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High residential construction activity in Austria; housing stock grew to an estimated 4.9 million at the end of 2020

Vienna, 2021-11-16 – About **68 100 apartments** were **built** in Austria in 2020, according to preliminary results from Statistics Austria. After 2019 (68 701 completed apartments) this was the second-highest value since 2011. Apartments in Vienna built by adding, building or converting existing buildings are not included.

Construction activity was dominated by multi-storey residential construction, which accounted for slightly more than 56% of all completions in 2020. Single- and two-family houses accounted for about a quarter of all housing units built during the same period. About 18% of residential units in Austria, excluding Vienna, were created by additions, upgrades and renovation activities to existing buildings. Less than 1% of the apartments were created with new predominantly non-residential buildings.

Vienna as well as Upper and Lower Austria in the top field, construction activity per inhabitant highest in the west

More than a fifth of all completed apartments were created with new buildings in Vienna in 2020. Upper Austria (almost 19%) was just below that followed by Lower Austria (not quite 17%). Styria achieved a share of more than 14%, Tyrol around a tenth, in Salzburg it was less than 7%, in Vorarlberg as well as in Carinthia around 5% each. Not quite 4% of all units were built in Burgenland. In Vienna the expected disproportionate value in multi-storey buildings is striking: in 2020 almost 35% of all apartments of this type of building were built in the federal capital alone. Within the single and two-family house construction the federal states of Lower Austria, followed by Upper Austria, showed the highest proportions (almost 27% and more than 24%). At around 14%, a comparatively high value was also found in Styria.

Measured in terms of the annual average population 7.6 apartments per 1 000 inhabitants were built in 2020 apart from the extension, construction and renovation activities in Vienna.

The highest completion rates were found for Tyrol (9.2), followed by Vorarlberg (8.8) and Upper Austria (8.5). Salzburg (7.9) also showed above-average values, followed by Styria (7.8) and Burgenland (7.7). The remaining federal states were consistently below the national average: In Vienna this was only slightly the case (7.3 apartments per 1 000 inhabitants), in Lower Austria the gap was somewhat larger (6.7). Carinthia had the lowest rate with 5.5 apartments per 1 000 inhabitants.

Since the figures for the federal capital only relate to apartments built with new buildings, the rate determined here is naturally lower. The population development in Vienna is much more dynamic than in the other federal states, so it can be assumed that there will be a higher demand for new apartments. Therefore, the inclusion of the units created through additions, construction and renovation activities could result in a not insignificant increase in the corresponding rate for Vienna.

For the new buildings completed in 2020 areas equivalent to 875 soccer fields were built over

In 2020, a total of around 625 hectares of land were built over with completed new buildings, which corresponds to around 875 soccer fields.

Almost half of all areas of all new buildings were built in Upper Austria (almost 26%) and Lower Austria (more than 23%) alone. Around 15% of the space was required in Styria, around 8% each in Tyrol and the federal capital. In the remaining federal states the corresponding proportions were spread around the 5 percent mark.

More than 46% of the total building area shown was used for the construction of one and two-family houses, almost 22% for larger residential buildings. In single-storey residential buildings by far the largest number of areas in Lower Austria, followed by Upper Austria (almost 30% and approx. 25%) and the fewest in Vienna (just under 2%). Styria showed an increased share of around 13%, the remaining federal states spread between 4% (Vorarlberg) and just under 8% (Tyrol).

In Vienna, as expected, most of the space was required for multi-storey residential construction (approximately 19%). Upper Austria followed by Lower Austria also showed significant increases here (almost 17% and 16%, respectively). A little more than 12% of the new space in larger residential complexes was built in Styria and Tyrol. The least amount of construction took place in Burgenland with an area share of slightly more than 3%.

The built-up areas of non-residential buildings completed in 2020 accounted for a little more than 32% of all new buildings. The highest proportions were found in industrial and warehouse buildings (12%) followed by agricultural buildings (7%). The lowest value could be determined for churches and other sacred booty (share only slightly over 0%).

The housing stock in Austria was estimated at around 4.9 million at the end of 2020

Based on the final housing stock of the register census 2011 (reference date 31 October), adding the corresponding increased or estimated completion results (excluding additions, construction and renovation activities in Vienna) and deducting all reported housing disposals (excluding any additions made by the building authorities, Housing disposals due to construction and renovation activities in Vienna) had to be carried forward to around 4 893 000 apartments at the end of 2020.

Most of them, not quite 22%, were in the federal capital. In Lower Austria it was a little more than 19% of the units. Almost 16% of the apartments were in Upper Austria and around 14% in Styria. For Tyrol the update resulted in an almost 9% share. Carinthia followed by Salzburg achieved almost 7% or slightly more than 6%. Around 4% was determined in Vorarlberg. The lowest value is found in Burgenland with a little more than 3%.

For more detailed information please refer to the [German website](#).

Information on methods, definitions: The figures come from a data extraction from 15 June 2021 from the Building and Dwelling Register, which is subject to mandatory maintenance by the building authorities of the first instance (municipalities, partly also district authorities). However, no results are currently available for the federal capital Vienna within the reporting on the extension, construction and renovation activities. In order to improve the data quality the results are estimated or added to with regard to reporting delays and complete failures. The figures are therefore subject to regular annual revisions.

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