



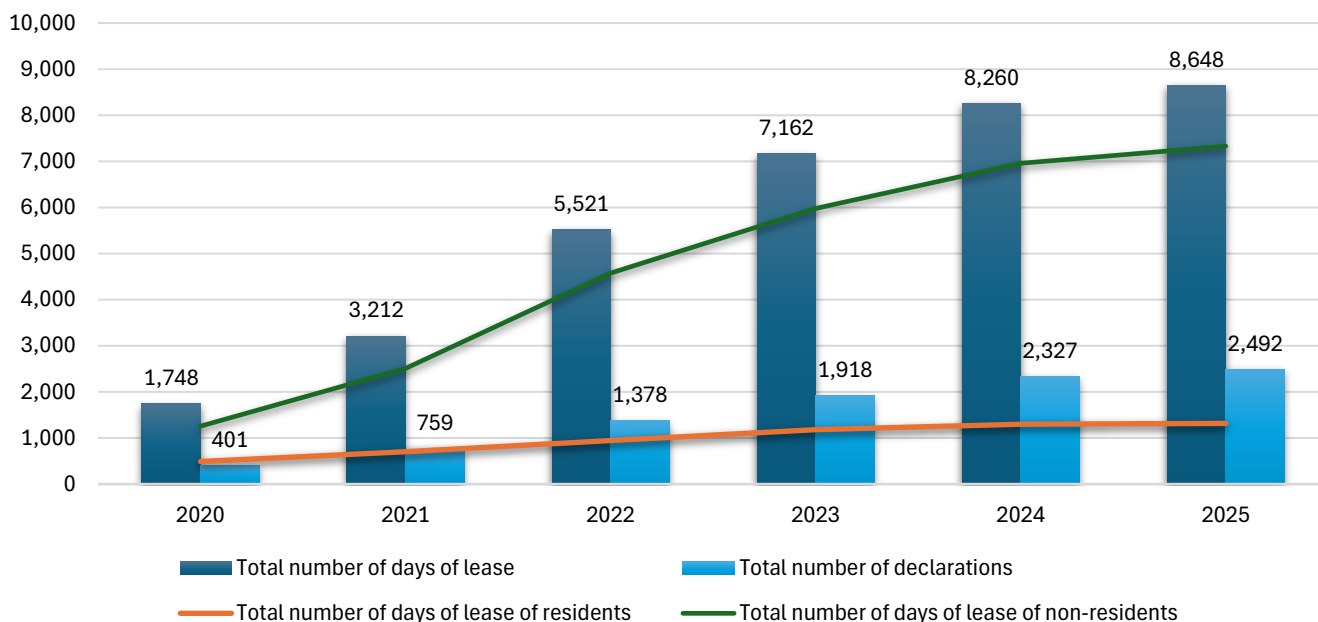
EXPERIMENTAL STATISTICS On short-term rental accommodation establishments operating through digital platforms, 2025

The Hellenic Statistical Authority, in the context of the new series of Experimental Statistics on short-term rentals operating through digital platforms, launched in July 2025, is publishing the second relevant announcement. The current publication presents short term rentals' data for the reference year 2025, as well as updates for the years 2023 and 2024.

The aim of this Experimental Statistics is to record part of the tourism activity, not included in existing official statistics already compiled by ELSTAT, pursuant to the European Regulation (EU) No. 692/2011. These statistics are compiled using data obtained from administrative sources.

In 2025, the number of declarations submitted, amounted to 2,491.7 thousand and the days of lease to 8,647.7 thousand, recording an increase of 7.1% and 4.7%, respectively, compared to 2024. Specifically, in 2025 the days of lease realised showed an increase of 1.4% by residents and 5.3% by non-residents. The average number of days of lease per submitted declaration amounted to 3.5 days for 2025, remaining unchanged when compared to 2024 (Graph 1, Table 1).

Graph 1. Evolution of number of declarations and days of lease of short – term rentals, 2020-2025
(In thousands)



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According to the monthly distribution of 2025 data, 68.1% of days of lease are realised during the period June - October, with August being the top contributing month, during which 18.8% of days of lease are realised (Graph 3, Table 2).

As regards data by Region for the year 2025 according to the number of registrations in the Short-Term Stay Property Registry (March 2026), the highest concentration of the establishments is observed in the Regions of Attiki, Kentriki Makedonia, Notio Aigaio and Kriti (Table 3, Map 1).

