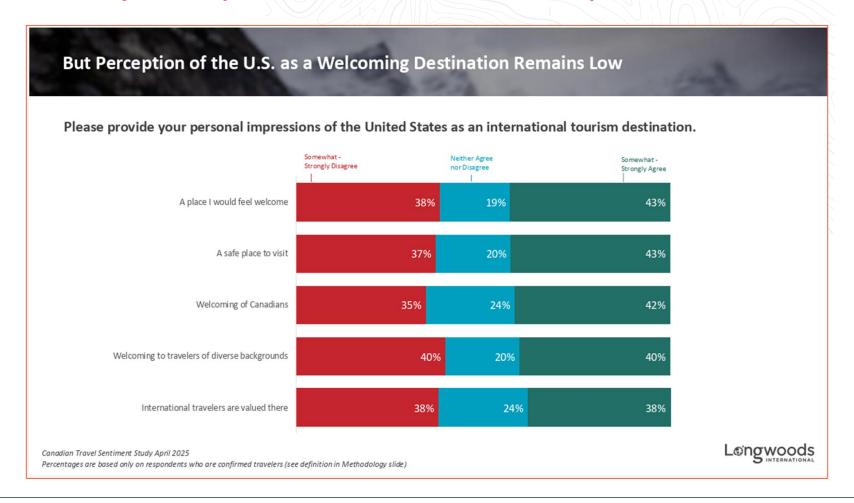


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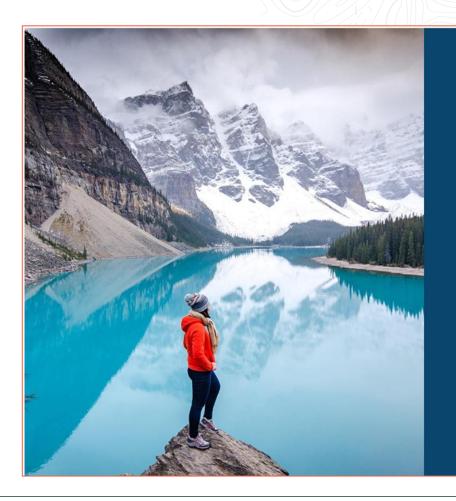


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**Canadian Travel Sentiment Study** 

### Methodology

#### **Key Details:**

- Survey Date: April 10-11, 2025
- Sample Size: 1,000 Canadian adults (18+)
- Margin of Error: ±3%
- Representative of Canadian population demographics (age, gender, province)

Travelers are only respondents that have taken a trip in the last 3 years and intend to take a trip in the next 2 years.

Lengwoods



## Thank You!

