

17 December 2020



Measurement of the Number of Tourist Dwellings in Spain and their Capacity August 2020

Main results

- The number of tourist dwellings in Spain exceeded 321,000, or 1.3% of the total housing stock. They offer more than 1.6 million bed-places, with an average of 5.1 bed-places per dwelling.
- The autonomous communities with the highest number of tourist homes are Andalucía, Cataluña and Comunitat Valenciana. These three make for almost three-fifths of the total.
- The provinces with the most tourist dwellings are Alicante, Málaga and Illes Balears.
- A total of 76.8% of tourist dwellings are in coastal areas, compared to 23.2% in inland areas.
- The municipalities of Barcelona and Madrid have around 17,000 tourist dwellings each, representing 10.6% of the total. These two capitals together offer more than 120,000 bed-places.
- The Eixample and Ciutat Vella districts of Barcelona concentrate almost 10,000 tourist dwellings. In the Central District of Madrid there are more than 7,500.
- More than 20% of homes in the municipalities of La Oliva, Pollença and Begur are intended for tourists.

In keeping with its commitment provide socially-relevant information, the National Statistics Institute today publishes the results of an experimental operation dedicated to offering information regarding the number of tourist dwellings advertised on digital platforms, as well as their capacity .

The basic information for this experimental statistic is obtained through *web scraping* techniques on the most-used digital tourist accommodation platforms in Spain. The tourist housing directories managed by the competent bodies of the Autonomous Communities were used to provide contrast.

The selection of tourist dwellings over the accommodations obtained on the internet was made in accordance with each community's corresponding regulations. Likewise, given that some accommodations may be advertised on more than one platform, an algorithm was developed to eliminate duplicates and ensure that each home is counted only once.¹

The objective of this operation is to provide information on the growing trend of tourist dwellings in Spain, responding to the need for related information. However, it will also serve as a starting point to develop a methodology capable of providing information on this type of accommodation on a regular basis, thereby completing the information related to group 55.2 "Holiday and other short-stay accommodation" of the CNAE-2009, which must be delivered to the European Union by virtue of the corresponding Regulation².

Tourist Dwellings and Bed-places by Autonomous Community

The number of tourist homes in Spain in August 2020 was 321,496, with a total of 1,627,377 bed-places and an average of 5.1 bed-places per dwelling.

The autonomous communities with the highest number of tourist homes were Andalucía (67,392), Cataluña (63,199) and Comunitat Valenciana (54,638). These three add up to about three fifths of the total number of bed-places offered in Spain.

In turn, the communities with the lowest number of tourist dwellings were Comunidad Foral de Navarra (1,071), La Rioja (1,139) and Extremadura (1,366).

Tourist dwellings, bed places and bed places average

	August 2020					
	Tourist dwellings		Bed places		Bed places average	
	Total	%	Total	%	Total	
TOTAL	321,496	100.0	1,627,377	100.0	5.1	
Andalucía	67,392	21.0	340,256	20.9	5.0	
Cataluña	63,199	19.7	328,147	20.2	5.2	
Comunitat Valenciana	54,638	17.0	283,900	17.4	5.2	
Canarias	37,791	11.8	162,121	10.0	4.3	
Balears, Illes	29,237	9.1	182,748	11.2	6.3	
Madrid, Comunidad de	19,597	6.1	70,522	4.3	3.6	
Galicia	12,548	3.9	67,050	4.1	5.3	
Murcia, Región de	6,146	1.9	32,079	2.0	5.2	
Castilla y León	5,794	1.8	33,058	2.0	5.7	
Asturias, Principado de	4,891	1.5	24,698	1.5	5.0	
Cantabria	4,886	1.5	24,578	1.5	5.0	
País Vasco	4,598	1.4	19,424	1.2	4.2	
Aragón	3,767	1.2	20,167	1.2	5.4	
Castilla - La Mancha	3,327	1.0	20,317	1.2	6.1	
Extremadura	1,366	0.4	6,594	0.4	4.8	
Rioja, La	1,139	0.4	6,401	0.4	5.6	
Navarra, Comunidad Foral de	1,071	0.3	4,906	0.3	4.6	
Ceuta	66	0.0	253	0.0	3.8	
Melilla	43	0.0	158	0.0	3.7	

¹ For more methodological information, visit the technical project.

² Regulation (EU) n° 692/2011 of the European Parliament and of the Council, relative to European statistics on tourism.

