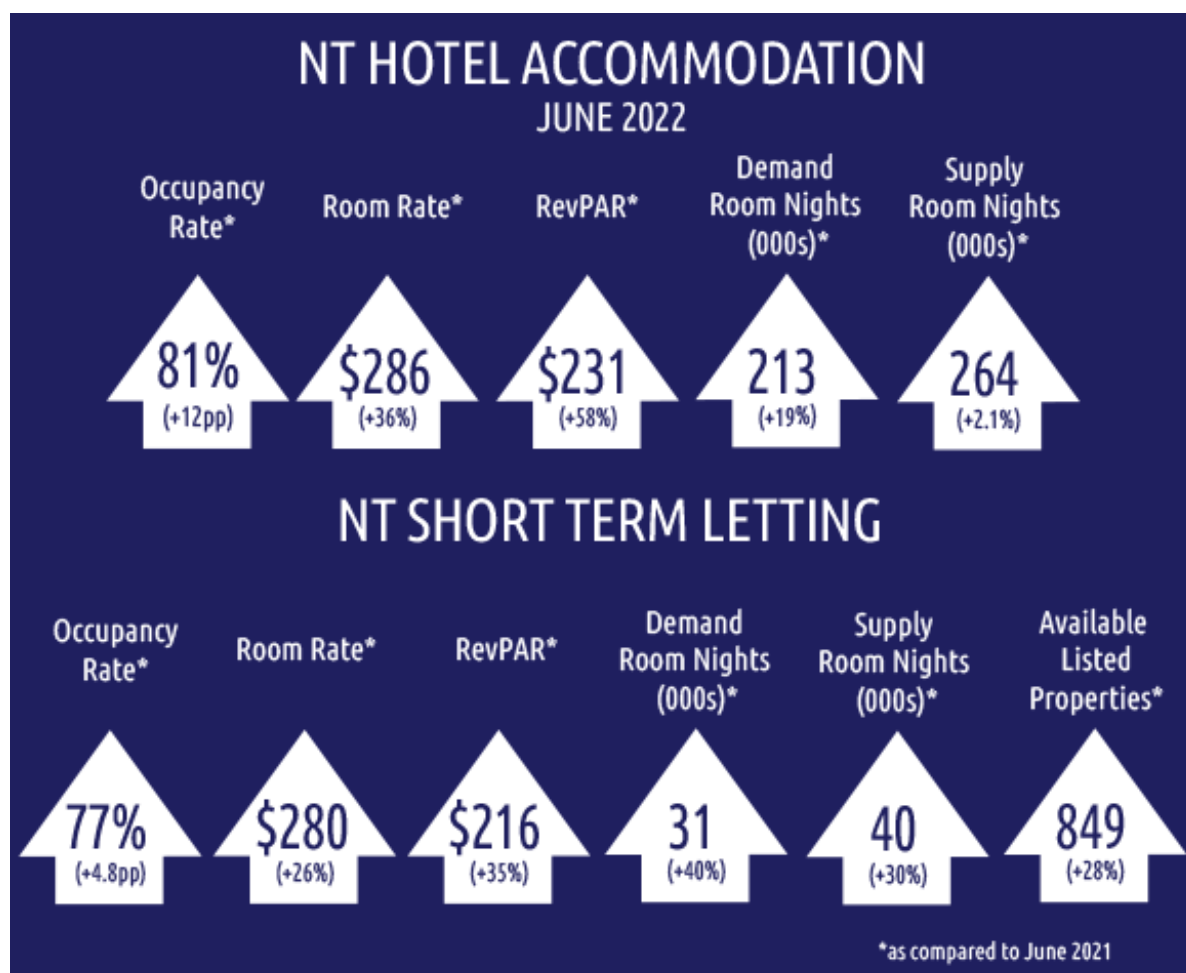


# Northern Territory Monthly Accommodation Report

## June 2022

The results for June 2022 for the Northern Territory are impacted by the opening of international borders and easing of travel restrictions within Australia; with NT border controls lifted from 20 December 2021 and international borders to Australia open from 21 February 2022.

