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# What data tells us about **THE IMPACT OF AIRBNB IN LISBON**

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**As of September 2023, there are  
15,455 Airbnb listings in  
Lisbon. In the last year,  
10,971 were active.**

The impact of Airbnb in Lisbon

**267,427**

total reviews

**€140**

average price/night

**10,971**

total active Airbnb listings in  
the last year

**279**

average nights booked

**€39,028**

average income

## The impact of Airbnb in Lisbon

According to the latest data published by Inside Airbnb, as of September 2023, **the neighbourhoods of Santa Maria Maior, Misericórdia, and Arroios have the highest number of Airbnb listings** in Lisbon. These three neighbourhoods account for 24.18%, 16.81%, and 11.98% of the total Airbnb listings in the city, respectively. Collectively, they **make up more than 50% of all Airbnb listings** available in the city.

Based on the most recent census data published by INE - Statistics Portugal, in 2021, the distribution of classic family households\* among Lisbon neighbourhoods doesn't stand out as much as Airbnb listings. Still, **the neighbourhoods with the highest number of classic family households are Lumiar, Benfica, and São Domingos de Benfica.**

Interestingly, when comparing the distribution of both Airbnb listings and Classic family households among Lisbon neighbourhoods, it becomes apparent that the areas with higher numbers of family households, such as Lumiar or Benfica, have fewer numbers of Airbnb listings. On the other hand, **the neighbourhoods with a greater number of Airbnb listings, like Santa Maria Maior and Misericórdia, have a smaller number of families residing in them.**

If we look at a map of Lisbon, we can conclude that this correlates to the distance to the centre. As usual, Airbnb listings are concentrated in the city centre. In Lisbon, this is accompanied by family households that are primarily located on the outskirts. **As the neighbourhood where more people live per square mile, Arroios is the outlier.**

\*Defined as the households where families reside for the majority of the year.

## The impact of Airbnb in Lisbon

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The most recent census also interestingly shows how **Santa Maria Maior and Misericórdia saw an extreme decrease in the number of resident population and classic family households in the last decade.** Between 2011 and 2021, both neighbourhoods lost **more than 20%** of their resident population and **over 15%** of family households.

The following graph shows the percentage change of the resident population and family households in each neighbourhood in Lisbon. Between 2011 and 2021, **half of Lisbon's neighbourhoods saw a decline in population** and, of the 24 neighbourhoods, **only seven saw an increase in family households.**

## The impact of Airbnb in Lisbon

However, to get a better understanding of the actual density of Airbnb in the city of Lisbon, it's crucial to **compare the total number of Airbnb listings with both the total number of households and resident population**. This comparison will provide a more detailed picture of the density of Airbnb accommodations in the city, giving us a better insight into its impact on the local housing market and local residents.

**Airbnb Listings per 1,000 residents (September 2023)**

**Airbnb Listings per 100 households (September 2023)**

The impact of Airbnb in Lisbon

**For every 100 households in Lisbon, there are 3.4 Airbnb listings. In the city centre, this number jumps all the way to 24.**

The map above portrays the number of Airbnb listings compared to households available in each neighbourhood in the city of Lisbon.

The size of the circle represents the number of Airbnb listings for every 100 households. The darker the circle, the higher the number of airbnbs per 100 households.

As of September 2023, **Santa Maria Maior, Misericórdia, and Santo António** have a significantly higher number of Airbnb listings in Lisbon when compared to the total number of households in each neighbourhood. On the other hand, **Benfica and Lumiar are the neighbourhoods with the lowest Airbnb density** per households available in the area.

## The impact of Airbnb in Lisbon

As of September 2023, Lisbon's city centre also has an overwhelmingly higher number of Airbnb listings when compared to its resident population. **Santa Maria Maior, Misericórdia, and Santo António** continue to be the neighbourhoods with a higher Airbnb density when compared to the total number of residents in each neighbourhood, **reaching more than 200 Airbnb listings per 1,000 residents.**

The map above portrays the number of Airbnb listings compared to the resident population in each Lisbon neighbourhood.

The size of the circle represents the number of Airbnb listings for every 1,000 residents. The darker the circle, the higher the number of airbnbs per 1,000 resident.

**For every 1,000 residents in Lisbon, there are 19.8 Airbnb listings. In the city centre, this number jumps all the way to 200.**

## The impact of Airbnb in Lisbon

According to Inside Airbnb, “hosts with multiple listings are more likely to be running a business” and “in violation of most short-term rental laws designed to protect residential housing”. In Lisbon, as of September 2023, there are 10,971 Airbnb listings but only 4,174 single hosts.

There are 181 hosts on Airbnb who have listed more than 10 properties. **The host with the highest number of listings, "Feels like Home," has 208 Airbnbs listed.** Explore the table below to view the ranking for top Airbnb hosts in Lisbon, including information on the number of listings, average price per night, number of reviews, and minimum number of nights allowed to book for each host.



## **LINKS AND SOURCES**

[Inside Airbnb - Lisbon Data](#)

[Instituto Nacional de Estatísticas \(Statistics Portugal\) –  
Census Data 2021](#)

## **GET THE DATA**

## **REACH OUT**

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