Northern Territory Monthly Accommodation Report
April 2023

When compared to April 2022, the national occupancy in April 2023 for the hotel sector decreased by -3.2 percentage points (pp) to 66%. There were mixed results in occupancy rates in different states and territories. Western Australia had the largest increase (up +3.0pp to 70%), with New South Wales remaining stable (up +0.5pp to 68%) along with Victoria (down -0.4pp to 65%). Decreases were experienced for Queensland (down -6.6pp to 65%), South Australia (down -8.4pp to 68%), the Northern Territory (down -12pp to 54%), the Australian Capital Territory (down -14 to 65%) and Tasmania (down -17pp to 67%). The occupancy rate of the NT at 54% was lower than the national average of 66% for April 2023, which is normal for the NT's low season.

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
HOTEL STYLE ACCOMMODATION	**54%** **-12pp**	**$191** **-2.1%**	**$104** **-20%**	**149,000** **-16%**	**274,000** **+2.9%**	**103** **0%**

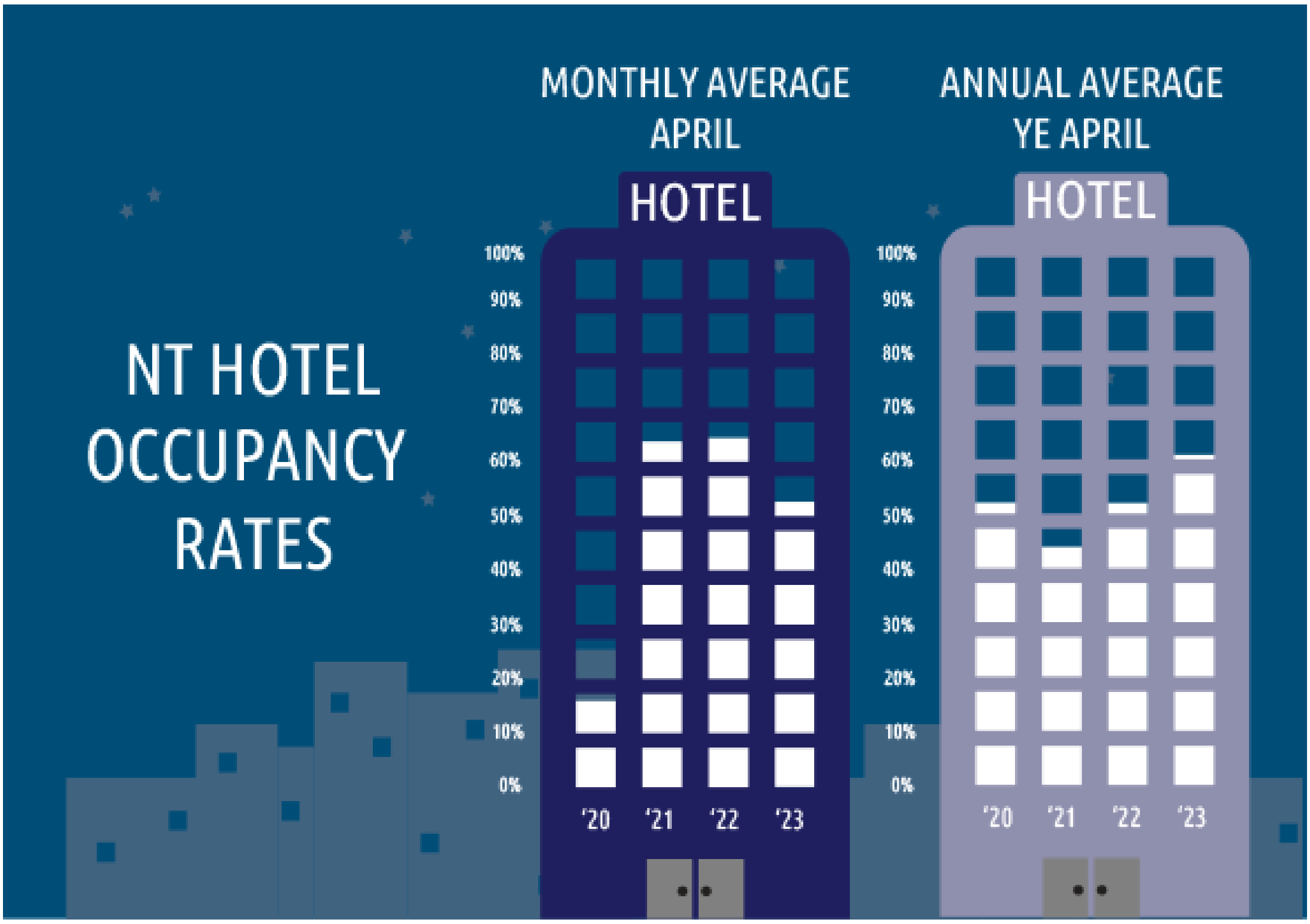
	LISTING OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND LISTING NIGHTS	SUPPLY LISTING NIGHTS	AVAILABLE LISTED PROPERTIES
SHORT TERM LETTING ACCOMMODATION	**57%** **-5.4pp**	**$192** **-12%**	**$110** **-19%**	**13,000** **+32%**	**23,000** **+44%**	**1,031** **+49%**

