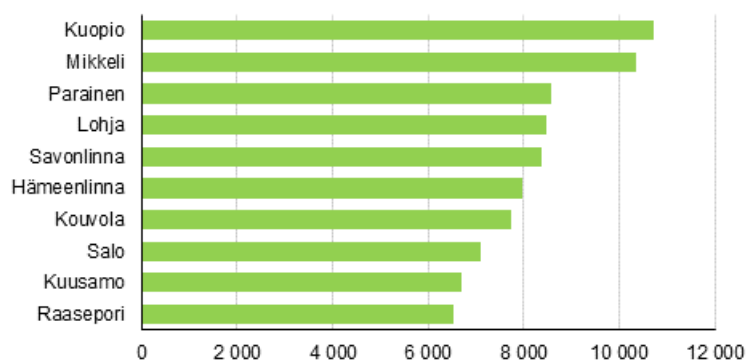


# Buildings and Free-time Residences 2016

## Municipal merger changed the order of municipalities with the highest number of free-time residences in 2016

The order of municipalities with the highest number of free-time residences changed when Juankoski merged into Kuopio at the beginning of 2017. At the same time, Kuopio became the biggest municipality in Finland by its number of free-time residences. Mikkeli was the second biggest municipality measured by the number of free-time residences in 2016. Both Kuopio and Mikkeli have more than 10,000 free-time residences. The order of other municipalities with the highest number of free-time residences remained unchanged. Statistics Finland's data describe the numbers of free-time residences according to the latest classification of municipalities. There were 502,900 free-time residences in the whole country at the end of 2016.

### Municipalities with highest numbers of free-time residences in 2016



Construction of free-time residences has slowed down from the top years a few decades ago. While the average number of free-time residences built per year was 8,000 in the early 1990s, now just 2,000 to 3,000 free-time residences are built a year. In the 2010s, most new free-time residences have been constructed in the region of Etelä-Savo, Lapland and Varsinais-Suomi. Of municipalities, most new free-time residences have been built in Kuusamo, Savonlinna, Parainen and Mikkeli.

New free-time residences are usually bigger than older ones. One-half of new free-time residences built in the 2010s had a floor area of at least 65 square metres. Twenty-two per cent of new free-time residences had a floor area of under 40 square metres. One-half of all free-time residences still have a floor area of 40 square metres or less.

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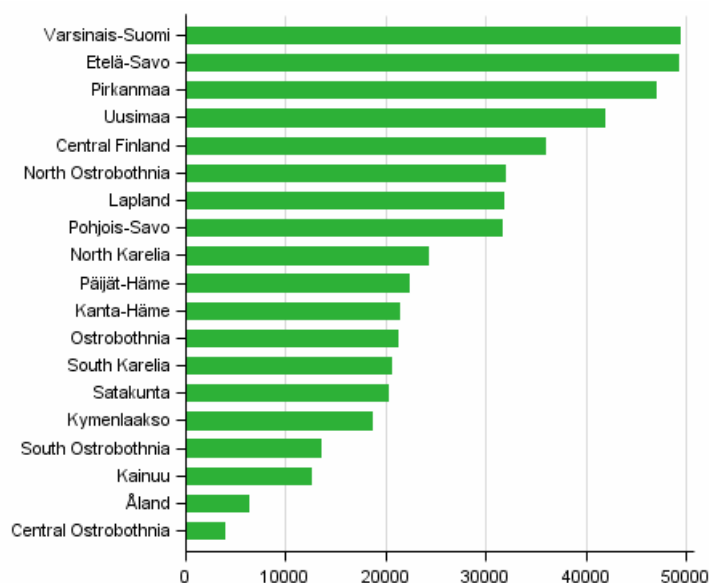
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# Free-time Residences 2016

