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Second-home tourism in Türkiye: A systematic review of postgraduate theses

Türkiye'de ikinci konut turizmi: Lisansüstü tezler üzerine sistematik bir inceleme

Ayşe Okuyucu[*a]

[a] Bilecik Şeyh Edebali Üniversitesi, İnsan ve Toplum Bilimleri Fakültesi, Coğrafya Bölümü, Bilecik/Türkiye

Abstract

Analyzing postgraduate theses is crucial for identifying scientific trends, development processes, and future directions. While second-home research has expanded globally, a systematic synthesis of the field's 30-year evolution in Türkiye remains a gap in the literature. This study reviews postgraduate theses to identify the current state of research and gaps in second-home tourism. The primary data source for the study consists of theses 'Second Homes' retrieved from the CoHE Thesis Center. This research analyzed 40 postgraduate theses. The existing literature has predominantly focused on the impacts of second homes. In the international literature, however, research is diversifying by expanding into different destinations, such as mountainous and lakeside areas, and by deepening its focus through contemporary concepts like nostalgia and gentrification. Future studies focusing on local, specific, and in-depth effects unique to second homes— such as effects on the construction sector and on employment— rather than on general tourism impacts will provide a critical contribution to filling this gap in the literature.

Keywords: *Second homes, Second home tourism, Systematic literatüre review, Postgraduate theses, Türkiye*

Öz

Lisansüstü tezlerin analizi; bilimsel eğilimlerin, gelişim süreçlerinin ve gelecek yönelimlerinin belirlenmesi açısından kritiktir. İkinci konut araştırmaları küresel düzeyde genişlemiş olsa da bu alanın Türkiye'deki 30 yıllık gelişimine dair sistematik bir sentez hâlâ bir araştırma boşluğu olarak durmaktadır. Bu çalışma, ikinci konut turizmindeki mevcut durumu ve araştırma boşluklarını belirlemek amacıyla lisansüstü tezleri incelemektedir. Çalışmanın temel verisini, YÖK Tez Merkezi'ndeki 'ikinci konut' başlıklı tezler oluşturmaktadır. Araştırma kapsamında 40 lisansüstü tez analiz edilmiştir. Mevcut literatür ağırlıklı olarak ikinci konutların etkilerine odaklanmıştır. Uluslararası literatürde ise araştırmalar; dağ ve göl kıyısı gibi farklı destinasyonlara yönelerek çeşitlenmekte; nostalji ve soylulaştırma gibi güncel kavramlar üzerinden derinleşmektedir. Gelecek çalışmaların genel turizm etkileri yerine; inşaat sektörü ve istihdam gibi ikinci konutlara özgü yerel, spesifik ve derinlemesine etkilere odaklanması literatürdeki bu boşluğun doldurulmasına kritik katkı sağlayacaktır.

Anahtar Kelimeler: *İkinci konut, İkinci konut turizmi, Sistematik literatür taraması, Lisansüstü tezler, Türkiye*

***Sorumlu Yazar/Corresponding Author:** ayse.okuyucu@bilecik.edu.tr
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1.Introduction

Second homes are dwellings used temporarily for leisure or recreational purposes. Clout (1969) defined second homes as houses and flats used by their owners for holiday purposes, outside of hotels, during specific periods of the year and for short stays. Within this framework, second home tourism encompasses activities that emerge when individuals occupy owned or rented properties outside their permanent residence for leisure, recreation, and holiday purposes. Hall and Müller (2004, p. 5) classify second homes into three groups: permanent, semi-permanent, and temporary. However, due to insufficient data, research on second homes has focused primarily on permanent second homes.

The second home phenomenon in Türkiye emerged in the 1950s and saw a significant construction boom in coastal regions between 1980 and 1990 (Emekli, 2014). Despite limited direct economic interactions, these properties are vital components of tourism supply due to their immense bed capacity and accommodation potential. In Mediterranean countries, second homes constitute a substantial portion of the housing stock and contribute to both domestic and international tourism (Müller, 2011; Okuyucu, 2016). The historical trajectory of second-home development in Türkiye, which gained momentum in the 1950s, is documented through data provided by various public institutions, including the Ministry of Culture and Tourism (KTB) and the Turkish Statistical Institute (TÜİK). According to Usun (2023), these institutional records reflect the historical scale of the sector; for instance, while the KTB recorded 102,400 second homes in 1989, this figure was reported as 104,000 in 1990 and increased to 409,616 by 1999. However, statistical data on the number of second homes in Türkiye remain inconsistent. For instance, in 2000, while some official sources reported approximately 150,000 units, other estimates placed this figure as high as 3.5 million (Usun, 2023, p. 147). In the post-2000 period, the General Directorate of Population and Citizenship Affairs (NVİGM) and TÜİK have published various datasets regarding these figures. According to official records, the total number of second homes was 546,454 in 2008 and 559,934 in 2013, rising to 737,595 in 2014. However, subsequent reports showed a decline, with the figure recorded at 670,132 in 2016 and 471,915 in 2017 (Şuta, 2020; Usun, 2023). The notable decline between 2014 and 2017 suggests a shift in data collection methodologies or a reclassification within administrative registries rather than a physical reduction in the housing stock. Such fluctuations further underscore the persistent challenges in achieving standardized longitudinal data for second-home tourism in Türkiye.

