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Monthly average rent including running costs in Q1 2022 at 8.5 euros per square metre

Vienna, 2022-06-09 – In the first quarter of 2022, the average monthly rent (including running costs) was €8.5 per square metre, as Statistic Austria reports, and thus increased by 1.3 % compared to the previous quarter, the fourth quarter of 2021. The share of single-person households increased in the first quarter of 2022 to 38.0 %.

In the first quarter of 2022, the monthly average rent including running costs was €567.5 per dwelling or €8.5 per square metre (see table). Compared to the previous quarter, the rent including running costs per square metre increased by 1.3 %. In comparison to the previous year, it increased by 2.5 %. The amount of the monthly rent including running costs depends, among other things, on the rental segment, the rental period, the flat size and the region.

The average running costs were €2.2 per square metre or €147.7 per dwelling. The rent without running costs was €6.3 per square metre or €421.9 per dwelling in the first quarter of 2022. The rent without running cost per square metre increased by 1.2 % compared to the previous quarter. The rental costs refer to 1.69 million dwellings with main residences in Austria.

Average rent and running costs of rented dwellings (main residences) quarterly results – in Euro

Quarter	Number of rented dwellings in 1 000	Rent and running costs in Euro		Rent without running costs in Euro		Running costs in Euro	
		per dwelling	per square metre	per dwelling	per square metre	per dwelling	per square metre
1 st quarter 2021	1 678.6	551.3	8.3	410.1	6.1	143.0	2.2
2 nd quarter 2021	1 678.6	551.0	8.3	407.4	6.1	146.4	2.2
3 rd quarter 2021	1 690.4	552.0	8.2	408.1	6.1	145.7	2.2
4 th quarter 2021	1 690.3	559.1	8.4	415.9	6.2	146.5	2.2
1 st quarter 2022	1 694.4	567.5	8.5	421.9	6.3	147.7	2.2

S: STATISTICS AUSTRIA, Microcensus 2021 to 2022. – Rented dwellings with valid information on housing costs only.

38 % of Austrian households are single-person households

In recent years, the share of single-person households has steadily increased. While the share was 36.2 % in 2010, it rose now to 38.0 % – which corresponds to more than 1.5 million households in Austria. Burgenland had the smallest share of single-person households with 32.8 % in the first quarter of 2022. In contrast, the share of 44.8 % single-person households in Vienna is the highest in Austria.

Almost half of those living alone are 60 years old or older

Of the 1.5 million persons living in single-person households, 12.2 % are under 30 years old, 40.7 % are between 30 and 59 years old and 47.0 % are 60 years old and above. Depending on the age group, the housing situation of single-person households differ. Single people under 30 years of age have a dwelling with an average of 58.9 square metre of living space and 2.4 rooms. Those 60 years old and above, who are living alone, have on average more space, more precisely 85.8 square metre of living space and 3.5 rooms. This is partly because 28.8 % of those 60 years and over that are living alone live in a house, while the proportion among those under 30 years living alone is only 4.6 %. 26.9 % and 13.0 % of single-person households over 59 years of age are house owner or flat owner.

Younger people living alone mostly rent

In contrast, only slightly more than one tenth of those under 30 and living alone own their home. 42.1 % of single households of people under 30 live in privately rented accommodation. Overall, the quota of rented dwelling for people under 30 living alone is 77.5 %. The quota of rented dwelling for single people age 60 and over is 39.9 %. At 41.4 %, the share of fixed-term tenancies among single persons under 30 years of age was above average (the Austrian average was 23.9 %). The one-person households under 30 years of age paid €497.4 rent including running costs per main rental flat in the first quarter of 2022. The rent per flat is lower than the average rent because the average flat of the single-people households (persons under 30 years old) is smaller. However, the rent price of €10.0 per square metre is higher for single tenants under 30, which can be explained by the high proportion of private main tenancies and the high proportion of new tenancies. On the other hand, the rent including running costs is lower for single people age 60 years and over, at €7.3 per square metre or €450.0 per dwelling. They have larger average dwellings, longer rental periods and a low proportion of private main rents.

Household budget more burdened by housing expenditure in single-person households

Considering housing expenditure as part of total consumption expenditure shows that one tenth of the households spend almost half of their budget on housing and accordingly have less available for transport or leisure. 67.8 % of these households with very high expenditure shares for housing are single-person households, among which there is an above-average representation of women aged 60 and over living alone.

For detailed results and further information, please refer to [housing costs](#) or [housing conditions](#) at our website.

Information on methodology, definitions:

Microcensus Housing Survey

The results on rents are based on the Microcensus Housing Survey. The Microcensus is a sample survey of private households. Approximately 20 000 households are surveyed each quarter.

Rent without running costs: The "rent without running costs" or "net rent" includes the "pure" rent including VAT. It is calculated in the Microcensus from the housing expenses (all payments that are regularly made to the property management or the landlord/landlady), minus running costs, minus any payments for heating/hot water and garage or car parking spaces that are included. The net rent may also include any maintenance, upkeep and improvement contributions as well as repair reserves, provided these are not settled via the running costs.

Rent including operating costs: The rent including running costs corresponds to the rent with running costs paid to the property management, excluding heating and hot water costs as well as costs for garage or car parking spaces. The statutory value-added tax is included in the amount.

The **Household Budget Survey 2019/20** was conducted as a sample survey from the end of May 2019 to mid-June 2020. 7 139 randomly selected households entered their expenditure in a household book for a fortnight and additionally answered questions in interviews about the persons living in the household, the dwelling and the furnishings. The survey covered not only regular expenditure, such as food, rent or fuel, but also expenditure on larger purchases, e.g. buying a car or a kitchen, and expenditure on special occasions such as the start of school, weddings, Christmas or holidays.

If you have any questions on this topic, please contact:

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