## Varsinais-Suomi was the region with the highest number of free-time residences in 2016

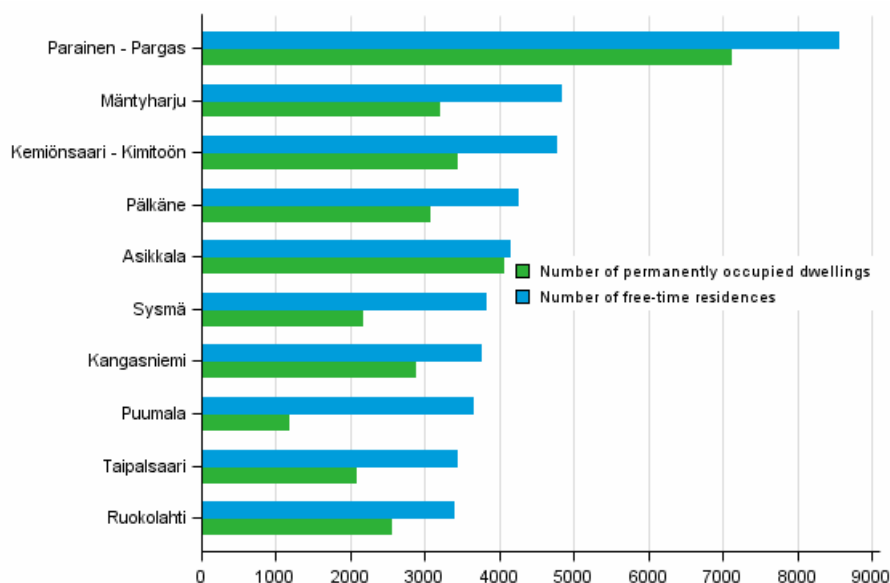
According to Statistics Finland, there were over half a million free-time residences in Finland in 2016. Varsinais-Suomi was the region with the highest number of free-time residences in 2016, around 49,400 free time residences. The number of free-time residences also exceeded 45,000 in the regions of Etelä-Savo and Pirkanmaa. The regions of Central Ostrobothnia (3,900 free time residences) and Åland (6,400 free time residences) had the lowest numbers of free-time residences.

**Figure 1. Free-time residences by region 2016**



The density of free-time residences in the municipality can also be described by comparing their number with that of permanently occupied dwellings. Then the municipalities richest in free-time residences were places that had a relatively low number of population and a high number of free-time residences. At the end of 2016, altogether 63 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities were Parainen, Mäntyharju, Kemiönsaari and Pälkäne. As the number of permanent residents decreases, the number of free-time residences may become emphasised in ever more municipalities. From 2000 onwards, the number of municipalities with a majority of free-time residences has increased approximately by twenty, when the situation is viewed with the present division of municipalities of 2017.

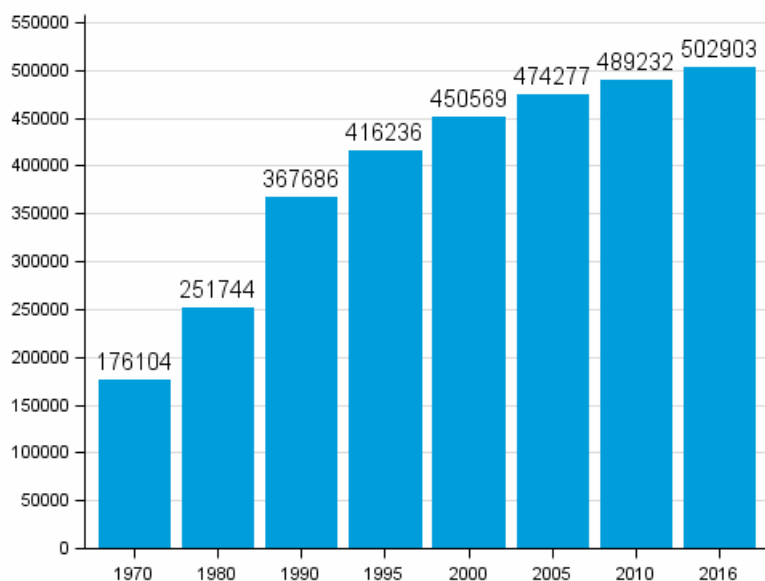
**Figure 2. Municipalities with more free-time residences than occupied dwellings in 2016 (municipalities with the highest number of free-time residences)**



### Stock of free-time residences grew fastest in the 1980s

There were 502,900 free-time residences in Finland at the end of 2016. The number increased by 1,307 from the previous year. The stock of free-time residences does not grow direct due to newbuilding because some free-time residences area converted into permanent dwellings or their active use is discontinued. The number of free-time residences grew fastest in the 1980s. In 1990, there were 368,000 free-time residences, which was 46 per cent more than in 1980. From 1970 to 1980, the increase was 75,600, or 43 per cent.

