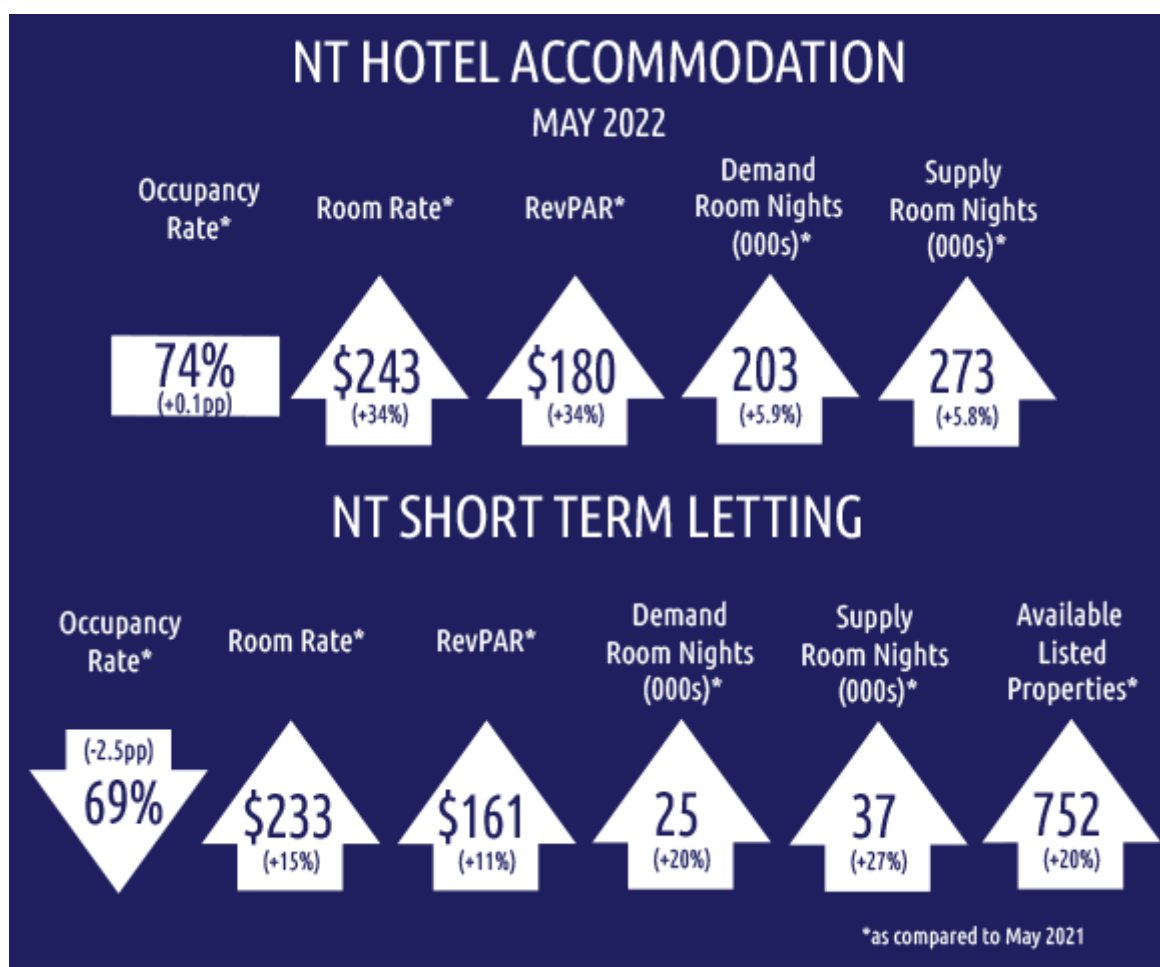


## NORTHERN TERRITORY ACCOMMODATION SECTOR INSIGHTS

The results for May 2022 for the Northern Territory are impacted by the gradual easing of COVID-19 restrictions as well as border openings; with the NT border lifted from 20 December 2021 and international borders to Australia open from 21 February 2022. The Ukraine-Russia conflict may also have affected travel from NT European source markets during the reporting period.

