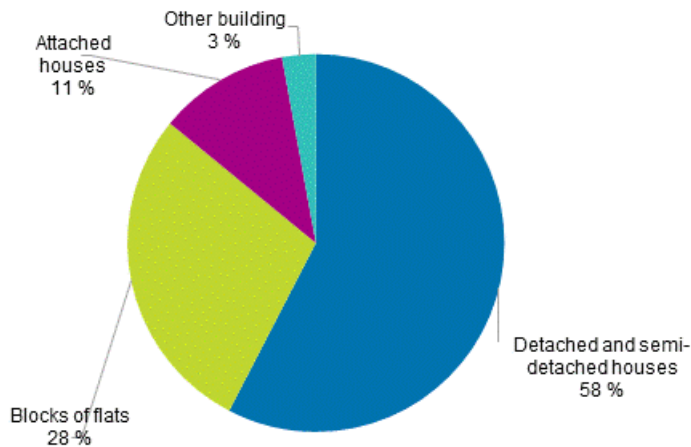


# Buildings and Free-time Residences 2018

## Free-time residence owners usually live in one- or two-dwelling houses

According to Statistics Finland, over one-half of owners of free-time residences live in detached houses, that is, one- or two-dwelling 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.

**Dwelling of free-time residence owners by type of building 2018, %**



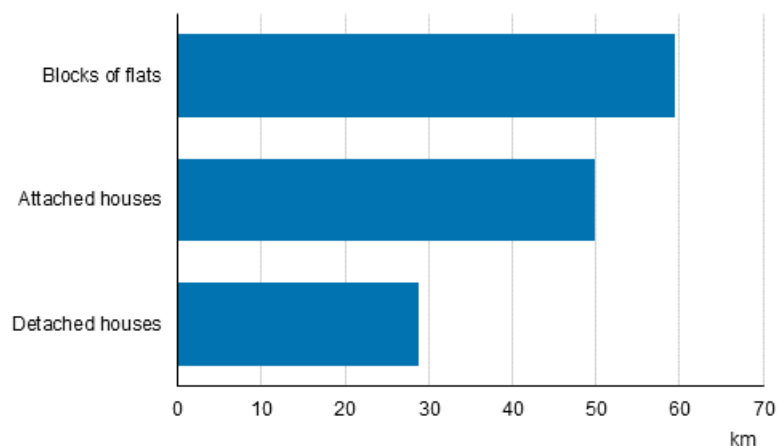
In 2018, there were 432,300 free-time residences owned by private persons. Free-time residences owned by enterprises, communities, foreigners and decedent's estates amounted to 77,500. In all, there were 509,800 free-time residences, or half a per cent more than in 2017.

## Residents of blocks of flats have the longest journey to their free-time residence

The median distance from a free-time residence owner's home to the free time residence is slightly under forty kilometres. Thus, one-half of free-time residence owners have a longer journey and one-half a shorter journey. The median journey for free-time residence owners living in detached houses is 29 kilometres.

The corresponding figure for those living in blocks of flats is around 60 kilometres, in other words, considerably longer.

**Median journey to free-time residence by type of building of owner's dwelling 2018, km**



**Kuopio is the municipality with most free-time residences**

In 2018, the number of free-time residences was highest in Kuopio, 10,800. There were almost as many free-time residences in Mikkeli, or 10,500. Parainen came third in this comparison, with 8,800 free-time residences. Other municipalities with over 8,000 free-time residences were Lohja, Savonlinna and Hämeenlinna.

