RE/MAX BELIZE

MARKET REPORT

AMBERGRIS CAYE

BELIZE

2025
Investment Market Report

Ambergris Caye Rental Market

Annual Revenue

$42.6K

+9%

Occupancy Rate

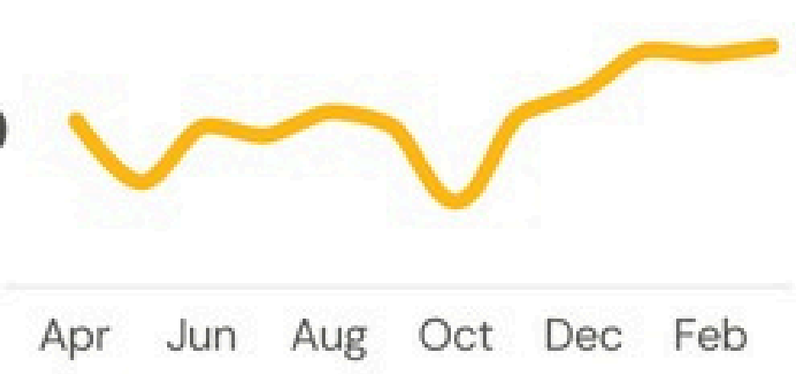
57%

+4%

Average Daily Rate

$244.90

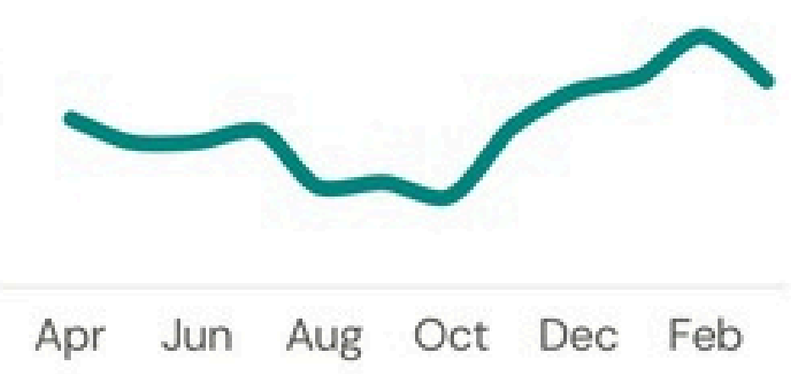
+2%



RevRAR

$138.86

+6%



Ambergris Caye Rental Market

All Dollar Figures are in $ USD

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*monthly rental revenue

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Ambergris Caye Average Occupancy

Average 12-Month Occupancy:

2024 Occupancy: 59%
2025 Occupancy: 71% (YTD)

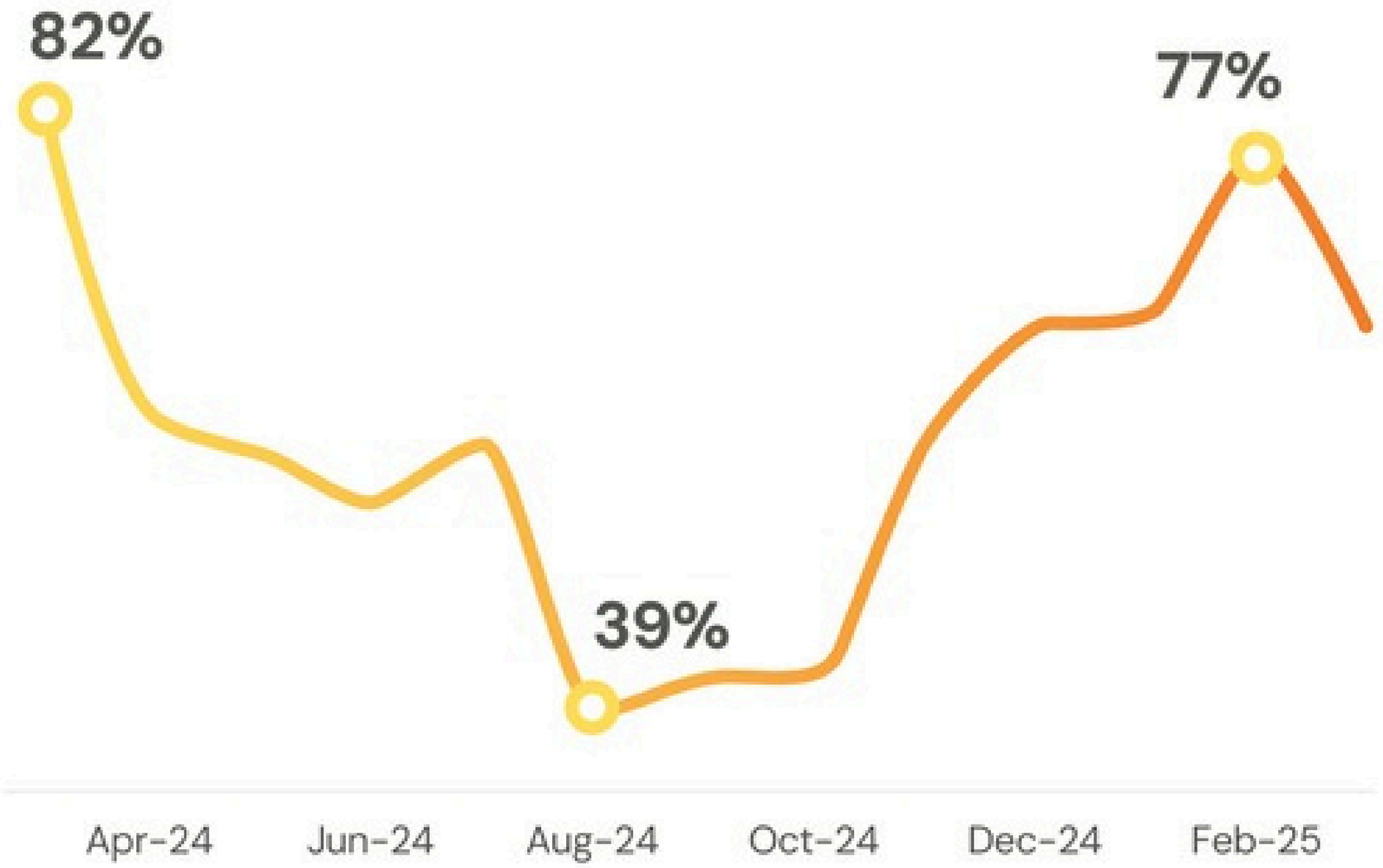
High:

March 2024 at 82%
February 2025 at 77%

Low:

August 2024 at 39%

+4% Increase ↑



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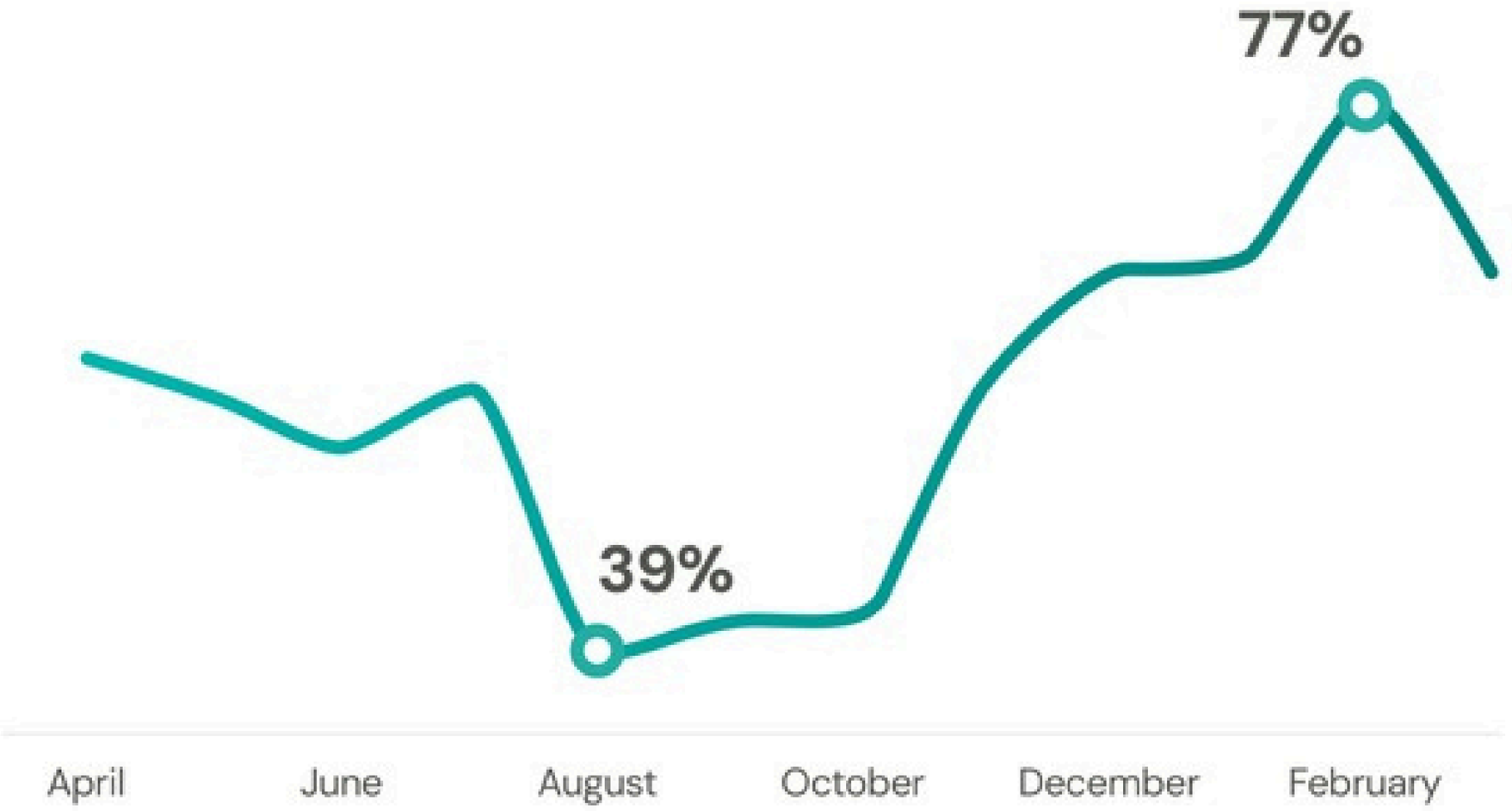

