

## First Release

Year: LXII.

Zagreb, 26 September 2025

GRAD-2025-2-1

ISSN 1334-0557



# COMPLETED BUILDINGS AND DWELLINGS, 2024

In 2024, there were 7 440 buildings completed, of which 85.3% were residential and 14.7% non-residential ones.

The floor area of completed buildings was 3 403 929 m<sup>2</sup>, which was **5.5%** more than in 2023.

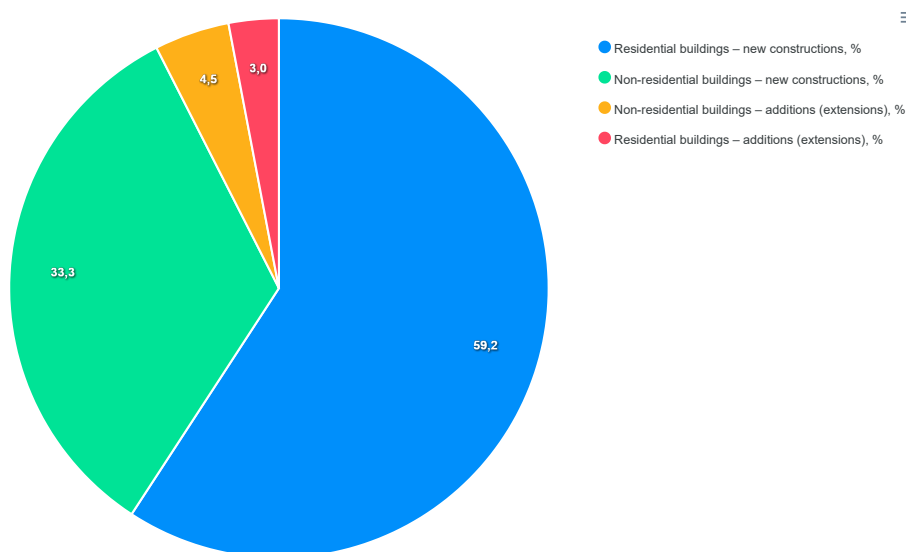
There were **16 654** new dwellings completed, with an average useful floor area of 95.0 m<sup>2</sup>.

By type of works, most dwellings (93.7%) were built as new constructions, 5.4% as additions/extensions on existing buildings and 0.9% as conversions of non-residential spaces into residential ones.

## 1 COMPLETED BUILDINGS AND DWELLINGS, 2023 AND 2024

	Completed buildings						Completed dwellings	
	Total		Residential buildings		Non-residential buildings		Number of dwellings	Useful floor area, m <sup>2</sup>
	Number	Floor area, m <sup>2</sup>	Number	Floor area, m <sup>2</sup>	Number	Floor area, m <sup>2</sup>		
2023	7 032	3 226 646	6 027	2 022 861	1 005	1 203 785	16 552	1 498 726
2024	7 440	3 403 929	6 343	2 116 845	1 097	1 287 084	16 654	1 581 544
Indices 2024 2023	105,8	105,5	105,2	104,6	109,2	106,9	100,6	105,5

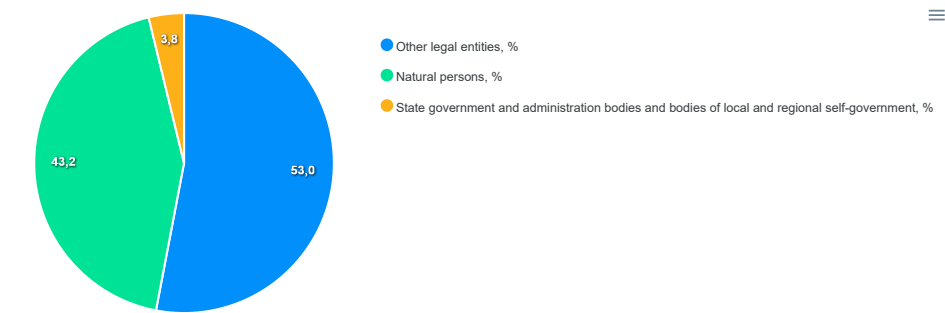
## G-1 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF WORKS, 2024