**Figure 3. Number of free-time residences 1970–2016**



The rate of construction of free-time residences has been slowing down steadily since the early years of the 1990s. Whereas roughly 8,000 free-time residences were built every year in the early 1990s, in recent years the number has been 2,000–3,000 free-time residences per year. Through the 1990s, the stock of

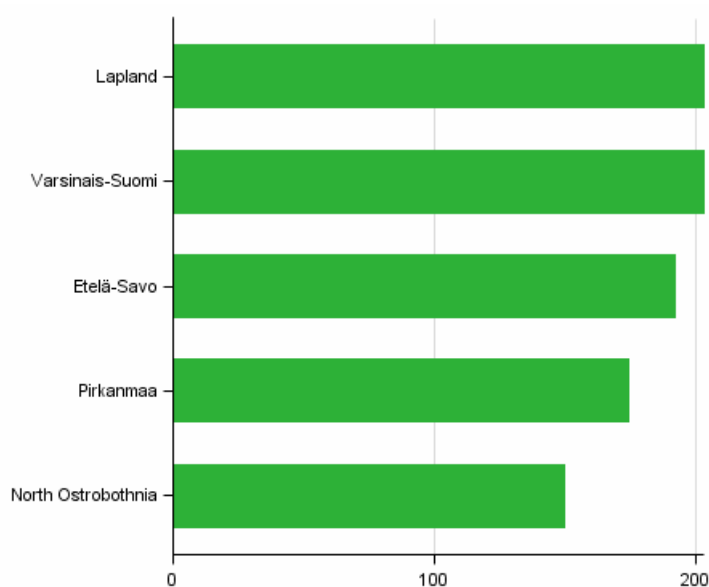
free-time residences grew by around 20 per cent. This is clearly by less than in the 1970s and 1980s, when the stock increased by over 40 per cent per decade.

### About 2,000 new free-time residences completed per year

Over 4,000 new free-time residential buildings have been completed per year in the 2000s. Nowadays they are completed less and less free-time residences per year. For example 2,000 new free-time residential buildings were completed in 2016 (according to statistics of buildingstock).

During 2016, the highest numbers of new free-time residences were built in Lapland, Varsinais-Suomi and Etelä-Savo. By municipality, the highest numbers of new free-time residences were built in Savonlinna, Kuusamo and Parainen: over 40 free-time residences in the year in each municipality.

**Figure 4. Regions with highest numbers of new free-time residences built in 2016**



### Building of free-time residences liveliest in Lapland, Etelä-Savo and Varsinais-Suomi

In the 2000s, the highest numbers of free-time residential buildings have been completed in general in Lapland, Etelä-Savo and Varsinais-Suomi, where their number has grown by over 400 per year.

Since 1990 the stock of free-time residences has grown most in Etelä-Savo, where it has increased by approximately 14,000. The stock has changed least in Central Ostrobothnia and Åland where the number of free-time residences has increased by over 1,500 since 1990.

### Summer residence densest in Kustavi and Kaskinen

Free-time residences are densest in the municipality of Kustavi and Kaskinen with average 15–18 free-time residences per square kilometre of land. In eight municipalities there are more than ten free-time residences per square kilometre. In the whole country there are, on the average, 1,7 free-time residences per square kilometre. Varsinais-Suomi, Uusimaa, Päijät-Häme, Kanta-Häme and Åland have more than four free-time residences per square kilometre. In North and Central Ostrobothnia, and Kainuu and Lapland there is average less than one free-time residence per square kilometre. In proportion to the land area, Kauniainen, Savukoski, Enontekiö and Utsjoki have the lowest number of free-time residences.

## Average floor area of free-time residences 48 square metres

New free-time residences are larger in floor area than before. The average floor area of free-time residences built in the 2010s was 72 square metres and the median 65 square metres. The average floor area of free-time residences built in 2000 to 2009 was 65 square metres and the median 56 square metres. The average floor of all free-time residences was 48 square metres in 2016. The known square metres of free-time residences are included in the average floor size (the floor area of around 17,000 free-time residences is unknown). Large free-time residences and buildings used as leisure-time housing increased the average size to some extent, as the median floor area of all free-time residences was 40 square metres. Thus, one-half of free-time residences still have a floor area of 40 square metres or less. The share of large free-time residences with a floor area of at least 60 square metres was 25 per cent of all free-time residences in 2016. In 1970, the share of such large free-time residences in the stock of free-time residences was 15 per cent.

