

Construction and housing

1. Housing conditions

Half the population live in one-family houses

On 1 January 2002, 98 per cent of the Danish population comprising a total of 5,368,000 persons live in actual dwellings, i.e. year-round dwellings. About half the population live in one-family houses and farm houses, while less than a third live multi-dwelling buildings.

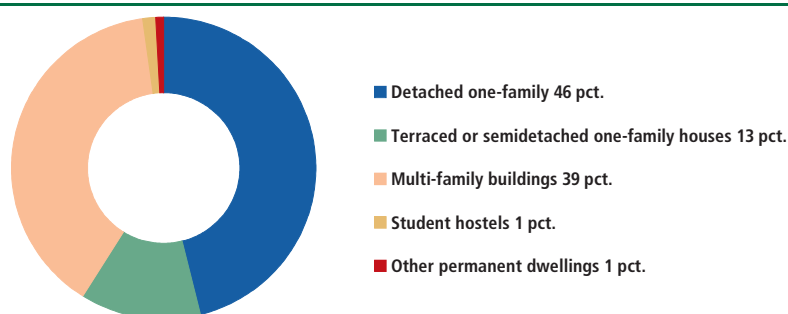
Out of the approximately 2.5 million dwellings in Denmark, 41 per cent are detached one-family houses, 39 per cent are dwellings in multi-family buildings, 13 per cent are terraced or semidetached one-family houses and 5 per cent are farm houses. The dwellings comprise 2.4 million households, i.e. one or more persons living at the same address, regardless of family connections.

Since 1981, the proportion of privately owned dwellings (dwellings owned by individuals, joint stock companies, independent institutions) have declined from 80 per cent to 72 per cent. Similarly, the proportion of dwellings owned by private housing societies have increased from 1 per cent to 7 per cent. Dwellings owned by non-profit housing associations have increased from 15 per cent to 20 per cent.

The proportion of privately owned one-family houses make up 98 per cent of all one-family houses, while 50 per cent of dwellings in multi-family buildings and 48 per cent of terraced or semidetached one-family houses are privately owned.

Figure 1

Dwelling stock by type of building, 1 January 2002



Dwellings increase in size

In 2002, the average dwelling size among the total stock of actual dwellings was 109.1 m² compared to 106.4 m² in 1981. The average size of a one-family house has increased from 131.3 m² to 138.8 m², while the average size of multi-family buildings has increased from 73.8 m² to 75.5 m². However, the average size of terraced or semidetached one-family houses has declined from 97.9 m² to 91.0 m².

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Fewer persons per household

Since 1981, the average household size has decreased from 2.50 to 2.18 persons. For one-family houses the average household size has decreased from 2.90 to 2.62 persons, while the average household size has decreased from 2.90 to 2.62 persons in multi-family houses and from 2.60 to 2.02 persons in terraced or semi-detached houses. Households comprise all persons, regardless of family connections, i.e. tenants are included in the household.

73 per cent of all households did not include children

A total of approximately 1.8 million or 73 per cent of households did not include children. Among this group, only 44 per cent lived in multi-family houses, while 36 per cent lived in detached one-family houses and 13 per cent lived in terraced or semi-detached one-family houses.

Families with children live more frequently in detached one-family houses

A total of 649,000 households include children, these households have different living arrangements than those without children. Among this group only 24 per cent lived in multi-family houses, while 56 per cent lived in detached one-family houses and 13 per cent lived in terraced and semi-detached one-family houses.

Single women with children live typically in multi-family buildings

Of the 87,000 single women with children, 56 per cent lived in multi-family houses, while this was only true for 16 per cent of married couples with children. Instead, 66 per cent of all married couples with children lived in detached one-family houses, while only 18 per cent of all single women with children lived in this type of dwelling.

Fewer households with installation deficiencies

The period since 1980 has involved significant modernisation of the existing dwelling stock, a process, which has been concurrent with the development of district and central heating and natural gas. On 1 January 2002, a total of 150,000 households lived in dwellings with at least one installation deficiency, corresponding to 6 per cent of all households in actual dwellings. At the time of the housing survey of 1 January 1981, 17 per cent of the households lived in dwellings with at least one installation deficiency.

Lack of bath the most frequent installation deficiency

Lack of bath or shower was the most frequent installation deficiency, as 84 per cent of all households with installation deficiencies did not have their own bath or shower. Moreover, 28 per cent of all households had no kitchen, 22 per cent had no central heating and 22 per cent had no toilet.

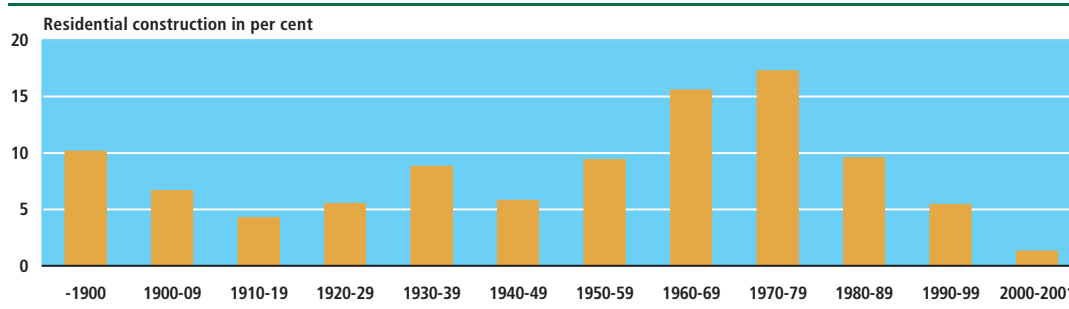
2. Residential construction

90 per cent of all dwellings are from the 20th century

Of all the 2.5 million dwellings in Denmark, approximately 90 per cent were built during the 20th century. As shown in Figure 2, only 10 per cent of all Danish dwellings were built before 1900.

Construction and housing

Figure 2 Dwelling stock by year of construction, 1 January 2002



The decades with the lowest construction rates are those decades in which the two World Wars occurred. Only 4.3 per cent and 5.9 per cent of the existing dwelling stock were built during the periods 1910-19 and 1940-49, respectively. The main reason for this is that residential construction activity was low during WWI and WWII.

One third of all dwellings is from the 1960s and 70s

The greatest proportion of Danish dwellings was built during the 1960s and 1970s. Thus, 16 per cent of all dwellings were built during the 1960s, and 17 per cent were constructed during the 1970s. This means that more than a third of all Danish dwellings were built during the period from 1960 to 1979. The number of buildings completed during these years is a clear indication of the growth experienced in Denmark at that time; building activity culminated in 1973, where 56,000 new buildings were completed.

