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COMPLETED BUILDINGS AND DWELLINGS, 2025

In 2025, there were 7 484 buildings completed, of which 85.3% were residential and 14.7% non-residential ones.

The floor area of completed buildings was 3 293 970 m², which was **3.2%** less than in 2024.

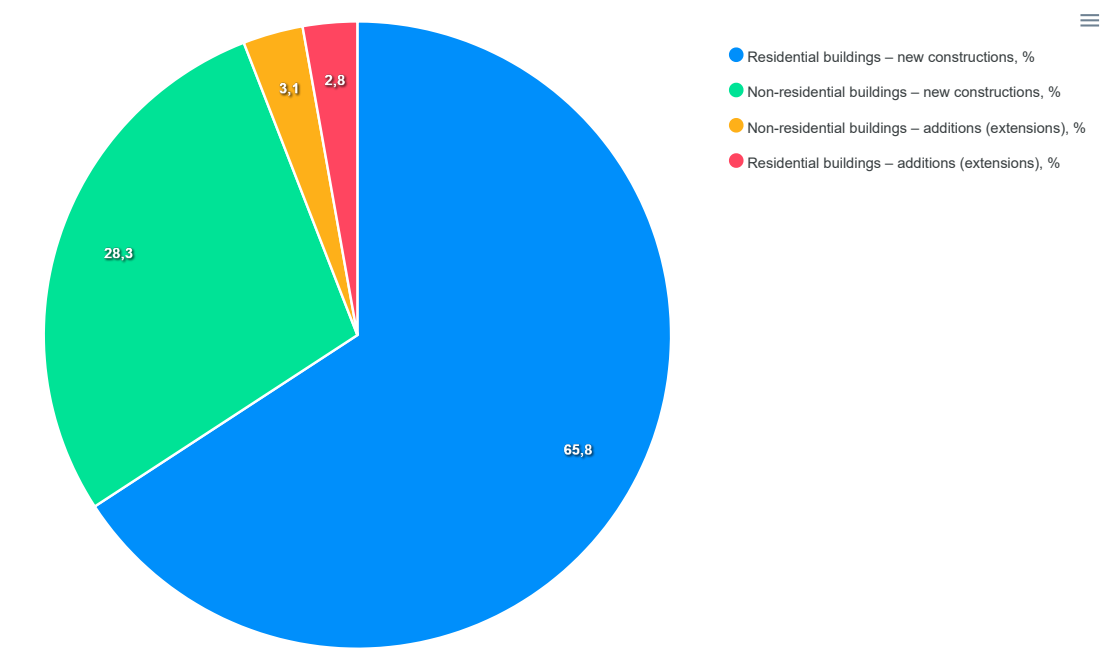
There were **18 338** new dwellings completed, with an average useful floor area of 90.4 m².

By type of works, most dwellings (95.2%) were built as new constructions, 4.1% as additions/extensions on existing buildings and 0.7% as conversions of non-residential spaces into residential ones.

1 COMPLETED BUILDINGS AND DWELLINGS, 2024 AND 2025

	Completed buildings						Completed dwellings	
	Total		Residential buildings		Non-residential buildings		Number of dwellings	Useful floor area, m ²
	Number	Floor area, m ²	Number	Floor area, m ²	Number	Floor area, m ²		
2024	7 440	3 403 929	6 343	2 116 845	1 097	1 287 084	16 654	1 581 544
2025	7 484	3 293 970	6 384	2 257 618	1 100	1 036 352	18 338	1 656 901
Indices <u>2025</u> 2024	100,6	96,8	100,6	106,7	100,3	80,5	110,1	104,8

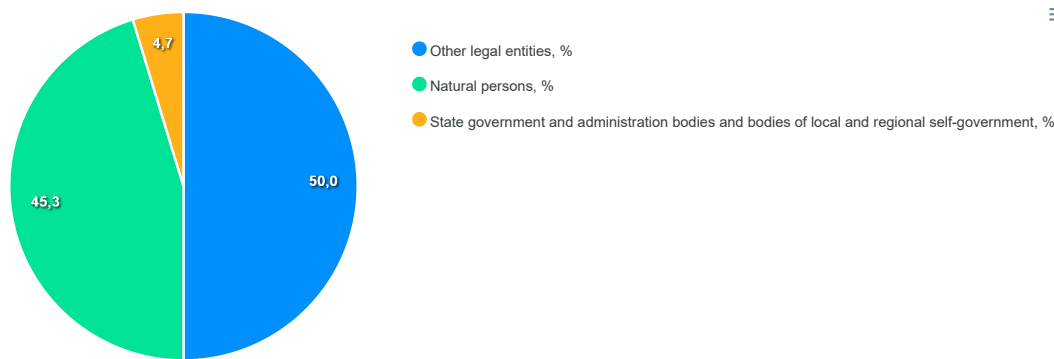
G-1 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF WORKS, 2025



