

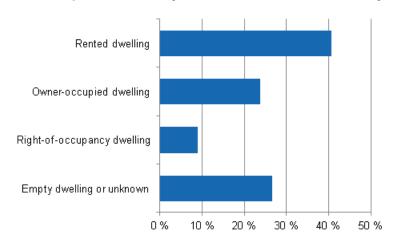
Dwellings and Housing Conditions

2012, overview

41 per cent of new dwellings in blocks of flats were rented in 2012

According to Statistics Finland's data, around 18,000 new dwellings in blocks of flats were completed in 2012, of which 41 per cent were rented dwellings at the end of 2012. Nearly ten per cent of new dwellings in blocks of flats were right-of-occupancy dwellings and the rest of the dwellings were owner-occupied dwellings (24%) or still unoccupied (27%). The number of unoccupied dwellings is due to the fact that the tenure status of dwellings is mainly based on notices of removal and people move into newly completed dwellings in blocks of flats partly during the following year.

Flats completed in 2012 by tenure status at the end of the year, %



New blocks of flats completed in 2012 had over 7,000 rented dwellings. Around 3,000 of them were interest-subsidised rented dwellings supported by the state. Government-subsidised rented dwellings do not here include rented dwellings with short-term interest subsidy loans, or of the so-called interim model.

In 2012, a total of 34,000 dwellings were completed, of which 12,000 were in detached houses, 4,000 in terraced houses and 18,000 in blocks of flats. Approximately 8,600 new dwellings were completed in Greater Helsinki, 6,700 of them in blocks of flats. Forty-eight per cent of new dwellings in blocks of flats were rented dwellings at the end of 2012.

Contents

1. Dwelling stock 2012	3
2.9 million dwellings.	3
44 per cent of all dwellings are in blocks of flats	3
Average floor area of dwellings 80 square metres	3
2. Household-dwelling units and housing conditions 2012	4
Average size of a household-dwelling unit 2.06 persons	4
Around one half of Finns live in detached houses	4
One in four Finns lives in an overcrowded dwelling	5
Mainly household-dwelling units of one to two persons in rented dwellings	5
One quarter of the population live in rented dwellings	6
The number of blocks of flats with no lift relatively high	7
Tables	
Table 1. Floor area per dwelling (m2) by type of building in 1970–2012	3
Table 2. Household-dwelling units and persons by type of building in 2012	4
Table 3. Floor area per person (m2) by size of household-dwelling unit in 1985–2012	5
Appendix tables	
Appendix table 1. Household-dwelling units by number of persons in 1960–2012	8
Appendix table 2. Household-dwelling units by housing density on 31 Dec. 2012, by region	9
Appendix table 3. Household-dwelling units and persons by tenure status in 1970–2012	9
Appendix table 4. Average floor area (m2) of dwellings in the dwelling stock in 1970–2012	10
Appendix table 5. Dwelling stock and amenities in 1960–2012	11
Figures	
Figure 1. Number of household-dwelling units by size in 1970–2012, number	4
Figure 2. Rented and owner-occupied dwellings by size of household-dwelling unit in 2012	6
Figure 3. Dwellings by tenure status in 1960–2012.	6

1. Dwelling stock 2012

2.9 million dwellings

At the end of 2012, there were 2,866,000 dwellings in Finland, of which 286,000 were without permanent occupants. The dwelling stock went up by 30,000 dwellings from the previous year. From 1990, the building stock has increased by 656,000 dwellings, or by about 30,000 dwellings per year. Compared to 1990, 107,000 more dwellings were without permanent occupants. The growth in the building stock has been slowing down from the preceding decade. Most dwellings have been built in the 1970s- and 1980's. Residential building construction has centred in urban municipalities. In all, 76 per cent of the dwellings completed in the 1995- to 2012 period are located in urban areas.

44 per cent of all dwellings are in blocks of flats

As recently as 1990, the numbers of dwellings in detached houses and blocks of flats were still almost equal. At that time, dwellings in blocks of flats numbered 939,000 and those in detached houses only 4,000 fewer. The share of dwellings in blocks of flats grew over the 1990s, however. At the end of 2012, 44 per cent of all dwellings were in blocks of flats, i.e. 1,269,000 which is 114,000 more dwellings in blocks of flats than in detached houses. The number of terraced houses has grown over tenfold since 1970. In 1970 they numbered only 30,000 but the figure had gone up to 390,000 by the end of 2012.

Average floor area of dwellings 80 square metres

In 2012 the average floor area of a dwelling was 79.9 square metres. The average floor area of the dwelling stock has grown by about 20 square metres since 1970. The average floor area of a one-room unit was 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. Despite the growth in the average size of dwellings, there were about 115,000 dwellings of under 30 square metres. In contrast, only 27 per cent of dwellings have a floor area of over 100 square metres. There are 413,000 one-room units with a kitchen or kitchenette, i.e. 14 per cent of the dwelling stock. The most common type of dwelling is a two-room unit. There are 855,000 two-room units with a kitchen or kitchenette, i.e. 30 per cent of the dwelling stock.

