

Geospatial Evidence for Housing

UN GGIM Europe regional plenary meeting
Geneva, 23 June 2026

Presenter: Márta Nagy – Rothengass
EC, Eurostat

Outline

- The European Affordable Housing Plan
- European statistics on Housing require authoritative geospatial data
- Future plans



The European Affordable Housing Plan

“A home is not just four walls and a roof. It is safety, warmth, a place for family and friends. It is belonging. But for too many Europeans today, home has become a source of anxiety. It can mean debt or uncertainty.”

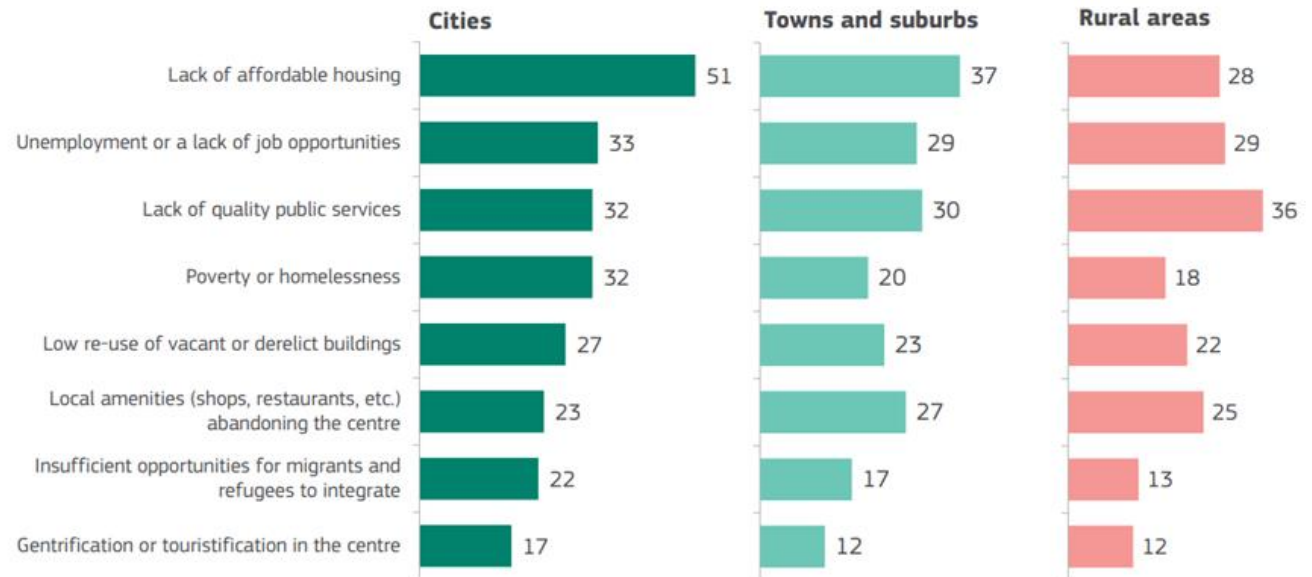
**President von der Leyen
SOTEU 2025**



Lack of affordable housing most pressing issue for citizens in cities, towns and suburbs

Source: European Commission, Eurobarometer, 2025

Q2 In the place where you live, how much of a problem, if at all, do you think each of the following issues are?
% 'An immediate and urgent problem'



European Affordable Housing



Housing indicators

Between 2013 and 2024

↑ 60%

House prices in nominal terms have increased by more than 60% across the EU, growing faster than household income.

↑ 20%

Average rents have grown by around 20%, with new rents having grown significantly more.

↓ 22%

Residential building permits are down by 22% since 2021.

 20%

Existing **housing stock is not used** to its full potential, with around 20% of dwellings unoccupied.

