



Main figures

The Housing census covers all **family dwellings** and **group establishments**, all existing on the reference date.

Family dwellings are classified in turn into:

- **Main:** those that constitute the habitual residence of at least one person.
- **Secondary:** those used only in holidays, weekends...
- **Empty or unoccupied:** those available for sale or letting or simply abandoned.
- **Other type of dwellings:** those used continuously and not seasonally, but without being a habitual residence. For example, those destined for short term successive rents.
- Family dwellings include **accommodation** as long as they are inhabited on said date.

The total number of family dwellings in Spain exceeds 20.9 million after increasing by 22% in the last few years.

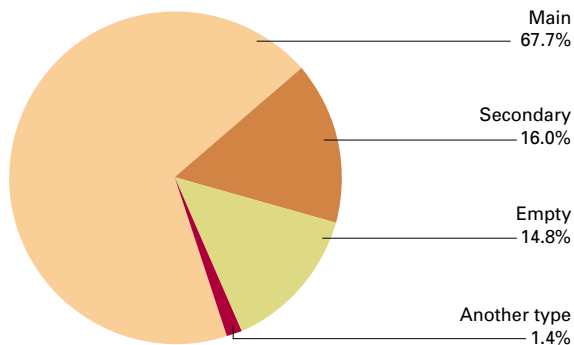
Dwellings according to type

	Absolute values
Family dwellings	20,946,554
Main conventional	14,184,026
Secondary	3,360,631
Empty	3,106,422
Another type	292,332
Accommodation	3,143
Group establishments	11,446

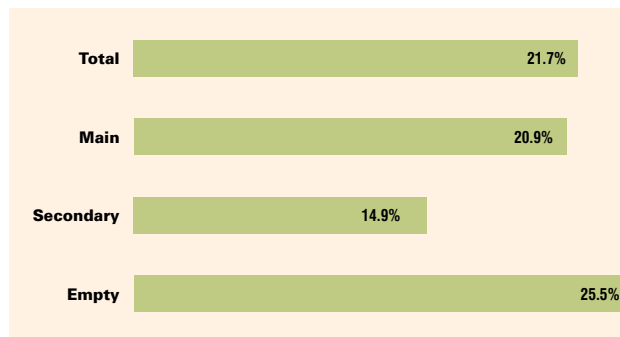
Group establishments: dwellings destined to be inhabited by a group of persons who do not make up a family (old people's home, convents, hostels, etc.).

Accommodation: buildings that do not correspond with the conventional definition of dwelling such as shacks, caves, trailers, among others.

Distribution of family dwellings



Variation of family dwellings 1991-2001 Intercensal censuses



Housing and buildings



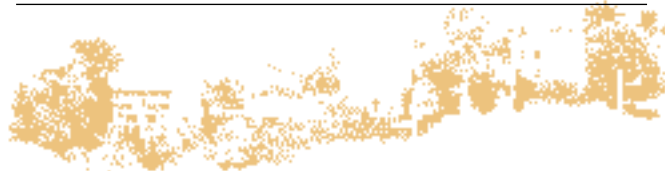
! Around seven million dwellings are not used as a habitual residence.

Housing and buildings

Municipalities with greater percentage of housing

Municipalities with more than 10.000 inhabitants.

Province	Municipality	Percentage
Girona	Roses	75.5
Huelva	Punta Umbría	71.8
Castellón	Benicasim / Benicàssim	71.7
Murcia	San Javier	71.1
Tarragona	Calafell	68.7
Tarragona	Torredembarra	62.4
Valencia	Cullera	62.2
Cádiz	Chipiona	61.8
Cantabria	Laredo	61.3
Alicante	Torrevieja	60.3



