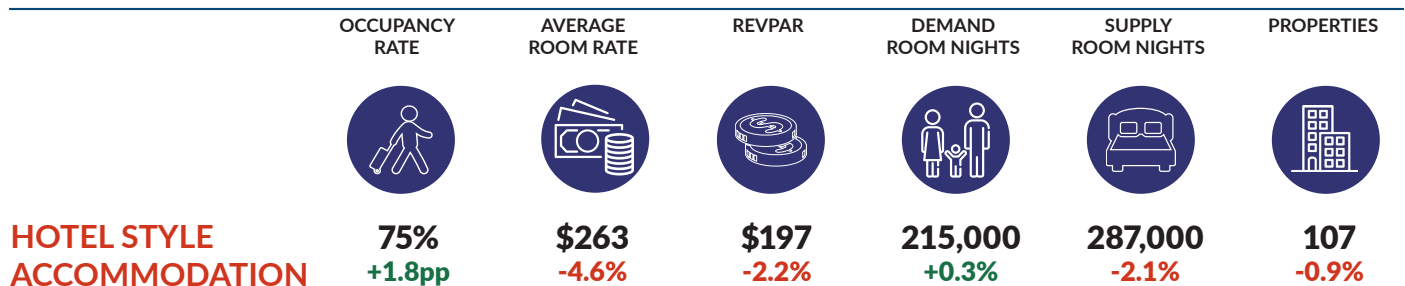
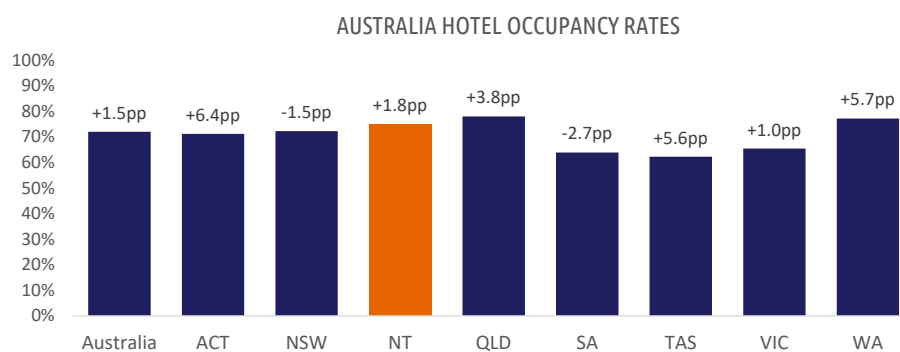


Northern Territory Monthly Accommodation Report

August 2024

The online dashboard for hotel and short-term accommodation for the Northern Territory is available [here](#).

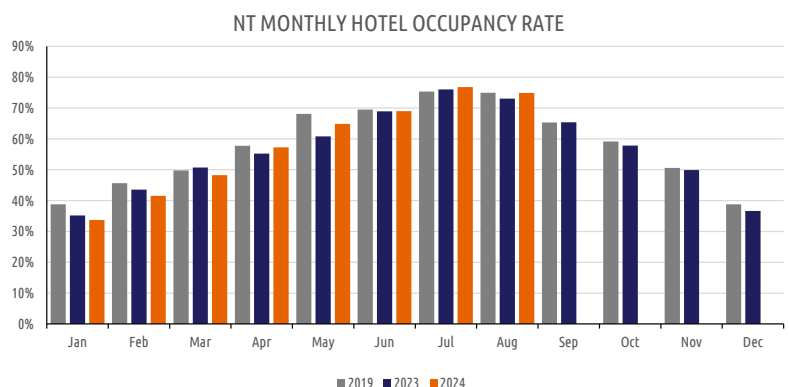
When compared to August 2023, the Northern Territory (NT) hotel occupancy rate in August 2024 was up +1.8 percentage points (pp) to 75% and higher than the national average of 72%. August 2024 was a busy month in the Territory; with both Darwin and Alice Springs occupancy impacted by major events taking place such as Darwin Cup Carnival (5 August), Darwin Festival (8-25 August), Henley on Todd Regatta and other local events.