In Türkiye, second homes contribute to both domestic and international tourism. While regions like Alanya have long been frequented by international visitors (Yirik & Baltacı, 2016), the phenomenon has recently expanded beyond the Mediterranean and Aegean coasts to the Eastern Black Sea Region, driven by increasing interest from tourists from Middle Eastern countries (Sulak & Türk, 2022). Although second homes have been studied academically since the 1990s, no comprehensive synthesis mapping the thematic evolution and methodological trends of this field exists, leaving the structural development of the literature largely unexplored. The primary aim of this study is to analyze postgraduate theses on ‘second homes’ in Türkiye by conducting a systematic literature review. The decision to analyze postgraduate theses, specifically, is based on several strategic reasons. First, as foundational sources of academic production in Türkiye, postgraduate theses provide the primary and most comprehensive accounts of research findings. Second, whereas journal articles are often subject to word and page limitations, theses offer extensive literature reviews and greater methodological transparency, providing a more comprehensive understanding of the research process. Furthermore,

focusing on theses minimizes publication bias by including significant research that may not have been subsequently published as journal articles. Therefore, analyzing postgraduate theses provides a more inclusive and holistic overview of the developmental trajectory of second-home research. Conducting a status assessment of postgraduate theses is important for presenting the current state of research, understanding temporal developments, and identifying future trends (Baytok et al., 2019, p. 300). The absence of comparable studies in the literature on second-home research in Türkiye is the primary motivation for this study.

The original contribution of this study is its provision of a longitudinal perspective on the intellectual structure of second-home research in Türkiye. By systematically evaluating 40 postgraduate theses spanning three decades, this study offers a unique baseline that helps scholars distinguish between established themes and emerging research frontiers. Furthermore, this study transcends a simple descriptive overview by identifying the shifts in research paradigms and methodological orientations, thereby offering a rigorous foundation for future academic and policy-oriented discourses.

2. Literature Review

Driven by digitalization since the 2000s, tourism literature has expanded significantly. In this evolving scholarly landscape, identifying thematic trends and distributions within specific topics has become increasingly essential. In this context, recent years have witnessed a marked increase in the number of studies employing the literature review method across various subfields of tourism. While some studies employ bibliometric analysis (Baytok et al., 2019; Bostan & Cebeci, 2023; Çam, 2024; Güdü Demirbulat & Tetik Dinç, 2016; Ongun & Çuhadar, 2025), others adopt the systematic literature review method (Gülertekin Genç, 2023; Güneş et al., 2022; Kocaman, 2022; Tazefidan & Bayram, 2024).

Tourism research draws upon diverse disciplines such as geography, planning, sociology, and architecture; therefore, systematic analysis is a crucial tool for tracing the field's theoretical and methodological development. Furthermore, this method provides guidance for future research by highlighting recurring topics as well as underexplored themes. From this perspective, systematic literature analysis facilitates not only the characterization of tourism theses but also a rigorous critical appraisal of the cumulative knowledge within the discipline.

Research on second homes in Türkiye has yet to be analyzed holistically and comparatively through a systematic literature review. Existing studies primarily focus on specific destinations or individual disciplines, hindering the identification of general trends, methodological orientations, and research gaps in Türkiye's second-home literature. In contrast, international literature increasingly examines second homes across diverse types, spatial contexts, and socio-economic impacts, often utilizing literature review methods (Collado-González et al., 2025; İsmail et al., 2023; Müller, 2021; Visser & Hoogendoorn, 2015). In this context, a systematic literature analysis of postgraduate theses prepared in Türkiye is essential, both for evaluating dispersed knowledge within a holistic framework and for identifying thematic, spatial, and methodological gaps that can guide future research.

3. Research Method

This study systematically analyzes postgraduate theses on second homes in Türkiye, focusing on their thematic distribution, objectives, methodologies, and spatial scope. Depending on research aims, various review approaches, including narrative, systematic, bibliometric, and meta-analytic

reviews, are commonly employed in literature-based research. While narrative reviews provide descriptive frameworks, bibliometric analysis emphasizes quantitative indicators from large datasets (Tazefidan & Bayram, 2024). A limited number of postgraduate theses on second homes in Türkiye lack sufficient data density for a bibliometric approach. Thus, a systematic literature analysis was conducted to thoroughly evaluate the themes, objectives, methodologies, and academic contributions of the theses. The systematic review approach was chosen for its capacity to comprehensively represent research areas and identify future directions (Yıldız, 2022).

The systematic literature analysis method encompasses the five stages of "planning," "searching," "evaluation," "synthesis," and "reporting," thus ensuring that the research process is transparent and reproducible (Yıldız, 2022, p. 372). The systematic literature review in this study was conducted in five key stages: planning, searching (implementation), evaluation, synthesis, and reporting. Each stage was guided by a predetermined search protocol, ensuring that the research process remained transparent, replicable, and systematic. Table 1 presents the stages of the systematic literature review, along with the corresponding steps carried out at each stage.

Table 1. Stages and implementation process of the systematic literature review

Main Stage	Sub-Stage/ Protocol Step	Description
Planning	Defining the research question	Determining the thematic, methodological, and spatial trends of second-home theses in Türkiye.
	Developing the search protocol	Defining search terms, databases, and inclusion/exclusion criteria for the systematic review
Searching (Implementation)	Determination of Databases	The National Thesis Center of the Council of Higher Education (CoHE National Thesis Center) was selected as the primary database due to its official status and comprehensive coverage of all national postgraduate theses
	Conducting a literature review	Following the search protocol, a literature review was conducted in Turkish and English using the keywords 'second home,' 'secondary home,' and 'second home tourism
Assessment	Application of inclusion and exclusion criteria	Theses were evaluated based on subject area, language, access status, and study type before being included in the analysis.
Synthesis	Selection of postgraduate theses, data extraction, and thematic classification	Thematic classification and analysis of theses based on their aims, methodologies, data collection techniques, and primary research themes.
Reporting	Analysis, evaluation and reporting of the findings	Systematic reporting of analyzed findings and presentation of suggestions for future research

