



# HOUSING MARKET IN ALBANIA

ALBANIAN CONSTRUCTORS  
ASSOCIATION

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LISBON 2024

# ABOUT US

- Established 2001
- 600 Members
- Civil construction, Public and Private
- Investors
- Lobbying and Advocacy
- Links FIEC, ANCE, Die Deutsche Bauindustrie



# CONSTRUCTION INDUSTRY

OUR MAIN FIELDS



## HOUSING

Residential buildings, Hotels and similar buildings, Office buildings, Wholesale and retail trade buildings.



## INDUSTRIAL BUILDING

Industrial buildings and parks. etc.



## INFRASTRUCTURE

Corridor VIII, Blue Corridor, Durres new port, Valona Airport, TAP, domestic roads, etc.



## ENERGY

Power plants, Hydropower, Solar Plants, Eolic Plants.

# ACTIVITY

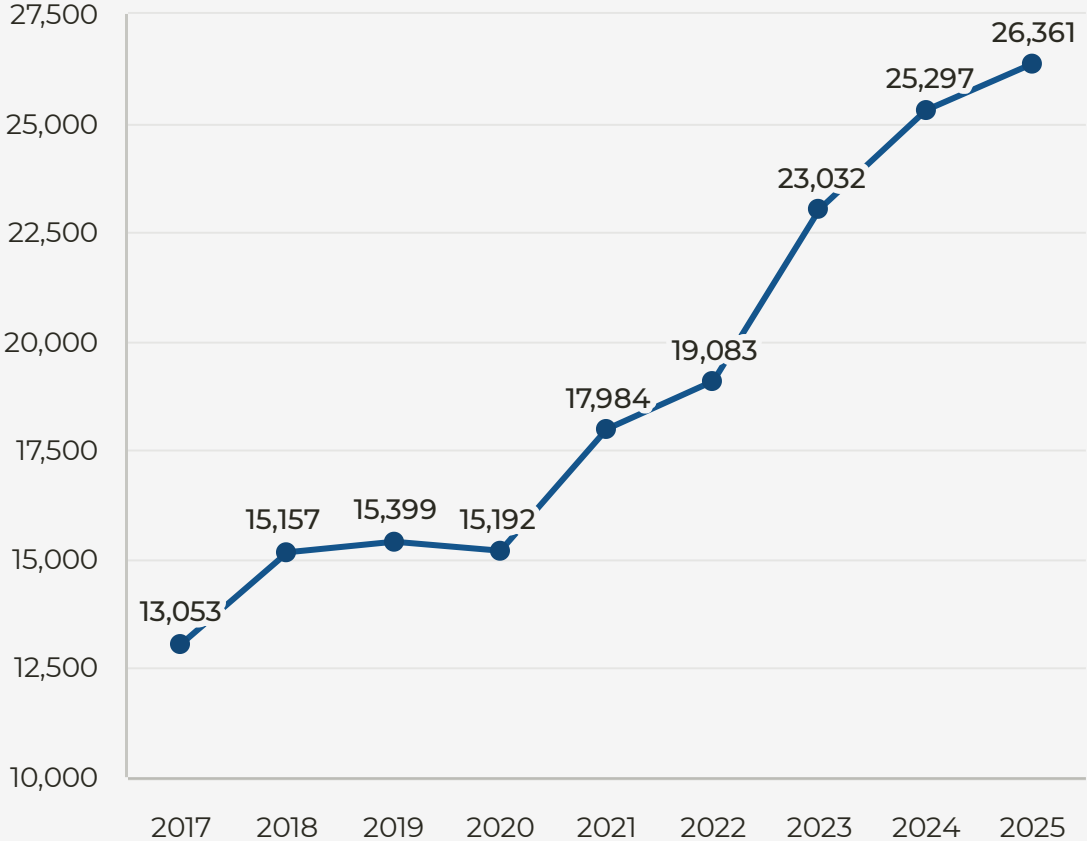
- Advocating for streamlining foreign investment legal procedures.
- Increase of cooperation within the firms.
- Increase of support for infrastructure planning in cooperation with Municipalities.
- Fiscal assessment and other non tax related burden.
- Communication and PR with other stakeholders namely consumer groups, environmental and other civil society entities.