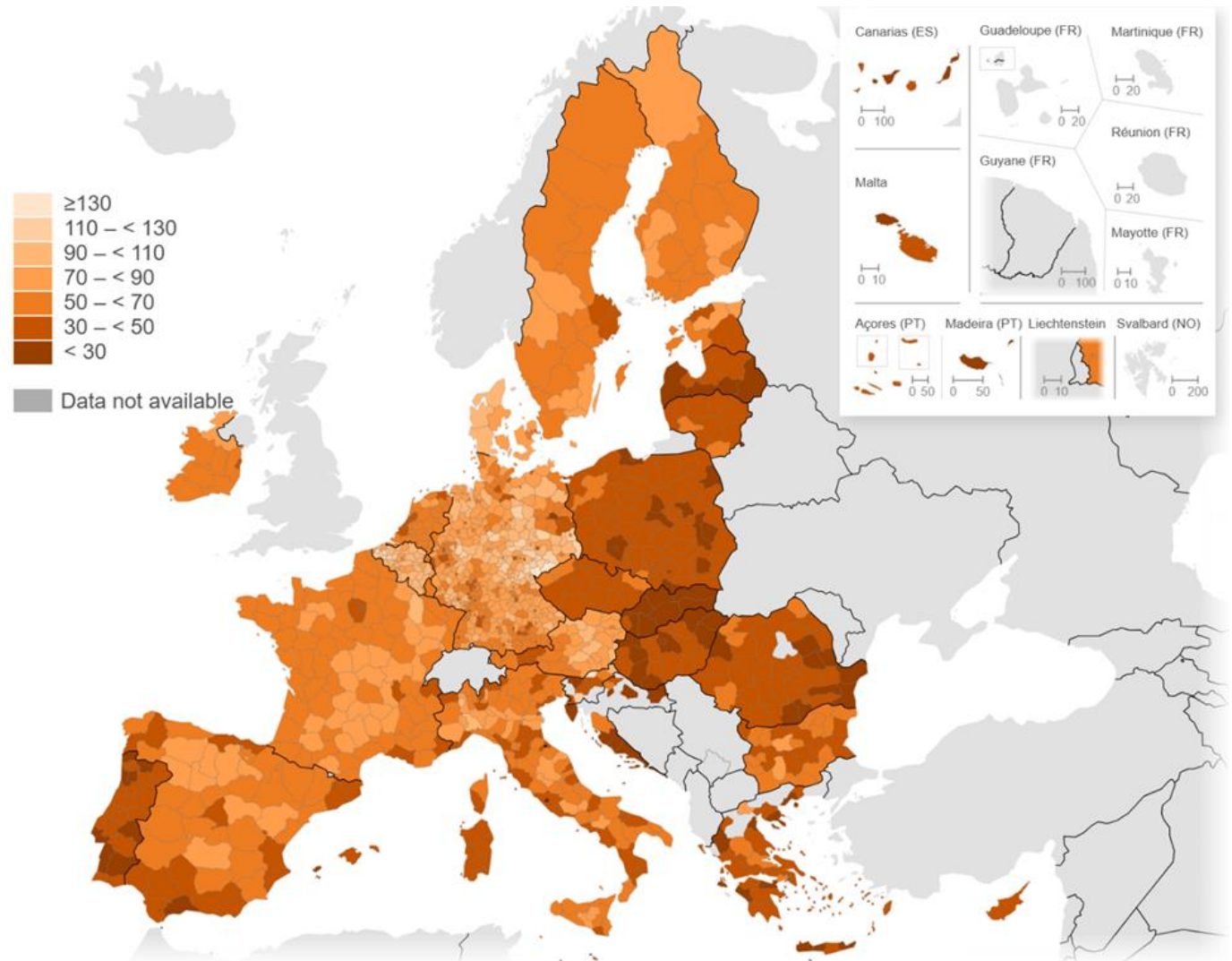
1 million

According to the latest national statistics, we have more than **one million homeless** people, including **400,000 children**



Rental Affordability for new contracts (m2 that can be rented using 1/3 of disposable income)

Source: European Commission: Joint
Research Center, 2025b, based on ESPON
HOUSE4ALL data.



Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat
Cartography: Eurostat – IMAGE, 10/2025



European Affordable Housing

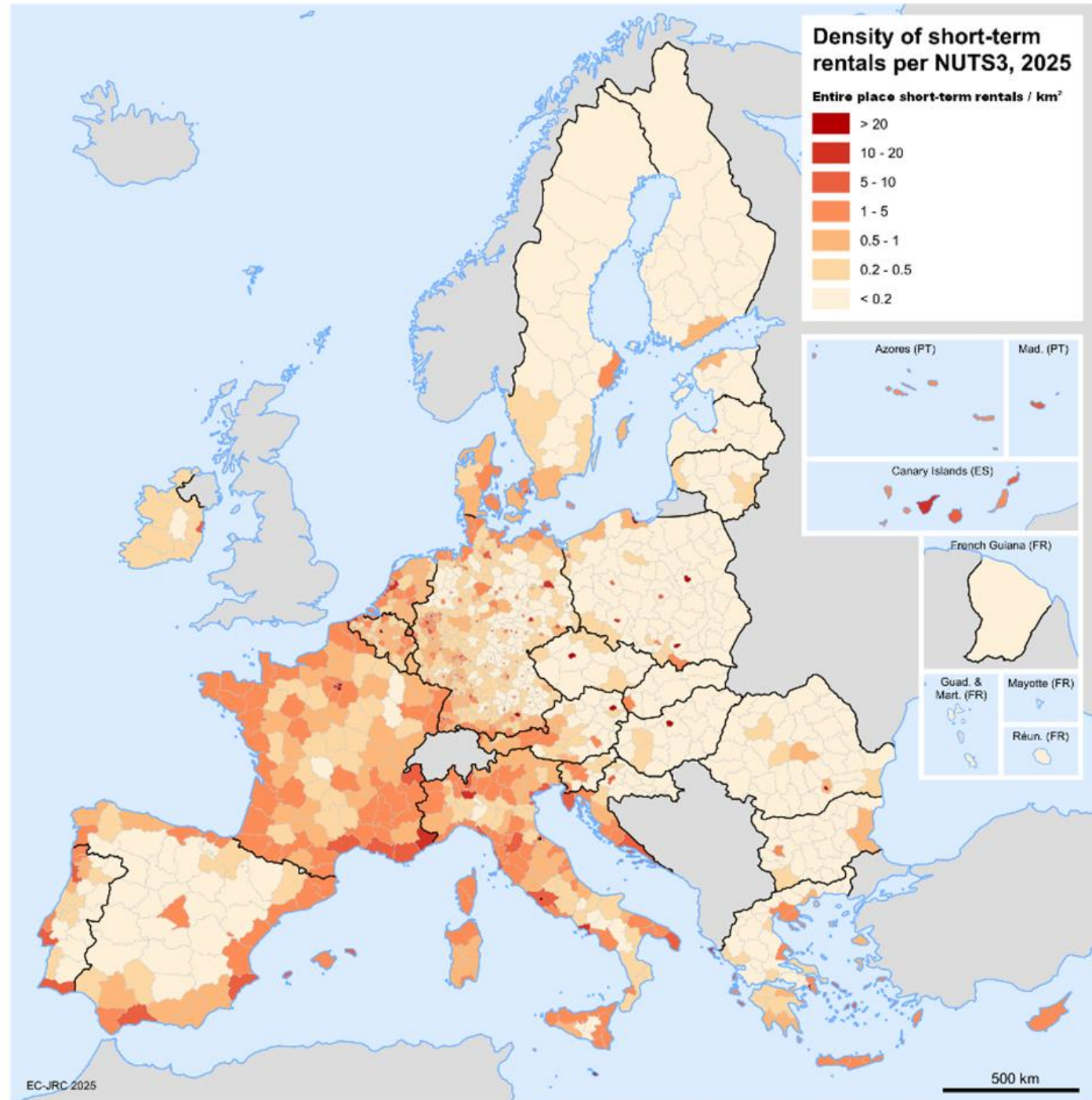


Number of entire place short-term rental per square kilometre, per NUTS3 regions in the EU27, 2025

Source: European Commission: Joint Research Centre, 2025a, based on AirDNA data.