To ensure maximum coverage of the national postgraduate literature of Türkiye, this study used the Council of Higher Education (CoHE) Thesis Center as the primary data source. Bilingual searches were conducted in August and December 2025 using the 'Advanced Search' module. To ensure a systematic and inclusive retrieval, keywords were combined using Boolean operators and searched across the metadata fields 'Title', 'Keywords', and 'Abstract'. The search string was constructed by combining key terms in both Turkish and English to ensure comprehensive coverage: ('ikinci konut' OR 'second home' OR 'secondary home' OR 'ikincil konut' OR 'ikinci konut turizmi' OR 'second home tourism'). By utilizing the OR operator, the search aimed to capture all relevant postgraduate studies regardless of the specific terminology or language preferred by the authors. This multifaceted approach

ensured that the structural integrity of the sampling process was maintained. Following the initial retrieval, specific inclusion and exclusion criteria were applied to refine the selection (Table 2).

Table 2. Inclusion and exclusion criteria used in the systematic literature review

Criterion	Inclusion criteria	Exclusion criteria
Type of Study	Postgraduate theses (master's and doctoral)	Articles, conference papers, books, reports, and other types of publications
Keywords	Second home, secondary home, and second home tourism	Studies not directly addressing the topic of second homes
Database	CoHE National Thesis Center	Databases other than the CoHE National Thesis Center
Study Language	Turkish and English	Languages other than Turkish and English
Study Area	Theses examining a destination in Türkiye	Theses examining a destination outside Türkiye
Access Type	Theses with full-text access	Theses without full-text access
Time Period	Theses available in the CoHE National Thesis Center as of August and December 2025	Studies added after December 2025

In the third phase the evaluation stage-retrieved theses underwent a two-step screening process based on predefined inclusion and exclusion criteria. Initially, titles, abstracts, and keywords were reviewed; subsequently, the full texts of the remaining studies were evaluated for eligibility. Three theses (Bayezit, 2003; Doğan, 1991; Yamak Karakadıoğlu, 1990) were excluded due to a lack of open access. Consequently, 40 postgraduate theses met the final criteria and were included in the systematic literature review. A potential limitation of this study is its primary reliance on the CoHE National Thesis Center and its necessary exclusion of restricted theses. While the database is the most comprehensive and official repository for postgraduate research in Türkiye, the inability to access certain studies-due to author or institutional confidentiality—may lead to a minor underrepresentation of specific data or very recent findings. However, given that the final sample spans a 30-year period (1994-2025) and includes all publicly available and verified academic works, the identified thematic trends and spatial patterns are considered highly representative of the mainstream second-home literature in Türkiye.

In the fourth phase the synthesis stage the included theses were analyzed and compared to identify common patterns across themes, methods, and findings. This process followed a hybrid approach to thematic coding. Initially, primary thematic categories were established deductively, based on the theoretical framework of tourism impacts proposed by Hall and Müller (2004) and Mason (2003). This provided a structured foundation for the analysis of the economic, socio-cultural, and environmental dimensions. Subsequently, during the close reading of the theses, inductive subthemes were allowed to emerge directly from the specific context of Turkish literature, ensuring that unique local patterns were not overlooked. To systematically integrate these findings, study characteristics—such as authors, years, objectives, types, study areas, methods, and institutional affiliations—were tabulated. To ensure the reliability of the thematic classification and to minimize researcher bias, the data were double-coded with a three-week interval (intra-rater reliability), and any inconsistencies were resolved through rigorous re-examination of the original texts. Additionally, spatial distributions of the examined destinations were mapped with ArcMap 10.6.1, and a word cloud representing keyword frequencies was generated with the Word Cloud web application. This multifaceted synthesis enabled a holistic assessment of the field's intellectual and spatial structure.

In the fifth and final stage (reporting), the analyzed data were systematically synthesized and presented using emerging themes, detailed tables, and descriptive visuals. At this stage, the findings were structured within a comprehensive analytical framework, allowing for a multifaceted interpretation

of the results. This process involved integrating the evidence-based findings with the existing literature to provide a holistic and cohesive overview of the study's contributions to the field.

4. Findings

Within the scope of the research, 40 postgraduate theses were analyzed: 34 master's theses and six doctoral theses. Regarding language distribution, the majority (38 theses) were written in Turkish, while two (Akay, 2025; Gülcan, 2013) were prepared in English. Table 3 details the distribution of the analyzed theses by year, objective, type, destination, method, sample, and university. While the 'second home' concept first appeared in a 1990 study (Yamak Karakadıoğlu), this thesis was inaccessible. This timeline illustrates how the growth of second homes in the 1980s was integrated into the academic literature in the 1990s.

The most frequently studied destinations among the reviewed theses were Alanya (5), Edremit (4), and Marmaris (3), highlighting a predominant focus on traditional coastal tourism hubs. This concentration suggests that academic interest has followed the 'mass second-home' developments that have characterized the Aegean and Mediterranean coasts since the 1980s. However, the geographic scope of research is currently diversifying. An upward trend in studies concerning Trabzon has recently emerged, aligning with the significant increase in housing units for foreign nationals—particularly from Middle Eastern markets-in the region (Figure 1). This shift indicates a thematic transition in the literature: while earlier studies on Alanya or Marmaris focused on domestic 'summer-house' culture and European retirees, recent research on the Eastern Black Sea region explores new dynamics such as transnational mobility, cultural proximity, and the globalization of the regional real estate market. The emergence of inland or non-traditional coastal destinations as research subjects demonstrates that second-home development in Türkiye is no longer limited to the southern sun-and-sea belt but is expanding through new international investment corridors, reflecting the broader spatial restructuring of Türkiye's tourism geography.

