

Accommodation Establishments

December 2024

Tirana, 20 February 2025: In December 2024, the occupancy indicators of accommodation establishments are presented as bellow:

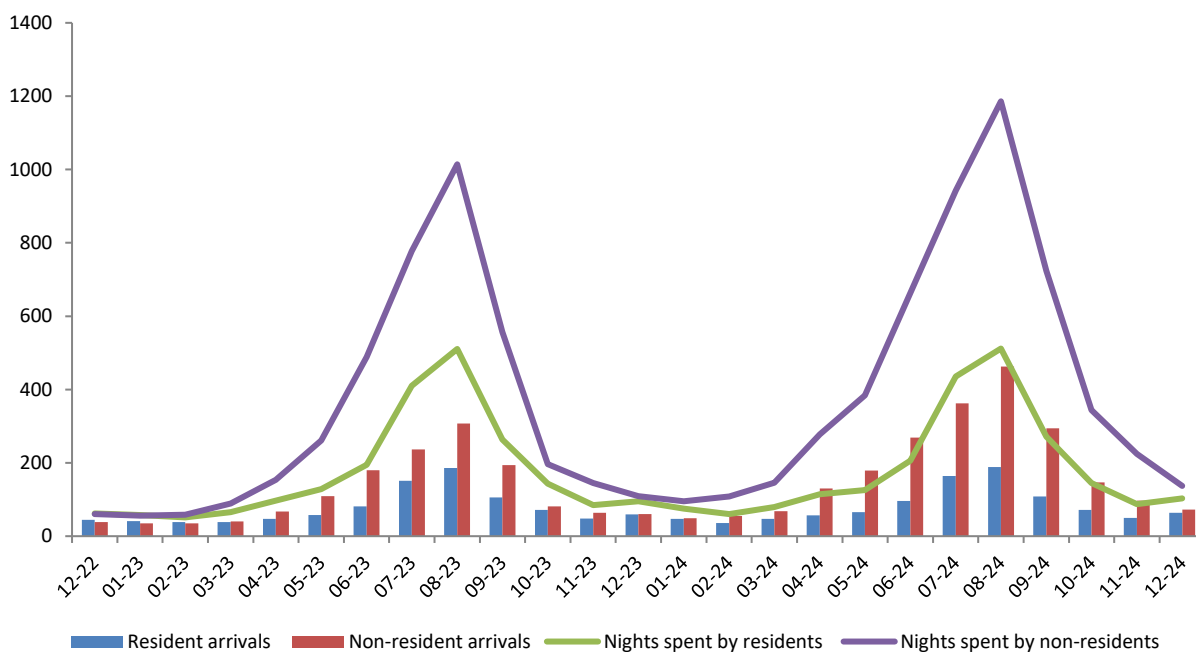
The number of total arrivals has increased by 13.8 %, compared to December 2023. The same trends follow the two below indicators:

- number of resident arrivals increased by 6.3 %;
- number of non-resident arrivals increased by 21.2 %;

The number of total nights spent has increased by 17.9 %, compared to December 2023. The same trends follow the two below indicators:

- number of nights spent by residents increased by 8.7 %;
- number of nights spent by non-residents increased by 25.9 %;

Fig.1 Total arrivals and nights spent (number in thousand)