The significant increase in the dwelling stock in Denmark during this period is also linked to a greater demand for dwellings. This increased demand was caused by a change in family patterns and by the fact that young people moved away from home at an earlier age than was previously the case.

Less residential construction during the 1980s and 1990s

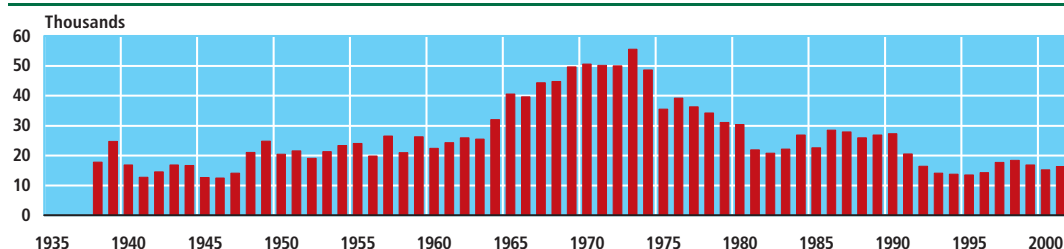
The proportion of dwellings constructed during the 1980s was comparatively low as a result of the general economic recession; 10 per cent. The proportion constructed during the period from 1990 to 2000 was even smaller; only 6.2 per cent. However, construction rates have increased slightly towards the end of the 1990s - particularly with regard to detached one-family houses.

New dwellings completed

The highest number of new dwellings was completed during the period from 1964 to 1980, with more than 30,000 new dwellings completed each year. During a six-year period from 1969 to 1974, more than 50,000 dwellings were completed each year. These figures have not been matched since then. During the period from 1974 to 1991, between 20,000 and 50,000 dwellings were completed yearly. Since 1992, the number of new dwellings has come to less than 20,000 a year.

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Figure 3 Dwellings completed 1938-2001



Note: the figures provided on the dwellings completed in 1998-2001 are preliminary statistics only.

3. Construction and the Danish economy

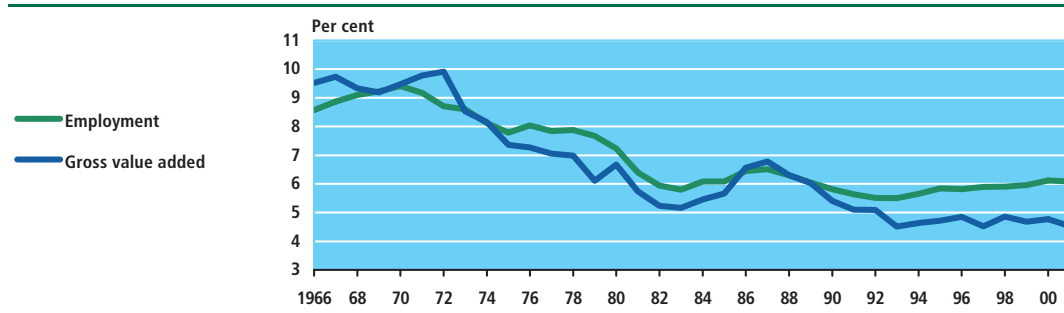
Value added

The significance of the construction sector in the overall Danish economy can be described by means of central statistics from the national accounts. Figure 4 illustrates the proportionate significance of the construction sector in the overall Danish economy by means of the gross value added in fixed prices. The significance of this sector has fallen dramatically during the period from 1966-2001. The construction sector's proportion of the total gross value added reached a peak in 1972 at 9.9 per cent. This proportion subsequently dwindled until 1983, and after a small increase in the mid-1980s it dropped to 4.5 per cent in 2001.

Construction employment

The proportion of the construction sector with regard to total employment has developed concurrently with the significance of construction in the overall Danish economy. Since the employment rate peaked in 1970 at 9.4 per cent of total employment, this proportion declined until 1983. During the period until 1987, construction accounted for an increasing proportion of total employment. This was, however, followed by a new period of decline, with the lowest proportion being observed in 1993. During the last five years, this share has shown some slight increase, and in 2001 construction accounted for 6.1 per cent of total employment.

Figure 4 Construction in relation to total activities 1966-2001



Construction and housing

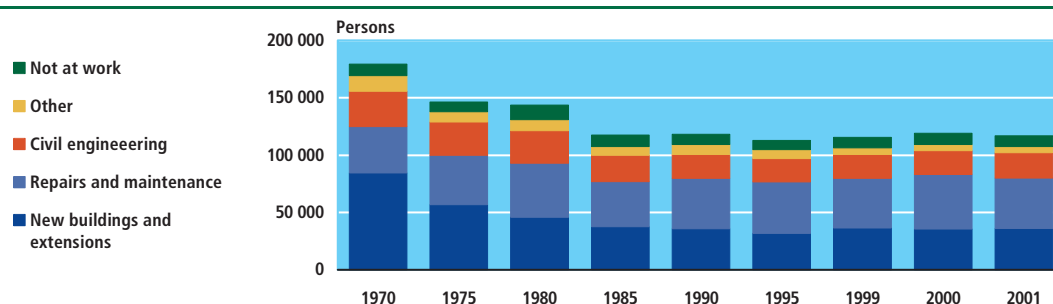
4. Construction employment by activity

Construction employment in decline

The proportion employed in the construction sector in relation to total employment is not the only figure, which is in decline. Actual employment among wage earners and working masters within construction has been in decline since 1970. The total number has fallen from 179,000 in 1970 to 117,000 in 2001. Employment remained at a constant level throughout the 1990s.

Figure 5

Employed wage earners and working masters in construction, by activity



Note: the years stated constitute simple averages of the quarterly surveys, where employment is calculated on a specific day in the middle of the quarter.

Fall in employment on new buildings

Employment on new buildings has fallen from 84,000 in 1970 to 36,000 in 2001. Thus, the employment statistics are consistent with the reduction in residential construction activity. The number of employed wage earners and working masters employed within repairs and maintenance has remained at a constant level of between 39,000 and 47,000 individuals during the entire period. However, in 2000 the number of people employed within repairs and maintenance was 47,000 as a result of the violent storm in December 1999.

Relatively greater employment within repairs and maintenance

Development within construction has caused a decrease in the relative significance of new buildings when compared to repairs and maintenance. In 1970, 47 per cent of those employed within construction worked on new buildings, while 23 per cent were employed on repairs. In 2001, a shift occurred in the relative balance between the two types of construction activity: 31 per cent of those employed within construction worked on new buildings, while 38 per cent worked on repairs and maintenance.