Percentage changes reflect data from April 2023 compared to April 2022

Accommodation indicators for the NT for the month of April 2023 were mixed for both the hotel sector and the short term letting sector. The hotel room occupancy rate in the NT for April 2023 decreased (down -12pp to 54%), while the listing occupancy rate in the short term letting market was also down -5.4pp to 57%. The demand for room nights across the NT decreased for the hotel market, down -16% to 149,000 room nights. For the short term letting sector, demand rose +32% to 13,000 listing nights. The hotel sector's room night supply in April 2023 increased compared to April 2022, up +2.9% to 274,000 listing nights across 103 properties. Similarly, the short term letting market witnessed an increase in supply, which shifted up +44% to 23,000 listing nights. The number of available listed properties for short term letting was up +49% to 1,031 over the same period. Over the past year, more properties came online in the short term letting sector, possibly due to short term rental owners receiving higher earnings than the long term annual rentals.

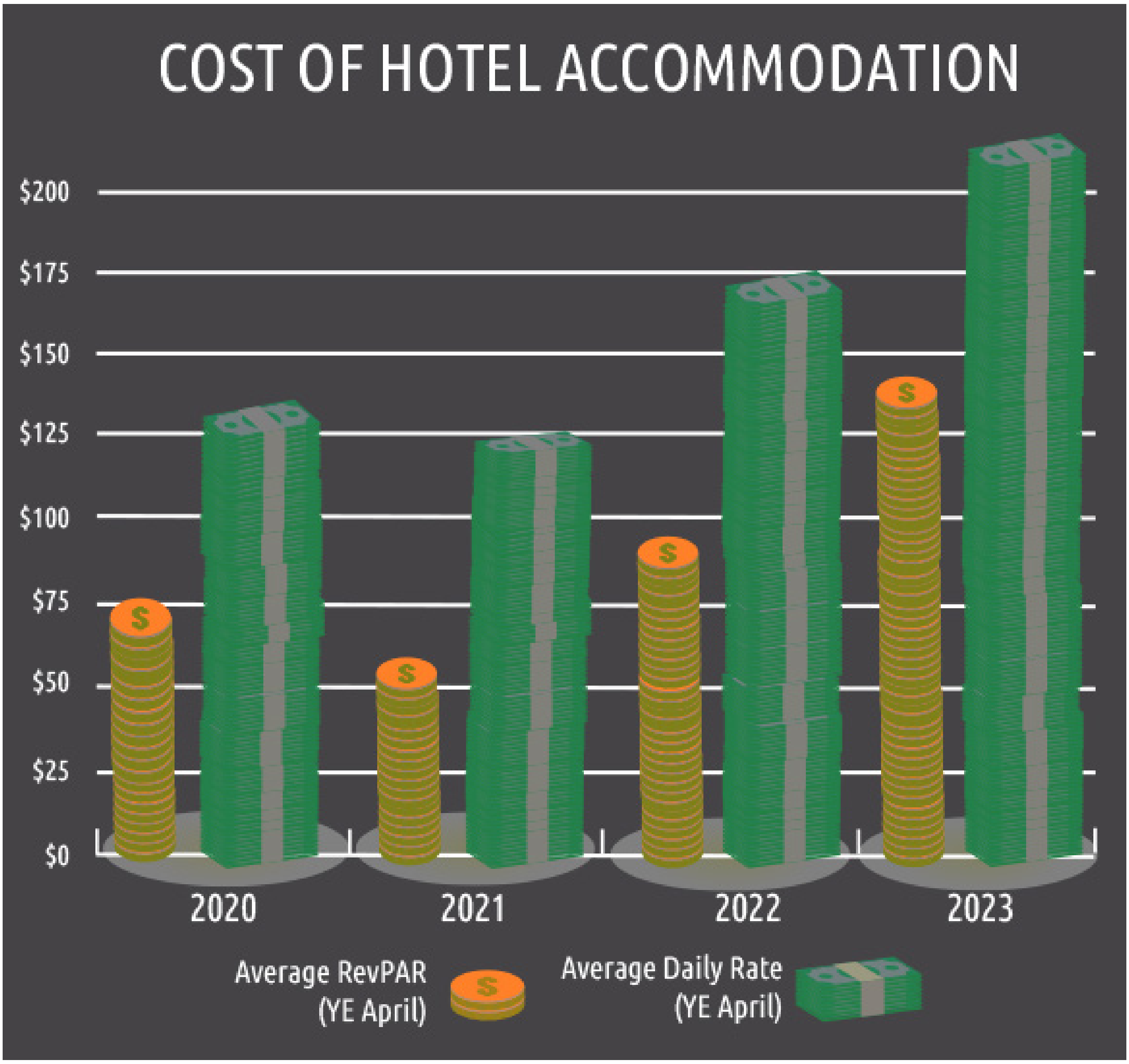
Northern Territory Monthly Accommodation Report April 2023