Percentage changes reflect data from August 2024 compared to August 2023

The hotel sector occupancy rate in August 2024 was higher than August 2023 and 2019. For the month of August 2024, the NT hotel sector had:

- occupancy up +1.8 percentage points (pp) to 75%
- demand up +0.3% to 215,000 room nights
- revenue per available room (RevPAR) down -2.2% (or -\$4.50) to \$197
- average daily rate (ADR) down -4.6% (or -\$12.80) to \$263
- supply down -2.1% to 287,000 room nights.

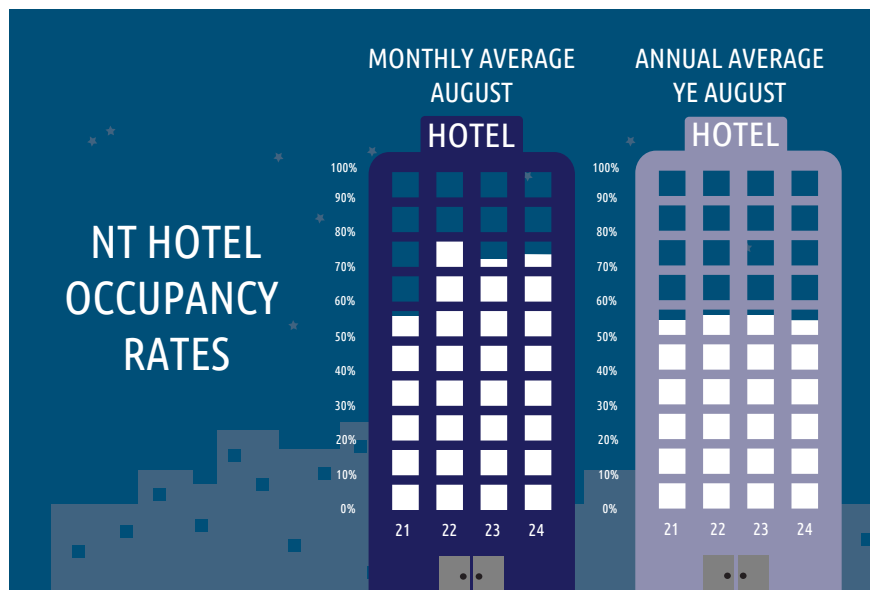


Northern Territory Monthly Accommodation Report

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For the year ending (YE) August 2024, the NT hotel sector saw:

- occupancy down -2.1pp to 56%
- demand down -3.3% to 1.92 million room nights
- RevPAR down -7.1% (or -\$9.50) to \$125
- ADR down -3.6% (or-\$8.10) to \$213
- supply up +0.5% to 3.41 million room nights.



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	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
SHORT-TERM LETTING ACCOMMODATION						
	72% +2.4pp	\$355 +2.3%	\$255 +5.8%	19,000 -2.9%	26,000 -6.2%	1,136 -5.6%

Percentage changes reflect data from August 2024 compared to August 2023

The number of short-term letting properties has grown overall from 642 in August 2021 to 1,136 in August 2024, however, the last year has seen a reduction in supply of -5.6%.

For the month of August 2024, the NT short-term letting sector saw:

- occupancy up +2.4pp to 72%
- ADR up +2.3% (or +\$7.90) to \$355
- RevPAR up +5.8% or (+\$14.00) to \$255
- demand down -2.9% to 19,000 listing nights
- supply down -6.2% to 26,000 listing nights.

For the YE August 2024, the NT short-term letting sector saw:

- occupancy down -0.5pp to 56%
- ADR down -3.0% (or -\$8.90) to \$285
- RevPAR down -3.6% (or -\$22.10) to \$163
- demand down -1.7% to 100,000 listing nights
- supply up +0.2% to 169,000 listing nights.

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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 1,136 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.

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

Disclaimer: The Northern Territory of Australia exercised due care and skill to ensure that at the time of publication the information contained in this publication is true and correct. However, it is not intended to be relied on as professional advice or used for commercial purposes. The Territory gives no warranty or assurances as to the accuracy of the information contained in the publication and to the maximum extent permitted by law accepts no direct or indirect liability for reliance on its content.