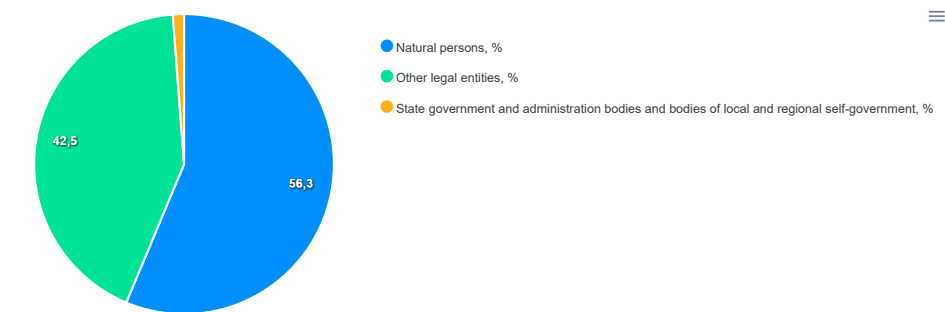
2 COMPLETED BUILDINGS AND DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND TYPE OF INVESTOR, 2024

	Completed buildings			Completed dwellings		
	Number	Floor area, m²	Volume, m³	Number of dwellings	Useful floor area, m²	Average useful floor area, m²
Total	7 440	3 403 929	14 240 155	16 654	1 581 544	95,0
By type of buildings						
Residential buildings	6 343	2 116 845	6 587 465	16 537	1 573 567	95,2
Non-residential buildings	1 097	1 287 084	7 652 690	117	7 977	68,2
By type of works						
New construction works	6 738	3 151 009	13 336 643	15 606	1 488 717	95,4
Additions (extensions)	702	252 920	903 512	897	79 166	88,3
Conversion of non-residential space into a residential one	-	-	-	151	13 661	90,5
By type of investor						
Natural persons	5 839	1 471 729	4 702 761	9 372	1 032 415	110,2
State government bodies and bodies of local government and self-government	167	128 466	517 480	200	12 194	61,0
Other legal entities	1 434	1 803 734	9 019 914	7 082	536 935	75,8

G-2 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF INVESTOR, 2024



G-3 COMPOSITION OF NUMBER OF COMPLETED DWELLINGS, BY TYPE OF INVESTOR, 2024



3 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF CONSTRUCTION WORKS, 2024

	Completed buildings		
	Number of buildings	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Total	7 440	3 403 929	14 240 155
New buildings	6 738	3 151 009	13 336 643
Residential buildings	5 813	2 016 405	6 282 547
One-dwelling buildings	3 710	752 349	2 368 776
Two-dwelling buildings	607	167 653	514 525
Three and more dwelling buildings	1 493	1 092 396	3 385 847
Residences for communities	3	4 007	13 399
Non-residential buildings	925	1 134 604	7 054 096
Hotels and similar buildings	105	78 009	266 467
Office buildings	47	40 090	140 874
Wholesale and retail trade buildings	121	326 444	2 446 072
Traffic and communication buildings <sup>1)</sup>	115	35 853	143 797
Industrial buildings and warehouse	203	473 217	3 168 907
Public entertainment, education, hospital or institutional care buildings	77	60 553	267 856
Other non-residential buildings <sup>2)</sup>	257	120 438	620 123
Additions (extensions) <sup>3)</sup>	702	252 920	903 512
Residential buildings	530	100 440	304 918
Non-residential buildings	172	152 480	598 594

1) Buildings included in this group mostly refer to privately owned garages, situated next to family houses, and to public garages (113 buildings with a floor area of 34 920 m<sup>2</sup>).

