



THE HOUSING CRISIS IN GREECE

Population: 10,482,487



Total dwellings
6,596,761



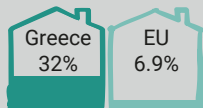
Occupied dwellings
4,318,899 (66%)



Vacant dwellings
2,277,862 (34%)



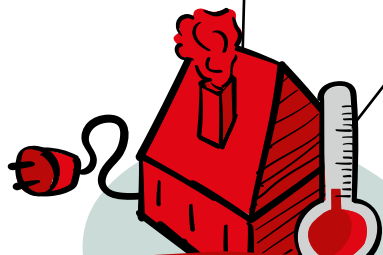
People unable to keep their home adequately warm



Arrears on utility bills

Energy poverty accounts for:

- 1-2.7% of deaths recorded annually
- 2.7-7.4% of cardiovascular diseases
- 3.1-8.5% of respiratory infections



ENERGY POVERTY



Energy poverty especially impacts:

- Low-income tenants
- Elderly single-person households
- Residents in rural and island areas with limited energy infrastructure

Policies overly focus on short-term price compensation and fail to address the structural causes, such as:

- The lack of deep renovation for inefficient housing
- Fossil fuels dependence
- The limited role of municipalities and energy communities in local implementation



0%

Greece is the only EU member state with 0% of social housing stock with no public, municipal or cooperative housing.

Policies are dominated by market-based solutions, private ownership incentives and demand-side subsidies.



AFFORDABLE HOUSING

29% of young people aged between 18 to 34 lived with their parents in 2024.

29%



Housing policies remain highly centralised and fail to effectively integrate local governments and the nonprofit sector.



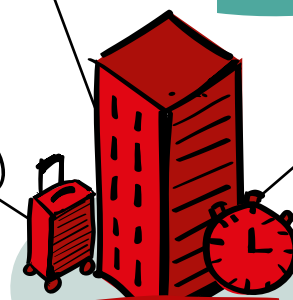
Tourism, short-term rentals and foreign investments are the main drivers of increased prices in the housing market.

Short-term rentals recorded a constant increase since 2019. In June 2025, 246,000 accommodation units were available for short-term rent.

246K



Permits for permanent investors ("Golden Visa") amounted to 17,791 compared to around 4,300 in 2022.



SHORT-TERM RENTALS (STRs)

Night stays increased by 34% between 2019 and 2023.

34%

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THE HOUSING CRISIS IN FINLAND

Population: 5,650,325



Total dwellings
3,248,159



Occupied dwellings
2,860,961 (88%)



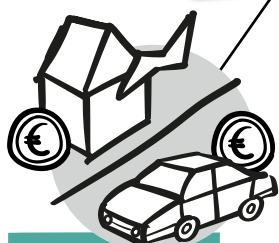
Vacant dwellings
387,198 (12%)

Energy poverty is concentrated among low-income and rural households living in older, inefficient homes.

Although only a small share report being unable to keep homes warm (< 3%), energy-cost pressures remain above the EU average, and recent price spikes revealed that existing support was poorly targeted.

< 3%

ENERGY POVERTY



Vulnerable and rural groups suffer from a "double-burden" of housing- and transport-related energy costs.

Energy efficiency upgrades (such as better insulation, more efficient heating systems) are key to reducing consumption and costs sustainably.



Demand for affordable rental housing exceeds supply in many cities. Finnish non-profit affordable housing developers have stopped operating, placing pressure on municipal housing companies to meet the demand.

Student housing allowance has been cut. General housing allowance have been cut and means-testing restored.

AFFORDABLE HOUSING



On the rise are:

- Housing costs for low-income earners
- Forced evictions
- Homelessness
- Stays in emergency accommodation



Many professionally run rentals occupy entire apartments, reducing the stock of long-term homes and inflating rents. This produces legal ambiguity over when STRs become an official source of income.



From 2026, municipalities will gain the authority to restrict or ban STRs in residential areas.

SHORT-TERM RENTALS (STRs)

≤ 90

From 2026, investment properties used for STRs will be capped at 90 days per year, although municipalities may raise this to 180 days.



- A national registry of STRs should be created to improve housing market transparency.
- Permits should be required for frequent rental activity, with better coordination between municipal authorities and condominiums.

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THE HOUSING CRISIS IN NORTH MACEDONIA

Population: 1,840,000



Total dwellings
839,174



Occupied dwellings
531,987 (63%)



Vacant dwellings
307,187 (37%)

24%

In 2020, 24% of the population faced energy poverty, three times more than the EU average.

The main energy poverty drivers include:

- Widespread material deprivation
- An inefficient housing stock of large-sized and individually owner-managed dwellings
- An over-dependency on subsidised electricity and wood fuel sources used with inefficient heating devices



ENERGY POVERTY



According to a statement by the Minister of Energy, there are about 50,000 energy meters in households and buildings that are an indicator of energy poverty. However, the total number is closer to 820,000, risking to underestimate the actual level of energy poverty.



The national social housing stock is extremely small, estimated at fewer than 2,000 units nationwide.

Most housing support is subsidy-based, which only covers the issue of demand and sidelines the issue of supply, failing to generate affordable and quality housing stock.



AFFORDABLE HOUSING

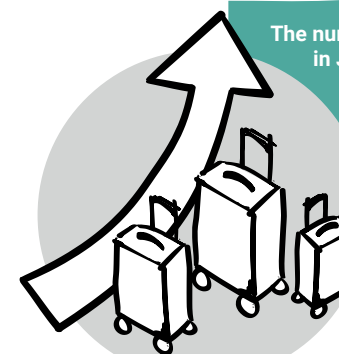


In urban areas, higher costs and stagnant wages are driving more people to rent and increasing the burden on low-income families.

There is no comprehensive social housing program for vulnerable youth.



The lack of a standardised homelessness measurement and limited disaggregated data hinder policy design and monitoring.

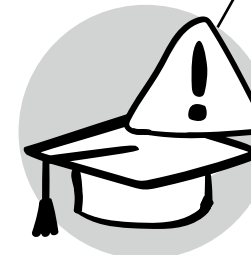


The number of domestic tourists in January 2025, compared to January 2024, decreased by 4.9%, and the number of foreign tourists increased by 10.8%.



SHORT-TERM RENTALS (STRs)

Owners must obtain a specific STR license or permit issued by municipalities or the state.



Studentification is becoming a serious problem. Most student leases are unrecorded, making the sector unregulated.