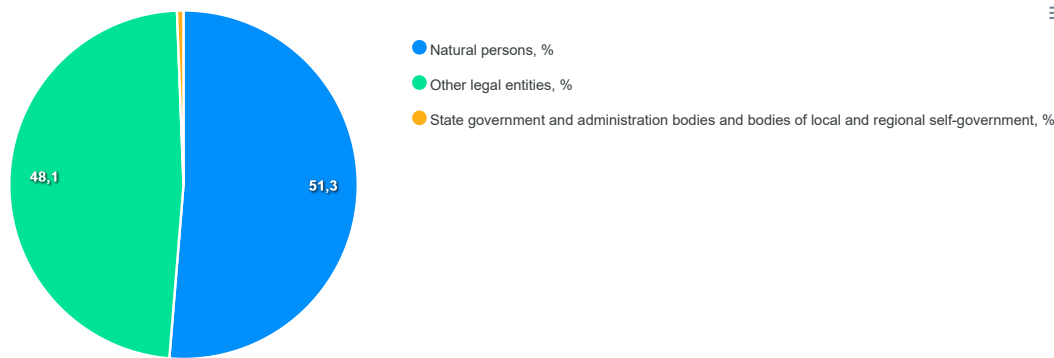
2 COMPLETED BUILDINGS AND DWELLINGS, BY TYPE OF BUILDINGS, TYPE OF CONSTRUCTION WORKS AND TYPE OF INVESTOR, 2025

	Completed buildings			Completed dwellings		
	Number	Floor area, m ²	Volume, m ³	Number of dwellings	Useful floor area, m ²	Average useful floor area, m ²
Total	7 484	3 293 970	12 528 513	18 338	1 656 901	90,4
By type of buildings						
Residential buildings	6 384	2 257 618	7 015 569	18 255	1 650 915	90,4
Non-residential buildings	1 100	1 036 352	5 512 944	83	5 986	72,1
By type of works						
New construction works	6 877	3 098 061	11 675 323	17 467	1 579 543	90,4
Additions (extensions)	607	195 909	853 190	748	66 851	89,4
Conversion of non-residential space into a residential one	-	-	-	123	10 507	85,4
By type of investor						
Natural persons	5 930	1 491 798	4 805 021	9 403	1 026 671	109,2
State government bodies and bodies of local government and self-government	158	153 748	566 461	119	11 318	95,1
Other legal entities	1 396	1 648 424	7 157 031	8 816	618 912	70,2

G-2 COMPOSITION OF FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF INVESTOR, 2025



G-3 COMPOSITION OF NUMBER OF COMPLETED DWELLINGS, BY TYPE OF INVESTOR, 2025



3 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS AND TYPE OF CONSTRUCTION WORKS, 2025

	Completed buildings		
	Number of buildings	Floor area, m ²	Volume, m ³
Total	7 484	3 293 970	12 528 513
New buildings	6 877	3 098 061	11 675 323
Residential buildings	5 934	2 165 168	6 732 639
One-dwelling buildings	3 856	761 186	2 392 656
Two-dwelling buildings	533	149 357	457 792
Three and more dwelling buildings	1 537	1 226 737	3 796 232
Residences for communities	8	27 888	85 959
Non-residential buildings	943	932 893	4 942 684
Hotels and similar buildings	106	72 052	265 415
Office buildings	47	39 338	130 544
Wholesale and retail trade buildings	93	150 795	892 042
Traffic and communication buildings ¹⁾	142	30 217	144 957
Industrial buildings and warehouse	226	469 264	2 803 038
Public entertainment, education, hospital or institutional care buildings	86	97 012	372 673
Other non-residential buildings ²⁾	243	74 215	334 015
Additions (extensions) ³⁾	607	195 909	853 190
Residential buildings	450	92 450	282 930
Non-residential buildings	157	103 459	570 260

1) Buildings included in this group mostly refer to privately owned garages, situated next to family houses, and to public garages (141 buildings with a floor area of 27 448 m²).