**Table 1. Municipalities with highest number of free-time residences in 2018**

Regional division based on municipalities on 1 Jan. 2019	Number of free-time residences
1. Kuopio	10 805
2. Mikkeli	10 536
3. Parainen	8 820
4. Lohja	8 516
5. Savonlinna	8 455
6. Hämeenlinna	8 368
7. Kouvola	7 785
8. Salo	7 071
9. Kuusamo	6 902
10. Raasepori	6 636

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# Free-time Residences 2018

## Kuopio had the highest number of free-time residences in 2018

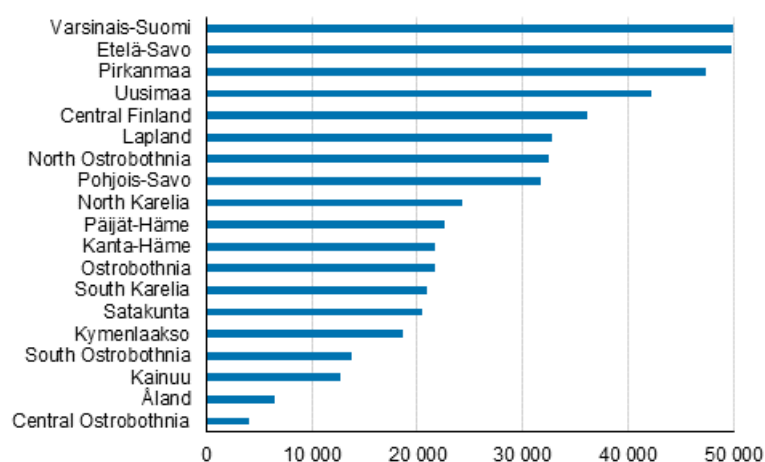
According to Statistics Finland, there were over half a million free-time residences in Finland in 2018. At the same time, Kuopio was the biggest municipality in Finland by its number of free-time residences. Mikkeli was the second biggest municipality measured by the number of free-time residences in 2018. Both Kuopio and Mikkeli have more than 10,000 free-time residences.

**Table 1. Municipalities with highest number of free-time residences in 2018**

Regional Division based on Municipalities on 1 Jan. 2019	Number of free-time residences
1. Kuopio	10 805
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3. Parainen	8 820
4. Lohja	8 516
5. Savonlinna	8 455
6. Hämeenlinna	8 368
7. Kouvola	7 785
8. Salo	7 071
9. Kuusamo	6 902
10. Raasepori	6 636
11. Pori	5 227
12. Mäntyharju	4 898
13. Kemiönsaari	4 836
14. Naantali	4 710
15. Kangasala	4 579

Varsinais-Suomi was the region with the highest number of free-time residences in 2018, around 50,000 free time residences. The number of free-time residences also exceeded 47,000 in the regions of Etelä-Savo and Pirkanmaa. The regions of Central Ostrobothnia (4,000 free time residences) and Åland (6,500 free time residences) had the lowest numbers of free-time residences.

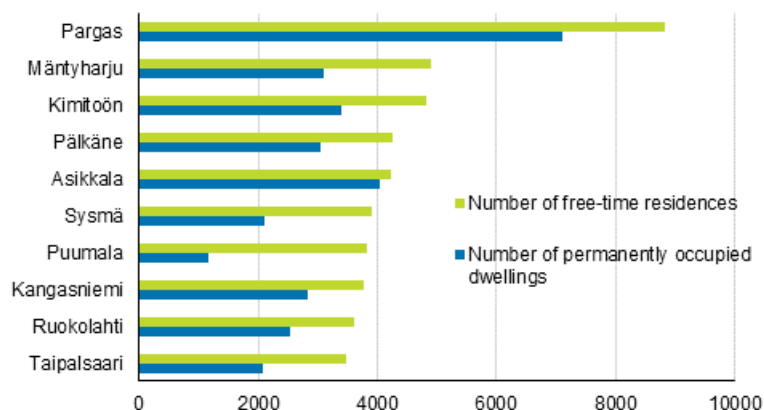
**Figure 1. Number of free-time residences by region in 2018**



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 2018, altogether 64 municipalities had more free-time residences than permanently occupied dwellings. Such municipalities were Pargas, Mäntyharju, Kimitoön 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 thirty, when the situation is viewed with the present division of municipalities of 2019.

