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DEMOLISHED DWELLINGS, 2025

In 2025, the dwelling stock decreased by **786** dwellings. Dwellings were excluded from the dwelling stock for the following reasons: building of new constructions (63.1%), natural disasters (17.4%), dilapidation and other causes (10.1%), illegal construction (8.4%) and conversion into a non-residential area or merging of two or more dwellings into one (1.0%).

The average size of those dwellings was **84.5 m²**. Out of the total number of dwellings, 63.9% had two or three rooms.

By the level of equipment with installations and accessory spaces within a dwelling, all of them had electricity, a kitchen, a water supply system, a sewage system and a toilet, and 86.0% had a bathroom.

1 DWELLINGS, BY CAUSE OF THEIR EXCLUSION FROM THE DWELLING STOCK, 2025

		Total decrease in dwelling stock ¹⁾	Demolished dwellings, by reason of demolishing				Conversion into non-residential area etc. ³⁾
			Building of new constructions	Illegal construction	Natural disaster ²⁾	Dilapidation and other causes	
Total	Number	786	496	66	137	79	8
	Useful floor area, m ²	66 440	42 991	3 989	12 677	6 158	625
In urban settlements	Number	566	383	11	107	59	6
	Useful floor area, m ²	49 051	33 472	595	9 988	4 516	480
In other settlements	Number	220	113	55	30	20	2
	Useful floor area, m ²	17 389	9 519	3 394	2 689	1 642	145

1) The total number of dwellings excluded from the dwelling stock, regardless of the way of use (occupied and unoccupied dwellings for permanent residence, dwellings for vacation). Out of the total number of dwellings excluded from the dwelling stock, 67 of them, with a total useful floor area of 3 808 m², were used for vacation.

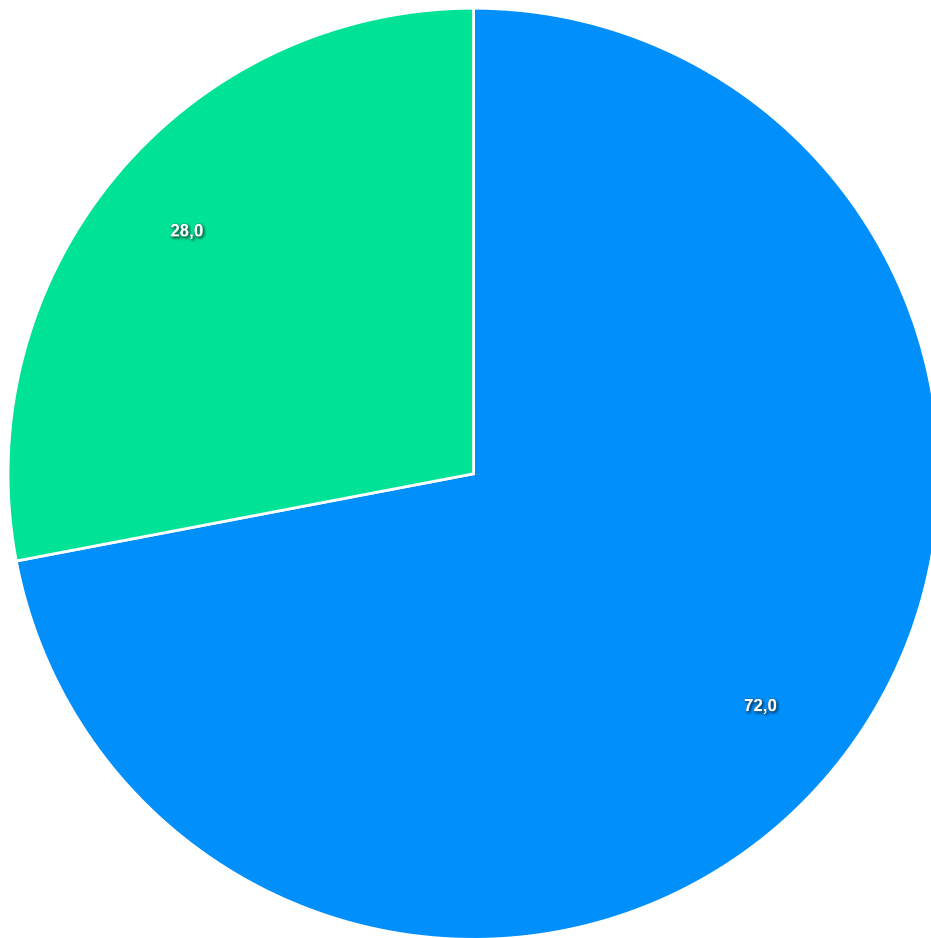
2) Refers to dwellings excluded from the dwelling stock pursuant to the Decision of the Ministry of Physical Planning, Construction and State Assets, in accordance with the Act on the Reconstruction of Earthquake-Damaged Buildings in the City of Zagreb, the County of Krapina-Zagorje, the County of Sisak-Moslavina and the County of Karlovac.

3) Including merging of two or more dwellings into one.

