



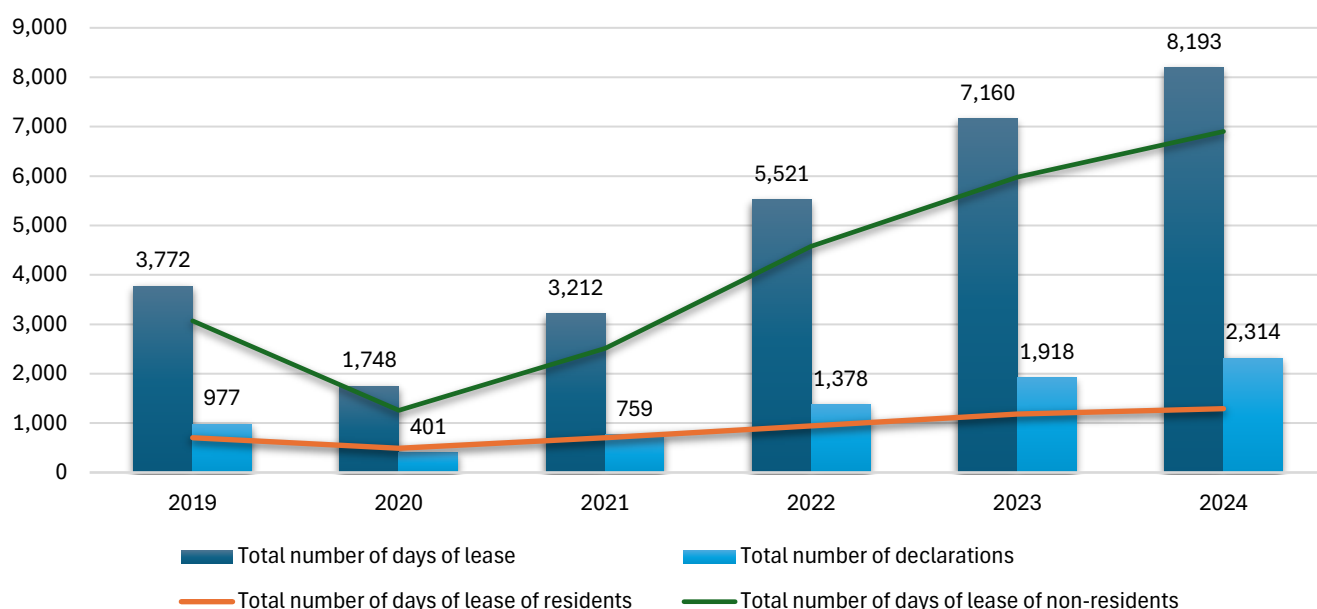
EXPERIMENTAL STATISTICS On short-term rental accommodation establishments operating through digital platforms

The Hellenic Statistical Authority (ELSTAT), in the context of its mission to produce timely and useful statistics for users, businesses and policy makers, has launched a series of experimental statistics that aim to provide direct statistical information on selected important issues of economic and social life in Greece.

Experimental statistics are new, developing and innovative statistics. They are published as experimental statistics, to allow users and other interested parties to be involved in assessing their usefulness and appropriateness to adequately capture the subject of the research and ultimately to help them adapt to their information needs.

The scope of the current announcement is to present the evolution of short-term rental accommodation establishments, operating through digital platforms in Greece. The aim is to produce statistics that cover part of tourism, which is not covered by official statistics already compiled by ELSTAT, pursuant to the European Regulation (EU) 692/2011. Data used to compile these experimental statistics are provided by administrative sources.

Graph 1. Evolution of number of declarations and days of lease of short – term rentals, 2019-2024
(In thousands)



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According to the available data, during 2019, 977.3 thousand declarations were submitted, and 3,771.9 thousand days of lease were realised. For 2020 when compared to 2019, the submitted declarations and realised days of lease decreased by 59.0% and 53.7% respectively. From 2021, a gradual recovery is recorded up to the year 2024, when the number of declarations amounts to 2,313.8 thousand and the number of days of lease to 8,193.0 thousand, recording an increase when compared to 2023, by 20.6% and 14.4%, respectively. (Table 1).

In particular, for 2024 when compared to 2023, the number of days of lease realised by residents increased by 9.4% and by non-residents by 15.4% (Graph 1, Table 1). The average number of days of lease per declaration submitted in 2024 is 3.5 compared to 3.7 in 2023 (Table 1).

According to the monthly distribution of 2024 data, 60.8% of days of lease are realised in the months of June to October, with August being the top contributing month, where 18.8% of days of lease have been realised (Graph 3).