European Affordable Housing



Housing gap



Today we build
1.6 million
new units/year

About
650,000
additional units are
needed per year in the
next 10 years

Delivering the extra
units will cost
€150 bn/year
(public and private
investment)



The 4 pillars of the European Affordable Housing Plan



**Boosting
housing supply**



**Mobilising
investment**



**Enabling
immediate support
while driving
reforms**



**Protecting the
most affected**

European statistics on Housing

Key Figures – European Statistics on Housing

- House prices increased by 60% from 2013 to 2024 in the EU
- Growth of average rents up by 20% in the same period
- Residential building permits down by 20% since 2021
- Unoccupied dwellings 2021: 20%

European Affordable Housing Plan

Based on Eurostat data: House price index [prc_hpi], HICP [prc_hicp_midx], Building permits [sts_cobp_a], Conventional dwellings by occupancy status [cens_21dwob_r3]



Increase in **house prices** since 2013 across the EU, faster than household income.



Growth of **average rents** with new rents growing significantly more.



Residential building permits since 2021.



Dwellings unoccupied.

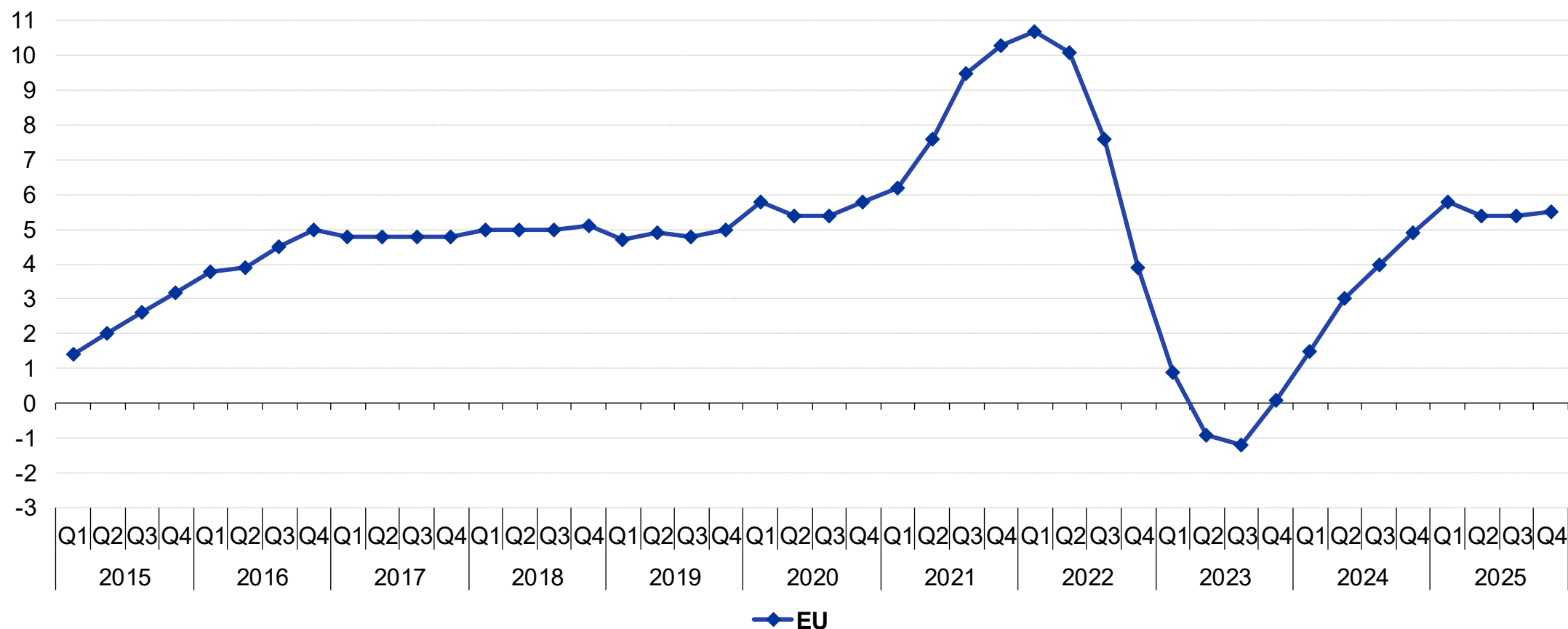
European Statistics on Housing

- **Macroeconomic:** National accounts, consumer prices (incl. house rents), housing prices, house sales, price level indices
- **Social:** Population and housing censuses, living conditions, labour force and household budget survey
- **Business:** Tourism, business demography, short-term business and foreign direct investment
- **Energy and environment:** Statistical domains
- **Geospatial:** Building demography grid data