Table 1. Floor area	per dwelling (m2) b	by type of building	in 1970–2012

Year	Type of building								
	Total	Detached houses	Attached houses	Blocks of flats	Other buildings				
1970	60,0	66,0	73,0	51,0	54,0				
1980	69,3	83,6	71,7	54,8	55,5				
1990	74,4	95,3	70,2	55,8	59,7				
2000	76,5	101,9	70,0	56,1	59,8				
2010	79,5	108,4	71,2	56,5	60,7				
2012	79,9	109,5	71,3	56,5	61,1				

The average floor area of an owner-occupied dwelling was 96 square metres and most of them are in detached houses. The average floor area of a rental dwelling was 53 square metres and most of them are in blocks of flats. In the dwelling stock statistics the tenure status is mainly defined for permanently occupied dwellings. The tenure status is also defined for a dwelling not permanently occupied when a dwelling is located in a rented dwelling subsidised by the state or a dwelling is temporarily occupied. Of all dwellings, the number of rented dwellings was around 833,000 at the end of 2012 and 786,000 of them were permanently occupied dwellings. The number of rented dwellings has grown by 287,000 since 1990.

2. Household-dwelling units and housing conditions 2012

Average size of a household-dwelling unit 2.06 persons

The number of household-dwelling units with one and two persons has been growing for several decades, being 75 per cent of all household-dwelling units at the end of 2012. At the end of 2012, the total number of household-dwelling units was 2,580,000, of which 1,070,000, i.e. 41 per cent, were single-person household-dwelling units. In 2012 the average size of a household dwelling unit was 2.06 persons, while in 1970 it was still three persons.

1 200 000 1 100 000 1 000 000 900 000 800 000 700 000 600 000 500 000 400 000 person 2 persons 3+ persons 300 000 200 000 1975 1980 1985 1990 1995 2000 2005 2010

Figure 1. Number of household-dwelling units by size in 1970–2012, number

The size of a household-dwelling unit varied regionally. In urban municipalities the average size of a household-dwelling unit was 2.00 persons and in rural municipalities 2.17 persons. The structure of household-dwelling units differs between rural and urban areas. The share of one-person household-dwelling units is larger in urban areas (43%) than in rural areas (38%).

Around one half of Finns live in detached houses

Around one half of Finns live in detached houses, although only 40 per cent of permanently occupied dwellings are in detached houses. Terraced houses had 357,000 occupied dwellings, that is, 14 per cent of the dwelling stock. Of all occupied dwellings 44 per cent were in blocks of flats, although only one third of the population live in blocks of flats. The explanation is that dwellings are smaller in blocks of flats, so smaller families or household-dwelling units live in them than in terraced or detached houses.

Table 2. Household-dwelling units and persons by type of building in 2012

Type of building	Household-dwelling units	%	Persons	%
Buildings total	2 579 781	100,0	5 308 485	100
Detached and semi-detached houses	1 041 782	40,4	2 693 622	50,7
Attached houses	356 664	13,8	703 926	13,3
Blocks of flats	1 133 793	43,9	1 828 636	34,4
Other buildings	47 542	1,8	82 301	1,6

One household-dwelling unit had around 82 square metres of living area at its disposal, or 40 square metres per person. The floor area per person diminishes considerably as the size of the household-dwelling unit grows. The average area available for a single person living alone was 59 square metres, a two-person

household-dwelling unit had 44 square metres per person but a household-dwelling unit of six persons had no more than 21 square metres of floor area per person.

Table 3. Floor area per person (m2) by size of household-dwelling unit in 1985–2012

Year	Number of persons							
	All household-dwelling units	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7+ persons
1985	28,9	48,6	34,3	27,6	24,1	21,2	18,7	15,2
1990	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
2010	39,1	58,6	43,6	33,0	28,2	24,4	21,0	16,9
2012	39,6	59,1	43,9	33,3	28,4	24,5	21,1	16,9

One in four Finns lives in an overcrowded dwelling

At the end of 2012, the number of household-dwelling units living in overcrowded dwellings was 225,000 and the total number of persons living in such dwellings was 929,000. A household-dwelling unit is defined as living in an overcrowded dwelling if it consists of more than one person per one room of its dwelling, so a person living alone cannot be regarded as living in an overcrowded dwelling. One-person household-dwelling units excluded, 15 per cent of the rest of the household-dwelling units and almost one person in five lived in an overcrowded dwelling. Compared with the year before, the number of overcrowded household-dwelling units fell by around 1,000 and the number of persons living in overcrowded dwellings went down by around 6,000.

