






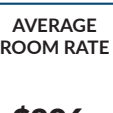
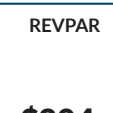


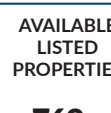


Darwin Monthly Accommodation Report

June 2024

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
						
HOTEL STYLE ACCOMMODATION	70% +2.4pp	\$247 -6.6%	\$174 -3.3%	116,000 +3.6%	165,000 +0.2%	52 +4.7%
	LISTING OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND LISTING NIGHTS	SUPPLY LISTING NIGHTS	AVAILABLE LISTED PROPERTIES
						
SHORT TERM LETTING ACCOMMODATION	69% -4.1pp	\$296 -17%	\$204 -21%	11,000 -13%	17,000 -8.1%	769 -5.3%

Percentage changes reflect data from June 2024 compared to June 2023

Occupancy in the Darwin hotel sector was higher for the month of June 2024 compared to the previous year as supply experienced a marginal increase compared to the increase in demand. Hotel supply increased +0.2% to 165,000 room nights and demand increased +3.6% to 116,000 room nights. Meanwhile, the short-term letting sector was lower in June 2024 compared to the previous year, with a decrease in demand, down -13% to 11,000 listing nights. There was also a decrease in supply, down -8.1% to 17,000 listing nights.

The occupancy rate increased +2.4 percentage points (pp) to 70% for hotels, and occupancy decreased in the short-term letting sector down -4.1pp to 69%. The average daily rate (ADR) and revenue per available room (RevPAR) figures were lower for the hotel sector in June 2024, down -6.6% (or -\$17.50) to \$247 and down -3.3% (or -\$5.90) to \$174, respectively. For the short-term letting sector, ADR decreased to \$296 (down -17% or -\$59.70) and RevPAR decreased to \$204 (down -21% or -\$55.80).

The year ending (YE) June 2024 room occupancy rate for the hotel sector was lower, down -4.3pp at 54% compared to June 2023. This was due to an increase in supply, up +4.8% (to 2,061,000 room nights) as hotel demand decreased -2.9% (to 1,117,000 room nights) over the same period. The yearly listing occupancy rate for the short-term letting sector was down -3.7pp to 57%, with an increase in listing supply at +11% to 173,000 listing nights, surpassing listing demand at +5.2% to 102,000 listing nights.

Darwin Monthly Accommodation Report

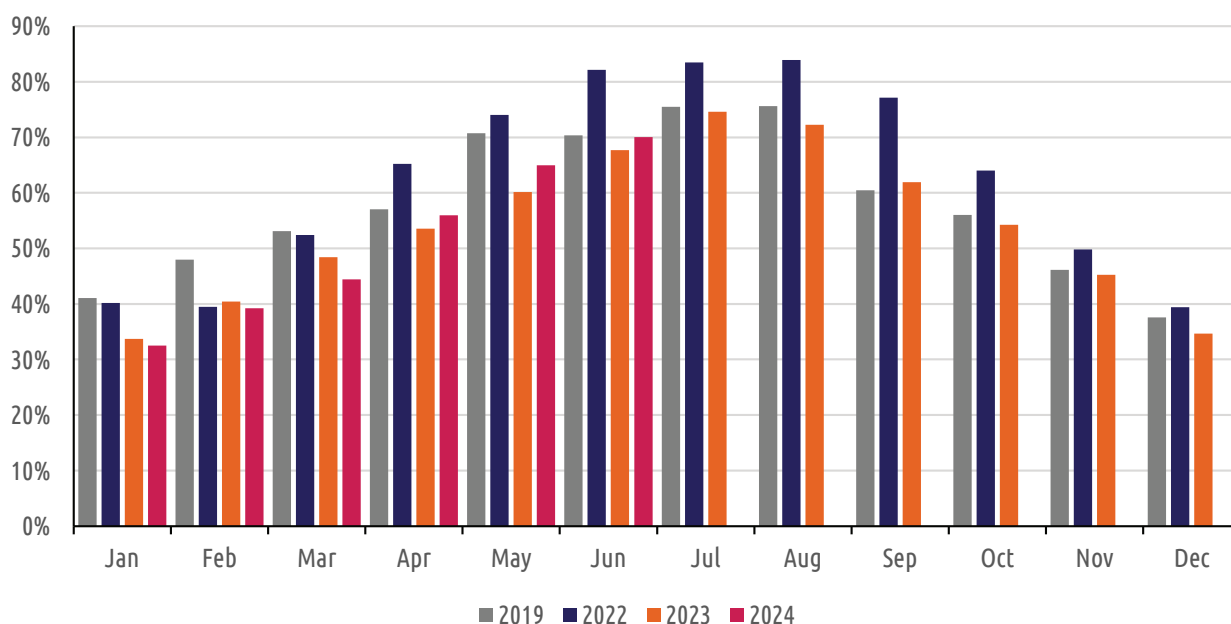
June 2024

The ADR and RevPAR for the YE June 2024 for the hotel sector were \$189 (down -6.6% or -\$13.30) and \$109 (down -14% or -\$18.10) respectively, compared to the YE June 2023. The ADR and RevPAR for the YE June 2024 for short-term letting were \$283 (down -8.0% or -\$24.70) and \$164 (down -17% or -\$33.20) respectively, compared to the YE June 2023.

The short-term letting sector in Darwin has grown significantly with +75% growth (from 440 to 769 listed properties) between June 2021 and June 2024.

The hotel sector occupancy rate in June 2024 was lower than June 2022, but on par with June 2019 and higher than June 2023.

