

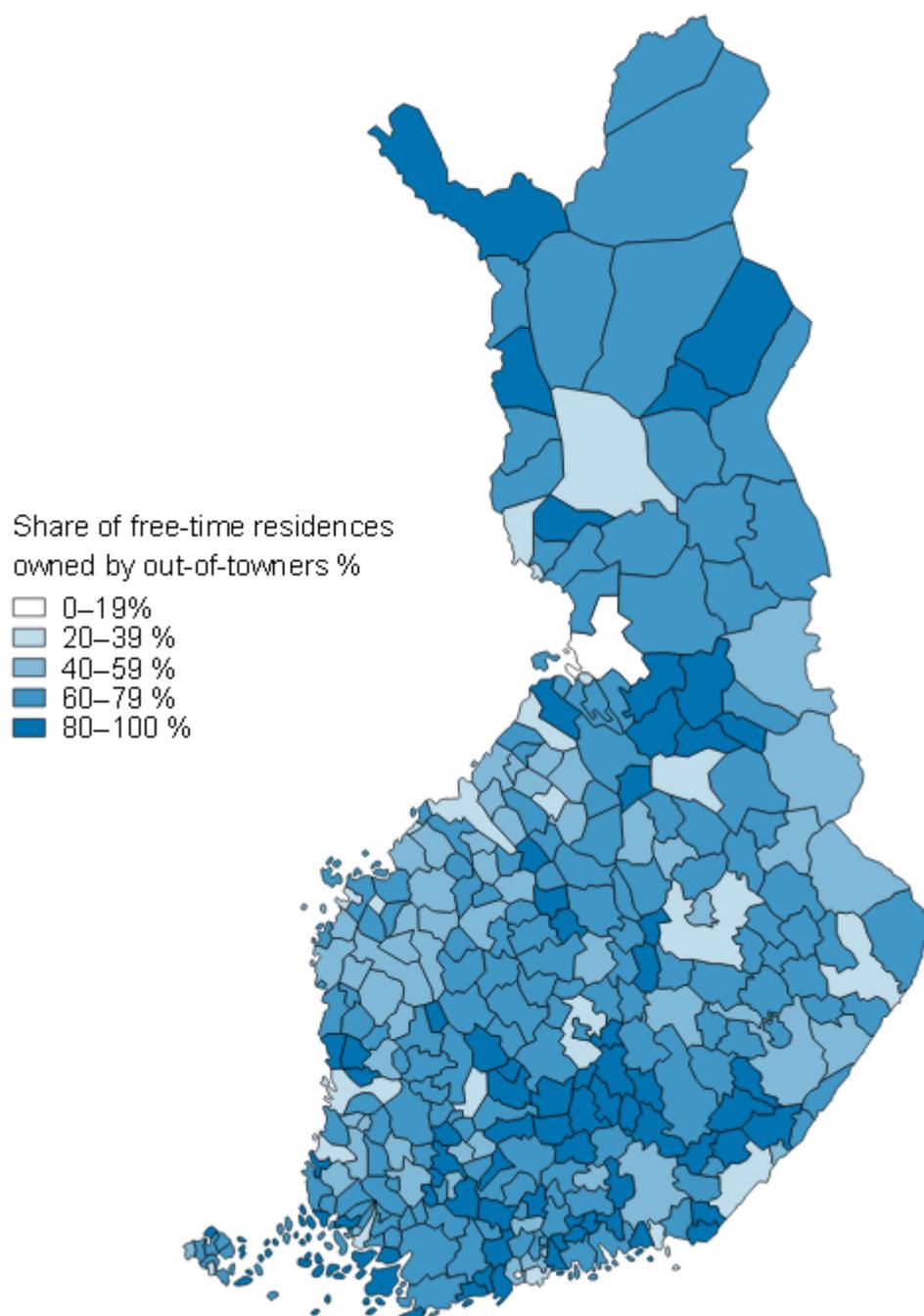
# Buildings and Free-time Residences 2017

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## Free-time residence usually owned by a person from out-of-town

According to Statistics Finland, 67 per cent of free-time residence owners were out-of-towners in 2017. In relative terms, most free-time residences owned by people from out-of-town were found in Kustavi. There, 94 per cent of free-time residences were owned by people from outside Kustavi. The share of out-of-town owners was lowest in Oulu, where only 18 per cent of free-time residences were owned by people from outside Oulu.

