

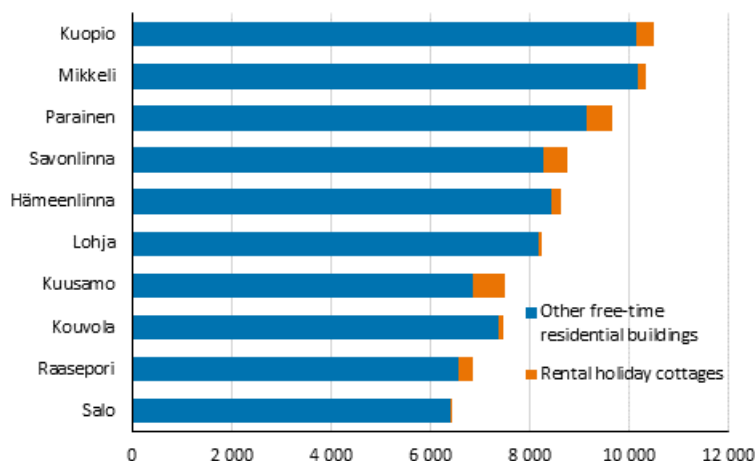
Buildings and Free-time Residences 2020

Kuopio is still the municipality with the highest number of free-time residences in Finland

Corrected on 3 June 2021. The corrections are indicated in red.

According to Statistics Finland, there were 508,000 free-time residences in Finland at the end of 2020. Since 2020, the stock of free-time residences also includes rental holiday cottages and the detached houses that have been reported to be in leisure-time use are no longer included as free-time residential buildings. Kuopio remained the municipality with the highest number of free-time residences in Finland despite changes in the compilation of statistics. New free-time residences are on average bigger than old ones. The largest free-time residences completed in 2010 and after were built in South Karelia.

Municipalities with the highest number of free-time residences in Finland in 2020, free-time residential buildings (including rental holiday cottages).



From 2020 onwards, the detached houses that have been reported to be in leisure-time use are no longer included in the stock of free-time residences. By contrast, rental holiday cottages are included in the new stock of free-time residences. In the new Classification of Buildings, rental holiday cottages no longer have their own purpose of use category but they are classified in the same category as other free-time

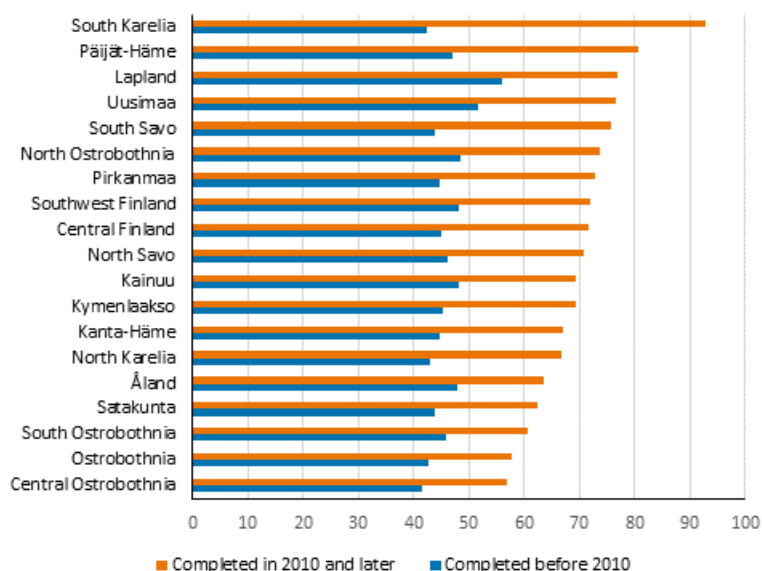
residential buildings. These holiday cottages with rental holiday cottage as the former purpose of use account for around three per cent of the stock of free-time residences in 2020. At the end of 2020, there were 508,000 free-time residences in Finland.

