Housing and housing price statistics for describing living conditions and city development in Helsinki

Statistics in the process of Urbanisation

2013 World Statistics Congress
SCORUS Satellite Meeting

Guangzhou on 2-3 September 2013

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In this presentation

- Housing statistics in Helsinki in 100 years ago
- Housing and housing price statistics in Helsinki today – what kind of statistic is used today – some aspects
- Some recent developments

Key questions:
- How the use housing and housing price statistics have developed during the years in Helsinki?
- How housing and housing price statistics is tied with the city development?
Early years

- The foundation of a municipal statistics unit in Helsinki in 1911 was the result of the city councillors’ awakening to the fact that they needed hard facts on which to base their decisions.
- Facts needed especially on citizens health and housing conditions.
- First **Statistical yearbook** published in **1908**. It covers 21 different themes from environmental conditions to municipal economy in 238 tables.
- Housing conditions was described by 16 different tables.
Early years: Some important statistical indicators

- Number of dwellings
- Number of rooms
- Building material (e.g. stone/brick vs. wood)
- Number of floors
- Tenure status (owner occupied vs. rental dwellings)
- Standard of equipment (running water, sewage, heating, electricity...)

Photo: Signe Brander
Early years: Some statistical facts of Helsinki in the beginning of 20th century

- 93,000 inhabitants
- 18,000 dwellings
- 5.2 inh./dwelling
- 2.1 inh. / room
- 59% of the population lived in dwellings with 1-2 rooms
- 39% of the population classified as overcrowded (at least 4 inh. / room)
- 22% of dwellings had bathroom
- 32% of dwellings had electric light

Overall, the level of housing was low
Housing statistics now: some important aspects

Housing stock:

- by house types

Total number of dwellings: 336,000

Source: Statistics Finland
Housing statistics now: some important aspects

Housing stock:

- by house types
- by number of rooms

Source: Statistics Finland
Housing statistics now: some important aspects

Housing stock:
- by house types
- by number of rooms
- by tenure status

Housing stock by tenure status in Helsinki 2011

Source: Statistics Finland
Housing statistics now: some important aspects

Dwelling production:
- Number of produced dwellings
  - by type of houses
  - by the number of rooms
  - by tenure status
- Number of granted building permissions
- Number of started building projects

About 83% of all new dwellings in Helsinki is in block of flats

Source: Statistics Finland
Housing statistics now: some important aspects

Level of Housing:
- Dwelling density

Dwelling density in Helsinki 1900-2010
(number of persons by number of rooms)

Source: Statistics Finland
Housing statistics now: some important aspects

Level of Housing:
- Dwelling density
- Floor area / person

Source: Statistics Finland
Housing statistics now: some important aspects

Level of Housing:
- Dwelling density
- Floor area / person
- Inhabitants / dwelling

Number of persons/dwelling in Helsinki 1900-2010

Source: Statistics Finland
Housing statistics now: some important aspects

Dwelling population:

- Households by number of persons
- Proportion of households in municipal dwellings
- Proportion of one parent families in municipal dwellings
- Proportion of foreign background by tenure status
- …
Housing statistics now: some important aspects

Areal perspectives:

- Residential areas – development within the city
- Regional development
- International comparisons

Proportion of municipal dwellings of housing stock by areas in Helsinki
Housing statistics now: some important aspects

Time series

Dwelling stock and dwelling population in Helsinki 1900 - 2011
Housing statistics now: some important aspects

Time series and fast indicators

The prices of the new owner occupied dwellings in Helsinki Metropolitan area 2005-

<table>
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<th>Year</th>
<th>Raitepuunkisettu (€/m²)</th>
<th>Kaupungin määrä</th>
<th>Indeksi 2005=100</th>
<th>Indeksi Vuosi-muutos</th>
<th>Koko maan ind (2005=100)</th>
<th>Indeksin Vuosi- muutos</th>
<th>Indeksin Neljävuosi-muutos</th>
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<td>3295</td>
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<tr>
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<td>12.3</td>
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</tr>
</tbody>
</table>

Information also 1st and 2nd quartal this year
Housing statistics now: some important aspects

House price statistics:

- Prices of dwellings, index
- Rents of non-subsidised rental dwellings, index

Development of dwelling prices by areas in Helsinki 1988-2011
(price-index 1983=100)
Helsinki today: Some statistical facts of the housing in Helsinki 2013

- 604 000 inhabitants
- 336 000 dwellings
- 1,9 inh./dwelling
- 0,8 inh. / room
- 58 % of population lived in dwellings with 1-2 rooms
- 10% of population classified as overcrowded (more than 1 inh. / room)
- 2,4 % of population classified as living low standard housing (e.g. lack of bathroom or heating or both)

➢ Overall, the level of housing is high though price of housing is high and people live more overcrowded than in other cities in Finland
Some recent developments

- The use of register data
  - "Up to date" – statistics
  - Combining data from different registers (e.g. Population Register, Building and Dwelling Register and other registers) in order to get more detailed statistical analyses
  - Combining map data bases and registers

- Open data and open statistics
  - Making statistics quickly and easily accessible to all
  - The goal is to enhance the use of statistics for different purposes
  - Information, data and figure delivery by using modern Information Technology (e.g. Helsinki Trends)

- Housing statistics as a part of other studies; e.g. Study of living conditions of the youth in Helsinki
Conclusions

- The City of Helsinki has long tradition of using housing statistics as one of the key information in decision making and city development
- In early years the emphasis was in living conditions and health
- Today these questions are still relevant but in addition to these new aspects has arouse during the years: social equity between different groups, differences between the residential areas and question of residential segregation, costs of housing and its impact on peoples possibility to find sufficient housing in the city…
- Also the interpretations have changed over the years. For example the interpretation of overcrowded housing has changed five times over the years (from at least 5 inh./room to more than 1 inh./room!)
- Modern technology makes it possible to
  - Combine data from different sources in order to make more detailed analyses
  - Create new kinds of information services and thus advance the use of statistics for different purposes
Thank you!