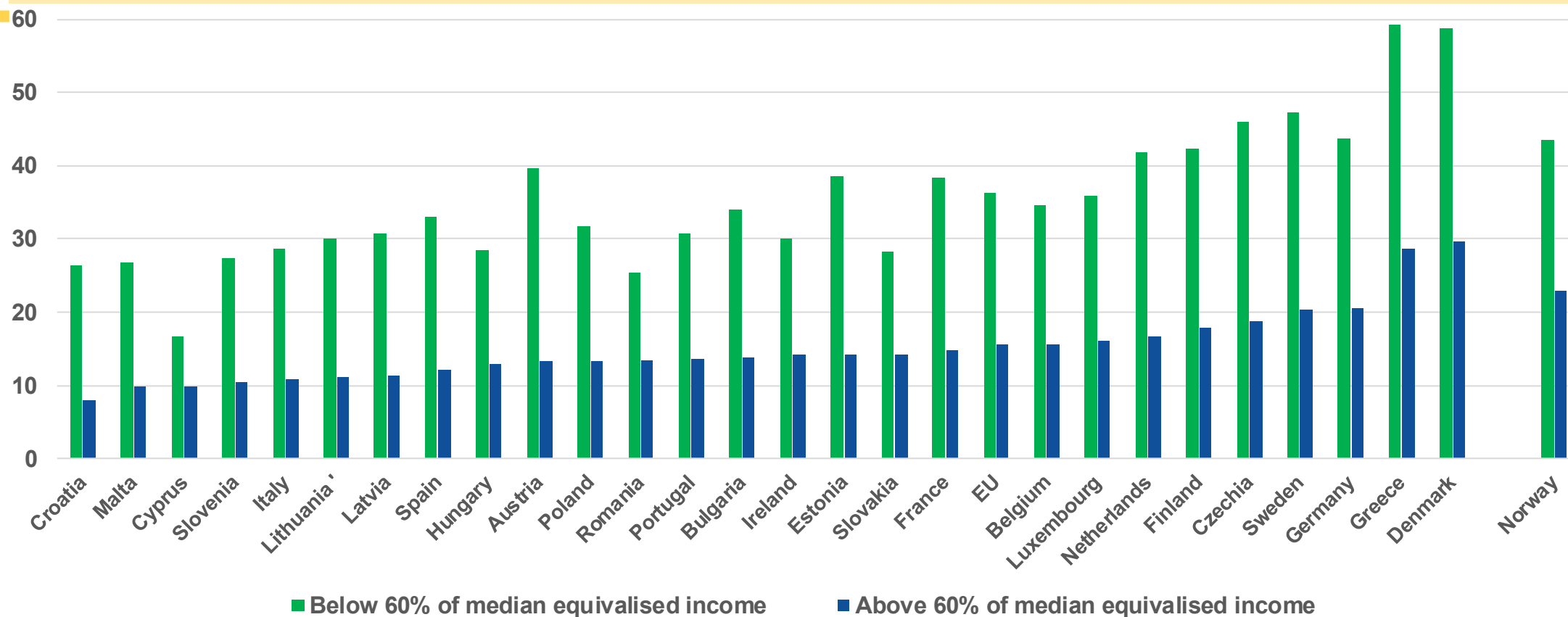


House Prices, EU, Q1 2015 – Q4 2025

Annual rate of change, %



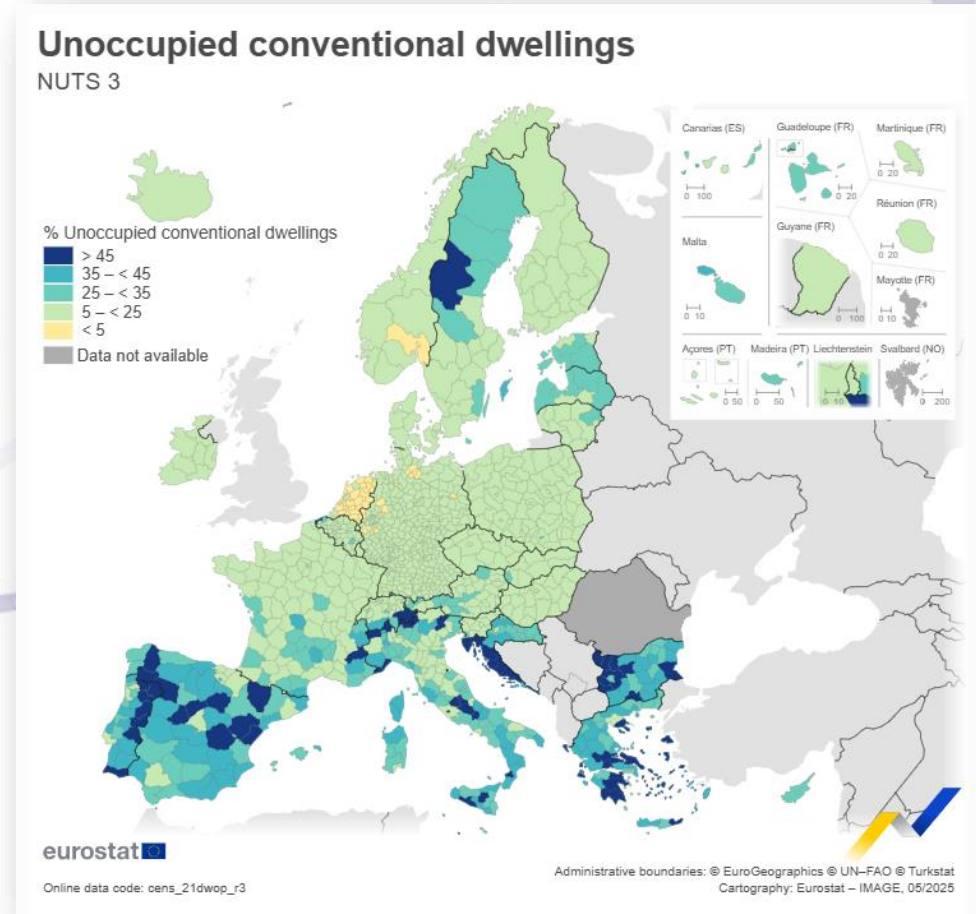
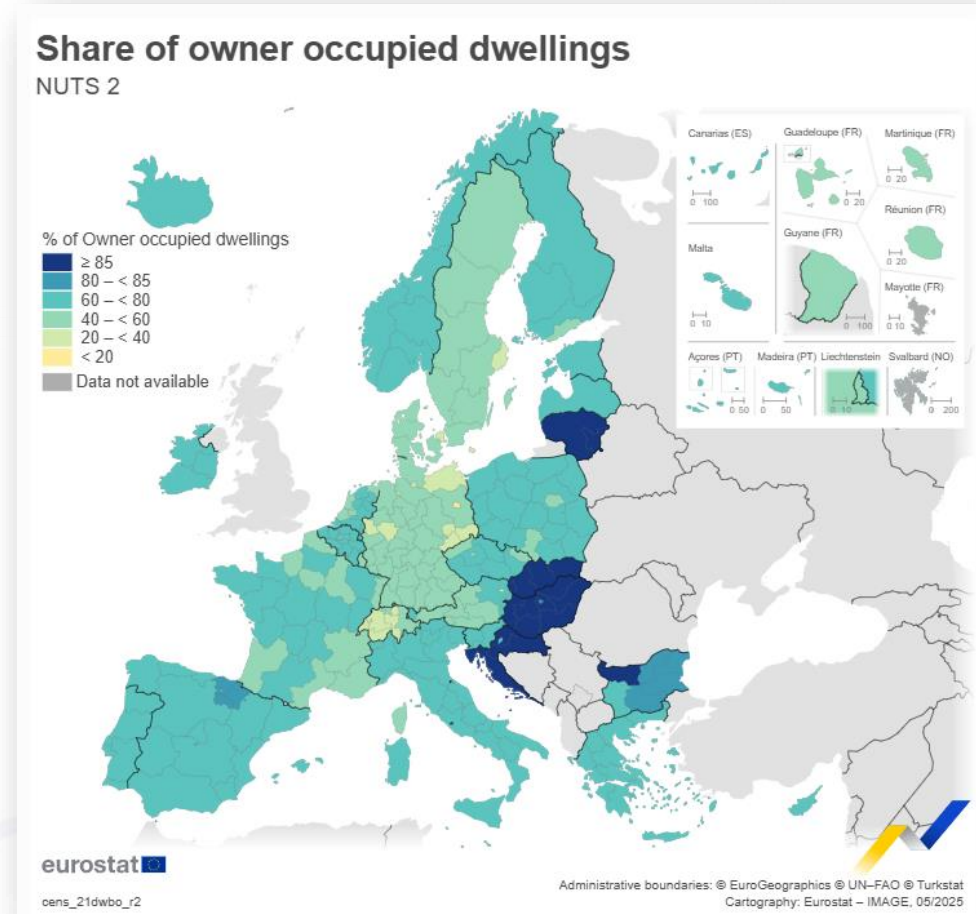
Share of housing costs in disposable income (%), 2025