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Arrivals

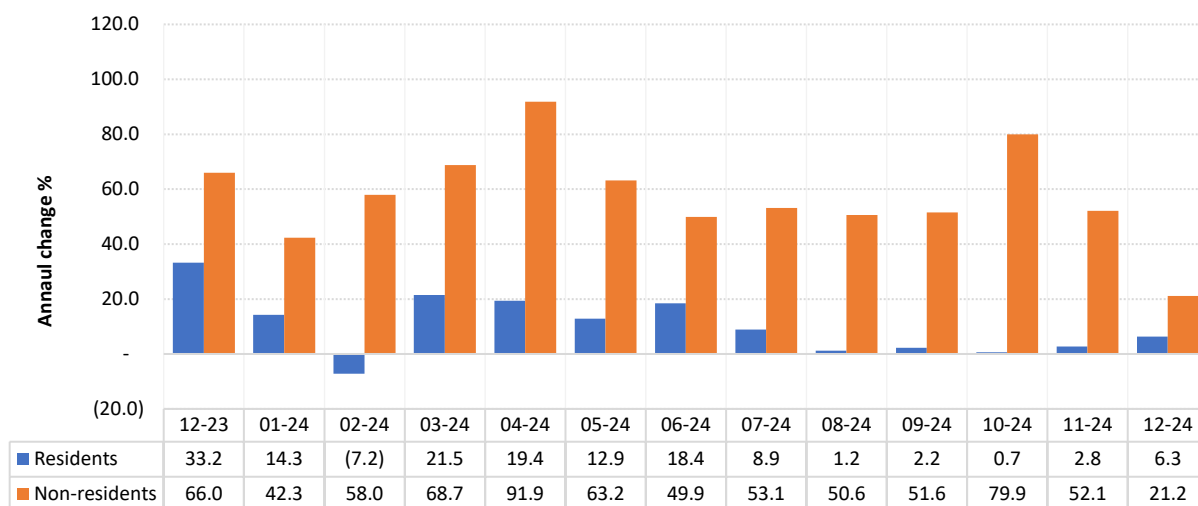
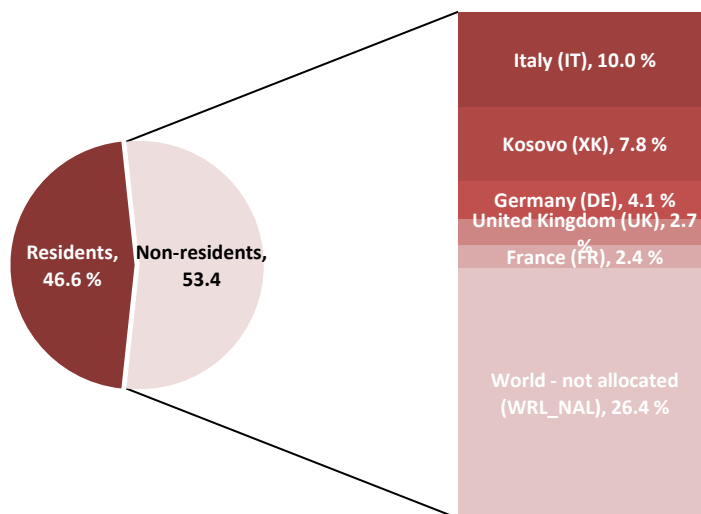
During December 2024, there was an increase in the number of total arrivals by 13.8 %, compared to December 2023. The number of non-resident arrivals who were accommodated in the Center Region marked an increase by 20.2 %. In Non-coastal areas this indicator has increased by 14.6 %, compared to the same period of the previous year. The number of non-resident arrivals who were accommodated in the “Hotels and similar accommodation” marked an increase by 19.1 %.

Tab.1 Arrivals by region, location close to the sea and type of accommodation

	Resident		Non-resident	
	December 2023	December 2024	December 2023	December 2024
Regions				
Northern region	12,242	13,060	11,577	14,912
Center region	23,636	24,879	40,260	48,380
Southern region	23,750	25,463	8,212	9,458
Type of location close to the sea				
Coastal area	20,146	20,350	17,230	23,686
Non-coastal area	39,482	43,052	42,819	49,064
Type of accommodation				
Hotels and similar accommodation	57,003	59,372	58,880	70,097
Holiday and other short-stay accommodation	2,560	3,842	947	2,608
Camping grounds, recreational vehicle parks and trailer parks	65	188	222	45
Total	59,628	63,402	60,049	72,750

In December 2024, the highest number of visitors results:

- by regions in the “Center Region” (53.8 %);
- by location close to the sea in “Non-coastal areas” (67.7 %);
- by type of accommodation establishments in “Hotels and similar accommodation” (95.1 %).