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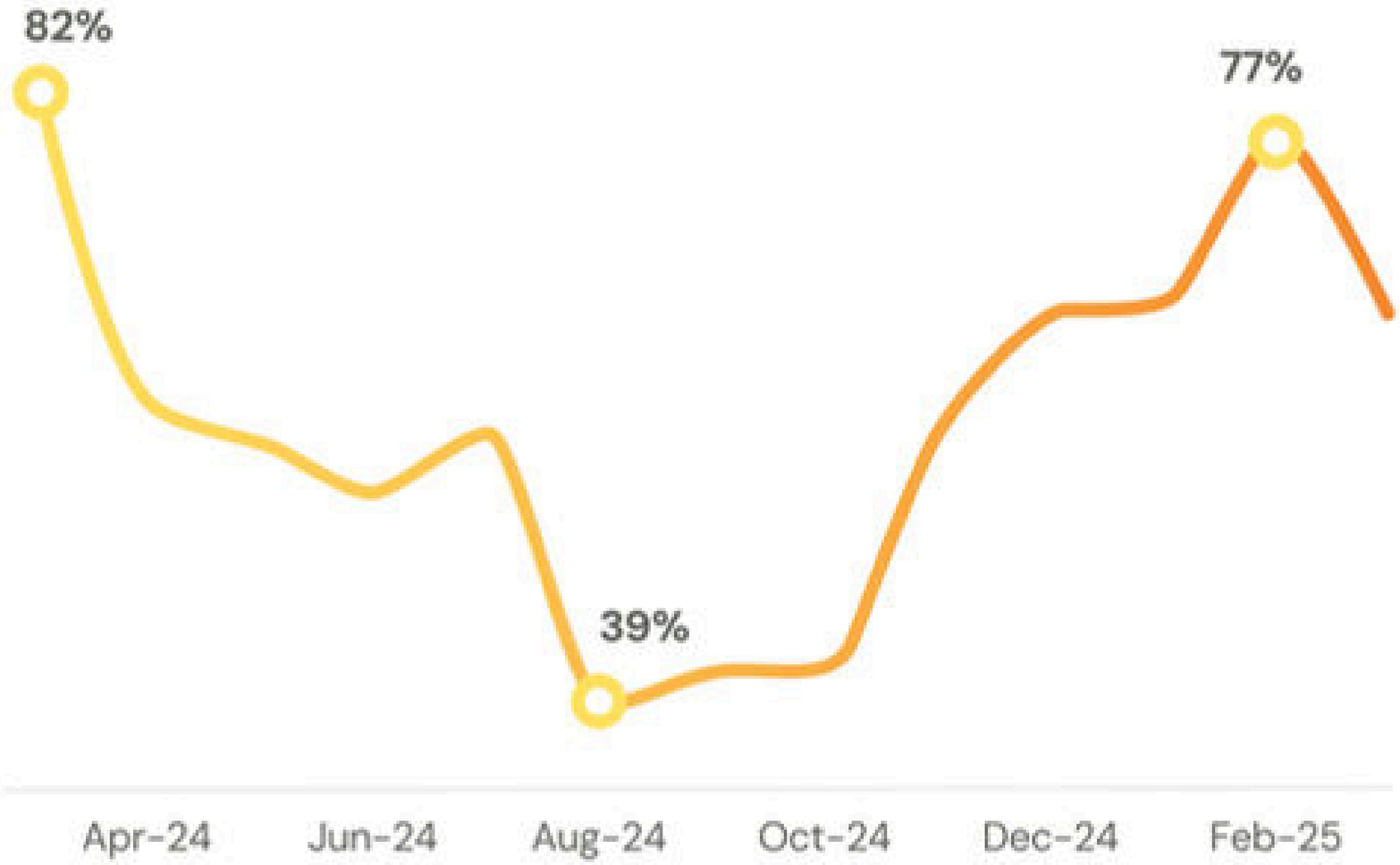
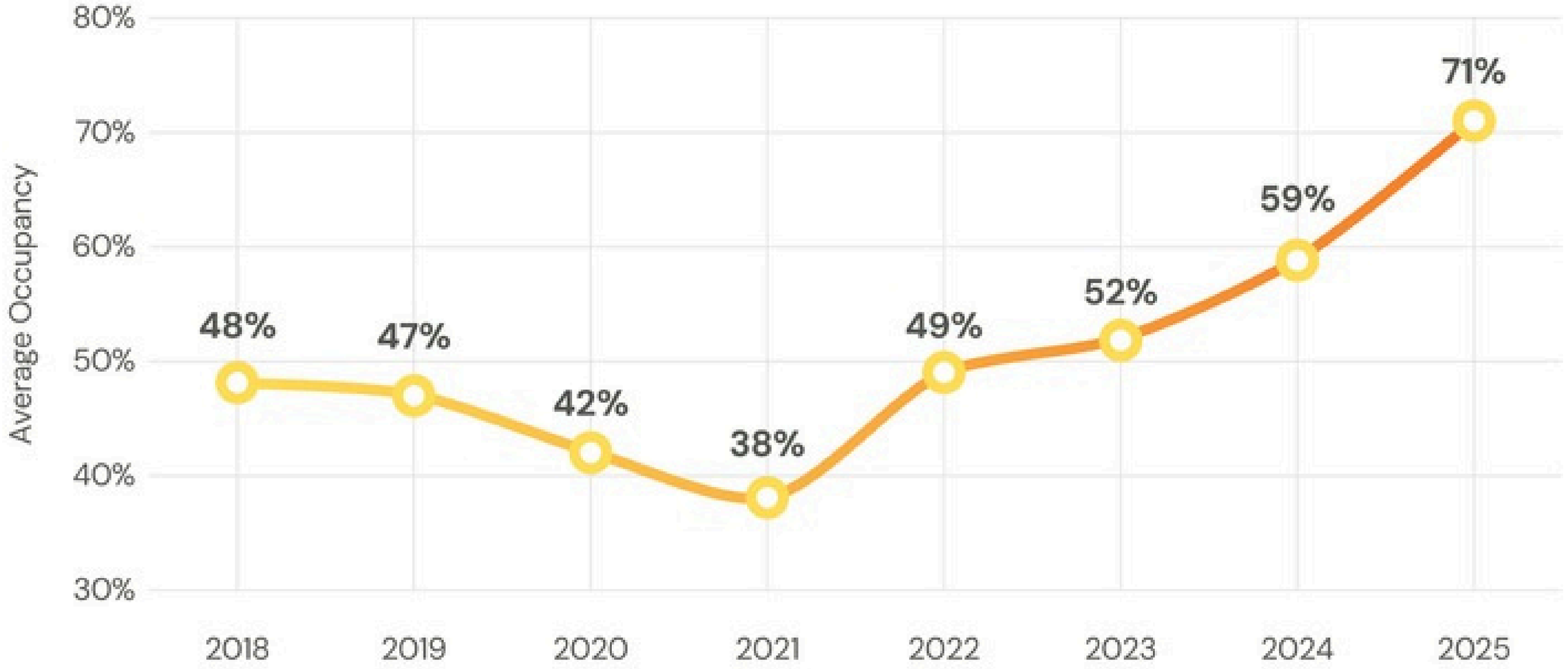
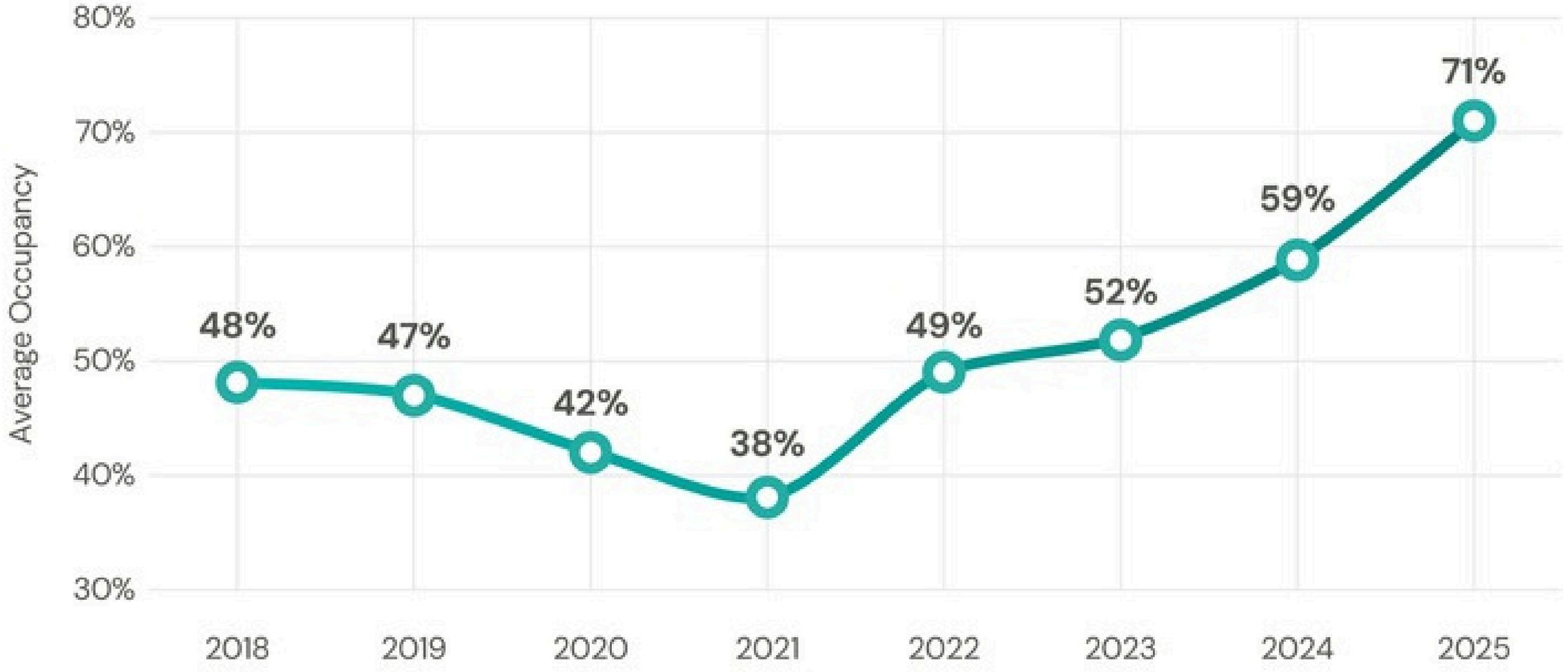