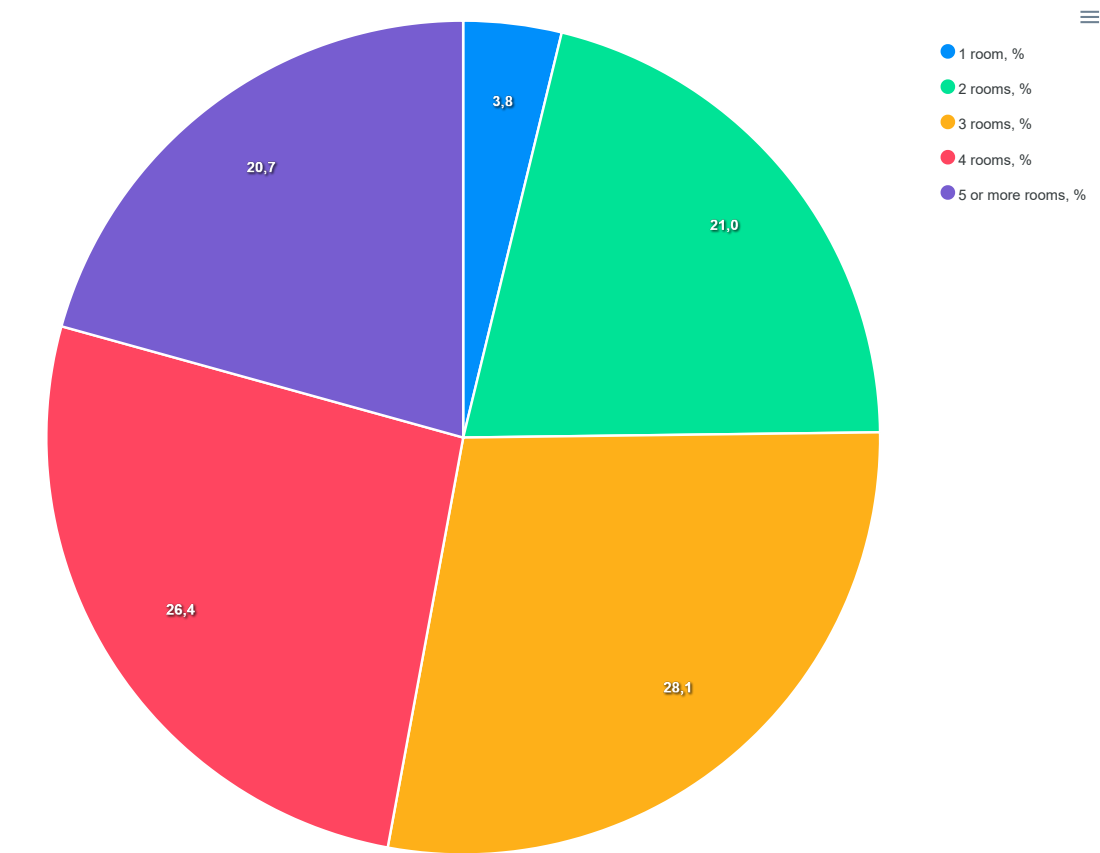
2) This group includes farm buildings, buildings for religious services, etc.

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, 2025

	Number of dwellings	Useful floor area, m²	Dwellings, by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	18 338	1 656 901	1 458	5 931	5 644	3 562	1 262	350	85	46
Dwellings in new buildings	17 467	1 579 543	1 349	5 680	5 356	3 409	1 218	331	79	45
Residential buildings	17 388	1 573 891	1 342	5 667	5 308	3 398	1 218	331	79	45
One-dwelling buildings	3 866	589 632	71	288	841	1 355	914	291	68	38
Two-dwelling buildings	1 066	114 364	51	191	387	336	80	13	4	4
Three and more dwelling buildings	12 456	869 895	1 220	5 188	4 080	1 707	224	27	7	3
Non-residential buildings	79	5 652	7	13	48	11	-	-	-	-
Dwellings created by additions and extensions	748	66 851	85	215	246	135	42	19	5	1
Dwellings created by conversions of non-residential area into a dwelling	123	10 507	24	36	42	18	2	-	1	-