## Share of free-time residences owned by out-of-towners in 2017

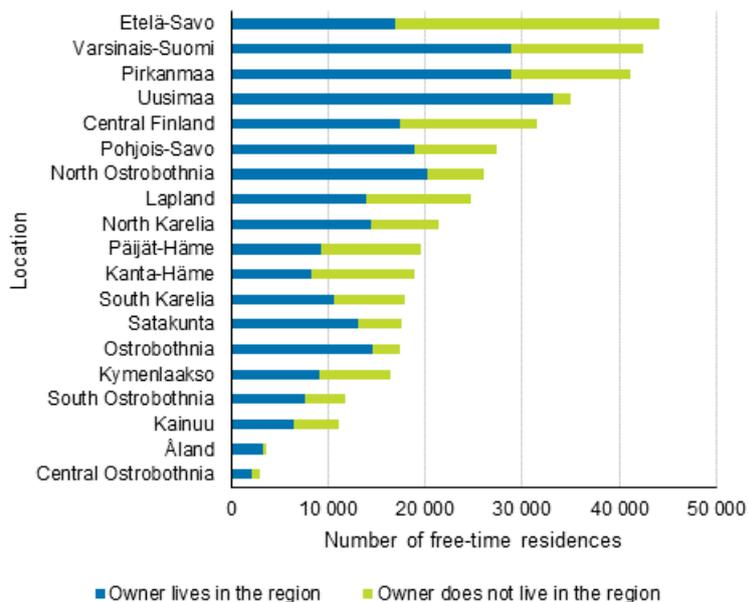


There were 431,000 free-time residences owned by private individuals. Of these, 290,700 were owned by out-of-towners, i.e. persons who do not live in the municipality where the free-time residence is located. In addition, there were 76,200 free-time residences in Finland that were owned by death estates, enterprises, communities or foreigners. These free-time residences are not included in the ratios and comparisons presented in this release. In all, there were 507,200 free-time residences at the end of 2017.

In 270 municipalities, more than one-half of free-time residences were owned by out-of-towners. However, out-of-towners do not travel to their free-time residences from very far as the free-time residence is typically located in the home region.

Only in three regions, the owner lived more often in a different region than in which the free-time residence was located. These regions were Etelä-Savo, Päijät-Häme and Kanta-Häme. Ownership of a free-time residence located in the home region was most common in Uusimaa, Åland and Ostrobothnia.

