THE STATE OF HOUSING IN EUROPE – 2025

GREECE

	# OF DWELLINGS	% OF TOTAL
Owner-occupied	**3,034,523**	**70,2**
Rental	**1,061,223**	**24.6**
Of which: Social Rental	0	0
Other type of ownership	**223,398**	**5.2**
Total	**4,319,144**	

SOURCE: Eurostat, Population and housing censuses, Census 2021 round, Dwellings [cens_21dwbo_r2].

THE ROLE OF PUBLIC, COOPERATIVE, AND SOCIAL HOUSING PROVIDERS

Greece represents an exception in that it has virtually no social rental housing, except for pilot projects which are so far very limited in scope. State intervention historically has focused mainly on supporting access to ownership, and more recently on helping a range of vulnerable groups (e.g., homeless, refugees, unemployed youth) through housing benefits.

An example of innovation is represented by the Major Development Agency of Thessaloniki (MDAT), that has established a social rental agency and is carrying out a pilot social housing programme funded by the Recovery and Resilience Fund, in partnership with the municipality and the Ministry of Social Affairs.

DYNAMICS OF HOUSING SUPPLY

The few existing initiatives aimed at establishing social housing offer to do not focus on construction but renovation of existing units to be let at affordable rents.

The recently approved 'social land-for-flats' program aims at producing 2,500 homes, with only a portion of the units to be dedicated to affordable housing for rent or purchase.

HOUSING NEEDS TODAY

In Greece, there is no reliable way to assess social housing needs due to the lack of procedures for recording housing requests and the absence of agencies providing social housing.

Consequently, there are no clearly defined official targets for affordable or social housing, relying instead on programme-based goals that are often not quantified. Most initiatives promoted under Law 5006/2022 failed to meet expected beneficiary numbers due to poor programme design.

However, data clearly point at severe problems with affordability as Greek households still dedicate by far the largest share of their disposable income to meeting their housing needs of any EU country. In 2023, the average household spent 35.2% of disposable income on housing, rising to a staggering 62.4% for low-income (below 60% of the median) households.

RECENT DEVELOPMENTS IN HOUSING

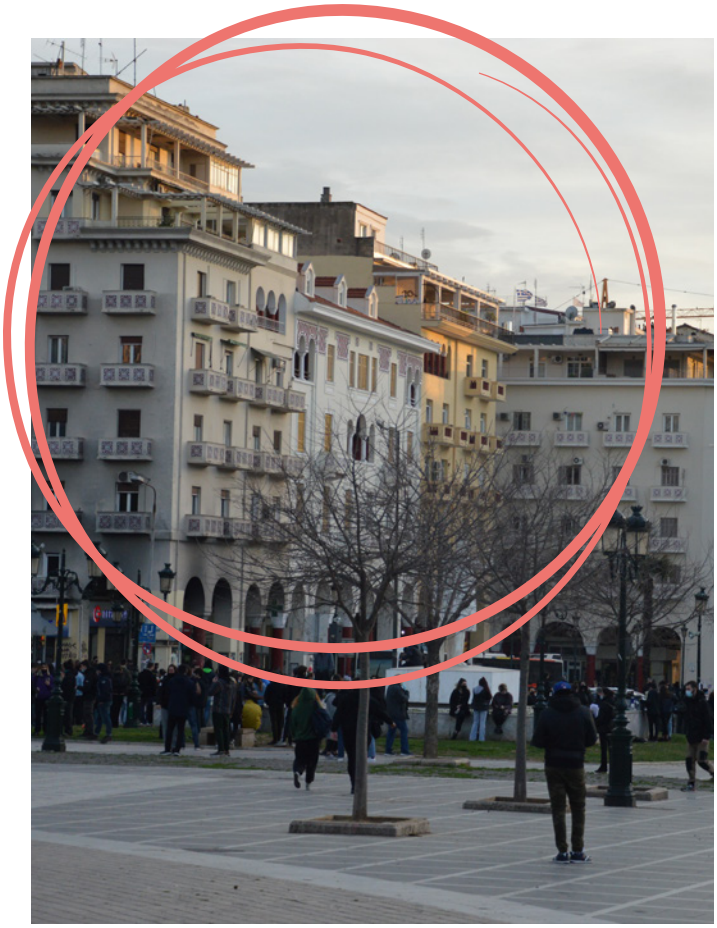
Between 2022 and 2025, Greece introduced several measures to improve access to housing and regulate the rental market:

- The "*My House*" (Law 5006/22) mortgage scheme supports young buyers with state-subsidised loans—initially €1 billion (75% public funding, 10,000 applications) and expanded in 2025 with a second €2 billion round (50% public funding via the RRF).
- Four-year subsidised rentals for vulnerable young people (25–39) in former ESTIA refugee housing
- "*Renovate to rent*" grants for vacant homes up to €10,000 per unit.
- A forthcoming "social land for flats" PPP scheme requiring 30% of new or renovated units on public land to be affordable.
- A "*rent bonus*" is planned, offering vulnerable households an annual subsidy equivalent to one month's rent (up to €800).

In parallel, some measures were taken to regulate the short-term rental sector. Restrictions were introduced on multiple

property ownership in short-term rentals, income-based tax rules, and quality standards for rented properties (e.g., lighting, ventilation, safety certifications). Incentives encourage shifting homes from short-term to long-term rentals, including a three-year tax exemption.

Overall, Grece needs a national framework that supports the establishment of social housing. To this goal, the Ministry of Family and Social Cohesion has recently commissioned a study with funding from RRF to prepare a national social housing strategy.



POLICY GUIDELINES FOR PUBLIC, COOPERATIVE, AND SOCIAL HOUSING

- Greece urgently needs a national housing framework law to establish precise definitions, delegate authority among governmental levels, and direct the construction of public social housing stock using public real estate.
- A national housing authority should be created tasked with coordinating housing policy.
- Beyond piecemeal or short-term solutions, such a framework would allow the creation of steady, long-term funding mechanisms for housing policy.
- Measures should be introduced in parallel to counter skyrocketing housing costs for a large and growing part of the population, particularly of major urban areas, including rent regulation.
- Decentralised planning and implementation are required in order to take account of local housing markets and allow democratic participation in decision-making inculding non-profit or cooperative entities.

THE EU'S ROLE IN BETTER SUPPORTING THE SECTOR

- Promote a European housing framework with a right-based approach, establishing common principles and encouraging Member States could to enact national housing framework laws.
- Require earmarking of the use of EU structural and investment funds (such as ERDF, RRF, and ESF+) and conditionalities in the use of funding guaranteeing long-term, real affordability under public and social control.
- Build the capacity of local authorities by funding training, technical assistance, and cross-border municipal exchanges to improve local housing governance, particularly in countries with weak or non-existent national frameworks such as Greece.
- Encourage the creation of financial instruments at the EU level, such as special purpose public funds, blended finance, soft loans, and guarantees, that are suited to cooperative, social, and community-led housing models.
- Encourage housing rights during the European Semester and country recommendations, including housing adequacy, affordability, and accessibility as important metrics in EU oversight.
- Coordinate efforts across the European Commission's DGs to create a comprehensive housing policy approach that is in line with the Green Deal and the European Pillar of Social Rights.