Percentage of tourist dwelling over total housing³ by AC

The percentage of tourist dwelling over total housing is 1.3% in Spain. The Autonomous Communities with the highest percentage of tourist dwellings were Illes Balears (5.0%), Canarias (3.6%) and Comunitat Valenciana (1.7%).

In turn, those with the lowest percentage were Extremadura (0.2%) and Castilla-La Mancha, Castilla y León and Comunidad Foral de Navarra (0.3% each).

Tourist dwellings rate

	August 2020
	Tourist dwellings rate
	%
TOTAL	1.3
Balears, Illes	5.0
Canarias	3.6
Comunitat Valenciana	1.7
Cataluña	1.6
Andalucía	1.5
Cantabria	1.4
Asturias, Principado de	0.8
Murcia, Región de	0.8
Galicia	0.8
Madrid, Comunidad de	0.7
Rioja, La	0.6
Aragón	0.5
País Vasco	0.5
Navarra, Comunidad Foral de	0.3
Castilla y León	0.3
Castilla - La Mancha	0.3
Ceuta	0.2
Extremadura	0.2
Melilla	0.2

Tourist dwellings by province

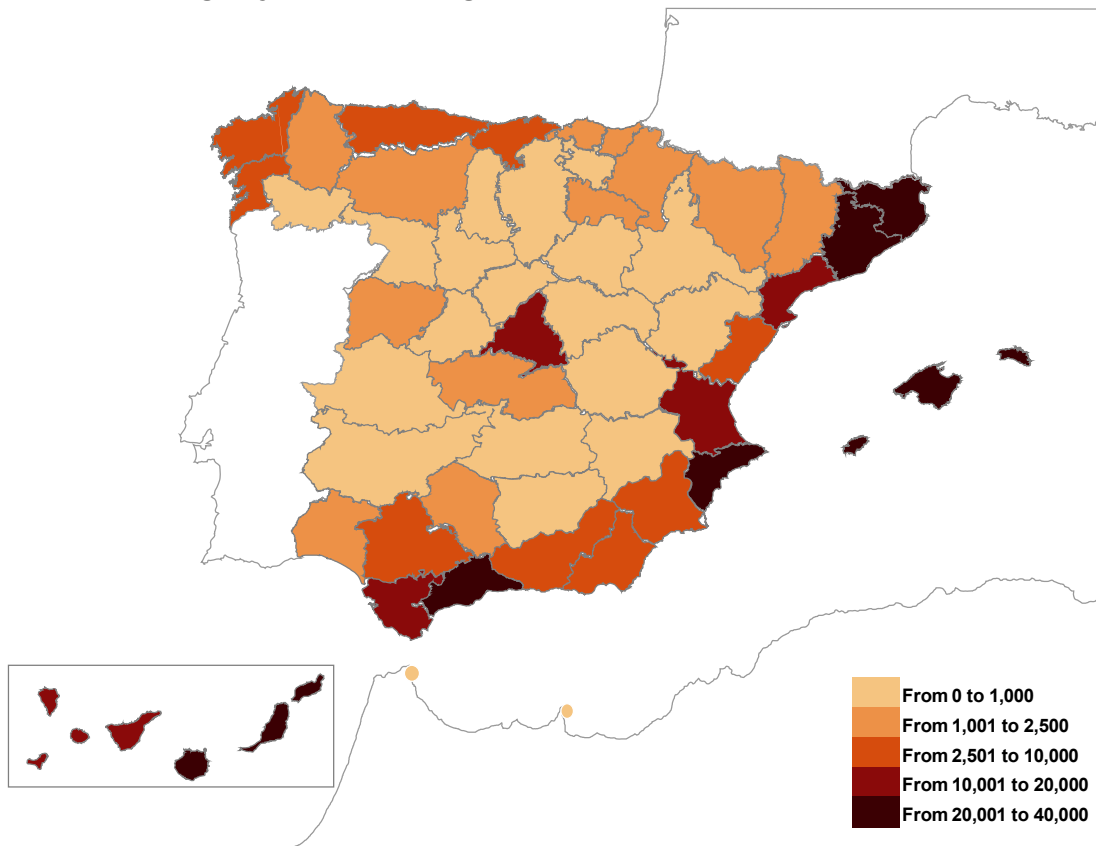
The coastal provinces, the islands and the province of Madrid were the areas where the most tourist dwellings were generally concentrated.

