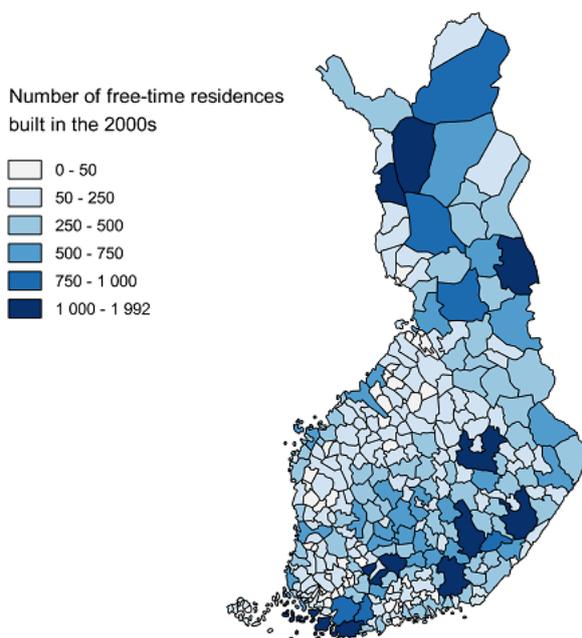


Buildings and Free-time Residences 2019

Most free-time residences were built in Kuusamo in the 2000s

According to Statistics Finland, there were 511,900 free-time residences in Finland in 2019, over 2,000 more than in the year before. Around 95 per cent of free-time residences were owned by private persons or heirs. In the 2000s, the highest numbers of free-time residences have been built in Lapland and South Savo, over 8,000 in both regions.

New free-time residences built in the 2000s by municipality



Only around one thousand free-time residences were built in Åland and Central Ostrobothnia. Among municipalities, the highest numbers of new free-time residences were built in Kuusamo, Mikkeli and Savonlinna, over 1,500 in 2000 to 2019. More than one thousand free-time residences were built in eleven municipalities. In 2010 to 2019, a total of 34 per cent fewer new free-time residences were completed than

in the previous decade. During 2010 to 2019, altogether 32,500 new free-time residences were completed, while during 2000 to 2009 the number of new free-time residences was 48,900.

As in the previous years, Kuopio and Mikkeli had the highest numbers of free-time residences in 2019. Among the municipalities with the highest numbers of free-time residences, there were two, Parainen and Kuusamo, with a household-dwelling population of under 15,000 in 2019.

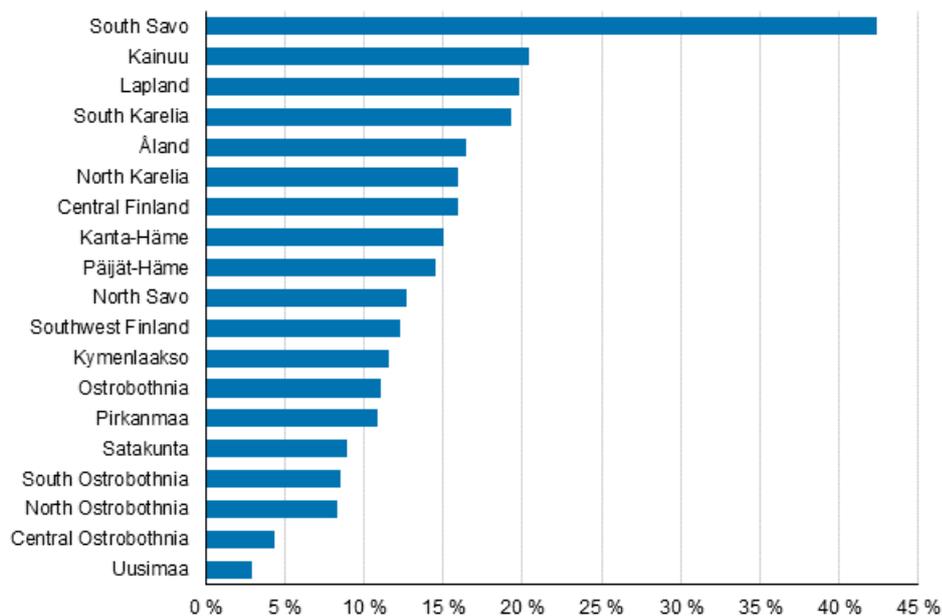
Municipalities with highest number of free-time residences in 2019

