



Australian Accommodation Monitor Summary

Financial-year performance: 2017-18



Australian Accommodation Monitor (AAM)

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*Financial-year performance: 2017-18

Accommodation type performance



Hotels & Resorts

OCC(%)	77.6
ADR(\$)	195.78
RevPAR % Chg	2.5



Motels/Private Hotels/Guest Houses

OCC(%)	67.4
ADR(\$)	146.54
RevPAR % Chg	6.1



Serviced Apartments

OCC(%)	76.4
ADR(\$)	182.57
RevPAR % Chg	3.5



Holiday Parks

OCC(%)	55.7
ADR(\$)	138.50
RevPAR % Chg	3.3

Class performance



Luxury & Upper Upscale Classes

OCC(%)	80.9
ADR(\$)	257.94
RevPAR % Chg	2.6



Upscale & Upper Mid Classes

OCC(%)	75.5
ADR(\$)	165.20
RevPAR % Chg	2.7



Midscale & Economy Classes

OCC(%)	68.9
ADR(\$)	125.57
RevPAR % Chg	3.7



Total for Australia

OCC(%)	76.0
ADR(\$)	188.02
RevPAR % Chg	2.9



Tourism Regions

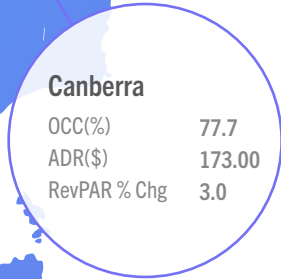
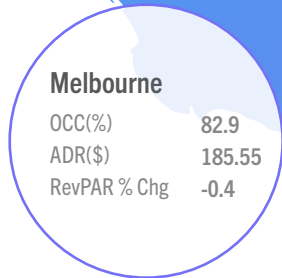
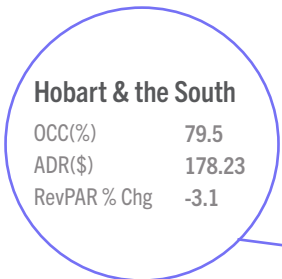
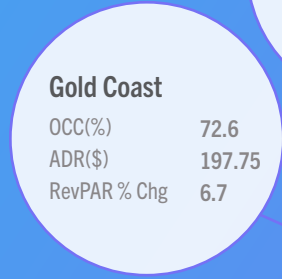
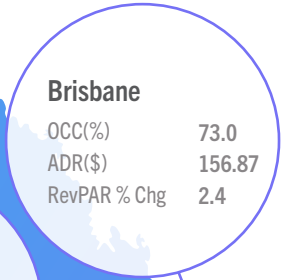
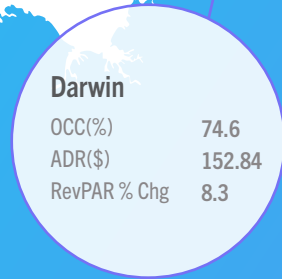
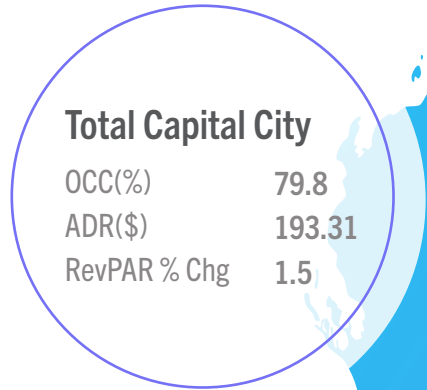
⤴ Top Performers

State	Tourism Region	RevPAR % Chg.	RevPAR 2017/2018
QLD	Bundaberg	32.7	\$83.87
SA	Limestone Coast	23.4	\$63.06
TAS	North West	16.2	\$135.63
QLD	Townsville	13.7	\$87.79
VIC	Peninsula	12.8	\$125.36
NSW	New England North West	11.9	\$84.96
QLD	Whitsundays	11.7	\$208.08
SA	Flinders Ranges and Outback	11.1	\$64.37
WA	Australia's South West	10.9	\$100.71
WA	Australia's Coral Coast	10.1	\$95.49

⤵ Bottom Performers

State	Tourism Region	RevPAR % Chg.	RevPAR 2017/2018
WA	Experience Perth	-6.5	\$124.23
TAS	Hobart and the South	-3.1	\$141.63
VIC	High Country	-0.8	\$78.34
VIC	Melbourne	-0.4	\$153.91
TAS	Launceston and the North	1.8	\$105.32
NSW	Sydney	1.8	\$195.52
QLD	Brisbane	2.4	\$114.44
VIC	Goulburn	2.5	\$93.18
NSW	Blue Mountains	2.5	\$184.12
NT	Alice Springs	2.8	\$86.00