G-4 COMPOSITION OF FLOOR AREA OF COMPLETED DWELLINGS, BY NUMBER OF ROOMS, 2025

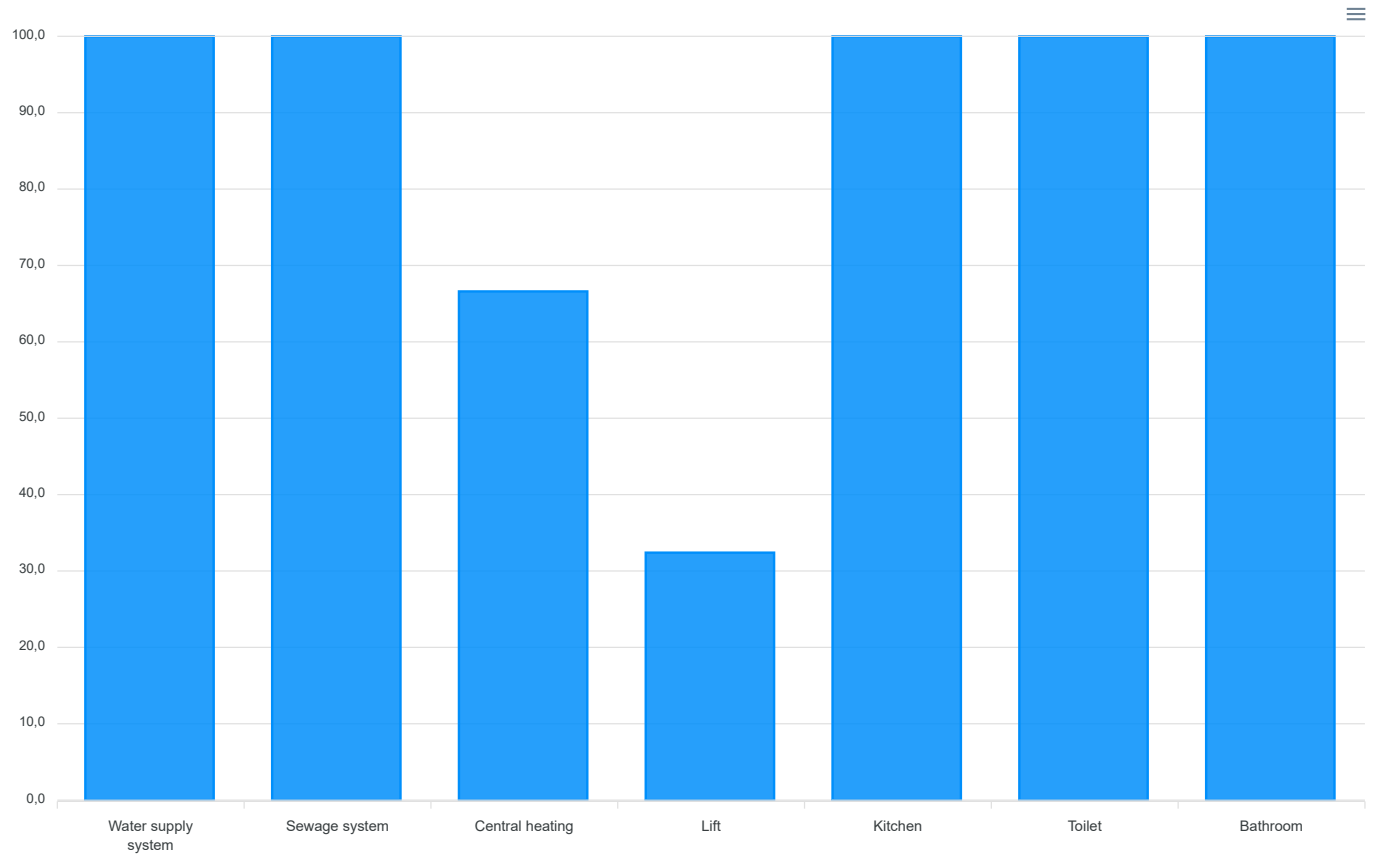


5 COMPLETED DWELLINGS, BY TYPE OF EQUIPMENT, 2025

	Number of dwellings	Dwellings with installations				Dwellings with auxiliary spaces			
		Water supply system	Sewage system	Central heating	Lift ¹⁾	Kitchen, 4 m ² and larger	Kitchen, less than 4 m ²	Toilet	Bathroom
Total	18 338	18 338	18 338	12 212	5 933	17 741	597	18 338	18 338
Dwellings in new buildings	17 467	17 467	17 467	11 691	5 829	16 921	546	17 467	17 467
Residential buildings	17 388	17 388	17 388	11 660	5 829	16 846	542	17 388	17 388
One-dwelling buildings	3 866	3 866	3 866	2 405	9	3 820	46	3 866	3 866
Two-dwelling buildings	1 066	1 066	1 066	510	10	1 048	18	1 066	1 066
Three and more dwelling buildings	12 456	12 456	12 456	8 745	5 810	11 978	478	12 456	12 456
Non-residential buildings	79	79	79	31	-	75	4	79	79
Dwellings created by additions and extensions	748	748	748	443	104	716	32	748	748
Dwellings created by conversions of non-residential area into a dwelling	123	123	123	78	-	104	19	123	123