More specifically, the five provinces with the most tourist dwellings were Alicante (35,716), Malaga (34,567), Illes Balears (29,237), Barcelona (25,956) and Girona (22,106).

On the other hand, the five provinces with the least tourist dwellings were Palencia (145), Soria (320), Álava (332), Zamora (375) and Badajoz (384).

³ Total housing data: The Population and Housing Census 2011 published by the INE, which provides the latest data available at a level of sufficient granularity to estimate the percentages included in this press release. (https://www.ine.es/dyngs/INEbase/es/operacion.htm?c=Estadistica_C&cid=1254736176992&menu=ultiDatos&idp=1254735572981).

Tourist dwellings by province. August 2020



Note: Map intervals are different sizes

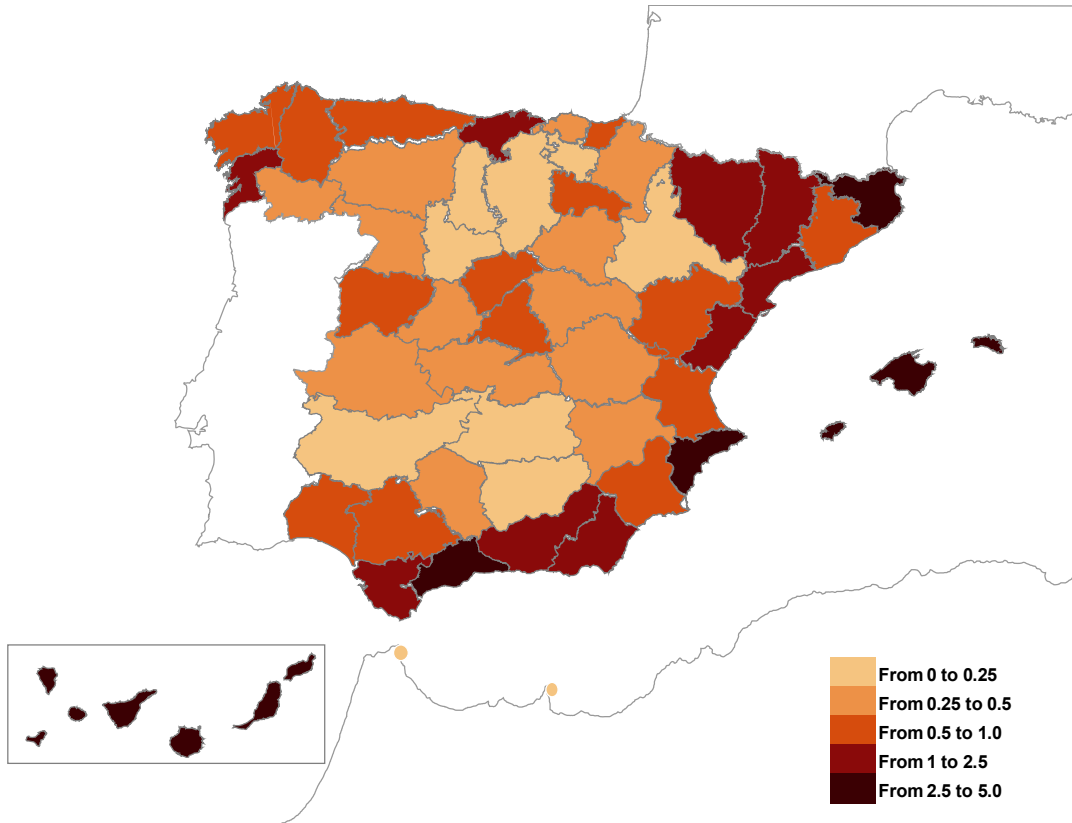
Percentage of tourist dwelling over total housing by province

When we analyse the percentage of tourist dwellings over the total number of homes, results are similar to those of the number of homes.

Thus, the five provinces with the highest percentage of tourist dwellings are Illes Balears (5.0%), Girona (4.5%), Malaga (3.9%), Las Palmas (3.8%) and Santa Cruz de Tenerife (3.4%).

On the other hand, the provinces with the lowest percentage of tourist dwellings compared to the total are Badajoz and Palencia (both with 0.1%) and Jaén, Valladolid, Ciudad Real, Zaragoza, Álava and Burgos (all with 0.2%).