Civil engineering

During the period 1970 to 2001, the number of people employed on civil engineering projects has fallen from 31,000 to 22,000.

Construction and housing

5. Building costs

Increase in total building costs

Statistics Denmark has calculated building costs since 1920. The present regulating index has 1987 as its base year and illustrates developments within total building costs and by the cost of material and labour.

The total building costs have increased by 60 per cent from 1987 to 2001. During this period, the costs of materials have increased by 57 per cent and the costs of labour by 70 per cent. During the period from 1988 to 1997, the materials index saw greater increases than the labour index. Subsequently the development in wages has been significantly higher.

Figure 6

Regulating index for residential construction, January 1987=100

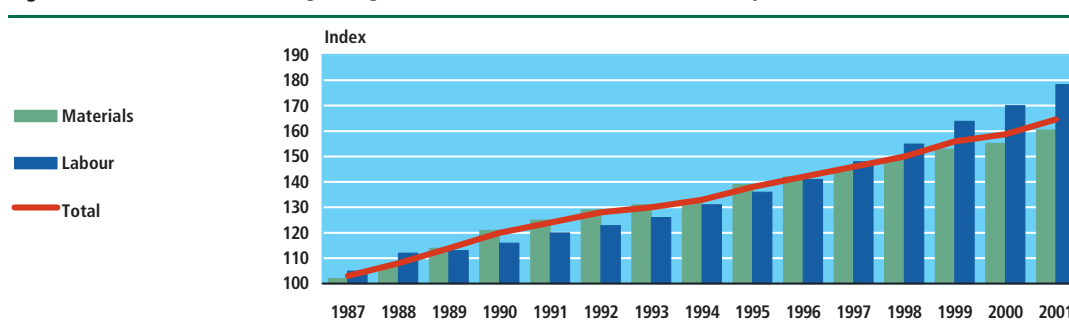


Table 307

Building stock 2002

	Number of buildings	Type of heating installation				Utilised floor space (excl. area not used for habitation or business) ³	Gross floor space (incl. cellars, but excl. attics which cannot be utilised) ⁴
		District heating	Central heating	Heating stoves, electricity etc. ²	None or not known		
1. January							
		thousand m ²					
Building stock, total ¹	2 442 792	214 511	190 537	42 578	139 947	460 856	659 226
Building stock by principal use							
Residential buildings, total	1 454 024	143 679	112 533	20 437	161	195 451	331 909
Farmhouses and detached one-family houses	1 157 469	56 372	93 032	16 182	79	143 438	197 843
Terraced houses, etc.	200 496	19 199	7 711	2 650	13	23 903	32 797
Multi-family buildings	84 700	64 183	9 730	1 409	26	23 836	93 698
Other residential buildings	11 359	3 925	2 060	196	43	4 274	7 571
Industrial and commercial buildings	705 697	45 047	65 529	7 308	137 248	221 431	265 631
Non-residential farm buildings	498 751	1 109	13 080	954	113 823	122 128	131 234
Factories, workshops, etc.	71 157	9 791	30 128	2 746	9 041	46 220	53 509
Building for public administration, distributive and professional trades	72 588	28 497	17 513	2 236	6 734	37 322	60 044
Other industrial and commercial buildings	63 201	5 650	4 808	1 372	7 650	15 761	20 844
Other buildings, total	283 071	25 782	12 474	14 833	2 537	43 974	61 686
Buildings for institutional, educational, and cultural use, etc.	45 079	22 580	9 814	1 136	1 301	24 113	39 774
Holiday dwellings	199 833	58	608	12 288	257	13 026	13 715
Other buildings for leisure	38 159	3 144	2 052	1 409	979	6 835	8 197
Counties							
Copenhagen Municipality	47 754	33 019	2 533	1 091	815	12 420	45 223
Frederiksberg Municipality	6 011	5 532	709	139	78	1 767	7 926
Copenhagen County	156 098	18 467	26 108	2 176	1 665	31 402	57 916
Frederiksborg County	158 495	7 533	14 974	4 793	3 445	24 800	34 916
Roskilde County	89 021	4 725	10 238	1 907	2 845	16 159	21 860
West Zealand County	188 655	6 415	13 716	5 107	9 428	29 162	38 615
Storstrøm County	157 394	6 406	11 404	4 392	8 865	26 151	34 472
Bornholm County	34 132	1 254	2 109	714	1 937	5 087	6 801
Funen County	243 253	21 334	17 785	2 719	12 847	45 421	61 954
South Jutland County	147 649	7 939	12 174	2 841	12 360	30 342	38 591
Ribe County	130 315	11 336	7 147	1 864	10 171	26 753	33 128
Vejle County	172 105	13 062	16 113	2 052	10 669	34 923	46 251
Ringkøbing County	178 848	13 726	10 469	2 383	15 352	37 468	45 454
Aarhus County	273 273	32 356	16 040	4 369	14 057	52 061	74 880
Viborg County	162 968	7 999	12 411	1 889	14 007	31 650	39 756
North Jutland County	296 821	23 409	16 607	4 140	21 406	55 289	71 483

¹ Incl. buildings where use is not known, but excl. garages, car ports, and out houses. ² Including electric panels. ³ Area of ground floor. ⁴ Area of all floors, including cellar/basement, but excl. attics which cannot be used.

Table 308

Building activity

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2000*	2001*	2000*	2001*	2000*	2001*
	— thousands m ² —					
Buildings in all Denmark, gross floor space	9 073	8 837	8 544	8 236	7 785	8 114
Residential buildings	2 279	2 359	2 112	2 236	2 155	2 145
Type of building						
Detached one-family houses ¹	1 403	1 371	1 337	1 280	1 338	1 296
Other one-family houses	424	477	375	473	342	420
Multi-family buildings	360	421	316	395	375	338
Other buildings	92	89	83	89	100	91
Industrial and administrative buildings, etc.	5 327	4 997	5 071	4 608	4 332	4 695
Farm buildings, etc.	2 541	2 350	2 497	2 289	1 953	2 145
Factories, workshops, etc.	1 208	890	1 114	870	1 055	1 080
Power stations, gasworks, etc.	37	45	34	46	48	31
Transport depots, etc.	48	152	44	123	71	59
Public administration, distributive and professional trades	1 288	1 359	1 203	1 104	1 030	1 182
Hotels and other service trade buildings	46	63	39	59	52	94
Other buildings	160	138	140	117	122	104
Buildings for cultural and institutional use	431	450	373	418	382	383
Of which:						
Buildings for education and research	227	261	210	214	214	249
Hospitals, nursing homes, etc.	78	34	50	77	38	35
Other buildings	1 035	1 031	989	974	916	1 273
Of which: Holiday dwellings	242	247	226	224	219	215
Regional distribution						
All Denmark	9 073	8 837	8 544	8 236	7 785	8 114
Undistributed building activity	-221	26	-225	270	-96	105
Copenhagen Municipality	279	502	227	272	239	266
Frederiksberg Municipality	21	3	19	5	32	23
Copenhagen County	514	420	461	352	419	442
Frederiksborg County	461	479	421	399	457	363
Roskilde County	343	294	312	248	331	248
West Zealand County	650	538	557	506	431	501
Storstrøm County	374	386	357	344	330	332
Bornholm County	43	47	39	45	44	44
Funen County	832	734	800	711	708	699
South Jutland	733	638	702	593	539	619
Ribe County	638	615	634	584	499	553
Vejle County	829	799	832	758	774	861
Ringkøbing County	821	796	783	754	718	739
Århus County	1 068	985	1 061	949	919	996
Viborg County	688	630	662	533	555	567
North Jutland County	998	945	901	912	888	758

