



Statistics Korea

## Press Release

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새로운 국민의 나라

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# 2022 Statistics of House Ownership

- based on administrative data -

|                  |   |                |                             |
|------------------|---|----------------|-----------------------------|
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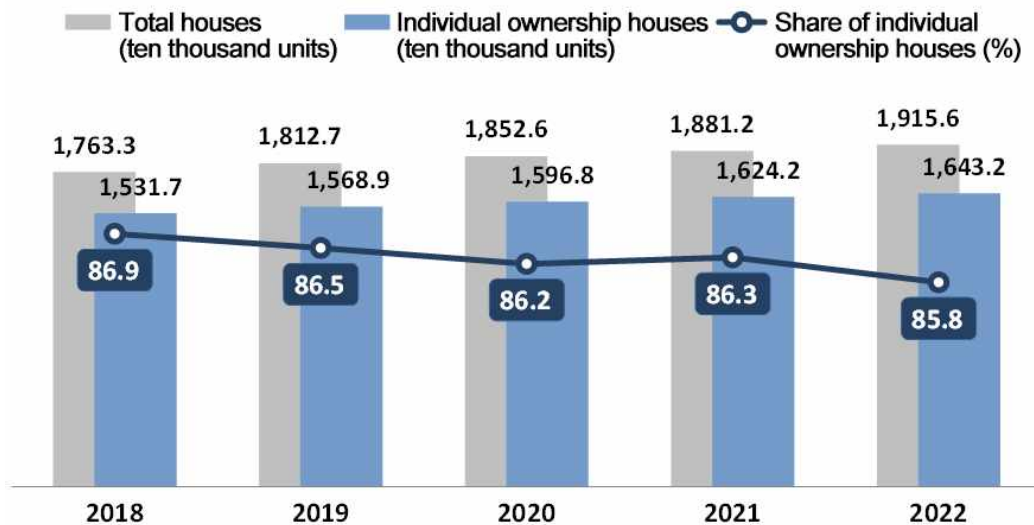
# 2022 Statistics of House Ownership

- based on administrative data -

## 1. Individual ownership houses

- In 2022, the individual ownership houses marked 16.432 million units, which occupied 85.8% of the total houses (19.156 million units).
- The individual ownership houses increased by 190 thousand units (1.2%) from 16.242 million units in 2021. The share of individual ownership houses went down by 0.6%p from 86.3% in 2021.

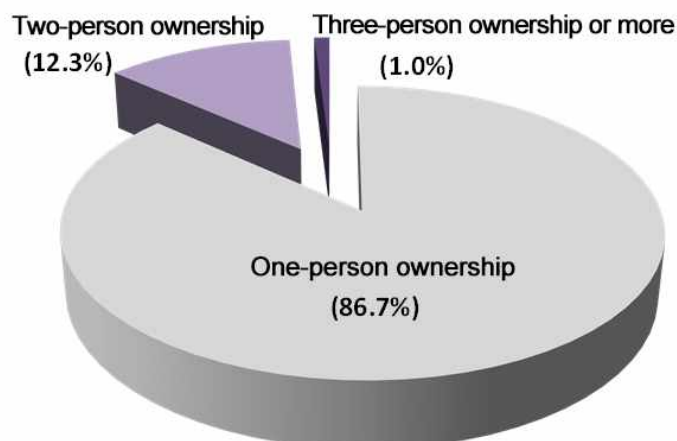
< Individual ownership houses >



- The one-person ownership houses and the co-ownership houses accounted for 86.7% and 13.3%, respectively. The share of co-ownership houses\* showed an ever-increasing trend.

\* Share of co-ownership houses: 12.5% (2019) → 13.0% (2020) → 13.2% (2021) → 13.3% (2022)