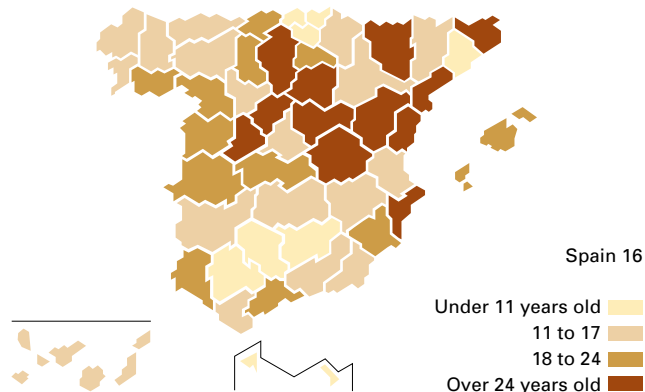
Secondary dwellings nearly reach the figure of 3.4 million with growth of 15% on those registered ten years ago. **Ávila is the province with the highest number of second dwellings (42%), followed by Guadalajara (38%) and Teruel (35%). Conversely, hardly 5% is made up by Ceuta, Melilla, Vizcaya and Guipúzcoa.**

Empty dwellings have similarly experienced a strong growth (25.5%) higher than dwellings in general, around 3.1 million.

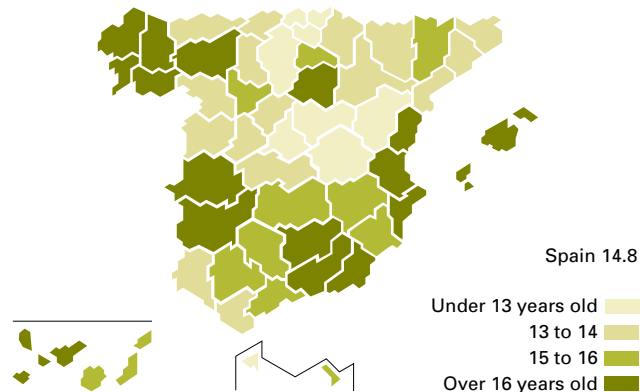
Cáceres, Castellón and Lugo, with 19%, are the provinces with the highest percentages of unoccupied houses.

Álava, with 8%, followed by **Guadalajara** and **Vizcaya** with 10%, have less.

Secondary dwellings (%)

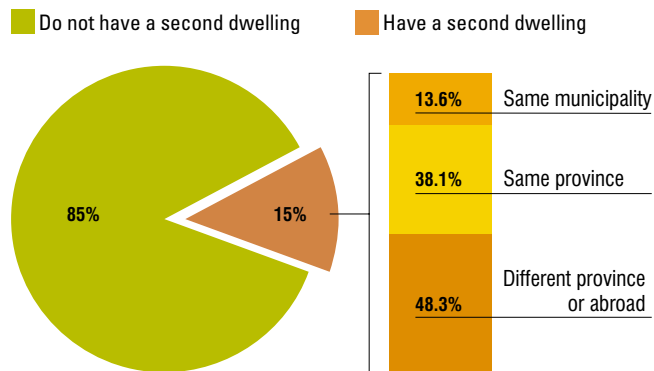


Empty dwellings (%)





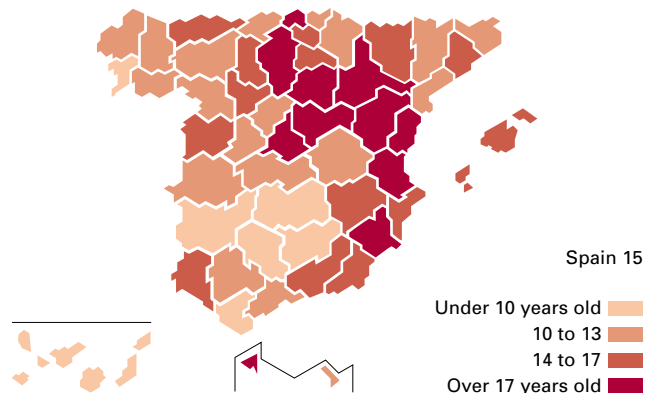
Households according to second dwelling availability