Despite the changes in the statistical method, the municipalities with the highest number of free-time residences in Finland remained unchanged, although small changes took place in their mutual order. Kuopio and Mikkeli have the highest numbers of free-time residences, both over 10,000. Savonlinna rises on the list of municipalities with the highest number of free-time residences to fourth, due to the high number of free-time residences. Kuusamo has the highest number of rental holiday cottages and shares.

Biggest new free-time residences are located in South Karelia

The average floor area of free-time residences has grown and new free-time residences are on average larger than old ones. The average floor area of free-time residences completed before 2010 is 47 square metres and 72 square metres of those completed later than that.

Average floor area of free-time residences according to year of completion by region in 2020, square metres.



Since 2010, the largest free-time residences have been built in South Karelia, where the average floor area of the completed free-time residences is 90 square metres. The average floor area of the free-time residences completed in 2010 and after that in South Karelia is 51 square metres larger than that of the free-time residences built in the region before 2010.

Large rental cottages, which may include several apartments, contribute to increasing the average floor area of the free-time residences in South Karelia. The average size of rental cottages in the whole country is larger than that of other free-time residences. The average floor area of all rental cottages is 72 square metres, while the average floor area of other free-time residences is 48 square metres.

Since 2010, the highest numbers of free-time residences have been built in Lapland. Prior to this, the number of free-time residences completed was highest in Southwest Finland and Pirkanmaa.

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Free-time Residences 2020

Kuopio had the highest number of free-time residences in 2020

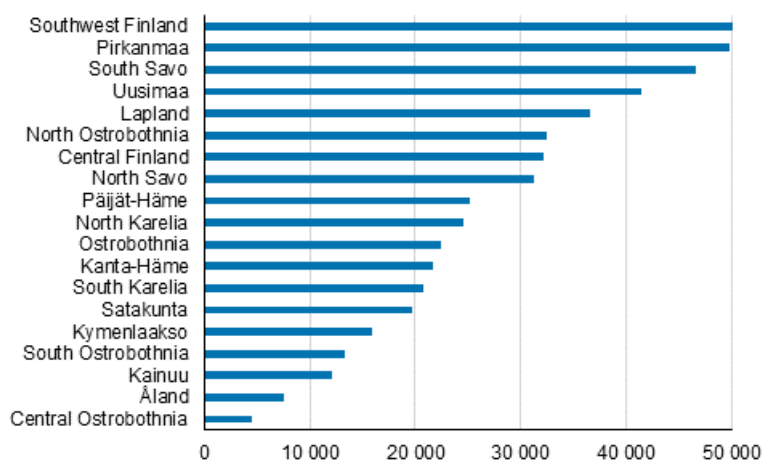
According to Statistics Finland, there were over half a million free-time residences in Finland in 2020. At the same time, Kuopio was the biggest municipality in Finland by its number of free-time residences. Mikkeli was the second biggest municipality measured by the number of free-time residences in 2020. Both Kuopio and Mikkeli have more than 10,000 free-time residences.

Table 1. Municipalities with highest number of free-time residences in 2020

Regional Division based on Municipalities on 1 Jan. 2021	Number of free-time residences
1. Kuopio	10 507
2. Mikkeli	10 345
3. Parainen	9 665
4. Savonlinna	8 765
5. Hämeenlinna	8 636
6. Lohja	8 255
7. Kuusamo	7 518
8. Kouvola	7 477
9. Raasepori	6 848
10. Salo	6 455
11. Pori	5 141
12. Naantali	4 946
13. Kemiönsaari	4 889
14. Mäntyharju	4 791
15. Kangasala	4 506

Southwest Finland and Pirkanmaa were the regions with the highest number of free-time residences in 2020, around 50,000 free time residences in both regions. The regions of Central Ostrobothnia (4,500 free time residences) and Åland (7,500 free time residences) had the lowest numbers of free-time residences.