**Table 1. Free-time residences by floor area in 2016**

Floor area, m2	Number of free-time residences	%
Free-time residences, total	502 903	100,0
– 19	45 919	9,1
20 – 39	180 331	35,9
40 – 59	135 241	26,9
60 – 79	64 081	12,7
80 – 99	30 348	6,0
100 –	29 721	5,9
Unknown	17 262	3,4
Average floor space	48	.
Median floor space	40	.

The latest information of the summer residents, the owners of the cottage and the length of the cottage trip will be published in the Midsummer week in the weblog of Statistics Finland.

# Building stock 2016 (Corrected on 20 June 2018)

## Most of the building stock was residential buildings

**Corrected on 20 June 2018.** The correction is indicated in red.

At the end of 2016 there were 1,5 buildings in Finland (excluding free-time residences and agricultural buildings). Most of the building stock, particularly residential buildings was built after the 1970s. The gross floor area of the building stock totalled about 474 million square metres. The average gross floor area of all buildings was about 315 square metres; in other than residential buildings the average gross floor area was about 828 square metres. Residential buildings accounted for 62 per cent of the total gross floor area.

**Table 2. Number of buildings by intended use on 31 Dec. 2016**

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 512 241	100,0
A.Residential buildings	1 290 300	85,3
Detached houses	1 149 827	76,0
Attached houses	80 547	5,3
Blocks of flats	59 926	4,0
C-N Other buildings	221 941	14,7
C Commercial buildings	43 250	2,9
D Office buildings	10 766	0,7
E Traffic buildings	56 322	3,7
F Institutional buildings	8 909	0,6
G Buildings for assembly	14 272	0,9
H Educational buildings	8 952	0,6
J Industrial buildings	43 252	2,9
K Warehouses	30 778	2,0
L,N Other buildings	5 440	0,4

## The building stock grew by 7 100

There were 1 512 200 buildings in Finland at the end of 2016 The building stock grew by 7 100 from the year before. The number of buildings has increased by 349 800 , or by about 30 per cent, from 1990. There are about 79 000 old buildings completed prior to 1921, i.e. only 5 per cent of the building stock.

Three-quarters of the building stock were detached houses. Blocks of flats and terraced houses accounted for only one-tenth of the total number of buildings. Blocks of flats accounted for about one-third of the total gross floor area of all residential buildings.

## Two-thirds one-storey buildings

66 per cent of the building stock were one-storey buildings. That is because three-quarters of the building stock were detached houses. One and two-storey buildings account for altogether 95 per cent of the total building stock. A total of 3,6 million, i.e. 67 per cent, of the population in Finland live in buildings with one or two storeys. There were 28 484 buildings with four storeys or more and just over one million (1 236 000) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 310 such landmarks in Finland, 220 of them blocks of flat.



## Appendix tables

**Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2016**

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 512 241	2 968 200	5 377 099
1 - 2 storeys	1 439 737	1 736 932	3 617 169
3 - 9 storeys	56 029	1 210 777	1 731 608
10 + storeys	313	15 737	21 659
unknown number of storeys	16 162	4 754	6 663
Detached houses	1 149 827	1 154 458	2 669 625
Attached houses	80 547	405 379	711 332
Blocks of flats	59 926	1 352 258	1 918 162
1 - 2 storeys	17 467	150 921	202 620
3 - 9 storeys	41 966	1 183 042	1 690 825
10 + storeys	217	15 409	21 198
unknown number of storeys	276	2 886	3 519
Other than residential buildings	221 941	56 105	77 980
1 - 2 storeys	196 508	33 354	49 308
3 - 9 storeys	9 550	20 612	25 144
10 + storeys	96	328	461
unknown number of storeys	15 787	1 811	3 067