**Number of free-time residences owned by private persons by region of location and the owner's home region in 2017**



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# Free-time Residences 2017

## Kuopio had the highest number of free-time residences in 2017

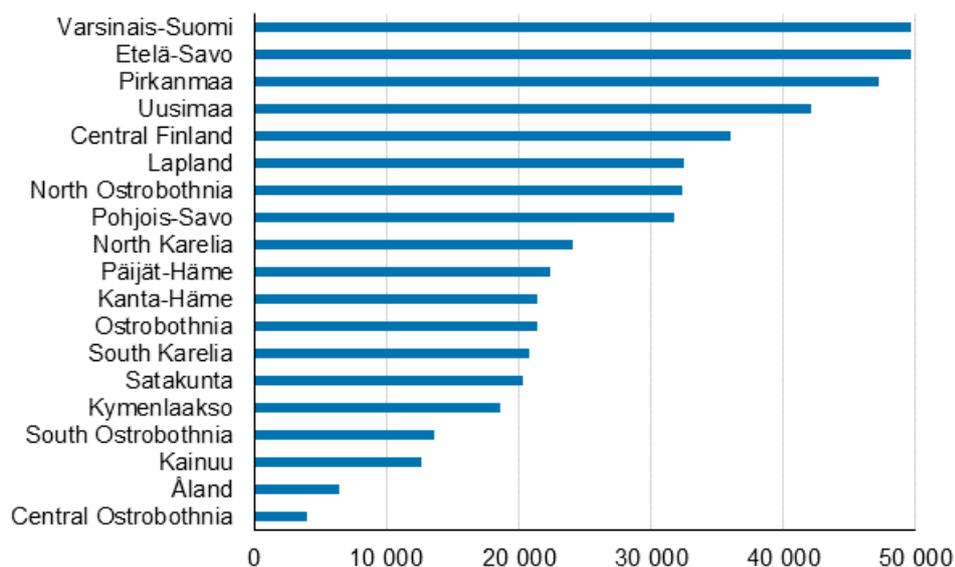
According to Statistics Finland, there were over half a million free-time residences in Finland in 2017. At the same time, Kuopio was the biggest municipality in Finland by its number of free-time residences. Mikkeli was the second biggest municipality measured by the number of free-time residences in 2017. Both Kuopio and Mikkeli have more than 10,000 free-time residences.

**Table 1. Municipalities with highest number of free-time residences in 2017**

Regional Division based on Municipalities on 1 Jan. 2018	Number of free-time residences
1. Kuopio	10 789
2. Mikkeli	10 444
3. Parainen	8 695
4. Lohja	8 468
5. Savonlinna	8 416
6. Hämeenlinna	8 043
7. Kouvola	7 749
8. Salo	7 065
9. Kuusamo	6 837
10. Raasepori	6 598
11. Pori	5 195
12. Mäntyharju	4 868
13. Kemiönsaari	4 817
14. Kangasala	4 647
15. Naantali	4 646

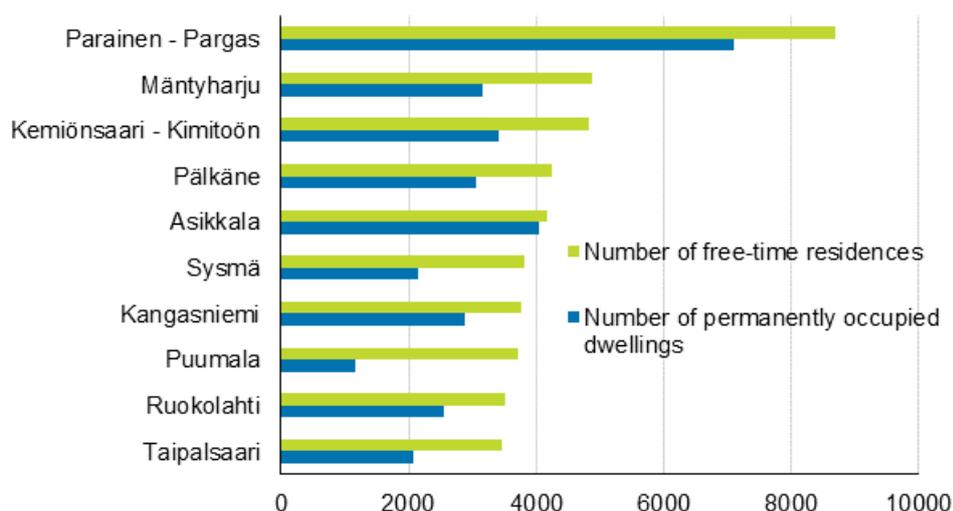
Varsinais-Suomi was the region with the highest number of free-time residences in 2017, around 49,700 free time residences. The number of free-time residences also exceeded 47,000 in the regions of Etelä-Savo and Pirkanmaa. The regions of Central Ostrobothnia (4,000 free time residences) and Åland (6,500 free time residences) had the lowest numbers of free-time residences.

