



REDUCING
HOUSING
INEQUALITIES

National report on housing inequalities – Austria

An extract from Deliverable 2.1, “*Contextualized analysis of the housing situation – Papers on (sub)national trends*”, of the ReHousIn project

December 2024

FOREWORD

This report is an extract from Deliverable 2.1, “*Contextualized analysis of the housing situation – Papers on (sub) national trends*”, of the ReHousIn project. The deliverable examines the housing landscape in nine European countries from 1990 onward: Austria, France, Hungary, Italy, Norway, Poland, Spain, Switzerland, and the United Kingdom.

The full version of the deliverable is available [here](#).

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Author(s)	Michael Friesenecker, TUWIEN; Emelia Warzewska, UNIVIE
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This document has been prepared in the framework of the European project [ReHousIn](#) – “Contextualized pathways to reduce housing inequalities in the green and digital transition”.

The ReHousIn project aims to spark innovative policy solutions towards inclusionary and quality housing. To achieve this, it investigates the complex relationship between green

transition initiatives and housing inequalities in European urban and rural contexts and develops innovative policy recommendations for better and context-sensitive integration between environmentally sustainable interventions and socially inclusive housing.

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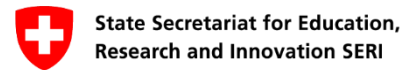


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NATIONAL REPORT ON HOUSING INEQUALITIES – AUSTRIA

Executive Summary

This report provides an overview of housing inequality trends in Austria in the 21st century while contextualizing these trends with a brief discussion of key demographic, economic, environmental, and housing sector developments.

Austria's economic landscape reflects resilience but faces challenges from external shocks, including the 2008 financial crisis, the COVID-19 pandemic, and the 2021-2023 global energy crisis. While state responses have mitigated the consequences of earlier crises, the energy crisis has driven inflation, significantly impacting rental prices, which are often linked to the consumer price index, while rising energy costs have placed additional financial burdens on households. Environmental trends highlight significant CO₂ reductions from households due to efficiency improvements and a shift to renewable energy, yet reliance on natural gas—accounting for 33% of household energy use—poses ongoing challenges and the need for further decarbonization.

Austria's population has grown by 19% since 1990, reaching 9.13 million in 2023, with international migration as the primary driver of (urban) growth and diversification. Key migration events include the 2015 Syrian crisis, the 2022 Ukrainian refugee influx, labour migration from Turkey, movements from the former Yugoslavian states in the mid-1990s, and increased EU mobility following Austria's accession. Housing construction has mirrored population growth, with peaks in the mid-1990s, driven by geopolitical changes and migration from former Yugoslavian states, and after the 2008 financial crisis, fuelled by low interest rates. Growth driven by ongoing immigration and increasing diversification has contributed to disparities in housing cost burdens, particularly between Austrian and non-Austrian residents.

With a homeownership rate of 51%, Austria stands out among European countries for its substantial rental sector (~45%), of which approximately 21% consists of social rental housing. Ownership units and private rentals have expanded alongside the growth of non-profit housing associations—a cornerstone of Austria's social housing system—while the construction of public housing has diminished. Significant urban-rural disparities persist: urban areas feature more tenant- and multi-unit buildings, while rural areas are characterized by higher ownership rates and detached houses. Densification policies and the protection of green spaces have become crucial amid population growth and housing demands.

In conclusion, despite Austria's stable economic and political frameworks, persistent housing inequalities remain an ongoing policy challenge. The most significant housing inequalities include pronounced cost burdens in densely populated and intermediate areas, where multi-storey rentals dominate. Overcrowding rates and reported issues with neighbourhood and housing quality in cities highlight tighter markets, affordability challenges, accessibility issues, and quality concerns. Additionally, while stable economic conditions have ensured consistent wage growth and low unemployment, relatively stable poverty rates point to uneven income

distribution and persistent socio-economic disparities. Housing inequalities are particularly pronounced along socio-economic lines, with residents with lower education levels, students, single parents, and immigrants bearing the highest cost burdens.

Introduction

Austria, officially the Republic of Austria, is a landlocked Central European country with a population of approximately 9.2 million. It shares borders with eight countries: Germany, the Czech Republic, Slovakia, Hungary, Slovenia, Italy, Switzerland, and Liechtenstein, placing it in a key central position within Europe. This centrality has made Austria historically significant as a cultural and trade hub. Austria is characterised by its mountainous terrain, with the Alps in the Western and Southern part of the country covering roughly two-thirds of its area. The Danube River, one of Europe's major rivers, cuts across northern Austria from west to east. This direction also plays an essential role in transportation.

The primary settlement and economic areas are the flat and hilly regions, including the Alpine foothills, the Vienna Basin, and the Graz Basin. The East Region, which consists of Lower Austria, Burgenland, and Vienna, is home to 45% of Austria's population. Vienna, the nation's capital, is home to approximately 1.9 million residents, making it not only the most populous city in Austria, but also a major cultural and economic centre within the country. Other key population centres include Graz, Linz, Salzburg, and Innsbruck.

Austria has been a member of the European Union (EU) since 1995, aligning itself closely with EU policies on trade, economics, and environmental standards. It is part of both the Eurozone and the Schengen Area (since 1997). Austria is a federal state, composed of nine provinces, or federal states, which together form the Republic. Its nine federal states are Burgenland, Carinthia, Lower Austria, Upper Austria, Salzburg, Styria, Tyrol, Vorarlberg, and Vienna. This federal structure means that Austria operates as a federation, with legislative and executive powers divided between the national government and the individual states. Unlike a centrally-organized state, Austria's federal system delegates authority in both law-making and administration to each province. The provincial laws and municipal regulations are enacted by the regional parliaments (*Landtage*), while provincial governments handle the administration at the state level. These provincial governments are also responsible for implementing a wide range of federal laws within their respective regions, meaning they perform duties on behalf of the national government as well.

1 SOCIO-ECONOMIC AND HOUSING CONDITIONS

1.1 Demography, Economy, Environment and Society

1.1.1 Macroeconomic Trends at the National Levels

This section depicts Austria's macroeconomic developments and the impacts of key events from 2005 to 2023, focusing on GDP growth, inflation, short-term interest rates, and public sector debt. Figure AT1 illustrates substantial fluctuations in annual GDP growth. The sharp contraction in 2008-2009 is associated with the global financial crisis, followed by a slow recovery. A significant downturn, however, occurs again in 2020 due to the COVID-19 pandemic. By 2021-2022 a recovery is evident, with GDP growth rebounding as the economy adjusts to post-pandemic conditions.

The inflation rate remains stable until 2021, when a sharp rise occurs. This inflation spike is closely linked to the global energy crisis (2021-2023), triggered by the Russian invasion of Ukraine and exacerbated by global supply chain disruptions. Reflecting broader pressures on energy markets and economies worldwide, rising energy prices during this period significantly contributed to increased consumer price inflation including housing costs.

Short-term interest rates decline sharply following the 2008 financial crisis. They remain at low levels throughout the period and exhibit minimal fluctuation, creating favouring conditions for housing construction. Starting with 2021, however, increases of interest rates by the European Central Bank reflect changing macro-economic conditions.

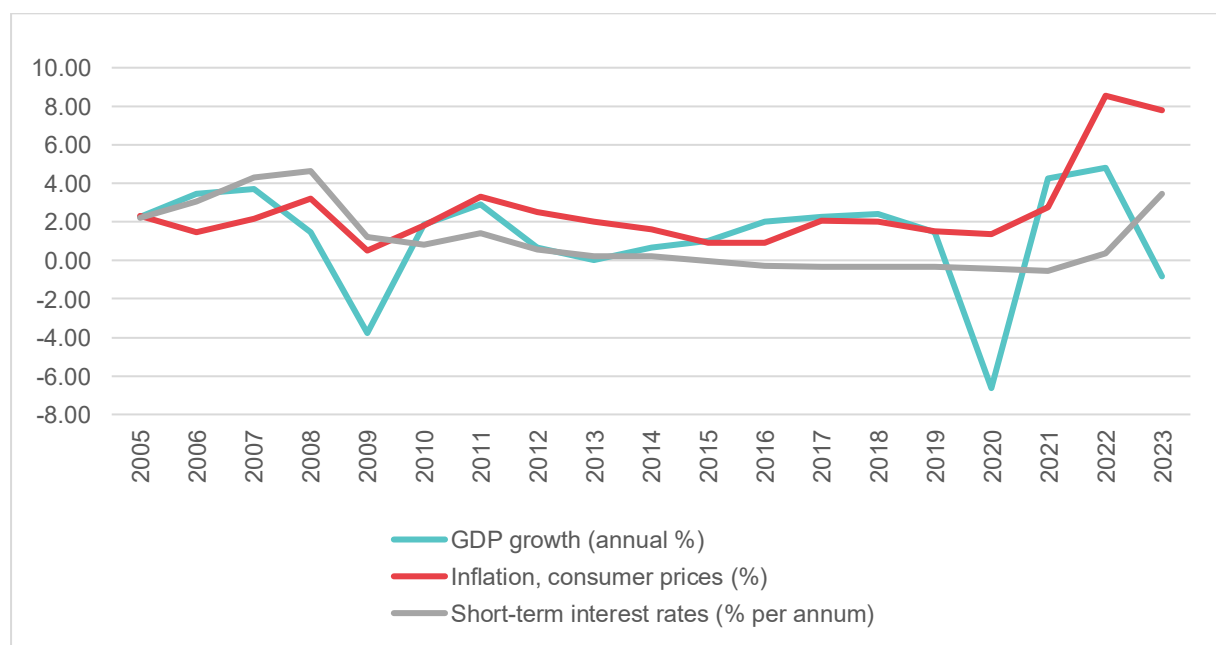


Figure AT1: Macro-economic Trends, Austria. Sources: compiled by authors, data from: DATABANK–World Bank Group, OECD–Organisation for Economic Co-operation and Development

Figure AT2 shows the public sector responses to the crises mentioned above. The figure highlights the rising levels of public sector debt as a percentage of GDP, with notable increases following the 2008 financial crisis, the COVID-19 pandemic in 2020 and the global energy crisis. Debt levels continue to rise into 2021-2022, where the fiscal strain imposed by the global energy crisis is reflected as governments responded to economic disruptions and soaring energy costs during this period.

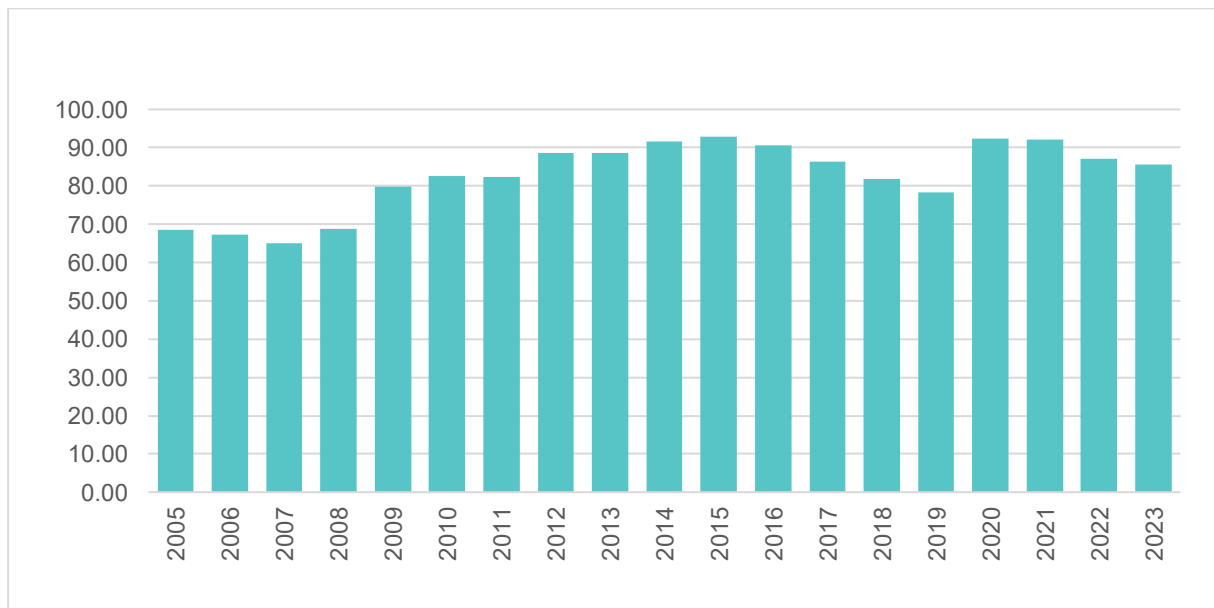


Figure AT2: Public Sector Debt in Q4 of each year (% of GDP), Austria 2005 – 2023. Sources: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development

In short, these figures demonstrate the significant impact of external shocks—such as the global financial crisis of 2008 (GFC), COVID-19 pandemic, and the 2021-2023 global energy crisis—on Austria’s economic landscape, particularly in terms of GDP volatility, inflation, and public sector debt.

1.1.2 Socio-economic and Demographic Trends

Demographic Trends

Figure AT3 shows the overall population growth in Austria, with particular focus on the increase in foreign population and the proportion of people aged 65 and over. Austria’s population has steadily grown by 19% since 1990, up from 7.67 to a population of 9.13 million inhabitants. The Figure also shows an increasing proportion of individuals aged 65 and over, which indicates an ageing population, notably since the mid-2000s, to nearly 20% of the population. However, immigration plays a key demographic role in the 21st century. The foreign population figure—presented as residents with foreign citizenship/nationality—shows a notable rise. Whilst the Austrian population only slightly increased, the foreign population expanded since 1990 by 306% to 1.76 inhabitants in 2023. This trend can be attributed to several key waves of

migration that are impacting (the biggest) cities in Austria the most, such as Vienna, Graz, and Linz (Statistik Austria 2024a, p. 78).

From a historical perspective, labour market immigration during the 1960s brought many foreign workers to Austria, particularly from Turkey and former Yugoslavian states. This has contributed to the long-standing presence of Turkish and Southeast European-based groups. Many members of these groups already hold Austrian citizenship and were born in Austria in the years following this immigration (see also Statistik Austria 2024a). As for more recent history related to the Yugoslav Wars during the 1990s, Austria experienced an influx of migrants and asylum seekers from the former Yugoslavian states, especially from Bosnia between 1991 and 1995. Later, immigrants from Serbia and Croatia also became important groups in Austria.

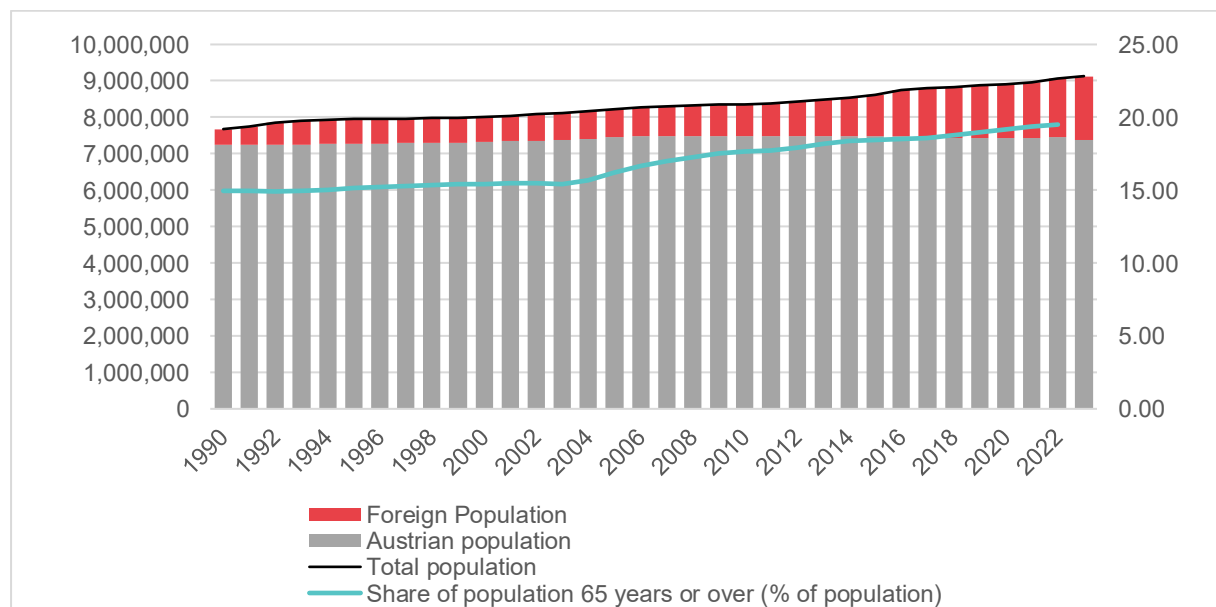


Figure AT3: Population development and ageing, Austria. Sources: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development

Following Austria's accession to the European Union in 1995, the country saw an increase in residents from other EU member states. Since the mid-2000s immigrant groups from Western members states of the EU, e.g. Germany and Italy, but increasingly also from East European countries, e.g. Romania, Hungary, Poland, Slovakia, Bulgaria, characterize the Austrian population to an increasing degree. All in all, these groups have been integral to Austria's increasing population diversification.

