



# 2020 Statistics of House Ownership

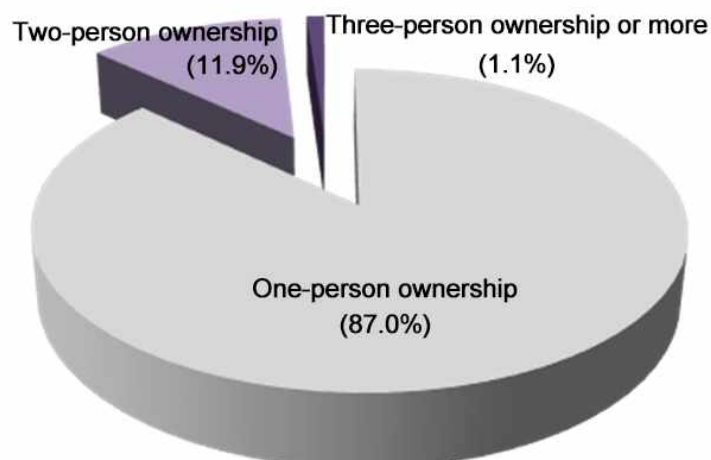
## 1. Individual ownership houses

- In 2020, the individual ownership houses marked 15.968 million units, which occupied 86.2% of the total houses (18.526 million units). This share went down by 0.3%p from 86.5% in 2019.
- The individual ownership houses increased by 280 thousand units (1.8%) compared to 2019.



- The one-person ownership houses and the co-ownership houses accounted for 87.0% and 13.0%, respectively. The share of co-ownership houses showed an ever-increasing trend.
- \* Share of co-ownership houses: 11.7% (2017) → 12.2% (2018) → 12.5% (2019) → 13.0% (2020)

<One-person ownership and co-ownership houses>

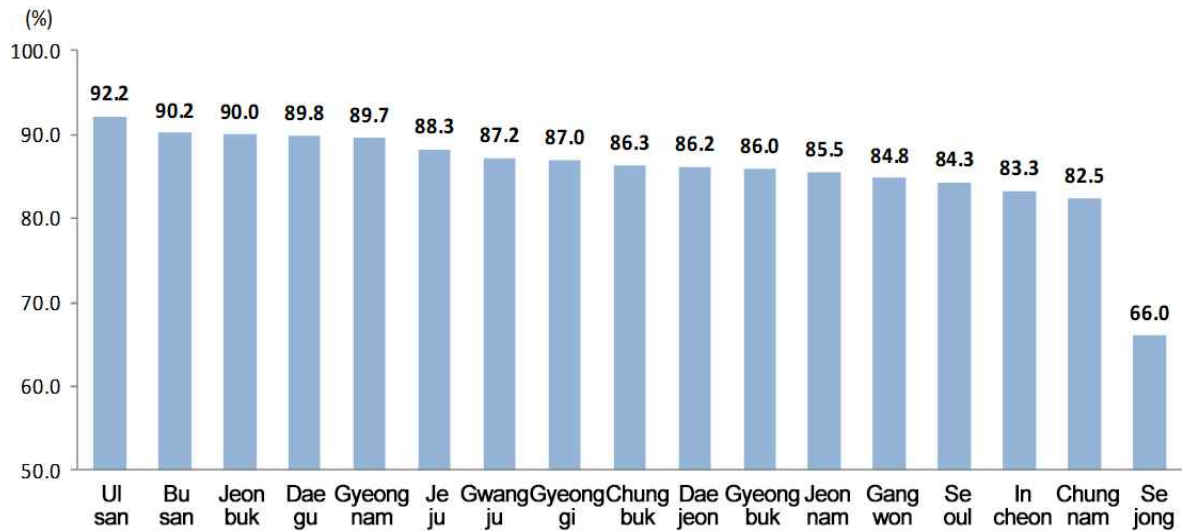


- The share of individual owners who resided in the same region as the location of ownership houses stood at 86.5% for metropolitan cities and provinces\*, and 76.0% for Si, Gun and Gu regions\*\*.

\* Share of individual owners residing in the same region as the location of ownership houses in metropolitan cities and provinces: 86.5% (2017) → 86.5% (2018) → 86.5% (2019) → 86.5% (2020)

\*\* Share of individual owners residing in the same region as the location of ownership houses in Si, Gun and Gu regions: 76.1% (2017) → 76.0% (2018) → 75.8% (2019) → 76.0% (2020)

< Share of individuals residing in the same region as the location of ownership houses in metropolitan cities and provinces (%)>



## 2. House ownership individuals

- The house ownership individuals amounted to 14.697 million persons in 2020, which rose by 361 thousand persons (2.5%) from 2019.
  - As for house ownership by sex, house ownership males amounted to 8.055 million persons, which accounted for 54.8% of the total house owners. The house ownership females amounted to 6.641 million persons, which accounted for 45.2% of the total house owners. The percentage of house ownership females showed an ever-increasing trend.

