







Darwin Monthly Accommodation Report

August 2024

The online dashboard for hotel and short-term accommodation for Darwin is available [here](#).

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
						
HOTEL STYLE ACCOMMODATION	78% +5.9pp	\$258 -1.4%	\$202 +6.6%	134,000 +4.2%	171,000 -3.6%	52 0%
Percentage changes reflect data from August 2024 compared to August 2023						

The hotel sector occupancy rate in August 2024 was higher than in August 2019 and 2023. August falls within the peak period for tourism in the Top End, with a number of annual events taking place, including the Darwin Cup Carnival (5 August) and Darwin Festival (8-25 August).

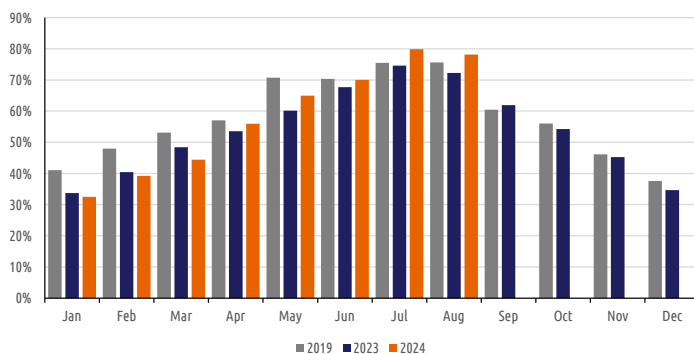
For the month of August 2024, the Darwin hotel sector saw:

- occupancy up +5.9 percentage points (pp) to 78%
- demand up +4.2% to 134,000 room nights
- revenue per available room (RevPAR) up +6.6% (or +\$12.60) to \$202
- average daily rate (ADR) down -1.4% (or -\$3.70) to \$258
- supply down -3.6% to 171,000 room nights.

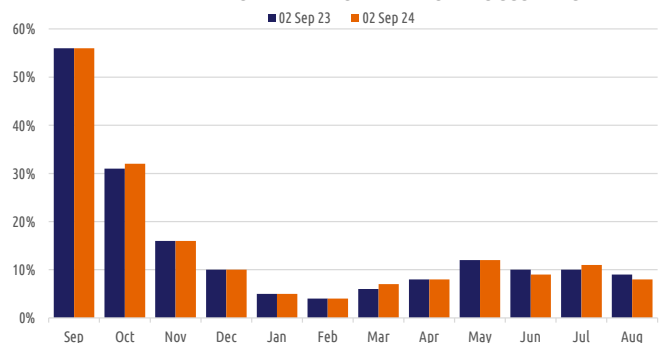
For the year ending (YE) August 2024, the Darwin hotel sector saw:

- occupancy down -1.7pp to 55%
- demand down -0.5% to 1,129,000 room nights
- RevPAR down -6.0% (or -\$7.10) to \$111
- ADR down -4.2% (or -\$8.20) to \$189
- supply up +3.0% to 2,051,000 room nights.

DARWIN MONTHLY HOTEL OCCUPANCY RATE



DARWIN FORWARD MONTHLY HOTEL OCCUPANCY

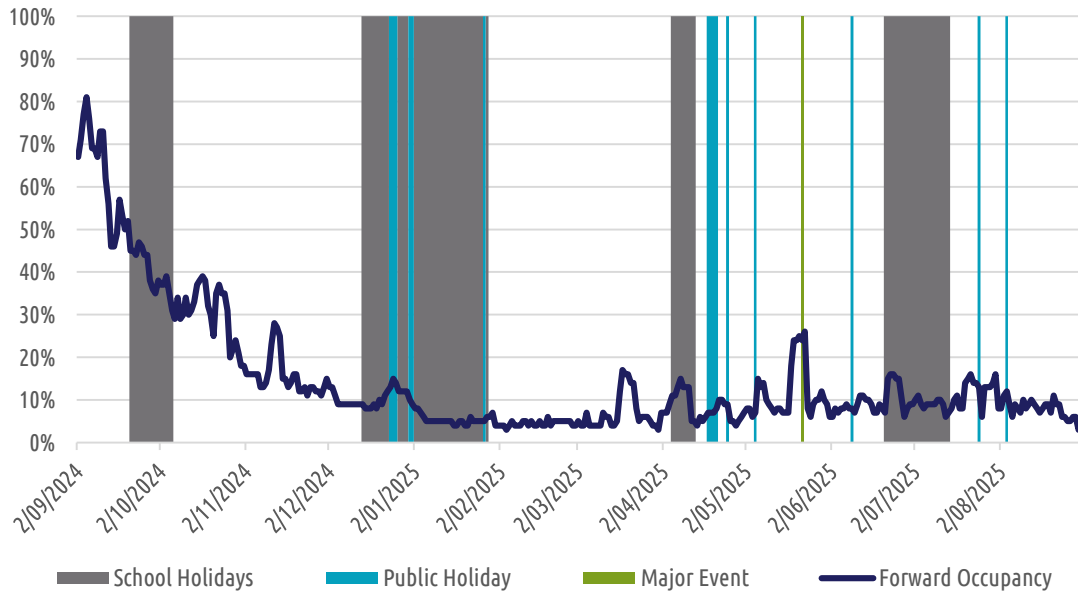








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Looking ahead, there is significant capacity available right through the coming year.

FORWARD DAILY HOTEL OCCUPANCY AS AT 2 SEPTEMBER 2024



	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
SHORT-TERM LETTING ACCOMMODATION	 76% +3.2pp	 \$358 +1.4%	 \$274 +5.9%	 14,000 -6.1%	 18,000 -10%	 794 -9.9%

Percentage changes reflect data from August 2024 compared to August 2023

The short-term letting sector in Darwin has grown significantly with +73% growth (from 460 to 794 listed properties) between August 2021 and August 2024.

For the month of August 2024, the short-term letting sector saw:

- occupancy up +3.2pp to 76%
- ADR up +1.4% (or +\$5.10) to \$358
- RevPAR up +5.9% (or +\$15.30) to \$274
- demand down -6.1% to 14,000 listing nights
- supply down -10% to 18,000 listing nights.

For the YE August 2024, the Darwin short-term letting sector saw:

- occupancy down -0.4pp to 57%
- ADR down -3.9% (or -\$11.30) to \$277
- RevPAR down -4.7% (or -\$8.00) to \$165
- demand down -1.7% to 100,000 listing nights
- supply up +0.2% to 169,000 listing nights.

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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 794 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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