When compared to figures in June 2021, the national occupancy in June 2022 for the hotel sector increased by +15 percentage points (pp) to 66%. There were positive results in occupancy rates across all states and territories. Victoria had the largest increase (up +28pp to 60%), followed by New South Wales (up +17pp to 65%), the Northern Territory (up +12pp to 81%), Queensland (up +9.7% to 71%), the Australian Capital Territory (up +9.1% to 71%), Tasmania (up +9.0% to 69%), Western Australia (up +7.8pp to 68%) and South Australia (up +6.6pp to 65%).

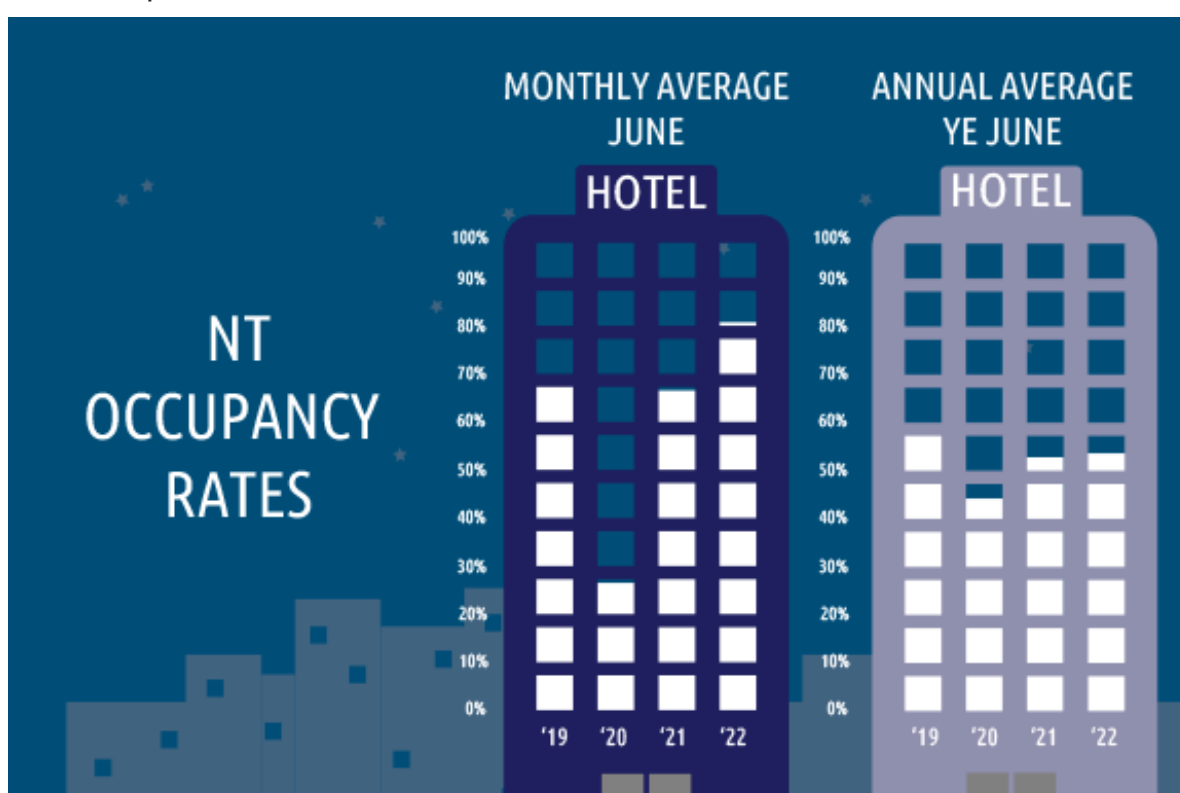


Accommodation indicators were positive for both the hotel sector and short term letting. The NT hotel occupancy rates for June 2022 were higher compared to June 2021 (+12pp to 81%), with occupancy rates in the short term letting market up +4.8% to 77%. Demand for rooms across the NT increased for the hotel market up +19% to 213,000 nights; while demand for short-term letting rooms rose +40% to 31,000.

