

# Dwellings and Housing Conditions 2008, overview

---

## *Young people's households live in rented dwellings*

Seventy per cent of the household-dwelling units whose oldest member was under 30 years of age lived according to Statistics Finland in rented housing at the end of 2008. Of all dwellings with permanent residents one third or 764,200 were rented dwellings and 1,638,700 owner-occupied ones.

Data on dwellings and living conditions for 2008 were released in May 2009. This is a wider-coverage review of the previous release including, among other things, a general overview and time series tables. The form of tenure of a dwelling is a new item of data included.

### **Household-dwelling units by tenure status of the dwelling and age of the oldest person**

Age of the oldest person	Tenure status			
	Household-dwelling units total	Owner occupied dwelling	Rented dwelling	Other or unknown
Household-dwelling units total	2 499 332	1 638 732	764 199	96 401
15 - 19 years	20 826	941	18 624	1 261
20 - 24 years	136 196	20 153	110 351	5 692
25 - 29 years	180 139	66 579	106 129	7 431
30 - 34 years	183 968	106 756	69 586	7 626
35 - 39 years	173 213	113 902	52 554	6 757
40 - 44 years	210 771	143 155	58 779	8 837
45 - 49 years	226 367	157 109	59 885	9 373
50 - 54 years	230 906	163 628	57 931	9 347
55 - 59 years	244 027	177 494	56 535	9 998
60 - 64 years	245 815	187 804	48 736	9 275
65 - 69 years	171 013	134 859	30 397	5 757
70 - 74 years	153 478	121 825	27 031	4 622
75 - 79 years	135 363	106 733	24 710	3 920
80 - 84 years	107 183	81 385	22 316	3 482
85 - years	80 067	56 409	20 635	3 023

# *Contents*

Housing Conditions in Finland 2008.....	3
Over 2.7 million dwellings.....	3
New dwellings usually in blocks of flats.....	3
Average floor area of dwellings 79 square metres.....	3
Average size of household-dwelling units 2.09 persons.....	3
One in four Finns live in overcrowded dwellings.....	4
One quarter of the population live in rented dwellings.....	4
24 000 persons aged over 65 live in blocks of flats with more than three storeys with no lift.....	5
Appendix tables	
Dwellings by amenities in 1960-2008 .....	6
Floorarea per dwelling by type of building 1970-2008 .....	6
Household-dwelling units by number of persons 1960-2008 .....	7

# *Housing Conditions in Finland 2008*

## *Over 2.7 million dwellings*

At the end of 2008, there were 2 768 000 dwellings in Finland. The dwelling stock went up by 36 000 dwellings from the previous year. From year 1990, the building stock has increased by 558 000 dwellings, or by about 31 000 dwellings per year. The growth in the building stock has been slowing down from the preceding decade. In the 1980s, the building stock still grew, on average, by 37 000 dwellings per year. Residential building construction has centred in the biggest cities. Over 77 per cent of the dwellings completed in the 1995-2008 period are located in urban areas. Number of dwellings with no permanent residents increased by about 13 000 from the year before to 269 000 dwellings.

## *New dwellings usually in blocks of flats*

One half of Finns live in detached houses, although only 40 per cent of dwellings (1 112 000) are in detached houses. There are 382 000 terraced houses, i.e. 14 per cent of the dwelling stock. Of all dwellings, almost one half (44%), or 1 2191 000, are in blocks of flats, although only one third of the population live in blocks of flats. As recently as 1990, the numbers of dwellings in detached houses and in blocks of flats were still almost equal. At that time, dwellings in blocks of flats numbered 939 000 while those in detached houses numbered only 4 000 fewer. The number of dwellings in blocks of flats has been growing in the 1990s. At the end of 2008, dwellings in blocks of flats outnumbered those in detached houses by 106 000. The number of terraced houses has grown tenfold since 1970. In 1970 they only numbered 30 000 but the figure had gone up to 382 000 by the end of 2008.