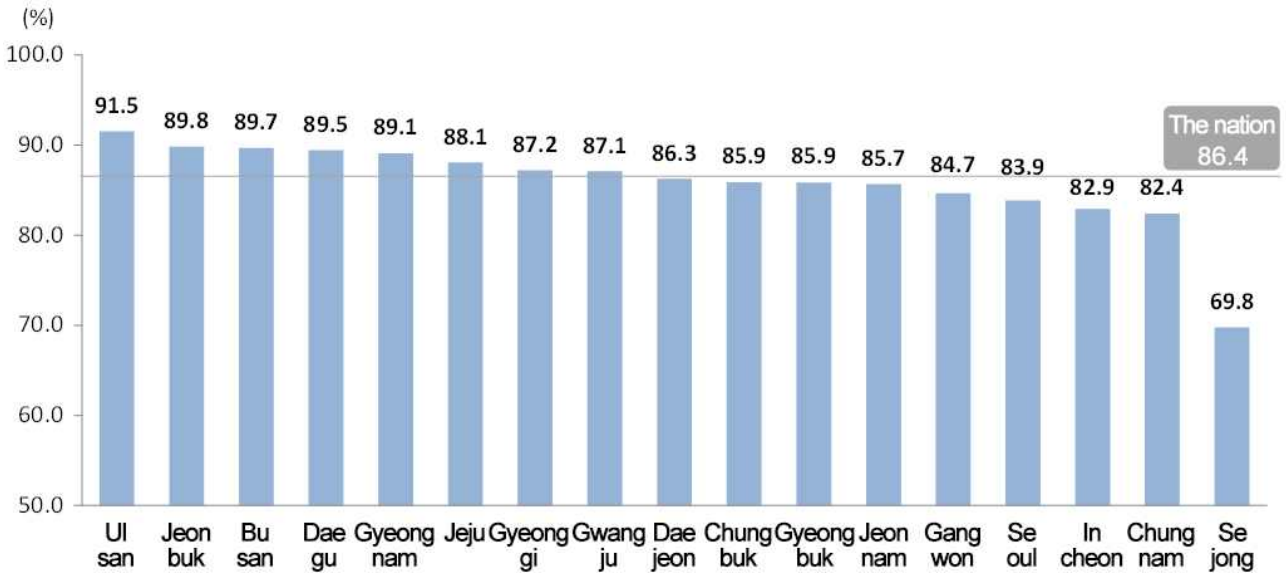
< One-person ownership and co-ownership houses >



□ The share of individual owners who resided in the same metropolitan city or province as the location of ownership houses stood at 86.4% in 2022, which marked a decrease from 2021.

\* Share of individual owners residing in the same metropolitan city or province as the location of ownership houses: 86.5% (2018) → 86.5% (2019) → 86.5% (2020) → 86.5% (2021) → 86.4% (2022)

< Share of individual owners residing in the same metropolitan city or province as the location of ownership houses (%) >



## 2. House ownership individuals

□ The house ownership individuals amounted to 15.309 million persons in 2022, which rose by 220 thousand persons (1.5%) from 2021.

○ As for house ownership individuals by gender, house ownership males amounted to 8.281 million persons, which accounted for 54.1% of the total house owners. The house ownership females amounted to 7.029 million persons, which accounted for 45.9% of the total house owners. The percentage of house ownership females\* showed an ever-increasing trend.

\* Share of house ownership females: 44.7% (2019) → 45.2% (2020) → 45.6% (2021) → 45.9% (2022)

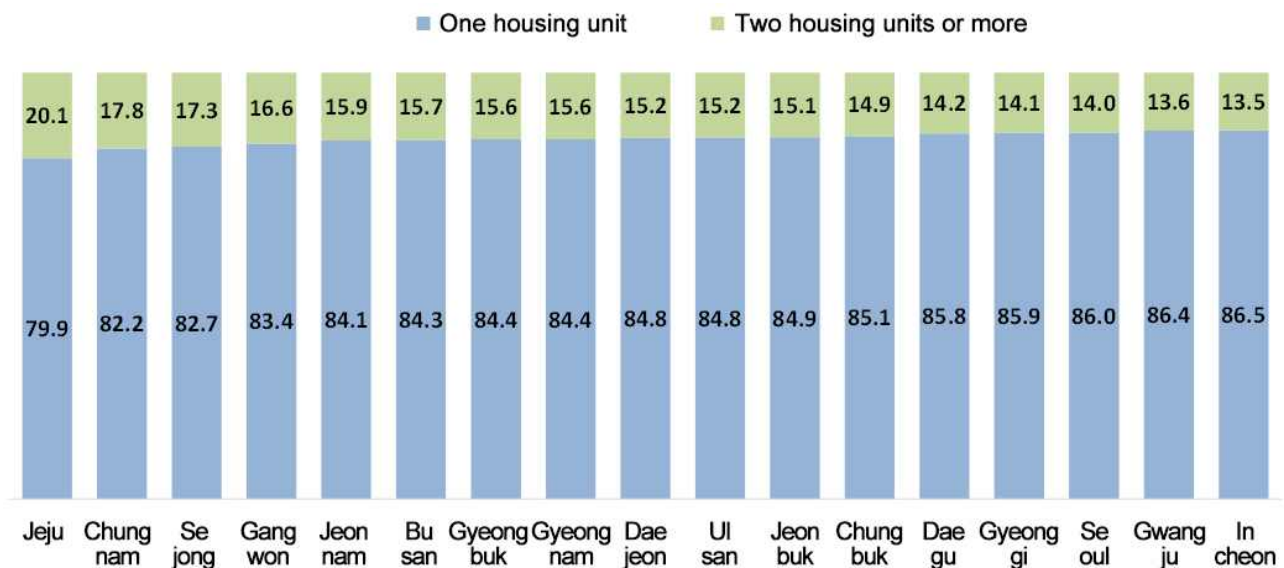
○ As for house ownership individuals by age group, house owners aged 50 ~ 59 occupied the largest share at 25.2%, which was followed by those aged 60 ~ 69 (22.1%), those aged 40 ~ 49 (21.7%), those aged 70 ~ 79 (11.7%) and those aged 30 ~ 39 (10.1%).