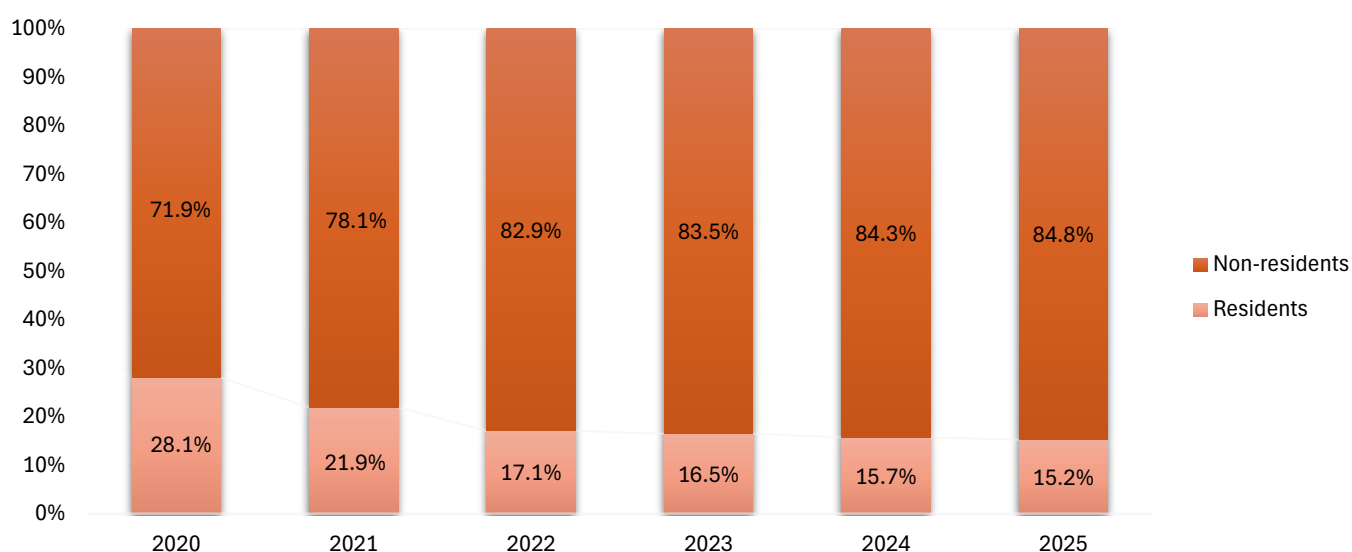
In absolute values of lease days, in 2025 when compared to 2024, the highest increase is recorded in the Regions of Kentriki Makedonia (9.3%), Anatoliki Makedonia & Thraki (21.1%) and Ionia Nissia (5.5%). The largest contribution to the total number of days of lease in 2025 is recorded in the Regions of Attiki (34.7%), Kentriki Makedonia (14.9%) and Kriti (11.3%) (Table 4).

According to 2025 data, 84.8% of the days of lease in short-term rentals was realised by non-residents and 15.2% by residents (Graph 2, Tables 4 & 5).

Table 1. Evolution of number of declarations and days of lease in short- term rentals, 2020-2025

<i>(In thousand)</i>	2020	2021	2022	2023	2024	2025
Total number of declarations	400.9	759.5	1,378.3	1,918.2	2,326.8	2,491.7
<i>%Change</i>		89.5%	81.5%	39.2%	21.3%	7.1%
Total number of days of lease	1,747.6	3,211.8	5,520.9	7,161.6	8,259.8	8,647.7
<i>%Change</i>		83.8%	71.9%	29.7%	15.3%	4.7%
<i>By residents</i>	490.2	703.4	942.8	1,180.4	1,299.6	1,317.4
<i>%Change</i>		43.5%	34.0%	25.2%	10.1%	1.4%
<i>By non-residents</i>	1,257.4	2,508.4	4,578.1	5,981.3	6,960.2	7,330.3
<i>%Change</i>		99.5%	82.5%	30.6%	16.4%	5.3%
Average days of lease per declaration	4.4	4.2	4.0	3.7	3.5	3.5

Graph 2. Distribution of days of lease in short term accommodation establishments by residents and non-residents, 2020-2025



Graph 3. Seasonality by days of lease in short-term accommodation establishments, 2025