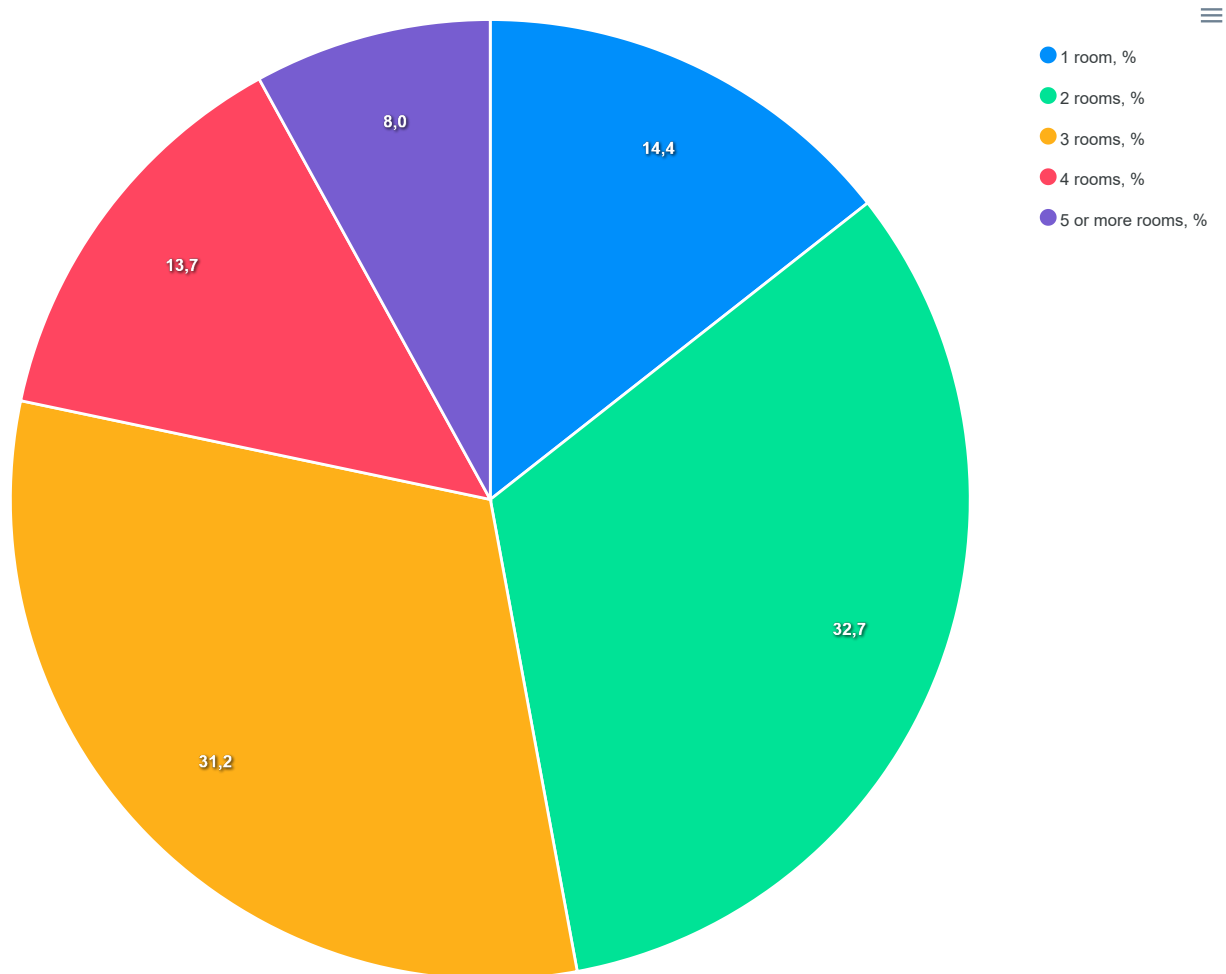
G-1 COMPOSITION OF DWELLINGS EXCLUDED FROM DWELLING STOCK, BY TYPE OF SETTLEMENTS, 2025



- In urban settlements, %
- In other settlements, %



G-2 COMPOSITION OF DWELLINGS EXCLUDED FROM DWELLING STOCK, BY NUMBER OF ROOMS, 2025



2 DWELLINGS, BY ACCESSORY SPACES AND BY INSTALLATIONS, 2025

		Total decrease in dwelling stock ¹⁾	Accessory spaces			Installations				
			Bathroom	Toilet	Kitchen	Electricity	Water supply system	Sewage system	Central heating	Gas
Total	Number	786	676	786	786	786	786	786	172	208
In urban settlements	Number	566	492	566	566	566	566	566	147	181
In other settlements	Number	220	184	220	220	220	220	220	25	27

1) The total number of dwellings excluded from the dwelling stock, regardless of the way of use (occupied and unoccupied dwellings for permanent residence, dwellings for vacation). Out of the total number of dwellings excluded from the dwelling stock, 67 of them, with a total useful floor area of 3 808 m², were used for vacation.

