Insider Perks

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THE FIRST COMPREHENSIVE MONTHLY PRICING BENCHMARK FOR AMERICA'S CAMPGROUNDS, RV PARKS AND GLAMPING RESORTS

Outdoor Hospitality Pricing Index

103.2

Up 0.3 from October

3.2% above the April 2026 baseline of 100.0 · $103.57 weighted average nightly rate

The index rose 0.3 points to 103.2, a tenth of a point above June's 103.1 and the highest reading since the April baseline. From this issue the index tracks the same properties month to month, and on those properties prices rose 0.30%.

RV	LODGING	TENT	PUBLIC	GLAMPING	INDEPENDENT
98.1	**99.2**	**102.1**	**99.7**	**94.6**	**91.8**
+0.2 pts	+0.3 pts	0.0 pts	held	−0.6 pts	+0.3 pts

ABOUT THIS INDEX

No equivalent benchmark exists in outdoor hospitality

The Outdoor Hospitality Pricing Index (OHPI) is a monthly measure of what it costs to stay at America's private campgrounds, RV parks, glamping resorts, independent outdoor hosts and public campgrounds. It is produced by Insider Perks from proprietary pricing data collected across booking platforms, reservation systems, federal recreation databases, glamping marketplaces and peer-to-peer outdoor hosting platforms.

The baseline was set at 100.0 using April 2026 data. A reading of 103.2 means prices have risen 3.2% from baseline levels.

> **Hotels have STR. Real estate has Case-Shiller. Campgrounds have the OHPI.**

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THE DASHBOARD

OHPI COMPOSITE **103.2**

3.2% above the April 2026 baseline
Up 0.3 from October

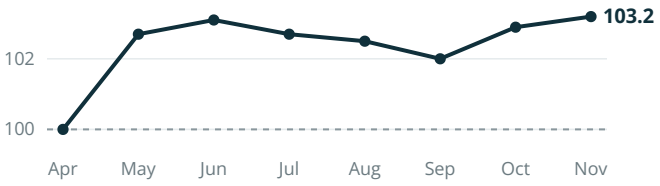
WEIGHTED AVERAGE **$103.57 /night**

RV	Lodging	Tent
98.1	99.2	102.1
$71.11	$188.55	$55.44
+0.2 pts	+0.3 pts	0.0 pts

Public	Glamping	Independent
99.7	94.6	91.8
$34.03	$277.28 avg $204.35 median	$76.14 avg $55.77 median
Held	−0.6 pts	+0.3 pts

Measure	November	Vs October
Demand Pressure Index	38.2% of the year ahead booked	Not compared
Premium Spread (P75–P25)	$71.74 (100.1% of median)	+2.8 pts
Weekend Multiplier	1.010 (1.0% premium)	−0.3 pts
Private-to-Public Ratio	3.04x	+0.01
Tent-to-Glamping Ratio	0.200	+0.010

Composite since the April 2026 baseline



Data coverage

More than 11 million deduplicated pricing observations from private campgrounds and RV parks, federal campgrounds, standalone glamping properties and independent outdoor hosting properties across the United States. Each observation is the most recent price for a unique property, site type and date.

THE MONTH IN 90 SECONDS

Prices edged up on the same properties; the index sits a tenth above June's high

The OHPI Composite rose 0.3 points to 103.2 in November, a tenth of a point above June's 103.1 and its highest reading since the April 2026 baseline. From this issue every index moves only on prices at properties tracked in both months; on those properties prices rose 0.30%.

RV rose 0.2 points to 98.1, lodging 0.3 points to 99.2, and tent held at 102.1. The averages still show coverage changes: the lodging average fell 0.49%.

Standalone glamping slipped 0.6 points to 94.6. Its average fell $12.79 to $277.28 as listings came and went; measured the old way, the index would have fallen to 91.0.

The state picture calmed. Four states rose 2% or more, against 17 in October; Utah fell 6.9%. Maryland stayed the most expensive state for an eighth month at $177.43.

Inside the park, location now beats hookups: a waterfront RV site earns 29.3% over a standard site, overtaking premium-designated sites.

103.2 +0.3
OHPI Composite, the highest since the April 2026 baseline, 3.2% above it

+0.30%
price change on properties tracked in both months; the average nightly rate rose 0.47%

94.6
glamping index, −0.62% on the same properties; the average fell $12.79 as the mix changed

29.3%
waterfront RV premium over a standard site, now the largest

4
states rose 2% or more, against 17 in October; Utah fell 6.9%

+$1.87
December check-ins against October's view of the same dates

RISING

Waterfront RV sites	+$3.44
Bell tents	+$9.81
New Mexico	+3.1%
Colorado	+2.3%
Lodging index	+0.3 pts
Composite	+0.3 pts

EASING

Glamping index	−0.6 pts
Caravans	−$26.21
Utah	−6.9%
Connecticut	−3.7%
Glamping average	−$12.79
Weekend premium	−0.3 pts

WATCH NEXT

November and December check-ins firmed by +$1.23 and +$1.87 against October's view of the same dates.

Thanksgiving weekend is priced 2.7% above the ordinary weekends around it.

The weekend premium narrowed to 1.0% from 1.3%.

Composite since April



What moved the average rate (+0.47%)



Rate by check-in month

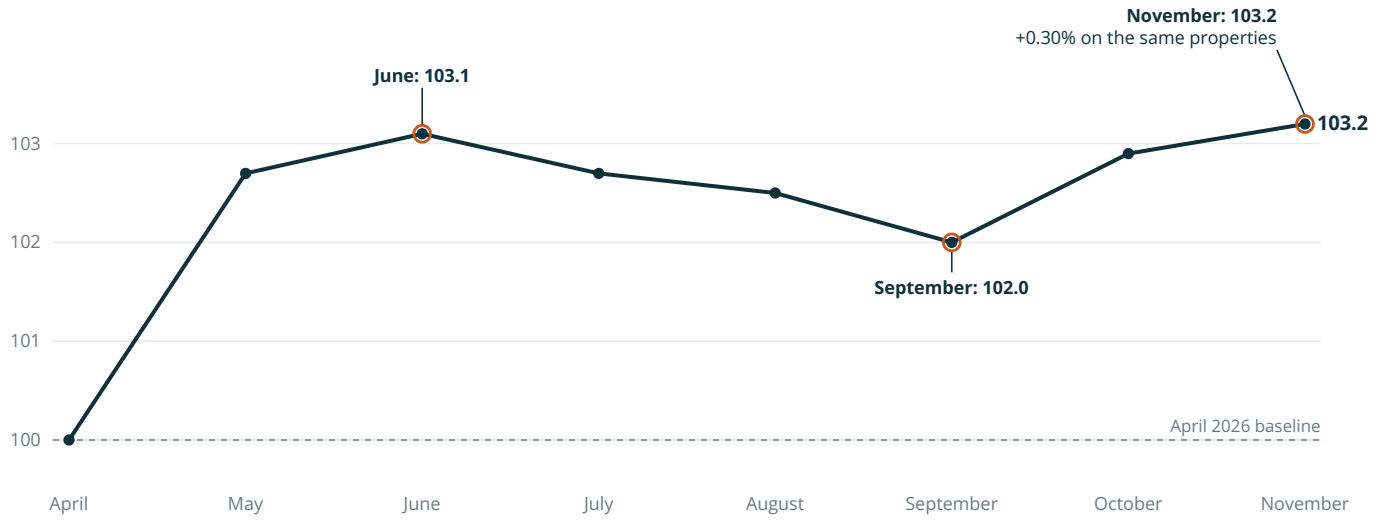


THE READINGS

The index rose 0.3 points to 103.2, a tenth above June's 103.1

From this issue every index moves only on prices at properties tracked in both months. On those properties prices rose 0.30%; the average nightly rate rose 0.47%.