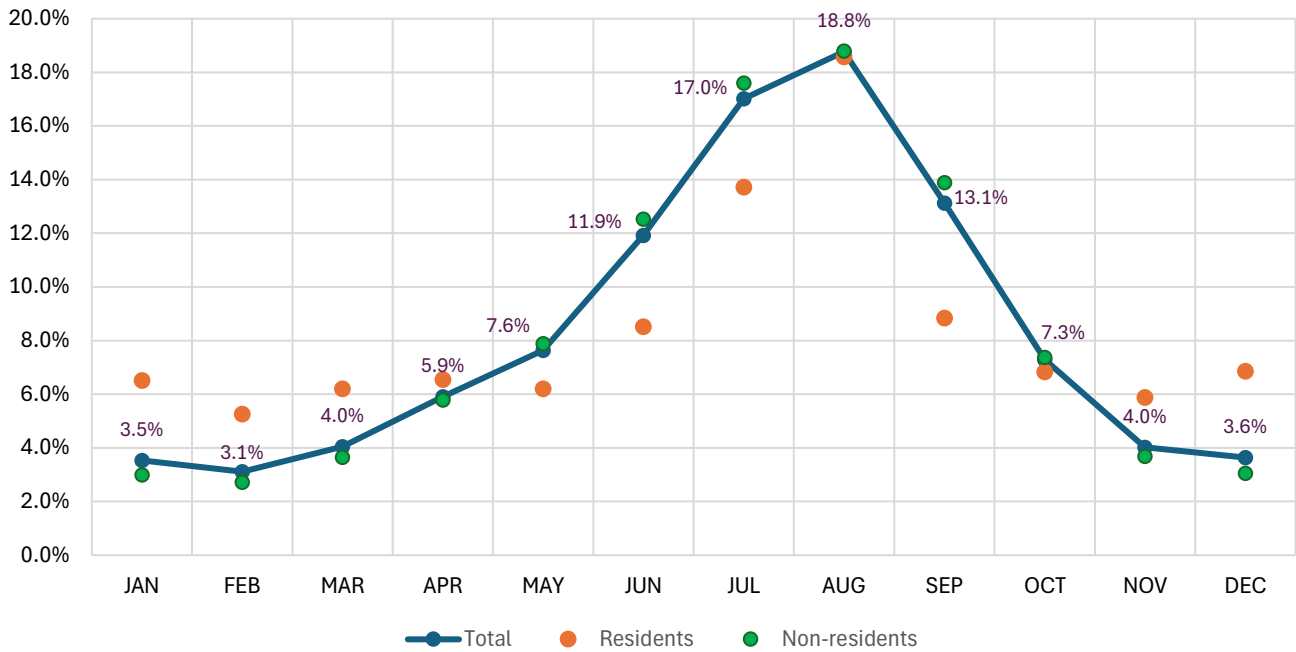


Table 2. Seasonality by days of lease in short-term accommodation establishments, 2025

	Total	% Contribution	Residents	% Percentage	Non-Residents	% Contribution
Total	8,647,728	100.0%	1,317,381	100.0%	7,330,347	100.0%
January	305,270	3.5%	85,871	6.5%	219,399	3.0%
February	269,065	3.1%	69,300	5.3%	199,765	2.7%
March	349,675	4.0%	81,757	6.2%	267,918	3.7%
April	510,967	5.9%	86,363	6.6%	424,604	5.8%
May	660,121	7.6%	81,750	6.2%	578,371	7.9%
June	1,030,715	11.9%	112,301	8.5%	918,414	12.5%
July	1,471,305	17.0%	180,822	13.7%	1,290,483	17.6%
August	1,623,063	18.8%	244,826	18.6%	1,378,237	18.8%
September	1,135,097	13.1%	116,446	8.8%	1,018,651	13.9%
October	630,401	7.3%	90,100	6.8%	540,301	7.4%
November	347,662	4.0%	77,516	5.9%	270,146	3.7%
December	314,387	3.6%	90,329	6.9%	224,058	3.1%

Table 3. Density of short-term rentals by NUTS2 Region, 2025

NUTS 2 REGION	NUMBER OF ESTABLISHMENTS (Short-Term Stay Property Registry, data received 03/2026)
ATTIKI	56,557
KENTRIKI MAKEDONIA	29,087
NOTIO AIGAIO	28,683
KRITI	21,231
IONIA NISSIA	18,656
PELOPONISSOS	13,349
ANATOLIKI MAKEDONIA & THRAKI	8,876
THESSALIA	7,961
STEREA ELLADA	5,348
VOREIO AIGAIO	4,889
DYTIKI ELLADA	4,039
IPIROS	3,772
DYTIKI MAKEDONIA	674
Total	203,122

Map 1. Geographical distribution by NUTS2 of finalized registrations in the Short-Term Stay Property Registry, 2025