**Figure 1. Number of free-time residences by region in 2017**



The density of free-time residences in the municipality can also be described by comparing their number with that of permanently occupied dwellings. Then the municipalities richest in free-time residences were places that had a relatively low number of population and a high number of free-time residences. At the end of 2017, altogether 65 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities were Parainen, Mäntyharju, Kemiönsaari and Pälkäne. As the number of permanent residents decreases, the number of free-time residences may become emphasised in ever more municipalities. From 2000 onwards, the number of municipalities with a majority of free-time residences has increased approximately by thirty, when the situation is viewed with the present division of municipalities of 2018.

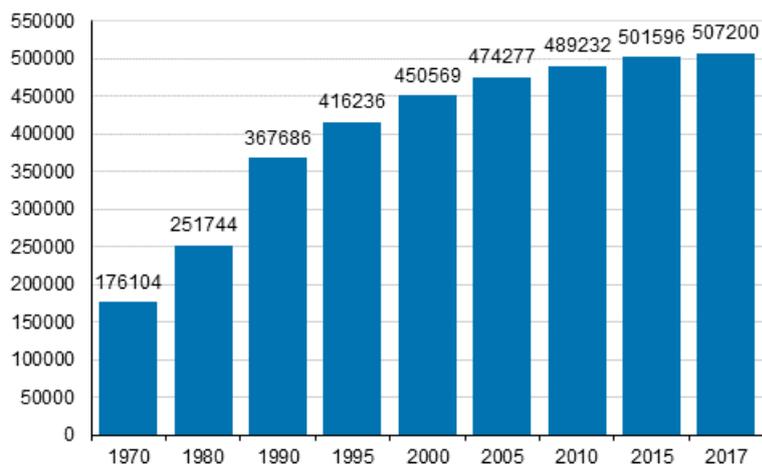
**Figure 2. Municipalities with more free-time residences than occupied dwellings in 2017 (those with the highest number of free-time residences)**



### Stock of free-time residences grew most in the 1980s

There were 507,200 free-time residences in Finland at the end of 2017. The number increased by 4,300 from the previous year. The stock of free-time residences does not grow direct due to newbuilding because some free-time residences area converted into permanent dwellings or their active use is discontinued. The number of free-time residences grew fastest in the 1980s. In 1990, there were 368,000 free-time residences, which was 46 per cent more than in 1980. From 1970 to 1980, the increase was 75,600, or 43 per cent.

**Figure 3. Number of free-time residences in 1970 to 2017**



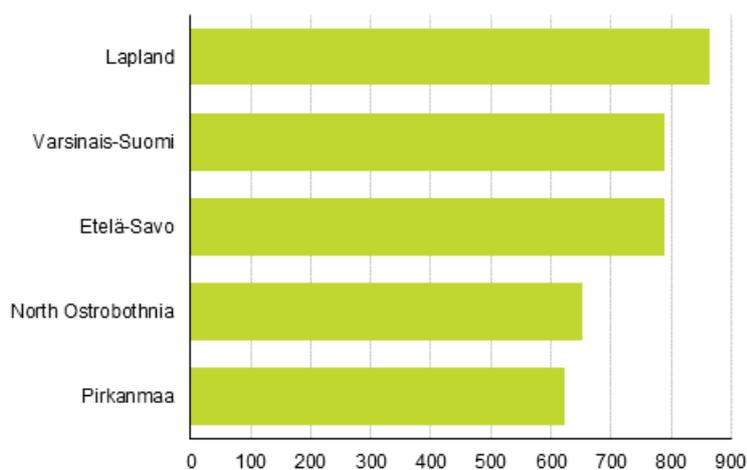
The rate of construction of free-time residences has been slowing down steadily since the early years of the 1990s. Whereas roughly 8,000 free-time residences were built every year in the early 1990s, in recent years the number has been 2,000–3,000 free-time residences per year. Through the 1990s, the stock of free-time residences grew by around 20 per cent. This is clearly by less than in the 1970s and 1980s, when the stock increased by over 40 per cent per decade.