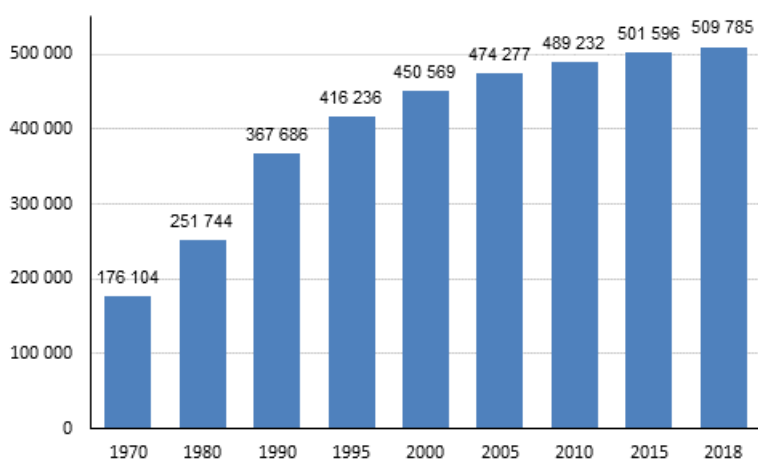
**Figure 2. Municipalities with more free-time residences than occupied dwellings in 2018 (those with the highest number of free-time residences)**



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

There were 509,800 free-time residences in Finland at the end of 2018. The number increased by 2,600 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 in 1970 to 2018**



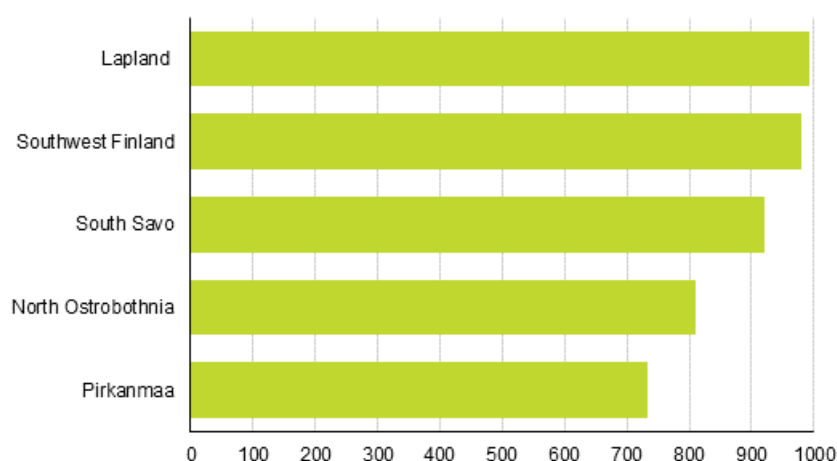
The rate of construction of free-time residences has been slowing down steadily since the early years of the 1990s. Whereas roughly 8,000 free-time residences were built every year in the early 1990s, in recent years the number has been 2,000–3,000 free-time residences per year. Through the 1990s, the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

## 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 a few thousands new free-time residential buildings were completed in 2018 (according to statistics of buildingstock).

**Figure 4. Regions with highest numbers of new free-time residences built between 2015 and 2018**



## Building of free-time residences liveliest in Lapland, Southwest Finland and South-Savo

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 over 400 per year.

Since 1990 the stock of free-time residences has grown most in South-Savo, where it has increased by approximately 14,800. The stock has changed least in Central Ostrobothnia and Åland where the number of free-time residences has increased by over 1,600 since 1990.

## Summer residences densest in Kustavi and Kaskinen

Free-time residences are densest in the municipality of Kustavi and Kaskinen with average 15–19 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. Southwest Finland, 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 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 71 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 57 square metres. The average floor of all free-time residences was 49 square metres in 2018. The known square metres of free-time residences are included in the average floor size (the floor area of around 12,000 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 41 square metres. Thus, one-half of free-time residences still have a floor area of 41 square metres or less. The share of large free-time residences with a floor area of at least 60 square metres was 26 per cent of all free-time residences in 2018. 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 2018**

Floor area, m2	Number of free-time residences	%
Free-time residences, total	509 785	100,0
– 19	45 477	8,9
20 – 39	183 111	35,9
40 – 59	138 952	27,3
60 – 79	66 828	13,1
80 – 99	32 111	6,3
100 –	31 607	6,2
Unknown	11 697	2,3
Average floor space	49	.
Median floor space	41	.