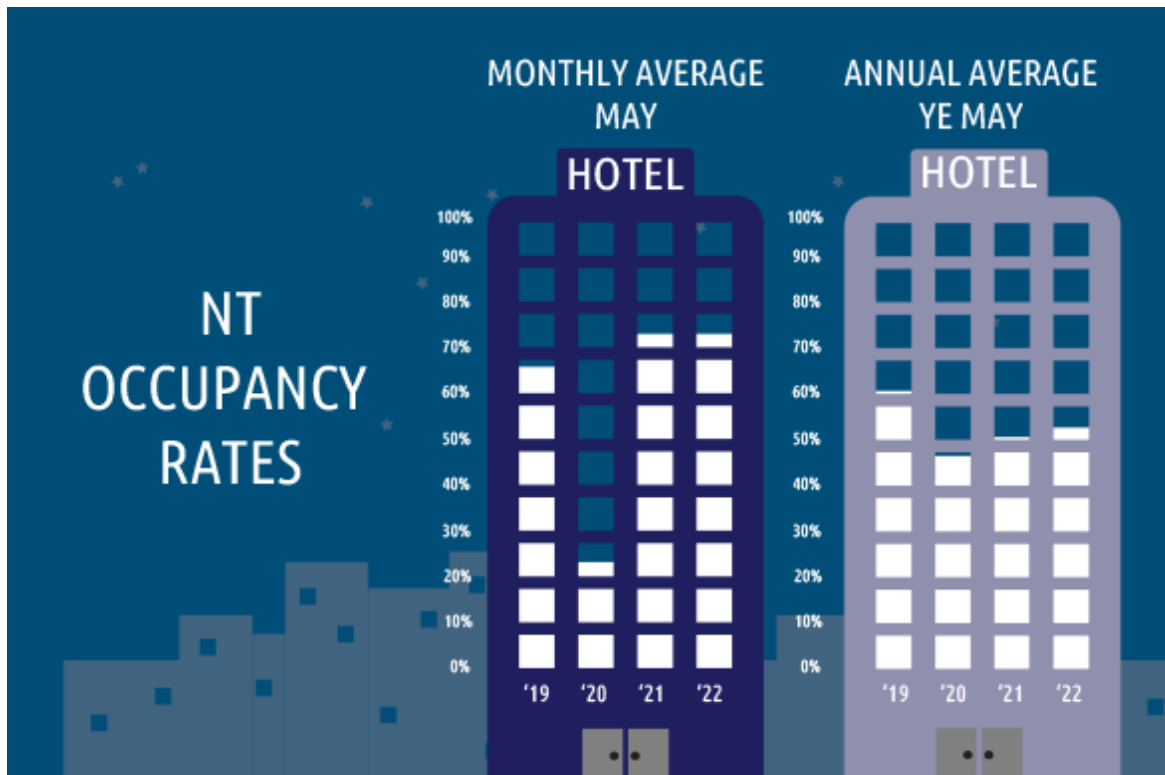
The May 2022 results are now compared to same period in the previous year, to avoid a large gap in comparison period and to track industry recovery. When compared to figures in May 2021, the national occupancy in May 2022 for the hotel sector increased by +6.6 percentage points (pp) to 66%. There were positive results in occupancy rates across all states and territories, except Australian Capital Territory (ACT). Victoria had the largest increase (up +9.9pp to 59%), followed by New South Wales (up +9.5pp to 65%), South Australia (up +8.1pp to 75%). Jurisdictions with more moderate growth were Queensland (up +4.0% to 68%), Tasmania (up +3.7% to 73%), Western Australia (up +3.5pp to 64%), followed by the Northern Territory which was stable at +0.1pp to 74%. The NT occupancy rate at 74% was +8.6pp higher than the national average of 66%.



Accommodation indicators were predominantly positive for both the hotel sector and short-term letting, except for occupancy rates, which were stable for the traditional market at 74% yet down -2.5pp for short-term letting at 69%.