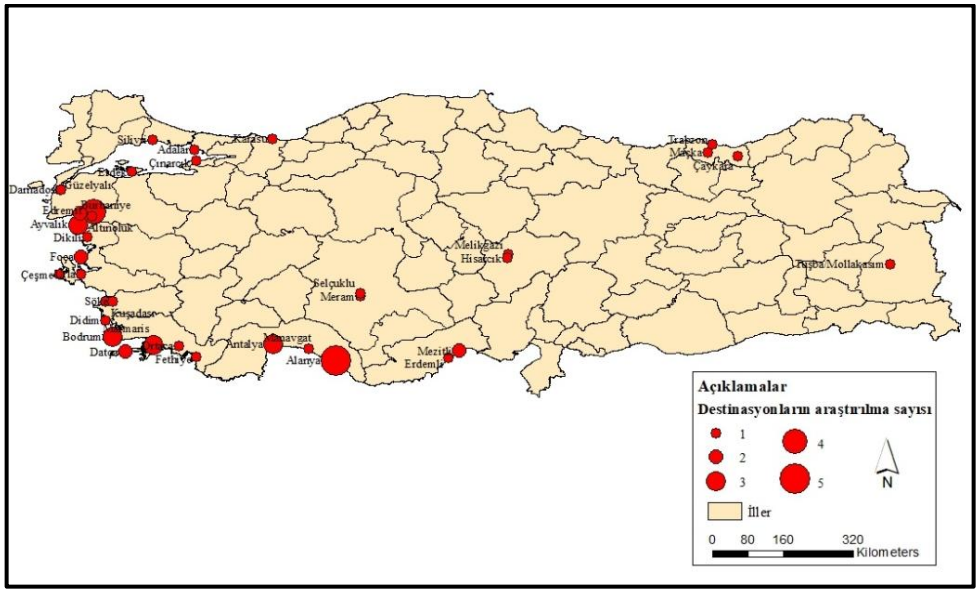


Figure 1. Frequency of destinations examined in the analyzed theses

Table 3. Comprehensive inventory and descriptive characteristics of the analyzed postgraduate theses

No.	Year	Author	Aim of the study	Thesis type	Study area	Method	Sample	Department	University
1	1994	Gülay Mizan	Assessing environmental impacts of second homes	Master's	Dilek Peninsula	Quantitative / Survey	Local residents / 80, Second-home users / 80, National park visitors / 50	Urban and Regional Planning	Istanbul Technical University
2	1994	E. İpek Özbek	Evaluating second homes for permanent residency	Master's	İzmir	Quantitative / Survey	Second-home owners / 253, Local residents / 312	Urban and Regional Planning	Dokuz Eylül University
3	1995	Süleyman Sabancı	Identifying the characteristics of second homes in Silivri and their impacts on coastal use	Master's	Silivri	Quantitative / Survey	Second-home owners / 123	Urban and Regional Planning	Mimar Sinan Fine Arts University
4	1995	Ferhan Öztoprak	Physical and social impacts of second homes (Eski Foça)	Master's	Foça	Quantitative / Survey	Second-home owners / 110	Urban and Regional Planning	Mimar Sinan Fine Arts University
5	1997	Orkide Duman	Balancing land-use models with ecological structure	Master's	Kuşadası and Davutlar	Qualitative /Document / Observation		Landscape Architecture	Ege University
6	1998	Pınar Kısa	Spatial attributes of second homes (Bodrum–Antalya)	Master's	Bodrum, Antalya, Datça, Fethiye and Marmaris	Qualitative / Document	Review of architectural plans	Architecture	Trakya University
7	1999	Rana Kutlu	Determining the use of traditional Turkish house design principles in second home design	Master's		Qualitative / Document	Review of architectural plans	Architecture	Istanbul Technical University
8	2000	Ş. Melih Serengil	Determining opinions on opening second homes in the Kapıdağ Peninsula to tourism	Master's	Kapıdağ Peninsula (Erdek)	Quantitative / Survey	Second-home owners / 685	Tourism and Hotel Management	Anadolu University
9	2003	Elif Gündüz	The physical and social impacts of second homes in Alanya–Mahmutlar	Master's	Mahmutlar Alanya (Antalya)	Qualitative + Quantitative (Mixed)	Second-home owners / 110 survey, 18 Interview	Urban and Regional Planning	Selcuk University
10	2004	Ali Aycı	Integrating second homes into tourism	Master's	Lara–Didim	Quantitative / Survey	Second-home owners / 151 survey	Business	Gazi University
11	2006	Cumhur Ulusoy	Developing an urban design project to enable the transformation of second homes for tourism-oriented use	Master's	Kuşadası–Kadıkalesi	Quantitative / Survey	Second-home users / 30 participants	Urban and Regional Planning	Dokuz Eylül University
12	2007	Sibel Bakırcı	Assessing the impacts of foreign second home demand on the natural environment	Master's	Dalyan, Muğla	Qualitative + Quantitative (Mixed))	Interviews with various groups / Surveys with second-home owners (Exact numbers not specified)	Urban and Regional Planning	Gazi University