## Over 800,000 Finns belong to a household-dwelling unit with a free-time residence

Of all free-time residences, 432,300 were owned by private persons. Around 77,500 free-time residences were owned by heirs, companies, communities or foreigners. In all, almost 816,000 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, 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 2018 was 55 years, while the average age of all owners of free-time residences was 63 years in 2018. Around 24,000, or only six per cent of all free-time residence owners were aged under 40.

Of all free-time residences, over 40 per cent were owned by a household-dwelling units of two adults and 12 per cent by households with children aged under 18. Sixteen per cent of free-time residences were owned by single-person households and 15 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.

## Median distance to the free-time residence is 39 kilometres

The average distance between one's home and free-time residence was 92 kilometres and the median was 39 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 167 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 2018, the distance could be calculated for 83 per cent of the whole stock of free-time residences.



# Building stock 2018

## Most of the building stock was residential buildings

At the end of 2018 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 488 million square metres. The average gross floor area of all buildings was about 321 square metres; in other than residential buildings the average gross floor area was about 835 square metres. Residential buildings accounted for 62 per cent of the total gross floor area.

**Table 3. Building by intended use, 31 December 2018**

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 530 474	100,0
A.Residential buildings	1 300 528	85,0
Detached houses	1 157 072	75,6
Attached houses	81 981	5,4
Blocks of flats	61 475	4,0
C-X Other buildings	229 946	15,0
C Commercial buildings	44 032	2,9
D Office buildings	10 751	0,7
E Traffic buildings	57 757	3,8
F Institutional buildings	9 207	0,6
G Buildings for assembly	14 603	1,0
H Educational buildings	8 957	0,6
J Industrial buildings	46 492	3,0
K Warehouses	32 759	2,1
X Other buildings	5 388	0,4

## The building stock grew by 7,300 buildings

There were 1,530,500 buildings in Finland at the end of 2018. The building stock grew by 7,300 from the year before. The number of buildings has increased by 368,000 or by about 32 per cent, from 1990. There are about 80,000 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 29,500 buildings with four storeys or more and just over one million (1,272,000) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 326 such landmarks in Finland, 236 of them blocks of flat. There were 102 buildings with more than twelve storeys, 68 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. 2018**

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 530 474	3 042 369	5 390 540
1 - 2 storeys	1 455 907	1 756 401	3 585 973
3 - 9 storeys	57 303	1 263 765	1 774 712
10 + storeys	326	17 742	23 723
unknown number of storeys	16 938	4 461	6 132
Detached houses	1 157 072	1 163 714	2 638 241
Attached houses	81 981	412 049	712 016
Blocks of flats	61 475	1 412 391	1 966 304
1 - 2 storeys	17 885	155 686	204 497
3 - 9 storeys	43 144	1 236 527	1 735 244
10 + storeys	236	17 422	23 259
unknown number of storeys	210	2 756	3 304
Other than residential buildings	229 946	54 215	73 979
1 - 2 storeys	204 079	32 096	46 354
3 - 9 storeys	9 669	20 243	24 541
10 + storeys	90	320	464
unknown number of storeys	16 108	1 556	2 620