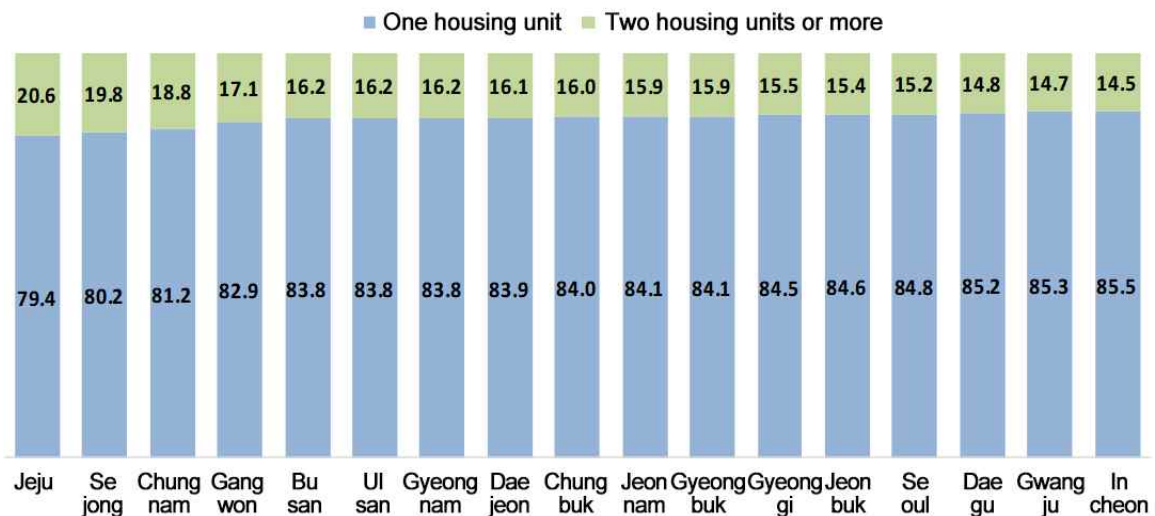
\* Share of house ownership females: 43.9% (2017) → 44.4% (2018) → 44.7% (2019) → 45.2% (2020)
  - As for house ownership by age group, house owners aged 50 ~ 59 occupied the largest share at 25.4%, which was followed by those aged 40 ~ 49 (22.7%), those aged 60 ~ 69 (20.5%), those aged 30 ~ 39 (11.4%) and those aged 70 ~ 79 (11.4%).

<House ownership individuals by sex and age group>



- In 2020, 14.697 million house ownership individuals owned 15.968 million housing units. Their average number of houses recorded 1.09 units per owner, which remained the same as 2019.
- The individuals owning one housing unit recorded 12.377 million persons, which occupied 84.2% of the total house owners. The individuals owning two housing units or more recorded 2.320 million persons, which occupied 15.8% of the total house owners. For the past few years, the share of individuals owning 2 housing units or more showed an ever-increasing trend. However, this share showed a drop in 2020.
- \* Share of individuals owning two housing units or more: 14.4% (2015) → 14.9% (2016) → 15.5% (2017) → 15.6% (2018) → 15.9% (2019) → 15.8% (2020)
- In 2020, Jeju (20.6%) showed the highest share of individuals owning 2 housing units or more, which was followed by Sejong (19.8%) and Chungnam (18.8%). Whereas, Incheon (14.5%) showed the lowest share of individuals owning 2 housing units or more, which was followed by Gwangju (14.7%) and Daegu (14.8%).