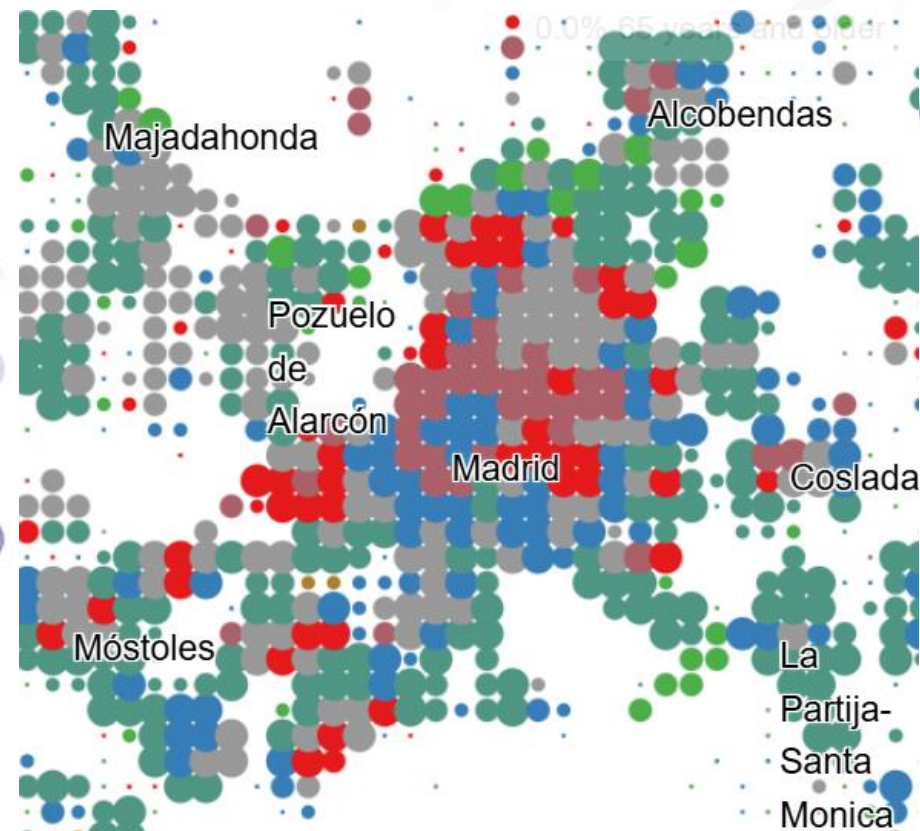
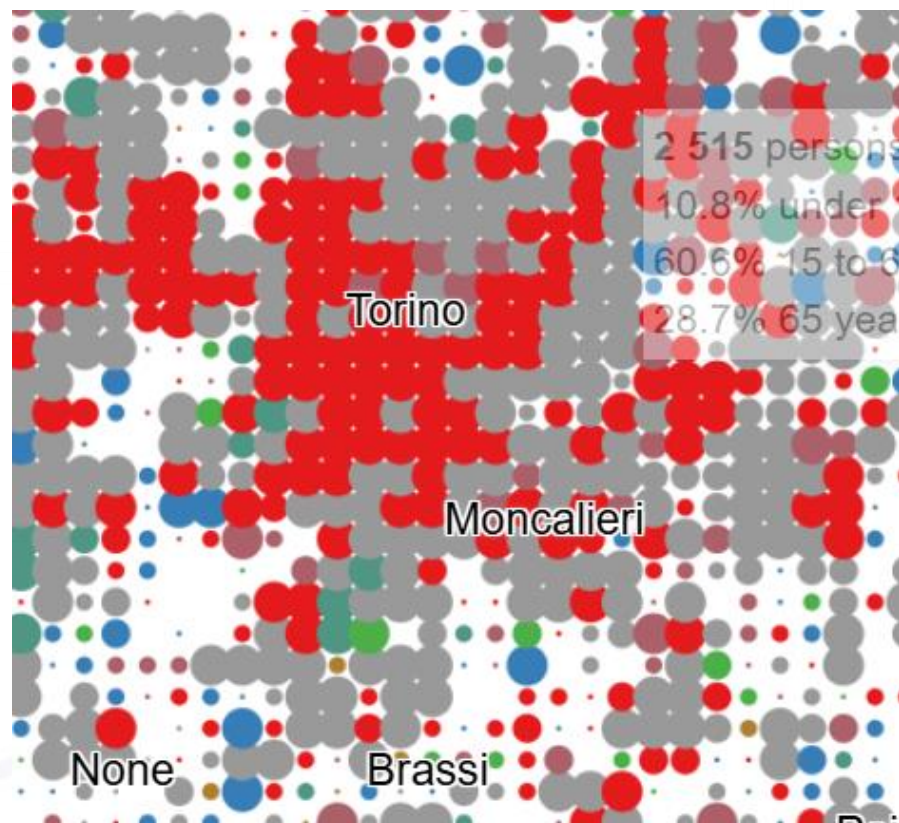
Share of housing costs in disposable household income
 Source: Eurostat (online data code:ilc_mdcd01), (* - provisional)