Average Annual Occupancy



Average Annual Occupancy



Ambergris Caye Average Rental Rates

2024 ADR:
$244.90 USD /night

2025 ADR (YTD):
$261.00 USD /night

High:
$264.00 USD /night

Low:
$221.00 USD /night

+2% Increase ↑

Ambergris Caye Average Rental Rates

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$244.90 USD /night

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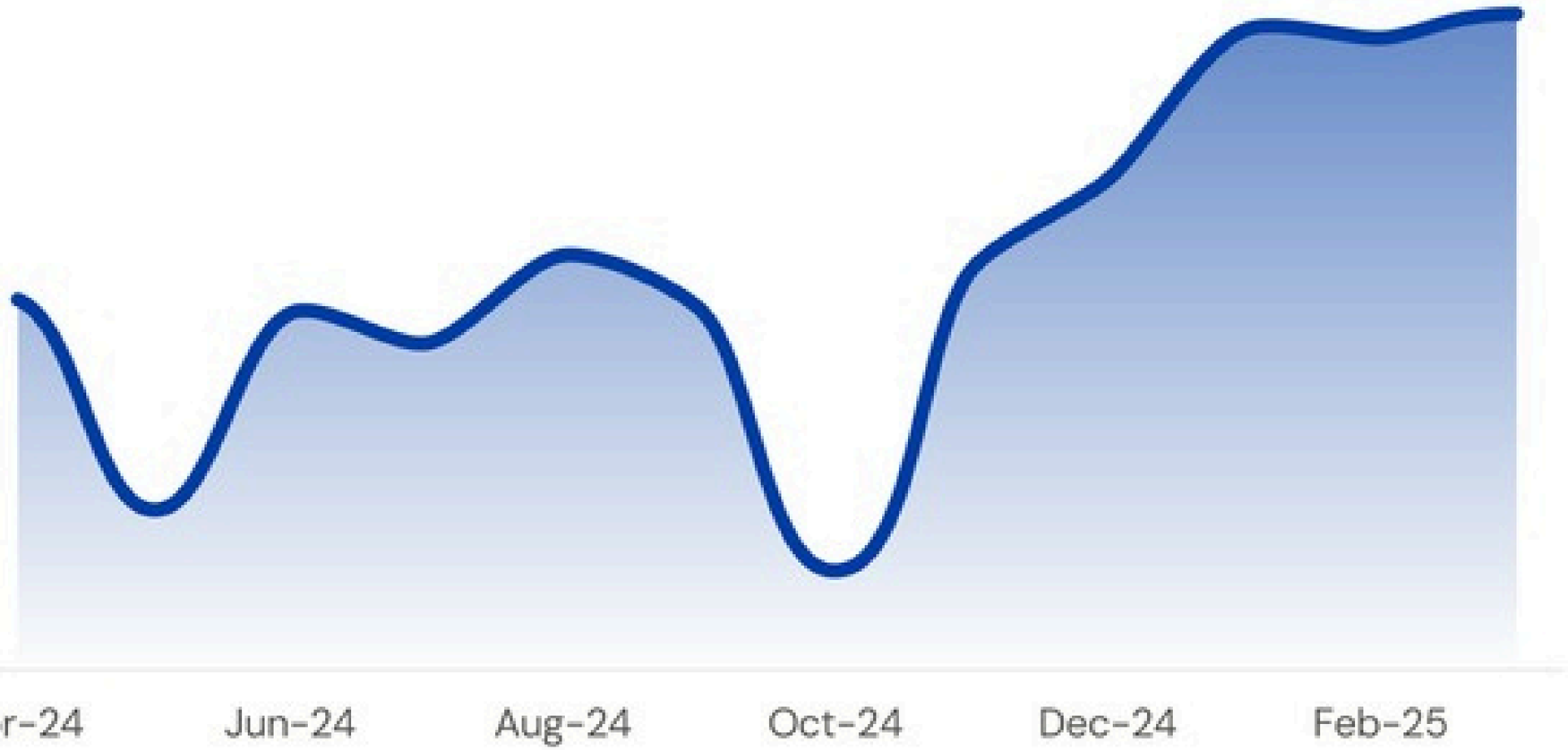


Ambergris Caye Average Rental Rates

Average Annual Nightly Rates:

