



**Hellenic Republic**

Ministry of Social Cohesion and  
Family Affairs

# **Housing: A Key Factor Shaping Social Cohesion & Economic Development**

36<sup>th</sup> Greek Economic Summit, American-Hellenic Chamber of Commerce  
December 2025





# Housing Policy: Context and Challenges



## Housing Cost

**35.5%** of income spent on **housing costs** / **19.2% EU average** (Eurostat 2024)



## Cost Overburden Rate<sup>1</sup>

**Cost overburden rate** remains significantly higher in **Greece 29%**, while being **8% in Europe** (Eurostat 2024)



## Homeownership

**69.7% owner-occupied** (although declining from 85% in 20 years ago) / **69% EU average** (Eurostat)



## Household Independence

**30.6 years old** is the age of housing independence / **26.3 years old** in the EU (5th lowest performance) (Eurostat)



## Fertility Rate

**Demographics:**  
**Fertility rate** in Greece is **1.32** while in **EU 1.38** (Eurostat)



## Aging Housing Cost

**A 95% of houses** in Greece are **more than 15 years old**, while **85% are above 20 years old** with a total of 5.8 million houses (ELSTAT 2021)



## Rent Increase

In Q3 2024 YoY **Greece +4,63%**, while in **EU +3,2%** (Eurostat)



## Vacant Residencies

A total of approximately **1.000.000 vacant dwellings** in Greece (AADE 2024)



## Short Term Rentals

**207,572 short-term rentals** (ELSTAT 2024)

1. Share of households that spend more than 40% of their disposable income on total housing costs (including rent or mortgage, utilities, and maintenance)



# Housing Policy Key Targets

1

Slowdown of  
housing costs  
growth rate



2

Increase in  
home  
ownership  
especially  
among young  
people and  
couples



3

Modernization/  
upgrading of old  
properties  
(improvement of  
energy and  
environmental  
footprint)



4

Mitigation of  
housing market  
distortions –  
incentives for  
cheap long-term  
leases



5

Addressing  
demographic  
problems



# Existing Housing Policy Programs

## Implementation Progress

Measures driving...

DEMAND

Budget

Absorption Rate

Beneficiaries

Subsidy for First Home Purchase



My Home I

1.000.000.000 €

87,4%

8.978

My Home II

2.000.000.000 €

68,44 %

11.024

Allowances & Financial Support



Rent refund

230.000.000 €

Budget execution has not yet commenced

948.000

Housing allowance

340.000.000 €

100%

590.778

Student housing allowance

86.500.000 €

100%

44.844

Housing subsidy for uninsured elderly

4.000.000 €

100%

658

Measures driving...

SUPPLY

Budget

Absorption Rate

Beneficiaries

Renovation of Old Buildings



“Upgrade my Home” program

400.000.000 €

15,3%

3.300

“Save 2025” program

434.000.000 €

Budget execution has not yet commenced

5.720<sup>1</sup>

Increase of Housing Stock



“Renovate – Rent Out” program

50.000.000 €

61%

3.794

Construction of Social Houses

Not started implementation yet

Construction of student dormitories

625.000.000 €

Budget execution has not yet commenced

8.500 beds

Housing for Vulnerable Groups



Housing & Employment program for homeless people

10.000.000 €

89%

868

Homeless shelters

N/A

100%

1.070

“COVER” program

21.500.000 €

23,2%

422

Social housing pilot program (Athens & Thessaloniki)

1.600.000 €

55,6%

125

1. Estimated beneficiaries: 5.720 households (of which 3.144 being vulnerable).

# Social Housing Actions & Initiatives

## Social Housing Exchange

- **5,000 housing units**, of which 1,500 are social housing (at least 30% of total housing units).
- Memorandum of Understanding signed with TAIPED, possessing the expertise to mature and advance the tenders.
- **Objectives** of social housing exchange:
  - Utilization of public assets
  - Increase of the housing stock
  - Provision of accessible, quality housing for all
  - Response to the housing and demographic challenges.

## Social Rent

- Collaboration with the Ministry of National Defense for the utilization of inactive military camps.
- **2,000 housing units**, of which 500 for armed forces personnel and 1,500 social housing.
- The first three military camps are:
  - **Karaiskakis Military Camp in Haidari**
  - **Ziakas Military Camp in the Municipality of Kordelio-Evosmos, Thessaloniki,**
  - **Manousogiannakis Military Camp in Patras.**



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