The average daily room rate for short term letting decreased by -12% (or -$25.10) to $192 and revenue per available room (RevPAR) also dropped by -19% (or -$26.10) to $110 in April 2023 compared to the same month in 2022. Similarly, the hotel sector's average daily room rate was down -2.1% (or -$4.10) to $191 and the RevPAR was down -20% (or -$26.30) to $104.



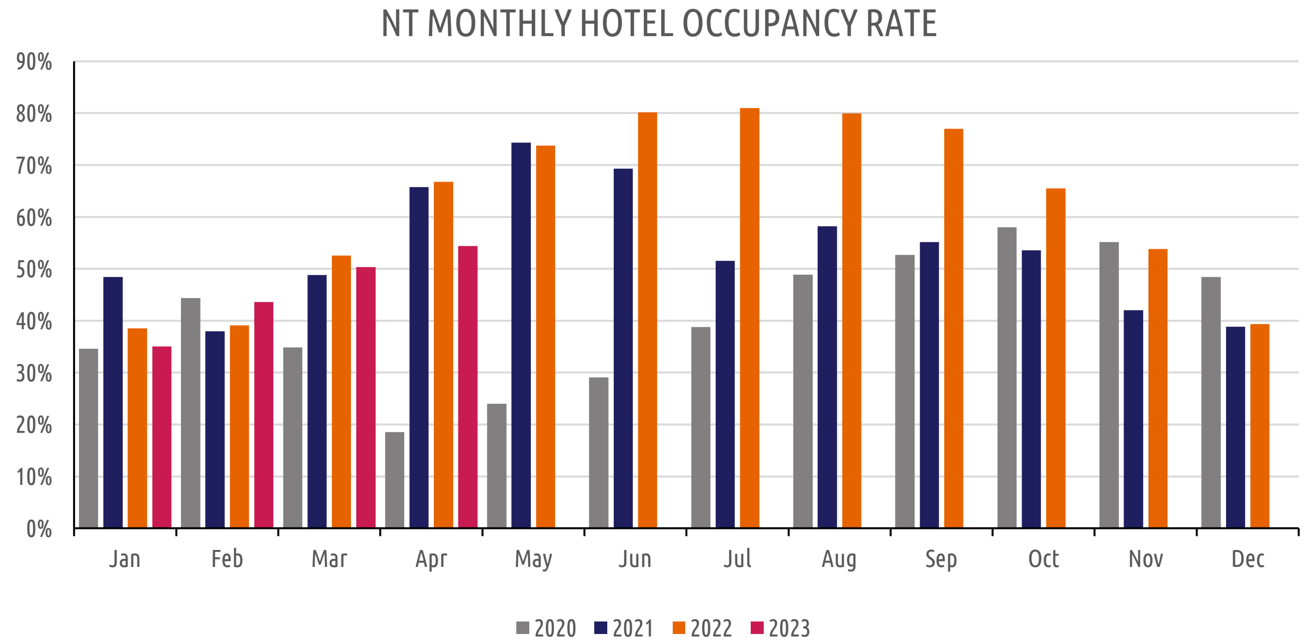
The year ending (YE) April 2023 result for occupancy rate was positive for hotels, up +7.8pp to 61%, compared to the same period in 2022. The listing occupancy rate for the short term letting sector was on par at 60% (up marginally +0.5pp) over the same period. The increase in the occupancy rate for the hotel sector was due to increased demand (up +18% to 2.01 million room nights) outpacing an increase in supply (up +2.9% to 3.28 million room nights). Demand for short term letting over the same period was also up +42% to 12,000 listing nights while supply increased +41% to 19,000 listing nights.

