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Residential construction activity at its lowest point in 2023

46 600 apartments approved for construction, almost 40 000 fewer than in 2017

Vienna, 2024-04-24 – According to Statistics Austria, 46 600 dwellings were approved for construction in Austria in 2023 (excluding construction, extensions and conversions in Vienna). This new low since records began in 2010 represents 27% or 17 600 fewer than in 2022 and 46% less than the peak year of 2017, when 86 300 homes were approved for construction.

“In 2023 there was a negative record for building permits for apartments in Austria. After the first signs of slowdown in the construction boom had already become apparent in 2020, residential construction activity in 2023 fell to its lowest point since records began in 2010, also due to the increase in loan interest rates and stricter lending standards, with 46 600 apartments approved for construction. In the peak years of 2017 or 2019 there were almost twice as many building permits as in 2023,” says Statistics Austria Director General Tobias Thomas.

Of the 46 600 apartments approved for construction in Austria in 2023, the share of units in new detached and semi-detached houses was 24% in 2023 across Austria, and 51% for residential buildings with three or more apartments. With the exception of Vienna, a quarter of all building permits were for dwellings in existing buildings through extensions, additions or conversions. The smallest share, less than 0.4%, was for dwellings in new non-residential buildings.

Most building permits for apartments were issued in Vienna in 2023

In 2023, around 23% of all dwellings in Austria will have been approved in the federal capital Vienna (excluding additions, extensions and conversions; see table 1). In absolute numbers, this corresponds to 10 500 dwellings. In Upper Austria, the share was 18% (8 300). In Lower Austria it was about 16% (7 600) and in Styria 13% (6 000). In Tyrol, around 10% (4 800) of all residential building permits were issued in 2023, in Carinthia 6% (2 900), in Vorarlberg and Salzburg around 6% (2 600) and 5% (2 400) respectively, while Burgenland was at the lower end with around 3% (1 400).

In relation to the population at the beginning of the year, 5.1 dwellings per 1 000 inhabitants were approved for construction in 2023 (excluding construction, extensions and conversions in Vienna). The highest permit rate of 6.4 was recorded in Vorarlberg. Lower Austria and Salzburg were at the bottom of the scale with 4.4 and 4.2 dwellings per 1 000 inhabitants, respectively.

Least decline in extension, construction and conversion activities on existing buildings

Residential construction activity has changed significantly since 2010. In 2017, a record of 86 300 dwellings were approved, compared to 46 600 in 2023, a decrease of 46% (see table 2). In new residential buildings with one or two dwellings, 11 100 dwellings were approved in 2023, which is a decrease of 37% compared to 2017 (18 350). In new residential buildings with three or more dwellings, around 23 750 dwellings were approved in 2023, which is a decrease of 56% to 2017. The sharpest decline in the last five years (–67%) was in new apartments in other new buildings. New other buildings include, for example, buildings for com-

munities, industrial and warehouse buildings or agricultural buildings. The smallest decline, at 17% compared to 2017, was in apartments created as a result of additions, extensions or conversions to existing buildings.

For detailed results and further information please refer to our [website](#).

Table 1: 2023 dwellings approved for buildings by federal state

Federal province	Approved dwellings				
	total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	In new non-residential buildings ²	Extensions, construction and conversion activities to existing buildings ¹
Austria ¹	46 565	11 133	23 748	208	11 476
Burgenland	1 408	798	273	11	326
Carinthia	2 904	764	1 236	20	884
Lower Austria	7 611	3 281	2 403	10	1 917
Upper Austria	8 291	1 946	3 048	46	3 251
Salzburg	2 365	526	1 086	32	721
Styria	6 002	1 526	2 294	12	2 170
Tyrol	4 835	783	2 295	56	1 701
Vorarlberg	2 604	623	1 463	12	506
Vienna ¹	10 545	886	9 650	9	.

S: STATISTICS AUSTRIA, Construction statistics.

Results estimated in relation to the late registrations registered up to the data extraction of 15 March 2024. Rounding differences were not compensated. – 1) Excluding dwellings in Vienna that have been approved for extension, construction or conversion work. – 2) Including buildings for communities.

Table 2: Dwellings approved for building between 2010 and 2023

Year	Approved dwellings				
	total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new non-residential buildings ²	extensions, construction and conversion activities to existing buildings ¹
2023 ³	46 565	11 133	23 748	208	11 476
2022 ³	64 194	17 740	33 109	409	12 936
2021 ³	78 758	20 920	41 422	587	15 829
2020 ³	78 474	19 172	44 638	500	14 164
2019 ⁴	84 822	18 351	51 291	627	14 553
2018 ⁴	74 046	18 359	41 369	642	13 686
2017 ⁴	86 312	17 752	54 053	666	13 841
2016 ⁵	75 417	17 970	43 410	524	13 513
2015 ⁵	67 100	16 723	35 552	565	14 260
2014 ⁵	64 069	16 791	33 220	558	13 500
2013 ⁵	60 835	16 139	31 005	480	13 211
2012 ⁵	54 093	16 025	25 224	578	12 266
2011 ⁵	59 534	18 170	28 232	539	12 593
2010 ⁵	52 078	17 565	21 488	503	12 522

S: STATISTICS AUSTRIA, Construction statistics. – Annotation.

1) Excluding dwellings in Vienna that have been approved for extension, construction or conversion work. – 2) Including buildings for communities. – 3) Results estimated in relation to the late registrations registered up to the data extraction of 15 March 2024.

Rounding differences were not compensated, 2020 data extract from 15 March 2024 – 4) Data extract from 15 March 2023. – 5) Data extract from 15 March 2022.

Information on methods, definitions: The figures are based on data extracted on 15 March 2024, 15 March 2023 and 15 March 2022 from the Building and Dwelling Register, which is kept by the first-instance building authorities (municipalities, in some cases also district authorities). However, no results are currently available for the capital city of Vienna in the context of reporting on construction, extension and alteration activities. In order to improve the quality of the data, the results are estimated taking into account the time lag in reporting. The figures are therefore subject to regular revision, usually with the publication of the 4th quarter or the annual accounts.

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