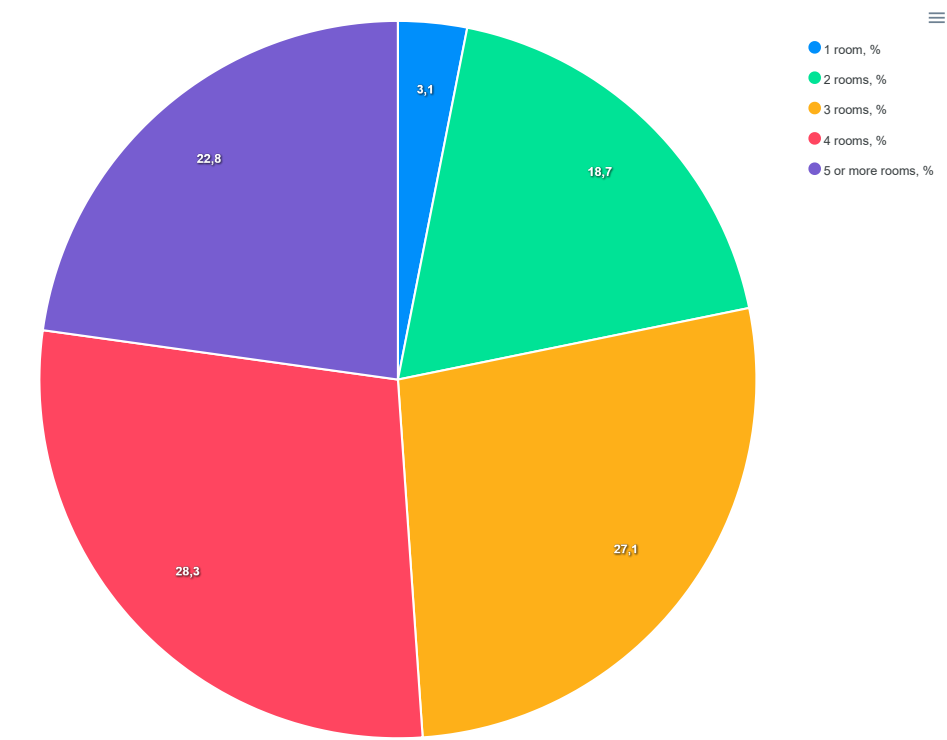
2) This group includes farm buildings, buildings for religious services, etc.

3) Works leading to the creation of new usable entireties beside or on an already existing construction (new dwellings, spaces for economic activities and other spaces).

4 COMPLETED DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND NUMBER OF ROOMS, 2024

	Number of dwellings	Useful floor area, m <sup>2</sup>	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	16 654	1 581 544	1 179	4 885	5 133	3 675	1 257	380	103	42
Dwellings in new buildings	15 606	1 488 717	1 052	4 573	4 804	3 478	1 201	362	97	39
Residential buildings	15 531	1 483 271	1 046	4 546	4 774	3 468	1 201	360	97	39
One-dwelling buildings	3 713	579 982	50	266	738	1 328	888	321	86	36
Two-dwelling buildings	1 214	131 374	44	250	403	361	128	21	5	2
Three and more dwelling buildings	10 604	771 915	952	4 030	3 633	1 779	185	18	6	1
Non-residential buildings	75	5 446	6	27	30	10	-	2	-	-
Dwellings created by additions and extensions	897	79 166	102	271	287	165	50	15	5	2
Dwellings created by conversions of non-residential area into a dwelling	151	13 661	25	41	42	32	6	3	1	1

