






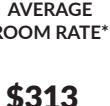
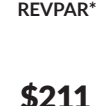


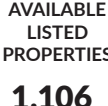


Northern Territory Monthly Accommodation Report

June 2024

When compared to June 2023, the Northern Territory (NT) occupancy rate in June 2024 for the hotel sector was up marginally by +0.6 percentage points (pp) to 69%. The NT occupancy rate was higher than the national average of 67% for June 2024, which was up by +1.1pp compared to the same period last year. The NT's higher occupancy rate compared to the national average is usual for the dry season months. Six states or territories experienced an increase in occupancy rates, with Western Australia up +3.6pp to 71%, Victoria up +1.9pp to 63%, Queensland up +1.2pp to 70%, South Australia up +0.7pp to 61%, New South Wales up +0.2pp to 68% and the Australian Capital Territory up +0.1pp to 70%. Tasmania was the only state to experience a decrease (down -1.6pp to 58%).

	OCCUPANCY RATE	AVERAGE ROOM RATE	REVPAR	DEMAND ROOM NIGHTS	SUPPLY ROOM NIGHTS	PROPERTIES
HOTEL STYLE ACCOMMODATION	 69% +0.6pp	 \$260 -5.8%	 \$180 -5.0%	 192,000 -0.3%	 278,000 -1.2%	 107 +0.0%
SHORT TERM LETTING ACCOMMODATION	 67% -2.3pp	 \$313 -10%	 \$211 -13%	 16,000 -8.1%	 24,000 -4.9%	 1,106 -2.5%

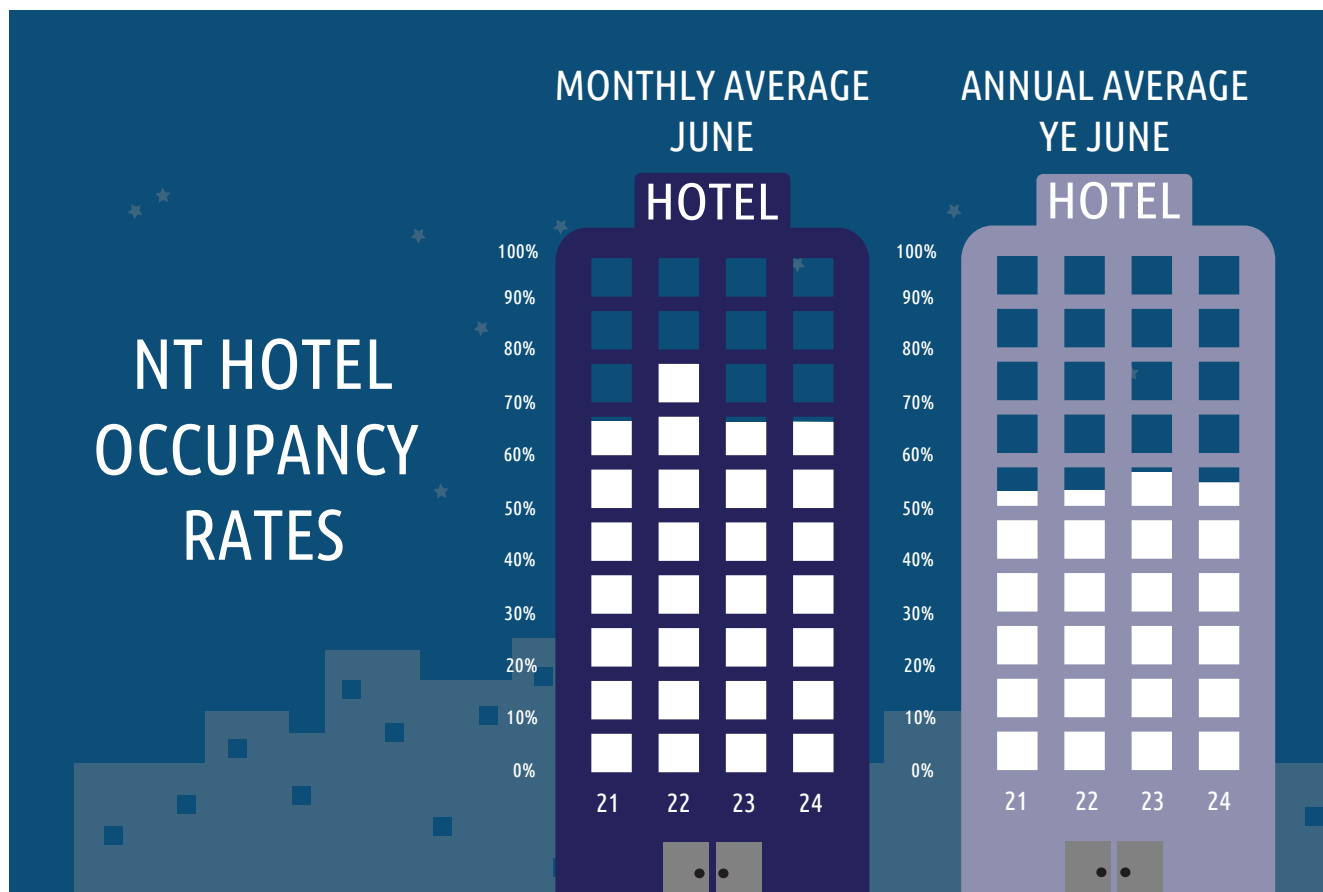
Percentage changes reflect data from June 2024 compared to June 2023

Hotel room supply decreased -1.2% at 278,000 room nights across 107 properties. The demand for room nights across the NT decreased marginally for the hotel sector, down -0.3% to 192,000 room nights. The short-term letting sector saw weak results. Supply and demand both decreased, -4.9% to 24,000 listing nights and -8.1% to 16,000 listing nights, respectively. The number of available listed properties for short-term letting was down -2.5% to 1,106 over the same period.