## *Average floor area of dwellings 79 square metres*

The average floor area of a dwelling was 79.1 square metres. The average floor area of the dwelling stock has grown by about 19 square metres since 1970. In 2008 the average floor area of a one-room unit is 34 square metres, that of a two-room unit 55 square metres, and that of a three-room unit and a kitchen 79 square metres. The average floor area of an owner-occupied dwelling is 94 square metres and that of a rented dwelling 54 square metres. Despite the growth in the average size of dwellings, there are about 117 000 dwellings of under 30 square metres. In contrast, only 26 per cent of dwellings have a floor area of over 100 square metres. There are 405 000 one-room units with a kitchen or kitchenette, i.e. 15 per cent of the dwelling stock. The most common type of dwelling is two rooms and a kitchen or kitchenette. These two-room units make up about 830 000 dwellings, about 30 per cent of the total dwelling stock.

## *Average size of household-dwelling units 2.09 persons*

There were 2 499 000 household-dwelling units, of which 1 015 000, i.e. 41 per cent, were single-person household-dwelling units. The average size of a household dwelling unit was 2.09 persons. In 1970 the average size was still three persons. In urban municipalities the average size of a household-dwelling unit is 2.03 persons and in rural municipalities 2.23 persons. The urban municipalities have more household-dwelling units consisting of one person only (43 %) than the rural municipalities (36 %). One household-dwelling unit has, on average, 81 square metres of living area at its disposal, or 39 square metres per person. The floor area per person decreases considerably when the size of the household-dwelling unit grows. On average, single-person units have 58 square metres and two-person units 43 square metres, but six-person units only 21 square metres per occupant at their disposal.

Owner-occupied dwellings have more living space than rented dwellings, when measured by floor area per person. The average floor area per persons of a household-dwelling unit living in an owner-occupied house is 41 square metres, while a unit living in a rented dwelling only has 32 square metres of floor area per person.

There are also differences between the average living space of rented dwellings. Non subsidised rented dwellings have slightly more floor area per person than other rented dwellings, 33 square meters. In government-subsidised

rented dwellings there are 32 square meters floor area per person and in interest-subsidised rented dwellings 30 square meters. Right of occupancy dwellings have 31 square meters living space per person.

### Floorarea (square meters) per person by number of persons 1990-2008

Year	Number of persons								
		1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7+ persons	
1990	All household-dwelling units	31,4	51,8	37,0	29,4	25,0	21,7	19,0	14,8
1995		33,4	54,0	39,2	30,4	25,3	21,9	19,0	15,0
2000		35,3	55,6	40,8	31,4	26,0	22,5	19,4	15,4
2005		37,5	57,0	42,4	32,3	27,3	23,7	20,4	16,3
2008		38,6	58,0	43,3	32,9	28,0	23,3	20,9	16,7

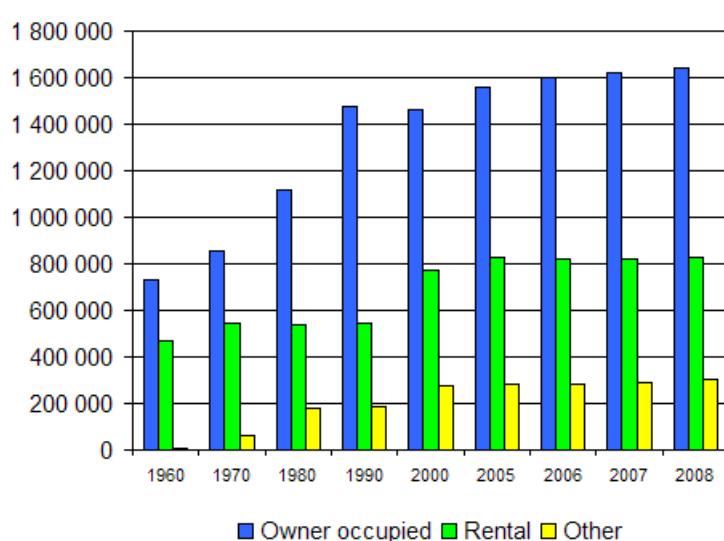
### *One in four Finns live in overcrowded dwellings*

At the end of 2008, there were 228 000 overcrowded household-dwelling units in which a total of 947 000 persons lived. A household-dwelling unit with more than one person per room is considered overcrowded, which means that a single-person household is not regarded as overcrowded. Fifteen per cent of household-dwelling units other than single-person ones are overcrowded and one in four Finns live in overcrowded dwellings. The number of overcrowded household-dwelling units fell by 2 300 and the number of people living in overcrowded dwellings by 11 000 from the previous year.

