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## Slight decline in completions of dwellings in 2023 3% fewer dwellings completed than in record year 2022

Vienna, 2024-11-24 – According to preliminary results of Statistics Austria, a total of 70 071 dwellings were completed in 2023. Thereof, 57 490 dwellings were completed as part of new buildings and 12 581 as part of additions, extensions or conversions to existing buildings. Thus, building completions in 2023 were significantly higher than building permits (46 565).

“In 2023, 70 071 new dwellings were completed in Austria. This is 3% fewer than in the previous year, in which more new living space was created than ever before. In the coming years, significantly fewer new flats will come onto the market, because building permits have been on the decline since 2020 and dropped again massively by 27.5% in 2023. As a result, the difference between completions and building permits has grown to 23 506 dwellings – this gap has never been wider. The last time building completions exceeded building permits was during the financial crisis in 2007 and 2008,” explains Statistics Austria Director General Tobias Thomas.

### Building completions exceeded building permits

From 2005 to 2006 and 2010 to 2021, the number of building permits was always higher than the number of completions, as not every approved building project is actually realised. After the peak years for **building permits** in 2017 and 2019, the number of permits fell slightly in 2020 and stagnated in 2021. 2022 saw a sharp decline (–18.5% to 64 194) and in 2023 building permits reached their second-lowest level (–27.5% to 46 565) since the survey began in 2005. **Building completions**, on the other hand, continued to rise in 2022 (+2.6% to 72 245), followed by a slight decline in 2023 (–3.0% to 70 071). As a result, building completions exceeded building permits in 2022 and 2023.

The average construction period for the buildings constructed in 2023 was 2 years, slightly longer than for the buildings completed in 2022 (average: 1.8 years) and 2021 (average: 1.7 years). The construction time varies according to the type of building. For example, it takes 1.9 years to complete the construction of detached and semi-detached houses, 2.5 years for residential buildings with 3 or more dwellings and 2.1 years for other buildings.

### Slight decline for all building types in 2023

A total of 23 614 buildings were completed in 2023, a decrease of 5.0% compared to the previous year. Of these, 17 900 were residential buildings, the majority of which were detached and semi-detached houses (15 189). Compared to the previous year, 5.0% fewer detached and semi-detached houses were completed. The number of residential buildings with 3 or more dwellings completed in 2023 fell by 4.2% to 2 711, while completions of other buildings (2023: 5 714) fell by 5.6%.

The 23 614 new buildings created 57 490 new dwellings. In addition, 12 581 dwellings were completed in 2023 as a result of additions, extensions and conversions, whereby the dwellings created in Vienna as a result of additions, extensions and conversions to existing buildings are not included in the data. This means that 70 071 dwellings will be completed in 2023 (see table 1). 23% of the dwellings completed were in detached and semi-detached houses (16 121 dwellings), 58% in residential buildings with 3 or more dwellings (40 811 dwellings) and 1% in other buildings (558 dwellings). The remainder were additions, extensions and conversions.

## Construction activity highest in Vienna and Upper Austria

A total of 6.49 million square metre (m<sup>2</sup>) of useful floor area was completed in 2023 (see table 1). Most dwellings were completed in Vienna (15 894 dwellings and 1.21 million m<sup>2</sup>), while more useful floor area was completed in Upper Austria (12 369 dwellings and 1.26 million m<sup>2</sup>). Lower Austria came third with 11 455 dwellings and 1.18 million m<sup>2</sup>. However, completions in the federal capital only refer to new dwellings and do not include additions, extensions and conversions, as these have only been reported since 1 January 2024. Burgenland, Carinthia and Vorarlberg have completed the fewest dwellings.

However, based on the average population in 2023, Vorarlberg had the highest completion rate with 9.3 dwellings per 1 000 inhabitants (see table 2). Styria (8.5), Tyrol (8.3), Upper Austria (8.1) and Vienna (8.0) were also above the Austrian average of 7.7 dwellings per 1 000 inhabitants, while the completion rates in Carinthia (6.0), Burgenland (6.1), Lower Austria (6.7) and Salzburg (7.4) were all below this. [

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

**Table 1: Dwellings completed 2023 by federal province**

Federal province	Dwellings					Total net floor area one million m <sup>2</sup> each
	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 <sup>2</sup>	Through additions, construction, conversion work on existing buildings <sup>1</sup>	
<b>Austria<sup>1</sup></b>	<b>70 071</b>	16 121	<b>40 811</b>	<b>558</b>	<b>12 581</b>	<b>6.49</b>
Burgenland	1 830	987	459	23	361	0.22
Carinthia	3 400	1 237	1 319	47	797	0.35
Lower Austria	<b>11 455</b>	4 013	5 144	27	2 271	1.18
Upper Austria	<b>12 369</b>	3 552	5 288	96	3 433	1.26
Salzburg	<b>4 207</b>	782	2 147	124	1 154	0.38
Styria	<b>10 718</b>	2 447	6 012	67	2 192	0.86
Tyrol	<b>6 398</b>	1 331	3 145	119	1 803	0.64
Vorarlberg	<b>3 800</b>	838	2 368	24	570	0.40
Vienna <sup>1</sup>	<b>15 894</b>	934	14 929	31	-	1.21

S: STATISTICS AUSTRIA, Construction statistics. – Data extracted on 15 September 2024. – 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 2: 2023 completed dwellings per 1 000 inhabitants by federal province**

Federal province	Housing completion rate per 1 000 inhabitants
<b>Austria</b>	<b>7.7</b>
Burgenland	6.1
Carinthia	6.0
Lower Austria	6.7
Upper Austria	8.1
Salzburg	7.4
Styria	8.5
Tirol	8.3
Vorarlberg	9.3
Vienna	8.0

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 2024 and do not contain any apartments completed in Vienna due to renovation-work.

**Methodological notes, definitions:** The figures are taken from a data extract dated 15 September 2024 from the Building and Housing Register, which is mandatorily maintained by the first-instance building authorities (municipalities, in some cases also district authorities). However, there are currently no results 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 delays in reporting and complete failures. The figures are therefore subject to regular annual revisions.

**Statistics Austria** is the central organisation for official data and statistics on society, the economy, the state and the environment. As a national statistical institute, it is committed to the statutory principles of independence, impartiality and objectivity. Statistics Austria is headed by Tobias Thomas, Director General Statistics, and Franz Haslauer, Director General Finance.

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