G-4 COMPOSITION OF FLOOR AREA OF COMPLETED DWELLINGS, BY NUMBER OF ROOMS, 2024

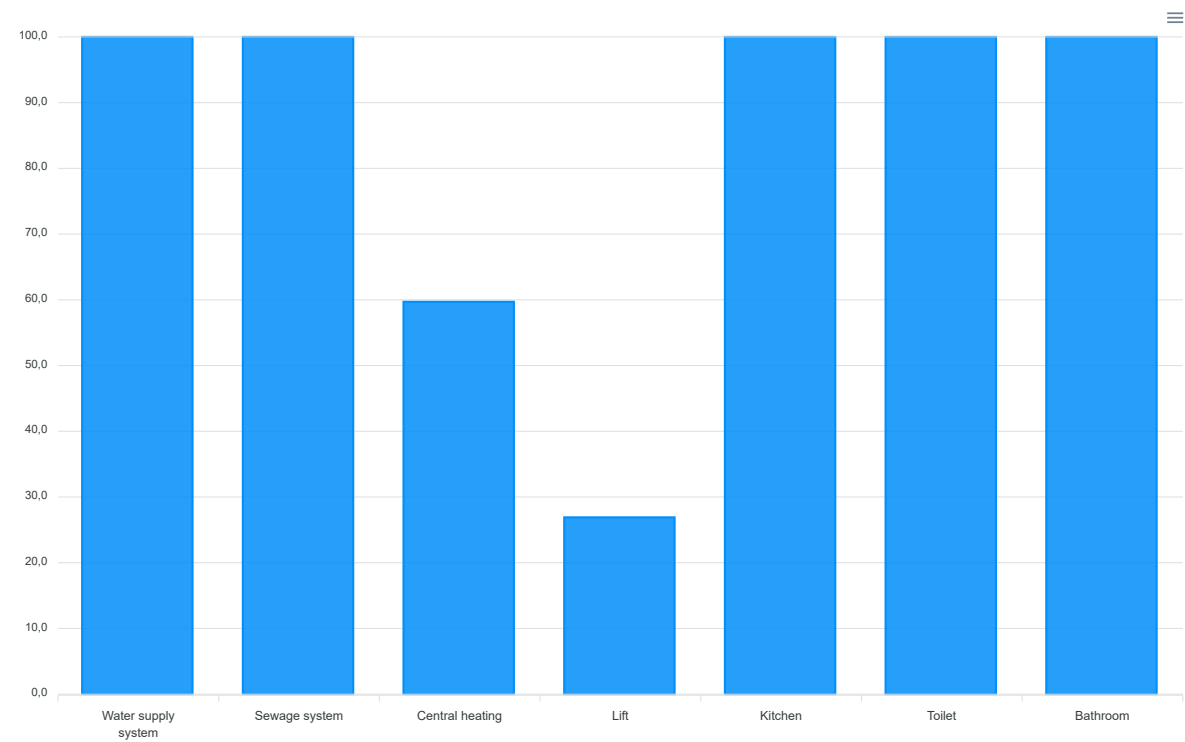


5 COMPLETED DWELLINGS, BY TYPE OF EQUIPMENT, 2024

	Number of dwellings	Dwellings with installations				Dwellings with auxiliary spaces			
		Water supply system	Sewage system	Central heating	Lift <sup>1)</sup>	Kitchen, 4 m <sup>2</sup> and larger	Kitchen, less than 4 m <sup>2</sup>	Toilet	Bathroom
Total	16 654	16 654	16 654	9 944	4 484	15 916	738	16 654	16 654
Dwellings in new buildings	15 606	15 606	15 606	9 426	4 410	14 940	666	15 606	15 606
Residential buildings	15 531	15 531	15 531	9 400	4 404	14 868	663	15 531	15 531
One-dwelling buildings	3 713	3 713	3 713	2 210	15	3 639	74	3 713	3 713
Two-dwelling buildings	1 214	1 214	1 214	502	6	1 177	37	1 214	1 214
Three and more dwelling buildings	10 604	10 604	10 604	6 688	4 383	10 052	552	10 604	10 604
Non-residential buildings	75	75	75	26	6	72	3	75	75
Dwellings created by additions and extensions	897	897	897	414	73	838	59	897	897
Dwellings created by conversions of non-residential area into a dwelling	151	151	151	104	1	138	13	151	151

1) Completed dwellings in buildings equipped with a passenger lift.

