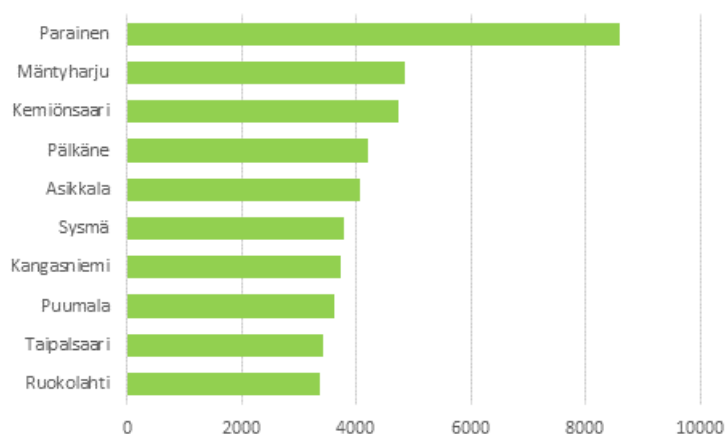


# Buildings and Free-time Residences 2015

## One in five municipalities had more free-time residences than inhabited dwellings in 2015

According to Statistics Finland, there were 501,600 free-time residences in Finland at the end of 2015. Even though the number of free-time residences is no longer growing at the same rate as in previous years, the importance of free-time residences becomes emphasised especially in municipalities where the number of permanent residents decreases. At the end of 2015, one in five municipalities had more free-time residences than inhabited dwellings. Altogether, there were 63 such municipalities, those with the highest number of free-time residences were Parainen, Mäntyharju and Kemiönsaari.

### Municipalities with more free-time residences than occupied dwellings in 2015 (those with the highest number of free-time residences)



Measured by the number of free-time residences, Mikkeli still had the highest number of free-time residences, followed by Kuopio and Parainen. The order of municipalities with the highest number of free-time residences remained unchanged in 2015. Mikkeli is the only municipality that has more than 10,000 free-time residences. Free-time residences are often located near the owner's permanent residence. One-half of journeys to free-time residences are at most 38 kilometres. The median of the journey of

people living in Uusimaa to their free-time residences is, however, over three times longer than the median for the entire country.

### **Municipalities with highest number of free-time residences in 2015**

Regional Division based on Municipalities on 1 Jan. 2016	
1. Mikkeli	10 349
2. Kuopio	9 637
3. Parainen	8 595
4. Lohja	8 414
5. Savonlinna	8 314
6. Hämeenlinna	7 872
7. Kouvola	7 740
8. Salo	7 191
9. Kuusamo	6 638
10. Raasepori	6 524
11. Pori	5 143
12. Mäntyharju	4 853
13. Kemiönsaari	4 730
14. Kangasala	4 626
15. Naantali	4 611

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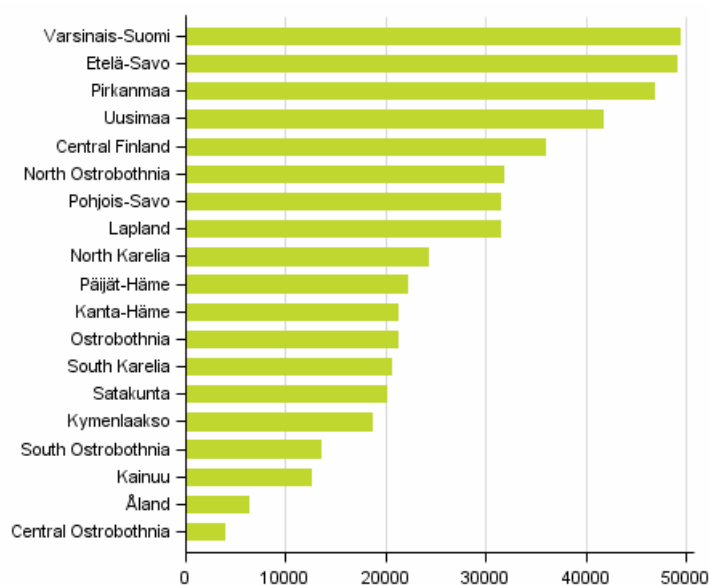
# Free-time Residences 2015

## Varsinais-Suomi was the region with the highest number of free-time residences in 2015

According to Statistics Finland, there were 501,600 free-time residences in Finland in 2015. Mikkeli was the municipality with most free-time residence, 10,349. Kuopio, Parainen, Lohja and Savonlinna had the next highest numbers of free-time residences. The order of municipalities with the highest number of free-time residences remained unchanged.