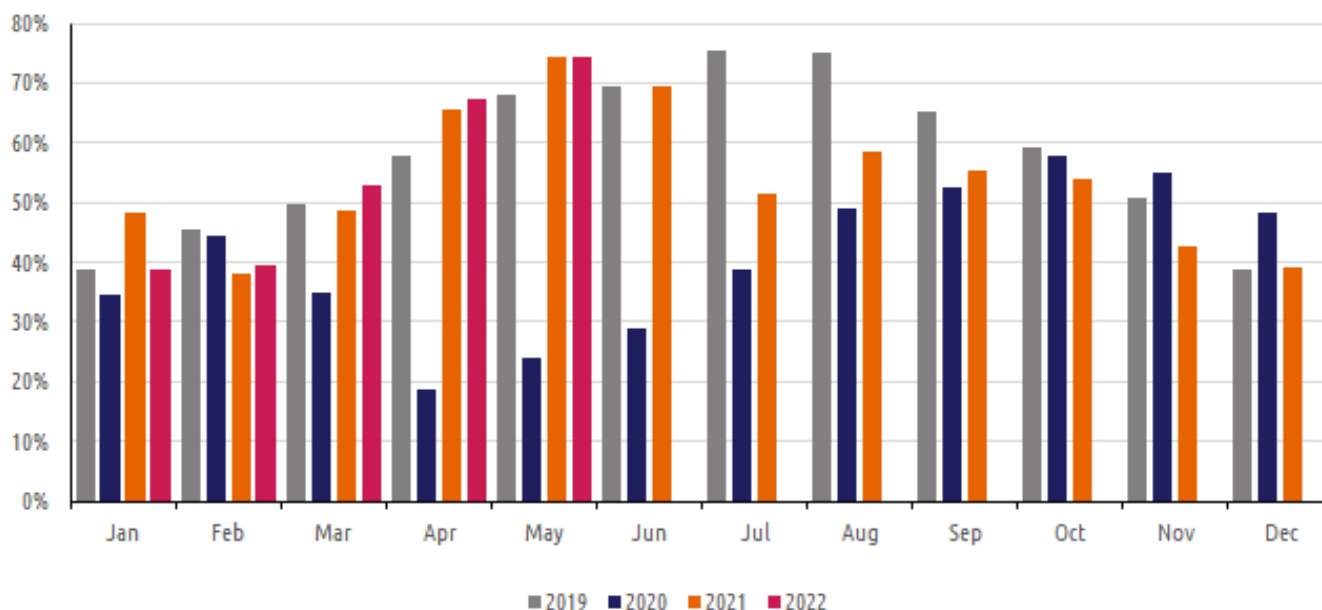
The NT hotel occupancy rates for May 2022 were stable compared to May 2021 (+0.1pp to 74%). Demand for rooms across the NT also increased (up +5.9% to 203,000 nights). This was much higher than demand for nights at 25,000. The average daily room rate for the hotel sector was high at \$243 (up +34% or \$61.90) and revenue per available room (RevPAR) was also high at \$180 (up +34% or \$46.20), these rates were also higher than short term letting at \$233 and \$161 respectively. The hotel room supply in May 2022 is significantly higher than in May 2021 (up 480 rooms). This increase in room supply was due to the addition of five properties to the data collection. They include of Capitanos, MOM Darwin YHA, Darwin FreeSpirit Resort, Discovery Park Katherine and Discovery Park Kings Canyon. Properties listed in short term letting across the NT rose 20% in May 2022 compared to May 2021.

The year ending (YE) May 2022 results for the hotel sector show an increase in the average annual occupancy rate, up +4.4pp to 54% compared to YE May 2021. The increase in occupancy was due to an increase in demand, which increased by +14% to 1.71 million room nights for the YE May 2022 compared to YE May 2021, due to the easing of COVID-19 restrictions. Short-term letting, YE May 2022 shows an increase in the average annual occupancy rate, up 2.1pp to 59% compared to YE May 2021, with demand and supply increasing +46% and +43% respectively compared to YE May 2021.



For the YE May 2022 the hotel sector daily rates increased by +37% or \$48.40 to \$179 compared to YE May 2021. RevPAR was also higher, up +47% or \$31.70 to \$100 over the same period. While the short-term letting daily rates at \$204 and RevPAR at \$122 for YE May 2022 were the highest since May 2017.

### NT MONTHLY HOTEL OCCUPANCY RATE



The short term letting market in the Northern Territory has grown significantly over the past five years, with a 223% increase in the number of properties listed between May 2017 and May 2022, and a 27% since May 2019, demonstrating the increasing popularity of this style of accommodation letting among property owners and consumers.

For more information on trends in the accommodation sector, please refer to the Darwin and Alice Springs accommodation reports on the [Tourism NT corporate website](#). The research section 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)

### METHODOLOGY

The data in this report is sourced from STR and is collected from a sample of 39 hotels with 10 or more rooms in the NT. Data is collected daily and collated to represent the industry. This sample represents 41% of the establishments in the NT and 68% of the formal 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.

Floating hotels (boats) are allowed only if they are permanently moored/stationary and permits guests to depart at any time.

The short term letting data is sourced from the AirDNA platform. AirDNA collects data for 490 listed properties on both 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.



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