These various waves of immigration—combined with more recent inflows linked to the Afghanistan (2001), Iraqi (2003), and Syrian conflicts (2011)—have significantly contributed to both the growing and diversification of Austria's foreign population. Figure AT4 provides insight into the net migration flows of foreign populations, a key driver of Austria's overall population growth. The most significant increase in inflows around 2015 corresponds to the so-called "European migration crisis," driven by the war in Syria. During this peak, Austria received a large number of migrants and asylum seekers from Syria. Migration stabilizes after 2015,

though inflows remain higher than pre-2011 levels. This illustrates ongoing migration pressures, which peak again in 2021 and 2022 due to an increase of asylum seekers (Statistik Austria 2024a, p. 23).

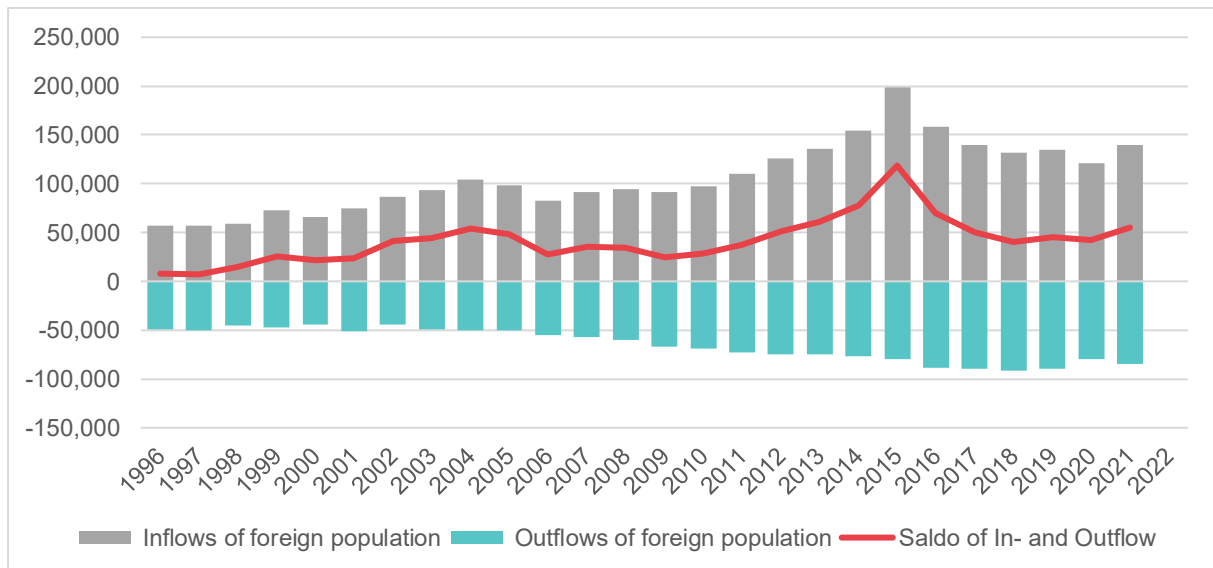


Figure AT4: In- and outflows of foreign population, Austria. Sources: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development

Figure AT5 focuses specifically on the inflows of asylum seekers into Austria, showing a sharp spike in 2015 due to the before mentioned Syrian civil war, Afghanistan conflict, and broader unrest in the Middle East and North Africa. The number of asylum seekers surged in 2015, marking a significant moment in Austria's migration history. While surges of inflows have decreased since 2015, the amounts remain high, highlighting the continued impact of conflict-driven migration. The emerging peak of 2021, shown in Figure AT5, reflects an intensified phase of asylum seekers from Syria and Afghanistan (Statistik Austria 2022, p. 37). Continuing this trend, the amount of asylum seekers in 2022 further outnumbered the 2015 figure due to Ukrainian residents seeking asylum following the 2022 Russian invasion of the Ukraine (see Statistik Austria 2024a, p. 34).

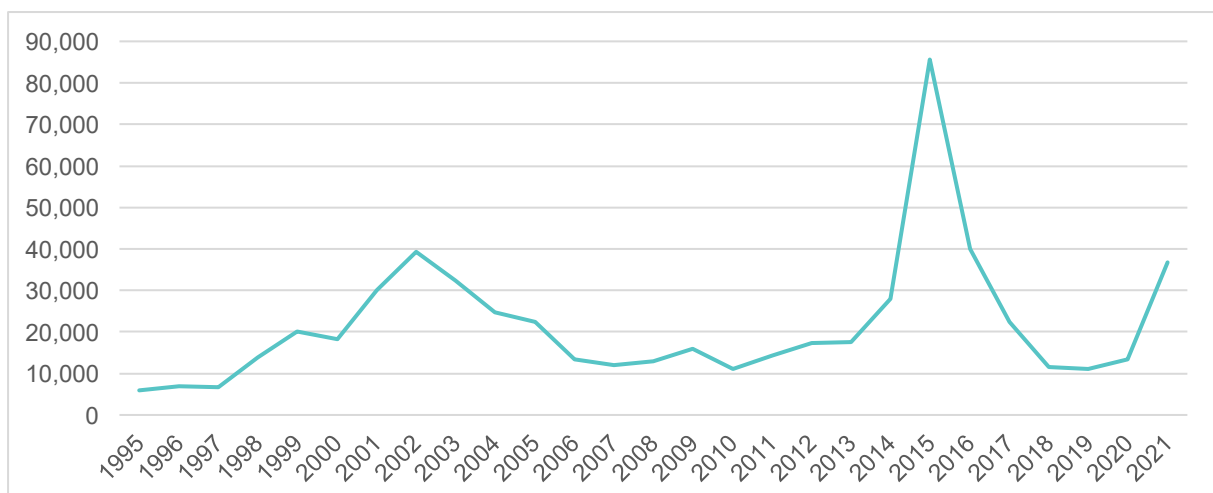
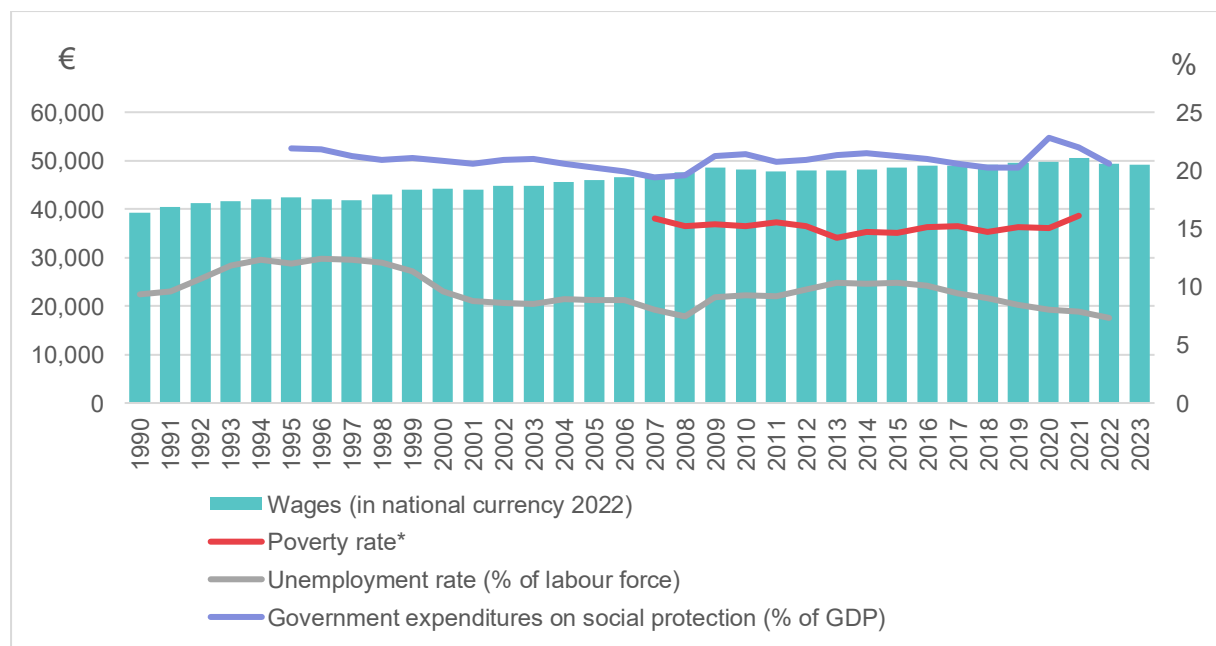


Figure AT5: Inflows of asylum seekers, Austria. Sources: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development

In summary, international migration plays a key role in shaping Austria's population growth and diversity, with a focus on larger cities (Statistik Austria 2024a, p. 78). Migration has been concentrated in urban centres such as Vienna, Graz, and Linz, substantially driven by labour migration from Turkey in the 1960s, migration from former Yugoslavian states during the Balkan wars, and increased migration from EU countries following Austria's EU accession. The 2015 migration crisis, driven by the Syrian civil war and the Afghanistan conflict, resulted in a surge of asylum seekers, with many settlings in cities. Additionally, the Russian invasion of Ukraine in 2022 led to another increase in asylum seekers, with a notable influx of Ukrainian refugees. These global events have significantly shaped Austria's urban population growth and diversification, with immigration continuing to play a central role in the demographic shifts seen across the country's larger cities.

Socio-economic trends

Figure AT6 presents selected key socio-economic indicators over time in Austria, using two vertical axes: the left scale referring to wages in national currency (€) and the right scale showing the percentage of the population in poverty, the unemployment rate, and government expenditure on social protection (as a percentage of GDP).



*Figure AT6: Main socio-economic trends, Austria. *based on 60% of national median disposable income. Sources: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development*

As shown in Figure AT6, the development of wages presents a consistent upward trend throughout the period, which reflects overall growth in earnings over time. While the steady rise in wages suggests improvements in average income levels in Austria, the poverty rate (red line) fluctuates slightly and remains relatively stable throughout the period. There is no significant long-term change in the percentage of the population living in poverty, suggesting that despite wage growth, challenges related to poverty persist. This might indicate that wage increases have not been evenly distributed across all segments of society, which limits

improvements in poverty reduction. The unemployment rate (grey line) shows some variation, ranging from a high of 12% in the 1990s to a low of 7% in 2022. These variations correspond to periods of economic downturn, such as the global financial crisis in 2008-2009. Following this crisis, the unemployment rate saw a modest increase up to 10% by 2015. Thereafter, it declined steadily, culminating in a rate of 7% in 2022.

Government expenditure on social protection (light blue line) fluctuates with slight decreases before and after the GFC in 2008. Notably, significant increases in government expenditures on social protection emerge during periods of crises. This indicates the capacity of Austrian governments to mitigate the impact on vulnerable populations, most strikingly during the 2008 crisis and the COVID-19 pandemic. Therefore, this finding suggests that a responsive welfare system which adjusts to social and economic needs is still in place and results in sustained or increasing investment in social protection.

To summarize, wages have been steadily rising, reflecting overall economic growth. Relatively stable poverty levels indicate persistent socio-economic challenges despite wage growth. Unemployment spikes during economic crises, but later stabilizes in normal periods. Government social protection spending increases during economic downturns, demonstrating a flexible social safety net that responds to crises. These trends specify that while Austria has seen wage growth and stable poverty rates, it also experiences fluctuations in an adaptive social protection system that responds to economic challenges.

1.1.3 Environmental and Energy Trends

This section examines key environmental and energy trends, focusing on areas that are crucial for understanding and addressing the environmental impact of housing. Topics include: the evolution of CO₂ emissions and household energy consumption in general, accompanied by different fuel types and end use. Additionally, it explores trends in government expenditure on environmental protection and changes in energy prices.

Figure AT7 shows a significant decline in CO₂ emissions from household heating and cooling activities for Austria in the long run (red line). The increased efficiency of the housing sector is also reflected in a general decline in emissions per capita since 2008 (grey line), although Austria's population increased. Additionally, the final household energy consumption per capita (light blue line) remains stable over the last 20 years. Overall, these trends suggest that the housing sector has become more efficient, as reflected in declining emissions per capita and total emissions, even as population growth occurred. Additionally, the stable energy consumption per capita, combined with decreasing emissions, indicates a shift toward cleaner, less carbon-intensive energy sources for households.

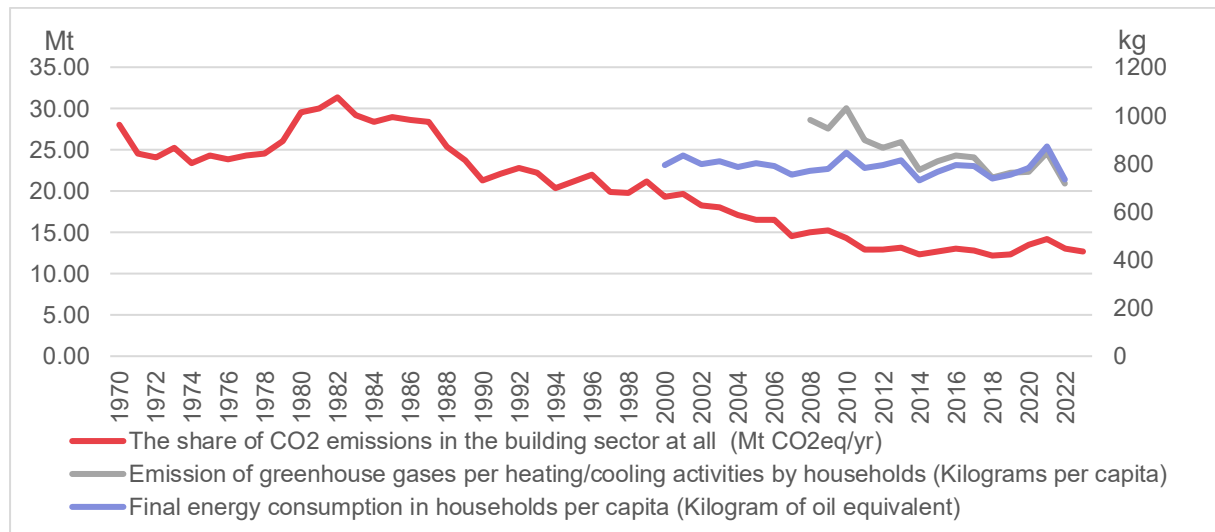


Figure AT7: Development of Emissions in the housing sector and households, Austria.
Sources: compiled by authors, data from: EDGAR-Emissions Database for Global Atmospheric Research, EUROSTAT-Statistical Office of the European Communities

Turning to fuels used in households, Figure AT8 shows that the above-mentioned trends are related to a significant decline in the use of fossil fuels for household energy consumption, particularly solid fossil fuels and oil (turquoise and grey), since the 1990s. Simultaneously, the increased use of renewable energy sources and biofuels indicates a shift toward more sustainable energy options (up from 24% to 30%). Nevertheless, the increased usage of natural gas in households from 14% to 20% subsequently results in a considerable challenge to decarbonize household energy use. The use of electricity and derived heat (e.g. district heating) continues to be a significant component of household energy consumption.

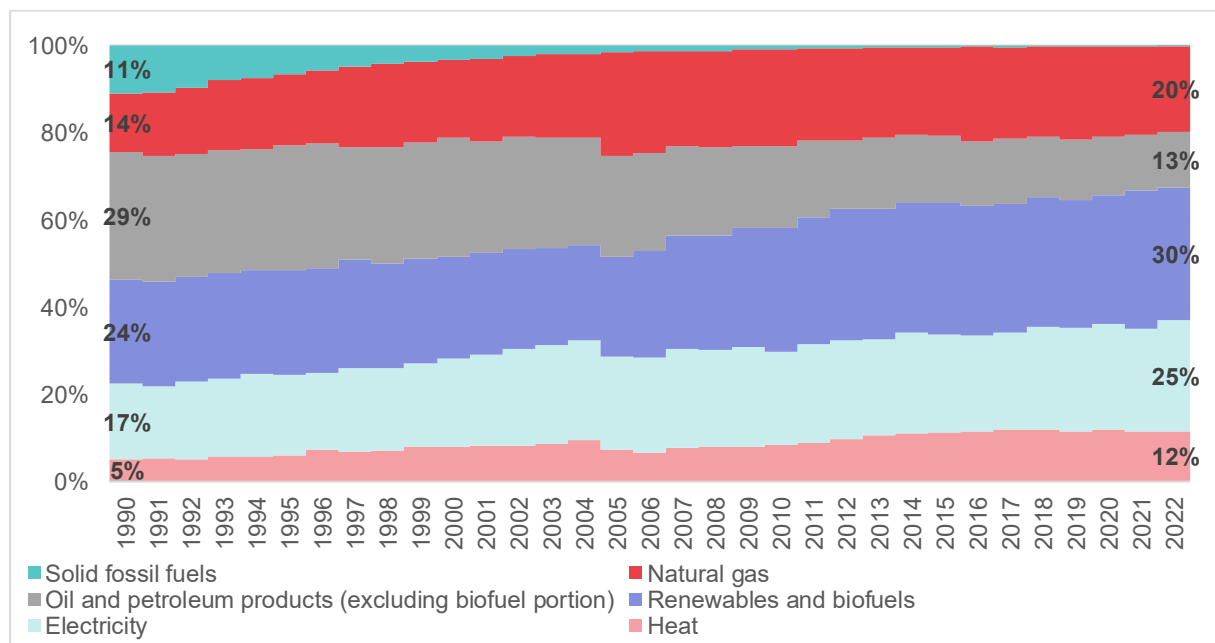


Figure AT8. Development of household energy use by fuels (percentages based on thousand tonnes of oil equivalent), Austria. Sources: compiled by authors, data from: EUROSTAT-Statistical Office of the European Communities

Space heating is by far the largest contributor to household energy consumption in Austria, consistently representing the most significant share of total energy use (see Figure AT9). This dominance underscores the importance of heating in residential energy demands, which is expected given Austria's climate and the necessity for heating throughout much of the year. In addition to space heating, water heating and lighting/electrical appliances make up notable portions of energy use, but they account for significantly less portions than space heating. Cooking and cooling represent only minor shares, indicating that these activities do not substantially drive household energy demand.