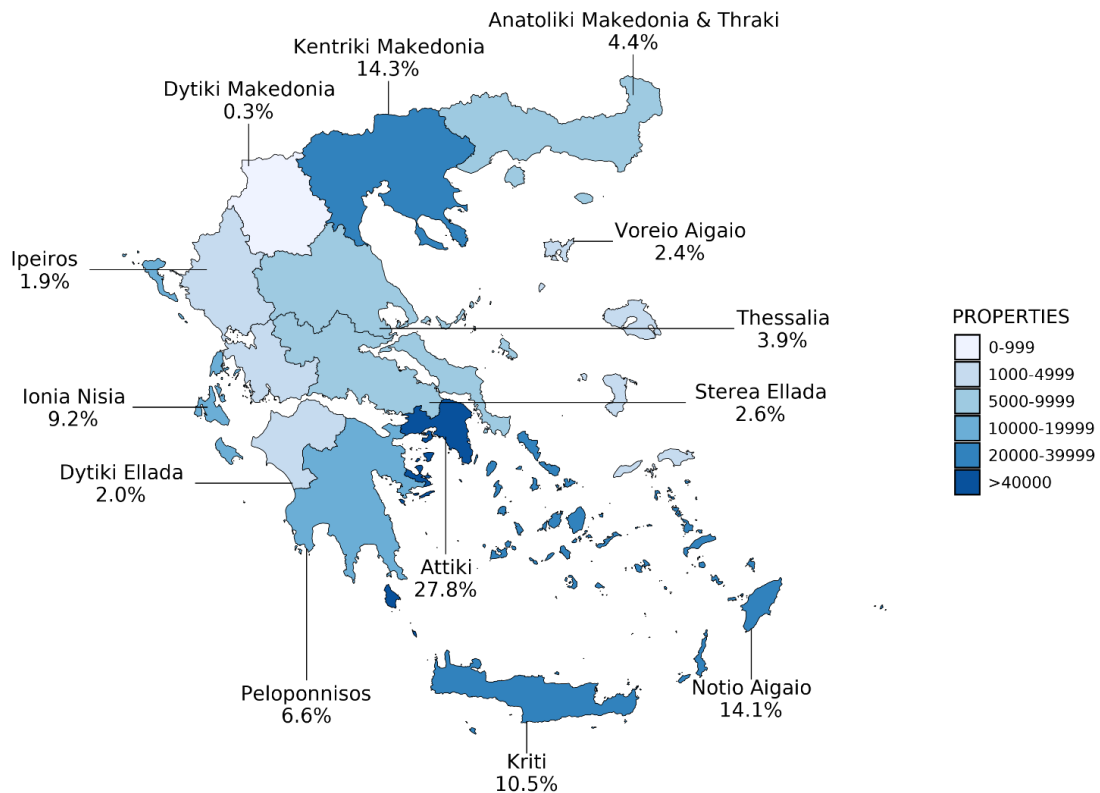


Table 4. Total number of days of lease by NUTS 2 Region, 2020-2025

NUTS 2 REGION	2020	2021	2022	2023	2024	2025	% 2025/ 2024	% Contribution 2025
ANATOLIKI MAKEDONIA & THRAKI	35,209	76,518	154,075	228,901	305,801	370,351	21.1%	4.3%
ATTIKI	711,686	1,126,637	1,911,436	2,582,915	2,976,541	2,999,454	0.8%	34.7%
VOREIO AIGAIO	20,079	32,974	55,431	85,306	130,559	160,305	22.8%	1.9%
DYTIKI ELLADA	27,066	41,987	65,398	91,318	109,888	118,445	7.8%	1.4%
DYTIKI MAKEDONIA	2,944	4,378	8,519	14,967	22,416	31,048	38.5%	0.4%
IPIROS	23,676	39,666	74,360	107,219	124,652	137,969	10.7%	1.6%
THESSALIA	66,349	113,226	195,128	246,399	278,874	302,593	8.5%	3.5%
IONIA NISSIA	129,198	295,938	561,577	670,504	721,532	761,093	5.5%	8.8%
KENTRIKI MAKEDONIA	210,650	395,004	696,845	982,127	1,180,968	1,290,430	9.3%	14.9%
KRITI	195,083	435,840	717,813	870,752	961,382	973,576	1.3%	11.3%
NOTIO AIGAIO	181,590	423,023	716,745	820,474	895,266	910,644	1.7%	10.5%
PELOPONISSOS	112,970	183,204	295,208	368,876	439,489	466,094	6.1%	5.4%
STEREA ELLADA	31,052	43,417	68,397	91,888	112,464	125,726	11.8%	1.5%
Total	1,747,552	3,211,812	5,520,932	7,161,646	8,259,832	8,647,728	4.7%	100.0%
Residents	490,192	703,394	942,804	1,180,368	1,299,632	1,317,381	1.4%	15.2%
Non-Residents	1,257,360	2,508,418	4,578,128	5,981,278	6,960,200	7,330,347	5.3%	84.8%