Composite index, April 2026 = 100



How to read this: The line is the composite index: 100 is April 2026 prices, so 103.2 means prices are 3.2% above April. The scale starts at 100, which makes small moves look large; a move of a few tenths is small.

Sub-indices, November, with the change from October

RV
98.1 Up 0.2
$71.11 average

Lodging
99.2 Up 0.3
$188.55 average

Tent
102.1 Unchanged
$55.44 average

Public
99.7 Held at October value
$34.03 average

Glamping
94.6 Down 0.6
$277.28 average, $204.35 median

Independent
91.8 Up 0.3
$76.14 average, $55.77 median

OHPI-Public is held at its October value. Federal campground pricing is now collected as published nightly season rates by site type; the public series resumes month-over-month comparison once two full months are collected on that basis.

WHAT IT MEANS

New listings no longer move the index; they show in the averages. Measured the old way the composite would read 103.4 and glamping 91.0: the difference is coverage, not price. Published figures before November are unchanged.

FOR YOUR PARK

Compare your own rate change since October with the market's +0.30% on the same properties. If yours rose more, you priced ahead of the market this month; if less, behind it.

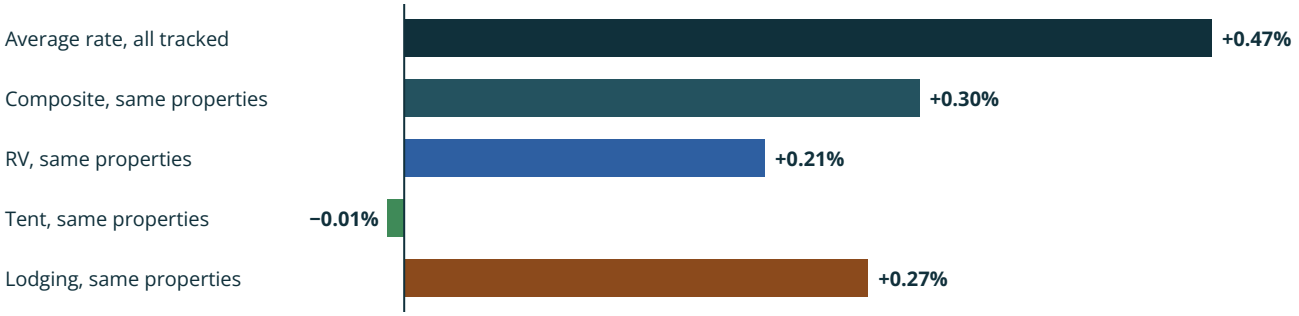


WHAT THE NUMBERS SAY

The index now measures price change; the averages still show the new listings

The average nightly rate rose 0.47%. On properties tracked in both months prices rose 0.30%, and that is what moved the index.

Change from October, in percent: all tracked properties against the same properties in both months



Same properties means only properties tracked in both October and November. The difference between the two bars is the month's new coverage, which now shows in the averages and not in the indices.

How to read this: Each bar is the percent change from October. The top bar counts every property tracked, including ones that came and went; the others count only properties priced in both months, and those are what move the index.

RV rose 0.2 points to 98.1 and tent held at 102.1. Lodging rose 0.3 points to 99.2 on a 0.27% same-property gain, even though the lodging average fell 0.49% as the mix of lodging changed.

Standalone glamping slipped 0.6 points to 94.6. Its average fell 4.41% because the mix of listings changed between the months, with more coming in than leaving; measured the old way, the glamping index would have fallen to 91.0.

What moved the average rate



The full bar is the change in the average rate, split into what prices did and what the changing mix of sites did.

WHAT IT MEANS

The index answers whether prices changed; the averages answer what a night costs across everything tracked. Benchmark your own rate changes against the index and your rate level against the averages.

FOR YOUR PARK

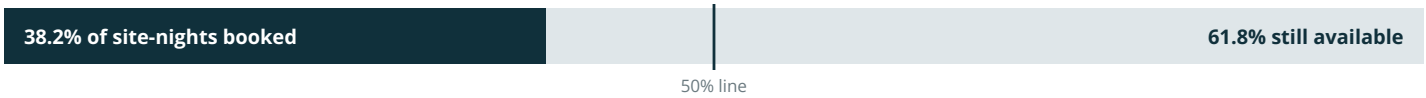
When you compare your own months, compare like with like: the same sites at the same time of year. Adding or closing site types moves your average without any price change.

DEMAND AND THE YEAR AHEAD

38.2% of the year ahead is already booked

Of every site-night on the calendars observed in November, about a year ahead, 38.2% is booked and 61.8% is still available.

38.2% of site-nights already booked across every check-in date observed in November, about a year ahead



90%
of sold-out site types sold out 30+ days before check-in

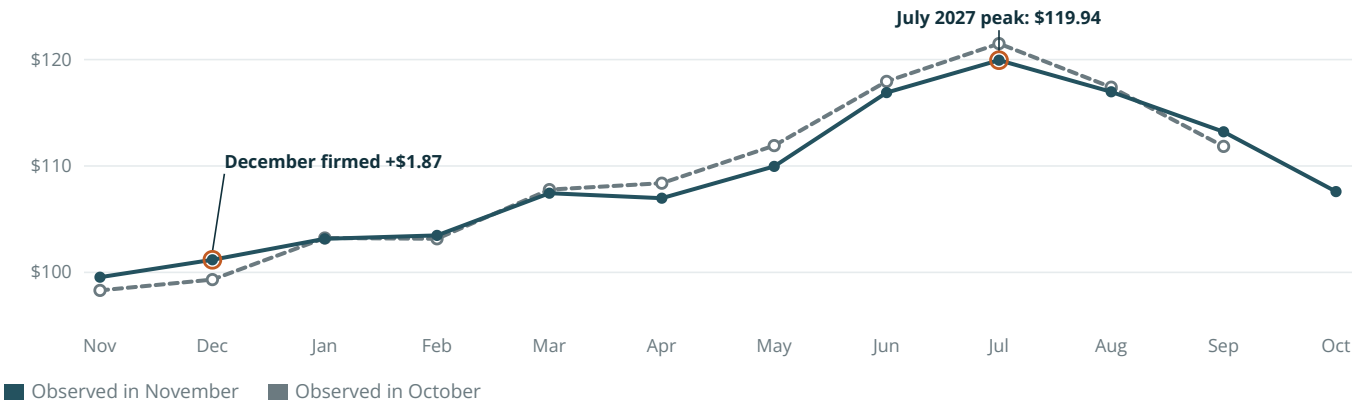
79%
sold out 60+ days before check-in

161 days
median lead time of a sell-out

185 days
average distance ahead observed

These figures describe the market as observed this month and are not compared with prior months: November's calendars cover far more site-nights than October's, and dates a park has not opened for booking yet can count as booked. Capacity is estimated as the highest availability count observed for each site type, capped at 600.

Summer 2027 still peaks in July at $119.94, slightly below October's view: average nightly rate by check-in month



How to read this: Each point is the average nightly rate for check-ins in that month: solid as seen this month, dashed as seen last month. Where the lines part, the market repriced those dates.

WHAT IT MEANS

The winter is firming and next summer is being trimmed: July 2027 averages $119.94, down $1.56 from October's view of the same dates. October 2027 appears for the first time at $107.59.

FOR YOUR PARK

Sell-outs happen a median 161 days before arrival. If your best summer 2027 sites are still open, check them against July's $119.94 average before they book.