¹ Including farmhouses and detached one-family houses.

Table 309

Residential construction

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2000*	2001*	2000*	2001*	2000*	2001*
	number of dwellings					
All Denmark, total	16 871	18 103	15 402	17 849	15 208	16 189
Of which:						
Conversion, etc. of buildings	2 482	2 533	2 210	2 346	2 071	2 516
Type of building						
Detached one-family houses ¹	5 761	5 705	5 436	5 514	5 542	5 429
Other one-family houses	4 238	4 988	3 825	5 057	3 612	4 243
Multi-family buildings	4 910	5 405	4 528	5 318	4 429	4 869
Student hostels	555	394	408	592	213	468
Residential institutions	503	772	365	633	654	425
Other buildings	904	839	830	735	758	755
Builders						
Private builders	12 998	13 982	12 133	13 494	11 496	13 002
Non-profit-making building societies	2 695	2 760	2 331	3 138	2 864	2 357
Public authorities	1 178	1 361	938	1 217	848	830
Regional distribution						
All Denmark	16 871	18 103	15 402	17 849	15 208	16 189
Undistributed residential construction	-849	-137	-706	984	-879	-172
Copenhagen Municipality	626	654	464	558	512	643
Frederiksberg Municipality	186	15	165	25	50	126
Copenhagen County	1 033	897	983	799	812	843
Frederiksborg County	1 380	1 748	1 192	1 399	1 484	1 224
Roskilde County	1 075	882	798	933	954	695
West Zealand County	1 277	998	1 156	816	911	1 095
Storstrøm County	712	863	507	847	553	599
Bornholm County	63	87	63	48	77	48
Funen County	1 905	1 819	1 737	1 832	1 594	1 874
South Jutland County	764	960	735	837	675	991
Ribe County	636	716	632	682	570	591
Vejle County	1 369	1 556	1 399	1 465	1 323	1 470
Ringkøbing County	1 145	1 075	1 072	947	1 299	1 035
Aarhus County	3 069	3 071	2 925	3 116	2 800	2 951
Viborg County	921	914	822	766	808	851
North Jutland County	1 559	1 985	1 458	1 795	1 665	1 325

¹ Incl. farmhouses and detached one-family houses

Table 310

Average size of new dwellings completed

	1980	1985	1990	1995	2001
	m ² per dwelling				
Year-round dwellings, total	118	99	85	98	119
Farmhouses	213	196	206	196	215
Detached one-family houses	144	129	134	145	165
Other one-family houses	95	83	80	84	96
Multi-family buildings	78	74	73	77	86
Student hostels	24	24	37	37	35
	number of dwellings				
New buildings completed, total	30 345	22 613	27 237	13 503	16 189
Detached one-family houses	15 207	7 678	3 392	3 357	5 429
Other one-family houses	7 297	8 863	12 431	2 444	4 243
Multi-family buildings	6 562	5 198	9 417	6 266	4 869
Other buildings	1 279	874	1 997	1 436	1 648

Table 311

Construction cost indices for civil engineering projects

	Average 1990	Average 1995	Average 2001
	1968=100		
Road fund work	635	701	860
Motorway work	647	716	874
Earth work, etc.	662	743	916
Asphalt work	491	509	661
Concrete structures	643	682	803
Iron structures	613	638	720

Table 312

Regulating price index for residential construction (excl. VAT)

	Weights 1 Jan. 1987	Average 1991	Average 1996	Average 2001
	————— 1 January 1987=100 —————			
Regulating price index, total	1 000	124	142	164.7
Concrete work/underground	51	117	124	140.6
Concrete structures	136	126	142	168.3
Bricklayers	135	122	141	168.7
Carpenters	256	123	144	163.0
Joiners	109	119	124	124.2
Painters	56	119	142	180.7
Heating, sanitation, etc.	125	131	157	191.2
Plumbers	13	139	156	201.6
Electricians	41	134	157	191.2
Fixtures	78	124	137	148.1

Table 313**Construction employment**

	Average 2000	Average 2001
Total employment	146 069	144 182
Wage earners and working masters, total	118 811	116 686
Salary earners, total	27 258	27 496

Table 314

Employed wage earners and working masters in the construction industry

	Average 2000	Average 2001
Wage earners and working masters, total	118 811	116 686
General contractors, etc.	33 322	32 862
Master bricklayers	11 826	10 914
Electricians	18 392	18 798
Plumbers	13 118	12 640
Carpenters and joiners	23 899	23 625
Master painters	9 630	9 422
Master glaziers	988	980
Public institutions, etc.	7 636	7 445

Table 315

Housing situation

1. January	1960	1970	1980	2002
	number			
Occupied dwellings (households)	1 475 620	1 796 648	2 000 231 ¹	2 409 235
Occupants	4 437 550	4 832 842	4 947 728 ¹	5 261 061
Average number of occupants per household	3.01	2.69	2.47	2.18
Occupants in the household:	per cent			
Total	100.0	100.0	100.0²	100.0
1 occupant	16.0	23.7	27.9	36.7
2 occupants	27.4	29.5	31.6	33.5
3 occupants	20.9	18.5	16.1	12.5
4 occupants	18.9	16.7	16.5	11.9
5 or more occupants	16.8	11.6	7.9	5.5
Dwelling (households)	100.0	121.8	135.6	163.3
Occupants	100.0	108.9	111.5	118.6
Type of building:	per cent			
Total (incl. not stated)	100.0	100.0	100.0	100.0
Households in:				
Farmhouses	12.4	9.8	7.8	5.0
One-family houses, etc.	32.6	39.7	49.9	54.7
Multi-dwelling houses	55.0	49.0	41.6	39.8
Other dwellings	-	1.6	0.6	0.6
Tenure:				
Total	100.0	100.0	100.0²	100.0
Occupied by owner	44.9	46.9	54.6	53.1
Rented	55.1	53.1	44.1	46.6
Not stated	-	-	1.3	0.3
Installations:				
Per cent with central heating	47.0	84.0	91.3	98.6
Per cent with bath	45.0	71.3	84.0	94.8

¹ Households and inhabitants in own dwelling. ² Excluding student hostels.