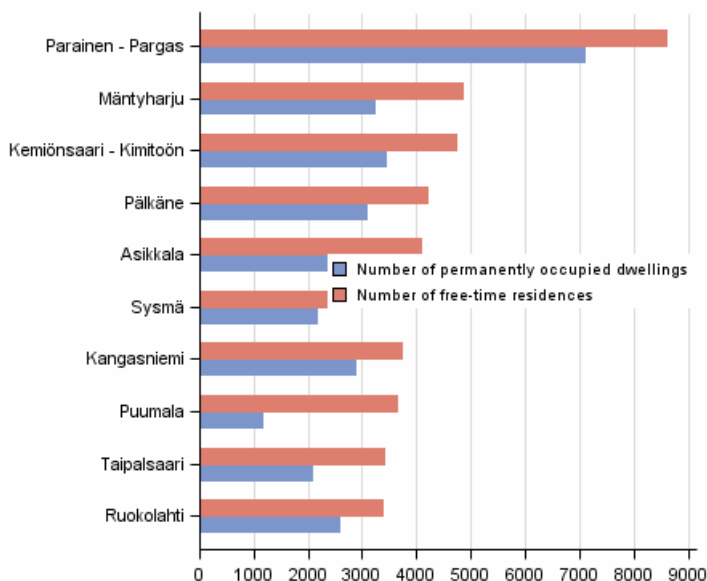
Varsinais-Suomi was the region with the highest number of free-time residences in 2015. The region of Varsinais-Suomi had a total of around 49,400 free-time residences, and the number of free-time residences also exceeded 45,000 in the regions of Etelä-Savo and Pirkanmaa. The regions of Central Ostrobothnia and Åland had the lowest numbers of free-time residences. There were 3,900 free-time residences in Central Ostrobothnia and 6,300 in Åland.

**Figure 1. Number of free-time residences by region in 2015**



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 2015, altogether 63 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities with a high number of free-time residences included Parainen, Mäntyharju, Kemiönsaari and Pälkäne. As the number of permanent residents decreases, the number of summer residents becomes emphasised in ever more municipalities. Since 2000, the number of municipalities with a majority of free-time residences has increased by around twenty, when the situation is viewed with the division of municipalities of 2016.

**Figure 2. Municipalities with more free-time residences than occupied dwellings in 2015 (those with the highest number of free-time residences)**

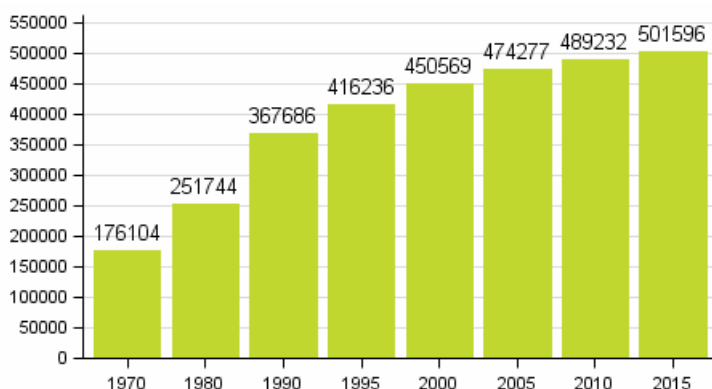


### Stock of free-time residences grew most in the 1980s

At the end of 2015, the number of free-time residences was 501,600. The number increased by 1,174 from the previous year, part of which were newbuildings and part changes in the purpose of use.

The number of free-time residences has increased fastest in the 1980s. In 1990, there were 368,000 free-time residences, which is 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 in 1970 to 2015**



The rate of construction of free-time residences has been slowing down continuously 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 pace has halved. 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.

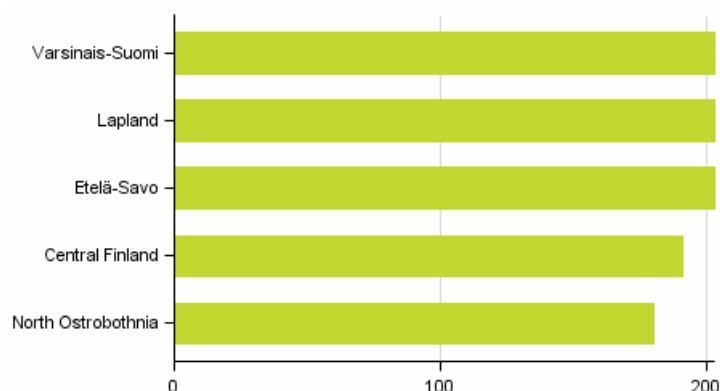
### Altogether 2,200 new free-time residences completed per year

Over 4,000 new free-time residential buildings have been completed per year in the 2000s. However, fewer new free-time residences are being built. The 2015 building stock contained around 2,200 new

free-time residences completed in 2015. All completed free-time residences are not necessarily included in the register data due to data system revisions. In the previous year, the number of newbuildings was 3,466.