G-5 EQUIPMENT OF COMPLETED DWELLINGS WITH INSTALLATIONS AND AUXILIARY SPACES, 2024



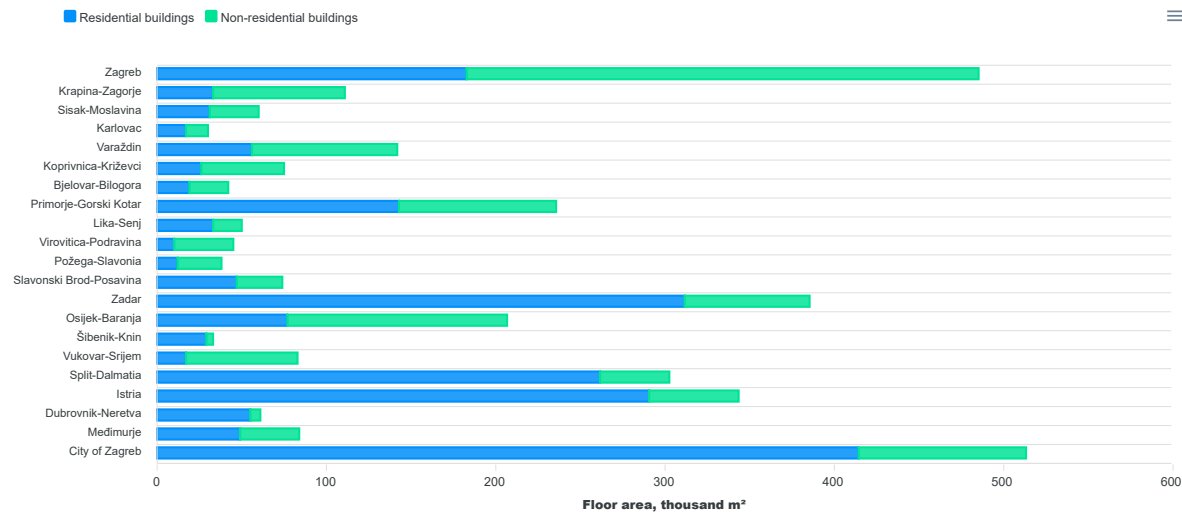
6 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY COUNTIES, 2024

County of	Buildings								
	Total			Residential			Non-residential		
	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Number	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Republic of Croatia	7 440	3 403 929	14 240 155	6 343	2 116 845	6 587 465	1 097	1 287 084	7 652 690
Zagreb	622	485 932	2 970 649	512	183 429	553 380	110	302 503	2 417 269
Krapina-Zagorje	223	111 136	557 048	144	32 821	102 802	79	78 315	454 246
Sisak-Moslavina	124	59 714	247 272	88	30 675	96 561	36	29 039	150 711
Karlovac	127	29 761	103 923	100	17 035	51 536	27	12 726	52 387
Varaždin	298	141 743	555 226	201	55 524	171 005	97	86 219	384 221
Koprivnica-Križevci	131	74 856	473 137	89	25 447	78 715	42	49 409	394 422
Bjelovar-Bilogora	112	42 279	168 596	69	19 456	59 952	43	22 823	108 644
Primorje-Gorski Kotar	447	236 517	1 122 423	420	143 136	454 669	27	93 381	667 754
Lika-Senj	176	50 100	163 965	141	33 472	101 719	35	16 628	62 246
Virovitica-Podravina	77	45 523	221 757	24	10 734	35 018	53	34 789	186 739
Požega-Slavonia	82	37 726	196 009	52	11 783	38 578	30	25 943	157 431
Slavonski Brod-Posavina	236	73 846	261 393	192	46 649	146 559	44	27 197	114 834
Zadar	1 095	386 611	1 240 193	1 022	312 506	917 039	73	74 105	323 154
Osijek-Baranja	337	206 739	1 010 435	252	77 216	244 865	85	129 523	765 570
Šibenik-Knin	94	32 802	103 844	90	29 126	88 495	4	3 676	15 349
Vukovar-Srijem	165	82 645	396 966	86	16 422	53 809	79	66 223	343 157
Split-Dalmatia	809	302 833	1 025 799	771	261 535	827 990	38	41 298	197 809
Istria	1 239	344 285	1 133 295	1 156	291 665	904 607	83	52 620	228 688
Dubrovnik-Neretva	180	60 949	192 266	160	54 964	169 917	20	5 985	22 349
Međimurje	225	84 097	304 888	172	48 795	146 286	53	35 302	158 602
City of Zagreb	641	513 835	1 791 071	602	414 455	1 343 963	39	99 380	447 108