The heavy reliance on space heating suggests that any technological improvements or efficiency measures targeted at this area would have a substantial impact on reducing overall energy consumption in households. Additionally, the energy use patterns highlight that shifts in the sources of energy for heating—whether through increased use of renewables or more efficient systems—would play a crucial role in shaping the future of household energy consumption. Decarbonizing heating systems, therefore, remains one of the key challenges in Austria's building sector. The relatively low energy use for cooling reflects Austria's moderate summer climate, however summers are progressively getting hotter, especially in the Eastern parts of the country. Cooling—for now—is not a significant energy burden for households when compared to heating.

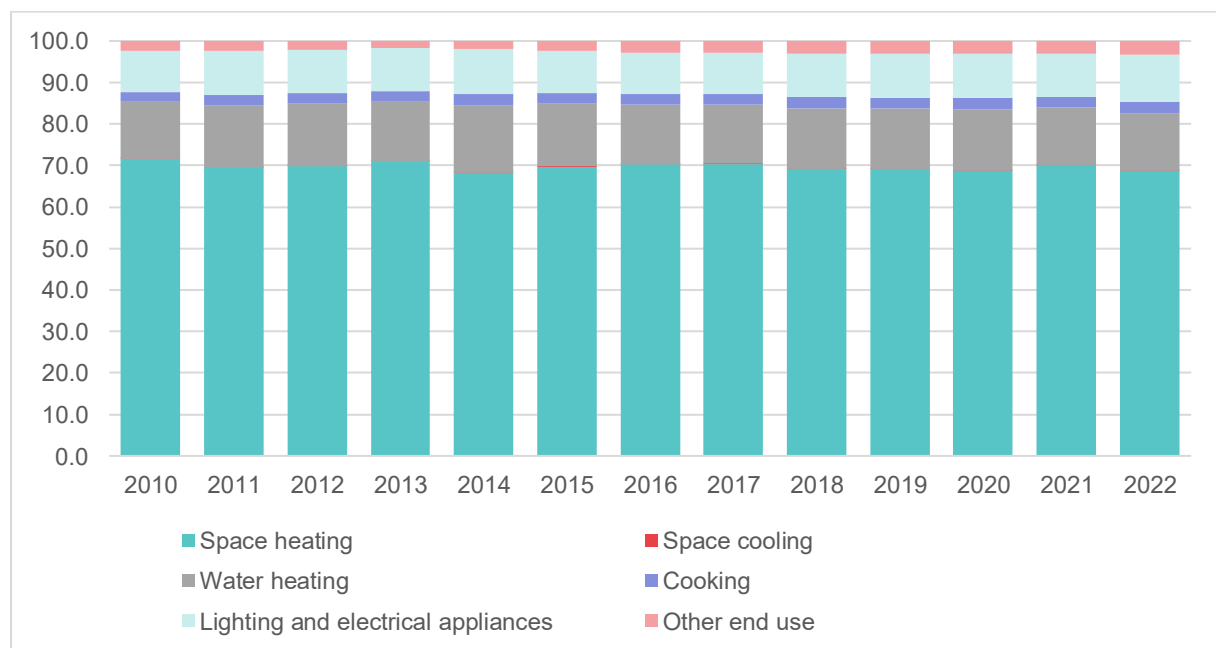


Figure AT9: Development of final household energy consumption by end use, Austria.

Sources: compiled by authors, data from: EUROSTAT-Statistical Office of the European Communities

Given that space and water heating, as well as lighting and electrical appliances, are major end uses by households in combination with the growing importance of gas and electricity as fuels, their price developments are key to assessing associated housing costs in Austria. Figure AT10 shows the development of gas and electricity prices semi-annually. A key observation in this figure is the sharp increase in both gas and electricity prices starting from 2021, which coincides with the onset of the global energy crisis. This price spike is largely attributed to disruptions in energy supply chains and increased demand, exacerbated by

geopolitical events such as the Russian invasion of Ukraine in 2022. Prior to this crisis, both gas and electricity prices showed relatively stable trends, with only minor fluctuations. This surge in energy prices has important implications for households in Austria, particularly regarding energy affordability and the increased financial burden on consumers.

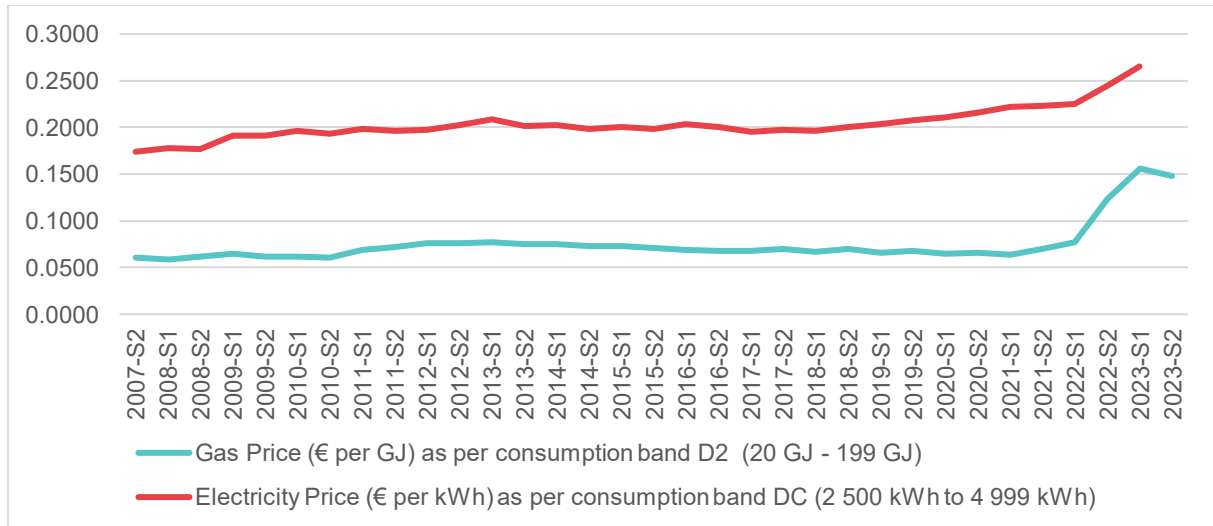


Figure AT10: Development of semi-annual gas and electricity prices, Austria. Source: compiled by authors, data from EUROSTAT-Statistical Office of the European Communities

Focusing on the government expenditure on environmental protection, Figure AT11 shows that expenditure has remained relatively stable since 1997, even in the face of significant energy and environmental challenges. The drop in expenditures from 1995-1996 might be related to the re-organization of the budget based on the accession of Austria to the European Union in 1995. The stability in expenditures, however, suggests that while environmental concerns are a priority, spending has not increased significantly, likely due to trade-offs with other public expenditures, e.g. those of social protection. During periods of economic stress, such as the global energy crisis, funds may have been redirected toward immediate needs like economic relief and energy affordability, limiting the potential for additional investments in environmental protection.

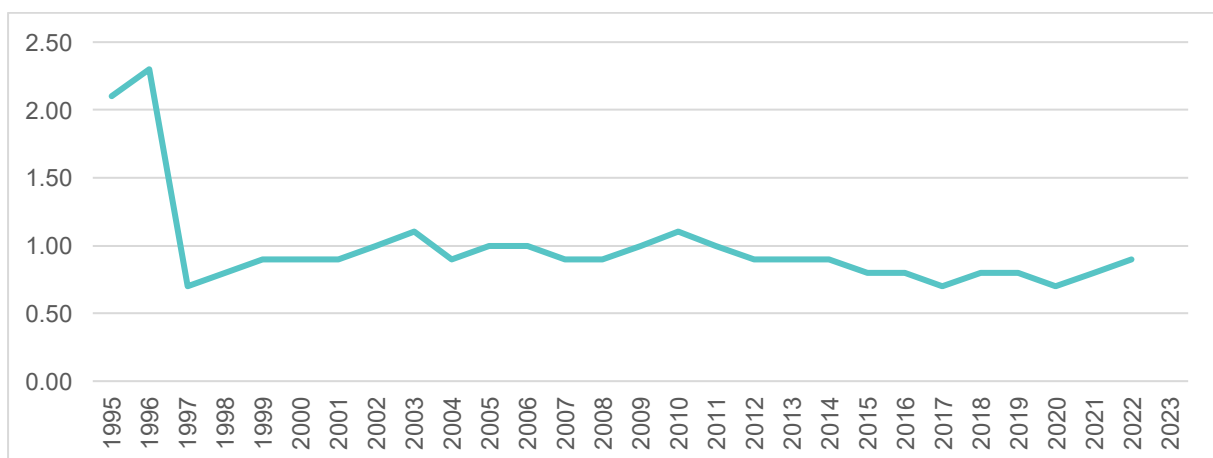


Figure AT11: Government expenditure on environmental protection (% of total), Austria. Sources: compiled by authors, data from: EUROSTAT-Statistical Office of the European Communities

1.2 Housing Sector

Section 1.2 provides an analysis of housing sector trends in Austria, focusing on key aspects such as the development of the housing stock, tenure structures, and housing prices. This section explores how these factors have evolved over time, with attention to the implications for housing inequality and affordability. The trends in housing construction, ownership versus rental dynamics, and shifts in housing expenses are central to understanding how the housing market has responded to both economic pressures and policy interventions. By examining these elements, this section aims to assess the broader impact on housing accessibility and the socio-economic landscape.

1.2.1 Housing Stock Development and Tenure Structure

Figure AT12 shows the development of the dwelling and housing stock in Austria over time. The figure highlights a steady increase in the total number of dwellings from around 3.3 to 4.9 million dwellings. The residential building stock grew from around 1.5 to 2.1 million buildings. While the dwelling stock grew by about 45% since 1991, the persons in main residencies grew by 15%. Given the expansion of dwellings outpaced the demands of a growing population, this relation must be considered in the context of population changes, preferences in living and regional, and urban development pressures.

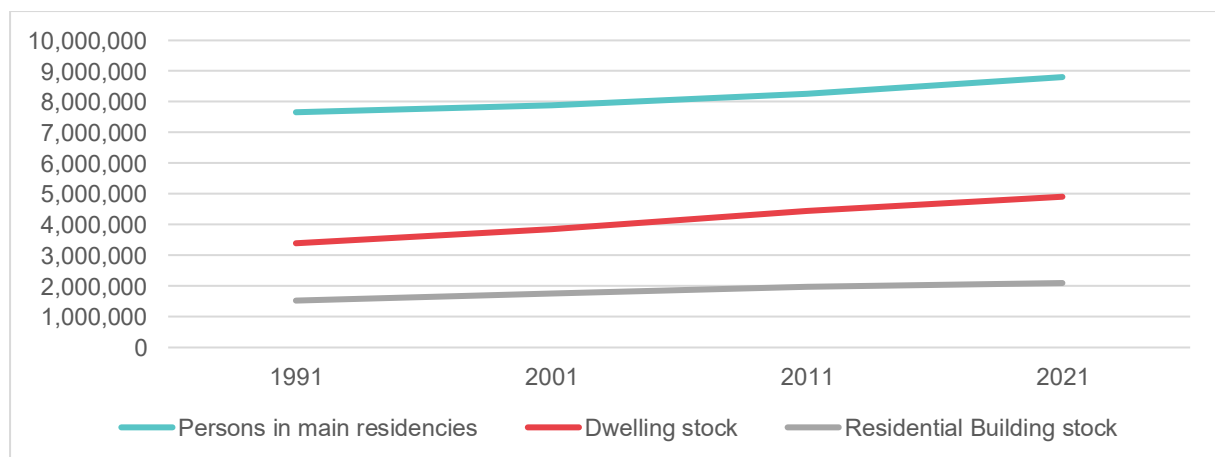


Figure AT12: Development of Dwelling and Housing Stock, Austria. Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria

Analysing the development in the dwelling stock, Figure AT13 shows the development of residential designations, distinguishing between main residences and secondary or non-residences. The latter, dwellings without a designated residency status, include dwellings that are vacant, listed for sale/rental, or unoccupied for other reasons. The figure indicates that while main residences account for much of the housing stock, their share is declining over time. In contrast, the number of secondary or non-residences has shown a substantial increase, suggesting a rise in homes or properties not used for permanent occupancy. Main residences have increased since 1991 by about 35%, while the dwellings used for secondary or non-residences has grown by about 110%. This trend highlights the growing disparity in how housing is used in Austria.



Figure AT13: Development of residencies in the dwelling stock, Austria. Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria

Highlighting another key characteristic of the housing sector, especially in relation to energy efficiency, Figure AT14 shows the age distribution of Austria's dwelling stock by construction period. Around one-fourth of the dwelling stock was built before 1944 (23%), demonstrating the substantial share of pre-World War II buildings that still make up part of the housing landscape. While the recovery phase resulting from WWII is important for housing construction, construction throughout all phases peaked during the 1960s and 1970s. In total, housing from the era of 1945 to 1980 forms a major part of the current stock (36%). This reflects the post-war reconstruction and economic growth periods, which spurred the development of new housing. From 1981 onwards, the construction of new dwellings slowed in comparison to earlier decades, though there has still been steady growth. The housing constructed after 1981 accounts for 41% of total stock.

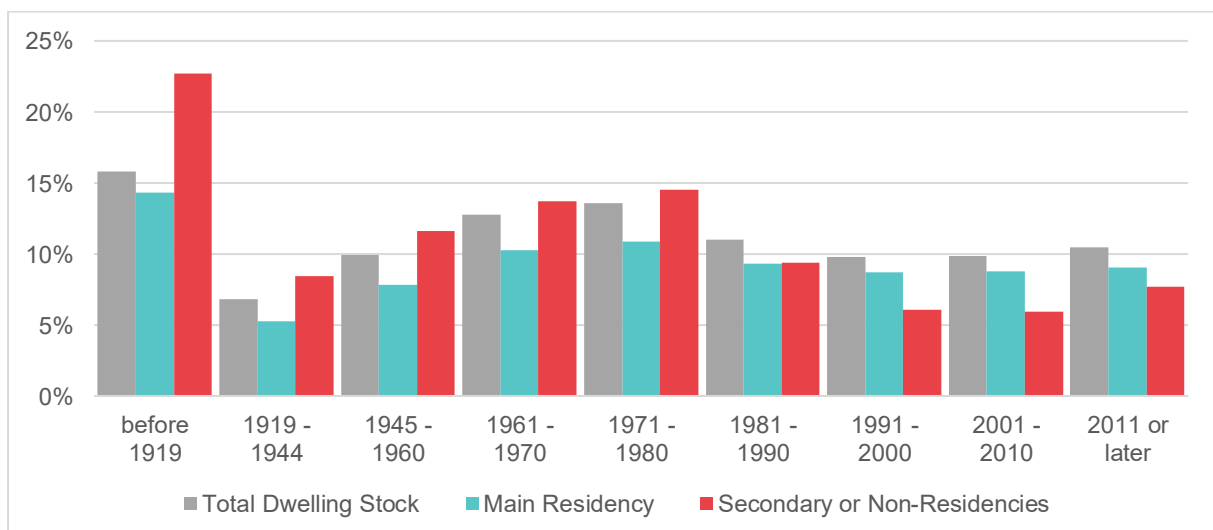


Figure AT14: Age of dwelling stock by 2021, Austria. Source: compiled by authors, data from: STATcube–Statistical Database of Statistics Austria

Trends in housing supply

The development of dwellings in new residential buildings (based on building permits) in Austria from 1980 to 2020, as shown in Figure AT15, is categorized by the type of builder. Several key trends in housing supply characterize the development in Austria. On one hand, the role of private individuals as contributors to housing supply, with a focus on individual homeownership and private construction, became less dominant over the last 40 years. On the other hand, there has been a noticeable shift towards a greater role of other legal entities and non-profit housing associations in housing development. The role of public housing in Austria's housing supply diminished nearly completely, but the construction of public social housing had a major role in Austria's welfare state approach of the post-war period (Matznetter 2002). Overall, this trend highlights a transition in housing supply from individual-driven development to a more prominent role for organizations and legal entities.