### Altogether 2,000–3,000 new free-time residences completed per year

Over 4,000 new free-time residential buildings have been completed per year in the 2000s. Nowadays they are completed less and less free-time residences per year. For example a few thousands new free-time residential buildings were completed in 2017 (according to statistics of buildingstock).

During 2017, the highest numbers of new free-time residences were built in Lapland, Etelä-Savo and Varsinais-Suomi. By municipality, the highest numbers of new free-time residences were built in Kuusamo, Kittilä, Savonlinna, and Kolari: over 40 free-time residences in the year in each municipality.

**Figure 4. Regions with highest numbers of new free-time residences built between 2015 and 2017**



## Building of free-time residences liveliest in Lapland, Etelä-Savo and Varsinais-Suomi

In the 2000s, the highest numbers of free-time residential buildings have been completed in general in Lapland, Etelä-Savo and Varsinais-Suomi, where their number has grown by over 400 per year.

Since 1990 the stock of free-time residences has grown most in Etelä-Savo, where it has increased by approximately 14,500. The stock has changed least in Central Ostrobothnia and Åland where the number of free-time residences has increased by over 1,500 since 1990.

## Summer residences densest in Kustavi and Kaskinen

Free-time residences are densest in the municipality of Kustavi and Kaskinen with average 15–18 free-time residences per square kilometre of land. In eight municipalities there are more than ten free-time residences per square kilometre. In the whole country there are, on the average, 1,7 free-time residences per square kilometre. Varsinais-Suomi, Uusimaa, Päijät-Häme, Kanta-Häme and Åland have more than four free-time residences per square kilometre. In North and Central Ostrobothnia, and Kainuu and Lapland there is average less than one free-time residence per square kilometre. In proportion to the land area, Kauniainen, Savukoski, Enontekiö and Utsjoki have the lowest number of free-time residences.

## Average size of free-time residences 49 square metres

New free-time residences are larger in floor area than before. The average floor area of free-time residences built in the 2010s was 71 square metres and the median 65 square metres. The average floor area of free-time residences built in 2000 to 2009 was 65 square metres and the median 56 square metres. The average floor of all free-time residences was 49 square metres in 2017. The known square metres of free-time residences are included in the average floor size (the floor area of around 16,000 free-time residences is unknown). Large free-time residences and buildings used as leisure-time housing increased the average size to some extent, as the median floor area of all free-time residences was 40 square metres. Thus, one-half of free-time residences still have a floor area of 40 square metres or less. The share of large free-time residences with a floor area of at least 60 square metres was 26 per cent of all free-time residences in 2017. In 1970, the share of such large free-time residences in the stock of free-time residences was 15 per cent.

**Table 2. Free-time residences by floor area in 2017**

Floor area, m <sup>2</sup>	Number of free-time residences	%
Free-time residences, total	507 200	100,0
– 19	45 432	9,0
20 – 39	180 539	35,6
40 – 59	136 763	27,0
60 – 79	65 695	13,0
80 – 99	31 572	6,2
100 –	30 976	6,1
Unknown	16 223	3,2
Average floor space	49	
Median floor space	42	

## Nearly 819,000 Finns belong to a household-dwelling unit with a free-time residence

Of all free-time residences, 431,000 were owned by private persons. Around 76,000 free-time residences were owned by heirs, companies, communities or foreigners. In all, almost 819,000 persons belonged to

a household-dwelling unit that owned a free-time residence. In many municipalities, summer residents double the population of the municipality in summer.