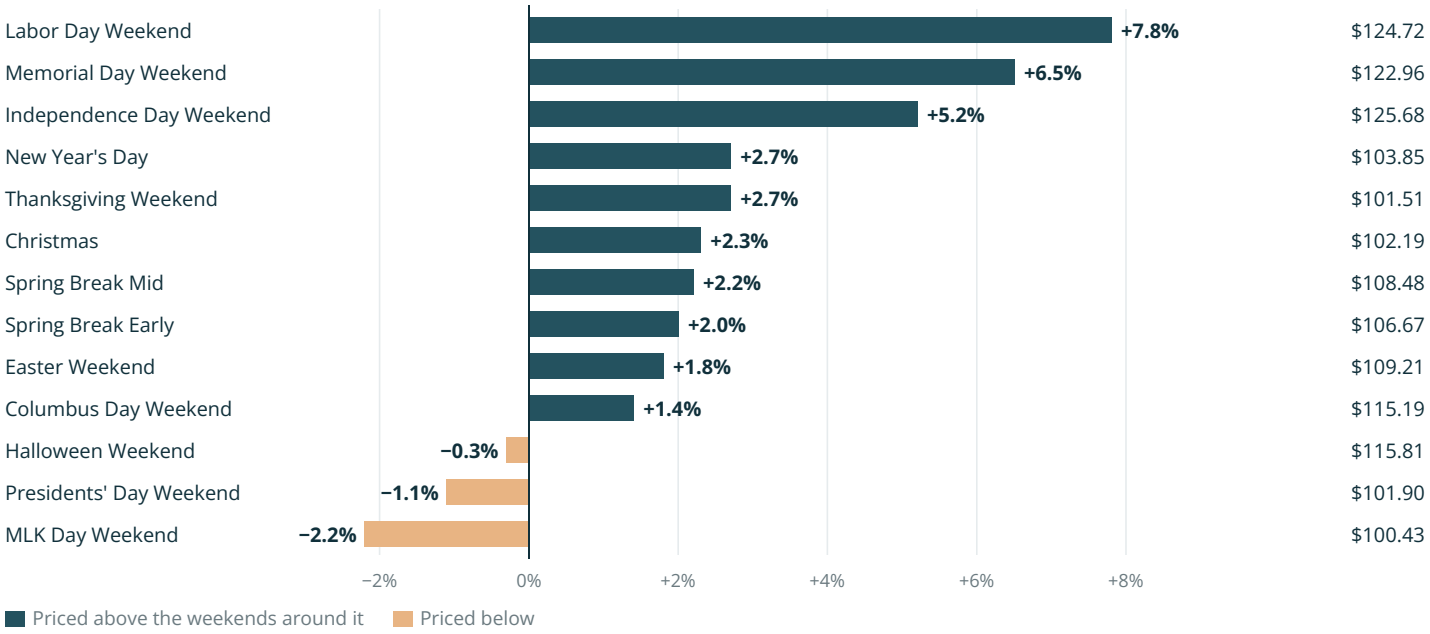


HOLIDAY PREMIUMS

Summer holiday weekends carry the real premium

Labor Day, Memorial Day and Independence Day weekends price 7.8%, 6.5% and 5.2% above the ordinary weekends around them.

Premium over ordinary weekends in the three weeks around each holiday, at the same sites (Friday arrivals), with each holiday weekend's Friday nightly rate



How to read this: Bars to the right price above the ordinary weekends in the three weeks around the holiday, bars to the left below, measured at the same sites; the dollar figure is the holiday weekend's Friday nightly rate. Each holiday is compared with its own season, so a winter holiday is not measured against summer weekends.

Each site's holiday-weekend Friday rate is compared with the same site's ordinary Friday rates in the three weeks either side, so the premium measures the holiday, not the season or the mix of sites. Thanksgiving weekend sits 2.7% above the weekends around it, Christmas 2.3% and New Year's 2.7%.

WHAT IT MEANS

Winter long weekends carry no premium: Presidents' Day weekend prices 1.1% and MLK Day weekend 2.2% below the weekends around them. The three summer holidays are the only weekends priced more than 5% above their neighbours.

FOR YOUR PARK

Nationally, Labor Day weekend prices 7.8% above nearby weekends, Memorial Day 6.5% and Thanksgiving 2.7%; your state is on page 8. Compare your holiday rates with your own ordinary weekends in the same weeks, not with your summer rate.

HOLIDAY WEEKENDS BY STATE

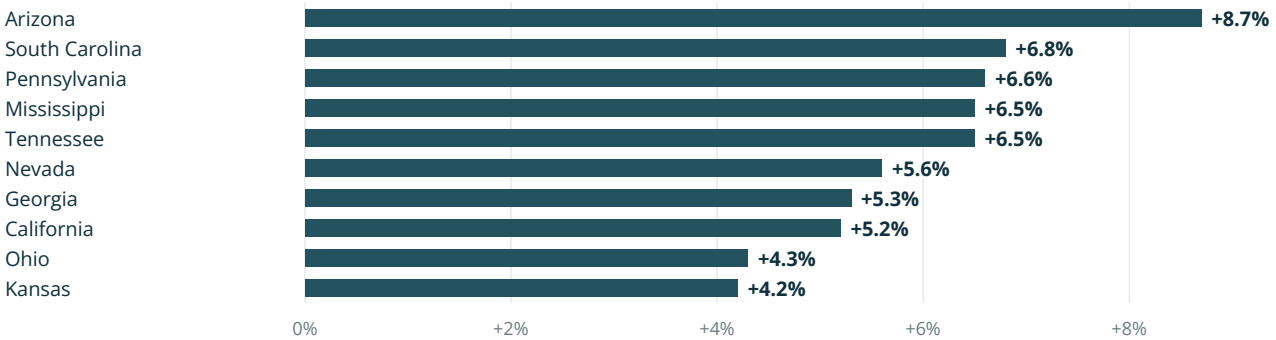
Thanksgiving weekend prices 8.7% above ordinary weekends in Arizona, the most of any state

Nationally the Thanksgiving premium is 2.7%. In 35 of the 39 states with enough parks, Thanksgiving weekend prices above the weekends around it.

State	Thanksgiving	Christmas	New Year's
Arizona	**+8.7%**	+5.5%	+4.5%
South Carolina	**+6.8%**	+6.2%	+3.1%
Pennsylvania	**+6.6%**	+4.7%	+1.7%
Mississippi	**+6.5%**	+3.4%	+6.1%
Tennessee	**+6.5%**	+7.8%	+9.2%
Nevada	**+5.6%**	+2.9%	+6.1%
Georgia	**+5.3%**	+2.6%	+7.0%
California	**+5.2%**	+2.6%	+4.4%
Ohio	**+4.3%**	+2.4%	+2.9%
Kansas	**+4.2%**	+1.5%	+1.3%
Arkansas	**+4.0%**	+2.8%	+2.3%
Texas	**+4.0%**	+4.4%	+3.2%
New Mexico	**+3.3%**	+3.1%	+0.6%
Indiana	**+3.0%**	+0.5%	−8.7%
Utah	**+2.9%**	+3.2%	+1.5%
Wisconsin	**+2.4%**	+0.9%	+2.9%
Alabama	**+2.3%**	+1.7%	+0.1%
North Carolina	**+1.9%**	+2.0%	+0.7%
Virginia	**+1.8%**	+1.0%	+1.3%
Florida	**+1.7%**	+1.7%	+6.5%

State	Thanksgiving	Christmas	New Year's
Colorado	**+1.5%**	+3.0%	+1.6%
Oklahoma	**+1.4%**	−0.3%	+1.9%
West Virginia	**+1.4%**	+0.2%	+1.0%
Missouri	**+1.3%**	+0.2%	+0.4%
Nebraska	**+1.2%**	—	—
Washington	**+1.2%**	+1.5%	+0.4%
Oregon	**+0.9%**	+0.4%	+1.8%
Kentucky	**+0.8%**	+0.8%	+0.5%
New York	**+0.5%**	−1.2%	−1.0%
Michigan	**+0.4%**	0.0%	+0.7%
Iowa	**+0.3%**	+0.1%	—
Maine	**+0.3%**	+0.3%	−0.3%
Montana	**+0.3%**	−0.2%	+0.1%
Idaho	**+0.2%**	+0.2%	+2.6%
Illinois	**+0.2%**	−0.8%	+0.4%
South Dakota	**−0.3%**	+0.4%	+0.1%
Wyoming	**−0.3%**	0.0%	−1.5%
Louisiana	**−0.5%**	+1.0%	+5.1%
Minnesota	**−1.5%**	−0.2%	+1.0%

Thanksgiving weekend: the ten states with the highest premium over their ordinary weekends, at the same sites



How to read this: Each figure compares a site's holiday-weekend Friday rate with the same site's ordinary Friday rates in the three weeks either side. States are in order of their Thanksgiving premium; a dash means too few parks were priced on that holiday.

