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2021 highest residential construction activity since the beginning of the 1980s

Around 3 200 more flats completed across Austria than in 2020 and 2019; most new flats built in Vienna, Upper Austria and Lower Austria

Vienna, 2022-11-15 – According to preliminary results from Statistics Austria, around 71 200 flats were built across Austria in 2021. This exceeded the level of the two previous years by 5 % or roughly 3 200 dwellings in each case and is the highest result since the beginning of the 1980s.

Construction activity was dominated by multi-storey residential construction, which accounted for around 58 % of all completions in 2021. Around 24 % of all dwellings were built in the same period with one- and two-family dwellings. With the exception of the capital Vienna, where the units created by additions, upgrades and conversions to existing buildings are not included in the data, 18 % of all flats were created by additions, upgrades and conversions to existing buildings. Less than 1 % of the dwellings came about with new predominantly non-residential buildings. The corresponding distributions within the two previous years showed a very similar picture.

Vienna, Upper Austria and Lower Austria in the top field

23 % of all completed apartments were built with new buildings in Vienna in 2021, followed by Upper Austria (about 19 %), Lower Austria (17 %) and Styria (more than 14 %). The proportion of newly built dwellings was around one tenth in Tyrol, one twentieth in Salzburg, around 4 % each in Vorarlberg and Carinthia and 3 % in Burgenland (see Table 2).

In Vienna the expected disproportionate value in multi-storey residential buildings is striking: in 2021 almost 38 % of all apartments in this type of building were created in the federal capital alone. The federal states of Lower Austria in particular, followed by Upper Austria, had the highest proportions of single and two-family residential construction (26 % and around 23 %, respectively).

Construction activity per inhabitant in Tyrol followed by Upper Austria, Vienna and Styria highest

Based on the annual average population figures, 7.9 apartments per 1 000 inhabitants were built in 2021, excluding renovation work in Vienna (table 3). The highest completion rates were registered in Tyrol (9.0), immediately followed by Upper Austria and Styria (both 8.8). Vienna also showed a significantly above-average rate (8.6). Since the figures for the federal capital only refer to the apartments constructed with new buildings, the rate determined here is naturally lower. However, the population development in Vienna is much more dynamic than in the other federal states, it can thus be assumed that there will be a higher demand for new apartments. Therefore, the inclusion of the units created by means of conversion activities could result in a not insignificant increase in the corresponding values for Vienna. Residential construction rates in the remaining federal states were consistently below the national average: Vorarlberg achieved 7.4 units per 1 000 inhabitants, in Lower Austria and Burgenland it was 7.0 and in Salzburg 6.6. Carinthia had the lowest housing construction rate at 5.1.

For the new buildings completed in 2021 areas equivalent to 834 football fields were built over

With the around 24 200 new buildings completed in 2021, an area of around 595 hectares was built over, which corresponds to the size of around 834 football fields (Table 4). Almost half of all areas of all new buildings were built in Upper Austria (a quarter) and Lower Austria (23 %) alone. 17 % of the space was required in Styria, around 8 % each in Tyrol and the federal capital. In the remaining federal states the corresponding proportions varied only slightly between approx. 6 % (Salzburg) and 4 % (Vorarlberg).

45 % of all reported building floor areas were used for the construction of single and two-family houses, 23 % for larger residential buildings. In the case of single-storey residential buildings, by far the most areas in Upper Austria (25 %) and Lower Austria (24 %) and the fewest in Vienna (3 %) were built over. Styria also had an increased share of around 17 %, while the remaining federal states ranged between 4 % (Vorarlberg) and almost 9 % (Tyrol).

As expected, most of the space (around 19 %) was required for multi-storey housing in Vienna, which also applied to the same extent in Upper Austria. Lower Austria also showed a clear expansion here (almost 18 %). In Styria almost 14 % of all built-up areas in Austria were needed for larger residential complexes. In Tyrol it was about 12 %. The lowest level of construction took place in Carinthia and Burgenland (3 % each). The covered areas of non-residential buildings completed in 2021 accounted for around 32 % of all new construction. Industrial and storage buildings accounted for the highest shares (one tenth) followed by agricultural buildings (around 8 %). The lowest value was determined for churches and other sacred buildings (for these around 1 700 objects, the corresponding area share was only slightly more than 0 %).

The housing stock in Austria was estimated at almost 5 million at the end of 2021

Based on the final housing stock of the register-based 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 4 951 901 apartments at the end of 2021 (table 5).

Most of them were in Vienna (about 22 %), in Lower Austria it was about 19 %. Almost 16 % of the apartments were in Upper Austria and around 14 % in Styria. For Tyrol the update resulted in a stock share of almost 9 %. Carinthia and Salzburg achieved almost 7 % and about 6 % respectively. Around 4 % were counted in Vorarlberg. Burgenland had the lowest value at around 3 %.