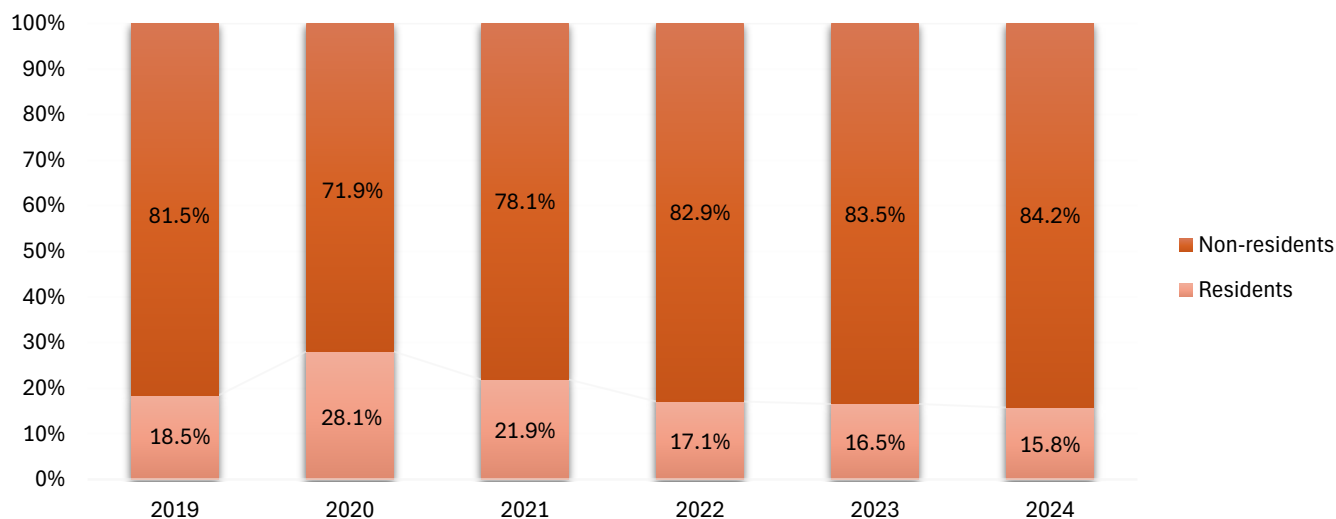
As regards the number of registrations in the Short-Term Stay Property Registry, data by Region for the year 2024 show that the highest concentration of the establishments is observed in the Regions of Attica, South Aegean, Crete and Central Macedonia (Table 2, Map 1). In absolute values of lease days, the Regions of Attica (change 14.4%), Central Macedonia (change 19.5%) and Crete (change 9.3%) record the highest increase in 2024 when compared to 2023 (Table 2). The Regions of Attica (36.0%), Central Macedonia (13.8%) and Crete (12.1%) make the largest contribution to the total number of rental days in 2024.

The largest share of days of lease in short-term rentals in 2024 is accounted for by non-residents, amounting to 84.2% of the days (Graph 2, Table 2).

Table 1. Evolution of number of declarations and days of lease in short- term rentals, 2019-2024

<i>(In thousand)</i>	2019	2020	2021	2022	2023	2024
Total number of declarations	977.3	400.9	759.5	1,378.3	1,918.0	2,313.8
<i>%Change</i>		-59.0%	89.5%	81.5%	39.2%	20.6%
Total number of days of lease	3,771.9	1,747.6	3,211.8	5,520.9	7,159.8	8,193.0
<i>%Change</i>		-53.7%	83.8%	71.9%	29.7%	14.4%
<i>By residents</i>	<i>702.2</i>	<i>490.2</i>	<i>703.4</i>	<i>942.8</i>	<i>1,180.4</i>	<i>1,291.2</i>
<i>%Change</i>		-30.2%	43.5%	34.0%	25.2%	9.4%
<i>By non-residents</i>	<i>3,069.7</i>	<i>1,257.4</i>	<i>2,508.4</i>	<i>4,578.1</i>	<i>5,979.4</i>	<i>6,901.8</i>
<i>%Change</i>		-59.0%	99.5%	82.5%	30.6%	15.4%
Average days of lease per declaration	3.9	4.4	4.2	4.0	3.7	3.5

Graph 2. Distribution of days of lease in short term accommodation establishments by residents and non-residents, 2019-2024



Graph 3. Seasonality by days of lease in short-term accommodation establishments, 2024