### *One quarter of the population live in rented dwellings*

The proportion of rented dwellings of all permanently occupied dwellings was 31 per cent, but 1.3 million, or one quarter of the population, lived in rented dwellings. The reason for this difference is that smaller household-dwelling units live in rented dwellings than in owner-occupied dwellings. Rented dwellings number was over 824 000 at the end of the year 2008. The number has grown by 278 000 dwellings since 1990. At the end of 2008, the number of right of occupancy dwellings was over 32 000, and almost 43 per cent of them were located in the Capital Region.

### Dwelling by tenure status 1960 – 2008



Renting is a tenure status preferred by young people in particular. As the age of the oldest person of a household-dwelling unit goes up the proportion of those living in rented dwellings goes down. 70 per cent of the household-dwelling units with oldest person aged under 30 and one third of those with oldest persons aged 30 to 44 live in rented dwellings, while only 22 per cent of the household-dwelling units where the oldest person

is aged over 45 do so. The household-dwelling units where the oldest person is aged 45 to 74 are the most likely to own houses. 43 per cent of the households-dwelling units meeting this age criterion are owner-occupiers of detached houses. Age groups older than this are less likely to own houses. The most common mode of dwelling at a later stage in life is an owner-occupied flat in a housing corporation.

### ***24 000 persons aged over 65 live in blocks of flats with more than three storeys with no lift***

There are 21 000 blocks of flats with more than three storeys and almost one fifth, or over 3 300, of them have no lift. Dwellings in blocks of flats with more than three storeys and no lift number 109 000 and 148 000 occupants, of whom 24 000 are aged over 65, live in them. It is even less usual to have a lift in a three-storey building. 12 per cent of the 342 000 dwellings in buildings with three storeys are in blocks of flats that have a lift. Nearly half a million Finns, 72 000 of them aged over 65, live in three-storey buildings with no lift.

## Appendix tables

### Dwellings by amenities in 1960-2008

		1960	1970	1980	1990	2000	2008
Amenities	Dwellings total	1 211 200	1 463 221	1 838 058	2 209 556	2 512 442	2 767 925
	Sewer	623 927	1 088 789	1 659 765	2 132 671	2 475 737	2 714 639
	Piped water	569 946	1 054 301	1 642 188	2 105 701	2 463 916	2 719 965
	Flush toilet	428 323	897 768	1 542 514	2 052 829	2 393 949	2 671 181
	Warm water	281 182	760 178	1 465 347	1 984 878	2 400 982	2 680 367
	Bathing facilities	190 057	571 453	1 256 644	1 938 628	2 487 992	2 742 378
	Central heating	377 158	819 665	1 474 325	1 963 819	2 301 903	2 585 933
	Sauna in dwelling	..	..	548 264	931 908	1 212 227	1 463 120
%	Dwellings total	100,0	100,0	100,0	100,0	100,0	100,0
	Sewer	51,5	74,4	90,3	96,5	98,5	98,1
	Piped water	47,1	72,1	89,3	95,3	98,1	98,3
	Flush toilet	35,4	61,4	83,9	92,9	95,3	96,5
	Warm water	23,2	52,0	79,7	89,8	95,6	96,8
	Bathing facilities	15,7	39,1	68,4	87,7	99,0	99,1
	Central heating	31,1	56,0	80,2	88,9	91,6	93,4
	Sauna in dwelling	..	..	29,8	42,2	48,3	52,9