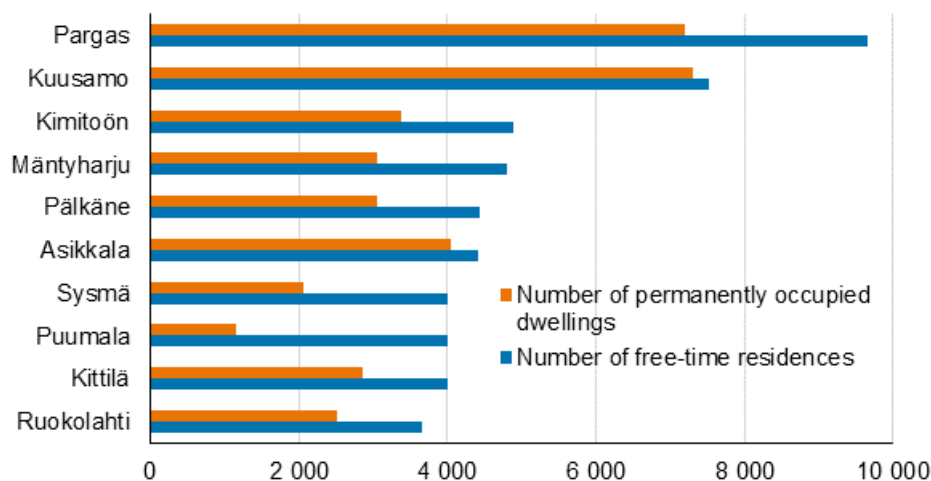
Figure 1. Number of free-time residences by region in 2020



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 2020, altogether 63 municipalities had more free-time residences than permanently occupied

dwellings. Such municipalities were Pargas, Kuusamo, Kimitoön and Mäntyharju. As the number of permanent residents decreases, the number of free-time residences may become emphasised in ever more municipalities.

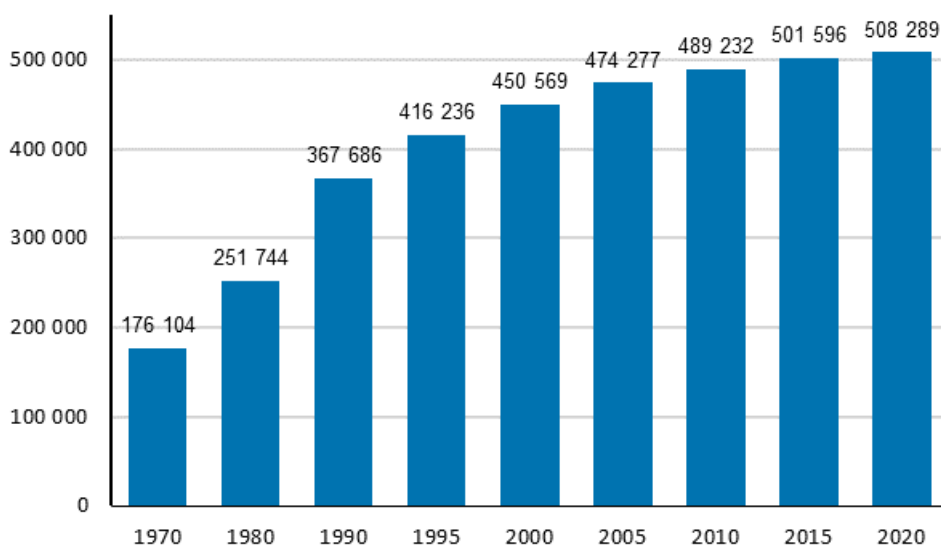
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2020 (those with the highest number of free-time residences)



Stock of free-time residences grew most in the 1980s

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. Since 2020, the stock of free-time residences also includes rental holiday cottages and the detached houses that have been reported to be in leisure-time use are no longer included as free-time residential buildings.