During 2015, the highest numbers of new free-time residences were built in Varsinais-Suomi and Lapland. By municipality, the highest numbers of new free-time residences were built in Kuusamo, Parainen, Kemiönsaari, and Kuopio: over 30 in the year in each.

**Figure 4. Regions with highest numbers of new free-time residences built in 2015**



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

In recent years, newbuilding has been liveliest in the regions of Lapland, Etelä-Savo and Varsinais-Suomi, where, on average, around 400 new free-time residences have been built annually in the 2000s.

Since 1990, the stock of free-time residences has grown most in the region of Etelä-Savo, where it has increased by approximately 14,000 since 1990. The stock has changed least in Central Ostrobothnia, where the number of free-time residences has increased only by 1,500 since 1990 and in Åland, the number has increased by around 2,000.

## Densest summer house settlement in Kustavi and Kaskinen

Free-time residence density was the highest in Kustavi and Kaskinen, with an average of 15 to 18 free-time residences per square kilometre of land. Eight municipalities had more than ten free-time residences per square kilometre, when the number of free-time residences is compared to the land area of the municipality. The whole country had, on average, 1.7 summer cottages per square kilometre of land. Päijät-Häme, Varsinais-Suomi, Uusimaa, Kanta-Häme and Åland have more than four free-time residences per square kilometre. In North and Central Ostrobothnia, as well as Kainuu and Lapland, there was still, on 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 size 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 area of all free-time residences was 48 square metres in 2015. The known square metres of free-time residences or buildings used as leisure-time housing are included in the average floor size (the floor area of around 18,000 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 24 per cent of all free-time residences in 2015. 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 2015**

Floor area, m2	Number of free-time residences	%
Free-time residences, total	501 596	100,0
– 19	45 818	9,1
20 – 39	180 421	36,0
40 – 59	134 745	26,9
60 – 79	63 345	12,6
80 – 99	29 734	5,9
100 –	29 086	5,8
Unknown	18 447	3,7
Average floor space	48	,
Median floor space	40	,

## Nearly 793,000 Finns belong to a household-dwelling unit with a free-time residence

Of all free-time residences, 411,000 were owned by private persons. Around 91,000 free-time residences were owned by heirs, companies, communities or foreigners. In all, almost 793,000 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, 65 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, Kainuu, Lapland and North Karelia 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 29 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 62 years

The average age of the owners of new free-time residences completed in 2015 was 54 years, while the average age of all owners of free-time residences was 62 years in 2015. Around 23,000, or only seven per cent of all free-time residence owners were aged under 40.

Of all free-time residences, more than 40 per cent were owned by a household-dwelling unit of two adults and 13 per cent by households with children aged under 18. Sixteen per cent of free-time residences were owned by single-person households and 18 per cent by heirs, companies, communities or the owner was unknown. One-half of the owners of free-time residences lived in detached or semi-detached houses.

## Median distance to the free-time residence is 38 kilometres

The average distance between one's home and free-time residence was 91 kilometres and the median was 38 kilometres. Therefore, one-half of journeys to free-time residences were at most 38 kilometres. The median for the journey of those living in Uusimaa to their free-time residences was 131 kilometres and the average 168 kilometres. The median of the journey of people living in Uusimaa to their free-time residences was over three times longer than the median for the entire country and the average nearly double compared with the average for the whole country. The median for the journey of those living elsewhere than in Uusimaa to their free-time residences was 26 kilometres and the average 64 kilometres.

The journey to a free-time residence was calculated for free-time residences owned by private persons. A journey to a free-time residence refers to the linear distance between the permanent residence and free-time residence of the free-time residence owner. In 2015, the distance could be calculated for 70 per cent of the whole stock of free-time residences.



# Building stock 2015

## Most of the building stock was residential buildings

**Corrected on 16 June 2018.** The corrected number is indicated in red.

The building stock that does not include free-time residences nor agricultural production and domestic outhouse buildings, consisted of a total of 1.5 million buildings at the end of 2015. Residential buildings, of which a majority are detached houses, represented 85 per cent of the entire building stock. The total number of non-residential buildings was 222,000, or 15 per cent of the total building stock. Close on 59 per cent of residential buildings were built in or after 1970, altogether 56 per cent of detached houses and 65 per cent of blocks of flats.