The hotel room occupancy rate in the NT for June 2024 increased marginally (up +0.6 pp to 69%), while the listing occupancy rate in the short-term letting market was down -2.3pp to 67% compared to the same period last year. The average daily room rate for the hotel sector was down -5.8% (or -\$16.00) to \$260 and down -10% (or -\$36.00) to \$313 for short-term letting sector over the same period. Revenue per available room (RevPAR) figures were lower for the hotel sector, down -5.0% (or -\$9.50) to \$180 and RevPAR also decreased in the short-term letting sector at \$211 (down -13% or -\$32.40) over the same period.

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June 2024



The year ending (YE) June 2024 result for occupancy rate was down for hotels -3.1pp to 56%, compared to 2022-23. This was due to an increase in supply, up +1.3% (to 3.41 million room nights), combined with a decrease in demand, down -3.9% (to 1.92 million room nights) over the same period.

The yearly listing occupancy rate for the short-term letting sector was lower at 55% (down -3.2pp), with an increase in supply up +10% to 253,000 listing nights, surpassing demand up +4.2% to 144,000 listing nights.

The short-term letting market in the Northern Territory shows 77% growth in available listed properties since June 2021, demonstrating the increasing popularity of this style of accommodation letting among property owners and consumers. The number of properties has grown from 626 in June 2021 to 1,106 in June 2024.

Northern Territory Monthly Accommodation Report

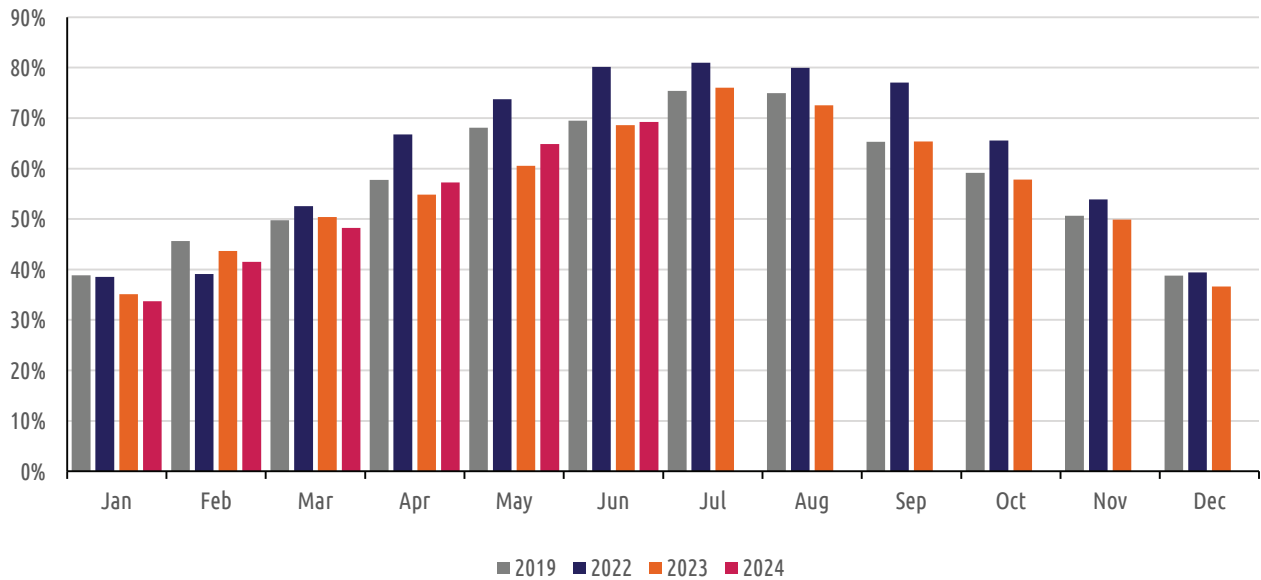
June 2024



For the YE June 2024, the hotel average daily rate decreased -5.2% to \$214 compared to the YE June 2023. RevPAR was also lower, down -11% to \$125 over the same period. For the short-term letting market, there were decreases in the average daily rate and RevPAR, down -6.5% to \$292 and down -14% to \$164 for the YE June 2024, respectively.

Northern Territory Monthly Accommodation Report June 2024

NT MONTHLY HOTEL OCCUPANCY RATE



The hotel sector occupancy rate in June 2024 was marginally above June 2023 and marginally below June 2019, however significantly lower than June 2022.

Northern Territory Monthly Accommodation Report

June 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 36% 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 1,006 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

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