Miami's hotel rooms sold rose 4.3% in March from March 2015, according to figures provided by the Greater Miami Convention & Visitors Bureau. The total number was 1,383,625 rooms sold. At the same time, the monthly room supply rose 3.6% to 52,564 rooms from 50,752 rooms in March 2015.

The revenue per available room in March fell 1% to $213.07 from $215.26, while the average daily room rate fell 1.7%, from $255.31 to $250.93.

But average daily occupancy rose 0.7%, from 84.3% in March 2015 to 84.9% in March of this year.

“We’re looking at what the regulations are,” Dr. Beckman said, “and whether they apply to short-term rentals. Should they be held to the same standards of buyer safety as hotels? There are some municipalities in some municipalities that apply to short-term rentals. Should they be held to the same standards of buyer safety as hotels?

“Orlando has already been on the offensive, saying that things are going to be fine, but their future bookings appear to be off.”

Statistics generally take into account only traditional supply, he said, but hotels are increasingly competing with short-term rentals.

“Hotels are having to adjust to new strategies to try to keep their numbers up,” Dr. Beckman said. “For example, the Fontainebleau has addressed it by attracting more groups.”

Because short-term rental properties are largely unregulated, he said, they are often perceived by the hotel industry as unfair competition. FIU’s hospitality school is involved in a study of the issue in different parts of the country.

Hotel rooms sold rise 4.3% in year

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