

Corrected press release: 13 213-241/23

# Number of completed dwellings at record high in 2022

## 77 346 new dwellings in 2022

Correction note from 5 December 2023: In the first subheading, the number of completed detached and semi-detached houses had to be corrected. The old figure is shown in brackets.

Vienna, 2023-12-05 – According to preliminary results of Statistics Austria, 77 346 dwellings were completed in 2022. This exceeded the 2021 peak by 5,7% or around 4 200 dwellings and was the highest result since the early 1980s.

“In 2022, more new housing was completed in Austria than at any time in more than 40 years. The fact that 77 346 new dwellings were completed in the previous year is primarily due to the construction boom in 2019. At that time, the construction of around 84 800 dwellings was approved and, depending on the building, it can take around two to three years from approval to completion. Significantly fewer new dwellings will come onto the market in the coming years, as building permits have declined since 2020 and reached a low of 58 924 in 2022. In 2022, the number of building permits was therefore below the number of building completions of 77 346 dwellings. This was last the case in 2007,” explains Tobias Thomas, Director General of Statistics

### **16 370 [old: 19 326] detached and semi-detached houses completed in 2022**

In 2022, 22 546 buildings with a total of 77 346 dwellings were constructed (see table 1). Of the new buildings completed, 85.7% or 19 326 are residential buildings. One- and two-family houses predominate with 16 370 buildings. 2 956 blocks of flats were completed in 2022; they contain around 47 500 dwellings, representing 61.4% of the dwellings completed in 2022. The remaining 14.3% of completed buildings are non-residential buildings such as agricultural, industrial and warehouse or office buildings. In addition to the construction of new buildings, around 12 100 dwellings were created in 2022 through additions, extensions and conversions to existing buildings, whereby the apartments built in this way are not included in the data for Vienna.

### **Construction activity highest in Vienna**

As in previous years, also in 2022 most of the completed dwellings were built in Vienna – about 21 100 or 27.3% of all dwellings completed (see table 2). Lower Austria ranked second with 16.8% or 13 000 dwellings and Upper Austria third with 16.1% or 12 400 dwellings. Vienna also had the highest completion rate based on the average population in 2022, with 10.8 dwellings per 1 000 inhabitants (see table 3). This was above the Austrian average of 8.5 dwellings per 1 000 inhabitants, although the completions in the federal capital only refer to dwellings in new buildings and do not include additions, extensions and conversions, as these are not yet reported. Vorarlberg (9.6), Tyrol (9.3) and Burgenland (8.5) also show rates above the national average. The remaining federal states Salzburg (6.6), Carinthia (6.9), Styria (7.6), Lower Austria (7.6) and Upper Austria (8.2) were all below the average.

### **In 2022, an area equivalent to 940 football pitches were built over**

The approximately 24 300 new buildings completed in 2022 covered a total area of about 671 hectares, which is equivalent to about 940 football pitches (see table 4). More than half of all new buildings were built in Upper Austria (27.2%) and Lower Austria (25.3%). One eighth of the area was used in Styria. The

capital city of Vienna accounted for 9.1% of the 671 hectares of new buildings in 2022. In the other federal provinces, the corresponding shares ranged from 7.0% (Tyrol) to 4.0% (Vorarlberg). 40.3% of the reported building area was used for the construction of detached and semi-detached houses, 25.4% for larger residential buildings. In the case of single-storey dwellings, by far the most space was used in Upper Austria and Lower Austria (a quarter each) and the least in Vienna (3.2%). On the other hand, multi-storey residential buildings took up the most space in Vienna (20.8%), as might be expected. Non-residential buildings accounted for 34.3% of all new buildings completed in 2022, with industrial and warehouse buildings taking the largest share (12,1%), followed by agricultural buildings (8.7%).

### Median construction time 1.8 years

The time between the date of building permit and the date of completion is considered as construction time. In 2022, the median construction time in Austria was 1.8 years. There are differences depending on the type of building. Detached and semi-detached houses took 1.7 years from planning permission to completion. Residential buildings with eleven or more dwellings took almost twice as long, 2.9 years. Buildings with three to ten dwellings took a median of 2.3 years to complete. There are also differences between the federal provinces. Carinthia and Upper Austria had the shortest construction time at 1.4 years each. Vienna, on the other hand, had the longest time between building permit and completion at 3.4 years, which can be explained by the prevalence of multi-storey buildings.