Percentage of tourist dwelling over total housing by province. August 2020



Note: Map intervals are different sizes

Tourist Dwellings and Bed-places by municipality

Barcelona and Madrid were the municipalities with the highest number of tourist dwellings, representing 10.6% of the total number of tourist dwellings in Spain.

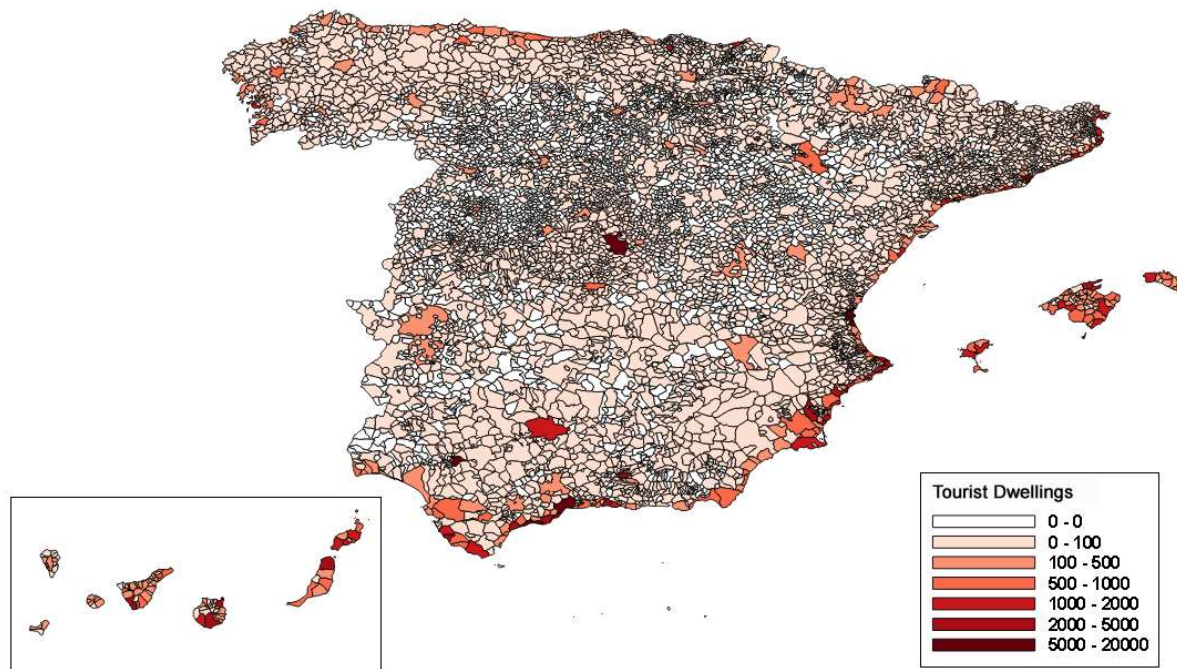
Other provincial capitals such as Valencia, Malaga, Seville and Alicante, and tourist municipalities such as Marbella, Torrevieja, Mijas or Denia, also have very high levels of tourist dwellings.

Tourist dwellings, bed places and bed places average Municipalities

	August 2020					
	Tourist dwellings		Bed places		Bed places average	
	Total	%	Total	%	Total	
TOTAL	321,496	100.0	1,627,377	100.0	5.1	
Barcelona	17,280	5.4	61,689	3.8	3.6	
Madrid	16,894	5.3	58,461	3.6	3.5	
Valencia	6,899	2.1	27,077	1.7	3.9	
Marbella	6,266	1.9	37,220	2.3	5.9	
Málaga	5,899	1.8	26,223	1.6	4.4	
Sevilla	5,540	1.7	23,349	1.4	4.2	
Torre Vieja	3,839	1.2	18,279	1.1	4.8	
Alicante/Alacant	3,815	1.2	16,490	1.0	4.3	
Mijas	3,516	1.1	19,160	1.2	5.4	
Dénia	3,416	1.1	17,879	1.1	5.2	
Adeje	3,213	1.0	15,638	1.0	4.9	
Arona	3,138	1.0	12,938	0.8	4.1	
Benalmádena	3,064	1.0	14,651	0.9	4.8	
San Bartolomé de Tirajana	3,003	0.9	12,805	0.8	4.3	
Calp	2,918	0.9	16,968	1.0	5.8	
Jávea/Xàbia	2,826	0.9	17,774	1.1	6.3	
Pollença	2,739	0.9	17,205	1.1	6.3	
Salou	2,611	0.8	14,353	0.9	5.5	
Oliva, La	2,598	0.8	11,455	0.7	4.4	
Orihuela	2,593	0.8	13,787	0.8	5.3	

Note: Just first 20 municipalities with more tourists dwellings are included

Tourist dwellings by municipalities. August 2020



Note: Map intervals are different sizes

Percentage of tourist dwelling over total housing by municipality.

