






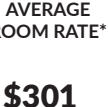



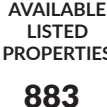


Northern Territory Monthly Accommodation Report

April 2024

When compared to April 2023, the Northern Territory (NT) occupancy rate in April 2024 for the hotel sector increased by 1.2 percentage points (pp) to 56%. The NT occupancy rate was lower than the national average of 68% for April 2024, which was up by +2.3pp compared to the same period last year. Every state and territory experienced an increase in occupancy rates with South Australia up +5.4pp to 74%, Western Australia up +4.7pp to 75%, Tasmania up +4.2pp to 72%, New South Wales up +2.7pp to 70%, Victoria up +2.1pp to 67%, Queensland up +0.8pp to 66% and the Australian Capital Territory up +0.7pp to 66%.

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
HOTEL STYLE ACCOMMODATION	 56% +1.2pp	 \$198 -4.3%	 \$111 -2.3%	 157,000 +2.0%	 280,000 -0.1%	 107 +0.9%
SHORT TERM LETTING ACCOMMODATION	 57% -2.5pp	 \$301 +7.1%	 \$172 +2.5%	 11,000 -8.4%	 19,000 -4.3%	 883 -5.2%

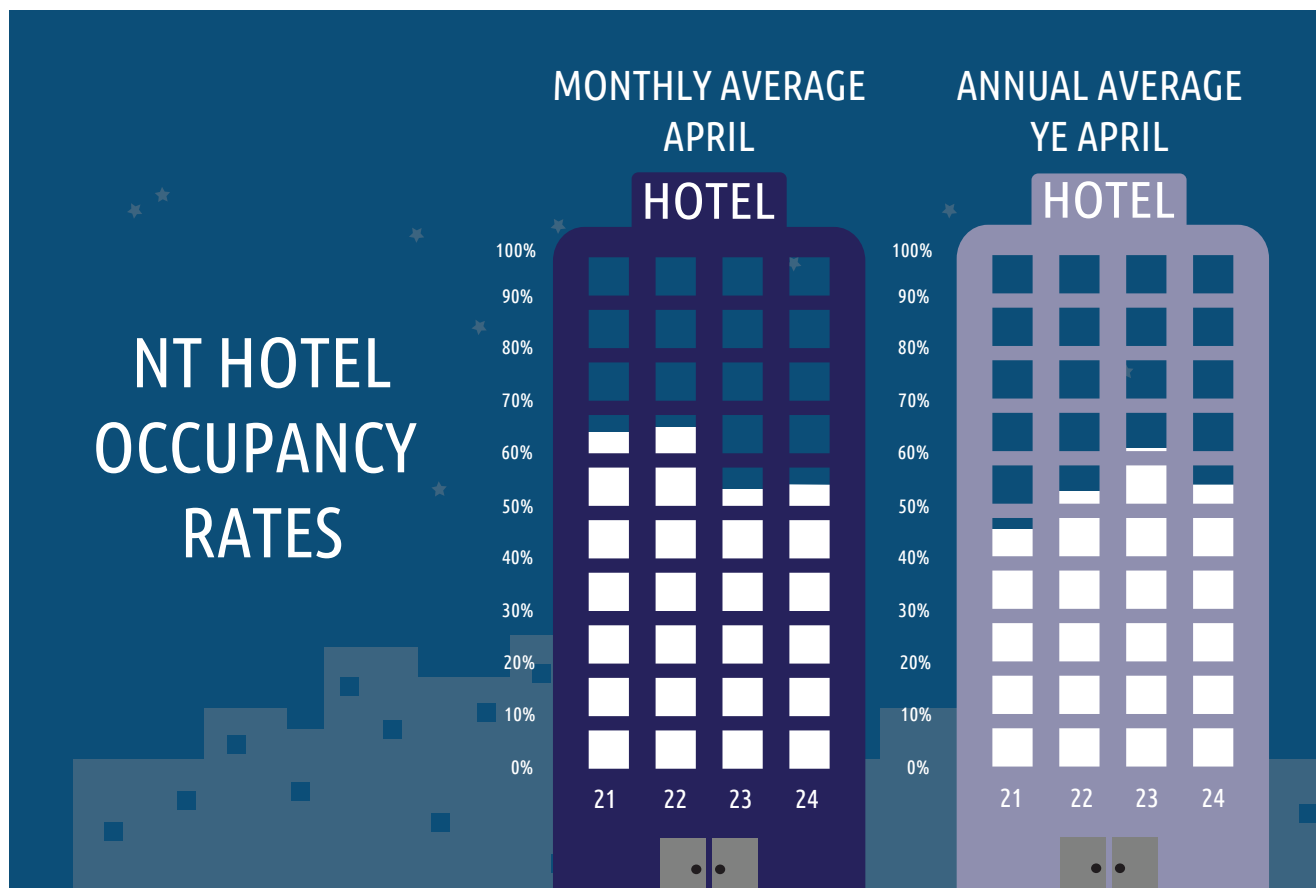
Percentage changes reflect data from April 2024 compared to April 2023

*Average room rate and RevPAR for short term letting accommodation has been adjusted to AUD where historically it had been in USD, due to updates in the AirDNA data retrieval system.