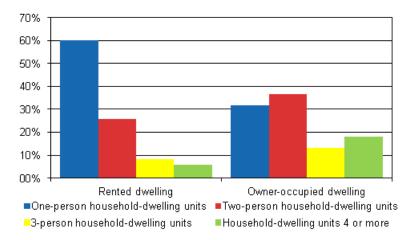
Owner-occupied dwellings have more living space than rented dwellings, when measured by floor area per person. The average floor area per persons of a household-dwelling unit living in an owner-occupied dwelling is 42 square metres, while a unit living in a rented dwelling has only 32 square metres of floor area per person.

Of rental dwellings, non-subsidised rented dwellings had the most floor area per person, 33 square metres. Differences to other rental dwellings were not large. In government-subsidised rented dwellings the floor area was 31 square metres per person. In right-of-occupancy dwellings the living space per person was 32 square metres.

Mainly household-dwelling units of one to two persons in rented dwellings

The majority of those living in rented dwellings, 86 per cent, were living alone or together with another person, while in owner-occupied dwellings the corresponding share was 70 per cent. Six per cent of the household-dwelling units living in rented dwellings and 18 per cent of those living in owner-occupied dwellings were larger household-dwelling units with at least four persons. At the end of 2012, the number of permanently occupied rented dwellings was around 786,000, of which 45 per cent were government-subsidised or interest-subsidised rented dwellings.

Figure 2. Rented and owner-occupied dwellings by size of household-dwelling unit in 2012

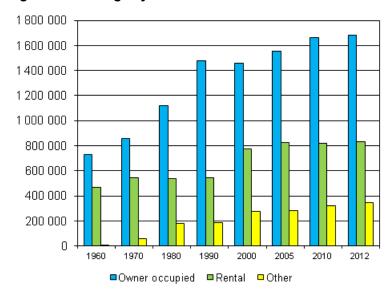


In all, 2,580,000 dwellings were permanently occupied at the end of 2012. Over one half of good one million permanently occupied dwellings in blocks of flats were rented dwellings. Around 113,000 dwellings were rented in terraced houses, being about one third of occupied dwellings in terraced houses. Detached and semi-detached houses had 33,000 rented dwellings.

One quarter of the population live in rented dwellings

The proportion of rented dwellings of all permanently occupied dwellings was 30 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. At the end of 2012, the total number of permanently occupied rental dwellings was around 786,000, of which 45 per cent were government-subsidised or interest-subsidised rental dwellings. At the end of 2012, there were 37,000 right-of-occupancy permanently occupied dwellings in Finland. Forty-four per cent of them are located in Greater Helsinki.

Figure 3. Dwellings by tenure status in 1960–2012



Renting is a tenure status preferred by young household-dwelling units 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. In all, 71 per cent of the household-dwelling units with the oldest person aged under 30 and nearly

one third of those with the oldest persons aged 30 to 44 lived in rented dwellings, while only 21 per cent of the household-dwelling units where the oldest person was aged over 45 did so. The household-dwelling units where the oldest person was aged 45 to 74 were the most likely to own their house. Forty-six per cent of the households-dwelling units meeting this age criterion were owner-occupiers of detached houses. In contrast, when the oldest person in the household-dwelling unit was older than this, owning a house was less likely. The most common mode of dwelling at a later stage in life was an owner-occupied flat in a housing company.

The number of blocks of flats with no lift relatively high

The number of blocks of flats with more than three storeys was around 23,000, of which 3,200 had no lift. Dwellings in blocks of flats with more than three storeys and no lift numbered 105,000 and had 143,000 occupants, of whom 24,000 were aged over 65. It was even less usual to have a lift in a three-storey building. Fourteen per cent of the 345,000 dwellings in buildings with three storeys were in blocks of flats with a lift. In all, 427,000 Finns, of whom 77,000 were aged over 65, lived in three-storey buildings with no lift.

Appendix tables

Appendix table 1. Household-dwelling units by number of persons in 1960–2012

Year	Household-dwelling units 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
2009	2 517 393	1 025 658	830 843	291 056	369 836	2,08
2010	2 537 197	1 040 378	837 234	290 767	368 818	2,07
2011	2 556 068	1 053 070	846 679	289 600	366 719	2,07
2012	2 579 781	1 069 933	855 816	289 058	364 974	2,06

Appendix table 2. Household-dwelling units by housing density on 31 Dec. 2012, by region

