



3.12

Urban housing conditions

	Census year	Household size		Overcrowding		Durable dwelling units		Home ownership		Multiunit dwellings		Vacancy rate	
		number of people		Households living in overcrowded dwellings ^a		Buildings with durable structure		Privately owned dwellings		% of total		Unoccupied dwellings	
		National	Urban	National	Urban	National	Urban	National	Urban	National	Urban	National	Urban
Afghanistan		..	..	..	..	..	..	..	..	..	..	..	..
Albania	2001	4.2	3.9	..	..	..	..	65 ^b	30 ^b	..	..	12	13
Algeria	1998	4.9	..	..	..	..	..	67	..	..	..	19	..
Angola		..	..	..	..	..	..	..	..	..	..	..	..
Argentina	2001	3.6	..	19	..	97	..	..	..	4	..	16 ^b	..
Armenia	2001	4.1	4.0	4	6	93	93	95	90	1	1	..	..
Australia	2001	3.8	..	1	..	..	..	..	..	..	..	..	..
Austria	1991	2.6	..	2	..	..	..	..	..	50	..	13	..
Azerbaijan	1999	4.7	4.4	..	..	..	..	74	62	4	5	..	..
Bangladesh	2001	4.8	4.8	..	..	21 ^b	42 ^b	88 ^b	61 ^b	..	..	..	..
Belarus	1999	..	..	..	..	..	..	..	..	..	..	..	..
Belgium	2001	2.6	..	0 ^b	..	..	..	67	..	32 ^b	..	..	..
Benin	1992	5.9	..	..	..	26	..	59	..	..	..	..	..
Bolivia	2001	4.2	4.3	40	..	43	58	70	59	3 ^b	5 ^b	6	4
Bosnia and Herzegovina		..	..	..	..	..	..	..	..	..	..	..	..
Botswana	2001	4.2	3.9	27	47	88	90 ^b	61	47	1	..	..	..
Brazil	2000	3.8	3.7	..	..	..	..	74	75	..	..	..	..
Bulgaria	2001	2.7	2.7	..	..	79	89	98	98	..	..	23	17
Burkina Faso	1996	6.2	5.8	30	53	..	..	..	..	..	..	..	..
Burundi	1990	4.7	..	..	..	..	..	..	..	..	..	..	..
Cambodia	1998	5.2	..	..	..	..	..	..	..	..	..	..	..
Cameroon	1987	5.2	5.1	67	77	77	..	73	48	27	42	..	..
Canada	2001	2.6	..	..	..	..	..	64	..	32	..	8	..
Central African Republic	2003	5.2	5.8	32	36 ^b	78	92	85	74	..	..	..	..
Chad	1993	5.1	5.1	..	..	..	..	..	..	..	..	..	..
Chile	2002	3.4	3.5	..	..	91	92	66	65	13	15	11	10
China	2000	3.4	3.2	..	..	82	..	88	74	..	..	1	..
Hong Kong, China		..	..	..	..	..	..	..	..	..	..	..	..
Colombia	1993	4.8	..	27 ^b	..	83 ^b	..	68 ^b	..	13	..	10 ^b	..
Congo Dem Rep	1984	5.4	..	55	..	..	..	..	..	..	..	..	..
Congo Rep	1984	10.5	..	..	..	..	..	76	..	..	..	..	..
Costa Rica	2000	4.0	..	22	..	88	..	72	..	2	3	9	6
Côte d'Ivoire	1998	5.4	..	..	..	..	..	..	..	..	..	..	..
Croatia	2001	3.0	..	..	..	..	..	..	..	..	..	12	..
Cuba	1981	4.2	4.2	..	..	..	..	..	..	15	21	0	0
Czech Republic	2001	2.4	..	..	..	..	..	52	..	49	..	12	..
Denmark	2001	2.2	..	..	..	..	..	..	..	..	..	..	..
Dominican Republic	2002	3.9	..	..	..	97	..	..	..	8	..	11	..
Ecuador	2001	3.5	3.7	30	..	81	88	68 ^b	58 ^b	9	14	12	7
Egypt	1996	4.7	..	..	..	..	..	..	..	75	..	..	..
El Salvador	1992	..	..	63	..	67	83	70	68	3	6	11	11
Eritrea		..	..	..	..	..	..	..	..	..	..	..	..
Estonia	2000	2.4	2.3	3	..	..	..	..	..	72	..	13	..
Ethiopia	1994	4.8	4.7	..	..	..	23	..	54	..	..	..	..
Finland	2000	2.2	..	..	..	..	..	64	..	44	..	..	..
France	1999	2.5	..	..	..	..	..	55	..	..	..	7	..
Gabon	2003	5.2	..	..	..	..	..	..	..	..	..	..	..
Gambia	1993	8.9	..	..	..	18	..	68	..	..	..	..	..
Georgia	2002	3.5	3.5	..	..	..	..	..	..	..	..	..	..
Germany	2001	2.3	..	..	..	..	..	43	..	..	..	7	..
Ghana	2000	5.1	5.1	..	..	45	..	57	..	53	..	5	..
Greece	2001	3.0	..	1	..	..	..	..	..	..	..	..	..
Guatemala	2002	4.4	4.7	..	..	67	80	81	74	2	4	13	11
Guinea	
Guinea-Bissau	
Haiti	1982	4.2	..	26	92	68	9	19