< House ownership individuals by gender and age group >



- In 2022, 15.309 million house ownership individuals owned 16.432 million housing units. Their average number of houses recorded 1.07 units per owner in 2022, which dropped from 1.08 units in 2021.
- The individuals owning one housing unit recorded 13.035 million persons, which occupied 85.1% of the total house owners. The individuals owning two housing units or more recorded 2.275 million persons, which occupied 14.9% of the total house owners. This share\* showed a decrease for the recent 3 years.
  - \* Share of individuals owning two housing units or more: 15.5% (2017) → 15.6% (2018) → 15.9% (2019) → 15.8% (2020) → 15.1% (2021) → 14.9% (2022)
- In 2022, Jeju (20.1%) showed the highest share of individuals owning two housing units or more, which was followed by Chungnam (17.8%) and Sejong (17.3%). Whereas, Incheon (13.5%) showed the lowest share of individuals owning two housing units or more, which was followed by Gwangju (13.6%) and Seoul (14.0%).

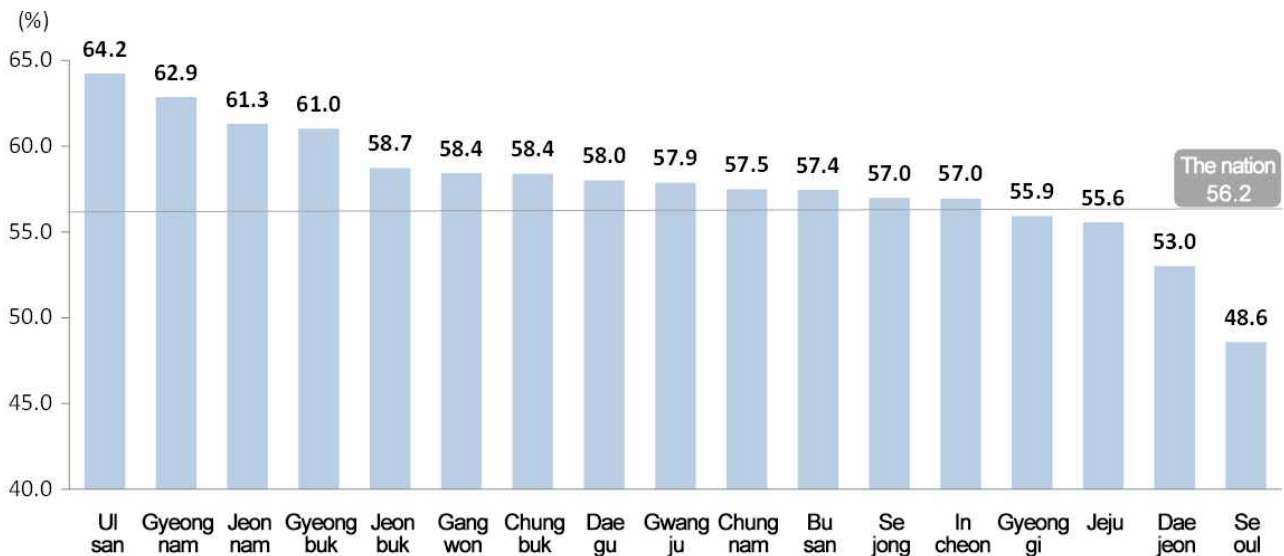
< Share of house ownership individuals by residence region and the number of ownership houses (%) >



