






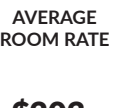
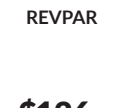


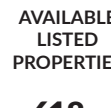


Darwin Monthly Accommodation Report

October 2022

	ROOM OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	AVAILABLE LISTED PROPERTIES
						
HOTEL STYLE ACCOMMODATION	64% +8.4pp	\$180 +8.0%	\$116 +24%	105,000 +26%	164,000 +9.2%	48 +12%
	LISTING OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND LISTING NIGHTS	SUPPLY LISTING NIGHTS	AVAILABLE LISTED PROPERTIES
						
SHORT TERM LETTING ACCOMMODATION	62% +2.9pp	\$203 +13%	\$126 +18%	9,000 +48%	14,000 +42%	618 +40%

Percentage changes reflect data from October 2022 compared to October 2021

The year on year results for October 2022 for Darwin reflect the opening of international borders and easing of travel restrictions within Australia. International borders to Australia opened from 21 February 2022, and the Northern Territory border controls lifted from 20 December 2021.

Accommodation indicators for Darwin for the month of October 2022 were positive for both the hotel accommodation and short term letting sector with an increase in performance compared to October 2021. The room occupancy rate was up +8.4 percentage points (pp) to 64% for the hotel sector, while listing occupancy rate for short term letting was up +2.9pp to 62%. Supply was higher in both markets, increasing +9.2% to 164,000 room nights for hotels and +42% to 14,000 listing nights for short term letting. An additional 446 rooms came online when comparing October 2022 to the same period last year due to the addition of Capitanos, MOM Darwin YHA, Darwin FreeSpirit Resort, Darwin Resort and Hudson Parap to the Darwin hotel accommodation market. Demand also increased and surpassed the increase in supply. There was a +26% increase in hotel demand in October 2022 compared to October 2021 to 105,000 room nights. Short term letting demand also increased +48% to 9,000 listing nights. Room rates were higher for short term letting, up +13% (or +\$22.70) to \$203 and in the hotel sector rates were up +8.0% (or +\$13.40) to \$180. Revenue per available room night (RevPAR) was higher for the short term letting sector at \$126 (up +18% or +\$19.30) and for the hotel sector at \$116 (up +24% or +\$22.60).

The room rates for short term letting during October 2022, at \$203, has decreased since the peak rate of \$314 in July 2022. Room rates for hotel accommodation were at \$180 in October 2022, a drop from the peak rate in July 2022 of \$294.

The yearly room occupancy rate for the hotel sector was up +3.9pp at 62%. This was due to an increase in demand, up +13% (to 1,172,000 room nights), as COVID-19 restrictions eased, while supply rose +5.0% (to 1,859,000 room nights), for the YE October 2022 compared to the YE October 2021. The short term letting yearly listing occupancy rate was also up +2.7pp to 64%, demand was up +41%, with supply also up +31% for the same period.

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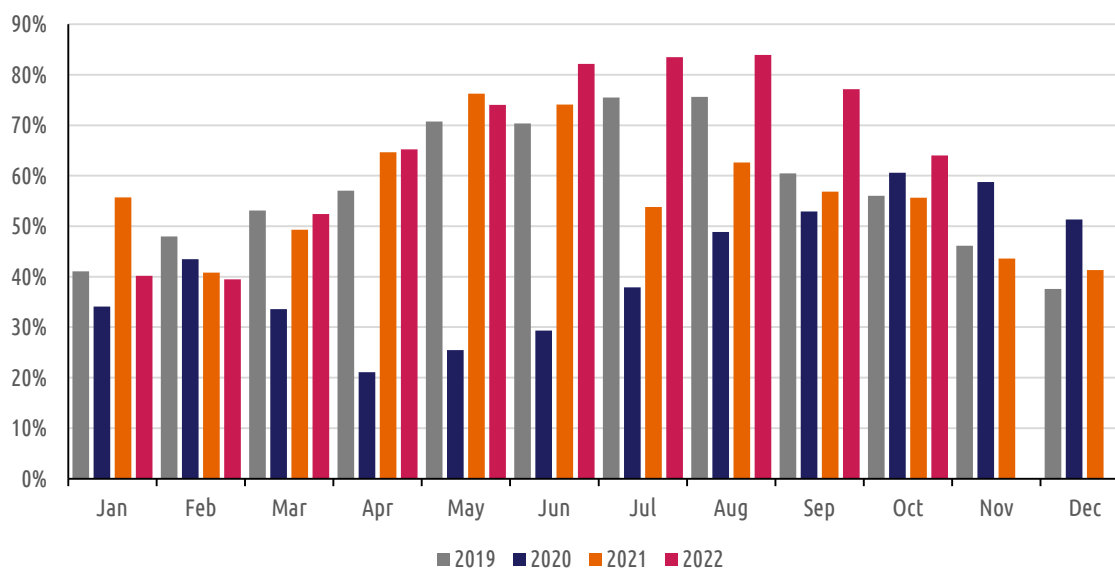
The average daily rate and RevPAR for the YE October 2022 for the hotel sector were \$201 (up +23% or +\$36.90) and \$135 (up +38% or +\$37.20) respectively compared to YE October 2021. Similarly, the average daily rate and RevPAR for the YE October 2022 for short term letting was at \$220 (up +20% or +\$36.40) and \$148 (up +30% or +\$33.90) respectively compared to YE October 2021.