Figure 3. Number of free-time residences in 1970 to 2020



Altogether 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 only around 2,000 new free-time residential buildings were completed in 2020. In the 2000s, the highest numbers of free-time residential buildings have been completed in general in Lapland, South-Savo and Southwest Finland, where their number has grown by around 400–500 per year.

Average size of free-time residences 49 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 64 square metres. The average floor area of free-time residences built in 2000 to 2009 was 67 square metres and the median 57 square metres. The average floor of all free-time residences was 49 square metres in 2020. The known square metres of free-time residences are included in the average floor size (the floor area of around 13,000 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 2020. In 1970, the share of such large free-time residences in the stock of free-time residences was 15 per cent.

Table 2. Free-time residences by floor area in 2020

Floor area, m ²	Number of free-time residences	%
Free-time residences, total	508 289	100,0
– 19	49 694	9,8
20 – 39	182 571	35,9
40 – 59	134 989	26,6
60 – 79	64 054	12,6
80 – 99	31 476	6,2
100 –	32 143	6,3
Unknown	13 362	2,6
Average floor space	49	.
Median floor space	40	.

Over 780,000 Finns belong to a household-dwelling unit with a free-time residence

Of all free-time residences, 422,000 were owned by private persons. Around 85,800 free-time residences were owned by heirs, companies, communities or foreigners. In all, almost 782,300 persons belonged to a household-dwelling unit that owned a free-time residence. In many municipalities, summer residents double the population of the municipality in summer.

Free-time residences are usually located near the owner's permanent residence. In total, 64 per cent of free-time residence owners had a free-time residence in their region of residence. More than 90 per cent of free-time residence owners in Åland and Lapland owned a free-time residence in the region of residence. By contrast, the free-time residences of persons residing in Uusimaa were mainly located in some other region. Only 28 per cent of Uusimaa residents owned free-time residences in Uusimaa. One-third of all free-time residence owners had a free-time residence in their municipality of domicile.

Average age of free-time residence owners is 63 years

The average age of the owners of new free-time residences completed in 2020 was 55 years, while the average age of all owners of free-time residences was 63 years in 2020. Around 24,000, or only seven per cent of all free-time residence owners were aged under 40.

Of all free-time residences, nearly 40 per cent were owned by a household-dwelling units of two adults and 11 per cent by households with children aged under 18. Fifteen per cent of free-time residences were owned by single-person households and 17 per cent by heirs, companies, communities or the owner was unknown. Almost 60 per cent of the owners of free-time residences lived in detached or semi-detached houses. Twenty-eight per cent of owners of free-time residences live in blocks of flats. Eleven per cent of free-time residence owners head out to their free-time residence from terraced houses.

Building stock 2020 (Corrected on 3 June 2021)

Most of the building stock was residential buildings

At the end of 2020 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 505 million square metres. The average gross floor area of all buildings was about 330 square metres; in other than residential buildings the average gross floor area was about 900 square metres. Residential buildings accounted for 63 per cent of the total gross floor area.

Table 3. Building by intended use, 31 December 2020

Classification of Buildings 2018	Buildings 2020	Floor area ,m2	Per cent of floor area (%)
BUILDINGS TOTAL	1 536 650	505 285 969	100,0
0110, 0111 One and two-dwelling houses	1 169 903	169 521 401	33,5
0112 Terraced houses	84 022	36 374 762	7,2
012 Blocks of flats	65 479	107 857 851	21,3
013, 014 Residential buildings for communities, Dwellings for special groups	2 604	2 988 982	0,6
03 Commercial buildings	32 030	30 602 871	6,1
04 Office buildings	10 557	20 043 480	4,0
05 Transport and communications buildings	48 200	12 635 402	2,5
06 Buildings for institutional care	6 223	11 220 632	2,2
07 Assembly buildings	14 869	10 988 244	2,2
08 Educational buildings	12 231	22 261 387	4,4
09 Industrial and mining and quarrying buildings	33 657	50 124 201	9,9
10 Energy supply buildings	6 254	2 385 524	0,5
11 Public utility buildings	7 605	1 396 667	0,3
12 Warehouses	35 939	24 636 823	4,9
13 Rescue service buildings	2 382	1 441 348	0,3
19 Other buildings	4 695	806 394	0,2