Urban housing conditions

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ENVIRONMENT

	Census year	Household size		Overcrowding		Durable dwelling units		Home ownership		Multiunit dwellings		Vacancy rate	
		number of people		Households living in overcrowded dwellings ^a		Buildings with durable structure		Privately owned dwellings		% of total		Unoccupied dwellings	
		National	Urban	National	Urban	National	Urban	National	Urban	National	Urban	National	Urban
Honduras	2001	4.4	..	..	..	69	85	..	..	..	..	14	..
Hungary	1990	2.7	..	..	..	..	..	..	..	..	..	4	..
India	2001	5.3	5.3	77	71	83	81	87	67	..	..	6	9
Indonesia	2000	4.0	..	..	..	..	..	..	..	..	..	..	..
Iran, Islamic Rep.	1996	4.8	4.6	33 ^b	26 ^b	72	76	73	67	..	..	..	..
Iraq	1997	7.7	7.2	..	..	88	96	70	66	4	5	13	15
Ireland	2002	3.0	..	..	..	..	..	..	..	8 ^b	..	..	..
Israel	1995	3.5	..	..	..	..	..	..	..	..	..	..	..
Italy	2001	2.8	..	..	..	..	..	..	..	..	..	21	..
Jamaica	2001	3.5	..	..	..	98 ^b	..	58 ^b	..	2 ^b	..	..	..
Japan	2000	2.7	..	..	..	..	..	61	..	37	..	..	..
Jordan	1994	6.2	6.0	1	..	97	97	69	64	57	67	..	..
Kazakhstan	..	..	..	..	..	..	..	..	..	..	..	..	..
Kenya	1999	4.6	3.4	..	..	35	72	72	25	..	..	39	17
Korea, Dem Rep	2000	3.8	..	23	..	..	..	50	..	15	..	..	..
Korea, Rep.	1993	4.4	..	..	..	..	..	..	..	..	..	..	..
Kuwait	1995	6.4	..	..	..	..	..	..	..	9 ^b	..	11	..
Kyrgyz Republic	1999	4.4	3.6	..	..	..	..	..	..	..	..	..	..
Laos	1995	6.1	6.1	..	..	49	77	96	86	..	..	..	..
Latvia	2000	3.0	2.6	4	..	88	..	58	..	74	..	0	..
Lebanon	..	..	..	..	..	..	..	..	..	..	..	..	..
Lesotho	2001	5.0	..	10 ^b	..	..	..	84	..	0	..	..	..
Liberia	1974	4.8	..	31	..	20	..	1	..	..	..	..	..