The short term letting sector in Darwin has grown significantly over the past five years, with a +166% increase (from 232 to 618) in the number of listed properties between October 2017 and October 2022, and +52% growth (from 407 to 618) between October 2019 to October 2022.

Trends show hotel occupancy rates have improved in line with restrictions easing and the opening of international borders. The hotel sector occupancy rate in October 2022 was higher than in October 2021, 2020 and 2019.

Defence Exercise Kakadu 2022 from mid to late September positively impacted accommodation occupancy rates with participation by Defence forces from more than 10 countries. The tapering of the dry season was felt in October with the occupancy rate dropping at the tail end of the season.

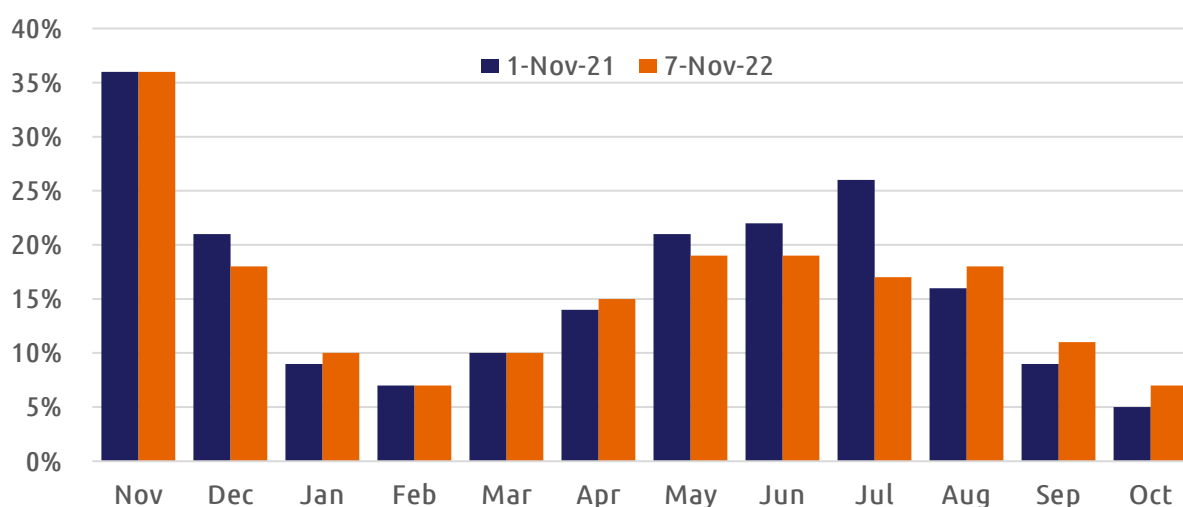
DARWIN MONTHLY HOTEL OCCUPANCY RATE



Darwin Monthly Accommodation Report October 2022

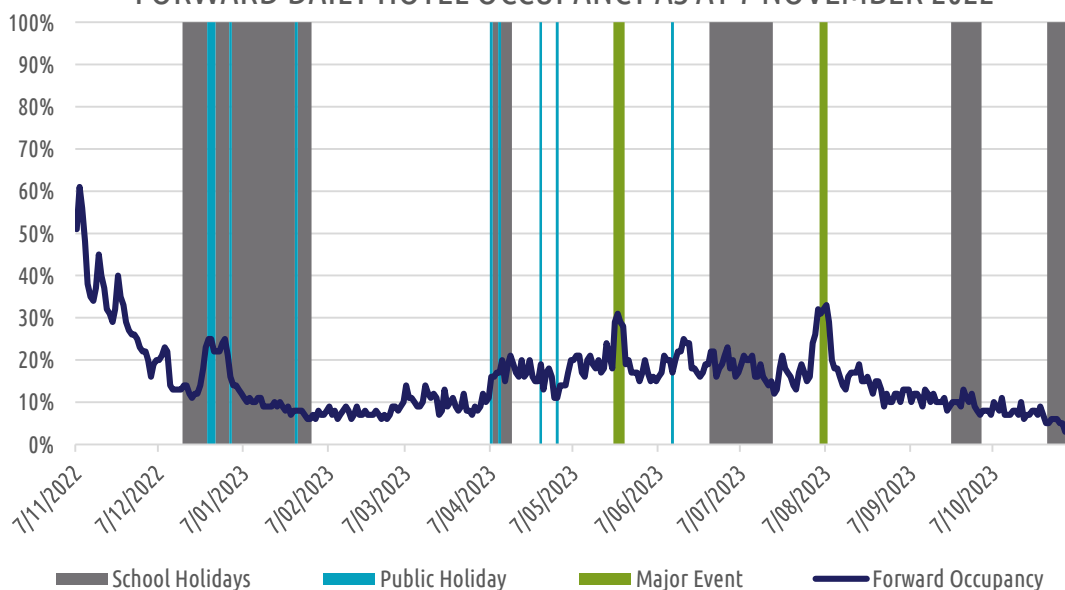
Forward occupancy (STR data) to October 2023 largely follows the seasonal trend in demand for rooms in the Darwin area, with bookings slowing as the wet season (summer) approaches, and increasing again in March when the wet season comes to an end.

FORWARD MONTHLY HOTEL OCCUPANCY



Looking ahead, there is significant capacity available right through to October 2023.

FORWARD DAILY HOTEL OCCUPANCY AS AT 7 NOVEMBER 2022



Darwin Monthly Accommodation Report

October 2022

METHODOLOGY

The data in the hotel accommodation report is sourced from STR and is collected from a sample of 29 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 60% 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 618 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.

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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