	Regional division based on municipalities on 1 Jan. 2020	Number of free-time residences
1.	Kuopio	10 847
2.	Mikkeli	10 558
3.	Parainen	8 904
4.	Lohja	8 500
5.	Savonlinna	8 492
6.	Hämeenlinna	8 423
7.	Kouvola	7 795
8.	Salo	7 058
9.	Kuusamo	6 964
10.	Raasepori	6 672

Most summer residents relative to the household-dwelling population in South Savo

There were close on 560,000 summer residents in Finland in 2019. Examined by region, the share of summer residents relative to the household-dwelling population was highest in South Savo, where the share of summer residents among the household-dwelling population in the region was 42 per cent. Of the municipalities of South Savo, the highest numbers of summer residents were found in Puumala and Hirvensalmi, where the number of summer residents is over double that of the household-dwelling population. In Kainuu, Lapland and South Karelia, the share of summer residents was around 20 per cent relative to the size of the household-dwelling population. The share of summer residents relative to the household-dwelling population was lowest in Uusimaa, where summer residents made up only three per cent of the household-dwelling population. Of municipalities, the number of summer residents was highest in Kustavi in Southwest Finland, where the number of summer residents was nearly five times higher than that of the household-dwelling population.

Share of summer residents of the household-dwelling population in 2019, %



The number of summer residents is calculated from the total number of persons in the household-dwelling unit that owns the free-time residence. Persons whose free-time residence is located in the municipality of residence are not included in the number of summer residents. If a person from another municipality owns more than one free-time residence in the same municipality, the persons in that household-dwelling unit have been counted as summer residents in the municipality only once. Free-time residences owned by heirs, jointly owned or owned by foreigners could not be taken into account when calculating the number of summer residents.

Contents

Free-time Residences 2019.....	5
Kuopio had the highest number of free-time residences in 2019.....	5
Stock of free-time residences grew most in the 1980s.....	6
Altogether 2,000 new free-time residences completed per year.....	6
Summer residences densest in Kustavi, Kaskinen and Naantali.....	7
Average size of free-time residences 49 square metres.....	7
Over 800,000 Finns belong to a household-dwelling unit with a free-time residence.....	7
Average age of free-time residence owners is 63 years.....	8
Median distance to the free-time residence is 39 kilometres.....	8
Building stock 2019.....	9
Most of the building stock was residential buildings	9
The building stock grew by 7,700 buildings.....	9
Two-thirds one-storey buildings	9

Tables

Table 1. Municipalities with highest number of free-time residences in 2019.....	5
Table 2. Free-time residences by floor area in 2019.....	7
Table 3. Building by intended use, 31 December 2019.....	9

Appendix tables

Appendix table 1. Number of buildings, dwellings and persons by type of building and number of storeys 31 Dec. 2019.....	10
Appendix table 2. Number of buildings by intended use in 1980 - 2019.....	10
Appendix table 3. Number of buildings by heating fuel 1970-2019.....	10
Appendix table 4. Number of buildings by construction material 1960-2019.....	11
Appendix table 5. Number of privately owned free-time residences by owner 2019 (Appendix table was corrected 27 May 2020. The corrected numbers are indicated in red).....	12

Figures

Figure 1. Number of free-time residences by region in 2019.....	5
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2019 (those with the highest number of free-time residences).....	6
Figure 3. Number of free-time residences in 1970 to 2019.....	6