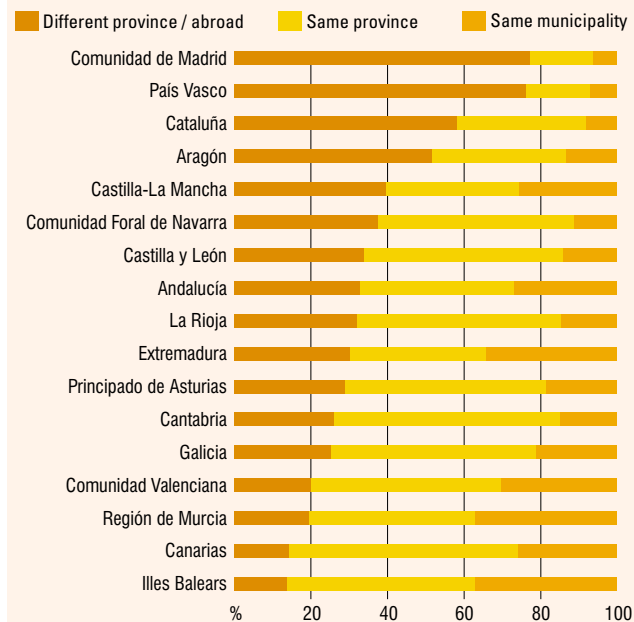
Where are the secondary dwellings?

There are 2.1 million households that have at least one second dwelling. The **Community of Madrid** is well above the national average as more than 22% of households have a second dwelling. **Canarias** and **Extremadura** are the communities that have less second dwellings with a percentage below 9%.

Households which have a second dwelling (%)



Secondary dwellings according to their location

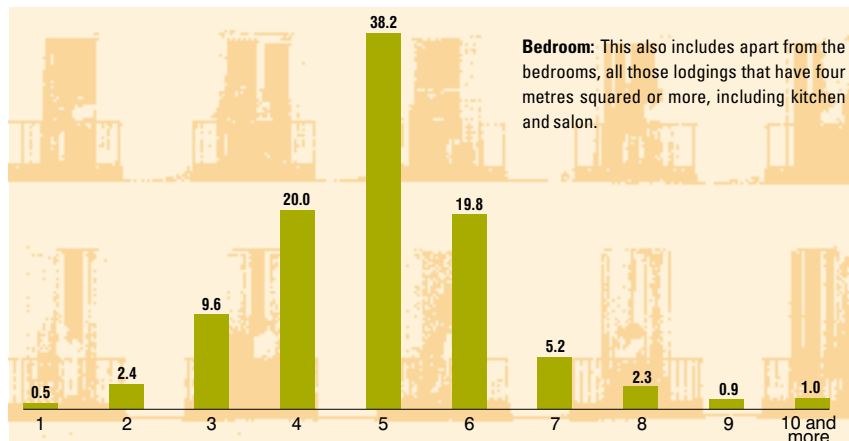




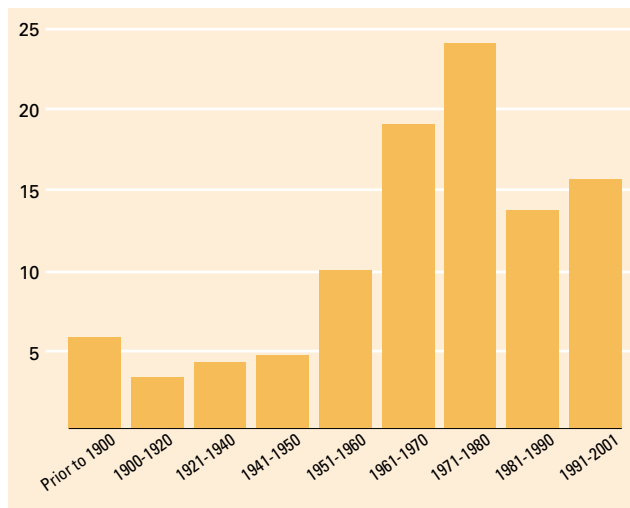
The majority of the households in our country (practically 38%) have 5 bedrooms. The most typical dwellings have between 76 and 90 square metres and individual gas heating.