Table 316

Dwelling stock by type of heating installation 2002

1. january	District heating	Central heating from own unit				Heating stoves ¹	No heating installation or not known	Total
		Burning oil	Burning natural gas	Other or not known	Total			
	number of dwellings							
Dwelling stock total	1 490 726	463 236	335 947	52 032	851 215	178 581	2 203	2 522 725
Farmhouses	1 780	88 412	3 671	20 894	112 977	13 880	285	128 922
One-family houses (detached)	405 292	280 286	208 840	25 906	515 032	113 067	476	1 033 867
Terraced houses	212 072	23 732	58 792	1 853	84 377	29 829	174	326 452
Multi-family buildings	834 511	63 371	58 619	2 262	124 252	18 602	568	977 933
Student hostels	29 183	1 024	3 124	321	4 469	730	3	34 385
Other dwellings	7 888	6 411	2 901	796	10 108	2 473	697	21 164

Note: The number of dwellings is excluding institutional households and holiday dwellings.

¹ Including electric cookers and panels.

Table 317

Dwelling stock by type, size, etc. 2002

1. January	Dwellings by type of building					Dwelling stock total ¹	Of which freehold flats
	One-family houses detached	One-family houses (terraced or semidetached)	Dwellings in multi-family buildings	Student hostels	Other dwellings		
	number of dwellings						
Dwelling stock, total	1 162 789	326 452	977 933	34 385	21 164	2 522 725	207 727
By number of rooms:							
1 room	3 165	11 318	102 195	30 176	6 867	153 722	23 473
2 rooms	28 028	68 914	365 501	3 388	2 576	468 407	80 692
3 rooms	154 147	93 243	322 700	635	2 227	572 952	61 794
4 rooms	365 484	110 656	144 685	57	2 094	622 976	30 878
5 rooms	305 647	31 356	29 497	22	1 541	368 064	7 320
6 rooms	168 766	7 893	8 689	14	1 332	186 694	2 253
7 or more rooms	137 457	3 069	4 662	93	4 521	149 802	1 317
By floor space:							
0- 39 m ²	1 593	7 706	56 560	28 903	3 606	98 368	9 731
40- 59 m ²	8 451	20 923	213 798	4 112	2 364	249 649	45 689
60- 79 m ²	46 839	79 039	338 526	809	1 992	467 205	69 672
80- 99 m ²	124 402	112 248	235 810	117	1 568	474 145	45 645
100-119 m ²	198 261	63 396	78 415	27	1 371	341 470	20 049
120-159 m ²	454 323	36 699	39 342	100	1 999	532 463	11 827
160-199 m ²	208 971	4 746	9 980	62	1 295	225 054	3 222
200-299 m ²	105 105	1 498	4 766	75	2 350	113 795	1 622
300- m ²	14 844	197	736	180	4 619	20 576	270
By construction period:							
Before 1900	132 407	16 335	102 457	1 130	4 359	256 688	19 269
1900-1919	126 296	11 967	132 249	1 058	4 506	276 076	23 716
1920-1939	159 959	9 460	188 614	1 003	3 475	362 512	38 009
1940-1949	53 092	13 489	78 828	819	949	147 177	10 517
1950-1959	103 294	22 908	107 587	2 131	1 687	237 607	11 434
1960-1969	214 828	29 566	137 559	9 482	1 943	393 378	30 217
1970-1974	139 845	29 351	81 552	10 105	984	261 837	23 827
1975-1979	106 332	32 591	34 016	973	724	174 636	10 691
1980-1984	39 296	46 825	28 916	1 213	460	116 710	10 639
1985-1989	38 647	55 898	27 870	1 666	970	125 051	12 428
1990-1994	10 904	33 350	30 412	2 644	412	77 722	8 126
1995-1999	26 517	16 165	20 107	1 617	457	64 863	6 347
2000-	11 222	8 536	7 680	544	211	28 194	2 497
By ownership:							
Individuals; limited liability company, etc.	1 142 273	162 954	471 391	26 453	18 229	1 821 302	201 671
Non-profit-making building society	9 145	121 487	353 651	5 574	804	490 661	2 755
Housing society	6 280	32 264	127 869	6	208	166 627	252
Public authority	5 091	9 747	25 022	2 352	1 923	44 135	3 049
By tenure:							
Rented	88 342	197 070	809 205	29 650	8 300	1 132 567	78 685
Owner-occupied	1 034 371	120 186	123 648	6	5 658	1 283 869	117 956
By installations:							
With no kitchen	1 969	2 777	28 088	22 660	5 480	60 974	4 336
With toilet, central heating, and bath	1 111 537	319 547	869 123	28 140	15 630	2 343 979	199 700
With toilet and central heating but no bath	22 321	3 826	67 285	378	1 540	95 350	3 234
With toilet but no central heating	21 806	2 318	8 250	4	901	33 279	2 108
With no toilet or not stated	7 125	761	33 275	5 863	3 093	50 117	2 685

Note 1. These dwellings do not include institutional households and summer dwellings.

Note 2. Not known are not specified in the first column, except for the 'by installation' section, but only included in total dwellings.

¹ Including type of dwelling not known.

Table 318

Dwelling stock by type of building. Regional analysis 2002

	Dwellings by type of building					Dwelling stock total
	One-family houses detached	One-family houses (terraced or semi-detached)	Dwellings in multi-family buildings	Student hostels	Other dwellings	
1. january						
	number of dwellings					
All Denmark	1 162 789	326 452	977 933	34 385	21 164	2 522 725
Copenhagen Municipality	14 560	6 608	251 432	6 219	585	279 404
Frederiksberg Municipality	1 025	563	49 988	120	83	51 779
Copenhagen County	82 957	51 921	145 751	5 456	1 388	287 473
Frederiksborg County	77 829	30 314	43 363	377	1 427	153 310
Roskilde County	52 680	17 220	27 615	1 234	819	99 568
West Zealand County	78 769	18 191	35 167	1 340	1 613	135 080
Storstrøm County	78 295	16 254	27 712	445	1 058	123 764
Bornholm County	13 568	5 334	2 144	198	294	21 538
Funen County	120 457	40 604	57 892	3 529	2 487	224 970
South Jutland County	71 560	15 682	27 549	1 966	1 382	118 139
Ribe County	60 853	13 989	25 688	1 156	976	102 662
Vejle County	90 120	17 747	52 053	1 102	1 160	162 182
Ringkøbing County	77 499	14 771	28 341	1 227	1 326	123 164
Aarhus County	134 272	39 127	114 876	6 396	2 894	297 565
Viborg County	73 813	10 806	21 183	949	1 102	107 853
North Jutland County	134 532	27 321	67 179	2 671	2 570	234 274

Note. These dwellings do not include institutional households and summer dwellings.