Libya	..	6.4	..	..	..	..	..	..	..	..	..	7	..
Lithuania	2001	2.6	..	7	..	..	..	..	..	..	..	..	..
Macedonia, FYR	2002	3.6	3.6 ^b	8 ^b	..	95 ^b	95 ^b	48 ^b	..	..	..	7 ^b	3 ^b
Madagascar	1993	4.9	4.8	64	57	..	..	81	59	..	..	..	..
Malawi	1998	4.4	4.4	30	..	48	84	86	47	..	..	..	..
Malaysia	2000	4.5	4.4	..	..	..	..	..	..	10 ^b	16 ^b	..	..
Mali	1998	5.6	..	..	..	..	..	..	..	..	..	..	..
Mauritania	1988	..	..	..	..	..	..	..	..	..	..	..	..
Mauritius	2000	3.9	3.8	6	7	91	94	87	81	..	..	7	6
Mexico	2000	4.4	..	27 ^b	..	87	..	78	..	6	..	..	..
Moldova	2003	..	..	..	..	..	..	..	..	..	..	..	..
Mongolia	2000	4.4	4.5	..	..	..	..	..	..	48	56	..	..
Morocco	1982	5.9	5.3	..	..	..	..	..	..	..	..	..	..
Mozambique	1997	4.4	4.9	37	28	7	20	92	83	1	1	0	..
Myanmar	..	..	..	..	..	..	..	..	..	..	..	..	..
Namibia	2001	5.3	..	..	..	..	..	..	..	..	..	..	..
Nepal	2001	5.4	4.9	..	..	..	..	88	..	..	..	0	..
Netherlands	..	..	..	..	..	..	..	..	..	..	..	..	..
New Zealand	2001	2.8	..	1 ^b	..	..	..	65	..	17	..	10	..
Nicaragua	1995	5.3	..	..	..	79	87	84	86	0	0	8	..
Niger	2001	6.4	6.0	..	..	..	..	77	40	..	..	..	..
Nigeria	1991	5.0	4.7	..	..	..	..	..	..	..	..	..	..
Norway	1980	2.7	..	1	..	..	..	67	..	38	..	..	..
Oman	2003	7.1	..	..	..	..	..	..	..	..	..	..	..
Pakistan	1998	6.8	6.8	..	..	58	86	81	..	..	..	..	..
Panama	2000	4.1	..	28 ^b	..	88	98 ^b	80	66 ^b	10 ^b	10 ^b	14	..
Papua New Guinea	1990	4.5 ^b	6.5	..	..	..	..	..	44	..	8	..	..
Paraguay	2002	4.6	4.5	38 ^b	.. ^b	95 ^b	98 ^b	79	75	1 ^b	2 ^b	6 ^b	6 ^b
Peru	1993	..	..	..	..	49	64	..	..	..	..	7	3
Philippines	1990	5.3	5.3	62	..	83	76	6	11	4	4
Poland	1988	3.2	1	..
Portugal	2001	2.8	76	..	86
Puerto Rico	1990	3.3	72	11	..



