







# Darwin Monthly Accommodation Report

## September 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
						
<b>HOTEL STYLE ACCOMMODATION</b>	<b>69%</b> <b>+7.3pp</b>	<b>\$212</b> <b>-3.8%</b>	<b>\$148</b> <b>+7.3%</b>	<b>115,000</b> <b>+7.7%</b>	<b>165,000</b> <b>-3.7%</b>	<b>52</b> <b>0%</b>
Percentage changes reflect data from September 2024 compared to September 2023						

The hotel sector occupancy rate in September 2024 was higher than September 2023 and 2019.

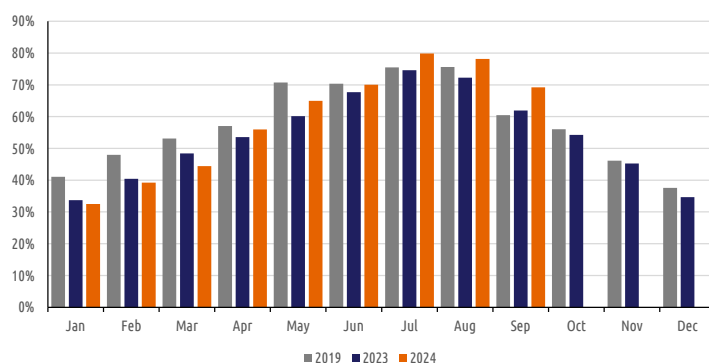
For the month of September 2024, the Darwin hotel sector saw:

- occupancy up +7.3 percentage points (pp) to 69%
- revenue per available room (RevPAR) up +7.3% (or +\$10.10) to \$148
- demand up +7.7% to 115,000 room nights
- average daily rate (ADR) down -3.8% (or -\$8.50) to \$212
- supply down -3.7% to 165,000 room nights.

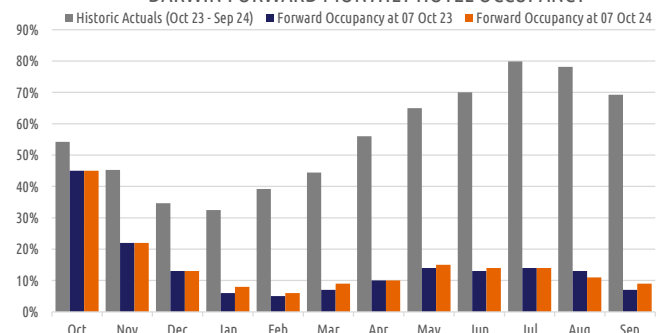
For the year ending (YE) September 2024, the Darwin hotel sector saw:

- occupancy up +0.2pp to 56%
- demand up +1.7% to 1,137,000 room nights
- supply up +2.0% to 2,044,000 room nights
- ADR down -3.4% (or -\$6.60) to \$188
- RevPAR down -1.5% (or -\$1.70) to \$112.

DARWIN MONTHLY HOTEL OCCUPANCY RATE

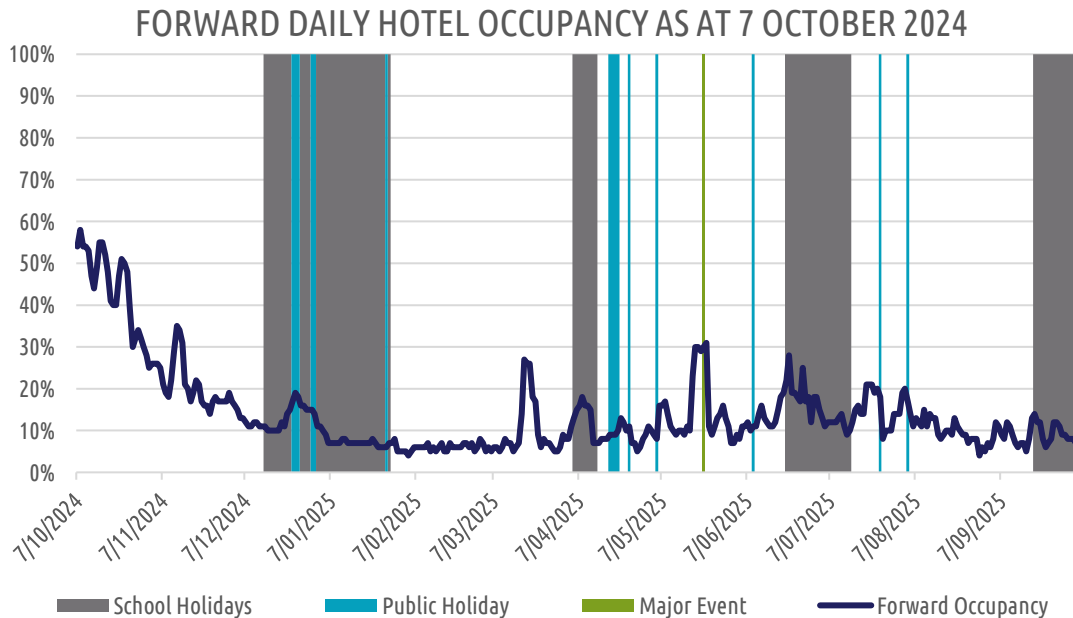








DARWIN FORWARD MONTHLY HOTEL OCCUPANCY



# Darwin Monthly Accommodation Report September 2024

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



	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
<b>SHORT-TERM LETTING ACCOMMODATION</b>	 <b>65%</b> +5.3pp	 <b>\$300</b> +8.4%	 <b>\$196</b> +18%	 <b>11,000</b> -1.1%	 <b>16,000</b> -9.1%	 <b>737</b> -11%

Percentage changes reflect data from September 2024 compared to September 2023

The short-term letting sector in Darwin has grown significantly with +62% growth (from 455 to 737 listed properties) between September 2021 and September 2024.

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

- occupancy up +5.3pp to 65%
- ADR up +8.4% (or +\$23.20) to \$300
- RevPAR up +18% (or +\$29.90) to \$196
- demand down -1.1% to 11,000 listing nights
- supply down -9.1% to 16,000 listing nights.

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

- occupancy up +1.6pp to 58%
- RevPAR up +1.8% (or +\$3.00) to \$196
- ADR down -1.5% (or -\$4.20) to \$279
- demand down -2.1% to 100,000 listing nights
- supply down -3.4% to 167,000 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 737 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](mailto:Research.Tourismnt@nt.gov.au)

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