Table 319

Dwellings, households and persons, by type of building 2002

	Dwellings	Households	Persons	Average number of persons per household
1. January				
	number			
Total	2 759 098	2 456 106	5 368 354	2.19
Total with known housing condition ¹	2 759 098	2 436 553	5 324 925	2.19
Type of building				
Dwelling stock total	2 522 725	2 409 235	5 261 061	2.18
Farmhouses	128 922	120 290	336 965	2.80
One-family houses (detached)	1 033 867	1 000 562	2 619 754	2.62
Terraced houses	326 452	316 834	640 158	2.02
Multi-family buildings	977 933	928 922	1 597 352	1.72
Student hostels	34 385	29 078	36 353	1.25
Other dwellings	21 164	13 548	30 477	2.25
Type of building not stated	2	1	2	2.00
Institutional households	17 708	13 227	37 960	2.87
Holiday dwellings	218 453	13 879	25 092	1.81
Housing conditions not known ¹		19 553	43 429	2.22

Note. Information is based on a combination of the construction and housing register (BBR) and the central person register (CPR). A household comprises the persons registered at the same address on the CPR.

¹ Known housing conditions for households and persons means that the same address is on both the BBR and CPR, while housing not known means that the address for households and people on the CPR is not on the BBR, or that there is no dwelling at the address on the BBR.

Table 320

Households by type of building 2002

	Type of building					Dwellings proper, total ¹	Of which	
	Farm-houses	Detached one-family houses	Terraced houses, etc.	Multi-family buildings	Student hostels and other dwellings		Rented dwellings	Owner-occupied dwellings
1 january								
Households, total	120 290	1 000 562	316 834	928 922	42 626	2 409 235	1 122 743	1 278 609
Of which with:								
0 children	75 688	638 808	233 919	772 595	38 932	1 759 943	908 796	845 326
1 child	14 478	135 642	38 254	83 754	1 872	274 000	106 822	166 277
2 children	18 303	168 852	34 817	51 419	1 279	274 670	74 932	198 907
3 or more children	11 821	57 260	9 844	21 154	543	100 622	32 193	68 099
Households with One single man, total	15 324	90 307	48 162	237 643	17 584	409 020	267 841	139 145
of which with:								
0 children	14 702	85 272	46 105	232 645	17 483	396 207	261 082	133 144
1 child	417	3 560	1 565	3 985	81	9 608	5 236	4 330
2 children	157	1 264	432	837	19	2 709	1 261	1 439
3 or more children	48	211	60	176	1	496	262	232
Households with One single woman, total	7 245	106 508	108 992	337 819	13 361	573 925	420 848	151 009
of which with:								
0 children	6 244	91 076	87 854	288 521	12 728	486 423	350 021	134 747
1 child	381	6 789	10 851	29 333	387	47 741	39 021	8 507
2 children	387	6 356	8 178	15 465	188	30 574	24 213	6 202
3 or more children	233	2 287	2 109	4 500	58	9 187	7 593	1 553
Households with One married couple, total	59 273	537 123	97 648	148 369	3 791	846 204	194 631	649 616
of which with:								
0 children	32 587	310 757	61 912	94 439	2 285	501 980	124 371	376 668
1 child	5 981	63 119	12 113	21 379	579	103 171	25 204	77 647
2 children	11 960	120 671	18 240	21 222	630	172 723	28 919	143 317
3 or more children	8 745	42 576	5 383	11 329	297	68 330	16 137	51 984
Households with two single adults of opposite sex, total	13 408	112 299	31 329	116 962	4 003	278 002	131 878	145 070
of which with:								
0 children	6 808	54 031	17 324	88 319	3 274	169 757	92 594	76 470
1 child	2 722	26 134	7 080	17 928	453	54 317	22 103	32 004
2 children	2 742	25 348	5 539	8 592	209	42 430	13 241	29 067
3 or more children	1 136	6 786	1 386	2 123	67	11 498	3 940	7 529
Households with more than one family or with children 18 and over	16 051	112 337	22 629	37 493	903	189 413	50 044	139 102
of which with:								
0 children	10 622	73 810	15 626	28 234	613	128 905	35 840	92 892
1 child	3 417	28 474	5 256	6 256	191	43 594	9 497	34 034
2 children	1 530	8 233	1 378	1 963	82	13 186	3 147	10 014
3 or more children	482	1 820	369	1 040	17	3 728	1 560	2 162
Households, other types, total	8 989	41 988	8 074	50 636	2 984	112 671	57 501	54 667
of which with:								
0 children	4 725	23 862	5 098	40 437	2 549	76 671	44 888	31 405
1 child	1 560	7 566	1 389	4 873	181	15 569	5 761	9 755
2 children	1 527	6 980	1 050	3 340	151	13 048	4 151	8 868
3 or more children	1 177	3 580	537	1 986	103	7 383	2 701	4 639

Note. Note. Information is based on a combination of the construction and housing register (BBR) and the central person register (CPR). A household comprises the persons registered at the same address on the CPR. The table only includes households with known housing conditions. Known housing conditions for households and persons means that the same address is on both the BBR and CPR, while housing not known means that the address for households and people on the CPR is not on the BBR, or that there is no dwelling at the address on the BBR. Children are defined as unmarried, childless persons under 18 years of age who live at the same address as their parents. Dwellings do not include institutional households and summer dwellings.