Northern Territory Monthly Accommodation Report April 2023



For the YE April 2023, the hotel average daily rate increased by +25% to $218 when compared to the YE April 2022. RevPAR was also higher, up +48% to $141 over the same period. Similarly, there were increases in the average daily rate and RevPAR for the short term letting market, up +8.3% to $218 and up +13% to $137 for the YE April 2023 respectively.

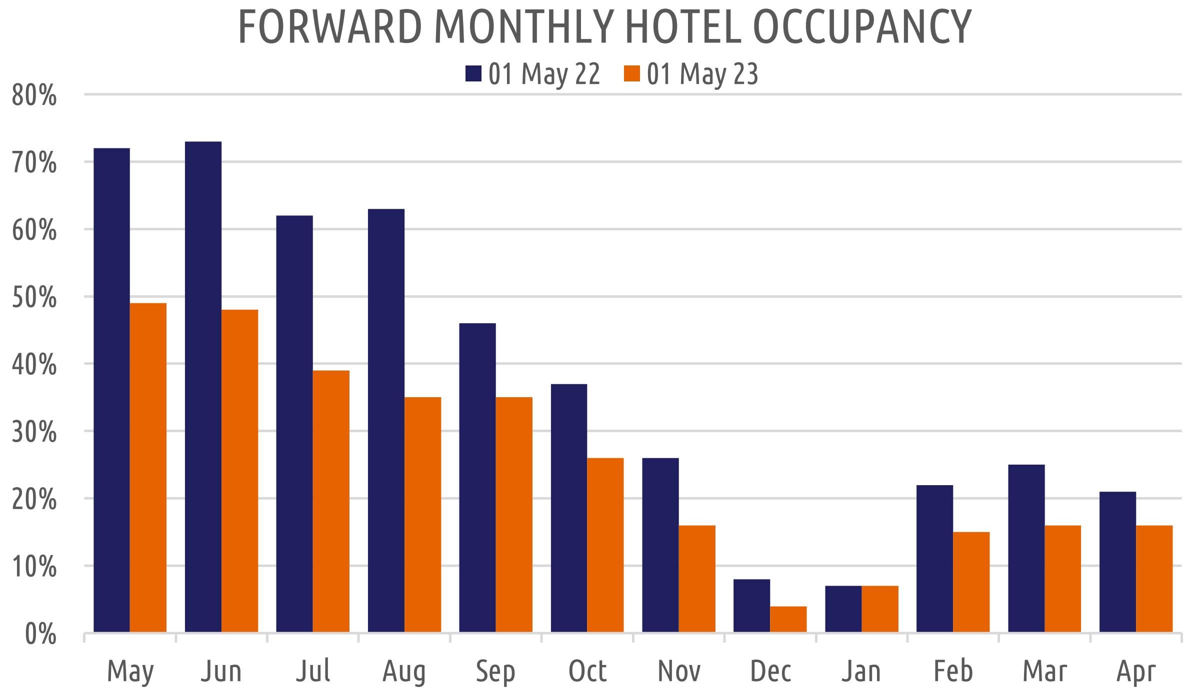
Northern Territory Monthly Accommodation Report April 2023