Indicators for the NT hotel sector were generally strong for the month of April 2024 compared to the previous year. Supply was down marginally -0.1% at 280,000 room nights across 107 properties. The demand for room nights across the NT increased for the hotel sector, up +2.0% to 157,000 room nights. The short term letting sector saw mixed results. Demand decreased -8.4% to 11,000 listing nights. The number of available listed properties for short term letting was down -5.2% to 883 over the same period.

The hotel room occupancy rate in the NT for April 2024 increased (+1.2pp to 56%), while the listing occupancy rate in the short term letting market was down -2.5pp to 57% compared to the same period last year. The average daily room rate for the hotel sector was down -4.3% (or -\$8.90) to \$198 and up +7.1% (or +\$19.90) to \$301 for the short term letting sector over the same period. Revenue per available room (RevPAR) figures were lower for the hotel sector, down -2.3% (or -\$2.60) to \$111 while RevPAR increased in the short term letting sector at \$172 (up +2.5% or +\$4.30) over the same period.

Northern Territory Monthly Accommodation Report April 2024



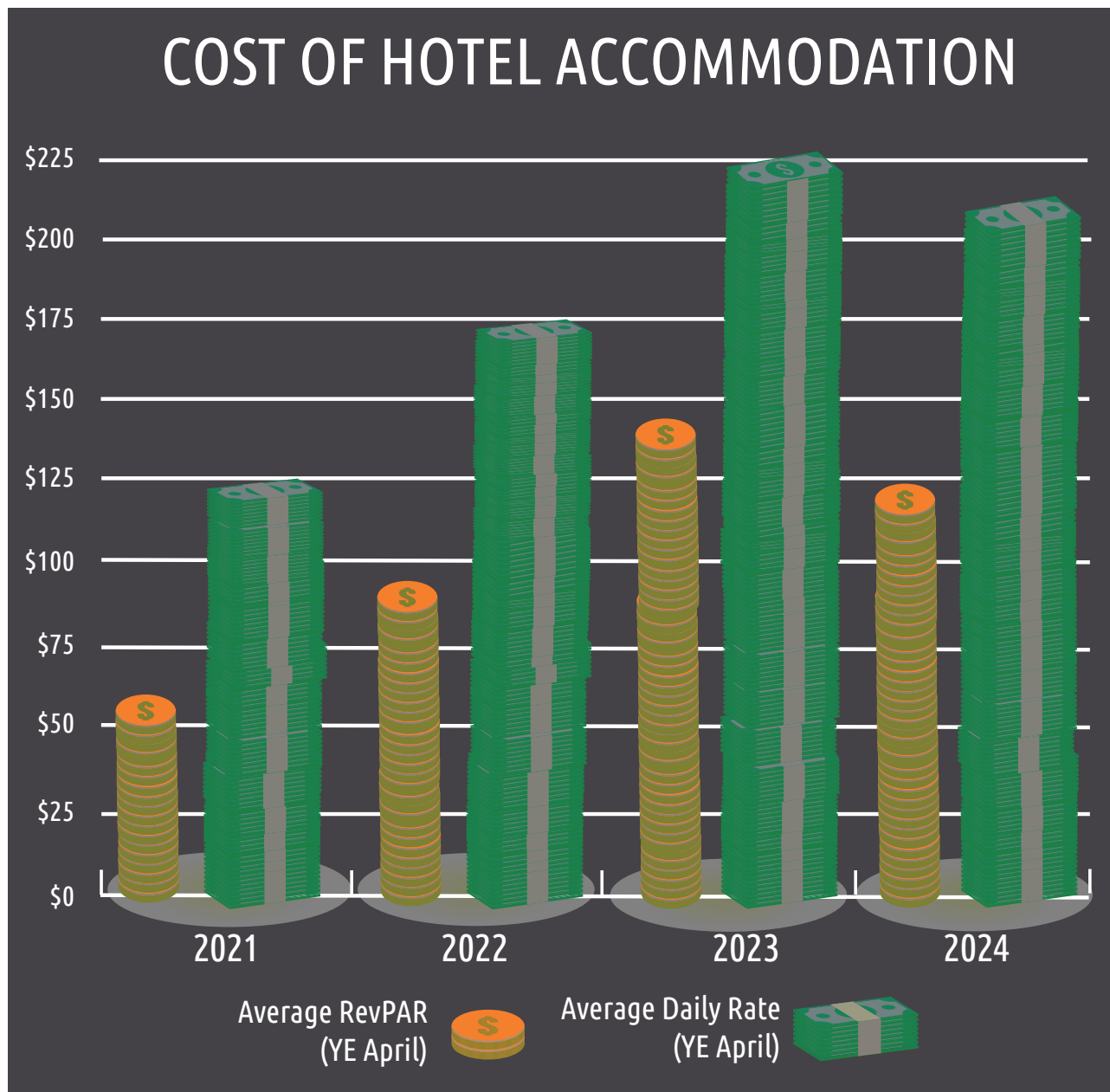
The year ending (YE) April 2024 result for occupancy rate was down for hotels -5.9pp to 55%, compared to the same period in 2023. There was an increase in supply, up +2.8% (to 3.43 million room nights), combined with a decrease in demand (down -7.0% to 1.90 million room nights) over the same period.