Tables

Table 1: Dwellings completed in the years 2012 to 2021

Year	Dwellings				
	Total ¹	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	In new non-residential buildings ²	Through additions, construction, conversion work on existing buildings ¹
2021 ³	71 163	16 765	41 507	441	12 450
2020 ³	67 784	16 814	38 420	484	12 066
2019 ³	67 997	16 482	39 289	642	11 584
2018 ⁴	68 993	17 554	39 072	502	11 865
2017 ⁴	63 864	17 356	34 427	411	11 670
2016 ⁴	60 486	16 883	30 611	446	12 546
2015 ⁴	59 279	16 004	31 582	660	11 033
2014 ⁴	54 690	16 526	26 178	418	11 568
2013 ⁴	51 526	15 464	24 962	461	10 639
2012 ⁴	49 530	17 003	21 249	516	10 762

S: STATISTICS AUSTRIA, Construction statistics. Data extracted from September 15, 2022.

1) Excluding apartments in Vienna that have been completed as a result of additions or conversions. – 2) Including buildings for communities, excluding other or pseudo buildings. – 3) Results estimated in relation to late registrations registered up to the point

of data extraction. Rounding differences were not balanced. – 4) Open construction projects for new buildings with at least one indication of a main residence were allocated to completions. Age rates were not taken into account. The allocation to the individual reporting periods was made in relation to the determined average construction time (median).

Table 2: 2021 completed dwellings by federal state

Federal State	Wohnungen				Through additions, construction, conversion work on existing buildings ¹
	Total ¹	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	in new non-residential buildings ²	
Austria ¹	71 163	16 765	41 507	441	12 450
Burgenland	2 081	1 038	665	30	348
Carinthia	2 888	1 119	1 011	10	748
Lower Austria	11 863	4 333	5 177	24	2 329
Upper Austria	13 267	3 904	6 009	72	3 282
Salzburg	3 711	790	1 951	57	913
Styria	10 986	2 545	6 018	32	2 391
Tyrol	6 857	1 459	3 399	108	1 891
Vorarlberg	2 982	677	1 720	37	548
Vienna ¹	16 528	900	15 557	71	-

Q S: STATISTICS AUSTRIA, Construction statistics. Data extracted from September 15, 2022. Results estimated in relation to late registrations registered up to the point of data extraction. Rounding differences were not balanced.

1) Excluding apartments in Vienna that have been completed as a result of additions or conversions. – 2) Including buildings for communities, excluding other or pseudo buildings.

Table 3: 2021 completed dwellings per 1 000 inhabitants by federal state

Federal State	Housing construction rate per 1 000 inhabitants
Austria	7,9
Burgenland	7,0
Carinthia	5,1
Lower Austria	7,0
Upper Austria	8,8
Salzburg	6,6
Styria	8,8
Tyrol	9,0
Vorarlberg	7,4
Vienna	8,6

S: STATISTIK AUSTRIA, Population statistics; Construction statistics with results that are estimated in relation to the late registrations registered up to the data excerpt of September 15, 2022 and do not contain any apartments completed in Vienna due to renovation work.

Table 4: Built-over areas of new buildings completed 2021 according to building characteristics and federal states

Federal State	Built-up areas (in sqm)			
	Total	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	In new non-residential buildings ¹
Austria	5 954 755	2 676 139	1 354 854	1 923 762
Burgenland	265 570	185 971	40 472	39 127
Carinthia	313 004	188 641	36 509	87 854
Lower Austria	1 345 493	629 730	238 355	477 408
Upper Austria	1 474 239	673 128	251 468	549 643

Federal State	Built-up areas (in sqm)			
	Total	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	In new non-residential buildings ¹
Salzburg	349 212	130 770	96 872	121 570
Styria	1 005 708	465 364	183 787	356 557
Tyrol	499 692	229 420	168 005	102 267
Vorarlberg	242 417	100 556	76 849	65 012
Vienna	459 421	72 559	262 536	124 326

S: STATISTICS AUSTRIA, Construction statistics. Results estimated in relation to the late registrations registered up to the data extraction of September 15, 2022. Rounding differences were not balanced.

1) Including buildings for communities, excluding other or pseudo buildings.

Table 5: Updated housing stock as of December 31, 2021 by federal state

Federal State	Housing stock as of October 31, 2011 according to the Register count	Additions to completed dwellings	Housing disposals	Updated housing stock as of December 31, 2021
Austria	4 441 408	625 544	115 051	4 951 901
Burgenland	147 376	22 118	2 928	166 566
Carinthia	301 096	32 616	5 807	327 905
Lower Austria	852 574	111 424	19 591	944 407
Upper Austria	699 956	114 792	25 895	788 853
Salzburg	282 847	41 221	10 763	313 305
Styria	616 801	97 504	15 652	698 653
Tyrol	375 583	66 566	12 046	430 103
Vorarlberg	181 335	31 847	5 656	207 526
Vienna	983 840	107 456	16 713	1 074 583

S: STATISTICS AUSTRIA, Buildings and Dwellings Register and Housing Census 2011, Construction statistics with results being estimated in relation to late registrations and relation to complete reporting failures which do not include apartments completed by additions or conversions in Vienna.

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

Information on methodology, definitions: The figures come from a data extraction from 15 June 2022 from the Buildings and Dwellings 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.

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

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