**Appendix table 2. Number of buildings by intended use in 1980 - 2018**

Intended use	1980	1990	2000	2010	2015	2018
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 505 138	1 530 474
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 283 291	1 300 528
Detached houses	775 678	914 928	1 002 747	1 101 707	1 143 896	1 157 072
Attached houses	22 613	52 522	66 281	76 241	79 896	81 981
Blocks of flats	44 371	44 713	51 686	56 654	59 499	61 475
C-X Other buildings	92 183	150 247	178 910	211 494	221 847	229 946
C Commercial buildings	21 926	33 138	40 294	41 961	43 058	44 032
D Office buildings	7 551	9 913	11 037	10 835	10 828	10 751
E Traffic buildings	10 640	36 784	45 225	54 716	56 530	57 757
F Institutional buildings	3 992	5 796	6 978	8 058	8 756	9 207
G Buildings for assembly	6 659	10 231	12 943	13 509	14 151	14 603
H Educational buildings	7 750	8 545	9 136	8 903	8 935	8 957
J Industrial buildings	19 507	29 106	36 437	40 629	43 524	46 492
K Warehouses	8 730	5 446	6 423	27 170	30 429	32 759
X Other buildings	5 428	6 948	10 437	5 713	5 636	5 388

**Appendix table 3. Number of buildings by heating fuel 1970-2018**

Fuel	Year						
	1970	1980	1990	2000	2010	2015	2018
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096	1 505 138	1 530 474
District- /localheat	..	48 538	105 608	130 946	164 721	180 749	196 366
Oil, gas	320 171	347 498	306 750	320 934	322 279	316 688	305 761
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 789	6 590
Electricity	41 872	178 707	357 743	455 752	554 368	578 568	589 726
Wood, peat	429 467	327 230	321 342	292 763	277 553	278 661	274 070
Ground heat	..	..	..	3 397	21 667	46 014	61 275
Other, unknown 1)	22 111	20 578	62 214	87 486	98 525	97 669	96 686
%	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	12,8
Oil, gas	38,2	37,2	26,4	24,7	22,3	21,0	20,0
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	38,5
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,5	17,9
Ground heat	..	..	..	0,3	1,5	3,1	4,0
Other, unknown 1)	2,6	2,2	5,4	6,7	6,8	6,5 <sup>1)</sup>	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 1960-2018**

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
	2018	1 530 474	100,0	252 073	16,5	1 232 521	80,5	45 880	3,0
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
	2018	1 300 528	100,0	172 062	13,2	1 099 303	84,5	29 163	2,2
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
	2018	229 946	100,0	80 011	34,8	133 218	57,9	16 717	7,3

**Appendix table 5. Number of privately owned free-time residences by owner 2018**

Location of free-time residence	Owner lives in the region	Owner does not live in the region	All free-time residences owned by private owners	Share of free-time residences owned by out-of-towners	Free-time residences owned by death estates, enterprises, communities or foreigners	All free-time residences
Åland	3 355	351	3 706	9,5	2 803	6 509
South Karelia	10 623	7 329	17 952	40,8	2 990	20 942
South Ostrobothnia	7 685	4 150	11 835	35,1	1 862	13 697
Etelä-Savo	16 767	27 509	44 276	62,1	5 616	49 892
Kainuu	6 359	4 767	11 126	42,8	1 610	12 736
Kanta-Häme	8 261	10 671	18 932	56,4	2 810	21 742
Central Ostrobothnia	2 224	850	3 074	27,7	946	4 020
Central Finland	17 393	14 052	31 445	44,7	4 632	36 077
Kymenlaakso	8 969	7 442	16 411	45,3	2 254	18 665
Lapland	13 910	10 879	24 789	43,9	7 971	32 760
Pirkanmaa	28 922	12 354	41 276	29,9	6 087	47 363
Ostrobothnia	14 843	2 830	17 673	16,0	4 018	21 691
North Karelia	14 327	7 035	21 362	32,9	2 860	24 222
North Ostrobothnia	20 315	5 803	26 118	22,2	6 397	32 515
Pohjois-Savo	18 736	8 598	27 334	31,5	4 425	31 759
Päijät-Häme	9 372	10 310	19 682	52,4	2 871	22 553
Satakunta	13 062	4 570	17 632	25,9	2 757	20 389
Uusimaa	33 242	1 886	35 128	5,4	7 089	42 217
Varsinais-Suomi	28 839	13 700	42 539	32,2	7 497	50 036

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Source: Buildings and Free-time Residences, Statistics Finland