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

G-5 EQUIPMENT OF COMPLETED DWELLINGS WITH INSTALLATIONS AND AUXILIARY SPACES, 2025



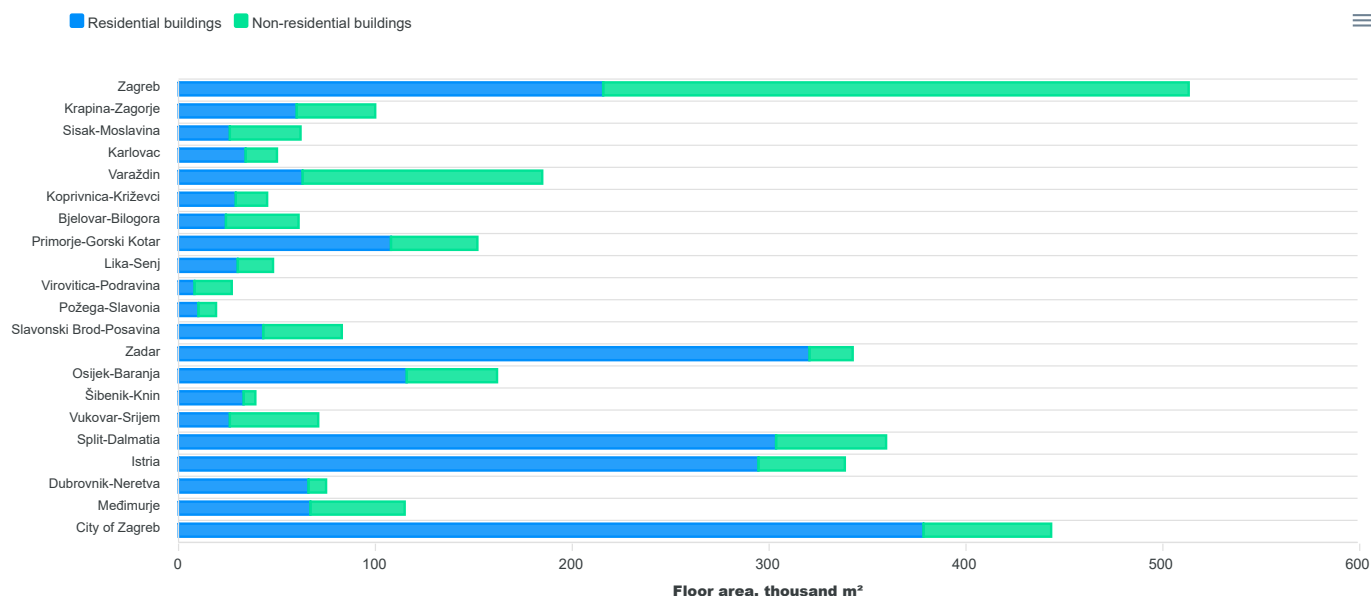
6 NUMBER AND SIZE OF COMPLETED BUILDINGS, BY COUNTIES, 2025

County of	Buildings								
	Total			Residential			Non-residential		
	Number	Floor area, m ²	Volume, m ³	Number	Floor area, m ²	Volume, m ³	Number	Floor area, m ²	Volume, m ³
Republic of Croatia	7 484	3 293 970	12 528 513	6 384	2 257 618	7 015 569	1 100	1 036 352	5 512 944
Zagreb	784	514 138	2 454 977	643	215 905	657 604	141	298 233	1 797 373
Krapina-Zagorje	220	100 006	354 063	159	60 315	188 412	61	39 691	165 651
Sisak-Moslavina	143	62 266	298 966	87	25 636	78 467	56	36 630	220 499
Karlovac	109	50 557	188 084	85	34 358	105 400	24	16 199	82 684
Varaždin	316	184 864	827 268	235	62 466	187 225	81	122 398	640 043
Koprivnica-Križevci	125	45 166	160 192	85	28 582	89 800	40	16 584	70 392
Bjelovar-Bilogora	150	60 566	277 487	88	23 621	74 989	62	36 945	202 498
Primorje-Gorski Kotar	380	152 259	600 711	346	108 480	338 318	34	43 779	262 393
Lika-Senj	147	48 301	178 550	117	30 458	95 468	30	17 843	83 082
Virovitica-Podravina	61	27 163	130 942	33	8 078	24 600	28	19 085	106 342
Požega-Slavonia	58	18 586	73 568	35	10 135	31 890	23	8 451	41 678
Slavonski Brod-Posavina	247	82 724	319 658	195	43 150	139 302	52	39 574	180 356
Zadar	1 083	343 492	1 107 714	1 027	321 128	1 005 352	56	22 364	102 362
Osijek-Baranja	408	161 607	611 938	315	116 085	353 615	93	45 522	258 323
Šibenik-Knin	132	38 626	121 126	123	33 179	100 263	9	5 447	20 863
Vukovar-Srijem	167	70 669	326 047	93	26 128	82 061	74	44 541	243 986
Split-Dalmatia	876	360 181	1 189 355	817	303 736	953 761	59	56 445	235 594
Istria	1 029	338 648	1 124 358	971	294 318	925 103	58	44 330	199 255
Dubrovnik-Neretva	178	75 392	247 266	162	66 277	203 933	16	9 115	43 333