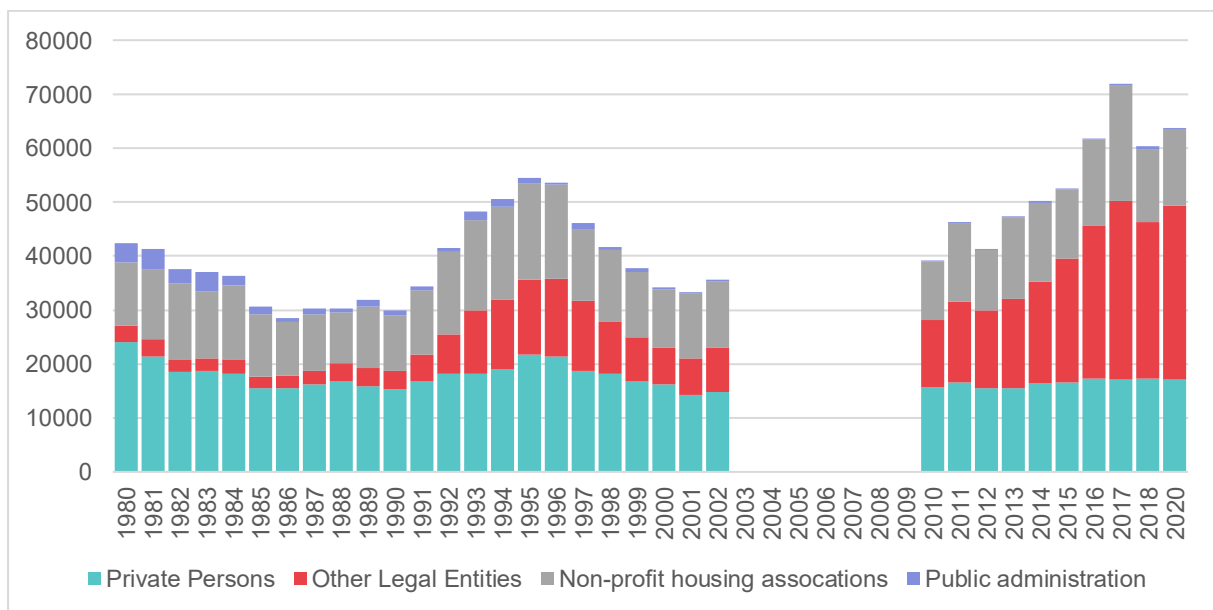


Figure AT15: Number of dwellings in new residential buildings by builder (based on building permits), 1980-220, Austria. Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria, no data for 2003-2009.

Transitioning to newly completed housing units by building type in Austria between 2010 and 2020, Figure AT16 shows the development of single-family houses, houses with 3 to 10 apartments, and buildings with more than 11 apartments. The most characteristic trend since 2010—in the aftermath of the financial crisis—is the dominance of multi-family buildings in construction, related to activities of commercial developers. This suggests a strong focus on apartment buildings or similar high-density housing projects, likely driven by urban housing demands. This focus is also visible from the shifting role of builders towards other legal entities and non-profit housing associations as described above. In contrast, single-family houses account for a significantly smaller share of housing completions during this period. The share of houses with 3 to 10 apartments remains stable. Overall, the figure highlights a growing preference for multi-family buildings in the Austrian housing market from 2010 to 2020, indicating a response to increased demand for higher-density housing solutions, especially in urban settings.

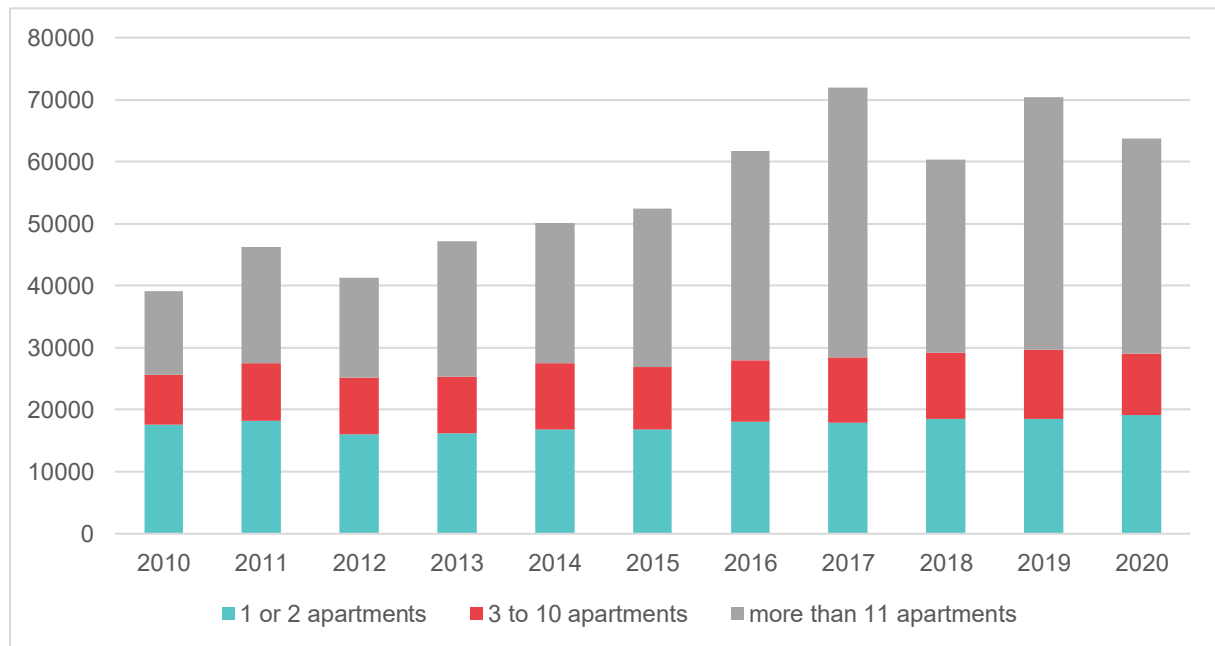


Figure AT16: Building permits for new buildings by type of building, 2010-2020, Austria.
 Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria.

Tenure structure

A key dimension in relation to housing inequalities is the trend in tenure structure. Figure AT17 illustrates the long-term development of main residencies by tenure in Austria from 1991 to 2021. It focuses on the shares of owner-occupied housing, rentals, and other legal relations. The figure shows that owner-occupation has remained the dominant tenure type, but a slight shift towards rental as the second important tenure is visible. Owner-occupation increased by about 38% to slightly over 2 million main residencies between 1991 and 2021. In contrast, main residencies that are rented out increased by 57% to about 1.8 million main residences. This change suggests a gradual shift away from homeownership, potentially due to increased housing costs or demographic changes. The rental market shows an upward trend, increasing from 38.7% in 1991 to 45.1% in 2021, which indicates the growing importance of rental housing in Austria, possibly driven by urbanisation. Other legal relations, which include arrangements such as free accommodation or cohabitation without formal ownership, have consistently made up a smaller proportion of the total housing stock and have declined further over the period.

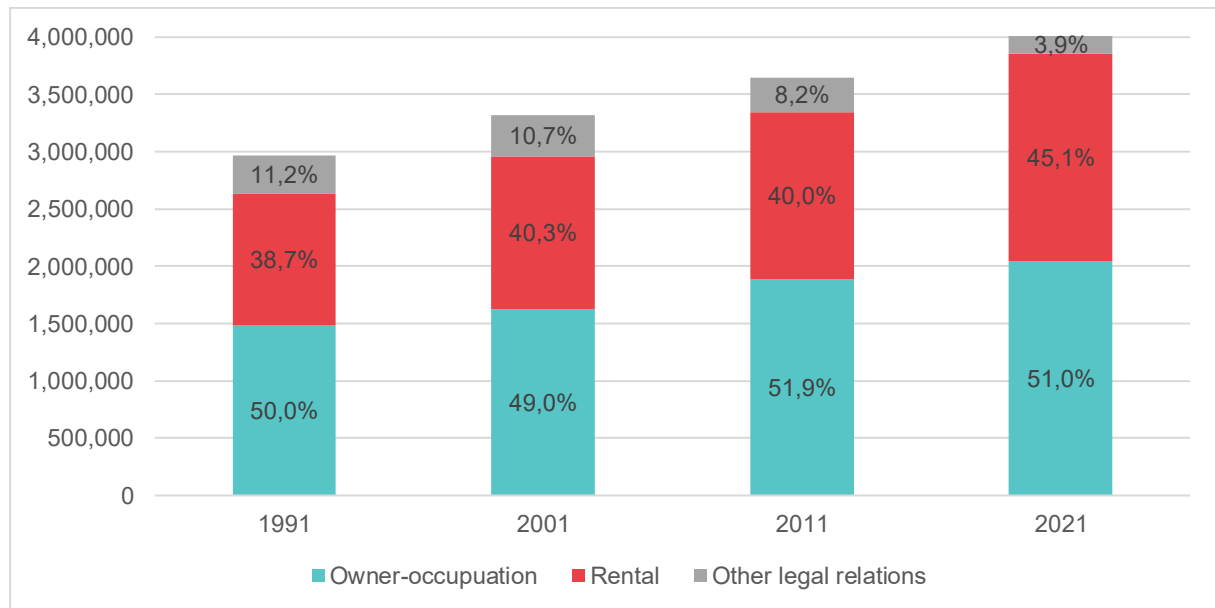


Figure AT17: Development main residencies per broad tenure structure (dwellings), 1991-2021, Austria. Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria.

Figure AT18 illustrates a more detailed perspective on the development of main residencies by legal relationship and tenure types from 1991 to 2021 in Austria. A key characteristic in the Austrian housing sector is private rental units, which amount to about 24% of all main residencies in 2021. Based on the regulatory framework of Austria, the national tenancy law—in simplified terms—regulates the height of rents in the form of reference value rents for rented-out apartments in buildings built before 1945 and with more than 3 apartments. As a result, the rent regulation applies to pre-WWII multi-apartment housing stock, while general tenant protection, e.g. regulations on the termination of contracts apply to all private rental units. Nevertheless, we delineate the rent-regulated and free market segment to highlight the key dynamics. While the rent-regulated, pre-WWII rental housing stock declined by 3.6 percentage points and 13,000 dwellings in main residencies, either through demolition or tenure conversion, the free market private rental sector expanded by 257% to around 590,000 main residencies. The share of the free-market segment increases to about 14.7% while the share of rent-regulated private rentals declined to 9% in 2021. This trend once more highlights a shift towards more market-based rentals, increasingly constructed by other legal entities over the last four decades.

As related to social rental housing in Austria, usually two sub-segments are considered: publicly owned housing and non-profit housing. The latter is constructed by registered housing associations that are strictly regulated by national law and only allowed to charge cost-covering rents in exchange for tax exemptions amongst others benefits. As the housing supply by public builders practically ceased, the shares of publicly owned rentals consequently decreased from 9.7% in 1991 to 6.8% in 2021. Main residencies in publicly owned buildings declined by 2.9 percentage points, from about 288,000 to about 275,000 in Austria. In addition, selling off or demolishing public social housing occurs in Austria, but is by no means a dominant trend in tenure restructuring. Furthermore, this decline in public social rental was countered by the increasing role of non-profit social rental housing. The data shows that main residencies in

buildings owned by non-profit housing associations expanded by about 81% since 1991 and amounts to about 580,000 main residencies (320,000 in the 1990s). Through this expansion, the shares of non-profit housing units have grown from 10.8% to 14.5%. In total, the social rental segment slightly expanded and makes up 21.3% of all main residencies.

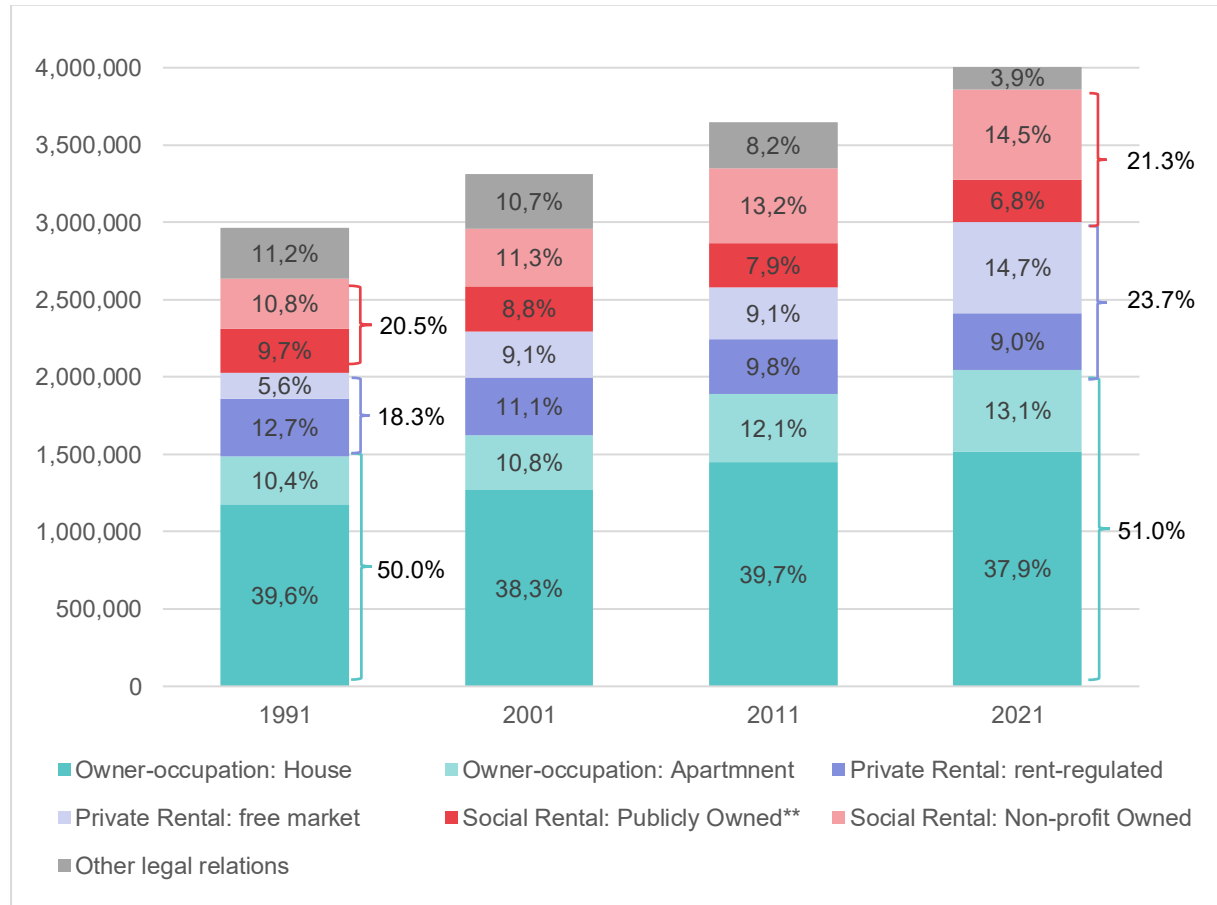


Figure AT18: Development of main residencies by legal relationship and tenure types (Number and %), 1991-2021, Austria. **owned by municipalities (in German Gemeindebauten). Source: compiled by authors, data from: STATcube – Statistical Database of Statistics Austria.

The detailed categorization of overall owner occupation more specifically into houses and apartments, helps to clearly demonstrate the role of urbanisation over the last four decades. While every tenure expanded its stock (besides public housing and regulated private rental units), apartment owner occupation grew by 70%, much more than owned single family houses, which grew by 29% since 1991. As a result, the share of house ownership declined from 39.6% in 1991 to 37.9% in 2021. Additionally, Figure AT19 shows only very gradual shifts in owner-occupied housing in relation to mortgaged or outright ownership in Austria from 2010 to 2022. While outright ownership is more dominant, both types have seen only a slight decline over the analysed period, highlighting no dramatic changes in access to homeownership since 2010.

