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Residential construction activity stagnates in first quarter 2024 on low level

10.9% fewer dwellings registered for construction than in first quarter of the previous year, but slightly more than in the previous quarter

Vienna, 2024-07-11 – According to Statistics Austria, 10 700 dwellings were registered for construction in Austria in the first quarter of 2024 (excluding construction, extension or conversion activities in Vienna). Hence, 10.9% or 1 300 fewer dwellings were approved for construction than in same quarter of the previous year. This was the lowest first quarter result since the beginning of the time series in 2010.

“The number of building permits for dwellings in Austria has not been as low in any first quarter since the beginning of the time series in 2010 as in the first three months of 2024. 10 700 dwellings were approved for construction between January and March this year. Compared to the fourth quarter of 2023 with 10 100 building permits, this is a slight increase, but compared to the peak value of the first quarter of 2021 with 19 850 dwellings approved for construction, it is a decrease of 46.1%,” says Statistics Austria Director General Tobias Thomas.

Number of building permits for dwellings stagnates after sharp decline

In the first quarter of 2024, about 10 700 dwellings were authorised for construction (see table). Compared to the same quarter a year earlier (Q1 2023: 12 000), this represents a decline by 10.9% or 1 300 building permits. In new residential buildings with one or two dwellings, 2 200 dwellings were authorised in the first quarter of 2024. This represents a decrease of 33.6% year-on-year (Q1 2023: 3 350). Compared to the previous quarter, there was a slight increase (Q4 2024: 10 100).

The share of units in new detached and semi-detached houses was 20.8% in Austria in the first quarter of 2024, and 52.4% in residential buildings with three or more dwellings. The share of dwellings authorised in existing buildings as a result of additions, extensions or conversions was around a quarter – excluding Vienna. The remainder (0.1%) was attributable to other new buildings.

For detailed results and further information please refer to our [website](#).

Dwellings approved for construction in the first quarters of the years 2010 to 2024

Quarter	Dwellings approved				
	In total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new other buildings ¹	Through attachment, construction, conversion work ²
Q1 2024	10 707	2 225	5 608	15	2 859
Q1 2023	12 011	3 350	5 372	41	3 248
Q1 2022	17 845	4 826	9 501	133	3 385
Q1 2021	19 861	5 256	10 002	189	4 414
Q1 2020	15 924	4 228	8 423	73	3 200
Q1 2019	18 538	4 500	10 439	126	3 473

Quarter	Dwellings approved				
	In total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new other buildings ¹	Through attachment, construction, conversion work ²
Q1 2018	17 692	4 233	10 050	122	3 287
Q1 2017	18 554	4 282	10 486	190	3 596
Q1 2016	16 969	3 969	9 940	83	2 977
Q1 2015	14 247	3 945	6 900	108	3 294
Q1 2014	13 639	3 803	6 760	211	2 865
Q1 2013	13 742	3 816	6 987	96	2 843
Q1 2012	11 553	3 328	5 288	135	2 802
Q1 2011	12 357	3 765	5 740	67	2 785
Q1 2010	11 212	3 833	4 501	74	2 804

S: STATISTICS AUSTRIA, Construction statistics.

Compiled on 11 July 2024. – Data extract from 15 June 2024 referring to the reference period Q1 2024 and data extract from 15 March 2024 referring to the reference periods Q1 2023 to Q1 2020: Results are estimated with respect to the late notifications registered until the data withdrawal. No adjustment for rounding differences. – Data extract from 15 March 2023 for the reference periods Q1 2019 back to Q1 2017. – Data extract from 15 March for the reference periods Q1 2016 back to Q1 2010. – 1) Including community buildings.– 2) Excluding apartments with building permits in Vienna.

Information on methods, definitions: The figures are based on data extracted on 15 June 2024, 15 March 2024, 15 March 2023 and 15 March 2020 from the Building and Dwelling Register, which is kept 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, extension and alteration activities. As of 1 January 2024, Vienna has started reporting construction, extension and conversion activities to the Building and Housing Register. Vienna's new building, extension and conversion activities will be included in the construction activity statistics as soon as a sufficient number of reference quarters are available.

In order to improve data quality, the results are estimated taking into account the time lag in reporting. The figures are therefore subject to regular revisions, usually with the publication of the first quarter or the annual accounts.

Further enquiries:

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