Free-time residences are usually located near the owner's permanent residence. In total, 64 per cent of free-time residence owners had a free-time residence in their region of residence. More than 90 per cent of free-time residence owners in Åland, Lapland and North Karelia owned a free-time residence in the region of residence. By contrast, the free-time residences of persons residing in Uusimaa were mainly located in some other region. Only 29 per cent of Uusimaa residents owned free-time residences in Uusimaa. One-third of all free-time residence owners had a free-time residence in their municipality of domicile.

## **Average age of free-time residence owners is 62 years**

The average age of the owners of new free-time residences completed in 2017 was 54 years, while the average age of all owners of free-time residences was 62 years in 2017. Around 24,000, or only six per cent of all free-time residence owners were aged under 40.

Of all free-time residences, almost 40 per cent were owned by a household-dwelling units of two adults and 12 per cent by households with children aged under 18. Sixteen per cent of free-time residences were owned by single-person households and 15 per cent by heirs, companies, communities or the owner was unknown. 60 per cent of the owners of free-time residences lived in detached or semi-detached houses.

## **Median distance to the free-time residence is 38 kilometres**

The average distance between one's home and free-time residence was 91 kilometres and the median was 38 kilometres. Therefore, one-half of journeys to free-time residences were at most 38 kilometres. The median for the journey of those living in Uusimaa to their free-time residences was 130 kilometres and the average 166 kilometres. The median of the journey of people living in Uusimaa to their free-time residences was over three times longer than the median for the entire country and the average nearly double compared with the average for the whole country. The median for the journey of those living elsewhere than in Uusimaa to their free-time residences was 26 kilometres and the average 63 kilometres.

The journey to a free-time residence was calculated for free-time residences owned by private persons. A journey to a free-time residence refers to the linear distance between the permanent residence and free-time residence of the free-time residence owner. In 2017, the distance could be calculated for 84 per cent of the whole stock of free-time residences.

# Building stock 2017

## Most of the building stock was residential buildings

At the end of 2017 there were 1,5 buildings in Finland (excluding free-time residences and agricultural buildings). Most of the building stock, particularly residential buildings was built after the 1970s. The gross floor area of the building stock totalled about 482 million square metres. The average gross floor area of all buildings was about 319 square metres; in other than residential buildings the average gross floor area was about 830 square metres. Residential buildings accounted for 62 per cent of the total gross floor area.

**Table 3. Building by intended use, 31 December 2017**

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 523 196	100,0
A.Residential buildings	1 294 426	85,0
Detached houses	1 152 489	75,7
Attached houses	81 293	5,3
Blocks of flats	60 644	4,0
C-X Other buildings	228 770	15,0
C Commercial buildings	43 868	2,9
D Office buildings	10 834	0,7
E Traffic buildings	57 760	3,8
F Institutional buildings	9 077	0,6
G Buildings for assembly	14 510	1,0
H Educational buildings	8 987	0,6
J Industrial buildings	45 870	3,0
K Warehouses	32 408	2,1
X Other buildings	5 456	0,4

## The building stock grew by 11,000 buildings

There were 1,523,200 buildings in Finland at the end of 2017. The building stock grew by 11,000 from the year before. The number of buildings has increased by 361,000 or by about 31 per cent, from 1990. There are about 79,000 old buildings completed prior to 1921, i.e. only 5 per cent of the building stock. Three-quarters of the building stock were detached houses. Blocks of flats and terraced houses accounted for only one-tenth of the total number of buildings. Blocks of flats accounted for about one-third of the total gross floor area of all residential buildings.

## Two-thirds one-storey buildings

66 per cent of the building stock were one-storey buildings. That is because three-quarters of the building stock were detached houses. One and two-storey buildings account for altogether 95 per cent of the total building stock. A total of 3,6 million, i.e. 67 per cent, of the population in Finland live in buildings with one or two storeys. There were 29,000 buildings with four storeys or more and just over one million (1,261,000) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 315 such landmarks in Finland, 224 of them blocks of flat. There were 94 buildings with more than twelve storeys, 59 of them were listed in register as residential buildings.