The yearly listing occupancy rate for the short term letting sector was lower at 55% (down -4.8pp). Demand for short term letting over the same period was up +8.6% to 145,000 listing nights, and supply increased +17% to 254,000 listing nights.

The short term letting market in the Northern Territory shows 82% growth in available listed properties since April 2021, demonstrating the increasing popularity of this style of accommodation letting among property owners and consumers. The number of properties has grown from 486 in April 2021 to 883 in April 2024.

Northern Territory Monthly Accommodation Report

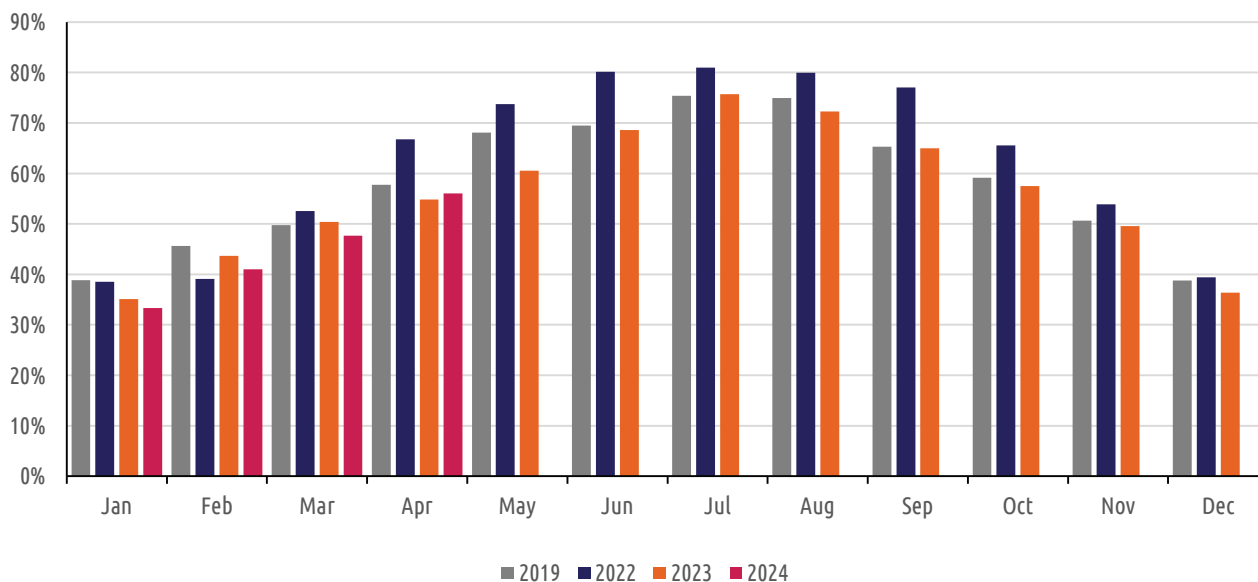
April 2024



For the YE April 2024, the hotel average daily rate decreased -4.8% to \$216 compared to the YE April 2023. RevPAR was also lower, down -15% to \$124 over the same period. For the short term letting market, there were decreases in the average daily rate and RevPAR, down -6.7% to \$297 and down -17% to \$167 for the YE April 2024 respectively.

Northern Territory Monthly Accommodation Report April 2024

NT MONTHLY HOTEL OCCUPANCY RATE



The hotel sector occupancy rate in April 2024 was lower than April 2019 and 2022, however slightly above April 2023.

Northern Territory Monthly Accommodation Report

April 2024

METHODOLOGY

The data in this report is sourced from STR and is collected from a sample of 45 hotels with 10 or more rooms in the NT. Data is collected daily and collated to represent the industry. This sample represents 42% 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 883 listed properties on either 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. As of April 2024, AirDNA has implemented a new data retrieval platform with an updated methodology. This change could potentially lead to variances when compared to previously published results. It should be noted that historically, AirDNA expenditure related figures have been based on US currency.

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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