Free-time Residences 2019

Kuopio had the highest number of free-time residences in 2019

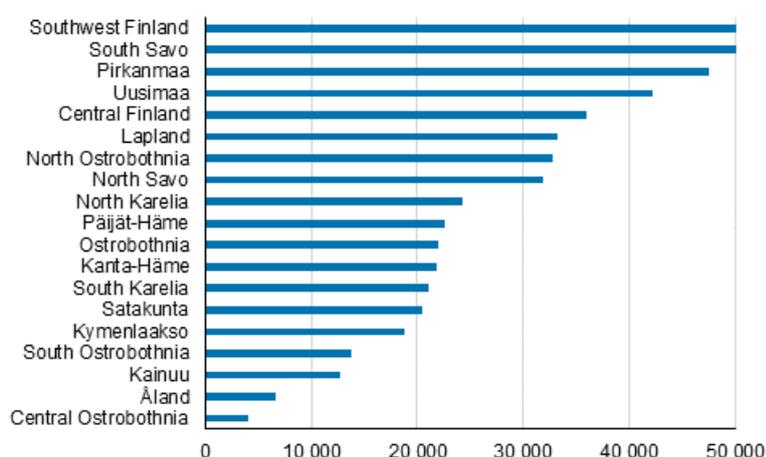
According to Statistics Finland, there were over half a million free-time residences in Finland in 2019. At the same time, Kuopio was the biggest municipality in Finland by its number of free-time residences. Mikkeli was the second biggest municipality measured by the number of free-time residences in 2019. Both Kuopio and Mikkeli have more than 10,000 free-time residences.

Table 1. Municipalities with highest number of free-time residences in 2019

Regional Division based on Municipalities on 1 Jan. 2020	Number of free-time residences
1. Kuopio	10 847
2. Mikkeli	10 558
3. Parainen	8 904
4. Lohja	8 500
5. Savonlinna	8 492
6. Hämeenlinna	8 423
7. Kouvola	7 795
8. Salo	7 058
9. Kuusamo	6 964
10. Raasepori	6 672
11. Pori	5 266
12. Mäntyharju	4 913
13. Kemiönsaari	4 865
14. Naantali	4 734
15. Kangasala	4 592

Varsinais-Suomi and Etelä-Savo were the region with the highest number of free-time residences in 2019, around 50,100 free time residences in both region. The regions of Central Ostrobothnia (4,100 free time residences) and Åland (6,550 free time residences) had the lowest numbers of free-time residences.

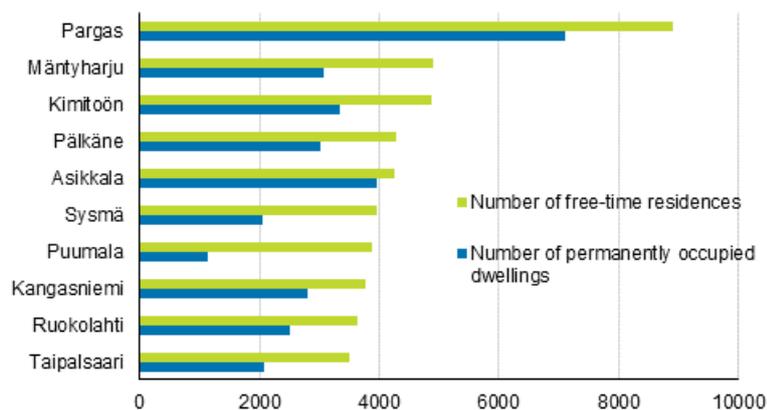
Figure 1. Number of free-time residences by region in 2019



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 2019, 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 2020.

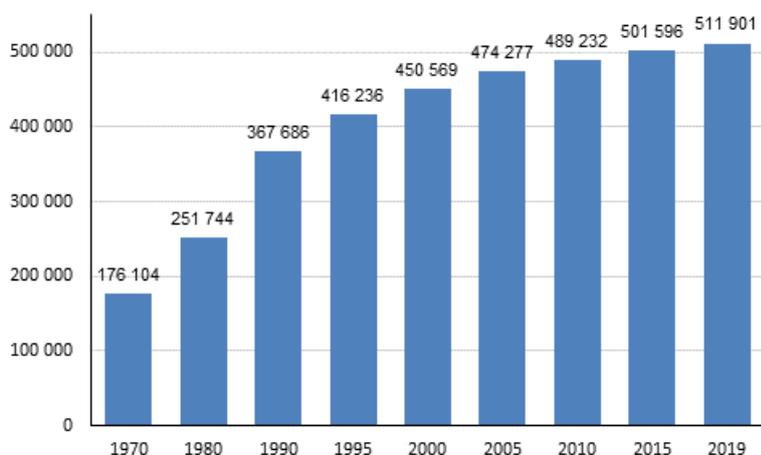
Figure 2. Municipalities with more free-time residences than occupied dwellings in 2019 (those with the highest number of free-time residences)



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

There were 511,900 free-time residences in Finland at the end of 2019. The number increased by 2,000 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 2019



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 2019. 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.