As for the construction date, it is observed that it was in the 1970s when more dwellings were built due mainly to the peak in the construction of blocks with several floors.

Households according to number of rooms (%)



Dwellings by year of construction (%)



Municipalities according to average number of rooms per household

Municipalities with more than 10.000 inhabitants.

Province	Municipality	Bedrooms
Madrid	Villanueva de la Cañada	6.6
Madrid	Boadilla del Monte	6.4
Madrid	Torrelodones	6.2
Madrid	Villaviciosa de Odón	6.1
A Coruña	Muros	6.0
Spain		4.9
Las Palmas	Pájara	2.9
Sta. Cruz Tenerife	Arona	3.6
Sta. Cruz Tenerife	Adeje	3.7
Málaga	Torremolinos	3.8
Las Palmas	San Bartolomé de la Tirajara	3.8



Size and facilities

Useful surface area

The most common size of the dwelling in Spain is around 76 to 90 square metres in area, excluding open terraces or gardens; uninhabitable basements or junk rooms are excluded.

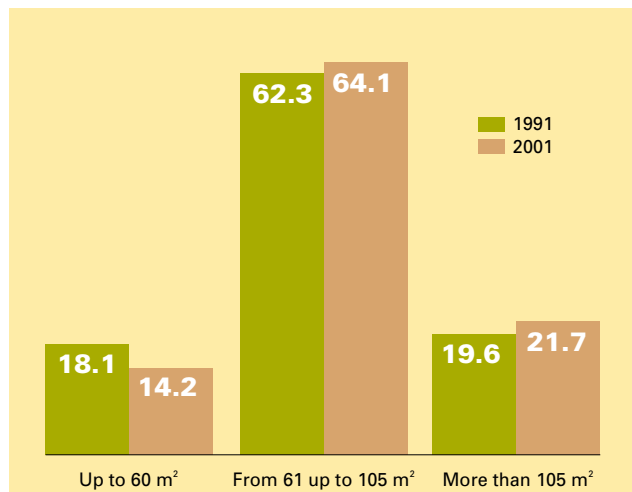
In the last decade, the average number of square metres of the dwellings has grown and especially has reduced the number of the smallest ones which has changed from 1.2% in 1991 to 0.4% in 2001.

There are 55,797 dwellings accounted for with at least 30 square metres. In the **Community of Madrid** the higher number of dwellings of smaller size (14.575) is given, which represents 26% of the main dwellings in its group and there are another 110.899 that do not reach 45 square metres.

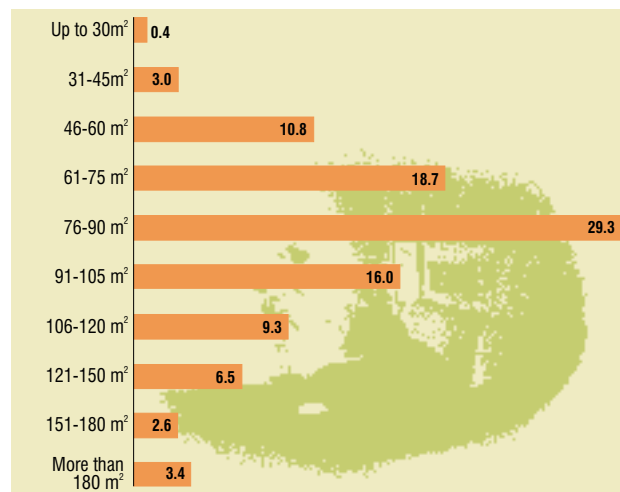
Main provinces with a greater percentage of dwellings up to 30 m²

	Number	%
Spain	55,797	0.4
Ceuta	1,414	7.3
Melilla	341	1.9
Cádiz	4,314	1.2
Las Palmas	2,869	1.0
Madrid	14,575	0.8
Sta. Cruz de Tenerife	2,048	0.8
Almería	1,284	0.7
Málaga	2,934	0.7
Ávila	380	0.6