¹ Incl. type of building not known

Table 321

Assessment of real property

	General assessment at 1 January 2000			General assessment at 1 January 2001		
	Assessments	Property values	Land values	Assessments	Property values	Land values
	number	DKK mio.		number	DKK mio.	
All Denmark	1 930 563	2 582 934	576 315	1 939 924	2 794 940	617 266
One-family houses	1 091 768	1 060 969	242 324	1 100 697	1 143 506	261 679
Two- and three-family houses	26 977	30 328	7 119	26 471	31 200	7 466
Multi-dwelling houses and commercial properties with or without residence	95 211	490 065	107 240	95 236	535 996	114 853
Owner-occupied flats	176 554	126 433	15 509	177 659	140 556	16 643
Holiday dwellings on own land	179 555	91 097	26 968	180 382	105 349	29 562
Industrial properties and warehouses	17 905	125 994	22 900	18 119	136 085	24 641
Agricultural properties	106 553	249 900	57 418	103 880	263 764	60 601
Nurseries and horticultural properties, fruit orchards, etc.	2 386	5 967	626	2 302	6 092	630
Forests and orchards separately assessed	4 994	12 052	3 323	5 135	13 073	3 593
Building sites	98 515	29 866	24 632	98 586	32 243	26 198
Government and municipal properties	14 180	163 847	32 093	14 041	172 750	33 071
Other assessed properties	115 965	196 416	36 162	117 416	214 326	38 330
County						
Copenhagen Municipality	78 689	204 854	46 939	79 111	232 900	52 984
Frederiksberg Municipality	19 120	44 261	8 269	19 211	51 408	8 877
Copenhagen County	161 742	355 739	105 341	162 297	387 752	116 533
Frederiksborg County	145 708	212 004	56 663	146 333	232 019	60 612
Roskilde County	75 555	127 525	32 204	76 203	139 987	35 262
West Zealand County	141 217	136 345	27 657	141 625	150 538	29 763
Storstrøm County	120 310	111 428	22 778	121 015	120 876	23 896
Bornholm County	23 941	17 514	2 779	24 046	18 557	2 947
Funen County	180 376	215 290	43 405	181 348	229 385	44 806
South Jutland County	99 095	115 196	23 810	99 914	121 741	25 134
Ribe County	90 727	103 184	20 486	91 067	108 657	21 380
Vejle County	124 887	165 138	32 074	126 074	177 649	34 137
Ringkøbing County	120 733	127 381	23 859	121 223	136 374	25 509
Århus County	224 835	314 133	67 021	226 167	331 461	69 680
Viborg County	106 164	108 202	19 791	106 285	115 448	20 867
North Jutland County	217 464	224 740	43 238	218 005	240 188	44 858

Note: Due to rounding, comparison of individual figures will not always result in the totals stated.

Source: Central Customs and Tax Administration.

Table 322

Indices for price trends. Ordinary free trade

	Index 1995 = 100				
	1996	1997	1998	1999	2000
One-family houses	110.9	123.5	134.4	143.7	153.0
Owner-occupied flats	111.5	126.1	142.2	162.2	182.0
Holiday dwellings	107.6	116.1	124.0	133.9	145.4
Building sites under 2.000 m ²	99.8	102.8	108.2	115.6	118.2
Agricultural properties	109.9	122.3	134.5	143.0	157.9

Note. Calculations are made thus: The ratio between the cash purchase price and the cash valuation is indexed. When the valuation is changed, the first quarter in the year of valuation is chained.

Table 323

Price index for sales of property

	One-family houses		
	1998	1999	2000
	— 1995=100 —		
All Denmark	134.4	143.7	153.0
Copenhagen Municipality	148.7	163.7	183.0
Frederiksberg Municipality	150.0	161.8	175.6
Copenhagen County	140.3	153.4	167.7
Frederiksborg County	141.7	155.5	170.5
Roskilde County	139.0	149.8	163.0
West Zealand County	133.6	144.7	157.0
Storstrøm County	131.7	141.4	152.7
Bornholm County	123.6	129.7	136.6
Funen County	135.9	143.4	148.3
South Jutland County	123.5	131.4	134.7
Ribe County	127.0	130.3	132.8
Vejle County	132.8	139.4	147.2
Ringkøbing County	123.5	127.1	129.0
Århus County	135.3	143.7	150.3
Viborg County	124.5	129.8	134.3
North Jutland County	130.1	138.0	144.0

Table 324

Sales of real property in ordinary free trade 2000

	Total number of sales	Average price per property DKK thousand	As percentage of public assessment value 2000
One-family houses			
All Denmark	50 965	1 047	113.3
Copenhagen Municipality	792	1 716	119.7
Frederiksberg Municipality	75	2 912	114.2
Copenhagen County	5 012	1 825	116.5
Frederiksborg County	4 094	1 581	117.0
Roskilde County	2 739	1 452	114.4
West Zealand County	3 775	880	115.6
Storstrøm County	3 676	694	115.1
Bornholm County	836	531	109.3
Funen County	5 099	860	109.0
South Jutland County	2 424	730	109.4
Ribe County	2 069	811	108.5
Vejle County	3 714	949	112.1
Ringkøbing County	3 093	766	110.0
Århus County	5 782	1 087	111.9
Viborg County	2 661	689	109.9
North Jutland County	5 124	781	110.3
Owner-occupied flats			
All Denmark	20 325	810	115.5
Copenhagen Municipality	6 029	867	120.4
Frederiksberg Municipality	1 339	1 224	110.8
Copenhagen County	3 589	869	120.3
Frederiksborg County	1 230	865	116.6
Roskilde County	616	893	113.4
West Zealand County	522	543	114.7
Storstrøm County	511	478	114.1
Bornholm County	28	581	149.9
Funen County	820	590	108.2
South Jutland County	190	637	105.5
Ribe County	353	520	111.4
Vejle County	590	588	111.7
Ringkøbing County	393	548	113.0
Århus County	2 616	772	109.1
Viborg County	207	559	107.5
North Jutland County	1 292	631	106.4
Other properties:			
Residential properties with 2 dwellings	1 726	1 038	100.9
Residential properties with 3 dwellings	335	1 104	117.1
Residential properties with 4-8 dwellings	529	1 718	132.5
Residential prop. with 9 dwellings and over	232	8 160	120.0
Residential and commercial properties	2 467	2 841	122.6
Commercial properties only	1 250	6 157	124.9
Industrial properties and warehouses	1 016	5 506	107.4
Agricultural properties	4 994	101	120.5
Holiday dwellings	9 505	574	120.7
Building sites under 2.000 m ²	6 052	199	127.4
Building sites over 2.000 m ²	1 467	55	126.9

Note. For land, average prices are per m², for agriculture, average prices are per hectare, and for other categories, prices are per item

Source: Central Customs and Tax Administration.