$244.90

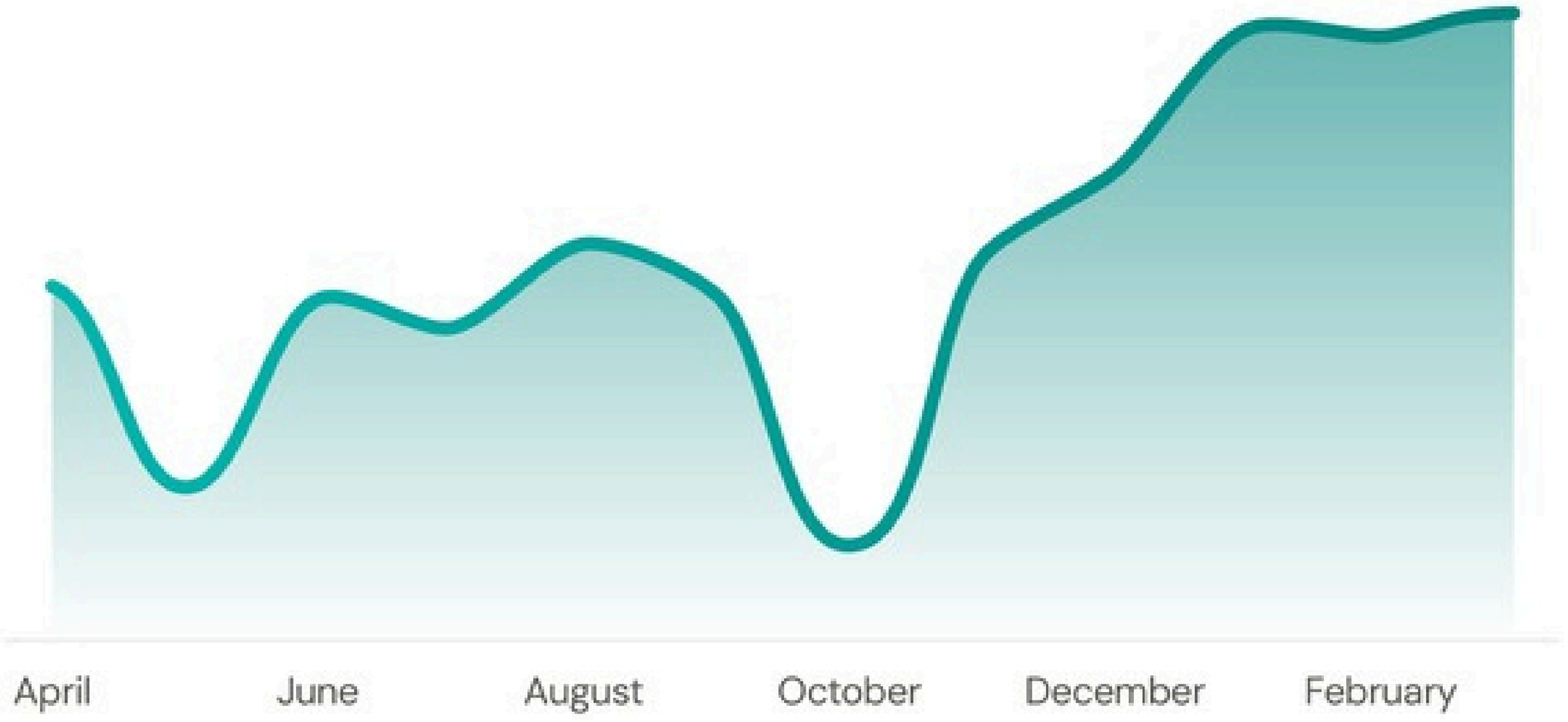
High:

$264 /night

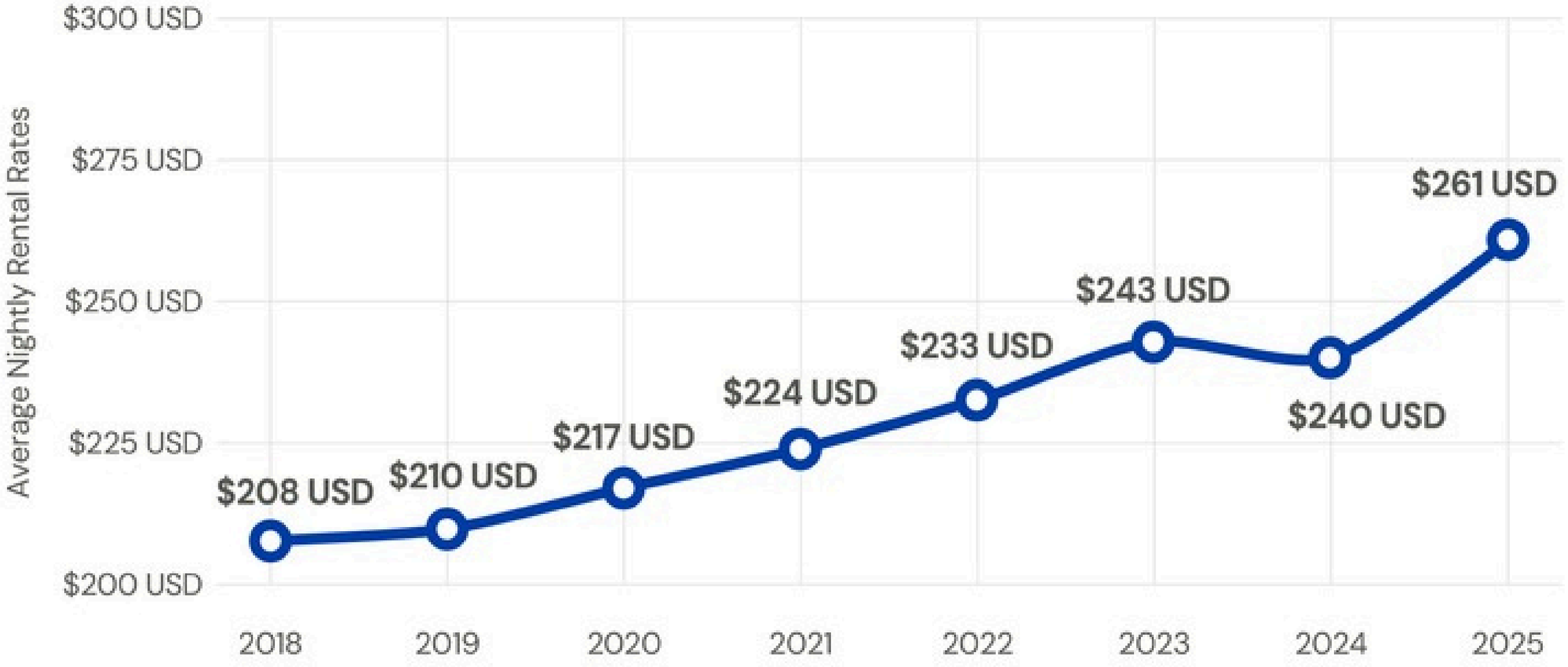
Low:

$221 /night

+2% Increase



Average Rental Rates Year-Over-Year



Average Rental Rates Year-Over-Year

Monthly Rental Revenue

Ambergris Caye Monthly Rental Revenue

Monthly Rental Revenue

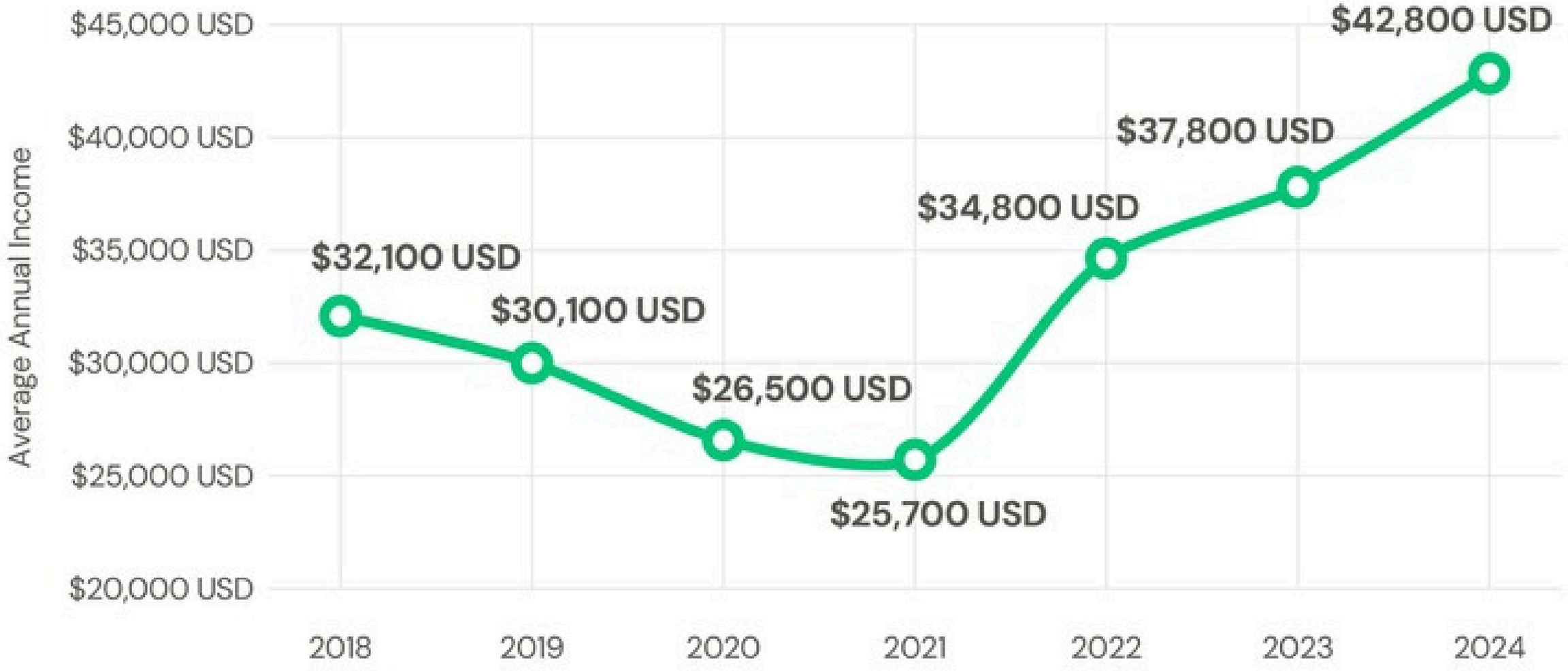
Ambergris Caye Monthly Rental Revenue

Ambergris Caye Average Annual Revenue

Annual Revenue

$42,800 USD +9% Increase YoY

Average Rental Revenue Year-Over-Year

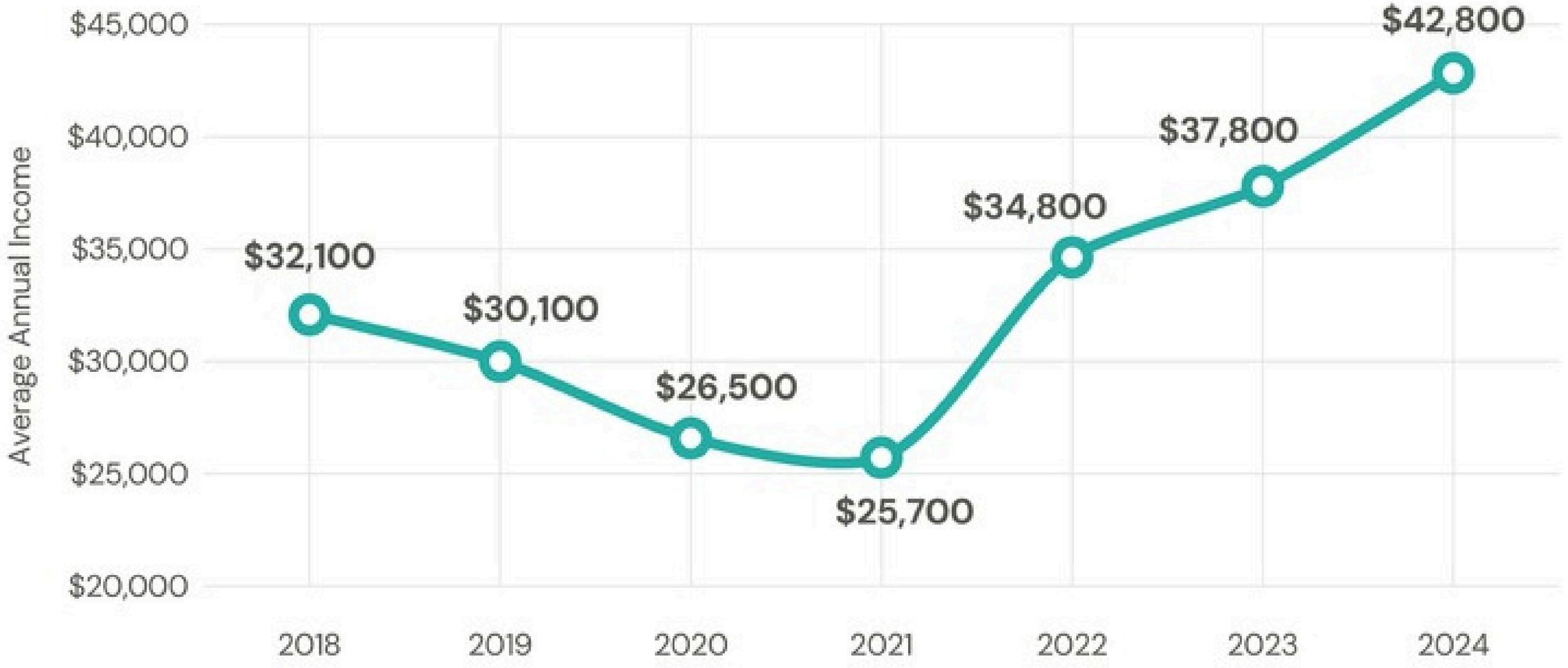


Ambergris Caye Average Annual Revenue

Annual Revenue

$42,800 USD +9% Increase YoY

Average Rental Revenue Year-Over-Year



Ambergris Caye Average Annual Revenue

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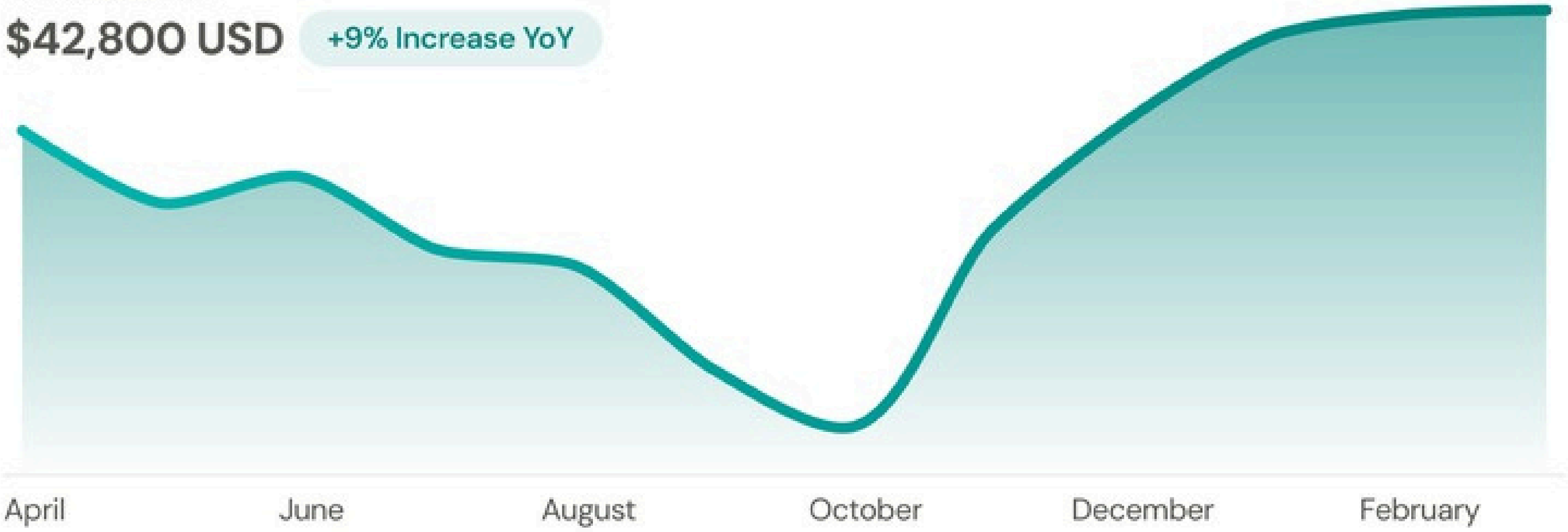