3 DWELLINGS EXCLUDED FROM THE DWELLING STOCK, BY NUMBER OF ROOMS

		Total	Dwellings excluded from the dwelling stock by number of rooms				
			One room	Two rooms	Three rooms	Four rooms	Five or more rooms
2021	Number	1 227	183	370	356	195	123
	Useful floor area, m ²	111 236	7 430	22 970	30 587	23 897	26 352
2022	Number	1 112	273	380	257	125	77
	Useful floor area, m ²	88 392	10 586	23 527	21 795	17 275	15 209
2023	Number	1 092	216	338	307	141	90
	Useful floor area, m ²	87 240	8 048	20 561	25 022	16 866	16 743
2024	Number	1 093	272	369	259	126	67
	Useful floor area, m ²	82 443	10 181	22 946	21 593	14 970	12 753
2025	Number	786	113	257	245	108	63
	Useful floor area, m ²	66 440	4 483	15 628	20 501	13 292	12 536

4 DWELLINGS EXCLUDED FROM THE DWELLING STOCK, BY REASON OF DEMOLISHING

		Total	Demolished dwellings, by reason of demolishing				Conversion into non-residential area etc. ¹⁾
			Building of new constructions	Illegal construction	Natural disaster	Dilapidation and other causes	
2021	Number	1 227	585	30	544	50	18
	Useful floor area, m ²	111 236	56 897	1 424	47 426	3 803	1 686
2022	Number	1 112	590	19	415	76	12
	Useful floor area, m ²	88 392	50 640	1 093	31 092	4 491	1 076
2023	Number	1 092	516	137	327	85	27
	Useful floor area, m ²	87 240	45 402	6 141	26 590	6 871	2 236
2024	Number	1 093	469	113	382	107	22
	Useful floor area, m ²	82 443	42 941	5 188	23 633	8 534	2 147
2025	Number	786	496	66	137	79	8
	Useful floor area, m ²	66 440	42 991	3 989	12 677	6 158	625

1) Including merging of two or more dwellings into one.

NOTES ON METHODOLOGY

Sources and methods of data collection

The data presented were collected through reporting method by applying the Annual Report on Demolished Buildings Containing Dwellings and on Conversion into Non-Residential Area (GRAD-71 form).

Coverage and comparability

The Annual Report on Demolished Buildings Containing Dwellings and on Conversion into Non-Residential Area is collected from the administration bodies competent for construction affairs in major cities, the City of Zagreb and counties, as well as from the State Inspectorate – Building Inspection Sector and the Ministry of Physical Planning, Construction and State Assets on the basis of the following documents:

- Project for the demolition of buildings;
- Building permit by which the demolition of the previously constructed building (with one or more dwellings) is planned in order to build a substitute building;
- Reconstruction licenses for the conversion of existing residential areas into non-residential ones or for the merging of two or more dwellings into one;
- Decisions of the building inspection by which investors or owners are ordered to demolish constructed buildings with one or more dwellings;
- Other documents related to the demolition of buildings with dwellings (e.g., demolition because of natural disasters such as earthquakes, floods, landslides, fire and other).

The report is filled in only for an entirely demolished building containing one or more completed dwellings. Consequently, damaged buildings with dwellings intended for reconstruction and demolished buildings without any completed dwellings are not included.

Definitions

Buildings are permanent constructions covered with a roof and closed with outer walls. They are built as separate useful units that protect from weather and other external conditions and are intended for dwelling, performing a certain activity or placing and upkeeping of animals, goods, equipment used in various industrial activities and services etc.

Dwelling is a residential construction unit consisting of one or more rooms with accessory spaces (kitchen, pantry, foyer, bathroom, toilet, etc.) or without accessory spaces that has a separate entrance directly from the hallway, staircase, courtyard or street.

Useful floor area (m²) is the floor surface of a dwelling measured inside the dwelling walls.

A dwelling has an **installation for water supply** when at least one room in the dwelling has water pipes, regardless of whether or not they are connected to the public water supply system or private water supply facilities.

A dwelling has an **installation for sewage** when at least one room in the dwelling has a waste water pipe, regardless of whether they are connected to the public sewer network or a private waste water collection facility (septic tank, cesspool etc.) or the contents of sewer pipes are emptied directly into the environment (an open ditch, a river, a pit, the sea).

A dwelling has a **toilet** when the toilet facility is in a bathroom or in a separate room inside the dwelling.

A dwelling has a **bathroom** if it has a room with a bathtub or a shower in which water supply and sewage installations have been installed.

Abbreviations

m² square metre

Symbols

- no occurrence

Published by the Croatian Bureau of Statistics, Zagreb, Ilica 3, P. O. B. 80

Phone: (+385 1) 48 06 111

Press corner: press@dzs.hr

Persons responsible:

Milenka Primorac Čačić, Director of Business Statistics Directorate

Lidija Brković, Director General

Prepared by:

Srećko Palej, Ana Šuler Sinković and Marina Raguž

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Customer Relations and Data Protection Department

Information and user requests

Phone: (+385 1) 48 06 138, 48 06 154, 48 06 115

E-mail: stat.info@dzs.hr

Subscription

Phone: (+385 1) 21 00 455

E-mail: prodaja@dzs.hr