13	2007	Kunter Manisa	Developing a tourism-based model for the more efficient utilization of second homes	PhD	Mersin, Side, Datça, Bodrum, and Marmaris	Quantitative / Survey	Second-home owners / 606 survey	Architecture	Yildiz Technical University
14	2010	Hürriyet Çimen	Determining the impact of destination quality on second home purchasing	PhD	Alanya	Quantitative / Survey	Second-home owners / 248 survey	Tourism Management	Gazi University
15	2010	Ayça Öztürk	Determining the impacts of second homes on urban quality of life in coastal areas	Master's	Ayvalık	Quantitative / Survey	Second-home owners / 70 surveys, Local residents / 50 surveys	Architecture	Gazi University
16	2011	Furkan Baltacı	Determining the socio-cultural and economic impacts of foreign second home owners on the city of Alanya	Master's	Alanya	Quantitative / Survey	Foreign second-home owners / 453	Tourism and Hotel Management	Akdeniz University
17	2012	Mehtap Yıldız	Performing a spatial analysis of second homes to ensure appropriate design	Master's	Manavgat	Qualitative / Document	Indoor and outdoor investigations	Architecture	Selcuk University
18	2013	Paşa Mustafa Özyurt	Perceived Quality of Life, socio-economic & environmental of foreign residents in Alanya	Master's	Alanya	Quantitative / Survey	Foreign second-home owners / 386	Tourism and Hotel Management	Akdeniz University
19	2013	Meltem Gülcan	Examining the impacts of second homes in the Ayvalık region	Master's	Ayvalık	Qualitative / Document / Observation	Land use map	Urban Design	Middle East Technical University
20	2014	Beytullah Sulak	Determining the drivers, construction quality, and future use of second homes in Eastern Black Sea villages	Master's	Çaykara and Maçka (Trabzon)	Quantitative / Survey	Second-home owners / 211	Urban and Regional Planning	Karadeniz Technical University
21	2015	Fulya Pelin Cengizoğlu	Identifying spatial changes and usage patterns in four second-home sites in Mersin	Master's	Mezitli (Mersin)	Quantitative / Survey	Second-home users as permanent residents / 165	Architecture	Dicle University
22	2016	Hüseyin Küçük	To analyse the spatial development of second homes in Karasu within a geographical framework	Master's	Karasu (Sakarya)	Quantitative / Survey	Second-home owners / 200	Geography	Bilecik Şeyh Edebali University
23	2016	Volkan Zoğal	Development, distribution, impacts, and current use of second homes in Urla	Master's	Urla (İzmir)	Qualitative + Quantitative (Mixed)	Second-home owners / 220 surveys, 15 interviews	Geography	Ege University

24	2016	Ayşe Okuyucu	Determining the economic and socio-cultural impacts of second homes in Yalova-Çınarcık	PhD	Çınarcık (Yalova)	Qualitative + Quantitative (Mixed)	Local residents / 372 surveys, Second-home owners / 370 surveys, Tourism operators / 168 surveys, Interviews (18 participants from various groups)	Geography	Ankara University
25	2017	Özde Erkoç	Local residents' perceptions of the economic, socio-cultural, and environmental impacts of second homes in Akçay	Master's	Akçay (Balıkesir)	Quantitative / Survey	Local residents / 399	Tourism and Hotel Management	Karabük University
26	2017	Yasemin Bilir Altınok	Determining the impacts of second-home-to-primary-residence conversion and levels of user satisfaction	Master's	Soli Coastal Housing Estate, (Mersin)	Quantitative / Survey	Second home user/62	Architecture	Toros University
27	2018	Ceren Ünlü	Determining the impacts of foreign demand for second homes on urban space	Master's	Trabzon Province	Quantitative / Survey	Foreign second-home owners / 60 surveys, Construction companies / 31 surveys	Urban and Regional Planning	Karadeniz Technical University
28	2018	Emrah Yanaşık	Determining the potential of second homes in Hisarcık within the scope of winter tourism	Master's	Hisarcık (Kayseri)	Quantitative / Survey	Second-home owners / 345	Architecture	Erciyes University
29	2019	Serdar Ceylan	Evaluating the impacts of second homes on rural spaces	PhD	Pelitköy (Balıkesir)	Qualitative + Quantitative (Mixed)	Interviews / 61, Surveys: Second-home owners / 350, Local residents / 161, Business operators / 30	Geography	Ankara University
30	2019	Şükriye Melike Barışık	Formulating action plans to integrate second homes into tourism in Edremit Gulf	Master's	Second homes in the Edremit Gulf	Quantitative / Survey	Second-home owners / 250	Tourism and Hotel Management	Balıkesir University
31	2020	Okan Oğan	Assessing the physical, socio-cultural, and economic impacts of second homes in Foça from a local perspective	Master's	Foça (İzmir)	Quantitative / Survey	Local residents / 432	Geography	Uşak University
32	2020	Onur Şuta	Investigating the conversion of second homes into primary dwellings along the Çanakkale-İzmir coastline through space syntax analysis	PhD	Güzelyalı, Dardanos, Altınoluk, Ayvalık, and Dikili	Quantitative / Survey	Second-home owners / 866	Architecture	Trakya University