By analysing the municipalities with more than 1,000 tourist dwellings, we can see that in 21 of them, more than 10% of dwellings are used for tourism.

The maximum is found in La Oliva (Fuerteventura), where 23.1% of homes are dedicated to tourism. In Pollença and Begur, the percentages also exceed 20%.

Tourist dwellings rate

Municipalities

	August 2020
	Tourist dwellings rate
	%
TOTAL	1.3
Oliva, La	23.1
Pollença	22.3
Begur	21.0
Alcúdia	16.9
Tarifa	14.0
Yaiza	14.0
Conil de la Frontera	13.8
Adeje	13.6
Nerja	13.0
Teguise	12.2
Calp	11.7
Santanyí	11.6
Jávea/Xàbia	11.2
Tías	11.2
Castelló d'Empúries	10.8
Torroella de Montgrí	10.7
San Bartolomé de Tirajana	10.7
Mogán	10.5
Sant Josep de sa Talaia	10.3
Teulada	10.1
Roses	10.1

Note: This table includes all municipalities with more than 1000 tourist dwellings and with a tourist dwellings rate higher than 10%

Tourist dwellings in the municipality of Madrid

In Madrid, the districts with the most tourist homes are Centro (7,571), Barrio de Salamanca (1,209) and Chamberí (1,057).

These three districts also have the highest percentage of tourist housing, with 8.7%, 1.4% and 1.3% of the total, respectively.

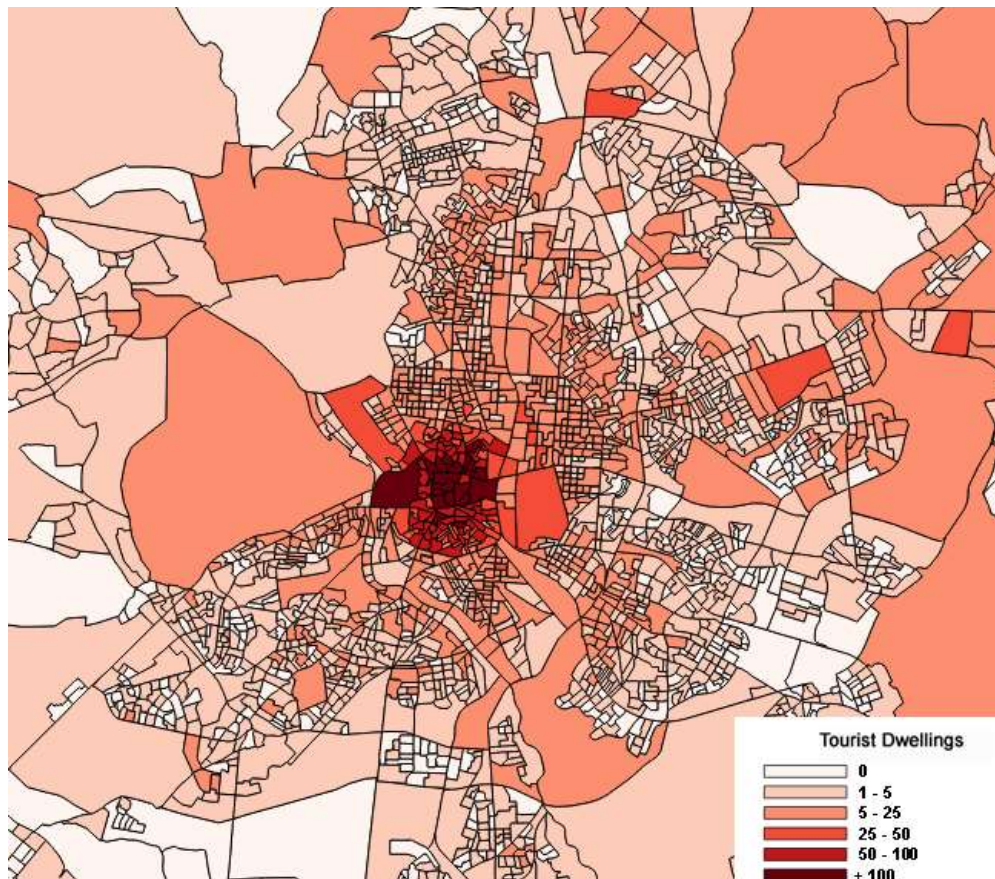
By census section, the 48 sections with the highest proportion of tourist housing are in the Centro district, with five sections above 20%, and a maximum of 28.3% in the vicinity of Puerta del Sol.