Ambergris Caye Average RevPAR

12-Month Average:
$138.86 USD

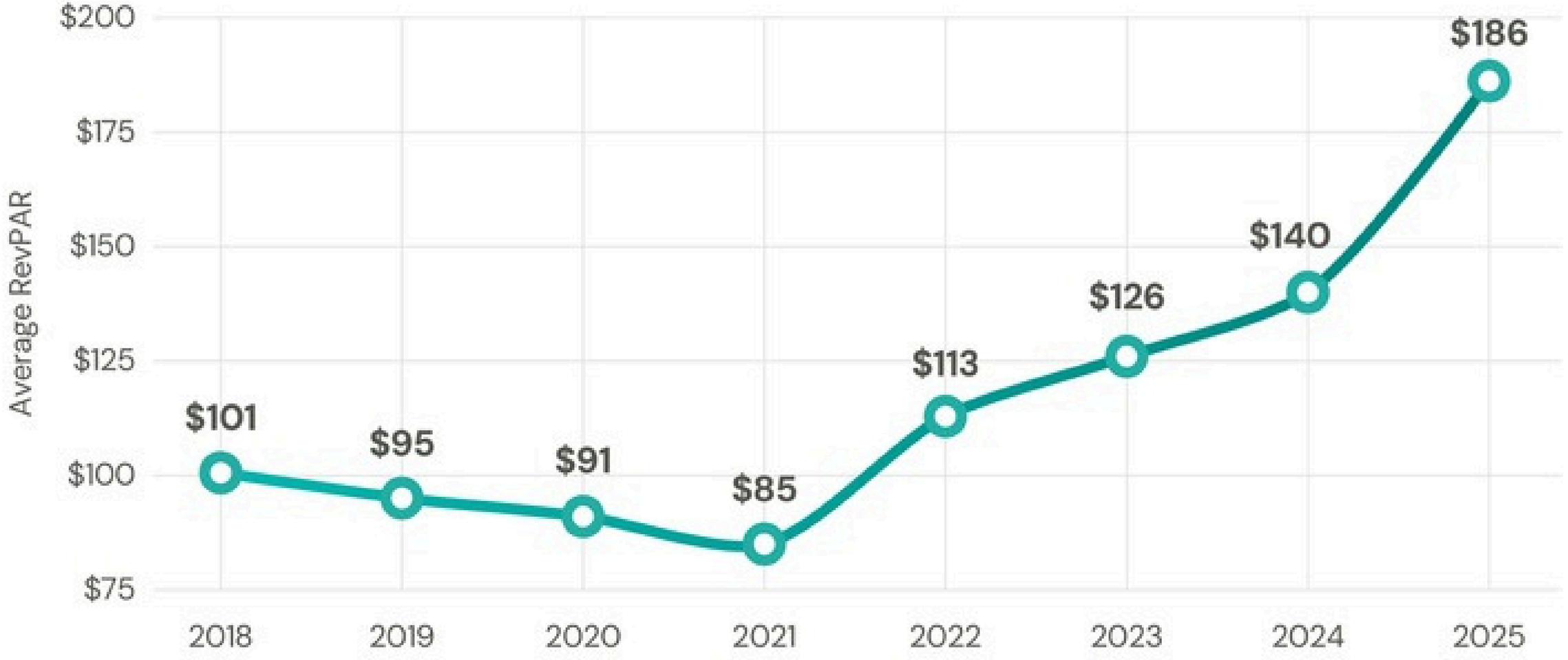
2025 RevPAR:
$186 USD

High:
$204.16 USD (January)

Low:
$89.69 USD (October)

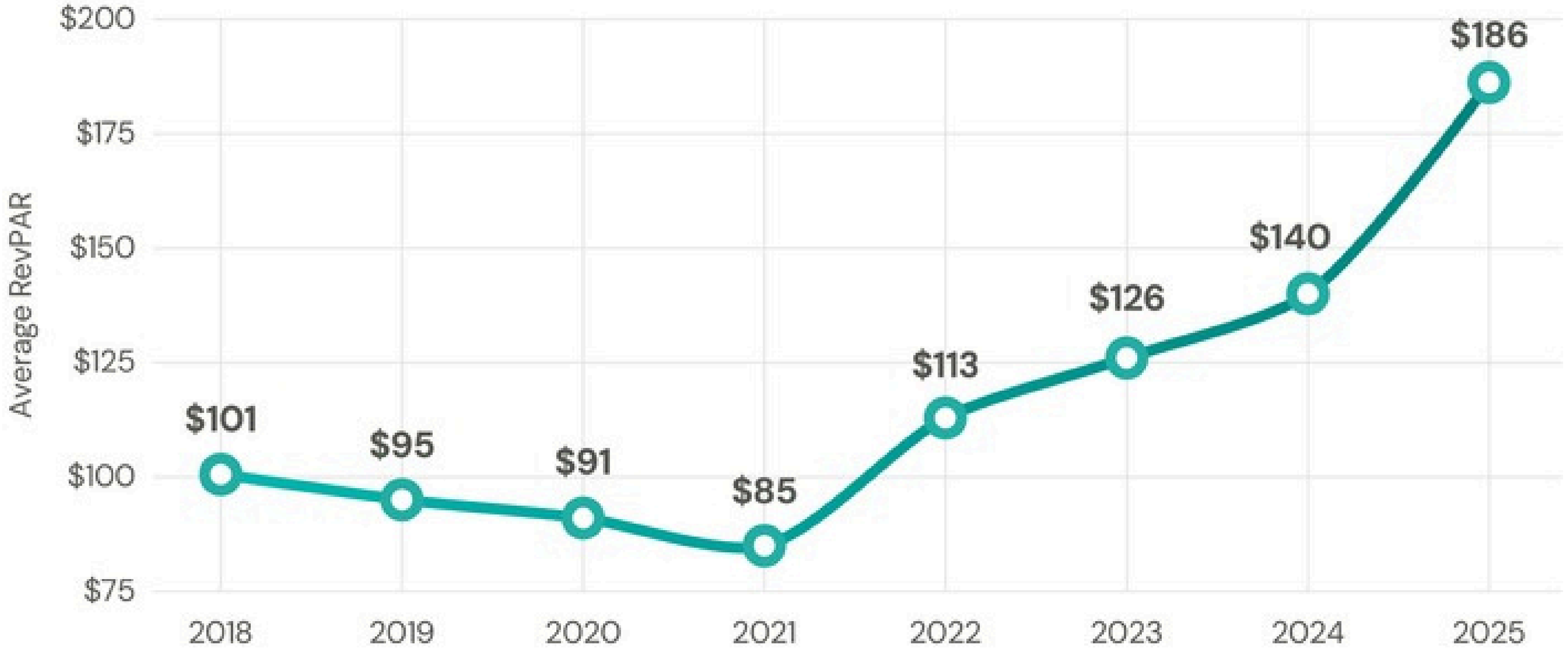
+6% Increase ↑

Average Annual RevPAR



Average RevPAR

Ambergris Caye Belize



Ambergris Caye Rental Market

Annual Revenue

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+9%

*monthly rental revenue

Occupancy Rate

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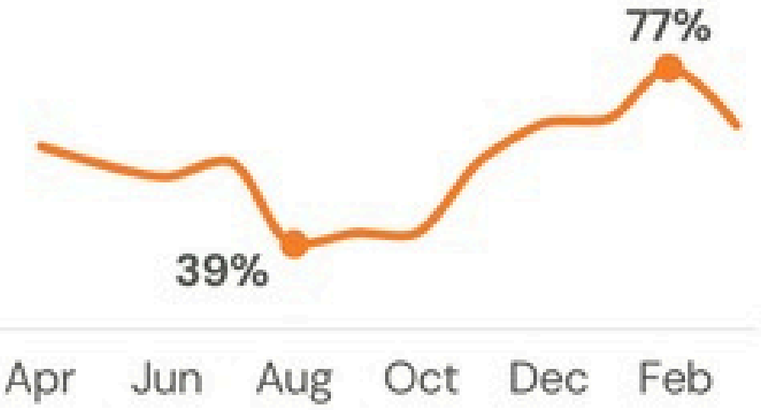

Average Daily Rate

$244.90

+2%

RevRAR

$138.86

+6%

Ambergris Caye Belize

Belize 12.1%

RevPAR Change
6-year compounded annual growth rate

Six-Year RevPAR
Compounded Annual Growth Rate

Ambergris Caye	**12.1%**
Caribbean	5.9%
United States	2.4%
Bahamas	10.1%
Dominican Republic	9.3%
Puerto Rico	7.7%
Jamaica	7.2%
Curaçao	7.2%
Cayman Islands	3.8%
Aruba	3.2%
Barbados	0.8%
Trinidad	-0.7%

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Ambergris Caye RevPAR

Average Annual Revenue Per Available Room

Average RevPAR:

$138.86

+6%
Increase YoY

+12.1%
Increase in Annual RevPAR Change

Ambergris Caye RevPAR

Average Annual Revenue Per Available Room

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Increase in Annual RevPAR Change

Caribbean:
Six-Year TTM Through September Performance

Occupancy relatively consistent, but the story is all ADR

↑ 5.9%

RevPAR Change
(6-year annual compounded rate)