Tourism Capital Cities





New South Wales

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
New South Wales																
Sydney	15,296,821	13,016,404	2,990,793,978	85.1	229.77	195.52	5.2	4.9	-0.2	2.0	1.8	403	253	42,921	36,821	
Blue Mountains	517,205	340,885	95,229,601	65.9	279.36	184.12	0.0	0.5	0.5	2.0	2.5	32	7	1,417	575	
Capital Country	761,755	422,704	64,059,021	55.5	151.55	84.09	0.0	-1.1	-1.1	5.2	4.0	60	9	2,087	550	
Central Coast	749,859	523,624	102,829,840	69.8	196.38	137.13	-2.1	2.8	5.1	1.8	7.0	49	11	2,047	849	
Central NSW	1,654,655	1,050,104	147,495,230	63.5	140.46	89.14	0.4	5.1	4.7	2.1	6.8	154	21	4,535	814	
Hunter	2,362,102	1,605,604	296,413,968	68.0	184.61	125.49	-0.1	3.4	3.5	3.4	7.0	154	42	6,444	3,293	
New England North West	1,204,135	685,539	102,301,777	56.9	149.23	84.96	1.0	7.4	6.3	5.3	11.9	129	9	3,299	396	
North Coast NSW	3,583,449	2,240,871	378,180,667	62.5	168.77	105.54	0.3	1.0	0.7	7.6	8.4	303	66	9,794	3,241	
Outback NSW												22	1	663	42	
Riverina	804,307	540,595	75,115,979	67.2	138.95	93.39	2.4	7.4	5.0	3.5	8.6	68	13	2,204	560	
Snowy Mountains	887,086	389,947	76,934,758	44.0	197.30	86.73	0.3	8.0	7.7	1.8	9.6	68	5	2,452	322	
South Coast	1,983,591	1,360,185	240,835,602	68.6	177.06	121.41	0.5	6.9	6.3	3.0	9.5	186	28	5,435	1,452	
The Murray	1,259,396	741,408	101,652,817	58.9	137.11	80.72	0.7	1.3	0.5	2.4	2.9	112	12	3,572	791	
Total for New South Wales	31,306,356	24,917,404	5,430,650,144	79.6	217.95	173.47	2.6	3.4	0.8	2.4	3.2	1,740	477	86,870	49,706	

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Victoria

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Victoria																
Melbourne	12,303,015	10,205,036	1,893,523,748	82.9	185.55	153.91	2.9	2.3	-0.6	0.2	-0.4	366	215	34,187	27,278	
Ballarat	383,291	246,207	35,413,299	64.2	143.84	92.39	1.9	5.1	3.2	0.4	3.6	39	9	1,053	308	
Bendigo Loddon	-	-	-	-	-	-	-	-	-	-	-	38	5	1,072	291	
Central Highlands	-	-	-	-	-	-	-	-	-	-	-	14	2	297	74	
Central Murray	-	-	-	-	-	-	-	-	-	-	-	25	3	621	154	
Geelong and the Bellarine	480,612	369,660	61,481,547	76.9	166.32	127.92	0.1	0.7	0.6	3.6	4.2	31	8	1,317	490	
Gippsland	-	-	-	-	-	-	-	-	-	-	-	41	9	1,147	318	
Goulburn	289,399	193,216	26,966,696	66.8	139.57	93.18	7.7	8.2	0.4	2.1	2.5	29	5	825	258	
Great Ocean Road	868,700	541,681	91,839,048	62.4	169.54	105.72	0.0	0.4	0.4	3.7	4.2	77	20	2,380	985	
High Country	625,357	231,590	48,992,008	37.0	211.55	78.34	0.4	-5.3	-5.7	5.2	-0.8	65	8	1,873	615	
Lakes	416,999	233,591	34,181,795	56.0	146.33	81.97	0.4	-5.0	-5.3	11.9	5.9	42	6	1,147	242	
Macedon	-	-	-	-	-	-	-	-	-	-	-	9	0	241	0	
Mallee	437,270	287,900	34,031,635	65.8	118.21	77.83	0.0	6.8	6.8	2.6	9.6	41	8	1,198	287	
Melbourne East	-	-	-	-	-	-	-	-	-	-	-	19	3	701	135	
Murray East	-	-	-	-	-	-	-	-	-	-	-	12	3	343	144	
Peninsula	431,207	281,979	54,055,883	65.4	191.70	125.36	4.4	10.9	6.2	6.2	12.8	36	7	1,186	381	
Phillip Island	277,369	167,126	31,468,994	60.3	188.30	113.46	-	-	-	-	-	17	5	772	345	
Spa Country	-	-	-	-	-	-	-	-	-	-	-	7	2	298	171	
Upper Yarra	-	-	-	-	-	-	-	-	-	-	-	6	1	288	101	
Western Grampians	-	-	-	-	-	-	-	-	-	-	-	23	3	535	87	
Wimmera	-	-	-	-	-	-	-	-	-	-	-	9	0	146	0	
Total for Victoria	18,590,509	14,767,284	2,693,720,198	79.4	182.41	144.90	2.3	2.2	-0.2	0.7	0.6	946	322	51,627	32,664	