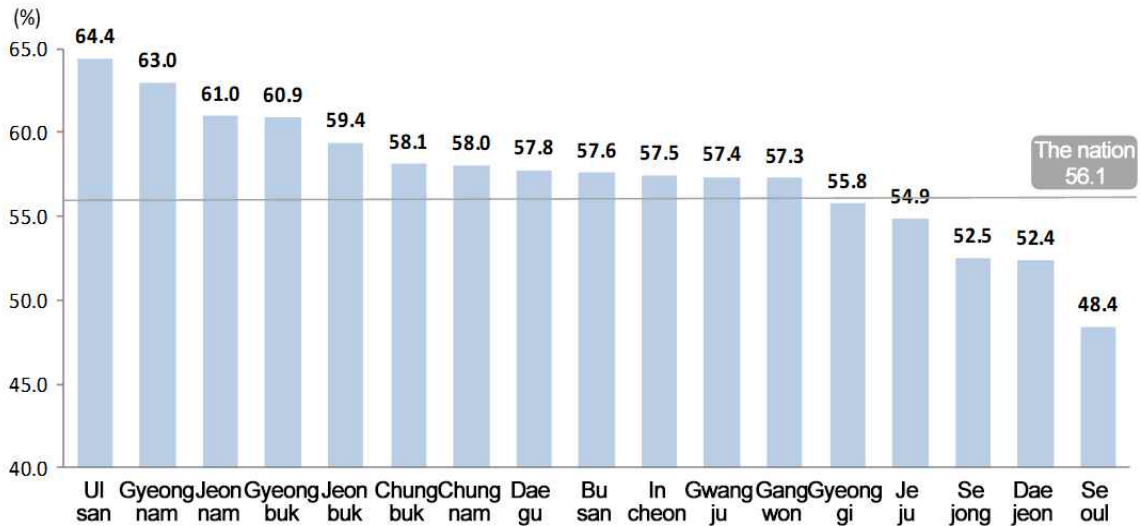
<Share of house ownership individuals by residence region and the number of ownership houses (%)>



### 3. House ownership households

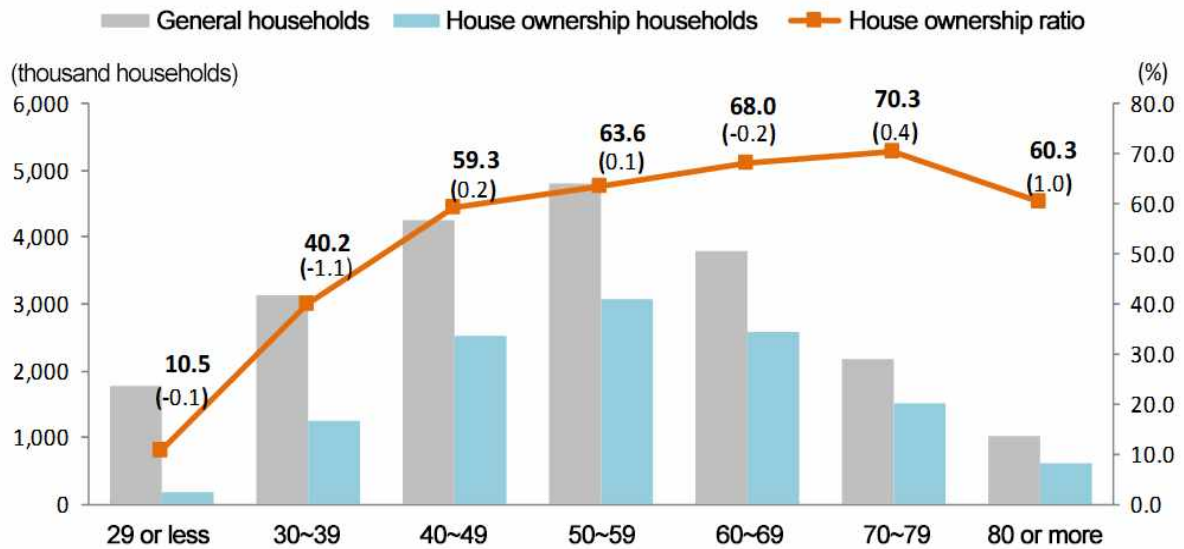
- Among general households (20.927 million households), the house ownership households amounted to 11.730 million households (56.1%), rising by 2.4% from 2019. The non-ownership households amounted to 9.197 million households, rising by 3.5% from 2019.
- The households owning one housing unit totaled 8.539 million households, which accounted for 72.8% of the total house ownership households. The households owning 2 housing units or more totaled 3.191 million households, which accounted for 27.2% of the total house ownership households.
- As for house ownership households, their average number of houses recorded 1.36 units per household. The average house asset value recorded 324 million won. The average housing area recorded 86.5m<sup>2</sup> per housing unit. The average age of household heads recorded 56.1 years. The average household size marked 2.69 persons.
- The house ownership ratio of general households stood at 56.1%, down 0.3%<sub>pp</sub> from 2019.
- Ulsan (64.4%) recorded the highest house ownership ratio, which was followed by Gyeongnam (63.0%) and Jeonnam (61.0%). Whereas, Seoul (48.4%) recorded the lowest house ownership ratio, which was followed by Daejeon (52.4%) and Sejong (52.5%).