Summer residences densest in Kustavi, Kaskinen and Naantali

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 nine 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 2019. 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 2019. 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 2019

Floor area, m ²	Number of free-time residences	%
Free-time residences, total	511 901	100,0
– 19	45 318	8,9
20 – 39	183 006	35,8
40 – 59	139 568	27,3
60 – 79	67 516	13,2
80 – 99	32 730	6,4
100 –	32 188	6,3
Unknown	11 575	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, 434,600 were owned by private persons. Around 77,300 free-time residences were owned by heirs, companies, communities or foreigners. In all, almost 816,800 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. Nearly 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 2019 was 54 years, while the average age of all owners of free-time residences was 63 years in 2019. Around 24,000, or only six 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 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. 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.

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 39 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 2019, the distance could be calculated for 83 per cent of the whole stock of free-time residences.

Building stock 2019

Most of the building stock was residential buildings

At the end of 2019 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 495 million square metres. The average gross floor area of all buildings was about 324 square metres; in other than residential buildings the average gross floor area was about 843 square metres. Residential buildings accounted for 62 per cent of the total gross floor area.

Table 3. Building by intended use, 31 December 2019

	Buildings	Per cent of total buildings (%)
BUILDINGS TOTAL	1 538 172	100,0
A.Residential buildings	1 307 954	85,0
Detached houses	1 163 106	75,6
Attached houses	82 651	5,4
Blocks of flats	62 197	4,0
C-X Other buildings	230 218	15,0
C Commercial buildings	44 255	2,9
D Office buildings	10 704	0,7
E Traffic buildings	56 550	3,7
F Institutional buildings	9 301	0,6
G Buildings for assembly	14 695	1,0
H Educational buildings	8 945	0,6
J Industrial buildings	47 325	3,1
K Warehouses	33 245	2,2
X Other buildings	5 198	0,3

The building stock grew by 7,700 buildings

There were 1,538,200 buildings in Finland at the end of 2019. The building stock grew by 7,700 from the year before. The number of buildings has increased by 376,000 or by about 32 per cent, from 1990. There are about 80,500 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. 66 per cent, of the population in Finland live in buildings with one or two storeys. There were 30,200 buildings with four storeys or more and just over one million (1,321,000) Finns lived in them. Buildings with ten storeys and more are quite rare. There are approximately 355 such landmarks in Finland, 263 of them blocks of flat. There were 112 buildings with more than twelve storeys, 77 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. 2019

Type of building, Number of storeys	Buildings	Dwellings	Persons (dwelling population)
Total	1 538 172	3 075 628	5 399 397
1 - 2 storeys	1 463 593	1 761 583	3 567 912
3 - 9 storeys	57 959	1 291 869	1 801 664
10 + storeys	355	19 869	26 337
unknown number of storeys	16 265	2 307	3 484
Detached houses	1 163 106	1 165 339	2 621 398
Attached houses	82 651	415 249	712 623
Blocks of flats	62 197	1 442 543	1 994 450
1 - 2 storeys	18 009	157 130	204 556
3 - 9 storeys	43 818	1 265 077	1 763 030
10 + storeys	263	19 619	25 975
unknown number of storeys	107	717	889
Other than residential buildings	230 218	52 497	70 926
1 - 2 storeys	204 692	30 989	44 477
3 - 9 storeys	9 717	19 915	23 895
10 + storeys	92	250	362
unknown number of storeys	15 717	1 343	2 192