Evolution of main dwellings by useful surface area (%)



Distribution of main dwellings by useful surface area (%)





Gas is already used more than electricity as a heating fuel

Housing and buildings

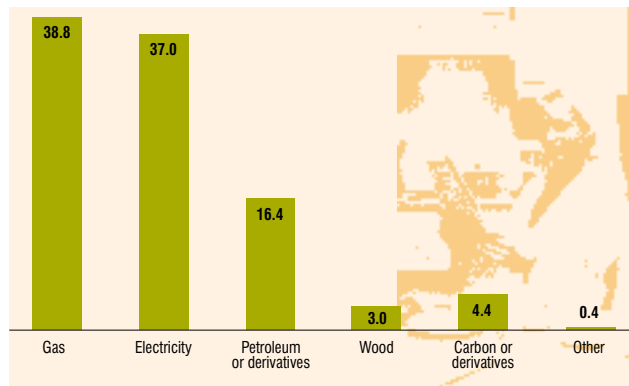
Facilities

48% of dwellings have heating compared to only 16% that have refrigeration.

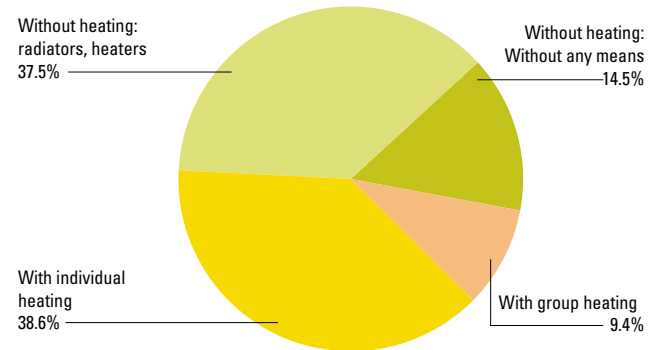
The main fuel used to heat the dwelling is gas whether this is butane, propane or natural gas, followed by electricity and to a lesser extent, wood and coal. Group heating compared to individual heating predominates.

Depending on the climatic conditions of autonomous communities one means or another predominates. Therefore, **Navarra** (90%), followed by **La Rioja** and the **Community of Madrid** have the highest percentages in heating while in **Murcia** with 30%, **Andalucía** and **Comunidad Valenciana** have the highest values in refrigeration.

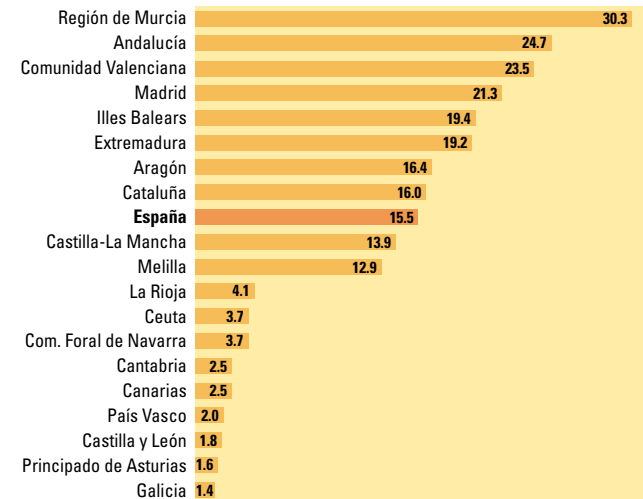
Main dwellings by used fuel (%)



Main dwellings by type of heating



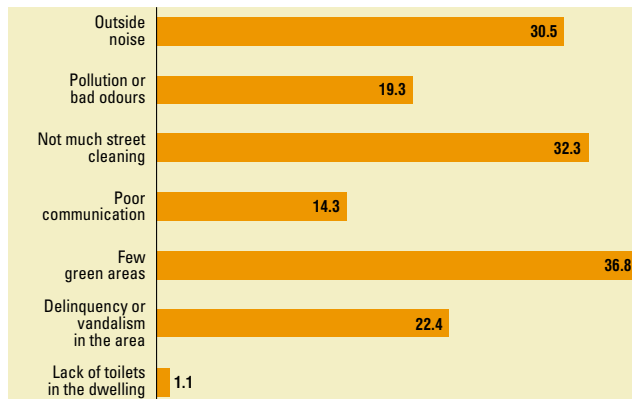
Main dwellings with refrigeration (%)