< House ownership ratio of households by residence region >

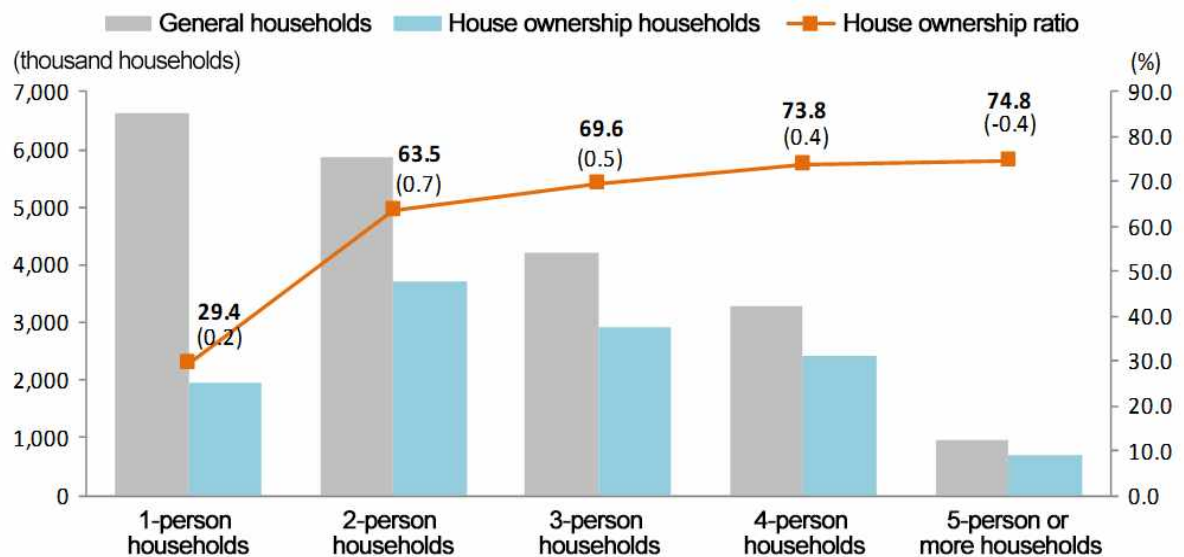


- As for the house ownership ratio by age of household head, household heads aged 70 ~ 79 marked the highest ratio at 70.3%. As for the house ownership ratio by household size, 5-person or more households marked the highest ratio at 74.8%. As for the house ownership ratio by household composition, three-generation or more households marked the highest ratio at 79.3%.

<House ownership ratio by age of household head>



<House ownership ratio by household size>

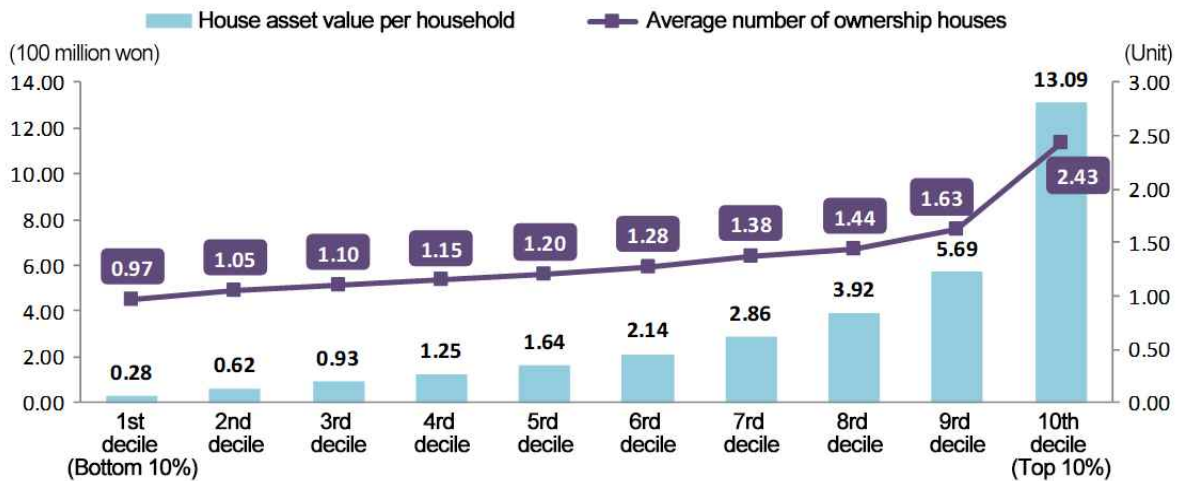


※ The figures in parentheses represent the year-on-year change in the house ownership household ratio (%p).