Međimurje	266	114 722	420 247	205	66 533	207 568	61	48 189	212 679
City of Zagreb	605	444 037	1 515 996	563	379 050	1 172 438	42	64 987	343 558

7 COMPLETED DWELLINGS, BY NUMBER OF ROOMS, BY COUNTIES, 2025

County of	Number of dwellings	Useful floor area, m ²	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	18 338	1 656 901	1 458	5 931	5 644	3 562	1 262	350	85	46
By type of use										
Dwellings for permanent residence	18 264	1 650 316	1 443	5 908	5 622	3 549	1 261	350	85	46
Dwellings for vacation and recreation	74	6 585	15	23	22	13	1	-	-	-
Zagreb	1 581	152 260	64	284	512	469	187	45	14	6
Krapina-Zagorje	462	41 734	25	161	149	78	31	3	9	6
Sisak-Moslavina	195	18 972	10	39	70	44	19	11	-	2
Karlovac	306	23 988	17	75	140	58	11	5	-	-
Varaždin	404	50 136	17	65	77	140	70	29	6	-
Koprivnica-Križevci	253	21 089	12	96	74	48	11	7	3	2
Bjelovar-Bilogora	187	17 601	7	48	73	39	17	2	-	1
Primorje-Gorski Kotar	768	80 078	54	230	221	202	38	20	1	2
Lika-Senj	298	24 154	18	68	154	30	26	1	1	-
Virovitica-Podravina	62	6 008	13	16	13	12	8	-	-	-
Požega-Slavonia	70	7 715	-	9	26	25	5	3	1	1
Slavonski Brod-Posavina	256	30 196	11	36	60	78	54	11	5	1
Zadar	2 829	256 292	113	1 054	990	474	160	31	5	2
Osijek-Baranja	1 000	89 018	61	282	240	282	106	22	6	1
Šibenik-Knin	259	24 880	18	104	57	44	19	9	6	2
Vukovar-Srijem	157	17 765	5	38	38	46	25	2	1	2
Split-Dalmatia	2 532	217 634	507	1 085	600	254	65	18	2	1
Istria	2 149	224 086	195	614	622	469	180	51	10	8
Dubrovnik-Neretva	462	41 542	42	120	167	81	35	14	2	1
Međimurje	372	46 797	4	69	110	109	51	22	7	-
City of Zagreb	3 736	264 956	265	1 438	1 251	580	144	44	6	8

G-6 FLOOR AREA OF COMPLETED BUILDINGS, BY TYPE OF BUILDINGS, BY COUNTIES, 2025



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 (GRAĐ-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 ²	square metre
m ³	cubic metre
'000	thousand

Symbols

-	no occurrence
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