WHAT IT MEANS

The holiday premium is a state story: Tennessee carries the highest Christmas and New Year's premiums, +7.8% and +9.2%, against 2.3% and 2.7% nationally.

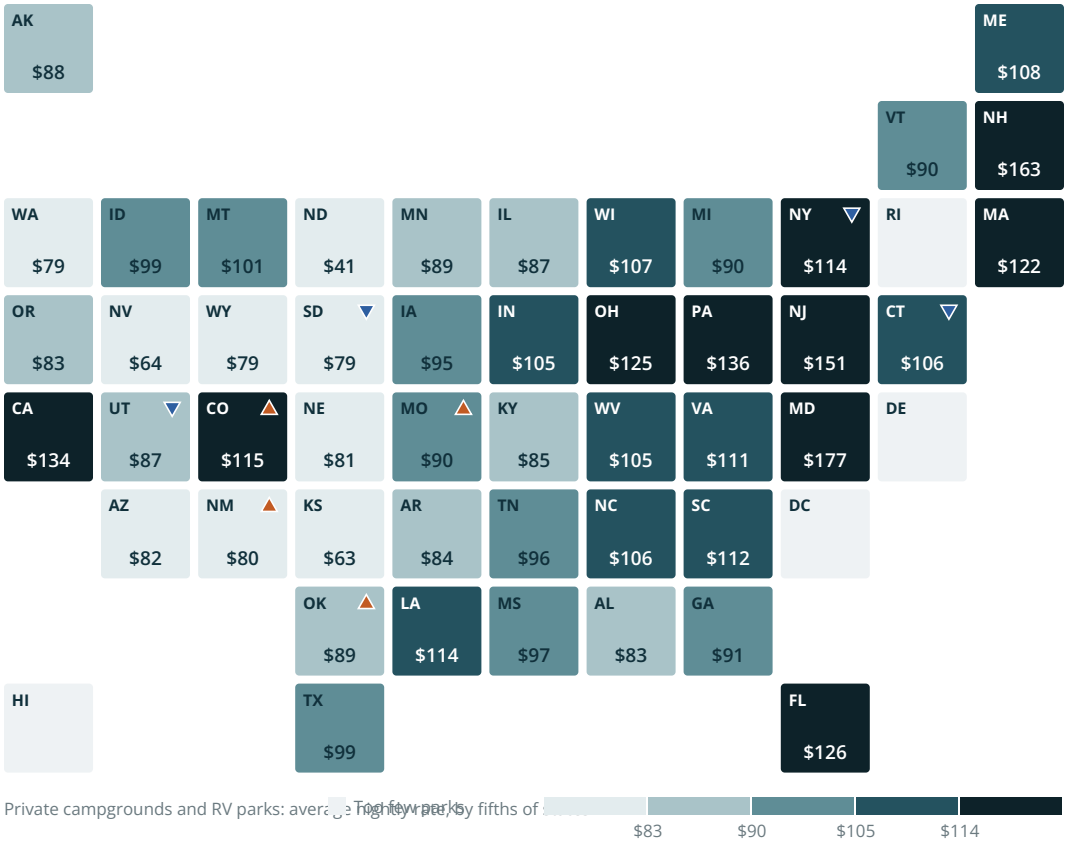
FOR YOUR PARK

Compare your own holiday Friday with your ordinary Fridays in the same weeks, then with your state's premium here; the national figure hides wide differences between states.

THE MAP: PRIVATE CAMPGROUNDS AND RV PARKS

New Mexico, Colorado and Missouri firmed; Utah fell 6.9%

Private campgrounds and RV parks: price level still sits in the Northeast and Mid-Atlantic. Only four states rose 2% or more, against 17 in October.



▲ Rose 2% or more from October ▼ Fell 2% or more

How to read this: Darker states cost more a night; each shade holds a fifth of the states. Triangles mark states whose rates moved 2% or more since October, measured on the same parks. Delaware, Hawaii and Rhode Island have fewer than 15 parks and are not published.

Most expensive	
1. Maryland	**$177.43**
2. New Hampshire	**$163.30**
3. New Jersey	**$150.50**
4. Pennsylvania	**$135.99**
5. California	**$134.23**

Least expensive	
43. Wyoming	**$78.92**
44. Washington	**$78.83**
45. Nevada	**$64.14**
46. Kansas	**$62.71**
47. North Dakota	**$40.92**

Biggest movers	
New Mexico	**+3.1%**
Colorado	**+2.3%**
Missouri	**+2.3%**
Oklahoma	**+2.2%**
Utah	**−6.9%**
Connecticut	**−3.7%**
South Dakota	**−3.2%**
New York	**−2.8%**

WHAT IT MEANS

Maryland, New Hampshire and New Jersey set the price ceiling. The month's moves were small: New Mexico (+3.1%) led the gains and Utah (−6.9%) the declines.

FOR YOUR PARK

Benchmark against your own state's average on page 17, not the national number: a night costs $177.43 in Maryland and $40.92 in North Dakota.

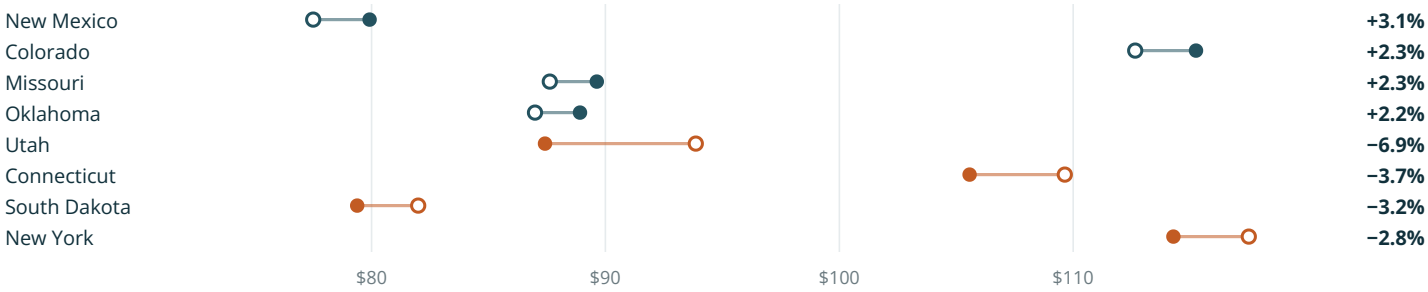
STATE RANKINGS AND DIRECTION

Maryland has the most expensive private campgrounds and RV parks for an eighth month; North Dakota the least

The gap between them is $136.51 a night, a 4.3x difference, against $134.82 in October.