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Urban housing conditions

	Census year	Household size		Overcrowding		Durable dwelling units		Home ownership		Multiunit dwellings		Vacancy rate	
		number of people		Households living in overcrowded dwellings ^a		Buildings with durable structure		Privately owned dwellings		% of total		Unoccupied dwellings	
		National	Urban	National	Urban	National	Urban	National	Urban	National	Urban	National	Urban
Romania	1992	3.1	3.1	..	..	58	..	87	77	39	71	6	4
Russia	2002	2.8	2.7	7	5	..	..	..	..	73	86	..	..
Rwanda	1991	4.7	..	..	..	79	78	92	73	19	25	..	..
Saudi Arabia	2004	5.5	..	..	..	92 ^b	..	43	..	..	..	..	..
Senegal	..	..	..	..	..	..	..	..	..	..	..	..	..
Serbia	2001	2.9	2.2	..	..	..	..	..	..	..	..	..	..
Sierra Leone	1985	6.8	..	..	..	34	..	68	..	..	..	..	..
Singapore	2000	4.4	..	..	..	..	..	..	..	..	..	..	..
Slovak Republic	..	..	..	..	..	..	..	..	..	..	..	..	..
Slovenia	1991	3.1	..	..	..	..	..	69	..	37	..	9	..
Somalia	1975	..	..	..	..	..	..	..	..	..	..	..	..
South Africa	2001	4.0	..	..	..	..	..	..	..	7	..	..	..
Spain	1991	3.3	..	0	..	..	..	78	..	..	..	..	..
Sri Lanka	2001	3.8	..	..	..	93 ^b	92 ^b	70 ^b	58 ^b	1	14 ^b	13	1 ^b
Sudan	1993	5.8	6.0	..	..	..	..	86 ^b	58 ^b	0 ^b	1 ^b	..	..
Swaziland	1997	5.4	3.7	..	..	..	..	..	..	..	..	..	..
Sweden	1990	2.0	..	..	..	..	..	..	..	54	..	1	..
Switzerland	1990	2.4	2.1	..	..	..	..	31	24	28	32	11	7
Syrian Arab Republic	1981	6.3	6.0	..	..	..	..	..	..	..	..	..	..
Tajikistan	2000	..	..	..	..	..	..	..	..	..	..	..	..
Tanzania	2002	4.9	4.5 ^b	33 ^b	7 ^b	..	..	82 ^b	43 ^b	..	..	..	..
Thailand	2000	3.8	..	..	..	93	93	81	62	3	..	3	..
Timor-Leste	..	..	..	..	..	..	..	..	..	..	..	..	..
Togo	..	..	..	..	..	..	..	..	..	..	..	..	..
Trinidad and Tobago	2000	3.7	..	9 ^b	..	98 ^b	..	74 ^b	..	17 ^b	..	..	..
Tunisia	1994	8.0	..	..	..	99	..	71	89 ^b	6	10 ^b	15	12 ^b
Turkey	1990	5.0	..	..	..	..	..	70	..	..	..	..	..
Turkmenistan	..	..	..	..	..	..	..	..	..	..	..	..	..
Uganda	1991	4.9	4.0 ^b	..	..	21 ^b	..	80 ^b	24 ^b	0 ^b	2 ^b	..	..
Ukraine	2003	..	..	..	..	..	..	..	..	..	..	..	..
United Arab Emirates	..	..	..	..	..	..	..	..	..	..	..	..	..
United Kingdom	2001	..	2.4	..	..	..	..	..	69	..	19	..	..
United States	2000	2.7	..	..	..	..	..	66	..	..	..	9	7
Uruguay	1996	3.3	3.4 ^b	22 ^b	..	..	..	57 ^b	57 ^b	..	..	13 ^b	13 ^b
Uzbekistan	..	..	..	..	..	..	..	..	..	..	..	..	..
Venezuela, RB	2001	4.4	..	..	..	..	..	78	..	14	..	16	..
Vietnam	1999	4.6	4.5	..	..	77	89	95	86	..	..	..	..
West Bank and Gaza	1997	7.1	..	..	..	..	..	78	..	45	..	..	..
Yemen	1994	6.7	6.8	54 ^b	6 ^b	..	..	88 ^b	68 ^b	3 ^b	11 ^b	..	..
Zambia	2000	5.3	5.9	..	..	..	..	94	30	..	..	..	..
Zimbabwe	1992	4.8	4.2	..	..	..	..	94	30	6	..	..	..

a. More than two people per room. b. Data are from a previous census.

About the data

Urbanization can yield important social benefits, improving access to public services and the job market. It also leads to significant demands for services. Inadequate living quarters and demand for housing and shelter are major concerns for policymakers.

The unmet demand for affordable housing, along with urban poverty, has led to the emergence of slums in many poor countries. Improving the shelter situation requires a better understanding of the mechanisms governing housing markets and the processes governing housing availability. That requires good data and adequate policy-oriented analysis so that housing policy can be formulated in a global comparative perspective and drawn from lessons learned in other countries. Housing policies and outcomes affect such broad socioeconomic conditions as the infant mortality rate, performance in school, household saving, productivity levels, capital formation, and government budget deficits. A good understanding of housing conditions thus requires an extensive set of indicators within a reasonable framework.