- As for house ownership by decile of house asset value, the higher decile, the higher average number of houses.
- The average house asset value of the 10th decile (top 10%) recorded 1.309 billion won. The average number of houses of the 10th decile recorded 2.43 units. The average house asset value of the 1st decile (bottom 10%) recorded 28 million won. The average number of houses of the 1st decile recorded 0.97 unit.

\* House asset value was calculated by applying the published house price as of January 1, 2021. In the case of co-ownership, ownership shares were reflected when calculating house asset value.

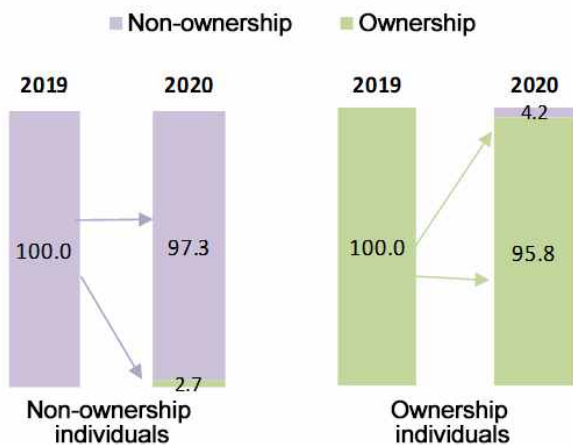
### <House asset value by decile>



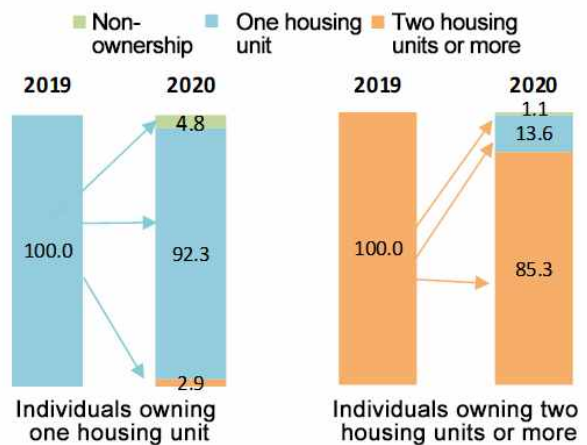
## 4. Longitudinal analysis for the 2019-2020 period

- ※ Longitudinal analysis covered all people living in Korea in 2019 and 2020. New born babies, the deceased and people migrating to foreign countries were excluded from the calculation.
- Individuals recording a year-on-year increase in the number of ownership houses totaled 1.408 million persons. Individuals recording a year-on-year decrease in the number of ownership houses totaled 974 thousand persons.
- Individuals whose status changed from non-ownership to ownership totaled 980 thousand persons (2.7%). Individuals whose status changed from ownership to non-ownership totaled 570 thousand persons (4.2%).
- Individuals whose status changed from 'Ownership of one housing unit' to 'Ownership of two housing units or more' marked 337 thousand persons (2.9%). Individuals whose status changed from 'Ownership of two housing units or more' to 'Ownership of one housing unit' marked 302 thousand persons (13.6%).

### <Ownership status change (2019 → 2020)>



### <Change in the number of ownership houses per owner>



### < Table. House Ownership Statistics >

(Unit: thousand units, thousand persons, thousand households, unit, %p, %)

Classification		2019	2020	Change	
				Change	Percent change
Total number of houses		18,127	18,526	399	2.2
Apartments		11,287	11,662	375	3.3
Individuals	Individual ownership houses (A)	15,689	15,968	280	1.8
	Apartments	9,378	9,647	269	2.9
	House ownership Individuals (B)	14,336	14,697	361	2.5
	Average number of houses per owner (A/B)	1.09	1.09	-0.01	-
Households	General households (C) (Share)	20,343 (100.0)	20,927 (100.0)	584 (-)	2.9
	Household ownership houses (D)	15,701	15,983	282	1.8
	Apartments	9,385	9,655	271	2.9
	House ownership households (E)	11,456	11,730	274	2.4
	House ownership household ratio (E/C*100)	56.3	56.1	-0.3	-
	Non-ownership households (Share)	8,887 (43.7)	9,197 (43.9)	310 (0.3)	3.5
Average number of houses per ownership household (D/E)		1.37	1.36	-0.01	-

※ House ownership statistics cover only general households.

- Group households (households in institutional facilities and households consisting of non-blood-related 6-person or more members) and foreigner households (households consisting of only foreigners) are excluded.

※ Statistics of individual ownership exclude foreigner ownership houses. Whereas, statistics of household ownership include ownership of foreigners (residing with Koreans) who belong to general households.