






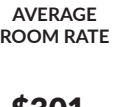
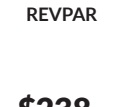


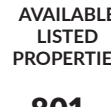


Darwin Monthly Accommodation Report

July 2024

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
						
HOTEL STYLE ACCOMMODATION	80% +5.3pp	\$258 +1.1%	\$206 +8.2%	137,000 +4.8%	171,000 -2.1%	52 +1.8%
	LISTING OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND LISTING NIGHTS	SUPPLY LISTING NIGHTS	AVAILABLE LISTED PROPERTIES
						
SHORT TERM LETTING ACCOMMODATION	79% +7.0pp	\$301 -17%	\$238 -8.6%	14,000 -3.9%	18,000 -12%	801 -7.9%

Percentage changes reflect data from July 2024 compared to July 2023

Occupancy in the Darwin hotel sector was higher for the month of July 2024 compared to the previous year, up +5.3 percentage points (pp) to 80%, with demand for room nights up +4.8%. In the short-term letting sector occupancy increased up +7.0pp to 79%, driven by a larger decrease in supply listing nights (-12% to 18,000 listing nights) than demand (-3.9% to 14,000 listing nights).

The average daily rate (ADR) and revenue per available room (RevPAR) figures were higher for the hotel sector in June 2024, up +1.1% (or +\$2.80) to \$258 and up +8.2% (or +\$15.60) to \$206, respectively. For the short-term letting sector, ADR decreased to \$301 (down -17% or -\$60.20) and RevPAR decreased to \$238 (down -8.6% or -\$22.30).

The year ending (YE) July 2024 room occupancy rate for the hotel sector was lower, down -3.1pp to 55% compared to July 2023. This was due to an increase in supply, up +4.0% (to 2,057,000 room nights), while hotel demand decreased -1.8% (to 1,123,000 room nights) over the same period. The yearly listing occupancy rate for the short-term letting sector was down -1.8pp to 57%, with an increase in listing supply at +5.3% to 171,000 listing nights, surpassing listing demand at +1.8% to 101,000 listing nights.

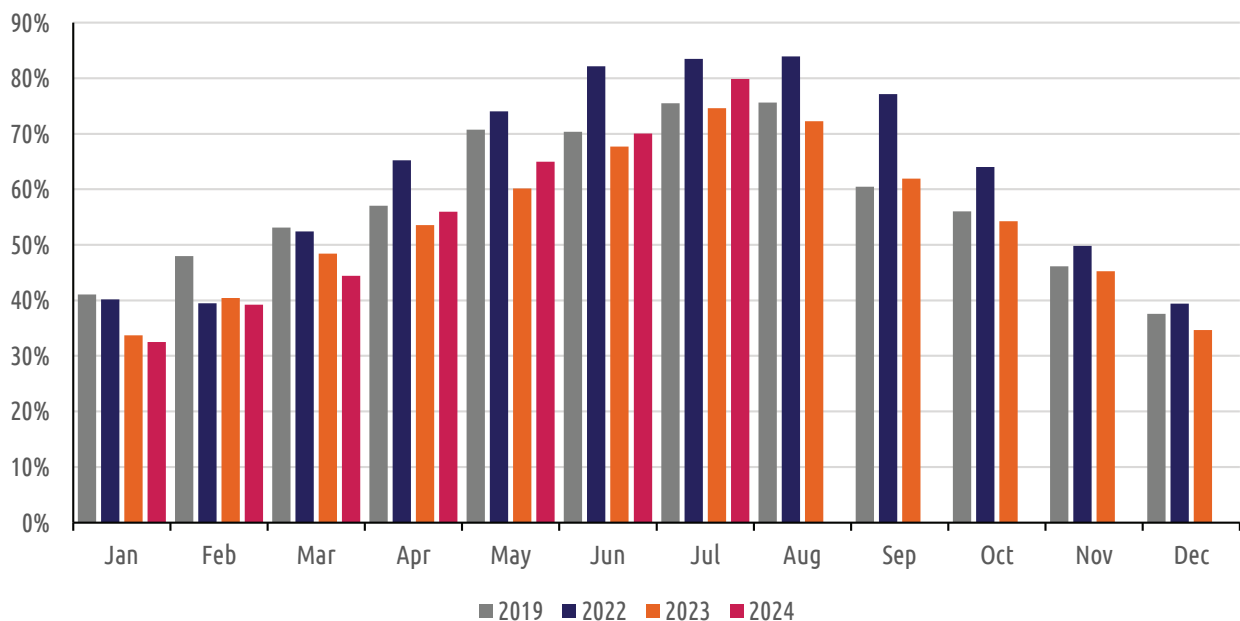
Darwin Monthly Accommodation Report July 2024

The ADR and RevPAR for the YE July 2024 for the hotel sector were \$189 (down -4.9% or -\$9.80) and \$110 (down -10% or -\$12.30) respectively, compared to the YE July 2023. The ADR and RevPAR for the YE July 2024 for short-term letting were \$278 (down -7.1% or -\$21.40) and \$162 (down -12% or -\$23.10) respectively, compared to the YE July 2023.

The short-term letting sector in Darwin has grown significantly with +71% growth (from 468 to 801 listed properties) between July 2021 and July 2024.

The hotel sector occupancy rate in July 2024 was lower than in July 2022, however higher than July 2023 and 2019.