Fig.2 Annual change of resident and non-resident arrivals by month (%)**Fig.3 Non-residents arrivals by country of residence (%)**

Nights spent

During December 2024 the total number of nights spent increased by 17.9 % compared to December 2023. The number of nights spent by non-residents who have been accommodated in Center Region has marked an increase by 26.5 %. In Non-coastal areas has increased by 21.8 %, compared to the same period of the previous year. The number of nights spent by non-residents who have been accommodated in “Hotels and similar accommodation” has marked an increase by 23.9 %.

Tab.2 Nights spent by region, location close to the sea and type of accommodation

	Resident		Non-resident	
	December 2023	December 2024	December 2023	December 2024
Regions				
Northern region	16,923	20,208	18,634	26,609
Center region	42,294	44,351	74,211	93,874
Southern region	35,857	38,751	16,204	16,830
Type of location close to the sea				
Coastal area	35,627	38,300	34,344	46,342
Non-coastal area	59,447	65,010	74,705	90,971
Type of accommodation				
Hotels and similar accommodation	90,587	96,662	106,994	132,588
Holiday and other short-stay accommodation	4,405	6,458	1,725	4,668
Camping grounds, recreational vehicle parks and trailer parks	82	190	330	57
Total	95,074	103,310	109,049	137,313

In December 2024, the highest number of nights spent was realized:

- by regions in the “Center Region” (57.4 %);
- by areas of proximity to the coast in “Non-coastal areas” (64.8 %);
- by type of accommodation structures in “Hotels and similar accommodation” (95.3 %);