Appendix table 2. Number of buildings by intended use in 1980 - 2019

Intended use	1980	1990	2000	2010	2015	2019
BUILDINGS TOTAL	934 845	1 162 410	1 299 624	1 446 096	1 505 138	1 538 172
A. Residential buildings	842 662	1 012 163	1 120 714	1 234 602	1 283 291	1 307 954
Detached houses	775 678	914 928	1 002 747	1 101 707	1 143 896	1 163 106
Attached houses	22 613	52 522	66 281	76 241	79 896	82 651
Blocks of flats	44 371	44 713	51 686	56 654	59 499	62 197
C-X Other buildings	92 183	150 247	178 910	211 494	221 847	230 218
C Commercial buildings	21 926	33 138	40 294	41 961	43 058	44 255
D Office buildings	7 551	9 913	11 037	10 835	10 828	10 704
E Traffic buildings	10 640	36 784	45 225	54 716	56 530	56 550
F Institutional buildings	3 992	5 796	6 978	8 058	8 756	9 301
G Buildings for assembly	6 659	10 231	12 943	13 509	14 151	14 695
H Educational buildings	7 750	8 545	9 136	8 903	8 935	8 945
J Industrial buildings	19 507	29 106	36 437	40 629	43 524	47 325
K Warehouses	8 730	5 446	6 423	27 170	30 429	33 245
X Other buildings	5 428	6 948	10 437	5 713	5 636	5 198

Appendix table 3. Number of buildings by heating fuel 1970-2019

Fuel	Year						
	1970	1980	1990	2000	2010	2015	2019
Buildings total	837 948	934 845	1 162 410	1 299 490	1 446 096	1 505 138	1 538 172
District- /localheat	..	48 538	105 608	130 946	164 721	180 749	200 817
Oil, gas	320 171	347 498	306 750	320 934	322 279	316 688	300 239
Coal, coke	24 328	11 794	8 753	7 986	6 983	6 789	6 440
Electricity	41 872	178 707	357 743	455 752	554 368	578 568	593 624
Wood, peat	429 467	327 230	321 342	292 763	277 553	278 661	272 249
Ground heat	..	..	..	3 397	21 667	46 014	68 033
Other, unknown 1)	22 111	20 578	62 214	87 486	98 525	97 669	96 770
%	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	13,1
Oil, gas	38,2	37,2	26,4	24,7	22,3	21,0	19,5
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	38,6
Wood, peat	51,3	35,0	27,6	22,5	19,2	18,5	17,7
Ground heat	..	..	..	0,3	1,5	3,1	4,4
Other, unknown 1)	2,6	2,2	5,4	6,7	6,8	6,5 ¹⁾	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 1960-2019

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
	2019	1 538 172	100,0	254 124	16,5	1 245 689	81,0	38 359	2,5
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
	2019	1 307 954	100,0	173 100	13,2	1 112 862	85,1	21 992	1,7
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
	2019	230 218	100,0	81 024	35,2	132 827	57,7	16 367	7,1

Appendix table 5. Number of privately owned free-time residences by owner 2019 (Appendix table was corrected 27 May 2020. The corrected numbers are indicated in red)

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	3 401	354	3 755	9,4	2 792	6 547
South Karelia	10 528	7 424	17 952	41,4	3 109	21 061
South Ostrobothnia	7 746	4 183	11 929	35,1	1 817	13 746
Etelä-Savo	16 602	27 808	44 410	62,6	5 691	50 101
Kainuu	6 332	4 827	11 159	43,3	1 606	12 765
Kanta-Häme	8 313	10 800	19 113	56,5	2 702	21 815
Central Ostrobothnia	2 333	908	3 241	28,0	859	4 100
Central Finland	17 261	14 169	31 430	45,1	4 564	35 994
Kymenlaakso	8 987	7 518	16 505	45,5	2 265	18 770
Lapland	14 075	11 126	25 201	44,1	7 985	33 186
Pirkanmaa	28 942	12 485	41 427	30,1	6 118	47 545
Ostrobothnia	15 065	2 888	17 953	16,1	3 987	21 940
North Karelia	14 307	7 097	21 404	33,2	2 869	24 273
North Ostrobothnia	20 561	5 907	26 468	22,3	6 247	32 715
Pohjois-Savo	18 713	8 692	27 405	31,7	4 458	31 863
Päijät-Häme	9 318	10 444	19 762	52,8	2 886	22 648
Satakunta	12 964	4 614	17 578	26,2	2 893	20 471
Uusimaa	33 390	1 889	35 279	5,4	6 973	42 252
Varsinais-Suomi	28 825	13 796	42 621	32,4	7 488	50 109

Inquiries

Anu Rämö 029 551 3450
Arja Tiihonen 029 551 3272
Director in charge:
Jari Tarkoma

info@stat.fi
www.stat.fi

Source: Buildings and Free-time Residences, Statistics Finland