Rank	State	October	November average	Change	RV	Lodging	Tent	vs U.S.
1	Maryland	$175.69	**$177.43**	+1.0%	$121.58	$273.87	$83.21	+71.3%
2	New Hampshire	$162.34	**$163.30**	+0.6%	$100.62	$285.78	$79.42	+57.7%
3	New Jersey	$149.72	**$150.50**	+0.5%	$117.94	$267.13	$77.45	+45.3%
4	Pennsylvania	$135.75	**$135.99**	+0.2%	$89.61	$219.70	$58.44	+31.3%
5	California	$134.95	**$134.23**	−0.5%	$89.06	$253.15	$111.08	+29.6%
6	Florida	$126.80	**$126.42**	−0.3%	$88.34	$213.13	$60.23	+22.1%
7	Ohio	$124.61	**$125.13**	+0.4%	$82.20	$206.87	$51.90	+20.8%
8	Massachusetts	$120.87	**$122.25**	+1.1%	$93.34	$233.32	$62.35	+18.0%
9	Colorado	$112.65	**$115.25**	+2.3%	$70.69	$200.33	$47.63	+11.3%
10	New York	$117.51	**$114.28**	−2.8%	$79.22	$199.18	$61.10	+10.3%
Least expensive								
43	Wyoming	$78.43	**$78.92**	+0.6%	$67.98	$160.73	$38.81	−23.8%
44	Washington	$79.37	**$78.83**	−0.7%	$67.60	$169.00	$55.86	−23.9%
45	Nevada	$64.01	**$64.14**	+0.2%	$64.99	$141.65	$43.09	−38.1%
46	Kansas	$63.81	**$62.71**	−1.7%	$48.60	$153.87	$31.98	−39.5%
47	North Dakota	$40.87	**$40.92**	+0.1%	$43.19	$68.70	$26.67	−60.5%

Every state that moved 2% or more: October (hollow) to November (solid)



Changes are measured property by property, so they reflect pricing at the same properties rather than the month's coverage expansion.

How to read this: Each line runs from October's rate (hollow dot) to November's (solid dot) for the same parks; the percentage is the change.

FOR YOUR PARK

If your state is on this list, check whether your own rates moved with it before you set next season's prices.



WITHIN-PARK RV PRICING

Waterfront overtook premium-designated as the most valuable RV site

A waterfront site now earns 29.3% over a standard back-in 30-amp site, ahead of premium-designated sites at 27.6%.

Average nightly RV rate by site attribute; the black tick is October



How to read this: Bars are the average nightly rate for each kind of RV site; the black tick is October. The percentage on the right is how much more each costs than a standard back-in 30-amp site.

Waterfront rose $3.44 to $84.05 and premium-designated $1.05, while standard sites eased $0.57 to $65.00, so every attribute's premium over standard widened again.

$46.23
Average gap between a park's cheapest and dearest RV site, from $47.20

$27.56
Median gap within a single park

37%
of parks with two or more RV site types have more than $40 between their lowest and highest RV rate

WHAT IT MEANS

Location inside the park is now the biggest price lever. A waterfront site earns more over a standard site than any hookup upgrade: 50-amp service adds 11.6% and a pull-through 11.0%.

FOR YOUR PARK

Is your waterfront or lakeside site priced about 29% above your standard back-in 30-amp site? That is the national gap; 50-amp service adds 11.6% and a pull-through 11.0%.

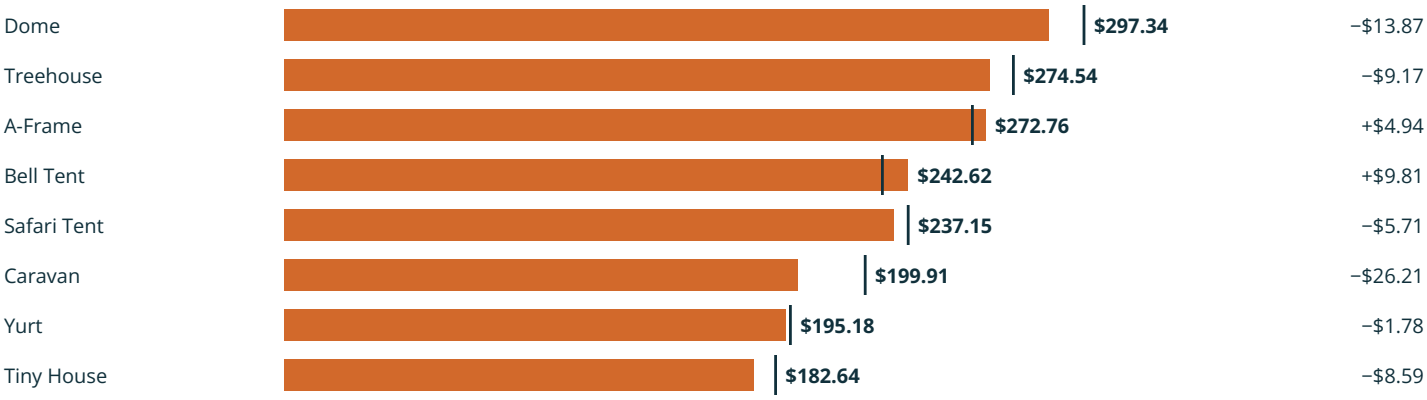


THE GLAMPING MARKET

Glamping slipped 0.6 points while a changing mix pulled the average down $12.79

On properties tracked in both months glamping prices slipped 0.62%, taking the index to 94.6. The average fell to $277.28 and the median to $204.35 from $214.57.

Average nightly rate by type, November; the black tick is October; right, the change



Includes only accommodation types with 50 or more tracked properties. Medians by type are in the tables on page 17; glamping by state is on page 13.

How to read this: Bars are November's average nightly rate by type of unit; the black tick is October and the figure on the right is the change.

Measured the old way, the index would have fallen to 91.0. By type, bell tents rose $9.81 and A-Frames $4.94; caravans fell $26.21 and domes $13.87. Glamping at traditional campgrounds averages $161.41, against $161.76.

WHAT IT MEANS

The drop in the average is coverage: listings came and went between the months. For pricing a unit, use the median; the safari tent median is $165.00 against a $237.15 average.

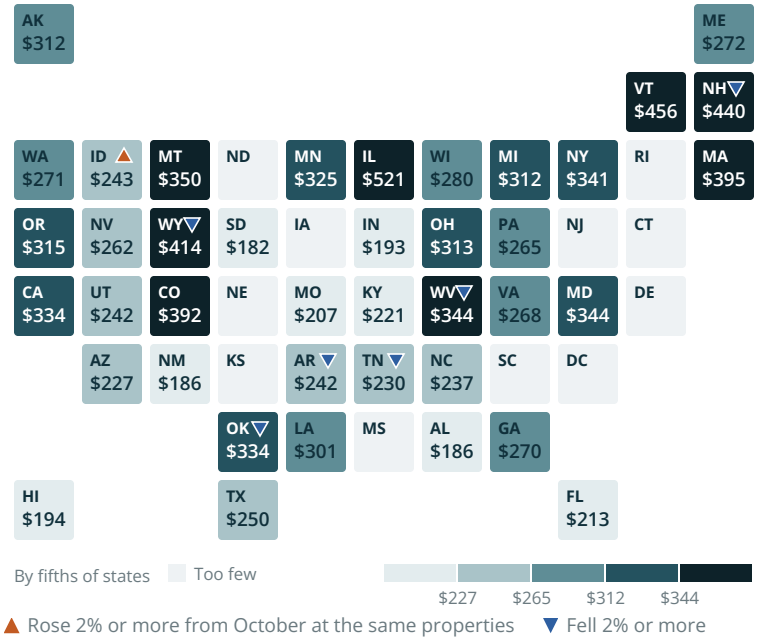
FOR YOUR PARK

Price a unit against the median for its type, not the average: the typical safari tent night is $165.00, against a $237.15 average. The type medians are on page 17; glamping by state is on page 13.

STANDALONE GLAMPING BY STATE

Standalone glamping: Illinois costs the most a night, South Dakota the least

At the same properties, prices eased 0.62% from October nationally; Idaho rose most (+2.9%) and West Virginia fell most (−4.0%).