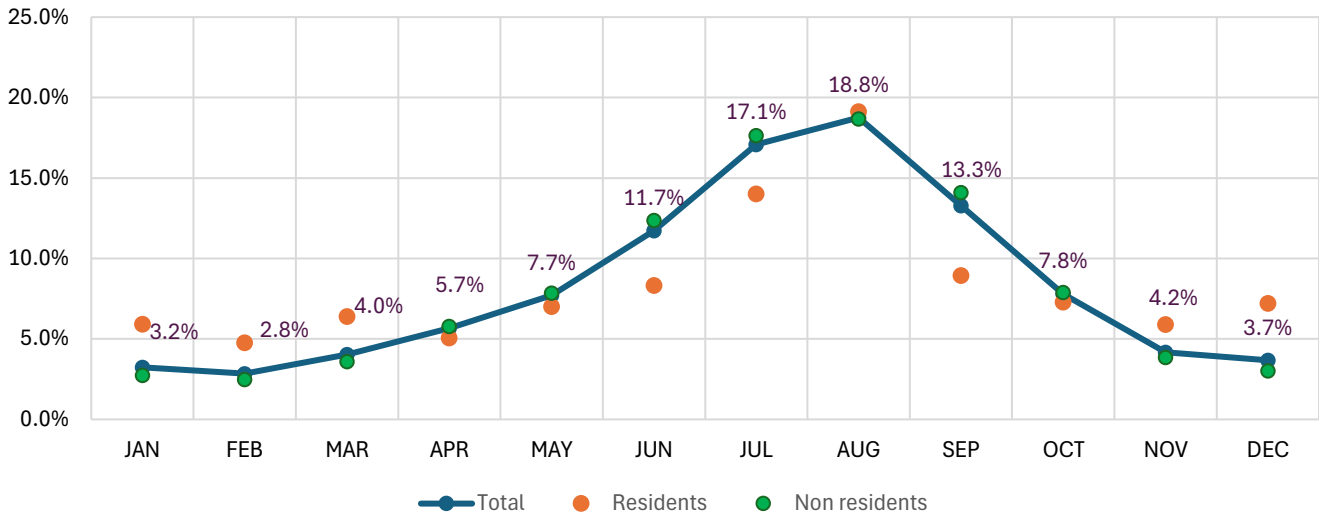


Table 2. Density of short-term rentals by NUTS2 Region, 2024

NUTS 2 REGION	NUMBER OF ESTABLISHMENTS
	(with finalized registration in the Short-Term Stay Property Registry)
ATTIKI	59.793
NOTIO AIGAIO	29.568
KENTRIKI MAKEDONIA	26.280
KRITI	22.120
IONIA NISSIA	19.256
PELOPONISSOS	14.344
ANATOLIKI MAKEDONIA & THRAKI	8.611
THESSALIA	8.441
STEREA ELLADA	5.676
VOREIO AIGAIO	4.575
DITIKI ELLADA	4.439
IPIROS	3.872
DITIKI MAKEDONIA	597
Total	207.572

Map 1. Geographical distribution by NUTS2 of finalized registrations in the Short-Term Stay Property Registry, 2024