33	2022	Gabriela Uslu Cibere	Analyzing the social integration and acculturation processes of foreign second-home tourists	PhD	Alanya	Quantitative / Survey	International second-home owners / 489	Tourism and Hotel Management	Alanya Alaaddin Keykubat University
34	2022	Hatice Suludere Oyuklu	Evaluating the utilization of traditional vineyard houses as second homes in Konya and assessing the impact of the COVID-19 pandemic	Master's	Konya (Meram and Selçuklu)	Qualitative / Interview	Vineyard house owners / 15	Architecture	Yildiz Technical University
35	2022	Şeyma Çohaz Ebeperi	Mapping the development and analyzing the spatial distribution of second homes in Mollakasım	Master's	Altınoluk, (Balıkesir)	Quantitative + Qualitative (Mixed)	Second-home owners / 20 interviews, 100 surveys; Local residents / 10 interviews, 20 surveys	Geography	Van Yüzüncü Yıl University
36	2023	Ünal Yalçın	Evaluating the economic and socio-cultural impacts of second homes in Altınoluk	Master's	Altınoluk, (Balıkesir)	Qualitative / Interview	Maximum variation sampling / 30	Geography	Bilecik Şeyh Edebali University
37	2023	Pınar Özcihan	Evaluating the impact of laws and regulations on second-home planning: The case of Tömük and Limonlu in Erdemli	Master's	Tömük and Limonlu (Mersin)	Qualitative / Document Review	Zoning plans, laws and regulations	Architecture	Çukurova University
38	2025	Beyza Betül Akay	Examining the divergence of multi-story second homes from traditional residential patterns in Çeşme	Master's	Çeşme	Qualitative / Interview	Second-home owners / 10	Architecture	İzmir University of Economics
39	2025	Elif Sürenli	Post-pandemic conversion of second homes into permanent dwellings and related interior design modifications in Edremit	Master's	Edremit	Qualitative / Interview	Second-home owners / 15	Architecture	Bahçesehir University
40	2025	Sumru Evren	Interior design patterns and furniture preferences in secondary housing: Burgazada and Büyükada	Master's	Burgazada and Büyükada	Qualitative / Document Analysis	Architectural analysis of buildings	Architecture	Bahçesehir University

While the most significant increase in the number of second homes in Türkiye occurred during the 1980s, driven by the Cooperatives Law (No. 1163) and the Zoning Law (No. 3194) (Bakırcı, 2007), academic research on the subject reached its peak much later, between 2011 and 2020 (Table 4). This

temporal gap reflects a delayed academic response to long-term spatial transformations. Although rapid coastal urbanization was fueled by these legal frameworks and tourism incentives until the early 2000s, the cumulative environmental and social costs of this intensive growth only became a primary research focus in the 2010s. Consequently, the recent surge in postgraduate theses marks a transition from observing physical construction to analytically evaluating the long-term socio-spatial footprints of second-home sprawl. This shift was further catalyzed by the 2012 Reciprocity Law (No. 6302), which shifted the sector's focus toward internationalization and globalization.

Quantitative research methods predominated in postgraduate theses in Türkiye, with the survey technique serving as the primary data collection tool (Table 4). This trend suggests a thematic focus on human-oriented variables, such as user satisfaction, socioeconomic impacts, and local perceptions, particularly in geography- and tourism-based studies. While document analysis ranked second overall, it emerged as the primary data collection method in architecture theses (Kısa, 1998; Özcihan, 2023). The divergence in these methodological preferences highlights a fundamental thematic split in the literature: while social science-oriented theses utilize surveys to capture the lived experience and socio-spatial dynamics of second-home development, architectural research employs document analysis to evaluate the physical and structural evolution of these areas through analysis of plans, projects, and legislative records. Furthermore, the third-most common use of mixed-method approaches (combined surveys and interviews) indicates a growing effort in recent years to provide a more nuanced qualitative understanding of the complex multilayered nature of second-home ownership.

Table 4. Chronological and Methodological Distribution of the Analyzed Theses (n=40)

Years	Number of Theses	According to Method	Number of Theses	According to data collection technique	Number of Theses
1990-2000	8	Quantitative	23	Survey only	23
2001-2010	7	Qualitative	11	Document analysis and secondary data	7
2011-2020	17	Mixed Method	6	Survey and interview	6
2021-2025	8			Interview	4

Examination of Table 5 reveals that architecture accounts for the highest concentration of postgraduate theses on second homes, followed by city and regional planning, business/tourism management, and geography. This distribution indicates that spatial and design-based approaches have historically dominated the literature. The primacy of architecture and planning suggests that second homes were initially problematized as physical and technical phenomena, focusing on individual building scales and urban land-use regulations. However, the subsequent involvement of management and geography disciplines marks a thematic evolution toward understanding the socio-economic and human-environment dimensions of the sector. This interdisciplinary hierarchy demonstrates a shift from the micro-scale (architectural design) to the macro-scale (geographical and socio-economic impacts),reflecting a broadening perspective that seeks to integrate the physical existence of second homes with their complex societal and environmental footprints.

Table 5. Distribution of Analyzed Postgraduate Theses by Investigating Disciplines (n=40)

Investigating disciplines	Number of theses
Architecture	16
Urban and regional planning	9
Business administration / Tourism management	8
Geography	7
Total	40