Regions	Household-dwelling units total	Persons total	Floor area per household-dwelling unit sq.m	Floor area per person sq.m	Household-dwelling units living in overcrowded dwellings	Number of persons living in overcrowded dwellings
Whole country	2 579 781	5 308 485	81,5	39,6	224 939	928 850
Uusimaa	737 187	1 524 544	75,8	36,7	73 699	290 671
Varsinais-Suomi	228 777	457 462	83,1	41,5	18 383	72 752
Satakunta	109 080	220 143	88,1	43,6	8 199	33 195
Kanta-Häme	83 559	172 120	84,5	41,0	7 215	29 760
Pirkanmaa	239 579	486 297	80,1	39,4	20 464	81 655
Päijät-Häme	100 856	198 670	80,0	40,5	7 486	30 852
Kymenlaakso	90 663	177 390	81,5	41,6	6 378	25 921
South Karelia	66 304	129 512	80,6	41,3	4 526	18 045
Etelä-Savo	76 782	150 429	83,2	42,4	5 458	22 058
Pohjois-Savo	120 784	243 075	80,8	40,1	9 762	40 086
North Karelia	81 557	162 237	81,0	40,7	7 157	28 725
Central Finland	131 292	270 236	81,0	39,4	11 495	48 580
South Ostrobothnia	86 910	190 948	93,2	42,3	7 269	32 600
Ostrobothnia	80 474	176 878	90,9	41,3	7 075	30 487
Central Ostrobothnia	29 452	67 540	94,6	41,1	2 670	12 862
North Ostrobothnia	177 171	395 057	86,7	38,8	16 564	82 528
Kainuu	39 188	79 215	83,6	41,3	2 877	12 434
Lapland	87 034	178 667	84,2	40,9	7 221	31 391
Åland	13 132	28 065	96,4	45,0	1 041	4 248

Appendix table 3. Household-dwelling units and persons by tenure status in 1970–2012

Tenure status		1970	1980	1990	2000	2010	2012
Household-dwelling units	Total	1 419 082	1 781 771	2 070 307	2 295 386	2 537 197	2 579 781
	Owner occupied	856 613	1 120 128	1 476 782	1 457 349	1 661 480	1 683 409
	Rented	546 718	536 827	533 539	740 345	772 103	786 083
	Other or unknown	15 751	124 816	59 986	97 692	103 614	110 289
Persons	Total	4 400 497	4 618 781	4 927 430	5 081 354	5 264 580	5 308 485
	Owner occupied	2 836 894	3 193 720	3 800 416	3 563 463	3 792 946	3 817 670
	Rented	1 503 945	1 270 756	1 027 228	1 366 993	1 278 323	1 289 969
	Other or unknown	59 658	154 305	99 786	150 898	193 311	200 846

Appendix table 4. Average floor area (m2) of dwellings in the dwelling stock in 1970–2012

	Buildings total	Detached houses	Attached houses	Blocks of flats	Other buildings	Floor area m2 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
2009	79,4	108,0	71,1	56,5	60,9	38,9
2010	79,5	108,4	71,2	56,5	60,7	39,1
2011	79,8	109,0	71,2	56,5	61,2	39,4
2012	79,9	109,5	71,3	56,5	61,1	39,6

Appendix table 5. Dwelling stock and amenities in 1960–2012¹⁾

		1960	1970	1980	1990	2000	2010	2012
Amenities	Dwellings total	1 211 200	1 463 221	1 838 058	2 209 556	2 512 442	2 807 505	2 865 568
	Sewer	623 927	1 088 789	1 659 765	2 132 671	2 475 737	2 753 168	2 812 164
	Piped water	569 946	1 054 301	1 642 188	2 105 701	2 463 916	2 760 042	2 821 887
	Flush toilet	428 323	897 768	1 542 514	2 052 829	2 393 949	2 711 640	2 775 851
	Warm water	281 182	760 178	1 465 347	1 984 878	2 400 982	2 727 874	2 787 319
	Bathing facilities	190 057	571 453	1 256 644	1 938 628	2 487 992	2 782 085	2 840 427
	Central heating	377 158	819 665	1 474 325	1 963 819	2 301 903	2 624 038	2 685 114
	Sauna in dwelling			548 264	931 908	1 212 227	1 501 567	1 555 499
%	Dwellings total	100,0	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	98,1
	Piped water	47,1	72,1	89,3	95,3	98,1	98,3	98,5
	Flush toilet	35,4	61,4	83,9	92,9	95,3	96,6	96,9
	Warm water	23,2	52,0	79,7	89,8	95,6	97,2	97,3
	Bathing facilities	15,7	39,1	68,4	87,7	99,0	99,1	99,1
	Central heating	31,1	56,0	80,2	88,9	91,6	93,5	93,7
	Sauna in dwelling			29,8	42,2	48,3	53,5	54,3

¹⁾ The table has been corrected 23 Oct 2013: The number of central heating in year 2013 was incorrect (was 2 658 114). The corrected figure is indicated in red.



Suomen virallinen tilasto Finlands officiella statistik Official Statistics of Finland Housing 2013

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Source: Dwellings and Housing Conditions, Statistics Finland