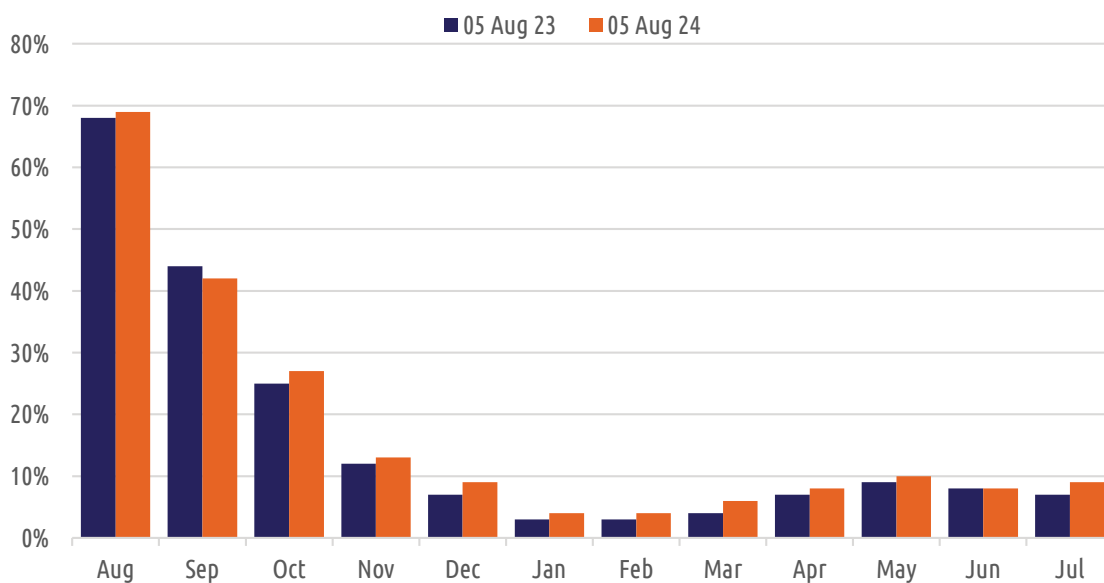
DARWIN MONTHLY HOTEL OCCUPANCY RATE



Darwin Monthly Accommodation Report July 2024

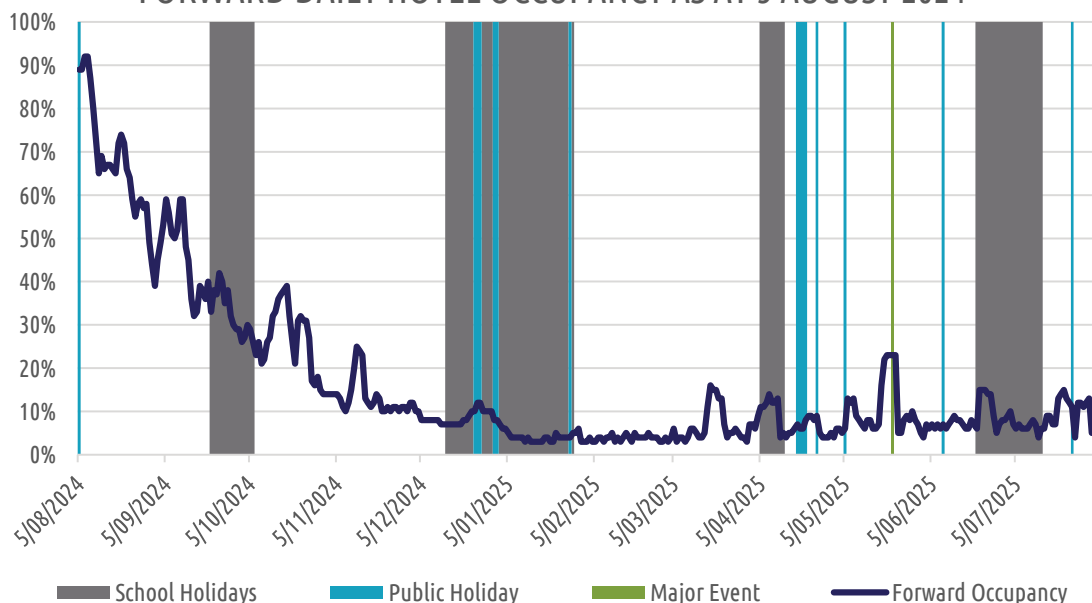
Forward occupancy measures are ahead of where they were at the same time last year for August. They are behind for September compared to the previous year, then ahead for the remainder of the year. It should be noted that the biannual defence exercise ‘Operation Pitch Black’ is held in 2024 and while the majority of visiting defence personnel are accommodated at Howard Springs, a number also occupied hotel accommodation around Darwin impacting forward occupancy rates.

DARWIN FORWARD MONTHLY HOTEL OCCUPANCY



Looking ahead, there is significant capacity available right through the coming year.

FORWARD DAILY HOTEL OCCUPANCY AS AT 5 AUGUST 2024



Darwin Monthly Accommodation Report

July 2024

METHODOLOGY

The data in the hotel accommodation report is sourced from STR and is collected from a sample of 32 hotels with 10 or more rooms in Darwin. Data is collected daily and collated to represent the industry and includes data for leisure, business and other purposes of travel. This sample represents 62% of the establishments in Darwin and 80% of the traditional accommodation room supply. STR defines a property (hotel) on the basis of three exclusionary criteria:

- 10 or more rooms;
- open to the public (excludes properties requiring membership, affiliation or club status);
- generates nightly revenue.

The short-term letting data is sourced from the AirDNA platform. AirDNA collects data for 801 listed properties on either Airbnb and Vrbo in Darwin. Data from Airbnb and Vrbo is scraped daily and combined with data provided by partnered short-term letting properties to provide a diversified data source and ensure an accurate representation of the short term-letting market.

Tourism NT's research team collects detailed data on the accommodation metrics including demand, daily rates and RevPAR historical series for Darwin, Alice Springs and the Northern Territory. This information is available on request.

Email: Research.Tourismnt@nt.gov.au

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