At the end of 2015, the total floor area of the building stock exceeded 467 million square metres. The average floor area of buildings was around 312 square metres and that of non-residential buildings was **817** square metres. Relative to the floor area, the share of residential buildings of the total floor area was only 63 per cent. Industrial buildings accounted for the largest share of the total floor area of non-residential buildings.

**Table 2. Building by intended use, 31 December 2015**

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 505 138	100,0
A. Residential buildings	1 283 291	85,3
Detached houses	1 143 896	76,0
Attached houses	79 896	5,3
Blocks of flats	59 504	4,0
C-N Other buildings	221 847	14,7
C Commercial buildings	43 058	2,9
D Office buildings	10 828	0,7
E Traffic buildings	56 530	3,8
F Institutional buildings	8 756	0,6
G Buildings for assembly	14 151	0,9
H Educational buildings	8 935	0,6
J Industrial buildings	43 524	2,9
K Warehouses	30 429	2,0
L,N Other buildings	5 636	0,4

## The building stock grew by 7,600 buildings

At the end of 2015, there were 1,505,100 buildings in Finland. The building stock grew by 7,600 buildings from the year before. The number of buildings has increased by 342,700, or about 29 per cent, from 1990. There were around 79,000 old buildings constructed before 1921, which constitutes five per cent of the building stock. More than three-quarters of the building stock were detached houses. By contrast, blocks of flats and terraced houses accounted for less than only one-tenth of the total building stock. Measured by floor area, blocks of flats formed one-third of the total gross floor area of all residential buildings.

## Two-thirds of buildings have a single floor

Sixty-six per cent of the building stock were one-storey buildings. Measured in absolute numbers, a majority of buildings in the building stock are detached houses. Buildings with one or two storeys accounted for over 95 per cent of the entire building stock. A total of 3.6 million, or 68 per cent, of the population in Finland live in buildings with one or two storeys. There were 28,000 buildings with four storeys or

more of which a majority were residential blocks of flats. More than one million Finns (1,210,000) live in buildings with four storeys or more. Buildings with ten storeys or more are quite rare. There are approximately 310 such landmarks in Finland, around 210 of them are residential blocks of flats.

## Appendix tables

**Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2015**

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 505 138	2 934 440	5 363 637
1 - 2 storeys	1 432 488	1 726 661	3 628 221
3 - 9 storeys	55 492	1 187 380	1 706 873
10 + storeys	310	14 925	20 748
unknown number of storeys	16 848	5 474	7 795
Detached houses	1 143 896	1 151 306	2 682 165
Attached houses	79 896	400 848	709 363
Blocks of flats	59 499	1 325 820	1 892 748
1 - 2 storeys	17 438	148 465	202 401
3 - 9 storeys	41 504	1 159 280	1 665 786
10 + storeys	212	14 662	20 357
unknown number of storeys	345	3 413	4 204
Other than residential buildings	221 847	56 466	79 361
1 - 2 storeys	195 875	33 413	50 207
3 - 9 storeys	9 505	20 759	25 172
10 + storeys	98	263	391
unknown number of storeys	16 369	2 031	3 591

**Appendix table 2. Number of buildings by intended use in 1980 - 2015**

Intended use	1980	1990	2000	2010	2015
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 505 138
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 283 291
Detached houses	775 678	914 928	1 002 747	1 101 707	1 143 896
Attached houses	22 613	52 522	66 281	76 241	79 896
Blocks of flats	44 371	44 713	51 686	56 654	59 499
C-N Other buildings	92 183	150 247	178 910	211 494	221 847
C Commercial buildings	21 926	33 138	40 294	41 961	43 058
D Office buildings	7 551	9 913	11 037	10 835	10 828
E Traffic buildings	10 640	36 784	45 225	54 716	56 530
F Institutional buildings	3 992	5 796	6 978	8 058	8 756
G Buildings for assembly	6 659	10 231	12 943	13 509	14 151
H Educational buildings	7 750	8 545	9 136	8 903	8 935
J Industrial buildings	19 507	29 106	36 437	40 629	43 524
K Warehouses	8 730	5 446	6 423	27 170	30 429
L,N Other buildings	5 428	6 948	10 437	5 713	5 636

**Appendix table 3. Number of buildings by heating fuel 1970-2015**

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

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

**Appendix table 4. Number of buildings by construction material 1960-2015**

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
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
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

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Source: Buildings and Free-time Residences, Statistics Finland