There were 1,536,650 buildings in Finland at the end of 2020. There are about 86,000 old buildings completed prior to 1921, i.e. only 6 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. 66 per cent, of the population in Finland live in buildings with one or two storeys. There were 30,800 buildings with four storeys or more and just over one million (1,349,600) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 381 such landmarks in Finland, 283 of them blocks of flat. There were 118 buildings with more than twelve storeys, 83 of them were listed in register as residential buildings.

Appendix tables

Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2020 (Corrected on 3 June 2021)

Corrected on 3 June 2021. The corrections are indicated in red.			
Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 536 650	3 124 286	5 411 922
1 - 2 storeys	1 462 189	1 792 110	3 557 380
3 - 9 storeys	58 550	1 307 053	1 821 619
10 + storeys	381	22 713	29 599
unknown number of storeys	15 530	2 410	3 324
One and two-dwelling houses	1 169 903	1 178 861	2 599 728
Terraced houses	84 022	419 694	716 105
Blocks of flats	65 479	1 467 617	2 027 141
1 - 2 storeys	20 603	164 707	213 953
3 - 9 storeys	44 434	1 279 779	1 783 235
10 + storeys	283	22 383	29 170
unknown number of storeys	159	748	783
Other buildings	217 246	58 114	68 948
1 - 2 storeys	194 414	35 901	42 768
3 - 9 storeys	9 753	20 674	24 074
10 + storeys	98	330	429
unknown number of storeys	12 981	1 209	1 677

Appendix table 2. Number of buildings by heating fuel 1970-2020

Fuel	Year						
	1970	1980	1990	2000	2010	2015	2020
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096	1 505 138	1 536 650
District- /localheat	..	48 538	105 608	130 946	164 721	180 749	204 143
Oil, gas	320 171	347 498	306 750	320 934	322 279	316 688	295 101
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 789	6 284
Electricity	41 872	178 707	357 743	455 752	554 368	578 568	589 106
Wood, peat	429 467	327 230	321 342	292 763	277 553	278 661	278 660
Ground heat	..	..	..	3 397	21 667	46 014	73 475
Other, unknown 1)	22 111	20 578	62 214	87 486	98 525	97 669	89 881
%	100,0	100,0	100,0	100,0	100,0	100,0	100,0
District- /localheat	..	5,2	9,1	10,1	11,4	12,0	13,3
Oil, gas	38,2	37,2	26,4	24,7	22,3	21,0	19,2
Coal, coke	2,9	1,3	0,8	0,6	0,5	0,5	0,4
Electricity	5,0	19,1	30,8	35,1	38,3	38,4	38,3
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,5	18,1
Ground heat	..	..	..	0,3	1,5	3,1	4,8
Other, unknown 1)	2,6	2,2	5,4	6,7	6,8	6,5 ¹⁾	5,8

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

Appendix table 3 . Number of buildings by construction material 1960-2020 (Corrected on 3 June 2021)

Corrected on 3 June 2021. The corrections are indicated in red.									
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
	2015	1 505 138	100,0	243 463	16,2	1 212 662	80,6	49 013	3,3
	2020	1 536 650	100,0	256 128	16,7	1 238 717	80,6	41 805	2,7
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
	2015	1 283 291	100,0	168 021	13,1	1 083 163	84,4	32 107	2,5
	2020	1 319 404	100,0	173 843	13,2	1 117 936	84,7	27 625	2,1
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
	2015	221 847	100,0	75 442	34,0	129 499	58,4	16 906	7,6
	2020	217 246	100,0	82 285	37,9	120 781	55,6	14 180	6,5

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Source: Buildings and Free-time Residences, Statistics Finland