### 3. House ownership households

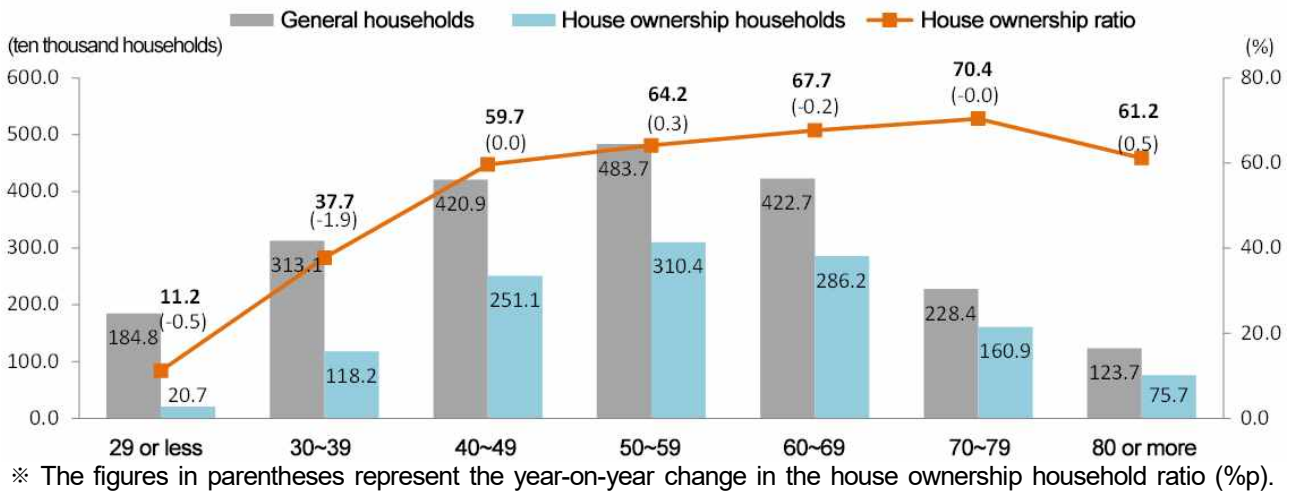
- Among general households (21.774 million households), the house ownership households amounted to 12.232 million households (56.2%), rising by 1.4% from 2021. The non-ownership households amounted to 9.541 million households in 2022.
- The households owning one housing unit totaled 9.079 million households, which accounted for 74.2% of the total house ownership households. The households owning two housing units or more totaled 3.154 million households, which accounted for 25.8% of the total house ownership households.
- As for house ownership households, their average number of houses recorded 1.34 units per household. The average house asset value recorded 315 million won. The average housing area recorded 86.7m<sup>2</sup> per housing unit. The average age of household heads recorded 56.8 years. The average household size marked 2.58 persons.
- The house ownership ratio of general households stood at 56.2%, remaining the same as 2021.
- Ulsan (64.2%) recorded the highest house ownership ratio, which was followed by Gyeongnam (62.9%) and Jeonnam (61.3%). Whereas, Seoul (48.6%) recorded the lowest house ownership ratio, which was followed by Daejeon (53.0%) and Jeju (55.6%).