## Appendix tables

**Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2017**

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 523 196	3 002 629	5 385 972
1 - 2 storeys	1 448 562	1 747 114	3 604 866
3 - 9 storeys	56 796	1 234 709	1 752 270
10 + storeys	315	16 494	22 691
unknown number of storeys	17 523	4 312	6 145
Detached houses	1 152 489	1 159 515	2 656 612
Attached houses	81 293	408 514	711 722
Blocks of flats	60 644	1 378 785	1 941 093
1 - 2 storeys	17 668	153 340	204 081
3 - 9 storeys	42 545	1 206 726	1 711 606
10 + storeys	224	16 170	22 236
unknown number of storeys	207	2 549	3 170
Other than residential buildings	228 770	55 815	76 545
1 - 2 storeys	202 478	32 935	48 009
3 - 9 storeys	9 695	20 857	25 205
10 + storeys	91	324	455
unknown number of storeys	16 506	1 699	2 876

**Appendix table 2. Number of buildings by intended use in 1980 - 2017**

Intended use	1980	1990	2000	2010	2015	2017
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 505 138	1 523 196
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 283 291	1 294 426
Detached houses	775 678	914 928	1 002 747	1 101 707	1 143 896	1 152 489
Attached houses	22 613	52 522	66 281	76 241	79 896	81 293
Blocks of flats	44 371	44 713	51 686	56 654	59 499	60 644
C-X Other buildings	92 183	150 247	178 910	211 494	221 847	228 770
C Commercial buildings	21 926	33 138	40 294	41 961	43 058	43 868
D Office buildings	7 551	9 913	11 037	10 835	10 828	10 834
E Traffic buildings	10 640	36 784	45 225	54 716	56 530	57 760
F Institutional buildings	3 992	5 796	6 978	8 058	8 756	9 077
G Buildings for assembly	6 659	10 231	12 943	13 509	14 151	14 510
H Educational buildings	7 750	8 545	9 136	8 903	8 935	8 987
J Industrial buildings	19 507	29 106	36 437	40 629	43 524	45 870
K Warehouses	8 730	5 446	6 423	27 170	30 429	32 408
X Other buildings	5 428	6 948	10 437	5 713	5 636	5 456

**Appendix table 3. Number of buildings by heating fuel 1970-2017**

Fuel	Year						
	1970	1980	1990	2000	2010	2015	2017
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096	1 505 138	1 523 196
District- /localheat	..	48 538	105 608	130 946	164 721	180 749	193 239
Oil, gas	320 171	347 498	306 750	320 934	322 279	316 688	307 820
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 789	6 686
Electricity	41 872	178 707	357 743	455 752	554 368	578 568	587 577
Wood, peat	429 467	327 230	321 342	292 763	277 553	278 661	274 669
Ground heat	..	..	..	3 397	21 667	46 014	56 525
Other, unknown 1)	22 111	20 578	62 214	87 486	98 525	97 669	96 680
%	100,0	100,0	100,0	100,0	100,0	100,0	100,0
District- /localheat	..	5,2	9,1	10,1	11,4	12	12,7
Oil, gas	38,2	37,2	26,4	24,7	22,3	21	20,2
Coal, coke	2,9	1,3	0,8	0,6	0,5	0,5	0,4
Electricity	5,0	19,1	30,8	35,1	38,3	38,4	38,6
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,5	18,0
Ground heat	..	..	..	0,3	1,5	3,1	3,7
Other, unknown 1)	2,6	2,2	5,4	6,7	6,8	6,5 <sup>1)</sup>	6,3

1) Half of the buildings in the class 'Other, unknown' have no fixed heating installation.