Most expensive

1. Illinois	**$521.49**
2. Vermont	**$456.12**
3. New Hampshire	**$440.26**
4. Wyoming	**$413.74**
5. Massachusetts	**$394.67**

Least expensive

40. South Dakota	**$182.35**
39. Alabama	**$186.02**
38. New Mexico	**$186.49**
37. Indiana	**$193.27**
36. Hawaii	**$193.95**

Every published state: average nightly rate, median, change since October at the same properties

1. IL	**$521.49**	$425.00	+1.5%	15. OH	**$313.05**	$248.00	−2.0%	29. AR	**$241.71**	$185.00	−2.1%
2. VT	**$456.12**	$300.00	0.0%	16. MI	**$312.47**	$264.25	+0.5%	30. NC	**$236.99**	$188.84	+0.2%
3. NH	**$440.26**	$337.89	−2.6%	17. AK	**$311.80**	$275.00	−0.9%	31. TN	**$230.06**	$169.00	−2.8%
4. WY	**$413.74**	$255.00	−3.0%	18. LA	**$300.66**	$245.16	+0.2%	32. AZ	**$226.96**	$168.00	−1.5%
5. MA	**$394.67**	$328.25	−0.5%	19. WI	**$279.60**	$199.00	+0.5%	33. KY	**$220.58**	$175.00	+0.3%
6. CO	**$391.66**	$275.00	+0.2%	20. ME	**$272.44**	$199.00	−0.4%	34. FL	**$213.49**	$177.45	+0.7%
7. MT	**$349.53**	$215.00	−0.5%	21. WA	**$271.30**	$213.00	+0.1%	35. MO	**$206.86**	$166.00	−0.2%
8. WV	**$344.15**	$289.00	−4.0%	22. GA	**$269.66**	$200.00	+0.1%	36. HI	**$193.95**	$145.00	+1.6%
9. MD	**$343.73**	$201.67	−1.9%	23. VA	**$268.28**	$225.00	−0.5%	37. IN	**$193.27**	$119.00	+1.6%
10. NY	**$341.40**	$275.00	−0.3%	24. PA	**$265.02**	$200.20	−1.6%	38. NM	**$186.49**	$149.00	+0.1%
11. OK	**$333.95**	$258.75	−2.0%	25. NV	**$261.68**	$140.00	−0.3%	39. AL	**$186.02**	$144.86	+0.1%
12. CA	**$333.64**	$246.00	+0.9%	26. TX	**$249.74**	$199.00	−1.4%	40. SD	**$182.35**	$150.00	−0.9%
13. MN	**$324.83**	$350.00	0.0%	27. ID	**$242.79**	$166.95	+2.9%				
14. OR	**$314.69**	$203.50	+1.1%	28. UT	**$242.07**	$200.00	−1.8%				

How to read this: Darker states cost more a night; each shade holds a fifth of the states, and triangles mark moves of 2% or more since October. In the list: average, median, change.

WHAT IT MEANS

Large, expensive properties pull averages up; the median is the better guide: $425.00 in Illinois against a $521.49 average. Nationally: $277.28 average, $204.35 median.

FOR YOUR PARK

Benchmark a unit against your own state's median on this page, not the national figure.

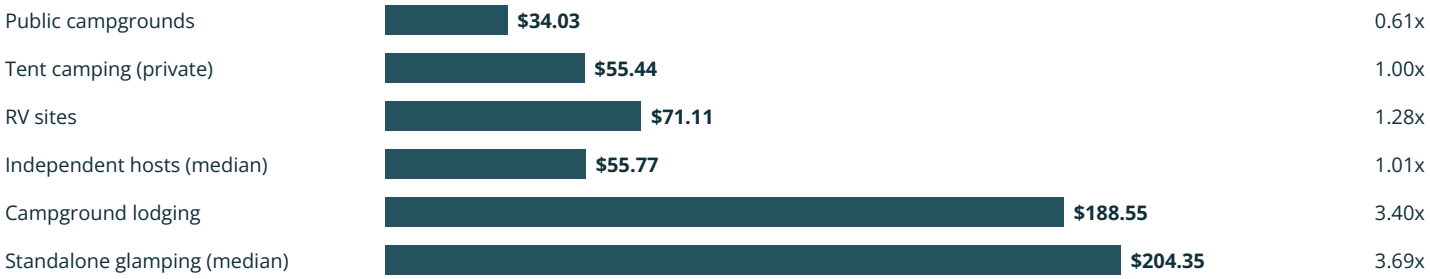


SPREAD, WEEKENDS AND INDEPENDENTS

An independent host's median night now costs slightly more than a private campground tent site

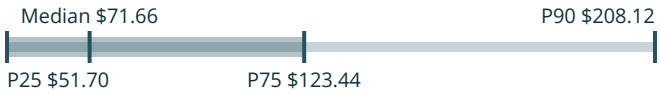
$55.77 against $55.44. Standalone glamping runs 3.69 times the tent rate; public campgrounds 0.61 times.

Average nightly rate by segment, November 2026; right, the multiple of a private tent site



How to read this: Bars are the average nightly rate by segment; the figure on the right is how many times a private campground tent site each one costs.

The premium spread widened again



The gap between P25 and P75 is $71.74, or 100.1% of the median, up from $69.70.

Across private campground rates, a quarter charge less than P25 and a quarter more than P75; the shaded band is the middle half.

The weekend premium narrowed again

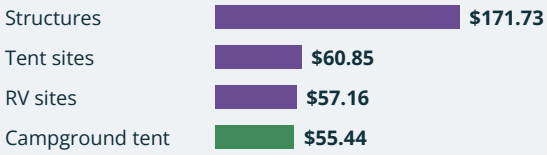
1.0% weekend premium, down from 1.3% in October

Weekend rates average $104.17 against $103.16 on weekdays.

The independent hosting market

The median rose to $55.77, ending six months at $55.00. On the same properties independent prices rose 0.32%, taking the index to 91.8; the average eased to $76.14 as the mix of hosts changed. Independent tent sites price $5.41 above private campground tent sites ($55.44).

We report the median as well as the average because independent listings come and go more often than professionally managed campgrounds, which moves the average more than prices change.



Average nightly rate at independent hosts; a private campground tent site for comparison.

WHAT IT MEANS

The spread widened at the top again: P75 gained $1.74 while P25 eased $0.30. Pricing power sits with premium inventory, not with entry-level sites.

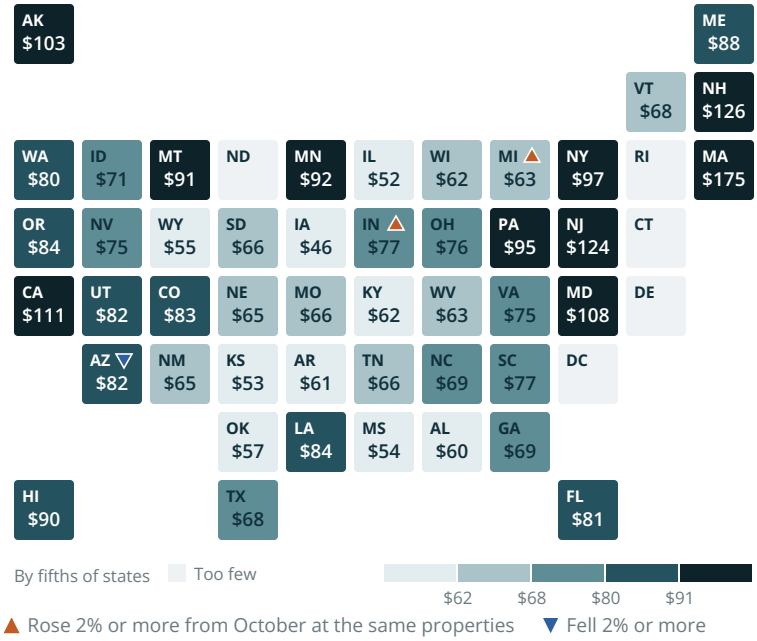
FOR YOUR PARK

The middle half of private campground rates runs from $51.70 to $123.44 a night. Below $51.70 you are in the cheapest quarter of the market; above $123.44, the dearest.