7 COMPLETED DWELLINGS, BY NUMBER OF ROOMS, BY COUNTIES, 2024

County of	Number of dwellings	Useful floor area, m <sup>2</sup>	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Republic of Croatia	16 654	1 581 544	1 179	4 885	5 133	3 675	1 257	380	103	42
By type of use										
Dwellings for permanent residence	16 605	1 577 458	1 171	4 859	5 127	3 671	1 252	380	103	42
Dwellings for vacation and recreation	49	4 086	8	26	6	4	5	-	-	-
Zagreb	1 342	130 270	42	235	407	430	149	62	11	6
Krapina-Zagorje	243	25 658	14	70	66	62	23	6	-	2
Sisak-Moslavina	265	22 620	21	72	94	51	17	7	3	-
Karlovac	115	12 523	17	28	25	23	12	9	1	-
Varaždin	394	43 504	31	80	78	119	63	18	5	-
Koprivnica-Križevci	177	16 901	4	54	45	54	13	5	1	1
Bjelovar-Bilogora	178	15 083	7	56	69	34	11	1	-	-
Primorje-Gorski kotar	932	102 240	107	223	251	221	95	27	7	1
Lika-Senj	265	24 877	13	50	108	62	19	11	2	-
Virovitica-Podravina	71	5 878	17	23	16	11	3	1	-	-
Požega-Slavonia	72	8 891	-	3	14	32	13	8	1	1
Slavonski Brod-Posavina	306	34 313	2	43	105	90	47	15	3	1
Zadar	2 578	243 931	154	887	831	509	154	31	9	3
Osijek-Baranja	567	58 647	6	107	156	214	52	18	11	3
Šibenik-Knin	228	21 381	20	96	47	37	15	11	-	2
Vukovar-Srijem	105	12 570	4	10	30	31	16	9	4	1
Split-Dalmatia	2 196	195 656	396	912	609	199	44	21	8	7
Istria	2 004	233 572	97	543	495	502	295	55	16	1
Dubrovnik-Neretva	402	41 168	25	82	138	107	39	8	2	1
Međimurje	280	37 779	3	47	75	73	55	18	7	2
City of Zagreb	3 934	294 082	199	1 264	1 474	814	122	39	12	10

G-6 FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS, BY COUNTIES, 2024



# NOTES ON METHODOLOGY

## Sources and methods of data collection

Data presented in this First Release are collected using the Annual Report on Completed Buildings and Dwellings (GRAD-10 form). This report is filled in by enumerators on the basis of their visits to counties. In the course of these visits, they define which buildings and dwellings were completed in the reporting year. The census is conducted through administration bodies of major cities, the City of Zagreb and counties that are competent for the issuing of documents necessary for realising the construction works. The source of information for the inspection of the territory is an address book made up from the data on building permits.

## Coverage and comparability

Until 2002, data on the total number of completed buildings and dwellings were collected from two sources: data on construction in private ownership based on records kept by bodies competent for construction in counties and records kept by contractors (legal entities) employing five or more persons. Due to the decreasing compatibility and difficulties in the control of coverage from different sources, a new report was introduced in 2002, which enables the monitoring of all data on completed buildings and dwellings from one source and using the same methodology.