- TTM Occupancy : ↑ 1.0%
- TTM ADR : ↑ 5.0%
- TTM RevPAR : ↑ 6.0%

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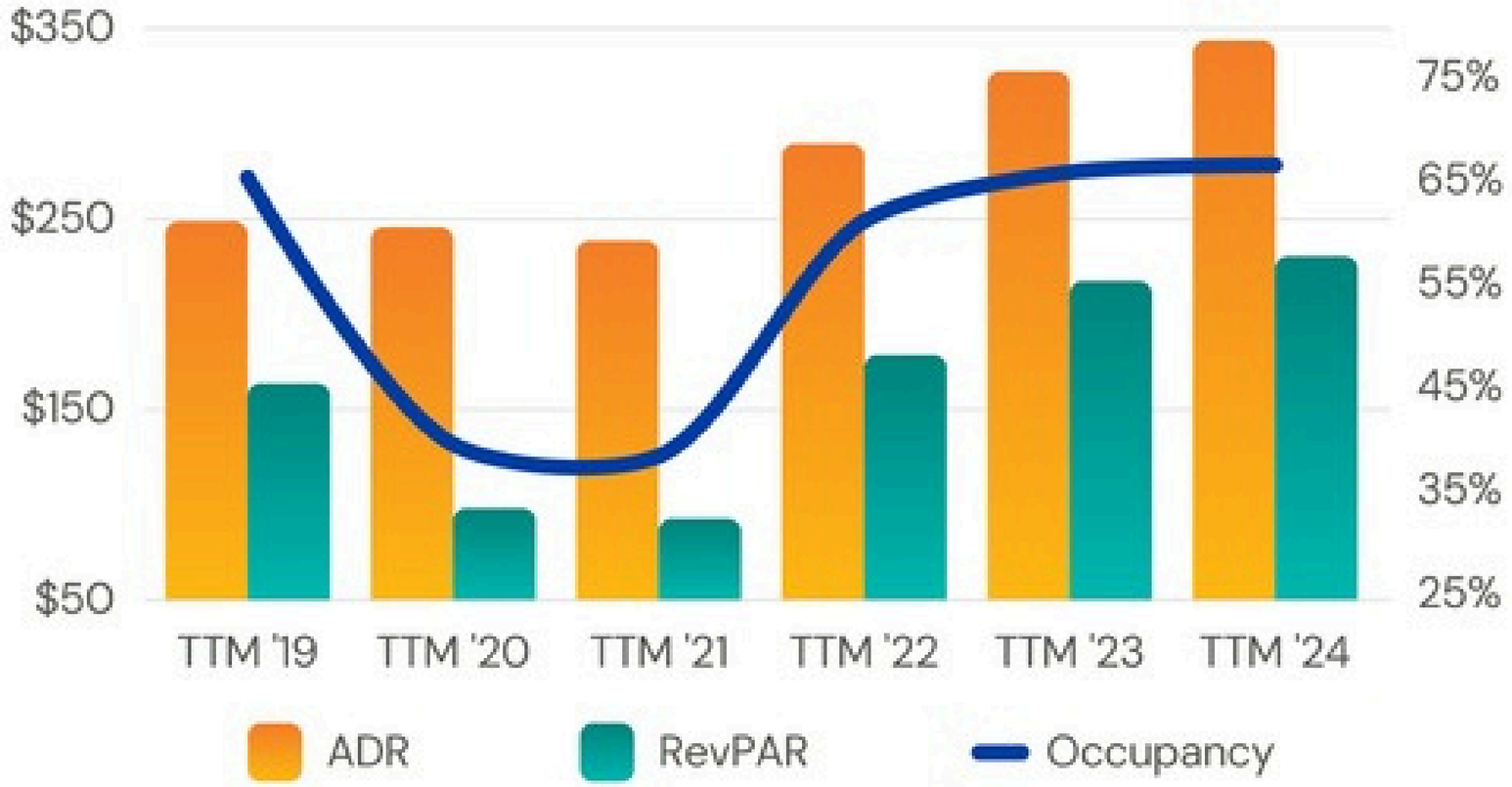

United States:
TTM RevPAR Comparisons

↑ 2.4%

RevPAR Change
(6-year annual compounded rate)

- TTM Occupancy : No Change
- TTM ADR : ↑ 1.9%
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TTM RevPAR Comparisons

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- TTM ADR : ↑ 1.9%
- TTM RevPAR : ↑ 1.9%

RevPAR Comparisons

Ambergris Caye Belize

Belize 12.1%

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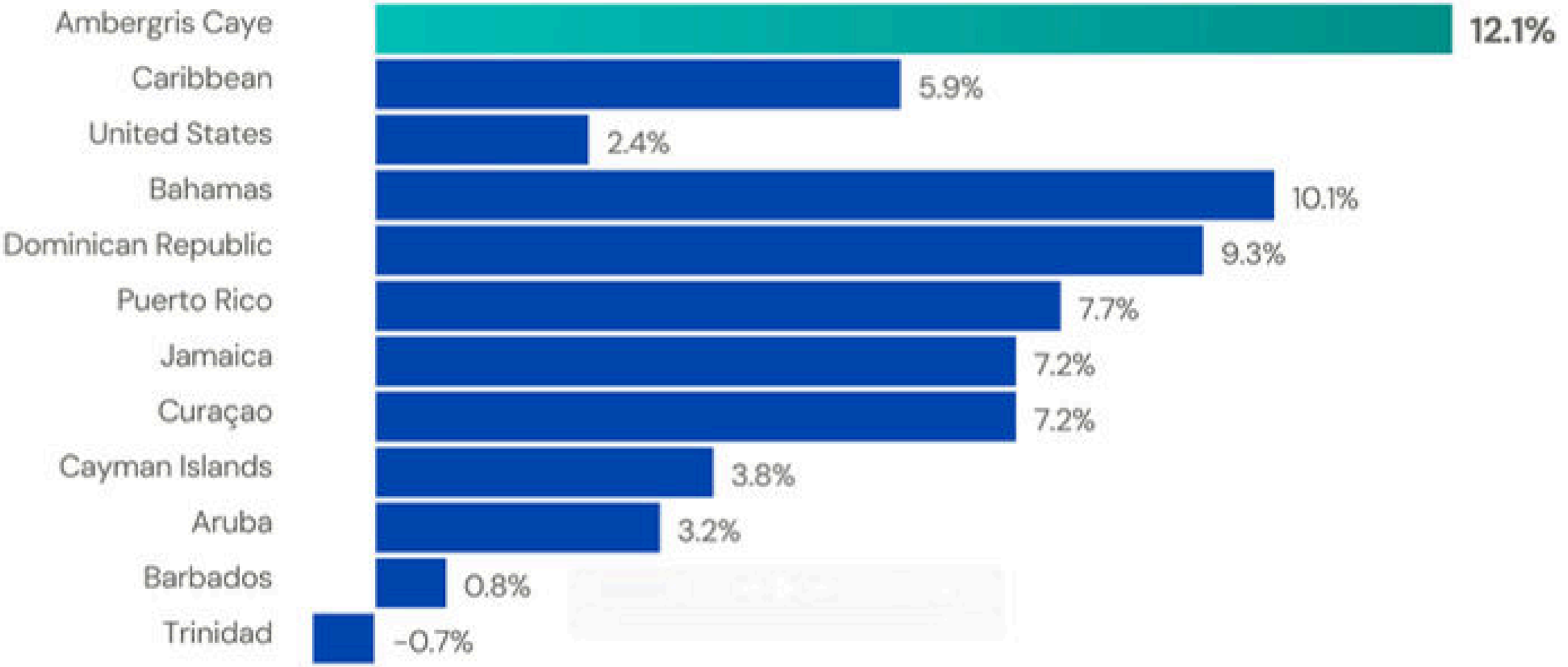
RevPAR Growth Comparison