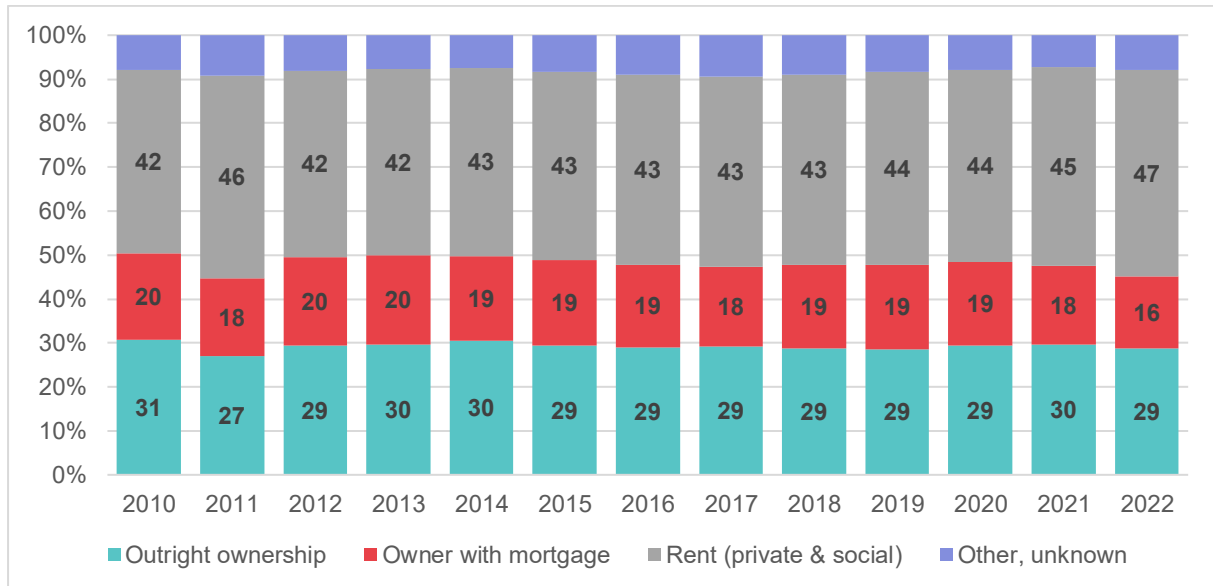


Figure AT19: Share of households in different tenure types (%), 2010-2022, Austria. Source: compiled by authors, data from Eurostat

To sum up, the Austrian housing stock is characterised by a noticeable shift towards private rentals, particularly in the free market, while social rental housing has also increased slightly given the substantial expansion of non-profit sector housing units. Owner-occupied housing has seen a slight decline, while apartment ownership units expanded substantially, reflecting changes in the supply of ownership units in Austria.

1.2.2 Housing Prices and Policy Expenditures

The development of housing prices and rent prices is presented in Figure AT20 in relation to annual average wage growth from 2000 to 2023. All indices are normalised and the baseline year is 2000 (with a value of 100). The figure highlights a significant and growing disparity between wage growth and housing and rental costs. Wage development (blue line) exhibits a much slower and more modest increase, remaining relatively flat when compared to the sharp rise in house and rent prices. Wages grew only marginally over the 23-year period, with the index hovering between 100 and 110 in the 21st century. Rent prices (red line) show a steady and continuous increase throughout the entire period, with some slower growth during the COVID19 pandemic. The pace of rent price growth mirrors that of house prices, but rent prices rise more consistently, without the fluctuation seen in house prices. Real house prices (turquoise line) initially show stability from 2000 to 2008, followed by a sharp increase starting in 2009, before slightly dropping in 2023. This drop is related to— amongst other things — increases of interest rates by the European Central Bank, but also stricter access criteria to mortgages issued by the national government in the summer of 2022.

The stark contrast between wage growth and the rise in both house and rent prices as shown in Figure AT20 is a key concern in Austria. Since 2009, house prices have outpaced wage growth, and this gap has widened dramatically. Rental prices also diverge sharply from wage growth, further emphasizing the increasing financial strain on households. As housing and rental costs rise much faster than incomes, affordability becomes an increasing issue. This contributes to greater housing inequality and financial stress, especially for low- to middle-

income households in private rental settings and regarding declining accessibility of ownership.

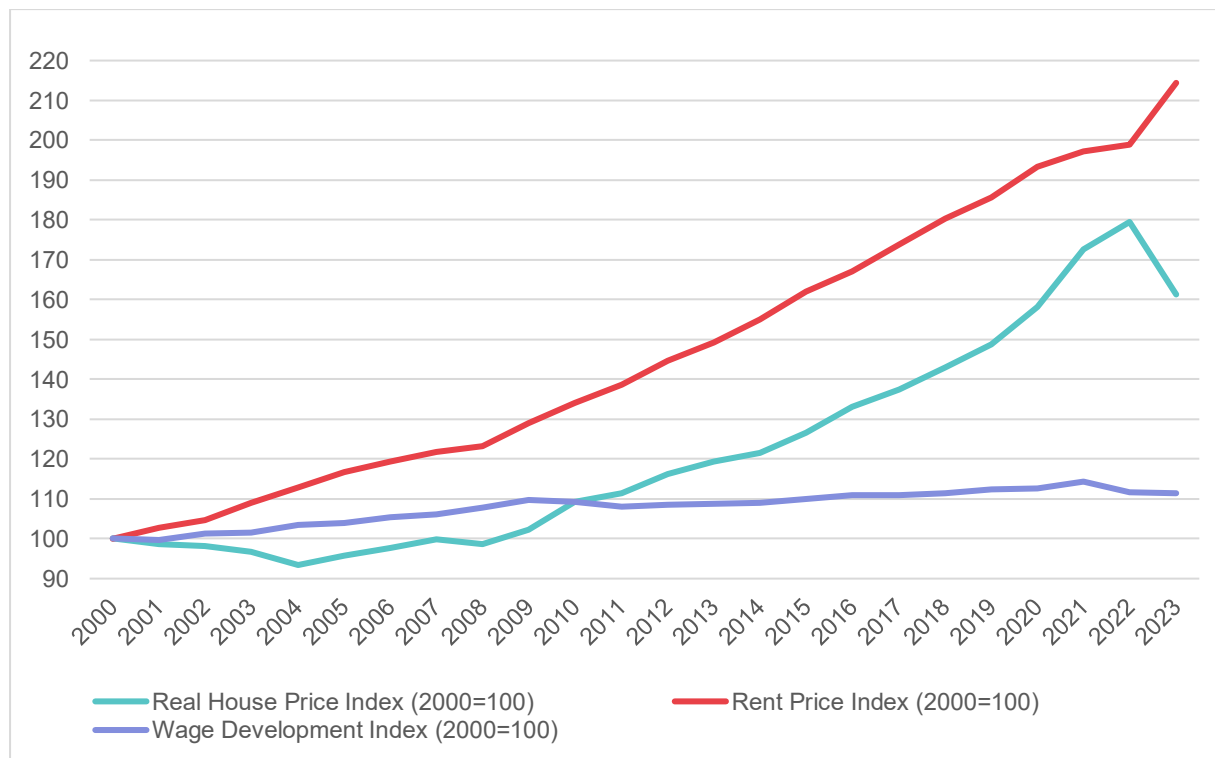


Figure AT20: Development of prices for houses and rentals, 2000-2023, Austria.

Source: compiled by authors, data from: OECD–Organisation for Economic Co-operation and Development

Trends in Austria's public expenditures on housing based on three categories is illustrated in Figure AT21. Housing development (GF0601) refers to activities and expenditures on housing development in terms of grants and loans or subsidies for the expansion, improvement, or maintenance of the housing stock. Community development (GF0602) refers to activities that—amongst housing—also include public utilities, health, education, etc. Housing costs (GF1006) are part of social protection measures and relate mainly to housing allowances.

Expenditures on housing development show an ongoing decrease. While the earliest drop in expenditures might reflect budget re-organisation due to Austria's accession to the EU, the ongoing decrease is probably related to the lift of earmarking housing subsidies in 2008. Federal provinces (*Bundesländer*) who oversee housing subsidies are allowed to use the financial resources that stem from a payroll tax on housing for any purpose within their budgets. In contrast to housing expenditures, costs for community developments (GF0602) remains stable over time. The expenditures for housing allowances (GF1006) grow steadily until 2010, with decreasing expenditures afterwards. This might be related to the fact that housing allowances are sometimes organised within means-tested minimum income schemes at the federal level.

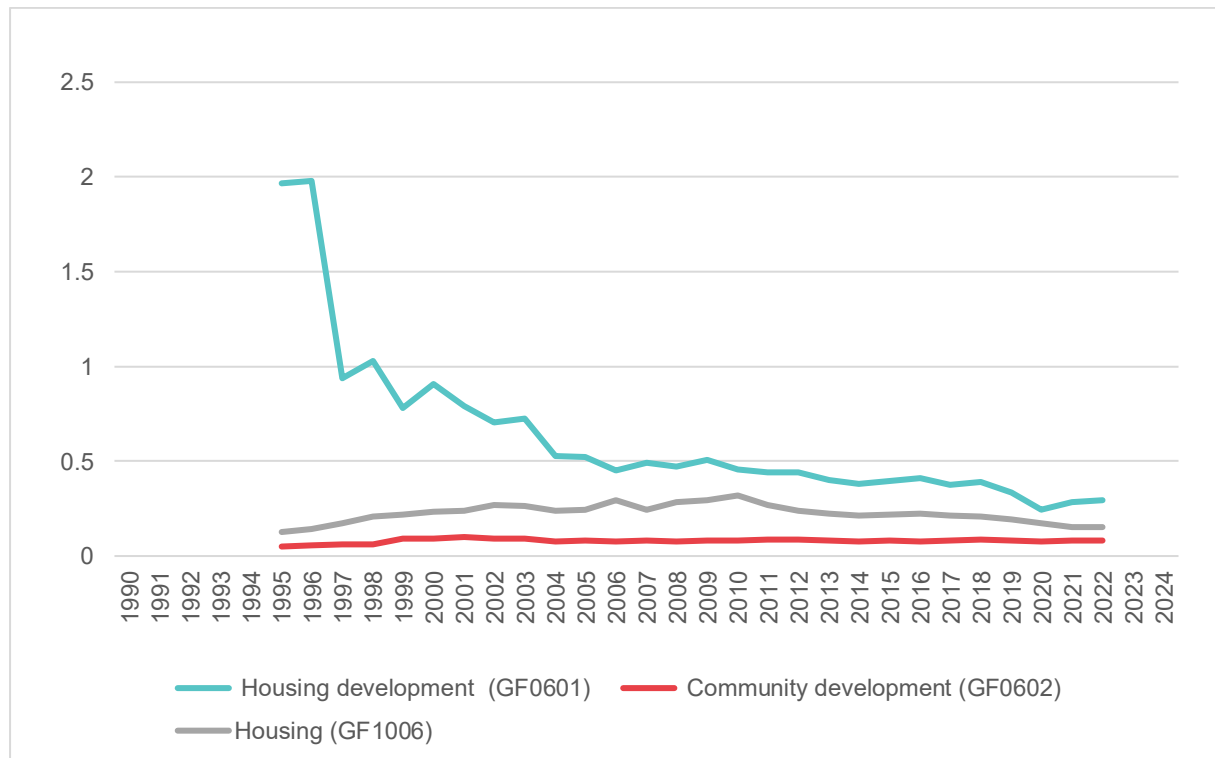


Figure AT21: Public expenditures for housing (%), Austria. Source: compiled by authors, data from: OECD—Organisation for Economic Co-operation and Development

2 MAJOR TRENDS IN HOUSING INEQUALITY DEVELOPMENT IN THE 21ST CENTURY

This part of the report provides a focused and structured analysis of housing inequalities based on EU-SILC data from 2005–2020. Housing inequalities are understood as a multi-dimensional phenomenon, encompassing housing and neighbourhood quality, housing costs, and housing segmentation. Additionally, this analysis specifically considers the degree of urbanisation or regional differences to assess the spatial dimension of housing inequalities. The interpretation of the results relates to the general trends of the analysed dimensions with the underlying aim of determining whether housing inequalities are increasing, decreasing, or remaining stable.

2.1 Housing and Neighbourhood Quality

This section showcases trends in self-reported housing and neighbourhood quality issues in Austria from 2005–2020. Trends regarding neighbourhood quality, noise, pollution, and crime or vandalism remain persistent since 2005 with slight fluctuations. Not surprisingly, all three indicators of neighbourhood quality show higher levels in the subjective perception regarding noise, pollution, and crime in densely populated areas (see Annex Table AT1).

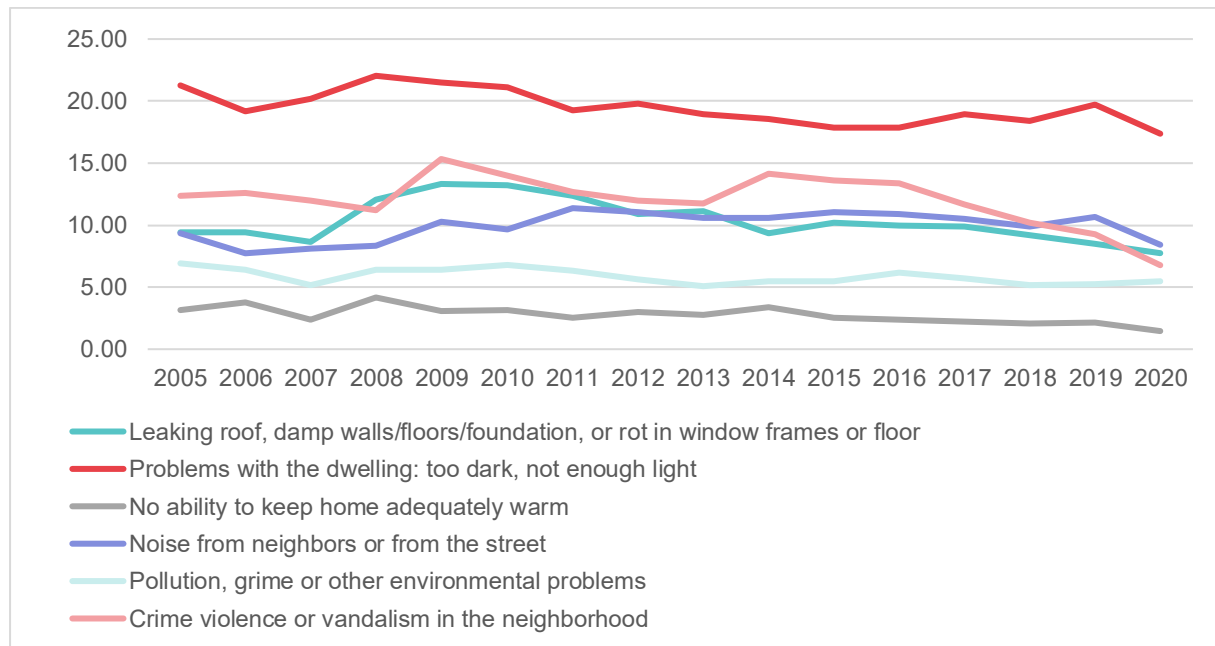


Figure AT22: Development on self-reported housing and neighbourhood quality (%), 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

Trends regarding housing quality problems are not clear cut. On one hand, the percentage of households reporting issues like leaking roofs, damp walls, or rot in window frames and floors shows fluctuations between 2005 and 2020. About 10% of the respondents' refer to these problems with the quality of the building quality. There is a slight decrease from 2010 visible, suggesting improvements, but this trend is to be interpreted with caution. Annex Table AT2 also shows that no clear difference between more urbanised and rural areas exist. A slight trend, that should be treated cautiously again, shows that housing quality problems become more prevalent in densely urbanised areas. On the other hand, problems with the lighting conditions of dwellings fluctuate around 20% without a clear trend. This may cautiously be interpreted as a structural housing problem in dense urban areas, with a consistent difference of about 10% between urban and rural areas (Annex Table AT2).

When it comes to the ability of keeping a home adequately warm, which can be interpreted as a measure of energy poverty, a slightly decreasing trend suggests improvements. The situation with skyrocketing energy prices since 2021, however, has worsened the situation again. In 2022 about 3.2% (129,500) of Austrian households are not able to keep their homes adequately warm, but these figures do not capture the substantial increases of energy prices in the second half of 2022 (Statistik Austria 2024b). As shown in Annex Table AT2, households that are not able to keep the home adequately warm are seen mainly in urbanised areas throughout the whole period.

Another dimension affecting the housing quality of residents is overcrowding. Figure AT24 shows the trends in the share of overcrowded households in Austria between 2005 and 2020, broken down by the degree of urbanisation (densely populated, intermediate, and thinly populated areas). In general, overcrowding is more manifested in urban areas. Additionally, this figure suggests that overcrowding in urban areas was lower before the GFC and since then has stagnated over 20%. Similar trends are observable at intermediate and thinly

populated areas, but the overcrowding rate remains relatively 10-15 percentage point lower than in densely populated areas. In general, this highlights challenges in realising the demand of needed rooms, especially in urban areas after the GFC for about one-fifth of the urban population, hinting at affordability challenges.