The dwellings and their surroundings

Households according to problems in the dwelling (%)



Delinquency or vandalism

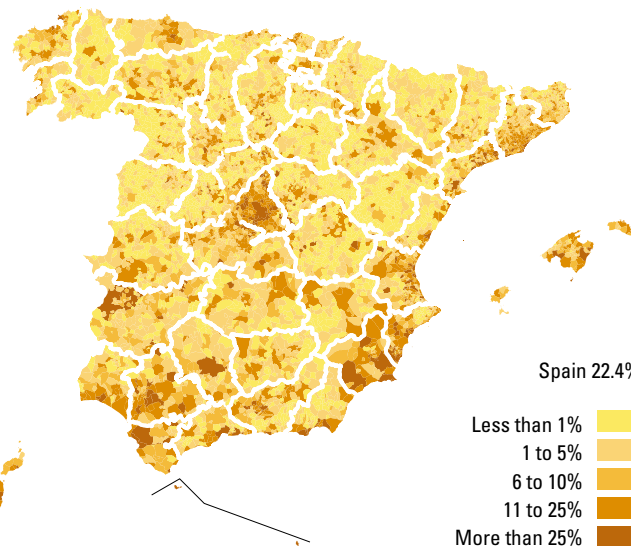
In some small municipalities this problem is experienced with special intensity and the percentage of citizens that seems to suffer this problem even exceeds 85%.

In municipalities with more than 10.000 inhabitants, the greater worry is in **Sant Joan d'Alacant** (59%).

Among the capitals there is a very marked accumulation towards the South. **Sevilla** has the most with 57.4%, followed by **Santa Cruz de Tenerife, Malaga, Huelva, Valencia, Las Palmas** and **Granada**, all of them above 40%; followed by **Madrid** with 41.7%, compared with 34.2% in **Barcelona**.

The environment and its problems

One of the most novel questions from these censuses was the one formulated on "problems in the dwellings" that has investigated the subjective perception of households on the following disadvantages in your dwellings or surroundings: outside noise, contamination or bad odours caused by industry or traffic, not much street cleaning, poor communication, few green areas, delinquency or vandalism in the area and lack of toilet services (WC and bath or shower) within the dwelling.



Despite their subjective condition or perhaps due to this, this question has been welcomed.

Housing and buildings



Pollution or bad odours

The municipality with more than 100.000 inhabitants with a greater frequency of this problem is **Palma de Gandía** (Valencia): 92.2% of households declare that they suffer from contamination of bad odours. Among municipalities with more than 20 thousand inhabitants is **Rivas-Vaciamadrid** (72,8%). Among

province capitals, the following are notable, **Huelva** with 48%, compared with barely 7% in **Soria**, at the other extreme. Finally, among large cities (those with more than 8 million inhabitants) the one where this is felt the most is **Valencia** (30,5%), compared with 26,6% in **Barcelona** or 25,8% in **Madrid**, for example.





Construction has reached the historical levels of the 1970s



Housing and buildings

Buildings

There is spectacular growth

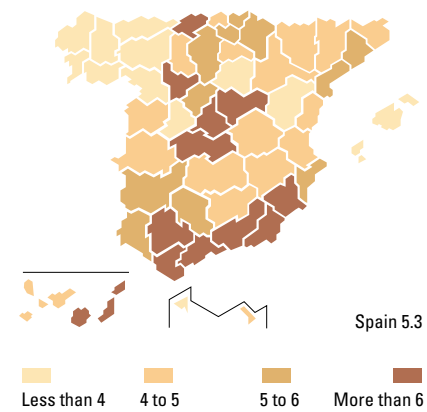
In Spain there are a total of 9.284.515 buildings. 8.623.875 are used mainly for dwellings. In the last few years the number of buildings has increased by 10.7%.