There is a strong demand for quantitative indicators that can measure housing conditions on a regular basis to monitor progress. However, data deficiencies and lack of rigorous quantitative analysis hamper informed decisionmaking on desirable policies to improve housing conditions. The data in the table are from housing and population censuses, collected using similar definitions. The table will incorporate household survey data in future editions. The table focuses attention on urban areas, where housing conditions are typically most severe. Not all the compiled indicators are presented in the table because of space limitations.

Definitions

- **Census year** is the year in which the underlying data were collected.
- **Household size** is the average number of people within a household, calculated by dividing total population by the number of households in the country and in urban areas.
- **Overcrowding** refers to the number of households living in dwellings with two or more people per room as a percentage of total households in the country and in urban areas.
- **Durable dwelling units** are the number of housing units in structures made of durable building materials (concrete, stone, cement, brick, asbestos, zinc, and stucco) expected to maintain their stability for 20 years or longer under local conditions with normal maintenance and repair, taking into account location and environmental hazards such as floods, mudslides, and earthquakes, as a percentage of total dwellings.
- **Home ownership** refers to the number of privately owned dwellings as a percentage of total dwellings. When the number of private dwellings is not available from the census data, the share of households that own their housing unit is used. Privately owned and owner-occupied units are included, depending on the definition used in the census data. State- and community-owned units and rented, squatted, and rent-free units are excluded.
- **Multitunit dwellings** are the number of multitunit dwellings, such as apartments, flats, condominiums, barracks, boardinghouses, orphanages, retirement houses, hostels, hotels, and collective dwellings, as a percentage of total dwellings.
- **Vacancy rate** is the percentage of completed dwelling units that are currently unoccupied. It includes all vacant units, whether on the market or not (such as second homes).

Selected housing indicators for smaller economies

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	Census year	Household size number of people	Overcrowding Households living in overcrowded dwellings ^a % of total	Durable dwelling units Buildings with durable structure % of total	Home ownership Privately owned dwellings % of total	Multitunit dwellings % of total	Vacancy rate Unoccupied dwellings % of total
Antigua and Barbuda	2001	3.0	..	99 ^b	65 ^b	3 ^b	22
Bahamas	1990	3.8	12	99	55	13	14
Bahrain	2001	5.9	..	94 ^b	51	28	6
Barbados	1990	3.5	3	100	76	9	9
Belize	2000	4.6	..	93	63	4	..
Cape Verde	1990	5.1	28	78	72	2	..
Cayman Islands	1999	3.1	..	100	53	38	19
Equatorial Guinea	1993	7.5	14	56 ^b	75	14	..
Fiji	1996	5.4	..	60	65	7	..
Guam	2000	4.0	2 ^b	93	48	29	19
Isle of Man	2001	2.4	0	..	68	16	..
Maldives	2000	6.6	..	93	..	1	15
Marshall Islands	1999	7.8	..	95	72	12	8
Netherlands Antilles	2001	2.9	24 ^b	99	60	16	12
New Caledonia	1989	4.1	..	77	53	9	13
Northern Mariana Islands	1995	4.9	9 ^b	99	33	27	17
Palau	2000	5.7	8	76	79	11	3
Seychelles	1997	4.2	15 ^b	97	78	..	0
Solomon Islands	1999	6.3	51	23	85	1	..
St. Vincent & Grenadines	1991	3.9	..	98	71	7	..
Turks and Caicos	1990	3.3	4	96	66	11	..
Virgin Islands (UK)	1991	3.0	2	99	40	46	..
Western Samoa	1991	7.3	..	42	90	47	30

a. More than two people per room. b. Data are from a previous census.
Source: National population and housing censuses.

Data sources

Data on urban housing conditions are from national population and housing censuses.