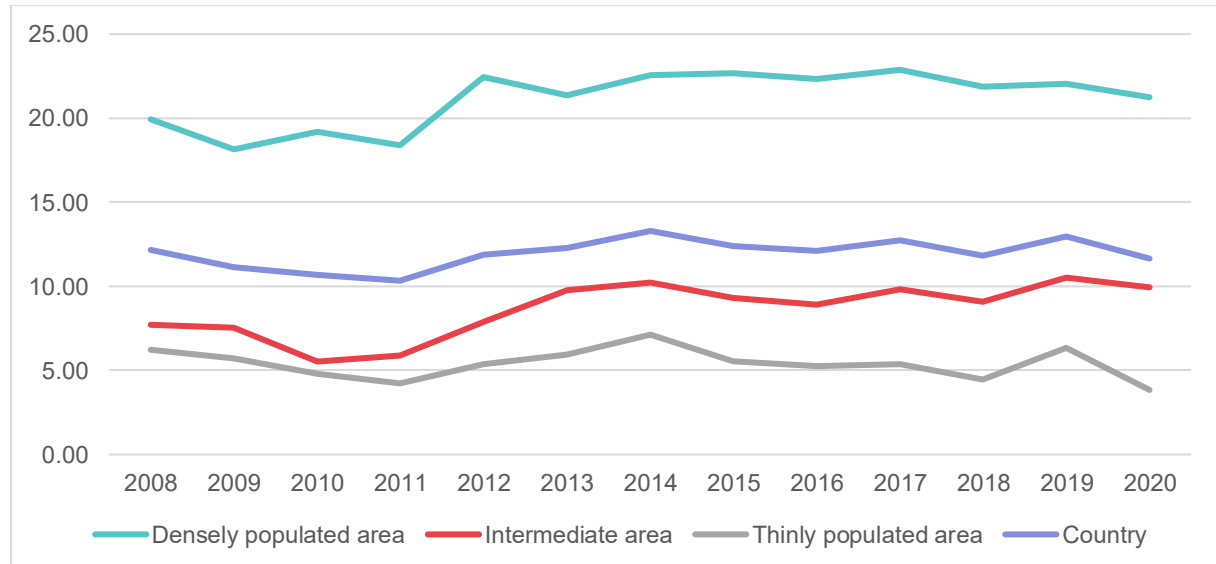


Figure AT23: Share of overcrowded households, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

While the number of rooms can be interpreted in terms of housing qualities, it is also indicative of housing consumption trends. Figure AT23 shows the average number of persons per room, distinguished by apartments with 5 or less rooms and for 6 or more rooms. The figure shows a decrease in the number of persons per room for both categories, which indicates a general trend in increased space consumption per person since 2005. As households increasingly have on average fewer people per room, this suggests that each individual is occupying more space, pointing toward a growing demand for larger living areas.

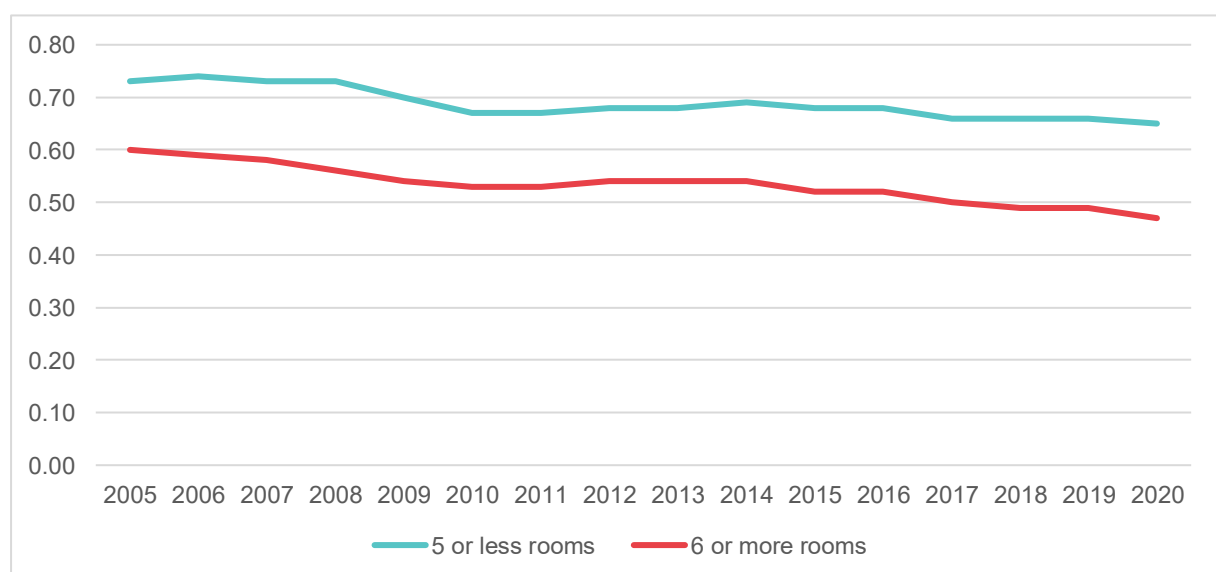
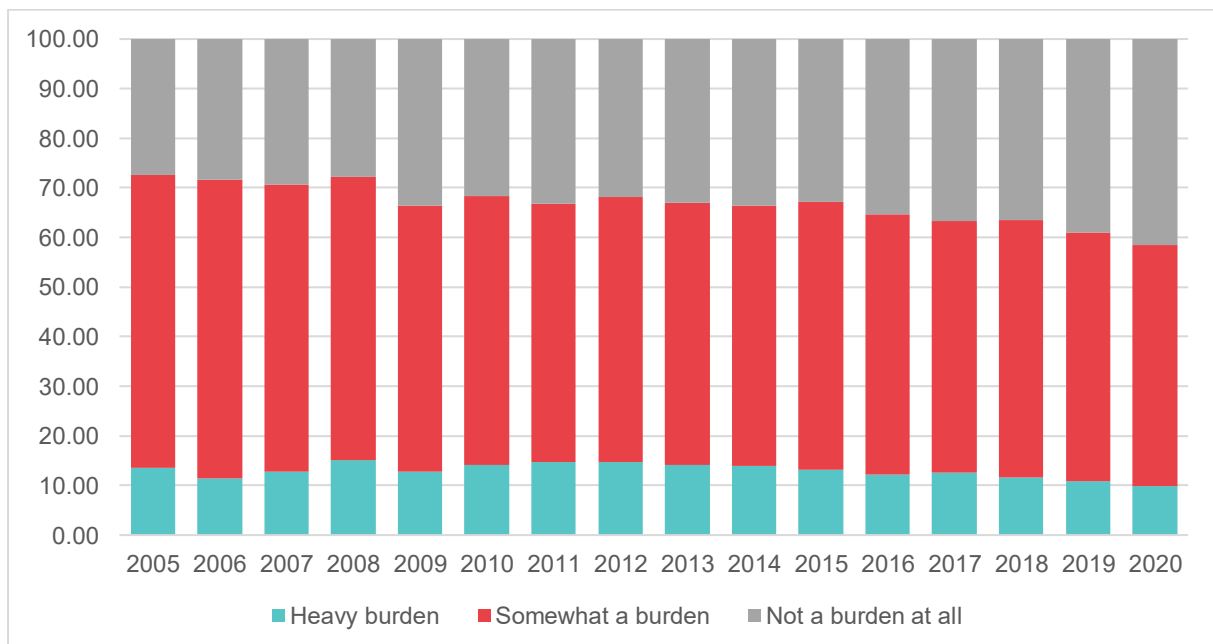


Figure AT24: Number of persons per room, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

2.2 Housing Costs

Housing costs, differentiated by socio-economic status and territorial dimensions, represent key aspects of housing inequalities. This section examines these disparities by exploring both self-perceived financial burdens and the share of total housing costs in total disposable income. By analysing these indicators, the section highlights how various socio-economic groups and regions experience the financial pressures of housing differently, shedding light on the uneven distribution of housing affordability challenges across Austria.

Looking at the self-perceived financial burden of housing costs among Austrian households from 2005-2020, most households self-perceive housing costs as somewhat a burden. Nevertheless, there is a clear trend from 2015 onwards in answering this question as rather 'not a burden at all' than 'somewhat a burden'. The proportions of households reporting a heavy financial burden are about 10% with the data showing some fluctuation.



*Figure AT25: Self-perceived financial burden of total housing costs, 2005-2020, Austria.
Source: compiled by authors, data from: EU-SILC own calculation*

2.2.1 Housing Cost Burden per Socio-economic and Demographic Conditions

This report now turns towards a focus on housing cost burden, specifically examining the share of total housing costs as a percentage of total disposable income across different socio-economic and demographic conditions.

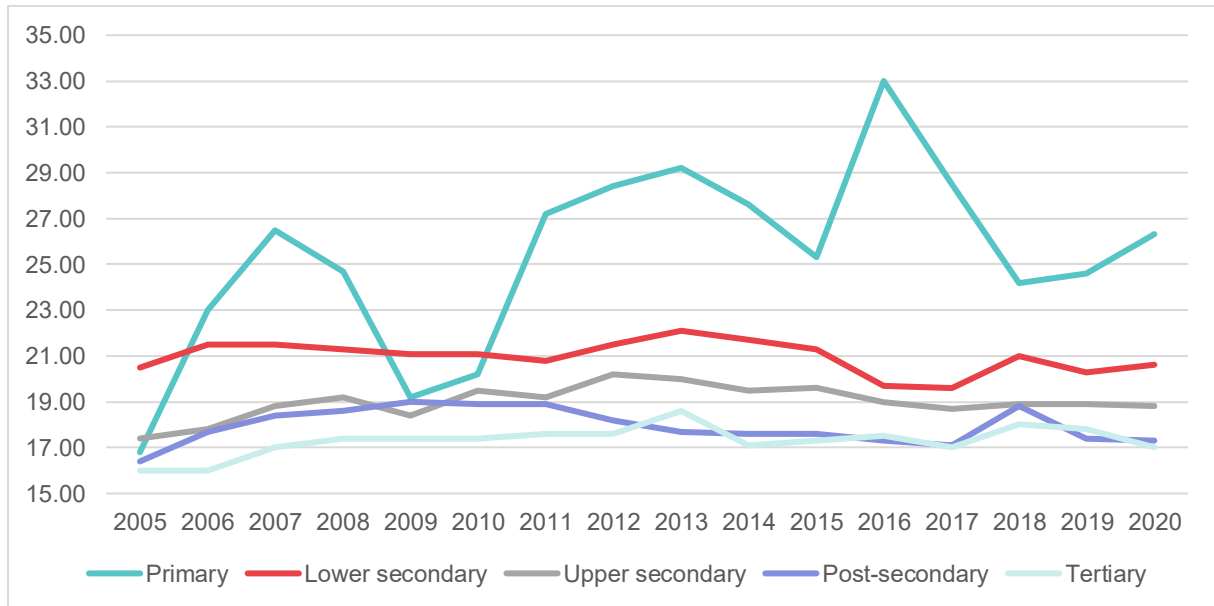


Figure AT26: Development of share of total housing costs in total disposable income by educational attainment level, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

A clear relationship between education levels and housing cost burdens is revealed in Figure AT26, with lower-educated household heads consistently experiencing substantively higher burdens (unless in 2005, 2008 and 2009 which might relate to data artefacts). The share of housing costs as part of disposable income fluctuates but generally stays around 25-30%. The difference of average housing cost burdens amongst the other educational categories vary, but only to a minor extent. While there are some fluctuations, particularly during economic downturns (e.g., 2008-2010), the overall pattern remains stable. This points to the enduring inequality in housing affordability based on educational attainment, where ongoing challenges remain for lower-educated individuals.

Housing cost burdens per self-defined economic status also differ considerably. Figure AT27 clearly shows that four groups consistently bear the greatest housing cost burdens: students (on average 38% over the whole period), other inactive persons (31% on average), unemployed (30% on average) and disabled (29%). The inequalities between working full/part time, performing domestic tasks, and being retired are moderate and the housing cost burden lies on average below 20%. The trends across all of these groups remain persistent and consistent over the 2005–2020 period, highlighting that socio-economic disparities in housing cost burdens are stable.

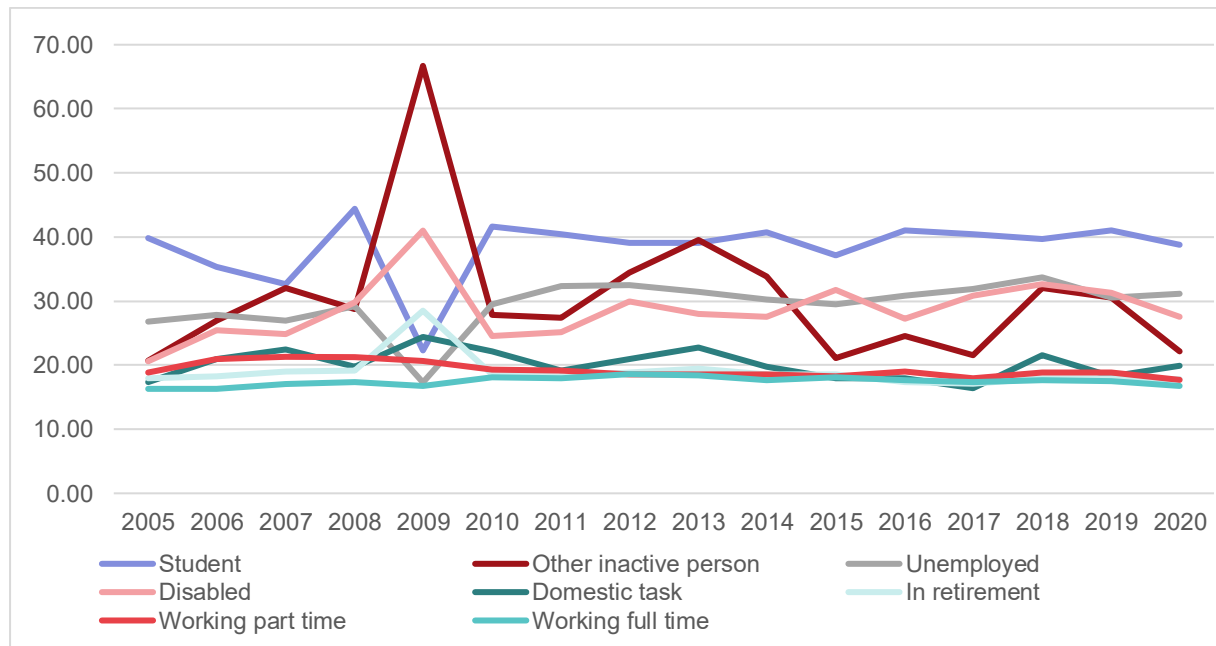


Figure AT27: Development of share of total housing costs in total disposable income by self-defined economic status, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

When it comes to disparities by country of birth, Figure AT28 reveals on-going inequalities among Austrian born and non-Austrian born. The difference between households from EU or non-EU countries is neglectable. Where households from the two former-mentioned categories pay on average about 24% across all years, Austrian households pay on average 18%. However, data suggests that there is a slight increase in disparities between Austrians and non-Austrian headed households since 2005. Overall, this suggests both greater and growing disparities in housing cost burdens of non-Austrians when compared to Austrians.

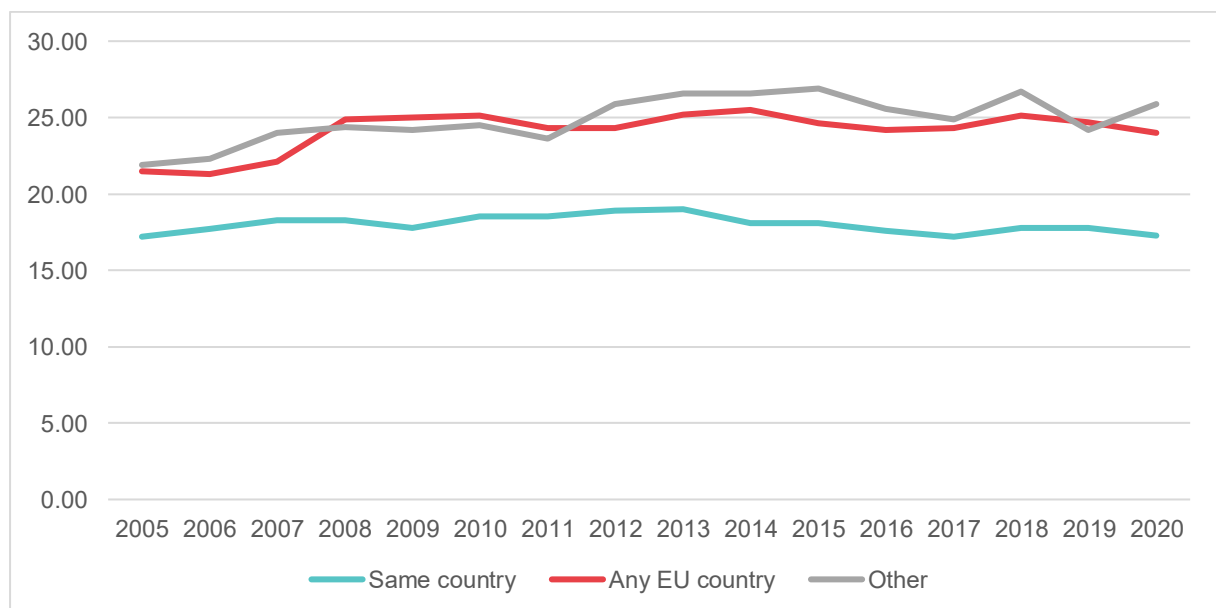


Figure AT28: Development of share of total housing costs in total disposable income by country of birth, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

2.2.2 Housing Cost Burden per Household Type

Trends in inequalities per household type reveal significant differences in housing cost burdens across various household compositions. They specifically highlight that larger families, single households and single-parent households unsurprisingly tend to face greater housing cost burdens. Single-parent households consistently face the highest housing cost burden, with the average share of total housing costs across all years being 27% and single households pay on average 25%. This reflects the financial strain experienced by single parents, who must cover housing costs with a single income, leading to persistent affordability challenges. Households consistent of two adults either with or without children show only moderate disparities and range on average between 14 and 16%. Other households pay on average 11% of their disposable household income for housing. Overall, these trends in disparities of household types remain remarkably consistent over time.