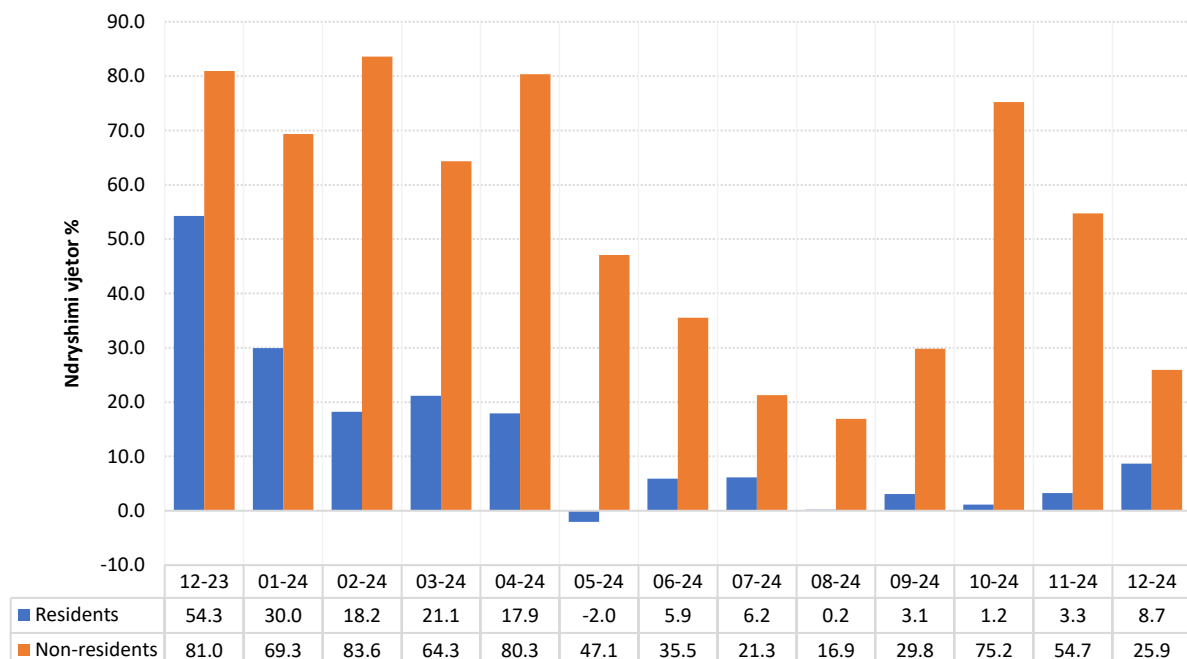
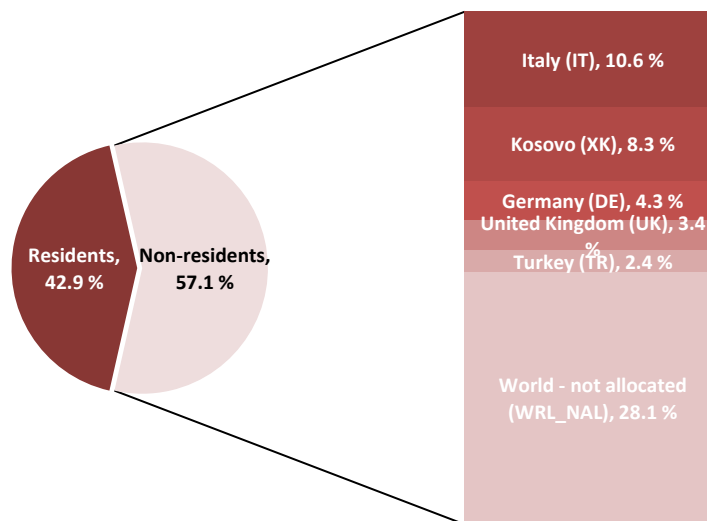
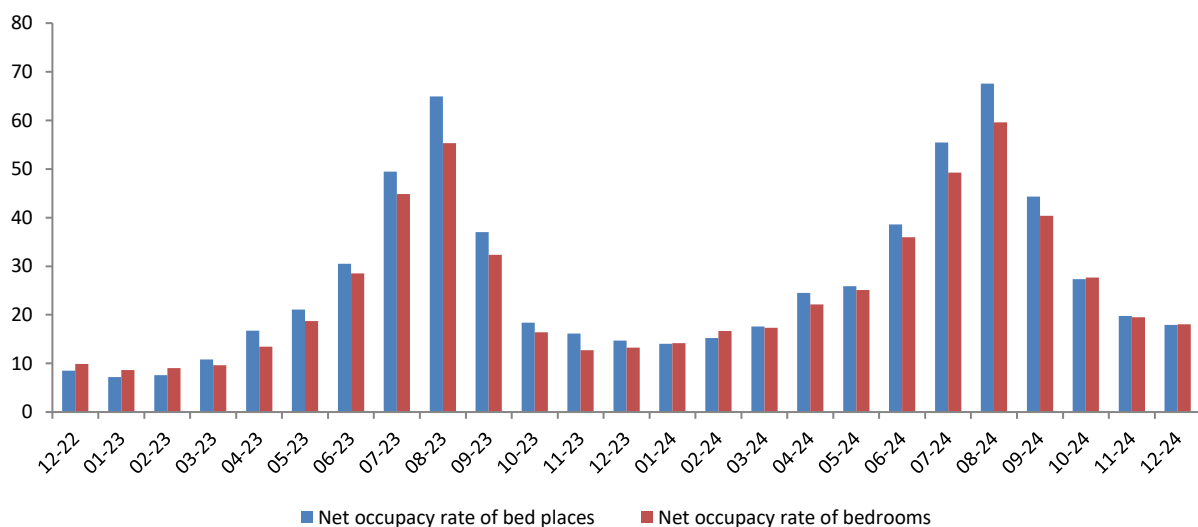
Fig.4 Annual change of resident and non-resident nights by month (%)

Fig.5 Non-residents nights spent by country of residence (%)

Net occupancy rate

Net occupancy rates, of bedrooms and bed places, are two indicators that measure the percentage of accommodation capacities use, bedrooms and bed places available for visitors. During this month, net occupancy rate of bedrooms of "Hotels and similar accommodation" is 18.1 %, against to 13.3 % that was in December 2023. Net occupancy rate of bed places of "Hotels and similar accommodation" is 18.0 %, against to 14.7 % that was in December 2023.

Fig.6 Net occupancy rates (%)

Methodology

General information:

INSTAT calculates and publishes the indicators of accommodation statistics which represent the tourism offer in the country, using the new data collection process, exhaustive survey near accommodation establishments, against sample survey used during the previous years. The new methodology aims the data collection, production and publication of high-quality data in accordance with Regulation (EU) No 692/2011 concerning European statistics on tourism and amendments.