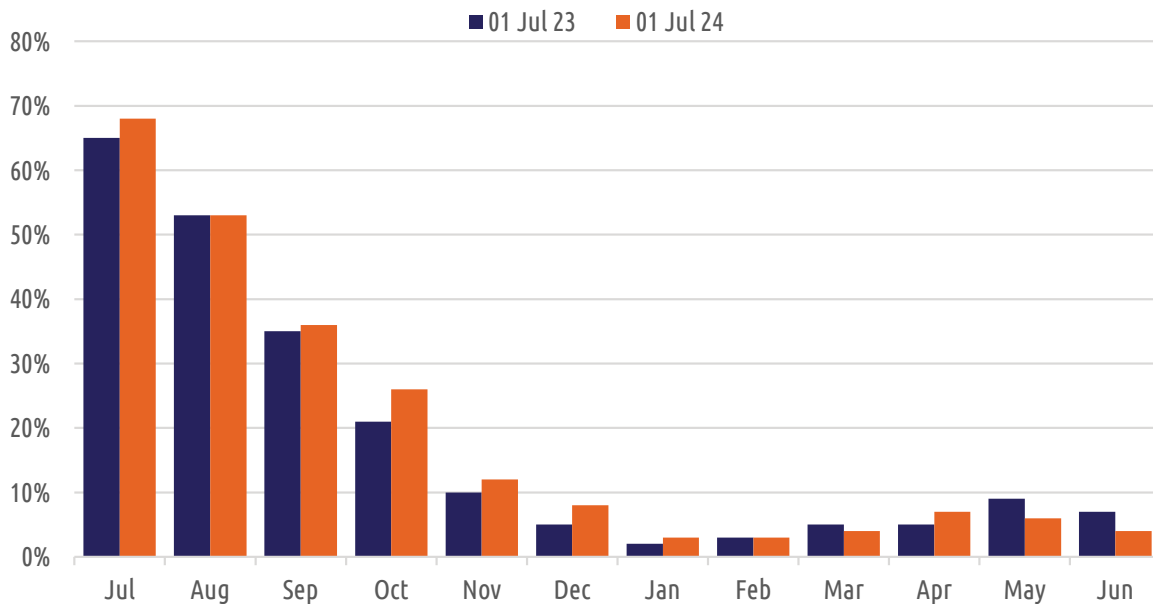
DARWIN MONTHLY HOTEL OCCUPANCY RATE



Darwin Monthly Accommodation Report June 2024

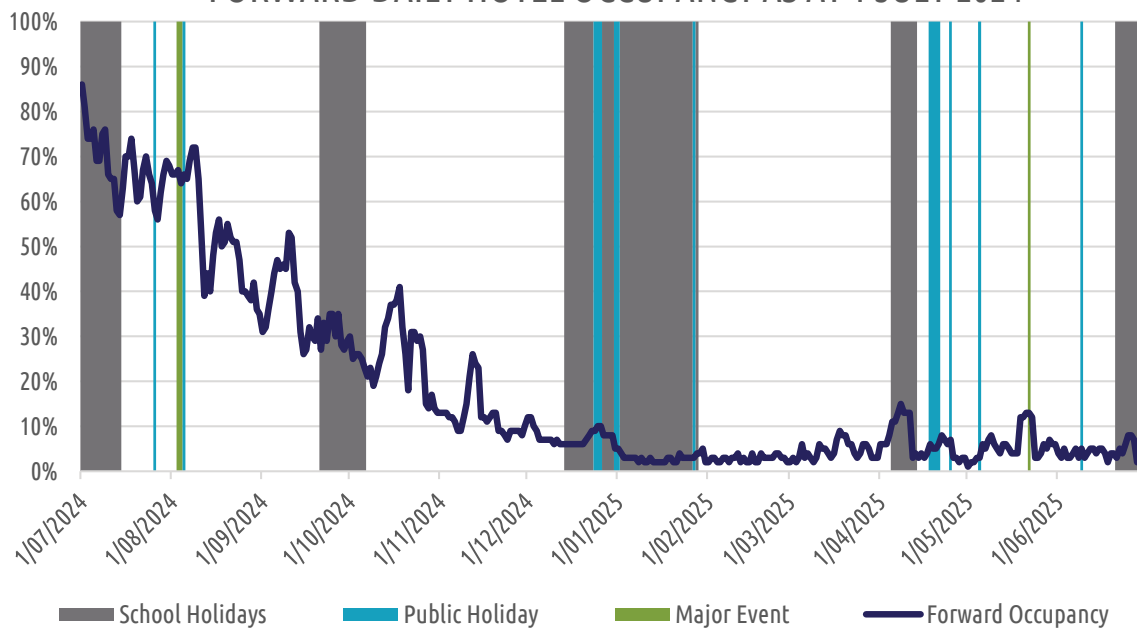
Forward occupancy measures are ahead of where they were at the same time last year for July. It should be noted that the biannual defence exercise 'Operation Pitch Black' is held in 2024 and while the majority of visiting defence personnel are accommodated at Howard Springs, a number will also occupy hotel accommodation around Darwin impacting forward occupancy rates. Occupancy rates are on par for August compared to the previous year, then ahead for the remainder of the year. Anecdotally, booking lead times are shortening and bookings are also being impacted by rising costs of living pressures.

FORWARD MONTHLY HOTEL OCCUPANCY



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

FORWARD DAILY HOTEL OCCUPANCY AS AT 1 JULY 2024



Darwin Monthly Accommodation Report

June 2024

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 769 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

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