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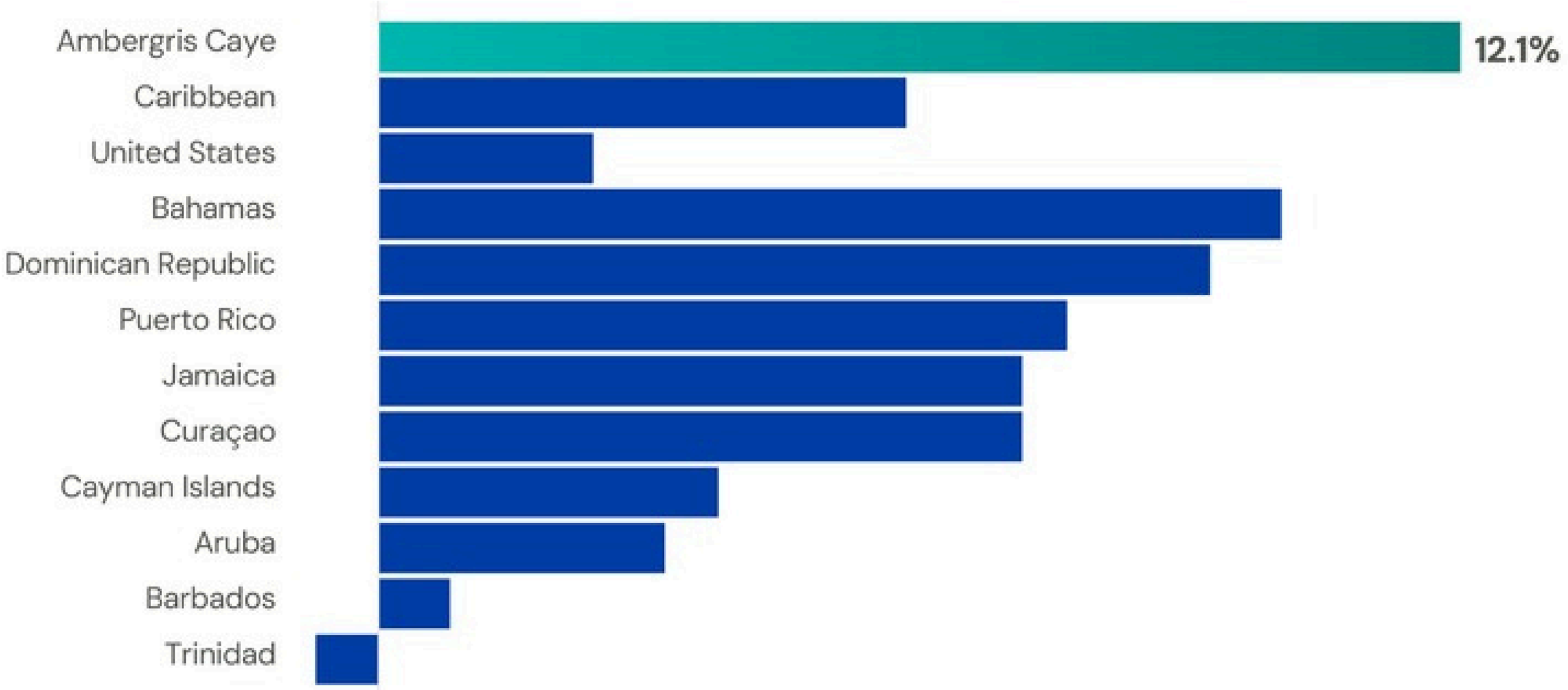

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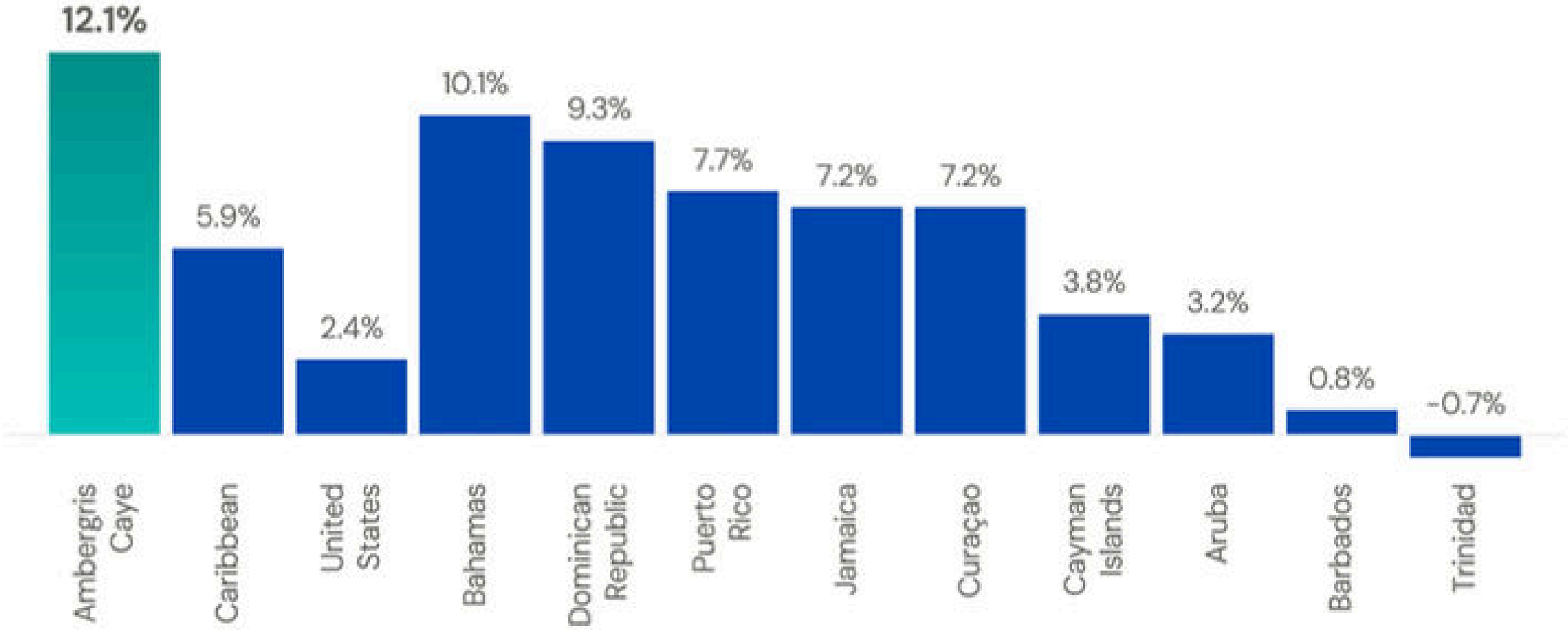

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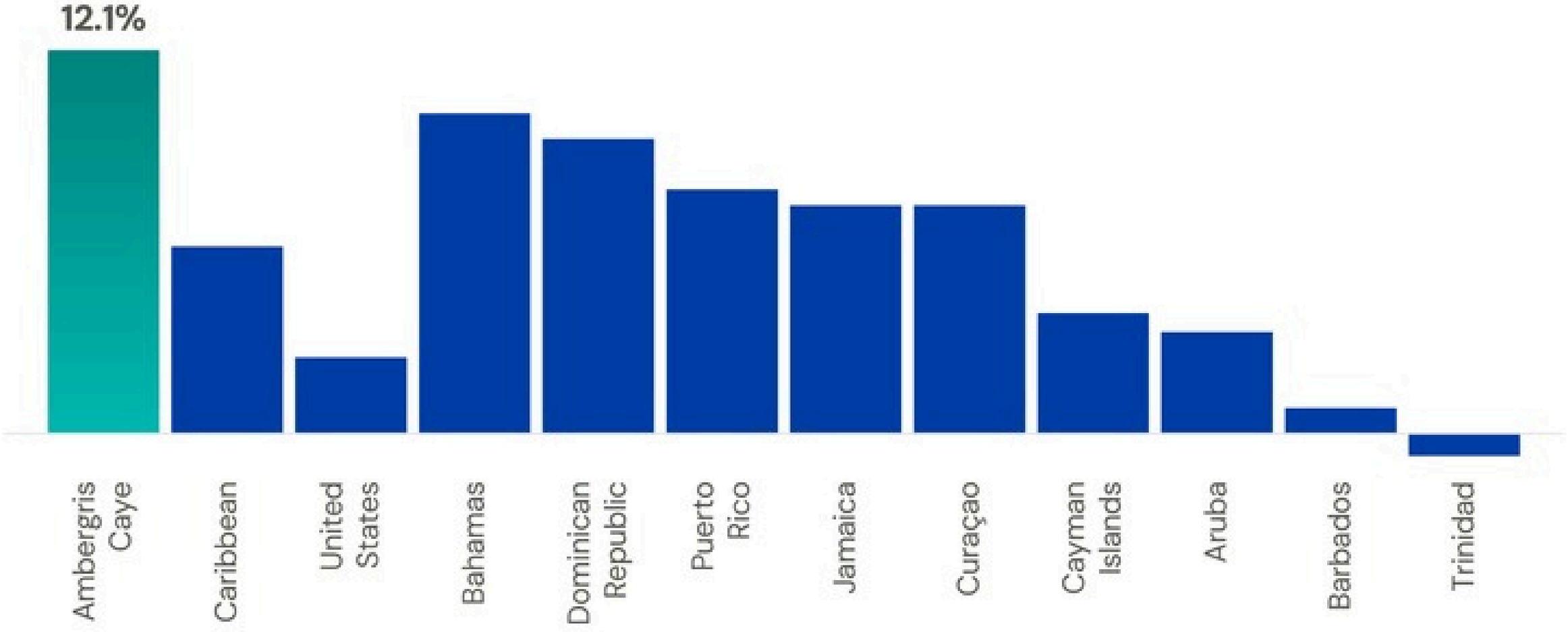

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