Tenants / Rents – Unoccupied Dwellings

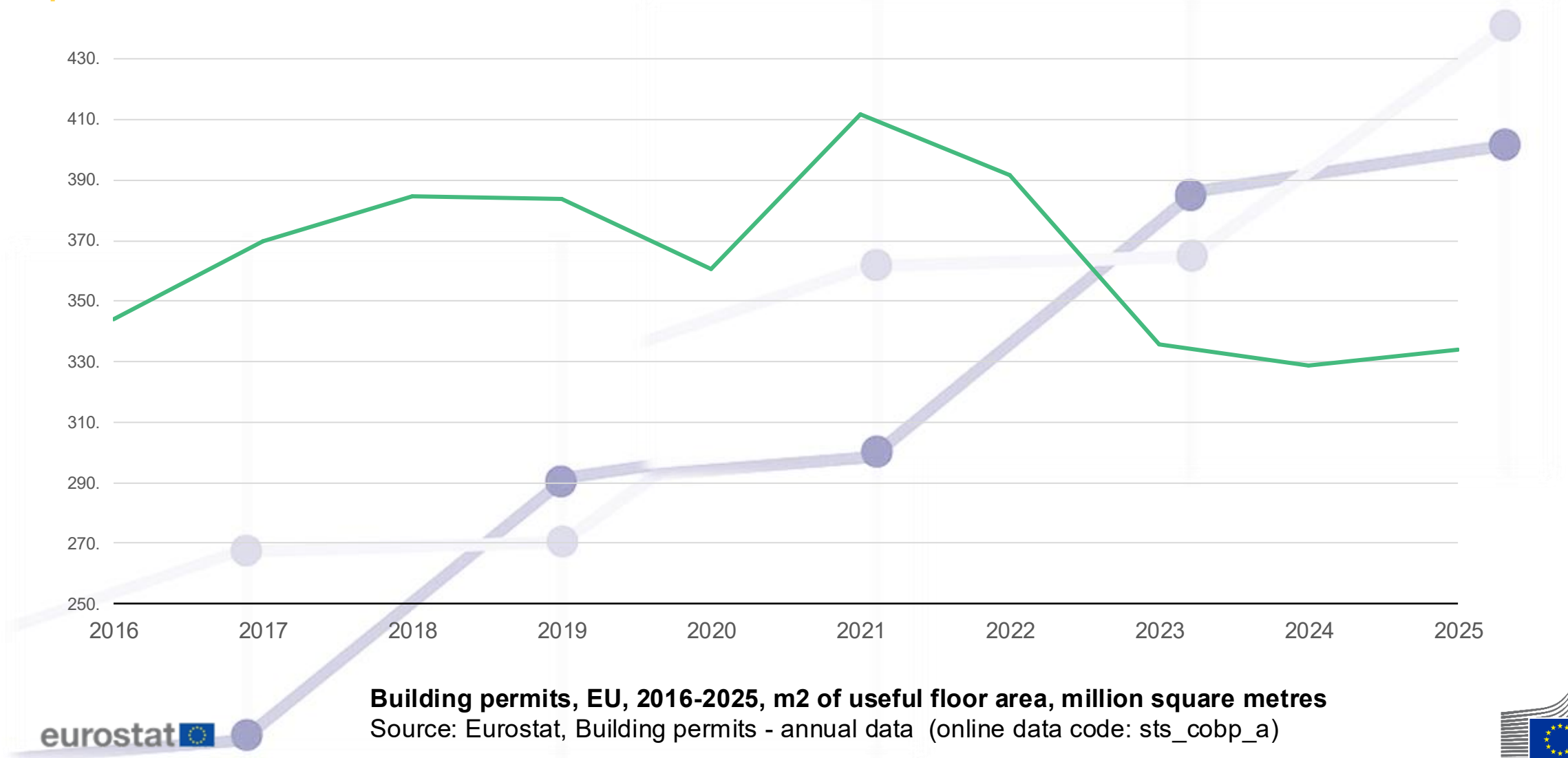


Population by age – grid data



[Eurostat Statistical Atlas](#)

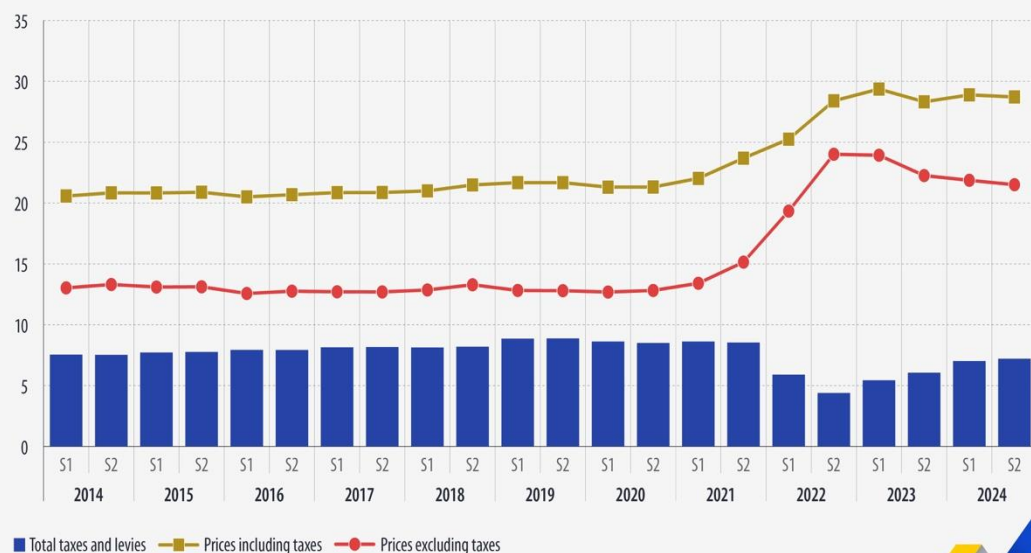
Building Permits Decreased After 2021



Energy Prices for Households

Development of electricity prices for household consumers in the EU, 2014-2024

(€ per 100 kWh)