< House ownership ratio of households by residence region (%) >

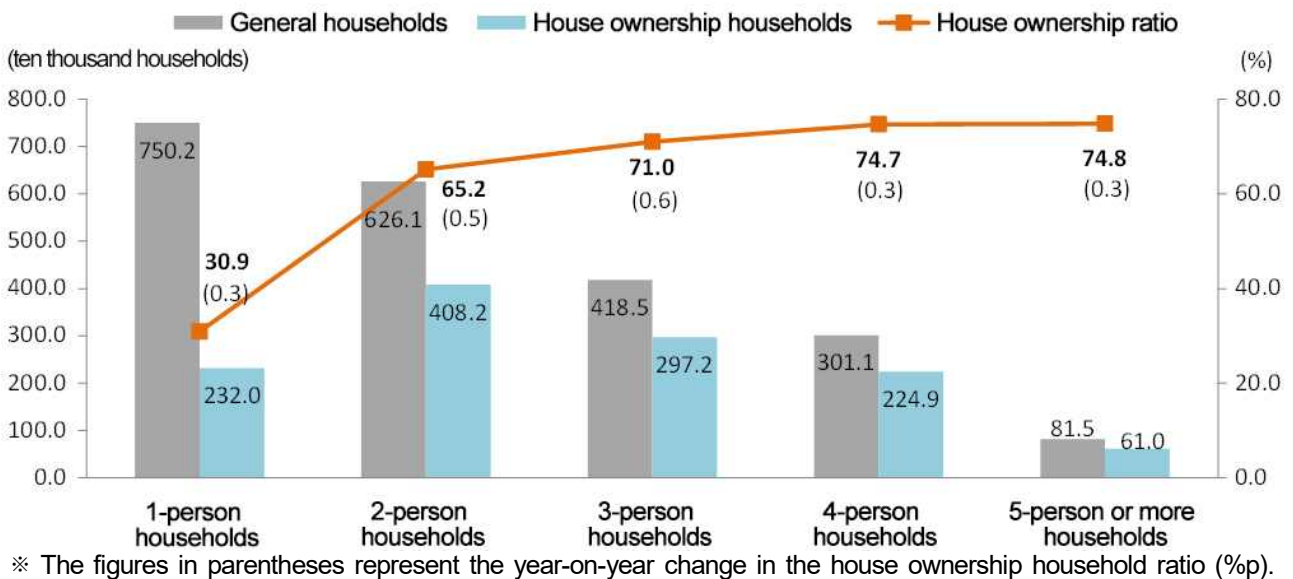


- As for the house ownership ratio by age of household head, household heads aged 70 ~ 79 marked the highest ratio at 70.4%. As for the house ownership ratio by household size, 5-person or more households marked the highest ratio at 74.8%. As for the house ownership ratio by household composition, three-generation or more households marked the highest ratio at 79.6%.

### < House ownership ratio by age of household head (%) >



### < House ownership ratio by household size (%) >

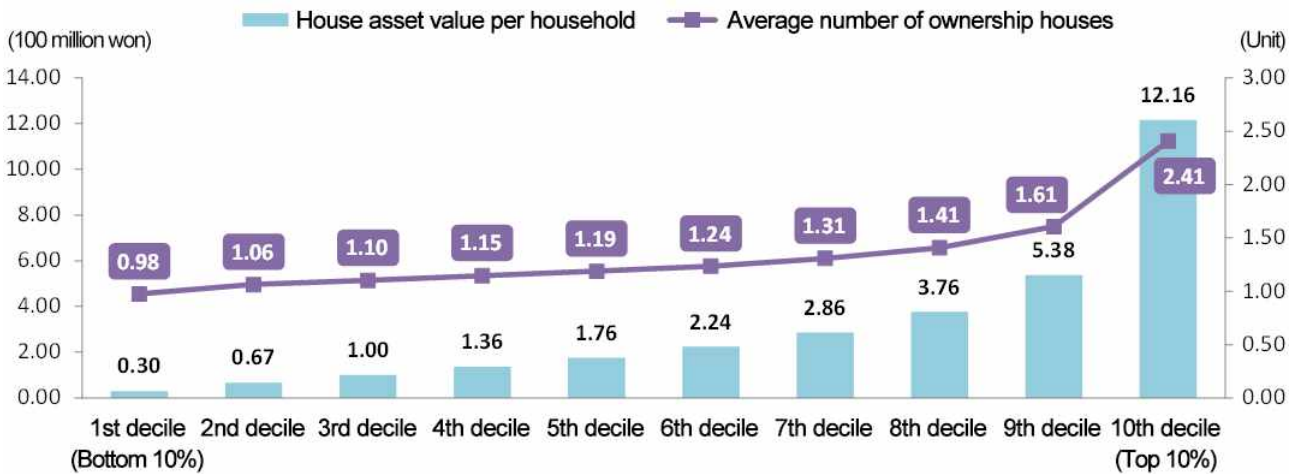


□ As for house ownership by decile of house asset value\*, the higher decile, the higher average number of houses.

○ The average house asset value of the 10th decile (top 10%) recorded 1.216 billion won. The average number of houses of the 10th decile recorded 2.41 units. The average house asset value of the 1st decile (bottom 10%) recorded 30 million won. The average number of houses of the 1st decile recorded 0.98 unit.