# ALBANIA MAIN FIGURES

Source: AIDA 2024

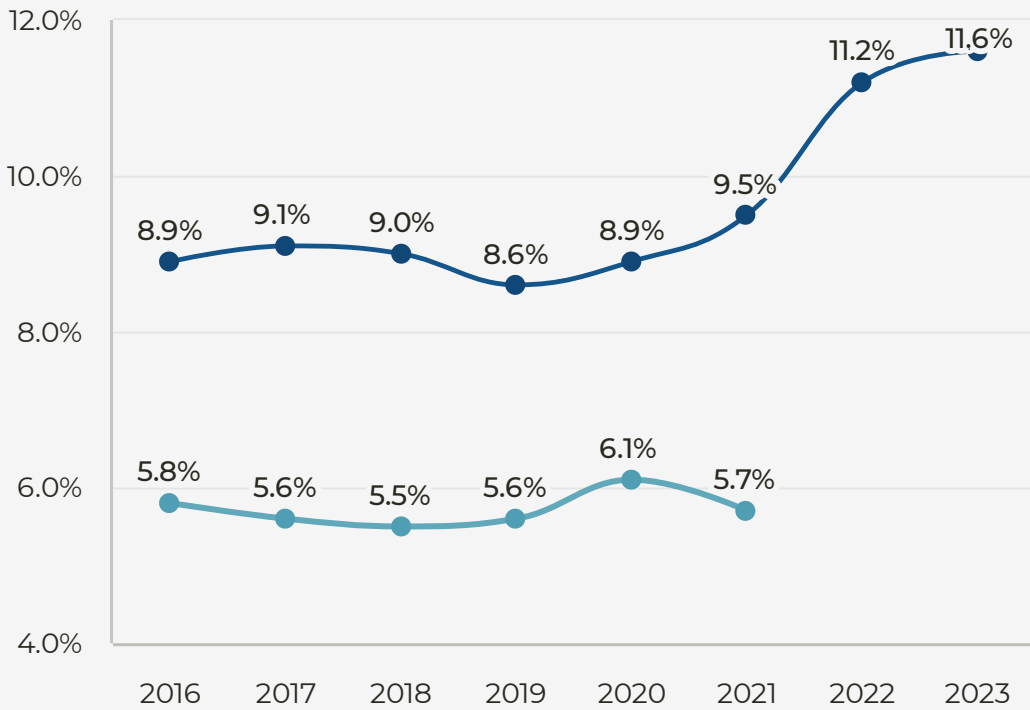
Albania GDP in current prices (USD Billion)



- Gross domestic product (GDP) growth rate 2023, is 3.6%.
- Projected GDP 2024 is 3.7%.
- Inflation 2023 stands at 4.7%, driven by food and beverage inputs.
- Projected inflation 2024 is 3.9% and is expected to be stabilized at 3.0% in long term.