# Northern Territory Monthly Accommodation Report

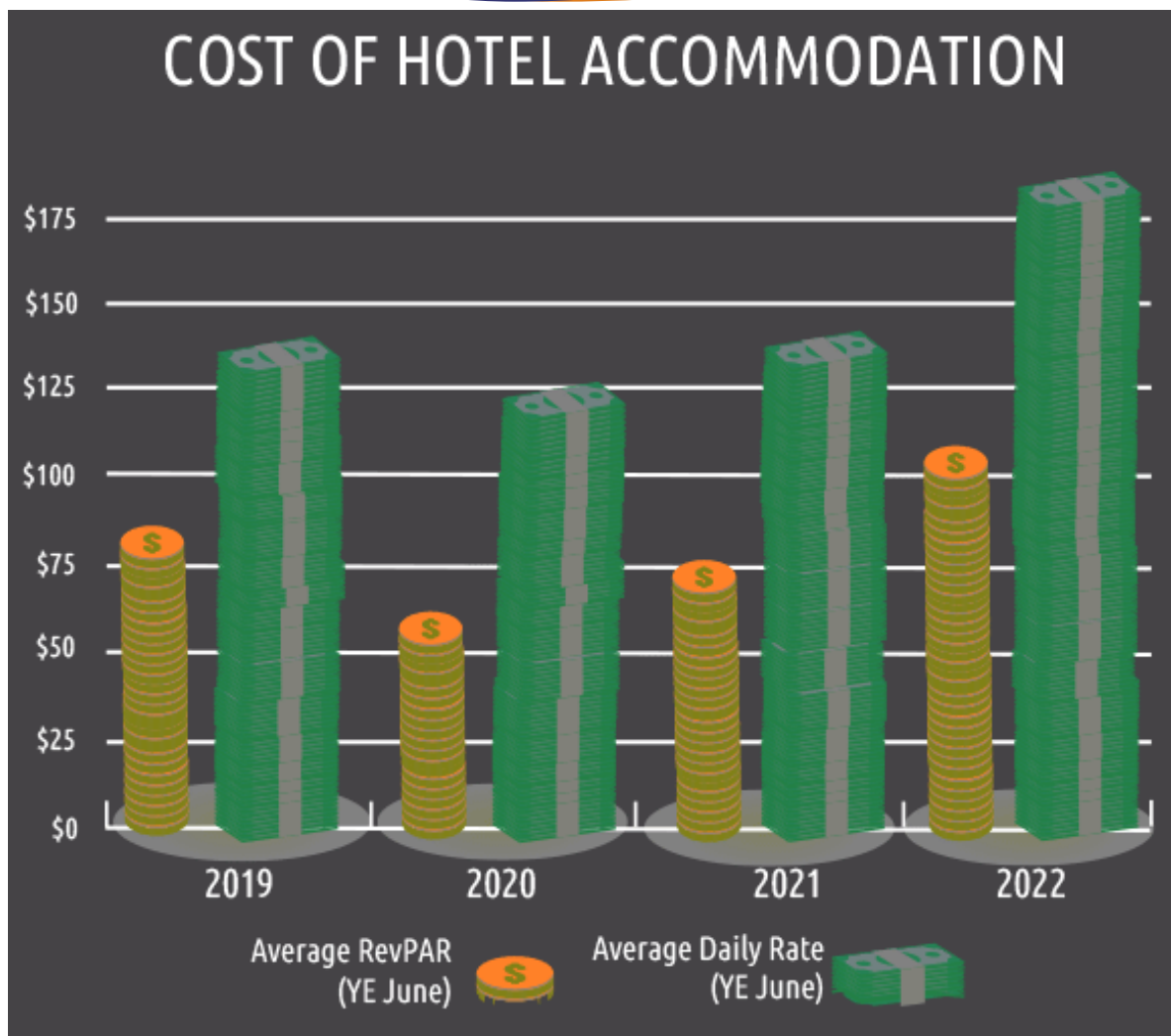
## June 2022

The average daily room rate for the hotel sector was high at \$286 (up +36% or \$75.10) and revenue per available room (RevPAR) was also high at \$231 (up +58% or \$85.00). These rates were similarly high for short term letting at \$280 and \$216 respectively. The hotel room stock in June 2022 is higher than in June 2021 (up 185 rooms), due to the addition of Capitanos, MOM Darwin YHA, Darwin FreeSpirit Resort, Discovery Parks Katherine and Discovery Parks Kings Canyon to the data collection. Properties listed in short- term letting across the NT rose +28% in June 2022 compared to June 2021.