**Appendix table 2. Number of buildings by intended use in 1980 - 2016**

Intended use	1980	1990	2000	2010	2016
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 512 241
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 290 300
Detached houses	775 678	914 928	1 002 747	1 101 707	1 149 827
Attached houses	22 613	52 522	66 281	76 241	80 547
Blocks of flats	44 371	44 713	51 686	56 654	59 926
C-N Other buildings	92 183	150 247	178 910	211 494	221 941
C Commercial buildings	21 926	33 138	40 294	41 961	43 250
D Office buildings	7 551	9 913	11 037	10 835	10 766
E Traffic buildings	10 640	36 784	45 225	54 716	56 322
F Institutional buildings	3 992	5 796	6 978	8 058	8 909
G Buildings for assembly	6 659	10 231	12 943	13 509	14 272
H Educational buildings	7 750	8 545	9 136	8 903	8 952
J Industrial buildings	19 507	29 106	36 437	40 629	43 252
K Warehouses	8 730	5 446	6 423	27 170	30 778
L,N Other buildings	5 428	6 948	10 437	5 713	5 440

**Appendix table 3. Number of buildings by heating fuel 1970-2016**

Fuel	Year					
	1970	1980	1990	2000	2010	2016
Buildings total	837 948	934 845	1 162 410	1 299 624	1 446 096	1 512 241
District- /localheat	..	48 538	105 608	130 946	164 721	183 776
Oil, gas	320 171	347 498	306 750	320 934	322 279	315 535
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 722
Electricity	41 872	178 707	357 743	455 752	554 368	581 246
Wood, peat	429 467	327 230	321 342	292 763	277 553	278 479
Ground heat	..	..	..	3 397	21 667	50 939
Other, unknown 1)	22 111	20 578	62 214	87 846	98 525	95 544 <sup>1)</sup>
%	100,0	100,0	100,0	100,0	100,0	100,0
District- /localheat	..	5,2	9,1	10,1	11,4	12,2
Oil, gas	38,2	37,2	26,4	24,7	22,3	20,9
Coal, coke	2,9	1,3	0,8	0,6	0,5	0,4
Electricity	5,0	19,1	30,8	35,1	38,3	38,4
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,4
Ground heat	..	..	..	0,3	1,5	3,4
Other, unknown 1)	2,6	2,2	5,4	6,7	6,8	6,3

1) Half of the buildings in the class 'Other, unknown' have no fixed heating installation.

**Appendix table 4. Number of buildings by construction material 1960-2016**

Type of building		Construction material							
		Total	%	Stone	%	Wood	%	Other,unknown	%
Buildings total	1960	832 460	100,0	55 008	6,6	777 452	93,4	..	..
	1970	837 948	100,0	83 125	9,9	754 823	90,1	..	..
	1980	934 845	100,0	120 608	12,9	814 237	87,1	..	..
	1990	1 162 410	100,0	168 818	14,5	956 626	82,3	36 966	3,2
	2000	1 299 624	100,0	194 725	15,0	1 040 189	80,0	64 710	5,0
	2010	1 446 096	100,0	229 311	15,9	1 163 138	80,4	53 647	3,7
	2016	1 512 241	100,0	244 975	16,2	1 219 153	80,6	48 113	3,2
Residential buildings	1960	725 932	100,0	25 586	3,5	700 346	96,5	..	..
	1970	768 204	100,0	58 287	7,6	709 917	92,4	..	..
	1980	842 662	100,0	89 490	10,6	753 172	89,4	..	..
	1990	1 004 809	100,0	121 291	12,1	870 314	86,6	13 204	1,3
	2000	1 120 714	100,0	138 357	12,3	935 928	83,5	46 429	4,1
	2010	1 234 602	100,0	159 441	12,9	1 039 706	84,2	35 455	3,7
	2016	1 290 300	100,0	169 273	13,1	1 089 347	84,4	31 680	2,5
Other buildings	1960	106 528	100,0	29 422	27,6	77 106	72,4	..	..
	1970	69 744	100,0	24 838	35,6	44 906	64,4	..	..
	1980	92 183	100,0	31 118	33,8	61 065	66,2	..	..
	1990	150 249	100,0	47 394	31,5	82 661	55,0	20 194	13,4
	2000	178 910	100,0	56 368	31,5	104 261	58,3	18 281	10,2
	2010	211 494	100,0	69 870	33,0	123 432	58,4	18 182	8,6
	2016	221 941	100,0	75 702	34,1	129 806	58,5	16 433	7,4

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Source: Buildings and Free-time Residences, Statistics Finland