### Floorarea per dwelling by type of building 1970-2008

	Buildings total	Detached houses	Attached houses	Blocks of flats	Other buildings	Floorarea per person
1970	60,0	66,0	73,0	51,0	54,0	18,9
1980	69,3	83,6	71,7	54,8	55,5	26,3
1985	73,9	92,8	72,0	56,3	59,1	28,9
1988	73,8	93,8	70,8	55,8	60,3	30,5
1989	74,2	94,9	70,5	55,8	60,2	31,0
1990	74,4	95,3	70,2	55,8	59,7	31,4
1991	74,8	96,6	70,1	55,8	59,6	31,9
1992	74,8	97,1	70,1	55,8	56,9	32,3
1993	75,1	98,0	70,1	55,9	56,5	32,7
1994	75,3	98,7	70,1	55,9	56,5	33,0
1995	75,5	99,2	70,1	55,9	56,7	33,4
1996	75,7	99,7	70,2	56,0	59,0	33,7
1997	75,8	100,1	70,2	56,0	58,6	34,1
1998	76,0	100,6	70,3	56,0	59,0	34,5
1999	76,5	101,1	70,7	56,1	60,4	34,9
2000	76,5	101,9	70,0	56,1	59,8	35,3
2001	76,8	102,6	70,1	56,1	61,2	35,8
2002	77,0	103,5	70,2	56,2	59,9	36,3
2003	77,3	104,1	70,3	56,2	59,7	36,7
2004	77,6	104,9	70,4	56,2	59,6	37,2
2005	78,1	105,3	70,6	56,2	59,2	37,5
2006	78,4	106,5	70,7	56,3	60,4	38,0
2007	78,8	107,1	70,9	56,4	60,6	38,3
2008	79,1	107,8	71,0	56,4	60,8	38,6

### Household-dwelling units by number of persons 1960-2008

Year	Number of persons					
	Total	1 person	2 persons	3 persons	4+ persons	Average size
1960	1 204 385	188 995	245 921	229 824	539 645	3,34
1970	1 420 723	288 970	323 640	284 336	523 777	2,99
1975	1 567 941	376 904	392 367	322 321	476 349	2,73
1980	1 781 771	482 476	457 667	345 769	495 859	2,64
1985	1 887 710	532 094	514 825	347 127	493 664	2,56
1986	1 916 606	551 369	532 147	345 669	487 421	2,53
1987	1 947 574	573 248	551 640	343 287	479 399	2,50
1988	1 981 693	600 717	569 977	339 981	471 018	2,46
1989	2 008 531	624 762	583 894	335 155	464 720	2,44
1990	2 036 732	646 229	597 928	332 295	460 280	2,42
1991	2 065 937	668 967	610 619	330 233	456 118	2,40
1992	2 094 204	693 825	619 098	327 772	453 509	2,38
1993	2 119 691	716 052	625 489	326 651	451 499	2,36
1994	2 148 527	740 837	638 086	324 803	444 801	2,34
1995	2 180 934	766 636	652 608	323 921	437 769	2,31
1996	2 198 791	781 901	663 929	321 986	430 975	2,29
1997	2 221 191	799 337	676 422	320 379	425 053	2,28
1998	2 247 206	819 418	692 650	317 842	417 296	2,25
1999	2 272 910	839 316	708 112	315 633	409 849	2,23
2000	2 295 386	856 746	722 437	312 646	403 557	2,21
2001	2 329 343	882 559	741 726	310 149	394 909	2,19
2002	2 354 082	903 440	753 595	307 241	389 806	2,17
2003	2 378 079	923 236	766 068	303 554	385 221	2,15
2004	2 402 091	942 711	777 790	300 491	381 099	2,14
2005	2 429 500	964 739	789 950	297 276	377 535	2,12
2006	2 453 826	983 626	801 068	294 518	374 614	2,11
2007	2 476 505	999 812	811 596	292 140	372 957	2,10
2008	2 499 332	1 014 974	822 639	290 820	370 899	2,09

---

Suomen virallinen tilasto  
Finlands officiella statistik  
Official Statistics of Finland

Housing 2009

*Inquiries*

Marja Hermiö (09) 1734 3211  
Arja Tiihonen (09) 1734 3272  
Elina Aspblad-Huohvanainen (09) 1734 3232  
Director in charge:  
Jari Tarkoma

[asuminen@stat.fi](mailto:asuminen@stat.fi)

[www.stat.fi](http://www.stat.fi)

---

Statistics Finland, Sales Services  
P.O.Box 4C  
FI-00022 STATISTICS FINLAND  
Tel. +358-9-1734 2011  
Fax +358-9-1734 2500  
[sales@stat.fi](mailto:sales@stat.fi)  
[www.stat.fi](http://www.stat.fi)

ISSN 1796-0479  
= Official Statistics of Finland  
ISSN 1798-6761 (pdf)  
ISBN 978-952-244-199-7 (pdf)