The year ending (YE) June 2022 results for the hotel sector show a marginal increase in the average annual occupancy rate, up +0.7p to 55% compared to YE June 2021. The increase in occupancy was due to an increase in demand outpacing increase in supply. Hotel demand increased by +8.1% to 1.74 million room nights for the YE June 2022 compared to YE June 2021, with supply only increasing +7.1% to 3.19 million room nights. Short term letting, YE June 2022 shows an marginal increase in the average annual occupancy rate, up +0.7pp to 60% compared to YE June 2021, with demand and supply increasing +39% and +40% respectively compared to YE June 2021.

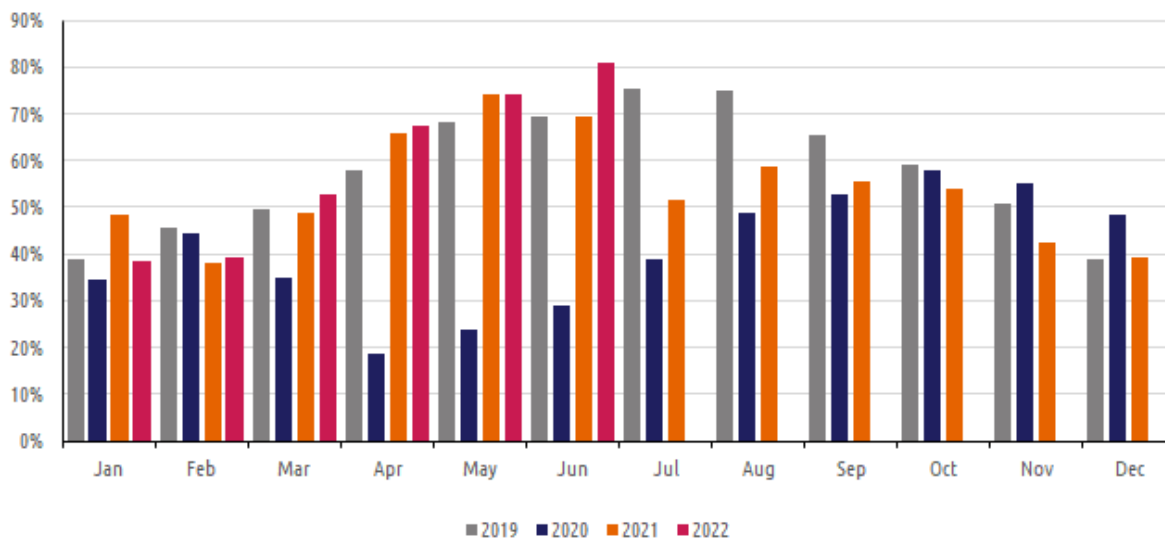
# Northern Territory Monthly Accommodation Report June 2022



For the YE June 2022 the hotel sector daily rates increased by +33% or +\$46.10 to \$186 compared to YE June 2021. RevPAR was also higher, up +38% or +\$29.20 to \$107 over the same period. While in the short term letting market there was an increase in daily rates at up +19% or +\$33.90 to \$208 and RevPAR up +22% or +\$22.80 to \$126 for YE June 2022, these rates were the highest since June 2017.

# Northern Territory Monthly Accommodation Report June 2022

NT MONTHLY HOTEL OCCUPANCY RATE



The short term letting market in the Northern Territory has grown significantly over the past five years, with a 125% increase in the number of properties listed between June 2017 and June 2022, and a 33% since June 2019, demonstrating the increasing popularity of this style of accommodation letting among property owners and consumers.

# Northern Territory Monthly Accommodation Report

## June 2022

### METHODOLOGY

The data in this report is sourced from STR and is collected from a sample of 40 hotels with 10 or more rooms in the NT. Data is collected daily and collated to represent the industry. This sample represents 40% of the establishments in the NT and 66% 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.

The short term letting data is sourced from the AirDNA platform. AirDNA collects data for 849 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.

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

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