Detailed results and further information on building completions can be found on our [website](#).

**Table 1: Dwellings and buildings completed in the year 2022**

Features	Total <sup>1</sup>	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	In new non-residential buildings <sup>2</sup>	Through additions, construction, conversion work on existing buildings <sup>1</sup>
Dwellings <sup>1</sup>	77 346	17 309	47 489	419	12 129
Buildings <sup>3</sup>	22 546	16 370	2 956	3 220	-

S: STATISTICS AUSTRIA, Construction statistics. – Data extracted on 15 September 2023. – Results estimated in relation to late registrations registered up to the point of data extraction. – Rounding differences 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. – 3) Without other or pseudo-structures.

**Table 2: Dwellings completed 2022 by federal state**

Federal State	Dwellings				
	tTotal <sup>1</sup>	In new residential buildings with 1 or 2 dwellings	In new residential buildings with 3 or more dwellings	In new non-residential buildings <sup>2</sup>	Through additions, construction, conversion work on existing buildings <sup>1</sup>
<b>Austria<sup>1</sup></b>	<b>77 346</b>	<b>17 309</b>	<b>47 489</b>	<b>419</b>	<b>12 129</b>
Burgenland	2 602	1 148	1 036	6	412
Carinthia	3 912	1 205	1 962	5	740
Lower Austria	13 030	4 613	6 087	62	2 268
Upper Austria	12 426	3 948	5 234	39	3 205
Salzburg	3 715	819	1 813	90	993
Styria	9 544	2 327	5 003	49	2 165
Tyrol	7 162	1 431	3 722	78	1 931
Vorarlberg	3 875	713	2 693	53	416
Vienna <sup>1</sup>	21 078	1 104	19 938	36	-

S: STATISTICS AUSTRIA, Construction statistics. – Data extracted on 15 September 2023. – Results estimated in relation to late registrations registered up to the point of data extraction. – Rounding differences 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: 2022 completed dwellings per 1 000 inhabitants by federal state**

Federal State	Housing construction rate per 1 000 inhabitants
<b>Austria</b>	<b>8.5</b>
Burgenland	8.7
Carinthia	6.9
Lower Austria	7.6
Upper Austria	8.2
Salzburg	6.6
Styria	7.6
Tyrol	9.3
Vorarlberg	9.6
Vienna	10.8

S: STATISTICS AUSTRIA, Population statistics; Construction statistics with results that are estimated in relation to the late registrations registered up to the data excerpt of 15 September 2023 and do not contain any apartments completed in Vienna due to renovation work.

**Table 4: Built-over areas of new buildings completed 2022 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 <sup>1</sup>
<b>Austria</b>	<b>6 710 223</b>	<b>2 707 124</b>	<b>1 703 143</b>	<b>2 299 956</b>
Burgenland	304 392	204 609	44 953	54 830
Carinthia	405 652	202 570	78 924	124 158
Lower Austria	1 695 620	689 198	485 526	520 896
Upper Austria	1 822 835	697 830	242 548	882 457
Salzburg	297 157	122 833	70 723	103 601
Styria	833 050	367 211	168 692	297 147
Tyrol	471 022	229 852	148 712	92 458
Vorarlberg	270 502	107 613	109 558	53 331
Vienna	609 991	85 408	353 506	171 077

S: STATISTICS AUSTRIA, Construction statistics. – Results estimated in relation to the late registrations registered up to the data extraction of 15 September 2023. – Rounding differences were not balanced. – 1) Including buildings for communities, excluding other or pseudo buildings.

**Methodological notes, definitions:** The figures are taken from a data extract dated 15 September 2023 from the Building and Housing Register, which is mandatorily maintained by the first-instance building authorities (municipalities, in some cases also district authorities). However, no results are currently available for the capital city of Vienna in the context of reporting on construction and renovation activities. In order to improve the quality of the data, the results are adjusted for reporting delays and complete cancellations. The figures are therefore subject to regular annual revision.

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

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