Districts with the most tourist dwellings. Madrid

	August 2020	
	Tourist dwellings	Tourist dwellings rate
	Total	%
Centro	7,571	8.7
Salamanca	1,209	1.4
Chamberí	1,057	1.3
Arganzuela	842	1.1
Tetuán	746	0.9
Carabanchel	556	0.5
Latina	537	0.5
Puente de Vallecas	534	0.5
Ciudad Lineal	532	0.5
Retiro	527	0.9

Note: This table only includes the 10 districts with more tourist dwellings

Tourist dwellings in the municipality of Madrid by census section. August 2020



Note: Map intervals are different sizes

Tourist dwellings in the municipality of Barcelona

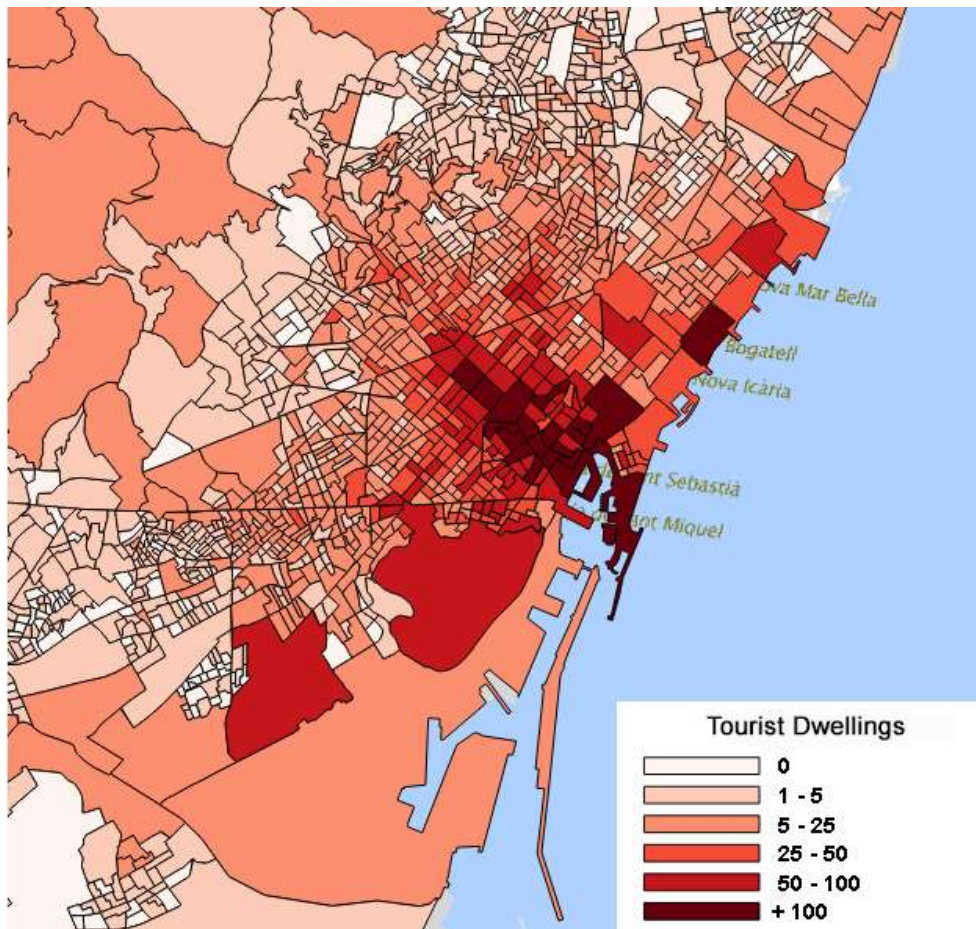
In Barcelona, the districts with the most tourist housing were Eixample (5,875), Ciutat Vella (4,086) and Sants - Montjuïc (1,952). In turn, the districts with the highest percentage of tourist housing were Ciutat Vella (7.3%), Eixample (4.1%) and Gràcia and Sants-Montjuïc (2.2%).