# SIZE OF CONTRIBUTION OF CONSTRUCTION

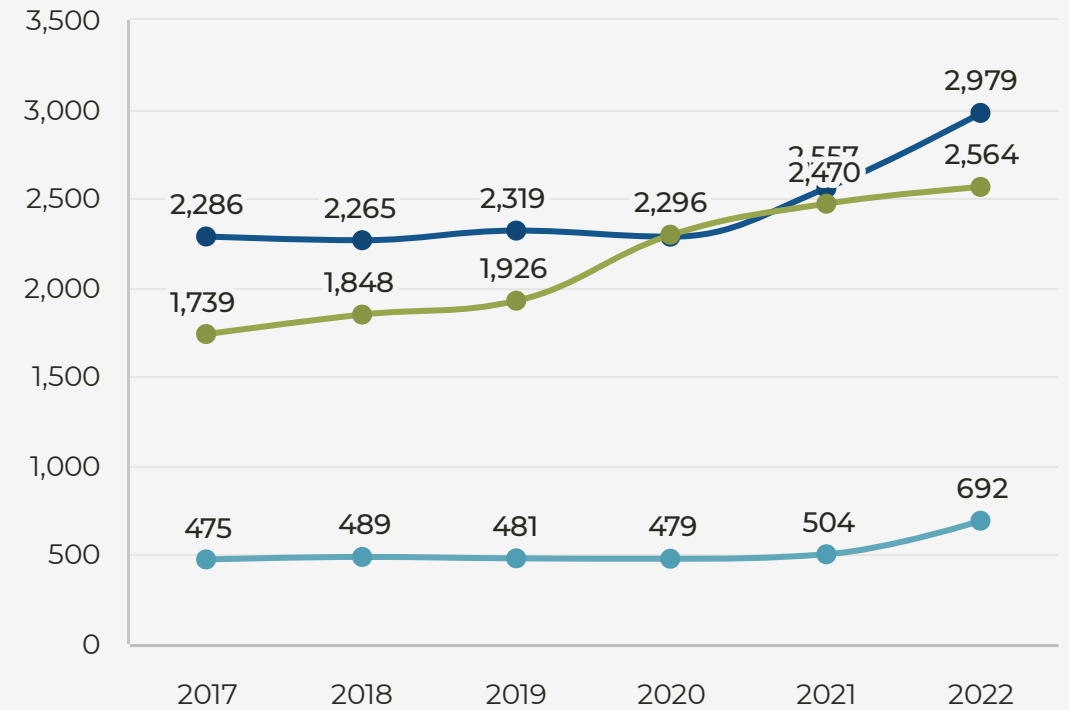
Albania GDP in % percentage



● CONSTRUCTION ● HOUSING

Source: Instat 2023

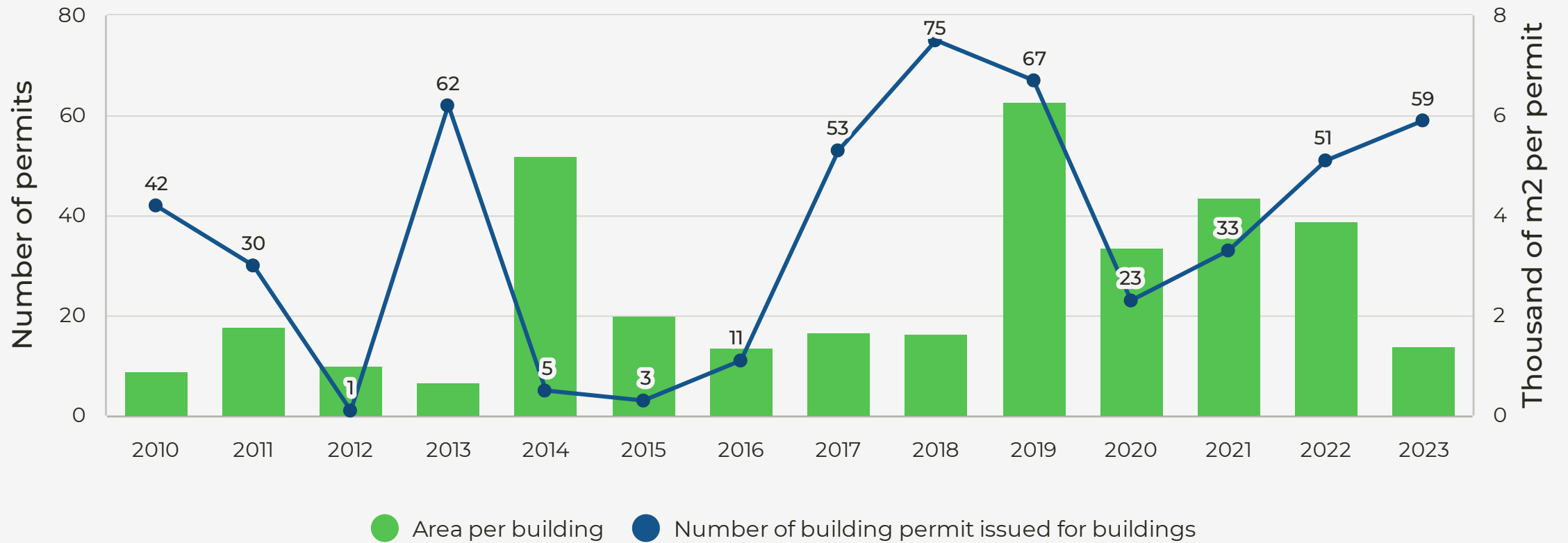
Number of Firms



● BUILDING CONSTRUCTION  
● ENGINEERING WORKS  
● SPECIALISED WORKS IN CONSTRUCTION

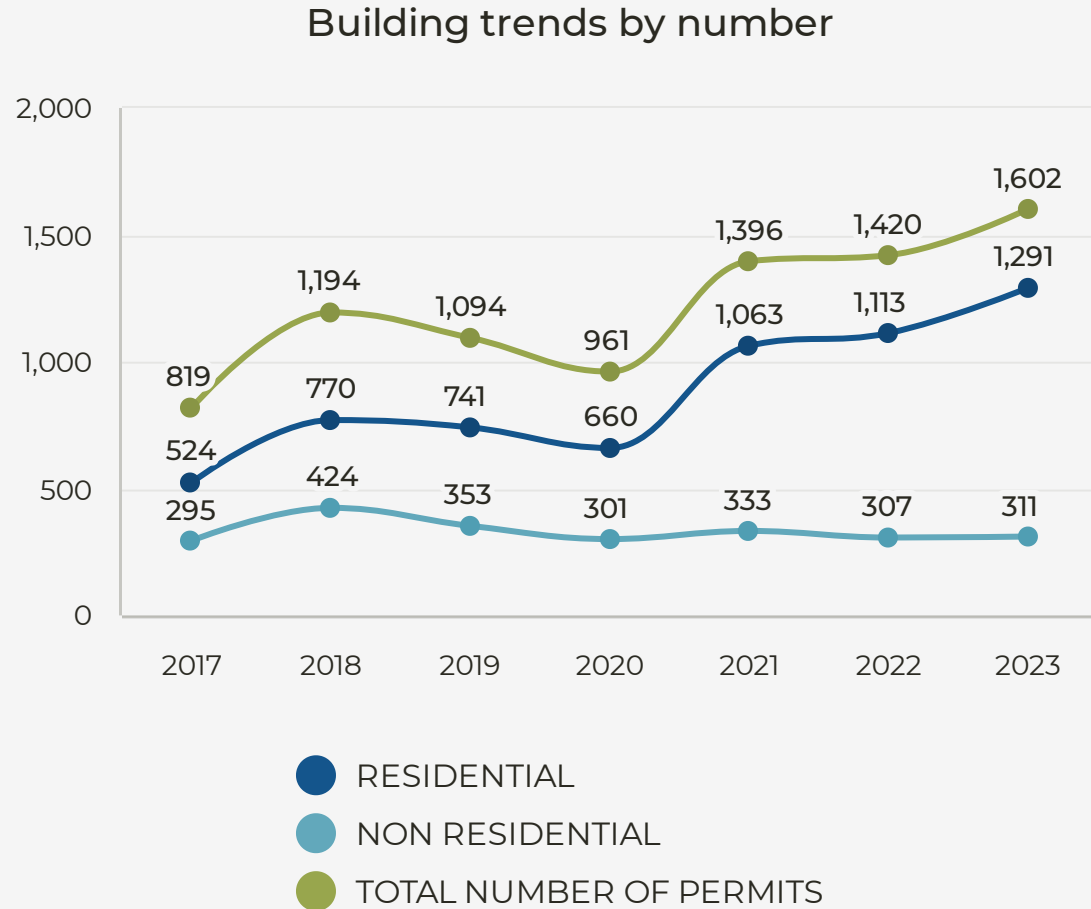
# BUILDING PERMIT AND AREA PER PERMIT

(000 m<sup>2</sup>/permit). 2010-2023



# TREND OF PERMITS

During the period 2017-2023 by type (number of permits)



- The permit area is 592,660 sqm in year 2023.
- Apart from 2020 (due to Covid) the trend of number of permits is incremental.
- Increase of building permits in 2021 also impacted from the recovery post earthquake in 2019.
- Residential building growth is increasing also in other cities apart from capital or largest cities, due to tourism mainly.



# FACTS AND FIGURES

## Albanian Construction Industry

- In Q4 2023, 303 new building permits were approved, down 27% from 415 in Q4 2022.
- The total area of new building permits in Q4 2023 is 592,660 m<sup>2</sup>, up 6.6% from 555,779 m<sup>2</sup> in Q4 2022 (tab.3).
- The value of building permits issued in Q4 2023 is approximately 253 million EUR.

# TOURISM AND CONSTRUCTION

- In 2024, Albania ranked 1st globally for a 116.6% increase in international visitors from 2019.
- Top European Destination for Tourist Influx 2023 (UN Tourism Barometer).