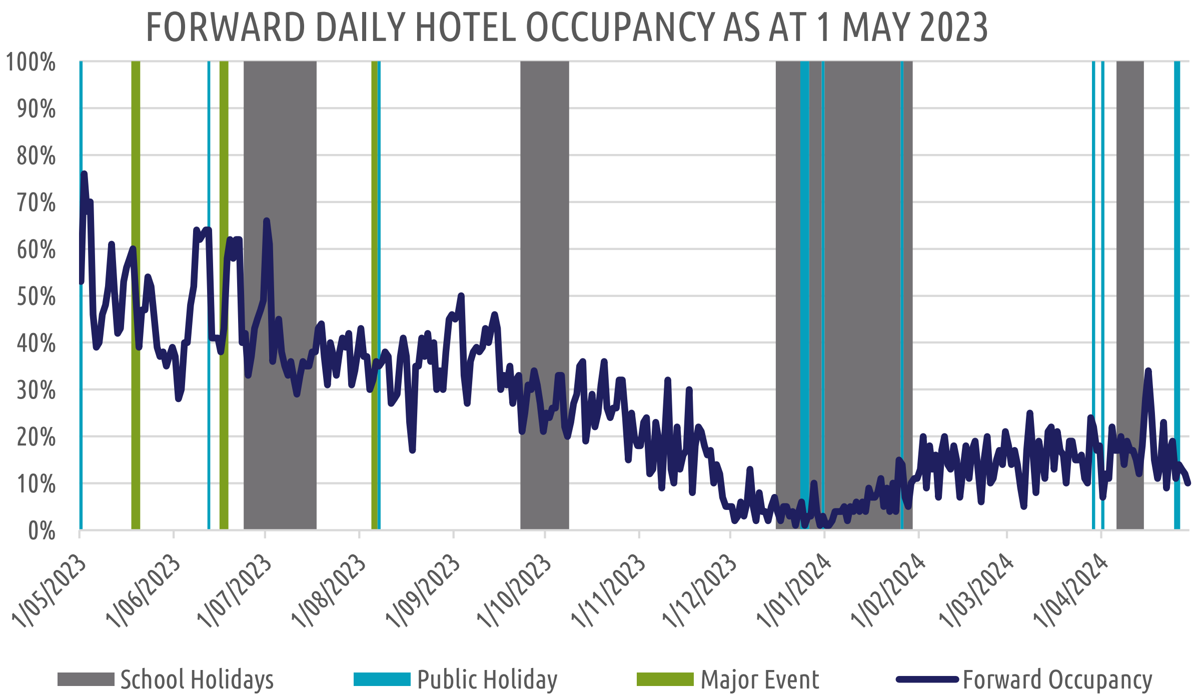
The short term letting market in the Northern Territory continues to expand with a 77% growth in available listed properties since April 2020, demonstrating the increasing popularity of this style of accommodation letting among property owners and consumers. The number of properties has grown from 583 in April 2020 to 1031 in April 2023.

Northern Territory Monthly Accommodation Report April 2023

Forward occupancy measures are slower than at the same time last year. Anecdotally booking lead times are shortening and bookings are also being impacted by increasing average rooom rates, rising costs of living pressures and increasing competition for discretionary spend from within and outside of the travel category.



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



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 39% of the establishments in the NT and 62% 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 1,031 listed properties on both Airbnb and Vrbo in the Northern Territory. 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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**From February 2023, STR included Darwin Esplanade Central to its inventory, which has less than 10 rooms. This is due to the existing Mantra Esplanade property now running as two properties, including Darwin Esplanade Central under the management of Central Apartment Group.*