

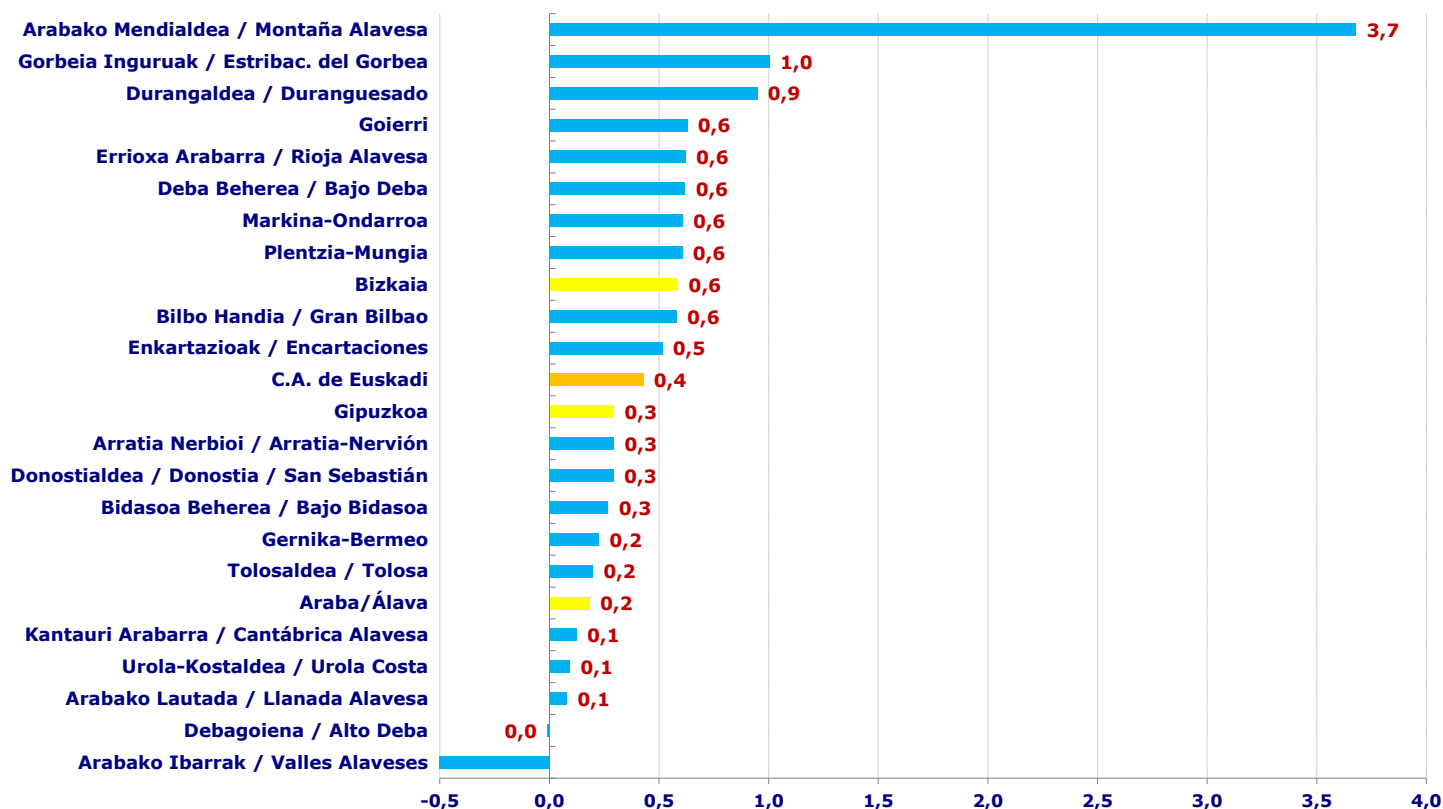
## In 2016 the housing stock in the Basque Country increased by 4,469 compared to the previous year

*The average Basque family home was 43 years old, had a useable floor space of 87 m<sup>2</sup>, 5 rooms and 1 bathroom*

The housing stock in the Basque Country stood at 1,045,061 on 01 January 2016, 4,469 dwellings more than one year before, according to data prepared by Eustat.

Over half of the homes were located in Bizkaia, 541,938, accounting for 51.9% of the total; Gipuzkoa, with 339,853 represented 32.5%, whilst the remaining 15.6%, 163,270, corresponded to Álava.