Table 5. Total number of days of lease for Residents and Non-residents by NUTS 2 Region, 2024-2025

NUTS 2 REGION	2024			2025			% Change 2025/ 2024	
	Residents	Non-residents	Total	Residents	Non-residents	Total	Residents	Non-residents
ANATOLIKI MAKEDONIA & THRAKI	46,616	259,185	305,801	50,508	319,843	370,351	8.3%	23.4%
ATTIKI	363,891	2,612,650	2,976,541	356,759	2,642,695	2,999,454	-2.0%	1.1%
VOREIO AIGAIO	29,033	101,526	130,559	31,508	128,797	160,305	8.5%	26.9%
DYTIKI ELLADA	43,928	65,960	109,888	46,338	72,107	118,445	5.5%	9.3%
DYTIKI MAKEDONIA	13,272	9,144	22,416	16,708	14,340	31,048	25.9%	56.8%
IPIROS	51,956	72,696	124,652	56,550	81,419	137,969	8.8%	12.0%
THESSALIA	95,364	183,510	278,874	101,620	200,973	302,593	6.6%	9.5%
IONIA NISSIA	51,697	669,835	721,532	49,312	711,781	761,093	-4.6%	6.3%
KENTRIKI MAKEDONIA	265,331	915,637	1,180,968	265,320	1,025,110	1,290,430	0.0%	12.0%
KRITI	61,250	900,132	961,382	57,860	915,716	973,576	-5.5%	1.7%
NOTIO AIGAIO	103,507	791,759	895,266	101,698	808,946	910,644	-1.7%	2.2%
PELOPONISSOS	124,910	314,579	439,489	131,160	334,934	466,094	5.0%	6.5%
STEREA ELLADA	48,877	63,587	112,464	52,040	73,686	125,726	6.5%	15.9%

EXPLANATORY NOTES

General information	Experimental Statistics are new, developing and innovative statistics. They are published as experimental in order to enable users and other interested parties to be involved in assessing their usefulness and appropriateness in adequately capturing the scope of the research and ultimately helping them to adapt to their information needs.
Reference unit	The information on the reference units (short term rental accommodation establishments operating through digital platforms) is derived from the Short-Term Stay Property Registry of the Independent Authority for Public Revenues (IAPR).
Reference unit	Reference year 2025, updated data for 2024 & 2023.
Coverage	Country.
Geographical classification	The geographical classification is based on Nomenclature of Territorial Units for Statistics (Regulation (EC) 1059/2003 as in force).
Definitions	Digital platforms are defined as electronic, bilateral or multilateral markets where two or more groups of users communicate via the internet with the mediation of the platform administrator to facilitate a transaction between them. Short term rental in the framework of the collaborative economy: letting or subletting of immovable property through digital platforms for less than a year and provided that no services other than the provision of bed linen are provided Collaborative (sharing) economy: any model where digital platforms create an open market for the temporary use of goods or services which are often provided by individuals. Short-Term Stay Property Registry: the register monitored by the Independent Authority for Public Revenues (IAPR), through which the “property manager” receives an entry number for each immovable property, in accordance with article of Law 4446/2016 (A’167) as in force. Declaration on Short-Term Rental: the declaration submitted to IAPR by the property manager for the specific property, provided that there is a definitive entry in the Short-Term Rental Property Register. The declarations have to be submitted by the 20th of the month following the day of the visitor’s departure from the ‘Property’. Days of lease: the number of daily uses of the establishment per room of apartment.
Methodology	The data presented in the current announcement covers the tourism for all the short-term rental accommodation in the country, which are registered in the Short-Term Stay Property Registry of the Independent Authority of Public Revenue and operate through any digital platform, in accordance with the provisions of Art. 111 of Law 4446/2016 and Art. 39A of Law 4172/2013, as in force. Any short-term leases realised privately and not through a platform are not covered, and are treated as common urban leases, unless they are accompanied by ancillary services, in which case they are treated as a business activity (POL.1187/2017). Annual, detailed data are provided by the Independent Authority of Public Revenue to ELSTAT in order to measure tourism for the specific accommodation establishments. In particular, data on the number of short-term rental accommodation, declarations and days of lease, distinguishing among residents and non-residents, as well as data by digital platforms are provided. The data are processed and tabulated by ELSTAT in accordance with the principles of the Code of Good Practice. The method and procedure for compiling and checking these experimental statistics is currently being developed, consolidated and verified on an ongoing basis.
References	More information is available on the website of ELSTAT at: https://www.statistics.gr/en/exp-publ