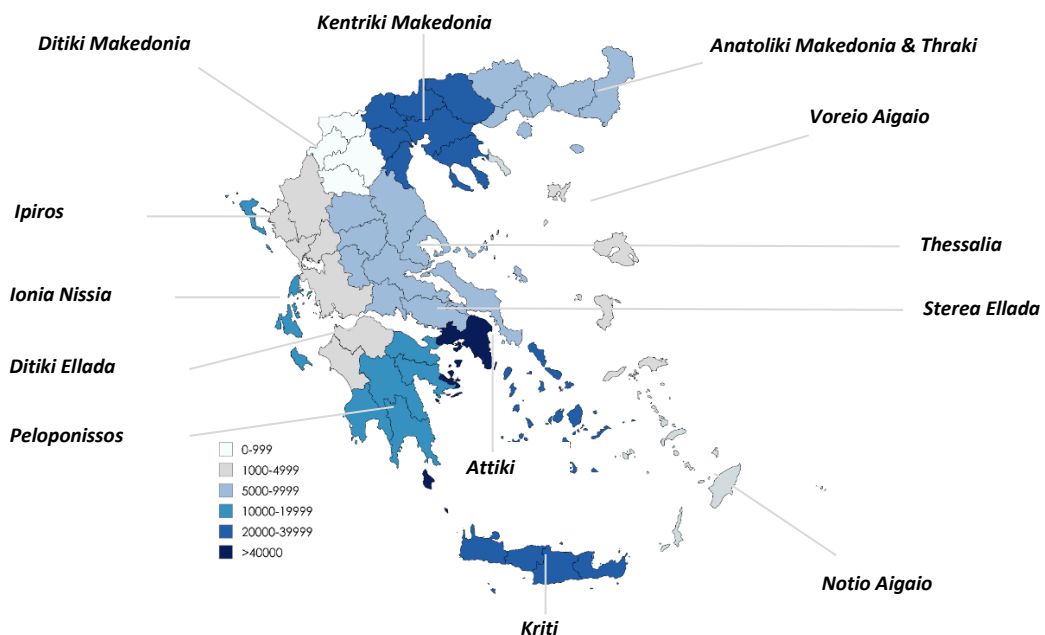


Table 3. Total number of days of lease by NUTS 2 Region, 2019-2024

NUTS 2 Region	2019	2020	% 2020/ 2019	2021	% 2021/ 2020	2022	% 2022/ 2021	2023	% 2023/ 2022	2024	% 2024/ 2023	% Contribution 2024
ANATOLIKI MAKEDONIA & THRAKI	120,909	35,209	-70.9%	76,494	117.3%	154,075	101.4%	228,957	48.6%	304,349	32.9%	3.7%
ATTIKI	1,448,218	711,686	-50.9%	1,126,637	58.3%	1,911,436	69.7%	2,581,757	35.1%	2,952,396	14.4%	36.0%
VOREIO AIGAIIO	44,693	20,079	-55.1%	32,974	64.2%	55,431	68.1%	85,294	53.9%	129,739	52.1%	1.6%
DITIKI ELLADA	43,079	27,066	-37.2%	41,987	55.1%	65,398	55.8%	91,356	39.7%	108,947	19.3%	1.3%
DITIKI MAKEDONIA	5,040	2,944	-41.6%	4,378	48.7%	8,519	94.6%	14,967	75.7%	22,383	49.5%	0.3%
IPIROS	45,783	23,676	-48.3%	39,666	67.5%	74,360	87.5%	107,212	44.2%	123,289	15.0%	1.5%
THESSALIA	123,532	66,349	-46.3%	113,226	70.7%	195,128	72.3%	246,393	26.3%	277,218	12.5%	3.4%
IONIA NISSIA	310,749	129,198	-58.4%	295,938	129.1%	561,577	89.8%	670,549	19.4%	715,174	6.7%	8.7%
KENTRIKI MAKEDONIA	489,479	210,650	-57.0%	395,004	87.5%	696,845	76.4%	981,834	40.9%	1,173,464	19.5%	14.3%
KRITI	452,776	195,083	-56.9%	435,840	123.4%	717,813	64.7%	870,653	21.3%	951,415	9.3%	11.6%
NOTIO AIGAIIO	429,962	181,590	-57.8%	423,023	133.0%	716,745	69.4%	820,154	14.4%	887,483	8.2%	10.8%
PELOPONNISOS	211,016	112,970	-46.5%	183,204	62.2%	295,208	61.1%	368,770	24.9%	436,018	18.2%	5.3%
STEREA ELLADA	46,679	31,052	-33.5%	43,417	39.8%	68,397	57.5%	91,888	34.3%	111,116	20.9%	1.4%
Total	3,771,915	1,747,552	-53.7%	3,211,788	83.8%	5,520,932	71.9%	7,159,784	29.7%	8,192,991	14.4%	100%
Residents	702,181	490,192	-30.2%	703,394	43.5%	942,804	34.0%	1,180,380	25.2%	1,291,229	9.4%	15.8%
Non-residents	3,069,734	1,257,360	-59.0%	2,508,418	99.5%	4,578,128	82.5%	5,979,404	30.6%	6,901,762	15.4%	84.2%

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 years 2019-2024.
Coverage	Country.
Geographical classification	The geographical classification is based on Nomenclature of Territorial Units for Statistics (Regulation (EC) 1059/2003 as in force).
Definitions	<p>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.</p> <p>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</p> <p>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.</p> <p>Short-Term Stay Property Registry: the register monitored by the Independent Authority for Public Revenues (IAPR), through which the “property manager” receives a number of entry for each immovable property, in accordance with article of Law 4446/2016 (A’167) as in force.</p> <p>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’.</p> <p>Days of lease: the number of daily uses of the establishment per room of apartment.</p>
Methodology	<p>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).</p> <p>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.</p>
References	More information is available on the website of ELSTAT at: https://www.statistics.gr/el/exp-stats