### Housing stock increase by province and region (%). 2015-2016



Source: Eustat. Municipal housing statistics

If these figures are compared to those of 2015, the nearly 4,500 additional dwellings signify an increase of 0.4%. In the last five-year period, between 2011 and 2016, the average annual increase stood at 4,986; between 2006 and 2011 it was somewhat higher, standing at 7,817 per year on average, whereas for the previous five-year period, between 2001 and 2006, it reached 20,486 dwellings per year.

The trends were of a similar intensity between the Provinces: Bizkaia experienced the greatest increase in its housing stock compared to 2015, 0.6%, followed by Gipuzkoa, with 0.3%, and Araba/Alava, with 0.2%.

On a regional level, the differences are more significant. Growth in the regions of Montaña Alavesa (3.7%), Etribaciones del Gorbea (1.0%) and Duranguesado (0.9%) stand out for being above the Basque Country average. In contrast, with negative growth, stood the region of Valles Alaveses (-0.5%); the region of Alto Deba remained stable; and, although lower than the average, the regions of Arratia-Nervión, Donostia-San Sebastián and Bajo Bidasoa (0.3%) and Gernika-Bermeo and Tolosa, 0.2%, all posted positive increases.

### **The housing stock of the three Basque provincial capitals saw uneven growth regarding the Basque Country average**

Bilbao was the provincial capital which saw the biggest increase in its housing stock, with 1,369 more dwellings, 0.8% up on the previous year. The increase in San Sebastián stood at 0.2%, with 183 additional dwellings, and in Vitoria-Gasteiz there was an increase of 0.1%, with 111 new dwellings.

On a municipal level, twenty-three municipalities experienced increases of 2% or more in their housing stock. Bernedo (11.8%) and Baños de Ebro (10.9%) stood out with growth above ten percent.

### **Over eight out of ten dwellings are used for habitual residence**

Regarding use, 84.9% of family dwellings were used for habitual residence, whilst 15.1% were used as second homes or were empty. Compared to the figure for the previous year, the percentage of main dwellings remained constant.

Bizkaia had the lowest proportion of second or empty homes: 14.6% of its total, compared to 14.9% in Gipuzkoa and 17% in Álava.

By region, three regions in Álava stood out for the high percentage of second or empty homes: Montaña Alavesa (50.3%), Valles Alaveses (46.6%) and Rioja Alavesa (46.4%).

In nearly half of Basque municipalities, one in four dwellings is not a habitual residence and in sixteen of them the proportion stands at or exceeds 50%, notably Sukarrieta (62.6%), Bakio (62.7%), Añana (65.5%), Labastida/Bastida (67.1%) and Leza (67.4%).

In the capitals the proportion of non-primary dwellings is far lower. The lowest is in Bilbao (11.6%), followed by Vitoria-Gasteiz (11.8%) and the highest is in San Sebastián (15.6%).

### **The average Basque family home was built 43 years ago.**

The average age of the family housing stock in the Basque Country was 42.8, standing at 35.9 in Álava, 43.4 in Gipuzkoa and 44.5 in Bizkaia.

Regarding useable floor space, Álava presented the largest family dwellings with an average of 92 m<sup>2</sup> of space, followed by Gipuzkoa with 86.7 m<sup>2</sup> and Bizkaia with 85.6

m<sup>2</sup>, resulting in an average useable floor space of 86.9 m<sup>2</sup> for the Basque Country overall.

In terms of the number of rooms, three quarters of Basque family dwellings had 4 or 5 rooms (bedrooms, living room and kitchen) and, on average, 1.3 bathrooms. Less than one in a hundred homes, 0.7%, did not have a bathroom.

Two in three family dwellings have a lift installed in the building, representing an increase of 0.5% compared to the previous year.

Over half of family dwellings, 54.9%, were located in buildings of over ten units and 7.5% were in buildings of over forty units. On the other hand, one out of every ten dwellings, 10.4%, was single-family or belonged to a two-family building.

### **An average of 2.5 people live in family dwellings in the Basque Country**

27.5% of family dwellings are occupied by one person and 9.6% by two people. A mere 1.7% of homes are occupied by six people or more.

By provinces and according to the number of people registered in each dwelling, Alava stands out for the number of single member households, at 30.3%. For its part, two or three people reside in over half of the homes located in Bizkaia (52.1%). The province of Gipuzkoa is worth mentioning in the group of dwellings where 4 or 5 people are registered (21.6%).

By regions, Montaña Alavesa stands out with 43.9% of its dwellings being single member households. In the regions of Gran Bilbao, Cantábrica Alavesa and Llanada Alavesa, two people reside in one third of their family dwellings. At the other extreme, the regions of Valles Alaveses (3.2%) and Rioja Alavesa and Etribaciones del Gorbea (2.8%) stand out in terms of dwellings occupied by six or more people.

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***For further information:***

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