INDEPENDENT HOSTS BY STATE

Independent hosting: Massachusetts costs the most a night, Iowa the least

At the same properties, prices rose 0.32% from October nationally; Indiana rose most (+2.6%) and Arizona fell most (−2.2%).



Most expensive

1. Massachusetts	**$174.73**
2. New Hampshire	**$125.52**
3. New Jersey	**$124.08**
4. California	**$110.60**
5. Maryland	**$107.91**

Least expensive

46. Iowa	**$45.87**
45. Illinois	**$52.15**
44. Kansas	**$52.73**
43. Mississippi	**$53.85**
42. Wyoming	**$55.35**

Every published state: average nightly rate, median, change since October at the same properties

1. MA	**$174.73**	$104.50	−0.5%	17. UT	**$81.57**	$64.90	+0.3%	33. NE	**$65.09**	$50.40	−0.3%
2. NH	**$125.52**	$60.00	−0.1%	18. FL	**$80.95**	$61.00	+0.8%	34. NM	**$64.81**	$45.00	+1.5%
3. NJ	**$124.08**	$94.50	−0.4%	19. WA	**$80.22**	$60.00	+0.3%	35. MI	**$63.33**	$44.54	+2.2%
4. CA	**$110.60**	$80.00	+0.2%	20. IN	**$77.37**	$49.00	+2.6%	36. WV	**$63.21**	$43.00	+0.5%
5. MD	**$107.91**	$57.60	+1.3%	21. SC	**$77.12**	$55.00	+0.5%	37. WI	**$61.88**	$48.00	−0.3%
6. AK	**$103.47**	$70.00	+0.7%	22. OH	**$75.83**	$59.85	+0.8%	38. KY	**$61.84**	$48.00	+1.7%
7. NY	**$97.15**	$64.00	+0.4%	23. VA	**$75.02**	$55.00	+0.4%	39. AR	**$60.82**	$40.00	+0.1%
8. PA	**$95.20**	$58.50	+0.3%	24. NV	**$74.59**	$45.00	0.0%	40. AL	**$59.55**	$45.00	+0.6%
9. MN	**$91.65**	$50.85	0.0%	25. ID	**$71.43**	$51.45	−0.7%	41. OK	**$56.72**	$41.16	+1.2%
10. MT	**$91.33**	$75.00	+0.2%	26. NC	**$69.20**	$51.00	+0.3%	42. WY	**$55.35**	$50.00	+0.2%
11. HI	**$90.37**	$72.00	−0.8%	27. GA	**$69.10**	$55.00	−0.8%	43. MS	**$53.85**	$41.16	−0.4%
12. ME	**$87.64**	$59.00	−0.1%	28. TX	**$68.26**	$51.45	+0.5%	44. KS	**$52.73**	$35.00	+1.3%
13. LA	**$83.86**	$55.12	+0.4%	29. VT	**$67.80**	$49.00	−0.1%	45. IL	**$52.15**	$40.00	+1.3%
14. OR	**$83.56**	$58.00	−0.3%	30. MO	**$66.44**	$53.00	+0.4%	46. IA	**$45.87**	$40.00	−0.5%
15. CO	**$82.86**	$60.33	+0.5%	31. SD	**$65.98**	$47.25	+0.1%				
16. AZ	**$82.42**	$49.95	−2.2%	32. TN	**$65.92**	$50.00	−0.1%				

How to read this: Darker states cost more a night; each shade holds a fifth of the states, and triangles mark moves of 2% or more since October. In the list: average, median, change.

WHAT IT MEANS

Large, expensive properties pull averages up; the median is the better guide: $104.50 in Massachusetts against a $174.73 average. Nationally: $76.14 average, $55.77 median.

FOR YOUR PARK

Benchmark a site against your own state's median on this page, not the national figure.

THE NUMBERS

Every figure, November against October

The year ahead: average nightly rate by check-in month

Check-in month	Seen in November	Seen in October	Shift
November 2026	$99.54	$98.31	+$1.23
December	$101.19	$99.32	+$1.87
January 2027	$103.16	$103.24	−$0.08
February	$103.48	$103.16	+$0.32
March	$107.44	$107.79	−$0.35
April	$106.98	$108.38	−$1.40
May	$109.97	$111.92	−$1.95
June	$116.89	$117.95	−$1.06
July	$119.94	$121.50	−$1.56
August	$116.97	$117.40	−$0.43
September	$113.22	$111.85	+$1.37
October	$107.59	—	new

Premium spread

Percentile	November	October	Change
P25	$51.70	$52.00	−$0.30
Median	$71.66	$71.66	$0.00
P75	$123.44	$121.70	+$1.74
P90	$208.12	$208.30	−$0.18

P75 minus P25: $71.74 (100.1% of the median), from $69.70 (97.3%). Weekend premium 1.0% ($104.17 weekend, $103.16 weekday), from 1.3%.

Affordability

Segment	November	October	Change	Vs tent
Public campgrounds	$34.03	$34.03	held	0.61x
Tent camping (private)	$55.44	$55.08	+$0.36	1.00x
RV sites	$71.11	$70.91	+$0.20	1.28x
Independent hosts (median)	$55.77	$55.00	+$0.77	1.01x
Campground lodging	$188.55	$189.48	−$0.93	3.40x
Standalone glamping (median)	$204.35	$214.57	−$10.22	3.69x

Holidays: Friday rate against the ordinary weekends around it

Holiday	Holiday Friday	Weekends around it	Premium
Labor Day Weekend	$124.72	$115.71	+7.8%
Memorial Day Weekend	$122.96	$115.46	+6.5%
Independence Day Weekend	$125.68	$119.42	+5.2%
New Year's Day	$103.85	$101.08	+2.7%
Thanksgiving Weekend	$101.51	$98.87	+2.7%
Christmas	$102.19	$99.89	+2.3%
Spring Break Mid	$108.48	$106.19	+2.2%
Spring Break Early	$106.67	$104.63	+2.0%
Easter Weekend	$109.21	$107.24	+1.8%
Columbus Day Weekend	$115.19	$113.55	+1.4%
Halloween Weekend	$115.81	$116.12	−0.3%
Presidents' Day Weekend	$101.90	$103.04	−1.1%
MLK Day Weekend	$100.43	$102.74	−2.2%

Independent hosting

Measure	November
Median nightly rate (changed this month)	$55.77
Average nightly rate (index 91.8)	$76.14
RV sites	$57.16
Tent sites	$60.85
Structures	$171.73
Tent premium over campground tent sites	$5.41

THE NUMBERS, CONTINUED

Within-park RV pricing by site attribute

Attribute	November	October	Change	Over std
Premium / Deluxe designated	$82.97	$81.92	+$1.05	+27.6%
Waterfront	$84.05	$80.61	+$3.44	+29.3%
50-amp service	$72.52	$72.36	+$0.16	+11.6%
Pull-through	$72.15	$71.48	+$0.67	+11.0%
Standard (back-in, 30-amp)	$65.00	$65.57	−$0.57	—

Glamping by type

Type	November avg	October avg	Change	Median
Dome	$297.34	$311.21	−$13.87	$261.00
Treehouse	$274.54	$283.71	−$9.17	$231.22
A-Frame	$272.76	$267.82	+$4.94	$203.40
Bell Tent	$242.62	$232.81	+$9.81	$150.00
Safari Tent	$237.15	$242.86	−$5.71	$165.00
Caravan	$199.91	$226.12	−$26.21	$130.00
Yurt	$195.18	$196.96	−$1.78	$175.00
Tiny House	$182.64	$191.23	−$8.59	$169.00