The majority of the census sections with the highest proportion of tourist dwellings were found in the Eixample and Ciutat Vella districts, with a maximum of 41.3% in the Plaza Catalunya area.

Districts with the most tourist dwellings. Barcelona

	August 2020	
	Tourist dwellings	Tourist dwellings rate
	Total	%
Eixample	5,875	4.1
Ciutat Vella	4,086	7.3
Sants - Montjuïc	1,952	2.2
Sant Martí	1,739	1.6
Gràcia	1,471	2.2
Sarrià - Sant Gervasi	752	1.0
Horta - Guinardó	543	0.7
Les Corts	377	0.9
Sant Andreu	265	0.4
Nou Barris	220	0.3

Tourist dwellings in the municipality of Barcelona by census section. August 2020



Note: Map intervals are different sizes

Tourist dwellings by population, area and degree of urbanization.

A total of 38.1% of tourist dwellings were located in municipalities with between 10,001 and 50,000 inhabitants, and 28.7% in those with more than 100,000 inhabitants. Municipalities with less than 1,001 inhabitants accounted for 3.5% of the total.

Bed-places per dwelling reached their maximum value (6.4) in municipalities with less than 1,001 inhabitants.

In turn, the highest percentage of tourist housing (1.8%) was in municipalities with 10,001 to 50,000 inhabitants.

By area, 76.8% of tourist housing is in coastal municipalities, compared to 23.2% in inland municipalities. The percentage of tourist housing is 2.4% in the former, compared to 0.5% in the latter.

By degree of urbanization, densely populated areas account for 37.5% of tourist housing, areas with an average population density account for 46.1%, and sparsely populated areas, 16.4%. The percentage of tourist dwelling reaches its maximum value (1.8%) in areas with a medium population density.

Tourist dwellings, bed places and bed places average Size of municipalities, type of area and degree of urbanization

	August 2020					
	Tourist dwellings		Bed places		Bed places average	Tourist dwellings rate
	Total	%	Total	%	Total	%
TOTAL	321,496	100.0	1,627,377	100.0	5.1	1.3
SIZE OF MUNICIPALITIES						
More than 100,000 inhabitants	92,223	28.7	374,530	23.0	4.1	1.0
From 50,001 to 100,000 inhabitants	42,504	13.2	204,551	12.6	4.8	1.4
From 10,001 to 50,000 inhabitants	122,383	38.1	665,340	40.9	5.4	1.8
From 1,001 to 10,000 inhabitants	53,263	16.6	312,071	19.2	5.9	1.1
Less than 1,001 inhabitants	11,123	3.5	70,885	4.4	6.4	0.7
TYPE OF AREA						
Coastal area	246,975	76.8	1,260,650	77.5	5.1	2.4
Non-coastal area	74,521	23.2	366,727	22.5	4.9	0.5
DEGREE OF URBANISATION						
Densely populated areas	120,578	37.5	507,451	31.2	4.2	1.0
Intermediate density areas	148,186	46.1	804,845	49.5	5.4	1.8
Thinly populated areas	52,732	16.4	315,081	19.4	6.0	1.1

Distribution of bed-places in tourist dwellings

The distribution of bed-places in tourist dwellings is concentrated in the range of four to six places. More specifically, 27.7% of dwellings have four beds, 9.7% have five beds and 20.5% of have six beds.

Tourist dwellings by number of bed places

August 2020		
Tourist dwellings		
	Total	%
TOTAL	321,496	100.0
1 bed place	10,043	3.1
2 bed places	45,665	14.2
3 bed places	19,141	6.0
4 bed places	89,131	27.7
5 bed places	31,044	9.7
6 bed places	65,870	20.5
7 bed places	10,970	3.4
8 bed places	24,786	7.7
More than 8 bed places	24,846	7.7

Results and project

All information about the measurement of the number of tourist dwellings in Spain and their capacity is available in the 'Experimental Statistics' section of the INE website.

The technical project and the results of this operation can be accessed at:

https://www.ine.es/experimental/viv_turistica/experimental_viv_turistica.htm

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information, see the section on [Quality in the INE and Code of Good Practices](#) on the INE's website.

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