The autonomous communities with the oldest buildings is **La Rioja** as 43% were built before 1941; followed by one point less in **Asturias** and subsequently **Cantabria** and **Aragón**.

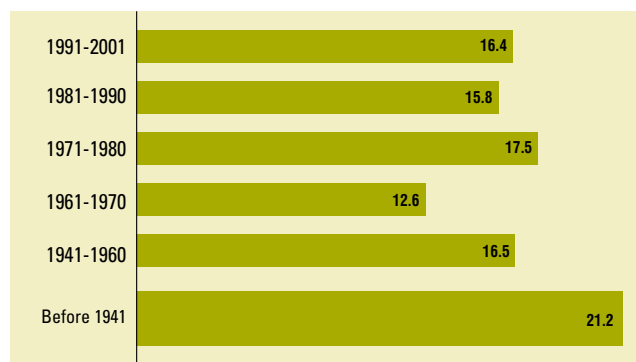
The 1970s was the greatest peak in construction although followed very closely by the last decade. During this period, most of the building occurred over the Mediterranean coast.

Autonomous Communities which have built the most in the last decade were the **Community of Madrid** (25% of new buildings), **Andalucía** (19,5%) and **Murcia** (18,3%).

Buildings used mainly for dwellings built since 1999 (%)



Distribution of buildings used mainly for dwellings by year of construction. (%)



Municipalities with highest percentage of buildings built since 1999

Municipalities with more than 10.000 inhabitants

Province	Municipality	Percentage
Salamanca	Santa Marta de Tormes	31.0
Sevilla	Bormujos	30.1
Madrid	Humanes de Madrid	27.1
Madrid	Alcalá de Henares	23.2
Madrid	Parla	22.3
Cantabria	Castro-Urdiales	19.4
Madrid	Rivas-Vaciamadrid	19.0
Madrid	Alcorcón	18.8
Huelva	Aljaraque	18.7
Madrid	Boadilla del Monte	18.5



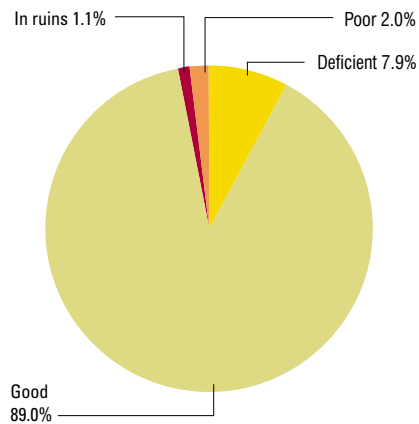
Habitability of buildings

Facilities and services are studied in buildings in order to detect the shortcomings that still exist, albeit to a lesser extent.

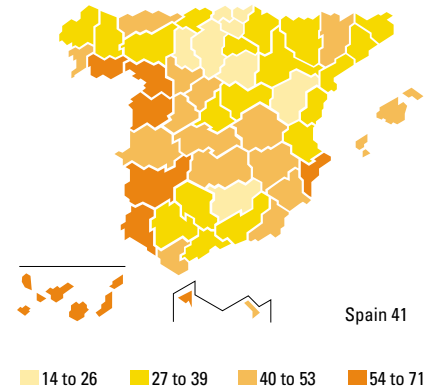
There was a favourable evolution in the last ten years as to the number of buildings met the minimal conditions for habitability (running water, evacuation of waste water...).

With respect to the state of conservation of the buildings, 89% are found to be in a good state, just 167.062 (2%) in a poor state and the rest are considered to have some deficiency or to be in ruins. **Seville** is the province with the highest percentage of buildings in a good state (93%) followed by **Girona, Navarra** and **Madrid**.

Buildings used mainly for dwellings according to their state



Buildings used mainly for dwellings with an overground floor. (%)



Buildings used mainly for dwellings according to their facilities and services