Market direction: states moving 2% or more

State	October	November	Change
New Mexico	$77.50	$79.91	+3.1%
Colorado	$112.65	$115.25	+2.3%
Missouri	$87.62	$89.63	+2.3%
Oklahoma	$86.99	$88.91	+2.2%
Utah	$93.86	$87.41	−6.9%
Connecticut	$109.64	$105.57	−3.7%
South Dakota	$81.99	$79.38	−3.2%
New York	$117.51	$114.28	−2.8%

Every state, private campgrounds and RV parks, November 2026: average nightly rate, change since October, difference from the U.S. average

1. MD	**$177.43**	+1.0%	+71.3%	17. CT	**$105.57**	−3.7%	+1.9%	33. UT	**$87.41**	−6.9%	−15.6%
2. NH	**$163.30**	+0.6%	+57.7%	18. IN	**$105.46**	−0.4%	+1.8%	34. IL	**$86.66**	+1.4%	−16.3%
3. NJ	**$150.50**	+0.5%	+45.3%	19. WV	**$105.22**	−0.6%	+1.6%	35. KY	**$84.88**	−1.3%	−18.0%
4. PA	**$135.99**	+0.2%	+31.3%	20. MT	**$101.26**	+1.2%	−2.2%	36. AR	**$84.04**	+0.1%	−18.9%
5. CA	**$134.23**	−0.5%	+29.6%	21. ID	**$98.83**	+0.2%	−4.6%	37. AL	**$83.48**	−0.5%	−19.4%
6. FL	**$126.42**	−0.3%	+22.1%	22. TX	**$98.61**	+0.7%	−4.8%	38. OR	**$83.26**	+0.3%	−19.6%
7. OH	**$125.13**	+0.4%	+20.8%	23. MS	**$97.32**	−0.4%	−6.0%	39. AZ	**$81.91**	+0.4%	−20.9%
8. MA	**$122.25**	+1.1%	+18.0%	24. TN	**$95.98**	0.0%	−7.3%	40. NE	**$80.93**	−1.1%	−21.9%
9. CO	**$115.25**	+2.3%	+11.3%	25. IA	**$94.73**	+0.6%	−8.5%	41. NM	**$79.91**	+3.1%	−22.8%
10. NY	**$114.28**	−2.8%	+10.3%	26. GA	**$90.53**	+0.2%	−12.6%	42. SD	**$79.38**	−3.2%	−23.4%
11. LA	**$114.26**	−0.2%	+10.3%	27. VT	**$90.34**	−0.1%	−12.8%	43. WY	**$78.92**	+0.6%	−23.8%
12. SC	**$112.41**	−1.7%	+8.5%	28. MI	**$89.97**	+0.1%	−13.1%	44. WA	**$78.83**	−0.7%	−23.9%
13. VA	**$111.19**	+0.4%	+7.4%	29. MO	**$89.63**	+2.3%	−13.5%	45. NV	**$64.14**	+0.2%	−38.1%
14. ME	**$107.66**	+0.6%	+3.9%	30. OK	**$88.91**	+2.2%	−14.2%	46. KS	**$62.71**	−1.7%	−39.5%
15. WI	**$106.81**	−0.5%	+3.1%	31. MN	**$88.89**	+0.6%	−14.2%	47. ND	**$40.92**	+0.1%	−60.5%
16. NC	**$106.25**	−0.5%	+2.6%	32. AK	**$88.30**	+0.2%	−14.7%				

Delaware, Hawaii and Rhode Island have fewer than 15 parks and are not published.

METHODOLOGY V1.2

How the index is built

More than 11 million deduplicated pricing observations from private campgrounds and RV parks, federal campgrounds, standalone glamping and independent hosts across the United States.

WHAT CHANGED IN V1.2 (FROM THE NOVEMBER 2026 ISSUE)

- **Same-property index.** From November 2026, every index moves only on the price change at properties tracked in both months, the approach of repeat-sales and same-store indices. New listings no longer move an index; they show in the averages and medians, which are still reported. Figures published before November are not revised.
- **Holiday premium.** Each site's holiday-weekend Friday rate is compared with the same site's ordinary Friday rates in the three weeks either side, so the premium measures the holiday rather than the season or the mix of sites. Earlier issues compared each holiday with every weekend of the year; their holiday premiums are not comparable.
- **Prices recorded in cents.** Some booking platforms began recording prices in cents in mid-October 2026. The index reads those prices directly, converted to dollars, so they count in full.
- **Currency.** Peer-to-peer listings count only when priced in US dollars.
- **One listing per park.** In any month a park's own booking system is tracked, its marketplace listings for that month are excluded, so the park is counted once.
- **Glamping types.** Glamping accommodation types are re-classified from listing details before each month's calculation.
- **States.** State tables cover the 50 states; a state is published when 15 or more of its parks are tracked. From this issue glamping and independent hosts are also published by state (15 or more properties in both months), and holiday premiums by state (15 or more parks priced on the holiday and the weekends around it). Public campgrounds stay national this month; DC and territories are not ranked.
- **Each campground counted once.** Where the same campground appears under more than one listing that has been merged, its prices count once, under the campground, with that campground's state. Where a campground and a merged copy carry the same booking source in a month, the campground's own listing is used.
- **Readings saved under the wrong park.** Prices a collector saved under the wrong park are excluded once identified.

Data sources

Pricing data is collected from multiple booking platforms, property management systems, federal recreation databases, glamping marketplaces, and peer-to-peer outdoor hosting platforms, across weekends, weekdays and holidays.

Deduplication

Each property, site type and check-in date combination is deduplicated to the most recent price observation within each observation period.

Composite index

Tracks private campground and RV park pricing across every site type tracked: RV, lodging, tent, campground glamping and other. The average nightly rate is reported alongside. April 2026 = 100.0.

Month-over-month change

Every index moves by the price change at properties tracked in both months and is applied to the prior month's published value. State changes are measured the same way. Published figures are not revised.

Averages and medians

Include every tracked property, so they move with coverage as well as price. Standalone glamping and independent hosting report both, because property turnover moves their averages most.

Sub-indices

OHPI-RV, -Lodging and -Tent track traditional campgrounds; OHPI-Public tracks federal campgrounds; OHPI-Glamping standalone glamping; OHPI-Independent peer-to-peer hosting.

Classification and outliers

Types are normalized to RV, lodging, tent, glamping and other; about 8.2% are other, which counts in the composite but not in the RV, lodging and tent sub-indices. Prices above $750 a night are excluded, above $500 for federal campgrounds and above $2,000 for standalone glamping.

Booked share

Capacity per site type is the highest availability count observed, capped at 600; a site type reported sold out counts as fully booked. It estimates booked share, not occupancy.

Limitations

The index reflects published booking platform prices and may not capture direct-booking discounts, membership rates or unpublished adjustments. Coverage varies by region and is expanding.

The formula

OHPI(t) = OHPI(t−1) × (1 + same-property change). The same-property change compares each property's average price in both months, weighted by its observations in the prior month, on check-in dates observed in both months. April 2026 = 100.0.

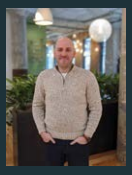
The full methodology (v1.2, updated November 21, 2026) is at insiderperks.com/ohpi/methodology.



About Insider Perks

Insider Perks is an outdoor hospitality intelligence company focused exclusively on campgrounds, RV resorts and glamping destinations. The company combines AI guest service, market intelligence, automation, AI-ready websites and growth marketing into one connected system. Founded in 2009 by Brian Searl, the company serves 500+ properties across the United States and Canada and publishes the Outdoor Hospitality Pricing Index, the industry's first standardized pricing benchmark.

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