Data on types of constructions and works are classified according to the National Classification of Types of Constructions – NKVG (Methodological Guidelines, No. 41, ISBN 953-6667-33-9, Croatian Bureau of Statistics, 2002).

Data on dwellings were collected according to the methodology applied in the censuses of population, households and dwellings, which are harmonised with the Conference of European Statisticians Recommendations for the 2020 Censuses of Population and Housing, UN, New York and Geneva, 2015.

## 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 conditions, intended for dwelling, performing a certain activity, for accommodation and protection of animals, goods, equipment used in various industrial activities and for services etc.

In this survey, buildings are also constructions covered with a roof but without (some of) the walls (e.g. porches for vehicles, storage places), as well as partly or completely underground constructions (e.g. underground shelters, garages, shopping centres and other business spaces in subways).

**Residential buildings** are constructions in which 50% or more of the total useful floor area is used for dwelling purposes.

**Non-residential buildings** are constructions without dwelling areas, or those in which less than 50% of the overall useful floor area is used for dwelling purposes.

**Floor area of a building** is the sum total of the area of all floors in the building placed inside the outer walls.

**Volume of a building** is the sum total of the volumes of all roofed-over parts of the building, including outer walls.

**New constructions** are newly built structures built on a location where no structure existed or on a location previously cleared by demolition.

Construction of new buildings also means building from the foundations of buildings that were completely demolished in war or were so dilapidated that they had to be demolished.

**Additions and extensions** are construction works that result in new usable units in addition to the existing constructions or on them, for example, a completely new dwelling or business premise.

Extensions of existing constructions or usable utilities, such as an additional construction of rooms in an existing dwelling or in a business premise are not included.

**Conversions of non-residential areas into new dwellings** are construction works by which an existing area in a building (e.g. attic or cellar area that has not been appropriated for residence, garage, area where production or service activity was performed) is converted into one or more dwellings.

**Dwelling** is a residential construction unit consisting of one or more rooms with accessory spaces (kitchen, pantry, bathroom, toilet) or without them and with a direct access from a passage, staircase, yard or street.

**Useful floor area** of a dwelling is the floor area of a dwelling, measured inside the walls of the dwelling.

A dwelling has **installations for water supply or central heating** when at least one room in the dwelling has those installations, irrespective of whether they are connected to the public utility network or some other facilities or not.

A dwelling has a **bathroom** when there is a separate room with a bath or shower, including all the installations needed for water supply and sewage system, irrespective of whether they are connected to a public or a house network or not.

A dwelling has a **toilet** when it is inside of a dwelling, in a separate room or in a bathroom.

**Dwellings for permanent residence** are dwellings designed for permanent residence of one or more households and/or other persons who temporarily occupy them for work, schooling and other purposes.

**Dwellings for vacation** can be defined as conventional dwellings temporarily used only for vacation and recreation of their owners.

In this survey, the manner of usage of a dwelling is determined on the basis of available data in documents needed for building permits, that is, according to data that were able to be determined on the occasion of enumerating a completed dwelling. The manner of usage of a dwelling may be changed several times during the life of the dwelling, depending on the investor's needs, i.e. the (new) owners. Detailed data on the manner of the housing fund usage may be collected only in censuses of population and dwellings.

## Abbreviations

m <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
'000	thousand

## 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](mailto:press@dzs.hr)

Persons responsible:

Milenka Primorac Čačić, Director of Business Statistics Directorate

Lidija Brković, Director General

Prepared by:

Srećko Palej, Marijana Marić and Jelena Kristović-Bukovac

**USERS ARE KINDLY REQUESTED TO STATE THE SOURCE.**

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](mailto:stat.info@dzs.hr)

Subscription

Phone: (+385 1) 21 00 455

E-mail: [prodaja@dzs.hr](mailto:prodaja@dzs.hr)