The purpose of the survey to accommodation establishments is to monitor tourism activities, to calculate statistical variables about accommodation offer of Albanian tourism, which are important to determine the trend of capacity development in the tourism sector. Data are collected every month through the questionnaire "Survey of Accommodation Establishments".

Coverage area

The scope of observation (or the target population) in accommodation statistics includes all tourist accommodation establishments from the Statistical Business Register of the year 2023 and Local Unit Register, that have as a primary or secondary economic activity the touristic accommodation.

Tourism accommodation establishments are classified and described in groups according to NACE Rev. 2 classification as follow:

55.10 Hotels and similar accommodation. This class includes accommodation provided by: hotels, resort hotels, suite/apartment hotels and motels.

55.20 Holiday and other short-stay accommodation. This class includes accommodation provided by: children and other holiday homes, visitor flats and bungalows, cottages and cabins without housekeeping services, youth hostels and mountain refuges.

55.30 Camping grounds, recreational vehicle parks and trailer parks. This class includes: provision of accommodation in campgrounds, trailer parks, recreational camps and fishing and hunting camps for short stay visitors.

Non-registered visitors and accommodation establishments are not subject of this survey.

Indicators collected from the survey include:

- Arrivals of residents;
- Arrivals of non-residents;
- Nights spent of residents;
- Nights spent of non-residents;
- Occupied bedrooms by residents;
- Occupied bedrooms by non-residents);

- Number of bedrooms;
- Number of bed places;
- Number of accommodation establishments that have one or more bedrooms for people with reduced mobility (including people in wheelchairs)

Data collection and data processing methodology is based on Annex I of Regulation (EU) No 692/2011 of the European Parliament and of the Council of 6 December 2011 concerning European statistics on tourism.

Definitions:

The accommodation establishment includes all tourist accommodation establishments providing, as a paid service (although the price might be partially or fully subsidised), short-term or short-stay accommodation services.

Bedroom: or dwelling is the unit formed by one room or groups of rooms which are rented by tourists as a whole (and constituting an indivisible rental).

Bedroom for people with reduced mobility PRMs (including people in wheelchairs): the bedrooms concerned shall be accessible independently for most persons with reduced mobility and allow to use most of the room facilities available to all guests: the establishment and bedrooms concerned can also include special facilities for the visual or hearing impaired.

Bed place: is determined by the number of persons who can stay overnight in the beds set up in the establishment, ignoring any extra beds that December be set up upon customer request.

Arrival: is defined as a person who stays at least one night in the hotel, children included.

Resident: is considered a person who has resided in Albania for more than 12 consecutive months.

Non-Resident: is considered a person who has not resided in Albania for more than 12 consecutive months.

A night spent: (or overnight stay) is each night a guest / tourist (resident or non-resident) actually spends (sleeps or stays) in a tourist accommodation establishment or non-rented accommodation.

The net occupancy rate of bed places = $\frac{\text{Number of nights spent}}{\text{Number of available bed places}} * 100$ measures the percentage of occupied bed places for "Hotels and similar accommodation".

The net occupancy rate of bedrooms = $\frac{\text{Number of occupied bedrooms}}{\text{Number of available bedrooms}} * 100$ measures the percentage of occupied bedrooms for "Hotels and similar accommodation".

Statistical regions at level 1, 2 and 3 are defined according to the NUTS II territorial division, which is a unified classification and is used as a basis for the collection and processing of European Regional Statistics. The information below includes which prefectures are in the North, Centre and South region.

Northern Region: Dibër; Durrës; Kukës; Lezhë; Shkodër

Centre Region: Elbasan; Tiranë

South Region: Berat; Fier; Gjirokastrë; Korçë; Vlorë

Coastal areas are Local Administrative Units (LAUs) that are on or near a coastline. Coastal areas are classified according to the following two categories:

- **Coastal areas:** LAUs bordering the coastline or LAUs having at least 50% of their surface at a distance of 10 km from the coastline;
- **Non-coastal areas:** LAUs that are not "coastal areas"; which means LAUs that are not bordered by the coastline and have less than 50% of their surface at a distance of 10 km from the coastline.