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Queensland

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Queensland																
Brisbane	7,109,103	5,186,386	813,564,632	73.0	156.87	114.44	5.0	6.4	1.3	1.2	2.4	269	128	19,994	14,393	
Gold Coast	7,495,937	5,438,677	1,075,477,154	72.6	197.75	143.47	0.1	1.9	1.9	4.7	6.7	316	80	20,587	11,940	
Bundaberg	273,385	170,346	22,928,642	62.3	134.60	83.87	0.0	18.9	18.9	11.6	32.7	30	5	749	148	
Capricorn	1,331,794	782,500	115,234,473	58.8	147.26	86.53	-0.0	3.6	3.6	3.9	7.7	75	12	3,648	729	
Fraser Coast	688,559	410,288	50,194,539	59.6	122.34	72.90	-0.2	6.3	6.5	0.5	7.0	50	11	1,986	869	
Gladstone	603,710	291,070	33,224,239	48.2	114.15	55.03	-0.9	4.2	5.1	1.3	6.5	42	13	1,654	785	
Mackay	859,314	448,540	63,294,895	52.2	141.11	73.66	-2.0	6.6	8.8	-0.6	8.1	53	16	2,352	1,035	
Outback Queensland	-	-	-	-	-	-	-	-	-	-	-	47	2	1,382	87	
Southern Queensland Country	933,927	645,589	94,140,853	69.1	145.82	100.80	-2.6	3.1	5.9	0.7	6.7	101	9	2,670	306	
Sunshine Coast	3,291,281	2,223,593	483,115,452	67.6	217.27	146.79	0.5	2.8	2.2	4.2	6.5	247	43	9,033	3,051	
Townsville	1,199,944	787,724	105,340,236	65.6	133.73	87.79	-0.9	7.4	8.3	5.0	13.7	61	25	3,257	1,986	
Tropical North Queensland	4,972,852	3,872,878	696,527,745	77.9	179.85	140.07	-0.0	2.2	2.2	3.4	5.7	233	50	13,624	6,107	
Whitsundays	735,055	495,087	152,950,515	67.4	308.94	208.08	-10.3	-9.3	1.1	10.5	11.7	57	17	2,079	965	
Total for Queensland	29,999,291	21,328,297	3,779,150,744	71.1	177.19	125.97	0.7	3.2	2.4	3.3	5.8	1,581	411	83,015	42,401	

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South Australia

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
South Australia																
Adelaide	3,136,719	2,484,932	392,606,385	79.2	157.99	125.16	2.6	4.5	1.8	4.0	6.0	115	68	8,594	7,034	
Adelaide Hills	-	-	-	-	-	-	-	-	-	-	-	6	3	294	200	
Barossa	-	-	-	-	-	-	-	-	-	-	-	9	3	432	257	
Clare Valley	-	-	-	-	-	-	-	-	-	-	-	5	2	185	102	
Eyre Peninsula	-	-	-	-	-	-	-	-	-	-	-	23	3	834	223	
Fleurieu Peninsula	-	-	-	-	-	-	-	-	-	-	-	16	3	580	121	
Flinders Ranges and Outback	372,733	203,922	23,994,028	54.7	117.66	64.37	2.9	11.1	8.0	2.9	11.1	27	6	1,029	247	
Kangaroo Island												12	1	310	79	
Limestone Coast	365,080	191,640	23,022,749	52.5	120.14	63.06	1.2	10.0	8.7	13.6	23.4	37	7	1,004	230	
Murray River, Lakes & Coorong												6	2	194	127	
Riverland	156,695	83,041	9,184,306	53.0	110.60	58.61	2.0	7.0	4.9	3.8	8.9	11	5	431	217	
Yorke Peninsula	-	-	-	-	-	-	-	-	-	-	-	7	2	107	29	
Total for South Australia	5,073,075	3,835,875	593,241,604	75.6	154.66	116.94	2.2	4.0	1.7	4.0	5.7	274	105	13,994	8,866	