**Appendix table 4. Number of buildings by construction material 1960-2017**

Type of building		Construction material							
		Total	%	Stone	%	Wood	%	Other,unknown	%
Buildings total	1960	832 460	100,0	55 008	6,6	777 452	93,4	..	..
	1970	837 948	100,0	83 125	9,9	754 823	90,1	..	..
	1980	934 845	100,0	120 608	12,9	814 237	87,1	..	..
	1990	1 162 410	100,0	168 818	14,5	956 626	82,3	36 966	3,2
	2000	1 299 624	100,0	194 725	15,0	1 040 189	80,0	64 710	5,0
	2010	1 446 096	100,0	229 311	15,9	1 163 138	80,4	53 647	3,7
	2015	1 505 138	100,0	243 463	16,2	1 212 662	80,6	49 013	3,3
	2017	1 523 196	100,0	249 776	16,4	1 225 037	80,4	48 383	3,2
Residential buildings	1960	725 932	100,0	25 586	3,5	700 346	96,5	..	..
	1970	768 204	100,0	58 287	7,6	709 917	92,4	..	..
	1980	842 662	100,0	89 490	10,6	753 172	89,4	..	..
	1990	1 004 809	100,0	121 291	12,1	870 314	86,6	13 204	1,3
	2000	1 120 714	100,0	138 357	12,3	935 928	83,5	46 429	4,1
	2010	1 234 602	100,0	159 441	12,9	1 039 706	84,2	35 455	3,7
	2015	1 283 291	100,0	168 021	13,1	1 083 163	84,4	32 107	2,5
	2017	1 294 426	100,0	170 742	13,2	1 092 396	84,4	31 288	2,4
Other buildings	1960	106 528	100,0	29 422	27,6	77 106	72,4	..	..
	1970	69 744	100,0	24 838	35,6	44 906	64,4	..	..
	1980	92 183	100,0	31 118	33,8	61 065	66,2	..	..
	1990	150 249	100,0	47 394	31,5	82 661	55,0	20 194	13,4
	2000	178 910	100,0	56 368	31,5	104 261	58,3	18 281	10,2
	2010	211 494	100,0	69 870	33,0	123 432	58,4	18 182	8,6
	2015	221 847	100,0	75 442	34,0	129 499	58,4	16 906	7,6
	2017	228 770	100,0	79 034	34,5	132 641	58,0	17 095	7,5

**Appendix table 5. Number of privately owned free-time residences by owner 2017**

Location of free-time residence	Owner lives in the region	Owner does not live in the region	All free-time residences owned by private owners	Share of free-time residences owned by out-of-towners	Free-time residences owned by death estates, enterprises, communities or foreigners	All free-time residences
Åland	3 328	352	3 680	9,6	27 96	6 476
South Karelia	10 634	7 273	17 907	40,6	2 908	20 815
South Ostrobothnia	7 682	4 130	11 812	35	1 838	13 650
Etelä-Savo	16 922	27 193	44 115	61,6	5 480	49 595
Kainuu	6 438	4 661	11 099	42	1 571	12 670
Kanta-Häme	8 230	10 613	18 843	56,3	2 579	21 422
Central Ostrobothnia	2 187	843	3 030	27,8	961	3 991
Central Finland	17 502	13 979	31 481	44,4	4 570	36 051
Kymenlaakso	9 062	7 362	16 424	44,8	2 200	18 624
Lapland	13 913	10 739	24 652	43,6	7 883	32 535
Pirkanmaa	28 910	12 310	41 220	29,9	5 987	47 207
Ostrobothnia	14 642	2 783	17 425	16	3 985	21 410
North Karelia	14 381	6 955	21 336	32,6	2 799	24 135
North Ostrobothnia	20 231	5 751	25 982	22,1	6 351	32 333
Pohjois-Savo	18 889	8 564	27 453	31,2	4 347	31 800
Päijät-Häme	9 368	10 135	19 503	52	2 912	22 415
Satakunta	13 062	4 551	17 613	25,8	2 695	20 308
Uusimaa	33 184	1 823	35 007	5,2	7 052	42 059
Varsinais-Suomi	28 810	13 598	42 408	32,1	7 296	49 704

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