\* House asset value was calculated by applying the published house price as of January 1, 2023. In the case of co-ownership, ownership shares were reflected when calculating house asset value.

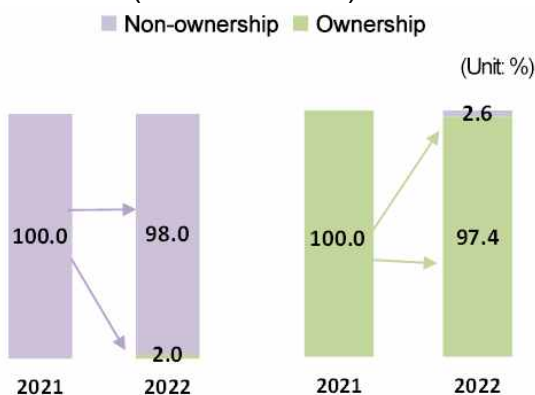
### < House asset value by decile >



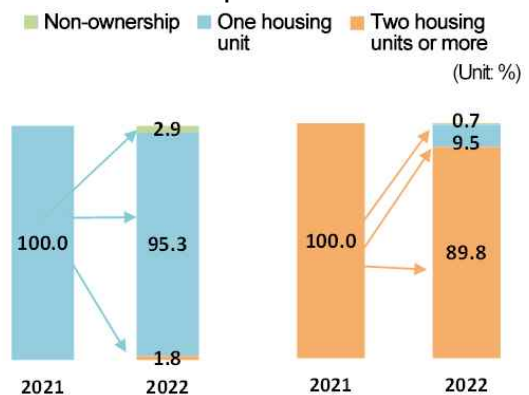
## 4. Longitudinal analysis for the 2021-2022 period

- Individuals recording a year-on-year increase in the number of ownership houses recorded 962 thousand persons. Individuals recording a year-on-year decrease in the number of ownership houses recorded 652 thousand persons.
  - Individuals whose status changed from non-ownership in 2021 (35.133 million persons) to ownership in 2022 totaled 686 million persons (2.0%). Individuals whose status changed from ownership in 2021 (14.365 million persons) to non-ownership in 2022 totaled 373 thousand persons (2.6%).
  - Individuals whose status changed from 'Ownership of one housing unit' in 2021 (12.15 million persons) to 'Ownership of two housing units or more' in 2022 marked 215 thousand persons (1.8%). Individuals whose status changed from 'Ownership of two housing units or more' in 2021 (2.215 million persons) to 'Ownership of one housing unit' marked 210 thousand persons (9.5%).
- \* Longitudinal analysis covered Koreans, based on the results of the Population and Housing Census in 2021 and 2022. Data on live births, deaths and overseas migration was excluded.

### < Ownership status change (2021 → 2022) >



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





< Table. House Ownership Statistics >

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

| Classification         |   | 2021    | 2022    | Change status |                |
|------------------------|---|---------|---------|---------------|----------------|
|                        |   |         |         | Change        | Percent change |
| Total number of houses |   | 1,881.2 | 1,915.6 | 34.4          | 1.8            |
| Apartments             |   | 1,194.9 | 1,226.9 | 32.0          | 2.7            |
| Individuals            | Individual ownership houses (A)               | 1,624.2 | 1,643.2 | 19.0          | 1.2            |
|                        | Apartments                                    | 992.4   | 1,013.4 | 21.0          | 2.1            |
|                        | House ownership Individuals (B)               | 1,508.9 | 1,530.9 | 22.0          | 1.5            |
|                        | Average number of houses per owner (A/B)      | 1.08    | 1.07    | -0.01         | -              |
| Households             | General households (C)                        | 2,144.8 | 2,177.4 | 32.5          | 1.5            |
|                        | Household ownership houses (D)                | 1,625.7 | 1,644.8 | 19.1          | 1.2            |
|                        | Apartments                                    | 993.3   | 1,014.3 | 21.0          | 2.1            |
|                        | House ownership households (E)                | 1,206.3 | 1,223.2 | 17.0          | 1.4            |
|                        | House ownership ratio of households (E/C*100) | 56.2    | 56.2    | -0.0          | -              |
|                        | Average number of houses per household (D/E)  | 1.35    | 1.34    | -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.