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Western Australia

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Western Australia																
Experience Perth	4,945,606	3,673,325	614,377,290	74.3	167.25	124.23	8.4	6.6	-1.7	-4.9	-6.5	149	79	14,049	10,480	
Australia's Coral Coast	516,110	290,962	49,282,301	56.4	169.38	95.49	-0.3	8.0	8.3	1.7	10.1	32	8	1,414	417	
Australia's Golden Outback	693,865	449,732	58,646,408	64.8	130.40	84.52	1.2	9.7	8.4	-2.0	6.2	36	6	1,901	481	
Australia's North West	1,509,059	787,090	127,143,387	52.2	161.54	84.25	0.1	5.2	5.0	1.9	7.1	57	16	4,176	1,253	
Australia's South West	1,501,291	933,429	151,202,075	62.2	161.99	100.71	0.1	6.5	6.4	4.2	10.9	105	18	4,154	989	
Total for Western Australia	9,165,931	6,445,505	1,064,994,897	70.3	165.23	116.19	4.5	5.0	0.5	-3.6	-3.1	379	127	25,694	13,620	

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Tasmania

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Tasmania																
Hobart and the South	1,336,995	1,062,423	189,357,753	79.5	178.23	141.63	12.5	7.5	-4.4	1.4	-3.1	76	24	3,663	2,250	
East Coast	-	-	-	-	-	-	-	-	-	-	-	19	0	603	0	
Launceston and the North	686,523	511,241	72,307,662	74.5	141.44	105.32	0.5	0.5	0.0	1.7	1.8	45	17	1,979	1,088	
North West	363,905	266,417	49,355,643	73.2	185.26	135.63	0.0	14.5	14.5	1.5	16.2	28	4	997	254	
West Coast	-	-	-	-	-	-	-	-	-	-	-	7	1	357	26	
Total for Tasmania	2,737,823	2,113,848	355,471,849	77.2	168.16	129.84	5.9	4.8	-1.0	2.1	1.1	175	46	7,599	3,618	

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Northern Territory

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count			
												Census	Sample	Census	Sample		
Northern Territory																	
Darwin	1,979,454	1,477,239	225,783,876	74.6	152.84	114.06	0.8	7.4	6.5	1.6	8.3	48	25	5,559	3,805		
Alice Springs	538,740	390,932	46,334,317	72.6	118.52	86.00	0.0	1.5	1.5	1.2	2.8	16	7	1,476	939		
Barkly	-	-	-	-	-	-	-	-	-	-	-	4	0	187	0		
Katherine Daly	-	-	-	-	-	-	-	-	-	-	-	12	1	575	100		
Lasseter	-	-	-	-	-	-	-	-	-	-	-	6	0	774	0		
Litchfield Kakadu Arnhem	-	-	-	-	-	-	-	-	-	-	-	11	3	638	280		
MacDonnell	-	-	-	-	-	-	-	-	-	-	-	2	0	63	0		
Total for Northern Territory	3,332,884	2,406,875	351,245,675	72.2	145.93	105.39	0.5	6.0	5.5	1.7	7.3	99	36	9,272	5,124		

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Australian Capital Territory

Location	Supply	Demand	Revenue	Occ (%)	ADR (\$)	RevPAR (\$)	Supply % Chg	Demand % Chg	Occ % Chg	ADR % Chg	RevPAR % Chg	Property Count		Room Count		
												Census	Sample	Census	Sample	
Australian Capital Territory																
Canberra	2,402,864	1,866,148	322,845,400	77.7	173.00	134.36	3.6	4.7	1.0	1.9	3.0	62	42	6,609	5,238	
Total for Australian Capital Territory	2,402,864	1,866,148	322,845,400	77.7	173.00	134.36	3.6	4.7	1.0	1.9	3.0	62	42	6,609	5,238	

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Definitions

OCC = Occupancy

ADR = Average daily rate

RevPAR = revenue per available room

Supply = Room nights available

Demand = Room night occupied

Census = how many properties or rooms exist

Sample = how many properties or rooms provide their performance data

% change = comparison of one period to same prior time period