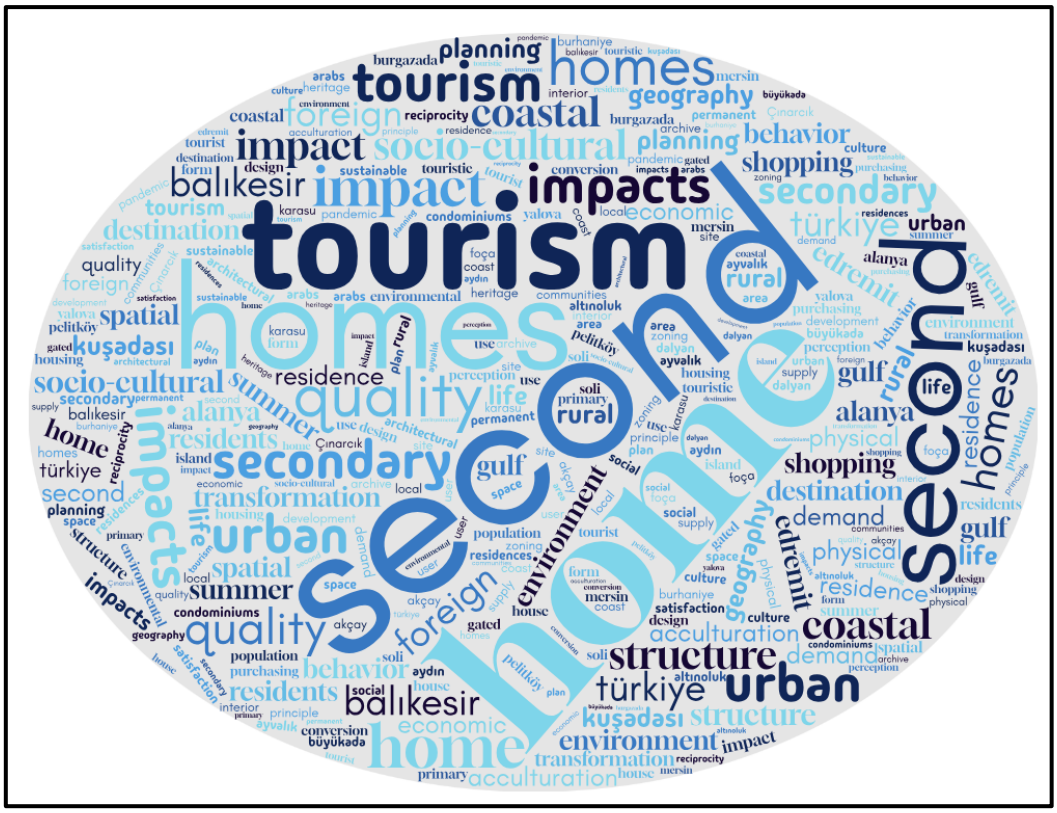
Table 6 indicates that graduate theses on second homes in Türkiye primarily focus on socio-cultural, environmental, and economic impacts, with 'local quality of life' being the dominant theme. This indicates that researchers primarily evaluate how second-home development affects local communities and their surroundings. However, a clear gap exists in the literature on tourism integration and on how these houses ultimately transform into permanent residences. While the impacts are well-documented, the processes of this transformation remain under-researched. Furthermore, the limited focus on legal frameworks highlights a significant literature gap. Emerging topics such as COVID-19 and cultural integration offer opportunities for future studies to examine the changing nature of second-home geographies.

Table 6. Thematic Distribution and Literature Contributions of Analyzed Postgraduate Theses (1994–2025)

Research Themes	Number of Theses	Graduate Theses	Contribution to the Literature
Socio-cultural impacts and quality of life	12	Öztoprak (1995), Gündüz (2003), Öztürk (2010), Baltacı (2011), Özyurt (2013), Gülcan (2013), Zoğal (2016), Okuyucu (2016), Erkoç (2017), Ceylan (2019), Oğan (2020), Yalçın (2023)	Socio-cultural impacts on permanent local residents and their perceived quality of life.
Environmental and landscape effects	9	Mizan (1994), Öztoprak (1995), Sabancı (1995), Duman (1997), Bakırcı (2007), Özyurt (2013), Erkoç (2017), Ceylan (2019), Oğan (2020)	Ecological and visual impacts on agricultural lands and olive grove landscapes.
Economic impacts of second homes	7	Baltacı (2011), Özyurt (2013), Gülcan (2013), Okuyucu (2016), Erkoç (2017), Oğan (2020), Yalçın (2023)	Economic effects on local residents, regional development, and businesses.
Development, usage, and urban space impacts	7	Aycı (2004), Sulak (2014), Küçük (2016), Zoğal (2016), Ünlü (2018), Suludere Oyuklu (2022), Çohaz Ebeperi (2022)	Spatio-temporal evolution, urban expansion, and seasonal usage periods.
Tourism and accommodation integration	5	Serengil (2000), Ulusoy (2006), Manisa (2007), Yanaşık (2018), Barışık (2019)	Integration of second homes into tourism and commercial accommodation sectors.
Conversion to primary residences	5	Özbek (1994), Cengizoğlu (2015), Bilir Altınok (2017), Şuta (2020), Sürenli (2025)	Drivers of permanent conversion and associated infrastructure/architectural needs.
Architectural design and residential distinction	5	Yıldız (2012), Kısa (1998), Kutlu (1999), Akay (2025), Evren (2025)	Architectural design characteristics and spatial features of second homes.
COVID-19 impacts on usage and motivations	1	Suludere Oyuklu (2022),	Shifts in usage motivations before and during the COVID-19 pandemic.
Cultural integration impacts	1	Uslu Cibere (2022)	Cultural integration effects of international second home owners on local host communities.
Legal and regulatory frameworks	1	Özcihan (2023)	Legal and administrative frameworks in the planning of second home areas.
Destination quality and purchase motivations	1	Çimen (2010)	Impact of destination quality and environmental attributes on second home acquisition.

Note: Since graduate theses generally encompass multiple research objectives, some studies are referenced under more than one theme in the table.