Table 325

Annual rent per m² by quality, size, etc. 1999

	With all installations				Not with all installations				Total			
	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark
	DKK per m ²											
Dwelling stock, total	485	498	487	478	431	411	407	450	482	490	475	477
By type of dwelling:												
Detached one-family houses	387	422	421	384	371	381	349	366	386	415	365	383
Terraced houses	528	553	496	521	436	464	530	426	527	552	498	520
Multi-family houses	475	490	486	465	430	410	407	451	472	482	474	464
By gross square meters:												
Under 40 m ²	574	573	581	575	550	481	472	583	571	559	551	575
40- 59 m ²	519	504	487	530	449	430	429	467	508	491	473	521
60- 79 m ²	496	501	493	493	415	407	404	423	492	494	481	490
80- 99 m ²	469	507	514	449	381	378	372	385	467	501	501	447
100-119 m ²	432	466	438	414	345	339	340	355	429	459	426	413
120-159 m ²	395	419	372	375	335	338	334	328	392	414	368	374
160 m ² +	326	348	344	299	317	324	327	292	325	346	343	299
By ownership:												
Individuals, etc.	468	436	429	478	434	398	397	453	461	425	418	473
Non-profit building society	482	517	530	462	445	455	444	429	481	516	525	462
Limited liability companies, co-operative societies, etc.	495	462	444	527	427	404	405	471	487	453	436	522
Public authorities	502	488	477	504	420	439	447	409	485	469	463	489
Rented freehold flats	521	505	511	538	351	316	305	479	518	499	501	537
By construction period:												
Before 1900	489	464	463	506	422	402	402	455	469	439	438	495
1900-1919	463	416	415	484	422	395	393	447	451	408	407	475
1920-1939	434	408	410	465	433	409	409	450	434	408	410	462
1940-1949	443	481	499	412	451	458	459	444	444	478	495	414
1950-1959	417	448	464	393	452	463	445	447	418	448	464	394
1960-1964	423	454	454	401	434	408	408	434	423	454	454	402
1965-1969	442	483	493	422	444	425	425	445	442	483	493	422
1970-1974	474	513	537	454	465	489	371	463	474	513	537	454
1975-1979	544	594	628	518	558	550	-	566	544	594	628	518
1980-1984	538	606	610	517	572	405	-	573	538	606	610	518
1985-1989	603	695	706	577	521	655	647	487	602	695	705	577
1990-1994	629	738	775	595	575	835	835	569	629	738	775	595
1995-	646	729	719	618	601	687	-	588	646	729	719	618

Note. Average figures for rent pr. m² are not calculated if the number of dwellings is less than 50. Calculations of average rent pr. m² have changed since 1991.

Table 326

Number of rented dwelling by quality, size, etc. 2002

	With all installations				Not with all installations				Total			
	All Den-mark	Copen-hagen Region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark
	number of rented dwellings in thousands											
Dwelling stock, total	1 028.9	386.1	210.8	624.8	103.7	55.7	50.6	47.9	1 132.6	441.8	261.4	690.8
By type of dwelling:												
Detached one-family houses	67.6	5.3	0.8	62.3	5.8	0.5	0.2	5.3	73.5	5.8	1	67.7
Terraced houses	193.9	36.1	3.0	157.9	3.2	0.7	0.2	2.5	197	36.7	3.1	160.3
Multi-family houses	721.4	333.5	201.9	387.9	87.8	53.2	49.2	34.6	809.2	386.8	251.1	422.5
By gross square meters:												
Under 40 m ²	59.6	207.1	9.4	38.8	16.9	4.5	3.5	12.4	76.4	25.2	12.9	51.3
40- 59 m ²	166.7	78.2	52.3	88.5	36.4	22.5	20.6	13.8	203.0	100.7	72.9	102.3
60- 79 m ²	335.2	129.0	72.1	206.2	28.7	17.1	16.1	11.6	363.9	146.1	88.2	217.8
80- 99 m ²	288.7	100.6	45.9	188.1	13.3	7.5	6.7	5.8	302.0	108.1	52.6	193.9
100-119 m ²	981.9	32.7	16.0	65.5	4.4	2.3	2.1	2.1	102.6	35.0	18.1	67.6
120-159 m ²	498.4	17.0	9.8	32.8	2.8	1.4	1.3	1.4	52.7	18.4	11.0	34.3
160 m ² +	307.7	7.9	5.4	22.9	1.1	0.4	0.3	0.7	31.9	8.3	5.7	23.6
By ownership:												
Individuals, etc.	154.8	23.1	13.9	131.7	33.7	7.0	6.0	26.7	188.6	30.1	19.9	158.4
Non-profit building society	471.3	169.2	55.2	302.0	8.8	4.8	3.9	4.0	480.1	174.1	59.1	306.0
Limited liability companies, cooperative societies, etc.	166.5	68.0	45.8	98.6	22.4	11.4	10.6	11.0	188.9	79.3	56.4	109.6
Public authorities	27.8	6.1	2.7	21.6	5.5	2.5	1.4	3.0	33.3	8.7	4.0	24.6
Rented freehold flats	75.7	32.5	20.1	43.2	3.0	1.5	1.3	1.5	78.7	34.0	21.4	44.7
By construction period:												
Before 1900	74.8	30.1	28.4	44.7	27.8	17.8	17.3	10.0	102.6	48.0	45.8	54.7
1900-1919	88.8	34.6	31.8	54.2	31.6	18.1	17.4	13.5	120.4	52.7	49.3	67.7
1920-1939	140.9	80.9	69.7	60.0	24.9	13.4	12.0	11.6	165.9	94.3	81.7	71.6
1940-1949	73.4	34.0	21.5	39.3	9.1	4.7	3.1	4.4	82.5	38.7	24.6	43.8
1950-1959	118.7	51.7	13.7	67.0	4.5	1.1	0.6	3.3	123.2	52.9	14.3	70.3
1960-1969	63.7	25.4	6.3	38.2	1.4	0.1	0.0	1.2	65.1	25.6	6.4	39.5
1970-1974	82.6	28.9	8.3	53.7	1.4	0.1	0.0	1.3	84.0	29.0	8.3	55.0
1975-1979	93.5	36.0	9.0	57.5	0.6	0.1	0.1	0.4	94.0	36.1	9.1	57.9
1980-1984	46.6	15.3	3.9	31.3	0.3	0.1	0.0	0.2	46.9	15.5	3.9	31.5
1985-1989	61.1	13.2	6.1	47.9	0.5	0.0	0.0	0.5	61.6	13.2	6.1	48.4
1990-1994	72.4	13.0	3.6	59.4	0.9	0.1	0.1	0.8	73.3	13.1	3.7	60.2
1995-1999	64.3	13.7	4.5	50.6	0.4	0.0	0.0	0.4	64.8	13.8	4.5	51.0
2000-	12.3	1.7	0.8	10.6	0.1	0.0	0.0	0.1	12.5	1.7	0.8	10.8