- 7.5 million international arrivals in 2022, 10.1 million in 2023.
- 2023 GDP: USD 23 billion, up from USD 12.3 billion in 2012.
- International tourism: 46% of total exports, 65% of services exports.
- Tourism in Albania: Expected CAGR of ~7.5% (2024-2029, Statista).

Indicators	2019	2020	2021	2022	2023
Number of visitors (mln)	6.4	2.7	5.7	7.5	10.1
Contribution value (billion euro)	2.9	1.4	2.6	3.6	3.8
Average contribution per visitor (eur)	453	519	456	480	
Total number of employees (thousand)	244	178.6	226	250	
Contribution to GDP (%)	20.3%	10.7%	17.4%	24%	

# PASSENGER TRAFFIC



## Country performance – passenger traffic vs 2019

Albania	260.8%	Lithuania	0.2%
Armenia	85.5%	Luxembourg	17.0%
Austria	-6.9%	Malta	18.5%
Belgium	-5.5%	Moldova	15.3%
Bosnia and Herzegovina	49.0%	Monaco	-18.1%
Bulgaria	8.2%	Montenegro	38.5%
Croatia	20.9%	Netherlands	-9.1%
Cyprus	12.5%	North Macedonia	18.4%
Czech Republic	-10.7%	Norway	-0.9%
Denmark	-3.1%	Poland	20.3%
Estonia	12.0%	Portugal	13.6%
Finland	-30.6%	Romania	3.3%
France	-6.9%	Russian Federation	-21.6%
Georgia	19.5%	Serbia	29.8%
Germany	-19.2%	Slovakia	-24.1%
Greece	21.7%	Slovenia	-29.5%
Hungary	1.9%	Spain	10.8%
Iceland	17.2%	Sweden	-23.6%
Ireland	4.1%	Switzerland	-3.3%
Israel	-42.2%	Türkiye	12.4%
Italy	13.9%	UK	-3.9%
Kazakhstan	83.0%	Ukraine	-100.0%
Kosovo	69.9%	Uzbekistan	170.7%
Latvia	-15.3%		

APRIL 2024



# THANK YOU

SCAN



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