2.2.1 Housing Cost Burden per Building Type and Tenure

This report now turns towards housing cost burden disparities, as related to the building type and tenure. Looking at the housing cost burden per building type (Figure AT30), a clear disparity exists between detached/semi-detached houses and apartment buildings either with less or more than 10 buildings. Housing cost burdens for households living in detached or semi-detached houses are the lowest, typically around 15% of disposable income. Over the years, a very slight decrease in housing cost burdens can be seen. On the contrary, the highest housing cost burden households in apartment buildings typically exceed about 20% of their disposable income. This trend remains stable throughout the period, reflecting a persistent pattern of higher cost burdens in urban apartments in larger buildings. Overall, a slight trend towards increasing disparities between households living in (detached/semi-detached) houses and apartment houses can be observed, mostly because of decreasing housing cost burdens for households living in houses.

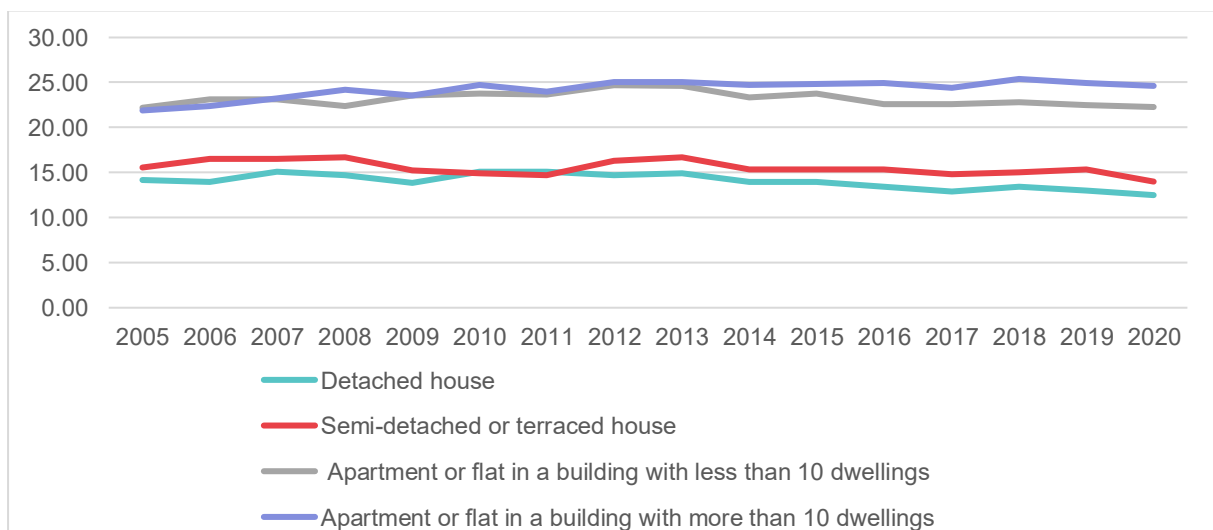


Figure AT29: Development of share of total housing costs in total disposable income by building type, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

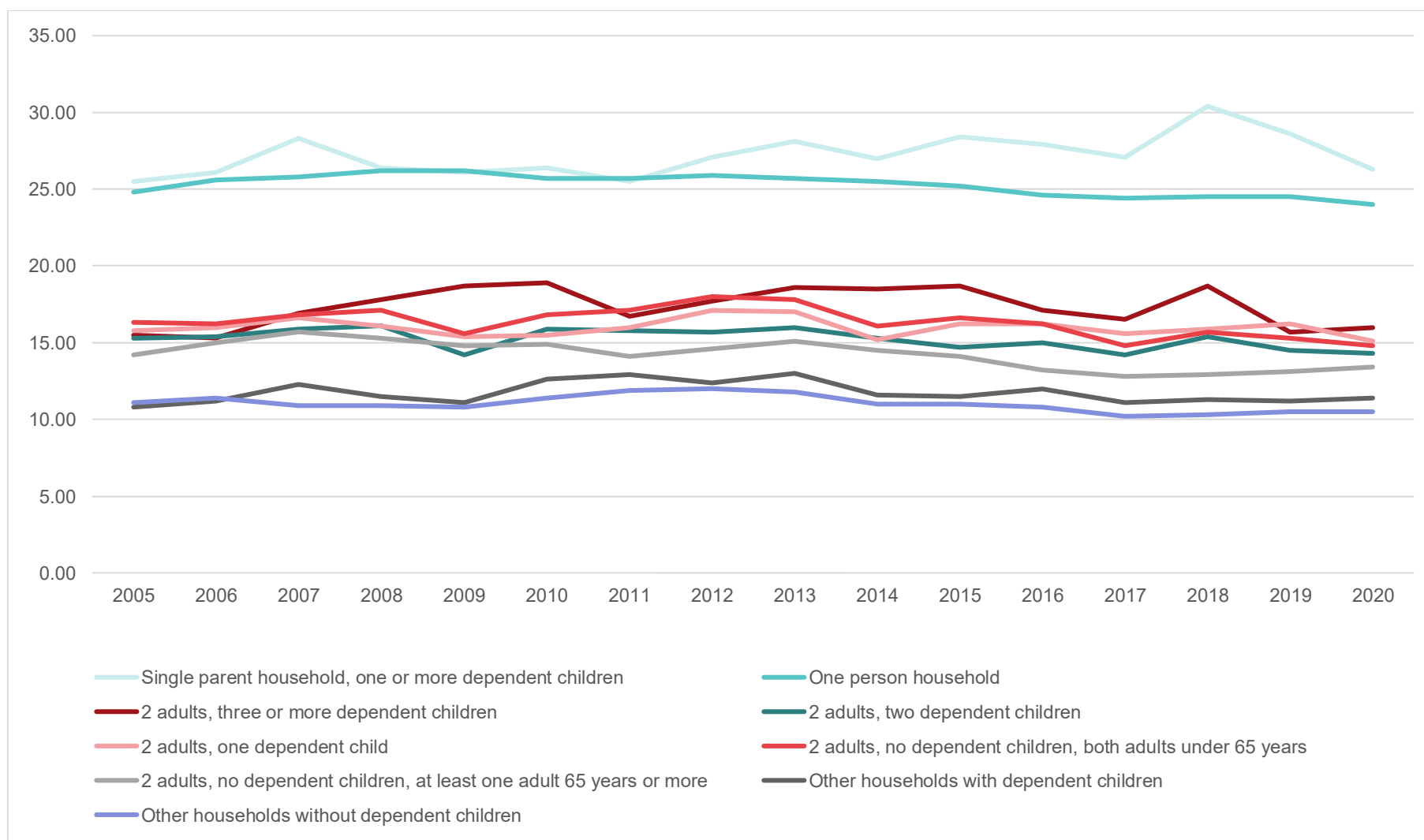


Figure AT30: Development of share of total housing costs in total disposable income by household type, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

The trends in tenure status (Figure AT31), highlight a similar disparity. Tenants—predominantly those renting at-market rents—bear the highest housing burdens with about 25% across all years. Conversely, owners and households where their accommodation is provided for free are on average less burdened—where the share of housing costs in total disposable income is usually below 15%. On average over all years, owners are about 13% less burdened by housing costs. Overall, the trends within these categories—despite some smaller fluctuations—remain stable. It is notable to mention that while homeowners and those in free accommodation continue to enjoy relatively stable and low housing cost burdens, the disparity of burdens for tenants has widened slightly, reflecting rising rent costs and increasing housing inequality, especially in the private rental market.

There seems to be a convergence of housing cost burdens for tenants as the disparity between renting at prevailing or market-rate apartments and renting at a reduced-rate becomes less. Based on the survey method of EU-SILC, respondents self-declare if they believe that their rent reflects market values or if their rent was higher or reduced upon signing their rental agreement. Therefore, regarding Austria's tenure segmentation, a distinction of clear institutional segmentation of private and social rentals should be treated cautiously. National surveys show that rents per square meter are considerably higher in private rentals as compared to non-profit and publicly-owned social rentals (Statistik Austria 2024c, p. 50). This is also reflected in the housing cost overburden rate (% of households paying more than 40%,) which is considerably lower in non-profit and publicly-owned social rentals (Statistik Austria 2024c, p. 65). It should be noted, that the housing cost overburden rate mentioned is different from the share of total housing costs in total disposable income used in the figures of this report.

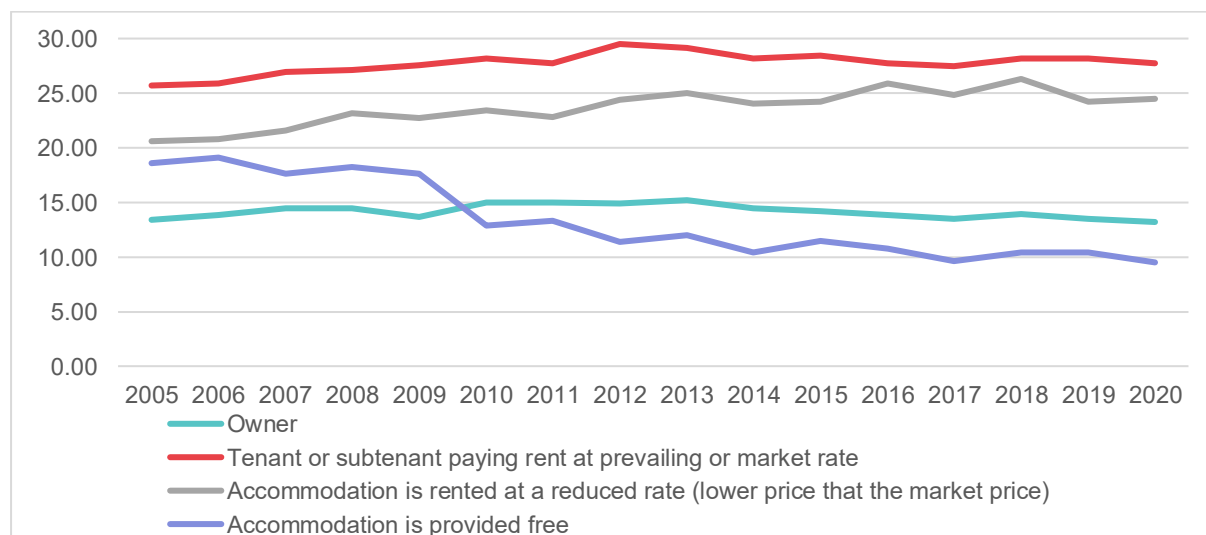


Figure AT31: Development of share of total housing costs in total disposable income by tenure status, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

While owners, in general, have the lowest housing cost burden, some of those exhibit arrears on mortgage payments. Figure AT32 illustrates the general trend for Austria between 2005 and 2020. It shows that the proportion of households facing difficulties in meeting their mortgage payments has remained consistently low, but the trend is characterised by fluctuations. An increase in mortgage arrears is visible around 2008-2010, coinciding with the

GFC. This suggests that economic downturns temporarily increased financial strain on households, making it harder for some to meet their mortgage obligations. After the crisis period, the share of households in arrears fluctuates at higher levels than before the crisis. Overall, the data displays that mortgage payment arrears are not a widespread issue in Austria, but households do face greater challenges during economic crises, with some recovery in more stable periods.

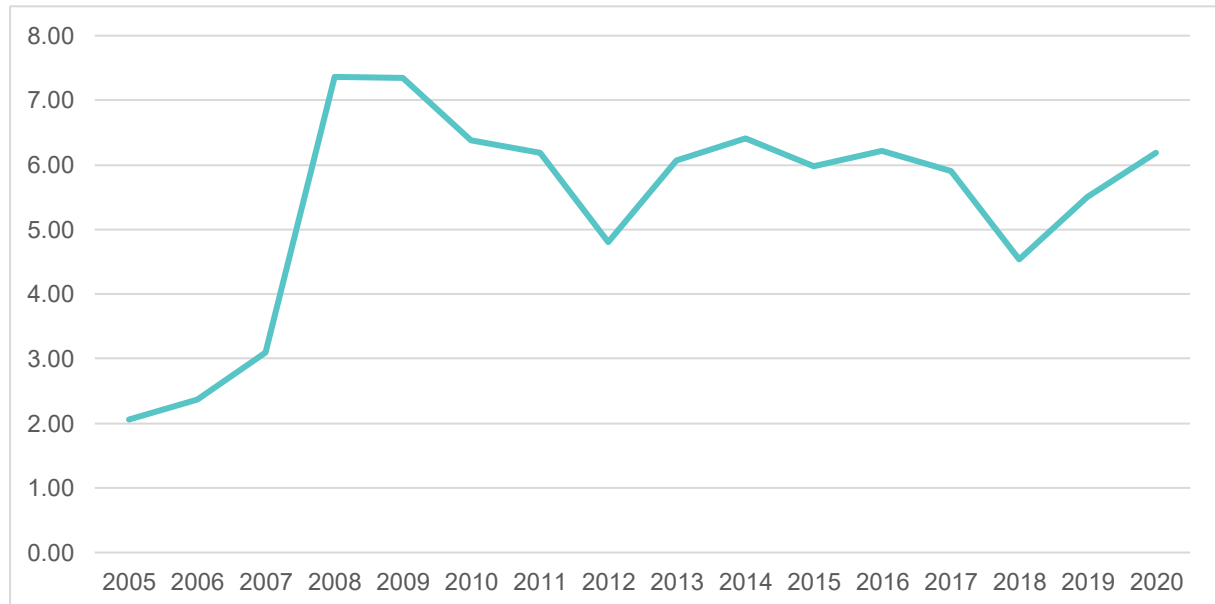


Figure AT32: Share of households in arrears on mortgage payments, 2005-2020, Austria.

Source: compiled by authors, data from: EU-SILC own calculation

2.2.2 Territorial Differences of Housing Cost Burdens

This report now examines territorial differences in housing cost burdens, specifically how regional disparities based on NUTS-1 and the degree of urbanisation influence housing affordability. Figure AT33 illustrates the share of total housing costs as a percentage of disposable income across Austria's three main regions (East, South, and West) from 2005 to 2020. While regional disparities are evident, they are very moderate when compared to other dimensions, such as urbanisation. Nevertheless, Eastern Austria consistently has the highest housing cost burden, driven by the presence of urban centres like Vienna.

As mentioned previously, disparities across the degree of urbanisation are more pronounced than the regional differences. As shown in Figure AT34, densely populated areas face the highest burden, regularly exceeding 20%, reflecting the persistently increased cost of living in cities. For Austria these cities are Vienna and most of all regional capitals (Graz, Linz, Salzburg, Klagenfurt and Innsbruck). Initially, the disparities between intermediate areas (e.g., town and suburbs) and thinly populated areas were small, where housing cost burdens were similar. However, after the GFC in 2008, this disparity became more pronounced with increasing housing cost burdens also occurring in intermediate areas. Households living in intermediate areas now bear an average burden between 15 and 20%, while thinly populated areas consistently show the lowest housing costs. The gap between urban and rural housing costs has widened over time, emphasising how the effect of urbanisation significantly shapes

housing affordability in Austria; with city dwellers facing much higher financial pressures from housing costs as compared to rural residents.