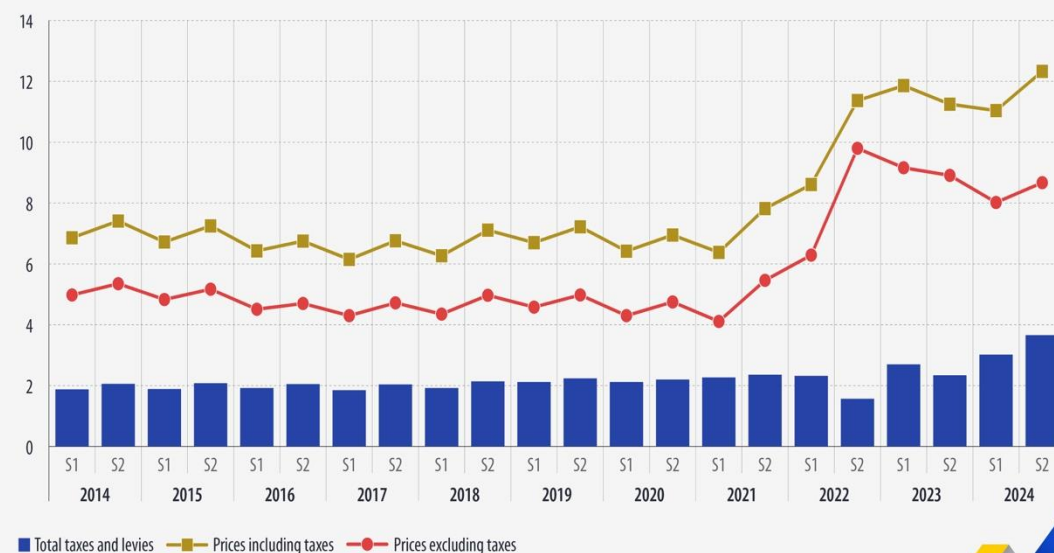


eurostat

Source: Source: Eurostat, Electricity prices by type of user (online data code: ten00117)

Development of natural gas prices for household consumers in the EU, 2014-2024

(€ per 100 kWh)

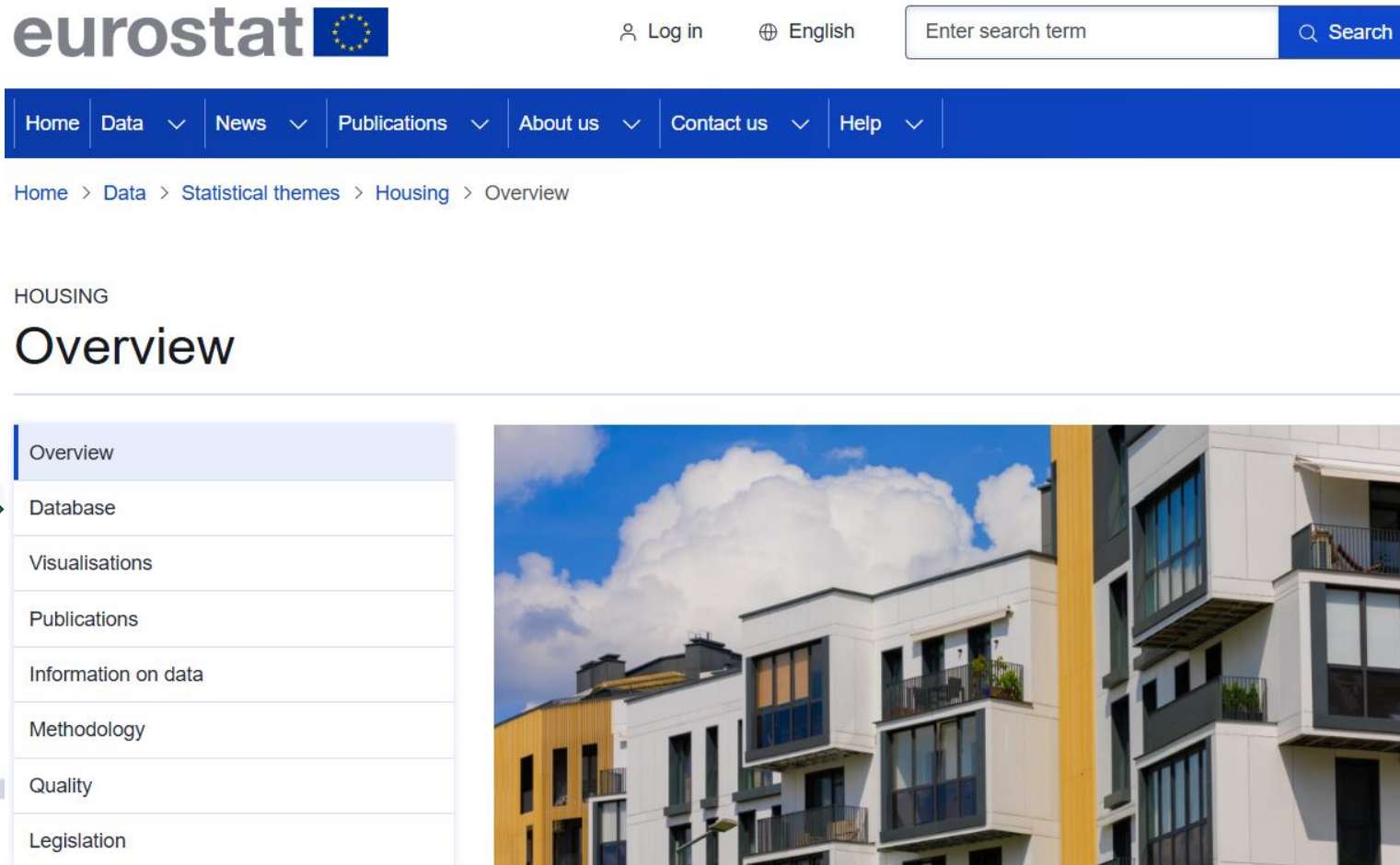


eurostat

Source: Source: Eurostat, Gas prices by type of user (online data code: ten00118)