Keywords were visualized via a word cloud to identify dominant research trends (Figure 2). The visualization confirms that Türkiye's second-home literature centers on specific thematic clusters. Dominant terms such as 'second home' and 'tourism' highlight a primary focus on tourism-oriented spatial processes. Meanwhile, the prominence of the terms 'coastal,' 'planning,' and 'space' underscores a concentration on coastal development. Additionally, keywords such as 'local community' and 'quality of life' reflect an emphasis on socio-cultural and environmental impacts. Collectively, the literature is characterized by a tourism-centric focus, a foundation in spatial planning, and a sustainability-oriented approach.


second
home
tourism
homes
impact
impacts
socio-cultural
quality
secondary
urban
coastal
structure
environment
foreign
planning
geography
behavior
shopping
destination
demand
physical
residence
residents
transformation
summer
spatial
alanya
gulf
life
türkiye
balıkesir
kuşadası
edremit
rural
economic
culture
acculturation
satisfaction
housing
perception
population
purchasing
development
tourist
space
use
area
social
primary
environmental
sustainable
pandemic
condominiums
yalova
karasu
foça
aydın
dalyan
ayvalık
altınoluk
çınarcık
büyükada
pelitköy
akçay
mersin
burhaniye
burgazada
arabs
culture
heritage
coastal
foreign
reciprocity
interior
permanent
archive
tourist
destination
design
touristic
conversion
impacts
form
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house
burhaniye
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perception
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urban
kuşadası
environment
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architecture, urban planning, and geography in these studies underscores a clear emphasis on spatial, physical, and environmental dimensions. Consequently, second homes are viewed not just as a housing category, but as a critical driver of urban development, tourism planning, and environmental sustainability. Within this framework, future research should increase the use of qualitative and mixed methods and involve diverse disciplines, such as law, public administration, sociology, and economics, in the process. For instance, Sadeghloo et al. (2024) demonstrate the necessity of sociological and administrative perspectives by examining the integration of second-home owners into conservative rural communities in developing countries, offering a roadmap for managing social cohesion. Similarly, Colom Andrés and Molés Machí (2026) highlight the economic dimension by analyzing the factors influencing housing availability, which provides essential data for more effective urban and tourism planning. Therefore, future academic inquiries in Türkiye should prioritize examining second homes in the contexts of urban development, tourism marketing, and social cohesion, incorporating sociological and administrative perspectives to address the sector's evolving complexities.

Thematic analysis reveals that, while current literature focuses heavily on the socio-cultural, environmental, and economic impacts of coastal second homes (Table 6), areas of high landscape value—such as the Eastern Black Sea plateaus and lakesides remain relatively neglected. Future research in these inland and mountainous regions should prioritize the social dimensions of development, specifically focusing on the displacement of local residents, spatial segregation, and gentrification processes (Marjavaara, 2007). Addressing these gaps is vital for a comprehensive understanding of how second homes transform non-coastal rural and peri-urban landscapes.

While rural second-home tourism is well-documented (Ceylan, 2019; Lerfald, 2024), research within the urban context remains limited. As demonstrated by Yang et al. (2024), second homes significantly transform urban environments through a socio-spatial lens. More studies on urban second homes in Türkiye are essential for understanding the specific dynamics of urbanization, spatial transformation, and the social impacts unique to metropolitan areas.

Regional inequalities in Türkiye have historically driven significant internal and international migration, particularly toward major cities and European destinations such as Germany. This mobility has fostered a unique second-home market through diaspora tourism, where migrants build or acquire properties in their hometowns for seasonal use (Çıkı & Kızanlıklı, 2021). Given Türkiye’s extensive migration history, migrants' role as key actors in second-home development represents a vital research area bridging migration studies and spatial tourism planning.

Analysis confirms that economic impacts are a dominant theme in Turkish postgraduate theses, with a consensus on the positive relationship between second homes and the construction sector (Okuyucu, 2016; Yalçın, 2023). While domestic studies remain broad, international literature has shifted toward more granular analyses. For instance, Back et al. (2024) explored how second-home tourism drives spatial investment flows and capital transfers from urban centers to external construction firms. This discrepancy highlights a critical need for future research in Türkiye to move beyond general economic observations and conduct detailed inquiries into specific investment patterns and cross-sectoral capital flows.

This research is limited to postgraduate theses conducted in Türkiye. The literature analysis conducted has demonstrated that there are significant thematic, spatial, and methodological gaps in

second-home studies. In this context, developing future research within a framework that encompasses different geographical scales, addresses both urban and rural areas, and relies on international comparisons and interdisciplinary approaches will contribute significantly to the deepening and diversification of the second-home literature in Türkiye.

Etik ve Yazar Beyanları / *Ethical and Author Declarations*

Araştırma Etiği Beyanı

Bu çalışmanın hazırlanma sürecinde bilimsel araştırma ve yayın etiği ilkelerine riayet edilmiş; yararlanılan tüm kaynaklar eksiksiz biçimde kaynakçada belirtilmiştir.

Ethical Statement

The author confirms that this study was conducted in accordance with the principles of academic research and publication ethics, and that all sources used are appropriately cited.

Çıkar Çatışması

Bu çalışmanın hazırlanması ve yayımlanması sürecinde çıkar çatışması oluşturabilecek herhangi bir ticari veya finansal ilişki içinde bulunulmamıştır.

Conflict of Interest

No commercial or financial relationships that could be perceived as a potential conflict of interest were involved in the preparation and publication of this study.

Etik Onay

Bu çalışma, etik kurul izni gerektirmeyen nitelikte olup kullanılan veriler literatür taraması/yayınlanmış kaynaklar üzerinden elde edilmiştir.

Ethical Approve

This study does not require ethical committee approval, and the data used were obtained through a literature review/published sources.

Yapay Zekâ Kullanımı

Bu çalışmanın hazırlanma sürecinde dil düzenleme, üslup tutarlılığı, çeviri ve yazım kontrolü amacıyla Gemini yapay zekâ aracı kullanılmıştır; metnin nihai fikri, içeriği ve sorumluluğu tamamen yazar veya yazarlara aittir.

Use of Artificial Intelligence

During the preparation of this study, the Gemini artificial intelligence tool was used for language editing, stylistic consistency, translation, and grammar checking; the final ideas, content, and responsibility of the text belong entirely to the author.

Bilgilendirme

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