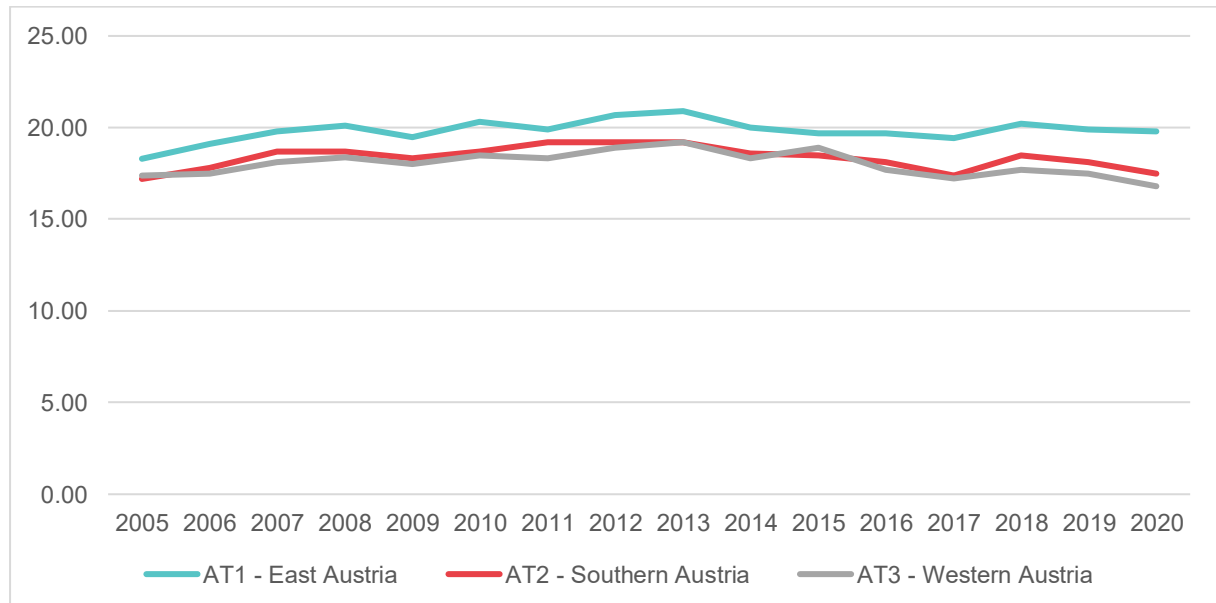


Figure AT33: Development of share of total housing costs in total disposable income by NUTS1 areas, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

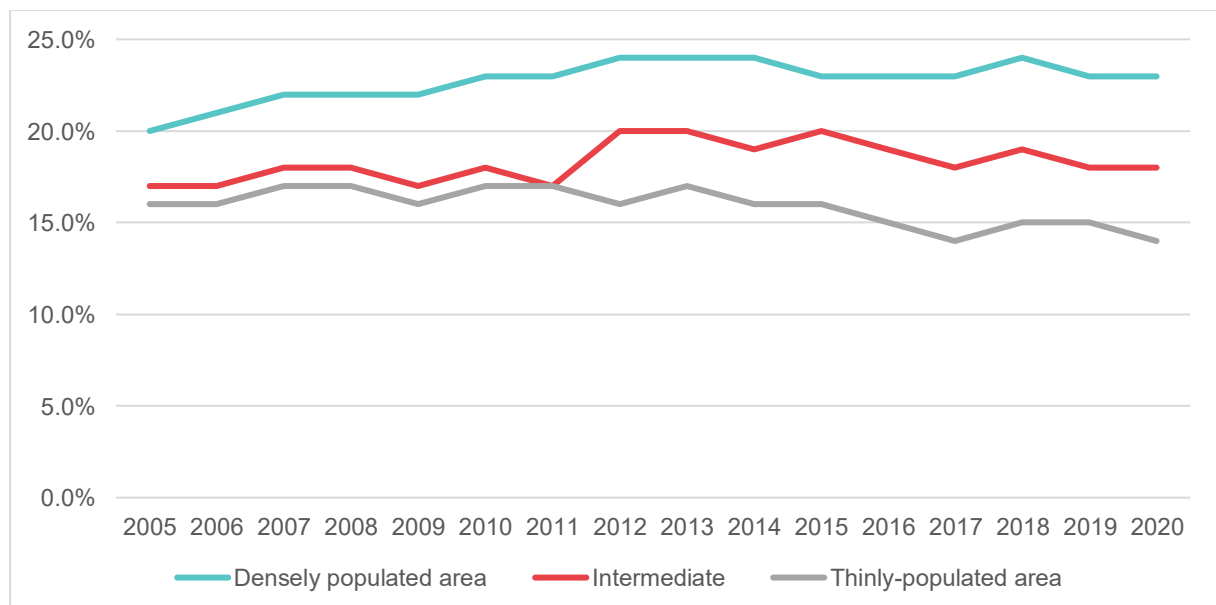


Figure AT34: Development of share of total housing costs in total disposable income by degree of urbanisation, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

2.3 Housing Segmentation

This section focuses on housing segmentation, more specifically on the distribution of tenure status and building types across different degrees of urbanisation. The key characteristic of

Austria's housing sector is a marked tenant–owner disparity along the urban-rural continuum. In densely populated urban areas, the majority of households typically rent their apartments (~70% on average). In intermediate areas, the share of renting tenants is already half (~35%), and in thinly populated areas it accounts for about 20%. Also, the shares of self-reported accommodations that are rented at a reduced rate are comparably higher in densely urban areas, where most of the (public and non-profit) social housing stock is located. On the contrary, owner occupation is much more predominant in intermediate (~55%) and thinly populated areas (70%). Additionally, the share of accommodation provided for free is more dominant in thinly populated rural areas, where family networks might play a role.

Looking at trends within different degrees of urbanisation, a steady decline in ownership from around 30% dropping to about 24% characterises densely populated areas. During the same period, there is an increase in tenants paying market rents, reflecting the rising housing supply of the free-market rental segment. Reduced-rent accommodations remain, with some fluctuations, stable but represent a smaller share. Notably, it also seems that in intermediate areas (suburbs and towns), the share of tenants becomes more important, especially after the GFC in which professional developers became important key actors in these areas as well. In rural, thinly populated areas, ownership rates remain stable with only minor shifts between declining shares of tenants and expanding shares of accommodations provided for free.

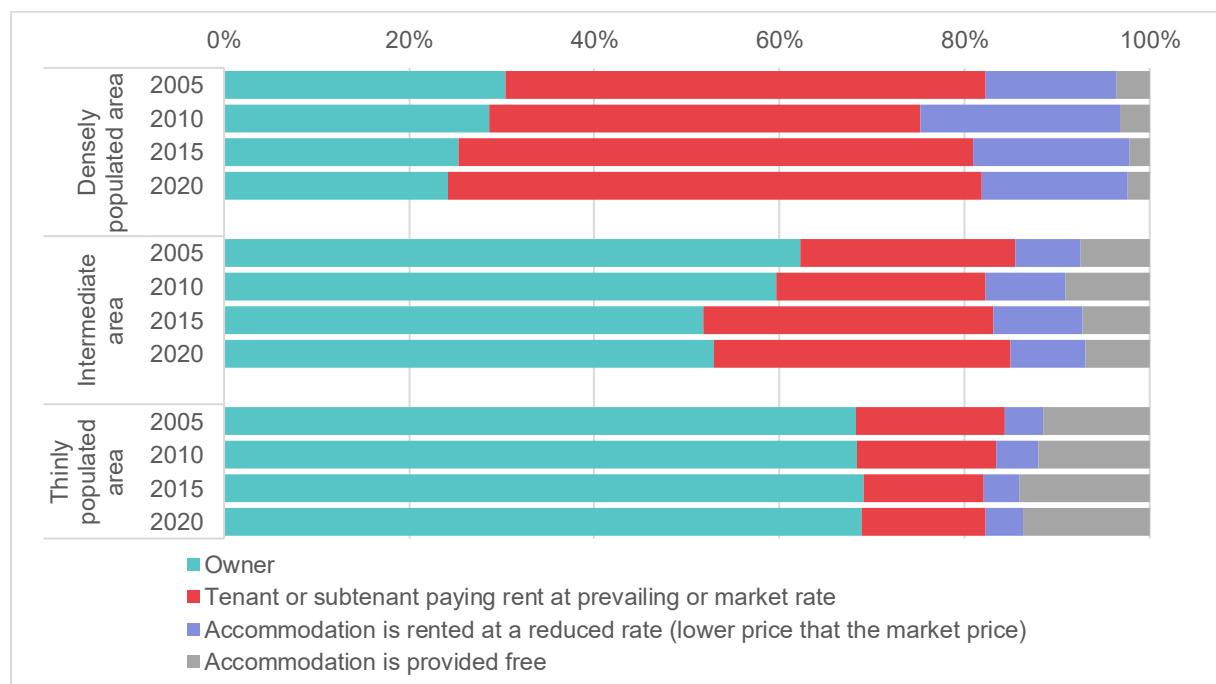


Figure AT35: Development of tenure status per degree of urbanisation, 2005-2020, Austria.

Source: compiled by authors, data from: EU-SILC own calculation

While Figure AT36 reflects the owner–tenant disparities highlighted in Figure AT35, particularly the prevalence of single-family homeownership in rural areas, it also provides insights into densification processes. Though starting from different levels, Austria's urban and intermediate areas are characterised by a clear trend towards more densified housing supply. The expansion of apartment buildings with more than 10 dwellings in densely populated areas and intermediate regions reflect a clear shift towards high-density living in cities. This effect is most

likely driven by population growth, environmental ambitions in land use, and already existing space constraints within city boundaries. As a result, detached houses and semi-detached houses play a diminishing role in urban areas, with their shares becoming increasingly marginal over time.

While being more dominant in intermediate areas, the shares of detached and semi-detached houses become less important over the last 15 years. Thinly populated areas continue to be dominated by houses either detached or semi-detached. The sharp decline after 2010 should not be over-interpreted and might relate to methodological changes in the Austrian EU-SILC survey. The underlying definition of the degree of urbanisation was changed in 2011, which for Austria led to a reclassification of thinly and intermediate populated areas.

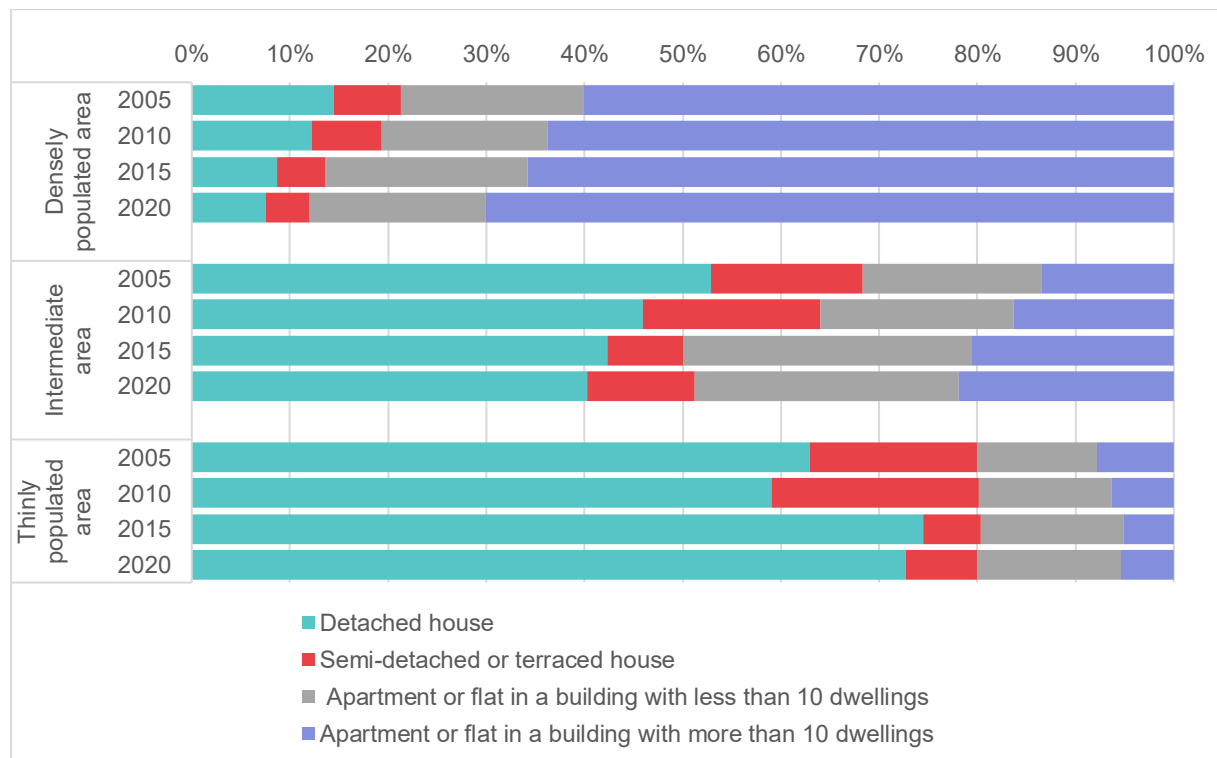


Figure AT36: Development of building type per degree of urbanisation, 2005-2020, Austria. Source: compiled by authors, data from: EU-SILC own calculation

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Annexes

Annex Table AT1: Development of self-perceived neighbourhood quality per degree of urbanisation, 2005-2020, Austria.

Year	Degree of urbanisation	Noise from neighbours or from the street	Pollution, grime or other environmental problems	Crime violence or vandalism in the neighbourhood
2005	Densely populated area	14,45	9,91	24,00
	Intermediate	7,84	4,64	9,51
	Thinly populated area	6,09	5,94	4,83
2006	Densely populated area	12,03	7,33	21,49
	Intermediate	6,71	5,80	10,84
	Thinly populated area	4,27	5,90	5,20
2007	Densely populated area	13,43	6,89	19,57
	Intermediate	7,31	4,75	10,66
	Thinly populated area	3,70	3,82	5,83
2008	Densely populated area	12,43	8,17	20,35
	Intermediate	6,66	5,21	8,68
	Thinly populated area	5,51	5,46	3,97
2009	Densely populated area	13,78	8,70	25,74
	Intermediate	9,28	4,31	12,42
	Thinly populated area	7,37	5,51	6,93
2010	Densely populated area	13,25	9,16	23,30
	Intermediate	9,07	5,06	12,12
	Thinly populated area	6,58	5,71	6,28
2011	Densely populated area	14,93	8,38	21,16
	Intermediate	10,54	4,79	9,96
	Thinly populated area	8,35	5,22	5,89
2012	Densely populated area	16,11	9,02	20,93
	Intermediate	10,69	4,75	10,80
	Thinly populated area	7,19	3,61	5,65
2013	Densely populated area	15,51	7,97	22,45
	Intermediate	10,32	3,67	9,08
	Thinly populated area	6,78	3,82	5,03
2014	Densely populated area	16,02	8,48	25,72
	Intermediate	10,29	3,97	11,56
	Thinly populated area	6,44	4,23	6,79
2015	Densely populated area	17,29	9,04	23,61
	Intermediate	10,27	3,68	11,81
	Thinly populated area	6,80	4,06	7,18
2016	Densely populated area	16,63	10,76	22,89
	Intermediate	9,95	4,17	11,84
	Thinly populated area	7,16	4,16	7,16
2017	Densely populated area	16,63	8,34	20,30
	Intermediate	9,29	4,40	9,52
	Thinly populated area	6,36	4,44	6,19
2018	Densely populated area	14,77	8,85	18,39
	Intermediate	8,27	4,00	7,77
	Thinly populated area	7,14	3,06	5,25
2019	Densely populated area	15,49	8,41	17,31
	Intermediate	9,22	3,85	7,47
	Thinly populated area	7,66	3,76	3,85
2020	Densely populated area	12,93	9,33	12,93
	Intermediate	6,74	4,00	4,68
	Thinly populated area	5,67	3,34	2,97

Source: compiled by authors, data from: EU-SILC own calculation

Annex Table AT2: Development of self-perceived housing quality per degree of urbanisation, 2005-2020, Austria.

Year	Degree of urbanisation	Leaking roof, damp walls/floors/foundation, or rot in window frames or floor	Problems with the dwelling: too dark, not enough light	No ability to keep home adequately warm
2005	Densely populated area	9,07	27,82	2,99
	Intermediate	8,37	20,62	3,50
	Thinly populated area	10,44	16,43	3,00
2006	Densely populated area	9,17	21,79	5,00
	Intermediate	8,67	18,81	3,08
	Thinly populated area	10,26	16,86	2,97
2007	Densely populated area	9,35	24,00	3,51
	Intermediate	8,10	21,56	1,83
	Thinly populated area	8,37	15,69	1,61
2008	Densely populated area	11,57	25,52	5,43
	Intermediate	12,37	22,72	3,26
	Thinly populated area	12,21	18,16	3,57
2009	Densely populated area	14,38	26,98	4,79
	Intermediate	12,78	21,33	1,61
	Thinly populated area	12,64	16,22	2,31
2010	Densely populated area	13,61	26,81	4,58
	Intermediate	12,57	21,39	2,07
	Thinly populated area	13,16	15,48	2,57
2011	Densely populated area	12,12	23,35	4,26
	Intermediate	12,71	19,22	1,28
	Thinly populated area	12,46	15,18	1,70
2012	Densely populated area	11,71	26,11	5,13
	Intermediate	11,09	20,31	2,04
	Thinly populated area	10,14	14,29	1,91
2013	Densely populated area	12,80	24,51	4,45
	Intermediate	11,11	18,73	2,37
	Thinly populated area	9,83	14,45	1,71
2014	Densely populated area	11,01	26,43	5,40
	Intermediate	8,80	18,75	3,28
	Thinly populated area	8,34	12,17	1,90
2015	Densely populated area	13,30	24,78	4,16
	Intermediate	8,96	18,24	2,20
	Thinly populated area	8,81	12,23	1,62
2016	Densely populated area	12,13	23,71	4,61
	Intermediate	8,06	18,41	1,49
	Thinly populated area	9,77	12,90	1,33
2017	Densely populated area	11,59	26,92	3,99
	Intermediate	8,51	17,75	1,56
	Thinly populated area	9,54	13,33	1,22
2018	Densely populated area	10,74	25,30	3,09
	Intermediate	8,33	16,94	1,78
	Thinly populated area	8,58	13,79	1,53
2019	Densely populated area	9,38	27,17	3,91
	Intermediate	8,26	18,67	1,47
	Thinly populated area	7,84	14,19	1,27
2020	Densely populated area	9,48	23,44	2,22
	Intermediate	7,60	16,79	0,97
	Thinly populated area	6,31	12,44	1,19

Source: compiled by authors, data from: EU-SILC own calculation