European Statistics on housing on Eurostat's Website

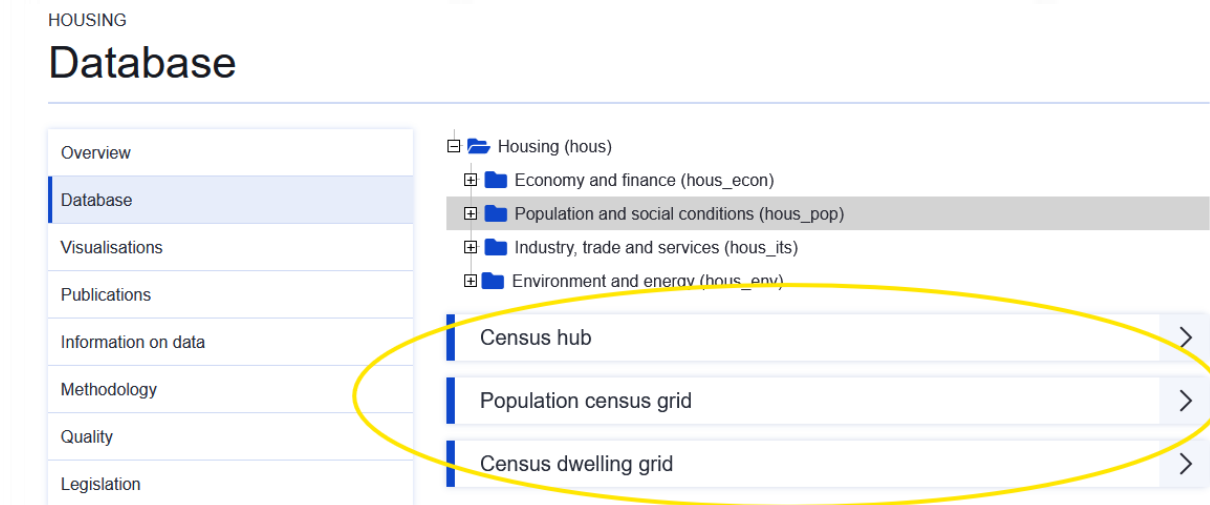
New [website section on housing](#) statistics:



The screenshot displays the Eurostat website's housing statistics overview page. At the top, the Eurostat logo is accompanied by links for 'Log in' and 'English', and a search bar. A blue navigation bar contains links for 'Home', 'Data', 'News', 'Publications', 'About us', 'Contact us', and 'Help'. Below this, a breadcrumb trail reads 'Home > Data > Statistical themes > Housing > Overview'. The main heading is 'HOUSING Overview'. A dropdown menu on the left lists several options: 'Overview' (highlighted with a green arrow), 'Database', 'Visualisations', 'Publications', 'Information on data', 'Methodology', 'Quality', and 'Legislation'. To the right of the menu is a photograph of a modern, multi-story apartment building with balconies and large windows under a blue sky with clouds.

Housing Statistics Beyond the Standard Database

Population and housing censuses data & geospatial data (grids)



Census hub: Advanced queries on dwellings and demographic characteristics

Population census grid: Census data available on 1km² grids

Census dwelling grid: Total number of conventional dwellings in Europe recorded in the 2021 census at a spatial resolution of 1km²

Dissemination actions: interactive publication, dashboard...

Interactive publication: Housing in Europe –

Features the sections '**how we live**', '**housing cost**' and '**construction**'

Many interactive charts, graphs and maps

INTERACTIVE PUBLICATIONS

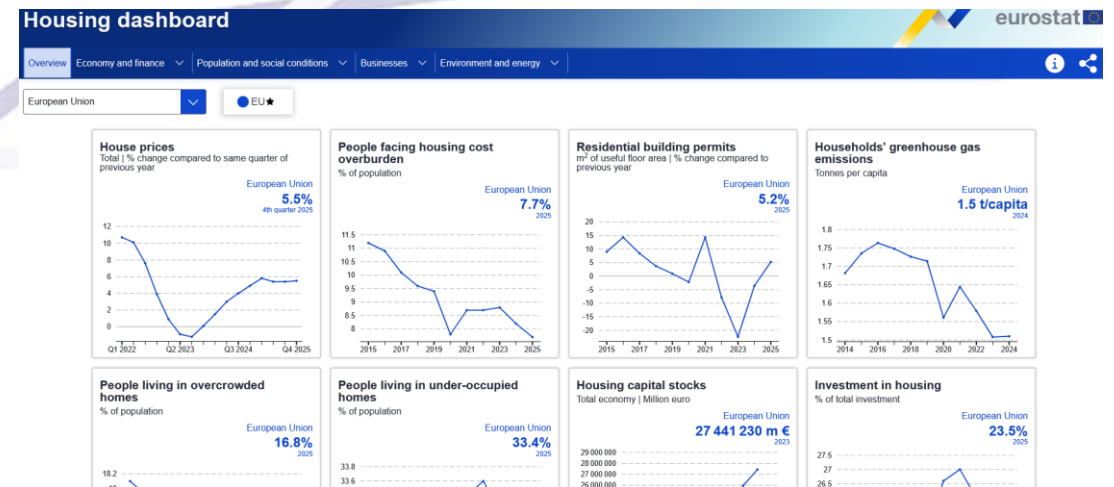
Housing in Europe – 2025 edition



There are large differences within Europe on how we live in terms of size, kind and quality of housing and whether we own or rent. The evolution of house prices and rents

Housing dashboard

Presents selected indicators to provide users with an insightful overview on the topic.



Future plans

Future plans

- Providing robust data for evidence-based policy development and monitoring
- Continuing dialog with data users regarding further data needs
- Improving available set of official statistics on housing
- Enrich the buildings related geospatial information
- Constrains: context of diminishing resources in statistical offices, need of reducing burden to citizens and businesses
- Opportunities: Use potential of existing data sources and of new data sources, including privately held data



Thank you!



© European Union 2025

Unless otherwise noted the reuse of this presentation is authorised under the [CC BY 4.0](https://creativecommons.org/licenses/by/4.0/) license. For any use or reproduction of elements that are not owned by the EU, permission may need to be sought directly from the respective right holders.

